

# Management Model Draft Outline inc. costs



#	PMF	Item/Responsibility	Responsible Party	Pavilion 1 (1270m2) est. cost pa	Pavilion 2 (217m2) est. cost pa	Shire (Lessor) cost	Notes on Items
1	<input type="checkbox"/>	Booking System	Shire	\$0.00	\$0.00	\$1,800.00	Establishment of a Shire wide booking platform that provides transparency across all hireable assets for all rate payers and potential users. Including booking requests, approval process, optional cleaners and online payments. Annual license fee is \$1,800 plus 15% fee on booking revenue.
2	<input type="checkbox"/>	Bookings	Shire	\$0.00	\$0.00	\$0.00	Shire managed with coordinated approval workflow that ultimately ensures community access, providing the desired time/period has not already been booked by others. Licensees will have priority seasonal bookings that will be established and reserved annually. Outside of these periods, any other usage (including by the Licensee) will need to be booked. There will be no additional cost for the Licensees to book additional usage however they will need to seek approval from the Shire via the booking system. This will avoid bookings en block and provide transparent access, and opportunity for the community, the Shire and other users.
3	<input type="checkbox"/>	Bookings Rates / Hire Fees Schedule	Shire	\$0.00	\$0.00	\$0.00	To be determined by Council and adopted in the Fees and Charges Schedule. Rates for Community organisations to significantly less than private or commercial users. Licensees receive all revenue, unless booked by the Shire.
4	<input type="checkbox"/>	Shire Use of Facilities	Licensee	\$0.00	\$0.00	\$0.00	Licensees will have priority seasonal bookings that will be established and booked annually. Outside of these periods, any other usage (including by the licensees) will need to be booked through the Shire's booking system. The Shire will have unfettered access for bookings and usage, at Nil cost, however the Shire will be responsible for associated cleaning and consumption costs post use. Use of the bar will be coordinated with the Pavilion 1 licensee; the Shire will be responsible for payment of staff and consumption costs at the licensee's rates.
5	<input type="checkbox"/>	Community usage and responsibility.	Mixed	\$0.00	\$0.00	\$0.00	Community and alternative clubs (i.e. Hockey) access will be managed via the booking system. For large functions Licensees will be encouraged to engage commercial cleaners (via the booking system). Licensee will be responsible for providing access to the relevant pavilion, orientation and post use inspections (to ensure premises are left in good order, clean and free of damage). The Shire will be responsible for recovery of any costs relating to user breaches other than bookings made by the Licensee.
6	<input type="checkbox"/>	Compliance inspections	Shire	\$0.00	\$0.00	\$0.00	To be carried out at regular intervals by the Shire. All breaches to be remedied by the licensees promptly within a reasonable timeframe. Existing staff to manage if applicable.
7	<input type="checkbox"/>	Compliance remedial actions and costs.	Licensee	\$0.00	\$0.00	\$0.00	Inaction by the licensee will result in Shire action to remedy the breach with costs and overheads back charged to the licensee - Cost recovery basis including staff overhead
8	<input checked="" type="checkbox"/>	Annual License Fee (minimum GRV)	Licensee	\$360.00	\$420.00	-\$780.00	2024-2025 Min GRV will be \$1,667.00. As per Council Resolution, the annual fees will be maintained for 5 years with annual CPI increases from practical completion of the new pavilions. Under the PMF, a desktop calc indicates the Football Club receive a 79% rental subsidy, equates to \$360pa. Under the PMF, a desktop calc indicates the Tennis Club receive a 75% rental subsidy, equates to \$420pa. In previous years the Football Club have paid \$4,103 pa and all electrical outgoings. In previous years the Tennis Club have paid \$1,735 pa
9	<input type="checkbox"/>	Annual Management Agreement Fee (Proposed)	Licensee	\$774.17	\$1,315.76	-\$2,089.93	This is the sum that clubs are currently paying on top of current Property Management Framework calculation. CPI per annum will be applicable to this sum for 5 years from practical completion of the pavilions.
