

1.8 5 MYRTLE STREET GLEN WAVERLEY – PROPOSED LEASE TO SOUTH EAST VOLUNTEERS INCORPORATED

Responsible Director: Peter Panagakos

RECOMMENDATION*That Council:*

1. *Negotiates a lease with South East Volunteers Incorporated (SEV) for the building located at the 5 Myrtle Street Glen Waverley incorporating the following terms and conditions:
 - a. Premises 5 Myrtle Street, Glen Waverley
 - b. Lessee: South East Volunteers Incorporated
 - c. Term: 5 years
 - d. Rent: \$1.00 per annum (plus GST)
 - e. Use: For activities associated with linking Community service organisations with prospective volunteers including provision of training and social support.*

(“the Proposal”)
2. *Give public notice of the proposal in accordance with Section 190 of the Act, in a daily newspaper and on Council’s website from 6 August 2020 and invite submissions on the proposal.*
3. *Authorises Council’s Chief Executive Officer or her delegate to undertake the administrative procedures necessary to enable Council to carry out its functions under Section 223 of the Act in respect of the proposal (‘Appointed Officer’).*
4. *Appoint a Committee of Council comprising the Glen Waverley Ward Councillors and the Mayor to hear any submitters requesting to be heard and consider any submissions received under Section 223 of the Act on a date and time to be fixed.*
5. *Consider and determine the outcome of the section 223 process on the proposal lease at the Ordinary Meeting of Council on a date and time to be fixed.*

INTRODUCTION

The purpose of this report is for Council to commence the statutory process in accordance with Section 190 of the Act to advertise its proposal to grant a Lease to the SEV for use of 5 Myrtle Street Glen Waverley. Please refer to Attachment 1.

BACKGROUND

SEV commenced in 1985 as Waverley Volunteer Outreach for the purpose of coordinating the recruitment and training of volunteers for community organisations.

A book delivery service with the Waverley Council led to requests for transport for medical appointments and in the Olympic year 2000, Council requested the organisation to co-ordinate the volunteers for the Olympic run through the city resulting in over 100 volunteers being recruited.

In 2004, Council designed and built the current facility for the dedicated use of SEV.

SEV continue to deliver transport for community clients and in FY17/18, assisted over 1,700 clients contributing to over 20,000 volunteer hours using nine vehicles and one bus.

SEV also manage the Safety Register service making over 7,500 calls during FY17/18. The Safety Register is a joint initiative of Council, SEV and the local Police and aims to assist senior and disabled members of the community to feel safe.

SEV is funded externally with grants from the Council, the Department of Social Services, the Department of Health and Human Services and various local philanthropic organisations.

DISCUSSION

The current Licence expired in 2010 and the organisation have remained on site in over holding occupying the building on the same terms and conditions as the Licence. SEV occupies the building exclusively and this form of occupancy requires a lease. A draft lease has been reviewed by SEV and the form of agreement is acceptable to both parties.

Prior to offering a new lease agreement, Council is required to comply with the requirements of section 190 of the Local Government Act 1989, which states that if a lease is to be:

- (a) for 1 year or more; and
 - (i) the rent for any period of the lease is \$50,000 or more a year; or
 - (ii) the current market rental value of the land is \$50,000 or more a year; or
- (b) for 10 years or more; or
- (c) a building or improving lease,

Council must, at least 4 weeks before the lease is made, publish a public notice of the proposed lease. A person has a right to make a submission under Section 223 of the Act on the proposed lease.

In accordance with Council's Leasing and Licensing Policy, the annual rental for a Community Office is \$1.00 per annum (plus GST).

As the market rental value of this facility is greater than \$50,000, Council must publish a public notice of intention to enter into a lease and invite submissions. It is proposed to publish a public notice of the proposed lease to SEV in a newspaper and on Council's website in early August 2020.

SOCIAL IMPLICATIONS

SEV partner with the community to provide volunteering opportunities and social support for vulnerable members of the community.

SEV Social Support Program aims to prevent isolation and provide social links for older people, as well as younger people with disabilities and their carers.

The programs and outreach align with Council's Healthy and Resilient Monash: Integrated Plan 2017-2021.

FINANCIAL IMPLICATIONS

The Lessee is responsible for minor repairs and maintenance, Council manages any renewal works associated with the building. The Lessee is responsible for the payment of utility charges.

CONCLUSION

SEV have been occupying the site for nearly 15 years and continue to deliver a valued service to the local community in association with Council.

To ensure the SEV's ongoing tenure in a current occupancy document, it is now appropriate for Council to consider a Lease to SEV. To progress this, Council is required to undertake Public Notification of its proposal to grant a lease and consider any submissions before determining to enter into a lease arrangement.

Attachment 1

Site Plan



Attachment 2**Key terms and Conditions associated with the proposed Lease**

Leased Area	Refer to Attachment 1
Commencement Date	The date upon which Council resolves to proceed with a lease
Permitted Use	For activities associated with linking community service organisations with prospective volunteers including provision of training and social support.
Term	5 years
Rental	\$1.00 per annum (plus GST)
Maintenance	The Lessee will be responsible for minor repairs and maintenance.
Outgoings	The Lessee will be responsible for payment of utilities at the site.