



# REGISTRATION OF INTEREST

## PROPOSED LAND DISPOSITION

### RARE STRATEGIC LAND DEVELOPMENT

#### OPPORTUNITY



<b>Registration of Interest:</b>	PROPOSED LAND DISPOSITION RARE STRATEGIC LAND DEVELOPMENT OPPORTUNITY Lots 211 & 501 Holywell Street, Bunbury WA
<b>Submissions Open:</b>	9am AWST, Monday 11 November 2024
<b>Deadline:</b>	4pm AWST, Thursday 12 December 2024
<b>Address for Delivery:</b>	Submission responses must be submitted only electronically via the City of Bunbury Records Department via email at <a href="mailto:info@bunbury.wa.gov.au">info@bunbury.wa.gov.au</a> Fax and email tenders not sent to the above email address, as well as tenders submitted by hand or via post, <b>will not be accepted</b> .
<b>ROI Number:</b>	ROI – Lots 211 & 501 Holywell Street, Bunbury WA

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## 1 CONDITIONS OF ROI SUBMISSIONS

### 1.1 Definitions

**Below is a summary of some of the important defined terms used in this Request:**

<b>Attachments:</b>	The documents you attach as part of your Submission.
<b>Successful Respondent/s:</b>	Means the person or persons, corporation or corporations whose Submission is accepted by the Principal, including the executors or administrators, successors and assignments of such person or persons, corporation or corporations and who is then invited to tender for the disposal of this property
<b>Deadline:</b>	The deadline for lodgment of your Submission as detailed on the front cover of this Request.
<b>Submission Proposal</b>	Your proposal to the supply the Requirements
<b>Principal:</b>	City of Bunbury
<b>Registration of Interest/ROI:</b>	This document
<b>Requirement:</b>	The obligations to be met by the Respondent.
<b>Selection Criteria:</b>	The Criteria used by the Principal in evaluating your Submission.
<b>Special Conditions:</b>	The additional contractual terms.
<b>Specification:</b>	The Statement of Requirements that the Principal requests you to provide if selected.
<b>Submission:</b>	Completed Offer form, Response to the Selection Criteria and Attachments.
<b>Respondent:</b>	Someone who has or intends to submit a Proposal to the Principal.

### 1.2 Submission Documents

This Registration of Interest is comprised of the following parts:

- Part 1 – Conditions of Responding (*read and keep this part*).**
- Part 2 – Specification and/or plans/drawings (*read and keep this part*).**
- Part 3 – Respondent's Submission Proposal (*complete and return*).**
- Part 4 – Selection Criteria (*complete and return*).**

#### Separate Documents

- a) Addenda and any other special correspondence issued to Respondents by the Principal.
- b) Any other policy or document referred to but not attached to the Request.

Respondents making submissions agree and accept that their submission and any information contained therein, shall remain the property of the Principal indefinitely or until such time that the Principal determines it's no-longer needed.

## 1.3 How to Prepare Your Submission

- a) Carefully read all parts of this document.
- b) Ensure you understand all the Requirements.
- c) Complete and return the Submission Proposal Form (Part 3) in all respects and include all Attachments.
- d) Make sure you have signed the Submission Proposal Form and responded to all the Selection Criteria; and
- e) Lodge your Submission before the Deadline. Late Submissions will **not** be accepted for consideration.

## 1.4 Contact Persons

Respondents should not rely on any information provided by any person other than the person(s) listed below and all contact should be made in writing via **email**:

<b>Primary Contact Enquiries Should Be Directed To:</b>	
<b>Name:</b>	Property and Lands Office
<b>Telephone:</b>	(08) 9792 7000
<b>Email:</b>	info@bunbury.wa.gov.au

## 1.5 Site Inspection

It is recommended that Respondents view the property to identify site specific features such as topography, location and surrounding area. As the land is vacant and unimproved and accessible, a site inspection can be carried out at any time by the Respondents. The Principal will not be coordinating site visits whilst the Registration of Interest (ROI) process is open for submissions. The land is comprised of two lots being Lot 211 & 501, located at 14 and 26 Holywell Drive, Bunbury. A location plan is attached for your reference.

