

22 March 2021

At the conclusion of the Environment Committee

Cultural and Community Committee

Agenda

1. **Disclosures of Interest**

Healthy Communities Sub-Committee

2. **Joint Use Arrangement with Woollahra Council - Paddington Library**
3. **Grants and Sponsorship - Accommodation Grants Program Lease Renewals for 2021**

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1. Register to speak by calling Secretariat on 9265 9310 or emailing secretariat@cityofsydney.nsw.gov.au before 10.00am on the day of the meeting.
2. Check the recommendation in the Committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker (with a warning bell at two minutes) and prepare your presentation to cover your major points within that time.
4. Avoid repeating what previous speakers have said and focus on issues and information that the Committee may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.

Committee meetings can continue until very late, particularly when there is a long agenda and a large number of speakers. This impacts on speakers who have to wait until very late, as well as City staff and Councillors who are required to remain focused and alert until very late. At the start of each Committee meeting, the Committee Chair may reorder agenda items so that those items with speakers can be dealt with first.

Committee reports are available at www.cityofsydney.nsw.gov.au

Item 1.

Disclosures of Interest

Pursuant to the provisions of the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose pecuniary interests in any matter on the agenda for this meeting.

Councillors are also required to disclose any non-pecuniary interests in any matter on the agenda for this meeting.

This will include receipt of reportable political donations over the previous four years.

In both cases, the nature of the interest must be disclosed.

Item 2.

Joint Use Arrangement with Woollahra Council - Paddington Library

File No: S118730

Summary

Since January 1994, the City of Sydney (the City) has jointly run a library with Woollahra Municipal Council (Woollahra) in Paddington Town Hall, a building owned by the City,.

The City's current agreement with Woollahra to run the Paddington Library expires on 30 June 2021 and a new agreement is required in order to continue delivery of library services in this format to the community.

The operation has been a highly successful venture to date. It has established co-operation between councils and enabled a cost effective, quality library service for the residents of both Woollahra and the City of Sydney.

Recommendation

It is resolved that:

- (A) Council enter into a three-year agreement with Woollahra Municipal Council to jointly run a library from Paddington Town Hall from 1 July 2021 with an additional two-year option to extend;
- (B) Council continue to provide the building free of charge, maintain the building at its own cost, and charge the cost of utilities and security to Woollahra Municipal Council; and
- (C) authority be delegated to the Chief Executive Officer to finalise negotiations and enter into and administer an agreement with Woollahra Municipal Council for this purpose.

Attachments

Attachment A. Key Terms of Draft Paddington Library Management Agreement (Confidential)

Background

1. On 26 June 2017, Council approved the City of Sydney (the City) entering into an agreement with Woollahra Municipal Council (Woollahra) for the joint operation of Paddington Library at Paddington Town Hall, a building owned by the City. The parties agreed:
 - (a) the annual operating budget;
 - (b) Woollahra would operate the library;
 - (c) operational costs are shared, 60 per cent Woollahra and 40 per cent the City, based on the use by residents of each Local Government Area. Members who live outside the Local Government Areas are split using the same ratio; and
 - (d) the City provides the building free of charge and pays for its maintenance. Woollahra pays for the cost of utilities, cleaning and security. The City does not charge Woollahra for the use of the space and forgoes rental income of an estimated \$70,399 per annum plus annual fixed increases of three per cent.
2. The existing agreement between both parties provides a range of key performance indicators (KPIs) including collection size, library programs, visitation, and number of loans and members. While Covid-19 related closures and restrictions have impacted statistics during 2020, Paddington Library had been successfully meeting KPIs prior to the pandemic.
3. Paddington Library currently meets the City of Sydney Library Network targets in relation to State Library of NSW benchmarks for minimum size and location within the city. It provides a good collection for children and families, free public access computers, self-check facilities, and venues and programs which are well received by the community.
4. Paddington Library has a mid-range number of users, a collection size within the City's network range, and was maintaining a comparable number of loans prior to the Covid-19 pandemic. The collection is location dependent and does not form part of a 'floating' collection, unlike the City's collection which is used across the network.
5. It is recommended the City enters into a new three-year agreement with Woollahra to jointly run the library from 1 July 2021, with an additional two-year option to extend.
6. Woollahra's preliminary draft budget for 2021/2022 indicates operational costs for Paddington Library of \$852,173. This is a 15 per cent increase on the 2020/21 budget as a result of an increase in collections, including digital, and the required technology provisions. It is proposed the current funding arrangement for operating costs continues (Woollahra 60 per cent and the City 40 per cent split).
7. Based on the draft budget, Woollahra will pay an annual operating cost of \$511,304 and the City will contribute an annual operating cost up to a value of \$340,869 excluding GST each year of the agreement, plus CPI per year (CPI Sydney rate).

8. Over the past five years, business improvement projects at Paddington Library have included an upgrade to public Wi-Fi, installation of meeting rooms and Sunday opening hours. In 2018/19, the State Government announced an increase to the funding package for public libraries over a four-year period beginning 2019/20. Woollahra used the first year of the package to increase library staff salaries to a comparable level with other Sydney metropolitan libraries.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

9. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 7 - A Cultural and Creative City - The City is committed to supporting Sydney's cultural life. We recognise the intrinsic and instrumental value of creativity as a cultural, economic and social force.

Organisational Impact

10. This joint operation has established co-operation between councils and enabled a cost effective, quality library service for the residents of both Woollahra Municipal Council and the City of Sydney's Local Government Areas.
11. The joint operation has provided opportunities for collaboration and skills sharing between the two councils to provide stronger library services and programs to mutual communities.

Social / Cultural / Community

12. This agreement supports the City to meet State Library of NSW benchmarks for minimum size and location of libraries within the city. The Paddington Library offers a good collection for children and families, free public access computers, venues and programs.

