



GOLDEN PLAINS SHIRE

ATTACHMENTS

**Under Separate Cover
Council Meeting**

6.00pm Tuesday 15 December 2020

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PROPERTY MANAGEMENT FRAMEWORK 2020



Property Management Framework 2020

PROPERTY MANAGEMENT FRAMEWORK 2020

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PROPERTY MANAGEMENT FRAMEWORK 2020

INTRODUCTION

Golden Plains Shire Council has sole ownership of approximately 220 properties, buildings and structures, this is either classed as freehold land or managed property which is reserved or dedicated under the *Land Administration Act 1997*. This property has been set aside for a diversity of purposes, such as recreation, public open space, drainage and administrative or infrastructure purposes.

The Property Management Framework will provide the Golden Plains Shire Council with a guide to managing, leasing, issuing licenses, acquiring and disposing of property under the Council's ownership, care and control.

The framework will take into account Council's statutory obligations and the desire to promote the wellbeing of all people in the community through support of recreational and community groups and the provision of high quality and accessible facilities.

Objectives

- To define the classifications for Council owned and managed property.
- To establish the categories and associated principles under which Council owned and managed property may be used and occupied.
- To promote equitable, effective and sustainable management practices for the use and occupation of Council owned and managed property.
- Strategically manage the property portfolio for the long term in the best interest of the community whilst meeting service level requirements.
- Provide Councillors and Council Officers with a framework to guide decisions and actions regarding the management of Council properties, to maximise community benefit and support financial sustainability.
- Provide a consistent and transparent process to enable the evaluation of all Council properties according to their usage, suitability and physical characteristics.
- Formalise assessment and evaluation principles ensuring due consideration of social, cultural, economic, and environmental and risk implications.
- Ensure properties are 'fit for purpose' to deliver services and benefits to the community.
- Enable new and ongoing partnerships with community organisations to maximise the community benefit arising from facility use.
- Ensure best practice and compliance with legislative requirements and consistency with existing strategy, process and policy positions.

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PLANNING CONTEXT – PROPERTY MANAGEMENT FRAMEWORK**Council asset valuations 2020**

Golden Plains Shire Council is currently undertaking a full valuation of Council owned assets, inclusive of all land and buildings. The valuation will include a condition report, current financial value and building insurance values.

Once the valuation has been completed, a property register will be created which will outline the current use, the classification of land, lease/licence status and the value to Council and the Community.

(2020 Valuations may be postponed to 2021, in this instance 2016 valuation data will be used with confirmation on ownership status).

Property Management Framework

The *Property Management Framework* will provide the Golden Plains Shire Council with a guide to managing, leasing, issuing licenses, acquiring and disposing of property under the Council's ownership, care and control.

The Framework will take into account the Council's statutory obligations and the desire to promote the wellbeing of all people in the community through support of recreational and community groups and the provision of high quality and accessible facilities.

Property Register

The property register will be used in conjunction with the lease and agreement register to assist Council officers when investigating the use, condition and purpose of Council land.

The properties will be split into classification categories. This will assist in ensuring the property is utilised for its classified purpose.

The register will also assist council to identify **surplus land** which council can dispose of in order to make strategic purchases of land, improve income streams and increase ability to invest in other capital projects.

*** The current register is based on Councils 2016 valuations***

Property Review Group

An integral part of the property classification and assessment is the establishment of a cross organisational panel responsible for the management and implementation of the Strategy framework.

This Property Review Group (PRG) will be responsible for the strategic and systematic assessment of all property to ensure a timely, comprehensive and coordinated approach. This will also be beneficial in identifying land surplus.

The PRG may be inclusive of staff from Asset Management, Governance, Finance, Recreation, Economic Development and Planning. The PRG would prepare a report for the Senior Management Team (SMT), which if appropriate will then be taken to Council for approval.

Refer to Appendix 3: Diagram of planning context

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RELATED COUNCIL STRATEGIC DOCUMENTS

A list of current Council strategic documents are located on Council's website. They include Council's Plan (2017-2021) and other high-level plans or strategies that define Council's approach and objectives.

This Framework is another example of a strategic document. It is designed to assist all staff (or consultants) when reviewing the use of Councils property, or preparing to acquire, utilise or dispose of Council owned property.

Key related documents are summarised below;

Council Plan 2017-2021

Vision: Golden Plains Shire's commitment to community a healthy, safe, vibrant, prosperous and sustainable community supported by strong leadership, transparent governance and community partnerships - ***Our Community, Our Economy, and Our Pride.***

[Golden Plains Shire Council Plan 2017-2021](#)

Community and Social Infrastructure Plan***Asset Management Policy***

Vision: For Golden Plains Shire's community infrastructure to provide the desired level of service in the most cost-effective manner for present and future customers.

Asset Disposal Policy

Objective: To provide a coordinated approach to the assessment and approval of requests for new or capital upgrades to existing community buildings.

Property Use Agreement Policy

Objective: To determine the nature of usage agreements that will be entered into with incorporated Committees/Management Entities for use of Council property. To determine the nature of agreements that will be entered into with incorporated entities for use of Council property for commercial operations.

Sale or Exchange of Council Land Policy

Objective: To establish the principles to be applied to the sale of Council-owned land to ensure it is subject to a fair and transparent process in accordance with relevant legislation, and provides criteria to determine if land is considered surplus.

Copies of these policies can be obtained here: [Golden Plains Shire Council Policies](#)

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COUNCIL'S ROLE AND STATUTORY OBLIGATIONS

Local Government has an obligation to provide and maintain adequate assets to meet community needs for both present and future generations. The major objective in property management is to ensure adequate services and facilities are provided to the community.

Golden Plains Shire Council plays a significant role in property management. Depending on the type of property, Council is responsible for the acquisition, maintenance and disposal, including leasing/licensing and facility hire.

In addition to this broad role, Council has certain obligations under Government legislation with regard to property management. Relevant legislation is outlined below.

- **Crown Land (Reserves) Act 1978** – processes involving instituting or revoking permanent or temporary reservation of Crown land and leasing and licensing of Crown land; and for the appointment of committees of management to manage the land in accordance with the reserve purpose
- **Environment Protection Act 1970** – issues relating to public health and safety arising from contamination, land, air, noise and water
- **Heritage Act 1995** – limits actions in order to protect heritage-listed assets
- **Land Acquisition and Compensation Act 1986** – compulsory acquisition and related compensation
- **Local Government Act 1989, or Local Government Act 2020 (after 1 July 2021)**
- **Planning and Environment Act 1987** – planning for the use, development and protection of land including regulations covering the 'permitted clearing of native vegetation'
- **Property Law Act 1958** – transactions relating to freehold land
- **Residential Tenancies Act 1997** – security bonds, notices, tenant right to sublet
- **Retail Leases Act 2003** – minimum terms, notices, renewals, statement of outgoing, landlord obligations for certain maintenance
- **Road Management Act 2004** – in instances where a road closure or sale may occur
- **Sale of Land Act 1962** – the primary Act governing sales of land within Victoria. The Act governs much of the conveyancing process and requires vendors to provide certain statements to prospective purchasers. The Act is administered by the Minister for Consumer Affairs
- **Traditional Owners Settlement Act 2010 and Native Title Act 1993** (Commonwealth) – issues relating to claims over land in relation to Traditional Owner/native title rights in respect of Crown land, and procedural rights following determinations
- **Transfer of Land Act 1958** – deals with registration of estates (the extent of the real property held by the registered proprietor) and interests (registration of easements, rights or way and a financial interest via a 'mortgage' or 'charge') in freehold land. The Act is administered by the Minister for Environment and Climate change as long as it relates to the management and administration of the Office of the Registrar-General and the Office of Titles. The Act is otherwise administered by the Attorney-General
- **Valuation of Land Act 1960** – establishes Office of the Valuer-General Victoria; standards for valuation of land for the purpose of sale, acquisition or financial accounting

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PROPERTY TYPES

As caretakers of Public Land, Golden Plains Shire Council has an involvement with a diverse range of property and property-based assets.

Council's property portfolio consists of land which is:

- **Owned by Council in freehold** – the Golden Plains Shire Council is the registered proprietor of the land on the Certificate of Title. Council manages this land in accordance with its powers under *the Local Government Act 1989, or Local Government Act 2020 (after 1 July 2021)*.
- **Land which Vests in Council** - whilst the Certificate of Title might show a registered proprietor other than Council, the land is deemed to vest in Council as its use is deemed for community /public purposes.
- **Sub divisional Roads** – As a result of a Sub division roads may be created, Council inherits the management of roads within freehold land as the Coordinating Road Authority, and Council manages both Local and Government roads. The management of Council Roads – those contained on the Road Register – from an asset renewal, and sustainable traffic viewpoint are addressed in *Council's Road Management Plan*. Arterial Roads within the municipality are managed by Vic Roads in accordance with the *Road Management Act 2004*.
- **Owned by the Crown** and for which the Council is appointed as the Committee of Management in accordance the *Crown Land (Reserves) Act 1978*.
- **Owned by the Crown (Roads)** and for which the Council is the Coordinating Road Authority. Councils manage this land in accordance with the *Local Government Act* and with reference to the *Road Management Act 2004*.

In addition, there are some property classifications which are out of scope of this framework and these include properties in which Council has no ownership, and is not the committee of management but support's the committee of management, (i.e. Rokewood recreation reserve)

CLASSIFICATION OF COUNCIL OWNED PROPERTY

Under this Framework, all property owned in freehold by Golden Plains Shire Council will fall into one of the following classifications which describe the primary purpose for which the property is held. Properties within each classification will not necessarily be static and may be re-classified following a review by the Council. Properties managed by the Council under DELWP (Crown Land) ownership have not been formally classified as these properties are all be considered to be held for Community Purposes.



Figure 1: Property Classification Types

PROPERTY MANAGEMENT FRAMEWORK 2020***Property held for Community Purposes***

This classification includes property held for administration, operations, recreation, and/or infrastructure usage. Property held for *Community Purposes* will generally not be considered available for liquidation. Where appropriate, consideration will be given to leasing improvements to not-for-profit community groups at a subsidised rental (e.g. community halls, clubrooms, community centers, libraries, toilets/change rooms, drainage sites, and parks/public open spaces etc.).

Property held for Capital Appreciation

This classification includes property which is either undeveloped or underdeveloped, but which is not held for *Community Purposes*. Property held for *Capital Appreciation* will be developed for income where market conditions are favorable and the development risk is considered to be acceptable. Alternatively, these properties will be liquidated to advantage when market conditions are favorable. In general, income from any improvements should be maximised and property in this category will not be made available for community usage (e.g. vacant lots, underdeveloped sites etc.).

Property held for Income Generation

This classification includes property where the maximisation of the income stream is considered to be the primary objective. Property held for *Income Generation* will be developed to the highest and best use of the site. Rentals will be set by reference to market levels, with regular reviews, depending on the circumstances. In general, subsidised rentals will not be considered for properties within this classification (e.g. car parks, commercial buildings etc.).

