



CITY OF  
Fremantle

# Expression of Interest

## Lease (Part of) 70 Parry Street, Fremantle



## Background

Previously occupied by City of Fremantle, Perth Glory and The Fremantle Football Club, the administration building at 70 Parry Street (Fremantle Oval) has become available for lease/license.

The City is seeking expressions of interest from both commercial and community proponents to occupy a portion of the building under the terms of a lease agreement or license. For the purposes of this document, the terms 'lease' or 'lessee' or 'lessor' may also refer to the terms 'license' or 'licensee' or 'licensor'.

The building has a total floor area of approximately 2,322m<sup>2</sup> across two levels. The building is currently partially tenanted with approximately 400m<sup>2</sup> on the first floor (exc. balcony) available for lease.

Proponents will reside in Office Suite 1 (highlighted in green in the below plan) with partitioned offices, meeting rooms and the non-exclusive use of the balcony, amenities and two kitchenettes.

A floorplan showing the available space has been included in this document.

The building offers secured car parking to the rear. Parking requirements will be negotiated on a case-by-case basis.

It should be noted that the property forms part of a masterplan process currently underway to determine the redevelopment potential of the broader oval precinct. The City intends to redevelop within the next 10 years and at that time tenants will be required to vacate. Due to the potential for redevelopment, any lease or license being offered for the use of this

building would be limited to 5 years, subject to pending conversations, city decisions, and approved plans for redevelopment.

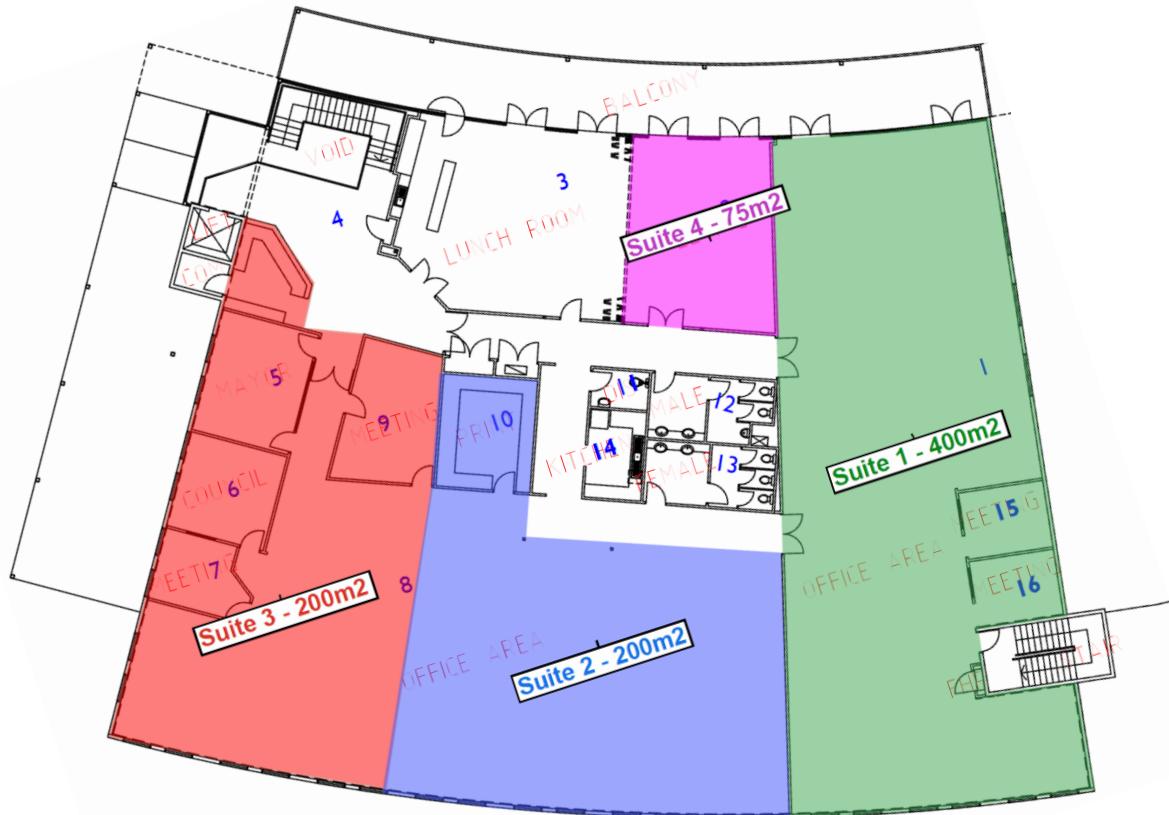
The City will assess expressions of interest in line with the criteria set out in this document and may choose to engage with multiple proponents if a mix of aligned concepts/uses are proposed.

