



CITY OF VINCENT

PROPOSAL FOR THE REDEVELOPMENT OF **HALVORSEN HALL**



Acknowledgement of Country

The City of Vincent acknowledges the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present.

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet and thrive as a community always was and always will be Noongar land.





CONTENTS

1.0 INTRODUCTION	4	6.0 CITY OF VINCENT CONSIDERATIONS	8
1.1 REQUEST FOR PROPOSAL	4	6.1 TENURE ARRANGEMENT	8
1.1 CONTACT INFORMATION	4	6.2 PROJECT DEVELOPMENT AND DESIGN CONCEPT	8
2.0 LAND DETAILS	5	6.3 CAPACITY, SKILLS AND EXPERIENCE	8
2.1 ROBERTSON PARK	5	6.4 INDICATIVE PRICING	8
2.2 HALVORSEN HALL	6	7.0 TERMS AND CONDITIONS	8
2.3 PROPERTY DETAILS	6	8.0 RESPONSE FORM	9
2.4 SITE RESTRICTION	6	ATTACHMENT A – CERTIFICATE OF TITLE	10
2.5 PROPERTY CONDITION	6	ATTACHMENT B – PHOTOS AND FLOOR PLAN	11
3.0 DEVELOPMENT CONCEPT	7	ATTACHMENT C – TERMS AND CONDITIONS	14
4.0 COMPLIANCE AND APPROVALS	7		
5.0 TIMEFRAME FOR CONSIDERING SUBMISSIONS	7		



INTRODUCTION

1.1 REQUEST FOR PROPOSAL

The City of Vincent is considering the future use of Halvorsen Hall located at 176 Fitzgerald Street, Perth which is nestled within Robertson Park. The City invites suitably qualified developers and operators (Proponents) to submit request for proposals (RFP) for the future use and tenure (upgrade or redevelopment and tenure arrangement) of Halvorsen Hall (Project).

The City is seeking to activate the underutilised and vacant Halvorsen Hall, while achieving optimal benefit, both in terms of financial return and development outcome. Proponents are invited to provide high-level details of their development concept for Halvorsen Hall and demonstrate capacity to deliver the concept.

Preferred Proponents will likely be shortlisted as a result of this RFP.

Shortlisted submissions for the Project will be presented to the Department of Planning, Lands and Heritage (DPLH) for consideration.

Following this RFP phase and in consultation with DPLH, the City may proceed to negotiate tenure and/or development arrangements with preferred Proponents. This RFP phase does not commit the City to proceed to negotiate a tenure and/or development arrangements with any of the parties who may submit a RFP in line with this document.

1.2 CONTACT INFORMATION

All communication and enquiries relating to the RFP should be directed to:

Mona Wong, Senior Land and Legal Advisor
Email: mail@vincent.wa.gov.au

2.0 LAND DETAILS

2.1 ROBERTSON PARK

Robertson Park is a District Open Space within the City's Public Open Space Strategy with a purpose of accommodating a variety of uses. The park is a well-used space by the community with rich culture and history. It is a vital community asset that provides sufficient community recreational and sporting opportunities.

