

## 5. GROUND LEASE - FURUI RYU JUI JITSU SOCIETY - BROMLEY OLD SCHOOL RESERVE

<b>Officer responsible</b> Facility Assets Manager	<b>Author</b> Bill Binns, Property and Leasing Advisor DDI 941-8504
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### PURPOSE OF REPORT

1. The purpose of this report is to seek a resolution from the Board under their delegated authority for the Council to enter into a ground lease with the Furui Ryu Jui Jitsu Society Inc.

### EXECUTIVE SUMMARY

2. The Furui Ryu Jui Jitsu Society currently hold a lease to occupy a building, which formerly belonged to the Ministry of Education (Bromley Primary School) and which was handed over to the Council for a local purpose reserve in trust for local purposes (Community Building) now part of the Bromley Old School Reserve. RS41428 (SO15611) Certificate of Title 40A/73.
3. In February 2004 the building was damaged by fire and had to be demolished.
4. As a temporary measure the Furui Ryu Jui Jitsu Society approached the Avon Scouts to establish whether or not they could occupy the Bromley Scout Hall, which is also on the Bromley Old School Reserve (see attachment). The District Commissioner of the Avon Scout District agreed to this and pointed out that due to a decline in the scouting movement in the district, the hall was available for sale.
5. The respective clubs have agreed to the sale and purchase of the hall provided a new ground lease can be obtained from the Council for the Furui Ryu Jui Jitsu Society.

### FINANCIAL AND LEGAL CONSIDERATIONS

6. Under the Council's Sports Body Charging Policy 2002 each sports body with a building on a reserve pays 24 cents per square metre for buildings with a minimum charge of \$100 plus GST if the area the building occupies falls below this threshold.

### STAFF RECOMMENDATION

It is recommended that the Board grant the Furui Ryu Jui Jitsu Society Inc a ground lease for 5 + 5 years under Section 61 of the Reserves Act 1977, to enable them to conclude their negotiations with the Avon Scout District for the purchase of the Bromley Scout Hall.

### CHAIRPERSON'S RECOMMENDATION

That the recommendation be adopted.