It should be noted this process intends to seek expressions of interest only, and the City may choose not to lease or license the premises.

For enquiries regarding this EOI and/or to arrange a viewing please contact the City's Commercial Property team via [adamda@fremantle.wa.gov.au](mailto:adamda@fremantle.wa.gov.au)

Proposals must be submitted electronically via email to [adamda@fremantle.wa.gov.au](mailto:adamda@fremantle.wa.gov.au) no later than 14 February 2026.

# Floor Plan – Level 1



# Applicants to inform themselves

Prior to making a submission the Applicant shall be taken to have satisfied itself:

- (1) by physical examination and inspection of the Property site and how it relates to the Property's plans and surrounding urban realm.
- (2) by enquiry of the appropriate authorities, as to the zoning of the Property, the development which may take place on the Property and the manner in which that development may be carried out, and as to any restriction which may be imposed on the Property; and
- (3) by perusal and examination as to the terms and conditions of any encumbrances on the Property.

The Applicant shall be deemed to have made a submission and undertaken all usual investigations, enquiries and studies prior to the submission and to have incurred on its own account all expenses associated with the preparation and submission in reliance solely on that examination, inspection and enquiry and not on any statement, warranty, condition or representation made to, or alleged to have been made to, the Applicant by the Lessor or its agents, in respect of the above matters however arising.

Should the City choose to lease the building it reserves the right to include special conditions not currently included in the Expression of Interest and all or any conditions remain subject to final approval by Council. These conditions will be dependent on the accepted submission.

These will be advised to the Applicant prior to submission to Council for approval and included in the Lease provided to the Lessee for execution.

# Key information

## Council approval

The selected applicant and subsequent Lease or Licence is subject to Council approval.

Council reserves the right to amend, make additions to, include or delete any conditions included within the Lease taken to Council for approval. Council reserves the right not to accept an Applicant or Lease taken to Council for approval.

## Lease Term and commencement date

The City will offer a Lease or Licence term to the successful proponent based on the concept agreed upon, and with consideration given to the merit and specific requirements of the successful proposal.

It is the City's preference that should it lease the building, the total Lease term is a maximum of five years including a break clause (if appropriate) due to the potential for redevelopment of the site.

The Lease commencement date will also be dependent on any additional approvals that will be required, such as, development approvals, building works, and other statutory approvals as applicable.

Trade and occupancy may not occur in the premises until the Lessee has finalised all fit out works and obtained all relevant approvals.

## Proposed Rent, Rent Reviews and KPIs

Rent proposals will be considered as part of the assessment. A rental figure should form part of the submission. The expectation is that rent will align with the market - \$140 per sqm + GST + outgoings.

Rent reviews of 3% will be annual on the anniversary of the Lease commencement date.

The City may incorporate Key Performance Indicators (KPIs) into the eventuating lease or licence, and will work with the successful proponent to determine benchmarks for performance and subsequent review.

## **Outgoings**

A variable outgoing budget will apply to the property.

The Lessee will be required to undertake all required connections to Electricity, Gas and Telecommunications providers. On demand charges may include (as/if applicable) but not be limited to;

- i. Cleaning
- ii. Pest control
- iii. General maintenance
- iv. Air conditioning servicing and maintenance
- v. RCD testing
- vi. Tagging and testing
- vii. Security – alarms and locks
- viii. Signage
- ix. Lift servicing and maintenance
- x. Water rates
- xi. Water usage
- xii. Backflow testing
- xiii. Grease trap cleaning
- xiv. Council Rates
- xv. Emergency Service Levy
- xvi. Land Tax

The Lessor, at its discretion, may undertake scheduled maintenance requirements for the property and recover the costs from the Lessee.

The Council Rates and Emergency Service Levy will be calculated on the final leased or licensed area and a Gross Rental Valuation provided by Landgate.

Land Tax is charged directly by the Department of State Revenue (DSR). This will be determined by DSR once the property is developed and the lease is finalised.

