

APPLICATION FOR NEW LEASE & SURRENDER OF EXISTING LEASE

A. Applicants Details

Applicant

Postal Address

Phone (Bus)Facsimile.....

Email

Property Name

Head Lessee.....

ABN

Site No Street No Street.....

Site Area Building AreaLevels

The Head Lessee hereby applies for a new Head Lease for a term ofyears and acknowledges that the new Head Lease term will be determined in accordance with the Leasing Policy 2002.

B. Existing Commercial Lease Terms:

Commencement Date.....

Term.....Expiry Date.....

Current Rent Per Annum

Next Review Date.....Review Type.....

(Date of Next Rent Review)

(Eg. % Increase/CPI/Market)

Permitted Use

C. Compliance Details

Planning Permit Detail/s.....

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Building Certificate of Occupancy Detail/s:

For:.....

Issued By.....Date.....

Public Liability Insurance noting interest of Head Lessor (Falls Creek Alpine Resort Management Board as Head Lessor)

Insurer:.....Amount.....

Period of Insurance.....

Details of Mortgage, Charge or Lien over property:

Financial Institution..... Branch.....

D. Capital Improvement/s

Please provide details and value of existing and planned capital improvements. Where the work is proposed please provide supporting documentation.

E. Corporate Structure Details

Sole Trade/Partnership/Company (circle)

Name.....

Registered Office.....PC.....

ABN.....

Accountant:

Company Shares Number of Units/Apartments.....

Trust.....

Please attach the following:

- 1 Company Constitution or Articles of Association
- 2 Current Company ASIC extract
- 3 Trust Deed (if available)
- 4 Please provide a full list of all parties with a vested interest in the property such as shareholders, sub-tenants, sub lessees, mortgagees etc. This list should include Name, Address, phone, Apartment/Unit Number or other applicable details.
- 5 Business Plan
- 6 Public Liability Insurance noting interest of Head Lessee
- 7 Building Valuation (if available)
- 8 Current Essential Services Report and Certificate of Compliance
- 9 Current Certificate of Compliance with the Building Code or current Building Report
- 10 A Design and Siting Guidelines report indicating how building materials and building colours will comply with the Design & Siting Guidelines
- 11 Bushfire Risk Assessment report
- 12 A detailed Landscape Plan complying with the Falls Creek Vegetation and Weed Management Policy

Under the terms of your current Lease, Agents of the Falls Creek Resort Management Board are able to enter your premises to make inspections. Please tick the attached box to indicate that you consent to Agents of the Board entering your premises to obtain photographic evidence of the current state/recent improvements to the site:

Signed by the Applicant.....

Date.....

As part of the process of examining lease applications, Falls Creek Resort Management consider the criteria contained in the Leasing Policy and this should be read in conjunction with this application and the business plan.

The following criteria in brief will apply:

- Extent of development in relation to site coverage
- Current and future improvements/development
- Essential Building Services compliance
- Strategic value and use of site
- Site and building maintenance