The Manjaree Precinct

Frequently Asked Questions

Invitation for Expressions of Interest to Lease Buildings – Stage 2 Mrs Trivetts Place

fremantle.wa.gov.au

Frequently Asked Questions

This document answers common questions about the Manjaree Precinct Expression of Interest (EOI) to lease buildings. It should be read alongside the full Briefing Pack, which contains the complete details, terms and assessment criteria.

1. Overview of the opportunity

Q: What is the Manjaree EOI seeking to achieve?

A: The EOI aims to identify tenants and activation partners that align with the vision for Manjaree Precinct as a vibrant, inclusive, and creative precinct where First Nations culture, colonial heritage, and contemporary arts and culture connect and thrive together through community-led initiatives supported by the City.

Q: What types of uses are encouraged?

A: Arts, cultural and creative uses across all stages of practice – including not-for-profit, community, and commercial models – that contribute to the precinct's identity and activity. The City favours a broad definition of arts, culture and creativity, spanning making; sharing and connecting; and presenting and selling.

Q: What buildings or tenancies are available?

A: Tenancies are being released across the precinct in stages:

- Stage 1 – J-Shed units 1, 2, 3 and 4: EOI closed
- Stage 2 – Mrs Trivett Place: EOI opens 1 October 2026 and closes 26 November 2026, 5pm AWST (8 weeks)
- Stage 3 – Captains Lane: estimated release date January 2027, subject to the closure of Stages 1 and 2.

2. Eligibility and participation

Q: Who can apply?

A: The EOI is open to:

- Existing tenants
- Artists, creatives and cultural practitioners
- Community organisations
- Commercial operators aligned with the vision

Q: Can individuals apply, or only organisations?

A: Both individuals and organisations may apply. Applicants will need an ABN, and some applicants may need to be an incorporated body – requirements are set out in the Briefing Pack.

Q: Do I need to be based in Walyalup/Fremantle or Western Australia?

A: No, although the proposal must contribute to the Manjaree Precinct and the local creative ecology.

Q: Can I apply for more than one tenancy, or submit more than one proposal?

A: You can submit one application per stage. Please submit a separate application for each tenancy or proposal via SmartyGrants, and indicate your order of preference.

Q: Do existing tenants need to apply?

A: All current tenants must participate in the EOI process to secure a future lease.

Q: What happens if an existing tenant is unsuccessful?

A: Existing tenants will be required to vacate and make-good their premises in accordance with their current lease and in negotiation with the City of Fremantle.

3. Leasing details

Q: What lease terms are being offered?

A: Lease terms are negotiable, generally seeking 1–5 years. Any retail tenancy must be for a minimum of 5 years. The final term of any lease may exceed 5 years and will depend on the proposed use, the type of tenant (community, cultural or commercial) and any investment commitment in the proposal.

Q: Are the properties fitted out?

A: No. The premises are offered on an **"as is"** basis. Subject to any agreed landlord contribution, the tenant is responsible for all fit-out works required to make the premises suitable for their intended use.

Q: What rent will apply?

A: Full commercial rent has been independently valued at $150 to $225 per m^2. The City does not expect non-profit or community tenants to meet the commercial market. Indicative annual rents for the Stage 2 Mrs Trivetts Place units are:

- Unit 13 – $13,050 + $5,520 (Fixed Outgoings) + GST (based on market rate) per annum

- Unit 15 – $9,300 + $5,750 (Fixed Outgoings) + GST (based on market rate) per annum

Submissions must include a proposed rental amount. Where a submission proposes a rate below market value, it must provide a clear justification for the reduced rent, including the community benefits offered in lieu and how the proposal aligns with the vision, purpose and guiding principles.

Q: What costs apply on top of rent?

A: Tenants are responsible for the fixed outgoings which includes utility charges, and for maintaining the premises (excluding structural elements) in good repair and condition. Rates and Taxes are payable separately.

Q: Will rent be reviewed?

A: Yes. Rent review arrangements will be set out in the lease.

4. Insurance and risk

Q: What insurance do I need?

