

Trustee leases over Bribie Gardens Estate (Bongaree) Bribie Island Fact Sheet

Trustee lease

- Moreton Bay City Council (**Council**) manages and maintains the canal in Bribie Gardens Estate (Bongaree) on behalf of the State.
- To enable the use of part of the canal by third parties, a Trustee Lease is required to be entered into with Council.
- An online application form for a Trustee Lease can be found on Council's website - New pontoon lease within Bribie Gardens Estate - City of Moreton Bay.
- New Trustee Leases are granted for 30 years with rent at one dollar (\$1.00) per annum.

Public liability insurance

- A Trustee Lease over part of the canal requires the lessee to obtain insurance over the whole of their lease area.
- It is standard and best practice across any type of leasing arrangement that a leased area is adequately insured.

Council's minimum requirements regarding public liability insurance

- The public liability insurance certificate of currency must comply with the terms of the Trustee Lease, and includes the prescribed terms contained in Schedule 3 of the *Land Regulation 2020* (Qld).
- The following minimum requirements must be satisfied, and evidence provided to Council, before Council is able to execute a Trustee Lease:

1.	The lessee must have a valid insurance certificate for the whole term of the Trustee Lease. At each insurance renewal period, a copy of a compliant insurance certificate must be forwarded to Council.	Tick for satisfied <input type="checkbox"/>
2.	The insurance certificate must be in the name of the lessee/s as noted in the Trustee Lease.	<input type="checkbox"/> Page no.
3.	The insurance certificate must cover for public liability for a minimum of twenty million dollars (\$20,000,000.00) for any single claim.	<input type="checkbox"/> Page no.
4.	The insurance certificate must note that the insurance coverage is on a claims occurring basis.	<input type="checkbox"/> Page no.
5.	The insurance certificate must specifically note that it covers the Trustee Lease area (e.g. "lease area AB in Lot 123 on SP45678").	<input type="checkbox"/> Page no.
6.	The insurance coverage must not have exclusions which impinge upon council's rights under the policy.	<input type="checkbox"/> Page no.