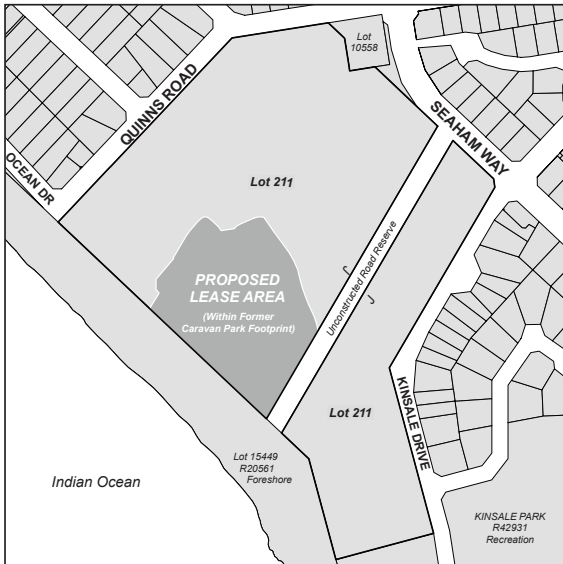


LAND DISPOSITION

PROPOSAL FOR AGREEMENT FOR LEASE & GROUND LEASE – PART OF LOT 211 (2) QUINNS ROAD, MINDARIE (FORMER QUINNS ROCKS CARAVAN PARK SITE)

Notice is hereby given in accordance with Section 3.58(3) of the Local Government Act 1995 that the City of Wanneroo proposes to dispose of a portion of the following property as follows:



Lessee:	Eco Tourism Pty Ltd (ACN 669 182 709) as trustee for the Dunes Unit Trust
Property:	Part of Lot 211 (2) Quinns Road, Mindarie WA 6030, having an area of approximately 1.917ha (Leased premises are limited to footprint of former caravan park site – see plan)
Term:	21 years, commencing on the day following practical completion of the development.
Additional Term:	None.
Permitted Use:	The construction, operation and maintenance of short stay accommodation, hotel (restricted licence), restaurant and café, function centre, and events space.
Rental:	Ground lease net rental of \$50,000 (plus GST) plus outgoings per annum
Annual Rent Review:	CPI annually during the Term (other than on a Market Rent Review date).
Market Rent Review:	On each fifth anniversary of the Commencement Date.
Market Valuation:	\$50,000 (plus GST) plus outgoings per annum (valuation dated October 2023)
Security:	Bank guarantee: During works period under Agreement for Lease: \$203,500 During Ground Lease term: \$150,000
	Personal/corporate guarantors: Russell Frank Percival, Luke Russell Percival
Incentives:	No rent payable until development achieves practical completion. No other incentives.
Further information:	Proposal plans and Elevations – www.wanneroo.wa.gov.au/quinnsrockscaravanpark See Agenda item SCS01-08/23 (and resolution) for Special Council Meeting on 1 August 2023.

Written public submissions are invited on the proposed disposition and should be addressed to:

Chief Executive Officer
City of Wanneroo
Locked Bag 1
Wanneroo WA 6946

Comments close: 4.30pm, 16 November 2023

Noelene Jennings PSM
A/Chief Executive Officer