Financial Implications

13. Provision has been made in the City Life draft 2021/22 operating budget for contribution to the operations, valued \$340,869 (excluding GST). Provision for the draft building maintenance costs (library premise only) is included in the City Property draft 2021/22 operating budget valued at approximately \$58,000.

Relevant Legislation

14. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

15. Attachment A to the subject report contains confidential commercial information which, if disclosed, would confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
16. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

17. The agreement must be finalised by 30 June 2021 to ensure authority for the payment of the fee for the 2021/22 financial year.

Options

18. The City has an option to cease the agreement and remove resources from providing a library service in Paddington. The financial impact of this would be at least \$340,869 in operational savings and an opportunity for increased rental income from the site. This option would have a negative impact on City of Sydney residents using the library service and would be detrimental to the collaborative efforts between the two councils. This option is not recommended.
19. The City has an option to cease the agreement and fully resource a library service for the Paddington community. The financial impact of this is approximately \$829,275 (\$745,000 operations, plus \$84,275 costs for building maintenance, utilities, cleaning and security). This option is not recommended.

EMMA RIGNEY

Director City Life

Heather Davis, Manager Libraries and Learning

Document is Restricted

Item 3.

Grants and Sponsorship - Accommodation Grants Program Lease Renewals for 2021

File No: S117676

Summary

The Accommodation Grant Program (the Program) is one of 17 programs adopted as part of the City's Grants and Sponsorship Policy. The Program supports community, cultural and sustainability focused organisations by providing accommodation in City-owned buildings within the community property portfolio at an approved subsidised rent which results in Grant tenants paying nil or below market rent.

Accommodation Grant recipients are organisations that provide services that meet the needs identified in Sustainable Sydney 2030 and the City's strategic plans and policies. In this way, the City and the community act collaboratively to bring to life the City of Villages. Demand for properties remains strong, with more than 300 organisations currently listed on a notification list for properties that become available to lease in the future.

Currently, there are 76 leases held by 67 organisations located across 49 City properties managed under the Program. These tenancies were approved by Council as Accommodation Grants. Recipients of Accommodation Grants enter leases or licences with the City for a fixed term of appropriate length, usually three years, subject to annual review.

Of the 76 current leases/licences, 57 are due for renewal on 1 July 2021 and 55 are recommended for renewal in this report.

There are 19 tenants on leases/licences that are not due for renewal and these tenants will continue on their current arrangement.

The 55 leases/licence renewals recommended in this report are for a period of up to five years based on the outcomes of the 2015 Accommodation Grant Program review, providing greater stability for tenants, service continuity for the community and reduced costs, time and resources required by both parties to renew these agreements.

Lease subsidy levels are based on the current market rental value of the property. In 2020 all spaces accommodating tenants due for lease/licence renewal in 2021 were reviewed and valuations provided for the properties managed under the Accommodation Grant Program. The valuer used comparable rentals in areas within the City of Sydney Local Government Area (LGA) to assess the market rent.

This report includes two other recommendations:

1. An increase in the subsidy level for Australian Design Centre for the five-year lease from 23 March 2021 to 22 March 2026 approved by Council in December 2019.
2. An increase in subsidy level for Readymade Works for the period 1 April 2021 until the end of their current lease in 30 June 2021. The lease renewal for Readymade Works from 1 July 2021 is included in the 57 tenancies mentioned above.

All figures in this report and its attachments are exclusive of GST.

Recommendation

It is resolved that:

- (A) Council approve the renewal of 55 Accommodation Grant leases/licences and grants for tenants who hold leases/licences expiring on 30 June 2021 and who have met the Key Performance Criteria of their Accommodation Grant, for a period of up to five years to 30 June 2026;
- (B) Council approve the subsidy level and grant value of the 55 tenants listed in Attachment A to the subject report, with annual increases of three per cent in grant value and rent to be paid for the financial years 2021/22, 2022/23, 2023/24, 2024/25 and 2025/26 in accordance with the City's minimal fixed increase percentage;
- (C) Council approve a three per cent fixed rent increase in alignment with the three per cent market value increase on commencement of any holdover and any anniversary of the commencement of the holdover period;
- (D) Council approve the new subsidy and grant level for the Australian Design Centre at 101-111 and 113-115 William Street, Darlinghurst for their previously approved five-year lease from 23 March 2021 to 22 March 2026 on the following rental subsidy:

	Market Rental Value	Grant Subsidy	Grant Amount	Rent payable
Year 1	\$190,962	68.86%	\$131,502	\$59,460
Year 2	\$196,691	68.28%	\$134,310	\$62,381
Year 3	\$202,592	68.28%	\$138,340	\$64,252
Year 4	\$208,669	68.28%	\$142,489	\$66,180
Year 5	\$214,929	68.28%	\$146,764	\$68,165

- (E) Council approve a new subsidy and grant level subsidy for Readymade Works at Level 1, 47-257 Bulwara Road, Ultimo for the remainder of their current lease period from 1 April to 30 June 2021 on the following rental subsidy:

Year 5	Market Rental Value	Grant Subsidy	Grant Amount	Rent payable
April - June	\$10,192	100%	\$10,192	\$0

- (F) authority be delegated to the Chief Executive Officer to negotiate, execute and administer all terms of the leases (other than the subsidy approved by Council) in accordance with the Grants and Sponsorship Policy, noting that:
- (i) all changes will be made in accordance with the Grants and Sponsorship Policy; and
 - (ii) any change to the details of the recipient set out in this report must be reported back to Council by CEO Update.