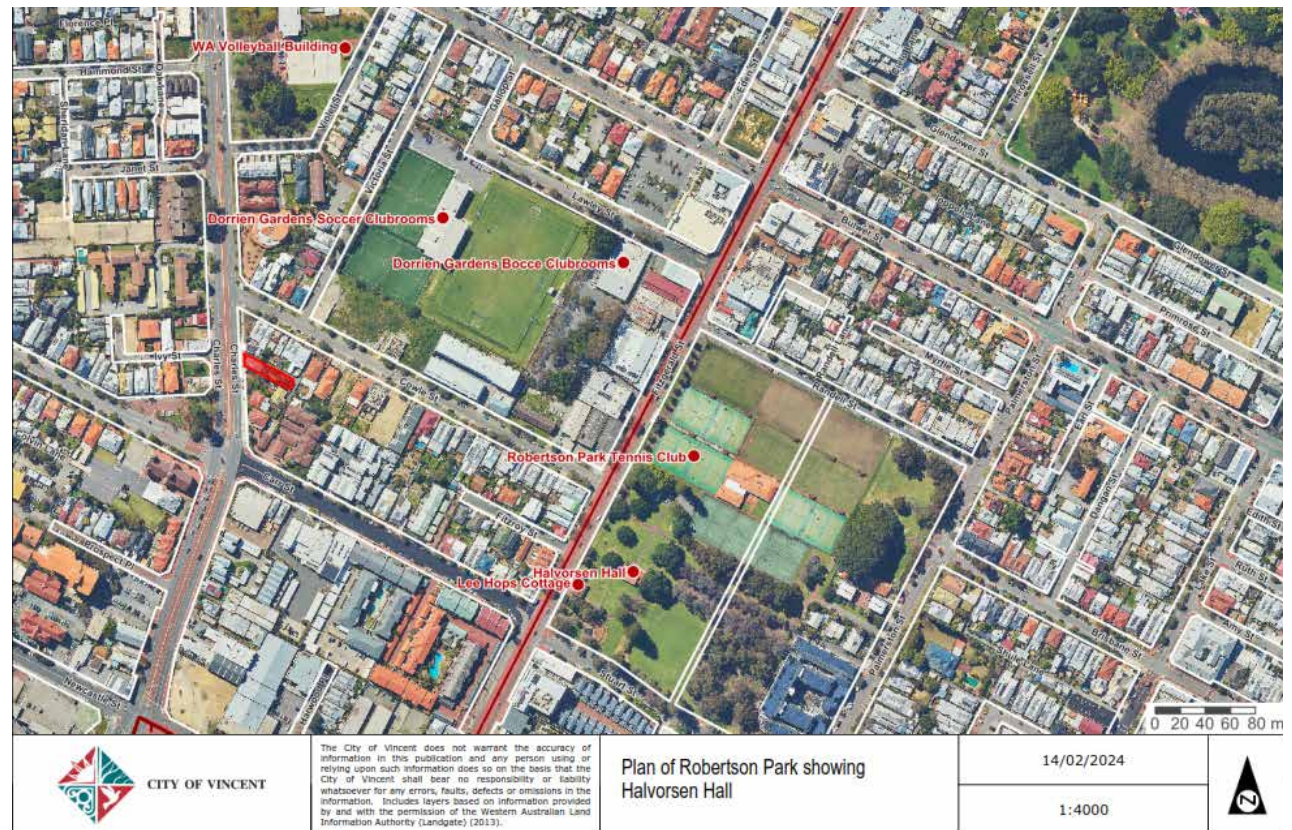
Robertson Park is the subject of a development plan which was endorsed by Council in September 2021. The development plan outlines the improvements for Robertson Park, identifying infrastructure upgrades which respond to community needs, maximising land use and improving community accessibility to recreation and leisure activities.

The upgrade to the park includes tennis precinct redevelopment, dual use hit-up wall, new public open space area, playground upgrade, new public toilet, improvements to the dog exercise area and improved community lighting.

2.2 HALVORSEN HALL

Halvorsen Hall which is situated within Robertson Park was built in 1970 originally for the City of Perth Band. The hall can be seen on the Fitzgerald Street frontage of Robertson Park. The hall was last occupied by a group of artists who has since relocated to another building in the City of Vincent.

Halvorsen Hall was out of scope in the Robertson Park Development Plan and was not included within the plan. Implementation of the plan will be commencing this year and will be staged over the next four years.



2.3 PROPERTY DETAILS

Property Address: Portion of No.176 Fitzgerald Street, Perth

Certificate of Title of Land: Portion of Lot 2 and 3 on Plan 8305 comprised in Certificate of Title Volume 2782 Folio 188. The Certificate of Title is attached to this RFP as **Attachment A**.

Status: Conditional freehold subject to Crown Grant in Trust

Zoning/Land Use: Zoned Urban under Metropolitan Region Scheme

Public Open Space Reserve Local Planning Scheme 2

Heritage and archaeological significance: Aboriginal Cultural Heritage Register Place 17849 Heritage Council of Western Australia's State Register of Heritage Places. Place Number 08705

Area: Approximately 185 m²

Location: Located within the Robertson Park and to the eastern side of Fitzgerald Street.

Within 50 metres is Lee Hops Cottage to the south-west and the Robertson Park tennis courts to the north-east.

2.4 SITE RESTRICTION

The Land is zoned 'Urban' under the provisions of the Metropolitan Region Scheme and Public Open Space Reserve under Local Planning Scheme 2 (LPS2). LPS2 sets out the objectives of the Public Open Space Reserve as being:

- To set aside areas for public open space, particularly those established under the s152 of the Planning and Development Act 2005.
- To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage

The public open space and its associated archaeological sites are included in the Heritage Council of Western Australia's State Register of Heritage Places as Place Number 08705. The place is also included in the City's Heritage List and Local Heritage Survey (Municipal Inventory) as Management Category A.

