

GIPA Act Contracts Register for LEASE CONTRACTS valued at \$150,000 or more

GIPA ACT LEASE CONTRACT No.DIR02		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Virgin Australia Airlines Pty Limited of 56 Edmondstone Road, Bowen Hills
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 July 2014 5 years with two 5 year options
(d)	Real property leased under Contract	Office & Check In No.1 in RPT Passenger Terminal at Coffs Harbour Airport being part of Lot 22 DP 812274
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$498,296 including GST
(f)	Variation provisions in Contract	Contractor might not take up options to renew contract on 1 July 2019 or 1 July 2024
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 July 2019 and 1 July 2024
(h)	Tender process	Contract not subject to tender – contract was negotiated with existing tenant
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Sections 30(1)(a) and 30(1)(c) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR03		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Eagle Copters Australasia Pty Ltd of 79 Aviation Drive, Coffs Harbour
(b)	Related entities to Contract	Michael O'Rielly and Grant Boyter are Guarantors to Contractors' performance under the contract
(c)	Commencement Date & Duration of Contract	24 February 2014 20 years with a 10 year option
(d)	Real property leased under Contract	Hangar Site being Lot 30 DP 835497
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$434,661 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 24 February 2034
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 24 March 2018
(h)	Tender process	Contract not subject to tender – contract was negotiated with existing tenant
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Sections 30(1)(a) and 30(1)(c) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR04		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Property NSW of Level 9, 4-6 Bligh Street Sydney
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 October 2017 5 years with a 5 year option
(d)	Real property leased under Contract	Suite 201 Rigby House, 27-29 Duke Street, Coffs Harbour being part of Lot 110 DP 777398
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$2,434,853 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 1 October 2022
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 October 2022
(h)	Tender process	Contract not subject to tender – contract was negotiated with existing tenant
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR05		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Bananacoast Community Credit Union Ltd of 14 Cooper Street, Macksville
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 March 2015 5 years with a 5 year option
(d)	Real property leased under Contract	2 ATM sites in RPT Passenger Terminal at Coffs Harbour Airport being part of Lot 22 DP 812274
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$184,856 including GST
(f)	Variation provisions in Contract	Contacto might not take up option to renew contract on 1 March 2020
(g)	Renegotiation provisions in Contract	Not Applicable
(h)	Tender process	Expressions of Interest from three finance companies were received. Assessment was based upon rental, term, number of ATMs, conditions, rebates, consumables, support & reporting.
(i)	Operational or maintenance service payments to Contractor	Not Applicable
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(c) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contact.		

GIPA ACT LEASE CONTRACT No.DIR06		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Mana Whenua Pty Ltd of 1-3 Elizabeth Street, Coffs Harbour
(b)	Related entities to Contract	Amanda Anne Langlands is Guarantor to Contractor's performance under the contract
(c)	Commencement Date & Duration of Contract	1 June 2015 5 years
(d)	Real property leased under Contract	Not Applicable (Road reserve)
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$199,965 including GST
(f)	Variation provisions in Contract	Council as roads authority may at any time and for any reason revoke contract by notice in writing
(g)	Renegotiation provisions in Contract	Not Applicable
(h)	Tender process	Expressions of Interest were called for with no suitable offers received. The Contractor subsequently offered a rental at a suitable level and a contract was negotiated.
(i)	Operational or maintenance service payments to Contractor	Not Applicable
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(b) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contact.		

GIPA ACT LEASE CONTRACT No.DIR07		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Eastern Australia Airlines Pty Ltd of 203 Coward St, Mascot
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 July 2015 5 years
(d)	Real property leased under Contract	Office & Check In No.2 in RPT Passenger Terminal at Coffs Harbour Airport being part of Lot 22 DP 812274
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$158,477 including GST
(f)	Variation provisions in Contract	Nil
(g)	Renegotiation provisions in Contract	Nil
(h)	Tender process	Contract not subject to tender – contract was negotiated with existing tenant
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contact.		

GIPA ACT LEASE CONTRACT No.DIR09		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	The Uniting Church in Australia Property Trust (NSW) of 13 Blackwood Place, North Parramatta
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 August 2015 5 years with a 5 year option
(d)	Real property leased under Contract	Suite 202 Rigby House, 27-29 Duke Street, Coffs Harbour being part of Lot 110 DP 777398
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$2,557,463 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 1 August 2020
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 August 2020
(h)	Tender process	Contract not subject to tender – property was advertised for lease through an independent real estate agent
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Sections 30(1)(a) and 30(1)(c) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contact.		

GIPA ACT LEASE CONTRACT No.DIR10		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	The Northcott Society of 1 Fennell Street, North Parramatta
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 August 2016 3 years with a 2 year option
(d)	Real property leased under Contract	Suite 1 167-169 Rose Avenue, Coffs Harbour being part of Lot 100 DP 861850
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$471,368 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 1 August 2019
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 August 2019
(h)	Tender process	Contract not subject to tender – property was advertised for lease through an independent real estate agent
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Sections 30(1)(a) and 30(1)(c) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contact.		

GIPA ACT LEASE CONTRACT No.DIR11		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Autism Spectrum Australia (ASPECT) of Building 1 Level 2, 14 Aquatic Drive, Frenchs Forest
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 October 2016 10 years with a 10 year option
(d)	Real property leased under Contract	138B Howard Street, Coffs Harbour being part of Lot 1 DP 999000
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$842,974 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contract on 1 October 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 October 2021, 2026 and 2031
(h)	Tender process	Contract not subject to tender – expressions of interest to lease the property were called for
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
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The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contact.		