It should be noted that whilst these classifications are intended to capture all property owned and managed by Council, it is recognised that not all property will fit exactly within these classifications. Appropriate discretion therefore, will be used by Council when dealing with any such property (including acquiring, hiring, leasing/licensing, liquidating etc.). Current Council owned properties will be reviewed as part of the 2020 land and building valuations.

Property identified as surplus

This classification includes property which is either underutilised or no longer financially viable to retain. Prior to this classification being applied to a property, it will be reviewed against its current values, current use and long term benefit to the community.

ACQUISITION AND DISPOSAL OF COUNCIL LAND

Council has in place, a '*Sale or Exchange of Council Owned Land Policy*' that has been developed to ensure Council officers consider the sale and disposal of Council land in a fair and transparent process in accordance with relevant legislation. It also provides criteria to determine if land is to be considered surplus.

Acquisition

This function relates to an identified need or opportunity to strategically acquire a property to support or deliver a service for council or the community. This would involve detailed

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commercial due diligence for the assessment of options and evaluation / analysis of purchase and life cycle costs, community benefits and long term financial impacts.

Dispose / Discontinuance

This function relates to the assessment of property for which there is no ongoing service need or where the delivery approach has altered, and the property is no longer required to supply services to or for the community and is surplus to Council's needs. This would consider all disposal options; testing alternative uses of capital and the timing to maximise returns.

Land Surplus

This function relates to an assessment of property's use and benefits, determining if it should be retained for its current use, repurposed or sold.

Considerations

As part of the assessment process in acquiring or disposing of land, Council should complete a risk assessment.

This would include but not limited to the impacts on;

- Social Impacts
- Sustainability and Environment
- Service delivery
- Infrastructure and economic benefits
- Community requirements and feedback
- Cultural aspects

PROPERTY UTILISATION CLASSIFICATION

Under this Framework, depending on the appropriateness of a site, Council owned and managed property may be utilised by groups such as government agencies, business entities and community groups. The appropriateness of a site to be utilised for a particular purpose will be determined by the Council based on the classification of the property (see 'Classification of property' above). In general, property held for Community Purposes will be considered for utilisation by not-for-profit community groups at a subsidised or otherwise negotiated rate, and property held for Capital Appreciation or Income Generation will be considered under the Local Government Act 1989, or Local Government Act 2020 (after 1 July 2021) for commercial use at full market rate. There are three different types of property agreements that may be granted which are described below.

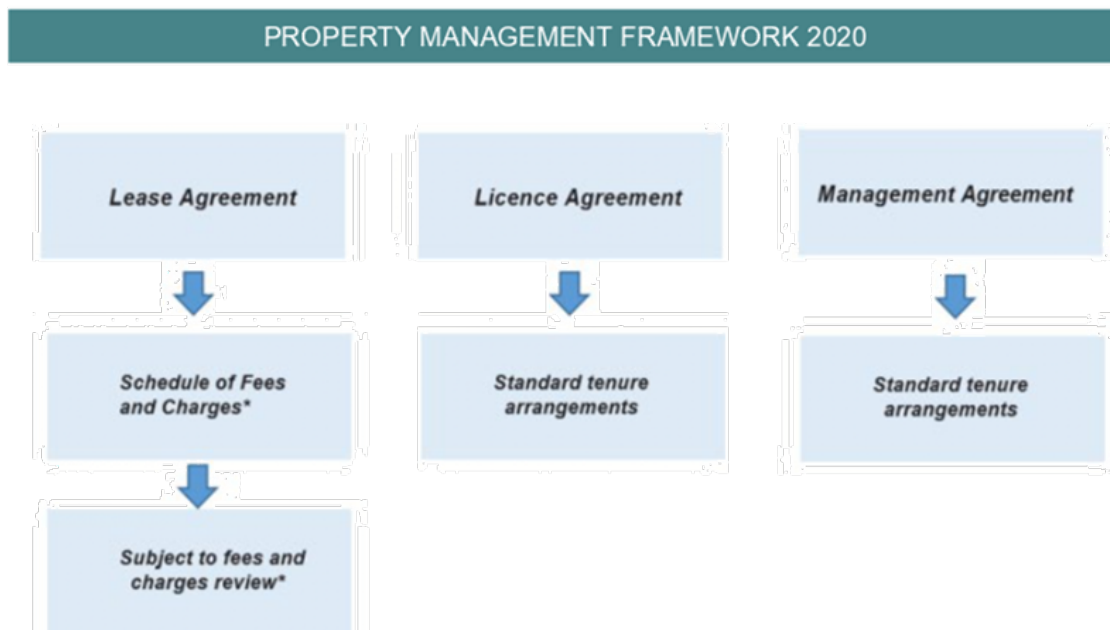


Figure 2: Property utilisation agreements

Lease agreement

A lease agreement is established when a group/individual wishes to have exclusive use of a property or a portion of a property. Such an agreement is established formally and allows a group to have a temporary interest in a property which they can use in accordance with the agreement.

Alternative arrangements are for properties to be maintained by Committees or Incorporated Management Entities for community use at a nominal fee. Council will enter into a management agreement with the Committee/Entity covering the Council’s and the Committee’s responsibilities. These properties may include bowling clubs, kindergartens, tennis clubs, golf courses, fire stations, etc.

Where the property is identified for commercial use Council will enter a lease with an incorporated entity pursuant to the Local Government Act 1989, or Local Government Act 2020 (after 1 July 2021).

Licence Agreement

In the context of property management, a licence is a permit issued to enable the licensee to undertake an activity on a property under particular conditions. Conditions usually include regular payment as consideration.

Licences’ are entered into by Council where the intention is to grant non-exclusive possession of a property. This may include circumstances such as a farmer adjoining onto a road reserve, whom would like to utilise it for agricultural purposes.

The ‘Standard tenure arrangement’ section below provides guidance on the development of licence agreements for Council owned or managed property.

Despite the above, Council recognises that some licence agreements are entered into under particular circumstances which may require special concessions. Therefore whilst the tenure arrangements below should be taken into consideration wherever possible, arrangements outside of these guidelines will be dealt with on a case-by-case basis.

Management Agreement

Where Crown Land is managed by a Committee or an Incorporated Management Entity on

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behalf of Council for community use, Council will enter into a management agreement with the respective Committee/Entity setting out the responsibilities of Council and the Committee/Entity.

In general, Council will endeavor to make Council owned or managed property available for use by the wider community. In particular, property held for Community Purposes will be accessible to the general public wherever possible.

Golden Plains Shire Council does recognise however, that in some instances, a lease/licence may be the most appropriate arrangement. Some groups, for example, may require tenure before committing to a capital improvement project or in order to appropriate external funding; the activities of some groups may necessitate an arrangement that excludes the general public from accessing the property (e.g. Grazing licenses for adjoining land owners); and/or some groups may have historical arrangements with the Council which the Council believes are appropriate to maintain. The type of property utilisation that may be granted to a group therefore, will be determined on a case-by-case basis with a preference for facility hire arrangements.

Templates for the above agreements can be found in the folder destination attached, these will be updated as required: [G:\CorporateServices\Property\Property Framework](#)

TENURE ARRANGEMENTS

Under this Framework, standard tenure arrangements will apply to leases, licenses and management agreements granted by Golden Plains Shire Council, for Council owned and managed properties.

Council officers are advised to use this in conjunction with the Property Use Agreement Policy.

With respect to leases/licences/management agreements over Crown property managed by Council, prior approval will be obtained from DELWP as an agent for the Minister, in accordance with the *Crown Land (Reserves) Act 1978*.

Lease/licence agreements will be advertised if required by Council, in accordance with the Local Government Act 1989, or Local Government Act 2020 (after 1 July 2021) and any related Council Policy

1.0 Key principles

The following key principles will guide Council's approach to tenure arrangements.

- 1.1 Council acknowledges its obligation to provide and maintain its properties to meet community needs for present and future generations.
- 1.2 Council recognises and supports the contribution made by community groups in achieving an active and sustainable community.
- 1.3 Council encourages the use of its properties by organisations which provide a benefit to the community.
- 1.4 Council promotes tenure arrangements which are consistent, transparent and equitable.
- 1.5 Council promotes tenure arrangements which provide for access to the property by the wider community.
- 1.6 Council promotes tenure arrangements which contribute to the financial viability of

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the town.

2.0 Pre-Agreement Requirements -Third Parties Must have all the following before entering into an agreement

- 2.1 Be a registered legal entity;
- 2.2 Hold current Public Liability Insurance (or be covered by Council's Public Liability Insurance Policy); and
- 2.3 Capacity for electronic business transactions primarily financial and communication

3.0 Tenure guidelines — general

Under this Framework, the following tenure guidelines will apply to all leases and licences granted by the Council for Council owned and managed properties (excluding Telecommunications Carriers).

Additional guidelines will apply to specific groups categorised as Commercial Organisations, Government Departments/Agencies, Not-for-Profit Community Groups and Other Groups. These are detailed in 'Tenure guidelines — groups' below. A comparison of tenure guidelines is provided at **Appendix 1**.

4.0 Agreement Type

- 4.1 Leases will be entered into where the intention is to grant exclusive possession of the property or part of the property.
- 4.2 Licenses will be entered into where the intention is to grant non-exclusive possession of the property or part of the property.
- 4.3 Management agreements will be entered into when the intention is to grant non-exclusive possession of the property or part of the property.

5.0 Period of tenure

- 5.1 Leases will be granted for a period of up to five years with an option to extend for further periods of up to five years. This may vary case by case depending on the land.
- 5.2 License's will be granted for a period of up to three years.

6.0 Main Responsibilities of Lessee/Licensee

- 6.1 Lessee/licensee will be responsible for all maintenance as outlined in the agreement, within the leased/licensed area.
- 6.2 All maintenance work undertaken will be carried out by a qualified tradesperson registered on Council's occupational health and safety (OHS) System.
- 6.3 Lessee/licensee will be responsible for cleaning and the general presentation of the leased/licensed area.
- 6.4 Lessee/licensee will be responsible for all operational/running costs, including, but not limited to:
 - waste collection;
 - Council property rates (unless exempt);
 - Council permit fees;
 - Security provisions;

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- Fire services; and
 - all utilities related to their use (e.g. electricity, gas, water, telecommunications etc.).
- 6.5 Lessee/licensee will be responsible for obtaining appropriate insurance (e.g. public liability insurance, contents insurance etc.).

7.0 Main responsibilities of lessor/licensor (Golden Plains Shire Council)

- 7.1 Council will be responsible for arranging appropriate building insurance.
- 7.2 Council will be responsible for all structural maintenance within the leased/licensed area.
- 7.3 Lessees/licensees/users will be permitted to undertake capital improvements (with prior approval from the Council or in the case of Crown land DELWP); however, such improvements will not provide for an automatic entitlement to subsidised rental.
- 7.4 Approval from the Council will be required prior to any subletting of the premises (if granted the power to sublet).

