

BOROUGH OF QUEENSCLIFFE

LICENCE

CROWN LAND (RESERVES) ACT 1978 Section 17B & Section 17BAA

THIS LICENCE is granted by the Licensor to the Licensee and commences on the date set out in the Schedule.

In consideration of the payment of the licence fee and the conditions contained in this Licence, the Licensor or a person authorised by the Licensor, at the request of the Licensee HEREBY AUTHORISES the Licensee to use the licensed premises described in the Schedule for the specified purposes set out in the Schedule.

This Licence is subject to the provisions of the *Crown Land (Reserves) Act 1978* and Regulations thereunder, the licence conditions attached and any Statutory and other Special Conditions set out in the Schedule.

LICENSOR

Signed by the **CHIEF EXECUTIVE OFFICER**)
as the delegated officer for the)
BOROUGH OF QUEENSCLIFFE)

.....
Chief Executive Officer (Signature)

.....
Chief Executive Officer (Name)

LICENSEE

The Licensee hereby agrees to comply with the terms and conditions of this licence.

Signed on behalf of **Point Lonsdale Bowls Club Incorporated** by:

.....
President (Signature)

.....
Secretary (Signature)

.....
President (Name)

.....
Secretary (Name)

Approved by:	(Name)	(Signature)
(as delegate of the Minister for Energy, Environment and Climate Change)			
Date:			

NOTE:

1	<i>This licence is not valid until it has been approved by the Minister for Energy, Environment and Climate Change or the Minister's delegate.</i>
2	<i>This Licence is an important document and should be stored in a secure and safe place. In the event of loss, a replacement fee will be charged.</i>

INDEX

SCHEDULE

LICENCE CONDITIONS

- 1 Grant**
- 2 Licensee's Obligations (Positive)**
 - 2.1 Licence fee**
 - 2.2 Rates and Taxes**
 - 2.3 Indemnity**
 - 2.4 Public Liability Insurance**
 - 2.5 Maintenance,**
 - 2.6 Fire Protection Works**
 - 2.7 Condition at Termination**
 - 2.8 Notice of Defects and other matters**
 - 2.9 Compliance with Law**
 - 2.10 Arrears and Interest**
 - 2.11 Further Conditions**
- 3 Licensee's Obligations (Negative)**
 - 3.1 Use of Licensed premises**
 - 3.2 Create nuisance**
 - 3.3 Allow rubbish**
 - 3.4 Hazardous Chemicals**
 - 3.5 Assignment**
 - 3.6 Licensor's Entry**
 - 3.7 Void insurance**
 - 3.8 Erection of Improvements**
- 4 General Conditions**
 - 4.1 Termination upon Default**
 - 4.2 Termination without Default**
 - 4.3 Ownership of Improvements**
 - 4.4 Licensee's Chattels**
 - 4.5 Licensor may remove and dispose of property**
 - 4.6 Licensor's Agents**
 - 4.7 Notices**
 - 4.8 Debt recovery**
 - 4.9 Additional Approvals**
- 5 Definitions**
- 6 Interpretations**

APPENDIX 1 - PLAN

SCHEDULE

ITEM

- 1 Licence Number:** DELWP Ref: 2017976
- 2 Licensor:** **Borough of Queenscliffe**
(ABN: 47 294 157 406)
- 3 Licensee:** **Point Lonsdale Bowls Club Incorporated**
(ASIC Registration No: A0002943J)
- 4 Licensee's Address:** PO Box 30, Point Lonsdale, Victoria, 3225
- 5 Commencement Date:** 24 September 2018
- 6 Term:** 21 years
- 7 Licence fee:** \$1 per annum
- 8 Payable:** Annually on demand
- 9 Reservation description:** Portion of Allotment 2002, Parish of Queenscliff at Paywit, being Crown land permanently reserved for Public Purposes by Order in Council dated 28 April 1873.
- 10 Licensed premises:** All the land indicated as Lot 3 (L3) on the attached plan in Appendix 1 forming portion of Point Lonsdale Front Beach Foreshore Reserve.
- 11 Area:** Approximately 1884 square metres
- 12 Powers under which licence granted:** Section 17B & 17BAA of the *Crown Land (Reserves) Act 1978*.
- 13 Specified Purposes:** Point Lonsdale Bowls Club Carpark
- 14 Amount of Public Liability Insurance:** \$10 Million
- 15 Licensor Address:** Borough of Queenscliffe
50 Learmonth Street
Queenscliff, Victoria, 3225