10	<input type="checkbox"/>	Lighting Maintenance (Oval / Tennis Courts)	Shire	\$0.00	\$0.00	\$0.00	Unknown costs - As and when required
11	<input type="checkbox"/>	Lighting usage (Oval / Tennis Courts)	Licensee	\$0.00	\$0.00	\$0.00	Usage will be charged as per Council adopted Fees and Charges. Suggested amount for oval lights is \$30/hour and suggested amount for tennis courts lights is \$15 per hour (per 2 courts) for 2024-2025 budget period. This income will be charged out by the Shire
12	<input checked="" type="checkbox"/>	Market Rental Valuation Costs	Shire	\$0.00	\$0.00	\$0.00	Not required for licensee category
13	<input checked="" type="checkbox"/>	Air-conditioning Capital Repairs	Shire	\$0.00	\$0.00	\$0.00	As determined by Councils AMP - The risk of mechanical breakdown or renewal in the first 10 years is very low. Major equipment will have manufacturers warranty cover as specified. Capital upgrades are highly unlikely in the next 10 year period. Renewal will be dependant on volume of use, care and planned maintenance. Any planned capital works to be in accordance with the Asset Management Plan and budget as determined by Council.
14	<input type="checkbox"/>	General Servicing, Maintenance & Minor Repairs (Scheduled - Estimated)	Licensee	\$6,350.00	\$1,519.00	\$0.00	This amount is an estimate only and carries the most significant and likely cost risk. See Altus - Yearly Maintenance and Spares Parts, line 2.1 & 2.3, applied prorate floor area less probability estimate. Licensees are recommended to establish sinking fund for future cost risks. The risk of maintenance costs in the first 5 to 10 year period is low and dependant on volume of use, care and planned maintenance. Maintenance responsibility is broad and includes fridges, TVs, ovens, doors, windows, UAT push buttons, Baby Change Tables, pavements, decking, plug-in appliances, taps, toilets, fixtures, fittings, hardware and the like. Excludes structural repairs or maintenance, and replacement of hard wired/plumbed plant and equipment - Shire responsibility.
15	<input checked="" type="checkbox"/>	Air-conditioning Servicing, Maintenance & Repairs (Scheduled - Estimated)	Licensee	\$0.00	\$0.00	\$0.00	See Item 14 notes - service quotes are currently being sought from the installation sub-contractor. As a minimum servicing will be required annually plus periodic servicing related to volume of use to maintain health compliance. Airconditioning estimates received, Pavilion 1 approx. \$3,000 per annum, Pavilion 2 approx. \$1,100 per annum.
16	<input type="checkbox"/>	Gas System Service & Repairs	Licensee	\$0.00	\$0.00	\$0.00	See Item 14 notes.
17	<input checked="" type="checkbox"/>	Alterations & Additions - prior Principle Approval Mandatory	Licensee	\$0.00	\$0.00	\$0.00	Shire Staff Time - Prior Approval by the Shire is mandatory. Existing staff to manage if applicable i.e. licensing / statutory applications.
18	<input type="checkbox"/>	New Fixtures & Fittings, including wall hangings, memorabilia, sports equipment, training equipment, storage etcetera - prior Approval by the Shire is mandatory	Licensee	\$0.00	\$0.00	\$0.00	Shire Staff Time - Prior Approval by the Shire is mandatory. Existing staff to manage if applicable i.e. licensing / statutory applications.
19	<input checked="" type="checkbox"/>	Auxiliary Power Supply & Costs	Licensee	\$0.00	\$0.00	\$0.00	Emergency related only. Likely to be Nil. Note - in the event of an emergency the Shire will take control of the building and pay for any associated costs, this is a standard clause of each license agreement.
20	<input checked="" type="checkbox"/>	Bank Guarantee/Cash Bond	Licensee	\$0.00	\$0.00	\$0.00	Not required as per the Property Management Framework
21	<input type="checkbox"/>	Building Insurance Excess - Shire related event	Shire	\$0.00	\$0.00	\$0.00	When there is an insurance event, that is not a direct result of the Licensees actions, usage or fault.
22	<input checked="" type="checkbox"/>	Building Insurance Excess - User related event (Only applicable in the event of a claim)	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost, Shire Staff Time - When there is an insurance event, that is a direct result of the Licensees actions, usage or fault. Default excess for a claim relating to building assets is \$1,000 per claim. Existing staff to manage if applicable.