8.0 Additional tenure guidelines – Community/other groups

The following tenure guidelines are intended to apply to leases and licences for all community groups within each category. It is recognised however, that some groups (especially Not-for-Profit Community Groups) may be constrained by specific circumstances and appropriate discretion should be applied in determining tenure arrangements for these groups on a case-by-case basis. A diagram illustrating the types of groups permitted to occupy property held for Community Purposes, Capital Appreciation and Income Generation is provided at **Appendix 2**.

Not-for-Profit Community Groups are defined as those which are incorporated under the Associations Incorporation Reforms Act 2012. In general, Not-for-Profit Community Groups will only be permitted to lease or licence facilities which are located on property held for Community Purposes. As such, where appropriate these organisations will be granted a lease or licence at a subsidised rate in recognition of their perceived benefit to the community and their ability to pay.

The following additional tenure guidelines apply specifically to *Not-for-Profit Community Groups*:

- 8.1 Rental fees will be negotiated, adherence to the maintenance schedule will be taken into consideration.
- 8.1.1 Higher fees may be charged by negotiation where there are changes to the maintenance schedule.
- 8.1.2 Subsidised rental may be granted to other groups in special circumstances; this will be determined by the Council on a case-by-case basis.
- 8.1.3 Leases/licences will only be granted to groups which are incorporated under the *Associations Incorporation Reforms Act 2012*.
- 8.1.4 Lessees/licensees are required to acknowledge these subsidised lease/licence conditions in promotional materials and letters etc.

9.0 Other Groups

Groups which cannot be wholly defined as Government Departments/Agencies, Commercial Organisations, Telecommunications Carriers, or Not-for-Profit Community

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Groups are considered to be Other Groups. This category may include groups such as those which fall across two different categories (e.g. a group partially funded by government and partially funded by private industry, or a not-for-profit group which is not locally-based and/or funded by a large umbrella organisation, etc.).

As the type of group falling within this category varies widely, tenure arrangements will be determined on a case-by-case basis using the guidelines from the categories above that most closely align with the group's mode of operation.

10.0 Review of tenure arrangements for Community/other Groups

Tenure arrangements will be reviewed at the end of the lease or licence period. The review will commence at least six months prior to the expiration date to enable Council and the lessee/licensee appropriate time to prepare for the new lease or licence, or prepare to vacate the property.

11.0 Additional Tenure guidelines - Commercial Organisations

In general, Commercial Organisations will only be permitted to lease or licence facilities which are located on property held for Capital Appreciation or property held for Income Generation. As such, income received from the lease or licence should be in line with market value, to maximise the benefits to Council.

When considering a commercial lease Council must ensure compliance with the Local Government Act 1989, or Local Government Act 2020 (after 1 July 2021), the Retail Leases Act 2003 (Vic) and any related Council Policy.

The following additional tenure guidelines and responsibilities apply specifically to *Commercial Organisations*:

- 11.1 Rental will be based on the market rate, set with guidance from a suitably qualified independent valuer, and reviewed every 12 months. (or otherwise agreed)
- 11.2 Leases will be granted for a period of up to five years with an option to extend for further periods of up to five years.
- 11.3 Lessee is responsible for any associated statutory fees in relation to obtaining Council permits.
- 11.4 Lessee is responsible for any liquor licensing, only after approval from the lessor.
- 11.5 Lessee will be responsible for the cost of local government rates (unless exempt).

12.0 Additional Tenure guidelines - Telecommunications Carriers

Although considered to be carrying out commercial activities, Telecommunications Carriers are differentiated from Commercial Organisations due to their unique powers under the Telecommunications Act 1997 (as detailed in 'The Council's role and statutory obligations' above).

However, the Telecommunications Act 1997 does provide for an entitlement to compensation; for this purpose, carriers generally negotiate to pay a form of 'rental' and occupy their sites under a lease or licence agreement. Due to the nature of the Telecommunications Act 1997, carriers are permitted to lease/licence land located on property held for Community Purposes, property held for Capital Appreciation or property held for Income Generation. Tenure arrangements for Telecommunications Carriers therefore will be determined on a case-by-case basis and Council will seek an access

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fee from Carriers requesting co-location of another carrier.

13.0 Additional Tenure guidelines - Government Departments/Agencies

Leases and licences held by Government Departments/Agencies can range from neighbourhood child health centers to large departmental offices. Consequently, depending on the purpose for which the lease/licence is to be used, Government Departments/Agencies may be permitted to lease or licence facilities which are located on property held for Community Purposes, property held for Capital Appreciation or property held for Income Generation.

In general, Government Departments/Agencies will be treated in the same manner as Commercial Organisations; however subsidised rental may be granted on a case-by-case basis depending on the purpose for which the property is to be used. In addition, other formal agreements, memorandums-of-understanding or past obligations etc. may necessitate special tenure arrangements. The following additional tenure guidelines apply specifically to Government Departments/Agencies:

- 13.1 Rental will be based on the market rate, set with guidance from a suitably qualified valuer, and reviewed internally every 12 months.
- 13.2 Subsidised rental may be granted in special circumstances; this will be determined by the Council on a case-by-case basis. Lessees/licensees that are granted a rental subsidy are required to acknowledge this in promotional materials and letters etc.
- 13.3 Lessee will be responsible for the cost of local government rates (unless exempt).

CONCLUSION

Golden Plains Shire Council manages an extensive property portfolio on behalf of the community. The Property Management Framework provides Council and the community with a guide to managing this portfolio, taking into account Council's statutory obligations and the desire to promote the wellbeing of the community through support of recreational and community groups and the provision of high quality and accessible facilities.

The Framework is to be used to guide:

- the classification of Council owned and managed property;
- the acquisition and disposal of property, including the identification of surplus land;
- the purpose for which such properties may be used and occupied; and
- the tenure arrangements for leased and licensed properties.

DOCUMENT INFORMATION

DOCUMENT TYPE:	Framework document
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PROPERTY MANAGEMENT FRAMEWORK 2020

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NOTES:	<p>Procedure documents are amended from time to time, therefore you should not rely on a printed copy being the current version. Please consult Council's Procedure page on the Golden Plains Shire Council website to ensure that the version you are using is up to date. Available at:</p> <p>https://intranet.goldenplains.vic.gov.au/the-hub</p>

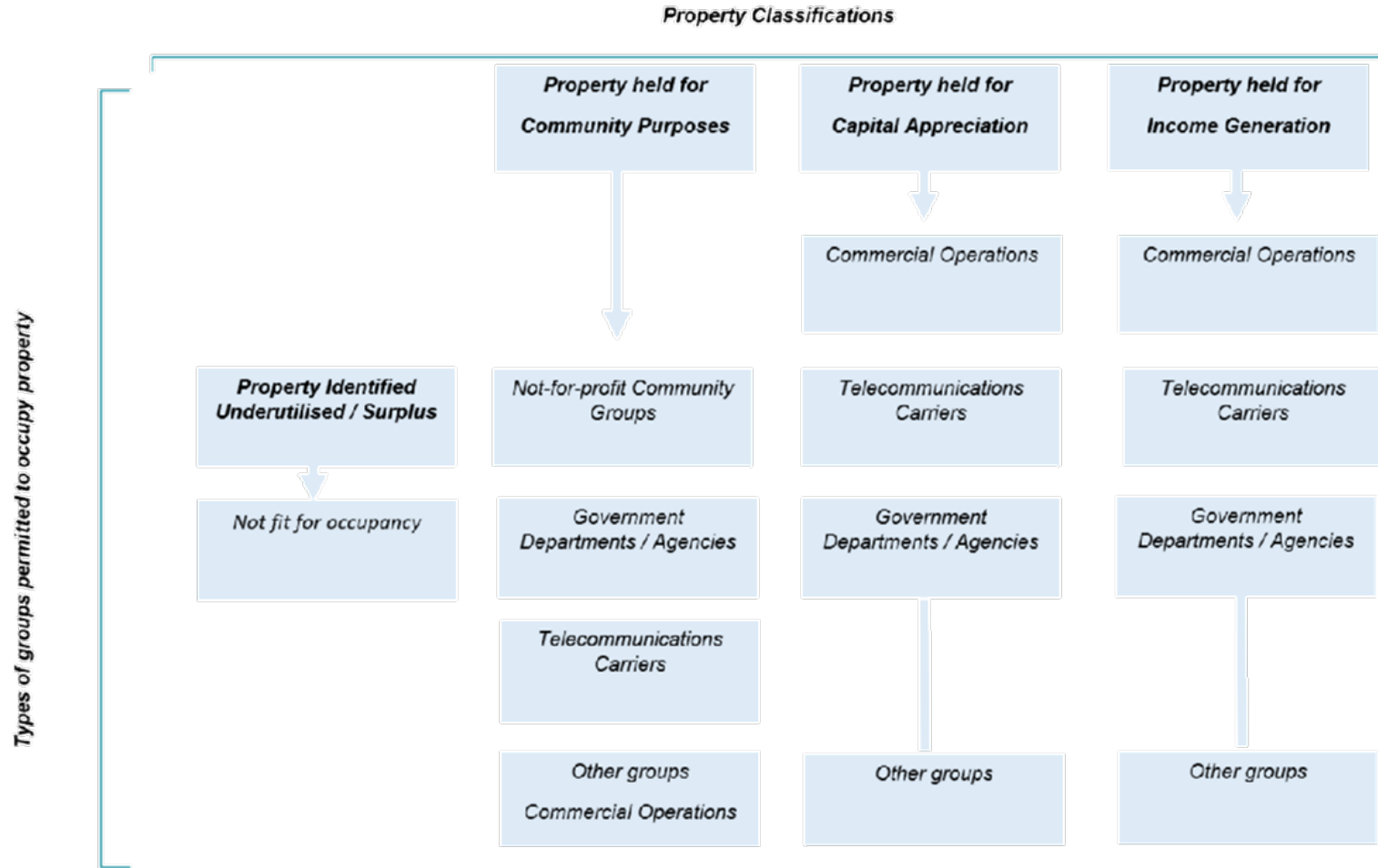
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APPENDIX 1 – COMPARISON OF TENURE GUIDELINES

	Commercial Organisations	Telecommunications Carriers	Government Departments/ Agencies	Not-for-Profit Community Groups	Other/
<u>Responsibilities of lessee/licensee</u>	Rent <i>(market rate — no subsidy available)</i>	Determined on a case-by-case basis	Rent (market rate — subsidy potentially available)	Rent <i>(subsidy potentially available)</i>	Rent <i>(market rate — subsidy potentially available)</i>
	Local government rates & any council permit fees <i>(unless exempt)</i>				Local government rates & any council permit fees <i>(unless exempt)</i>
	Refuse collection charges		Refuse collection charges	Refuse collection charges	Refuse collection charges
	Emergency services levy (E.S.L.)		Emergency services levy (E.S.L.)	Emergency services levy (E.S.L.)	Emergency services levy (E.S.L.)
	Water rates		Water rates	Water rates	Water rates
	Utilities charges		Utilities charges	Utilities charges	Utilities charges
	Non-structural maintenance		Non-structural maintenance	Non-structural maintenance	Non-structural maintenance
	Cleaning		Cleaning	Cleaning	Cleaning
	Building insurance (cost of)		Building insurance (cost of)	Small % Building insurance, unless agreed otherwise	Building insurance (cost of)
	Other appropriate insurance (public liability/contents etc.)		Other appropriate insurance (public liability/contents etc.)	Other appropriate insurance (public liability/contents etc.)	Other appropriate insurance (public liability/contents etc.)
Golden Plains Shire Council Responsibilities					
<u>Responsibilities of lessor/licensor</u>	Building insurance (arrangement of)	Determined on a case-by-case basis	Building insurance (arrangement of)	Building insurance (arrangement of)	Building insurance (arrangement of)
				Building insurance (cost of)	
	Structural maintenance		Structural maintenance	Structural maintenance	Structural maintenance