Further information relating to the heritage requirements are available from the State Heritage website: inherit.stateheritage.wa.gov.au/Public

2.5 PROPERTY CONDITION

A condition assessment has recently been undertaken and the building is structurally sound. Given the age of the building, there are non-compliance and functionality issues which would need to be addressed by any future tenant.

Photos and floor plan are attached to this RFP as **Annexure B**.

Proponents are advised to undertake their own investigations to determine suitability to meet particular needs.

3.0 DEVELOPMENT CONCEPT

Development concept should include and demonstrate:

- Indications of intended use of existing or upgraded or redeveloped property. Does the building need to be retained?
- Tenancy arrangement and development vision which aligns with the City of Vincent’s Strategic Community Plan, Robertson Park Development Plan, local planning objectives and land use requirements.
- Capabilities to liaise with Department of Planning, Lands and Heritage to ensure satisfaction of land use, trust requirements and State Heritage requirements.
- Capabilities to address and manage impact to cultural significance of Robertson Park.
- Plan or sketch of potential upgrade or redevelopment.
- Estimated development timeframe.
- Respondent’s profile confirming experience with similar types of development and information confirming financial capability to undertake the proposed development.

4.0 COMPLIANCE AND APPROVALS

Depending on the submission proposals, the tenure arrangement and development proposals will be subject to Council and Minister for Lands approvals.

In addition, the following approvals may be required and/or notices to be given:

- notices pursuant to the provisions relating to disposition of property pursuant to the Local Government Act 1995
- statutory approvals including but not limited to planning and building approvals
- Tenure arrangements will be subject to the City’s Property Management Framework relevant to the appropriate classification of tenants.

5.0 TIMEFRAME FOR CONSIDERING SUBMISSIONS

Invitation to submit Request for Proposal	30 May 2024
Closing date for submissions	21 June 2024
Timeframe to consider submissions	July – September 2024

Note: Only the City can vary the above timeframes.

6.0 CITY'S CONSIDERATIONS

In reviewing the submissions, the City will consider the proposed future use and/or redevelopment of Halvorsen Hall in alignment with the objectives outlined above.

6.1 TENURE ARRANGEMENT

If a lease is proposed:

- the overall merit of the lease proposal (fit out, rent, term, maintenance, outgoings)
- the term, outgoings and maintenance responsibilities

6.2 PROJECT DEVELOPMENT AND DESIGN CONCEPT

The Respondent is to provide a high-level development and design concept detailing the intended use of Halvorsen Hall. When addressing the criterion, the Proponent is to include the following:

- a) Understanding of the distinctive character of Robertson Park, how the upgrade or redevelopment would integrate and speak to the character of the park and other surrounding public open spaces.
- b) Effective interface with adjacent heritage building being Lee Hops Cottage.
- c) Design approach and strategies, including approach to sustainable design initiatives, demonstrating activation of Robertson Park. Include a Plan/sketch of proposed Project.
- d) Development timeframe.
- e) Alignment with the City of Vincent Strategic Community Plan .
- f) Alignment with the endorsed Robertson Park Development Plan.

6.3 CAPACITY, SKILLS AND EXPERIENCE

Proponents are to provide as a minimum:

- a) Ownership structure demonstrating direct management of the Project.
- b) Roles and qualifications of the key personnel proposed to undertake the Project.
- c) Capabilities to liaise with Department of Planning, Lands and Heritage and other relevant government agencies to ensure satisfaction of land use, trust requirements and State Heritage requirements.

- d) Capabilities to address and manage impact to cultural significance of Robertson Park.
- e) Financial capacity to undertake the Project.
- f) Capacity to deliver the proposed Project, including details of other projects, current and planned for year 2024 – 2026.
- g) Details of similar projects undertaken including referees' scope of the Respondent's involvement and confirming successful completion of the projects.

6.4 INDICATIVE PRICING

To assist the City in determining the potential revenue that could be raised by the proposed Project and the tenure arrangement, the Proponent is to confirm an indicative revenue price. The quoted figure is only an indicative amount and if the Proponent is shortlisted there may be an opportunity to negotiate the pricing during the second phase.

