



10 June 2021

Joanne Soderlund
Acting Chief Executive Officer
Shire of Cocos Keeling Islands
PO BOX 1094
Cocos (Keeling) Islands WA 6799

Dear Joanne,

TENANCY 2 – PART LOT - 227 HOME ISLAND, AUSTRALIAN FEDERAL POLICE – HOME ISLAND OFFICE

The Australian Federal Police wish to re-enter into a lease agreement with the Cocos (Keeling) Islands Shire Council for the below listed land.

SITE AND LOCATION

For Tenancy 2 Part Lot 227 Home Island Community Resource Centre (CRC) commonly known as the Australian Federal Police Home Island Office.

LEASE TERM REQUESTED

The Australian Federal Police wishes to lease this parcel of land for a period of 5 years with a 2-year option.

SITE PLANS

No modifications are planned for the site.

WASTE MANAGEMENT

AFP occupancy of this site will not generate excess waste. The site is a single office space that has limited connectivity to AFP systems. It will be primarily utilised to speak with members of the Home Island community and complete administrative duties associated with our Australian Border Force responsibilities.

ECONOMIC AND SOCIAL OUTCOMES

The AFP employs two locally engaged staff from Home Island. The AFP also employs members from the COOP to assist with cleaning of the leased site. AFP occupancy of the Home Island Police Station is well received by the Home Island community. The office space is utilised for meetings with the local community members and key stakeholders to discuss community issues. The AFP offers the community a VHF radio that is permanently assigned to CH20, this affords the community instant engagement with local police and emergency services. The AFP presence on Home Island affords tourists the comfort of a visual and physical reminder of emergency services availability on Home Island. AFP occupancy of the AFP Home Island Office has no adverse impacts on the environment. Waste is minimal and the site is not utilised for the storage of any dangerous goods or hazardous material.

OUTCOME BASED MILESTONES TO INCLUDE IN THE LEASE

The AFP provides community Policing services to residents of the Territory known as Cocos Keeling Islands.

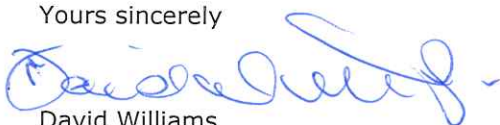
MARKET VALUATION

The Australian Federal Police acknowledges that the Shire uses the market value as determined by an independent register value to determine the lease fee. The Shire has informed the rental valuation for this lease is \$2,964.00 per annum.

STAKEHOLDER ASSISTANCE

The AFP Home Island Office is also utilised by key community support agencies, including Legal Aid, IOT Support Worker and Child and Family Services members. These agencies utilise the clean and private space to engage with clients.

Yours sincerely



David Williams
Officer in Charge
AFP Cocos Keeling Islands Police