



Expressions of Interest

Eden Beach Club, Jindalee

Food & Beverage Opportunity – FOR LEASE

Submissions close **30 March 2016**

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1. OVERVIEW

Metier have been appointed by Satterley Property Group (SPG) to invite Expressions of Interest (EOI) for the new food and beverage facility to be developed at Eden Beach, Jindalee. The terms, conditions and submission criteria of the EOI are set out within this document.

The Eden Beach Estate is part of Perth's rapidly expanding northern coastal corridor. Located 40kms north of Perth, to the west of Marmion Avenue, the estate is just 15 mins from the Joondalup CBD and 5 mins from Butler train station. With an approximate primary trade area of 20,000 residents within a 5km radius, the Estate itself contains 1,400 lots and upon completion, will be home to 5,000 residents.



Eden Beach Club

The Eden Beach Club will be a purpose built hospitality venue of 479sqm, located just 200m from the breaking surf. With uninterrupted views of the Indian Ocean, the facility will feature an extensive alfresco deck which has been designed to maximise the outlook and coastal ambience, whilst providing much needed weather and wind protection. The developers are investing \$3.5M in the surrounding 1ha of Public Open Space, including a \$900K of children's play equipment.

The vision for Eden Beach Club is to attract and cater to a broad range of patrons seeking a quality food and beverage offer in their local area. A breakfast hotspot by day and the perfect place to meet for a drink and watch the sunset in the evening; the venue has been designed to maximise operational flexibility with the potential to operate as a cafe, bar or function space. There is ample area available on the lower level for storage and BOH services.

Eden Beach Club presents a spectacular opportunity for an experienced food and beverage operator to establish an iconic coastal destination for residents and visitors of Perth's emerging north coast precinct.



1.1 TENANCY PARTICULARS

- Approximate GLA:

Internal area	374sqm
Balcony	105sqm
Lower ground storage	297 sqm

TOTAL AREA 776sqm

- Services – the venue will be purpose built for food and beverage. Refer to **Section 4** for the indicative Base Build Schedule.
- Amenities – The proposed venue amenities are based on a Class 6 facility of up to 300 patrons (exclusive use).
- Liquor Licence – SPG will support a restaurant or tavern restricted licence application to maximise the activation potential (weddings, functions etc.). The Tenant will be responsible for applying and securing the liquor licence required to operate their proposed business.
- Parking – 95 bay car park with additional on street parking
- Availability - Practical completion mid 2017 (subject to change)

1.2 INDICATIVE COMMERCIAL TERMS

Respondents are advised to set out their proposed commercial terms within the response criteria (**section 2.5**).

We set out the following commercial terms which may be used as a guide:

- Lease Term: 10+5 years
- Rental range: \$350+GST - \$500sqm+GST per annum (net)
- Rental Reviews: 4% per annum, market review every 5 years.
- Incentive: 6-9 months of Year 1 rental, structure to be agreed between the parties.

1.3 TENDER NOTES

- The plans and base build schedule contained within this EOI are indicative only and subject to change. The successful respondent will have an opportunity to engage with SPG on the final layout and service requirements.
- The lower level of the facility will feature public toilets for beach visitors as well as a storage facility for the Surf Life Saving Club. These facilities will be secured and managed by the City of Wanneroo and do not form part of this EOI.
- Upon the close of the EOI, Metier or SPG may select a preferred respondent or shortlist parties for further negotiation. SPG may request further information from respondents relating to their EOI and may reject any proposal or all proposals at their absolute discretion.

1.4 SUBMISSIONS

Applicants are required to submit a proposal which addresses the Submission Criteria. Submissions can be made in person or online to Metier:

In person:

Att: Jessica Broadley
Director
Metier
13 Richardson Street
South Perth

Online:

Email to : Jessica@metierconsult.com
Reference: EOI – Eden Beach

Online Submissions are to be in PDF format. File size is not to exceed 12MB.

