

Related Documentation

Ordinary Meeting

Thursday, 27 October 2022

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Item 8.1

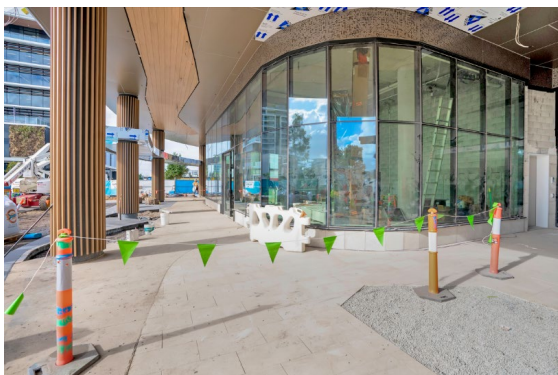
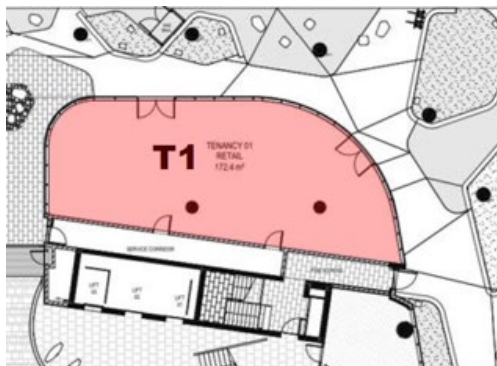
Disposal (Lease): Sunshine Coast City Hall Commercial Suites at 54 First Avenue, Maroochydore

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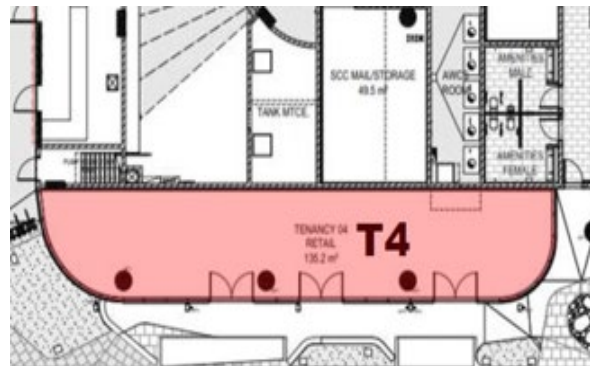
Overview

- Council is undertaking the development of the Sunshine Coast City Hall within the Maroochydore City Centre with completion of the build expected towards the end of 2022.
- The Sunshine Coast City Hall comprises of a new nine-storey facility with a combination of office accommodation, Council chambers, civic and meeting spaces and at least three ground floor commercial tenancy suites
- Three commercial tenancy suites were constructed on the ground floor and are external facing which provide opportunities to support the economic development of the region as well as service the building and surrounding area.
- The commercial tenancy suites comprise of:-
 - Tenancy 1 is some 172m² in area and occupies a prominent corner location with high exposure to Foundation Place.
 - Tenancy 4 is some 132m² in area and provides a flexible space and can be configured in up to three tenancies or as one larger tenancy.
 - Tenancy 5 is the most boutique of the tenancies with a relatively small internal footprint of 55m².
- Tenancy 6 has been set aside as a community tenancy space.

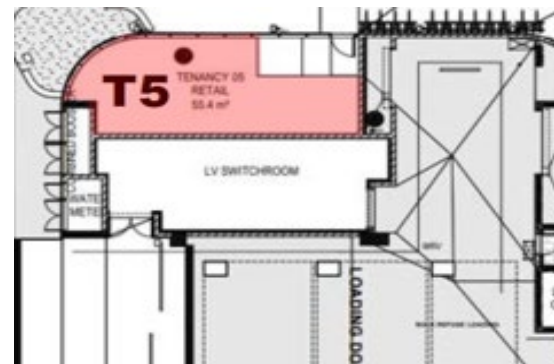
Tenancy 1



Tenancy 4



Tenancy 5



Tender Release

- Council through its appointed real estate and marketing agent have released the commercial suites via public tender which closed on 10 October 2022. The tender sought tenants to lease and operate the three commercial tenancies.
- Where Council is unable to secure leases via the tender closing the 10 October 2022, it is recommended that the suites be leased on the open market by Council's marketing and leasing agent with a view to entering into leases via private treaty.
- At the time of writing this report, the tender for leasing of the commercial spaces has not closed.
- This report has been prepared in anticipation of potentially not receiving suitable tender submissions and the need to act expediently upon tender close to secure suitable tenancies on the open market. Should that occur, Council will require an exception to proceed to those negotiations and is seeking that exception in advance.
- Should the tender result in suitable tenancies, Council will not proceed to private treaty negotiations.

