



Resolutions Relating to the Medical Centre Lease Negotiations

Date	Resolution	Resolution Number
16/4/2025	That Council: - Notes the current lease over the Robe Medical Centre expires on 1 July 2025 and that the lessee has no contractual right to a further term; - Acknowledges that under Clause 3.5 of the lease, the tenancy will default to a monthly hold-over arrangement if the lessee remains in possession after the expiry date; and - Supports a holding-over arrangement on a monthly tenancy from 2 July 2025, while Council undertakes an Expression of Interest (EOI) process to identify interested medical and associated health service providers.	(445/2025)
11/6/2025	That Council: - Notes the receipt of two valid Expressions of Interest for the Robe Medical Centre lease from: - Limestone Coast Health Unit Trust (LCHUT) - Spill the Beans Speech Pathology Services; - Notes that LCHUT is currently subletting rooms within the facility, despite the existing lease not permitting subletting; - Supports, in principle, amending future lease terms to allow controlled subletting of consulting rooms to allied health providers, subject to Lessors approval; - Requests the Chief Executive Officer to negotiate lease terms with LCHUT based on: - A revised lease fee of \$30,000 per annum; and - Conditions requiring full disclosure of all subletting or occupancy arrangements, including financial and in-kind contributions; and - Initial period of 12 months, with right of renewal for a further 12 months, subject to the Lessors approval. - Receives a further report on the proposed lease terms for endorsement prior to execution. - Notes that Spill the Beans Speech Pathology Services has submitted an EOI to lease a single consulting room, but currently operates under an informal subletting arrangement with LCHUT at a higher cost than proposed in their submission. In negotiating a new lease, Council requires LCHUT to ensure that any ongoing sublease to Spill the Beans reflects equitable, transparent, and reasonable terms, in consultation with the subtenant. - Notes that Robe Dental Services, an existing direct lessee of a portion of the Robe Medical Centre, has confirmed its interest in continuing tenancy and expanding services. Authorises the CEO to negotiate a renewed direct lease with Robe Dental Services independent of the REOI process. Note: This Resolution was revoked in its entirety by Council at the 13 August 2025 Ordinary Council Meeting	493/2025
25/6/2025	That Council: Request that the CEO bring forward a report to the July 2025 Ordinary Council Meeting with a view to revoking the following dot points from resolution 493/2025 from the 11 June 2025 Ordinary Council Meeting:	502/2025

	• Requests the Chief Executive Officer to negotiate lease terms with LCHUT based on: • A revised lease fee of \$30,000 per annum; and • Conditions requiring full disclosure of all subletting or occupancy arrangements, including financial and in-kind contributions; and • Initial period of 12 months, with right of renewal for a further 12 months, subject to the Lessors approval. • Notes that Spill the Beans Speech Pathology Services has submitted an EOI to lease a single consulting room, but currently operates under an informal subletting arrangement with LCHUT at a higher cost than proposed in their submission. In negotiating a new lease, Council requires LCHUT to ensure that any ongoing sublease to Spill the Beans reflects equitable, transparent, and reasonable terms, in consultation with the subtenant. 2. Supports offering Limestone Coast Health Unit Trust (LCHUT) a lease of the Robe Medical Centre at a nominal rental of \$1.00 per annum, payable on demand, conditional upon LCHUT entering into a binding agreement with Council to: • At the conclusion of the lease, transfer ownership to Council, at no cost, of all patient database, plant, equipment, furniture, fittings, IT infrastructure, medical and administrative systems, and consumables currently located at the Robe Medical Centre; • Cease operations on an agreed date, with all physical and operational assets transferred to Council in good working order and condition; 3. Acknowledge that the purpose of this arrangement is to enable Council to take full control of the practice infrastructure and systems with a view to facilitating the future transfer of general practice operations to another suitably qualified medical provider, thereby ensuring continued access to primary healthcare services for the Robe community. Note: This Resolution was revoked in its entirety by Council at the 13 August 2025 Ordinary Council Meeting	
13/8/2025	That Council: 1. Revokes in its entirety resolution 493/2025 from the 11 June 2025 Ordinary Council Meeting and resolution 502/2025 from the 25 June 2025 Special Council Meeting; and 2. Supports a holding over arrangement on a monthly tenancy from 2 July 2025 while Council explores other options at rental of \$100.00 per month noting that all other lease terms and conditions remain in place.	78/2026
12/11/2025	That Council: 1. Authorises the Chief Executive Officer to negotiate a new lease for the Robe Medical Centre with Dr Malcolm Miller, based on the following key terms and conditions: • A lease term of five (5) years with a further right of renewal for five (5) years; • Five (5) years rent-free from commencement of the lease; • Permission for the lessee to sublet rooms to existing and new allied health providers, provided that subletting arrangements are equitable and reflective of the fact that Council will allow the lessee to retain subletting income as its own revenue; and • All other terms and conditions to be consistent with those contained in the existing lease with Limestone Coast Health Unit Trust 3. Upon agreement of the new lease, authorise the Chief Executive Officer to provide written notice to Limestone Coast Health Unit Trust of Council's intention to end the existing lease over the Robe Medical Centre located at 1 Smillie Street, Robe;	199/2026

	4. Authorises the Chief Executive Officer to commence investigations with local real estate agents to identify suitable residential property in Robe that may be purchased by Council as an investment property, to be made available for rental to Dr Malcolm Miller for the purpose of doctor housing; and 5. Notes that funding options for the property purchase are under investigation, which may include utilisation of Council's cash reserves or borrowings through the Local Government Finance Authority, and that a further report will be presented to Council detailing both the proposed lease and property purchase for final consideration.	
10/12/2025	That Council: 1. Authorises Chief Executive Officer to issue written notice to the Limestone Coast Health Unit Trust to terminate the current holding-over tenancy of the Robe Medical Centre on 16 January 2026, with the tenancy to end on Friday 27 February 2026; 2. Notes that Robe Dental Services will remain in a holding-over arrangement until the new head lease commences, and that amendments will be made to the dental lease to ensure equitable contribution to outgoings once the new leaseholder assumes responsibility; 3. That Council approve the purchase of 5 Albatross Close at \$930,000.00 plus stamp duty and associated costs for the provision of Doctors housing subject to the lease agreement for the Robe Medical Centre being signed and a building inspection being conducted on the property; and 4. Authorise the Mayor and the Chief Executive Officer to execute the Robe Medical Centre Lease Agreement and affix the common seal.	241/2026
22/12/2025	That Council: 1. Varies the lease terms previously endorsed by Council for the Robe Medical Centre to approve a lease to Dr Malcolm Miller and/or nominee(s) for a single term of five (5) years only, with no further term/right of renewal included at this time, noting the lease is intended to be assigned to Obelisk Pty Ltd once that entity is registered; 2. Notes that a further report may be presented to Council following commencement of the new practice to consider any proposed further term/renewal arrangements and, if required, the undertaking of public consultation in accordance with legislative and/or Council policy requirements; and 3. Authorises the Mayor and the Chief Executive Officer to execute the amended lease agreement and affix the Common Seal.	252/2026