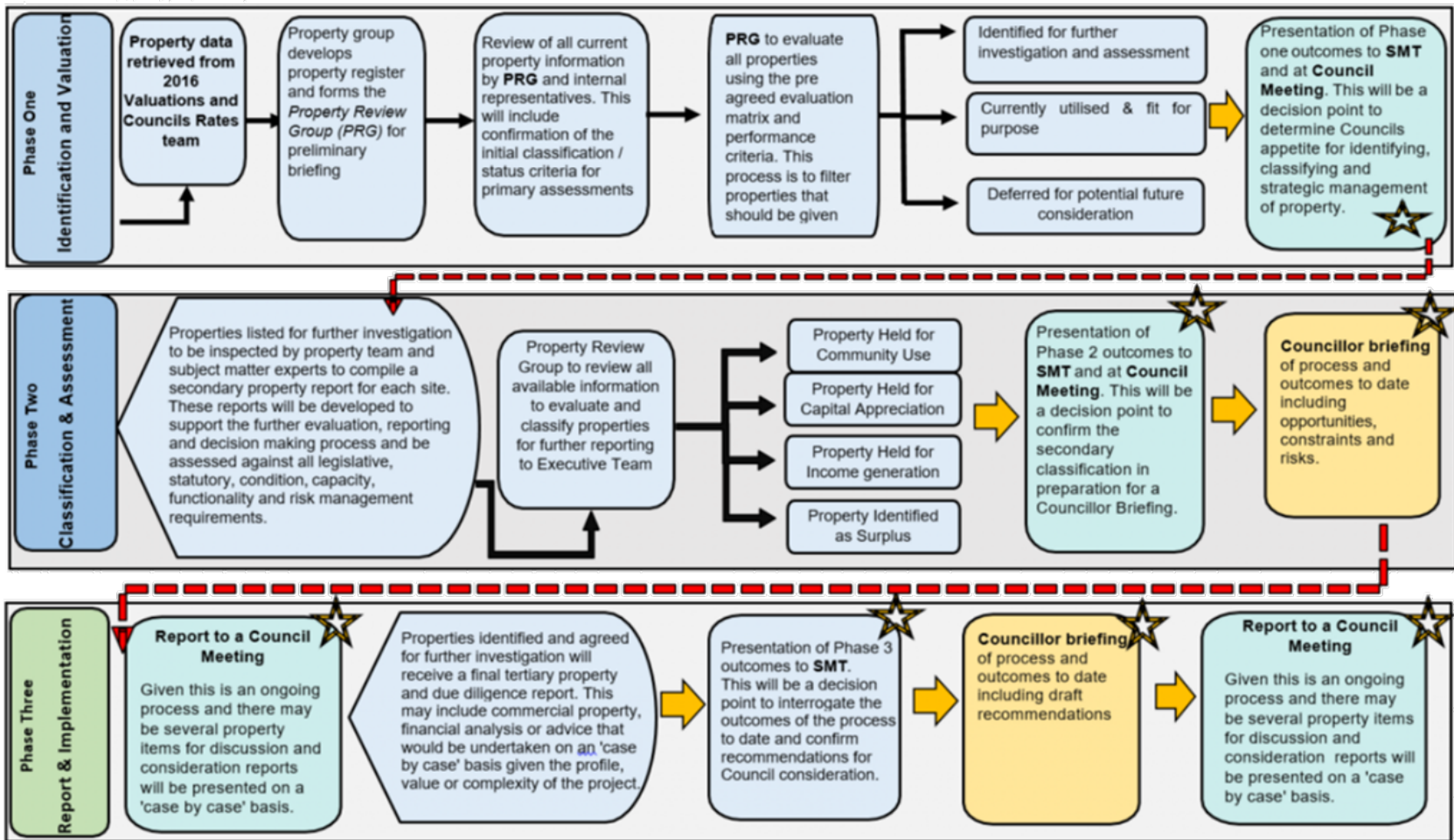
PROPERTY MANAGEMENT FRAMEWORK 2020

APPENDIX 2 – PROPERTY CLASSIFICATIONS AND TYPES OF GROUPS PERMITTED TO OCCUPY



PROPERTY MANAGEMENT FRAMEWORK 2020

APPENDIX 3 – GOLDEN PLAINS SHIRE COUNCIL – PROPERTY MANAGEMENT STRATEGY ASSESSMENT FRAMEWORK 2020



[Document Title] Procedure
Reference Number:
[N19/XXX]

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[END OF FRAMEWORK]

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Assesment	Lot or Reserve No.	House Number	Road Name	Suburb	Current Use (SSA Mapping)	Year Built (approx)	Refurb Year	Area (sqm)	Current Age (Years)	Building Life Expectancy (Years)	Estimated Value (Current CIV - 2020 Rates)	Zone	Comments	Asset Report 2020 (Pending)
A91000666	62C		Butchers Road	ANAKIE	Nature Reserve	n/a	n/a	774 sq m	n/a	n/a	\$31,000	Public and Conservation and Resource Zone (PCRZ)		
A10050035	Reserve 1, Reserve 2		Midland Highway	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	8,060 sq m	1 year	n/a	\$65,000	Low Density Residential (LDRZ)	Bike Track (SSA Data)	
A91004097	Reserve 1	3	Eagle View Place	BANNOCKBURN	Vacant Residential Rural / Rural Lifestyle (0.4 to 20 Hectares)	n/a	n/a	2,206 sq m	n/a	n/a	??	Low Density Residential (LDRZ)	Follow up - Cant locate on rates information	
A91002804	Reserve 1		Darriwell Drive	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	7,398 sq m	n/a	n/a	\$184,000	General Residential Zone 1 (GRZ1)		
A10050040	Reserve 1, Reserve 2		Bannockburn Shelford Road	BANNOCKBURN	Parks and Gardens	n/a	n/a	15,6953 ha	n/a	n/a	\$628,000	Public Park Recreation Zone (PPRZ)		
A10050045	RES1		McPhillips Road	BANNOCKBURN	Parks and Gardens	n/a	n/a	4,2810 ha	n/a	n/a	\$641,000	?	Follow up zone	
A11600027	2 PART	65	Burnside Road	BANNOCKBURN	Bannockburn Bowls Club	2006	n/a	2,495 sq m	14	50	\$307,224	Public Use Zone 6 (PUZ6)		
A13000080	1	18	Geelong Road	BANNOCKBURN	Parks and Gardens	1990	n/a	2,300 sq m	30	40	\$121,000	Public Park Recreation Zone (PPRZ)	Lions Park - Management Agreement ?	
A13400110	1	29	High Street	BANNOCKBURN	Bannockburn Library	2012	n/a	1,018 sq m	8	50	\$121,000	Public Use Zone 6 (PUZ6)	Valuation on Meeting rooms completed 2020 (opteon)	
A13400250	2	12	High Street	BANNOCKBURN	Old Shire Hall	?	1990	771 sq m	26	50	\$323,000	Public Use Zone 6 (PUZ6)	Currently Out for EOI - Lease	
A41400014	2 RES1 RES2	2	Pope Street	BANNOCKBURN	Council Offices	1990?	2020	6,1763 ha	30	70	\$2,066,000.00	Public Use Zone 6 (PUZ6)	Original extension completed in 2006, currently being renovated 2020	
A41400230	8 1 1 2 2 2 BA	27	High Street	BANNOCKBURN	Bannockburn Childrens Services	2012	n/a	7,286 sq m	8	50	\$2,218,000.00	Public Use Zone 6 (PUZ6)	Leased ?	
A41400956	2A	3	Moore Street	BANNOCKBURN	Victoria Park	1990	n/a	4,0610 ha	n/a	n/a	\$2,258,00	Public Use Zone 6 (PUZ6)	DELWP LAND ? Improvements reg made over the last 30 years - check records management system or contact Recreation for details	
A91000516	RES1 RES2 RES1 RES2 RES3 RES1 RES1 RES2 RES3		Geelong Road	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	8,132 sq m	n/a	n/a	\$35,000	Low Density Residential (LDRZ)		
A91000596	RES2	46	Charlton Road	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	1,198 sq m	n/a	n/a	\$220,000.00	General Residential Zone 1 (GRZ1)	Follow up	
A91000601	RES1 RES1 RES2 RES1		Alice Mews	BANNOCKBURN	Parks and Gardens	n/a	n/a	4,4181 ha	n/a	n/a	\$186,000	General Residential Zone 1 (GRZ1), Public Park Recreation Zone (PPRZ)		
A91000603	17A		Bannockburn Shelford Road	BANNOCKBURN	Fresh water Lake reserve	n/a	n/a	7,006 sq m	n/a	n/a	\$33,000	Farming Zone (FZ)	Bannockburn Lagoon ?	
A91000604	4		Victor Street	BANNOCKBURN	Monument/Memorial	1880	n/a	8,100 sq m	136	140	\$1,600	PUZ7	Land directly across from Bannockburn Supermarket - has DELWP listed as owner 2 - "Old Bannockburn Lock up"	
A91000723	RES1 RES4	27	Dalcrain Drive	BANNOCKBURN	Parks and Gardens	n/a	n/a	5,554 sq m	n/a	n/a	\$358,000	Public Park Recreation Zone (PPRZ)		
A91000916	RES1		Geelong Road	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	3,592 sq m	n/a	n/a	\$27,000	Low Density Residential (LDRZ)		
A91000934	2 PT	2A	Pope Street	BANNOCKBURN	Community health centre	??	??	0 sq m	??	??	\$325,000	Public Use Zone 6 (PUZ6)	Childrens services car park	
A91001011	RES1	23	Fenwick Fairway	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	477 sq m	n/a	n/a	\$149,000	General Residential Zone 1 (GRZ1)		
A91001110	RES1 RES2 RES4		Inverloch Drive	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	6,356 sq m	n/a	n/a	\$33,000	Low Density Residential (LDRZ)		
A91001123	RES3		Bannockburn Shelford Road	BANNOCKBURN	Vacant Land (Future Use)	n/a	n/a	4,050 sq m	n/a	n/a	\$281,000	Industrial 1 Zone (I1Z)	Identified for potential income ?	
A91001126	RES1		Chassells Place	BANNOCKBURN	Small strip of land, drainage ?	n/a	n/a	10 sq m	n/a	n/a	\$1,000	General Residential Zone 1 (GRZ1)		
A91001137	RES2		Moreillon Boulevard	BANNOCKBURN	Parks and Gardens	n/a	n/a	932 sq m	n/a	n/a	\$104,000	Public Park Recreation Zone (PPRZ)		
A91001187	RES1 RES2 RES3 RES1 RES2		Bannockburn Shelford Road	BANNOCKBURN	Vacant Land (Future Use)	n/a	n/a	1,2000 ha	n/a	n/a	\$356,000	Industrial 1 Zone (I1Z)	Identified for potential income ?	
A91001284	RES1 RES1		Glen Avon Drive	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	4,369 sq m	n/a	n/a	\$27,000	Low Density Residential (LDRZ)		

