



Meeting attachments

Finance, Policy, Operations and Legislations Committee

Wednesday 9 August 2023 - 6pm

fremantle.wa.gov.au



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**FPOL2308-2 PROPOSAL FOR MAJOR LAND TRANSACTION
FREMANTLE MARKETS**

ATTACHMENT 1

Business Plan

Proposal to enter into major land transaction through the disposal of land located at 74 South Terrace, Fremantle, known as the “Fremantle Markets”

City of Fremantle
May 2023

fremantle.wa.gov.au



Introduction and Background

Under the terms of the Local Government Act 1995, a local government is required to develop and advertise a business plan if a proposed disposal of property is considered a major land transaction under the act.

A disposal of property is considered as a major land transaction if the consideration under the transaction, together with anything done by the local government for achieving the purpose of the transaction, is more than either — \$10 000 000; or

10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year, which in the case of the City and the expenditure from its municipal fund in FY21-22, is an amount of \$8,119,514.

Before entering into a Major Land Transaction the Council must first prepare a Business Plan, advertise the availability of the Business Plan for comment and then consider any submissions received in relation to the proposed transaction.

In November 2007 the City of Fremantle advertised a Business Plan relating to a proposal to lease the premises known as the Fremantle Markets to Fremantle Markets Pty Ltd (FMPL) for a period of 18 years and four months.

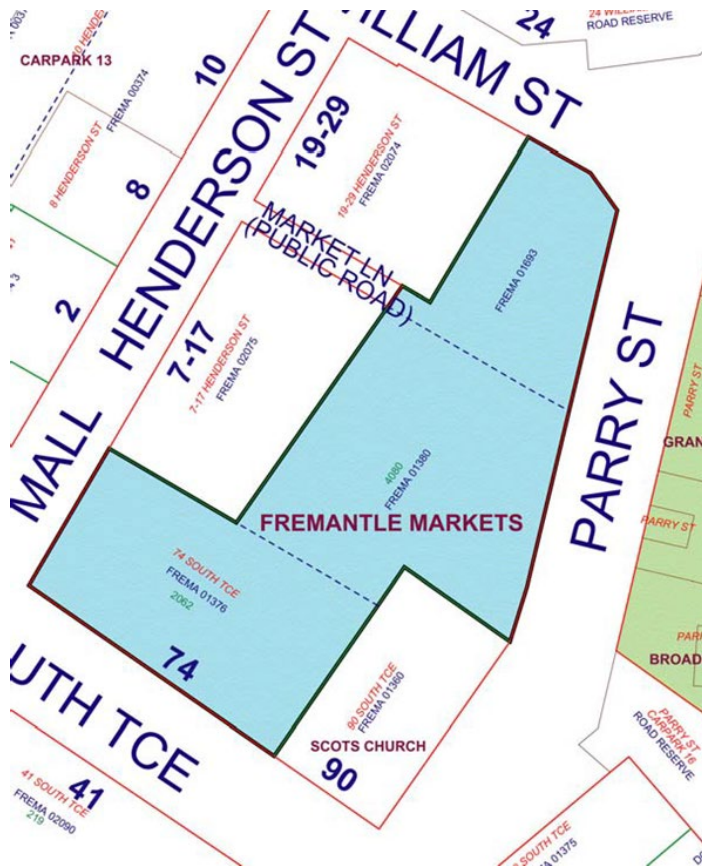
That lease is now reaching the end of its term and the City is proposing to enter into a new lease with FMPL for a further 10 years with two further terms (options) of 5 years and 5 years.

The terms of the proposed disposal as outlined in this plan constitute a major land transaction as defined in the Act. This business plan provides the details of the proposed disposal and invites submissions from the community.

Summary of Property and Details of the Proposed Major Land Transaction

Brief Description

The land is described as the 'Fremantle Markets' and is shown on the following Site Plan. The land has an approximate area of 4891 square metres and comprises three distinct areas. The property is surrounded by South Terrace, Henderson Street and Parry Street.



Address

Lots 1376, 1380 and 1693 South Terrace, Fremantle (74 South Terrace Fremantle)

Certificates of Title

Lots 1376 and 1380 – Volume 119, Folio 20
Lot 1693 – Volume 86, Folio 99A

Site Area

4891 square metres over three lots.

Registered Proprietor

City of Fremantle

Encumbrances

Memorial – Heritage of Western Australia Act 1990.

Zoning (LPS4)

City Centre (West End Conservation Policy) (Henderson Street Mall Policy) (Heritage Council Interest) (Fremantle Port Authority Policy) (Zone of Influence for proposed World Heritage listing for Fremantle Prison)

Heritage Issues



The property is listed on the following registers;

- Municipal Heritage Inventory, State Heritage Register, and National Estate Register.
- The property is also classified under the national archive.
- The precinct includes the Sail & Anchor Hotel, the Norfolk Hotel, the Warders Cottages and Scots Church

Nature of Major Land Transaction

Lease by the City of Fremantle to Fremantle Markets Pty Ltd for a total period of 20 years, inclusive of:

- First term – 10 years
- First further term – 5 years
- Second further term – 5 years

The current lease is to be rescinded and new lease terms to be brought into effect within the 2023 calendar year.

Names of Parties

Lessee – Fremantle Markets Pty Ltd

Guarantors – John Kenneth Murdoch and James Watts Murdoch

Consideration

Commencing Base Rent of \$550,000.00 plus GST per annum plus audited turnover rent amount from immediate prior year.

The lease will be also subject to an annual performance adjustment of approximately \$250,000 turnover rent per annum. Full details of the consideration to be received by the City of Fremantle under the transaction are contained in Appendix 1 – Lease Essential Terms.

The total value of the consideration under the transaction has been assessed as an amount of approximately \$11,000,000 in base rent revenue, and up to an additional \$5,000,000 in turnover rent revenue, with any adjustments to CPI being in addition to this.

Market Value of The Disposition

Two valuations have been sought for this disposition since 2021, including a valuation carried out on 19 April 2023, allowing the proposed disposition to be carried out during the period up to 19 April 2024.

The valuations sought relate to the transaction of a lease and not the valuation for the property itself. All valuations have been provided by PVA.



Valuer	Valuation Date	Estimated Market Value
PVA	2 November 2021	\$600,000 - \$650,000 p.a.
PVA	19 April 2023	\$620,000 p.a.

The indicative capital value of the site was assessed as \$10.3 million. The site has high land value however redevelopment potential is compromised due to heritage constraints and property title restrictions. Yield on properties with high land value content are typically less than 5%. Yields for fully developed properties in prime locations are currently in the general range of 5% to 7%. Based on this it is suggested a fair market return for this building would be 6-6.5% equating to 600k – 650K per annum (\$150 per sqm).

At the time of valuation \$150 per square metre was considered to be within market parameters.

Landgate advise that where the annual rental cannot reasonably be determined, the GRV is equivalent to 5% of the capital value. On this basis the gross rent would only be equivalent to \$500K per annum which is considered to be below market levels.

The following was considered as part of valuation – proposed new long term lease, capital expenditure by both lessor and lessee, annual rent reviews, turnover rent in addition to base rent, current market conditions.

History and Background of the Fremantle Markets

The Fremantle Markets is a collection of vibrant shops, stalls and entertainment, ranging from fresh produce, food and beverage, to crafts, gifts and buskers, providing a cultural experience rich in history and tradition. The Fremantle Markets have become an icon in the Western Australian tourism landscape and remain one of the most visited and well known attractions in the State.

Sir John Forrest laid the foundation stone on Saturday 6 November 1897. Since this time, the Fremantle Markets have developed a unique and vibrant identity. With a wide ethnic base built over many years of immigration, the markets not only play an important role in perpetuating WA's heritage and tradition, but offer a fantastic atmosphere and engaging display of cultural richness.

Over 150 stalls are housed in a grand old Victorian building of such remarkable character that it was listed by the National Trust and Heritage Council in 1980.

The precinct, which includes the Sail & Anchor Hotel, the Norfolk Hotel, the Warders Cottages and Scots Church, is also listed on the Commonwealth



Government's Heritage Commission Registrar of the National Estate. It is also part of the Zone of Influence in the proposal for World Heritage Listing for the Fremantle Prison.

The Proposal

The Major Land Transaction being considered by the Council is the disposal of the land including the properties located at 74 South Terrace in Fremantle known as the 'The Fremantle Markets' by way of a 10 + 5 + 5 year lease to Fremantle Markets Pty Ltd. The land has been leased previously to Fremantle Markets Pty Ltd and the new agreement is with Fremantle Markets Pty Ltd, administered by John Kenneth Murdoch and James Watts Murdoch.

The essential terms associated with the proposed disposal are provided in Appendix 1 – Lease Essential Terms. The Lease essential terms contain the principal terms relating to the proposed disposition.

Methods of disposal

The City has considered a number of approaches to addressing the impending expiry of the current lease for the Fremantle Markets. The proposed approach is to negotiate a new lease with the existing lessee (Fremantle Markets Pty Ltd) in line with the City's Leasing of City Property in a Competitive Manner policy.

The City is required to dispose of property in accordance with the requirements of the Local Government Act 1995. Under section 3.58 of the Act, read with regulation 30(2a)(c) of the Local Government (Functions and General) Regulations 1996, a Local Government can dispose of property if the disposal occurs within 6 months after the publication and advertising of a Business Plan under section 3.59(4) of the Act, provided that, as well as other information that required to be provided in a Business Plan under section 3.59 of the Act, the Business Plan also contains:

- (a) the names of all of the parties concerned with the disposition;
- (b) the consideration to be received by the Local Government for the disposition; and
- (c) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.

All of the required information is contained within this Business Plan.

To guide decision making in determining the most suitable approach to disposing of the City's commercial property, council adopted the *Leasing of City property in a competitive manner policy*.

The policy provides guidance on the most suitable process to undertake while factoring in consideration for existing tenants that make a substantial contribution to the economic vibrancy of Fremantle.



The policy, which is available on the City’s website states that for investment properties:

- Approaching the conclusion of lease terms (between 6-12 months prior to expiry of lease), interested parties will be given an opportunity to compete in an open and competitive manner to lease investment properties, **except** for the following circumstances:
 - A property is leased to a tenant that:
 - is paying full commercial market rate or above, and
 - adds significant value to Fremantle’s overall tenancy mix and appeal for visitors. Or
 - A property is to be leased for six months or less. Or
 - A property is not logistically accessible to any other party except for the current lease holder

In determining the most suitable approach to the disposal, the Fremantle Markets was assessed in line with the policy as both paying full commercial market rate and adding significant value to Fremantle’s overall tenancy mix and appeal (both of which are demonstrated later in this document).

As per this determination, the City is proposing the renewal of terms with the current tenant rather than seeking a new tenant.

Risks and benefits associated with alternative methods of disposal

The alternative to the proposed method of disposal was to call a public tender for a new entity to lease the premises. This was considered as an option however upon confirming alignment with the *Leasing of City property in a competitive manner policy*, and in considering a number of commercial risks to the City associated with seeking a new operator in this manner, renewing the lease with the current operator was considered to be the most suitable option. Seeking a new entity to lease the premises via a public process would result in one of the following scenarios:

1. The current tenant and any other interested parties participate in the process, and the current tenant is selected as the successful proponent.
2. Interested parties, which may or may not include the current tenant, participate in the process, and the current tenant is not selected as the successful proponent.

The key benefits associated with both scenario 1 and scenario 2 is that they would enable the ability to assess the market and alternative operators/models in an open and transparent manner through a competitive process. This would address any concerns relating to the fact that the lease of the current premises has been held by the same tenant since 1980.



Notwithstanding these benefits, a number of risks are also associated with scenario 1 and scenario 2.

Potential risks associated with scenario 1 include:

- Loss of existing stallholders due to the uncertainty related to impending expiry of lease with the current tenant while the public process is undertaken. Sub-leases of stallholders are currently unable to be renewed beyond 2026 until a new head lease is resolved.
- Proposed refurbishment works, which the current tenant has committed to funding, may be delayed due to the public process impacting timelines associated with tender process for construction works. This would delay the delivery of priority works for another 12 months, given the preferred construction window of February 2024 may be missed.
- Carrying out this process would be inconsistent with the City's *Leasing of City property in a competitive manner policy*.

Potential risks associated with scenario 2 included the following in addition to those identified for scenario 1:

- Reduction in future lease revenue for the City in the event of a new operator requesting substantial rental incentives, discounts and fit-out contributions.
- Property becoming vacant for a significant period of time if a new tenant is unable to deliver on proposed model.
- Significant opportunity cost associated with the transition period for a new tenant taking on the site, estimated to be between 3 and 5 years. This could include but not be limited to:
 - During this time the rental income would likely return to a base rent (currently \$550,000 per annum) relatively quickly as the existing tenant runs out existing stall holder leases. (Assuming a 50-60% decline in turnover rent over an 18-month period, this results in a potential opportunity cost of up to \$115,000 to the City).
 - The City would be required to invest funds in refurbishment works in the absence of the proposed capital contribution to fund these from the existing tenant. (Potential opportunity cost between \$2-3m).
 - Based on current market conditions the City would assume no rental income for at least 12 months as a new tenant transitions in. The request for 12 months rent free (minimum) is common in the current market. (Potential opportunity cost of \$800K)



- In total, potential opportunity cost to the City of up \$3.8 million in lost rental revenue and capital contributions to transition to a new tenant.

When considering the approach being proposed (renewing the lease with the existing tenant) the following benefits were identified:

- Much shorter transition of business, being 12-18 months to get back to business as usual, as the lease is renewed, and works being funded by the current tenant's capital contribution are carried out.
- Market rent would be paid over the entire period, and the proposed works would be funded by the tenant, rather than the City, effectively eliminating the potential opportunity cost of up to \$3.8 million associated with transitioning to a new tenant.
- Greater certainty provided to 157 small businesses (existing stallholders) in a much shorter period of time.

EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES
(section s.3.59(3)(a) of the Local Government Act)

Is the property currently providing any services?

The property is currently being operated as a market and is playing an important role in maintaining Fremantle's reputation as a tourism destination. It provides a mix of retail, hospitality and fresh food offerings and operates between Friday and Sunday weekly. The service is utilised by both locals to Fremantle, visitors from the broader metropolitan area, and visitors from intrastate, interstate and overseas.

The property, as operated by the current tenants delivers the following for the local economy:

- The Fremantle Markets is considered an iconic destination in the context of the WA tourism industry and features in the marketing of all major tourism stakeholders including TWA, Destination Perth, Tourism Australia.
- There are 157 businesses operating in the Fremantle Markets equating to approximately 400 jobs.
- Up to 33.5 million people have visited the Markets since the start of the current lease in June 2008 and average of 2.6 million per year in the period leading up to covid in March 2020.



- FMPL has invested approximately \$4.5 million in to promoting and advertising the markets, its traders and Fremantle as a whole. Current annual marketing budget is \$370,000.
- FMPL has invested at least \$370,000 on building preventative maintenance over the term and more on the general maintenance of the building.
- In 2008 a study commissioned by FMPL indicated there is over \$40 million spent within the Fremantle Markets per year. FMPL believes this is now closer to \$55-\$60 million per year.
- The Fremantle Markets have been winners in 2013, 2014, 2015 and Hall of Fame in the Fremantle Chamber Business Awards for Tourism. The Fremantle Markets have been finalists in 2013, 2015 for the WA Tourism Awards as a Major Tourist Attraction.

What effect will disposal have on that service?

The disposal as proposed will not affect the current service being provided, as it is a continuation of the existing service being provided with the current tenant. The disposal will provide continuity to the current service being provided and add value by way of the proposed tenant funding capital improvements to the facility. It will also provide greater certainty to the 157 small businesses (existing stallholders) over a shorter period of time.

What effect will the proceeds of the disposal have on budget and service provision?

The proceeds from the lease of this property will be placed into general revenue of the City of Fremantle. This is not intended to change from current practice. Provision has been included in the lease agreement for the rental to be reviewed by CPI plus percentage component figure on each eighteen-month period. The disposal will have no impact on the City's service provision as it is generating a similar rental return to the current lease. The current lease is the highest value lease in the City's commercial property portfolio. The City's commercial property portfolio is an important revenue generator for the City and as such retaining a similar rental return via the proposed disposal will be important for the continuation of current services levels across the community.

EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE DISTRICT

(section s.3.59(3)(b) of the Local Government Act)

Will the proposal have a positive or negative effect on the local community?

This property is currently and has been under similar arrangements since 1975.



As previously stated, the proposed disposal is likely to continue to have the following positive effect on the local community:

- 157 businesses operating in the Fremantle Markets equating to approximately 400 jobs.
- Up to 2.6 million visitors to the market per year under the current management.
- Investment of up to \$370,000 in marketing by the current management to promote and advertise the markets, its traders and Fremantle as a whole.
- Over \$40 million spent within the Fremantle markets per year (across 157 small businesses).

On the days that the service is delivered, the Fremantle Markets acts as a major retail anchor for the City centre by attracting significant visitation and footfall which benefits other retailers and small businesses in the area. The absence of the service in its current form would likely have a negative impact on other persons providing facilities and services in the district, as would an estimated transition time of up to 3-5 years to hand the site over to a new operator.

Council will have the ability to further assess positive and negative impacts of the proposal through assessing feedback received from the community as part of this Business Plan process.

Will this proposal put additional strain on neighbouring services e.g. car parking, public transport, increased demand for local services, business services?

The disposal will not put additional strain on neighbouring services as it is a continuation of the existing service being provided. The capital improvements being proposed and funded by the proposed tenant will improve the functionality of the current facility for stallholders and the general public alike. It should not impact upon local or public transport services.

EXPECTED FINANCIAL EFFECT ON THE CITY OF FREMANTLE
(section 3.59(3)(c) of the Local Government Act)

In financial terms what are the effects on budget?

The property is currently under a similar lease arrangement and proceeds are being received into general revenue. The intention of this lease is for this situation to remain unchanged.



ased on the current market valuation and the essential terms agreed to in principle by the current tenant, the disposal is expected to generate the following positive impact on the City’s budget over the term of the proposed lease, not including CPI adjustment over the term.

- Base rent – approx. \$550,000 per annum
- Turnover rent – approx. \$250,000 per annum
- Impact to budget over first term (10 years) = approx. \$5,500,000 in base rent received plus approx. \$2,500,000 in turnover rent received totalling \$8,000,000.
- Impact to budget over first further term (5 years) = approx. \$2,750,000 in base rent received plus approx. \$1,250,000 in turnover rent received totalling \$4,000,000.
- Impact to budget over second further term (5 years) = approx. \$2,750,000 in base rent received plus approx. \$1,250,000 totalling \$4,000,000.

The total impact to the City’s budget over the full term of the disposal would be approximately \$11,000,000 in base rent revenue, and up to an additional \$5,000,000 in turnover rent revenue, with any adjustments to CPI being in addition to this.

The proposed lease will also include provision for an initial upgrade the building itself to the value of up to approximately \$3,000,000. These funds will be provided upfront by the proposed tenant to fund the works. In the absence of the proposed tenant contributing these funds to the value of up to \$3 million, it is likely the City would be required to fund this, which would impact on the City’s other projects within its capital works program.

The works to be funded by the proposed contribution include the following:

- Structural integrity works
 - Service yard roof demolition and construction of replacement roof.
 - Remediation and repair of entry gates and parapet wall on Parry Street side.
- Services and equipment works
 - Electrical switchboards and cabling replacement
 - Fire hydrants, exit signage and emergency lighting, detection and alarm systems.
 - Fire extinguishers
 - Fire engineered solutions to omit fire hose reels
 - Connection to natural gas supply and reticulation to replace LPG bottle system



- Traffic Management works
 - Installation of bollards at all market building entry points
- Adaption works
 - Refurbishment of fruit and vegetable hall to new standard stalls and all services upgrade including hydraulic, electrical and mechanical.
 - Second common use scullery installed for stall holders.

These works are estimated to cost up to \$3 million.

What are the costs associated with the disposal?

Costs associated with the disposal are valuation costs and legal costs associated with preparation of the relevant agreements and documentation. These costs are not expected to exceed \$30,000, which is already covered in the existing budget. The lease will include a provision for the lessee to cover some of these costs.

Do we currently derive income from the property or will we in future?

The City of Fremantle currently has a lease for this property and receives an annual rental as per the conditions of the lease. This provision will continue under the proposed new lease arrangement and as noted previously the proposal is likely to generate up to \$11,000,000 in base rent income, and up to an additional \$5,000,000 in turnover rent income, with any adjustments to CPI being in addition to this.

Will the change have an effect on rates income?

The proposed lease arrangement will not have a significant effect on rate income. Rates and charges are currently applicable to this property and these charges will remain applicable under this agreement.

A provision has been included for the provision of sub-leases to be available to stallholders. Rates may also be applicable to these agreements in accordance with the Local Government Act 1995.

If it is a disposal what is council going to do with the money?

The disposal is by way of an exclusive use lease arrangement. Proceeds from the lease arrangement will be received annually into general revenue.

EXPECTED EFFECT ON MATTERS REFERRED TO IN THE CITY OF FREMANTLE'S FORWARD PLAN

(section 3.59(3)(d) of the Local Government Act)



What will the impact be?

The current City of Fremantle Strategic Community Plan 2015 - 2025 includes the following vision for the future:

Fremantle: a destination city

- A city that is clever and creative, inspiring and inclusive.
- A city that welcomes and celebrates all people and cultures.
- A city that encourages innovation, prosperity and achievement.
- A compassionate city that cares for the wellbeing of our people
- and the environment we share.
- A city that thrives on diversity and dares to be different.

In addition to the vision the plan included seven capability areas as per below:

- Economic development – diversify and strengthen Fremantle’s economic capacity.
- Environmental responsibility – Work with the community to develop environmentally sustainable solutions for the benefit of current and future generations.
- Transport and connectivity - Enhance the connectivity throughout the city of Fremantle and other strategic economic hubs and population centres.
- Character, culture and heritage - Sustain and grow arts and culture and preserve and promote the importance of our social capital, built heritage and history (both pre- and post-European settlement)
- Places for people - Create great spaces for people through innovative urban and suburban design
- Health and happiness - Creating a physical and social environment where it is easy for people to lead safe, happy and healthy lives.
- Capability - An innovative, responsive, influential local government which leads the way in delivering services and projects through good governance, effective communication, responsible management and excellence in delivery.

The proposal directly contributes to the achievement of the plan’s vision and at least three strategic focus areas being economic development, Character culture and heritage, and Capability. The table to follow provides an overview of how.



Vision/Strategic Focus Area	
Fremantle: A destination city	The Fremantle Markets is considered an iconic destination in the context of the WA tourism industry and features in the marketing of all major tourism stakeholders including TWA, Destination Perth, Tourism Australia
Economic development: diversify and strengthen Fremantle economic capacity	<ul style="list-style-type: none"> • There are 157 businesses operating in the Fremantle Markets equating to approximately 400 jobs. • Up to 33.5 million people have visited the Markets since the start of the current lease in June 2008 and average of 2.6 million per year in the period leading up to covid in March 2020. • In 2008 a study commissioned by FMPL indicated there is over \$40 million spent within the Fremantle Markets per year. FMPL believes this is now closer to \$55-\$60 million per year.
Character, culture and heritage: sustain and grow arts and culture and preserve and promote the importance of our social capital, built heritage and history (both pre- and post- European settlement).	<ul style="list-style-type: none"> • The proposal has and will continue to activate and provides access to a significant heritage asset for the community, which may otherwise lay vacant if not utilised as a market by an external operator. • The proposed lessee is investing up to \$3 million into a significant heritage asset for the community, and has contributed to its upkeep over the term of the current lease, and intends to continue this over the term of the proposed lease. • The Fremantle Markets has and will continue to provide a foundation for the cultural and artistic pursuits of the community via its well-known busking street performance pitch (often programmed and coordinated by the current



	<p>operator), a variety of stallholders who produce and sell their artistic wares, and its role as the launchpad for several successful notable careers of famous international musicians who commenced as buskers at the Markets.</p>
<p>Capability: An innovative, responsive, influential local government which leads the way in delivering services and projects through good governance, effective communication, responsible management and excellence in delivery.</p>	<ul style="list-style-type: none"> • The current lease is the highest value lease in the City’s commercial property portfolio. The City’s commercial property portfolio is an important revenue generator for the City and contributes to its ability to deliver services to the community. • Revenue received from the lease will assist in the provision of services to the community through the annual budget.

Will any funds be specifically applied to any projects referred to within the plan?

Proceeds from the annual rental will be used as general revenue funding to support the provision of Council services and facilities. Provision has been included in the City’s Long Term Financial Plan to consider how council may contribute further funds to the ongoing maintenance and capital improvement of the building into the future.

THE ABILITY OF THE CITY OF FREMANTLE TO PERFORM THE TRANSACTION

(section 3.59(3)(e) of the Local Government Act)

How will the disposition take place?

The proposed arrangement will be formalised by way of legal agreement (exclusive use lease) between the City of Fremantle and Fremantle Markets Pty Ltd. This agreement will be registered. The lease document will be developed, reviewed and finalised by the City’s contracted solicitors.



How does it fit in with the Local Government Act?

The Local Government Act 1995 allows local authorities to dispose of properties other than by auction or by public tender as long as the sale is advertised statewide and open to comment by members of the community. Since this proposal will constitute a major land transaction then, in accordance with the Local Government Act, this Business Plan has been produced and is open for public comment for a period of six weeks. Council will then be required to consider any submissions prior to making any decision whether to proceed with the proposed disposition.

OTHER MATTERS OF WHICH DETAILS ARE REQUIRED TO BE GIVEN (section s.3.59(3)(f) of the Local Government Act)

Are there any encumbrances?

Encumbrances are referred to in the Summary section of this Business Plan, above. Developments are subject to council's normal planning procedures. Any subsequent development of the property will be subject to all normal planning procedures.



APPENDIX 1 – LEASE ESSENTIAL TERMS

Lease term

- First Term: 10 years
- First Further Term: 5 Years
- Second Further Term: 5 years

Commencement date

- Current lease to be rescinded and new lease terms to be brought into effect within the 2023 calendar year.

Commencement rent

- Base rent of \$550,000 plus audited turnover rent amount from immediate prior year.

Turnover rent

- Any amount by which the base rent is exceeded by 26% of the tenant's gross revenue, paid annually.
- Estimated at approximately \$250,000 on average per annum subject to annual gross revenue achieved by tenant.

Annual rent payable

- Base rent of \$550,000 plus turnover rent.

Rent Review

- Rent reviewed every 18 months and capped at the lesser of CPI or 5%
- Market rent review to occur every 2nd (second) Rent Review Date (every 3 years).
- Market rent reviews to have a cap (increase) and a collar (decrease) of 6%.

Preventative maintenance contribution

A minimum annual preventative maintenance contribution of \$50,000 to be made by the tenant, adjusted annually at the lesser of CPI or 3%.

ATTACHMENT 2– PUBLIC SUBMISSIONS - FREMANTLE MARKETS BUSINESS PLAN

Submissions – Fremantle Markets (closes 5pm Friday 14 July 2023)

No	Submission details
1	<p>Seems like Fremantle Council is between a rock & a hard place. Giving the lease to previous Lessee! Showing that the Council is not a clever and creative, inspiring and inclusive! “compassionate”. If you read the report in the West Australian, Sun 26th May 2019 and the Petition 137 ‘Fremantle Markets’ Friday 6th March 2020, Standing Committee on environment and Public Relations makes your wonder!!</p> <p>Seeing that the Fremantle markets were left in trust to be used as market only, why don’t we start a co-op with 157 Staff holders.</p> <p>As Fremantle council is the owners, they will always be responsible “let’s hope”. Hope All. Comply with the Occupational Health and Safety Act. Also Fire Risk!!</p> <p>Or is it now Work Health and Safety!</p> <p>Property given in Trust. Please comply.</p>

No	Submission details
2	<p data-bbox="271 296 1939 360">Present my very strong opposition to the Councils business plan's scenario 3 recommendation to extend the lease of the Fremantle markets to "Fremantle Markets Propriety Limited" without going to an open tender.</p> <p data-bbox="271 403 869 432">My reasons for opposing this are detailed below:</p> <p data-bbox="271 475 1928 539">(1). The prime lease for the markets have been with the same company FMPL since 1980 (43 Years) and your business plan notes that a key advantage of going to an open tender is as copied below:</p> <p data-bbox="277 582 1476 751">The key benefits associated with both scenario 1 and scenario 2 is that they would enable the ability to assess the market and alterative operators/models in an open and transparent manner through a competitive process. This would address any concerns relating to the fact that the lease of the current premises has been held by the same tenant since 1980.</p> <p data-bbox="271 775 1933 871">Given the significant period since the lease has been in place it is impossible to establish the true market value of the lease without going to open tender. It is also unfair to any other prospective market operators not to allow them to offer a bid in an open tender process. It is no wonder that I and many other ratepayers are concerned that the advertised business plan is not open and accountable.</p> <p data-bbox="271 914 1529 943">(2). The business plan recommends awarding of a new lease to FMPL under the following policy as stated:</p> <ul style="list-style-type: none"> <li data-bbox="286 999 864 1027">○ A property is leased to a tenant that: <ul style="list-style-type: none"> <li data-bbox="389 1054 1182 1083">▪ is paying full commercial market rate or above, and <li data-bbox="389 1110 1406 1182">▪ adds significant value to Fremantle's overall tenancy mix and appeal for visitors. Or

Neither of these two reasons can be justified for the following reasons:

The lease has been with the same company for such a long time it is not possible to ensure that FMPL is actually paying full commercial rates as required above, despite the single recent valuation obtained by council, especially considering there are no other working historic markets in WA to base this on. This is even accepted in the business plan where it is acknowledged that scenario 1 or 2 would negate any concerns that full market value is being paid.

Secondly it is not FMPL as managers of the lease that is adding the significant value to the markets.

The tenancy mix and appeal is achieved by the actual individual market stall operators and the historic buildings that draw in the crowds. Any other competent management firm would be able to provide the same level of mix and appeal, so this reason cannot be used to justify bypassing an open tender. FMPL is unlike Gino's which is a small business that has set the standard to meet this criteria.

(3).The business plan highlights a number of risks to going to an open tender, however these risks are overblown and given far too much credence in the business plan.

One of the main risks claimed is that the markets may remain empty for an extended period during changeover of the lease, however most stall holders would sign on with a new operator ensuring continuity.

In an article in the West Australian (26/5/2019) the manager of FMPL argued that high rents for sublease holders indicated a strong demand for stalls so this is a minimal risk. Quote in italics: *(Both FMPL chief executive Natasha Atkinson and the City of Fremantle said occupancy rates in the market remained close to 100 per cent which illustrated stallholders were happy to pay a premium.)*

Another risk mentioned, that of delaying works is flimsy to say the least. It appears that the majority of works proposed are not impacting the structural integrity or safety and could be delayed until after a tender process. The quoted figure of \$3.8 million lost is a worst case scenario and I believe being used to try and push this business plan through without due consideration to the actual likely loss and possible large monetary benefits from a new operator.

At the end of the day if the risks of a new operator are deemed too high, the contract can always be let to FMPL, but with the knowledge that full market value has been obtained by council along with accountability to the ratepayers. This would have no downsides at all and force FMPL to pay market price for the lease should they be awarded it.

(4). Other proposals? It has been reported that another proposal for the lease of the markets has been provided to council on 4/7/2022 by GTL Enterprise in writing for a significantly higher base rent and amount to be spent improving the markets than offered by FMPL however this wasn't even mentioned to our councillors or considered in the business plan? Why wasn't this at the very least mentioned to our councillors and us so an informed decision could have been made? This proposal should be seriously re-considered by council.

This offer indicates that there is at least one other party interested in running the markets, and given figures quoted in their submission must be allowed to compete against FMPL in open tender to get the best return for us, the ratepayers.

The FMPL offer indicates an amount **up to \$3 million** would be spent enhancing the markets if successful, however this is an aspirational figure and could not be enforced. They could spend \$1 and be correct by saying they have complied. If such a figure is to be set in a lease, it should be a minimum figure with a date for compliance set as well, otherwise it is meaningless. Meanwhile the GTL offer includes an amount of \$5.25 million for such works.

Given that FMPL have had the lease for 43 years, their past record of improving the lot of stall holders appears poor, with minimal works to improve stall holders lots by them undertaken over this period. There have also been a number of media articles alleging poor practices and discrimination against certain stall holders, and a failure to hold regular meetings with sub lease holders by FMPL that should be fully investigated before the lease is renewed with them. (West Australian 26/5/2019) and recently from a previous stall holder.

(5). The existing lease runs until 2026 so there is no need to rush into a new lease now. It appears to be driven by FMPL so as not to have to face an open tender when the existing lease expires? The council needs to take time to consider all options without the pressure being placed on them by FMPL to expedite a new lease.

Conclusion:

I call on you to have an open tender on the markets lease, nothing less will meet the requirements of open and accountable best practices by a local government body, and only it can ensure we have the confidence in you, our council to do the right thing by ratepayers.

Another option that could be considered is for council to appoint an internal manager to run the markets so all the profits are returned to ratepayers. This is certainly something that should be considered, and I know of at least one other Perth council where all their assets are managed internally, at considerable saving to the ratepayers.

