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# Precinct B & C Guidelines

## Precinct B & C Guidelines (Westerns Side Commercial Hangars)

- All premises in Precinct B and C to be leased from the Club;
- Lease documentation variable to meet the requirements of the Club and lessee;
- Lessees to be predominantly aviation related where practical;
- Leases may be for land only or land and improvements;
- Lessees must construct and maintain improvements in accordance with the Club's guidelines;
- Lease rate to be that determined by market valuation or negotiation;
- Lease area offered to be determined by the Club;
- Lessees to hold and maintain appropriate and adequate Health and Safety Policies covering their obligations under the Health & Safety at Work Act 2015 and Civil Aviation Act 1990 and such policies are subject to audit by the Club;
- Lessees must consider the impact of their activities on neighbouring premises both on and off airport grounds.
- Business hours of operation limited to between the hours of 7am and 10pm;
- Occupation of the premises, whether full or partial, by anyone other than the lessee is considered subletting and requires approval of the Club;
- The Club to have first right of refusal on the purchase of the premises;
- In the case of a request to assign or sublet, the Club to have the option to purchase the premises at market value instead;
- Key money to be payable on new leases where development of improvements is intended;

## Location Diagram

