

**Disclosure of Wingecarribee Shire Council contracts with the private sector
Contracts pursuant to s27 Government Information (Public Access) Act 2009 No.52**

Class 2 Contracts

| | | Data Entry Date |
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| 1 | Contract ID | LSE15/026 |
| 2 | Contract Description | 20 YEAR LEASE (4 X 5 YEAR LEASES) OF5 AZALEA STREET COLO VALE |
| 3 | Name of Contractor | TELSTRA CORPORATION LIMITED |
| 4 | Business Address of Contractor | C/- JONES LANG LASALLE LEVEL 34, 242 EXHIBITION STREET MELBOURNE VIC 3000 |
| 5 | Contract Commencement Date | 1/12/2010 |
| 6 | Scheduled Date of Completion | 30/11/2030 |
| 7 | Initial Contract Period | 20 YEARS |
| 8 | Revised Contract Period | 4 x 5 YEAR LEASES |
| 9 | Method of Tendering | NIL |
| 10 | Estimated Amount Payable (including GST) | \$550,376.90 |
| 11 | Particulars of any related body corporate (within the meaning of the <i>Corporations Act 2001</i> Cth) in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract. | N/A |
| 12 | A description of any provisions under which the amount payable to the contractor may be varied | Rent to be paid annually in advance; rent payable increased by 4% per annum during the term of the lease and any renewal extension or any holding over on each anniversary of the commencement date |
| 13 | A description of any provisions with respect to the renegotiation of the contract | N/A |
| 14 | In the case of a contract arising from a tendering process, a summary of the criteria against which the various tenders were assessed | N/A |

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| 15 | A description of any provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services | | N/A |
| 16 | Particulars of future transfers of significant assets to the Council at zero, or nominal, cost to the Council, including the date of their proposed transfer | | N/A |
| 17 | Particulars of future transfers of significant assets to the contractor , including the date of their proposed transfer | | N/A |
| 18 | The results of any cost-benefit analysis of the contract conducted by Council | | N/A |
| 19 | The components and quantum of the public sector comparator if used | | N/A |
| 20 | Where relevant, a summary of information used in the contractor's full base case financial model (for example, the pricing formula for tolls or usage charges) | | N/A |
| 21 | Where relevant, particulars of how risk, during the construction and operational phases of a contract to undertake a specific project (such as construction, infrastructure or property development), is to be apportioned between the parties, quantified (where practicable) in net present-value terms and specifying the major assumptions involved | | N/A |
| 22 | Particulars as to any significant guarantees or undertakings between the parties, including any guarantees or undertakings with respect to loan agreements entered into or proposed to be entered into | | N/A |
| 23 | Particulars of any other key elements of the contract. | | N/A |