Submissions Close 4pm, 30 March 2016

*** NOTE – The Lessor may elect to vary this date at their total discretion.**

1.5 CONTACT DETAILS

Any queries regarding the EOI are to be submitted via Metier:

Jessica Broadley
08 9474 6662
0438 919 394
jessica@metierconsult.com

2. RESPONSE CRITERIA

Parties interested in leasing the property are required to provide a submission indicating their interest. This submission should:

- Address **all** the weighted qualitative criteria; and
- Include the completion of the relevant fields in this form

As a guide submissions should be at least two pages (not including this document) but not exceed ten pages.

Selection of the preferred Lessee/s will be undertaken by Leasing Representatives from Metier and the Owner.

2.1 COMPANY DETAILS:

PROPOSED LESSEE/S:

Company Name: _____

Name of Director: _____

Address: _____

Contact Details:

Business Phone: _____

Mobile Phone: _____

Email Address: _____

Name of Director : _____

Address: _____

Contact Details:

Business Phone: _____

After Hours Phone: _____

Mobile Phone: _____

Email Address: _____

2.2 OVERVIEW OF BUSINESS: (WEIGHTING 30%)

- Please provide a detailed overview of your proposed business for this tenancy.
- Describe your concept will provide amenity and activation for the Eden Beach estate.
- Provide examples of possible menu items and any other offering which reflects your proposed concept. Please include details of your pricing range.
- Is the proposal condition upon obtaining a liquor licence? **YES NO**
 If **YES**, please advise the license category.

- What are your proposed opening hours:

Mon to

Tues to

Weds to

Thurs to

Fri to

Sat to

Sun to

- What is your Gross Revenue Budget for the first, second and third years of operation (excluding GST)?

First \$ _____

Second \$ _____

Third \$ _____

2.3 EXPERIENCE & PERSONNEL (WEIGHTING 20%)

Please provide a detailed overview of your experience relevant to the hospitality industry, with reference to the following;

- Information on hospitality locations which you have been and are currently involved in. Provide information on your role and length of time at each location.
- Provide detail of your experience applying for and / or operating a licensed venue.
- Provide CV's of all Key Personnel.

2.4 DESIGN & FIT-OUT (WEIGHTING 20%)

- Please include a high level cost estimate for the tenancy fitout
- Outline your approach to the design and fit-out of your shop. Where possible, include a design brief or imagery which reflects the concept.
- Proponents are to review the Base Build Specifications (section 4) and identify any additional services that would be required to operate their business.

2.5 FINANCIALS: (WEIGHTING 30%)

Applicants are to submit an Expression of Interest - COMMERCIAL TERMS PROPOSAL setting out their proposed terms.

An Asset & Liabilities Statement (2.6) is to be completed also.

Short listed applicants may be required to provide a credit reference from their financial institution.

EXPRESSION OF INTEREST – COMMERCIAL TERMS PROPOSAL

We are pleased to provide you with a proposal, indicating the basic commercial terms and conditions with regards to an Expression of Interest, which we would be prepared to present to the Owner for their review.

Our proposal is based on the following commercial terms:-

Tenancy No.:	_____
Area:	Upper floor area 479sqm, plus lower storage and service area 297sqm maximum (subject to survey)
Permitted Use:	_____
Term:	_____ () Years
Net Rental Per Annum:	The net rental will be \$ _____ per annum plus GST (\$ _____ sqm across the upper floor)
Estimated Outgoings:	Shall be approximately \$### sqm per annum plus GST.
Rent Reviews:	The rent will be reviewed annually on the anniversary of the commencement date, and will be increased by _____%.
GST:	You will be required to pay goods and services taxes on all supplies made to you under the agreement for lease and lease, including the supply of the premises.
Lease Commencement Date:	Estimated to be DATE - To be confirmed

Rental Commencement Date:

Upon expiry of the _____ () day fitout period.

Bank Guarantee:

A Bank Guarantee of three (3) months gross rental is to be provided prior to lease commencement.

Guarantors/Financial Statements:

The owner will require a guarantee and indemnity from each of the directors and principal shareholders of the company and possibly their spouses. If the Tenant is a trust, then the adult beneficiaries of the trust may also need to provide guarantees and indemnities.

Accordingly, current balance sheets, profit and loss statements for the Tenant and signed and dated statements of Assets and Liabilities will be required from each of the Guarantors. You must ensure that the information provided is true and accurate and that all of the assets are owned noted on the statements are owned only by the Tenant and Guarantors.