No	Submission details
3	<p>I as a long-time ratepayer in the City of Fremantle and regular Market visitor, I support the City's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the Fremantle Market building. They are a major tourism drawcard for Fremantle and provide income and employment for many small family businesses.</p> <p>The current tenant, Fremantle Markets PL, is responsible for managing a few hundred stallholders and together they attract 50,000 people every weekend. I would think that is a successful business model in anyone's language.</p> <p>In addition, Fremantle Markets PL pays the Council nearly a million dollars a year in rent and rates and will continue to do that for the next 20 years if the Business plan is approved at the July Council meeting. The City of Fremantle cannot afford to lose them or have an inexperienced operator manage the Markets.</p> <p>The canvass roof above the coffee and juice stalls needs replacing very soon and there are other works Fremantle Markets PL are willing to pay to make the Markets even better. If they spend \$3 million on your building, they definitely deserve a 20 year lease.</p> <p>I do not support the Fremantle Market building going out to tender as that would be a major financial risk for the City of Fremantle, and you would jeopardise 150 plus individual small businesses. Stallholders need continuity and by approving this Business Plan they will get that. The current operators have many decades experience in running a Market, they attract 2.5 million visitors each year. If Markets are so easy to run, why is E Shed not as busy as the famous Fremantle Markets.</p> <p>Finally, and most importantly, carrying out a public tender process for the building would be inconsistent with the City's Leasing of City property in a competitive manner policy. The Fremantle Markets was correctly assessed in line with the policy as both paying full commercial rent and adding significant value to Fremantle's overall tenancy mix and appeal. Therefore, the existing tenant needs to be rewarded with a new lease. It is simple as that; Elected Members should abide by all Council Policies including the Leasing Policy. Anything less would set a poor example to any prospective tenant wanting to lease a Council owned building. If Councillors want good governance, then start by adhering to your own policies.</p> <p>Thank you for the opportunity to comment and I am sure common sense will prevail and you will approve this Business Plan so the \$3 million of works can commence soon.</p>

No	Submission details
4	<p>I'm writing to you to tell you why I <u>support</u> the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic Fremantle markets site.</p> <p>Work on the buildings is overdue and urgent. As the incumbent operator Fremantle Markets Pty Ltd has, as I understand, offered to pay for these urgent expensive capital works, it is therefore very prudent and sensible to offer an immediate 20-year lease to avoid further deterioration in the state of the buildings and have these capital works completed for the benefit of all stallholders and visitors.</p> <p>Because the Markets are so important for tourism and a workplace for hundreds of stallholders and their staff, it is important the building are safe and well maintained. We visit the markets on a regular basis with my family and have done so for many years now. This is the best alternative available to the council to have these capital works completed to improve the amenity for everyone.</p> <p>Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they are a very successful experienced operator and would be the best operator of the markets going forward.</p> <p>The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter a new long-term lease right now, without any further delays.</p> <p>Fremantle Markets Pty Ltd continues to make a positive and important contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p>Please approve the Business Plan without further delay.</p>

No	Submission details
5	<p>I visit the Market on most weekends with my wife and occasional some children and I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. I have read your Council minutes and I cannot understand why any Councillor would oppose such a deal.</p> <p>Due to the current operators (Fremantle Markets Pty Ltd) and its stallholders, look at what is on offer for the City of Fremantle:</p> <ul style="list-style-type: none"> • Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers. What other tenant would pay turnover rent at 26 cents in the dollar (tax free for the City of Fremantle) • The Fremantle Markets is considered an iconic destination in the context of the WA tourism industry and features in the marketing of all major tourism stakeholders including TWA, Destination Perth, Tourism Australia. • There are 157 businesses operating in the Fremantle Markets equating to approximately 400 jobs. • Up to 33.5 million people have visited the Markets since the start of the current lease in June 2008 and average of 2.6 million per year in the period leading up to covid in March 2020. • FMPL has invested approximately \$4.5 million in to promoting and advertising the markets, its traders and Fremantle as a whole. Current annual marketing budget is \$370k. • FMPL has invested approximately at least \$370k on building preventative maintenance over the term and more on the general maintenance of the building. • In 2008 a study commissioned by FMPL indicated there is over \$40 million spent within the Fremantle Markets per year. FMPL believes this is now closer to \$55-\$60 million per year. • The Fremantle Markets have been winners in 2013, 2014, 2015 and hall of fame in the Fremantle Chamber Business Awards for Tourism. The Fremantle Markets have been finalists in 2013, 2015 for the WA Tourism Awards as a Major Tourist Attraction. <p>No other operator has the capability and experience of the current Lessee Fremantle Markets Pty Ltd, they have grown the markets over the term of the previous lease/ s to achieve the above.</p> <p>You have a lot to lose, sign them up asap, surely there are more pressing matters for the current council to consider.</p>

No	Submission details
6	<p>We visit the Markets regularly as a family and absolutely love it!</p> <p>I support the Business Plan by the City of Fremantle to offer Fremantle Markets Pty Ltd a new lease over the Fremantle Markets.</p> <p>The outstanding track record of the current operator has created this major tourist attraction for Fremantle. Many other Markets in Perth and around Australia have failed. Take a look at E Shed Markets in Freo, they have failed because of the lack of experience of the operator.</p> <p>The Fremantle Markets under the current operator are a major income producer for Fremantle rate payers. With a profit share arrangement, commercial value rent, council rates, together with all the parking revenue the City would collect, it is a major risk to change from the proven operator.</p> <p>Most landlords would love to have a tenant that is prepared to invest \$3M on their building and pay commercial rent and turnover rent. Sign them up asap.</p>

No	Submission details
7	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1928 517">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent. Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 560 1912 624">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 667 1765 695">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 738 1924 802">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 845 1877 909">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
8	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 383 1928 517">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent. Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 561 1912 625">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 670 1765 699">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 743 1928 807">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 852 1877 916">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
9	<p data-bbox="271 296 1800 323">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 368 869 395">Work on the markets building has become urgent.</p> <p data-bbox="271 440 1928 576">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent. Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 620 1912 683">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 727 1765 754">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 799 1924 861">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 906 1877 968">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
10	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1926 517">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent. Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 560 1910 624">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 667 1762 695">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 738 1924 802">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 845 1874 909">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
11	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1926 517">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent. Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 560 1910 624">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 667 1762 695">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 738 1924 802">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 845 1874 909">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
12	<p>I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>Work on the historic market building has become urgent.</p> <p>As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building.</p> <p>Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p>Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke</p> <p>The Council's own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays.</p> <p>Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p>Please approve the Business Plan as soon as possible.</p>

No	Submission details
13	<p>I support the City of Fremantle’s (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the Fremantle Markets site.</p> <p>Importantly, the COF’s own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long-term lease right now, without any further delays. It is against COF’s Leasing Policy to run a competitive tender or EOI process for buildings leased to long-term tenants paying full commercial rates of rent and adding significant value to Fremantle’s overall tenancy mix and visitor appeal. FMPL has exceeded these metrics for decades Therefore, it is entirely appropriate for FMPL and the COF to renegotiate a new lease, as we are currently doing.</p> <p>Work on the market building has become very urgent, for example, the canvass roof in the Yard area needs replacing asap. Because FMPL has offered to pay for these urgent \$3M works on a council owned building, it makes sense to offer an immediate long-term lease to avoid further deterioration in the state of the building.</p> <p>The Fremantle Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p>FMPL has decades of experience in managing and operating the Fremantle Markets, with 2.5million visitors per year they must be doing many things right. They have won numerous Tourism Awards and have a 100% occupancy rate. No other alternate operator/lessee has a track record like FMPL’s.</p> <p>FMPL makes a positive contribution to the community and a considerable annual financial contribution to the COF and its ratepayers. The COF has no other tenant that pays such a significant annual rental as FMPL. In addition, this is personally guaranteed by the current operators.</p> <p>Please approve the Business Plan as soon as possible and thank you for the opportunity to comment.</p>

No	Submission details
14	<p>I support the advertised Business plan for the Fremantle Markets, offering the existing tenant (Fremantle Markets Pty Ltd) a new lease in return for them spending significant money on your building.</p> <p>Ratepayers benefit by receiving commercial market rent and turnover rent plus council rates. The rent is also personally guaranteed by the existing lessee and they will invest \$3M on the building.</p> <p>I visit the Markets regularly with my young family as we really enjoy the atmosphere. We spend money at the Markets, and other retail venues nearby, let alone the parking fees we pay (probably a council owned carpark). The Markets are the main reason why we visit Fremantle.</p> <p>The Councils own Leasing Policy says its ok to renew a lease with the existing tenant given they are paying commercial rent and they add value to Fremantle's overall tenancy mix. Therefore, there is no need for it to go to tender or the council to seek expressions of interest.</p> <p>The current operators also have decades of experience running Markets and that is why the Fremantle Markets is one of the best we have been to in Australia.</p> <p>There is too much risk for the Council in changing operator and why would the council put the livelihood of all the stallholders at risk by putting in a less experienced operator?</p> <p>I recommend council approves the business plan so the works can commence asap - that canvass roof needs doing urgently.</p>

No	Submission details
15	<p>This is a letter of support for the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>It is our understanding work on the historic market building has become urgent.</p> <p>Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building.</p> <p>As a Hotel provider to numerous guests in Fremantle, we see and receive feedback that the Markets are a true icon for Fremantle and attraction when guests are visiting. Because the Markets are so important for tourism in the area and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p>The Esplanade Hotel Fremantle sees some 13,000+ guests a month on average, mostly travellers to the region, families, and wide array of tourist backgrounds, a large portion of which would visit the local attraction that is the Fremantle Markets. Updating the present facilities can only enhance the guest experience and add further value and attraction to this icon.</p> <p>It is known that the Fremantle Markets Pty Ltd makes a positive contribution o the community and a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p>We would like to see the approval of the current Business Plan.</p>

No	Submission details
16	<p data-bbox="271 236 1872 300">I'm writing regarding the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the markets building. I would be happy to outline some of the reasons why I believe it is a favourable proposal.</p> <p data-bbox="271 344 1895 443">Firstly, the urgent need for renovation and maintenance of the historic market building is a critical factor to consider. The fact that FMPL has offered to fund these necessary works, which are estimated to cost \$3 million, demonstrates their commitment to preserving the building's integrity and ensuring the safety of visitors, stallholders, and staff.</p> <p data-bbox="271 488 1921 587">The Fremantle Markets hold significant importance for tourism in the region. With approximately 2.5 million visitors per year, it serves as a key attraction and contributes to the local economy. By providing a secure and well-maintained venue, the Markets can continue to draw tourists, support local businesses, and generate revenue for the City of Fremantle and its ratepayers.</p> <p data-bbox="271 632 1921 762">Furthermore, FMPL has a proven track record in effectively managing and operating the Markets. Their experience and success in attracting a substantial number of visitors each year indicate that they are doing many things right. By granting them a long-term lease, the City of Fremantle can benefit from their expertise, ensuring the Markets continue to thrive and provide a vibrant marketplace for stallholders and their staff.</p> <p data-bbox="271 807 1841 874">My firsthand account of the positive aspects of the Markets, such as the diverse range of stalls, the lively atmosphere, or the unique products available, can further emphasize the significance of the Markets as a cultural and economic asset to the community.</p> <p data-bbox="271 919 1568 948">I hope that the City of Fremantle recognizes the value of the proposal and approves it without further delays.</p>

No	Submission details
17	<p>I am writing to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease, as outlined in the business plan. I firmly believe that this decision will have numerous positive impacts on the community, ratepayers, local businesses, and tourism in the region.</p> <p>First and foremost, the urgent need for upgrade of the historic market building cannot be overstated. The commitment of FMPL to fund these necessary works, which are estimated to cost 3 million dollars, demonstrates their dedication to preserving the building's architectural integrity and ensuring the safety of all visitors, stallholders, and staff. By granting them a long-term lease, we provide them with the stability and incentive to carry out these essential upgrades promptly.</p> <p>The Fremantle Markets hold immense importance for tourism in our region. With approximately 2.5 million visitors per year or 50,000 a weekend, they are a significant attraction that contributes significantly to the local economy. By offering a secure and well-maintained venue, the Markets can continue to draw tourists, both domestic and international, who appreciate the unique and vibrant atmosphere. This, in turn, will benefit local businesses and generate revenue for the City of Fremantle and its ratepayers.</p> <p>Another compelling reason to support this proposal is the proven track record of FMPL in effectively managing and operating the Markets. Their experience and success in attracting a substantial number of visitors annually demonstrate their ability to create an engaging and diverse marketplace. Granting them a long-term lease will enable the City of Fremantle to benefit from their expertise, ensuring that the Markets continue to thrive and evolve as a vibrant cultural and economic hub for the community.</p> <p>Having personally experienced the Fremantle Markets, I can attest to their unique charm and cultural significance. The diverse range of stalls, the lively atmosphere, and the availability of unique products make every visit an enjoyable and memorable experience. By securing a new 20-year lease for FMPL, we can ensure that future generations will have the opportunity to create their own cherished memories and appreciate the heritage and traditions that the Markets represent.</p> <p>In conclusion, I wholeheartedly support the City of Fremantle's proposal to offer FMPL a new 20-year lease.</p> <p>This decision aligns with the best interests of the community, the preservation of our historical landmarks, and the promotion of local businesses and tourism. I kindly request that you approve the business plan promptly, without further delays, and secure the future of the Fremantle Markets for generations to come.</p>

No	Submission details
18	<p>I am writing this letter to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease, as outlined in the advertised business plan. I firmly believe that granting this lease is a crucial step towards the preservation, growth, and success of the Fremantle Markets and stallholders.</p> <p>One of the primary reasons why I support this initiative is the urgent need for renovation and maintenance of the historic market building. It is imperative that we address the deteriorating state of the building promptly to ensure the safety of visitors, stallholders, and staff. The fact that Fremantle Markets Pty Ltd has committed to funding these essential renovations, costing \$3 million, demonstrates their dedication to maintaining the integrity of the structure. By offering them a long-term lease, we can avoid further deterioration and secure the future of this iconic landmark and stallholders.</p> <p>Furthermore, the Fremantle Markets hold immense importance for tourism in the Fremantle and the wider region. With approximately 2.5 million visitors per year, the markets serve as a significant attraction and contribute substantially to the local economy. By providing a secure and well-maintained venue through a long-term lease, we can ensure the markets continue to draw tourists, support local businesses, and generate revenue for the City of Fremantle and its ratepayers. This stability will not only benefit the markets but also the broader community, as it fosters economic growth, job creation, and cultural enrichment. It's a no brainer .</p> <p>Fremantle Markets Pty Ltd has demonstrated exceptional proficiency in managing and operating the markets. Their track record of attracting a substantial number of visitors each year is a testament to their expertise and dedication. By granting them a new long-term lease, we can harness their experience and ensure the markets continue to thrive. Their successful management practices will further contribute to the vibrancy of the markets, creating a bustling marketplace that offers unique and diverse stalls for patrons to enjoy.</p> <p>As a frequent visitor to the Fremantle Markets, I have personally experienced the positive aspects of this vibrant hub. The diverse range of stalls, the lively atmosphere, and the availability of unique products contribute to the cultural and economic fabric of our community. The markets have become an integral part of Fremantle's identity, attracting locals and tourists alike. By offering Fremantle Markets Pty Ltd a new lease, we can ensure that future generations can continue to cherish and benefit from this treasured landmark.</p> <p>In conclusion, I wholeheartedly support the City of Fremantle's decision to offer Fremantle Markets Pty Ltd a new lease over as outlined in the business plan. The urgent need for renovations, the significance of the markets for tourism, and Fremantle Markets Pty Ltd's proven track record all indicate that this decision is in the best interest of the community. I kindly request the City of Fremantle to recognize the value of this proposal and approve it without further delays.</p>

No	Submission details
19	<p data-bbox="271 236 1861 336">As enthusiastic patrons of the Markets, my family and I frequently enjoy the vibrant atmosphere and diverse offerings it provides. Our visits not only entail purchases within the Markets but also extend to exploring neighbouring establishments, thus contributing to the economic vitality of Fremantle. The Fremantle Markets serve as the primary catalyst for our visits to the area.</p> <p data-bbox="271 379 1906 443">I support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new lease and I would like to share the reasons behind my endorsement.</p> <p data-bbox="271 486 1928 587">The pressing need for urgent repairs and maintenance work on the historic markets building cannot be overstated. With Fremantle Markets Pty Ltd stepping forward to bear the costs of these critical 3M dollar renovations, it is only reasonable to grant them an immediate 20-year lease. This will effectively prevent any further deterioration of the building's condition and secure its long-term sustainability.</p> <p data-bbox="271 630 1921 799">Recognizing the Markets' significance as a major tourist attraction and an important employer for 150 traders and their 400 staff members, it is imperative to provide a safe and well-maintained environment. By doing so, we can ensure the seamless functioning of the Markets, encourage community engagement, and uphold Fremantle's appeal as a vibrant destination. Additionally, Fremantle Markets Pty Ltd makes a substantial annual financial contribution to the City of Fremantle and its ratepayers, further underscoring their positive impact on the local economy.</p>

No	Submission details
20	<p data-bbox="271 296 1935 400">Thank you for the opportunity to provide comments. It seems like a great proposal. Upgrading the historic Fremantle Markets buildings and addressing the urgent maintenance issues is crucial to prevent further deterioration. The fact that the Markets have been successful in attracting visitors and generating revenue is a positive indication of their value.</p> <p data-bbox="271 440 1962 504">It's also commendable that the business owners, FMPL, are willing to invest in the necessary upgrade works in exchange for a long-term lease. This arrangement could provide stability and allow the management and stallholders to focus on creating an optimal operating environment.</p>

No	Submission details
21	<p>I visit the Market on most Fridays and I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease.</p> <p>I believe it's the best deal for the City of Fremantle and the Market Stallholders for these reasons:</p> <ul style="list-style-type: none"> • Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers. No other tenant pays turnover rent at 26 cents in the dollar. • The Fremantle Markets is considered an iconic destination in the context of the WA tourism industry and features in the marketing of all major tourism stakeholders including TWA, Destination Perth, Tourism Australia. • There are many businesses operating in the Fremantle Markets employing many people. • Up to 33.5 million people have visited the Markets since the start of the current lease in June 2008 and average of 2.6 million per year in the period leading up to covid in March 2020. • FMPL has invested approximately \$4.5 million in to promoting and advertising the markets, its traders and Fremantle as a whole. Current annual marketing budget is \$370k. • FMPL has invested approximately at least \$370k on building preventative maintenance over the term and more on the general maintenance of the building. • In 2008 a study commissioned by FMPL indicated there is over \$40 million spent within the Fremantle Markets per year. FMPL believes this is now closer to \$55-\$60 million per year. • The Fremantle Markets have been winners in 2013, 2014, 2015 and hall of fame in the Fremantle Chamber Business Awards for Tourism. <p>The Fremantle Markets have been finalists in 2013, 2015 for the WA Tourism Awards as a Major Tourist Attraction.</p> <p>No other operator has the capability and experience of the current Lessee, they have grown the markets over the term of the previous lease/ s to achieve the above.</p>

No	Submission details
22	<p>I am writing to express my strong support for the proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the markets site. I believe this decision is vital for several reasons. First and foremost, the urgent need for repair work on the building cannot be overstated. The replacement of the roof above the food stalls is a critical issue that requires immediate attention. By granting the lease to the current operator, who is willing to bear the costs of these essential repairs on a council-owned building, we can ensure that the necessary work is carried out promptly.</p> <p>Furthermore, the current operator of the Fremantle Markets has a wealth of experience spanning several decades. Their dedication and expertise have transformed the markets into a major tourist destination, attracting approximately 2.5 million visitors annually. This remarkable level of foot traffic demonstrates the market's popularity and its importance as a tourist attraction for Fremantle.</p> <p>The recognition the current operator has received through numerous tourism awards further underscores their competence and proficiency in managing the markets. These accolades, bestowed by industry experts, reflect the operator's exceptional performance and reinforce their standing as leaders in their field.</p> <p>In addition to the tourism aspect, it is crucial to ensure the safety and upgrade of the building, as it serves as a workplace for hundreds of stallholders and their staff. Granting a new lease to the current operator will provide the necessary stability and security to undertake any required improvements, thereby fostering a safe and conducive environment for everyone involved.</p> <p>Moreover, the personal guarantee from the current operators to consistently pay the rent to the City each month demonstrates their commitment and reliability. This assurance provides confidence that the financial obligations will be met without any concerns.</p> <p>Considering the City Council's own Leasing Policy, it is entirely appropriate to enter into a new longterm lease agreement at this time, without further delays. The current operator has proven their capability, and granting them an extended lease aligns with the principles outlined in the Council's policy.</p> <p>Lastly, the current operator's positive contribution to the community and their significant annual financial contribution to the City of Fremantle and its ratepayers cannot be overlooked. Their presence not only enhances the cultural fabric of the City but also provides substantial financial support, benefiting both the local community and the City as a whole.</p> <p>In light of these compelling reasons, I wholeheartedly urge you to approve the Business Plan and grant Fremantle Markets Pty Ltd a new 20-year lease as soon as possible. Doing so will ensure the continued success and growth of this iconic establishment while securing the economic and cultural benefits it brings to the City of Fremantle.</p>

No	Submission details
23	<p data-bbox="271 296 1933 400">Our family visits the Fremantle Markets about twice a month. We absolutely love it especially the donuts! We travel by car and pay for parking and wonder through the streets and other retail shops. We probably wouldn't go to Fremantle as much if the Markets weren't such a great family destination.</p> <p data-bbox="271 440 1933 504">WE 100% support the advertised Business Plan and support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease.</p> <p data-bbox="271 544 1933 608">The current operator/lessee Fremantle Markets PL has done a fantastic job in running the Markets and every time we go there the place is packed with customers.</p> <p data-bbox="271 647 1933 711">I am sure trying to keep all those stallholders happy is a difficult job, but the place is always fully tenanted-except during CoVid which is understandable! The building does need some work and the tensile old roof needs replacing very soon.</p> <p data-bbox="271 751 1933 855">I am sure lots of other operators will come out of the woodwork and promise the world to the City council, promising they could operate a great Market, pay more rent than the current lessee, spend more on the building etc. But do they have the experience and track record the current operators do in managing a large tourist Market- I doubt it. It would be a major financial risk for the City to change operator!</p>

No	Submission details
24	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1928 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1890 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1912 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1928 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
25	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 383 1928 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 526 1890 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 632 1912 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 737 1765 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 810 1924 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 916 1877 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
26	<p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the markets site.</p> <p>There are many reasons why I support this proposal but here are a few:</p> <ul style="list-style-type: none"> • Work on the building is urgent, the roof above the food stalls needs replacing immediately • The current operator is prepared to pay for the works, on a council owned building • The current operator has decades of experience in running the Markets and has created a major tourist destination for Fremantle • 2.5million visitors per year vote with their feet every week by visiting this major tourist destination • The current operator has won many tourism awards highlighting that industry experts believe they are very good at what they do • It is important the building is safe and upgraded because it's a workplace for hundreds of Stallholders and their staff • The current operators personally guarantee that the rent is paid to the City each and every month. • The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. • The current operator makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. <p>Please approve the Business Plan as soon as possible</p>

No	Submission details
27	<p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>Work on the markets building has become urgent.</p> <p>As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p>Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p>Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p>Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p>The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p>Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
28	<p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>Work on the markets building has become urgent.</p> <p>As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p>Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p>Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p>Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p>The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p>Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
29	<p data-bbox="271 236 1845 264">I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the Fremantle Markets site.</p> <p data-bbox="271 309 1901 408">Work on the market building has become very urgent, the roof over the Yard needs replacing very soon. As Fremantle Markets Pty Ltd has offered to pay for these urgent \$3 million dollar works, it makes commercial sense to offer a long-term lease so works can commence immediately to avoid further deterioration to the building.</p> <p data-bbox="271 453 1861 481">The Fremantle Markets are a very well managed Market and that is primarily due to the current operator, Fremantle Markets Pty Ltd.</p> <p data-bbox="271 526 1904 587">Fremantle ratepayers should be pleased as they continue to get commercial/market rent and a profit share arrangement (turnover rent). The base rent is also personally guaranteed by Jamie and John Murdoch.</p> <p data-bbox="271 596 1912 657">Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 702 1827 730">Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, attracting 2.5million visitors per year.</p> <p data-bbox="271 775 1906 836">The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long-term lease right now, without any further delays.</p> <p data-bbox="271 880 1879 941">Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 986 907 1015">Please approve the Business Plan as soon as possible.</p>

No	Submission details
30	<p>I visit the Fremantle Market once a month and I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease.</p> <p>I have scanned your Council minutes and I cannot understand why any Councillor would oppose such a deal.</p> <p>Due to the current operators (FMPL), and its stallholders, look at what is on offer for the City of Fremantle:</p> <ul style="list-style-type: none"> • FMPL makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers. • The Fremantle Markets is considered an iconic destination in the context of the WA tourism industry and features in the marketing of all major tourism stakeholders including TWA, Destination Perth, Tourism Australia. • There are over 150 businesses operating in the Fremantle Markets equating to hundreds of jobs. • Over 30 million people have visited the Markets since the start of the current lease in 2008. • FMPL has invested approximately \$4.5 million in to promoting and advertising the markets, its traders and Fremantle as a whole since 2008. • FMPL have been winners in 2013, 2014, 2015 and hall of fame in the Fremantle Chamber Business Awards for Tourism. FMPL have been finalists in 2013, 2015 for the WA Tourism Awards as a Major Tourist Attraction. <p>No other operator has the capability and experience of the current Lessee – FMPL, they have grown the markets over the term of the previous lease/s to achieve the above. Plus they are prepared to spend \$3M on tour building.</p> <p>You have a lot to lose, sign them up asap, surely there are more pressing matters for the current council to consider!</p>

No	Submission details
31	<p>I am a regular Fremantle Market shopper and support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd (FMPL) a long-term lease over the Fremantle Market building. I have scanned the advertised Business Plan and have a few comments below.</p> <p>My understanding is there are some Councillors that propose to put the building out to tender to see if there is a better deal than what the existing tenant (FMPL) has offered. I fail to see how this is possible given the City’s own Leasing Policy.</p> <p>No doubt you are aware, as all Elected Members are aware, carrying out a public tender process would be inconsistent with the City’s Leasing of City property in a competitive manner policy. The Fremantle Markets was correctly deemed to be in line with the policy as the existing tenant is both paying full market rate and adding significant value to Fremantle’s overall tenancy mix and appeal. It is my view all Councillors should abide by Council Policies including the Leasing Policy.</p> <p>The current tenant, FMPL has a great record of getting 50,000 visitors per week to the Markets and winning numerous tourism awards over the past decade. There simply are no better Market operators than these guys!</p> <p>The building needs a lot of work, Fremantle council can’t afford it, the current tenant can, there is no one with a track record like theirs, please approve the Business Plan as soon as possible.</p> <p>Thanks for the opportunity to comment, I do hope Elected Members stick with their own Leasing Policy.</p>

No	Submission details
32	<p data-bbox="271 236 1939 371">As a frequenter of Fremantle and a regular visitor to the Fremantle Markets, I am writing to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. Over the years, I have witnessed remarkable improvements in the offerings and variety of stalls at this world-class market. The exceptional stewardship of this iconic market has garnered numerous tourism awards and attracts an impressive 50,000 visitors per weekend.</p> <p data-bbox="271 416 1585 443">There are several compelling reasons why I believe it is crucial to grant Fremantle Markets Pty Ltd a new lease:</p> <ul data-bbox="271 453 1939 1177" style="list-style-type: none"> <li data-bbox="271 453 1939 555">• Urgent Building Maintenance: The market's building requires immediate attention, particularly the replacement of the roof above the food stalls. By offering a new lease, the City can ensure that these essential works are carried out promptly, maintaining the safety and integrity of the premises. <li data-bbox="271 564 1939 627">• Financial Contribution: The current operator of the market makes a significant annual financial contribution to the City of Fremantle and its ratepayers. This contribution not only benefits the local economy but also helps support community initiatives and services. <li data-bbox="271 636 1939 699">• Operator's Investment: Importantly, the current operator is willing to bear the cost of the necessary building works, even though the building is owned by the council. This demonstrates their commitment to the long-term success and sustainability of the market. <li data-bbox="271 708 1939 810">• Extensive Experience: The current operator boasts decades of experience in running the Fremantle Markets. They have transformed it into a major tourist destination that attracts 2.5 million visitors each year. This level of expertise and track record of success should not be overlooked. <li data-bbox="271 820 1939 882">• Tourism Awards: The market has received numerous tourism awards, which is a testament to the outstanding job done by the current operator. Recognized by industry experts, these accolades further underscore the market's value as a key tourism asset for Fremantle. <li data-bbox="271 892 1939 994">• Workplace Safety: Given that the market serves as a workplace for hundreds of stallholders and their staff, it is imperative that the building is safe and upgraded. By granting a new lease, the City can facilitate the necessary improvements, ensuring a secure and conducive environment for everyone involved. <li data-bbox="271 1003 1939 1066">• Rental Payments: The current operators have personally guaranteed the regular payment of rent to the City on a monthly basis. This assurance provides confidence in their financial commitment and stability. <li data-bbox="271 1075 1939 1177">• Compliance with Leasing Policy: The proposed new long-term lease aligns with the Council's own Leasing Policy. It is entirely appropriate to enter into this lease without any further delays, considering the market's importance and the positive impact it has on the community. <p data-bbox="271 1222 1939 1323">Given the compelling reasons mentioned above, I urge you to approve the Business Plan and proceed with granting Fremantle Markets Pty Ltd a new 20-year lease as soon as possible. Doing so will ensure the continued success and development of this beloved market, benefiting both the local community and visitors alike.</p>

No	Submission details
33	<p>I am a Fremantle artist that has spent many hours connecting with the Town and in particular, the Fremantle Markets, I am writing to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. Over the years, I have loved what the current Leaseholders have done over the past years in particular. It is a truly world class Market and I am proud to take my friends and colleagues from around the world. In fact it is the first place we visit!</p> <p>There are several compelling reasons why I believe it is crucial to grant Fremantle Markets Pty Ltd a new lease:</p> <ul style="list-style-type: none"> • Urgent Building Maintenance: The market's building requires immediate attention, particularly the replacement of the roof above the food stalls. By offering a new lease, the City can ensure that these essential works are carried out promptly, maintaining the safety and integrity of the premises. • Financial Contribution: The current operator of the market makes a significant annual financial contribution to the City of Fremantle and its ratepayers. This contribution not only benefits the local economy but also helps support community initiatives and services. • Operator's Investment: Importantly, the current operator is willing to bear the cost of the necessary building works, even though the building is owned by the council. This demonstrates their commitment to the long-term success and sustainability of the market. • Extensive Experience: The current operator boasts decades of experience in running the Fremantle Markets. They have transformed it into a major tourist destination that attracts 2.5 million visitors each year. This level of expertise and track record of success should not be overlooked. • Tourism Awards: The market has received numerous tourism awards, which is a testament to the outstanding job done by the current operator. Recognized by industry experts, these accolades further underscore the market's value as a key tourism asset for Fremantle. • Workplace Safety: Given that the market serves as a workplace for hundreds of stallholders and their staff, it is imperative that the building is safe and upgraded. By granting a new lease, the City can facilitate the necessary improvements, ensuring a secure and conducive environment for everyone involved. • Compliance with Leasing Policy: The proposed new long-term lease aligns with the Council's own Leasing Policy. It is entirely appropriate to enter into this lease without any further delays, considering the market's importance and the positive impact it has on the community. <p>Given the compelling reasons mentioned above, I urge you to approve the Business Plan and proceed with granting Fremantle Markets Pty Ltd a new 20-year lease as soon as possible. Doing so will ensure the continued success and development of this beloved market, benefiting both the local community and visitors alike.</p> <p>Thank you for your attention to this matter. I trust you will make the decision that will best serve the interests of Fremantle and its stakeholders.</p>

No	Submission details
34	<p>The perfect tenant would spend \$3million on a landlord's building, pay them commercial market rent and turnover rent. Does that sound familiar, getting a guaranteed risk-free income each and every month from an experienced award-winning tenant who brings in 2.5 million visitors a year to the City of Fremantle?</p> <p>I support the Business Plan and I am a regular Market visitor.</p> <p>Well done to the Councillors that have voted in favour of the Business Plan.</p>

No	Submission details
35	<p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>Work on the markets building has become urgent.</p> <p>As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p>Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p>Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p>Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p>The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p>Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
36	<p>I am writing to express my full support for the City of Fremantle's (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a new lease, as outlined in the business plan. Granting this lease is essential for the preservation of the building, the growth of tourism, and the continued economic prosperity of our community.</p> <p>The urgent need for renovation and maintenance of the historic market building cannot be overstated. With FMPL offering to fund these necessary works; it is evident that they are committed to preserving the building's integrity and ensuring the safety of all stakeholders involved.</p> <p>The Fremantle Markets hold significant importance as a major tourist attraction, drawing approximately 2.5 million visitors per year. By providing a secure and well-maintained venue through this long-term lease, we can ensure the sustained appeal of the Markets, support local businesses, and generate substantial revenue for the COF and its ratepayers. This economic boost will have a positive impact on the entire community.</p> <p>FMPL has a proven track record in effectively managing and operating the Markets, attracting a substantial number of visitors annually. Their experience, expertise, and demonstrated success make them the ideal candidate for a long-term lease. By granting them this opportunity, the COF can ensure the continued success, vibrancy, and cultural significance of the Markets for the next two decades.</p> <p>In conclusion, I wholeheartedly endorse the COF's proposal to offer FMPL a new 20-year lease over the historic markets site. I kindly request that the COF promptly approves the business plan, ensuring the future preservation, growth, and prosperity of the Fremantle Markets.</p> <p>Thank you for your attention to this matter. I trust that you will make the best decision for the financial security of the Fremantle community.</p>

No	Submission details
37	<p data-bbox="271 236 1883 300">As a devoted visitor to the Fremantle Markets with my family, I wanted to take a moment to express my support for the City of Fremantle's Business Plan to offer Fremantle Markets Pty Ltd a new lease over this beloved establishment.</p> <p data-bbox="271 344 1883 443">The exceptional track record of the current operator cannot be understated. They have transformed the Markets into a thriving tourist attraction that brings joy and economic prosperity to Fremantle. In contrast, we have witnessed the unfortunate fate of other markets, like the E Shed Markets in Freo, which faltered due to a lack of experienced management.</p> <p data-bbox="271 488 1883 587">Recently, I came across an article in the local paper, the Herald, mentioning the interest of another operator in managing the Markets. However, I find it hard to believe that they possess the same level of expertise as the current lessee, who adeptly manages over 150 stallholders and runs a highly successful tourist operation.</p> <p data-bbox="271 596 1883 695">Handing over the Markets to an untested and inexperienced syndicate would be a risky move. The current operator has proven themselves as a major income generator for Fremantle ratepayers through profit-sharing arrangements, commercial value rent, council rates, and parking revenue. It would be a significant gamble to deviate from this proven success.</p> <p data-bbox="271 740 1883 906">Fremantle simply cannot afford to jeopardize such an iconic business that attracts tourists from around the world. The risks associated with a lengthy Expression of Interest period are too high, as many valued stallholders may decide not to wait for the outcome. Additionally, if a new lessee were to be chosen, they would likely request financial assistance from the City of Fremantle for fit-outs and potentially seek several rent-free years, costing the City money instead of benefiting from the significant revenue provided by the current lessee.</p> <p data-bbox="271 951 1883 1053">Therefore, I wholeheartedly support the Business Plan put forth by the City of Fremantle to offer Fremantle Markets Pty Ltd a new lease over the Fremantle Markets. The commitment shown by the current lessee, including a \$3 million investment in building upgrades and their willingness to pay commercial rent and turnover rent, is a testament to their dedication as an exemplary tenant.</p> <p data-bbox="271 1098 1883 1200">It is every landlord's dream to have a tenant of this calibre. By supporting this Business Plan, we ensure the preservation of a thriving cultural landmark and a source of pride for our community. I trust that the City of Fremantle will make a decision that upholds the success and legacy of the Fremantle Markets.</p>

No	Submission details
38	<p data-bbox="271 236 734 264">I support the advertised Business Plan</p> <p data-bbox="271 309 1910 440">The City of Fremantle is proposing a 20-year lease to Fremantle Markets Pty Ltd, allowing them to upgrade the historic building. This will not only secure the future of the market stallholders but will also provide greater security for ratepayers. With millions of visitors and over 300 businesses depending on it, this lease is a critical investment in the Freo community and its economy. With your support, we can make sure that the Fremantle Markets remain a vibrant part of our city for years to come.</p>

No	Submission details
39	<p data-bbox="271 233 1800 260">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 308 869 335">Work on the markets building has become urgent.</p> <p data-bbox="271 379 1877 475">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 520 1888 584">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 628 1910 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 737 1765 764">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 809 1877 873">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 917 1877 981">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
40	<p data-bbox="271 236 1890 300">As a once-a-month visitor to the famous Fremantle Markets, I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd (the sitting tenant) a new lease.</p> <p data-bbox="271 344 1861 408">I believe there are a few councillors that still think the very popular and successful Fremantle Markets should be put out for tender or EOI!</p> <p data-bbox="271 453 1850 517">It is very naive to believe a new operator could just walk in and take over the very successful market, without any hiccups and loss of business. Let alone the loss of income for the Freo Council and the uncertainty for stallholders.</p> <p data-bbox="271 561 1888 625">It is not easy to run a large successful market, look at the desolate E Shed Markets on Victoria Quay, that has so many vacant stalls, very few customers and is depressing to visit it given it is in such a great location.</p> <p data-bbox="271 670 1532 702">Should Freo councillors really risk and let the current, successful operators go, to give someone else a try?</p> <p data-bbox="271 746 1908 810">A very small minority of punters have an unexplained hatred for the current market management - the Murdochs. Get over it people! The Fremantle Markets is good for Fremantle and its ratepayers!</p> <p data-bbox="271 855 1901 946">Does anyone seriously believe the City of Fremantle can be cavalier about foregoing such a large revenue source, to take the risk of an inexperienced new market operator, that would have to start all over again? I don't believe that is a reasonable alternative in the current economic client and current finances of Freo Council.</p>

