
Particulars

- Item 1. Council:**
(Clause 1) **Maroondah City Council** of 179 Maroondah Highway Ringwood 3134
- Item 2. Tenant:**
(Clause 1) Ringwood Croquet Club Inc
PO Box 330
Ringwood Vic 3134
ABN 63 841 243 423
ringwoodcroquet@gmail.com
- Item 3. Land:**
(Clause 1) The land contained in certificate of title volume 10798 folio 333 and known as Part of Jubilee Park, 17-37 Greenwood Ave, Ringwood 3134
- 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) 1st January 2024
- Item 6. Term:**
(Clause 1) 5 years
- Item 7. Further Term(s):**
(Clause 1 & 3.2) 1 further term of 5 year(s)
- Item 8. First and Last dates for exercising the Option for the Further Term:**
(Clause 3.2.1) First day 1st July 2028
Last day 1st October 2028
- Item 9. Rent :**
(Clause 1 & 3) Year 1: \$1440.00 incl GST
Year 2: \$1476.00 incl GST
Year 3: \$1513.00 incl GST
Year 4: \$1551.00 incl GST
Year 5: \$1590.00 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.
- Item 10. Rent During Further Term:**
(Clause 1 and 5) To be determined by Council if the option is exercised.

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- Item 11. Security Deposit:** \$1,000 plus GST
(Clause 1 & 8.1)
- Item 12. Community Use:** For the carrying on of activities normally
(Clause 1 & 14.1) associated with a Croquet Club.
- Item 13. Hours of Use** Monday - Thursday 6.00am - 10.00 pm
(Clause 14.4) Fridays 6.00am - 12.00am
Saturdays 6.00am - 12.00am
Sundays 6.00am - 11.30 pm
- Item 14. Special Conditions:** The Special Conditions in section two of Annexure
(Clause 1 & 22.6) A form part of this Lease.
- Item 15. Changes to Council's standard terms:** The following standard clauses have been
(Clause 23.6) amended (as set out in section one of Annexure A):
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