## 1.6 Lodgment of Submissions and Delivery Method

The submission must be lodged by the Deadline. The Deadline for this request is **4pm AWST, Thursday 12 December 2024**. The submission must be forwarded electronically via the City of Bunbury Records Department to [info@bunbury.wa.gov.au](mailto:info@bunbury.wa.gov.au). Fax and email submissions not sent to the above email address, as well as submitted by hand or via post **will not** be accepted.

## 1.7 Rejected Submissions

A Submission will be rejected without consideration of its merits, in the event that:

- a) It is not submitted before the Deadline; or
- b) It is not submitted in the manner specified in the Request; or
- c) It may be rejected if it fails to comply with any other requirements of the Request.

## 1.8 Late Submissions

Submissions received after the deadline or in a place other than that stipulated in this Request are deemed late submissions and **will not** be accepted and evaluated.

## 1.9 Acceptance of Submissions

Unless otherwise stated in this Request, Submissions may be for all or part of the Requirements and may be accepted by the Principal either wholly or in part. The Principal is not bound to accept a Submission and may in its absolute discretion accept or reject any or all Submissions.

Without limitation, the Principal may do any of the following:

1. Decide not to proceed at all.
2. Negotiate as to the terms of the submission with one or more of the prospective Respondents to the exclusion of other and terminate those negotiations at any time.
3. Reject all submissions received.

No legal or other obligations will arise between a prospective Respondent and the Principal unless or until the Contract or Sale has been executed by the Principal and the successful approved Respondent following completion and satisfaction of the Statutory process for disposal of the land by way of a Major Land Transaction in accordance with Section 3.59 of the Local Government Act 1995.

## 1.10 Disclosure of Submission Information

Documents and other information relevant to the Registration of Interest may be disclosed when required by law under the Freedom of Information Act 1992 or under a Court order. All Respondents will be given particulars of the successful Respondent(s) or be advised that no Submission was accepted.

## 1.11 Submission Validity Period

All Submissions will remain valid and open for acceptance for a minimum period of ninety (90) days from the Deadline or forty-five (45) days from the Principal's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the Principal and the Respondent in writing. Every effort will be made by the Principal to advise Respondents of the outcome of the evaluation result of their Submission as soon as practicable.

## 1.12 Precedence of Documents

In the event of there being any conflict or inconsistency between the terms and conditions in this Request and those in the General Conditions of Contract, the terms and conditions appearing in this Request will have precedence.

## 1.13 Respondents to Inform Themselves

Respondents will be deemed to have:

- a) examined the Request and any other information available in writing to Respondents for the purpose of responding.
- b) examined all further information relevant to the risks, contingencies, and other circumstances that may affect their Submission which is obtainable by the making of reasonable inquiries.
- c) satisfied themselves as to the correctness and sufficiency of their Submissions including submitted prices which will be deemed to cover the cost of complying with all the Conditions of Responding and of all matters and things necessary for the due and proper performance and completion of the work described therein.
- d) acknowledged that the Principal may enter into negotiations with a chosen Respondent and that negotiations are to be carried out in good faith; and
- e) satisfied themselves they have a full set of the request documents and all relevant attachments.

## 1.14 Alterations

The Respondent must not alter or add to the Request documents unless required by these Conditions of Responding. The Principal will issue an addendum to all registered Respondents where matters of significance make it necessary to amend or supplement the issued Request documents before the Deadline.

## 1.15 Risk Assessment

The Principal may have access to and give consideration to:

- a) any risk assessment undertaken by any credit rating agency.
- b) any financial analytical assessment undertaken by any agency.
- c) any information produced by the Bank, financial institution, or accountant of a Respondent; or
- d) any personnel or entity other than those nominated by the Respondent as referees in the Response.

to assess that Submission and may consider such materials as tools in the Submission assessment process.

Respondents may be required to undertake to provide to the Principal (or its nominated agent) upon request all such information as the Principal reasonably requires to satisfy itself that Respondents are financially viable and have the financial capability to provide the Services for which they are submitting and meet their obligations under any proposed Contract.

The Principal reserves the right to engage (at its own cost) an independent financial assessor as a nominated agent to conduct financial assessments under conditions of strict confidentiality. For this assessment to be completed, a representative from the nominated agent may contact you concerning the financial information that you are required to provide.

