

## **COUNCIL POLICY**

### Council Horse Paddock – Conditions of Rental



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| <b>POLICY TITLE:</b>           | Council Horse Paddocks – Conditions of Rental                          |
| <b>POLICY NUMBER:</b>          | 75   |
| <b>REVISION NUMBER:</b>        | 1  |
| <b>TRIM REFERENCE:</b>         | SF14/411 - R15/1781  |
| <b>RESOLUTION NUMBER:</b>      | 1785   |
| <b>POLICY TYPE:</b>            | Administrative   |
| <b>APPROVING OFFICER:</b>      | Chief Executive Officer  |
| <b>DATE OF ADOPTION:</b>       | 13 March 2018  |
| <b>TIME PERIOD OF REVIEW:</b>  | 2 Years  |
| <b>DATE OF NEXT REVIEW:</b>    | 13 March 2018  |
| <b>RESPONSIBLE DEPARTMENT:</b> | Rural Lands  |
| <b>LINK TO CORPORATE PLAN:</b> | Community - Community Facilities that meets the needs of the Community |

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### **1. OBJECTIVE**

To set the conditions of rental for the Council Horse Paddocks situated off McLaren Street adjacent to the Saleyards Complex. The policy will clarify the terms and conditions under which the general community can rent the paddocks. The provision of the paddocks will give the general community a place to keep their horses within close proximity to town.

### **2. COUNCIL PROVIDES**

- Paddock sizes of approximately 7,000 square metres;
  - 4 Strand 5mm cable fence, 1.3m high.
  - a single 3 metre bar gate;
- Individual troughs, taps and water meters; and
- Access road to gravel pavement standard will be provided.

### **3. REQUIREMENTS**

- Allocations will be made from the priority list held by Council in order of the date of application;
- Maximum of three horses per paddock with no stallions allowed;
- Limit of two paddocks per household;
- Yearly account in advance to be sent out on the 1st June each year;
- If the yearly rental payment is not received within thirty days, paddock/s to be vacated or horses impounded;
- Rental to be at least minimum annual water charge (no discount) paid yearly in advance. Pro-rata monthly rental allowed for new applicants;
- Excess water to be charged to the person renting the paddock, if water over the set allowance is used;
- Water allocation to be 360kl per paddock;
- Hand-held hose watering only;
- Registration of horses in the town area is not required;
- Tenants can assign their rental agreements to another person prioritised on the Council waiting list with a new agreement to be signed with Council;
- There is to be no structures constructed in the horse paddocks as shade structures have been provided.
- No mobile structures are to be stored at the horse paddocks e.g. caravans, floats, trucks, trailers or the like.
- Portable panels may be utilised at the tenants own risk, and must be removed at the expiration of the rental period unless sold/given to another tenant;
- Areas rented are required to be kept clean and tidy including all rubbish and unnecessary wire to be removed. After three written warnings in twelve months, the rental agreement will be cancelled;
- At no time is stock feed to be left in laneway or road;

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- Tenants are required to carry out minor routine maintenance to troughs, fences and gates. i.e. Strain fence, straighten steel pickets, float maintenance, clean troughs and tap maintenance. All other damages to be reported to Council;
- Council will carry out major maintenance to troughs, fences and gates. i.e. re-levelling troughs, swinging gates and any other major works; and
- Paddocks will be inspected by a Council Officer and tenant prior to being rented to do a condition report. Another inspection will be completed once the Tenant has put in writing that they wish to vacate their paddock. All repairs required within the paddock by the tenant or Council at that time must be completed before the paddock is offered to new tenants. Options of either Council repairing the damage or removing remaining equipment or structures at cost to the tenant via private works or the tenant repairing at their own cost to the same standard.

#### **4. ATTACHMENTS**

- Expression of Interest Form - Rental of Horse Paddock

#### **5. IMPLEMENTATION**

This Policy to be made available to Rural Services Manager, Rural Lands Officer, Rural Lands Administration Officer, Reception, Environmental Lands Officer and Councillor to whose Portfolio refers. This policy is subject to review earlier than the review date if Council deems it necessary.

#### **6. REVIEW TRIGGER**

Policy is to be reviewed every 2 years.

#### **7. PRIVACY PROVISION**

Council respects and protects people's privacy and collects, stores, uses and discloses personal information responsibly and transparently when delivering Council services and business.

#### **8. APPROVAL**

Adopted at the March 2018 Council Meeting - Resolution Number 1785.