

EXPRESSION OF INTEREST

**Lease of land at 58 Kent Street,
Geeveston**



Closing Date: 11 August 2023

THE OPPORTUNITY

Council is seeking expressions of interest (EOI) for a lease of land.

LOCATION

The land is public land within the meaning of the *Local Government Act 1993* and is located at 58 Kent Street, Geeveston as shown outlined in red in Attachment A.

The land is zoned "Village" under the *Huon Valley Interim Planning Scheme 2015*.

BACKGROUND

The current Lessee has used the land to establish and maintain a Community Garden.



The current Lessee has made a number of improvements to the site which they own. These include:

- installation of an in-ground irrigation system throughout the farm
- storage container with refrigerated cool room
- storage container with adjoining undercover space

- undercover produce wash-bay
- gas hot water system for hygienic hand washing
- portaloos
- 10m x 30m polytunnel
- gravel event space with shade sail
- boundary fencing
- established community garden space with surrounding drainage trenches

The current Lessee is willing to negotiate a sale of these improvements to support the continued operation of the horticultural use of the land. This is a matter for the outgoing and incoming Lessees and Council will not be involved in any discussions or negotiations.



This EOI process has been triggered by ending of the current Lease.

The EOI process is required to be undertaken in accordance with Huon Valley Council's [Lease Policy Gov-Corp 007](#). This process provides Council with an opportunity to select a Lessee based on criteria which delivers broad community benefit.

In accordance with the Lease Policy, the incoming Lessee will be categorised as a Community Based Business, Sporting and Community Organisation, Commercial Business, or Private Individual. This will determine the amount of rent payable under the Lease.



Terms and tenure

The Lease agreement will be in accordance with Council's Lease Policy.

The term of the lease will not exceed five (5) years. A longer lease term will only be permitted where Council has undertaken the lease of public land process set out in section 178 of the Act.

Operational requirements and charges

Item	Requirement
Term	Up to five (5) years

Permitted use	<p>Consistent with the nature and location of the land</p> <p>The Lessee is responsible for ensuring that the use is able to be undertaken within the Village zone of the land and that the use has all the required approvals</p>
Lease fees	In accordance with Lease Policy, clause 3.11
Service charges	Service charges supplied to the Premises only
Reasonable outgoings	The Lessee will be responsible for all outgoings associated with the lease of the Premises including but not limited to charges for installation, use and rental of gas, electricity, telephone/internet, water, cleaning, rubbish removal and TasWater charges for water and sewerage disposal that are directly applicable to the Premises
Insurance	<p>The Lessee must hold Public Liability Insurance of at least \$20M providing coverage for all activities undertaken pursuant to the agreement.</p> <p>The Lessee is responsible for insuring the property, contents, fixtures and fittings of the Lessee.</p>

EOI Selection Criteria

Expressions of Interest must include the following information:

1. The name of the organisation or person proposing the use.
2. The legal entity of the organisation (whether or not an individual person, an incorporated association, body corporate or corporation).
3. Evidence of insurance relevant to the proposed use including a minimum of \$20M public liability cover.
4. Statement of the proposed use.
5. Concise Business Plan.
6. Financial status of the organisation or person proposing the use. The Council may request the prospective Lessee to provide the Council with financial documentation

demonstrating the viability of the use and ability of the prospective Lessee to pay the costs and expenses under the Lease.

7. Statement of experience relevant to carrying out the proposed use.

Further information may be requested at the Council's discretion.

Closing Date

Expressions of Interest are due by 5pm on 11 August 2023.

Enquiries

This expression of interest is being administered by the Legal and Governance Services Department within Council and any enquiries regarding this expression of interest can be made to:

Phone: 03 6264 9421

Email: legal.pa@huonvalley.tas.gov.au

Attachment A – The Site



Lease Area: all that portion of land contained in Certificate of Title Volume 180628 Folio 2 at 58 Kent Street, Geeveston shown outlined in red.