
NARROMINE SHIRE COUNCIL
ORDINARY MEETING BUSINESS PAPER – 17 JUNE 2020
REPORTS TO COUNCIL – GENERAL MANAGER

1. ASSIGNMENT OF LEASE – MAVEN DENTAL

Author	Director Governance
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.3.4 Ensure Council's property assets are monitored and well managed DP – 1.1.6 Advocate for appropriate and accessible health services DP – 1.1.7 Retain and enhance existing health services including the Narromine and Trangie Hospitals, Trangie Surgery and the Narromine Shire Family Medical Centre

Executive Summary

This report is presented to Council to consider the request for the assignment of the lease from Maven Dental to Babiwal Enterprises Pty Ltd.

The lease between Maven Dental Group and Council for part of the Narromine Shire Family Health Centre expires 11 June 2022.

Maven Dental Group have now advised that as a result of the impact of COVID-19 they have made the decision to re-size their network and will not be able to re-open their business in Narromine.

As a result they are now requesting reassignment of the lease to Babiwal Enterprises Pty Ltd.

Financial Implications

Maven Dental Group is currently receiving a 75% reduction in rental as a result of COVID-19. This rental reduction expires 30 June 2020.

The outgoing lessee will be responsible for the costs of reassignment of the lease.

Council does not own any of the equipment in the surgery, including the dental chairs and x-ray machine. This was purchased by the lessee in 2012.

1. ASSIGNMENT OF LEASE – MAVEN DENTAL (Cont'd)

Legal and Regulatory Compliance

The current lease agreement between Council and Maven Dental expires 11 June 2022. There is an option to renew for a further two terms of 5 years.

A deed of assignment provides that the landlord confirms their consent to the transfer of the lease, the lessee agrees to transfer their entire interest in the lease to the assignee from a specific date and the assignee (new lessee), agrees to assume the rights and obligations of the lease as if they were the original lessee until the end of the lease term and during any option or renewal terms.

Risk Management Issues

The provision of dental services is an important health service for our community and it is therefore in Council's interest to assist in re-establishing this service as soon as possible.

Internal/External Consultation

Maven Dental Group

RECOMMENDATION

That Council consents to assignment of the lease from Maven Dental Group to Babiwal Enterprises Pty Ltd.

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2. APPOINTMENT COMMITTEE DELEGATE/REPRESENTATIVE

Author	Director Governance
Responsible Officer	General Manager
Link to Strategic Plans	CSP – 4.1.3 Provide opportunities for community members to participate in Council's decision making DP – 4.3.1.3 Continue to facilitate section 355 Advisory Committees

Executive Summary

This report is presented to Council with information in order to consider the appointment of a delegate and representative to Committees following Cr Everingham's resignation from Council.

Report

As a result of Cr Everingham's resignation from Council, the following committees require the appointment of a replacement Council delegate/representative: -

Section 355 Committees of Council:

- Economic Development Group Committee
(Current Councillor Delegates – Crs Jablonski/Munro)

Representatives of Council

(External Committees)

- Narromine Health Council
Alternate Representative
(Current Representative – Cr Jablonski)
- Narromine Aviation Museum
(Current Representative – Cr Jablonski)

Financial Implications

Administrative costs in attending meetings etc.

Legal and Regulatory Compliance

Section 355 of the Local Government Act 1993

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2. APPOINTMENT COMMITTEE DELEGATE/REPRESENTATIVE (Cont'd)

Risk Management Issues

A report will be presented to the September Council Meeting to consider the re-appointment of Councillor Delegates and Representatives of Council.

Internal/External Consultation

Nil

Attachments

- Nil

RECOMMENDATION

That Council appoints a delegate to the Economic Development Group Committee, an alternate representative to the Narromine Health Council and a representative to the Narromine Aviation Museum.

Jane Redden
General Manager