INFORMATION ON COMMERCIAL TENANCIES (VACANT FLOOR SPACE)

LOCATED AT

WANNEROO CIVIC CENTRE,
23 DUNDEBAR ROAD, WANNEROO.
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1. INTRODUCTION

The City of Wanneroo (the City) thanks you for your interest in leasing vacant space at the Wanneroo Civic Centre. The current spaces available are two areas in the recent extension of the Wanneroo Civic Centre, with a combined floor space of approximately 1,630m².

Wanneroo Civic Centre (the Centre) is located at 23 Dundebar Road, Wanneroo, on Freehold Lot 555, Deposited Plan 402197. The Centre is zoned Urban Deferred under the Metropolitan Regional Scheme and Centre under the District Planning Scheme No.2.

The City proposes to enter into private treaty negotiations with interested commercial organisations, in accordance with the City's Leasing Policy (available on the City's website). A tenancy agreement will be offered and may be subject to Council approval and advertising under section 3.58 of the Local Government Act 1995.

Any dollar figures quoted are exclusive of GST.

2. PROFILE OF THE CITY OF WANNEROO

- The City is located just 22km north of the Perth CBD and stretches from Girrawheen/Koondoola to the south and Yanchep/Two Rocks to the north.

- The City offers a mix of rural, semi-rural and modern urban living with 32km of coastline, untouched bushland, state forest, wetlands, commercial precincts and market gardens.

- The City offers great lifestyle options for residents and tourists alike.

- The City has an estimated resident population for 2015 of approximately 188,785 which is expected to grow to approximately 354,042 people in 2036.

- The City of Wanneroo SEIFA Index of Disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics.
Current data from the 2016 Census highlights:

- 12,067 people currently live in Wanneroo, with the median age of people at 39 years.
- Children aged 0 - 14 years made up 17.6% of the population and people aged 65 years and over made up 18.8% of the population (both above state averages).
- Of the families in Wanneroo, 43.4% were couple families with children, 40.2% were couple families without children and 15.1% were one parent families.
- 57.4% of Wanneroo residents were born in Australia. 13.7% born in the United Kingdom, 4.5% New Zealand and 2% South Africa.
- 31% of the Wanneroo population is not currently in the workforce. 95.5% of Wanneroo’s labour force is employed, with 4.5% unemployed.
- Wanneroo (1,013.1) ranks slightly under Western Australia (1,021.5) and the Wanneroo LGA (1,025.5) on the SEIFA index.
- 5.3% of the Wanneroo population required assistance or needed help in their day to day lives. Higher than the state average of 3%.

3. TENANCY SPACE

The lease area is situated on the ground floor of the new extension of the existing Wanneroo Civic Centre Administration Office building at 23 Dundebar Road, Wanneroo. It is located at the rear of the existing Civic Centre building with direct frontage and secured access from Caffagio Crescent. Included is an image of the proposed completed extension as viewed from the intersection of Caffagio Crescent and Servite Terrace (Attachment 1 refers).

The lease area comprises two separate spaces (Tenancy 1 and Tenancy 2) with a combined floor area of approximately 1630m² (Attachment 2 refers). Tenancy 1 has a total floor area of 664m² area. Tenancy 2 has a total floor area of 966m², comprising 917m² floor space and 49m² of balcony area. Both Tenancy 1 and 2 are available as separate or combined occupancy.

The two spaces are separated by a central foyer/lobby. The foyer/lobby area and ablutions will form part of the common area (totalling approximately 263m²) as indicated on the attached plan. External secured access to the common area will be via the Cafaggio Crescent frontage.

As a new facility the commercial fitouts of the leasable spaces will be the responsibility of prospective tenants.

Please note that there are no provisions for kitchen facilities to be included as part of the lease proposals and the installation of such facilities will be the responsibility of the tenant(s).

A commercial rental valuation has indicated a face rent of $280-$320/m², and incentives may be offered subject to negotiation.
Vacant possession is immediately available.

