

**LAND DISPOSITION**
**PROPOSAL FOR AGREEMENT FOR LEASE & GROUND LEASE  
OF LOT 10603 (3) BRAZIER ROAD, YANCHEP 6035 WA  
(OLD YANCHEP SURF CLUB)**

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:

<b>Lessee:</b>	Be Our Guest Holdings Pty Ltd (ACN 129 257 147)
<b>Property:</b>	Lot 10603 (3) Brazier Road, Yanchep 6035 WA
<b>Term:</b>	21 years, commencing on the day following practical completion of the development.
<b>Additional Term:</b>	One option to renew for a further term of 21 years.
<b>Permitted Use:</b>	The construction, operation and maintenance of a licensed tavern (restricted licence), restaurant and café, retail (including ancillary retail), function centre and short stay accommodation.
<b>Rental:</b>	Ground lease net rental of \$20,000 (plus GST) plus outgoings per annum
<b>Annual Rent Review:</b>	3% annually during the initial term and additional term (other than on a market rent review date).
<b>Additional Tenant Contributions</b>	\$5,000 (excluding GST) per annum throughout term of lease.
<b>Market Rent Review:</b>	The commencement date of the additional term and each fifth anniversary of that date thereafter.
<b>Market Valuation:</b>	\$20,000 – 40,000 (plus GST) plus outgoings per annum (valuation dated 20 November 2023)
<b>Incentives:</b>	Rent free period of 2 years. No other incentives.

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:** 4pm Thursday, 7 March 2024

**Bill Parker**  
**Chief Executive Officer**