

- 2.12 **Capital Works:** **Not without the prior approval in writing of the Lessor and subject to the conditions stated; and**
- 2.13 **Lessor's Covenant:** **Lessor will provide Lessee with quiet enjoyment of the premises for the term of the lease.**
3. **Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and Director Corporate Services to affix the common seal and execute the lease in 1 above;**
4. **ADVISES Floreat Athena Soccer Club that:**
- 4.1 **the granting of the short term lease in 1. above and preparation of a Master Plan should in no way be deemed a warranty or representation that the Council will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 December 2017; and**
- 4.2 **Council will not consider any future lease until it has received and considered the Master Plan, appropriately detailing Floreat Athena's proposed facility works and improvements, facility management plan, life cycle cost analysis and community benefit statement, which needs to be received no later than 30 June 2017.**

It is proposed that the short term Lease will be provided subject to Floreat Athena being required to provide a Master Plan for Litis Stadium, including the following information to the satisfaction of the Chief Executive Officer and by the end of June 2017:

- Proposed Facility Works and Improvements;
- Facility Management Plan;
- Life cycle cost analysis;
- Community benefit statement; and
- Financial Plan demonstrating that the Club has the capacity to fund the project.

It is to be noted that the granting of the short term lease and any requirement for Floreat Athena to prepare a Master Plan should in no way be deemed a warranty or representation that the City will grant a future lease or allow the Club to remain in occupation of the leased premises beyond 31 October 2017.

PURPOSE OF REPORT:

To consider a request for a short-term lease of the soccer stadium at 41 Britannia Road, Leederville (Litis Stadium) as shown in the plan attached (see **Attachment 1**), to Floreat Athena Soccer Club Inc (Floreat Athena).

BACKGROUND:

Background to Litis Stadium:

Litis Stadium is located at Britannia Reserve on lots 31 and 32 on Deposited Plan 687, and being the whole of the land comprised within Certificate of Title Volume 1769 Folio 75. These lots are owned in freehold by the City of Vincent.

The site was originally developed as the lake Monger Velodrome for the 1962 British Empire and Commonwealth Games. Floreat Athena completed construction of their clubrooms in 1986 and the velodrome was redeveloped in 1998, with joint funding from the Club, CSRFF and the City (then Town).