



**SOUTHERN DOWNS
REGIONAL COUNCIL SPECIAL
MEETING OF COUNCIL**

LATE AGENDA ITEMS
Monday, 5 September 2016


ORDER OF BUSINESS:

4. EXECUTIVE..... 1
4.2 Stanthorpe Council Chambers Utilisation..... 1

4. EXECUTIVE

4.2 Stanthorpe Council Chambers Utilisation

Document Information

 Southern Downs REGIONAL COUNCIL	Report To: Special Council Meeting	
	Reporting Officer:	Meeting Date: 5 September 2016
	Manager Corporate Services	ECM Function No/s:

Recommendation

THAT Council:

1. Amend the Schedule of General Fees and Charges 2016/17 to include:

SDRC Stanthorpe Chambers and Attached Office Areas

- Hire of chambers and office areas at \$4.73 per m2 per week, including GST.
2. Advertise for 'Expressions of Interest' for the lease of the SDRC Stanthorpe Chambers and attached office areas immediately, or following any short term rental period, for the following reasons:
 - To gauge the level of interest of either a commercial or community entity in leasing the premises.
 - To enable an estimation of the potential income to be derived by Council.
 - To gain an insight into the potential for alternative uses of this site.

Report

An opportunity has arisen to source revenue in regard to the existing Stanthorpe Council Chambers and attached office areas. The proposal to conduct future Council Meetings and Briefing Sessions in the Council Chambers located within the Stanthorpe Administration Building will result in vacant office/administration areas being available for hire and/or lease.

The prospect exists for making this area available for rent as a site office for the successful tenderer for the re-build of the Stanthorpe Civic Centre. This would be for approximately 3 months. Following this period, an 'Expression of Interest' process would be undertaken.

To avoid contravening Sections 228(2)(a) & 228(2)(b) of the Local Government Regulation 2012 in regard to disposal, Council can adopt a fee for the short term rental of this area. The alternative is to seek a 'Ministerial Exemption' for entering into a lease agreement, however this is potentially a time consuming process, with no guarantee of success.

However, in accordance with Sections 228(3)(a) and 228(3)(b) of the Local Government Regulation 2012, the invitation for 'Expressions of Interest' must be determined by a Council resolution with reasons recorded for the making of the resolution.

Budget Implications

Council will gain revenue from the rental/leasing of this office accommodation.

Policy Consideration

Corporate Plan 2014-2019: *The Well-Governed Southern Downs;*

Operational Plan 2016/17: *Manage Council's land holdings to maximise return.*

Community Engagement

Nil

Legislation/Local Law

Section 228 Local Government Regulation 2012

Options

1. Amend the Schedule of General Fees and Charges 2016/17 to include:

SDRC Stanthorpe Chambers and Attached Office Areas

- Hire of chambers and office areas at \$4.73 per m2 per week, including GST;
2. Amend the Schedule of General Fees and Charges 2016/17 to include the SDRC Stanthorpe Chambers and Attached Office Areas at an alternative rate per m2 as determined by Council;
 3. Do not amend the Schedule of General Fees and Charges 2016/17 to include the SDRC Stanthorpe Chambers and Attached Office Areas;
 4. Advertise for 'Expressions of Interest' for the lease of the SDRC Stanthorpe Chambers and Attached Office Areas immediately, or following any short term rental period;
 5. Do not advertise for 'Expressions of Interest' for the lease of the SDRC Stanthorpe Chambers and Attached Office Areas immediately, or following any short term rental period.

Attachments

Nil