Guarantors Full Name(s) & Addresses:

Deposit:

A deposit equal to one months gross rent is to be provided upon signing of the Offer to Lease.

Authority's Approval:

You are required to seek and obtain all relevant statutory authority approval for the operation and permitted use of the premises. The owner does not warrant suitability of the premises or make any representation about the use of the premises. You must make your own enquiries as to these matters.

Owner's Approval:

This proposal is not an offer to you, and execution of the attached copy correspondence by you does not constitute a binding agreement for you to lease the premises.

A binding agreement will only come into existence upon execution by the Tenant, each Guarantor and the owner of a formal Offer to Lease document prepared by the owner's agents or solicitors.

Any proposal presented to you is subject to the owners approval.

Special Conditions (if applicable)

2.6 ASSET & LIABILITIES STATEMENT

LESSEE INFORMATION

TO: Metier Date _____

Name _____

Address _____

Trading as _____ Phone No _____

I (or We) make the following statement of all my (or our) assets and liabilities at the above date and give other material information and agree to notify you promptly of any material change therein.

LIABILITIES

FIXED LIABILITIES:

Loans or Mortgages or Bill of Sale.
Details:

1. _____
_____ \$ _____

2. _____
_____ \$ _____

SUB TOTAL \$ _____

CURRENT LIABILITIES:

Bank Overdraft: _____
_____ \$ _____

How Secured: _____

_____ \$ _____

ASSETS

FIXED ASSETS:

Land & Buildings: _____
_____ \$ _____

Plant & Machinery: _____

_____ \$ _____

Motor Vehicles: _____

_____ \$ _____

Furniture & Fittings: _____

_____ \$ _____

Other Stock in Trade: _____

_____ \$ _____

SUNDRY CREDITORS:

Stock & Trade A/c's etc:

_____ \$ _____

Plant, etc:
1. _____ \$ _____
2. _____ \$ _____
3. _____ \$ _____
SUB TOTAL \$ _____

OTHER LIABILITIES:

Details: _____
1. _____ \$ _____
2. _____ \$ _____
3. _____ \$ _____
4. _____ \$ _____
SUB TOTAL \$ _____

TOTAL LIABILITIES: \$ _____

INVESTMENTS:

Details: 1. _____ \$ _____
2. _____ \$ _____
3. _____ \$ _____
SUB TOTAL \$ _____

CURRENT ASSETS:

Cash on Hand at Bank: _____
_____ \$ _____
Sundry Debtors: _____
_____ \$ _____
Other Assets: _____ \$ _____

Total Assets: \$ _____

Less Total Liabilities \$ _____

SURPLUS: \$ _____

(If partnership state Partners' capital accounts)

BANKERS

Name: _____

Branch: _____

Applicant Signature(s) 1. _____ Date: _____

2. _____ Date: _____

Witness Signature _____

Witness Full Name _____

Witness Address _____

_____ P/Code _____

PRIVACY DISCLOSURE STATEMENT

Each person signing below has received a copy of Metier Consulting Privacy Disclosure Statement. Please read the important Privacy Disclosure Statement attached.

Each person who has provided to Metier Consulting personal information in this standard form acknowledges that he or she has read the Metier Consulting Privacy Disclosure Statement attached and agrees to the collection, use and disclosure of that personal information in the manner and for the purposes set out in the important Privacy Disclosure Statement and Privacy Policy.

SIGNED: _____

SIGNED: _____

DATED: _____

3. PLANS

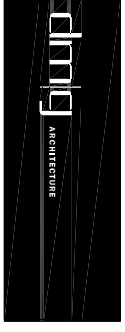
NOTE: Contractor to check and verify all dimensions, levels, and angles on site before commencing. All construction work to be in accordance with the building code of Australia, approved documents and relevant Australian Standards.

AREA SCHEDULE

UPPER FLOOR:	
Internal area (m ²)	374
Balcony area (m ²)	105
LOWER FLOOR:	
Internal area (m ²)	297
TOTAL AREA (m²)	776

PRELIMINARY ISSUE

B	09/12/15	PRELIMINARY ISSUE	AA	MJ
A	03/08/15	PRELIMINARY ISSUE	AA	MJ
	ISSUE DATE	DESCRIPTION	DRN.	APP.