23	<input checked="" type="checkbox"/>	Capital Upgrades	Shire	\$0.00	\$0.00	\$0.00	As determined by Councils AMP - Capital upgrades are highly unlikely in the next 10 year period. Renewal will be dependant on volume of use, care and planned maintenance. Any planned capital works to be in accordance with the Asset Management Plan and budget as determined by Council.
24	<input type="checkbox"/>	Consumables (Scheduled - Estimated)	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost, Consumables is very broad but includes amenity and cleaning products. Pavilions have been designed to avoid waste and minimise energy use. Likely costs to include WC paper, hand wash soap, bin liners, cleaning products, and any Licensee defined consumables.
25	<input checked="" type="checkbox"/>	Costs to Restore Premises on Termination	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost, Shire Staff Time - Low risk, applicable at end of license only. Existing staff to manage if applicable.

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26	<input checked="" type="checkbox"/>	Drainage and Sewerage Rates	Shire	\$0.00	\$0.00	\$312.00	The new buildings will be connected to deep sewer via a lift pump and Shires stormwater drainage system. Recent accounts indicate costs @\$52 bi-monthly.
27	<input checked="" type="checkbox"/>	Meter Rent	Licensee	\$0.00	\$0.00	\$0.00	Currently not applicable however in the event that meter costs are charged by the utility providers, utility meter costs will be accounted to each Licensee prorata. Consumption cost are managed separately.
28	<input checked="" type="checkbox"/>	Electricity Usage	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost, Shire Staff Time - Both pavilions have been designed for efficient use of energy with timers and motion activation. Costs are unknown. Meters and sub-meters have been installed for monitoring and consumption back charging. Existing staff will be required to read meters for each billing period and issue invoice for reimbursement.
29	<input checked="" type="checkbox"/>	Emergency Services Levy	Shire	\$0.00	\$0.00	\$425.00	
30	<input checked="" type="checkbox"/>	Gas Supply	Licensee	\$0.00	\$0.00	\$0.00	Licensees to establish accounts with Gas suppliers and negotiate ongoing usage costs. Initial connection costs are included in building works budget.
31	<input checked="" type="checkbox"/>	Gas Bottle Hire Costs	Licensee	\$0.00	\$0.00	\$0.00	Licensees to establish accounts with Gas suppliers and negotiate ongoing hire costs. Initial connection costs are included in building works budget.
32	<input checked="" type="checkbox"/>	Insurance - Building	Shire	\$0.00	\$0.00	\$20,237.00	Only 50% of this sum is applicable for current FY.
33	<input checked="" type="checkbox"/>	Insurance – Licensee's Fixtures & Fittings, Equipment & Stock	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost
34	<input checked="" type="checkbox"/>	Insurance - Licensee's Public Liability	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost
35	<input checked="" type="checkbox"/>	Insurance – Licensee's Workers Compensation	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine cost
36	<input type="checkbox"/>	Insurance – Shire's Fixtures & Fittings, Equipment & Stock	Shire	\$0.00	\$0.00	\$0.00	Included at item 32
37	<input type="checkbox"/>	Insurance - Shire's Public Liability	Shire	\$0.00	\$0.00	\$0.00	Included at item 32
38	<input type="checkbox"/>	Insurance – Shire's Workers Compensation	Shire	\$0.00	\$0.00	\$0.00	Included at item 32
39	<input checked="" type="checkbox"/>	Legal Costs – Lease Drafting	Shire	\$0.00	\$0.00	\$0.00	Shire Staff Time - Initial cost only and existing staff cost. Cost risk is very low as standard license is proposed with this matrix spreadsheet as an annexure.
40	<input checked="" type="checkbox"/>	Legal Costs – Sub-Lease Drafting	Shire	\$0.00	\$0.00	\$0.00	Shire Staff Time - Initial cost only and existing staff cost.
41	<input checked="" type="checkbox"/>	Local Government Rates & Service Charges	Shire	\$0.00	\$0.00	\$0.00	See separate costs for waste charges.
42	<input type="checkbox"/>	Other Consumption Charges	Licensee	\$0.00	\$0.00	\$0.00	As per accounts established by the Licensee.
