



**Local Public Notice
Proposed Ground Lease
(as per Section 3.58 of the Local Government Act 1995)**

The City of Melville is considering a ground lease proposal involving a portion of the freehold land situated within the Deep Water Point Reserve. The City is providing notice of the proposal and inviting submissions.

Properties and Parties Involved:

- Portion of Lot 100, The Esplanade, Mount Pleasant (Deep Water Point)

The City of Melville and Dome Coffee Group propose a ground lease arrangement involving a portion of Deep Water Point Reserve covering a portion of Lot 100 totalling 804m² to enable Dome Group to construct and operate a new café facility.

Market Value: The lease rate is based on an independent market valuation prepared for the City which equates to \$75 per sqm.

Consideration: The proposal involves provision of a lease area covering 804m² within the Deep Water Point Reserve to Dome Group for the purpose of building a new café facility. The area is composed of the following:-

Area "A" Café	495 sqm
Area "B" Alfresco	309 sqm

Over the full lease term including the option period results in the transaction value being \$2,474,662 exclusive of rent reviews.

Lease Term: 21 Years plus 21 year Option

Submissions or comments about the proposed ground lease arrangement should be made **by 5.00pm Wednesday 27 July 2016** to the Chief Executive Officer by post to City of Melville, Locked Bag 1, Booragoon WA 6954 or email melinfo@melville.wa.gov.au.

For more information contact the Strategic Land and Property Executive, Jeremy Rae. Email jeremy.rae@melville.wa.gov.au or call **9364 0287**.

Dr Shayne Silcox
Chief Executive Officer