Attachments

Attachment A. Tenancies Requiring a Lease Renewal as of 30 June 2021

Background

1. The Accommodation Grant Program (the Program) presently makes available spaces for 67 organisations in 49 buildings. The total cost of the Program in revenue forgone for the 2020/21 financial year is \$5.7 million.
2. On 30 March 2020, in response to the Covid-19 economic impact Council approved the provision of additional rental support for Accommodation Grant Program tenants by waiving all rent for six months until 30 September 2020. On 21 September 2020, through financial support of the Community Recovery Plan, Council approved the continued support for Accommodation Grant Program tenants by waiving all rent until 31 March 2021.
3. The terms and conditions of the agreement between each tenant and the City are detailed in a lease or licence, which also includes specific Key Performance Criteria and performance measures.
4. Excluding childcare centres, City staff have met with tenants to discuss their current financial situation, request for subsidy and ability to pay rent. Of the 55 tenants renewing in this report, five cultural tenants and one community tenant noted the impact of the Covid-19 pandemic on their operations and their ability to pay rent. These organisations have requested continued relief and this is reflected in the increased subsidies to support organisations to financially recover.
5. All Accommodation Grant tenancy rental rates are currently subject to three per cent annual rental increases to reflect the City's minimal fixed increase percentage. Specific grant values and rental subsidy rates are outlined in attachment A to this report.

Valuations

6. In 2020, Colliers International Valuation and Advisory Services were engaged to assess the market rent of all premises due for lease renewal. The timing of market rental assessments ensured the volume of assessments were completed prior to this report to Council. The valuer used comparable rentals in areas within the City's Local Government Area to assess the market rent.
7. Colliers International advise that due to the impact of the pandemic, they have adopted zero rental growth for the Office, Retail and Childcare markets for the calendar years of 2020 and 2021. Therefore, the rental assessments undertaken in 2020 are reflective of current market conditions.

Lease Term - Five Years

8. In 2015, an internal review of the Accommodation Grant Program (AGP) was undertaken as part of the City's commitment to ongoing improvement. This review included a review of internal Program processes. A key consideration in this report was the lengthening of the term of AGP leases. It was decided a five-year lease term was beneficial for the City as well as providing greater stability for tenants. Most notably, the five-year lease term compared to a three-year lease term would reduce costs, time and resources required by both parties to administer these leases.

Cultural Tenants

9. The majority of cultural tenants renewing in 2021 noted the impact of the Covid-19 pandemic on their operations and, in many cases, their ability to pay rent due to loss of income through hires, visitation, events, sales and bar takings. This impact is reflected in the subsidies and grant levels recommended to support organisations to financially recover.
10. While it is recommended some tenants are renewed with similar, manageable rent levels, new subsidy and grant levels are recommended for the following tenants:
 - (a) It is recommended 4A Centre for Contemporary Asian Art at Corporation Building, Shop 3 and First Floor, 181 Hay Street, Haymarket, receive a 100 per cent subsidy for year one of the five-year lease period to support the organisation to financially recover. This results in an increase from rent payable pre Covid-19 of \$8,458 per annum to \$8,497.50 per annum from year two. Due to essential construction work at Corporation Building 4A Gallery have been temporarily relocated to two premises at 113-115 William Street, Darlinghurst and Shop 2, 181 Hay Street, Haymarket until 31 August 2021.
 - (b) It is recommended that Kil.n.it receive a 100 per cent subsidy for year one of their leases to support their financial recovery. This results in:
 - (i) an increase from rent payable pre Covid-19 of \$657 per annum to \$1,000 per annum from year two for Glebe Nurses Quarters, 184 Glebe Point Rd, Glebe
 - (ii) a decrease from rent payable pre Covid-19 of \$2,084 per annum to \$400 for Glebe Town Hall Classroom, 160 St Johns Street, Glebe.
 - (c) It is recommended Tom Bass Sculpture Studio School at 1a Clara Street, Erskineville receive a 100 per cent subsidy for year one of the five-year lease, followed by a greater subsidy in year two, to support the tenant to financially recover. This results in a decreased from rent payable pre Covid-19 of \$5,474 per annum to \$2,700 per annum in year two and \$5,400 in year three
 - (d) It is recommended Big Fag Press at Archway 4, Jubilee Park Oval, Annandale receive a greater subsidy over the five-year lease period. This results in a decrease from rent payable pre Covid-19 of \$6,768 per annum to \$350 in the first year of the lease. The tenant has reported the Covid-19 pandemic has impacted their operations and income. Big Fag Press is a not-for-profit volunteer run organisation that has previously devoted significant time to generating income through hires, workshops and events. Reducing the rent level relieves the organisation of financial strain and allows them to continue to operate the space as community focused and accessible.
 - (e) It is recommended First Draft at 13-17 Riley Street, Woolloomooloo receive a 100 per cent subsidy over the five years of the new lease period. This results in a decrease from rent payable pre-Covid of \$14,110 per annum. The Covid-19 pandemic has impacted the tenant's income from bar, visitation and sales. This subsidy would support the organisation to financially recover as well as allow them greater investment in artists fees, longer presentation opportunities and improved accessibility.

Child Care Tenants

11. Child Care tenants participated in a thorough review in 2017, which resulted in updating specific performance criteria and changes to rental subsidies. The rental increases will now be subject to a three per cent annual rental increase to reflect the City's minimal fixed increase percentage.

Community Tenants

12. It is recommended all community tenants are renewed with similar, manageable rent levels, however, new subsidy and grant levels are recommended for the following tenant:
 - (a) It is recommended Pyrmont Ultimo Glebe (PUG) Men's Shed at 6 Chapman Road, Annandale in the Jubilee viaducts receive a greater subsidy over the five years of the new lease period. The tenant's operational costs have increased, creating financial hardship prior to Covid-19, however the pandemic has also severely hampered the ability to generate income to meet operational requirements. A 100 per cent rental subsidy in year one will provide continued relief to ensure the organisation can remain viable, with increasing rental contributions year on year as the organisation recovers. Subsequent subsidies will increase each year until the previous level of subsidy is met.