7.0 TERMS AND CONDITIONS

Please refer to Attachment C.

8.0 RESPONSE FORM

Name of Proponent, including names of directors and shareholders, if applicable address of registered office:			
Registered Business Name (if applicable):			
Australian Company Number/ Australian Business Number:			
Address and Principal office in Western Australia:			
Telephone:		Email:	
Details of financial capacity to deliver proposed development and enter into tenure arrangement:		Attach relevant details.	
Experience and details of comparable projects:		Attach relevant details	
High-level development concept detailing proposed development and use of Halvorsen Hall:		Attach relevant details	
Authorised signatory:		By lodging this submission, the Proponent acknowledges he/she is authorised to sign this RFP and agrees to be bound by the terms and conditions set out in this RFP:	
Name:		Position:	
Signature:		Date:	

ATTACHMENT A

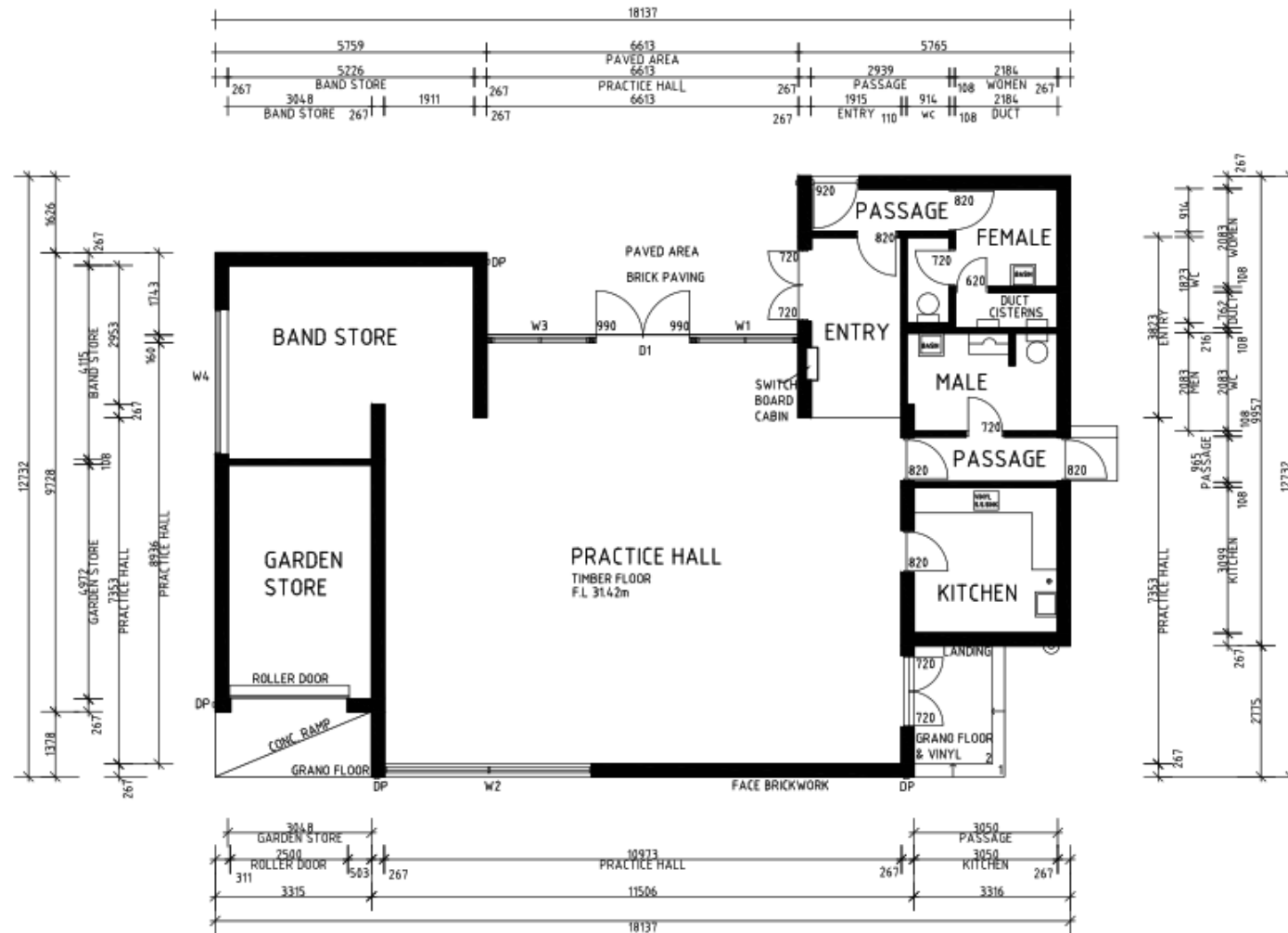
WESTERN		AUSTRALIA
RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893		
The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.		
 REGISTRAR OF TITLES		
TITLE NUMBER Volume Folio 2782 188		
THIS IS A MULTI-LOT TITLE		
LAND DESCRIPTION: LOTS 5, 6 & 66 ON DIAGRAM 964 LOTS 11 & 12 ON DIAGRAM 2503 LOT 50 ON DIAGRAM 6530 LOT 100 ON DIAGRAM 7698 LOT 100 ON DIAGRAM 8847 LOTS Y 232, Y 233 & Y 234 ON DEPOSITED PLAN 41439 LOTS 1, 2, 3, 4, 5, 6 & 7 ON PLAN 835		
REGISTERED PROPRIETOR: (FIRST SCHEDULE) TOWN OF VINCENT OF WESTRALIA SQUARE, 141 SAINT GEORGES TERRACE, PERTH (XA L788310) REGISTERED 21/11/2011		
LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE) 1. CROWN GRANT IN TRUST. SEE CROWN GRANT FOR CONDITIONS. 2. TITLE EXCLUDES THE LAND SHOWN ON DEPOSITED PLANS 43470 & 43474 AS TO LOT 50 ON D 6530 ONLY 3. EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES SEE SECTION 167A T.L.A. AND DIAGRAM 964 AS TO LOT 66 ON D 964 ONLY 4. EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES SEE SECTION 167A T.L.A. AND DIAGRAM 6530 AS TO LOT 50 ON D 6530 ONLY 5. P574896 MEMORIAL LAND ADMINISTRATION ACT 1997,SECTION 16. AS TO PORTION ONLY AS TO LOT Y 232 ON DP 41439 ONLY REGISTERED 6/6/2023. Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location. -----END OF CERTIFICATE OF TITLE----- STATEMENTS: The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice. END OF PAGE 1 - CONTINUED OVER		
LANDGATE COPY OF ORIGINAL NOT TO SCALE 14/08/2023 03:48 PM Request number: 65472619  www.landgate.wa.gov.au		

