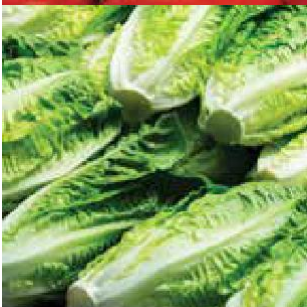
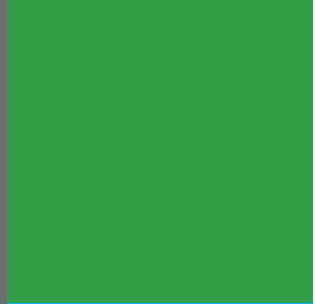


# Information Pack

## Wholesale Store, Tenancy 5

## Buyers' Walk Melbourne Market



<u>Background</u>	<u>3</u>
<u>Key dates</u>	<u>4</u>
<u>Buyers' Walk site plan – Tenancy location</u>	<u>5</u>
<u>Elevation Plans</u>	<u>6-7</u>
<u>Base build material schedule</u>	<u>8-9</u>
<u>Services schedule</u>	<u>10</u>
<u>Building load limits schedule</u>	<u>11</u>
<u>Outgoings estimate</u>	<u>12</u>
<u>Frequently asked questions</u>	<u>14-15</u>
<u>Key terms – Lease</u>	<u>16-19</u>

The material in this document has been prepared by various sources including but not limited to original construction drawings and specifications. The Information has not been verified and contains discrepancies. The material is for general background information purpose only. It does not consider the circumstances of any particular person. Interested parties should seek independent commercial and legal advice to suit their specific circumstances. No representation is made as to this material's accuracy or completeness and the Melbourne Market Authority accepts no liability for any errors, omissions or misstatements. A person should rely only on their verified enquiries, information and independent advice.

Any tenant fit out of the Tenancy is subject to the approval of the Melbourne Market Authority and must follow the established tenant fit out guidelines.

A unique opportunity exists to tenant the state of the art, and world-class facilities at the Melbourne Market. **Tenancy 5** has recently become available on the highly sought- after Buyers' Walk at the Melbourne Market, located in the suburb of Epping in Victoria.

The Melbourne Market invites expressions of interest in respect of **Tenancy 5**, for the purpose of wholesale trade in fruit and vegetable produce.

Expressions of interest for the wholesale store will be assessed on a number of factors, including but not limited to:

- Financial return of expression of interest, which takes into consideration a one-off *Offer Price* to secure the store. Ongoing rent and charges are *in addition* to this payment.
- Agreement of Lease Terms, as outlined in this document;
- History (if any) of operations and credit/financial history at the Melbourne Market (or other central market);
- Financial and technical capacity of proposed tenant;
- Product lines offered by proposed tenant; and
- Fit out requirements.

# KEY DATES



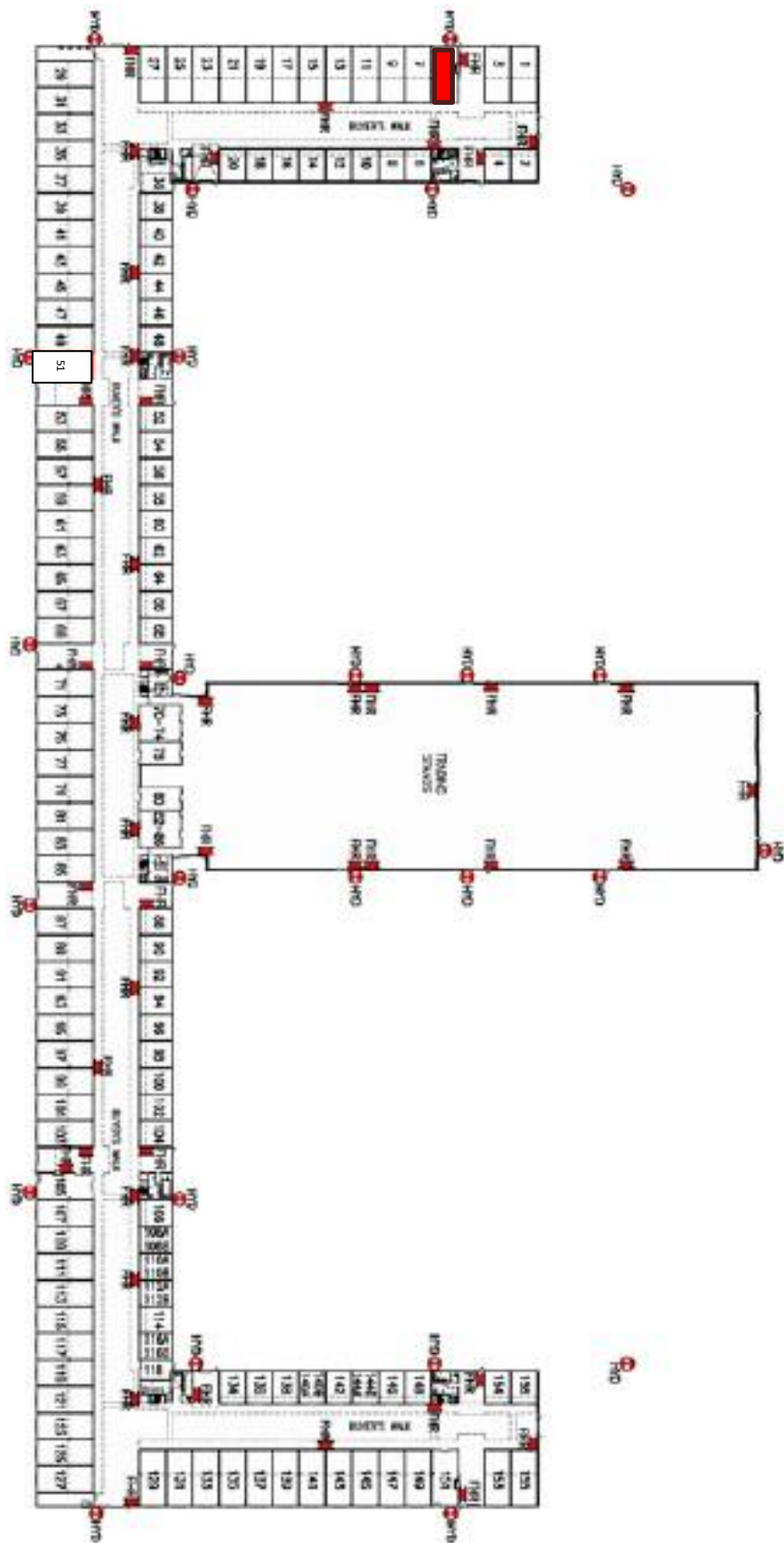
- Expression of Interest open **Tuesday July 1st, 2025\***
- Expression of Interest close **Monday, July 21st, 2025\***.
- Property allocated **Tuesday, July 22nd, 2025\***.
- Tenant execution of Lease by **Friday July 25th, 2025 – Lease Commencement Date\***.
- Payment of rent for one month (plus additional rent if applicable) **Friday July 25th, 2025\***.
- Provide security bond required under the terms of the agreement for lease and lease by bank guarantee (four months' rent plus GST) **Friday July 25th, 2025\***.