The financial assessment is specifically for use by the Principal for the purpose of assessing Respondents and will be treated as strictly confidential.

## 1.16 Evaluation Process

This is a Registration of Interest only. Successful Respondent/s will be invited to submit a formal "offer" for the purchase of this property at a later date.

Your Submission will be evaluated using information provided in your Submission. The following evaluation methodology will be used in respect of this Request:

- a) Submissions are checked for completeness and compliance. Submissions that do not contain all information requested (e.g. Attachments) may be excluded from evaluation.
- b) Submissions are assessed against the Selection Criteria. Submission costs are evaluated (e.g. submitted prices) and other relevant whole of life costs are considered.

The most suitable Respondents may be short-listed and may also be required to clarify their Submission, make a presentation, demonstrate the product/solution offered and/or open premises for inspection. Due diligence will be undertaken on the successful Respondent and this may include contacting provided referees prior to the selection of the successful Respondent.

## **1.17 Compliance Criteria**

These criteria are detailed within Part 4 of this document. Each Submission will be assessed on a Yes/No basis as to whether the criterion is satisfactorily met. An assessment of “No” against any criterion may eliminate the Submission from consideration.

## **1.18 Canvassing of Officials**

If the Respondent, whether personally or by an agent, canvasses any of the Principal’s Councillors’ or Officers’ with a view to influencing the acceptance of any Submission made by it or any other Respondent, then regardless of such canvassing having any influence on the acceptance of such Submission, the Principal may at its absolute discretion omit the Respondent from consideration.

## **1.19 Identity of the Respondent**

The identity of the Respondent and the Contractor is fundamental to the Principal. The Respondent will be the person, persons, corporation or corporations named as the Respondent in Part 3 and whose execution appears on the Submission Form in Part 3 of this Request.

## **1.20 Costs of Responding**

The Principal will not be liable for payment to the Respondent for any costs, losses or expenses incurred by the Respondent in preparing their Offer. The incurring and payment of all costs relating to submissions will be the sole responsibility of the Respondent.

## 2 SPECIFICATION

### 2.1 Introduction and Background Information

The City of Bunbury is investigating redevelopment options for the proposed disposal of Freehold Lots 211 and 501 Holywell Street, Bunbury formerly known as the “Punchbowl” caravan park site. The City’s intention is to dispose of the property by way of sale by Private Treaty to the successful Respondent from a Registration of Interest (ROI) and formal Expression of Interest (EOI) process, subject to the statutory provisions of the Local Government Act (WA) 1995 dealing with the disposition of Local Government land and property assets and Council approval.

This property is situated along the popular ‘Bunbury Back Beach’ with potential views over the Indian Ocean and nothing more than a landscaped and well-maintained road separating this property from the beach. The property is situated in close proximity to the Bunbury Wildlife Park, schools and local amenities and provides for those seeking an ocean side lifestyle and/or experience. The property is currently two vacant lots with three street frontages and a northern boundary defined by a drainage reserve (Five Mile Brook). The landholding is predominantly set over two tiers.

Prospective proponents should be aware that:

1. portions of both lots are subject to geotechnical constraints; and,
2. both lots are currently zoned ‘Tourism’ under the City’s Local Planning Scheme No 8 and are subject to a range of restrictions and conditions. Notwithstanding, Council may consider alternative proposals for the land including rezoning to facilitate alternative development subject to the adoption of an approved Local Development Plan (LDP).

The nature of the development must meet certain needs and requirements such as the Project Objectives detailed at 2.4 of the “Specifications” detailed in this document. Importantly, development proposals will need to be rateable or liable for an annual rates equivalent charge. The development will need to be undertaken and completed in a timely manner in accordance with milestone dates to be agreed between the successful respondent and the City. The City expects to achieve the highest and best use of the land.

### 2.2 Property Details

Lots 211 and 501 Holywell Street are owned freehold by the City of Bunbury.

The property comprises two irregular shaped lots with frontage to Holywell Street and Pendal Street, Certificate of Titles Volume 2139 Folio 321 and Volume 2050 Folio 866. The lots as identified is currently vacant.