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PROJECT
EDEN BEACH
LOT 9 JINDALEE

TITLE

UPPER FLOOR PLAN

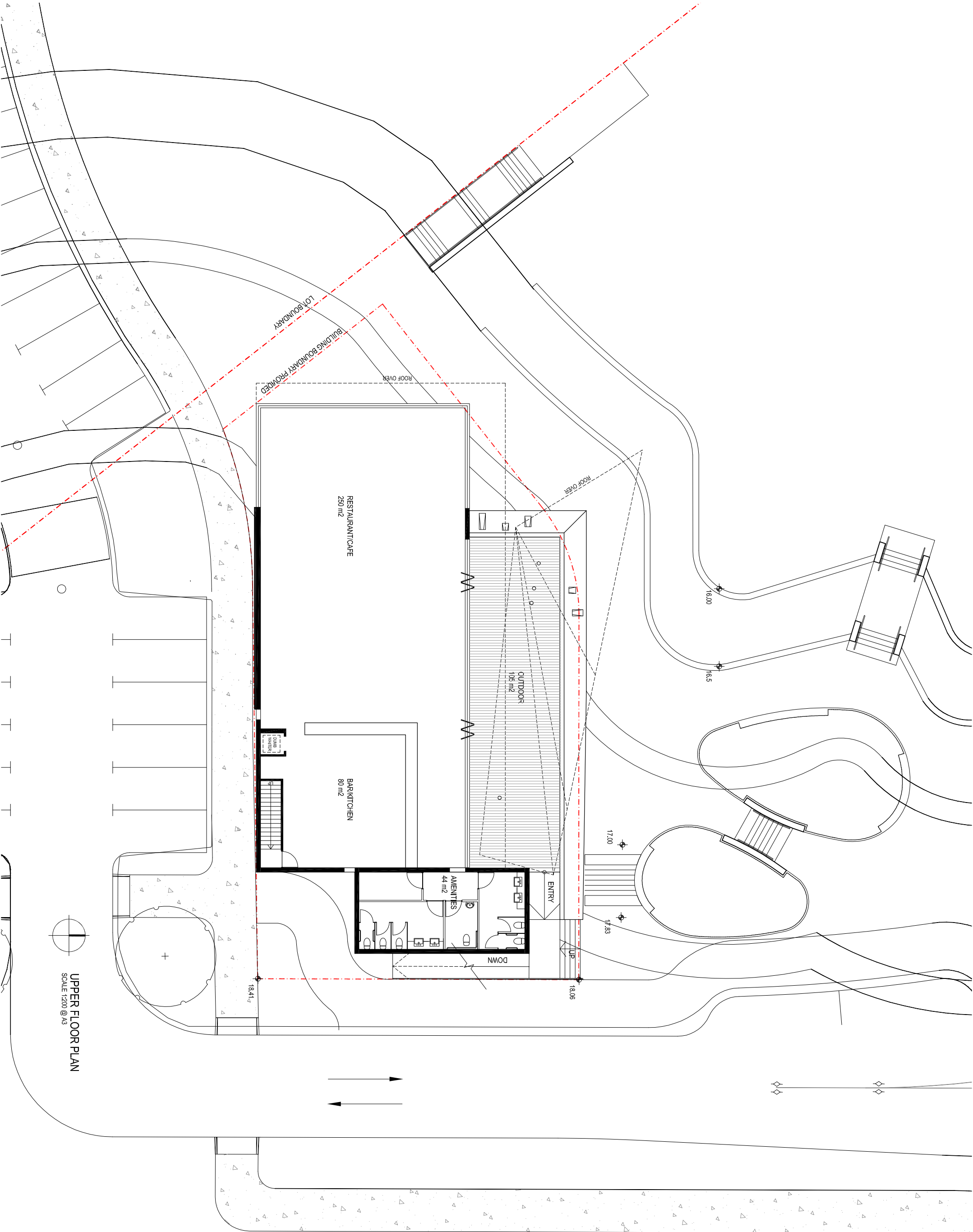
SCALE **DRAWN** **CHECKED**

1:200 @ A3 AA MJ

PROJECT # **DRAWING #** **ISSUE**

13052 **SK02.02** **B**

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UPPER FLOOR PLAN
 SCALE 1:200 @ A3

NOTE: Contractor to check and verify all dimensions, levels, and angles on site before commencing. All construction work to be in accordance with the building code of Australia, approved documents and relevant Australian Standards.