No	Submission details
41	<p>I am writing to express my enthusiastic support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, in accordance with the business plan.</p> <p>Granting this lease is a crucial step in preserving the heritage building, boosting tourism, and ensuring the continued success of the Fremantle Markets and financial security for ratepayers.</p> <p>The urgent renovation and maintenance needs of the historic market building cannot be overlooked. With Fremantle Markets Pty Ltd's commitment to funding these essential works (\$3M), granting them a long-term lease is not only logical but also necessary. This will enable the timely completion of renovations, ensuring the safety and comfort of visitors, stallholders, and staff.</p> <p>As Elected Members would know the Fremantle Markets hold immense significance as a major tourist attraction in our region. With approximately 2.5 million visitors per year, it serves as a vital economic driver for local businesses and the City of Fremantle. By providing a secure and well-maintained venue through this long-term lease, we can foster tourism, generate revenue, and create a thriving marketplace that benefits both the local community and visitors.</p> <p>Fremantle Markets Pty Ltd's proven track record in managing and operating the Markets speaks volumes about their expertise and success. With their experience in attracting a substantial number of visitors annually, they are well-positioned to continue the Markets' growth and success. By granting them a new 20year lease, the City of Fremantle can leverage their knowledge and dedication to ensure a vibrant and prosperous future for the Markets and its stakeholders.</p> <p>In conclusion, I wholeheartedly support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. This decision will address the urgent renovation needs, boost tourism, and enable the Markets to flourish under the management of a proven and capable operator. I kindly urge the City of Fremantle to approve the business plan promptly, securing a bright and sustainable future for the Fremantle Markets.</p> <p>Thank you for considering my viewpoint. I trust that you will make the best decision for the benefit of our community. Let's not forget it's also part of your own Council Leasing Policy, would you kickout Gino's cafe??I don't think so.</p>

No	Submission details
42	<p data-bbox="271 296 734 323">I support the advertised Business Plan</p> <p data-bbox="271 368 1832 507">The City of Fremantle is proposing to grant Fremantle Markets Pty Ltd a 20-year lease over the markets site. With this new lease, Fremantle Markets can make necessary repairs and upgrades to ensure the building is safe for ratepayers and visitors. By granting this lease, the City of Fremantle can ensure a guaranteed income from this iconic site for future generations while providing an economic boost to the local economy.</p>

No	Submission details
43	<p>I am writing to express my strong support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease for the historic markets site.</p> <p>As regular visitors to the Markets, my family and I thoroughly enjoy the experience it offers. Not only do we spend money at the Markets, but we also pay for parking and take the opportunity to explore and support other retail and hospitality venues in Fremantle. The Fremantle Markets are truly the main attraction that brings us to Fremantle.</p> <p>The need for urgent repairs and maintenance work on the historic markets building cannot be ignored. With Fremantle Markets Pty Ltd offering to cover the costs of these critical multimillion-dollar works, it only makes sense to grant them an immediate 20-year lease to prevent further deterioration of the building. Given the importance of the markets as a tourist destination and a workplace for 150 traders and their 400 staff members, ensuring the safety and proper upkeep of the building is paramount.</p> <p>In addition to its economic significance, Fremantle Markets Pty Ltd also plays a vital role in contributing to the community and the creative fabric of Fremantle.</p> <p>Moreover, it makes a significant annual financial contribution to the City of Fremantle and its ratepayers, further highlighting its positive impact on the local economy.</p> <p>Granting a new 20-year lease to Fremantle Markets Pty Ltd not only supports the sustainability of this iconic institution but also reinforces Fremantle's appeal as a vibrant and thriving destination. It is an investment in the preservation of history, the livelihoods of traders and staff, and the overall economic growth of the city.</p> <p>Thank you for considering my perspective on this matter. I firmly believe that supporting the proposed Business Plan will bring immense benefits to Fremantle and its community.</p>

No	Submission details
44	<p data-bbox="271 236 1906 300">As a patron of the Fremantle Markets, I felt compelled to share my personal experiences and offer my support for the City of Fremantle's Business Plan, which proposes a new lease for Fremantle Markets Pty Ltd.</p> <p data-bbox="271 344 1917 552">For me, the Markets represent more than just a shopping destination. They are a vibrant tapestry of creativity, community, and cultural exchange. Each visit is a delight, with the aroma of freshly brewed coffee, the vibrant hues of artisan crafts, and the harmonious buzz of diverse voices intermingling. It is a place where strangers become friends and where the soul of Fremantle comes alive. The success of the Markets can be attributed to the exceptional management and unwavering dedication of the current operator. Their visionary leadership has transformed the Markets into a thriving hub, attracting both locals and tourists alike. I have witnessed the struggles faced by other markets, such as the E Shed Markets in Freo, which faltered due to a lack of experienced management.</p> <p data-bbox="271 596 1928 695">Recently, I came across an article in the local paper, the Herald, mentioning the interest of alternative operators in managing the Markets. However, it is my firm belief that the current lessee's deep understanding of the unique dynamics, their established relationships with over 150 stallholders, and their proven ability to curate a diverse range of offerings cannot be underestimated.</p> <p data-bbox="271 740 1912 874">Handing the reins over to an untested and inexperienced syndicate would not only jeopardize the future of this cherished institution but also risk the livelihoods of the stallholders who rely on the Markets as a platform to showcase their talents and sustain their businesses. The current operator's successful profit-sharing arrangement, commercial value rent, council rates, and parking revenue have established them as a significant income generator for Fremantle ratepayers.</p> <p data-bbox="271 919 1928 1053">Furthermore, embarking on a lengthy Expression of Interest period could disrupt the sense of community that permeates the Markets, with stallholders uncertain of their future and potentially seeking alternative avenues. The financial burden on the City of Fremantle, which may arise from supporting a new lessee's fit-outs and potential rent-free years, could undermine the financial stability and benefits currently derived from the Markets.</p> <p data-bbox="271 1098 1906 1198">Therefore, I wholeheartedly support the City of Fremantle's Business Plan to offer Fremantle Markets Pty Ltd a new lease. The current lessee's willingness to invest \$3 million in building improvements and their commitment to paying commercial rent and turnover rent is a testament to their dedication and ability to ensure the long-term success of the Markets.</p>

No	Submission details
45	<p>The Fremantle Markets hold a special place in the hearts of our community. They are more than just a marketplace; they are a cultural hub that showcases the very best of our city's talent, creativity, and entrepreneurial spirit. With each step through the bustling aisles, I am greeted by a kaleidoscope of colours, aromas, and the symphony of laughter and conversations that bring the Markets to life.</p> <p>I want to express appreciation to Fremantle Markets Pty Ltd, the current lessee, for their exceptional stewardship and dedication to preserving the essence of the Markets.</p> <p>Their commitment to supporting local artisans, fostering a sense of community, and maintaining the historical integrity of the Markets has made them an integral part of Fremantle's identity.</p> <p>As we embark on the next chapter of the Markets' journey, I implore you and the members of the Fremantle City Council to embrace this opportunity to renew the lease for Fremantle Markets Pty Ltd. By <i>doing so</i>, we not only recognize their invaluable contributions but also demonstrate our commitment to nurturing a thriving community, supporting small businesses, and preserving the unique spirit that sets Fremantle apart.</p> <p>I kindly ask for your careful consideration of the overwhelming community support for this lease renewal. 50,000 visitors each week show their appreciation.</p> <p>Thank you for your time and dedication to the betterment of Fremantle. Your support in safeguarding the future of the Fremantle Markets will help assist Fremantle financial future.</p>

No	Submission details
46	<p>I am writing to express my support for the Fremantle Markets Business Plan and my concern that some councillors appear to be disregarding their own policies.</p> <p>The Business Plan, as outlined, adheres to the Leasing of City Property in a Competitive Manner policy adopted by the Council. It highlights the significant value added by the Fremantle Markets to the overall tenancy mix and appeal of Fremantle, in addition to paying full commercial market rates. Recognizing the importance of this business for sub-tenants, as well as the need for reinvestment in the facility, the plan justifies the review of the lease prior to its twelve-month expiration date.</p> <p>If the City of Fremantle fails to endorse this Business Plan, it could potentially tarnish its reputation as a responsible and fair landlord. Such a decision would convey to the rest of Perth that the City of Fremantle does not prioritise policy adherence or good governance.</p> <p>I wholeheartedly support the advertised Business Plan for the aforementioned reasons. It is my belief that by approving the plan, the City of Fremantle would demonstrate its commitment to policy compliance and sound governance.</p> <p>Thank you for considering my submission. I trust that the council will carefully evaluate the implications and make a decision that upholds the principles of good governance.</p>

No	Submission details
47	<p>I am writing to express my enthusiastic support for the City of Fremantle's Business Plan to offer Fremantle Markets Pty Ltd a new lease over the Fremantle Markets. As a regular visitor to the Markets, I have developed a deep appreciation for its vibrant atmosphere and the unique experiences it offers.</p> <p>The current operator has played a pivotal role in transforming the Markets into a major tourist attraction for Fremantle.</p> <p>Handing over the Markets to an untested and inexperienced syndicate would pose a significant risk. The current operator has proven to be a major income generator for Fremantle, contributing through profit-sharing agreements, commercial rent, council rates, and parking revenue. It would be unwise to jeopardize this financial stability by introducing a new lessee with uncertain outcomes.</p> <p>I trust that you will make a decision that upholds the legacy of the Fremantle Markets for the benefit of the entire community and current stallholders.</p>

No	Submission details
48	<p data-bbox="271 236 1935 300">As a once-a-month visitor to the famous Fremantle Markets, I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd (the sitting tenant) a new lease.</p> <p data-bbox="271 344 1917 373">I believe there are a few councillors that still think the very popular and successful Fremantle Markets should be put out for tender or EO!</p> <p data-bbox="271 418 1850 481">It is very naive to believe a new operator could just walk in and take over the very successful market, without any hiccups and loss of business. Let alone the loss of income for the Freo Council and the uncertainty for stallholders.</p> <p data-bbox="271 526 1939 590">It is not easy to run a large successful market, look at the desolate E Shed Markets on Victoria Quay, that has so many vacant stalls, very few customers and is depressing to visit it given it is in such a great location.</p> <p data-bbox="271 635 1532 663">Should Freo councillors really risk and let the current, successful operators go, to give someone else a try?</p> <p data-bbox="271 708 1912 772">A very small minority of punters have an unexplained hatred for the current market management - the Murdochs. Get over it people! The Fremantle Markets is good for Fremantle and its ratepayers!</p> <p data-bbox="271 817 1904 911">Does anyone seriously believe the City of Fremantle can be cavalier about foregoing such a large revenue source, to take the risk of an inexperienced new market operator, that would have to start all over again? I don't believe that is a reasonable alternative in the current economic client and current finances of Freo Council.</p>

No	Submission details
49	<p data-bbox="271 296 1883 432">As a developer with a vested interest in the growth and prosperity of Fremantle, I am writing to express my strong support for the City's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, as outlined in the business plan. I firmly believe that this decision will not only preserve a cherished cultural landmark but also contribute to the overall development and economic vitality of our city.</p> <p data-bbox="271 477 1827 612">The Fremantle Markets hold immense potential for our community and have proven to be a significant tourism drawcard. Granting Fremantle Markets Pty Ltd a new longterm lease will ensure the stability and continuity necessary to further enhance this iconic destination. With their expertise in managing and operating the Markets, they have successfully attracted a substantial number of visitors, creating a thriving marketplace that supports local businesses and fosters economic growth.</p> <p data-bbox="271 657 1910 793">Moreover, the financial contributions made by Fremantle Markets Pty Ltd to the City cannot be overlooked. Their annual payment of nearly a million dollars in rent and rates reflects their commitment to our community and its ongoing development. With their willingness to invest in necessary renovations and improvements, granting them a new lease is a logical and strategic decision that will facilitate the much needed enhancements to the Market building.</p> <p data-bbox="271 837 1883 935">By providing Fremantle Markets Pty Ltd with a long-term lease, we ensure the stability and confidence necessary for them to continue attracting visitors, supporting local businesses, and contributing to the economic growth of our city. It also eliminates the potential risks associated with a public tender process and provides a seamless transition that benefits all stakeholders involved.</p> <p data-bbox="271 979 1906 1115">I wholeheartedly endorse the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease. This decision aligns with our shared vision for the development and prosperity of Fremantle, while safeguarding the historical and cultural significance of the Markets. I urge you to promptly approve the business plan, ensuring the continued success of this iconic venue and the long-term growth of our city.</p>

No	Submission details
50	<p>I am deeply grateful for the tireless efforts of Fremantle Markets Pty Ltd, the current lessee, in nurturing this Market. Their commitment to supporting local artisans, fostering a sense of community, and curating a diverse range of stalls has transformed the Markets into a cherished haven for residents and visitors alike (50,000 per weekend).</p> <p>Today, I stand before you, along with countless members of our community, to urge you to support the renewal of Fremantle Markets Pty Ltd's lease. By doing so, we strengthen our vibrant local economy, and ensure that future generations can continue to embrace the magic that unfolds within the Markets' walls.</p> <p>I kindly request your consideration of the overwhelming community support for this lease renewal. Let us join hands in preserving this cherished institution, safeguarding the livelihoods of stallholders, and nurturing the creative spirit that makes Fremantle a beacon of cultural richness. 2.5 million visitors vote with their feet every year!</p>

No	Submission details
51	<p data-bbox="271 236 1868 300">Today, I write to you as a passionate supporter of the Fremantle Markets, with a request to preserve this iconic Market that lies at the heart of the Fremantle community.</p> <p data-bbox="271 344 1845 408">The Fremantle Markets hold a special place in my heart. With every visit, I am transported into a world where imagination knows no bounds, and the spirit of Fremantle dances in harmony.</p> <p data-bbox="271 453 1904 555">I would be remiss not to express my deep appreciation for Fremantle Markets Pty Ltd, the current lessee, whose remarkable stewardship has elevated the Markets to unparalleled heights. Their unwavering commitment to showcasing local talent, fostering a sense of community, and preserving the historic charm of the Markets has forged a legacy that will forever be etched in our city's story.</p> <p data-bbox="271 600 1917 695">In light of their outstanding contributions, I implore you to support the renewal of Fremantle Markets Pty Ltd's lease. By doing so, we send a resounding message of support to our vibrant community of artisans, small business owners, and the countless individuals who call the Markets their creative home.</p> <p data-bbox="271 740 1912 836">I kindly request your quick consideration of the overwhelming community sentiment in favour of this lease renewal. By joining forces with residents, local businesses, and passionate advocates, we can ensure that the Fremantle Markets continue to be a beacon of inspiration and a source of economic vitality for the City of Fremantle.</p> <p data-bbox="271 880 1912 944">Thank you Elected Members for your dedicated service to Fremantle and for your thoughtful consideration of this matter. Your support in preserving the Fremantle Markets will help secure the financial security of ratepayers.</p>

No	Submission details
52	<p>I am writing to express my personal support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease for the historic markets site. As someone deeply invested in the vibrancy and culture of Fremantle, I want to share my reasons for endorsing this decision.</p> <p>The Fremantle Markets hold a special place in my life, symbolizing the heart and soul of our community. As a passionate advocate for local businesses and artisans, the Markets have been my go-to destination for unique and authentic products. From handcrafted jewellery to locally sourced produce, each visit feels like embarking on a treasure hunt, uncovering hidden gems while supporting the talented individuals who pour their passion into their creations.</p> <p>Beyond the economic impact, the Markets have become a central meeting point for friends, family, and neighbours. Countless conversations have been sparked among the bustling stalls, fostering a sense of belonging and connection that is truly invaluable. The laughter, the shared stories, and the joyful ambiance remind me of the rich tapestry of humanity that Fremantle embraces.</p> <p>The proposed 20-year lease is not just about the physical structure of the Markets; it is an investment in the preservation of our community's spirit. By providing stability and security to Fremantle Markets Pty Ltd, we are ensuring that this cultural landmark continues to thrive, creating a welcoming space where creativity can flourish and new memories can be forged. It is a commitment to the past, present, and future generations who will find solace, inspiration, and a sense of identity within these historic walls.</p> <p>Moreover, I commend Fremantle Markets Pty Ltd for their unwavering dedication to the Markets' preservation and enhancement. Their willingness to invest in urgent repairs and renovations speaks volumes about their commitment to creating a safe and dynamic environment for traders, visitors, and residents alike. It is this shared vision for a thriving, inclusive community that makes the partnership between the City of Fremantle and Fremantle Markets Pty Ltd a shining example of what can be achieved when passion and collaboration align.</p> <p>In closing, I endorse the City of Fremantle's decision to grant Fremantle Markets Pty Ltd a new 20-year lease. Let us preserve the essence of Fremantle, the diversity of its traders, and the joyful experiences that the Markets offer. Thank you for considering my personal perspective, and I trust that the City of Fremantle will make a decision that reflects the wishes and aspirations of our community.</p>

No	Submission details
53	<p>I wholeheartedly support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, as outlined in the business plan. Granting this lease is a significant opportunity to upgrade a cherished landmark, promote economic growth, and uphold the vibrant community spirit of Fremantle.</p> <p>The urgent need for renovation and maintenance of the historic market building cannot be ignored. It is crucial to address the deteriorating state of the building to ensure the safety of visitors, stallholders, and staff. I commend Fremantle Markets Pty Ltd for stepping forward and offering to fund these necessary works, which are estimated to cost 3 million dollars. By providing them with a long-term lease, we can expedite the renovations and secure the future of this iconic venue for many years.</p> <p>The Fremantle Markets hold a special place in the hearts of locals and visitors alike. With approximately 2.5 million visitors per year, it serves as a cultural and economic hub, attracting tourists from near and far. By offering a secure and well-maintained venue through this lease, we can enhance the visitor experience, stimulate tourism, and support local businesses. The Markets contribute significantly to the local economy and the livelihoods of countless stallholders and their staff. Granting Fremantle Markets Pty Ltd a new lease will ensure the continued success and sustainability of this vital community asset.</p> <p>Fremantle Markets Pty Ltd has proven its competence and expertise in managing and operating the Markets. Their track record of success, coupled with their deep understanding of the local community, make them the ideal candidate for a long-term lease. By granting them this opportunity, we can leverage their experience to further develop the Markets, foster innovation, and create an even more vibrant marketplace that continues to captivate visitors and support local entrepreneurs.</p> <p>In conclusion, I wholeheartedly endorse the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease. This decision not only addresses the urgent need for renovation but also ensures the long-term prosperity of the Markets as a cherished community landmark. I urge the City of Fremantle to move forward with the business plan, demonstrating its commitment to preserving our heritage, driving economic growth, and nurturing the spirit of Fremantle.</p>

No	Submission details
54	<p>I fully agree with the City of Fremantle offering a new 20 years lease to Fremantle Markets Pty Ltd and I believe this decision would indeed be beneficial for the community and the preservation of the Markets. Allow me to explain the key points:</p> <ol style="list-style-type: none"> 1. Urgent Renovation and Maintenance: The immediate need for renovating and maintaining the historic market building cannot be overstated. Fremantle Markets Pty Ltd's commitment to funding these necessary works, estimated at 3 bricks, demonstrates their dedication to upholding the building's integrity and ensuring the safety of all stakeholders involved. 2. Tourism and Economic Impact: The Fremantle Markets play a vital role in attracting tourism to the region. With approximately 50,000 visitors per week, the Markets are a significant attraction that contributes to the local economy. By offering a secure and well maintained venue, they can continue to draw tourists, support local businesses, and generate revenue for the City of Fremantle and its ratepayers. 3. Successful Market Management: Fremantle Markets Pty Ltd has a proven track record of effectively managing and operating the Markets. Their experience and ability to attract a substantial number of visitors each year speak volumes about their competence. Granting them a long-term lease will allow the City of Fremantle to benefit from their expertise, ensuring the Markets' continued success as a vibrant marketplace for stallholders and their staff. <p>The continuation of the Fremantle Markets under the management of Fremantle Markets Pty Ltd is a decision I support.</p>

No	Submission details
55	<p>The Fremantle Markets hold a special place in my heart. It is not just a marketplace; it is a vibrant hub of creativity, entrepreneurship, and cultural diversity. Whenever I step into the Markets, I am greeted by a lively atmosphere, talented artisans, and a sense of community that is truly unique.</p> <p>I firmly believe that the current lessee, Fremantle Markets Pty Ltd, has done an exceptional job in managing and nurturing this cherished landmark. Their dedication to maintaining a high standard of quality, supporting local businesses, and investing in urgent building works is commendable. Their track record speaks volumes about their commitment to preserving the historical and economic significance of the Markets.</p> <p>I urge you to consider the invaluable contributions of Fremantle Markets Pty Ltd and the positive ripple effect it has on our local economy. By renewing their lease, we not only ensure the continued success of the Markets but also demonstrate our commitment to fostering a thriving business environment in Fremantle.</p> <p>Thank you for your time and consideration. I wholeheartedly support the lease renewal for Fremantle Markets Pty Ltd, and I am confident that this decision will contribute to the prosperity and cultural richness of this beloved city.</p>

No	Submission details
56	<p>Let me begin by saying how much I adore the Fremantle Markets. It's not just a market to me; it's a place that truly captures the essence and magic of our beloved city. Every visit fills me with excitement as I immerse myself in the lively atmosphere, explore the diverse range of stalls, and connect with the friendly stallholders. It's an experience that always leaves me with a smile on my face.</p> <p>I want to take a moment to commend the incredible work done by Fremantle Markets Pty Ltd, the current lessee. Their dedication in curating a captivating selection of high quality products, supporting local businesses, and preserving the historic building is truly admirable. Their efforts have not only added to the economic prosperity of Fremantle but have also created a community hub that fosters creativity, entrepreneurship, and genuine connections.</p> <p>As someone who cherishes the unique character of Fremantle, I firmly believe that granting Fremantle Markets Pty Ltd a lease renewal is crucial. Their expertise, passion, and commitment to our city have proven time and time again that they are the perfect custodians for this iconic landmark. By supporting them, we ensure the longevity of a place that holds a special place in the hearts of residents and captivates the imagination of visitors from near and far.</p> <p>I sincerely request you and the elected members of the Fremantle City Council to carefully consider the overwhelming community support (50,000 visitors a weekend) for the renewal of the lease for Fremantle Markets Pty Ltd. By doing so, we demonstrate our commitment to fostering a vibrant local economy, preserving our cultural heritage, and providing a welcoming space that enriches the lives of residents and visitors alike.</p> <p>Thank you for your attention and consideration. Your support in securing the future of the Fremantle Markets will undoubtedly leave a lasting positive impact on our community and financial security for ratepayers.</p>

No	Submission details
57	<p>I am writing to express my strong support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new lease. The purpose of this letter is to outline the reasons behind my endorsement.</p> <p>My family and I are regular visitors to the Markets, and we thoroughly enjoy the experience it offers. Not only do we spend money within the Markets themselves, but we also pay for car parking and often explore the surrounding Fremantle area, contributing to local retail and hospitality establishments. It is the presence of the Fremantle Markets that primarily attracts us to the area.</p> <p>The need for urgent repairs and maintenance work on the historic markets building cannot be understated. Given that Fremantle Markets Pty Ltd has offered to fund these critical \$3M renovations, it is only logical to provide them with an immediate 20-year lease to prevent further deterioration of the building's condition.</p> <p>Considering the Markets' significance as a tourism destination and a workplace for 150 traders and their 400 staff members, ensuring the building's safety and proper maintenance is of utmost importance. Fremantle Markets Pty Ltd plays a pivotal role in the community and contributes to the creative fabric of Fremantle. Additionally, their substantial annual financial contribution to the City of Fremantle and its ratepayers further underscores their positive impact.</p> <p>In conclusion, I believe granting Fremantle Markets Pty Ltd a new 20-year lease is the right decision for the City of Fremantle. It not only secures the future of this iconic establishment but also ensures its continued contribution to the community, the local economy, and the overall appeal of Fremantle as a vibrant destination.</p> <p>Thank you for considering my perspective on this matter. I trust that the City of Fremantle will make a well-informed decision in support of the Fremantle Markets Business Plan.</p>

No	Submission details
58	<p>I support for the renewal of Fremantle Markets Pty Ltd's lease.</p> <p>This is a great deal for the City of Freo to secure guaranteed income and have the current lessee spend money (3 bricks) on your building. Its win win for everyone.</p> <p>Freo doesn't need another vacant e-shed market! Sign the current tenant up and let them get on with business!</p>

No	Submission details
59	<p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the Markets building.</p> <p>Fremantle Markets are an icon and that is the major reason why we come as a family to Fremantle.</p> <p>The building does need work and the current Lessee is prepared to pay for it, the ratepayers are getting a good return on investment from the rent, rates and turnover rent.</p> <p>Fremantle Markets has over 2million visitors a year so I think that means they are doing a fantastic job in managing the Market.</p> <p>The flow on effect of these visitors to other Fremantle retail venues is also important, let alone the parking revenue you get from their customers.</p> <p>It is a major risk for the City of Fremantle to put this out to tender.</p>

No	Submission details
60	<p>We visit the Markets regularly as a family and absolutely love the atmosphere!</p> <p>I support the Business Plan by the City of Fremantle to offer Fremantle Markets Pty Ltd a new lease over the Fremantle Markets. The outstanding track record of the current operator has created this major tourist attraction for Fremantle. Many other Markets in Perth and around Australia have failed. Look at E Shed Markets in Freo, they have failed because management lack experience.</p> <p>I have read in the local paper (Herald) that another operator has expressed interest in managing the Markets. I doubt very much they have the experience that the current Lessee does in managing over 150 stallholders and running a successful tourist operation.</p> <p>It would be very risky to change operators to an untried inexperienced syndicate!</p> <p>The Fremantle Markets under the current operator are a major income producer for Fremantle rate payers. With a profit share arrangement, commercial value rent, council rates, together with all the parking revenue the City would collect, it is a major risk to change from the proven operator.</p> <p>Fremantle cannot afford to risk such an iconic business that attracts tourists from around the world.</p> <p>It too risky to go through a lengthy Expression of Interest period, many stallholders would disappear and not wait for the outcome, and that if a new lessee would be the preferred tenderer it would be likely that they would requesting financial assistance from the City of Fremantle for fits outs, and probably several rent free years, so it would cost the City money, instead of receiving significant revenue from the market if it smoothly continues with the current lessee.</p> <p>I support the Business Plan by the City of Fremantle to offer Fremantle Markets Pty Ltd a new lease over the Fremantle Markets.</p> <p>Most landlords would love to have a tenant that is prepared to invest \$3M on their building and pay commercial rent and turnover rent.</p>

No	Submission details
61	<p data-bbox="271 296 1861 395">As a passionate advocate and regular visitor to the Fremantle Markets, I am writing to share my personal experience and express my wholehearted support for the City of Fremantle's Business Plan, which seeks to grant Fremantle Markets Pty Ltd a new lease over this iconic venue.</p> <p data-bbox="271 440 1895 539">The Markets have become an integral part of my life, serving as a hub of creativity, community, and culinary delights. Every visit is a sensory journey, filled with tantalizing aromas, vibrant colours, and the buzz of conversation. It is not simply a marketplace but a vibrant tapestry that weaves together the diverse threads of Fremantle's cultural fabric.</p> <p data-bbox="271 584 1912 683">The success of the Markets owes much to the current operator, whose unwavering dedication and astute management have transformed it into a thriving destination. It is disheartening to witness the struggles faced by other markets, such as the E Shed Markets in Freo, which suffered due to inadequate management.</p> <p data-bbox="271 727 1890 826">Recently, I stumbled upon an article in the local paper, the Herald, discussing the potential interest of another operator in managing the Markets. However, I firmly believe that the current lessee's deep understanding of the market dynamics, their rapport with over 150 stallholders, and their track record of running a successful tourist operation are invaluable assets that cannot be easily replicated.</p> <p data-bbox="271 871 1928 970">Entrusting the Markets to an untested and inexperienced syndicate would be a grave risk, not only for the future of this Market but also for the local economy. The current operator has proven themselves to be a major contributor to Fremantle's economic vibrancy, generating income for ratepayers through profit-sharing agreements, commercial rent, council rates, and parking revenue.</p> <p data-bbox="271 1015 1832 1078">Embarking on a lengthy Expression of Interest period, as suggested by some, would only serve to disrupt the thriving community of stallholders and potentially undermine the unique atmosphere that draws visitors from near and far.</p> <p data-bbox="271 1123 1861 1187">Furthermore, the financial implications of supporting a new lessee, who may require significant assistance from the City of Fremantle, could place an unnecessary burden on the community.</p> <p data-bbox="271 1232 1809 1262">Therefore, I strongly endorse the Business Plan put forth by the City of Fremantle to offer Fremantle Markets Pty Ltd a new lease.</p>

No	Submission details
62	<p data-bbox="271 296 1800 325">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 368 869 397">Work on the markets building has become urgent.</p> <p data-bbox="271 440 1928 539">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 582 1890 646">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 689 1912 753">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 798 1765 826">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 869 1928 933">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 976 1877 1040">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
63	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1877 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1890 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1908 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1877 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

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64	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1928 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1890 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1912 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1924 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

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No	Submission details
66	<p data-bbox="271 296 1800 325">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 368 1832 432">We only come to Fremantle to visit the Fremantle Markets. They are a very well run Market and that is primarily due to the current operator, Fremantle Markets Pty Ltd, together with the stallholders.</p> <p data-bbox="271 475 1420 504">The building needs work and the current operator will invest in the building which the City owns.</p> <p data-bbox="271 547 1899 611">Continuity is important for the stallholders and the track record of Fremantle Markets Pty Ltd managing the Market is outstanding. What other venue attracts 2.5 million visitors a year?</p> <p data-bbox="271 654 1733 683">Ratepayers should be pleased with the profit share arrangement the City of Fremantle has with Fremantle Markets Pty Ltd.</p>

No	Submission details
67	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1877 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1888 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1910 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1877 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
68	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1926 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1888 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1910 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1924 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
69	<p>I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>We visit the Markets regularly and our whole family enjoys the experience. We not only spend money at the Markets but also pay for car parking and then walk around Fremantle visiting and spending money at other retail and hospitality venues, but the Fremantle Markets are the reason why we come to Fremantle.</p> <p>Work on the historic markets building has become urgent.</p> <p>As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building.</p> <p>Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p>Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p>

No	Submission details
70	<p>As stated in the Business Plan, the council adopted the Leasing of City Property in a Competition Manner policy to guide decision-making on the disposal of the City's commercial property. This policy offers guidance on the appropriate processes to be followed, taking into consideration the existing tenants' substantial contributions to the economic vibrancy of Fremantle. The Business Plan further highlights that the Fremantle Markets, as a tenant, pays the full commercial market rate and significantly enhances Fremantle's overall tenancy mix and appeal. Given the substantial nature of this business, its impact on sub-tenants and the operations of the Fremantle Markets, and the need for building upgrade, it was deemed appropriate to review the lease renewal before its twelve month expiration.</p> <p>It raises the question of whether the City of Fremantle operates differently from other councils, allowing Councillors to disregard established policies and make decisions at their discretion. Such actions undermine the importance of policy adherence and good governance, which can have a detrimental effect on the City's reputation as a responsible landlord.</p> <p>If the council fails to approve this Business Plan, it will likely damage its standing as a reputable landlord and send a message to the rest of Perth that the City of Fremantle neglects policy adherence and good governance.</p> <p>I wholeheartedly support the advertised Business Plan for the reasons outlined above. I believe it is crucial for the City of Fremantle to uphold its policies consistently, ensuring fair and transparent decision-making processes. By doing so, the City will reinforce its reputation as a reliable and responsible Council.</p> <p>Thank you for considering my input on this matter. I trust that you will take it into account during your deliberations.</p>

No	Submission details
71	<p>I am expressing support for a Business Plan that involves the current tenant spending \$3 million a City building, them paying commercial market rent, and having a profit-sharing arrangement with the City. I believe that this deal would bring numerous benefits, including continued revenue from the Markets customers using Council carparks.</p> <p>The Business Plan aligns with the Council's policy on Leasing Property, and I encourage the councillors to support it. I appreciate the elected members who are in favor of the plan and urge those against it to stop wasting time and adhere to the established policy.</p> <p>The current tenant has years of experience in managing and operating the Fremantle Markets, with millions of visitors per year.</p> <p>They have won numerous Tourism Awards and have a 100% occupancy rate. No other alternate operator/lessee has a track record like the existing tenant.</p>

No	Submission details
72	<p>I am writing to express my deep concerns regarding the apparent breach of council policy by certain Fremantle City Councillors and its potential repercussions on the reputation of the City of Fremantle. As a concerned Market goer, I believe it is crucial to address this matter and ensure that the City of Fremantle upholds its policies and maintains good governance.</p> <p>In most organizations, whether they are companies, businesses, or non-profit organizations, it is expected that Directors, staff, and volunteers adhere to company policies. Failure to do so usually results in reprimands, mentoring, or, in severe cases, termination of employment. It is essential that policy breaches are rectified appropriately and that individuals are held accountable for their actions.</p> <p>The recently advertised Fremantle Markets Business Plan aligns with the council's adopted policy on the Leasing of City Property in a Competitive Manner. This policy offers guidance on the appropriate processes to be followed while considering existing tenants who contribute significantly to Fremantle's economic vibrancy. The plan justifies the review of the lease renewal for the Fremantle Markets before its twelve-month expiration, given its significant impact on sub-tenants, the overall tenancy mix, and the need for reinvestment in the facility.</p> <p>If the City of Fremantle fails to approve this Business Plan, it could potentially damage its reputation as a responsible and fair landlord. Such a decision would indicate a lack of regard for policy adherence and good governance, which may deter potential tenants and send a negative message to the wider community.</p> <p>I am writing to express my full support for the advertised Business Plan based on the reasons mentioned above. I believe it is in the best interest of the City of Fremantle to uphold its policies and demonstrate its commitment to good governance. By doing so, the City of Fremantle can continue to be seen as a reputable and responsible entity and landlord, ensuring a vibrant and thriving community.</p> <p>I kindly request that you consider my input and take it into account when making your decision regarding the Fremantle Markets Business Plan. I trust that you will carefully weigh the importance of policy adherence and good governance for the City of Fremantle's reputation and the welfare of its tenants.</p> <p>Thank you for your attention to this matter. I look forward to a positive resolution that upholds the principles of policy adherence and good governance.</p>

No	Submission details
73	<p>I 100% agree with the Business Plan which states;</p> <p><i>To guide decision making in determining the most suitable approach to disposing of the City's commercial property, council adopted the Leasing of City property in a competitive manner policy. The policy provides guidance on the most suitable process to undertake while factoring in consideration for existing tenancies that make a substantial contribution to the economic vibrancy of Fremantle.</i></p> <p><i>In determining the most suitable approach to the disposal, the Fremantle Markets was assessed in line with the policy as both paying full commercial market rate, and adding significant value to Fremantle overall tenancy mix and appeal (both of which are demonstrated later in this document). Due to the significant nature of this business for sub-tenants and the operations of the Fremantle Markets and the need for reinvestment in the facility itself, it was considered appropriate to review renewal of the lease prior to the twelve month expiration date.</i></p> <p>Elected Members do not have a choice, the answer is there in their policy. The decision is made, abide by Council Policies otherwise it is a breach of the Code of Conduct they signed up to.</p>

No	Submission details
74	<p data-bbox="271 233 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 308 871 339">Work on the markets building has become urgent.</p> <p data-bbox="271 379 1928 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 520 1890 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 627 1912 694">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 734 1765 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 805 1928 873">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 912 1877 979">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
75	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1877 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1890 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1908 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1877 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
76	<p data-bbox="271 236 1552 264">Please approve the Business Plan as soon as possible and thank you for the opportunity to comment below.</p> <p data-bbox="271 309 1850 373">The historic Fremantle Markets buildings were lovingly restored and the Markets restarted by the Murdoch family and their business partner at the time, in 1975.</p> <p data-bbox="271 418 1879 481">They have been an excellent tenant running a lively, commercially successful tourism drawcard with 200-plus stallholders employing an estimated 400 staff.</p> <p data-bbox="271 526 1559 555">In the past year, they attracted almost 2.5 million visitors who spent an estimated \$55 million in the Market.</p> <p data-bbox="271 600 1908 695">Because the Markets business is successful, they have been able to innovate and improve; promote stallholders and Fremantle as a major tourist destination; incubate small businesses; pay commercial rates; enter a profit-share arrangement with the City of Fremantle (COF); and pay council rates.</p> <p data-bbox="271 740 1904 804">The historic building needs urgent work the COF says it cannot afford, as the owner of the building. FMPL offered to pay for these urgent, multi-million dollar works in return for a long-term lease to offset the expense.</p> <p data-bbox="271 849 1904 912">I support this business plan as it allows an immediate start to urgent works, stops further deterioration of this iconic structure and means management and the stallholders can get on with creating the best-possible operating scenario for all stakeholders.</p>

No	Submission details
77	<p>Fremantle Markets has been a vital part of the City of Fremantle since 1975, providing employment and a vibrant atmosphere. However, a new lease is required to ensure the buildings structural integrity and financial security of ratepayers. We believe the City of Fremantle should offer Fremantle Markets Pty Ltd a new 20-year lease, as outlined in your comprehensive business plan.</p> <p>This will ensure that Fremantle Markets continues to thrive for many years to come, bringing benefits to both the local community, the economy and ratepayers.</p>

No	Submission details
78	<p>I am writing as a long-time ratepayer in the City of Fremantle and a regular visitor to the Fremantle Markets to express my full support for the City's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the Fremantle Market building.</p> <p>The Fremantle Markets are a significant tourism attraction for our city, providing income and employment opportunities for numerous small family businesses. The current tenant, Fremantle Markets Pty Ltd, successfully manages hundreds of stallholders, attracting an impressive 50,000 visitors every weekend. Their track record speaks for itself, and their experience and expertise make them the ideal operator for the Markets.</p> <p>In addition to their contribution to the local economy, Fremantle Markets Pty Ltd pays the Council nearly a million dollars annually in rent and rates. By approving the Business Plan and granting them a new lease, the City of Fremantle can secure this revenue stream for the next 20 years. It would be detrimental to both the City and the small businesses within the Markets to risk losing such an experienced operator.</p> <p>There are urgent maintenance needs, such as replacing the canvas roof above the coffee and juice stalls, which Fremantle Markets Pty Ltd is willing to fund. Their commitment to investing \$3 million in the building further demonstrates their dedication to enhancing the Markets. Granting them a 20-year lease is a fair reward for their significant investment and commitment.</p> <p>I strongly oppose the idea of putting the Fremantle Market building out to tender, as it would pose a considerable financial risk for the City and jeopardise the livelihoods of over 150 small businesses. Continuity is crucial for the stallholders, and approving the Business Plan will provide them with the stability they need to thrive.</p> <p>Furthermore, conducting a public tender process would be inconsistent with the City's own Leasing of City property in a competitive manner policy. Fremantle Markets Pty Ltd has consistently met the policy requirements by paying full commercial rent and adding substantial value to the overall tenancy mix and appeal of Fremantle. It is only fair that the existing tenant be rewarded with a new lease in accordance with the City's own policies and good governance principles.</p> <p>Thank you for considering my comments, and I trust that you will make the right decision by approving the Business Plan. Let us commence the much-needed works for the betterment of the Fremantle Markets and our community.</p>

Submission details

79 I strongly support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the historic markets site, as outlined in the business plan. Granting this lease is crucial for the preservation of the building, the growth of tourism, and the economic prosperity of our community and most importantly ratepayers. The urgent renovation and maintenance of the historic market building are imperative. FMPL has demonstrated its commitment to funding these necessary works, estimated to cost 3 million dollars. By offering them a long-term lease, we can ensure the prompt and efficient completion of these renovations, guaranteeing the safety of visitors, stallholders, and staff, not to mention the financial security of ratepayers.

