



Expression of Interest

129 Beaconsfield Parade Albert Park Vic 3206





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The City of Port Phillip is seeking expressions of interest for a lease of 129 Beaconsfield Parade, Albert Park, a kiosk near the beach and Bay Trail.

The site is on Crown Land that is managed by the City of Port Phillip.

Background

The City of Port Phillip is the landlord for 129 Beaconsfield Parade Albert Park Vic 3206

This food & beverage kiosk opportunity is very near the Beach and the Bay Trail, popular for dining and recreation among local residents and visitors.

Key features include:

- Prominent location, highly visible to high foot, cycle and vehicular traffic
- On average, over twenty thousand vehicles pass the Kiosk daily
- Next to pedestrian crossing, which provides a public thoroughfare to South Beach Reserve and the foreshore
- At South Beach Reserve, a popular location for festivals and events

The kiosk has recently become vacant following the recent expiry of the previous tenant's lease.

The Lease

As part of the potential new lease, Council is offering a successful bidder of a public Expressions of Interest process a new 5-year lease with a further options (subject to compliance with lease obligations) up to a maximum term of 21 years.

Proposed key conditions for the lease include:

- Market rent.
- Lease term – initial 5-year term with entitlement to a further options up to 21 years, subject to satisfactory compliance with lease conditions, including any conditions around delivery of tenant works.
- Maintenance of the property resides with the tenant, except for Essential Safety Measures, and to the extent permitted by the Retail Leases Act.
- 3% fixed annual rent reviews.
- External areas around the premises suitable for outdoor ancillary use will be subject to a Crown licence

Extent of premises

Please see image of plan of premises. The area available for lease is edged red, the licenced area is edged blue.



Questions and Answers

Why is Council offering a new lease?

The previous tenant's lease recently expired. In accordance with Crown Leasing and City of Port Phillip Property Policy, it will now be offered by way of public Expression of Interest.

Are any works required to the property by an incoming tenant?

The property is in reasonable repair. A condition report is available as part of the due diligence information via Council's Tenderlink Portal.



Does the property have to be leased to particular type of user. For example food and beverage? Or can it be used as something else?

Council is proposing a potential new lease which accords broadly with the existing use of the Crown reservation which is “public recreation”.

City of Port Phillip is the Committee of Management, under the Crown Land (Reserves) Act 1978).

To lease the land will require Crown consent, and the use(s) permitted by the lease cannot be detrimental to the purpose of the reservation.

Further, any lease for a use inconsistent with the purpose of the reservations will require further discussion, and would be subject to agreement with Crown.

What will happen to the existing tenant of the property?

The existing tenant of the premises moved out following their lease expiry and the property is currently vacant.

What will be the licensing conditions under the new lease?

Specific licensing conditions (such as hours of operation) would be subject to separate licensing process, as will all licensed venues.

Will the property be vacant? For an extended period?

It is anticipated a successful submission would be able to occupy the premises at their first available opportunity, subject to any works required to be carried out and the necessary consents (including Crown consent) being obtained.

How will bids be evaluated?

Council seeks best overall value when evaluating bids.

This will include an assessment of bids upon the following evaluation criteria ranked in order of importance)

- Vision for use including contribution to public/community use & public realm amenity and specifically addressing how the use will complement other neighbouring uses.
- Financial offer
- Relevant experience and track record
- Capability and capacity to comply with the Lease and the assessed level of risk associated with non-compliances
- Social responsibility and environmentally sustainable performance obligations



When will we know what will happen / the outcome?

Council's Expression of Interest process will conclude on 6 June 2025, and evaluation of submissions will then be carried out. A decision over new lease arrangements arising from the process is expected to be concluded in the following months into Spring 2025.

I'm interested in putting forward an Expression of Interest. How can I do this?

Register your Expression of Interest via Tenderlink: www.tenderlink.com/portphillip