16 Related LEASE details:

Lessor:	Borough of Queenscliffe (ABN: 47 294 157 406)
Lessee:	Point Lonsdale Bowls Club Incorporated (ASIC Registration No: A0002943J)
Commencement Date:	24 September 2018
Lease Term:	21 years
Lease Purpose:	Bowls Club and associated activities
Description of Leased land:	

The land comprising approximately 5556 square metres indicated as Lot 1 (L1) and Lot 2 (L2) on the plan attached in Appendix 1 forming portion of Point Lonsdale Front Beach Foreshore Reserve being part of Allotment 2002, Parish of Queenscliff at Paywit, being Crown land permanently reserved for Public Purposes by Order in Council dated 28 April 1873.

17 Licence Special Conditions:

- 17.1** Notwithstanding Clauses 4.1 and 4.2 of this Licence, if the Lease described in Item 16 of the Schedule, is terminated or surrendered this Licence will also terminate on the same date the Lease is terminated or the Lease surrender is effective.
- 17.2** **The use of the licenced area is to be in accordance with the user agreement attached as Appendix 2**

LICENCE CONDITIONS

1 Grant

The rights conferred by this Licence are non-exclusive, do not create or confer upon the Licensee any tenancy or any estate or interest in or over the licensed premises or any part of it, and do not comprise or include any rights other than those granted or to which the Licensee is otherwise entitled by law.

2 Licensee's Obligations (Positive)

The Licensee **Hereby Covenants** with the Licensor that during the term the Licensee will:-

2.1 Licence fee

Duly and punctually pay or cause to be paid the licence fee to the Licensor at the payment address shown in Item 15 of the Schedule or as advised by the Licensor from time to time on the days and in the manner provided in Item 8 of the Schedule without demand, deduction, set-off or abatement.

2.2 Rates and Taxes

2.2.1 Duly and punctually pay as and when they respectively fall due all rates and taxes on the licensed premises.

2.2.2 If requested to do so by the Licensor, produce receipts to the Licensor evidencing payment of the rates and taxes.

2.2.3 Duly and punctually pay to the Licensor at the same time and in the same manner as the licence fee is payable to the Licensor (or as otherwise notified to the Licensee by the Licensor) under clause 2.1 above the amount of any GST payable on or in relation to this licence and/or the rent payable thereunder or that becomes payable by the Licensor during the period covered by the fee.

2.3 Indemnity

Indemnify the Crown in respect of any claim or liability for property damage and/or injury or death of any person which arises directly or indirectly out of negligence, tort, contract, or breach of a statutory duty by the Licensee or any associated party consequential to the use or occupation of the licensed premises, including, but without restricting the generality of the foregoing, the pollution or contamination of land or water, and any costs, charges and expenses incurred in connection therewith.

2.4 Public Liability Insurance

A public liability insurance policy over the premises (providing no less limit of indemnity for any one occurrence during the policy period than the amount shown at Item 14 of the Schedule), which is endorsed (as follows), to note:

'the Committee of Management, the Crown in the right of the State of Victoria, the Secretary to the Department of Environment, Land, Water and Planning, its servants, agents and employees in respect to providing indemnity for personal injury and/or property damage caused by an occurrence, and/or for breach of Professional duty arising out of the negligent acts, errors or omissions of the Licensee and/or its servants agents and employees. The endorsement and extension to the policy does not extend to negligent acts, errors or omissions of the Crown (and others above mentioned), and is limited to the amount shown in Item 14 of the Schedule for any one occurrence.'

2.5 Maintenance

2.5.1 Throughout the term keep the licensed premises in good order and condition and the improvements (if any) on it in good order and condition having regard to their condition at the commencement date or, if constructed or added to the licensed premises after the commencement date, at the date of such construction or addition as the case may be and in particular but without restricting the generality of the foregoing will:-

2.5.1.1 Keep the licensed premises free of pest animals and weeds;

2.5.1.2 Remedy every default of which notice is given by the Licensor to the Licensee within a reasonable time specified in the notice but in any event the time specified in the notice will not be less than 14 days.

2.6 Fire Protection Works

Undertake all fire protection works on the licensed premises required by law to the satisfaction of the Licensor and the responsible fire Authority

2.7 Condition at Termination

On expiry or prior determination of this Licence return the licensed premises to the Licensor in good order and condition and otherwise in accordance with the Licensee's obligations.