A: Successful tenants must hold public liability insurance with a minimum value of $20 million, along with any other cover relevant to their use. If you do not currently hold this cover, you can provide a commitment to take it out and provide the City with evidence prior to lease commencement.

5. EOI process and timing

Q: How do I apply?

A: Applications must be submitted online through SmartyGrants. Submissions received in any other format will not be accepted. You can save a draft and return to it before the closing date. Before starting, read the entire Briefing Pack (an Easy English version is also available).

Q: Is there an application fee?

A: No. It is free to submit an EOI.

Q: When does the EOI open and close?

- Stage 1 – J-Shed units 1, 2, 3 and 4: EOI closed
- Stage 2 – Mrs Trivett Place: EOI opens 1 October 2026 and closes 26 November 2026, 5pm AWST (8 weeks).

- Stage 3 – Captains Lane: estimated release date January 2027, subject to the closure of Stages 1 and 2.

Q: Can I inspect the properties?

Yes. Inspections times for unit 13 and unit 15 at Mrs Trivett Place have been confirmed as follows;

Tuesday the 27/10/2026 from 10am to 10.30am

Wednesday the 28/10/2026 from 10am to 10.30am

Attendance at a viewing is encouraged but not mandatory.

Q: Why is the process staged?

A: Staging the process helps to:

- Minimise vacancies
- Allow efficient leasing and transition
- Manage resources effectively

Q: How long will I have to submit?

A: Each EOI stage will typically be open for around 8 weeks. Ensure you allow enough time to plan and submit your proposal – submissions made after the deadline, or provided in any format other than via SmartyGrants, cannot be accepted.

Q: Is there an information session or opportunity to view the spaces?

A: Yes. Scheduled site viewing opportunities will be arranged, with dates and times confirmed and communicated in due course. Images of the interior of the units will also be published. Attendance at a viewing is encouraged but not mandatory.

Q: How do I ask questions during the EOI?

A: Email the City's Contracts Team at ProcurementTeam@fremantle.wa.gov.au. Where possible, questions will be answered by email; otherwise, a phone conversation will be arranged.

6. Assessment and selection

Q: How will applications be assessed?

A: Applications are evaluated using a weighted scoring system. It is mandatory to respond to all assessment criteria – failure to respond to one or more may result in elimination or a low score.

Assessment criterion	Weighting
Cultural alignment	50%
Operational capacity	25%
Financial capacity	25%

Q: What does "cultural use" mean?

A: It includes:

- Alignment with Manjaree's vision, purpose and guiding principles
- Respect for the site's First Nations and heritage significance
- Contribution to the local creative ecology

Q: Who assesses the EOI?

A: An Evaluation Panel (the Panel) of Whadjuk, community and City representatives with relevant experience assesses all applications against the assessment criteria in this document.

Q: Who makes the final decision?

A: The Panel identifies the preferred applicants and the City extends an Offer to Lease. Depending on the offer, the City may also need to seek consent from the Minister for Lands and Council before a lease is finalised.

Q: When and how will I be notified of the outcome?

A: All applicants will be notified through their nominated preferred form of contact. Successful applicants receive an Offer to Lease; unsuccessful applicants are notified before the release of Stage 3.

Q: Will I get feedback if I am unsuccessful?

A: Yes. Unsuccessful applicants can request feedback to help with future applications, and are encouraged to apply again for the next Stage. A separate application is required for each stage – applying for Stage 1 or 2 does not automatically carry through to later stages.

7. Governance, probity and compliance

Q: How is fairness ensured?

A: The EOI process operates similarly to a tender, using documented criteria and a consistent scoring methodology applied across all submissions.

Q: Who can I speak with at the City of Fremantle about my application?

A: All queries must be directed to the City's Procurement Team, who are your main point of contact throughout the process. Applicants must not seek to influence the outcome by canvassing or lobbying Elected Members, City officers, Panel members, media or contractors — this may result in your application being excluded.

Q: Is my submission confidential?

A: All documents, materials and information submitted will be treated as confidential and used solely for the purposes of the EOI process. Applicants retain all intellectual property rights in their submissions.

8. Alignment with vision and values

Q: How important is First Nations engagement?