4. CONTACT AND SITE INSPECTIONS

The Contact Officer for enquiries and site inspections is:

Heather Atkinson
Property Projects Officer
9405 5837
property.services@wanneroo.wa.gov.au

5. TERMS AND CONDITIONS

It is proposed that the City will enter into private treaty negotiations and may be required to give public notice of the proposed disposition in the media in order to satisfy legislative requirements under the terms of the Local Government Act 1995.

Subject to the requirements of the Local Government Act 1995, and Council approval, the following essential terms are proposed:

Lease Term – subject to negotiation.

Lease Commencement Date – subject to negotiation (immediately available).

Rent Commencement Date – negotiable to reflect fit-out requirements.

Maintenance – Please refer to the City's Leasing Policy:


Services (Utilities) – tenant(s) will be responsible for the payment of all services directly attributable to the premises including water, drainage, sewerage, gas, electricity, heating, cooling, telephone, electronic media or other services and all conducting media and plant and equipment relating to them in so far as it serves the leased area alone. Please note there is currently no gas supply to the lease area.

Insurance – tenant(s) must provide and maintain insurance as follows:

- Public liability for a minimum of $20,000,000 for any single event for whom the insurance extends to the City (co-insured);
- Workers compensation and any other insurances required by law for the type of service being conducted from the premises;
- Plate glass;
- Property damage cover for the premises including the landlord’s fixtures, services and tenant’s fixtures; and
- Building Insurance – tenant responsibility but the City will charge the premium to the tenant.

The City recommends that Civic Centre tenants obtain Business Interruption insurance.

Compliance – all tenants must comply with any Act, by-law etc. relating to the use of the Centre.
Council Rates - may be applicable and will be separately assessed. Council rates are at the discretion of the Valuer General’s Office.

6. FURTHER TENANCY CONSIDERATIONS

The tenant(s) will be responsible for all costs involved in establishing, operating and maintaining the premises and must comply with any laws, regulations and requirements. This includes any costs related but not restricted to:

- Any redevelopment or refurbishment required;
- Any furnishings or fittings required;
- Any equipment required;
- Any installation fees for required utilities/service lines;
- Maintenance of the subject area (as described above);
- Payment for applicable recycling/general refuse bin should either be required for the disposal of waste.
- Should individual tenants require services beyond the standard services currently provided by the City, those tenants will be responsible to upgrade at its cost.
- Phone/fax/computer equipment and connectivity – the successful applicant will not be able to use City’s information technology infrastructure and will need to arrange connection directly with a relevant service provider.
- The premises are to be decorated in a good and workmanlike manner with good quality materials of colour and method of application first approved by the City at least once in every 5 years of the term of the agreement, any renewal term, any period of holding over and at the termination of the agreement.

Before the conclusion of the proposed tenancy/tenancies, all fittings and fixtures installed by the tenants must either remain on the premises and so become the property of the City; or those items considered 'removable' must be removed by the tenant and the condition of the premises made good to the same condition and standard as existed before the fixtures and fittings were installed. Such fixtures and fittings can only remain on the premises before the conclusion of the tenancy if the City agrees to this; otherwise, they must be removed and the condition of the premises made good; and

Any furniture and non-fixed items of equipment, except those supplied by the City, will remain the property of the tenant and must be removed prior to the conclusion of the tenancy.

Tenant/s may be required, at the City’s discretion, to return the subject area to the City in the condition it is at the commencement of the agreement including the floor plan layout as it is at the commencement of the agreement.
Please also note that:

- A formal Council resolution may be required to proceed with the proposed agreement following the completion of the negotiation process;

- The City is required to give public notice of the proposed disposition in order to satisfy legislative requirements under the terms of the *Local Government Act 1995*. Should any submissions be received, as part of this legislative process, a further report will be presented to Council for its consideration of the additional submissions;

7. PRIVACY STATEMENT

The City of Wanneroo is not liable to any person or entity for any damage or loss that occurs in relation to that person or entity taking or not taking action in respect of any presentation, statement, opinion or advice referred to in this document. All prospective tenants should take the appropriate steps to ensure that they validate the information contained in this document before acting upon it and are advised to seek independent advice from qualified professionals where necessary to understand the relevancy of this information to their own situation.