

Tairua Community Hall Society Inc. - Lease Right of Renewal and Rent Review

TO Tairua-Pauanui Community Board
FROM Jan McNeil - Property Officer
DATE 13 June 2018
SUBJECT Tairua Community Hall Society Inc. - Lease Right of Renewal and Rent Review -

1 Purpose of report

For recommendation to Council to approve a right of renewal and rent review between the Thames-Coromandel District Council (Council) and the Tairua Community Hall Society Inc. (Society) for the premises located on part of the Local Purpose (Community Use) Reserve located at 210 Main Road, Thames

2 Background

The current lease with the Society commenced 1 June 2014, in accordance with the following Council resolution of 9 April 2014:

Resolved

That the Thames-Coromandel District Council:

1. *Receives the report.*
2. *Approves a new lease between the Thames-Coromandel District Council and the Tairua Community Hall Society Inc. to provide a legal right of exclusive possession of the premises located at 210 Main Road, Tairua - CRF SA62D/858 Section 1 Survey Office Plan 60244.*

Term:	4 years
Commencement:	01 June 2014
Right of Renewal:	Three (3) of two (2) years
Renewal Dates:	01 June 2018, 01 June 2020 and 01 June 2022
Final Expiry:	31 May 2024
Rental:	\$350 + g.s.t plus outgoings + g.s.t
Rent Review:	On renewal dates

Moved/Seconded By: Goudie/Fox

3 Issue

The Society has confirmed they wish to exercise their lease right of renewal with rent review due on renewal. Recommendation to Council to approve is needed.

4 Discussion

Right of Renewal

As outlined above right of renewal of the lease is due. The Society has confirmed they wish to exercise the first right of renewal (**Attachment A**) for a further term of two years, effective from 1 June 2018 to 31 May 2020.

Rent Review

The current rental paid is \$350.00 plus GST per annum and in accordance with the 'Leases of Council Owned and Administered Land and Buildings Policy' effective to 30 June 2018 Community Groups are category 2 with an annual rental of \$350.00 per annum plus GST, therefore the annual rent will remain the same.

All the financial commitments under the lease have been met with the revenue from the lease credited to the Halls activity account for Tairua/Pauanui.

Given the above the following resolution is therefore suggested.

5 Suggested resolution(s)

That the Tairua-Pauanui Community Board:

1. Receives the 'Tairua Community Hall Society Inc - Lease Right of Renewal and Rent Review ', report, dated 13 June 2018.
2. Recommends to Council to approve the right of renewal of two years, effective from 1 June 2018 to 31 May 2020 between the Thames-Coromandel District Council and the Tairua Community Hall Society Inc. at the community rental fee of \$350.00 plus GST per annum.

References-Tabled/Agenda Attachments

Attachment A *Written confirmation of renewal of lease - Tairua Community Hall Society Inc.*

Attachment A

Attachment A - Written confirmation of renewal of lease - Tairua Commu...