A: It is central. Whadjuk leadership and truth-telling are central to Manjaree Precinct's identity, and proposals should demonstrate alignment with a First Nations-led approach and cultural respect.

Q: Is collaboration encouraged?

A: Yes. Shared use and collaborative models are strongly encouraged. Applicants are encouraged to consider co-tenancy and/or sub-tenancy arrangements where appropriate, to help ensure consistent and regular use of the premises.

9. Financial and operational expectations

Q: Do I need to be financially self-sufficient?

A: Applicants must demonstrate the ability to meet all financial obligations as and when they fall due. You may be asked to provide supporting evidence (for example, a proof of balance or an asset and liability statement), and to consent to a credit check should your application progress to the shortlist stage.

Q: Will funding support be provided?

A: Not directly through the lease. However, applicants can propose leveraging investment and support from external sources such as sales, ticketing, grants and partnerships.

10. After the EOI

Q: What happens once I'm offered a tenancy?

A: Once an Offer to Lease is accepted, the City will work directly with you to finalise a lease based on the template provided. Minor amendments may be negotiated, subject to the agreed term, use and rent. By submitting an EOI, applicants are deemed to have accepted the proposed lease terms unless variations are clearly identified in their application.

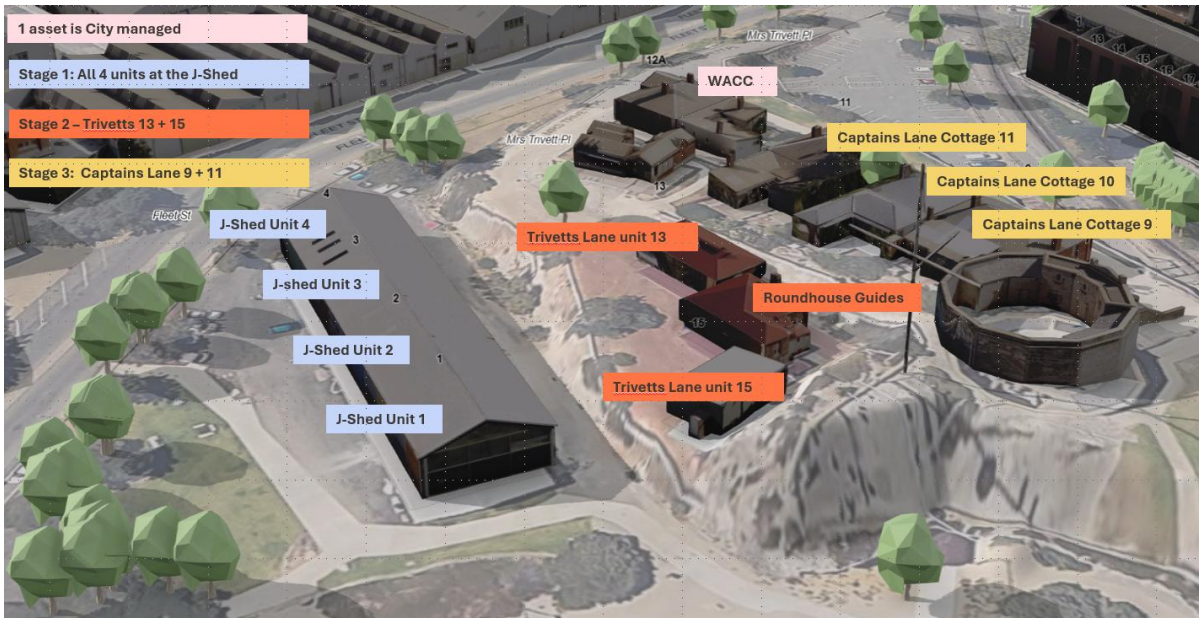
Q: What happens at the end of my lease – can I renew?

A: Renewal and end-of-term arrangements will depend on the agreed lease term and conditions. Any future arrangements are subject to the City's requirements at that time.

Questions asked during the EOI process

Q: Could the City provide an updated tenancy map identifying current occupiers, vacant premises and proposed future uses throughout Manjaree?

