

Trustee leases over Bribie Gardens Estate (Bongaree), Bribie Island

Trustee lease

- Moreton Bay Regional Council manage and maintain the canal in 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 with council.
- An application form for a trustee lease can be found on council's website (a trustee lease is usually 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 leased 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.
- 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.
2.	The insurance certificate must be in the name of the lessee/s as noted in the trustee lease.
3.	The insurance certificate must cover for public liability for a minimum of twenty million dollars (\$20,000,000.00) for any single claim.
4.	The insurance certificate must note that the insurance coverage is on a claims occurring basis.
5.	The insurance certificate must specifically note that it covers the trustee lease area (e.g. "lease area AB in Lot 123 on SP45678").
6.	The insurance coverage must not have exclusions which impinge upon council's rights under the policy.