2.8 Notice of Defects and other matters

- 2.8.1** Give the Licensor prompt notice in writing of any accident to or defect in the licensed premises and of any circumstances likely to cause any damage risk or hazard to the licensed premises or any person on it;
- 2.8.2** Give to the Licensor within 7 days of its receipt by the Licensee a true copy of every notice, proposal or order given, issued or made in respect of the licensed premises and full details of the circumstances of it;
- 2.8.3** Without delay take all necessary steps to comply with any notice, proposal or order referred to in paragraph 2.8.2 with which the Licensee is required to comply; and
- 2.8.4** At the request of the Licensor make or join with the Licensor in making such objections or representations against or in respect of any notice, proposal or order referred to in paragraph 2.8.2 as the Licensor deems expedient.

2.9 Compliance with Law

Comply at the Licensee's cost with the provisions of all statutes, regulations, local laws and by-laws relating to the licensed premises and all lawful orders or direction made under them;

2.10 Arrears and Interest

2.10.1 Pay to the Licensor:-

- 2.10.1.1** on any moneys payable by the Licensee to the Licensor and outstanding for thirty (30) days or on any judgment for the Licensor in an action arising under the Licence, interest at the penalty rate of interest for the time being made payable under the **Penalty Interest Rates Act 1983** computed from the date the moneys or judgment became payable until all moneys (including interest on them) are paid in full;
- 2.10.1.2** on demand all the Licensor's legal costs and disbursements payable in respect of or in connection with any assignment of this Licence or under-licensing of the licensed premises, any surrender of this Licence, the giving of any consent by the Licensor or any failure by the Licensee to perform and observe this Licence, or any deed or other document executed in connection with this Licence.

2.11 Further Conditions

Comply with the Special Conditions (if any) contained in Item 17 of the Schedule.

3 Licensee's Obligations (Negative)

The Licensee **Hereby Covenants** with the Licensor that during the term the Licensee will not -

3.1 Use of Licensed premises

Use the licensed premises for any purpose other than the specified purpose referred to in Item 13 of the Schedule without first obtaining the Licensor's written consent which can be given or withheld at the absolute discretion of the Licensor or be given subject to conditions.

3.2 Create nuisance

Do nor cause or permit to be done anything which constitutes an actionable nuisance, annoyance or disturbance to other persons lawfully entitled to use the licensed premises or to use any land in the vicinity or to occupiers of properties adjoining the licensed premises.

3.3 Allow rubbish

Permit any rubbish to accumulate in or about the licensed premises.

3.4 Hazardous Chemicals

Keep any hazardous materials on the premises without the Licensor's written consent save a reasonable quantity of any hazardous material which is normally used in any specified purpose actually carried on in or upon the premises and which is kept in compliance with the requirements of any authority charged with regulating the keeping of it.

3.5 Assignment

Without first obtaining the written consent of the Licensor assign, under-license, mortgage, or charge this Licence or part with or share possession of the licensed premises or any part of it.

3.6 Licensor's Entry

3.6.1 Prevent, attempt to prevent or in any other way hinder, obstruct or permit the hindrance or obstruction of the Licensor or the Licensor's employee or agent at any time from entering and remaining on the licensed premises either with or without motor vehicles or other equipment for any purpose and in particular, but without restricting the generality of the foregoing, for any of the following purposes:-

- 3.6.1.1** retaking or attempting to retake possession of the licensed premises;
- 3.6.1.2** inspection; or
- 3.6.1.3** any other lawful purpose.

3.7 Void insurance

Do or allow anything to be done which might result in any insurances relating to the licensed premises becoming void or voidable or which might increase the premium on any insurance.

3.8 Erection of Improvements

Erect or permit the erection of any improvement on the licensed premises without the Licensor's prior written approval, which can be given or withheld at the absolute discretion of the Licensor or be given subject to conditions.

4 General Conditions

4.1 Termination upon Default

If the Licensor is satisfied, after giving the Licensee a reasonable opportunity to be heard, that the licensee has failed to comply with any terms or conditions of the licence, the Licensor may, by notice published in the Government Gazette, declare that the licence is cancelled, and upon cancellation the licensee will not be entitled to any compensation whatsoever.

4.2 Termination without Default

4.2.1 In addition to and not in substitution for the power to cancel this Licence under clause 4.1, the Licensor may with the approval of the Minister by giving to the Licensee at least 30 days written notice to that effect cancel this Licence upon a date to be specified in that notice notwithstanding that there has been no breach by the Licensee of any term or condition of this Licence.

4.2.2 If the licence is terminated under this clause the Licensee is entitled to receive and will be paid by the Licensor a refund of an amount of the licence fee paid.

