
Particulars

Item 1.	Council: (Clause 1)	Maroondah City Council of 179 Maroondah Highway Ringwood 3134
Item 2.	Tenant: (Clause 1)	German Shepherd Dog Club of Victoria Inc. Eastern Branch Association Number A0018463W ABN 82 246 344 980 PO Box 5521 WANTIRNA SOUTH VIC 3152
Item 3.	Land: (Clause 1)	The land contained in certificate of title volume 9300 folio 032 and known as J.W. Manson Reserve, Selkirk Avenue, Wantirna
Item 4.	Premises: (Clause 1)	That part of the Land shown bounded in red on the plan in Annexure B
Item 5.	Commencement Date: (Clause 1)	1 July 2022
Item 6.	Term: (Clause 1)	Five [5] years
Item 7.	Further Term(s): (Clause 1 & 3.2)	One (1) further term of Five (5) years
Item 8.	First and Last dates for exercising the Option for the Further Term: (Clause 3.2.1)	1 January 2027 1 April 2027
Item 9.	Rent : (Clause 1 & 3)	Year 1: \$971.00 incl GST Year 2: \$995.00 incl GST Year 3: \$1020.00 incl GST Year 4: \$1045.00 incl GST Year 5: \$1071.00 incl GST The Rent is payable annually in advance, within 30 days of Council issuing an invoice for the Rent, commencing on the Commencement Date, and then on each anniversary of the Commencement Date during the Term and any Further Term. This payment obligation also applies to the payment of Rent during any Further Term.

Particulars (continued)

Item 10. Rent During Further Term: (Clause 1 and 5)	To be determined by Council if the option is exercise in accordance with the Community Facilities Pricing Policy Casual & Seasonal Allocation schedule for a category C pavilion.
Item 11. Security Deposit: (Clause 1 & 8.1)	\$1,000 plus GST
Item 12. Community Use: (Clause 1 & 14.1)	The carrying on of Not for Profit activities normally associated with a Dog Club.
Item 13. Hours of Use (Clause 14.4)	Not applicable
Item 14. Special Conditions: (Clause 1 & 22.6)	The Special Conditions in section two of Annexure A form part of this Lease.
Item 15. Changes to Council's standard terms: (Clause 23.6)	The following standard clauses have been amended (as set out in section one of Annexure A): Clause 14.4

Annexure B

Plan of Premises



Disclaimer

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The boundaries or markings in green are to the accuracy or completeness of the data shown on this map. Maroondah City Council shall not be liable in any way for loss of any kind (including damages costs interest loss of profits arising from error) inaccuracy incompleteness of this publication.