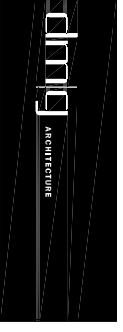
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A	03/08/15	PRELIMINARY ISSUE	AA	MJ
	ISSUE DATE	DESCRIPTION	DRN.	APP.

PRELIMINARY ISSUE



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PROJECT

EDEN BEACH
LOT 9 JINDALEE

TITLE

LOWER FLOOR PLAN

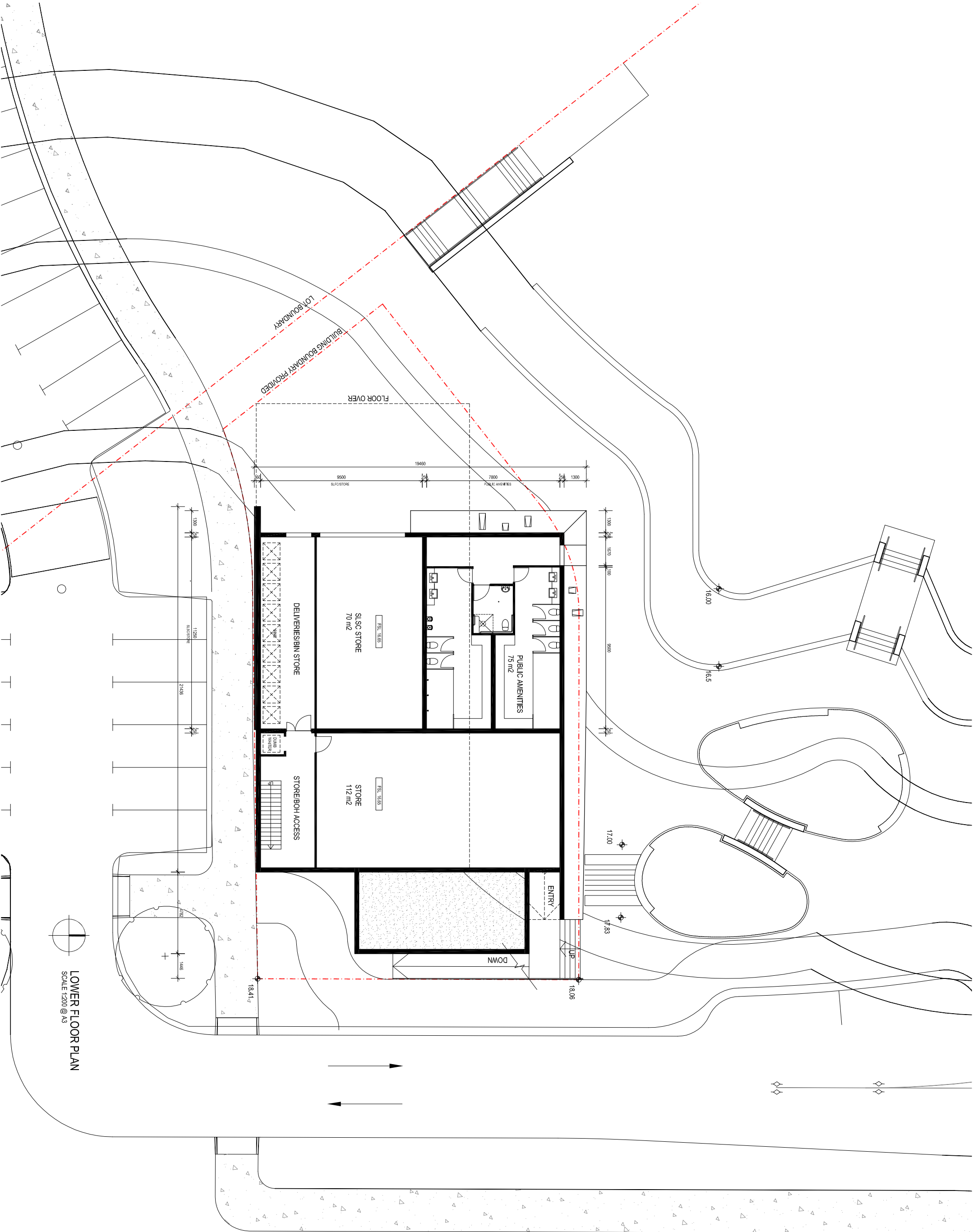
SCALE	DRAWN	CHECKED
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1:200 @ A3 AA MJ