4.2.3 The amount of refund will be determined by the Licensor on a pro rata basis, taking into account any period of the licence remaining at the date of cancellation.

4.2.4 Except as provided in sub clause 4.2.2 above no compensation is payable in respect of the cancellation of the licence.

4.3 Ownership of Improvements

The Licensee acknowledges that all buildings and structures on the licensed premises at the date of commencement of this Licence and all new structural works (except for any Licensee's trade fixtures or fittings) and any additions or modifications to the existing or new buildings and structures carried out during the term of this Licence are and remain the property of the Licensor.

4.4 Licensee's Chattels

4.4.1 Except as provided in sub-clause 4.4.3 the Licensee's chattels shall remain the property of the Licensee.

4.4.2 On the cancellation or expiration of the Licence the Licensee must, within a period of time specified by the Licensor, remove all Licensee's chattels from the licensed premises and forthwith make good all damage caused to the licensed premises by the affixing, retention or removal of Licensee's chattels to the satisfaction of the Licensor.

4.4.3 If the Licensee's chattels are not removed at the end of the period of time specified under sub-clause 4.4.2, the Licensee's chattels shall become the property of the Licensor.

4.5 Licensor may remove and dispose of Licensee's chattels

If the Licence expires, or is cancelled, the Licensor may at the end of the period of time specified under Clause 4.4.2 remove the Licensee's chattels and store them at the Licensee's expense without being liable to the Licensee for trespass, detinue, conversion or negligence. After storing them for at least one month, the Licensor may sell or dispose of them by auction, private sale, gift, distribution or otherwise and apply the net proceeds towards the payment of any moneys owed by the Licensee to the Licensor.

4.6 Licensor's Agents

Every act or thing to be done, decision to be made or document to be signed pursuant to this Licence by the Licensor and not required by law to be done, made or signed by the Licensor personally may be done made or signed by any person or class of person to whom such power has been delegated by the Licensor.

4.7 Notices

Any notice consent or demand or other communication to be served on or given to the Licensee by the Licensor under this Licence shall be deemed to have been duly served or given if it is in writing signed by the Licensor and delivered or sent by pre paid post to the Licensee's address set out in Item 4 of the Schedule or to the latest address stated by the Licensee in any written communication with the Licensor.

4.8 Debt recovery

All moneys payable by the Licensee to the Licensor under this Licence are recoverable from the Licensee as liquidated debts payable on demand.

4.9 Additional Approvals

If the Licensor is a Committee of Management or Trustees the approvals required in Conditions 3.1 and 3.8 shall be read to mean the Licensor and the Secretary or delegate.

5

Definitions

Unless inconsistent with the context or subject matter each word or phrase defined in this clause has the same meaning when used elsewhere in the licence.

"**commencement date**" means the date described in Item 5 of the Schedule and is the first day of the term;

"**Crown**" means the Crown in right of the State of Victoria and includes the Licensor and each employee and agent of the Crown or the Secretary;

"**Department**" means the Department of Environment, Land, Water and Planning or its successor in law;

"**GST**" means a goods and services tax within the meaning of the *A New Tax System (Goods and Services Tax) Act 1999*.

"**hazardous chemical**" includes gas, inflammable liquid, explosive substance, pesticide, herbicide, fertilizer and other chemicals;

"**improvement**" includes building, dam, levee, channel, sign, permanent fence, or other structure and any addition to an existing improvement;

"**licensed premises**" means the land and structures described in Item 10 of the Schedule;

"**Licence fee**" means the licence fee described in Item 7 of the Schedule as varied during the term;

"**Licensee**" means the person named in Item 3 of the Schedule and includes the permitted assigns and successors in law to a Licensee;

"**Licensor**" means the Trustees or Committee of Management appointed by the Minister to manage the reserved land described in Item 9 of the Schedule or if there are no Trustees or Committee of Management means the Secretary to the Department of Environment, Land, Water and Planning or a person or class of person authorised by the Secretary to grant licences under Section 17B of the *Crown Land (Reserves) Act 1978*;

"**Minister**" means the Minister of the Crown for the time being administering the *Crown Land (Reserves) Act 1978*;

"**person**" includes a body corporate as well as an individual;

"**pest animals**" has the same meaning as in the *Catchment and Land Protection Act 1994*;

"**rates and taxes**" means all existing and future rates (including water by consumption and any special rates or levies) taxes, charges, tariffs, assessments, impositions and outgoings whatsoever now or at any time imposed, charged or assessed on or against the licensed premises or the Licensor or the Licensee or payable by the owner or occupier of the licensed premises;