## **GST**

The Lessee will be required to pay goods and services taxes on all supplies made under the Lease agreement, including the supply of the premises.

## **Bank guarantee**

The approved Applicant will be required to provide a Bank Guarantee equivalent to three (3) months' gross rental (inclusive of GST).

## **Guarantors and financial statements**

The approved Applicant will be required to provide a guarantee and indemnity form from each of the Directors and principal shareholders. If the Applicant is a trust, then the adult beneficiaries of the trust may need to provide guarantees and indemnities.

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

## **Lessor right to veto sub lease**

If the accepted Applicant includes a proposal to sub lease, a clause of this nature will be included in the Lease. The Lessor reserves the right to veto, on any grounds, a proposed sub lessee.

## **Lease assignments**

The Lessee will have the right to assign the lease subject to the approval of the Lessor. The Lessor reserves the right to veto, on any grounds, a proposed assignee. The City will consider Lessee applications to utilise the premises and/or surroundings for Lessee benefit including events or activations, on a case by case basis.

## **Fit out by Lessee**

The approved Applicant will be required to complete fit out within 60 days from the commencement of the Lease or as otherwise agreed upon between all parties.

## **Condition precedent clause**

If the accepted Submission is subject to other approvals, including development approval, a condition precedent will be considered in the Lease.

## **Approvals**

The Applicant will be responsible for all costs associated with due diligence, infrastructure, planning approval, and statutory compliance such as consultation and connection to necessary services.

## **Disclaimer**

The contents of this Expression of Interest (EOI) are believed to be accurate and complete as of the date of issue of this EOI. The statements, opinions, projections, forecasts or other information contained in this EOI are subject to change.

## **Canvassing of elected members and officers**

If an Applicant, whether personally or by an agent, canvasses any of the Lessor's Elected Members, Officers, Contractors or their Representatives (as the case may be) then regardless of such canvassing having any influence on the acceptance a submission, the Applicants submission will be omitted from consideration.

## **Marketing**

On the execution of a formal Lease by both parties, the Lessor will seek your acknowledgement that the Lessor can use your trading name in press releases or advertising/promotional materials.

## **Additional documents**

Applicants may include and attach to the EOI Form; additional documentation they feel supports their submission.

## **Approval process**

Strict timelines will be applied as part of the Council approval of a Lease. These may be as follows, but will be dependent on the selected applicant.

EOI applications	
Assessment process – undertaken by panel	Four weeks
Selected Applicant and Lease terms taken to CEO for approval	Two weeks
Lease finalised	Two weeks

## Selection criteria and submitting proposals

Proposals must be submitted electronically via email to [business@fremantle.wa.gov.au](mailto:business@fremantle.wa.gov.au) no later than 15 January 2026.

Hard copy proposals may also be submitted in person at the Walyalup Civic Centre via the customer service desk, addressed to Commercial Property.

Submissions will be assessed on the basis of the following selection criteria. Applicants must address the criteria in their submissions.

Council Criteria & Overview of Business	30%
Business Sustainability	20%
Financials	50%

### **Council Criteria and Overview of Business (Weighting 30%)**

1. Mandatory - the business or organisation must;
  - a) If a commercial proponent - Pay market rent; and
  - b) Pay outgoings.
2. Desirable
  - a) New business or organisation to Fremantle.
  - b) The business or organisation aligns with outcomes of the City's Strategic Community Plan.

Describe how your business or organisation intends to meet the mandatory requirements and if it meets any of the desirable criteria.

### **Business Sustainability (Weighting 20%)**

Please fill out the Financial Assessment section of the EOI Form to allow this section of the weighting to be considered. Additional documents can be provided to support the submission if necessary.

### **Financials (Weighting 50%)**

Please note that full completion of this section is required in order to meet the selection criteria.

- Proposed Rent per annum exclusive of GST
- Outline any proposed incentive requests if applicable.

## EOI form – 70 Parry Street, Fremantle

### PROPOSED LESSEE/S:

Company Name: \_\_\_\_\_

Name of Director: \_\_\_\_\_

Address: \_\_\_\_\_

#### Contact Details:

Business Phone: \_\_\_\_\_

After Hours Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Director: \_\_\_\_\_

Address: \_\_\_\_\_

#### Contact Details:

Business Phone: \_\_\_\_\_

After Hours Phone: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**1. COMPANY DETAILS (contd.)**

- Please provide details of any guarantors.