Australian Design Centre

13. Australian Design Centre's (ADC) current lease for 101-111 and 113-115 William Street, Darlinghurst expires 22 March 2021. To provide certainty for the organisation as they moved into their multi-year funding agreements with State and Federal bodies, a new five-year lease was approved by Council in advance in December 2019.
14. Since this time, Covid-19 has significantly impacted the Australian Design Centre's operations and income and so the terms of the lease approved in December 2019 have been reviewed. The Covid-19 pandemic has impacted the Australian Design Centre's operations in three main areas: reduced government funding; reduced opportunity for self-generated income; and a greater demand for their services and support. The Australian Design Centre has provided additional support for artists by forgoing sales commissions for a period, waiving stallholder fees and increasing digital promotions for artists.
15. Due to the current and expected ongoing impact of Covid-19, the subsidy previously approved for the Australian Design Centre has been reviewed and a higher grant level is recommended.

Readymade Works

16. Readymade Works are located at Level 1, 47-257 Bulwara Road, Ultimo and provide an artist led space for the independent dance sector in Sydney. They provide affordable rehearsal space, subsidised studio hire and host a comprehensive program of regular classes, workshops, artist residencies and performances.

17. Readymade Works, as with many Accommodation Grant Program tenants, has been significantly impacted by the Covid-19 pandemic. The organisation experienced a 75 per cent downturn in studio hire income after a period of closure followed by reduced capacity to ensure they offered the space safely. Readymade Works anticipate a continued downturn and impact in the short term as the sector recovers financially. The rental waiver given to AGP tenants as part of the City's Covid-19 relief support has been a significant and needed support for the tenant during this time and is due to conclude March 2021.
18. To continue to support the tenant, it is recommended that Readymade Works be awarded a 100 per cent subsidy from 1 April 2021 until the end of the current lease period in June 2021. Without this increased subsidy, they would return to a rental rate of \$8,166 per annum for the period, which would place financial strain on the organisation.
19. It is also recommended that Readymade Works be awarded a greater rental subsidy for the first two years of their new lease commencing 1 July 2021. This will support the organisation to recover as well as continue to deliver critical artistic programming to the arts sector. Readymade Works rental amounts will return to levels similar to those pre-Covid-19 from year three of the lease.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

20. Sustainable Sydney 2030 is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 6 - Vibrant Local Communities and Economies - the provision of accommodation to a varied group of community and cultural organisations contributes to the diverse range of services and support that the City provides for our community. The diversity of these groups contributes to the vibrancy of the city's villages and the communities within them.
 - (b) Direction 7 - A Cultural and Creative City - approximately one third of the Accommodation Grant tenants are cultural/arts organisation. These organisations support cultural development through the support of artists, and the delivery of culturally stimulating activities that engage our communities.

Social / Cultural / Community

21. The contribution of the community and cultural organisations, that are part of the Program to support the development, coordination and management of the many services and activities available to our community, is invaluable. In this way, the City and the community collaboratively bring to life the City of Villages

Financial Implications

22. Based on the current list of Accommodation Grant recipients, the total grant value of the program is estimated to be \$5.7 million in revenue foregone for the 2020/21 financial year. Revenue foregone has been included in the draft 2021/22 operating budget and future years forward estimates.

Relevant Legislation

23. Section 356 of the Local Government Act 1993. Section 356 of the Local Government Act 1993 provides that a council may, in accordance with a resolution of council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions.
24. Section 356(3)(a) - (d) is satisfied for the purpose of providing grant funding to for-profit organisations because:
 - (a) the funding is part of the following programs:
 - (b) Accommodation Grant Program;
 - (c) the details of these programs have been included in Council's draft operation plan for financial year 2020/21; and
 - (d) the program's proposed budgets do not exceed five per cent of Council's proposed income from ordinary rates for financial year 2020/21.

Critical Dates / Time Frames

25. Accommodation Grant tenants noted in this report as requiring lease/licence renewals hold leases/licences expiring by June 2021. New leases/licences are therefore required to ensure tenants can remain in their properties as outlined above. The majority of the leases/licences are due to be renewed on 1 July 2021.

Public Consultation

26. City staff liaise with Accommodation Grant tenants throughout the year, and as part of the annual performance review process.
27. In accordance with the Local Government Act 1993 and Crown Lands Management Act 2009, the City is required to notify the public on upcoming leases on Community Land and Crown Land. Once Council endorsement has been received the City will publicly notify for a 28-day period the 14 leases on Crown and Community lands.

