

EXPRESSIONS OF INTEREST

Tenancy of 3 Morrison St, Hobart (through February 2019)

Closing date: 5 pm on Wednesday, 12 September 2018



THE FACILITY

The City of Hobart, as property owner, is now seeking expressions of interest in the lease of 3 Morrison St, Hobart, potentially by an arts or community organisation or group.

It is Council's intention that future use of the facility will align with *Hobart: A community vision for our island capital*, in particular Pillar 3.5: Our civic and heritage spaces support our creativity. It should also align with Council's *Capital City Strategic Plan 2015-2025* and *Social Inclusion Strategy 2014-2019*.

BACKGROUND

The City of Hobart is currently considering the broader redevelopment of Civic Square, the site on which the 3 Morrison St building is located. There are several premises that form part of Civic Square, and all existing tenants have been provided with leases running to February 2019. Current tenants include the Lark Distillery, Mawsons Hut and the Council-owned Tasmanian Travel Information Centre.

3 Morrison St has become available due to the previous long term tenant, Kent & Kent Antiques, having vacated. The premises is currently being used on a temporary basis; Council is currently seeking expressions of interest from arts or community groups seeking a short-term, temporary lease for their activities.

Given the site is only available until February 2019, it would be suitable for a pop up event, exhibition space, or similar use/initiative. It would not be suitable for initiatives, organisations or groups seeking to establish a long term base of operations, or who would want to make significant alterations to or investment in the site.

CURRENT USAGE

3 Morrison St was formerly the showroom for Kent & Kent Antiques. In recent months, it has been used by the Australian Antarctic Festival as a base for their preparations for their event.

The open floor plan makes the space versatile. Any changes to the floor plan would be at the tenants' own expense. Photos are available on page 5 of this document.

BUILDING CONFIGURATION

The building is located at 3 Morrison St, adjacent to Mawsons Pavilion. It has easy access to the waterfront and the Hobart city centre.

The premises is an open plan space of two floors: the ground floor (193m²) and first floor (192m²). The ground floor space includes a concrete floor, brick walls and wooden ceiling beams. There is a roller door (2.68m wide) for easy entry and exit. The ground floor may be rented by itself. The first floor may be rented as supporting the ground floor use but not as a standalone space. Toilets are available on both floors.

3 Morrison St is currently approved as a showroom under the Sullivans Cove Planning Scheme.

The space comes unfurnished. Any furnishing would be at the tenants' own expense.

OPPORTUNITY

There is great opportunity for arts, cultural, community or entrepreneurial organisation to utilise a centrally-located facility. The facility is particularly attractive for those wishing to have showroom, retail, shop, gallery, exhibition or other pop up space.

It is anticipated that the successful applicant will provide positive benefits and values to the community, in line with the city's vision and Council strategies, to ensure that the City of Hobart's community asset provides best possible use and value to the Hobart community. Whilst expressions of interest are not limited to not-for-profit organisations, preference will be given to those parties who can demonstrate positive community and social outcomes.

Successful applicants must comply with the City of Hobart Leases to Non-profit Organisations (NFPO) Policy and meet the following Selection Criteria, noting these will essentially be performance criteria, and the lessee may be obliged to provide information annually about. The applicant must:

- ensure alignment with the Council's vision, *Hobart: A community vision for our island capital*
- ensure alignment with the Council's *Capital City Strategic Plan 2015-2025*
- ensure alignment with the Council's Social Inclusion Strategy
- ensure the use provides best possible value and benefit to the Hobart community,
- have the capacity to pay associated rental
- have the capacity to maintain the asset to an acceptable standard, in conjunction with Council
- invest positively in the community
- maintain appropriate insurances for the term of tenure.

RENTAL

Appropriate rental will be negotiated with the successful tenant.

TIMETABLE

All Expressions of Interest are to be lodged with the City of Hobart by 5pm on Wednesday, 12 September. The City of Hobart reserves the right not to consider Expressions of Interest lodged after that date.

After consideration of the Expression of Interest, the City of Hobart will advise all persons who have lodged expressions of interest whether or not the City wishes to negotiate with them.

It is envisaged that negotiations would then be finalised relatively quickly to enable the City of Hobart to approve the successful applicant as soon as possible, noting that the lease period ends in February 2019.

MARKETING AND MEDIA

The Expression of Interest will be promoted through community networks.

PROCESS

This is not a tender process, so the rules that apply to tenders do not apply to this expression of interest process; nor is this document an offer to enter into a contract.

The City of Hobart is free to negotiate on any terms with any person or organisation and is not bound to enter into any arrangement with any person or organisation lodging an expression of interest. The City may require further information from either a 'short list' of proponents or a preferred proponent before proceeding to further negotiations. The City may also decide not to proceed at all.

The City of Hobart believes that the information contained in this document is correct at the time it was prepared. However, you must make your own enquiries and satisfy yourself as to all issues relevant to your offer. The final lease will contain a provision that you have relied entirely on your own enquiries and reliance on anything contained in this document will be expressly excluded.

None of the City's requirements and none of the responses to this Expression of Interest are binding until a lease is signed.

The Council will keep confidential all information contained in an Expression of Interest, including the identity of the persons lodging them.

If you would like further information or would like to arrange an on-site tour of the facility, please contact:

Paul Jackson

Manager Legal and Governance, City of Hobart

03 6238 2861 | 0409 963 061

jacksonp@hobartcity.com.au

COMPLETION AND LODGEMENT OF EXPRESSION OF INTEREST

Forward the completed Expression of Interest by 5pm on Wednesday, 12 September, by email or post to:

Paul Jackson

Manager Legal and Governance, City of Hobart

GPO Box 503

Hobart, Tasmania, 7001

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