43	<input checked="" type="checkbox"/>	Pest Inspection and Treatment (Rodents/Insects - Estimate)	Licensee	\$350.00	\$175.00	\$0.00	Shire will procure and coordinate inspections and treatments for all applicable Shire assets and back charge the Licensees. Shire staff time required (Administration).
44	<input checked="" type="checkbox"/>	Termite Inspections	Shire	\$0.00	\$0.00	\$0.00	Not required for Pavilion 1 and 2, commercial construction, no timber structure.
45	<input type="checkbox"/>	NBN Service Provider	Shire	\$0.00	\$0.00	\$0.00	Shire will procure and coordinate NBN, Licensees to reimburse the Shire prorata. - See item 46a Infrastructure costs included in TCIP.
46	<input checked="" type="checkbox"/>	Phone/Internet - NBN	Mixed	\$1,440.00	\$720.00	\$2,268.00	Shire will procure and coordinate enterprise internet at a cost of \$369 (200/200MBPS) per month. This includes band width for Shire Managed CCTV Cameras, security, and future proofing. Licensees to reimburse the Shire at nominal monthly rate i.e. Pavilion 1- \$120/month and Pavilion 2 - \$60/month.
46a	<input type="checkbox"/>	Phone/Internet - NBN cost reimbursement estimate	Mixed	\$0.00	\$0.00	-\$2,160.00	Licensees to reimburse the Shire at nominal monthly rate i.e. Pavilion 1- \$120/month and Pavilion 2 - \$60/month.
47	<input checked="" type="checkbox"/>	Redecorating	Shire	\$0.00	\$0.00	\$0.00	As determined by Councils AMP - Redecorating / upgrades are highly unlikely in the next 10 year period. Renewal will be dependant on volume of use, care and planned maintenance. Any planned works to be in accordance with the Asset Management Plan and budget as determined by Council.
48	<input type="checkbox"/>	Redecorating - requested by User	Licensee	\$0.00	\$0.00	\$0.00	Prior Approval by the Shire is mandatory, whole if life costs to be considered.
49	<input type="checkbox"/>	Rubbish/ Recycling Bins, Waste Management	Licensee	\$1,668.00	\$417.00	\$0.00	Pavilion 2 - 120 litre bins as per Council adopted Fees and Charges Schedule 2024-2025. Pavilion 1 - 1100 litre hook bins as per commercial operators fees and charges (estimate).
50	<input type="checkbox"/>	Safety & Testing Obligations - WHS	Licensee	\$0.00	\$0.00	\$0.00	See breakdown for RCDs, Emergency Lighting, Smoke Detectors and the like.
51	<input checked="" type="checkbox"/>	Security Systems Monitoring	Shire	\$0.00	\$0.00	\$560.00	Account established under Shire group account.
52	<input type="checkbox"/>	Prorata reimbursement for Security Systems (Estimated)	Licensee	\$478.28	\$81.72	-\$560.00	Annual monitoring fee is currently \$560, plus call out costs @ \$200 per event (staff or Night Guard). Licensees to ensure alarms are managed to avoid call out costs being oncharged.
53	<input checked="" type="checkbox"/>	Sewage Disposal (Deep Sewer)	Shire	\$0.00	\$0.00	\$1,000.00	There is annual service and maintenance costs for the lift pump. Estimate only - service quotes are currently being sought from the installation sub- contractor.
55	<input checked="" type="checkbox"/>	Stormwater Disposal	Shire	\$0.00	\$0.00	\$0.00	Stormwater managed using existing infrastructure.
56	<input checked="" type="checkbox"/>	Structural Maintenance	Shire	\$0.00	\$0.00	\$0.00	As determined by Councils AMP - Requirements for structural maintenance is highly unlikely in the next 10 year period. Maintenance will be dependant on volume of use, care and planned maintenance. Any planned works to be in accordance with the Asset Management Plan and budget as determined by Council.
57	<input checked="" type="checkbox"/>	Water & Associated Water Charges to Buildings	Licensee	\$2,400.00	\$600.00	\$0.00	Meters and sub-meters have been installed for monitoring and consumption back charging. Internal building usage only. Usage 2023 was \$3,000 for original football and tennis pavilions. Reticulation is from separate supply (bore). Shire Staff time will be required to read meters for each billing period and issue invoice for reimbursement.
