



Oxley PDA Community Centre Building Management Plan – 21/09/2022

- **Café** means that part of the Community Centre Building which is not the Community Centre.
- **Community Centre Building** means the building to be erected up to the external boundary of the Community Centre Lot.
- **Community Centre Lot** means the Community Centre Lot being the Lot created on completion of the Community Centre Building.
- **Community Centre** means that part of the Community Centre Building licensed to the Body Corporate being the hatched area in **Annexure A**.

under a Community titles Scheme

1. Ownership and Management

- 1.1. A 3rd Party (Owner) will be the owner of the Community Centre Lot and:
 - 1.1.1. operate or lease the Café to a commercial café operator; and
 - 1.1.2. licence the Community Centre to the Body Corporate.
- 1.2. The Owner licence to the Body Corporate will allow it to use the Community Centre for a community centre for a term of 40 years.
- 1.3. The Owner/lessee/occupier of the Community Centre Building may only use the Café for a commercial café and the Community Centre may only be used as a community centre. This provision is outlined in the Community Management Statement as a by-law. Any change to this by-law requires an endorsement by the relevant planning body for the Scheme in accordance with section 60 of the *Body Corporate and Community Management Act*.
- 1.4. The Body Corporate grants the Building Manager (being the Body Corporate Caretaker) a sub-licence under a Community Centre Occupation Licence for a Term of 25 years (being the maximum term of the Management, Caretaking and Letting Agreement under the *Body Corporate and Community Management Act*).
- 1.5. The Building Manager will be responsible for the day to day running of the Community Centre including taking bookings for the use of the Community Centre.
- 1.6. The Community Centre will be created and handed over to the Body Corporate and Building Manager once Lots are created in the Scheme and settlements of sales occurs.

2. Public Access

- 2.1. Café access is given to the general public, owners and occupiers of Lots within the scheme and residents of the adjoining aged care facility
- 2.2. The Building Manager is to acknowledge that the residents of the adjoining aged care facility will have access and be guaranteed access to the Community Centre in accordance with guidelines /hiring requirements set by the Body Corporate.
- 2.3. The Building Manager is to acknowledge that the residents of the Oxley community will have access and be guaranteed access to the Community Centre in accordance with guidelines /hiring requirements set by the Body Corporate.
- 2.4. The maximum operating hours of the Community Centre will be the same as the Café being 6:00am-10:00pm Monday to Saturday, and 7:00am-7:00pm on Sunday and Public Holidays, however the Community Centre may only need to be opened when a booking is made.

3. Bona fide Community Use;

- 3.1. The Community Centre may only be used as a Community Use, as defined under the applicable Development Scheme / City Plan.
- 3.2. The Building Manager must periodically refurbish the Community Centre to the same standard as when the Building Manager took possession of the Community Centre, subject to fair wear and tear.
- 3.3. The Building Manager must take all reasonable steps to encourage the use of the Community Centre as a focal point for the Owners and Occupiers of the Scheme as well as taking all reasonable steps to promote its use as a community centre for the wider community as contemplated by the development approvals applying to the Scheme.

4. Hiring Arrangements;

- 4.1. The Building Manager will be responsible for taking bookings for the use of the Community Centre.
- 4.2. The hiring charges for the Community Centre must encourage community use by providing not for profit community groups a discount of at least 30% off standard hiring charges.

5. Defects Period;

- 5.1. The Build Contract for the Community Centre Building must have a 12-month defect liability period.

6. Management Plan Implementation

- 6.1. Every 5 years or earlier at the election of the Body Corporate, the Building Manager must undertake a review of the Community Centre Building Management Plan to ensure all guidelines specified in the BMP are being met.

END

Annexure A