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A91001315	RES1 RES 2 RES 1		Geelong Road	BANNOCKBURN	Community Use	n/a	n/a	1.0042 ha	n/a	n/a	\$21,000	Low Density Residential (LDRZ)		
A91001626	ROAD RESERVE		McPhillips Road	BANNOCKBURN	?	?	?	0 sq m	?	?	\$32,000	Commercial 1 Zone - C1Z	Follow up	
A91001637			Pope Street	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	0 sq m	n/a	n/a	?	?	Follow up	
A91001666	RES1 RES1 RES1 RES1 RES1	132	Milton Street	BANNOCKBURN	YMCA (Indoor Sports Centre etc. (includes gymnasiums, stadiums/courts etc)	2012	n/a	19.7049 ha	8	50	\$4,409,000	Public Park Recreation Zone (PPRZ)	Lease ? YMCA ?	
A91001667	R1		Dann Road	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	3,505 sq m	n/a	n/a	\$213,000	Low Density Residential (LDRZ)		
A91001840	RES2 RES3		Sindarin Court	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	979 sq m	n/a	n/a	\$11,000	Low Density Residential (LDRZ)		
A91001881	RES1 RES1		Kelly Road	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	419 sq m	n/a	n/a	\$2,000	Low Density Residential (LDRZ)		
A91001882	RES2		Jackson Court	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	368 sq m	n/a	n/a	\$5,000	Low Density Residential (LDRZ)		
A91001885	RES1		Sherry Court	BANNOCKBURN	Soccer Fields	2012	?	60 sq m	?	?	\$2,000	General Residential Zone 1 (GRZ1)	Follow up - information and value SS ?	
A91001886	RES2		Hermitage Place	BANNOCKBURN	Soccer Fields	2012	?	32 sq m	?	?	\$2,000	General Residential Zone 1 (GRZ1)	Follow up - information and value SS ?	
A91001887	RES1		Glen Avon Drive	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	800 sq m	n/a	n/a	\$9,000	Low Density Residential (LDRZ)		
A91001888	RES1		Glen Avon Drive	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	1,347 sq m	n/a	n/a	\$6,000	Low Density Residential (LDRZ)		
A91002094	RES1		Gurney Close	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	967 sq m	n/a	n/a	\$11,000	Low Density Residential (LDRZ)		
A91002095	RES2 RES1		Glen Avon Drive	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	3,582 sq m	n/a	n/a	\$12,000	Low Density Residential (LDRZ)		
A91002375	RES1		Vintage Court	BANNOCKBURN	Parks and Gardens	n/a	n/a	65 sq m	n/a	n/a	\$2,000	General Residential Zone 1 (GRZ1)		
A91002376	RES2		Merlot Court	BANNOCKBURN	?	?	?	32 sq m	?	?	\$1,000	General Residential Zone 1 (GRZ1)	Follow up - SSA	
A91002377	RES3		Tanin Court	BANNOCKBURN	?	?	?	32 sq m	?	?	\$1,000	General Residential Zone 1 (GRZ1)	Follow up - SSA	
A91002440	RES1		Hamish Drive	BANNOCKBURN	?	?	?	337 sq m	?	?	\$138,000	General Residential Zone 1 (GRZ1)	Follow up - SSA	
A91002866	RES1	296	Glen Avon Drive	BANNOCKBURN	Reserve for Drainage Purposes	n/a	n/a	15 sq m	n/a	n/a	\$1,000	Low Density Residential (LDRZ)		
A91002933	RES1 RES3 RES4 RES2		Midland Highway	BANNOCKBURN	Nature strip ?	n/a	n/a	16 sq m	n/a	n/a	\$1,000	Low Density Residential (LDRZ)	Assesment number is for private property	
A91002956	RES1 RES1 RES1 RES1 RES2		Glen Avon Drive	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	1.7646 ha	n/a	n/a	\$44,000	Low Density Residential (LDRZ)		
A91002969	RES1 RES1		Ruxton Court	BANNOCKBURN	?	?	?	6,097 sq m	?	?	\$172,000	Farming Zone (FZ)	Follow up - SSA	
A91003040	RES1		Scotland Court	BANNOCKBURN	Bike Track / Walking trail	n/a	n/a	1,560 sq m	n/a	n/a	\$42,000	Low Density Residential (LDRZ)		
A91003980	RES1	22	Woody Court	BANNOCKBURN	Parks and Gardens	n/a	n/a	1.1790 ha	n/a	n/a	\$38,000	Low Density Residential (LDRZ)		
A41400055	1 2		Blackall Road	BATESFORD	Floodway reserve	n/a	n/a	5.8510 ha	n/a	n/a	\$130,000	Low Density Residential (LDRZ)		
A41400882	1 2		Hills Road	BATESFORD	?	?	?	1.7142 ha	?	?	\$146,000	Farming Zone (FZ)	Follow up - SSA	
A91001012	RES1 RES2		Tarrarford Way	BATESFORD	Bike Track / Walking trail	n/a	n/a	2,304 sq m	n/a	n/a	\$33,000	Low Density Residential (LDRZ)		
A91001013	RES2		Daruma Way	BATESFORD	Reserve for Drainage Purposes	n/a	n/a	2,496 sq m	n/a	n/a	\$34,000	Low Density Residential (LDRZ)	Are the Owners leasing this ? Fenced off (refer to SSA)	
A91001072	RES1		Glenora Place	BATESFORD	Reserve for Drainage Purposes	n/a	n/a	893 sq m	n/a	n/a	\$8,000	Low Density Residential (LDRZ)		
A91001073	RES1 RES2 RES3		Midland Highway	BATESFORD	Parks and Gardens	n/a	n/a	3,377 sq m	n/a	n/a	\$2,000	Low Density Residential (LDRZ)		
A91001097	RES1		Fleurs Lane	BATESFORD	Reserve for Drainage Purposes	n/a	n/a	865 sq m	n/a	n/a	\$8,000	Low Density Residential (LDRZ)		
A91002129	RES2		Midland Highway	BATESFORD	Footpath / Nature strip	n/a	n/a	24 sq m	n/a	n/a	\$2,000	Low Density Residential (LDRZ)		
A91002130	RES3		Midland Highway	BATESFORD	Nature Strip	n/a	n/a	27 sq m	n/a	n/a	\$2,000	Low Density Residential (LDRZ)		
A91003684	RES1		Shepherd Road	BATESFORD	Nature resere	n/a	n/a	4.2780 ha	n/a	n/a	\$270,000	Low Density Residential (LDRZ)		

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A91004066	RES1	69 / unit1	Bilyana Road	BATESFORD	Parks and Gardens	n/a	n/a	1,645 sq m	n/a	n/a	\$28,000	Low Density Residential (LDRZ)		
A91000892	RES1		O'Farrell Court	CAMBRIAN HILL	?	?	?	2,136 sq m	?	?	\$8,000	Rural Living Zone (RLZ)	Follow up - SSA	
A91002771	8B		Glassons Road	CAMBRIAN HILL	Creek Reserve (Fresh Water)	n/a	n/a	5.5000 ha	n/a	n/a	\$13,000	Public Park Recreation Zone (PPRZ)		
A91000633	7	1461	Scarsdale-Pitfield Road	CAPE CLEAR	Fire Station CFA			200 sq m			\$32,000	Township Zone (TZ)		
A91000681	1		Scarsdale-Pitfield Road	CAPE CLEAR	Parks and Gardens	n/a	n/a	2,000 sq m	n/a	n/a	\$48,000	Township Zone (TZ)		
A91002750	7 PT	1463	Scarsdale-Pitfield Road	CAPE CLEAR	?	?	?	2,607 sq m	?	?	\$80,000	Township Zone (TZ)	Follow up - SSA	
A91002774	2 1		Colac Ballarat Road	CORINDHAP	?	?	?	4.2000 ha	?	?	\$16,000	Farming Zone (FZ)	Follow up - SSA	
A41400090	5C	14	Swamp Road	DEREEL	Halls and Service Clubrooms	?	?	3,704 sq m	?	?	\$596,000	Public Use Zone 7 (PUZ7)	Recreation ?	
A53252000	1	24	Swamp Road	DEREEL	Sports Grounds	?	?	8,890 sq m	?	?	\$123,000	Public Use Zone 7 (PUZ7)		
A91002588	1		Colac Ballarat Road	DEREEL	?	?	?	1,578 sq m	?	?	\$7,000	Farming Zone (FZ)	Follow up - SSA	
A91003066	RES1		Judge Road	DEREEL	?	?	?	3.8270 ha	?	?	\$108,000	Rural Living Zone (RLZ)	Follow up - SSA	
A91002586	1 1 2		Slate Quarry Road	DURDIDWARRAH	?	?	?	3.6873 ha	?	?	\$29,000	Farming Zone (FZ)	Follow up - SSA	
A54001648	93		Briardale Avenue	ENFIELD	Parks and Gardens	n/a	n/a	1.0000 ha	n/a	n/a	\$6,000	Low Density Residential (LDRZ)		
A54002021	92		Inglewood Drive	ENFIELD	Parks and Gardens	n/a	n/a	5,900 sq m	n/a	n/a	\$47,000	Low Density Residential (LDRZ)		
A54005027	RES2 RES1 RES3 RES4 RES1		Grevillea Drive	ENFIELD	Parks and Gardens	n/a	n/a	8.1997 ha	n/a	n/a	\$226,000	Low Density Residential (LDRZ)	Large Bush Block - would need extensive vegetation removal for subdivision	
A91000207	RES2	58	Briardale Avenue	ENFIELD	Harrisons reserve	?	?	9,965 sq m	?	?	\$348,000	Low Density Residential (LDRZ)	Follow up - Altus / Building permit & utilisation	
A91001019	RES1	11	Woodlans Road	ENFIELD	Parks and Gardens	n/a	n/a	1.2976 ha	n/a	n/a	\$177,000	Low Density Residential (LDRZ)	Look into utilisation ? Potential to lease ? Subdivide ?	
A91002384	16A	3744	Colac Ballarat Road	ENFIELD	Tennis Club	?	?	5,221 sq m	?	?	\$193,000	Township Zone (TZ)	Follow up - ALTUS Building permit	
A66109001	1		Haddon Windermere Road	HADDON	Parks and Gardens	n/a	n/a	6.0220 ha	n/a	n/a	\$198,000	Rural Activity Zone 1 (RAZ1)	Large vacant block	
A66116404	1	28	Haddon Windermere Road	HADDON	Haddon Kindergarten	?	?	3,615 sq m	?	?	\$378,000	Township Zone (TZ)		
A66116405	5L	396	Sago Hill Road	HADDON	Indoor Sports Centre etc. (includes gymnasiums, stadiums/courts etc)	?	?	3,898 sq m	?	?	\$1,053,000	Public Use Zone 2 (PUZ2)	Follow up - ALTUS Building permit	
A66117403	2R1 2R2 2R5	30	Racecourse Road	HADDON	Parks and Gardens			3.1581 ha			\$442,000	Township Zone (TZ)		
A66450101	3A 1 1 1	9	Mmeorial Drive	HADDON	Parks and Gardens	n/a	n/a	4,830 sq m	n/a	n/a	\$117,000	Public Park Recreation Zone (PPRZ)		
A66450544	RES1		Ballarat Carngnam Road	HADDON	?	?	?	4.3570 ha	?	?	\$15,000	Rural Living Zone (RLZ)		
A91000820	1 1 1		Racecourse Road	HADDON	Reserved Road/Unused Road	n/a	n/a	4,655 sq m	n/a	n/a	\$18,000	Township Zone (TZ)		
A91001074	RES1		Taamore Close	HADDON	?	?	?	928 sq m	?	?	\$3,000	Rural Living Zone (RLZ)		
A91002773	5G		Haddon Windermere Road	HADDON	Nature Reserve	n/a	n/a	8,925 sq m	n/a	n/a	\$204,000	Township Zone (TZ)		
A91002865	5K	394	Sago Hill Road	HADDON	Outdoor Sports Grounds - town or suburban facilities	?	?	3.6110 ha	?	?	\$839,000	Public Use Zone 2 (PUZ2)	Rec reserve	
A91000764	9A 16A 13A 33B 33D 33E		Argyle Road	HAPPY VALLEY	?	?	?	36.7450 ha	?	?	\$296,000	Rural Living Zone (RLZ)		
A91002589	1		Linton Piggoreet Road	HAPPY VALLEY	?	?	?	6,981 sq m	?	?	\$3,000	Farming Zone (FZ)	Follow up - could we lease this ?	
A91000765	2005		Recreation Road	ILLABROOK	Nature Reserve	n/a	n/a	11.7081 ha	n/a	n/a	\$35,000	Public and Conservation and Resource Zone (PCRZ)	Co owned - DELWP ?	
A91001237	5		Illabarook Pitfield Road	ILLABROOK	?	?	?	5,742 sq m	?	?	\$3,000	Farming Zone (FZ)	Follow up - could we lease this ?	
A22800090	9	23	Dundas Street	INVERLEIGH	Inverleigh Kindergarten	?	?	0 sq m	?	?	\$486,000	Township Zone (TZ)		
A23601200	1 2 3	60	High Street	INVERLEIGH	?	?	?	6,600 sq m	?	?	\$331,000	Public Use Zone 6 (PUZ6)		
A25400115	1 2 3 4 5 6 7	1	East Street	INVERLEIGH	Parks and Gardens	?	?	1.3250 ha	?	?	\$420,000	Township Zone (TZ)	Skate Park ?	
A41400012	19A PT 19	20	Railway Street	INVERLEIGH	Bowling / Rec reserve	?	?	9.7901 ha	?	?	\$590,000	Public Park Recreation Zone (PPRZ)		