PROJECT # DRAWING # ISSUE

13052 **SK02.01 B**

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LOWER FLOOR PLAN
 SCALE 1:200 @ A3

4. Base Build Schedule

General	<p>Ceiling</p> <ul style="list-style-type: none"> • Painted flush plasterboard ceiling to restaurant at 3,000mm • Painted flush plasterboard ceiling to kitchen at 2,600mm • Painted 7.5mm CFC ceiling to balcony at varying heights <p>Walls</p> <ul style="list-style-type: none"> • Painted plasterboard lining to internal of walls <p>Floors</p> <ul style="list-style-type: none"> • Part 125mm floor slab over polythene waterproof membrane • Part 250mm suspended slab over lower floor • Ceramic floor tiles to restaurant and balcony area • Commercial strip drain with stainless steel heel guard between restaurant and balcony <p>Toilets</p> <ul style="list-style-type: none"> • Number and layout of amenities as per plan • Disabled amenities as per NCC and AS • Painted flush plasterboard ceiling to wet areas at 2,400mm • Painted flush plasterboard wall linings • Solid core painted doors to entrance • Statutory signage • Non-slip vitrified ceramic tile throughout • Mirrors - standard commercial range • Cabinets finished in pre-finished panel board with 20mm engineered stone tops to vanities <p>Glazing</p> <ul style="list-style-type: none"> • Double glass doors to main entry • Aluminium bi-fold doors to alfresco area, three (3) sets of doors • Single glazed commercial window system <p>External</p> <ul style="list-style-type: none"> • Masonry walls with acrylic textured finish to external walls • Kliplock roofing to suit coastal conditions • Feature overhanging soffit to southern elevation of building 7.5mm CFC paint finish • Painted 7.5mm CFC to external fascia • Painted 7.5mm CFC to underlie of external eaves • Roof access system • Feature sloping blade wall to lower walls adjoining balcony
Mechanical	<ul style="list-style-type: none"> • Commercial A/C system to restaurant and kitchen area only

	<ul style="list-style-type: none"> • Provision of air conditioning to an open play layout – system specification to be agreed between the parties. • Kitchen Exhaust – all penetrations, grilles, ducting, hood, fan system and make up air to be the responsibility of the Tenant. • Dual operation exhaust fan system to amenities, in accordance with NCC
Electrical	<ul style="list-style-type: none"> • Internal DB Board (3 phase 300A., 155kVA. • Installation of communications services, fibre optic cable • Restaurant Lighting to achieve 320 lux • Lighting in amenities to 160 lux
Hydraulic	<ul style="list-style-type: none"> • One (1) capped hot and cold water outlet with capped waste for future connection 150mm diam. • 150mm sewer connection • Single grease trap to Tenant's requirements • One (1) capped gas supply to kitchen area • 275L HWS to Kitchen (or similar) • 275L HWS to amenities (or similar) • Plumbing fixtures and fittings to amenities - standard commercial range
Fire	<ul style="list-style-type: none"> • Hose reel service to external building • Smoke detectors as required by AS 1670.1-2004 and or AS 1668.1-1998 • Emergency lighting as required by AS
Notes	<ul style="list-style-type: none"> • Tenant to supply fire extinguishers and fire blankets as required complete with required signage to suit the tenancy fitout. • Provision of amenities based on patron capacity of 300pax. • Tenant to obtain all approvals from the local and regulatory authorities for kitchen ventilation system installation.