EMMA RIGNEY

Director City Life

Phoebe Arthur, Grants Program Coordinator

Dee Jones, Cultural Venues Coordinator

Attachment A

**Tenancies Requiring a Lease Renewal as of
30 June 2021**

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
107 Projects Inc.	107 Redfern Street, Redfern Level 1	Market Rent	\$ 75,500.00	\$ 77,765.00	\$ 80,097.95	\$ 82,500.89	\$ 84,975.92
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 75,500.00	\$ 77,765.00	\$ 80,097.95	\$ 82,500.89	\$ 84,975.92
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
107 Projects Inc.	107 Redfern Street, Redfern Ground floor	Market Rent	\$251,000.00	\$258,530.00	\$266,285.90	\$274,274.48	\$282,502.71
		Subsidy	100%	100%	100%	100%	100%
		Subsidy	\$251,000.00	\$258,530.00	\$266,285.90	\$274,274.48	\$282,502.71
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
4a Gallery	181-187 Hay Street Haymarket, Corporation Building	Market Rent	\$275,000.00	\$283,250.00	\$291,747.50	\$300,499.93	\$309,514.92
		Subsidy	100%	97%	97%	97%	97%
		Subsidy	\$275,000.00	\$274,752.50	\$282,995.08	\$291,484.93	\$300,229.48
		Rent Payable	\$ -	\$ 8,497.50	\$ 8,752.43	\$ 9,015.00	\$ 9,285.45
Australian Guild of Screen Composers	50-58 Macleay Street Elizabeth Bay, Rex Centre	Market Rent	\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Australian Screen Editors Inc.	50-58 Macleay Street Elizabeth Bay, Rex Centre	Market Rent	\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Beehive Industries Co-op	137 Palmer Street Darlinghurst (Palmer Street Holding)	Market Rent	\$320,000.00	\$329,600.00	\$339,488.00	\$349,672.64	\$360,162.82
		Subsidy %	83%	83%	83%	83%	83%
		Subsidy	\$266,697.00	\$274,697.91	\$282,938.85	\$291,427.01	\$300,169.82
		Rent Payable	\$ 53,303.00	\$ 54,902.09	\$ 56,549.15	\$ 58,245.63	\$ 59,993.00

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Big Fag Press	6 Chapman Road Annandale, Jubilee Viaducts	Market Rent	\$ 16,000.00	\$ 16,480.00	\$ 16,974.40	\$ 17,483.63	\$ 18,008.14
		Subsidy %	98%	98%	98%	98%	98%
		Subsidy	\$ 15,650.00	\$ 16,119.50	\$ 16,603.09	\$ 17,101.18	\$ 17,614.21
		Rent Payable	\$ 350.00	\$ 360.50	\$ 371.32	\$ 382.45	\$ 393.93
Counterpoint Community Services (formerly South Sydney Community Aid Co-op)	73 Garden Street Alexandria, Alexandria Town Hall	Market Rent	\$ 33,000.00	\$ 33,990.00	\$ 35,009.70	\$ 36,059.99	\$ 37,141.79
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 33,000.00	\$ 33,990.00	\$ 35,009.70	\$ 36,059.99	\$ 37,141.79
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
First Draft Inc.	13-17 Riley Street Woolloomooloo, Depot - Riley Street	Market Rent	\$ 92,000.00	\$ 94,760.00	\$ 97,602.80	\$100,530.88	\$103,546.81
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 92,000.00	\$ 94,760.00	\$ 97,602.80	\$100,530.88	\$103,546.81
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Gay & Lesbian Rights Lobby	186-194 Glebe Point Road Glebe, Glebe Community Centre - Benledi House	Market Rent	\$ 21,000.00	\$ 21,630.00	\$ 22,278.90	\$ 22,947.27	\$ 23,635.69
		Subsidy %	76%	76%	76%	76%	76%
		Subsidy	\$ 16,026.00	\$ 16,506.78	\$ 17,001.98	\$ 17,512.04	\$ 18,037.40
		Rent Payable	\$ 4,974.00	\$ 5,123.22	\$ 5,276.92	\$ 5,435.22	\$ 5,598.28
Geoff Holmes T/as Glebe Music Project	6 Chapman Road Annandale, Jubilee – Viaducts	Market Rent	\$ 16,000.00	\$ 16,480.00	\$ 16,974.40	\$ 17,483.63	\$ 18,008.14
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 16,000.00	\$ 16,480.00	\$ 16,974.40	\$ 17,483.63	\$ 18,008.14
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Glebe District Hockey Club Inc.	6 Chapman Road Annandale, Jubilee – Viaducts	Market Rent	\$ 16,800.00	\$ 17,304.00	\$ 17,823.12	\$ 18,357.81	\$ 18,908.55
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 16,800.00	\$ 17,304.00	\$ 17,823.12	\$ 18,357.81	\$ 18,908.55
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Glebe Junior Australian Football Club	6 Chapman Road Annandale, Jubilee – Viaducts	Market Rent	\$ 17,800.00	\$ 18,334.00	\$ 18,884.02	\$ 19,450.54	\$ 20,034.06
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 17,800.00	\$ 18,334.00	\$ 18,884.02	\$ 19,450.54	\$ 20,034.06
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Goodstart	4 Huntley Street, Alexandria	Market Rent	\$332,304.00	\$342,273.12	\$352,541.31	\$363,117.55	\$374,011.08
		Subsidy %	0%	0%	0%	0%	0%
		Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -
		Rent Payable	\$332,304.00	\$342,273.12	\$352,541.31	\$363,117.55	\$374,011.08
Goodstart	7 Chapman Rd Annandale	Market Rent	\$336,724.00	\$346,825.72	\$357,230.49	\$367,947.41	\$378,985.83
		Subsidy %	0%	0%	0%	0%	0%
		Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -
		Rent Payable	\$336,724.00	\$346,825.72	\$357,230.49	\$367,947.41	\$378,985.83
Goodstart	277-279 Bourke Street, Darlinghurst	Market Rent	\$298,673.00	\$307,633.19	\$316,862.19	\$326,368.05	\$336,159.09
		Subsidy %	0%	0%	0%	0%	0%
		Subsidy	\$ -	\$ -	\$ -	\$ -	\$ -
		Rent Payable	\$298,673.00	\$307,633.19	\$316,862.19	\$326,368.05	\$336,159.09
Inner City Legal Centre Limited	50-52 Darlinghurst Road, Kings Cross, Kings Cross Neighbourhood Service Centre & Library	Market Rent	\$ 76,000.00	\$ 78,280.00	\$ 80,628.40	\$ 83,047.25	\$ 85,538.67
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 76,000.00	\$ 78,280.00	\$ 80,628.40	\$ 83,047.25	\$ 85,538.67
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Inner Sydney Regional Council for Social Development	770 Elizabeth Street Waterloo, Waterloo Library,	Market Rent	\$ 45,500.00	\$ 46,865.00	\$ 48,270.95	\$ 49,719.08	\$ 51,210.65
		Subsidy %	88%	88%	88%	88%	88%
		Subsidy	\$ 39,820.00	\$ 41,014.60	\$ 42,245.04	\$ 43,512.39	\$ 44,817.76
		Rent Payable	\$ 5,680.00	\$ 5,850.40	\$ 6,025.91	\$ 6,206.69	\$ 6,392.89