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A41400883	1 1 RES1 RES1 RES2		Savage Drive	INVERLEIGH	Creek Reserve (Fresh Water)	n/a	n/a	25.6563 ha	n/a	n/a	\$103,000	Public and Conservation and Resource Zone (PCRZ)		
A52040526	64A		Gallagher Road	INVERLEIGH	?	?	?	1.4400 ha	?	?	\$15,000	Farming Zone (FZ)		
A91000768	1A PT 1B 1A 99A 84B PT 94A 102A PT 2003		High Street	INVERLEIGH	River Reserve (Fresh Water)	n/a	n/a	14.6179 ha	n/a	n/a	\$90,000	Public and Conservation and Resource Zone (PCRZ)		
A91000838	RES1		Argyle Park Court	INVERLEIGH	Bike Track / Walking trail	n/a	n/a	3,997 sq m	n/a	n/a	\$30,000	Low Density Residential (LDRZ)		
A91001342	RES1 RES1 RES1		Common Road	INVERLEIGH	Bike Track / Walking trail	n/a	n/a	1.2000 ha	n/a	n/a	\$36,000	Low Density Residential (LDRZ)		
A91001758	RES1		River Gum Drive	INVERLEIGH	Bike Track / Walking trail	n/a	n/a	1,081 sq m	n/a	n/a	\$23,000	Low Density Residential (LDRZ)		
A91001883	RES1		King Road	INVERLEIGH	Bike Track / Walking trail	n/a	n/a	853 sq m	n/a	n/a	\$26,000	Low Density Residential (LDRZ)		
A91002069	RES1		Dunhill Court	INVERLEIGH	Bike Track / Walking trail	n/a	n/a	8,552 sq m	n/a	n/a	\$34,000	Low Density Residential (LDRZ)		
A91003986			Railway Street	INVERLEIGH	Bowling / Rec reserve	?	?	1.3200 ha	?	?	\$74,000	Public Park Recreation Zone (PPRZ)		
A41400886	RES1 RES1		Russell Street	LETHBRIDGE	Outdoor Sports Grounds - town or suburban facilities	?	?	2.8885 ha	?	?	\$192,000	Public Park Recreation Zone (PPRZ)		
A44400005	8 9	24	Russell Street	LETHBRIDGE	Parks and Gardens	n/a	n/a	4,090 sq m	n/a	n/a	\$168,000	Public Park Recreation Zone (PPRZ)		
A91000547	1		Stephenson Street	LETHBRIDGE	Tennis Club	?	?	5,666 sq m	?	?	\$182,000	Public Park Recreation Zone (PPRZ)		
A91000769	33A		Broom Road	LETHBRIDGE	Fresh water Lake reserve	n/a	n/a	5.2360 ha	n/a	n/a	370,000	Public Park Recreation Zone (PPRZ)		
A91002584	RES1		Russell Street	LETHBRIDGE	Parks and Gardens	n/a	n/a	5,411 sq m	n/a	n/a	\$125,000	Public Park Recreation Zone (PPRZ)		
A91003977	RES1 RES1	19	Ridge Court	LETHBRIDGE	Reserved Roads/Unused Roads	n/a	n/a	2,056 sq m	n/a	n/a	\$117,000	Low Density Residential (LDRZ)	lease potential, purpose of the road?	
A91003978	RES2	35	Ridge Court	LETHBRIDGE	Reserved Roads/Unused Roads	n/a	n/a	1,010 sq m	n/a	n/a	\$115,000	Low Density Residential (LDRZ)	lease potential, purpose of the road? Fire access?	
A41400028	1 14 1	68	Sussex Street	LINTON	?	?	?	2,093 sq m	?	?	\$307,000	Commercial 1 Zone - C1Z		
A66365803	2		Standpipe Road	LINTON	Water Catchment	n/a	n/a	4.8720 ha	n/a	n/a	\$41,000	Low Density Residential (LDRZ)		
A66450300	2		Gleneig Highway	LINTON	?	?	?	20.6561 ha	?	?	\$80,000	Farming Zone (FZ)		
A66518017	1 2	67	Sussex Street	LINTON	?	?	?	794 sq m	?	?	\$127,000	Commercial 1 Zone - C1Z		
A91000700	13A		Gleneig Highway	LINTON	Nature reserve	n/a	n/a	2.1453 ha	n/a	n/a	\$66,000	Public Park Recreation Zone (PPRZ)		
A91000772	12 6		Cumberland Street South	LINTON	Nature reserve	n/a	n/a	1.1728 ha	n/a	n/a	\$71,000	Township Zone (TZ)		
A91000773	HISTORY RECORD		Gleneig Highway	LINTON	Assesment not found	?	?	0 sq m	?	?		Public Park Recreation Zone (PPRZ)		
A91000795	1A		Sussex Street	LINTON	Reserved Roads/Unused Roads	?	?	352 sq m	?	?	\$3,000	Township Zone (TZ)	Current lease ? Appears no access due to vegetation	
A91000872	HISTORY RECORD		Gleneig Highway	LINTON	Assesment not found	?	?	0 sq m	?	?		Public Park Recreation Zone (PPRZ)		
A91001010	2		Linton Carnham Road	LINTON	Reserved Roads/Unused Roads	n/a	n/a	1,120 sq m	n/a	n/a	\$9,000	Township Zone (TZ)	Check is leased	
A91001757	16 17 18 19 20	50	Surrey Street	LINTON	Linton Depot	?	?	5,085 sq m	?	?	\$181,000	Township Zone (TZ)		
A91001966	1 1		Young Street	LINTON	?	?	?	1.2439 ha	?	?	\$4,000	Farming Zone (FZ)		
A91002388	17 1	23	Sussex Street	LINTON	Parks and Gardens	?	?	8,842 sq m	?	?	\$314,000	Township Zone (TZ)		