A: Tenancy Map has been provided below:



- J-Shed Units 1-4 – Stage 1 Closed
- Mrs Trivetts Place Units 13 – Stage 2 EOI currently open
- Mrs Trivetts Place Unit 14 – current tenants Roundhouse Guides – not part of Stage 2 EOI

- Mrs Trivetts Place Unit 15 – Stage 2 EOI currently open
- Captains Lane Cottage 9 – will be part of Stage 3 – released early 2027
- Captains Lane Cottage 10 – Aboriginal Productions & Promotions currently occupy this building and this cottage is not part of Stage 3 EOI
- Captains Lane Cottage 11 – will be part of Stage 3 – released early 2027
- Captains Lane Cottage 12 – Walyalup Aboriginal Cultural Centre (City of Fremantle) will remain in this building and will not be part of Stage 3 EOI

The intended direction for premises offered through the EOI is arts, creative and cultural use. Specific future uses will depend on the proposals selected and the completion of the relevant leasing and approval processes. Please refer to the EOI documentation for more detail on the vision for the Manjaree area.

Q: What is the status of the Stage 1 J-Shed tenancy and public realm activation EOIs, and when will successful applicants be announced?

Successful applicants for stage 1 will be announced once leasing negotiations have been confirmed.

Q:What plans exist to coordinate activities among tenants, the Round House guides, the Walyalup Aboriginal Cultural Centre and other precinct stakeholders?

A: Once tenants are established, a designated City of Fremantle representative will coordinate regular tenant meetings, provide ongoing support and facilitate opportunities to collaborate on projects and activities.
The City is currently developing how these arrangements will operate, with the detail to be shaped by the successful tenants, their activities and the needs of the precinct. This will include considering how best to connect tenants with the Round House guides, the Walyalup Aboriginal Cultural Centre and other precinct stakeholders to support a coordinated approach.

Q: What investment or practical support is proposed for wayfinding, lighting, public amenity, pedestrian connectivity and ongoing precinct activation?

A: The City's approach to these matters is guided by the Destination Development Strategic Plan and Economic Development Strategic Plan (Strategies & Plans | Invest Fremantle), both of which recognise the importance of quality public realm, accessibility, visitor experience and place activation in supporting a vibrant city centre and visitor economy.

These strategies identify priorities including improvements to visitor wayfinding, enhanced public spaces, stronger connections between key destinations and precincts, and ongoing place activation initiatives that encourage visitation and economic activity. The City continues to consider opportunities for investment and partnership projects that support these objectives through its annual planning, capital works and place activation programs.

In the context of Manjaree and the wider city centre, future opportunities will continue to be assessed against these strategic priorities, with a focus on improving the visitor experience, strengthening pedestrian movement and supporting economic and cultural activity.

The City also supports the cruise tourism sector, which presents a valuable opportunity to direct visitors through this area as they arrive in Fremantle. Expanding the range of experiences and attractions on offer would further strengthen its appeal and encourage greater visitor spend and dwell time. The City is also working with Fremantle Ports to improve wayfinding from Victoria Quay, helping visitors navigate more easily between the port, city centre and surrounding attractions.

Q: Does the City envisage a coordinated cultural tourism and visitor engagement strategy for Manjaree, particularly in the lead-up to the 2029 bicentenary commemorations?

A: The City is working towards the 2029 bicentenary commemorations. Given Manjaree's considerable cultural and historical significance, tenants will have the opportunity to contribute to discussions as planning progresses, and create their own programming that reflects the State Government Towards 2029 project - Western Australia's 2029 Bicentenary
The City's Destination Development Strategic Plan (Strategies & Plans | Invest Fremantle), identifies cultural tourism as a key opportunity to strengthen Fremantle's visitor economy, with particular emphasis on showcasing the city's unique Aboriginal, maritime and cultural heritage assets.

The broader vision for Manjaree includes a coordinated approach to cultural tourism and visitor engagement, encouraging people to explore the precinct and connect with its First Nations culture, heritage and contemporary creative practice. Collaboration between tenants, precinct stakeholders and the City will help shape these experiences, with First Nations leadership and truth-telling central to the precinct's development.
We welcome proposals that contribute to this shared vision while presenting a practical and achievable approach to operating within the precinct.