The Fremantle Markets are a key tourist attraction, drawing approximately 2.5 million visitors per year. Offering a secure and well-maintained venue through this lease will further enhance tourism, support local businesses, and generate significant revenue for the City of Fremantle and its ratepayers. This economic boost will have a positive impact on the community, contributing to its overall prosperity.

FMPL has a proven track record in effectively managing and operating the Markets, attracting a substantial number of visitors annually. Their experience and expertise make them the ideal candidate for a long-term lease. By granting them this opportunity, the City of Fremantle can ensure the continued success and vibrancy of the Markets for the next two decades.

As a visitor to the Fremantle Markets, I have personally experienced the unique stalls, lively atmosphere, and exceptional products available. It is a cultural and economic asset that is cherished by locals and tourists alike. Supporting the new lease for FMPL will preserve and enhance this cherished asset, providing a stable and thriving marketplace for years to come.

In conclusion, I wholeheartedly endorse the City of Fremantle's proposal to offer FMPL a new 20-year lease over the historic markets building. I kindly request that the City of Fremantle approves the business plan without delay, ensuring the future success and sustainability of the Fremantle Markets.

Thank you for your attention to this matter. I trust that you will make the best decision for the benefit of our community.

No	Submission details
80	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 383 1928 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 526 1890 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 632 1912 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 737 1765 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 810 1928 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 916 1877 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
81	<p>I am writing this letter to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease, as outlined in the advertised business plan. I believe this decision will have numerous positive impacts on the community, ratepayers, tourism, and the local economy.</p> <p>First and foremost, the urgent need for upgrades of the historic market building cannot be understated. The deteriorating state of the building poses risks to visitors, stallholders, and staff. However, I am pleased to learn that Fremantle Markets Pty Ltd has demonstrated its commitment to preserving the building's integrity and ensuring the safety of all parties involved by offering to fund the necessary works, which are estimated to cost 3million dollars. Granting them a long-term lease will enable them to carry out these urgent renovations promptly and efficiently.</p> <p>The Fremantle Markets hold a significant position as a major tourist attraction in the region. With approximately 2.5 million visitors per year, it is a bustling hub of activity that contributes greatly to the local economy. By providing a secure and well-maintained venue through this long-term lease, the Markets will continue to attract tourists, support local businesses, and generate substantial revenue for the City of Fremantle and its ratepayers. This economic boost will not only benefit the Markets and its stakeholders but also contribute to the overall prosperity of the Fremantle community.</p> <p>Moreover, Fremantle Markets Pty Ltd has proven itself to be a capable and experienced operator, effectively managing the Markets and attracting a significant number of visitors year after year. Their track record speaks for itself and serves as a testament to their ability to maintain a vibrant marketplace for stallholders and their staff. By granting them a new lease, the City of Fremantle can leverage their expertise and ensure the continued success and growth of the Markets for the next two decades.</p> <p>As a visitor to the Fremantle Markets, I have personally experienced the unique and diverse range of stalls, the lively atmosphere, and the array of exceptional products available. The Markets offer a cultural and economic experience that is cherished by both locals and tourists alike. It is a gathering place that showcases the talent, creativity, and entrepreneurship of the Fremantle community. By supporting the new lease for Fremantle Markets Pty Ltd, the City of Fremantle will preserve this cherished asset and provide a stable and thriving marketplace for generations to come.</p> <p>In conclusion, I wholeheartedly endorse the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. This decision will ensure the urgent renovation and maintenance of the building, contribute to tourism and the local economy, and enable Fremantle Markets Pty Ltd to continue its successful operation. I kindly request that the City of Fremantle approves the business plan without further delays, securing a bright future for the Fremantle Markets.</p>

No	Submission details
82	<p>I'm writing regarding the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the markets building.</p> <p>Firstly, the urgent need for renovation and maintenance of the historic market building is a critical factor to consider. The fact FMPL has offered to fund these necessary works, which are estimated to cost \$3 million demonstrates their commitment to preserving the building's integrity and ensuring the safety of visitors, stallholders and staff.</p> <p>With approximately 2.5 million visitors per year, it serves as a key attraction and contributes to the local Fremantle economy.</p> <p>FMPL has a proven track record in effectively managing and operating the Markets. Their experience and success in attracting a substantial number of visitors each year indicate that they are doing many things right. By granting them a long-term lease, the City of Fremantle can benefit from their expertise, ensuring the Markets continue to thrive and provide a vibrant marketplace for stallholders and their staff.</p> <p>This is also a great deal for City of Fremantle ratepayers, a guaranteed income each year for 20 years and \$3M spent on their building.</p> <p>I absolutely support the Business Plan.</p>

No	Submission details
83	<p data-bbox="271 236 1910 300">WowWee - what's not to like about a tenant spending \$3million on your building, paying commercial market rent, having a profit share arrangement with them (turnover rent) and having their customers fill your car parks with cash. It sounds like a great deal - sign them up!</p> <p data-bbox="271 344 1570 373">Oh and you guys don't even pay tax-that makes it even better. FYI tax is what us normal business people pay!</p> <p data-bbox="271 418 1928 481">I guess you are not surprised I support the Business Plan, and so should you Councillors, that's what your Council Policy on Leasing Property says to do.</p> <p data-bbox="271 526 1805 590">I am a regular Market visitor and saw the demise of the Markets in 2010 when the same shenanigans were being played by some naysayers, it took the Markets 5 years to recover.</p> <p data-bbox="271 635 1496 663">Let them get on with business for goodness sake. Get this deal done as you guys have bigger fish to fry.</p> <p data-bbox="271 708 1872 772">I do commend the Elected Members that are in favour of this, but for those against it, please stop wasting everyone's time, you have a policy stick with it.</p>

No	Submission details
84	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1928 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1890 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1912 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1924 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
85	<p data-bbox="271 236 1800 264">Thank you for the opportunity to comment on the lease renewal for the historic Fremantle Markets site in the City of Fremantle.</p> <p data-bbox="271 309 1910 445">Based on the information you provided in the Business Plan, it appears that you value the existing management of Fremantle Markets Pty Ltd and believe they have done a commendable job in presenting the site to visitors. You also mention the importance of capital improvements to ensure the long-term viability of the markets, and you express concerns that a change in management framework could potentially put that at risk.</p> <p data-bbox="271 489 1910 588">It's important for the City of Fremantle to carefully consider all aspects, including effective management and the financial sustainability of the markets, when making decisions about the lease renewal. Evaluating the benefits of an ongoing commercial rent and a contribution toward capital improvements is a crucial part of the decision-making process.</p> <p data-bbox="271 633 1883 695">I encourage you to approve the Business Plan of the lease renewal given the current operators are most probably the most experienced Market operators in Australia.</p>

No	Submission details
86	<p>In most companies or businesses and even not for profit organisations, if Directors, staff or even volunteers don't follow company policy, I assume they would be reprimanded, mentored to rectify their ways or in some serious circumstances, have their employment terminated for breaching company policy.</p> <p>I find it rather disturbing that a minority of Fremantle City Councillors seem to think its ok to breach their own policy's.</p> <p>The Business Plan states; To guide decision making in determining the most suitable approach to disposing of the City's commercial property, council adopted the Leasing of City property in a competitive manner policy. The policy provides guidance on the most suitable process to undertake while factoring in consideration for existing tenants that make a substantial contribution to the economic vibrancy of Fremantle.</p> <p>In determining the most suitable approach to the disposal, the Fremantle Markets was assessed in line with the policy as both paying full commercial market rate, and adding significant value to Fremantle's overall tenancy mix and appeal (both of which are demonstrated later in this document). Due to the significant nature of this business for subtenants and the operations of the Fremantle Markets and the need for reinvestment in the facility itself, it was considered appropriate to review renewal of the lease prior to the twelve month expiration date.</p> <p>Is the City of Fremantle different to all other councils, can Fremantle Councillors just make things up as they go and make decisions against Company policy?</p> <p>If Council does not approve this Business Plan I suggest it would hurt their reputation as a good Landlord. It would show the rest of Perth that the City of Fremantle does not care about Policy or good governance.</p> <p>I support the advertised Business Plan for the above reason.</p>

No	Submission details
87	<p>In 2002, I started my business (Spring Into Fitness) near the Fremantle Markets. Over the years I have seen great improvement in the offering and variety of stalls of this world class Market.</p> <p>The exceptional stewardship of this icon Market over the past decade has resulted in it winning numerous tourism awards and attracting 50,000 visitors per weekend.</p> <p>Not surprisingly, I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for many reasons but here are a few:</p> <ul style="list-style-type: none"> • Work on the building is urgent, the roof above the food stalls needs replacing immediately • The current operator makes a very significant annual financial contribution to the City of Fremantle and its ratepayers. • The current operator is prepared to pay for the works, on a council owned building • The current operator has decades of experience in running the Markets and has created a major tourist destination for Fremantle 2.5million visitors per year vote with their feet every week by visiting this major tourist destination • The current operator has won many tourism awards highlighting that industry experts believe they do an outstanding job. • It is important the building is safe and upgraded because it's a workplace for hundreds of Stallholders and their staff • The current operators personally guarantee that the rent is paid to the City each and every month. • The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. <p>Please approve the Business Plan as soon as possible.</p>

No	Submission details
88	<p>I am writing to support the City's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, as outlined in the business plan.</p> <p>As the owner of Swan Settlers Market, I understand the immense value that a long-term lease can bring to a vibrant market environment, and I believe this decision will be highly beneficial for both the Fremantle Markets and the wider community.</p> <p>Fremantle Markets Pty Ltd has proven its expertise in managing and operating successful markets, attracting millions of visitors each year. Granting them a new long-term lease will provide the stability and certainty necessary for them to continue their valuable contributions to the Fremantle community.</p> <p>As a fellow market owner, I appreciate the importance of continuity and security for stallholders. Approving the new lease will ensure that the current stallholders at Fremantle Markets can continue to operate their businesses without disruption, giving them the confidence and stability needed for long-term success. This decision also sends a positive message to prospective stallholders, attracting a diverse range of quality vendors and enhancing the market's appeal to visitors.</p> <p>Furthermore, the financial contributions made by Fremantle Markets Pty Ltd to the City cannot be understated. Their substantial annual payment, including rent and rates, not only demonstrates their commitment to the City but also provides vital revenue for essential services and community development.</p> <p>I would happily have Fremantle Markets Pty Ltd operate Swan Settlers Market in the Swan Valley</p>

No	Submission details
89	<p data-bbox="271 236 1552 268">Please approve the Business Plan as soon as possible and thank you for the opportunity to comment below.</p> <p data-bbox="271 308 1839 371">The Fremantle Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 416 1906 512">FMPL has decades of experience in managing and operating the Fremantle Markets, with 2.5million visitors per year they must be doing many things right. They have won numerous Tourism Awards and have a 7 00% occupancy rate. No other alternate operator/lessee has a track record like FMPL's.</p>

No	Submission details
90	The Fremantle Markets have been a beloved part of the City for decades, but they need an upgrade to maintain their status as a tourism icon. I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the site – this will allow them to invest in the building's repairs and upkeep, ultimately providing greater ratepayer security. This plan is already receiving great reviews from the community, and we believe it will ensure these beloved markets can be enjoyed for the next 20 years

No	Submission details
91	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 871 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1926 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1888 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1910 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1762 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1924 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1874 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
92	<p>I have worked for Fremantle Markets Pty Ltd for nearly 30 years. I am in my mid 80's and still enjoy coming to work at the Fremantle Markets. This is mostly due to the people I work with, I don't have to work but I get a great deal of enjoyment and satisfaction in helping others out.</p> <p>Over the years I have seen stallholders come and go, some last a few weeks, others have been here as long as me. Occasionally they might not even last the weekend, but that's life in a Market.</p> <p>I have seen great improvement in the variety of stalls over the past decade or so, and to get 50,000 visitors per weekend - I think the Management and the stallholders are doing a fantastic job.</p> <p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease.</p>

No	Submission details
93	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 381 1928 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 523 1890 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 633 1912 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 743 1765 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 815 1924 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 925 1877 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
94	<p>I am writing to express my strong support for the City's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the Fremantle Market building. As a long-time ratepayer and avid visitor, I believe this decision is crucial for preserving the Markets' heritage and ensuring their continued success.</p> <p>The Markets serve as a significant tourism attraction, drawing visitors from near and far. They also provide valuable income and employment opportunities for numerous small businesses. With Fremantle Markets Pty Ltd's proven track record of managing and attracting 50,000 people every weekend, granting them a long-term lease is a logical step towards maintaining this thriving hub.</p> <p>Additionally, the current operators have shown their commitment by offering to invest \$3 million in necessary improvements, including the replacement of the roof. Such dedication to preserving and enhancing the building should be rewarded with a secure lease, ensuring their continued contributions to the City's economy.</p> <p>By approving the Business Plan and granting Fremantle Markets Pty Ltd a new 20-year lease, the City of Fremantle can demonstrate its support for small businesses, promote tourism, and preserve a beloved cultural landmark. I trust that you will consider the importance of this decision and act in the best interest of our community.</p>

No	Submission details
95	<p>I am the owner/operator of Spring Into Fitness and we operate near the famous Fremantle Markets, and as such I have an interest in the growth and prosperity of Fremantle.</p> <p>Therefore, I strongly support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease, as outlined in the advertised Business Plan.</p> <p>The Fremantle Markets is considered an iconic destination in the context of the WA tourism industry and features in the marketing of all major tourism stakeholders including TWA, Destination Perth, Tourism Australia. Up to 33.5 million people have visited the Markets since the start of the current lease in June 2008 and average of 2.6 million per year in the period leading up to covid in March 2020. There simply is no other Market in WA that attracts so many customers from all around the world.</p> <p>It is clear the works to the market building are urgent, with the current tensile roof canopy (above the coffee shop in the Yard) flapping around in the breeze and rain during winter months, a major upgrade needs to happen now.</p> <p>Fremantle Markets Pty Ltd can pay for these works immediately, rather than waiting another 3 years until the end of their current lease. It is important the building is safe given the number of visitors it attracts each weekend.</p> <p>The current operators have an outstanding track record of running one of the best Markets in Australia, having an experienced management team and paying a significant return to Fremantle ratepayers with the amount of rent and turnover rent they pay each year.</p> <p>The Fremantle Markets cannot become another E Shed Markets, with high vacancies and few customers and for it to become a financial drain on ratepayers.</p> <p>The Business Plan needs to be approved asap so works can proceed and the Markets remains one of Fremantle's greatest assets.</p>

No	Submission details
96	<p>I am writing as the CEO of Destination Perth, to express our support for the City's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, as outlined in the business plan. Fremantle Markets plays a pivotal role in our tourism landscape, attracting visitors from around the world and enhancing the overall visitor experience in Fremantle.</p> <p>Fremantle Markets Pty Ltd has demonstrated exceptional skill in managing and operating a successful marketplace, drawing millions of visitors each year. Their ability to curate a vibrant and culturally rich destination is commendable and aligns with our vision of showcasing the unique offerings of Fremantle to the world. By granting them a new lease, the City ensures the long-term viability and continued growth of Fremantle Markets as a premier tourism attraction in our region.</p> <p>As the CEO of Destination Perth, I recognise the significance of Fremantle Markets in contributing to the overall appeal and competitiveness of our destination. The Markets serve as a hub of local creativity, showcasing the best of Western Australian products, crafts, and culinary delights. By granting Fremantle Markets Pty Ltd a long-term lease, the City not only preserves the historical heritage of the site but also provides a stable platform for our local artisans, producers, and small businesses to thrive and contribute to the tourism economy.</p> <p>I believe that by supporting the long-term success of Fremantle Markets, we contribute to the overall prosperity and appeal of our destination. This decision will not only preserve the historical and cultural significance of the Markets but also foster an environment that supports local businesses, encourages tourism growth, and creates memorable experiences for visitors.</p> <p>We trust that you will make a decision that upholds the best interests of the City and the regional tourism industry, ensuring the continued success and growth of Fremantle Markets.</p>

No	Submission details
97	<p data-bbox="271 236 1800 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="271 309 869 338">Work on the markets building has become urgent.</p> <p data-bbox="271 383 1928 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="271 526 1890 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="271 632 1912 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="271 737 1765 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="271 810 1928 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="271 916 1877 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
98	<p>I am writing to express my enthusiastic support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease for the historic markets site. This decision holds significant importance, and I would like to highlight the reasons behind my endorsement.</p> <p>The urgent need for repairs and maintenance on the historic markets building cannot be overstated. Fremantle Markets Pty Ltd has stepped forward, offering to fund these critical expensive renovations, exemplifying their commitment to preserving the building's legacy.</p> <p>Granting them an immediate 20-year lease is not only a logical decision but also crucial in preventing further deterioration and ensuring the long-term sustainability of the site.</p> <p>As frequent patrons, my family and I thoroughly enjoy the vibrant ambiance and diverse offerings of the Markets. Our visits extend beyond shopping within the Markets themselves and encompass exploring neighboring establishments, which contributes to the economic vitality of Fremantle. The Fremantle Markets serve as the anchor attraction that draws us to the area.</p> <p>Recognizing the Markets' significance as a major tourism destination and an important employer for 150 traders and their 400 staff members, it is essential to provide a safe and well-maintained environment. Doing so will enable the Markets to thrive, foster community engagement, and contribute to the overall vibrancy of Fremantle. Additionally, Fremantle Markets Pty Ltd makes substantial annual financial contributions to the City of Fremantle and its ratepayers, further solidifying their positive impact on the local economy.</p>

No	Submission details
99	<p data-bbox="271 296 1839 360">Is the Fremantle Council different to all other councils, can Fremantle Councillors just make things up as they go and make decisions against Company policy?</p> <p data-bbox="271 405 1928 469">If Council does not approve this Business Flan I suggest it would hurt their reputation as a good Landlord. It would show the rest of WA that the City of Fremantle does not care about Policy or good governance.</p> <p data-bbox="271 513 1912 577">I support the advertised Business Flan for many reasons including the guaranteed risk free income ratepayers will receive over the next 20 years.</p> <p data-bbox="271 622 1559 651">I am against a public tender process for the Fremantle Markets site because it has major risks which include:</p> <ul data-bbox="271 657 1928 865" style="list-style-type: none"> <li data-bbox="271 657 1928 721">• The essential and urgent works like the roof, which the current Lessee has committed to fund, would be delayed further due to the public tender process. <li data-bbox="271 727 1899 791">• The City has a Leasing Policy to deal with this situation - a tender is inconsistent with the City's Leasing of City property in a competitive manner policy. <li data-bbox="271 798 1776 826">• Current management has decades of experience, look at E Shed markets – surely Freo doesn't want another E Shed Markets. <li data-bbox="271 833 1120 865">• Recent EOI's for council owned cafes have not been overly successful.

No	Submission details
100	<p data-bbox="273 236 743 268">I support the advertised Business Plan</p> <p data-bbox="273 309 1888 442">The Fremantle Markets site is in urgent need of repairs and renovations, and the current Lessee has committed to fund essential works like the roof. However, a public tender process for the Fremantle Markets site could delay these essential works significantly and cause major risks. We believe that the current Lessee should be allowed to continue their renovations and repairs as planned to ensure the safety of the public, as well as minimize any potential delays or disruptions for stallholders</p>

No	Submission details
101	<p data-bbox="277 236 1809 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 309 875 338">Work on the markets building has become urgent.</p> <p data-bbox="277 383 1928 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 526 1899 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 632 1917 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 737 1771 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 810 1888 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 916 1883 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
102	<p data-bbox="277 236 1301 264">Thank you for advertising the business plan and I provide these supportive comments.</p> <p data-bbox="277 309 1856 373">Based on the details, it appears that the Business Plan focuses on the upgrade and long-term lease of the historic Fremantle Markets buildings.</p> <p data-bbox="277 418 1883 481">The plan highlights the success of the Market as a tourism drawcard, its positive impact on the local economy, and its ability to support small businesses and its big contribution the Councils bottom line.</p> <p data-bbox="277 526 1921 622">The urgent need for building repairs and the proposed offer by Fremantle Markets Pty Ltd to fund these works in exchange for a longterm lease seems like a practical solution. By addressing the maintenance issues promptly, the plan aims to prevent further deterioration of the iconic structure and ensure the continuation of the market's operations and stallholders.</p> <p data-bbox="277 667 1787 695">Overall, the business plan is thorough, particularly in its focus on urgent repairs and preserving the historic Fremantle Markets.</p> <p data-bbox="277 740 864 769">Best of luck with the business plan as I support it.</p>

No	Submission details
103	<p>I support the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease. I want to share the reasons behind my endorsement.</p> <p>As avid visitors, my family and I frequently enjoy the vibrant atmosphere of the Markets. Not only do we make purchases within the Markets themselves, but we also contribute to the local economy by paying for parking and exploring other retail and hospitality venues in Fremantle. The Fremantle Markets are the primary reason why we choose to spend our time and money in the area.</p> <p>The need for urgent repairs and maintenance on the historic markets building cannot be ignored. Given Fremantle Markets Pty Ltd's commitment to funding these essential multimillion-dollar renovations, it is only fair and reasonable to offer them an immediate 20-year lease. This will prevent any further deterioration of the building's condition and ensure its long-term sustainability.</p> <p>It is crucial to acknowledge the Markets' significance as both a tourism destination and a workplace for 150 traders and their 400 staff members. Providing a safe and well maintained building is paramount to support their operations and the overall success of the Markets. Additionally, Fremantle Markets Pty Ltd contributes greatly to the community, fostering creativity and making substantial annual financial contributions to the City of Fremantle and its ratepayers.</p> <p>In summary, I firmly believe that granting Fremantle Markets Pty Ltd a new 20-year lease is the right decision for the City of Fremantle. It guarantees the preservation of this cherished establishment, while also benefiting the community, the local economy, and the overall appeal of Fremantle as a dynamic destination.</p> <p>Thank you for considering my viewpoint on this matter. I trust that the City of Fremantle will carefully assess the Fremantle Markets Business Plan and make a well-informed decision that aligns with the Council Policies and in the best interests of the community.</p>

No	Submission details
104	<p>The Fremantle Markets have been an integral part of my life for as long as I can remember. From childhood adventures exploring the maze-like corridors to adulthood outings with friends and loved ones, the Markets hold countless memories of joy, discovery, and connection. Each visit is a sensor feast, filled with the sights, sounds, and aromas that bring Fremantle to life.</p> <p>What sets the Markets apart is not just the remarkable array of goods and services but also the human connection forced within its walls. Traders greet you with warm smiles and engaging stories, transforming the act of purchasing into a personal exchange of knowledge and culture. The Markets serve as a melting pot of creativity, a place where artisans and entrepreneurs can showcase their talents and share their passions with an appreciative audience.</p> <p>I wish to express my unwavering support for the City of Fremantle's proposal to grant Fremantle Markets Pt Ltd a new 20-year lease for the historic markets site. As a devoted fan of the Markets and an active participant in the vibrant Fremantle community, I would like to share my personal stem and the reasons behind my endorsement.</p> <p>The proposed 20-year lease is more than a lease; it is a vote of confidence in the enduring legacy of the Fremantle Markets. By providing stability and support to Fremantle Markets Pty Ltd, we are ensuring the preservation of this cherished institution for generations to come. It is an investment in the spirit of entrepreneurship, community building, and the preservation of Fremantle's distinct identity.</p> <p>Furthermore, I want to acknowledge the dedication of Fremantle Markets Pty Ltd in taking on the responsibility for urgent repairs and improvements. Their commitment to maintaining the integrity of the Markets and creating a safe and welcoming environment is commendable. This collaboration between the City of Fremantle and Fremantle Markets Pty Ltd exemplifies the power of partnership in nurturing a thriving community.</p> <p>Thank you for considering my perspective, and I trust that the City of Fremantle will make a decision that allows the stallholders and current managers to continue on with their business.</p>

No	Submission details
105	<p>I appreciate the historic Fremantle Markets and recognize its value as an attraction for visitors. While I don't have access to the most up-to-date information on the negotiations between the City of Fremantle and Fremantle Markets Pty Ltd, it's important to consider the various factors involved in the decision-making process.</p> <p>When it comes to the management of a public space like the Fremantle Markets, there are often multiple considerations at play. These can include financial aspects, preservation of heritage, community engagement, and longterm financial viability. The City of Fremantle likely has a responsibility to ensure that the management arrangement for the markets aligns with their strategic goals and objectives.</p> <p>The current management team has a record like no other, the Markets are in safe hands with the current operator, don't risk the livelihood of the stallholders with a less experienced operator. Maintaining a proven effective management is an important consideration, especially when they are spending considerable money on the building.</p> <p>Approve the business plan. Thank you for the opportunity to comment.</p>

No	Submission details
106	<p>I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, as outlined in the business plan. Granting this lease is vital for the maintenance of the building, ratepayer security, the growth of tourism, stallholder security and the economic well-being of the wider community.</p> <p>The proposed Lease is in accordance with the COF leasing policy, and I would think if Elected Members breached their own policy, you might as well lock the Council doors and throw away the keys!!</p> <p>What example would that set for future unique businesses wanting to come into Fremantle to set up their business. Be a good and respected landlord COF, please support this important decision. I trust that you will make the best decision in the interest of the stallholders and financial security of ratepayers.</p> <p>You have a guaranteed large income for 20 years, don't throw that away!</p>

No	Submission details
107	<p>I am writing to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. First and foremost I assume Elected Members know they already have a policy to deal with this The Councils own Leasing Policy articulated in the Council Agenda papers in May 2023 - says the COF have made it very clear that it is against COF's Leasing Policy to run a competitive tender or EOI process for buildings leased to long-term tenants paying full commercial rates of rent and adding significant value to Fremantle's overall tenancy mix and visitor appeal. FMPL has exceeded these metrics for decades Therefore, it is entirely appropriate for FMPL and the COF to renegotiate a new lease.</p> <p>The urgent need for renovation and maintenance of the historic market building cannot be ignored. Fremantle Markets Pty Ltd has demonstrated its commitment by offering to fund the necessary works, estimated to cost over a million dollars. By granting them a long-term lease, we can ensure the prompt and efficient completion of these renovations, ensuring the safety of all visitors, stallholders, and staff.</p> <p>The Fremantle Markets are a significant tourist attraction, attracting approximately 2.5 million visitors per year. By providing a secure and well-maintained venue through this lease, we can bolster tourism, support local businesses, and generate substantial revenue for the City of Fremantle and its ratepayers. This economic boost will have a positive ripple effect throughout our community, benefiting both residents and businesses.</p> <p>Furthermore, Fremantle Markets Pty Ltd has a proven track record in effectively managing and operating the Markets. Their experience and success in attracting a significant number of visitors each year indicate their ability to create a vibrant marketplace for stallholders and their staff.</p> <p>Granting them a new lease will leverage their expertise, ensuring the Markets continue to thrive and remain a treasured cultural and economic asset for our community.</p> <p>In conclusion, I wholeheartedly endorse the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. I kindly request that the City of Fremantle approves the business plan promptly, securing a prosperous and sustainable future for the Fremantle Markets.</p> <p>Thank you for considering my support for this important initiative. I trust that you will make the best decision in the interest of our community and its long-term growth.</p>

No	Submission details
108	<p data-bbox="277 236 1809 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 309 875 338">Work on the markets building has become urgent.</p> <p data-bbox="277 383 1883 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 526 1895 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 632 1832 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 737 1771 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 810 1883 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 916 1883 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
109	<p data-bbox="277 236 1809 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 309 875 338">Work on the markets building has become urgent.</p> <p data-bbox="277 383 1928 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 526 1899 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 632 1917 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 737 1771 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 810 1888 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 916 1883 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
110	<p data-bbox="277 236 741 264">I support the advertised Business Plan</p> <p data-bbox="277 272 1861 336">The Fremantle Markets site is a vital part of the Fremantle community and has been in existence for decades. The current tenant has committed to fund essential and urgent works like the roof, which are needed to ensure its safe for visitors.</p> <p data-bbox="277 379 1883 443">Unfortunately, if there is a proposal for a public tender process that could delay these works even further. This poses major risks to the future of the Markets and we believe it should be avoided at all costs.</p> <p data-bbox="277 486 1704 515">That's why we are advocating against this public tender process and support the Business Plan as advertised State wide.</p>

No	Submission details
111	<p>I am writing to convey my strong support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease for the historic markets site. I believe this decision is crucial for several reasons, which I would like to outline below.</p> <p>Having been regular patrons of the Markets, my family and I thoroughly enjoy the unique experiences it offers. Beyond our purchases within the Markets, we contribute to the local economy by utilising parking facilities and exploring various retail and hospitality venues throughout Fremantle. Undoubtedly, the Fremantle Markets act as the centerpiece that draws us to the area.</p> <p>Considering the urgent need for repair and maintenance work on the historic markets building, the proposal to offer Fremantle Markets Pty Ltd a 20-year lease is not only sensible but imperative. Their commitment to funding these essential million-dollar plus renovations demonstrates their dedication to preserving the integrity of the building. Approving the lease will prevent further deterioration and ensure a sustainable future for the Markets and stall holders.</p> <p>Recognizing the Markets' role as a prominent tourism destination and a vital workplace for 150 traders and their 400 staff members, it becomes paramount to provide them with a safe and well-maintained environment. By doing so, you can enhance their operations, promote community engagement, and bolster Fremantle's overall appeal. Furthermore, Fremantle Markets Pty Ltd makes a substantial annual financial contribution to the City of Fremantle and its ratepayers, further emphasizing their positive impact.</p> <p>To conclude, I firmly support the City of Fremantle's proposed decision to grant Fremantle Markets Pty Ltd a new 20-year lease. It will ensure the preservation of this iconic institution and foster continued community enrichment, economic growth, and the allure of Fremantle as a vibrant destination.</p> <p>Thank you for considering my input on this matter. I trust that the City of Fremantle will carefully evaluate the Fremantle Markets Business Plan and make a well-informed decision that serves the best interests of the community and Fremantle ratepayers.</p>

