

# State-managed Boat Harbour Rent and Fee Schedule

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## **1 Purpose of schedule**

This is the State-managed Boat Harbour Rent and Fee Schedule referred to in the State-managed Boat Harbour Leasing Policy. This schedule should be reviewed in conjunction with that policy.

The purpose of this schedule is to establish a consistent rental structure for commercial leasing in the Department of Transport and Main Roads' (the department) state-managed boat harbours. At the date of this policy, these boat harbours include Bowen, Cabbage Tree Creek, Manly, Mooloolaba, Rosslyn Bay, Scarborough, Snapper Creek and Urangan.

## 2 Calculation of rent for leases

The department will lease land and wet areas at rents calculated in accordance with Table 1: Rental structure for leases. The department will use its sole discretion in determining the category of the proposed use and whether the prospective leaseholder has undertaken substantial improvements to the leased area.

The department will determine the market rent and / or Site Value (as defined by the *Land Valuation Act 2010* (Qld)) for the leased area at the beginning of a lease and at the time of any subsequent rent reviews in accordance with the terms of the lease, this schedule and the department's State-managed Boat Harbour Leasing Policy.

Table 1: Rental structure for leases		Category of leaseholder	
		Leaseholders who have made substantial improvements to the lease area	Leaseholders who have <u>not</u> made substantial improvements to the lease area (e.g. new leaseholders etc.)
Category of proposed use	Commercial - Premises on which the leaseholder is making or is intending to make a profit through the display, sale or letting of goods, services, entertainment, recreation or similar to the public (i.e. where access is not exclusive to paying club members) and includes ancillary areas associated with the commercial use (e.g. parking, storage and licensed areas etc.).	9% of site value per year	market rent
	Charity - Premises used by a charity registered with the Australian Charities and Not-for-profits Commission and includes ancillary areas associated with the charitable use (e.g. parking, storage and licensed areas etc.)	Subsidised nominal rent determined by the department on a case-by-case basis	Subsidised nominal rent determined by the department on a case-by-case basis
	Other - Premises used for a purpose other than a Commercial use or Charity	5% of site value per year	market rent

### **3 Setup fee for agreements for other forms of tenure**

The department will charge all successful applicants a \$550 (inc GST) setup fee when using the department's standard forms of agreement (other than leases) for access to and / or occupation of the department's boat harbours.

### **4 Public liability insurance**

The department will require all lease and licence holders to maintain a public liability insurance policy for at least \$20 million per claim. The department may require a greater level of public liability insurance after considering the nature of the proposed use.

### **5 Further information**

For further information about existing or future leases, sub-leases, assignment of leases or licenses, please contact the department's boat harbours property team at [commlease@tmr.qld.gov.au](mailto:commlease@tmr.qld.gov.au)