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Assesment	Lot or Reserve No.	House Number	Road Name	Suburb	Current Use (SSA Mapping)	Year Built (approx)	Refurb Year	Area (sqm)	Current Age (Years)	Building Life Expectancy (Years)	Estimated Value (Current CIV - 2020 Rates)	Zone	Comments	Asset Report 2020 (Pending)
A91002772	F26		Gieneig Highway	LINTON	Water Catchment (Dam/Reservoir)	n/a	n/a	11.8000 ha	n/a	n/a	\$79,000	Public and Conservation and Resource Zone (PCRZ)		
A91003009	1	69	Sussex Street	LINTON	?	?	?	462 sq m	?	?	\$80,000	Commercial 1 Zone - C1Z		
A41400036	24A	1459	Rokewood/Skipton Road	MANNIBADAR	?	?	?	1,480 sq m	?	?	\$52,000	Farming Zone (FZ)		
A91000142	40A	1450	Rokewood/Skipton Road	MANNIBADAR	?	?	?	0 sq m	?	?	\$52,000	Farming Zone (FZ)		
A91000774	1A		Lismore Pittong Road	MANNIBADAR	?	?	?	6.2579 ha	?	?	\$65,000	Farming Zone (FZ)		
A91002161	1 2		Rokewood/Skipton Road	MANNIBADAR	?	?	?	2,025 sq m	?	?	\$95,000	Farming Zone (FZ)		
A91002590	1 1 2 4		Linton Mannibadar	MANNIBADAR	?	?	?	10.6874 ha	?	?	\$98,000	Farming Zone (FZ)		
A39990015	1		Steiglitz Road	MAUDE	Parks and Gardens	n/a	n/a	2,386 sq m	n/a	n/a	\$35,000	Township Zone (TZ)		
A91003110	1		Steiglitz Road	MAUDE	Community Use	n/a	n/a	5,406 sq m	n/a	n/a	\$67,000	Public and Conservation and Resource Zone (PCRZ)		
A34000115	RL128539		Meredith Mt Mercer Road	MEREDITH	?	?	?	4,500 sq m	?	?	\$4,000	Farming Zone (FZ)		
A35600099	7	31	Staughton Street	MEREDITH	Meredith Kinder	?	?	0 sq m	?	?	\$267,000	Township Zone (TZ)		
A36200094	5A		Wallace Street	MEREDITH	Meredith Depot	?	?	4,368 sq m	?	?	\$270,000	Township Zone (TZ)		
A36200111	8 PT	22	Wallace Street	MEREDITH	Meredith Hall	?	?	810 sq m	?	?	\$164,000	Township Zone (TZ)		
A36200160	6	10	Wallace Street	MEREDITH	Community/Neighbourhood Facility	?	?	8,094 sq m	?	?	\$456,000	Township Zone (TZ)		
A91000695	9B		Russell Street	MEREDITH	Creek Reserve (fresh water)	n/a	n/a	3.5680 ha	n/a	n/a	\$52,000	Township Zone (TZ)		
A91001119	RES1		Cooleberghurk Road	MEREDITH	Parks and Gardens	n/a	n/a	1.9940 ha	n/a	n/a	\$7,000	Public and Conservation and Resource Zone (PCRZ)	Isolated parcel - Bush - fire zone	
A91002067	2		Meredith Mt Mercer Road	MEREDITH	Nature Reserve	n/a	n/a	154 sq m	n/a	n/a	\$1,000	Public and Conservation and Resource Zone (PCRZ)		
A91002072	1		Meredith Mt Mercer Road	MEREDITH	Nature Reserve	n/a	n/a	1,981 sq m	n/a	n/a	\$3,000	Public Use Zone 2 (PUZ2)		
A91002151	1		Meredith Steiglitz Road	MEREDITH	Nature Reserve	n/a	n/a	4.5814 ha	n/a	n/a	\$127,000	Rural Conservation Zone (RCZ3)		
A91002564	RES2		Lal Lal Road	MEREDITH	?	?	?	72 sq m	?	?	\$1,000	Farming Zone (FZ)		
A54001748	CP157075	4834	Colac Ballarat Road	NAPOLEONS	?	?	?	400 sq m	?	?	\$8,000	Township Zone (TZ)		
A54005002	3	4721	Colac Ballarat Road	NAPOLEONS	?	?	?	5,240 sq m	?	?	\$510,000	Township Zone (TZ)		
A91000822	1 1		Log Hut Road	NAPOLEONS	Unused road	n/a	n/a	1.9292 ha	n/a	n/a	\$21,000	Rural Activity Zone 1 (RAZ1)	check is leased	
A91000694	10A 37E1		Piggoreet Road	PIGGOREET	Nature Reserve	n/a	n/a	31.8178 ha	n/a	n/a	\$90,000	Public and Conservation and Resource Zone (PCRZ)	Also in a fire zone	
A91000714	1 45		Linton Piggoreet Road	PIGGOREET	?	?	?	6,480 sq m	?	?	\$2,000	Farming Zone (FZ)		
A91000788	45 2004		Rokewood/Skipton Road	PITFIELD	?	?	?	9,000 sq m	?	?	\$58,000	Farming Zone (FZ)		
A91000573	C11		Snake Valley - Pittong Road	PITTING	?	?	?	1.2886 ha	?	?	\$10,000	Farming Zone (FZ)		
A91000575	7	60	Flagstaff Road	PITTING	Nature Reserve	n/a	n/a	43.7104 ha	n/a	n/a	\$94,000	Public and Conservation and Resource Zone (PCRZ)	Also in a fire zone	
A91000998	14 RES1		Snake Valley - Pittong Road	PITTING	?	?	?	1.3764 ha	?	?	\$11,000	Farming Zone (FZ)		
A53141311	2 3 4 1	2563	Rokewood Sheiford road	ROKEWOOD	?	?	?	40.1000 ha	?	?	\$706,000	Public Park Recreation Zone (PPRZ)		
A53181403	4 5 6	5	Kuruc a Ruc Road	ROKEWOOD	?	?	?	7,400 sq m	?	?	\$132,000	Public Use Zone 6 (PUZ6)		
A54003001	1 2		Rokewood Sheiford road	ROKEWOOD	?	?	?	18.2100 ha	?	?	\$244,000	Public Park Recreation Zone (PPRZ)		
A91000145			Ferrars Street	ROKEWOOD	Road Zone	n/a	n/a	3,027 sq m	n/a	n/a	\$127,000	Road Zone category 1 (RDZ1)		
A91000166	10 2001 9A	141	Meadows Road	ROKEWOOD	Rokewood Tip - Refuse station	n/a	n/a	104.7606 ha	n/a	n/a	\$239,000	Public and Conservation and Resource Zone (PCRZ)		

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Assesment	Lot or Reserve No.	House Number	Road Name	Suburb	Current Use (SSA Mapping)	Year Built (approx)	Refurb Year	Area (sqm)	Current Age (Years)	Building Life Expectancy (Years)	Estimated Value (Current CIV - 2020 Rates)	Zone	Comments	Asset Report 2020 (Pending)
A91000766	1E		Hardie Street	ROKEWOOD	?	?	?	1,4160 ha	?	?	\$41,000	Public Park Recreation Zone (PPRZ)		
A91000767	9		Kuruc A Ruc Road	ROKEWOOD	?	?	?	1,1000 ha	?	?	\$51,000	Public Park Recreation Zone (PPRZ)		
A91001229	54A		Rokewood/Skipton Road	ROKEWOOD	?	?	?	8,194 sq m	?	?	\$70,000	Farming Zone (FZ)		
A91002849	6B	38	Aitchison Street	ROKEWOOD	Rokewood Kinder	?	?	930 sq m	?	?	\$211,000	Public Use Zone 2 (PUZ2)	Department of education	
A41400035	8	655	Sebastopol Smythesdale Road	ROSS CREEK	Fire Station CFA	?	?	5,0750 ha	?	?	\$472,000	Township Zone (TZ)		
A91000676	1 2001	335	Post Office Road	ROSS CREEK	Fire Station CFA	?	?	2,542 sq m	?	?	\$115,000	Township Zone (TZ)		
A91002775	1		Russells Bridge Road	RUSSELLS BRIDGE	Nature reserve	n/a	n/a	1,0280 ha	n/a	n/a	\$31,000	Rural Activity Zone 2 (RAZ2)		
A91002939	1 2		Russells Bridge Road	RUSSELLS BRIDGE	Drainage reserve	n/a	n/a	4,9840 ha	n/a	n/a	\$18,000	Rural Activity Zone 2 (RAZ2)	Strip of land between 2 farming roperties - lease ?	
A41400032	1 1 1	12	Scarsdale Pitfield Road	SCARSDALE	?	?	?	1,242 sq m	?	?	\$146,000	Rural Living Zone (RLZ)		
A41400033	1	23	Scarsdale Pitfield Road	SCARSDALE	Halls and Service Clubrooms	?	?	0 sq m	?	?	\$263,000	Township Zone (TZ)		
A66450200	2	25	Scarsdale Pitfield Road	SCARSDALE	Scarsdale Kinder	?	?	785 sq m	?	?	\$190,000	Township Zone (TZ)		
A91001756	1A		Scarsdale Pitfield Road	SCARSDALE	Parks and Gardens	n/a	n/a	3,365 sq m	?	?	\$122,000	Township Zone (TZ)		
A91003557	3A		Drummond Street	SCARSDALE	Bike Track/Walking Trails	n/a	n/a	4,0000 ha	?	?	\$162,000	Township Zone (TZ)	Large Parcel - Vacant - Dewlp ?	
A91002070	1		Maude She Oaks Road	SHE OAKS	Reserved Roads/Unused Roads	n/a	n/a	2,752 sq m	?	?	\$3,000	Rural Conservation Zone (RCZ3)		
A52060538	2 APT		Rokewood Shelford road	SHELFORD	?	?	?	2,000 sq m	?	?	\$18,000	Farming Zone (FZ)		
A52190682	3	29	Thomson Street	SHELFORD	?	?	?	8,000 sq m	?	?	\$227,000	Public Use Zone 6 (PUZ6)		
A91000791	68A		Shelford Mt Mercer Road	SHELFORD	?	?	?	5,8530 ha	?	?	\$111,000	Farming Zone (FZ)		
A91002587	1		South Street	SHELFORD	?	?	?	2,455 sq m	?	?	\$9,000	Farming Zone (FZ)		
A41400016	6	64	Brooke Street	SMYTHESDALE	?	?	?	1,395 sq m	?	?	\$271,000	Commercial 1 Zone - C1Z		
A66300008	15A 10 7 6A 6 6B 2020 2007 PT 2014 2018 6 7 8 9 2005	55	Heales Street	SMYTHESDALE	Outdoor Sports Grounds - town or suburban facilities	?	?	10,6860 ha	?	?	\$1,502,000	Public Park Recreation Zone (PPRZ)		
A66300409	1 3 4 5 6 7 8 9 10 11		Wills Street	SMYTHESDALE	Parks and Gardens	n/a	n/a	1,1400 ha	?	?	\$176,000	Township Zone (TZ)		
A66450290	2		Elizabeth Street	SMYTHESDALE	Parks and Gardens	n/a	n/a	6,269 sq m	?	?	\$137,000	Township Zone (TZ)	Large Vacant Parcel	
A66490006	A PART		Brooke Street	SMYTHESDALE	?	?	?	0 sq m	?	?	\$146,000	Commercial 1 Zone - C1Z		
A66528024	22 22A 15 18 19 2002 2001 79 79A	5	Lords Road	SMYTHESDALE	Smythesdale Equestrian Centre (Woody Yaloak Equestrian Centre)	2014		26,6541 ha	6	50	\$1,105,000	Rural Living Zone (RLZ)		
A91000826	10 11 12 13 14 15 16 7	29	Sebastopol Smythesdale Road	SMYTHESDALE	Parks and Gardens	n/a	n/a	1,7197 ha	?	?	\$182,000	Township Zone (TZ)		
A91000853	1 2 3 4	19	Heales Street	SMYTHESDALE	The Smythesdale Well (Community/Neighbourhood Facility)	?	?	3,730 sq m	?	?	\$1,104,000	Township Zone (TZ)		
A91000979	14 15 8 9 5 4 3 2 6 7 10 11 12 13 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 1		Browns Road	SMYTHESDALE	?	?	?	2,4808 ha	?	?	\$279,000	Rural Living Zone (RLZ)		
A91002591	7		Wilson's Road	SMYTHESDALE	?	?	?	260 sq m	?	?	\$1,000	Rural Living Zone (RLZ)		
A91002592	1		Craddocks Road	SMYTHESDALE	?	?	?	723 sq m	?	?	\$2,000	Rural Living Zone (RLZ)		
A91001008	1 2		Staffordshire Reef Road	STAFFORDSHIRE REEF	?	?	?	3,978 sq m	?	?	\$5,000	Rural Living Zone (RLZ)		
A91002938	1		Staffordshire Reef Road	STAFFORDSHIRE REEF	?	?	?	2,5200 ha	?	?	\$4,000	Rural Living Zone (RLZ)		
A91000697	59D		De Motts Road	STEIGLITZ	Nature Reserve	n/a	n/a	1,7930 ha	n/a	n/a	\$8,000	Public and Conservation and Resource Zone (PCRZ)		
A91000794	68B		De Motts Road	STEIGLITZ	Nature Reserve	n/a	n/a	2,2679 ha	n/a	n/a	\$7,000	Rural Conservation Zone (RCZ3)		

