

PROPOSAL TO SEEK TO LEASE LAND
HELD IN TRUST UNDER THE LAND TRUST 1984

SUMMARY

Marshall Painting Services would like to lease some land as per picture/map below showing location.

The purpose of the lease is to construct a shed for storing equipment and materials and other necessary goods essential for Marshall Painting Services business. The main reason for this is because the available space on my private residence is now nowhere big enough.

The shed is proposed to be a 10x10 metres 4-sided enclosed shed. It is required to have a 3 metres eave height and will have a concrete floor.

Marshall Panting Services acknowledges that it is responsible for the clearing of the proposed lease area and for the installations of any services such as power, water, and the like. It is intended to connect the sheds to power and water.

Area/block proposed will be fenced if Shire requires it.

SITE AND LOCATION

Proposed size of land to be 23 metres X 23 metres, approx. 530 square meters. The location would be where the existing Shire Sheds are, next to were Happy Jacks leased area will be, sharing a boundary.

LEASE TERM REQUESTED

10 years plus 10

SITE PLANS

Map shows approximate location of area Marshall Painting Services proposed to lease. Area around 530 sq metres. Water and power as per instruction from Water Corporation, with the intention of tying onto existing services.

Map below proposed area is not to scale.



WASTE MANAGEMENT

The site will not create any more than normal general waste which will be removed from the site daily.

ECONOMIC AND SOCIAL OUTCOMES

Marshall Painting Services has been a locally operated business for over 11 years, providing services and maintenance on residential, Commonwealth & Shire assets and Infrastructure. At the same time, employing other community members and contractors for assistance on larger projects.

The requirement of a bigger storage space is essential for the business equipment and materials and will aid the potential expansion of Marshall Painting Services with all the upcoming major projects for the Cocos (K) Islands.

OUTCOME BASED MILESTONES TO INCLUDE IN THE LEASE

1. A Development Application for the shed to be lodged soon after the lease being signed.
2. Lodge a building permit withing 6 months of the date of issue of the development application.
3. Commence work on the shed within 6 months from the date of issue of building permit.

MARKET VALUATION

Marshall Painting Services has factored in the payment of the lease fee at the \$1.98 per square meter rate as advised by the Shire as per the standard per m2 rate. Also, aware and prepared for changes in CPI. I acknowledge that I will be responsible for all costs for installing power and water, including all machinery hire, labour, and connection costs.