## 2.2.1 Lot Size and Dimension



*Measurements are indicative only and have not been determined by Survey.  
Respondents will need to satisfy themselves as to the Lot dimensions and measurements*

# Site Plan



Source: Landgate Slip Locate V5 Website- <https://maps.slip.wa.gov.au/landgate/locate>

## 2.2.2 Location and Land Form

This property is situated along pristine beachfront and enjoys uninterrupted views over the Indian Ocean from the Ocean Drive frontage. There's nothing more than a landscaped and well maintained local road separating this property from the beach.

Located within the well sought after residential locality of South Bunbury, approximately 2 kilometres from the Bunbury Central Business District, it is in close proximity of the ocean, schools, shopping, medical and transport facilities plus nature and recreational reserves such as the Big Swamp Parklands and Maidens Reserve.

The property is largely undeveloped, comprising interspersed coastal vegetation with remnant caravan park infrastructure in-situ from previous site lessees. The site has a complex subsurface profile with uncontrolled fill and highly compressible organic and clayey materials, and a high groundwater table. The Five Mile Brook runs along the northern boundary of Lot 501.



***View from the south-west corner of the site facing north adjacent to the coast***

## 2.2.3 Services

Road access to the property is provided by street frontage to Holywell Street and Pendal Street, which are bitumen paved and concrete kerbed. Most essential services including scheme water, electricity, natural gas and telephone are available to the property by connecting to nearby existing infrastructure. A Dial Before You Dig (DBYD) search was conducted and the following services have also been identified:

The land is serviced by deep sewerage with an existing connection on the eastern boundary. There is a natural gas distribution pipe that follows the western boundary, and a pipeline on the adjacent roadside to the north, east and south boundaries. There are several stormwater pits just outside the north-east and south-east corners and a stormwater pipe just outside the eastern property boundary.

Western Power has a low voltage cable line that runs along Ocean Drive and down Hayward Street.

NBN is connected to the property with an in-service cable and several pit/manholes located within both parcels of land.

Additional services including postal, waste collection and public transport are available to this location.

***The information provided in relation to available services should be used as a guide only. Respondents should make their own enquiries about the availability of services.***

## 2.2.4 Zonings and Density

The City's Local Planning Strategy has identified this lot as a tourism site and part of the wider Core Tourism Area.

The subject site is zoned Tourism R40/80, is located within a SCA Development Area (identified as SCA-DA6 in the City's [LPP1.2 Special Control Area Development Areas](#)) and subject to additional site and development requirements in Schedule 3.

### Local Planning Scheme and Policy Considerations

Local Planning Scheme Reference	Development Requirements
Table 3 – Zoning Table	<p>Table 3 provides guidance on the permitted land uses in the Tourism Zoning.</p> <p>It should be noted that the Department of Planning, Lands and Heritage are currently reviewing Short Term Rental Accommodation (STRA) land uses names and definition and are proposing changes to the <i>Planning and Development (Local Planning Schemes) Regulations</i>.</p> <p>For the latest information please visit <a href="#">Short term rental accommodation (www.wa.gov.au)</a> or contact the City's Planning team.</p>
Clause 38 of LPS	Tourist zoned lot greater than 3000m2 in area require a Local Development Plan to be provided.
Special Control Area DA6 <a href="#">LPP1.2 Special Control Area Development Areas</a>	The Local Planning Policy provides the following guidance for the site:

*Aspirations and Guidance -*

	<p>Attractive mixed use, lifestyle and/or tourism-oriented development that is responsive to the topography of the site and captures opportunities afforded by the high amenity oceanfront setting.</p> <p><i>Development Requirement -</i></p> <p>Local Development Plan (Precinct Plan)</p> <p>Plans/development proposals prepared in accordance with provisions of the Scheme (including Schedule 3, Table 6 – Additional Site and Development Requirements Table), and adequately supported by technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> <li>- Five Mile Brook Flood Management Plan</li> </ul>
LSP8 Schedule 3 (additional site and development requirements)	<p>The following additional site requirements are included for the site:</p> <ol style="list-style-type: none"> <li>1. Notwithstanding any other provision of the Scheme, built form outcomes and densities applicable to the site are to be in accordance with an approved structure plan or local development plan and as prescribed under the Residential Design Codes, but in any event, shall be limited as follows – <ol style="list-style-type: none"> <li>1.1 Residential Interface Area as depicted on the structure plan: <ol style="list-style-type: none"> <li>a) a residential density coding of R40 and only single house and grouped dwelling types;</li> <li>b) frontage to Hayward Street, Holywell Street and/or Pendal Street.</li> </ol> </li> <li>1.2 Central Core Area as depicted on the structure plan: A residential density coding of R80 and only grouped and multiple dwelling types.</li> <li>1.3 Ocean Drive Frontage Area as depicted on the structure plan: A residential density coding of R80 and only multiple dwelling types with frontage to Ocean Drive (but vehicular access from rear).</li> </ol> </li> <li>2. Identification of the boundaries of the areas described above within a structure plan or local development plan shall be generally in accordance with the Concept Spatial Layout Plan contained within the Scheme Amendment 80 (to Town Planning Scheme No. 7) report.</li> <li>3. An unrestricted length of stay occupancy standard applies to all single, grouped and multiple dwelling accommodation types built in accordance with the Residential Design Codes and specific requirements of building Class 1b, 2 and 3 of the Building Codes of Australia.</li> </ol>

	<p>4. Development above a residential density coding of R40 shall provide 50% of all open space required in accordance with the Residential Design Codes for multiple dwellings, on site as communal open space within an area designated on the local development plan map.</p> <p>5. A 'shop' use is limited to a maximum floorspace area of 100m<sup>2</sup> net lettable area (nla) for the entire development site (including Lot 501 Holywell Street and Lot 211 Pendal Street).</p> <p>6. No vehicle access is to be provided from Ocean Drive.</p>
LPS8 Table 3 Carparking and <a href="#">LPP 3.1 Access &amp; Parking for Pedestrians, Bicycles and Vehicles</a>	Subject to land use.
LPS8 Table 5 Development Requirements	See Tourism Zone requirements.
Tourism Zone Development <a href="#">LPP3 Zone Development Requirements</a>	See Clause 4.4 For Tourism Zone development requirements.

#### Additional Site Considerations

##### *Environmental Considerations*

Consideration should be given to retain parts of the vegetation on site to serve as part of the landscaping for the lot.

The City of Bunbury has prepared a Coastal Hazard Risk Management and Adaption Plan, and this lot could be impacted by coastal erosion. For more information please see [Coastal Hazard Risk Management and Adaptation Plan \(bunbury.wa.gov.au\)](#)

The subject site is located within the Five Mile Brook Flood Zone and subject to [Local Planning Policy Development in Flood Affected Areas](#). Appropriate Finished Floor Levels will be required subject to the land use.

A portion of the site has been identified as New Bushfire Prone Area in the State Planning Policy 3.7. For further information please see [State Planning Policy 3.7 - Planning in bushfire prone areas \(www.wa.gov.au\)](#).

##### *Aboriginal Cultural Heritage*

Investigations using the Aboriginal Heritage Inquiry System (ACHIS) have identified that the subject site intersects with Aboriginal Cultural Heritage (ACH) site ID 21371.

##### *Additional Technical Documentation*

It is considered that an acoustic report, waste management plan, traffic management plan and operational plan will need to be provided with any development application.

***The information provided gives an overview of the planning framework however it is the responsibility of Respondents to seek their own planning advice and to ensure that they have made all relevant enquiries to determine the suitability of the site for development. The City can provide additional advice on specific proposals.***

## 2.3 Specific Requirements

The Scope of Works includes but is not limited to:

1. Address all Selection Criteria as set out in Part 4 of this Registration of Interest.
2. Submit a proposal outlining an offer to purchase the property at Lot 221 and 501 Holywell Street, Bunbury;
3. Provide the City with a concept plan outlining future development plans for the property, noting these may be annexed to any future agreement;
4. The concept plan should include as a minimum, a design layout of the proposed development, including streetscapes, services, lot delineations, any open space, parks or reserves;
5. Provide a project overview outlining the following:
  - Future development plans for the property;
  - Proposed funding sources for the project;
  - Identify community benefits including but not limited to the economic return to the City of Bunbury, any benefit to industry, employment or social measure for the Bunbury community; and
  - Provide a proposed development timeline including key milestones and targets that are expected to be met.

