
EXPRESSION OF INTEREST TENANT SELECTION

The Trust will select tenants for its properties based on the general criteria laid down in Section 6 of the Trust's "Leasing of Land and Building Policy" dated 23rd June 2003 and the Trust's Policy for Leasing Land and Buildings by Community Users. The following is a summary of these criteria as they apply to the site. No single criteria will dominate the selection process. Rather, it is the tenants who best meet a broad range of Trust preferences for a particular site who are most likely to be successful.

The key selection criteria for the site are:

- 1. Planned use** – tenants should demonstrate that the planned use is both consistent with the Trust's objectives as laid out in the draft management plan for the site and compatible with the nature and location of the building(s) in question.
- 2. Economic benefit** – the rent and economic value of any building improvements offered by prospective tenants to the Trust is important to the long-term viability of all Trust sites.
- 3. Creative response to leasing constraints** – tenants should show how the leasing constraints for the site (e.g. public access, transport, noise) will be addressed in a way that is of long term benefit to the precinct.
- 4. Sensitivity to heritage and environmental issues** – where buildings are of heritage value or in an environmentally sensitive location, tenants should address how these values will be respected, especially where building improvements are proposed.
- 5. Financial Soundness** – tenants should demonstrate their capacity to meet their capital and lease obligations for the duration of the proposed lease term.
- 6. Track Record** – tenants should demonstrate a successful track record in operating licensed premises with event component.

Tenant selection decisions are the sole responsibility of the Trust and are confidential. No correspondence will be entered into between the Trust and prospective tenants on either tenancy decisions or the extent to which an application may or may not meet the tenant selection criteria.