No	Submission details
112	<p>I am writing to express my strong support for the COF's proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease, as outlined in the advertised business plan. Granting this lease is vital for the preservation of the building, the growth of tourism, and the economic prosperity of our community and financial stability of ratepayers that Elected Members represent.</p> <p>FMPL has demonstrated a strong commitment to the urgent renovation and maintenance of the historic market building by offering to fund these necessary works, estimated to cost three million dollars. By securing a new long-term lease, they can ensure the prompt and efficient completion of these renovations, guaranteeing the safety of visitors, stallholders, and staff.</p> <p>The Fremantle Markets are a significant tourist attraction, drawing approximately 2.5 million visitors per year. Offering a secure and well-maintained venue through this lease will not only enhance the visitor experience but also provide vital support to local businesses and generate substantial revenue for the COF and its ratepayers. This economic boost will contribute to the overall prosperity of the Freo community and ensure the continued success of the Markets.</p> <p>In addition, FMPL has a proven track record in effectively managing and operating the Markets, attracting a substantial number of visitors annually. Their experience and expertise make them the ideal candidate for a long-term lease, as they have consistently demonstrated their ability to maintain a vibrant and diverse marketplace. By granting them this opportunity, the COF can secure the future growth and sustainability of the Fremantle Markets.</p> <p>Elected Members would be aware of the Council Policy- Leasing of Council owned property. Why would some councillors go against their own policy, do they believe they do not need to abide by their own policies?</p> <p>In conclusion, I wholeheartedly endorse the COF's proposal to offer FMPL a new 20-year lease over the historic markets site. I kindly request that the COF approves the business plan without delay, ensuring the preservation of our heritage, boosting tourism, and supporting our local economy.</p>

No	Submission details
113	<p data-bbox="277 295 1809 327">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 368 878 400">Work on the markets building has become urgent.</p> <p data-bbox="277 442 1926 537">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 579 1899 643">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 684 1917 754">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 799 1771 831">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 873 1888 936">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 978 1883 1042">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
114	<p data-bbox="277 236 1809 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 309 875 338">Work on the markets building has become urgent.</p> <p data-bbox="277 383 1883 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 526 1899 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 632 1832 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 737 1771 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 810 1888 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 916 1883 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
115	<p>Mr Dougall and Elected Members, I am against a public tender process for the Fremantle Markets site because it has major risks which include:</p> <ul style="list-style-type: none"> • The essential and urgent works like the roof, which the current Lessee has committed to fund, would be delayed further due to the public tender process. • The City has a Leasing Policy to deal with this situation - a tender is inconsistent with the City's Leasing of City property in a competitive manner policy. • Current management has decades of experience, look at E Shed markets - surely Freo doesn't want another E Shed Markets. • Recent EO's for council owned cafes have not been overly successful. Lsnt that a warning to you? <p>Therefore. I am writing to express my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease, as outlined in the business plan.</p>

No	Submission details
116	<p>I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the markets site. There are several compelling reasons for backing this proposal:</p> <ol style="list-style-type: none"> 1) Urgent work on the building, particularly the replacement of the roof above the food stalls, is necessary. 2) The current operator is willing to cover the costs of the required works, despite it being a council-owned building. 3) The current operator possesses extensive experience in managing the markets and has successfully transformed it into a prominent tourist destination for Fremantle. 4) The consistently high number of visitors, with 2.5 million per year, demonstrates the popularity and appeal of the markets as a tourist attraction. 5) The current operator's track record of winning tourism awards signifies their excellence and expertise in running the markets. 6) Ensuring the safety and upgrade of the building is vital as it serves as a workplace for hundreds of stallholders and their staff 7) The personal guarantee by the current operators ensures the regular payment of rent to the City each month. 8) The Council's own Leasing Policy supports the immediate establishment of a new long-term lease without unnecessary delays. 9) The current operator contributes positively to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers. <p>Given these compelling reasons, I urge you to approval the Business Plan without delay.</p>

No	Submission details
117	<p>I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the markets site. There are several compelling reasons for backing this proposal:</p> <ol style="list-style-type: none"> 1) Urgent work on the building, particularly the replacement of the roof above the food stalls, is necessary. 2) The current operator is willing to cover the costs of the required works, despite it being a council-owned building. 3) The current operator possesses extensive experience in managing the markets and has successfully transformed it into a prominent tourist destination for Fremantle. 4) The consistently high number of visitors, with 2.5 million per year, demonstrates the popularity and appeal of the markets as a tourist attraction. 5) The current operator's track record of winning tourism awards signifies their excellence and expertise in running the markets. 6) Ensuring the safety and upgrade of the building is vital as it serves as a workplace for hundreds of stallholders and their staff 7) The personal guarantee by the current operators ensures the regular payment of rent to the City each month. 8) The Council's own Leasing Policy supports the immediate establishment of a new long-term lease without unnecessary delays. 9) The current operator contributes positively to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers. <p>Given these compelling reasons, I urge you to approval the Business Plan without delay.</p>

No	Submission details
118	<p data-bbox="277 236 1910 371">Thank you for allowing me to express my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease. As you know there is urgency regarding the repair work on the historic market building. Since Fremantle Markets Pty Ltd has offered to fund these necessary and expensive works, it would be beneficial to grant them an immediate 20-year lease to prevent further deterioration of the building.</p> <p data-bbox="277 416 1899 517">Considering the significance of the markets for tourism and as a workplace for numerous stallholders and their staff, ensuring the safety and proper maintenance of the building is crucial. Fremantle Markets Pty Ltd's extensive experience in managing and operating the markets, coupled with their impressive visitor numbers of 2.5 million per year, is an indication that they are doing many things right.</p> <p data-bbox="277 561 1910 662">Furthermore, the council's own Leasing Policy supports the idea of entering into a new long-term lease without further delays. It is worth noting that Fremantle Markets Pty Ltd makes a positive contribution to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 707 1344 732">Considering these factors, I request the approval of the Business Plan as soon as possible.</p>

No	Submission details
119	<p>I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the markets site. There are several compelling reasons for backing this proposal:</p> <ol style="list-style-type: none"> 1) Urgent work on the building, particularly the replacement of the roof above the food stalls, is necessary. 2) The current operator is willing to cover the costs of the required works, despite it being a council-owned building. 3) The current operator possesses extensive experience in managing the markets and has successfully transformed it into a prominent tourist destination for Fremantle. 4) The consistently high number of visitors, with 2.5 million per year, demonstrates the popularity and appeal of the markets as a tourist attraction. 5) The current operator's track record of winning tourism awards signifies their excellence and expertise in running the markets. 6) Ensuring the safety and upgrade of the building is vital as it serves as a workplace for hundreds of stallholders and their staff 7) The personal guarantee by the current operators ensures the regular payment of rent to the City each month. 8) The Council's own Leasing Policy supports the immediate establishment of a new long-term lease without unnecessary delays. 9) The current operator contributes positively to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers. <p>Given these compelling reasons, I urge you to approval the Business Plan without delay.</p>

No	Submission details
120	<p data-bbox="277 236 1921 371">Thank you for allowing me to express my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease. As you know there is urgency regarding the repair work on the historic market building. Since Fremantle Markets Pty Ltd has offered to fund these necessary and expensive works, it would be beneficial to grant them an immediate 20-year lease to prevent further deterioration of the building.</p> <p data-bbox="277 416 1899 552">Considering the significance of the markets for tourism and as a workplace for numerous stallholders and their staff, ensuring the safety and proper maintenance of the building is crucial. Fremantle Markets Pty Ltd's extensive experience in managing and operating the markets, coupled with their impressive visitor numbers of 2.5 million per year, is an indication that they are doing many things right.</p> <p data-bbox="277 596 1910 695">Furthermore, the council's own Leasing Policy supports the idea of entering into a new long-term lease without further delays. It is worth noting that Fremantle Markets Pty Ltd makes a positive contribution to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 740 1339 766">Considering these factors, I request the approval of the Business Plan as soon as possible.</p>

No	Submission details
121	<p data-bbox="277 236 1921 371">Thank you for allowing me to express my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease. As you know there is urgency regarding the repair work on the historic market building. Since Fremantle Markets Pty Ltd has offered to fund these necessary and expensive works, it would be beneficial to grant them an immediate 20-year lease to prevent further deterioration of the building.</p> <p data-bbox="277 419 1899 515">Considering the significance of the markets for tourism and as a workplace for numerous stallholders and their staff, ensuring the safety and proper maintenance of the building is crucial. Fremantle Markets Pty Ltd's extensive experience in managing and operating the markets, coupled with their impressive visitor numbers of 2.5 million per year, is an indication that they are doing many things right.</p> <p data-bbox="277 563 1910 659">Furthermore, the council's own Leasing Policy supports the idea of entering into a new long-term lease without further delays. It is worth noting that Fremantle Markets Pty Ltd makes a positive contribution to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 707 1339 730">Considering these factors, I request the approval of the Business Plan as soon as possible.</p>

No	Submission details
122	<p data-bbox="277 236 1899 300">As a long-time bus driver for Pinnacles Tours, I have had the pleasure of working closely with FMPL and witnessing the positive impact it has had on the local community and tourism sector.</p> <p data-bbox="277 344 1926 443">For the past 15 years, I have been responsible for transporting busloads of tourists to your market, and I can confidently say that FMPL has been a vital asset in providing an exceptional experience for visitors and locals alike. The market's vibrant atmosphere, diverse range of vendors, and unique offerings have consistently impressed tourists and contributed to the overall appeal of our region.</p> <p data-bbox="277 488 1926 587">Furthermore, the professionalism and dedication displayed by the FMPL team have been exemplary. Their commitment to ensuring a safe, clean, and well-organised market environment is evident in every interaction I have had with them. The open communication channels, cooperation with tour operators, and efficient logistical support have made my job as a bus driver significantly easier and more enjoyable.</p> <p data-bbox="277 632 1926 730">Considering my extensive experience and close involvement with FMPL, I wholeheartedly endorse their Business Plan and strongly recommend granting them the new 20-year lease. The continuation of FMPL's operations will not only sustain the economic growth of our region but also enhance the overall tourism experience for visitors.</p> <p data-bbox="277 775 1809 802">Thank you for considering my perspective and please feel free to contact me if you require any further information or assistance.</p>

No	Submission details
123	<p data-bbox="277 236 1899 300">I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 347 1214 371">It is evident that work on the historic market building has now become urgent.</p> <p data-bbox="277 419 1908 515">As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long-term lease without any further delays.</p> <p data-bbox="277 563 1930 627">As the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 675 1890 738">Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets and in doing so has made and continues to make, a positive contribution to the Fremantle and West Australian community</p>

No	Submission details
124	<p>I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the markets site. There are several compelling reasons for backing this proposal:</p> <ol style="list-style-type: none"> 1) Urgent work on the building, particularly the replacement of the roof above the food stalls, is necessary. 2) The current operator is willing to cover the costs of the required works, despite it being a council-owned building. 3) The current operator possesses extensive experience in managing the markets and has successfully transformed it into a prominent tourist destination for Fremantle. 4) The consistently high number of visitors, with 2.5 million per year, demonstrates the popularity and appeal of the markets as a tourist attraction. 5) The current operator's track record of winning tourism awards signifies their excellence and expertise in running the markets. 6) Ensuring the safety and upgrade of the building is vital as it serves as a workplace for hundreds of stallholders and their staff 7) The personal guarantee by the current operators ensures the regular payment of rent to the City each month. 8) The Council's own Leasing Policy supports the immediate establishment of a new long-term lease without unnecessary delays. 9) The current operator contributes positively to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers. <p>Given these compelling reasons, I urge you to approval the Business Plan without delay.</p>

No	Submission details
125	<p>I am expressing my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease.</p> <p>There is a great need for the urgent repairs and maintenance on the historic market building. Given that Fremantle Markets Pty Ltd has offered to fund these necessary works, it is indeed a practical approach to offer them an immediate 20-year lease. This would help prevent any further deterioration of the building, ensuring the safety and preservation of this important site for tourism and as a workplace for numerous stallholders and their staff.</p> <p>The fact that Fremantle Markets Pty Ltd manages and operates the markets with a significant annual visitor count of 2.5 million indicates their extensive experience and success in running the markets. This suggests that they are effectively meeting the needs of both tourists and the community.</p> <p>As you are aware the Council's Leasing Policy supports the idea of entering into a new longterm lease without delay. This further reinforces the appropriateness of granting the new lease to Fremantle Markets Pty Ltd.</p> <p>Additionally, the positive contribution that Fremantle Markets Pty Ltd makes to the community and its substantial financial contribution to the City of Fremantle and its ratepayers. This indicates the value and benefits that the markets bring to the local economy and community.</p> <p>Considering all these factors, I request the prompt approval of the Business Plan to ensure the continued success and sustainability of the Fremantle Markets.</p> <p>Thank you for allowing me to share my viewpoint.</p> <p>Please approve the Business Plan as soon as possible.</p>

No	Submission details
126	<p>I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p>Work on the historic market building has become urgent.</p> <p>Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets (having done so since 1975). As Fremantle Markets Pty Ltd has offered to pay for these significant urgent works, it makes sense to offer a renewed lease to avoid further deterioration in the state of the building.</p> <p>Furthermore the councils own Leasing policy makes it entirely appropriate for the two parties to enter into a new long term lease without public submission.</p> <p>As the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.</p> <p>Fremantle Markets Pty Ltd experience in managing these markets has made and continues to make, a positive contribution to the community of Fremantle and Western Australia.</p>

No	Submission details
127	<p data-bbox="277 236 1910 371">Thank you for allowing me to express my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease. As you know there is urgency regarding the repair work on the historic market building. Since Fremantle Markets Pty Ltd has offered to fund these necessary and expensive works, it would be beneficial to grant them an immediate 20-year lease to prevent further deterioration of the building.</p> <p data-bbox="277 416 1899 515">Considering the significance of the markets for tourism and as a workplace for numerous stallholders and their staff, ensuring the safety and proper maintenance of the building is crucial. Fremantle Markets Pty Ltd's extensive experience in managing and operating the markets, coupled with their impressive visitor numbers of 2.5 million per year, is an indication that they are doing many things right.</p> <p data-bbox="277 560 1910 659">Furthermore, the council's own Leasing Policy supports the idea of entering into a new long-term lease without further delays. It is worth noting that Fremantle Markets Pty Ltd makes a positive contribution to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 703 1344 732">Considering these factors, I request the approval of the Business Plan as soon as possible.</p>

No	Submission details
128	<p>I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new long term lease.</p> <p>There is a real urgency in addressing the repairs and upgrades, particularly the deteriorating roof canopy, to ensure the safety and structural integrity of the building. The immediate funding of these improvements by Fremantle Markets Pty Ltd would be beneficial in resolving these pressing issues without delay.</p> <p>The excellent track record of the current operators in managing the market and generating significant returns for Fremantle ratepayers through rent and turnover payments is outstanding. The personal guarantee by the Murdoch brothers adds a level of assurance regarding the financial commitments. No doubt you wish to avoid a scenario where the market experiences high vacancies and a decline in customers under less experienced management, which could result in financial burdens on the ratepayers.</p> <p>By promptly approving the Business Plan, the necessary works can commence, ensuring the long-term sustainability of the Fremantle Markets and preserving its status as a valuable tourism asset for Fremantle.</p>

No	Submission details
129	<p>I am expressing my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease.</p> <p>There is a great need for the urgent repairs and maintenance on the historic market building. Given that Fremantle Markets Pty Ltd has offered to fund these necessary works, it is indeed a practical approach to offer them an immediate 20-year lease. This would help prevent any further deterioration of the building, ensuring the safety and preservation of this important site for tourism and as a workplace for numerous stallholders and their staff.</p> <p>The fact that Fremantle Markets Pty Ltd manages and operates the markets with a significant annual visitor count of 2.5 million indicates their extensive experience and success in running the markets. This suggests that they are effectively meeting the needs of both tourists and the community.</p> <p>As you are aware the Council's Leasing Policy supports the idea of entering into a new longterm lease without delay. This further reinforces the appropriateness of granting the new lease to Fremantle Markets Pty Ltd.</p> <p>Additionally, the positive contribution that Fremantle Markets Pty Ltd makes to the community and its substantial financial contribution to the City of Fremantle and its ratepayers. This indicates the value and benefits that the markets bring to the local economy and community.</p> <p>Considering all these factors, I request the prompt approval of the Business Plan to ensure the continued success and sustainability of the Fremantle Markets.</p> <p>Thank you for allowing me to share my viewpoint.</p>

No	Submission details
130	<p>I am writing to express my unwavering support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site, as presented in the business plan. Throughout my long and active engagement with the City of Fremantle, I have witnessed firsthand the incredible value that Fremantle Markets brings to our community.</p> <p>Fremantle Markets is not only a treasured local institution but also a key driver of tourism and economic activity in our city. Its vibrant atmosphere, diverse range of stalls, and rich cultural experiences make it a must-visit destination for residents and visitors alike. By granting Fremantle Markets Pty Ltd a new lease, we can ensure its continued success and provide a solid foundation for the growth and prosperity of our community.</p> <p>Furthermore, Fremantle Markets Pty Ltd has consistently demonstrated its commitment to the preservation and improvement of the market's infrastructure. Their willingness to invest in critical maintenance and renovation projects showcases their dedication to maintaining the historical integrity of the market building. Granting them a long-term lease will not only secure their financial investment but also encourage ongoing improvements and enhancements to the market's facilities.</p> <p>I must also highlight the significant contributions made by Fremantle Markets Pty Ltd to the City of Fremantle. Their financial support, through rent and rates payments, plays an integral role in supporting the development of our city's infrastructure, community programs, and events. By granting them a new lease, we can ensure a stable and sustainable revenue stream, enabling the City of Fremantle to continue providing essential services and enhancing the overall liveability of our community.</p> <p>I have full confidence in the positive impact that this partnership will have on our city and the continued success of Fremantle Markets.</p> <p>I trust that you will make a decision that reflects the best interests of our community and preserves the legacy of Fremantle Markets for generations to come.</p>

No	Submission details
131	<p data-bbox="277 296 1809 325">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 368 875 397">Work on the markets building has become urgent.</p> <p data-bbox="277 440 1928 539">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 582 1899 646">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 689 1921 753">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 798 1771 826">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 869 1888 933">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 976 1883 1040">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
132	<p data-bbox="277 236 1809 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 309 875 338">Work on the markets building has become urgent.</p> <p data-bbox="277 381 1924 480">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 523 1895 590">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 633 1915 700">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 743 1771 772">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 815 1883 882">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 925 1883 992">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
133	<p>I am writing to express my strong support for the City's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the Fremantle Market building. As a long-time ratepayer and avid visitor, I believe this decision is crucial for preserving the Markets' heritage and ensuring their continued success.</p> <p>The Markets serve as a significant tourism attraction, drawing visitors from near and far. They also provide valuable income and employment opportunities for numerous small businesses. With Fremantle Markets Pty Ltd's proven track record of managing and attracting 50,000 people every weekend, granting them a long-term lease is a logical step towards maintaining this thriving hub.</p> <p>Additionally, the current operators have shown their commitment by offering to invest \$3 million in necessary improvements, including the replacement of the roof. Such dedication to preserving and enhancing the building should be rewarded with a secure lease, ensuring their continued contributions to the City's economy.</p> <p>By approving the Business Plan and granting Fremantle Markets Pty Ltd a new 20-year lease, the City of Fremantle can demonstrate its support for small businesses, promote tourism, and preserve a beloved cultural landmark. I trust that you will consider the importance of this decision and act in the best interest of our community.</p>

No	Submission details
134	<p data-bbox="277 236 1883 300">My wife and I visit the Fremantle Markets regularly, and I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease.</p> <p data-bbox="277 344 1906 408">It is clear the works to the market building are urgent, with the current tensile roof canopy flopping around in the breeze and rain during winter months, a major refurb needs to happen now.</p> <p data-bbox="277 453 1928 517">Fremantle Markets Pty Ltd can pay for these works immediately, rather than waiting another 3 years until the end of their current lease. It is important the building is safe given the number of visitors it attracts each weekend.</p> <p data-bbox="277 561 1899 657">The current operators have an outstanding track record of running one of the best Markets in Australia, being tourism award winners, having an experienced management team and paying a significant return to Fremantle ratepayers with the amount of rent and turnover rent they pay each year.</p> <p data-bbox="277 702 1906 766">We would hate to see the famous Fremantle Markets become another E Shed Markets, with high vacancies and few customers and for it to become a financial drain on ratepayers.</p> <p data-bbox="277 810 1877 874">To the few vocal critics of the current managers of the Fremantle Markets (Murdochs), if Markets are so easy to run and operate, then why isn't E shed Markets a success like the Fremantle Markets.</p> <p data-bbox="277 919 1809 943">The Business Plan needs to be approved asap so works can proceed and the Markets remains one of Fremantle's greatest assets.</p>

No	Submission details
135	<p data-bbox="277 236 1809 264">I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.</p> <p data-bbox="277 309 875 338">Work on the markets building has become urgent.</p> <p data-bbox="277 383 1926 481">As Fremantle Markets Pty Ltd has offered to pay for these urgent, multi-million dollar works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. The ratepayers are getting an excellent return on investment from the rent, rates and turnover rent.</p> <p data-bbox="277 526 1899 587">Because the markets are so important for tourism and a workplace for 150 traders and their 400 staff, it is important the building is safe and well maintained.</p> <p data-bbox="277 632 1917 692">Fremantle Markets Pty Ltd makes a positive contribution to the community and creative fabric of Fremantle as well as a significant annual financial contribution to the City of Fremantle and its ratepayers.</p> <p data-bbox="277 737 1771 766">Fremantle Markets has 2.5 million visitors a year, so I think that means they are doing a fantastic job in managing the Market.</p> <p data-bbox="277 810 1888 871">The flow on effect of these visitors to other Fremantle retail and hospitality venues is also important, let alone the parking revenue you get from their customers.</p> <p data-bbox="277 916 1883 976">Given the excellent track record the current Lessee has in managing the Markets I urge the City of Fremantle to endorse the advertised Business Plan as soon as possible.</p>

No	Submission details
136	<p data-bbox="277 236 1912 371">As a long time ratepayer of Fremantle and regular Markets visitor, I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new lease. The Fremantle Markets is indeed a significant attraction within the Western Australian tourism industry and has a strong presence in marketing campaigns by various tourism stakeholders. Its popularity is evident from the millions of visitors it has received since the current lease began in 2008.</p> <p data-bbox="277 416 1912 552">There is an urgent need for repairs and upgrades to the market building, particularly the deteriorating tensile roof canopy. Ensuring the safety and structural integrity of the building is crucial, given the large number of visitors it attracts each weekend. If Fremantle Markets Pty Ltd is able to fund these improvements immediately, it would address the pressing issues without having to wait for the current lease to expire in three years.</p> <p data-bbox="277 596 1912 732">There is an excellent track record from the current operators in successfully managing the market and generating substantial returns for Fremantle ratepayers through rent and turnover payments. This rent is personally guaranteed by the Murdoch brothers. I am sure you wish to avoid a situation where the market experiences high vacancies and a decline in customers, leading to financial burdens on the ratepayers, from a more inexperienced Market Manager.</p> <p data-bbox="277 777 1912 837">By approving the Business Plan promptly, the necessary works can commence, ensuring the long-term sustainability of the Fremantle Markets and preserving it as one of Fremantle's valuable tourism assets.</p>

No	Submission details
137	<p data-bbox="277 236 1805 300">As a long-standing resident of Fremantle and a frequent visitor to this Market, I believe it is vital to recognize and appreciate the significant contributions it makes to our community.</p> <p data-bbox="277 344 1899 443">The Fremantle Markets holds a special place in the hearts of both locals and visitors alike. Its vibrant atmosphere, diverse range of stalls, and rich cultural heritage make it a true gem within our city. Every time I step foot into the Markets, I am greeted by a bustling hive of activity, where artisans, entrepreneurs, and community members come together to create an unforgettable experience.</p> <p data-bbox="277 488 1850 622">I firmly believe that the current lessee, Fremantle Markets Pty Ltd, has demonstrated exceptional management and unwavering dedication in maintaining the integrity and success of this beloved institution. Their commitment to curating a diverse range of high-quality products and services, as well as fostering a supportive environment for stallholders, has undoubtedly contributed to the enduring popularity and economic vibrancy of the Markets.</p> <p data-bbox="277 667 1908 766">Furthermore, the current lessee's proposal to invest in urgent building works, totalling \$3 million, is a testament to their commitment to preserving the historical significance of the Markets. These necessary improvements will not only enhance the safety and functionality of the premises but also ensure its sustainability for future generations to enjoy.</p> <p data-bbox="277 810 1895 1053">In light of recent discussions regarding the lease renewal for Fremantle Markets Pty Ltd, I implore you and the elected members of the Fremantle City Council to give careful consideration to the invaluable contributions made by the current lessee. Their proven track record, financial stability, and deep understanding of the Markets make them the ideal candidate for the continued stewardship of this cherished establishment. I firmly believe that supporting the renewal of Fremantle Markets Pty Ltd's lease will not only secure the long-term future of this cultural landmark but also reinforce Fremantle's reputation as a city that values and nurtures its local businesses. By ensuring the ongoing success of the Markets, we can continue to attract tourists, foster economic growth, and maintain the unique character that sets Fremantle apart.</p> <p data-bbox="277 1098 1872 1233">Thank you for your time and attention to this matter. I trust that you will carefully consider the overwhelming support from the community and make a decision that aligns with the best interests of Fremantle and its residents. I stand alongside countless others in supporting the renewal of the lease for Fremantle Markets Pty Ltd, and I am confident that this decision will help secure a bright and prosperous future for our beloved Markets and stallholders.</p>

No	Submission details
138	<p>I support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease for the markets site. There are several compelling reasons for backing this proposal:</p> <ol style="list-style-type: none"> 1) Urgent work on the building, particularly the replacement of the roof above the food stalls, is necessary. 2) The current operator is willing to cover the costs of the required works, despite it being a council-owned building. 3) The current operator possesses extensive experience in managing the markets and has successfully transformed it into a prominent tourist destination for Fremantle. 4) The consistently high number of visitors, with 2.5 million per year, demonstrates the popularity and appeal of the markets as a tourist attraction. 5) The current operator's track record of winning tourism awards signifies their excellence and expertise in running the markets. 6) Ensuring the safety and upgrade of the building is vital as it serves as a workplace for hundreds of stallholders and their staff 7) The personal guarantee by the current operators ensures the regular payment of rent to the City each month. 8) The Council's own Leasing Policy supports the immediate establishment of a new long-term lease without unnecessary delays. 9) The current operator contributes positively to the community and provides a significant annual financial contribution to the City of Fremantle and its ratepayers. <p>Given these compelling reasons, I urge you to approval the Business Plan without delay.</p>

No	Submission details
139	<p data-bbox="277 236 1888 336">As a ratepayer, I believe there is a need for the Fremantle Markets to go to public tender as the Fremantle Markets is a major asset of the Fremantle City Council (FCC) ratepayers. I understand the FCC have not adopted any public tender process during the past 40 years or more.</p> <p data-bbox="277 379 1899 480">As the above timeframe is very substantial, a public tender I believe, would identify and maximise the opportunities, together with the revenue and quality of product on behalf of the public, community and stallholders it represents. The public tendering process would at least satisfy legislative and community requirements.</p> <p data-bbox="277 523 1910 592">The current tenant, the Murdochs, have held the tenancy for at least the last 44 years. Going to public tender would allow the Murdochs, or any other entity, to have the opportunity to provide a properly conducted business plan for professional and thorough consideration.</p> <p data-bbox="277 635 1888 695">In conclusion, the FCC should put the Fremantle Markets out to public tender, which would allow the best operator to move forward in maximising our ratepayers asset of the Fremantle Markets.</p>

No	Submission details
140	<p>I hope this letter finds you well. I am writing to express my heartfelt support for the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd a new lease for the historic markets site. As a passionate advocate for the Markets and a dedicated visitor, I would like to share a more personal perspective on why I wholeheartedly endorse this decision.</p> <p>The Fremantle Markets hold a special place in my heart. Since my childhood, they have been a cherished destination for my family and me. The vibrant atmosphere, the myriad of unique stalls, and the friendly interactions with traders all contribute to an unforgettable experience. It is not just a shopping trip; it is a journey that immerses us in the rich history and vibrant culture of Fremantle.</p> <p>Beyond the Markets themselves, the impact ripples through the entire community. Whenever we visit, we make a conscious effort to support other local businesses in Fremantle. Whether it's grabbing a <i>coffee</i> at a nearby cafe or browsing through boutique stores, the Markets serve as a catalyst for our exploration and spending in the area. The economic vibrancy they bring is evident in the bustling streets and the smiling faces of fellow visitors.</p> <p>The proposed 20-year lease is not just about maintaining the physical structure of the Markets; it is about safeguarding the heart and soul of Fremantle. The urgent repairs and renovations are necessary to ensure a safe and inviting environment for traders, staff, and visitors alike. By granting Fremantle Markets Pty Ltd this lease, we are investing in the longevity of this treasured institution, preserving its legacy for future generations to enjoy.</p> <p>Moreover, I am deeply impressed by Fremantle Markets Pty Ltd's commitment to taking on the financial responsibility for these essential renovations. Their dedication to the Markets' success and their willingness to contribute to the ongoing prosperity of Fremantle deserves recognition and support. This partnership between the City of Fremantle and Fremantle Markets Pty Ltd exemplifies the spirit of collaboration and shared vision, which I believe is integral to the continued growth and success of our beloved city.</p> <p>In conclusion, I wholeheartedly endorse the City of Fremantle's decision to grant Fremantle Markets Pty Ltd a new 20-year lease. It is not only an investment in the physical structure but also an investment in the vibrant community, the local economy, and the enduring spirit of Fremantle.</p> <p>Thank you for considering my personal perspective, and I trust that the City of Fremantle will make a decision that reflects the values and aspirations of the community.</p>

No	Submission details
141	<p>I fully support the City of Fremantle's decision to grant Fremantle Markets Pty Ltd a new 20-year lease. It will not only ensure the preservation of this cherished establishment but also foster community engagement, economic growth, and the enduring charm of Fremantle as a vibrant destination.</p> <p>As frequent visitors to the Markets, my family and I wholeheartedly enjoy the unique experiences it offers. In addition to our purchases within the Markets, we actively contribute to the local economy by utilizing parking facilities and exploring various retail and hospitality venues across Fremantle. Undoubtedly, the Fremantle Markets serve as the anchor attraction that draws us to the area.</p> <p>Considering the urgent need for repair and maintenance work on the historic markets building, the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a 20-year lease is a logical and necessary step. Their commitment to funding these essential multimillion-dollar renovations showcases their dedication to preserving the building's integrity. Approving the lease will prevent further deterioration and ensure the sustainability of the Markets for years to come.</p> <p>Acknowledging the Markets' role as a significant tourism destination and a vital workplace for 150 traders and their 400 staff members, it becomes imperative to provide a safe and well-maintained environment. By doing so, we can enhance the attractiveness of the Markets, promote local commerce, and strengthen Fremantle's overall appeal. Furthermore, Fremantle Markets Pty Ltd consistently makes a substantial annual financial contribution to the City of Fremantle and its ratepayers, further underscoring their positive impact on the community.</p>

No	Submission details
143	<p>I am responding to the “Statewide Public Notice” which currently appears on your website inviting submissions concerning the captioned, in my capacity as a ratepayer of the district covered by the Fremantle City Council (as per my address above, owned in conjunction with my wife, Ms. Kim Rooney).</p> <p>Executive Summary</p> <p>It is my strong view that the Local Government Act, good corporate governance and commercial common sense requires any new lease, particularly for as substantial a period as 20 years, to be advertised for public tender, with a tender document that contains enforceable conditions any tender must conform with, dealing with essential commercial, operating, heritage and public hazard issues in a way which benefits the owner and the broader Fremantle community and at least satisfies legislative and community requirements. Further, full transparency should be incorporated into the process, and the lease documentation should be competently drafted in advance so that essential terms to be required and enforced can be incorporated into the tender documentation so that, for any tender to be conforming, tenderers will have to commit to them.</p> <p>There has now also emerged a second, previously undisclosed issue which is about hazards in the current operations of the Markets which, as set out below, needs to be addressed immediately and in a transparent manner by the Council and by the Tenant.</p> <p>Background</p> <p>The Fremantle Markets lease was last entered into in 2008 and has somewhat more than 3 years to run. My original understanding, based on the distributed Business Plan, was that the Fremantle City Council decided that it needed to commence dealing with the issue well ahead of that time because of uncertainty that could be created ahead of the lease expiry. However it has now become clear (<i>per</i> a statement made by the CEO of the current leaseholder, Ms. Natasha Atkinson at a public meeting on 11th July 2023) that the (previously undisclosed) reason for bringing the matter forward was that there were some major urgent and vital works that needed to be commenced; the tenant was unwilling to fund these, absent the proposed very long extension to its lease.</p>

Although Ms. Atkinson asserted that the market is operating within safety regulations, it is becoming belatedly apparent that these works pertain to the safety, the amenity and the structural integrity of at least parts of the premises and in some cases, issues concerning the safety of installations or other materiel on-site. Ms. Atkinson stated, whilst maintaining her safety assertion, that whatever the works are, they need to be carried out as a matter of urgency. Why, one might well ask, if there is no safety or security issue? Safety, of course, particularly public safety, is more than adhering to basic regulatory requirements.

Apparently, the FCC, as the building's owner either cannot, will not, or does not believe that it should carry out or be responsible for such works. In other words, it thinks that they should be carried out by the tenant of the last 44 years, a not unreasonable proposition given that most of them (and any related to public safety or the security of tenant or sub-tenant installations or relating to materiel that they have brought onto the site) would be universally regarded as tenant work in any competently drafted lease. The question is, why hasn't the tenant carried out this work before?

It has thus become clear that the real reason for the method of disposition chosen by the Council to pursue is actually related to this problem, rather than to the 3-5 year "hiatus" that might be created by a tender, which was always impossible to credit.

These structural/repair issues that have emerged at least take the issue out of the "Alice in Wonderland" realm of the Business Plan, but do not in any way justify the approach the Council is taking to the disposition. The Council should insist that works that are properly tenant works (such as those relating to on-site installations by the tenant or sub-tenants, customer and consumer safety and other amenity) should be immediately undertaken by the tenant. It should do any necessary landlord works (for example on the building fabric) and should be able to recoup the costs, if necessary, from a new (or renewed) tenant as a part of its tender process.

Process

The Council identified two possible options under the Local Government Act to deal with the lease – either to structure a competitive tender where it could have set all the minimum required tender conditions, incorporating necessary lease conditions in the tender documentation, such as protections for existing stall holders, contribution to, and control over timing and quality of capital expenditure, maintenance and safety obligations, insurance, and other matters of importance to the safety, the revenues, the heritage and the tourism and job creating aspects of the Markets; or to enter into exclusive negotiations with the existing tenant of more than 40 years, develop a “Business Plan” based on that negotiation (which incorporates a base rental reduction given the increments that should have been applied in the existing lease) and release it for public comment prior to a new lease with that tenant.

Despite Council having never adopted any public tender process during the past more than 40 years to identify and maximise the opportunities together with the revenue and quality of product on behalf of the public it represents, and despite reported community and stallholder dissatisfaction with the existing arrangements, it (in my view wrongly) has chosen the second route of an exclusive negotiation with the existing tenant which has led to the current submission invitation. At the Council meeting of May 24th, 2023 (and, I believe, at the prior FPOL Committee meeting) where this was decided, most Councillors who spoke acknowledged and expressed confidence and support for the fact that the almost certain result will be that the lease would be renewed with the existing tenant. Several said it was the only desirable outcome. In other words, the Business Plan consultation process in their view was effectively a sham.