Officer Recommendation

That Council:

- a) receive and note the report titled “Disposal (Lease): Sunshine Coast City Hall Commercial Suites at 54 First Avenue, Maroochydore”
- b) subject to no leases being entered into or secured as a result of the tender closing 10 October 2022:
 - i. resolve to Lease Tenancy 1, Tenancy 4 and Tenancy 5 within the Sunshine Coast City Hall building at 54 First Avenue, Maroochydore being legally described as Lot 80 on SP305312 via Council’s appointed real estate and marketing agent on the open market seeking a private treaty agreement provided that;
 - 1) it complies with Section 236 of the *Local Government Regulation 2012*; and
 - 2) the consideration for the disposal is equal to or greater than the market value of the interest in land and
 - ii. Resolve, pursuant to Section 236(2) of the *Local Government Regulation 2012* that an exception to dispose of an interest (lease) in land applies over Tenancy 1, Tenancy 4 and Tenancy 5 with the Sunshine Coast City Hall building as the lease has previously been offered to the market via public tender.

Thank you.



Sunshine Coast
COUNCIL

Our region.
Healthy. Smart. Creative.

See council's website for further details
www.sunshinecoast.qld.gov.au



Item 8.2 Systematic Inspection Program for Regulated Dogs



Mandatory conditions

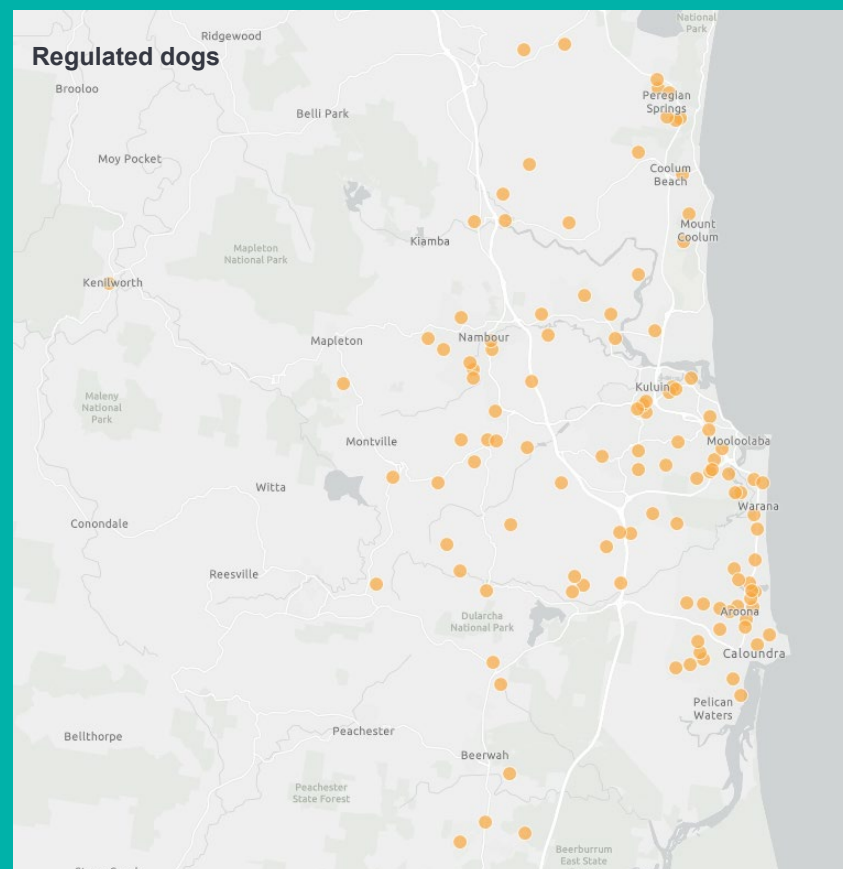
The *Animal Management (Cats and Dogs) Act 2008* sets out the conditions to keep the community safe including:

- placing a sign at the property
- identifying the dog with a special tag (round and yellow) and collar
- strict rules about the type of containment
- notifying council of a relocation
- the muzzling of dangerous and restricted dogs when in public

Program summary

The systematic inspection program will:

- run from 14 November 2022 to 13 November 2023
- be funded by the registration fees for regulated dogs
- include all 130 properties where a regulated dog resides
- manage non-compliance in accordance with the *Animal Management (Cats and Dogs) Act 2008* and Council's Compliance and Enforcement Policy



Recommendation

That Council:

- approve the following systematic inspection program for the Sunshine Coast Council area in accordance with the *Animal Management (Cats and Dogs) Act 2008*, section 113 (Approval of an inspection program authorising entry):
 - to undertake a compliance inspection of the premises within the Sunshine Coast local government area where Council's Regulated Dog Register indicates a regulated dog is being kept
 - the program will be undertaken from 14 November 2022 to 13 November 2023.

Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au



September 2022 Financial Performance Report

September 2022 Operating Result

- Council's operating result at the end of September 2022 of \$100.6 million is favourable to budget by \$3.4 million
- The favourable variance consists of:
 - Revenue above budget of \$4 million
 - Expenses above budget of \$569,000

September 2022 Operating Result

Revenue

- Holiday park fees currently ahead of the expected budget for September 2022
- Return on investments are increasing due to the change in interest rate market conditions

Expenditure

- Additional unbudgeted operational expenditure incurred for the February – April disaster

September 2022 Capital Expenditure Result

Capital Works Program has Progressed 16.8%

- \$49.5 million of Council's \$295.5 million Capital Works Program was financially expended.
- The Core Capital Program has progressed 16.9% of budget, an actual spend of \$36.6 million

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 30 September is \$397 million

Council Debt

- Council's debt at 30 September is \$472 million
- Council's proposed borrowings for 2022/23 are \$34.2 million
 - Waste Management \$26.1 million
 - Holiday Parks \$550,000
 - Maroochydore Multideck \$5.5 million
 - Sunshine Coast City Hall \$2 million

Investment Performance

Investments

- Council currently has 16 term deposits totalling \$160 million
- Term deposits mature between 30 – 180 days
- Weighted average interest rate return of 3.42%
- Interest rates received on investments have increased significantly in recent months
- Current forecast is for Council's investments return will exceed the budgeted amount of \$3 million

Minor Works Program

The report includes a change to the Minor Works Program in appendix A

- Division 6 - *Buddina United Soccer Club – Permanent Goals*

OFFICER RECOMMENDATION

That Council:

- (a) receive and note the report titled “September 2022 Financial Performance Report ” and**
- (b) endorse the Minor Capital Works Program (Appendix A).**

Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au



Sunshine Coast Investment Incentive Scheme

Item 8.5
Ordinary Meeting
27 October 2022

Sunshine Coast Investment Incentive Scheme (SCIIS)

- The Sunshine Coast Business Investment Framework was approved in 2011 to secure targeted and suitable investment and reinvestment in the regional economy
- One element of the Business Investment Framework is the Sunshine Coast Investment Incentive Scheme
- An application has been received by Council and has been assessed in accordance with the Sunshine Coast Investment Incentive Scheme guidelines and Council's endorsed Business Investment Policy
- The application satisfies the eligibility criteria under the Sunshine Coast Investment Incentive Scheme
- This report seeks Council's approval for the Chief Executive Officer to negotiate an incentive offer under the Sunshine Coast Investment Incentive Scheme.

About the Company

- Global professional services company that provides services through digitally enabled intelligent operations
- Employs 100,000+ people across 30 countries
- Has been operating in Australia for a number of years and employs several hundred staff
- Global clients are from finance, retail, technology and health care industry sectors
- The company is assessing locations for expanded operations within Australia - the Sunshine Coast being one of the preferred locations (and the only location in Queensland).

Benefits

Project Benefits	Community / Council Benefits
<ul style="list-style-type: none">• Capital expenditure• Attract new-to-region full-time equivalent jobs• Total direct and indirect economic impact:<ul style="list-style-type: none">• Project phase:<ul style="list-style-type: none">• \$7.05 million• 26 local jobs• Operational phase (annual recurring):<ul style="list-style-type: none">• \$169.63 million• 558 full-time equivalent employees	<ul style="list-style-type: none">• Consistent with Regional Economic Development Strategy and associated pathways• Educational partnerships – aim to partner with UniSC for skilled career pathways• Programs support diversity, equity and inclusion• Sustainability• Local suppliers and contractors• Innovation and technology• Third-party, environmental and social impacts• Supply chain benefits

Officer Recommendation

That Council:

- (a) receive and note the report titled "Sunshine Coast Investment Incentive Scheme"
- (b) approve the incentive recommended under the Sunshine Coast Investment Incentive Scheme and
- (c) delegate authority to the Chief Executive Officer to negotiate and execute an agreement under the Sunshine Coast Investment Incentive Scheme with the applicant.



Thank you.

See council's website for further details
www.sunshinecoast.qld.gov.au