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**2. SELECTION CRITERIA**

Provide a submission that covers all the Selection Criteria as outlined in the EOI document and attach to this form.

Date \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Trading as \_\_\_\_\_ Phone No \_\_\_\_\_

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

## **FINANCIAL ASSESSMENT**

<b><u>LIABILITIES</u></b>	<b><u>ASSETS</u></b>
<b><u>FIXED LIABILITIES:</u></b> Loans or Mortgages or Bill of Sale. Details: 1. _____	<b><u>FIXED ASSETS:</u></b> Land & Buildings: _____ _____ \$ _____ Plant & Machinery: _____ 2. _____ \$ _____ _____ \$ _____ Motor Vehicles: _____ SUB TOTAL \$ _____ Furniture & Fittings: _____ _____ \$ _____ How Secured: _____ _____ \$ _____ Other Stock in Trade: _____ _____ \$ _____

**Sundry Creditors:**

Stock &amp; Trade A/c's etc:

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Plant, etc:

1. \_\_\_\_\_ \$\_\_\_\_\_

2. \_\_\_\_\_ \$\_\_\_\_\_

3. \_\_\_\_\_ \$\_\_\_\_\_

SUB TOTAL      \$\_\_\_\_\_

**Investments:**

Details:

1. \_\_\_\_\_ \$\_\_\_\_\_

2. \_\_\_\_\_ \$\_\_\_\_\_

3. \_\_\_\_\_ \$\_\_\_\_\_

SUB TOTAL \$\_\_\_\_\_

**Current Assets:**Cash on Hand at Bank: \_\_\_\_\_  

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Sundry Debtors: \_\_\_\_\_

**Other Liabilities:** \_\_\_\_\_ \$ \_\_\_\_\_

Details: \_\_\_\_\_ Other Assets: \_\_\_\_\_ \$ \_\_\_\_\_

1. \_\_\_\_\_ \$ \_\_\_\_\_

2. \_\_\_\_\_ \$ \_\_\_\_\_

3. \_\_\_\_\_ \$ \_\_\_\_\_

4. \_\_\_\_\_ \$ \_\_\_\_\_ Total Assets: \_\_\_\_\_ \$ \_\_\_\_\_

SUB TOTAL \$ \_\_\_\_\_ Less Total  
Liabilities \$ \_\_\_\_\_

**TOTAL**

**LIABILITIES:** \$ \_\_\_\_\_ **SURPLUS:** \$ \_\_\_\_\_

(If partnership state Partners' capital accounts)

## 7. CHECKLIST

- **Proposed Lessee (1) Drivers Licence number:** \_\_\_\_\_  
Copy of drivers licence attached   (Please Tick)
- **Proposed Lessee (2) Drivers Licence number (If applicable):** \_\_\_\_\_  
Copy of drivers licence attached   (Please Tick)
- **Submission including Selection Criteria attached**   (Please Tick)
- **Statement of Assets and Liabilities – Completed**   (Please Tick)
- **Privacy Disclosure Statement – Executed**   (Please Tick)

**8. PRIVACY DISCLOSURE STATEMENT**

Attached is the City of Fremantle's Privacy Disclosure Statement. It is important that you read the statement.

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

**SIGNED:**

**SIGNED:**

**DATED:** \_\_\_\_\_

## **PRIVACY DISCLOSURE STATEMENT**

In submitting this application/tender you authorise the City to collect personal information from you for the purpose of assessing your application/tender. Personal information collected for the purpose of assessing your application/tender may include your name, address, phone number, financial details, credit worthiness, business information and lease premise details. This information may be collected from you when you submit any written application, form or document to the City or by other means including telephone or email contact with you. All personal information collected will be used for the sole purpose of processing applications and tenders. If you do not provide us with your personal information, we may not be able to process your application/tender or deal with your request. We share your personal information only to the extent necessary to assess and determine your application/tender or request. Personal information may be shared with persons or third parties that assist us in the assessment and determination of your application or the provision of our services, which may include City Officers, Councillors, referees or guarantors. In order to assist us to contact you, we store your personal information onto our database. By signing the form to which this statement is attached, you acknowledge that you have read this statement and consented to the collection, use and disclosure of your personal information in the manner and for the purposes set out in this statement.