To be fair, it is possible that some terms could be improved upon and better defined following any genuine public consultation, if the Council exhibits the openness, strength and intelligence to do so.

Details and important considerations

According to the Business Plan, the lease over the Fremantle Markets represents both the highest value lease, and the one requiring the most short-term capital expenditure across the City’s total portfolio. In other words, it is vital for Council (and thus ratepayer) revenues and expenditures.

In preparation for the plan, the FCC obtained valuations as to the lease from a reputable valuer which showed that the proposed base rent was about \$100,000 p.a. (or 18%) lower than its own valuer's assessment of what it should be. It is also substantially lower than the current base lease obligations arising from the expressed lease increments in that lease.

One of the required criteria under the Local Government Act ("LGA") for choosing the "Business Plan/consultation" route is that the premises are obtaining market rent. The Council's own valuation shows that this is not the case, and the Business Plan identifies that it is not proposed to be the case.

The arguments adopted in the Business Plan and by most of the Councillors who spoke on the issue for not proceeding to tender would, if accepted, make it virtually impossible for there ever to be a competitive or market-testing tender, which means that the existing tenant has, effectively, captured a substantial asset of the community.

Some **critical issues** are set out below:

- The base rental that is proposed for the new agreement is the same as that in the 2007 agreement/business plan which was adopted in 2008 (15 years ago!) and is substantially less than the current base level payments (assuming that the provisions of the lease have been activated, which they must have been if there was proper administration of the lease).

As stated above, this is less than the Council's own valuer's view of what the market should be (by 18%) and in that time, according to REIWA, retail rentals in Fremantle have increased on average by 2.5%/year which would take the base rate more than 30% higher. During the same period, average stall holder lease payments (i.e., the revenue the head tenant gets from its sub-tenants) have more than doubled. The base rental is the amount the landlord can legally obtain "rain, hail or shine" during the entire currency of the lease. It is not sufficient to say that the amount will be made up for by the turnover rent, which as the Business Plan itself states is variable, but has become a substantial element of the FCC receipts.

An appendix to the Business Plan is a document entitled “Lease Essential Elements” which sets out what the Council states are the important matters to be incorporated in a future lease. These “essential elements” do not include any capital expenditure of any substance. However, in very general terms, the Business Plan text identifies an “upfront” “**up-to-\$3m**” commitment (*my highlighting*) by the current tenants for (what everyone agrees are the minimum) necessary works on the premises. Given that this is a major commitment, it should surely be regarded as an “essential element” if it is to be enforced and should – at the least – eliminate the words “up to” and include the precise timing obligations. In fact, the history of the Fremantle Markets is one of frequently promised, but rarely if ever undertaken, substantial remedial work. Thus, for there to be any confidence in, and capacity for enforcement of, this expenditure and this work, it should be expected that it would be essential to include it precisely in the terms and conditions in the lease, particularly as the alternative is that the FCC (i.e., the ratepayers) will have to bear substantial costs as landlord. This is one of the major elements that one hopes can be clarified as a consequence of this consultation. Is this extra money that is being paid over to the Council or directly to contractors by the tenant and if so under whose control? Also, in terms of the quality of the work on a major heritage asset, as well as safety issues, who will supervise and approve the works?

- The identified upgrades include (for example) fire extinguishers and new electrical cabling which one would hope have been there all along, and should be regularly renewed as per regulatory requirements on all premises. It has been recently asserted in the community that the requirements and urgent works include the installation of connections to the Alinta/Atco gas pipeline system, meaning the huge numbers of LPG gas bottles can be removed from the markets. Why this was not done decades ago beggars belief.
- The described track record of the current tenant (according to the Business Plan) is a total expenditure of \$370,000 on all maintenance in the past 15 years, which is about \$25,000 per year or about \$6 per year per square metre of leased premises. This is hardly enough to clean the premises let alone maintain them.

- The Plan talks about a difficult so-called transition period of 3-5 years if there were to be a new tenant. This is nonsense. Firstly, there is a commercial, if not a legal, imperative on the existing tenant to retain the ongoing arrangements with its stall holders for as long as possible. Secondly, if the tender documentation is correctly prepared, all areas of concern such as novation of stallholder sub-leases to the new head tenant can be addressed, also eliminating the concerns expressed at the meeting by some stallholders as to their security of tenure (which, by the way, has been far from certain for many of them during some of the past 40 years).
- If, as suggested in the media, the Council had concern that the current tenant could take steps to in some way adversely deal with existing stallholders, or to try to force or encourage them to another location, then – if they were right - the current tenancy agreement could no doubt be brought to an early end for cause. Such unacceptable behaviour, if experienced, should be grounds for exclusion from continuing to participate in the tendering process.
- A tender document can contain required terms and conditions which must, at minimum, be committed to by all tenderers for their tender to be conforming. This would also deal with some of the other concerns that have been raised about rent-free periods and the like. It can also exclude certain courses of action which would prevent antagonistic approaches by any tenderer or tenant.
- There should also be strong provisions as to the insurances that the tenant is required to take over its operations and the premises, including substantial provision for public liability, which now seems to be just as urgent as the required works.

It should be a requirement of the lease that the tenant commits to upholding and observing Australian standards and “best practice” in relation to safety, employment and sub-tenancy issues and the rights of stallholders and employees to freely associate, including for the purpose of negotiation with the head tenant.

Early Tendering and competition

It may be that the current tenant would win a properly conducted tender. But it would do so only on much better terms and having to commit to a more rigorous agreement with enforceable undertakings of the Council's, rather than the tenant's, choosing.

There is no reason a tender process couldn't begin well ahead of the lease expiry, but to apply from its expiry or earlier termination date. There is nothing to stop a new head tenant from finalizing everything so as to be able to move ahead on Day 1 of the new tenancy. Based on my experience, that is what happens in the commercial arena, if only because no tenant wants to pay rent for something that is not earning it money.

It appears from the media and the speeches made at Council that there is at least one well-resourced (in terms of both funds and experience) potential competitor for any tender. I am not arguing on their behalf. But the fact of their existence suggests that a tender process would likely be more successful than possibly the Council officers or Councillors feared. There could very well be several such offers. As set out above, competently prepared tender documentation would ensure that all the concerns as to the impact of such a process could be overcome.

Conclusion

It is my strong view, given all of the above, that it is both the legal obligation of, and the commercial imperative for, the FCC to put this substantial property disposition out to public tender. The very least that should be insisted upon is a substantially improved and documented Business Plan, and thereafter a lease incorporating all the obligations and protections, with vastly improved and enforceable terms. The second issue that has emerged concerning the presence and/or continuation of potentially hazardous activities or installations needs to be separately addressed by the Council right now! Councillors, management staff and the Council as a body corporate could be held liable for the results of any inaction.

The Fremantle Market is a major asset of the ratepayers. Its disposition should be for their primary benefit. The community and the consumers also need to be sure that it is safe and observing best practice both for obvious humanitarian reasons and for potential liabilities that could otherwise be sheeted home to the Council and thus to rates and ratepayers.

No	Submission details
143	<p>I am writing to wholeheartedly express my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. as detailed in the business plan. This decision holds immense potential for preserving a cherished landmark, stimulating tourism, and fostering economic prosperity within our community.</p> <p>The urgency of renovating and maintaining the historic market building cannot be overstated. I am pleased to learn that Fremantle Markets Pty Ltd has taken the initiative to fund these essential works, estimated to cost millions of dollars. By promptly approving their long-term lease, we can ensure the preservation of the building's integrity while safeguarding the well-being of visitors, stallholders, and staff.</p> <p>The Fremantle Markets serve as a beacon for tourism, attracting approximately 2.5 million visitors annually. By offering a secure and well-maintained venue through this lease. we can bolster the appeal of our city as a must-visit destination. The Markets not only provide an enchanting and diverse shopping experience but also support local businesses. stimulating economic growth and generating revenue for the City of Fremantle and its ratepayers.</p> <p>Fremantle Markets Pty Ltd has demonstrated its expertise in effectively managing and operating the Markets, evident from their successful track record. By granting them a new lease. we can capitalise on their experience. ensuring the Markets continue to flourish as a vibrant hub of activity. This. in turn guarantees a thriving marketplace for stallholders and their staff. contributing to the socio-economic fabric of our community.</p> <p>In conclusion. I fervently endorse the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. This decision will not only address the pressing renovation needs but also solidify the Markets' position as a cornerstone of our cultural heritage, an attraction that captivates visitors. and a catalyst for local economic growth. I urge the City of Fremantle to expedite the approval of the business plan, ensuring a prosperous and enduring future for the Fremantle Markets.</p> <p>Thank you for considering my support for this critical initiative. I trust that you will make a well-informed decision in the best interest of our community and its long-term development.</p>

No	Name	Submission details
144	Fremantle Markets Tenants 108 individual Submissions received	<p>Note: The following statement was received as 108 identical individual submissions from Fremantle Markets traders.</p> <p>As a proud trader at the Fremantle Markets, I am writing to express my full support for the proposed new 20-year lease for Fremantle Markets Pty Ltd. The Markets have been my business's home for years, and I have witnessed firsthand the positive impact they have on our community and local economy.</p> <p>The current lessee has proven their commitment to our success, and granting them a longterm lease will provide stability, encourage further investment, and ensure the ongoing vibrancy of this iconic institution. I wholeheartedly urge you to approve the new lease and help secure the future of the Fremantle Markets.</p>

No	Submission details
145	<p data-bbox="277 236 1003 264">Letter to CEO from Tim Foster (Director of GTL Investments).</p> <p data-bbox="277 309 633 338">FREMANTLE MARKETS LEASE</p> <p data-bbox="277 344 1895 443">I write to you with respect to the conversion works that were scheduled to be undertaken in respect of the Fremantle Markets in 2020 (see article attached from the Fremantle Herald). It is my understanding that the long lease extension to the Murdoch family's company was subject to these essential works being undertaken.</p> <p data-bbox="277 488 1928 587">I have many years' experience in property development and have commercial holdings in both Western Australia and Tasmania. Having lived around Fremantle and the surrounding suburbs for much of my life, I have a keen interest in maintaining the vibrant vision of the City of Fremantle.</p> <p data-bbox="277 632 1912 730">I am most disappointed that the commercial repairs and upgrades that were promised by the current leaseholders were not delivered upon, but I acknowledge that it is not unusual for some leaseholders with extended leases to do fewer improvements in the final years of the lease.</p> <p data-bbox="277 775 1928 874">We would like to make a proposal to the City of Fremantle to undertake the essential works to the Fremantle Markets, in addition to some further development ideas for the Fremantle Markets. Whilst the current lease expires in 2026, we feel it necessary to commence works immediately and not wait another four years for the property to fall into even further disrepair.</p> <p data-bbox="277 919 1899 1018">We would envisage meeting with you to discuss the works the Fremantle council identified in 2020 and providing a proposal back to you within seven days with our costings over a three-year period whereby the improvements will be completed. Our contribution to costs would be greater than Council's contribution.</p> <p data-bbox="277 1062 1917 1126">We await your consideration of the above and would like the opportunity to meet to discuss the upgrade plans we have for this treasured icon of Fremantle.</p>

MARKET WORKS NEVER TACKLED

June 19, 2020· by Your Herald in News

MANY of the "essential" conservation works needed at the Fremantle Markets which have prompted Fremantle council to offer the managing lessee a long lease extension, were identified 12 years ago but never acted on.

Last week the council voted for CEO Philip St John to negotiate the terms of a "possible lease extension" with the Murdoch family's company Fremantle Markets Pty Ltd which could see them get an extra 10 to 15 years. As part of the deal, the Murdochs would help the council pay for half of its share of the works - around \$500,000 - while putting in \$1.2 million for works the council believes they should be responsible for.

The Murdochs have argued they couldn't recoup enough on that investment by the time their current lease runs out in 2026 to make it worthwhile.

A report to the council said there were \$1.6m of "priority" works, including demolition and replacement of most of the roof sections, new electric cabling and firefighting solutions.

Urgent

But looking into the Fremantle Markets Conservation Plan adopted by the council in 2008, the Chook spotted a swag of "urgent" works that have cropped up in the new list.

Some of the repeat jobs include fixing "leaks to the ceiling of Shop 15", "deteriorated stonework to east wall of 1898 building" which has now expanded to "all external limestone walls except South Terrace and Henderson Street facades" and repairing the flooring.

Fremantle Society president John Dowson, who was deputy mayor when the conservation plan was adopted, said part of the problem was that the council of the time didn't stipulate who should pay for which repairs.

He'd argued at the time, and submitted a letter to the Herald, Galling for a more stringent arrangement and a plan to sequester a portion of the extra annual rent the council had just negotiated for conservation.

"Here we are in 2020 revisiting the poor decision that has cost the ratepayers millions of dollars in lost rent and left the markets nowhere near the well-maintained and well restored shape it should be in," Mr Dowson said.

The council report says the markets needs \$5.65 all up, but notes "the city ins not currently in a position to provide funding to these works in the near future".



Fremantle Markets Business Plan

SURVEY RESPONSE REPORT

29 April 2015 - 19 July 2023

PROJECT NAME:

Fremantle Markets Business Plan



SURVEY QUESTIONS

Q1 | Submission

Screen Name Redacted

6/08/2023 04:20 PM

The markets is currently is a shadow of its former self The mood in there with stall holders is not a happy one The physical state of the building is a disgrace Its know to be the most expensive market in Australia for stall holders The fact that the Leasor have done little to no work to maintain the building that they charge astronomical rent for is a disgrace to the city. The markets has become an embarrassment to yet another poorly managed City of Fremantle business operation. Its time to clear the slate, build a proper business plan and return the markets to its former glory. Open it up for NEW Tenders and fresh ideas Its suppose to be a community builder of small business, innovation, creativity, not a cash cow for a business monopoly. This is NOT Freo.

Screen Name Redacted

6/09/2023 11:14 AM

I reckon that the current freo markets operators have been doing a great job for as long as I have been visiting the markets (since 1985) and their offer for a new upgrade in return for lease time is very much in line with other historical buildings in Perth eg Rotto pub Post office and having pre-existing operators to implement this will make sure it done quickly and properly to maximise benefits to the public and the longevity of the very old building. Cheers

Screen Name Redacted

6/11/2023 10:40 AM

I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site.

Screen Name Redacted

6/11/2023 10:57 AM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its

ratepayers. Please approve the Business Plan as soon as possible. It is my first stop when I have visitors from Interstate and overseas and a great outing for my family on the weekends, my teenage girls still love visiting after all these years.

Screen Name Redacted

6/11/2023 11:20 AM

I love the Freo Markets and it provides a great experience every time I go there. I totally support the new business plan and am excited about the future for the markets.

Screen Name Redacted

6/11/2023 01:09 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I’m writing to you to tell you why I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible. My friends and I love going to the markets on the weekend the atmosphere is great.

Screen Name Redacted

6/11/2023 01:10 PM

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Screen Name Redacted

6/11/2023 01:38 PM

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Screen Name Redacted

6/11/2023 02:12 PM

I have been going to the Fremantle markets for many years and have seen it flourish from year to year. It is clearly well managed by a responsible and passionate company. I always take friends from abroad to the Fremantle Markets and they always love it. I have a poem written by Barry Humphries for my parents and in it he mentions how he always likes to visit the markets when he come to Perth. It’s an iconic destination. I wholeheartedly support the plan proposed by FMPL who clearly understand the needs of the tenants and public and see absolutely no reason why the management of the markets would be given to anyone else.

Screen Name Redacted

6/11/2023 04:01 PM

Dear Mr Dougall I’m writing in support of the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. The Markets are such a significant tourist

attraction and a workplace for hundreds of stallholders and their staff, and it is important the building is safe and well maintained. As Fremantle Markets Pty Ltd has offered to pay for these important works, it makes sense to offer it an immediate 20-year lease to avoid further deterioration of the state this historic building. Fremantle Markets Pty Ltd have done a wonderful job in keeping the Freo Markets a vibrant and high quality venue. They have extensive experience in managing and operating the Markets make such a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. I would hope that the council approve the Business Plan under the councils Leasing Policy as soon as possible.

Screen Name Redacted

6/11/2023 07:42 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I’m writing to you to tell you why I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible. I love the markets I have been going there every weekend since I moved to Perth, such a unique fabulous atmosphere.

Screen Name Redacted

6/11/2023 07:45 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I’m writing to you to tell you why I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained.

Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible. My friends and I love the markets, fabulous clothes and food Yours faithfully.

Screen Name Redacted

6/12/2023 08:01 AM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I’m writing to you to tell you why I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible. We have been going to the market since we were small children, great atmosphere food and shopping.

Screen Name Redacted

6/12/2023 10:22 AM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I support the City of Fremantle’s proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the Fremantle markets site and urge City of Fremantle to approve their business plan as soon as is expedient so the Fremantle Markets can continue to be enjoyed by all. The historic markets are such an important part of Fremantle culture and attract visitors from nearby and afar, and provide employment, however it is clear works to the building and significant upgrade is needed urgently. Both in terms of health and safety for those who work there but also for the visitor experience. I shop regularly for my fruit and vegetables, purchase gifts and clothing, take interstate and international visitors to the markets and it always is alive and buzzing with a great sense of community which is

what cities need. Having a tenant who will pay for these necessary works will save the Council and therefore ratepayers having to pay. I imagine that Fremantle Markets Pty Ltd would only be able to justify this expenditure if they had the surety of a long lease renewed as soon as possible.

Screen Name Redacted

6/12/2023 03:30 PM

The Fremantle Markets operators have over many years created an institution in Fremantle. Whilst many suburbs such as Subiaco have seen their markets disappear, to great detriment of the suburb and the state of Western Australia. As such the Fremantle Markets should continue to be operated by the family we know has and will continue to deliver this unique, high quality experience for locals and tourists. Thus ensuring this institution is not lost due to poor management or fleeting business models.

Screen Name Redacted

6/12/2023 03:58 PM

12/6/23 City of Fremantle CEO Dear Mr Dougall, Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic Fremantle markets site. Work on the buildings is overdue and urgent. As the incumbent operator Fremantle Markets Pty Ltd has, as I understand, offered to pay for these urgent expensive capital works, it is therefore very prudent and sensible to offer an immediate 20-year lease to avoid further deterioration in the state of the buildings and have these capital works completed for the benefit of all stallholders and visitors. Because the Markets are so important for tourism and a workplace for hundreds of stallholders and their staff, it is important the buildings are safe and well maintained. We visit the markets on a regular basis with my family and have done so for many years now. This is the best alternative available to the council to have these capital works completed to improve the amenity for everyone. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they are a very successful experienced operator and would be the best operator of the markets going forward. The Council's own Leasing Policy makes it entirely appropriate for the 2 parties to enter a new long-term lease right now, without any further delays. Fremantle Markets Pty Ltd continues to make a positive and important contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan without further delay.

Screen Name Redacted

6/12/2023 05:05 PM

Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's

proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible.

Screen Name Redacted

6/13/2023 08:38 AM

The Fremantle Markets are, and have for many decades been, a vital part of the fabric of Fremantle. The Markets are what they are because of the Murdoch family, a business they have built, managed and evolved over the years. I and many others I know are in full support of the Murdoch family receiving a lease of the Markets so that they can continue to build the legacy of the Fremantle Markets, something the City of Fremantle should be very proud of as an iconic destination for locals and tourists alike. Due to the very unique nature of the business I do not believe that another person would be capable of running the Markets as competently as the Murdoch family, regardless of whatever business experience they claim to have.

Screen Name Redacted

6/13/2023 10:13 AM

Please approve this plan!! We love visiting the Fremantle markets every time we are in Perth. It's what gets us out, exploring Freo

Screen Name Redacted

6/13/2023 01:11 PM

I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important to the community for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right. Success doesn't happen overnight and a lot of hard work, dedication by the team has been this grow with success helping contribute to the wider retail and hospitality business

in Fremantle. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible.

Screen Name Redacted

6/13/2023 01:41 PM

The Fremantle markets are a historical part of Fremantle and even living North we visit regularly! I fully support them being renewed in their lease!

Screen Name Redacted

6/13/2023 01:44 PM

I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible.

Screen Name Redacted

6/13/2023 03:06 PM

We support FMPL lease renewal on the Historic Fremantle markets site. We have been there numerous times over the years and have found them to be a great advertisement for Fremantle and Western Australia. They are local and have done an amazing job since 1975. The markets need capital expenditure and it makes sense to structure a longer term lease with FMPL offering to pay for these works. It makes commercial sense. We look forward to the business plan being approved and revisiting soon.

Screen Name Redacted

6/13/2023 03:19 PM

The Fremantle Markets desperately need work done. I feel the current operators would do an amazing job, given the opportunity.

Screen Name Redacted

6/13/2023 04:00 PM

Love and support the Freo markets.

Screen Name Redacted

6/13/2023 05:59 PM

I'm 100% in favour and in full support of FMPL renewing the lease for a further 20 years. I'd hate to see the Fremantle Markets lose its charm, its character and its identity. This would most definitely be put to risk, by handing it over to some conglomerate, possibly rebranding or ruining one of Fremantle's pivotal tourist destinations. Why would the council risk it!! \$\$\$\$

Screen Name Redacted

6/13/2023 06:25 PM

Would love the markets to be upgraded, it is getting better every year.

Screen Name Redacted

6/13/2023 06:49 PM

Fremantle markets are a important institution in Freo attracting locals & tourists alike. It is important they are upgraded & managed in a manner that reflects the importance of the markets in the local community.

Screen Name Redacted

6/13/2023 06:53 PM

The Fremantle Markets current operators are providing a commercial and fair market proposal. However, the greater weight to the decision to proceed with the current operators is their track record over many years, promoting Fremantle and winning many awards. They have done Fremantle proud.

Screen Name Redacted

6/13/2023 07:38 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. I have personally been involved in tourism and hospitality in Fremantle for a number of years now and have always found the business and operator to be such a great asset to Fremantle. Starting again with anyone else seems like a really unproductive and unnecessary consideration given the current state. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please

approve the Business Plan as soon as possible.

Screen Name Redacted

6/13/2023 07:57 PM

The Fremantle Markets is a place of community and diversity, inclusivity and creativity. This is the hustle and bustle heart of Fremantle and always has been, since I was a child and now my children enjoy. As times change it's lovely to still enjoy the Fremantle we know and love and pass that onto the younger generations.

Screen Name Redacted

6/13/2023 08:17 PM

The Fremantle markets are the heart of freeo. We come here every second weekend for a veggie shop then stay for lunch and a walk around freeo. The markets must stay!

Screen Name Redacted

6/13/2023 09:34 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must

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Screen Name Redacted

6/13/2023 09:36 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing

and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible. I absolutely love the Fremantle Markets.

Screen Name Redacted

6/13/2023 09:42 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must

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Screen Name Redacted

6/13/2023 09:49 PM

Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual

financial contribution to the City of Fremantle and its ratepayers.

Please approve the Business Plan as soon as possible. I have always loved spending time at the markets every weekend for years, with interstate and overseas visitors and with my children from a young age to now as adults its still our go to for an outing.. I think that it would be a terrible shame and a great loss to the city of Fremantle if this was to change.

Screen Name Redacted

6/13/2023 09:56 PM

To Whom it may concern I believe Council should follow its process and renew with Fremantle Markets Pty Ltd for the following reasons. Firstly Fremantle Markets is a well established tourism attraction for Fremantle not only does it have longevity with the local community and tourism but it has also improved its standing and attraction to the community year on year under its exemplary management team, not only this it has also proven to be financial. This is a very important consideration, why would Council take the risk of a potential unknown in this current economic climate? Council should avoid the high likelihood of disruption of business for not only the many stall holders FMPL has but also to the surrounding businesses that rely on the throughput traffic FMPL brings to its community. Council should renew with FMPL and grab the \$3m upgrade to its asset with both hands it's a no brainer and a win win! Thanks for your consideration

Screen Name Redacted

6/14/2023 05:50 AM

Please help maintain the iconic Fremantle markets.

Screen Name Redacted

6/14/2023 05:56 AM

The Fremantle markets have been such an amazing place for my family and I to visit over the years. They've been particularly well run over the past decade. I would love to see further investment in improving the facilities and for them to continue with how they have been operating. There is always excellent fresh produce, food, crafts and entertainment. I would strongly support that they continue to operate as they have done over the last decade.

Screen Name Redacted

6/14/2023 06:10 AM

The Fremantle markets are the biggest drawcard to Fremantle on a weekend. Without them, Fremantle businesses would greatly suffer. The markets are an icon of Fremantle. They need to stay and be given the birthday upgrade they so desperately need.

Screen Name Redacted

6/14/2023 06:41 AM

I feel Fremantle markets are a bit like Margaret Rivers Big Brother. A state icon.

Screen Name Redacted

I am in total support of the new lease for the Fremantle market place,

6/14/2023 12:27 PM

it's a fantastic place.

Screen Name Redacted

6/14/2023 01:30 PM

I have fond memories of visiting the Fremantle markets as a young child with my family and friends. Now, as a parent, I love taking my young daughter to the markets for fun, interactive, food filled and vibrant afternoon. I fully support the business plan proposed by the Murdochs. They have a deep connection to Fremantle and the markets and have done a wonderful job creating a cultural icon for Fremantle and the broader Perth community. They are the best people to run the business and to be able to carefully complete the much needed building works.

Screen Name Redacted

6/14/2023 01:49 PM

I thoroughly enjoy every visit to Fremantle markets and look forward to its weekly opening each week. I take all friends that come from interstate and overseas to visit the market the business plan we ensure all of us have and even better experience in the future. I support the exciting Business Plan proposed and suggest it is approved as soon as possible.

Screen Name Redacted

6/14/2023 02:21 PM

The Fremantle Markets are invaluable to Fremantle, and brings so much life, value and attraction to Fremantle. It is one of my favourite places to go every Friday and Saturday, and is an invaluable tourist attraction as well. Fremantle would loose so much life should the Markets become unavailable.

Screen Name Redacted

6/14/2023 02:30 PM

I support the City of Fremantle's proposal to offer Fremantle Market's PTY LTD a new 20-year lease. The Fremantle Markets is arguably the most significant tourist attraction we have. If the current Tennant's are prepared to contribute millions of dollars improving the site, it makes sense to continue with them. Putting it out to tender is fraught with danger as we don't know what we will get. The improvements made around Fremantle over the past five years have no doubt improved the Town and given it the facelift it needed in particular the FOMO precinct. These changes although they have been good are somewhat radical. As the oldest cafe in Fremantle, I don't think it's right time to change the management at the Fremantle Markets as it is definitely a case of sticking with the people who have been managing it well for decades.

Screen Name Redacted

6/14/2023 02:32 PM

I support the City of Fremantle's (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the Fremantle Markets site.

<p>Screen Name Redacted 6/14/2023 02:53 PM</p>	<p>We've been visiting the market for year and are thrilled to see how well it's being managed and the quality being so good.</p>
<p>Screen Name Redacted 6/14/2023 03:00 PM</p>	<p>Love the markets!</p>
<p>Screen Name Redacted 6/14/2023 03:05 PM</p>	<p>I think the markets are travelling along beautifully as is. I think most businesses would be enjoying good profits and I see no need for redevelopment of the current situation.</p>
<p>Screen Name Redacted 6/14/2023 03:13 PM</p>	<p>Ive worked in Fremantle for 25years Markets are a staple and are currently under wonderful management</p>
<p>Screen Name Redacted 6/14/2023 03:17 PM</p>	<p>The current management are running the markets really well.</p>
<p>Screen Name Redacted 6/14/2023 03:19 PM</p>	<p>Freo Markets is a necessity! Its an icon for tourists and locals.</p>
<p>Screen Name Redacted 6/14/2023 03:25 PM</p>	<p>support for the Fremantle Markets management to continue operating the Fremantle Markets</p>
<p>Screen Name Redacted 6/14/2023 03:28 PM</p>	<p>I would like for the Fremantle Market management to continue with the lease as i think they are doing a great job and i think that the proposal for them to spend \$3000000 onupgrades can only be a bonus</p>
<p>Screen Name Redacted 6/14/2023 03:34 PM</p>	<p>Support for the Fremantle Markets current management to continue operating the Fremantle Markets as the Markets are doing well.</p>
<p>Screen Name Redacted 6/14/2023 03:35 PM</p>	<p>I love the Freo markets please don't change it love it as it is</p>
<p>Screen Name Redacted 6/14/2023 03:42 PM</p>	<p>The markets have been doing very well recently and I support the current management.</p>
<p>Screen Name Redacted 6/14/2023 03:43 PM</p>	<p>I support the Fremantle Markets management team to continue operating the Fremantle Markets as they are doing a good job</p>

Screen Name Redacted

6/14/2023 03:50 PM

I support this and love the freo markets it's what sparks us when we come into freo

Screen Name Redacted

6/14/2023 04:01 PM

I believe the Fremantle markets are operating well and would like the current plan to stay in effect

Screen Name Redacted

6/14/2023 04:26 PM

I have been a regular visitor to the Freo Markets since it opened and love nothing more than to wander around the local stalls and try the incredible local produce and yummy food offerings every other weekend. Our whole family loves the vibe and feel of the Markets and believe it to be the very essence of Freo. I just can't imagine Freo without the Freo Markets. Please keep this iconic attraction for our kids and the next generation. It really will be the demise of weekend trips to Freo if it ceases to exist.

Screen Name Redacted

6/14/2023 04:26 PM

The Fremantle Markets is very well run and I congratulate their management on their efficiency. Please continue your good work.

Screen Name Redacted

6/14/2023 04:31 PM

Current management should continue on

Screen Name Redacted

6/14/2023 04:39 PM

The Fremantle Markets is the last bastion of a Fremantle community that we have left. It has been built over many years and the culture and tradition is what makes the Freo markets. Don't fall in the trap of imitating change for change sake. Keep the Fremantle Management in place. Preserve the culture, tradition and experience for future generations The Fremantle Markets is more than a marketplace; it is the very soul of Fremantle. Its foundation is built on a tapestry of culture and tradition that has been woven over decades, and is a testament to the labor of love by those who have contributed to its growth. The "Freo" spirit is palpable within its walls - a spirit that is born of community, history, and a sense of belonging that transcends generations. It has a mix of hippy, innovation, entrepreneur and history that make it a truly amazing place. We don't want change killing this amazing ecosystem. The Markets, under the current management, have thrived not just as a commercial entity, but as a social gathering place that is steeped in a character uniquely its own. Keeping the Fremantle Markets management in place ensures that the decisions shaping its future are made by those who understand its past, and who are dedicated to safeguarding the heritage that makes it a beloved landmark. By preserving the culture, tradition, and experience of the Fremantle Markets, we not only honor the legacy of the countless individuals who have poured their hearts into this

cherished institution, but we also ensure that future generations can partake in the unadulterated joy that is quintessentially “Freo”. In conclusion, I ask you to carefully consider the irreplaceable value of the Fremantle Markets’ cultural heritage. By supporting the continuity of its current management, we cast a vote of confidence for the preservation of a community treasure.

Screen Name Redacted

6/14/2023 05:58 PM

I’m supporting the Fremantle markets management to continue operating the Fremantle markets as they are doing a great job.

Screen Name Redacted

6/14/2023 06:14 PM

The management at the markets is doing a great job

Screen Name Redacted

6/14/2023 06:22 PM

Support for the Freo Market Management to keep operating!! There doing a great job

Screen Name Redacted

6/14/2023 08:07 PM

Keep the markets operating as the markets. They are a cornerstone of culture and community in Fremantle.

Screen Name Redacted

6/15/2023 09:47 AM

On behalf of the Esplanade Hotel Fremantle, and General Manager - Jacqueline Comb, we support the plan, noting that; The Esplanade Hotel Fremantle sees some 13,000+ guests a month on average, mostly travellers to the region, families, and wide array of tourist backgrounds, a large portion of which would visit the local attraction that is the Fremantle Markets. Updating the present facilities can only enhance the guest experience and add further value and attraction to this icon. We have also prepared a letter of support reflection our thoughts & support.

Screen Name Redacted

6/15/2023 12:15 PM

I believe the Fremantle Markets should most definitely stay in the hands of the current operators, being the Murdoch's. I've owned and run Pirates Backpackers Fremantle for the last 17 years. If a guest is staying on a Friday, Saturday or Sunday, then they will always visit the Fremantle Markets. And they will always have only positive comments about their visit. There are also guests who stay for a couple of months and a visit to the markets on their weekends is always on their itinerary. I often see guests returning with food, whether it be vegetable and fruit, or a meal from one of the food stalls. I have never once heard a negative comment about the markets from any guest over all these years. Personally I love the markets and go their often. There is always a great vibe and lots of people. Obviously the Fremantle Markets are successful so it makes sense to keep it in the hands of the current operators. It would be a

real tragedy to see the markets decline as a result of an unnecessary change.

Screen Name Redacted

6/15/2023 04:38 PM

I am wanting to express my support for the Fremantle Markets and for the City of Fremantle to extend their 20 year lease. The Fremantle Markets is the lifeblood of Fremantle's tourism industry. The beautiful old building is steeped in history and its amazing stalls and their stall holders bring a fun and buzzing vibe to the building. There is nothing else like it in Perth and we need to ensure that they stay.

Screen Name Redacted

6/15/2023 09:22 PM

City Of Fremantle Subject: Fremantle Markets Business Plan – Public Submission I understand that the City of Fremantle is considering whether to offer Fremantle Markets Pty Ltd a renewal on their existing lease of the historic Fremantle Markets site. Whilst I am not a Fremantle resident, I do have an appreciation for the markets and the significant and valuable attraction they represent for visiting international, interstate, and local visitors. I have followed the offerings of the markets and the diversity of interests represented at the site and commend the existing management for the way they have presented the site, notwithstanding the natural heritage limitations. The prospect of some much-needed capital to make improvements to the site can only be good for what is an iconic attraction in WA. My concern is that Council may put at risk the effective management of the markets and its long-term viability by moving away from what seems to have been a tried and tested management framework under the guise of Fremantle Markets Pty Ltd. The information provided to me indicates agreement in principle to an ongoing commercial rent (justified by third parties) and an agreed contribution toward capital improvements. We all know that the markets do need sprucing up and these funds would go along way to ensuring its ongoing viability. It seems that the City and Fremantle Markets Pty Ltd have reached an amicable arrangement and I therefore encourage the City to finalise the arrangements to ensure a mutually beneficial result for both parties. To place what seems to be a good deal at risk (I rate proven effective management as being one of the key considerations) would not serve the City or the Markets well.

Screen Name Redacted

6/16/2023 10:15 AM

I support the new lease for Fremantle Markets. It's a wonderful place with good stalls. It's iconic to Fremantle!

Screen Name Redacted

6/16/2023 03:53 PM

Working in the tourism industry and being a promoter of Perth's assets and attractions, the Fremantle Markets is an integral presence

in the fabric of what makes Fremantle special; our tourists have always and will always love visiting the Markets during their visit and it offers a unique Fremantle experience.

Screen Name Redacted

6/17/2023 08:37 AM

Love the Fremantle Markets, please continue to support this iconic destination.

Screen Name Redacted

6/17/2023 10:01 AM

I fully support Fremantle Markets extending their lease and completing much needed works on the site. This is a much loved venue of our family and we'd love to see them continue to do great things well into the future.