RECORD OF CERTIFICATE OF TITLE		
REGISTER NUMBER: N/A	VOLUME/FOLIO: 2782-188	PAGE 2
SKETCH OF LAND:	1077-518 (5/D964), 1077-518 (6/D964), 1077-518 (66/D964), 1077-518 (11/D2503), 1077-518 (12/D2503), 1077-518 (50/D6530), 1077-518 (100/D7698), 1077-518 (100/D8847), 1077-518 (Y 232/DP41439), 1077-518 (Y 233/DP41439), 1077-518 (Y 234/DP41439), 1077-518 (1/P835), 1077-518 (2/P835), 1077-518 (3/P835), 1077-518 (4/P835), 1077-518 (5/P835), 1077-518 (6/P835), 1077-518 (7/P835) 1077-518	
PREVIOUS TITLE:	176 FITZGERALD ST, PERTH (5/D964).	
PROPERTY STREET ADDRESS:	176 FITZGERALD ST, PERTH (6/D964).	
	176 FITZGERALD ST, PERTH (11/D2503).	
	176 FITZGERALD ST, PERTH (12/D2503).	
	176 FITZGERALD ST, PERTH (100/D7698).	
	176 FITZGERALD ST, PERTH (100/D8847).	
	176 FITZGERALD ST, PERTH (Y 232/DP41439).	
	176 FITZGERALD ST, PERTH (Y 233/DP41439).	
	176 FITZGERALD ST, PERTH (Y 234/DP41439).	
	176 FITZGERALD ST, PERTH (1/P835).	
	176 FITZGERALD ST, PERTH (2/P835).	
	176 FITZGERALD ST, PERTH (3/P835).	
	176 FITZGERALD ST, PERTH (4/P835).	
	176 FITZGERALD ST, PERTH (5/P835).	
	176 FITZGERALD ST, PERTH (6/P835).	
	176 FITZGERALD ST, PERTH (7/P835).	
LOCAL GOVERNMENT AUTHORITY:	CITY OF VINCENT	
NOTE 1: L793568	THIS TITLE CREATED TO REDEFINE PORTION OF THE LAND AND ALLOCATE A VALID LOT NUMBER.	
LANDGATE COPY OF ORIGINAL NOT TO SCALE 14/08/2023 03:48 PM Request number: 65472619  www.landgate.wa.gov.au		