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Jessie Street National Women's Library	40 William Henry Street Ultimo, Ultimo Community Centre - Harris Street	Market Rent	\$107,000.00	\$110,210.00	\$113,516.30	\$116,921.79	\$120,429.44
		Subsidy %	91%	91%	92%	92%	92%
		Subsidy	\$ 97,700.00	\$100,770.50	\$103,935.21	\$107,196.98	\$110,558.76
		Rent Payable	\$ 9,300.00	\$ 9,439.50	\$ 9,581.09	\$ 9,724.81	\$ 9,870.68
Kil.n.it	Nurses Quarters, 184 Glebe Point Road	Market Rent	\$ 43,400.00	\$ 44,702.00	\$ 46,043.06	\$ 47,424.35	\$ 48,847.08
		Subsidy %	100%	98%	97%	97%	96%
		Subsidy	\$ 43,400.00	\$ 43,702.00	\$ 44,843.06	\$ 45,924.35	\$ 47,047.08
		Rent Payable	\$ -	\$ 1,000.00	\$ 1,200.00	\$ 1,500.00	\$ 1,800.00
Kil.n.it	Glebe Town Hall Classroom - 160 St Johns Road Glebe	Market Rent	\$ 9,200.00	\$ 9,476.00	\$ 9,760.28	\$ 10,053.09	\$ 10,354.68
		Subsidy %	100%	96%	94%	92%	90%
		Subsidy	\$ 9,200.00	\$ 9,076.00	\$ 9,160.28	\$ 9,253.09	\$ 9,354.68
		Rent Payable	\$ -	\$ 400.00	\$ 600.00	\$ 800.00	\$ 1,000.00
Kings Cross Community and Information Centre	50-58 Macleay Street Elizabeth Bay, Rex Centre	Market Rent	\$ 56,000.00	\$ 57,680.00	\$ 59,410.40	\$ 61,192.71	\$ 63,028.49
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 56,000.00	\$ 57,680.00	\$ 59,410.40	\$ 61,192.71	\$ 63,028.49
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
KU James Cahill Pre-School	1-7 Raglan Street, Waterloo	Market Rent	\$209,114.00	\$215,387.42	\$221,849.04	\$228,504.51	\$235,359.65
		Subsidy %	86%	86%	86%	86%	86%
		Subsidy	\$179,900.00	\$185,297.42	\$190,856.04	\$196,581.51	\$202,479.65
		Rent Payable	\$ 29,214.00	\$ 30,090.00	\$ 30,993.00	\$ 31,923.00	\$ 32,880.00
KU John J Carroll Pre-School	2-14 Phelps Street, Surry Hills	Market Rent	\$163,102.00	\$167,995.06	\$173,034.91	\$178,225.96	\$183,572.74
		Subsidy %	70%	70%	70%	70%	70%
		Subsidy	\$114,413.00	\$117,845.39	\$121,380.75	\$125,022.17	\$128,772.84
		Rent Payable	\$ 48,689.00	\$ 50,149.67	\$ 51,654.16	\$ 53,203.78	\$ 54,799.90

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
KU Lance Childcare Centre	37 High Street, Millers Point	Market Rent	\$219,218.00	\$225,794.54	\$232,568.38	\$239,545.43	\$246,731.79
		Subsidy %	78%	78%	78%	78%	78%
		Subsidy	\$171,181.00	\$176,316.43	\$181,605.92	\$187,054.10	\$192,665.72
		Rent Payable	\$ 48,037.00	\$ 49,478.11	\$ 50,962.45	\$ 52,491.33	\$ 54,066.07
KU Maybanke Preschool	99 Harris Street, Pymont	Market Rent	\$123,384.00	\$127,085.52	\$130,898.09	\$134,825.03	\$138,869.78
		Subsidy %	83%	83%	83%	83%	83%
		Subsidy	\$102,083.00	\$105,145.49	\$108,299.09	\$111,548.03	\$114,894.78
		Rent Payable	\$ 21,301.00	\$ 21,940.03	\$ 22,599.00	\$ 23,277.00	\$ 23,975.00
KU Phillip Park Childcare Centre	1b Cathedral Street (also known as 2-10 Yurong Parkway Sydney, Phillip Park Community & Children's Centre,	Market Rent	\$275,790.00	\$284,063.70	\$292,585.61	\$301,363.18	\$310,404.07
		Subsidy %	30%	30%	30%	30%	30%
		Subsidy	\$ 83,661.00	\$ 86,170.83	\$ 88,755.95	\$ 91,418.63	\$ 94,161.19
		Rent Payable	\$192,129.00	\$197,892.87	\$203,829.66	\$209,944.55	\$216,242.88
KU Rushcutters Bay Preschool	7A Waratah Street, Rushcutters Bay Park	Market Rent	\$194,152.00	\$199,976.56	\$205,975.86	\$212,155.13	\$218,519.79
		Subsidy %	64%	64%	64%	64%	64%
		Subsidy	\$124,595.00	\$128,332.85	\$132,182.84	\$136,148.32	\$140,232.77
		Rent Payable	\$ 69,557.00	\$ 71,643.71	\$ 73,793.02	\$ 76,006.81	\$ 78,287.02
KU Sunbeam Kindergarten	8 Lyne Street, Alexandria	Market Rent	\$138,794.00	\$142,957.82	\$147,246.55	\$151,663.95	\$156,213.87
		Subsidy %	94%	94%	94%	94%	94%
		Subsidy	\$130,215.00	\$134,121.45	\$138,145.09	\$142,289.45	\$146,558.13
		Rent Payable	\$ 8,579.00	\$ 8,836.37	\$ 9,101.46	\$ 9,374.50	\$ 9,655.74
KU Ultimo Childcare	247-257 Bulwara Road, Ultimo	Market Rent	\$287,289.00	\$295,907.67	\$304,784.90	\$313,928.45	\$323,346.30
		Subsidy %	77%	77%	77%	77%	77%
		Subsidy	\$221,356.00	\$227,996.67	\$234,835.90	\$241,881.45	\$249,137.30
		Rent Payable	\$ 65,933.00	\$ 67,911.00	\$ 69,949.00	\$ 72,047.00	\$ 74,209.00

