

Tenancy Opportunity – Landsborough Community Building – 15 Tunnel Ridge Road, Landsborough



Property Details

The Landsborough Community Building is located at 15 Tunnel Ridge Road, Landsborough and is 922sqm. Council is Trustee of the land for which the approved purpose is not for profit sport and recreation.

The Community Building is located within the Landsborough Sports Complex home to Glasshouse hinterland AFL and Landsborough Cricket Club and hired by a number of local organisations and businesses.

The Community Building is equipped with a variety of spaces currently configured with a multi-purpose recreation area, meeting area, bar, managers office, administration office, reception area, commercial kitchen and officials' rooms on the mezzanine level with under croft roof storage.

Indicative Agreement Details

- A one-year Trustee Permit is proposed for the offered property.
- Applicants will be required to provide any upgrades to the premises to meet their proposed use.
- Applicants will be responsible for all outgoing and maintenance of the property.
- Applicants must be willing to accommodate the existing hirers for the term of the initial trustee Permit at a fair and reasonable rate and to ensure the Community Building is available to other entities, where reasonable.

Application Details

Council will be accepting applications from the market, from Monday 5 August 2024 with the closing date for submissions being Friday 23 August 2024 at 5:00 pm. No late applications will be accepted.

The Community Building will be open for an inspection on Tuesday 13 August for 1 hour 4pm to 5pm

Applicants will be required to submit both:-

- The Offer: New Application Form and all supporting documentation;
- Business Plan to operate the Community Building with broad community benefit and accommodating both the Glasshouse Hinterland AFL Club and Landsborough Cricket Club onsite;
- Latest Audited Financials (2023).

Tenancy Application Form to be completed

Land	Lot 301 M332061
Premises	The Landsborough Community Building located on part of the Land.
Relevant Area	922m ²
Owner	Sunshine Coast Regional Council
Applicant <insert>	
ABN/CAN <insert>	
Commencement Date	The date on which the Tenancy Agreement is signed by both parties.
Term <insert>	Trustee Permit for 12 months
Annual Commencing Tenancy Fee Payable	\$ 904 per year The Annual Tenancy fee is payable in advance in equal monthly instalments. Council Rates, Land Tax and other Statutory Charges included in the Tenancy Fee
Bank Statement	Bank Statement showing a minimum of \$20,000 in a sinking fund to manage operational costs per annum.
Proposed Use <insert>	Community Building to support sport and recreation and the local Landsborough community and local businesses. There are no sports fields associated with this trustee permit.
Business plan for operating the community building (including additional information e.g. strategic plan and accommodation of existing hirers)<insert>	
Attach most recent audited financials (including additional information to evidence facility and	

maintenance costs)<insert>

Outgoings and Utilities

The Applicant will be responsible for all outgoings and utilities for the Premises including but not limited to water, electricity, gas, security, management of hire bookings and insurances.

Repairs and Maintenance and Fit-Out

The Applicant is solely responsible for the fit-out, repairs and maintenance of the Premises. Council doesn't warrant the Premises fit for any purpose.

Applicants Proposed Special Conditions (e.g. liquor licence, outdoor seating licence, requirements incentives (if any) <insert>

Application Requirements

Item	Required Details
Tenancy Application Form	Completion of the Tenancy Application Form attached.
Business Plan	<p>Applicants should detail their vision for the tenancy including:-</p> <ul style="list-style-type: none"> a) Current structure and background of the organisation. b) Outline your vision for the permitted area. c) Proposed offering and proposed hours of operation. d) Demonstration of financial viability of the business plan. e) Venue management experience and/or proposed process of managing venue bookings.
Experience and Referees	<p>Describe your experience in conducting similar Requirements.</p> <ul style="list-style-type: none"> a) Demonstrated experience in managing, owning or operating a similar service. Include details of the location. b) Provide contact details (including names, titles, telephone numbers and/or email addresses) for a minimum of two (2) referees who can specifically attest to the applicants experience in the operation of similar or comparable business. c) Any additional information.
Social and Cultural Benefits	Outline any specific social benefits the proposal provides the Sunshine Coast Region.

Contact Details

For further information on this property please contact Council's Sport and Recreation Team via email at communitysport@sunshinecoast.qld.gov.au

Submissions to apply for this property can be made to Sunshine Coast Regional Council attaching all required application materials via email to communitysport@sunshinecoast.qld.gov.au