58	<input checked="" type="checkbox"/>	Security CCTV	Shire	\$0.00	\$0.00	\$0.00	Shire managed - integrated into Shire's existing network.

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59	<input type="checkbox"/>	Liquor License	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine
60	<input type="checkbox"/>	EFTPOS / Cash System	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine
61	<input type="checkbox"/>	Painting renewal (AMP)	Shire	\$0.00	\$0.00	\$0.00	As determined in Councils AMP - Requirements for painting renewal is highly unlikely in the next 10 year period. Renewal will be dependant on volume of use, care and planned maintenance. Any planned works to be in accordance with the Asset Management Plan and budget as determined by Council.
62	<input type="checkbox"/>	Flooring renewal (AMP)	Shire	\$0.00	\$0.00	\$0.00	As determined in Councils AMP - Requirements for flooring renewal is highly unlikely in the next 10 year period. Maintenance will be dependant on volume of use, care and planned maintenance. Any planned works to be in accordance with the Asset Management Plan and budget as determined by Council.
63	<input type="checkbox"/>	Sliding Door Servicing & Repairs (Scheduled)	Shire	\$0.00	\$0.00	\$800.00	Only Function Room Operable Wall is Applicable.
64	<input type="checkbox"/>	Elevator Service (Scheduled)	Shire	\$0.00	\$0.00	\$1,200.00	Estimate only - Service quotes are currently being sought from the installation sub- contractor.
65	<input checked="" type="checkbox"/>	Elevator Capital Repairs	Shire	\$0.00	\$0.00	\$0.00	As determined by Councils AMP - Requirements for elevator capital repairs highly unlikely in the next 10 year period. Repairs will be dependant on volume of use, care and planned maintenance. Any planned works to be in accordance with the Asset Management Plan and budget as determined by Council.
66	<input checked="" type="checkbox"/>	Roof Anchors Service & Certification (Annual)	Shire	\$0.00	\$0.00	\$700.00	Licensees must not have access to roof - include as notation in license agreement. Procurement and attendance to be coordinated for single annual visit in conjunction with Recreation Centre.
67	<input type="checkbox"/>	Grease Trap Service & Clearances (Scheduled)	Licensee	\$600.00	\$600.00	\$0.00	Required as scheduled, clearance costs likely to be \$300 per visit per trap, assume 2 per annum per trap.
68	<input type="checkbox"/>	Vandalism - External	Shire	\$0.00	\$0.00	\$1,000.00	Licensee to pay if vandalism responsibility can be proven (CCTV or attestation). Proposed "Reactive" budget \$1,000 for Pavilions (combined sum).
69	<input type="checkbox"/>	Vandalism - Internal	Licensee	\$0.00	\$0.00	\$0.00	Unless under the control of the Shire or hirer or a result of break-in.
70	<input type="checkbox"/>	Solar System Service & Repairs (Annual)	Shire	\$0.00	\$0.00	\$0.00	Solar not included in current scope of works.
71	<input checked="" type="checkbox"/>	RCD Testing - Competent Person (6 monthly)	Licensee	\$0.00	\$0.00	\$0.00	A person competent can test the RCDs and record test date. In the event of a fail, the Licensee is to notify the Shire.
72	<input checked="" type="checkbox"/>	Smoke Detector Testing - Competent Person (6 monthly)	Licensee	\$0.00	\$0.00	\$0.00	A person competent can test the smoke detectors and record test date. In the event of a fail, the Licensee is to notify the Shire.
73	<input type="checkbox"/>	RCD Testing - Electrical (Annual)	Shire	\$0.00	\$0.00	\$1,500.00	Procurement and attendance to be coordinated for single annual visit.
74	<input type="checkbox"/>	Smoke Detector Testing & Certification (Annual)	Shire	\$0.00	\$0.00	\$0.00	Included in item 73
75	<input type="checkbox"/>	Emergency & Exit Lighting Testing & Certification (Annual)	Shire	\$0.00	\$0.00	\$0.00	Included in item 73
76	<input type="checkbox"/>	Early Warning Fire Indication System (Annual) (FIP, Detection)	Shire	\$0.00	\$0.00	\$0.00	Included in item 73
77	<input type="checkbox"/>	Generator Service (Scheduled)	Shire	\$0.00	\$0.00	\$0.00	Generator is Shire asset and will only be used at this facility in the event of an emergency.