GIPA ACT LEASE CONTRACT No.DIR12		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Third Sector Australia Limited
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 September 2016 3 years with 3 year option
(d)	Real property leased under Contract	Suite 2 167-169 Rose Avenue, Coffs Harbour being part of Lot 100 DP 861850
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$197,916 including GST
(f)	Variation provisions in Contract	Contractor might not take up options to renew contract on 1 September 2019
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 September 2019
(h)	Tender process	Contract not subject to tender – contract was negotiated with existing tenant
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR14		AFB
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Lane 4 Pty Limited of 102 Durham Rd, Lambton, NSW 2299
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 July 2017 5 years with a 5 year option
(d)	Real property leased under Contract	Part Folio Identifier 7301/1130391 being Woolgoolga Swimming Pool, 86 Beach St, Woolgoolga
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$1,100,000 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contact on 1 January 2022
(g)	Renegotiation provisions in Contract	Not Applicable
(h)	Tender process	Contract subject to tender
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR15		AFB
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Lane 4 Pty Limited of 102 Durham Rd, Lambton, NSW 2299
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 July 2017 5 years with a 5 year option
(d)	Real property leased under Contract	Part Folio Identifier 7308/1158924being Sawtell Swimming Pool, Lyons Road, Sawtell
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$1,100,000 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contact on 1 January 2022
(g)	Renegotiation provisions in Contract	Not Applicable
(h)	Tender process	Contract subject to tender
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR16		AFB
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Lane 4 Pty Limited of 102 Durham Rd, Lambton, NSW 2299
(b)	Related entities to Contract	Not Applicable
(c)	Commencement Date & Duration of Contract	1 July 2017 10 years with a 10 year option
(d)	Real property leased under Contract	Part Folio Identifiers 259/752817 and 7021/1054164 being the Coffs Harbour War Memorial Olympic Pool, Coff Street, Coffs Harbour
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$352,000 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contact on 1 January 2027
(g)	Renegotiation provisions in Contract	Not Applicable
(h)	Tender process	Contract subject to tender
(i)	Operational or maintenance service payments to Contractor	Nil
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This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR17		MC
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Martbarr Pty Ltd of 15 Boronia St, Sawtell NSW 2452
(b)	Related entities to Contract	Christopher Scott Barrow and Aaron Paul Martin are Guarantors to Contractor's performance under the Contract
(c)	Commencement Date & Duration of Contract	1 May 2018 5 years with a 5 year option
(d)	Real property leased under Contract	Shop/Kiosk Concession and Car Park Administration Equipment in RPT Passenger Terminal at Coffs Harbour Airport being part of Lot 22 DP 812274
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$436,164 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contact on 1 May 2023
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 1 May 2023
(h)	Tender process	Contract not subject to tender – contract was negotiated with existing tenant
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR18		ASM
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Happy Harbourside Pty Ltd of 2/29-33 Orlando St, Coffs Harbour NSW 2450
(b)	Related entities to Contract	Kim Towner is Guarantor to Contractor's performance under the Contract
(c)	Commencement Date & Duration of Contract	1 April 2019 5 years
(d)	Real property licensed under Contract	Market & Event Space at Coffs Harbour Jetty Foreshores being part of Lot 21 DP 850150
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$173,340 including GST
(f)	Variation provisions in Contract	Contractor may terminate agreement at any time with one months' prior notice. Sub-Licence subject to Crown Land Head Licence 593243.
(g)	Renegotiation provisions in Contract	Nil
(h)	Tender process	Sub-Licence was offered to the market via call for expressions of interest (EOI-LICA-2018) issued 18/12/2018. Submissions were considered based upon mandatory criteria of capability and capacity; product/service offering; price and insurances.
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		

GIPA ACT LEASE CONTRACT No.DIR19		
Section 29 - Information to be entered in register - Class 1 contracts		
(a)	Name & business address of Contractor	Gowing Bros Limited of Suite 21 Jones Bay Wharf 26-32 Pirrama Road, Pyrmont NSW 2009
(b)	Related entities to Contract	Garth Grundy is a Guarantor to Contractor's performance under the Contract
(c)	Commencement Date & Duration of Contract	1 January 2019 7 years 10 months and 9 days with a 40 year option
(d)	Real property leased under Contract	Airspace over road adjacent to Lot 1 DP 1235988, corner of Harbour Drive, Gordon & Vernon Streets, Coffs Harbour
(e)	Estimated amount payable under the Contract	Total estimated rent payable to Council over contract period: \$348,918 including GST
(f)	Variation provisions in Contract	Contractor might not take up option to renew contact on 10 November 2026
(g)	Renegotiation provisions in Contract	Rental is to be adjusted to agreed current market rent on 10 November 2026
(h)	Tender process	Contract not subject to tender – contract was negotiated with adjacent property owner
(i)	Operational or maintenance service payments to Contractor	Nil
Section 30 - Additional information for Class 2 contracts		
This agreement is a class 2 contract within the meaning of Section 30(1)(a) of the Government Information (Public Access) Act 2009.		
The application of Section 30(2)(a) to (h) have been considered and are not applicable to this contract.		