Screen Name Redacted

6/18/2023 06:36 PM

Love Freo markets. Favourite part of my weekend. I hope any planning gets through quickly.

Screen Name Redacted

6/19/2023 05:50 PM

I SUPPORT the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. I am a Fremantle resident and have worked in Fremantle for a number of years. Over the years I have attended the markets on many occasions, usually for Friday lunch. The markets always have an array of interesting stalls and I particularly like the diverse range of cuisines on offer. They are always very busy (the words "bustling" and "thriving" come to mind). In my observation, the markets are very well run and this has been the case throughout the time I have been attending them. I understand that Fremantle Markets Pty Ltd has offered to pay for significant upgrade works to the Fremantle Markets building. This can only be a good thing for the ongoing viability of the markets. I think given: * the markets are, to my observation, completely thriving and one of the great destinations in Fremantle for locals and tourists alike (which has been built up under Fremantle Markets Pty Ltd's management); * the strong track record Fremantle Markets Pty Ltd has in running the markets over so many years; * the important works it has offered to pay for, it makes complete sense to grant Fremantle Markets Pty Ltd a new 20-year lease and I support the City of Fremantle doing so.

Screen Name Redacted

6/20/2023 12:23 PM

I support the City of Fremantle's (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the Fremantle Markets site. We really need to get cracking on fixing up the market building ASAP. For instance, the canvas roof in the Yard area needs to be replaced right away. Luckily, FMPL has offered to foot the bill for these urgent repairs, which cost a whopping \$3 million. So, it makes sense to give them a long-term lease right now to prevent the building

from falling apart any further. The Fremantle Markets are super important for tourism and provide jobs for hundreds of stallholders and their staff. We need to make sure the building is safe and well-maintained. FMPL has been managing and running the Fremantle Markets for ages, and with 2.5 million visitors every year, they must be doing something right. They've won loads of tourism awards and always have a full house. No other operator or leaseholder can match FMPL's track record. The best part is that according to the COF's own Leasing Policy, it's totally appropriate for us to enter into a new long-term lease right now without any delays. We don't have to go through a competitive tender or EOI process because FMPL pays full commercial rent and adds a ton of value to Fremantle's overall tenancy mix and attraction for visitors. FMPL has been exceeding these standards for decades, so it only makes sense to renegotiate a new lease with them, which we're already doing. FMPL really contributes to the community and gives a substantial amount of money to the COF and its ratepayers every year. No other tenant pays as much rent as FMPL, and the current operators even personally guarantee it. Please approve the Business Plan as soon as possible, and thanks for giving us the chance to comment.

Screen Name Redacted

6/20/2023 12:26 PM

I endorse the City of Fremantle's (COF) proposal to grant Fremantle Markets Pty Ltd (FMPL) a fresh 20-year lease for the Fremantle Markets site. Immediate attention is required for repairs on the market building, including the urgent replacement of the canvas roof in the Yard area. Given FMPL's willingness to cover the substantial \$3 million cost for these necessary works on a council-owned property, it is advisable to promptly offer a long-term lease to prevent further deterioration of the building. The Fremantle Markets hold significant importance for tourism and serve as a vital workplace for numerous stallholders and their employees. Consequently, it is imperative to ensure the safety and proper maintenance of the building. FMPL boasts extensive experience in managing and operating the Fremantle Markets, with an annual visitor count of 2.5 million, indicating their successful practices. Their accomplishments include multiple Tourism Awards and a commendable 100% occupancy rate. No other operator or lessee can match FMPL's exceptional track record. Of utmost importance, the COF's Leasing Policy fully justifies the initiation of a new long-term lease between the two parties without any further delays. According to this policy, competitive tenders or expressions of interest (EOI) processes are not required for buildings leased to long-term tenants who pay full commercial rates, contribute substantial value to Fremantle's tenancy mix, and enhance its appeal to visitors. FMPL has consistently surpassed these benchmarks for decades, further validating the appropriateness of renegotiating a new lease with them, as currently underway. FMPL makes a positive impact on the community and significantly contributes to the COF and

its ratepayers on an annual basis. The financial support provided by FMPL surpasses that of any other tenant, and the current operators personally guarantee this commitment. I kindly request expeditious approval of the Business Plan and express my gratitude for the opportunity to provide input.

Screen Name Redacted

6/20/2023 12:27 PM

I endorse the City of Fremantle's (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a fresh 20-year lease for the Fremantle Markets site. Immediate attention is required for repairs on the market building, including the urgent replacement of the canvas roof in the Yard area. Given FMPL's willingness to cover the substantial \$3 million cost for these necessary works on a council-owned property, it is advisable to promptly offer a long-term lease to prevent further deterioration of the building. The Fremantle Markets hold significant importance for tourism and serve as a vital workplace for numerous stallholders and their employees. Consequently, it is imperative to ensure the safety and proper maintenance of the building. FMPL boasts extensive experience in managing and operating the Fremantle Markets, with an annual visitor count of 2.5 million, indicating their successful practices. Their accomplishments include multiple Tourism Awards and a commendable 100% occupancy rate. No other operator or lessee can match FMPL's exceptional track record. Of utmost importance, the COF's Leasing Policy fully justifies the initiation of a new long-term lease between the two parties without any further delays. According to this policy, competitive tenders or expressions of interest (EOI) processes are not required for buildings leased to long-term tenants who pay full commercial rates, contribute substantial value to Fremantle's tenancy mix, and enhance its appeal to visitors. FMPL has consistently surpassed these benchmarks for decades, further validating the appropriateness of renegotiating a new lease with them, as currently underway. FMPL makes a positive impact on the community and significantly contributes to the COF and its ratepayers on an annual basis. The financial support provided by FMPL surpasses that of any other tenant, and the current operators personally guarantee this commitment. I kindly request expeditious approval of the Business Plan and express my gratitude for the opportunity to provide input.

Screen Name Redacted

6/20/2023 12:53 PM

As long term Fremantle residents and avid market goers, we support the continuation of the Markets lease as per the business plan. The markets are a Fremantle institution, and there has been ongoing and continuous improvements made in the presentation and mix of stalls at the markets over recent years. So much so that we always urge our friends and visitors from other parts of Perth and elsewhere to visit the markets to enjoy the offerings.

Screen Name Redacted

6/20/2023 02:24 PM

I support the City of Fremantle's (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the Fremantle Markets site. Work on the market building has become very urgent, for example, the canvass roof in the Yard area needs replacing asap. Because FMPL has offered to pay for these urgent \$3M works on a council owned building, it makes sense to offer an immediate long-term lease to avoid further deterioration in the state of the building. The Fremantle Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. FMPL has decades of experience in managing and operating the Fremantle Markets, with 2.5million visitors per year they must be doing many things right. They have won numerous Tourism Awards and have a 100% occupancy rate. No other alternate operator/lessee has a track record like FMPL's. Most importantly, the COF's own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long-term lease right now, without any further delays. It is against COF's Leasing Policy to run a competitive tender or EOI process for buildings leased to long-term tenants paying full commercial rates of rent and adding significant value to Fremantle's overall tenancy mix and visitor appeal. FMPL has exceeded these metrics for decades Therefore, it is entirely appropriate for FMPL and the COF to renegotiate a new lease, as we are currently doing. FMPL makes a positive contribution to the community and a considerable annual financial contribution to the COF and its ratepayers. The COF has no other tenant that pays such a significant annual rental as FMPL. In addition, this is personally guaranteed by the current operators. Please approve the Business Plan as soon as possible and thank you for the opportunity to comment.

Screen Name Redacted

6/20/2023 02:25 PM

I support the City of Fremantle's (COF) proposal to offer Fremantle Markets Pty Ltd (FMPL) a new 20-year lease over the Fremantle Markets site. Work on the market building has become very urgent, for example, the canvass roof in the Yard area needs replacing asap. Because FMPL has offered to pay for these urgent \$3M works on a council owned building, it makes sense to offer an immediate long-term lease to avoid further deterioration in the state of the building. The Fremantle Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. FMPL has decades of experience in managing and operating the Fremantle Markets, with 2.5million visitors per year they must be doing many things right. They have won numerous Tourism Awards and have a 100% occupancy rate. No other alternate operator/lessee has a track record like FMPL's. Most importantly, the COF's own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long-term lease right now, without any further delays. It is against COF's Leasing Policy to

run a competitive tender or EOI process for buildings leased to long-term tenants paying full commercial rates of rent and adding significant value to Fremantle's overall tenancy mix and visitor appeal. FMPL has exceeded these metrics for decades Therefore, it is entirely appropriate for FMPL and the COF to renegotiate a new lease, as we are currently doing. FMPL makes a positive contribution to the community and a considerable annual financial contribution to the COF and its ratepayers. The COF has no other tenant that pays such a significant annual rental as FMPL. In addition, this is personally guaranteed by the current operators. Please approve the Business Plan as soon as possible and thank you for the opportunity to comment.

Screen Name Redacted

6/20/2023 02:28 PM

As a ratepayer in Fremantle, I strongly support the City of Fremantle's proposal to grant Fremantle Markets Pty Ltd (FMPL) a new 20-year lease for the Fremantle Markets site. The urgency of addressing the market building's issues cannot be overstated, especially the immediate need to replace the deteriorating canvas roof in the Yard area. With FMPL generously offering to cover the substantial \$3 million cost for these critical repairs on a council-owned building, it is vital that we expedite the process of offering them a long-term lease to prevent any further deterioration. The Fremantle Markets hold immense significance for tourism and serve as a crucial workplace for numerous stallholders and their dedicated staff. Ensuring the safety and optimal condition of the building is of paramount importance to both the local economy and the livelihoods of those who depend on the markets. FMPL's decades-long experience in managing and operating the Fremantle Markets speaks volumes. With an impressive annual visitor count of 2.5 million, they have consistently demonstrated their ability to attract and cater to a large audience. Their track record of winning numerous Tourism Awards and maintaining a remarkable 100% occupancy rate is unmatched by any other potential operator or lessee. Of utmost importance is the City of Fremantle's Leasing Policy, which unequivocally supports initiating a new long-term lease without unnecessary delays. This policy recognizes that competitive tendering or expressions of interest (EOI) are not required for buildings leased to long-term tenants who pay full commercial rates, contribute significant value to Fremantle's tenancy mix, and enhance its appeal to visitors. FMPL's exceptional performance over the years has consistently exceeded these criteria, further underscoring the appropriateness of renegotiating a new lease with them, as we are currently doing. It is worth noting that FMPL's positive impact on the community extends beyond their operational success. Their substantial annual financial contribution to the City of Fremantle and its ratepayers, which surpasses that of any other tenant, directly benefits us as residents. Furthermore, this commitment is personally guaranteed by the current operators,

solidifying their dedication to the community's well-being. As a Fremantle ratepayer, I earnestly request the expeditious approval of the Business Plan. I deeply appreciate the opportunity to express my views on this matter, as it directly affects our local community and the prosperity of our beloved city.

Screen Name Redacted

6/21/2023 01:31 PM

Dear CEO, Subject: Support for Fremantle Markets Business Plan – Public Submission. I am a Fremantle artist that has spent many hours connecting with the Town and in particular, the Fremantle Markets, I am writing to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease. Over the years, I have loved what the current Leaseholders have done over the past years in particular. It is a truly world class Market and I am proud to take my friends and colleagues from around the world. In fact it is the first place we visit! There are lots of good reasons why I believe it is crucial to grant Fremantle Markets Pty Ltd a new lease:

Urgent Building Maintenance: The market's building requires immediate attention, particularly the replacement of the roof above the food stalls. By offering a new lease, the City can ensure that these essential works are carried out promptly, maintaining the safety and integrity of the premises.

Financial Contribution: The current operator of the market makes a significant annual financial contribution to the City of Fremantle and its ratepayers. This contribution not only benefits the local economy but also helps support community initiatives and services.

Operator's Investment: Importantly, the current operator is willing to bear the cost of the necessary building works, even though the building is owned by the council. This demonstrates their commitment to the long-term success and sustainability of the market.

Extensive Experience: The current operator boasts decades of experience in running the Fremantle Markets. They have transformed it into a major tourist destination that attracts 2.5 million visitors each year. This level of expertise and track record of success should not be overlooked.

Tourism Awards: The market has received numerous tourism awards, which is a testament to the outstanding job done by the current operator. Recognized by industry experts, these accolades further underscore the market's value as a key tourism asset for Fremantle.

Workplace Safety: Given that the market serves as a workplace for hundreds of stallholders and their staff, it is imperative that the building is safe and upgraded. By granting a new lease, the City can facilitate the necessary improvements, ensuring a secure and conducive environment for everyone involved.

Rental Payments: The current operators have personally guaranteed the regular payment of rent to the City on a monthly basis. This assurance provides confidence in their financial commitment and stability.

Compliance with Leasing Policy: The proposed new long-term lease aligns with the Council's own Leasing Policy. It is entirely appropriate to enter

into this lease without any further delays, considering the market's importance and the positive impact it has on the community. Given the compelling reasons mentioned above, I urge you to approve the Business Plan and proceed with granting Fremantle Markets Pty Ltd a new 20-year lease as soon as possible. Doing so will ensure the continued success and development of this beloved market, benefiting both the local community and visitors alike. Thank you for your attention to this matter. I trust you will make the decision that will best serve the interests of Fremantle and its stakeholders.

Screen Name Redacted

6/21/2023 01:37 PM

I am a Musician, currently studying at the Australian Academy of Performing Arts. I have spent many hours Busking with my cello and generally connecting with the Fremantle Markets, I love this place and what it has come to represent in my life and the support staff have given me in my pursuit of live performance in and around the venue. I am writing to express my full support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease.

There are lots of other good reasons why I believe it is crucial to grant Fremantle Markets Pty Ltd a new lease:

Urgent Building Maintenance: The market's building requires immediate attention, particularly the replacement of the roof above the food stalls. By offering a new lease, the City can ensure that these essential works are carried out promptly, maintaining the safety and integrity of the premises.

Financial Contribution: The current operator of the market makes a significant annual financial contribution to the City of Fremantle and its ratepayers. This contribution not only benefits the local economy but also helps support community initiatives and services.

Operator's Investment: Importantly, the current operator is willing to bear the cost of the necessary building works, even though the building is owned by the council. This demonstrates their commitment to the long-term success and sustainability of the market.

Extensive Experience: The current operator boasts decades of experience in running the Fremantle Markets. They have transformed it into a major tourist destination that attracts 2.5 million visitors each year. This level of expertise and track record of success should not be overlooked.

Tourism Awards: The market has received numerous tourism awards, which is a testament to the outstanding job done by the current operator. Recognized by industry experts, these accolades further underscore the market's value as a key tourism asset for Fremantle.

Workplace Safety: Given that the market serves as a workplace for hundreds of stallholders and their staff, it is imperative that the building is safe and upgraded. By granting a new lease, the City can facilitate the necessary improvements, ensuring a secure and conducive environment for everyone involved.

Rental Payments: The current operators have personally guaranteed the regular payment of rent to the City on a monthly basis. This

assurance provides confidence in their financial commitment and stability. Compliance with Leasing Policy: The proposed new long-term lease aligns with the Council's own Leasing Policy. It is entirely appropriate to enter into this lease without any further delays, considering the market's importance and the positive impact it has on the community. Given the compelling reasons mentioned above, I urge you to approve the Business Plan and proceed with granting Fremantle Markets Pty Ltd a new 20-year lease as soon as possible. Doing so will ensure the continued success and development of this beloved market, benefiting both the local community and visitors alike. Thank you for your attention to this matter. I trust you will make the decision that will best serve the interests of Fremantle and its stakeholders.

Screen Name Redacted

6/22/2023 07:19 AM

I strongly support the Business Plan for the renewal of the lease of the Fremantle Markets with the City of Fremantle and current management FMPL . The City of Fremantle has and continues to receive the positive benefits of this Market operating inside the City of Fremantle . The Fremantle Markets brings in revenues for the City , it's ratepayers , many other businesses in the City and supports financially the numerous Stallholders . FMPL which operates this Market has a vested interest to continue making the Fremantle Markets successful . This successful story doesn't just happen magically , it takes work . Work from the stallholders and work from the Fremantle Markets management in promoting the Markets and the City of Fremantle . From the efforts of the Markets Stallholders and Management drawing peoples into the City it creates an atmosphere of an era gone by , an atmosphere many cities would desire to have , to have a hub of community activity in an Historic building right in the heart of the City . I urge the City to vote YES to approve the proposed Lease and continue the positive and successful operation of the Famous Fremantle Markets .

Screen Name Redacted

6/22/2023 11:35 AM

Dear Glen, Mayor and Council Members, As the CEO of Fremantle Markets Pty Ltd, I have had the privilege of working with this esteemed organisation for over 11 years, witnessing its exceptional growth and the remarkable contributions it has made to our community. So without surprise, I am writing to express my unwavering support for the approval of Fremantle Markets Pty Ltd's business plan and the granting of a new 20-year lease for the historic markets site. Fremantle Markets Pty Ltd is a true testament to effective leadership and an inclusive workplace. Our directors have displayed unparalleled dedication, attracting, and retaining staff members. In fact, we take immense pride in the fact that our current employee Rod McDonald has been with us for an impressive 30

years. This longevity speaks volumes about the positive work environment we have cultivated, embracing multiple generations and cultures. Our diverse team is a shining example of inclusivity, with a female CEO, a Market Manager hailing from Tanzania, and even an octogenarian Rod Maintenance Manager. Our commitment to caring for one another is balanced with a firm adherence to rules, regulations, and risk minimization, ensuring a safe and professional workplace environment. With 17 years of experience working in various markets across Australia, including Farmers Markets, Street Markets in Adelaide, and marketing for the Adelaide Central Market, I can confidently state that Fremantle Markets Pty Ltd stands unrivalled in this space. I have been approached for roles at esteemed markets such as South Melbourne Market and the Queen Victoria Market, but none compared to the exceptional operations and expertise demonstrated by Fremantle Markets Pty Ltd. Even local councils have expressed their desire to have us as their tenant, acknowledging the outstanding financial and social returns we bring to the community. As a fellow landlord, I understand the importance of nurturing and retaining exceptional tenants. I resonated deeply with Mayor Fitzhardinge's statement that the City of Fremantle aims to be a good landlord, as we have always strived to be an exemplary tenant, consistently delivering outstanding financial and social outcomes for the city. The delays we have experienced in the past three years have caused undue stress, and I implore you to approve our business plan without further delays. Doing so will not only bring relief but also allow us to continue our mission of creating an extraordinary market experience for our visitors, tenants, and the broader community. Without a doubt in my mind, I endorse the approval of Fremantle Markets Pty Ltd's business plan and the granting of a new 20-year lease. Our proven track record, unmatched expertise, and commitment to excellence make us the ideal choice to continue managing and operating the historic markets site. I trust that you will recognise the immense value we bring to the community and make a decision that reflects the best interests of all stakeholders involved. Thank you for your attention to this matter, and I remain hopeful for a favourable outcome that will enable us to move forward with confidence and certainty.

Screen Name Redacted

6/22/2023 05:34 PM

My wife and I are regular visitors to the freeo markets. We love the relaxed feel of the markets and appreciate the variety of shops, great food and reasonable prices. We love the tradition of the markets and believe it to be really well operated in way that is in keeping with freeo. I understand coucil is considering a plan to extend the current operator ehich i strongly support. There are many developers and operatirs that would seek to make major changes, to the facilities and alter the feel of the markets to generate more profit, bit this is unlikely

to be in the interests of those that visit the markets because of the underlying feel and tradition. I strongly support the proposal to keep the current operator and make the improvement suggested in the business plan.

Screen Name Redacted

6/23/2023 11:50 AM

I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent. As Fremantle Markets Pty Ltd has offered to pay for these urgent, million dollar plus works, it makes sense to offer an immediate 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for hundreds of Stallholders and their staff, it is important the building is safe and well maintained. Fremantle Markets Pty Ltd has extensive experience in managing and operating the Markets, with 2.5million visitors per year they must be doing many things right, if it ain't broke The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long term lease right now, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Please approve the Business Plan as soon as possible.

Screen Name Redacted

6/23/2023 03:19 PM

I support this development.

Screen Name Redacted

6/23/2023 04:06 PM

Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I'm writing to you to tell you why I support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the historic markets site. Work on the historic market building has become urgent and as Fremantle Markets Pty Ltd has offered to pay for these works as extensive experience in successfully managing and operating the Markets, it makes sense to offer a 20-year lease to avoid further deterioration in the state of the building. Because the Markets are so important for tourism and a workplace for stallholders and their staff, it is important the building is safe and well maintained. The Councils own Leasing Policy makes it entirely appropriate for the 2 parties to enter into a new long-term lease, without any further delays. Fremantle Markets Pty Ltd makes a positive contribution to the community and a significant annual financial contribution to the City of Fremantle and its ratepayers. Fremantle Markets Pty Ltd offer an iconic tourist attraction and one that I love taking family and friends to, especially when visiting from interstate or overseas. The experience is one that people always fondly remember. Please note my support for the approval of their Business Plan.

Screen Name Redacted

6/25/2023 05:25 AM

We love coming to Fremantle Markets. Please keep them just as they are - eclectic and vibrant!

Screen Name Redacted

6/26/2023 02:55 PM

Dear Mr Dougall I am writing as a huge long-time supporter of the Fremantle Markets. I fully support the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20 year lease over the markets. I cannot imagine the markets in better hands than the current FMPL management. They have been a committed manager and operator for the Fremantle Markets for so many years and it is because of their stewardship that the markets are the enormous domestic and international tourism success we see today. I understand that FMPL have offered to pay for much-needed works on the site and it makes total sense that their experience and knowledge from decades of management gives them the upper hand to lead the works required. Please ensure the leadership of the Fremantle Markets is maintained at such a high level. FMPL have been an incredible community contributor to the City of Fremantle, and its ratepayers, in addition to the State of WA in regard to its tourism. Please approve the Business Plan with urgency.

Screen Name Redacted

6/27/2023 07:57 PM

I have travelled several times to gorgeous Freo, and every time a visit to The Freo Market is on the to-do-list Great offers! Great service! An overall Must see

Screen Name Redacted

7/04/2023 01:20 PM

This should go out for tender. I am appalled that the current lease holders, who have constantly treated the stallholders so badly, who pay scant regard for the preservation of the heritage building, and who don't appear to support other local businesses or residents needs are now being handed this opportunity without a fair, transparent & competitive tender process.

Screen Name Redacted

7/04/2023 05:04 PM

I support the Fremantle Market lease being open to public tender. I do not support extension of the current lease or a new lease to the current lessees. The level of dissatisfaction from staff holders, shoppers and the Fremantle ratepayers should inform Council in this regard. The current lessees have clearly not complied with the terms with respect to restoration or the stall holders association. There may well be other parties keen to tender, who may comply and provide the community with a better Fremantle Market. While I used to go there every weekend 30yrs ago, my visits now are rare. I would like to have

a reason to return.

Screen Name Redacted

7/04/2023 07:47 PM

The Fremantle Markets have deteriorated very substantially over the past few decades, both in terms of the range and quality of the offerings (notwithstanding that there are still some very good vendors, especially in the food court) and the condition of the building. It was intriguing to see repainting of the awning support posts on South Terrace just at the time when the future of the Markets was coming up on the Council agenda. However, the brickwork and tuckpointing on the same side of the building is in extremely poor condition and will most likely require sandblasting and complete reinstatement to get it back to acceptable condition. The overall deterioration of both function and fabric makes it essential that alternative operators be allowed to compete with the existing lessees via an open tender process.

Screen Name Redacted

7/05/2023 07:24 AM

It is financially irresponsible of the Fremantle Council not to put up the lease of this special Fremantle asset for public tender to achieve the best possible return. The Markets are an opportunity not be lost on an unimaginative, pedestrian business plan that suits only a small demographic - tourists who want to buy cheap tack, fast and ordinary food and get free entertainment from buskers. The loss of the fresh produce market was very small minded. The 2 remaining fruit & veg stalls do not suffice. Use your imagination, think big, not small. Think Lisbon's produce market's rejuvenation, La Boqueria in Barcelona, Madrid's Mercado San Miguel, Melbourne's Vic Markets. The existing stall holders' interests are not the main consideration. Their arrangements are with the current lease holder, not with the Council, and they ought reasonably to have understood their interests as stall holders were always subject to the lessor's interest, which ends on the expiration of the lease term. Council must make the most financially responsible decision in the interests of Fremantle. So sad every time I walk past the Markets. Such a lost opportunity.

Screen Name Redacted

7/05/2023 10:18 AM

This lease needs to go to public tender. It should not just be handed back and signed off to the Murdoch family. It is our market - the ratepayers of Freo - and we deserve better returns on the lease and a better landlord that will do the required maintenance properly and look after tenants and store holders plus give our City a fair and better return. Put this lease up for public tender.

Screen Name Redacted

7/05/2023 11:12 AM

The proposed business plan is not favourable to the ratepayers interests. The proposed transaction has not been through a competitive open market process since the original transaction over

18 years ago. If this new proposed lease is entered in to by the City, that would result in the lease not being market tested in an open and transparent way for over 38 years. This grossly favours the current lessee. The ratepayers should be afforded a more transparent process. The issue stems from the City's Leasing of City Property in a competitive manner Policy which hasn't been reviewed since 22 February 2017. The policy favours lessees, and as highlighted in the proposed transaction, if you are originally successful in a competitive process 18+ years ago, you can very subjectively be afforded favour in-line with 1.1 & 1.2 of the policy. To the general ratepayer, this proposed transaction does not meet the criteria to be excepted from an open market process. The new proposed rent is well below market value with heavy reliance on a presumed turnover rent; and stall holders, as well as ratepayers and visitors would argue the current tenancy mix and appeal to visitors does not add significant value to Fremantle. Ratepayers and visitors would like an opportunity to see what other parties have to offer at the Fremantle Markets site. I don't believe a turnover rent model is appropriate as this encourages maximum costs passed on to the sub-lessees who are all small business owners. If rents are pushed too high, stall holders will leave. The City is unlikely to see any turnover rent payable. To encourage small-business in Fremantle and the market, it would be preferable to receive the market rental for the lease as per the valuation from the commencement, in lieu of turnover rent. The risks identified in the business plan should be assessed as a risk matrix as some of the risks listed under each scenario are very unlikely to eventuate. The risks quoted in the business plan for scenario 1 exist regardless of any option being entered as proposed refurbishment works are required and will always disrupt sub-lease arrangements. These are not valid reasons to not enter a market process. The risks quoted in the business plan for scenario 2 are very unlikely to eventuate if you have an existing tenant who has expressed interest in entering into a new lease. Some of the risks quoted are very presumptuous without testing the actual market and the figures quoted should not be relied upon. In conclusion, this lease should not be entered until a full market process has been conducted. The economic climate has changed substantially since the original business model was proposed and while there is increasing pressure on rate increases, the officers should be seeking maximum income return from the ratepayers property assets to offset the rates increases; balanced with social and environmental benefits for the site.

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7/05/2023 10:18 PM

Mr Glen Dougall Chief Executive Officer City of Fremantle Walyalup Civic Centre 151 High Street, Fremantle WA 6160 Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission This letter serves as notice of my support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over

the historic markets site. My family and I have visited many markets around the world and they are all central to the vibrant community in which they are located – and moreover, they play a valuable role in attracting tourism – and it’s reported that the Fremantle Markets attract over 2.5 million visitors annually of locals, domestic and international visitors to the Fremantle city centre. Other cities have their own - the Queen Victoria Market, Adelaide Central Market or the Borough Market in England or Pike Place Market in Seattle and the City of Fremantle have one of the most talked about in the form of the Fremantle Markets. Every great city needs attractions, for it invokes a sense of pride in the local community and wider populace and gives every person the opportunity to claim these major attractions as their own. The Fremantle Markets has been operating in one form or another for over 125 years and has carved out just such a presence for the people of Fremantle and the broader Perth & WA population since the rejuvenation of the Markets by the Murdoch Family in 1975. Under the steady and strong management of Fremantle Markets Pty Ltd, they are gaining worldwide attention as one of the premier market destinations in the world and have earned the trust and right to be granted a further 20 year lease to invest in the historic market building to avoid further deterioration in the state of the building and ensure it remains safe for all visitors, stall holders and management. Given that these historic markets were built in 1897 it is expected that over that period of time, the building would require maintenance and at some point, major renovation works. That time is now and should be addressed without delay – as we all know the time-honoured saying, “A stitch in time, saves nine.”. As trusted custodians of this key historic asset of the people of Fremantle, Fremantle Markets Pty have proven themselves to be a worthy and secure choice to continue to develop the Markets into a premier source of employment, small business development and provide a unique space for the artisans, musicians, food operators and fresh produce providers for decades to come. As a regular visitor to the markets for over 20 years it has been “the” destination to find unique WA gifts and anything and everything from the hand-crafted pens (always popular, French crepes, jarrah wood crafts, local honey, morish nuts and the list goes on – it is always a “must visit” destination anytime our Family visits Perth and the only attraction that they all want to re-visit on every opportunity. Based on the positive contributions to the local community and beyond, we would wholly support the request from Fremantle Markets Pty Ltd that their Business Plan is approved as soon as practicable, so we can all continue to enjoy the vibrant Fremantle Markets now and for future generations to come.

I am strongly opposed to the City of Fremantle’s recent decision not

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7/07/2023 09:28 AM

to go to tender for the Markets. Whilst this opposition partly reflects growing alarm at the conduct of the current tenants, both towards City of Fremantle and towards stallholders, and a recognition that they have proved to be poor tenants of such a valuable City asset, it is also more broadly based. The lease should go out to tender because it is time to look at whether a better deal can be achieved. This applies not only because of the income the City derives from this major asset but because of the nature of the asset. In the (seriously outdated) leaflet on the Markets that is currently available to visitors, the origins of the Markets are well articulated. It was intended to provide a service to the people of Fremantle. Treating it primarily as a tourist attraction is inappropriate. Sadly, that has been the attitude of the current tenants, certainly in recent years. Partly as a result, the hugely successful Fremantle Farmers Markets have been established to serve the local community, and are now flourishing (with valuable support from the City). But if the City is serious about revitalising the CBD, there is room for both to co exist, especially -given the recent removal of the Farmers Markets to Bruce Lee Oval. These Markets also function for only one morning a week. Sunday morning is not necessarily the most convenient time for CBD residents who do their food shopping for the week. We need Markets geared to serving the revitalised CBD, primarily through the provision of fresh food over several days. As our Mayor has recently suggested we need to look to European cities for inspiration. This necessary change of focus is clearly not in line with the business model currently in place, yet it is a model successfully operated elsewhere in Australia for example Queen Victoria Markets in Melbourne or the smaller Adelaide Central Market. Both attract visitors while serving locals. I am horrified by the current shabbiness of the Markets, particularly the exterior. This is clear even from the image you have provided, which shows significant cracking, and fretting of brickwork and tuckpointing. Having worked as a heritage historian I am painfully aware that the rectification of this kind of neglect is extremely costly. Last Monday as I waited outside the Markets for a bus I felt really embarrassed. I was with a family member who recalled the Markets in their heyday in the 1980s and 1990s. To us the building seemed almost derelict. Is there any effort at all to keep the outward facing shops operating throughout the week? It would certainly appear not. It was a similar story last month when I visited the Markets at the weekend, again with a family visitor. Certainly, there were people there, and I hope they were patronising the businesses. But I'm honestly not convinced. None of us found anything worth buying. The food offerings were scattered and confusing and the produce compared very unfavourably with (for example) Galati. Visitor numbers are misleading if those visitors are not finding anything to purchase. Yet for fresh produce there is currently virtually no competition in the CBD. Something is very wrong here. Unless the lease is put out to tender. what incentive is there for the current operators to improve?

They will simply continue a path that will eventually lead through stagnation to terminal decline for our Markets rather than the revitalisation we all want. Going to tender is the only way to persuade current operators to “lift their game”. They may choose not to do so and to open the way for another operator who is more progressive and innovative. Please do not allow the current decline in the genuine viability of the Markets to continue.

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7/07/2023 04:34 PM

We were recently in London and visited the Mallow Borough Markets in the centre of the city. It's was incredible. Exciting foods, produce, artefacts and vibe. I reflected on the mediocrity of the Freo Markets by comparison, which is inexcusable given its location, fine building and access to the amazing agriculture and creativity in WA. Way better than the UK, yet still?? Time for change. I don't think a business plan thought up in a bubble will cut it. Time for a public tender with some fresh ideas and energy.

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7/08/2023 05:35 PM

I was disturbed by the City's analysis to justify its recommendation in the “Fremantle Markets” Business Plan (May 2023). Many decades in corporate finance has given me the ability to recognise flawed analysis when I see it. I worry that if the City continues with its current strategy relating to the Markets it will open itself to greater scrutiny by other parties questioning the integrity of its commercial decision making. I would hope that if there if there is additional information that has formed the City's conclusions then this would be presented to interested parties. I see two issues with the Business Plan. 1. The reliance on the PVA valuation in order to assert that the lease is on commercial market terms. 2. The relatively scant, one-sided and speculative assessment of the risks and benefits of alternative options. Normally, the valuation of a commercial property is quite straight forward – market comparable cap rates applied to a property, market comparable trades, an assessment of next best uses, qualitative assessment of the site, demand and supply considerations, an economic environment overlay and, sometimes, a DCF analysis. PVA's yield assumptions appear reasonable, but their assessed capital value of \$10.3m seems low on the face of it. Obviously the assessed capital value has a large influence on the assessed market rental range they put forward. They argue that the property is “compromised due to heritage constraints and property title restrictions”. Quite true, but I would argue that these are the attributes that give rise to the exceptional value of the property in its current use. It is not like the site will be used for anything else other than a cultural, tourist and retail market place for at least the next 20 years? This admission would immediately discount a conventional valuation approach, which I'm guessing was the limited scope provided to PVA. Instead, you would look to a more holistic valuation of the Markets as

a business enterprise and ongoing concern. The lease cost is only an input to the operating cost of the Markets. In fact, since the City is the owner the intellectual/brand property pertaining to the Markets (I hope!), it means the enterprise value would exclude the lease altogether and instead incorporate the cost of a third party operator of the Markets (presently FMPL by default) as an outgoing. A valuation may go further and try to incorporate the incidental economic benefits to the local economy, like for example, patronage of adjacent businesses and community services. The value of these would be directly proportional to how well the Markets are operated. FMPL (again I assume) do not own the the intellectual/brand property rights of the Markets. However, they are getting use of these rights for free as the lessee of the site (which itself is at a somewhat dubious lease rate). To perform a proper valuation of the enterprise value of the Markets , the City would need to examine the books of FMPL (it is not evident from the Business Plan that this has been done). There would be an additional overlay that the Markets are being operated at a “market best practice”, which could impact the final valuation. That is, does FMPL operate the Markets with a level of proficiency that is in line with perceived best practice? For all I know they could be operating it better than market best practice. For ultimate commercial expediency, after completing this analysis, one would open the operating agreement up to a public tender. To restate my views more bluntly, the Markets are a unique cultural facility that provide immense social and economic value (direct and indirect) to the City. The current operator (lessee) are exploiting these rights, essentially for the nominal cost of a property lease rental of dubious ascertainability. For assets with unique and high intangible value (think of monopolistic assets such a transmission grids etc), they are typically operated under a licence arrangement with embedded performance incentives and penalties. The City may not consider itself in the business of owning a community market place, but the Markets are such an integrated part of Fremantle’s DNA that this activity cannot be unbundled. I do not see consideration of an operator model in the Business Plan. Regarding the analysis of “Risks and benefits with alternative methods of disposal”, I find the following conclusions dubious: 1. The benefit (the only benefit mentioned really) relating to the alternative disposal method, that is “the ability to assess the market and alternative operators/model in an open and transparent process” gets scant coverage. I’m sure there are many other benefits, which I don’t intend to list here. The City doesn’t know what it doesn’t know. That is, new ideas, new expertise, new insights that could be brought to bear if other parties were allowed to tender for the operation of the Markets. As mentioned above, the indirect benefit to the City could increase exponentially if done better. 2. “Loss of existing stallholders” is a speculative statement, unless the City has evidence otherwise which is not included in the Business Plan. I can’t see why existing stallholders would not be grandfathered under a

new lease. This would not be unusual and likely preferred by an incoming operator who would want to ensure business as usual in the short term. Are stallholders being given a say in the disposal process?