78	<input type="checkbox"/>	Generator Capital Works & Repairs	Shire	\$0.00	\$0.00	\$0.00	Generator is Shire asset and will only be used at this facility in the event of an emergency.
79	<input type="checkbox"/>	Testing & Tagging - Licensee's equipment	Licensee	\$0.00	\$0.00	\$0.00	Testing and tagging is not mandatory - Licensee to pay if deemed necessary under their WHS Plan.
80	<input type="checkbox"/>	Testing & Tagging - Principle's equipment (being used by tenant)	Licensee	\$0.00	\$0.00	\$0.00	Testing and tagging is not mandatory - Licensee to pay if deemed necessary under their WHS Plan.
81	<input type="checkbox"/>	Backflow Prevention Device Service (Scheduled)	Shire	\$0.00	\$0.00	\$300.00	Infrastructure service cost.
82	<input type="checkbox"/>	Gutter Cleaning (Scheduled)	Shire	\$0.00	\$0.00	\$0.00	Low risk, gutters are unlikely to need cleaning - No access to roof by Licensee.
83	<input type="checkbox"/>	Catering Equipment Replacement	Shire	\$0.00	\$0.00	\$0.00	As determined by Councils AMP - Requirements for replacement of equipment is highly unlikely in the next 10 year period. Replacement will be dependant on volume of use, care and planned maintenance. Any planned works to be in accordance with the Asset Management Plan and budget as determined by Council.
84	<input type="checkbox"/>	Catering Equipment Service & Maintenance	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine - Maintenance and servicing will dependant on usage and competency of Licensee.
85	<input type="checkbox"/>	Extraction Hood Service & Maintenance (Scheduled cleaning & filters)	Licensee	\$900.00	\$300.00	\$0.00	Cost estimate only (may be carried out by Licensee). Licensee to establish service provider and pay on account. Cleaning is mandatory under Health Act.
86	<input type="checkbox"/>	First Aid Equipment & Kits	Licensee	\$0.00	\$0.00	\$0.00	Licensee to determine
87	<input type="checkbox"/>	Defibrillator Service & Maintenance	Shire	\$0.00	\$0.00	\$150.00	Community asset - mounted externally.
88	<input type="checkbox"/>	Fire Extinguishers	Licensee	\$300.00	\$100.00	\$0.00	Procurement and attendance to be managed by the Shire staff and back charged to the Licensee, this will ensure compliance.
89	<input type="checkbox"/>	Cleaning - Day-to-Day / Incidental / Post Hire - All Areas	Licensee	\$0.00	\$0.00	\$0.00	Unknown - Licensee to determine - Shire will pay for own use
90	<input type="checkbox"/>	Cleaning - Annual deep clean (estimate)	Licensee	\$2,540.00	\$434.00	\$0.00	Procurement and attendance to be managed by the Shire staff and back charged to the Licensee, this will ensure compliance.
91	<input type="checkbox"/>	Floor Cleaning	Licensee	\$0.00	\$0.00	\$0.00	Unknown - Licensee to determine use and associated costs
92	<input type="checkbox"/>	Sanitary Bins	Licensee	\$450.00	\$150.00	\$0.00	Cost estimate only - Licensee to establish account with service provider. Shire Administration cost is \$450 per annum and Rec Centre is \$900 per annum.
93	<input type="checkbox"/>	Sharps Containers	Licensee	\$0.00	\$0.00	\$0.00	Unknown - Licensee to determine
94	<input type="checkbox"/>	Servicing and Maintenance of Audio Visual Equipment and Hardware	Licensee	\$900.00	\$0.00	\$0.00	In addition, licensees to include renewal of portable / cordless equipment.

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95	<input type="checkbox"/>	Security keys	Shire	\$0.00	\$0.00	\$0.00	Included in building scope of works.
96	<input type="checkbox"/>	Replacement of lost keys	Licensee	\$0.00	\$0.00	\$0.00	Unknown - Licensee to determine
	<input type="checkbox"/>			<b>\$19,510.45</b>	<b>\$6,832.48</b>	<b>\$26,662.07</b>	