

Lease and Licence Policy Fact Sheet



This fact sheet provides key information about Wodonga Council's current Draft Lease and Licence Policy and how it affects community lease and licence holders.

Who will this affect?

This will affect the community lease and licence holders. Commercial tenants will still have leases under commercial rates.

When does this change take effect?

This will take effect after the new policy is adopted. For current lease holders, the changes will take effect once your lease fully expires unless you wish to make a variation to your current lease.

Why is this changing now?

Every four years, Wodonga Council reviews its policies to ensure they are up to date and align with strategic plans and objectives.

How is rent being calculated now?

Most lease holders will be charged a nominal rent amount for the year, which is \$500 + GST. The rental calculation method has been based on the consumer affairs and Australian charity register tiering. From these tiers, a percentage of the assessed rental value will be charged.

What is the purpose of this policy?

The new Lease and Licence Policy aims to ensure fairness, transparency and consistency in how council-managed properties are leased to community groups. It supports equitable access and aligns with Wodonga Council's strategic goals.

Will all community groups be charged the same rent?

Most of our tenants fit within the "small" tier and will be charged a nominal rent amount that is the same. The portion of rent subsidy is based on the Consumer Affairs Victoria and the Australian Charities and Not-for-profits Commission's tiering system. There are three tiers, small-medium-large, so the subsidy of the rent will vary depending on the size, capacity and financial position of the organisation.

Can we negotiate our lease terms?

Yes. While the policy sets a framework, the council is open to discussions with tenants about specific needs, especially where there are financial or operational challenges.

Can we share the facility with other groups?

Yes. Wodonga Council encourages shared use of community facilities to maximise access and reduce costs. Sub-leasing or shared arrangements must be approved by the council.