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Mandala Community Counselling Services Inc.	40 William Henry Street, Ultimo, Ultimo Community Centre - Harris Street	Market Rent	\$ 22,000.00	\$ 22,660.00	\$ 23,339.80	\$ 24,039.99	\$ 24,761.19
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 22,000.00	\$ 22,660.00	\$ 23,339.80	\$ 24,039.99	\$ 24,761.19
		Rent Payable	0	\$ -	\$ -	\$ -	0
Neighbour Connections Inc.	184 Glebe Point Road Glebe, Glebe Community Centre - St Helens Community centre	Market Rent	\$ 80,800.00	\$ 83,224.00	\$ 85,720.72	\$ 88,292.34	\$ 90,941.11
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 80,800.00	\$ 83,224.00	\$ 85,720.72	\$ 88,292.34	\$ 90,941.11
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Older Women's Network	8-10 Victoria Street Newtown 2017/175541	Market Rent	\$112,000.00	\$115,360.00	\$118,820.80	\$122,385.42	\$126,056.99
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$112,000.00	\$115,360.00	\$118,820.80	\$122,385.42	\$126,056.99
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
PACT Centre for Emerging Artists	107-125 Railway Parade, Erskineville,	Market Rent	\$ 90,000.00	\$ 92,700.00	\$ 95,481.00	\$ 98,345.43	\$101,295.79
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 90,000.00	\$ 92,700.00	\$ 95,481.00	\$ 98,345.43	\$101,295.79
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Physical Disability Council	186 Glebe Point Road Glebe, Glebe Community Centre - St Helens Community Centre	Market Rent	\$ 22,600.00	\$ 23,278.00	\$ 23,976.34	\$ 24,695.63	\$ 25,436.50
		Subsidy %	53%	53%	53%	53%	53%
		Subsidy	\$ 12,053.00	\$ 12,414.59	\$ 12,787.03	\$ 13,170.64	\$ 13,565.76
		Rent Payable	\$ 10,547.00	\$ 10,863.41	\$ 11,189.31	\$ 11,524.99	\$ 11,870.74
Pride History	186-194 Glebe Point Road Glebe, Glebe Community Centre - Benledi House	Market Rent	\$ 14,500.00	\$ 14,935.00	\$ 15,383.05	\$ 15,844.54	\$ 16,319.88
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 14,500.00	\$ 14,935.00	\$ 15,383.05	\$ 15,844.54	\$ 16,319.88
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Pymont Ultimo Glebe Men's Shed	6 Chapman Road Annandale, Jubilee – Viaducts,	Market Rent	\$ 31,500.00	\$ 32,445.00	\$ 33,418.35	\$ 34,420.90	\$ 35,453.53
		Subsidy %	100%	97%	94%	92%	89%
		Subsidy	\$ 31,500.00	\$ 31,475.00	\$ 31,478.35	\$ 31,505.90	\$ 31,568.53
		Rent Payable	\$ -	\$ 970.00	\$ 1,940.00	\$ 2,915.00	\$ 3,885.00
Radio For the Print-handicapped of NSW	185 Glebe Point Road Glebe, Glebe Community Centre - St Helens Community Centre	Market Rent	\$ 85,000.00	\$ 87,550.00	\$ 90,176.50	\$ 92,881.80	\$ 95,668.25
		Subsidy %	81%	81%	81%	81%	81%
		Subsidy	\$ 68,594.00	\$ 70,651.82	\$ 72,771.37	\$ 74,954.52	\$ 77,203.15
		Rent Payable	\$ 16,406.00	\$ 16,898.18	\$ 17,405.13	\$ 17,927.28	\$ 18,465.10
Readymade Works Incorp	247-257 Bulwara Road Ultimo, Ultimo Child Care Centre	Market Rent	\$ 80,000.00	\$ 82,400.00	\$ 84,872.00	\$ 87,418.16	\$ 90,040.70
		Subsidy %	94%	95%	90%	90%	89%
		Subsidy	\$ 75,500.00	\$ 77,900.00	\$ 76,372.00	\$ 78,918.16	\$ 80,540.70
		Rent Payable	\$ 4,500.00	\$ 4,500.00	\$ 8,500.00	\$ 8,500.00	\$ 9,500.00
Redfern Legal Centre	73 Pitt Street, Redfern - Redfern Town Hall	Market Rent	\$ 70,000.00	\$ 72,100.00	\$ 74,263.00	\$ 76,490.89	\$ 78,785.62
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 70,000.00	\$ 72,100.00	\$ 74,263.00	\$ 76,490.89	\$ 78,785.62
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
SDN	79A John Street, Pymont	Market Rent	\$208,894.00	\$215,160.82	\$221,615.64	\$228,264.11	\$235,112.04
		Subsidy %	92%	92%	92%	92%	92%
		Subsidy	\$191,505.00	\$197,249.82	\$203,166.64	\$209,262.11	\$215,540.04
		Rent Payable	\$ 17,389.00	\$ 17,911.00	\$ 18,449.00	\$ 19,002.00	\$ 19,572.00
SDN	443 Riley Street, Surry Hills	Market Rent	\$300,234.00	\$309,241.02	\$318,518.25	\$328,073.80	\$337,916.01
		Subsidy %	91%	91%	91%	91%	91%
		Subsidy	\$274,150.00	\$282,375.02	\$290,846.25	\$299,571.80	\$308,559.01
		Rent Payable	\$ 26,084.00	\$ 26,866.00	\$ 27,672.00	\$ 28,502.00	\$ 29,357.00