"**schedule**" means the schedule to this Licence;

"**Secretary**" means The Secretary to the Department of Environment, Land, Water and Planning, the body corporate established under the *Conservation, Forests and Lands Act 1987*;

"**sign**" includes names, advertisements and notices;

"**soil**" includes gravel, stone, salt, guano, shell, sand, loam and brick earth;

"**term**" means the period of time set out in Item 6 of the Schedule, as and from the commencement date;

"**weeds**" include noxious weeds within the meaning of the *Catchment and Land Protection Act 1994* , and prescribed flora within the meaning of the *Flora and Fauna Guarantee Act 1988*;

"**writing**" includes typewriting, printing, photography, lithography and other modes of representing or reproducing words in a visible form and "written" has a corresponding meaning.

6

Interpretations

6.1 A reference importing the singular includes the plural and vice versa.

6.2 The index and headings are included for ease of reference and do not alter the interpretation of this Licence.

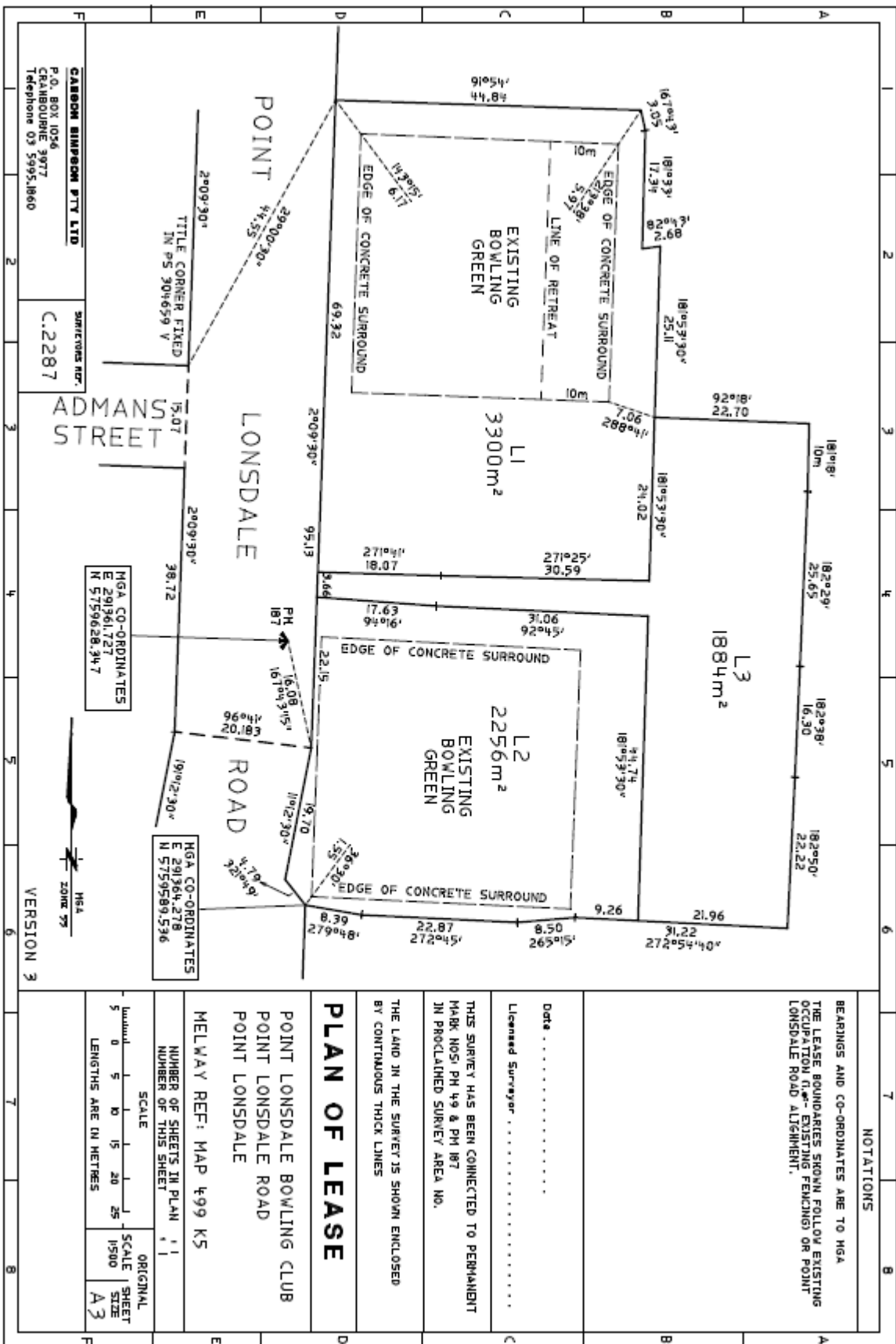
6.3 If any day appointed or specified by this Licence falls on a Saturday, Sunday or a day appointed under the *Public Holidays Act 1993* as a holiday for the whole day the day so appointed or specified is deemed to be the first day succeeding the day appointed or specified which is not a Saturday, Sunday or day appointed as a holiday.