ATTACHMENT B







CITY OF VINCENT
244 VINCENT STREET LEEDERVILLE, 6007
TECHNICAL SERVICES

HALVORSEN HALL FLOOR PLAN

SCALE:
1:100 (A3)
DATE:
DEC 21

DRAWN:
D.N
CHECKED:
B. D

DRAWING NO:
2679-CP-01

ATTACHMENT C – TERMS AND CONDITIONS

1) Evaluation of proposals

The City will assess the submission as per the process detailed in clause 6, and may have regard to further information it deems appropriate, which may include the following:

- a) The City reserves the right to conduct a financial assessment of the Proponent at any time to satisfy it that the Proponent has adequate financial capability to undertake any proposed Project.
- b) Take into account information received from any source as to past or current performance of the Proponent and as to the Proponent's ability to carry out any proposed development in a manner satisfactory to the City.
- c) Seek further information from any Proponent (to the exclusion of others).

The City may in its absolute discretion accept or reject any submission. Without limitation, the City may do any of the following:

- decide not to proceed at all
- consider alternate Proposals
- reject all Proposals received

2) Confidentiality

Subject to the provisions of relevant legislation, confidential technical and financial detail received from Proponents will be treated in confidence.

A Proponent should clearly indicate if any part of its Proposal constitutes intellectual property or information which it claims is confidential.

Global claims of confidentiality over entire Proposals from Proponents will be disregarded.

Confidential information will be kept confidential, but the City reserves the right to determine if a claim of confidentiality is justified. The City will respect a Proponent's intellectual property rights but may require a Proponent to substantiate any claim of intellectual property.

The City being a local government authority is subject to the Freedom of Information Act 1992.

3) Right to Amend Process

The City reserves the right to amend the process set out in this RFP by notice in writing to all Proponents who have not withdrawn and who have not been excluded from the RFP process.

4) Absence of Obligations

No legal or other obligations will arise between a Proponent and the City and the Minister for Lands (If applicable) unless or until a contract has been executed by the City and/or the Minister for Lands acting for and on behalf of the State of Western Australia. In this regard, the City and/or the State of Western Australia are not obliged to proceed with any RFP submissions. The City, at any time, may elect not to proceed with the RFP process.

5) No Expectation

Proponents should be aware that there should be no expectation that the City and/or the Minister for Lands will proceed towards a contract and that there is no legally binding obligation for it to do so.

6) Acceptance of request for proposal terms

By making a submission in accordance with this RFP, a Proponent agrees to the terms and conditions.

7) Disclaimer

All information provided to a Proponent whether in the RFP documents or not, is provided in good faith to assist Proponents to put forward a proposal. The City gives no warranty to the accuracy of the information. It is the Proponent's responsibility to interpret and assess the relevance of the information provided.

The City is not liable for any loss, damage or expense suffered by a Proponent as a result of any inaccuracy or omission in the information provided.

8) Vary scope

The scope or the conditions of the RFP may be varied by giving written notice of the variation to all Proponents at any time before the closing date for submission of the RFP.

9) Governing law

This RFP is governed by the laws of Western Australia.

10) Intellectual property

Copyright in all RFP documents (including, without limitation, this document and any other agreements to which the City is a party) belongs to and remains the property of the City. The City reserves the right to use such documents for other transactions to which the City is a party.

11) No change of offer after submission

A Proponent may not change its submission after the closing date unless the City invites it in writing to do so.

12) City has absolute discretion

The City has absolute discretion in relation to the evaluation of a submission received and the selection of a preferred or successful proponent, if any. After evaluation of all submissions, the City may (in its absolute discretion and before, during or after negotiation with one or more proponents) decide not to appoint any preferred proponent.





Administration and Civic Centre

A: 244 Vincent St, Leederville WA 6007

T: 08 9273 6000

E: mail@vincent.wa.gov.au

W: vincent.wa.gov.au

**This document is available in other formats
and languages upon request.**

  [@cityofvincent](https://www.instagram.com/cityofvincent)

VINCENT.WA.GOV.AU