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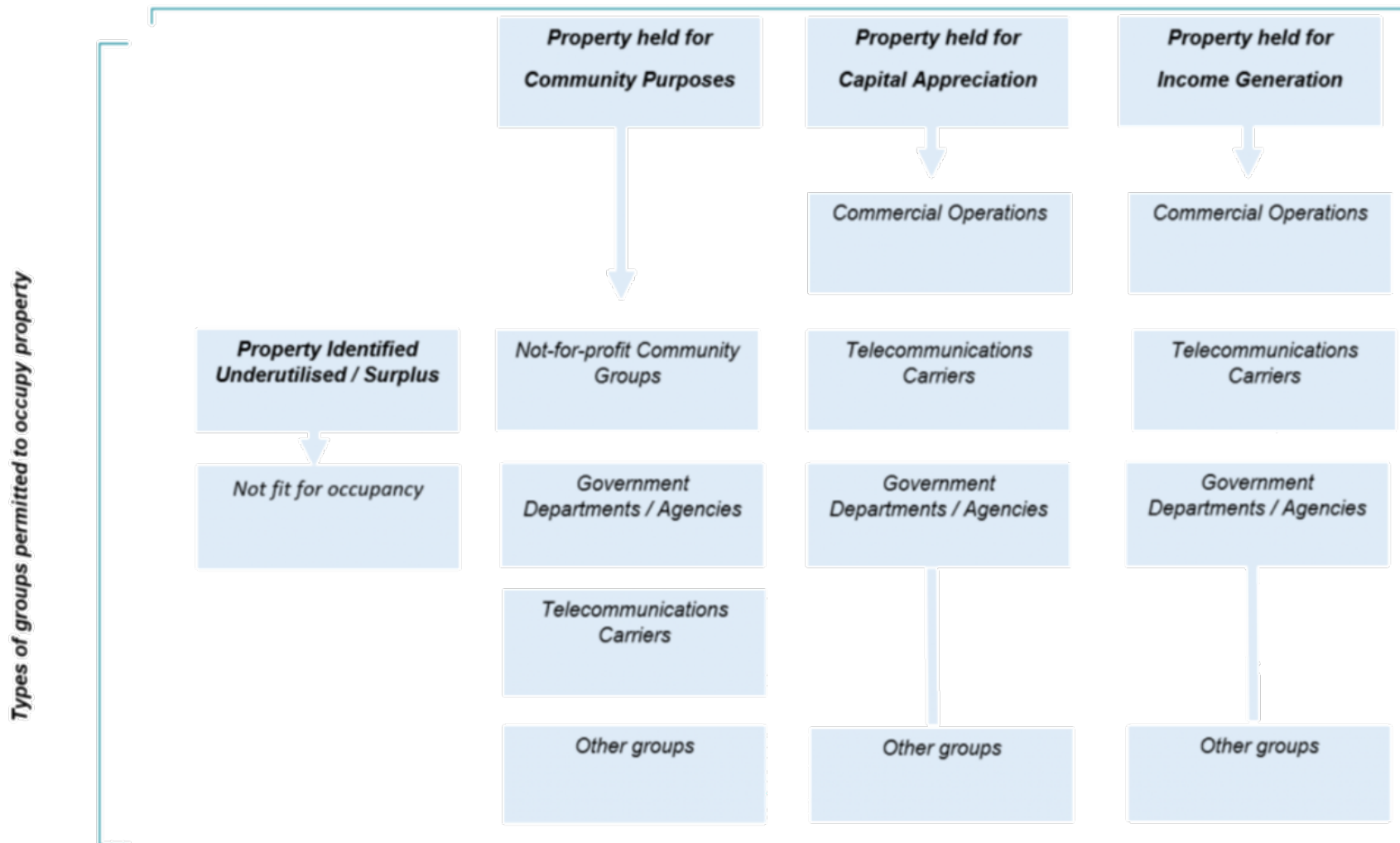
Assesment	Lot or Reserve No.	House Number	Road Name	Suburb	Current Use (SSA Mapping)	Year Built (approx)	Refurb Year	Area (sqm)	Current Age (Years)	Building Life Expectancy (Years)	Estimated Value (Current CIV - 2020 Rates)	Zone	Comments	Asset Report 2020 (Pending)
A91002071	1		De Motts Road	STEIGLITZ	Parks and Gardens	n/a	n/a	1.5000 ha	n/a	n/a	\$85,000	Rural Conservation Zone (RCZ3)		
A91000789	2A 2C 2001		Pollocksford Road	STONEHAVEN	?	?	?	4.6229 ha	?	?	\$33,000	Farming Zone (FZ)		
A41400828	1	841	Steiglitz Road	SUTHERLANDS CREEK	Tennis Club	?	?	5,225 sq m	?	?	\$250,000	Rural Activity Zone 2 (RAZ2)		
A91002530	1		Sharkeys Road	SUTHERLANDS CREEK	Nature reserve	n/a	n/a	1.2000 ha	n/a	n/a	\$25,000	Rural Activity Zone 2 (RAZ2)	Appears fenced ? Was proposed for sale now potentially being managed by Tennis club, check agreements	
A91002937	1 2		Bakers Bridge Road	SUTHERLANDS CREEK	?	?	?	1,741 sq m	?	?	\$3,000	Farming Zone (FZ)		
A51020071	RES1 RES2		Bell Court	TEESDALE	Leased to William and Beryl Jackson	n/a	n/a	1.3120 ha	n/a	n/a	\$240,000	Low Density Residential (LDRZ)	LEASED A1340 - Horse on land	
A51030196	RES1	1248	Bannockburn Shelford Road	TEESDALE	Equestrian Centre	?	?	14.2000 ha	?	?	\$493,000	Public Park Recreation Zone (PPRZ)		
A51030198	A		Bannockburn Shelford Road	TEESDALE	Planned for Subdivision	n/a	n/a	20.8200 ha	n/a	n/a	\$538,000	Low Density Residential (LDRZ)	Council land - currently has planning app to subdivide	
A51200246	1	1164	Bannockburn Shelford Road	TEESDALE	Recreation reserve	?	?	25.8000 ha	?	?	\$765,000	Public Park Recreation Zone (PPRZ)		
A53252060	2	176	Teesdale Tip Road	TEESDALE	?	?	?	14.2670 ha	?	?	\$57,000	Public Use Zone 6 (PUZ6)		
A54002345	44A	1107	Bannockburn Shelford Road	TEESDALE	?	?	?	9,000 sq m	?	?	\$458,000	Public Use Zone 6 (PUZ6)		
A91000858	RES1 RES1		Kestrel Place	TEESDALE	Reserve for Drainage Purposes	n/a	n/a	4,635 sq m	n/a	n/a	\$23,000	Low Density Residential (LDRZ)	Appears to have fence / animals - check lease ? Dale ?	
A91001362	RES1 RES2 RES3 RES4 RES5		Bannockburn Shelford Road	TEESDALE	?	?	?	3,765 sq m	?	?	\$13,000	Farming Zone (FZ)		
A91001425	RES1 RES1		Shaws Road	TEESDALE	?	?	?	3.0351 ha	?	?	\$34,000	Farming Zone (FZ)		
A91001875	1 2 3		Teesdale Inverleigh Road	TEESDALE	?	?	?	7.153 sq m	?	?	\$13,000	Farming Zone (FZ)		
A91002400	RES1 RES2		Bannockburn Shelford Road	TEESDALE	Reserve for Drainage Purposes	n/a	n/a	2.0455 ha	n/a	n/a	\$330,000	Low Density Residential (LDRZ)	Adjoins the Lomandra drive subdivision area	
A91002402	RES4		Bannockburn Shelford Road	TEESDALE	Parks and Gardens	n/a	n/a	3.6780 ha	n/a	n/a	\$181,000	Public Park Recreation Zone (PPRZ)	Vacant Parcel	
A91003983	RES1 RES2 RES3 RES1		Bannockburn Shelford Road	TEESDALE	Parks and Gardens	n/a	n/a	2.9982 ha	n/a	n/a	\$104,000	Low Density Residential (LDRZ)	Large community space located in the new Tawarri estate	
A66344408	1	1329	Berrybank Wallinduc Road	WALLINDUC	?	?	?	4,530 sq m	?	?	\$62,000	Farming Zone (FZ)		
A91003645	1		Berrybank Wallinduc Road	WALLINDUC	?	?	?	317 sq m	?	?	\$1,000	Farming Zone (FZ)		
A91002068	1		Matthews Road	WERNETH	?	?	?	1,427 sq m	?	?	\$2,000	Farming Zone (FZ)		

APPENDIX 1 – COMPARRISON OF TENURE GUIDELINES

	Commercial Organisations	Telecommunications Carriers	Government Departments/ Agencies	Not-for-Profit Community Groups	Other
<u>Responsibilities of lessee/licensee</u>	Rent <i>(market rate — no subsidy available)</i>	Determined on a case-by-case basis	Rent (market rate — subsidy potentially available)	Rent <i>(subsidy potentially available)</i>	Rent <i>(market rate — subsidy potentially available)</i>
	Local government rates & any council permit fees <i>(unless exempt)</i>				Local government rates & any council permit fees <i>(unless exempt)</i>
	Refuse collection charges		Refuse collection charges	Refuse collection charges	Refuse collection charges
	Emergency services levy (E.S.L.)		Emergency services levy (E.S.L.)	Emergency services levy (E.S.L.)	Emergency services levy (E.S.L.)
	Water rates		Water rates	Water rates	Water rates
	Utilities charges		Utilities charges	Utilities charges	Utilities charges
	Non-structural maintenance		Non-structural maintenance	Non-structural maintenance	Non-structural maintenance
	Cleaning		Cleaning	Cleaning	Cleaning
	Building insurance (cost of)		Building insurance (cost of)	Small % Building insurance, unless agreed otherwise	Building insurance (cost of)
	Other appropriate insurance (public liability/contents etc.)		Other appropriate insurance (public liability/contents etc.)	Other appropriate insurance (public liability/contents etc.)	Other appropriate insurance (public liability/contents etc.)
Golden Plains Shire Council Responsibilities					
<u>Responsibilities of lessor/licensor</u>	Building insurance (arrangement of)	Determined on a case-by-case basis	Building insurance (arrangement of)	Building insurance (arrangement of)	Building insurance (arrangement of)
				Building insurance (cost of)	
	Structural maintenance		Structural maintenance	Structural maintenance	Structural maintenance

APPENDIX 2 – PROPERTY CLASSIFICATIONS AND TYPES OF GROUPS PERMITTED TO OCCUPY

Property Classifications



APPENDIX 3 – PROPERTY MANAGEMENT STRATEGY ASSESMENT FRAMEWORK 2020

★ = Reporting & Decision points.