3. Again, the assertion of loss of revenue to the City, including cost of refurbishment, rent free period etc, appears speculative unless there is evidence not disclosed. 4. I don't understand the assertion that there would be a 3-5 year transition opportunity cost in the event of a new operator. The Markets are presently a going concern. I can't see any evidence that FMPL holds any exclusive intellectual property, rights or knowledge pertaining to the operation of the Markets. If they did and transition was such a massive obstacle for the City what is the point of offering only a 20 lease as FMPL would essentially control the Markets in perpetuity? 5. It seems odd that significant refurbishment works are being planned at the end of a 20 year lease term, and that this would impede transition to a new operator. What are the current contractual obligations of the lessee in this regard? 6. Since I don't believe the property is leased to a tenant that is paying a "full commercial market rate", then exception to the City's "Leasing of City property in a competitive manner policy" is not properly supported. I view this is a pinnacle governance policy issue to mitigate the risks of corruption. If any exemption is being sought/approved or whatever, I trust that it has been done at the highest level of authority and diligence. 7. Regarding the benefits asserted for the current approach, again these are speculative if the City has not tested the market for alternatives. The City quite possibly has, but this is not presented in the Business Plan. 8. I would expect for such a significant commercial relationship with the City, FMPL would be subject to ongoing KPIs and measurement. I don't see any evidence of this from the Business Plan. I was initially drawn to this issue hoping to see the City of Fremantle (the "City") taking some new initiatives to raise the amenity of the Fremantle Markets (the "Markets") and help them achieve their full potential. I love the Markets, but over time I have found them to become quite mediocre. Maybe I'm just getting older or maybe, I think more likely, I have travelled more and seen other places do a lot more with a lot less. I point to the Adelaide Central Market or the Mallow Borough Markets in London. This revelation would not normally compel me to write a submission to the City, but reading the Business Plan gave me no confidence in the vibrant future of the Markets. Unfortunately, it raised new specific concerns, which I have discussed here. Thanks for the opportunity to express my views on the Business Plan. I hope they will be taken in good faith and considered.

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7/09/2023 12:34 PM

I recently read with interest that you intended to release the markets for another 20 years. I thought the council and the their councillors would realise by now that the Murdock will not do anything to the markets as they have done nothing over the past 44 years. This

market is an icon you want somebody with the foresight that wants to improve Fremantle and the area. All you have to do is have a look at the toilets to see what they have done in 40 years. Please use some foresight and put it out to tender.

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7/09/2023 01:22 PM

I have visited the Freo Markets 100's of times over my lifetime. It's like visiting a relative, there is cosy comfort in knowing what it is and the friendly reception you can expect. Fremantle as a town has had its ups and downs over the decades. The markets has throughout it all been a constant, providing a good service at a reasonable price to literally millions of people. There is a reason for that. As cities and urban centres have sought to provide more and more glitzy facilities to people, the basics have been forgotten. As a result it's harder and harder for ordinary people to go about their daily lives. Cineplexe, upmarket boutiques, fancy wine bars all come and go as tastes change. Decent quality fresh daily needs never go out of style. I understand there is a proposal for the current lease to be extended and that it is within the council's power to do so. The family that run the markets obviously know their customers because they continue to return year after year. I further understand they have offered to pay for the necessary rectification works. So Fremantle has an attraction that brings in more people annually than either Boola Bardip (cost \$400 million) or Optus Stadium (Cost \$1.5 billion) and doesn't cost ratepayers or visitors a cent! To me it's a no-brainer, extend the lease!

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7/10/2023 08:07 AM

Since moving to Perth 10 years ago the Freo markets has been a constant. When we first moved over we found it difficult to find a market like we were used to back East. When we found Freo markets it was a godsend. We've spent many hours crawling and trawling over the small booths inside and the eclectic collections that each stall holder has curated. It's a great way to spend a weekend! I can't think of anything that should be changed.

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7/12/2023 08:45 AM

I think its time to put the lease of the markets out to tender and look at alternative operators to see what financial offers they make but also what their business plan is for the markets. Fremantle markets is a major tourist destination - feedback from recent visitors is that it is a very dissapointing experience that does little if anything to showcase the deep creative community that lives and works around Fremantle. I think we need some new eyes to look at the potential of the markets and make it truely world class rather than ho hum. As an example. the Adelaide Markets are truely a vibrant destination that showcases the unique and wonderful culinary products of SA. The current operators have had enough time and have become complacent - its

time for change.

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7/12/2023 09:36 AM

The lease for the iconic Fremantle Markets should be put to public tender, the current lease holders are bullies and do not have the best interest of ratepayers, our community and their stallholders. This is a fair process, I am confident that an EOI would result in the best outcome for our city for decades to come. This is fair.

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7/12/2023 12:53 PM

Mr G Dougall Chief Executive Officer City of Fremantle Walyalup Civic Centre 151 High Street Fremantle WA 6160 Dear Mr Dougall Subject: Fremantle Markets Business Plan – Public Submission I am writing to express my strong support for the City of Fremantle's proposal to offer Fremantle Markets Pty Ltd a new 20-year lease over the markets site. I believe this is a crucial decision that will benefit the community and the local economy in numerous ways. Allow me to outline some key reasons why I fully support this proposal: 1. Urgent Building Upgrades: The work on the building is urgent, particularly the replacement of the roof above the food stalls. By granting the new lease, the City of Fremantle can ensure that these necessary upgrades are carried out immediately, guaranteeing a safe and pleasant environment for both visitors and workers. 2. Financial Responsibility: It is worth noting that the current operator has expressed their willingness to cover the costs of the required works on a council-owned building. This demonstrates their commitment to the market's success and their dedication to maintaining a high-quality facility. 3. Experience and Expertise: The current operator of Fremantle Markets has decades of experience in running the markets and has successfully transformed it into a major tourist destination. The market attracts an impressive number of visitors, with 2.5 million people visiting each year. This is a testament to the operator's ability to create an engaging and vibrant space that appeals to locals and tourists alike. 4. Industry Recognition: The current operator's numerous tourism awards serve as a testament to their expertise and skill in managing the markets. These accolades, awarded by industry experts, reinforce the fact that they are highly regarded within the tourism sector. 5. Workplace and Safety: As a workplace for hundreds of stallholders and their staff, it is crucial that the building is safe and upgraded. By granting the new lease, the City of Fremantle can ensure that necessary improvements are made, providing a secure and conducive environment for everyone involved. 6. Rent Payment Guarantee: The current operators have personally guaranteed that the rent will be paid to the City each month. This level of financial commitment ensures a stable and reliable income stream for the City, further benefiting the community and its ratepayers. 7. Compliance with Leasing Policy: The proposed long-term lease aligns with the Council's own Leasing Policy. This policy

provides a framework for appropriate leasing arrangements, and the current situation presents an opportunity to enter into a new lease without any further delays, in line with the established guidelines. 8. Community Contribution: The current operator of Fremantle Markets makes a positive contribution to the local community. In addition to creating a vibrant tourist destination, they also make a significant annual financial contribution to the City of Fremantle and its ratepayers. This support plays a vital role in enhancing the city's amenities and services. Given these compelling reasons, I strongly urge you to approve the Business Plan as soon as possible. Granting a new 20-year lease to Fremantle Markets Pty Ltd will ensure the continuation of a successful and well-managed market, benefitting the community, the local economy, and the City of Fremantle itself. Thank you for your attention to this matter.

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7/12/2023 04:52 PM

The lease of Fremantle markets should go through the tender process.... so, we as rate payers can see more transparency. you and the CEO of Fremantle say your concerned about the Stall holders. it the history that attracts visitors A HERATIGE SIGHT. , for all the needed repairs safety aspects health and safety. how will this be achieved without closing the building down. both Fremantle Council and existing tenant have avoided this. more transparency. WHATS THE BIG RUSH, WE STILL HAVE 3 YEARS OF CURRANT LEASE to 2026. What's the use of a ten-year plan when you cannot sort the Fremantle Markets out and give its best outcome.

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7/12/2023 05:00 PM

I have read the "Business Plan" and as a ratepayer of the City of Fremantle, I don't believe that Council is acting in the best interests of the residents in not putting the lease of the Fremantle Markets up for public tender. I do not believe that the City has presented a strong enough case that it should not go to public tender for the Fremantle Markets lease. I believe that a transparent and competitive tender process to achieve the best outcome is the fairest approach for the stall holders, the ratepayers of Fremantle and for the historic building itself.

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7/13/2023 09:47 AM

The Fremantle market lease needs to be put to tender just like the south beach market, Fremantle arts centre cafe etc. This agreement is corrupt and needs to be reassessed and those that are involved need to be exposed and held accountable

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7/13/2023 10:05 AM

Dear Glen Dougall, Subject: Letter of Support for Granting Fremantle Markets Pty Ltd a New 20-Year Lease I am writing to express my support for the City's proposal to grant Fremantle Markets Pty Ltd a

new 20-year lease over the historic markets site, as outlined in the business plan. As the owner of Whistlers Chocolate Factory in Swan Valley, a fellow tourism operator, I understand the significant impact that a thriving market can have on the local economy and visitor experience. Granting Fremantle Markets Pty Ltd a long-term lease will undoubtedly contribute to the growth and success of the Fremantle community. Fremantle Markets Pty Ltd has a proven track record in managing and operating successful markets, attracting a substantial number of visitors each year. Their ability to create a vibrant and bustling marketplace is commendable and aligns with our shared goal of offering unique experiences to tourists. By granting them a new lease, the City can ensure the continuity and stability necessary for Fremantle Markets to remain a key attraction, enriching the tourism landscape of Fremantle. As a fellow tourism operator, I recognize the importance of a diverse and thriving marketplace in attracting visitors. Fremantle Markets plays a crucial role in showcasing local products, crafts, and cultural experiences, creating a dynamic atmosphere that appeals to both locals and tourists alike. I trust that you will make a decision that serves the best interests of the community and tourism for our state.

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7/13/2023 02:04 PM

The business plans currently heavily weighted in the favour of the current lessee. Though the FMPL wants security of tenure for the lessee it doesn't provide the same security for its sub-tenants It has never allowed the formation of a stall holders association which was a provision of the working strategy of the current lease. Consequently they are in breach of their current lease. Under the current lease it was to provide \$150,000 per year in maintenance and upkeep which has yet to be done. A standard commercial lease is 5 years. The fact that they have been there for 45 years is above and beyond what a landlord is obliged to provide. It's time for this lease to go to public tender as did the South Beach Sunset Market and other businesses around town. In fairness to the rate payer, store holders, and the maintenance of the building it's time to go out to tender!!

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7/13/2023 02:22 PM

I request to retract my previous statement as I'm unable to substantiate this statement

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7/13/2023 03:36 PM

The Fremantle market business plan is weighted in favour of the current lessee. To be fair, it should go to tender so other businesses have an opportunity to tender. The markets have been either the same, or downhill for a long time. Imagine what fresh eyes could do to reinvigorate such an iconic venue!

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7/13/2023 05:14 PM

The Fremantle Markets was established in 1897 and is one of W.A.'s iconic heritage listed landmarks of significance within the Fremantle locale and W.A. Tourist Industry. The reason for my submission is to acknowledge that The Fremantle Markets currently operates in a highly competitive Business Market, whereby Fremantle Ratepayers can expect Fremantle City Council to carry out its fiduciary diligence by use of the Competitive Controlled Public Tender Process (Amended Local Government Act 2022: 3.58, 3.59). 'Open Tender's submitted and presented by all proponents' must meet the competitive 'Current Lease values and Tender Conditions' as stated in a 2023, current market economy. The Fremantle Council Administration, (Local Gov. Act 2023) is employed to act in the best interests for, and on behalf of Fremantle Ratepayers. Every Ratepayer in Fremantle is subject to the instability of monetary fluctuations within the current market economy throughout Australia due to increased inflation, yearly Council Rate increases of 9% this year, and mortgage and home rental increases and at times, monthly basis. The current Fremantle Markets 'business enterprise' has been significantly subsidised by Fremantle Ratepayers during the last 40 years. The current lessors have continuously failed to deliver the lease terms - performance conditions by the timely provision of upgrades to market amenities, reasonable and safe facilities for stall holders or to meet the expected regulatory compliance standards during this over-extended lease period. The public amenity inside and outside the markets has deteriorated significantly and is seriously in need of upgrade and maintenance. The Markets facilities are dirty and are poorly maintained, especially since the Council's last large injections of ratepayer's funds in the 1980's. Paint is peeling off top story windows, buckets are used to catch water leaks during winter, and during summer, stallholders are given instructions - 'Lease Agreements' with directions on how to manage heat stress. The Fremantle Markets is an icon public Fremantle Asset, and all Health and Safety compliance audits must be undertaken immediately to ensure the security, health and safety of visitors and stallholders alike. These 'no responsibility' demands and conditions outlined by the current Lessor, are unacceptable and fail to meet safety and regulatory compliance standards as required for visitors and stallholders to the point where someone could be seriously injured. A comprehensive Tender/ 'Business Plan' that stipulates innovative outcomes to drive conditional and functional improvements within a documented timeline is urgently expected by ratepayers. Lease conditions must document required compliance initiatives to the highest, not minimum of integrity and security standards needed for a Heritage listed site of such renown, on behalf of Fremantle Ratepayers, residents, and overseas visitors alike. My submission, statements and comments are presented to identify the unfulfilled economic benefits which the previous Fremantle Council Business Plan for the Murdoch lease holders of the Fremantle Markets has

failed to deliver on behalf of Fremantle ratepayers and residents. An 'Open and Controlled Open Tender Process' is preferred to contribute to the injection of innovative small business enterprise within the Fremantle Markets Heritage Precinct. Ratepayers want to secure and build on the 'future social economy' of Fremantle through new economic opportunities and possibilities that will deliver observable outcomes and inject innovative small business enterprise and ingenuity into the Heart of the Fremantle's built, social, and business economy now and into the future.

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7/13/2023 06:23 PM

I am a current stall holder at the Fremantle Markets and have been so for 30 years. I do not agree with the Business Plan proposal for the Markets and firmly believe it should be put up for tender. This will pave the way for truly testing the Market value of the asset and could lead to a better outcome for the ratepayers and the stall holders. We have had huge increases in rent following promises of improvements which would generate extra income and this has not been achieved in the last 15 years. The stall holders have not been consulted on what is in the new Operating Strategy and have no idea what's been included or removed from the last one. Besides the upkeep of the building any new deal should include installation of air conditioning and a commitment to make the building net zero emissions. The summer months are getting hotter and once it get over 35 degrees it is unbearable in there for the traders and the customers. The current deal you propose has the current tenant paying the same rent as they did 15 years ago. The stall fees have risen up to 150% in the same period. Are the operators obliged to reduce our rents? I doubt it very much. There has been very little transparency in this process for the stall holders, even though they generate all the revenue and make the markets a vibrant place for our visitors to the city. I would like to see a Tender process in place that gives the stakeholders the opportunity to comment on what they believe is the best one moving forward. Thank you for the opportunity to comment.

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7/13/2023 07:11 PM

I have visited the Fremantle Markets over many years and understood some years ago that they were undergoing a change for the better as they were very run down. There have been no obvious improvements and I no longer recommend to friends overseas and interstate that they visit the Markets when they arrive for a holiday. I highly recommend that a public tender process be undertaken to assess just who is best to run the Fremantle Markets, and to include appropriate binding terms.

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7/13/2023 07:31 PM

I'm a resident in the City of Fremantle. I have looked at the business plan and don't believe the City has presented a strong enough case that it should not go to public tender for the Fremantle Markets lease. It does not appear the City is acting in the best interest of ratepayers.

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7/14/2023 11:07 AM

I firmly believe The Fremantle Markets should go to tender, and not roll over to another 10 + 5 + 5 year lease with the current Leaseholders. My understanding is that the Market building should have been maintained over the course of the past 20 years by the current Leaseholders, however, it is quite evident this has not occurred. Other buildings leased out to businesses by the City of Fremantle have been forced to submit to tender, for example the coffee shop at the Fremantle Leisure Centre - now closed!. The coffee/lunch bistro at the Fremantle Arts Centre - now closed! South Beach Markets - now closed!. As a long standing rate payer, I believe the Council should show equity in its business practices, and not favor some over others. Given the high number of tourists and local residents attending the markets on a weekend there are: Insufficient and inadequate Male, Female and disabled toilets for public use. No visible overhead sprinklers in case of fire. Open air gas cylinders are used for cooking, under a canvas marquee which poses a major fire safety risk. Large crowds moving within a very tight space. A bottle neck is created and would be disastrous should a fire occur. Finally, and after having read the full submission, I am concerned that the tone used is both threatening and dishonest. I would like to think that the Council, voted in by their constituents prioritise the community over what reads as bullying and deceitful tactics employed by the current Leaseholders.

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7/14/2023 02:32 PM

Fremantle City Council, 151 High Street, Fremantle, W.A., 6160
14th July 2023 To whom it may concern, Re: Fremantle Markets Business Plan – Public Submission I am a Fremantle ratepayer and over the years, a frequent visitor to the Fremantle Markets. I have also had family members who have been employed by stallholders. Over the years it is my view that under the current leaseholders/management the state of the markets has deteriorated significantly, impacting stallholders and patrons detrimentally and there has been no will to improve the conditions. Additionally this is a shame on The Fremantle City Council as the Fremantle Markets are an important heritage landmark and tourist destination to Western Australia. To improve the conditions of the Fremantle Markets, the Fremantle City Council should put the leasehold/management of the Fremantle Markets out to public tender and ensure a rigorous Business Plan is required to outline all the obligations and protections that need to be put into place to achieve an improved outcome. Please consider my points in your decisions.

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To whom it may concern: As a retired business man and entrepreneur and now living in Fremantle, I am very concerned that the CoF is not putting out to tender for the lease of the Fremantle Markets. As a buyer and seller of goods and products in my previous business life, I was often submitting quotes and terms of contract for supply and pricing of products through either the Govt or private company Tender Boards. This always ensured open and fair trading. It also ensured that the Govt or private company received an offering of a balanced cross-section of goods and services and most of all pricing. I don't see this with the current situation for the Fremantle Markets. By not going out to tender, we miss losing a possible better economy to scale for all stake-holders. Are the rate payers getting value with this? Are the stall-holders getting value? What about the patrons? Industry best practice is a fair and equitable process. This is what the tendering process brings to the table - openness, honesty and equity. Please reconsider the situation and put the lease for the Fremantle Markets out to tender. There is nothing to lose and nothing to fear.

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As a long term Ratepayer of Fremantle that has had year on year above CPI rate increases over the last decade and now with more than 9% for this year, I would like to know that we are getting the best return on the City investments. As it appears with the Fremantle Markets lease this does not appear to be the case. It has also come to my attention that another proponent has made a submission that on the face of it is a much better offer and return to the City/Ratepayers. The current lessors have continuously failed to deliver the lease terms - performance conditions by the timely provision of upgrades to market amenities, reasonable and safe facilities for stall holders or to meet the expected regulatory compliance standards during this over-extended lease period. In preparation for the plan, the FCC obtained valuations as to the lease from a reputable valuer which showed that the proposed base rent was about \$100,000 p.a. (or 18% lower than its own valuer's assessment of what it should be. It is also substantially lower than the current base lease obligations arising from the expressed lease increments in that lease. One of the required criteria under the Local Government Act ("LGA" for choosing the "Business Plan/consultation" route is that the premises are obtaining market rent. The Council's own valuation shows that this is not the case, and the Business Plan identifies that it is not proposed to be the case. The base rental that is proposed for the new agreement is the same as that in the 2007 agreement/business plan which was adopted in 2008 (15 years ago! and is substantially less than the current base level

payments. I would like to see this new lease go out to tender as should all assets such as this so it can be determined on its merits and the best offer. Fremantle City Council must carry out its fiduciary diligence by use of the Competitive Controlled Public Tender Process (Amended Local Government Act 2022: 3.58, 3.59. 'Open Tender's submitted and presented by all proponents' must meet the competitive 'Current Lease values and Tender Conditions' as stated in a 2023, current market economy. The Fremantle Council Administration, (Local Gov. Act 2023 is employed to act in the best interests for, and on behalf of Fremantle Ratepayers. After 40 years under the same tenant it is time for this 'Protection Racket' to stop.

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I request that the Fremantle Council undertake a public tender process to assess just who is best to run the markets. That would enable major restoration and refurbishment work to be done.

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As a long term resident of City of Fremantle I know a fair bit of history of the Markets, the current situation, buildings condition and the Markets indoor environment. I am concerned that the Markets have been let to deteriorate as they have not been managed well by the current leaseholder. As an income creating asset of the City it is the City's duty to maximize the asset potential on behalf of the ratepayers by securing responsible and reputable lessee for the asset. It is obvious that the current lessee does not fulfill the required role. For that reason, and as the City of Fremantle long term ratepayer I am requesting the Femantle Local Council and all Councilors to take the situation very seriously and act responsibly in resolving the current undesirable situation with the Markets. Councilors, DO NOT slip to any lazy way of carrying on with the current lease as this would undermine any trust in the Councils' ability to manage the RATEPAYERS' PROPERTY.

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7/14/2023 03:01 PM

I have been following this debate for some years. I do not believe that Fremantle Council has been transparent about the work required so that the market buildings are a safe working environment and which parties are financially responsible, nor transparent with regards to the costs, benefits and risks to ratepayers in the current business plan. I believe these concerns are held by many Fremantle ratepayers. In light of the above the Council should offer a new lease in an open tender process. Failure to do so will in my view constitute a clear failure of governance by the council.

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I am strongly opposed to the proposed business plan option of not

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going to open Tender. I believe that the markets should be put to open Tender or run by the council as a not for profit organisation with all profits going to offset rate increases.

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To: Chief Executive Officer City of Fremantle 151 High Street
FREMANTLE WA 6160 Date: 13 July 2023 CITY OF FREMANTLE
MARKETS BUSINESS CASE – PUBLIC SUBMISSION As a ratepayer and elected member, this submission formalises my strong opposition to the City of Fremantle Markets Business Case which is out for community consultation. My objections to the Fremantle Markets Business Case are: Section 5.41 of the Local Government Act. As an elected member, I was not provided with the advice and information relating to a third party proposal provided to the City on the Fremantle Markets. Background At an informal electors meeting on the 27 March 2023, a presentation was made on the renewal of the Fremantle Markets lease by the Director of City Business and CEO. The two options presented; (1) tender or (2) Business Case with the current operator FMPL. The presentation favoured the Business Case option and there was a sense of urgency to get the process underway. There were questions regarding the tender process and but it was discussed only to be dismissed as being too difficult and that there would be few if any proposals via a tender process. It was clear, to me, that the Director of Business and CEO were in favour of the Business Case option and that the advantages were overstated when compared to the Tender option. On the 8th of May, I received a copy of a proposal from GTL Enterprise which showed that Tim Foster, Director, and Phillippa Foster, Company Secretary, from the company did meet with the Director of City Business and CEO and a written proposal dated 4 July 2022 was afforded the City. The GTL Enterprise proposal was not provided to elected members on the 27 March 2023. Independent legal advice states: The legal advice was tabled in the Council Chamber on the 24 May 2023. "It is still my considered view that the continuation of the Fremantle Markets Business Case consultation period is flawed making it null and void in the event of a legal challenge. Testing the market". The markets have been with FMPL since 1980 (43 Years) and your business plan notes that a key advantage of going to an open tender is as copied below: Given the significant period since the lease has been in place it is impossible to establish the true market value of the lease without going to open tender. An open tender process would be able to gauge the true value of the lease. It is the best method of ensuring that ratepayers have confidence that Council is looking after their best interests. The business plan recommends awarding of a new lease to FMPL under the following policy as stated: The lease has been with the same company for such a long time it is not possible to ensure that FMPL is

paying full commercial rates as required above, despite the single recent valuation obtained by council, especially considering there are no other working historic markets in WA to base the evaluation on. This is even accepted in the business plan where it is acknowledged that scenario 1 or 2 would negate any concerns that full market value is being paid. It is not FMPL as managers of the lease that are adding the significant value to the markets. The tenancy mix and appeal is achieved by the actual individual market stall operators and the historic buildings that draw in the crowds. Any other competent management firm would be able to provide the same level of mix and appeal, so this reason cannot be used to justify bypassing an open tender. FMPL is unlike Gino's which is a small business that has set the standard and to meet it. Risks The business plan highlights several risks of going to an open tender. These risks, in my view, are overstated and given too much credence in the business plan. The claim that the markets may remain empty for an extended period during changeover of the lease is a nonsense. Most of the stall holders would routinely sign on with a new operator ensuring continuity. In an article in the West Australian (26/5/2019) the manager of FMPL argued that high rents for sublease holders indicated a strong demand for stalls so this is a minimal risk. Another risk mentioned is that of delaying the works. It appears that most works proposed are not impacting the structural integrity or safety and could be delayed until after a tender process. The quoted figure of \$3.8 million lost is, once again, overstating the issue in the favour of fear mongering to promote the business case. The argument is transparent in pushing only one option that being the business case and in favour of FMPL. The FMPL offer states an amount of up to \$3m would be spent renovating the markets if successful. This is, once again, a nonsense because up to \$3m, could be \$1 or maybe \$3m. There is no compulsion to spend any money at all. This is like the deal in place now. If the Council were acting in the interests of the ratepayers, the clause ought to be; "the operator will spend \$3m on the markets in the first year of the new lease". Compare this offer to third party GTL Enterprise offer of \$5.25m up front. The ratepayers, prima facie, would benefit more from \$5.25m 3. What is the rush to terminate the lease? The existing lease runs until 2026. What is the rush to give another 20-year lease to FMPL? If this business case is approved, the Murdoch family will pass the Fremantle Markets business down to the third generation in the family. In my view, this is a dynastic monopoly of a public asset which is not in the best interests of the ratepayers and residents of Fremantle. I call upon the City of Fremantle to abandon the Fremantle Market Business Case because of the non compliance of Section 5.4 of the Local Government Act. The evidence provided for the business case has been selectively presented and does not stand scrutiny nor is it in the best interests of the City. An open and transparent tender is the only process which will restore the confidence of the ratepayers and

 residents of Fremantle in the Council.

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A lease of this magnitude requires that there be an open call for tenders. Transparency is vital in democracy and, keeping it simple, an open call for tenders is required. Thank you

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Please put the Fremantle Markets lease out to tender. The Murdoch no longer deserve to be running this precious icon!

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7/14/2023 04:52 PM

HISTORY It seems that the Council has never adopted a tender process for the Freo Markets thus the current situation of more than 40 years with the one leaseholder. It also seems according to the CEO of the current leaseholder (per her statements at a public meeting on the 11/7/23) that significant works are required (some that seem of a safety nature however the leaseholder does not want to do such works unless a long extension is granted. Hence the leaseholder requesting a new lease - even though the current lease has a further 3 years to run. Thus, it is proposed that the current leaseholder have a further 20 years as an offset for works that it has failed to do previously (and adopted a similar strategy in 2008 to obtain an extension. This seems inequitable ie no testing of the market especially when a potential tenderer is in the wings (and perhaps others as well. Further, the history of the markets appears to be one of much promised works - yet seemingly not eventuating.

MARKET RENT The rent that the leaseholder is paying seems not to have kept pace with CPI. The business plan in fact proposes a rent that is the same as the 2007 business plan! How is this fair for the Fremantle community? Surely, Council has an obligation to get market rent for this asset? REIWA data suggests that retail rentals in Fremantle have increased year on year by an average of 2.5% - therefore the rent would be more 30% higher!

STALLHOLDERS ASSOCIATION There isn't one yet this is meant to be I understand a lease obligation? Absent an association there is an obvious power imbalance between stallholders and the leaseholder - this is unacceptable.

LEASE EXTENSION Imo there are many reasons why a lease extension should NOT be granted - the above only highlight a small number of concerns. The leaseholder intends to have the Council over a barrel for works not yet done and to obtain a 20year extension plus below market rent. This should not be supported.

1. The current lease should either just be allowed to run out and a tender process commence 1-1.5 years out from current lease expiry. Further, the leaseholder should be held to their previous promises regarding works.
2. Alternatively, the market be tested to ensure that the community does get the best from this asset. I might also add the threats by the CEO (ie take the name of the markets elsewhere -

which they cannot do; take the stallholders etc) are appalling.

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The lease of the Markets should go out to tender. David Parker has convinced me. He should have convinced you also.

Mandatory Question (137 response(s))

Question type: Essay Question



FPOL2308-3 STEVENS RESERVE GROUNDS MAINTENANCE

STEVENS RESERVE GROUNDS MAINTENANCE – ADDITIONAL INFORMATION

Benchmarking

The City undertook a simple benchmarking exercise to understand how other Perth metropolitan Local Governments manage Premier League Cricket grounds. A summary is provided as follows. This is not an extensive list and only based on responses provided to the City.

City of Fremantle - Current	
Wicket and grounds management model	Club employed curator.
City contribution	\$66 500 per annum plus residential residence (estimated \$31 200 per annum in rent).
Club maintenance responsibilities	Wicket blocks, playing fields and minor irrigation repairs.
City maintenance responsibilities	Surrounds maintenance, turf renovations and major irrigation repairs.
Who manages the curator or contractor	Clubs (Stevens Reserve JMC).
LGA 1	
Wicket and grounds management model	City employed curator.
City contribution	Fully funded by the City.
Club maintenance responsibilities	Club is responsible for covering of the wicket with covers for inclement weather.
City maintenance responsibilities	All maintenance.
Who manages the curator or contractor	City.
LGA 2	
Wicket and grounds management model	City administrated contractor.



City contribution	The Club currently contributes 50% of the costs to maintain the wickets (main and practice). Over the next 3-5 years the club will pay 100% of the costs to maintain the clay wickets. The total annual contract cost is \$310,000.
Club maintenance responsibilities	Nil.
City maintenance responsibilities	The contractor is responsible for all maintenance.
Who manages the curator or contractor	The City manages the contractor and encourages the club to work with them to achieve the outcomes they need.
LGA 3	
Wicket and grounds management model	City administrated contractor.
City contribution	Fully funded by the City. Total annual contract cost is \$270,000.
Club maintenance responsibilities	Nil.
City maintenance responsibilities	All grounds maintenance through the contractor.
Who manages the curator or contractor	City.
LGA 4	
Wicket and grounds management model	Club administrated curator.
City contribution	Annual contribution based on a formula.
Club maintenance responsibilities	Wicket blocks only including irrigation.
City maintenance responsibilities	All other grounds maintenance at a higher level of service.
Who manages the curator or contractor	Club with technical involvement form City Sports Turf and Club Development teams.
LGA 5	
Wicket and grounds management model	Club employed curator.
City contribution	City fund and maintain all aspects outside of the turf blocks.



Club maintenance responsibilities	Turf wickets through the curator, the club fully fund the curator.
City maintenance responsibilities	All other grounds maintenance at a higher level of service.
Who manages the curator or contractor	Club.



FPOL2308-5 ATTACHMENT 1 - TERMS OF REFERENCE FOR WALYALUP RECONCILIATION ACTION PLAN 2024-2027 (WRAP) WORKING GROUP

Walyalup Reconciliation Action Plan 2024- 2027 Working Group - Terms of reference.

Working groups are formed to provide ongoing feedback to Council and receive updates and progress on a project or council plan/strategy that is in progress.

1. Purpose

1.1 The purpose of the Walyalup Reconciliation Action Plan Working Group is to:

- a) Oversee, guide, and monitor the implementation of the Walyalup Reconciliation Action Plan (WRAP).
- b) Upon invitation, provide advice to the City on issues relating to communities and people of an Aboriginal and Torres Strait Islander background.

It should be noted that the Working Group is not a Traditional Owner or Reference Group, and Land and Heritage matters are referred to the South West Aboriginal Land and Sea Council or Whadjuk Aboriginal Corporation.

2. Outcome

- 2.1 The delivery of objectives in accordance with the WRAP.
- 2.2 Annual reporting on the WRAP progress to Council and community.
- 2.3 Ongoing commitment to improved outcomes for Aboriginal peoples, as well as genuine progress towards reconciliation and closing the gap.



3. Membership

- 3.1 The Working Group is established by council resolution.
- 3.2 Members are to be appointed by the Council and include:
 - a. Four Councillors and the Mayor as ex-officio
 - b. Three City officers
 - c. Two nominated representatives elected by the Whadjuk Aboriginal Corporation.
 - d. Maximum of up to eight Aboriginal people of different family groups
 - e. Maximum of three representatives from relevant organisations seeking to support the City in Reconciliation
 - f. Maximum two Community Members.
- 3.3 Non-members may be invited by the group to attend meetings to provide information, share ideas and contribute to co-design.

4. Role of the group

- 4.1 Provide feedback to the City on the Walyalup Reconciliation Action Plan.
- 4.2 Receive information and updates from the City on the status of the actions and deliverables from the WRAP.
- 4.3 Participate at external National Reconciliation Week events and NAIDOC Week events.
- 4.4 Participate as required in structured cultural learning.
- 4.5 Work in accordance with any related Council policies.

5. Presiding member

- 5.1. The election of presiding members and deputy presiding members will be in accordance with the City's Meeting Procedures Policy.



6. Administration

- 6.1. City officers:
 - a. provide an agenda to the members before each meeting,
 - b. keep concise meeting notes and registers them in the City's record keeping system,
 - c. send the meeting notes to the working group members, executive staff and elected members as required.

7. Decision making

- 7.1 The working group has no decision-making authority.
- 7.2 A quorum of at least 50% of the group is required to submit recommendations to Council.
- 7.3 In the event of an equal number of votes from group members on a matter, the presiding member holds the casting vote.

8. Frequency of meetings

- 8.1. Meet at least four times per year.

9. Term of membership

- 9.1. The working group disbands upon completion of the plan/strategy or project.
- 9.2. Working group participants may be invited to convert to a working group to develop a new or complete a major review of an existing plan or strategy.
- 9.3. The term of membership for Elected Members will be until the next ordinary local government elections.



10. Sitting Fees

10.1. Those members appointed to the group who are representing the Aboriginal community (and not attending as a representative of an organisation or community member) will be paid for their time involved in participating at this Working Group meeting.

10.2. The payment schedule is in line with the Nyoongar Standard Heritage Agreement of the South West Settlement.

10.3. Sub Working Group Meetings members representing the Aboriginal community will be paid \$100 for the first meeting. Thereafter attendance on sub groups is voluntary.