6.4 References to an Act of Parliament or a section or schedule of it shall be read as if the words "or any statutory modification or re-enactment thereof or substitution therefor" were added to the reference.

6.5 If the Licensee comprises more than one person, the covenants and agreements contained in this Licence shall be construed as having been entered into by, and are binding, both jointly and severally on all and each of the persons who constitute the Licensee.

6.6 References to clauses, sub-clauses and Items are references to clauses, sub-clauses and Items of this Licence respectively.

APPENDIX 1 - PLAN



NOTATIONS

BEARINGS AND CO-ORDINATES ARE TO MGA
THE LEASE BOUNDARIES SHOWN FOLLOW EXISTING
OCCUPATION (i.e. EXISTING FENCING) OR POINT
LONSDALE ROAD ALIGNMENT.

Date

Licensed Surveyor

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
MARK NOS: PH 49 & PH 187
IN PROCLAIMED SURVEY AREA NO.

THE LAND IN THE SURVEY IS SHOWN ENCLOSED
BY CONTINUOUS THICK LINES

PLAN OF LEASE

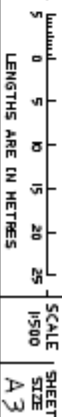
POINT LONSDALE BOWLING CLUB
POINT LONSDALE ROAD
POINT LONSDALE

MELWAY REF: MAP 499 KS

NUMBER OF SHEETS IN PLAN 1 1

NUMBER OF THIS SHEET 1 1

SCALE



CARSON BIRSEMAN PTY LTD
P.O. BOX 1056
CRANBOURNE 3977
Telephone 03 59951860

SURVEYING NO. C.2287

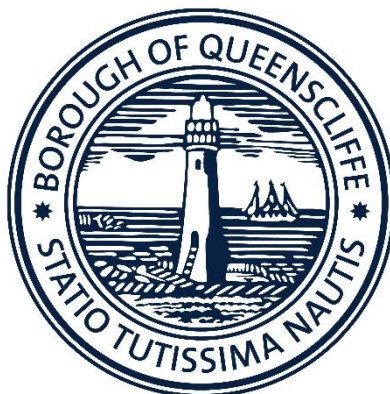
ADMANS STREET

LONSDALE

ROAD

VERSION 3





BOROUGH OF QUEENSCLIFFE

USER AGREEMENT FOR POINT LONSDALE BOWLING CLUB – CAR PARK AREA

This agreement is between the Borough of Queenscliffe (BoQ) as Committee of Management and the Point Lonsdale Bowling Club (PLBC) for the use of the land shown as L3 in Appendix 1. The PLBC hold a licence under Section 17B of the *Crown Land (Reserves) Act 1978* for non exclusive use of the area, where this agreement is in conflict with the licence then the conditions of the licence shall prevail.

Both parties acknowledge that for the life of this agreement the area will be generally used for car parking by PLBC patrons and is not intended to be used for regular car parking. This agreement will be in place from the date of signing and reviewed two years from that date or sooner if a substantial change in circumstances occurs.

The Borough of Queenscliffe reserves the right to access the site for overflow parking during peak times November to April or special events.

RESPONSIBILITIES

Point Lonsdale Bowling Club

1. Provide a schedule of tournaments and PLBC functions to BoQ
2. Maintain a minimum \$10 million public liability insurance over the licenced area
3. Responsible for maintenance and vegetation clearance within the licenced area
4. PLBC to set conditions such as speed limits and mark parking spaces

Borough of Queenscliffe

1. Provide technical assistance with maintenance requirements and possible car park options upon request
2. Provide (where possible) minimum 72 hours notice to PLBC of intention to use the area for overflow parking
3. Indemnifies PLBC for personal injury and/or property damage resulting from use of the area by BoQ