## 2.4 Project Objectives

The City of Bunbury has identified the main objectives of this Registration of Interest. The City of Bunbury's expectation of the desired outcomes from this project is outlined below and Respondent's should consider these objectives when formulating their Submission:-

- The Respondent will be able to demonstrate clearly, the financial return the City will receive for the sale of Lot 211 and 501 Holywell Street, Bunbury. The return the City receives should identify the sale price offered by the Respondent and include an estimate of future return to the City in terms of rateable properties created through the development of the property.
- The City expects the highest and best land use to be achieved within any proposed use or development of the land in keeping with the existing zoning or alternatively in keeping with any proposed zoning as part of your Submission.
- The Respondent should clearly outline projected economic returns to the City land such as improved employment to the region or value added via alternate methods.
- The City will consider timeframes provided as part of your Submission to determine when the City will realise the economic impacts of any proposed development.

## 2.5 Future Development

- Respondents should have due regard to the City of Bunbury Local Planning Strategy and the requirements of the City of Bunbury's Local Planning Scheme No.8 (LPS) when considering their Submission.
- The Local Planning Strategy and LPS can be accessed via the City of Bunbury's website.
- Residential Design Codes of Western Australia (R-Codes) shall apply to development of the property for any residential purposes dealt with by R-Codes.
- A copy of the Residential Design Codes of Western Australia can be found on the Western

Australia Planning Commission's Website. It is the responsibility of Respondents to seek their own planning advice and to ensure that they have made all relevant enquiries to determine the suitability of the site for development and to fully understand the risks involved.

- The City cannot provide any certainty as to whether a proposal that is seeking an assessment against the Design Principles of the R-Codes (where it does not meet the deemed-to-comply requirements) will ultimately be supported when an application for planning approval is made.
- Any planning approval issued for such a development will be subject to conditions restricting the occupancy of the dwellings in accordance with the deemed-to-comply requirements of the R-Codes.

## 2.6 Implementation Timetable

The Respondent should provide an overview of the anticipated timing of the development, including the commencement date, key milestones, and the completion date. The City expects the Respondent to outline the timeframe for developing the property to achieve the best economic return for the land.

### 3 RESPONDENT'S SUBMISSION PROPOSAL

#### 3.1 Form of Submission

The Chief Executive Officer

*City of Bunbury*

[info@bunbury.wa.gov.au](mailto:info@bunbury.wa.gov.au)

I/We (Registered Entity Name): \_\_\_\_\_

of: \_\_\_\_\_

ABN \_\_\_\_\_ ACN (if any) \_\_\_\_\_

Telephone No: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### In response to ROI – Lot 211 and 501 Holywell Street:

I/We agree that I am/We are bound by and will comply with this Request and its associated schedules, attachments, all in accordance with the Conditions of Responding contained in this Request signed and completed.

The submitted price is valid up to ninety (90) calendar days from the date of the Submission closing or forty-five (45) days from the Council's resolution for determining the Submission, whichever is the later unless extended on mutual agreement between the Principal and the Respondent in writing.

I/We agree that there will be no cost payable by the Principal towards the preparation or submission of this Submission irrespective of its outcome.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Signature of authorised signatory of Respondent: \_\_\_\_\_

Name of authorised signatory (BLOCK LETTERS): \_\_\_\_\_

Position: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Authorised signatory Postal address: \_\_\_\_\_

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

## 4.1 Selection Criteria

Please complete both Compliance and Qualitative Criteria.

### 4.1.1 Compliance Criteria

Please select with a “Yes” or “No” whether you have complied with the following compliance criteria:

Description of Compliance Criteria	
a) Compliance with the Conditions of Responding contained in this Registration of Interest	Yes / No
b) Compliance with the Specification contained in this Registration of Interest.	Yes / No
c) Risk Assessment Respondents must address the following information in an attachment and label it “Risk Assessment”: <i>i. An outline of your organisational structure inclusive of any branches and number of personnel.</i> <i>ii. If companies are involved, attach their current ASC company extracts search including latest annual return.</i> <i>iii. Provide the organisations directors/company owners and any other positions held with other organisations.</i> <i>iv. Provide a summary of the number of years your organisation has been in business.</i> <i>v. Attach details of your referees. You should give examples of work provided for your referees where possible.</i> <i>vi. Are you acting as an agent for another party? If yes, attach details (including name and address) of your principal.</i> <i>vii. Are you acting as a trustee of a trust? If Yes, give the name of the trust and include a copy of the trust deed (and any related documents); and if there is no trust deed, provide the names and addresses of beneficiaries.</i> <i>viii. Will any actual or potential conflict of interest in the performance of your obligations under the EOI exist if you are a Successful Respondent, or are any such conflicts of interest likely to arise during the Contract? If yes, please supply in an attachment details of any actual or potential conflict of interest and the way in which any conflict will be dealt with.</i> <i>ix. Are you presently able to pay all your debts in full as and when they fall due?</i> <i>x. Are you currently engaged in litigation as a result of which you may be liable for \$50,000 or more? If yes please provide details.</i> <i>xi. In order to demonstrate your financial ability to undertake this project, include a profit and loss statement and the latest financial return for you and each of the other proposed contracting entities, together with a list of financial referees from your bank and/or accountant.</i>	Yes / No

## 4.1.2 Qualitative Criteria

Before responding to the following qualitative criteria, Responders must note the following:

- a) All information relevant to your answers are to be contained within your Submission;
- b) Respondents are to assume that the Evaluation Panel has no previous knowledge of your organisation, its activities or experience;
- c) Respondents are to provide full details for any claims, statements or examples used to address the qualitative criteria; and
- d) Respondents are to address each issue outlined within a qualitative criterion.

<p><b>A. Price (offer on land)</b> Insert a dollar amount you wish to pay for the purchase of Lot 211 and 501 Holywell Street, Bunbury.</p>		
<p>If you wish to make an alternate offer, please supply all relevant details in an attachment labelled <b>“Price (alternate offer)”</b> <b>Offer:</b> \$ _____</p>	<b>“Offer”</b>	<b>Tick if attached</b> <input type="checkbox"/>
<p><b>B. Relevant Development Experience</b> Respondents must address the following information in an attachment and label it <b>“Relevant Development Experience”</b>:</p>		
<ul style="list-style-type: none"> <li>a) <i>Identify all key personnel including their role in the performance of a similar undertaking, their Curriculum Vitae; provide details of any memberships to any professional or business association, qualifications and any additional information.</i></li> <li>b) <i>Provide details of similar undertakings that you have completed or are undertaking at this moment.</i></li> <li>c) <i>Provide details of issues that arose during those projects and how these were managed.</i></li> <li>d) <i>Demonstrate competency and proven track record of achieving outcomes.</i></li> <li>e) <i>Provide referees for the projects that you have undertaken. Please note the City reserves the right to obtain references from any party not listed in your Submission.</i></li> </ul>	<b>“Relevant Development Experience”</b>	<b>Tick if attached</b> <input type="checkbox"/>
<p><b>C. Demonstrated Understanding</b> Respondents should detail the process they intend to use to achieve the Requirements of the Project Objectives and demonstrate their ability to supply and sustain the necessary. Areas you may wish to cover include:</p>		
<ul style="list-style-type: none"> <li>a) <i>Concept Plan</i></li> <li>b) <i>A project schedule/timeline.</i></li> <li>c) <i>Outline the process for the delivery of the Project Objectives.</i></li> <li>d) <i>Demonstrated understanding of the Project Objective.</i></li> <li>e) <i>Any contingency measures or backup of resources including personnel (where applicable).</i></li> <li>f) <i>Identify and supply evidence of having the financial capability to undertake the project throughout its entirety.</i></li> </ul>	<b>“Demonstrated Understanding”</b>	<b>Tick if attached</b> <input type="checkbox"/>

<p><b>D. Timeframe for achieving full development</b>        Respondents should provide an overview of the proposed development timeframe to achieve full development. Respondents should identify the estimated timeframes for the following:</p>		
<ul style="list-style-type: none"> <li>a) <i>Structure Plan or Local Development Plan (if applicable)</i></li> <li>b) <i>Development application</i></li> <li>c) <i>Building permit</i></li> <li>d) <i>Contract for construction</i></li> <li>e) <i>Material completion</i></li> <li>f) <i>Practical completion</i></li> </ul>	<b>“Timeframe”</b>	<b>Tick if attached</b> <input type="checkbox"/>