
Precinct F Guidelines

Precinct F Guidelines (Eastern Side Private Hangars)

- All sites in Precinct F to be leased from the Club;
- Lease document to be the Club's 'Standard Existing Lease';
- Leases to run full term before renewal;
- Leases to be offered as a 6 year term with 2 rights of renewal, each for a further term of 6 years;
- Leased area to be that of the proposed improvements plus, where practical, a 1.5 meter boundary around the improvements and a 10 meter apron at the front (refer example hangar plan diagram);
- Lessees must construct and maintain improvements in accordance with the Club's guidelines;
- Leases to be provided for land only;
- Leases are to be held for the purpose of housing Club Member's aircraft which are predominantly not utilised for commercial operations;
- Lessees should have been members of the Club for 2 years prior;
- Lessees may be required to prove the ownership of an aircraft. NB, the Civil Aviation Authority Aircraft Register is not suitable for this purpose;
- Current 'Private' lease rate of \$8.50 + GST per square meter set by resolution of the committee at the meeting of 21 September 2016 and adjusted thereafter by CPI to current value;
- Cost sharing is permitted and not considered subletting. NB, the criteria for a tenant under a cost sharing arrangement is the same as a lessee. Such arrangements are not considered subletting but are subject to verification by the Club;
- An infrastructure levy to be payable on new leases where development of improvements is intended and there are no improvements made which are of benefit to the Club or its members;

Extended Definitions

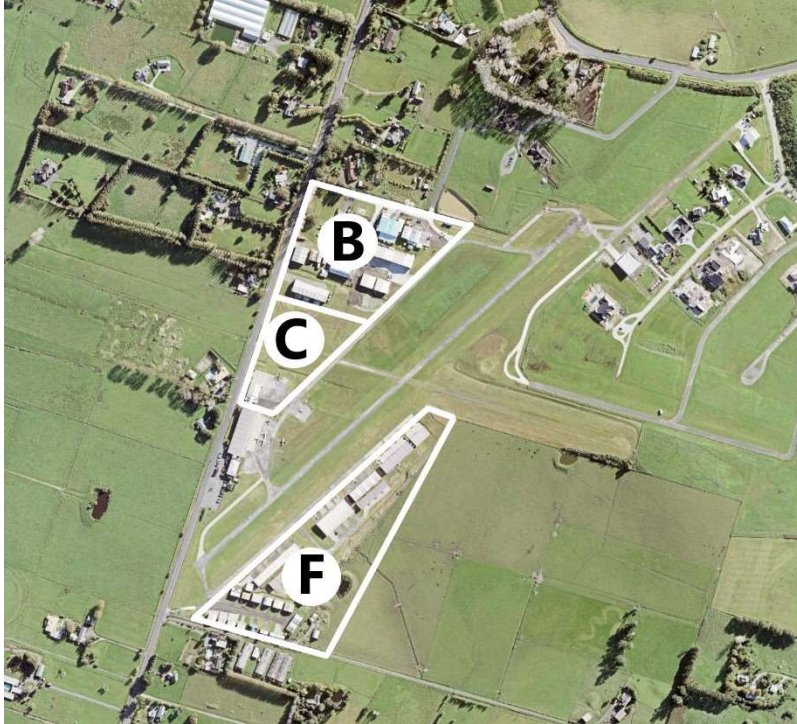
Club Members

Included in the definition of Club Members are other entities, which for all intents and purposes, are equivalent to a Club Member with regard to the intended utilisation of their privileges. For example, it is common practise for a lease to be held by a Club Member's family trust or limited liability company whilst the underlying purpose remains for the lease to be used predominantly for that Club Member's private enjoyment. Such an entity would be considered to be the directly traceable upline Club Member.

Commercial Operations

Any flight operations whereby more than 50% of the hours flown on any of the housed aircraft is operated in any manner for hire or reward, or where the activities within the boundary of the premises generates income which by design can be considered contributing toward earning a living.

Location Diagram



Example Hangar Plan Diagram