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
SDN	232 Pitt Street (also known as 102-104 Wellington), Waterloo	Market Rent	\$189,818.00	\$195,512.54	\$201,377.92	\$207,419.25	\$213,641.83
		Subsidy %	93%	93%	93%	93%	93%
		Subsidy	\$176,950.00	\$182,258.50	\$187,726.26	\$193,358.04	\$199,158.78
		Rent Payable	\$ 12,868.00	\$ 13,254.04	\$ 13,651.66	\$ 14,061.21	\$ 14,483.05
Surry Hills Neighbourhood Centre	405 Crown Street, Surry Hills	Market Rent	\$140,000.00	\$144,200.00	\$148,526.00	\$152,981.78	\$157,571.23
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$140,000.00	\$144,200.00	\$148,526.00	\$152,981.78	\$157,571.23
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Sydney Local Health District known as Glebe Early Childhood Centre	160 St Johns Road Glebe, Glebe Town Hall	Market Rent	\$ 33,000.00	\$ 33,990.00	\$ 35,009.70	\$ 36,059.99	\$ 37,141.79
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 33,000.00	\$ 33,990.00	\$ 35,009.70	\$ 36,059.99	\$ 37,141.79
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
The Bower Reuse and Repair	107 Redfern Street, Redfern	Market Rent	\$ 30,000.00	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 30,000.00	\$ 30,900.00	\$ 31,827.00	\$ 32,781.81	\$ 33,765.26
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
The Sydney Children's Hospital Network	19 Greenknowe Avenue, Elizabeth Bay, Reginald Murphy Activity Club,	Market Rent	\$ 46,500.00	\$ 47,895.00	\$ 49,331.85	\$ 50,811.81	\$ 52,336.16
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 46,500.00	\$ 47,895.00	\$ 49,331.85	\$ 50,811.81	\$ 52,336.16
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
The University of Sydney	160 St Johns Road Glebe, Glebe Town Hall	Market Rent	\$ 70,000.00	\$ 72,100.00	\$ 74,263.00	\$ 76,490.89	\$ 78,785.62
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 70,000.00	\$ 72,100.00	\$ 74,263.00	\$ 76,490.89	\$ 78,785.62
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
The Women's Library Inc.	8-10 Brown Street Newtown, Newtown Library & women's Centre & Brown St Community Hall	Market Rent	\$ 56,000.00	\$ 57,680.00	\$ 59,410.40	\$ 61,192.71	\$ 63,028.49
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 56,000.00	\$ 57,680.00	\$ 59,410.40	\$ 61,192.71	\$ 63,028.49
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Tom Bass Sculpture Studio School	1a Clara Street Erskineville, Erskineville Art's Centre	Market Rent	\$ 63,500.00	\$ 65,405.00	\$ 67,367.15	\$ 69,388.16	\$ 71,469.81
		Subsidy %	100%	96%	92%	92%	92%
		Subsidy	\$ 63,500.00	\$ 62,705.00	\$ 61,967.15	\$ 63,826.16	\$ 65,741.81
		Rent Payable	\$ -	\$ 2,700.00	\$ 5,400.00	\$ 5,562.00	\$ 5,728.00
Tribal Warrior Assoc Inc.	107 Redfern Street, Redfern	Market Rent	\$ 27,500.00	\$ 28,325.00	\$ 29,174.75	\$ 30,049.99	\$ 30,951.49
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 27,500.00	\$ 28,325.00	\$ 29,174.75	\$ 30,049.99	\$ 30,951.49
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
UTS Magic Pudding	2-10 Mary Ann Street (also known as 1-15 McKee Street) Ultimo	Market Rent	\$286,852.00	\$295,457.56	\$304,321.29	\$313,450.93	\$322,854.45
		Subsidy %	91%	91%	91%	91%	91%
		Subsidy	\$261,395.00	\$269,236.56	\$277,313.29	\$285,632.93	\$294,201.45
		Rent Payable	\$ 25,457.00	\$ 26,221.00	\$ 27,008.00	\$ 27,818.00	\$ 28,653.00
Weave Youth Family	Elizabeth & Allen Streets Waterloo, South Sydney Youth Centre, Waterloo Oval	Market Rent	\$ 95,000.00	\$ 97,850.00	\$100,785.50	\$103,809.07	\$106,923.34
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 95,000.00	\$ 97,850.00	\$100,785.50	\$103,809.07	\$106,923.34
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Women in Film & Television Australia Limited (formerly Women In Film & Television (NSW) Inc)	50-58 Macleay Street Elizabeth Bay, Rex Centre	Market Rent	\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 3,800.00	\$ 3,914.00	\$ 4,031.42	\$ 4,152.36	\$ 4,276.93
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -

Tenant	Premises	Rent	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Wrap with Love	4/4 Huntley Street, Alexandria, Huntley Street Industrial Complex	Market Rent	\$ 17,500.00	\$ 18,025.00	\$ 18,565.75	\$ 19,122.72	\$ 19,696.40
		Subsidy %	100%	100%	100%	100%	100%
		Subsidy	\$ 17,500.00	\$ 18,025.00	\$ 18,565.75	\$ 19,122.72	\$ 19,696.40
		Rent Payable	\$ -	\$ -	\$ -	\$ -	\$ -