\*At its sole discretion, the Melbourne Market Authority reserves the right to:

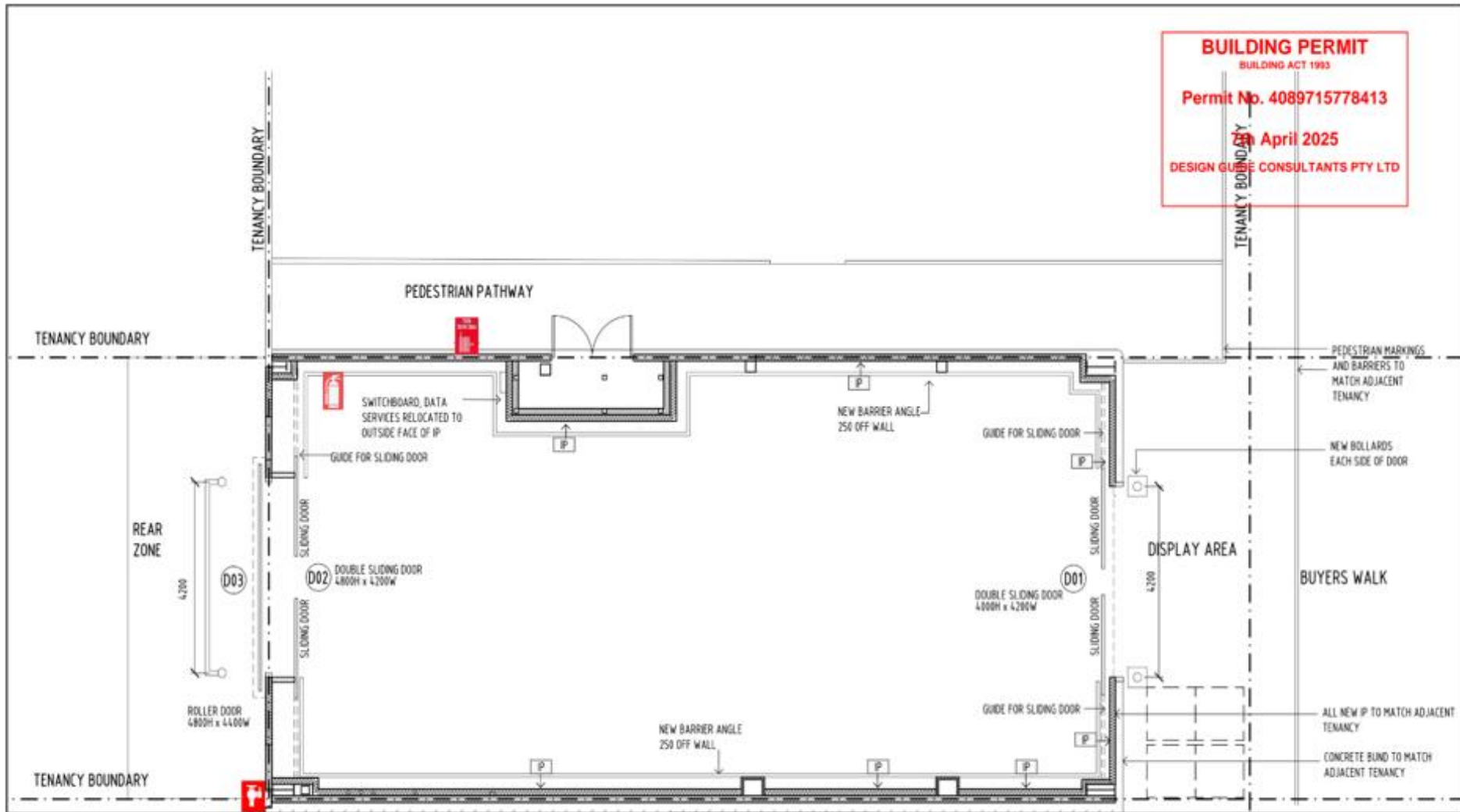
1. Withdraw this Expression of Interest at any time.
2. Not proceed with allocating the store at completion of the EOI campaign.

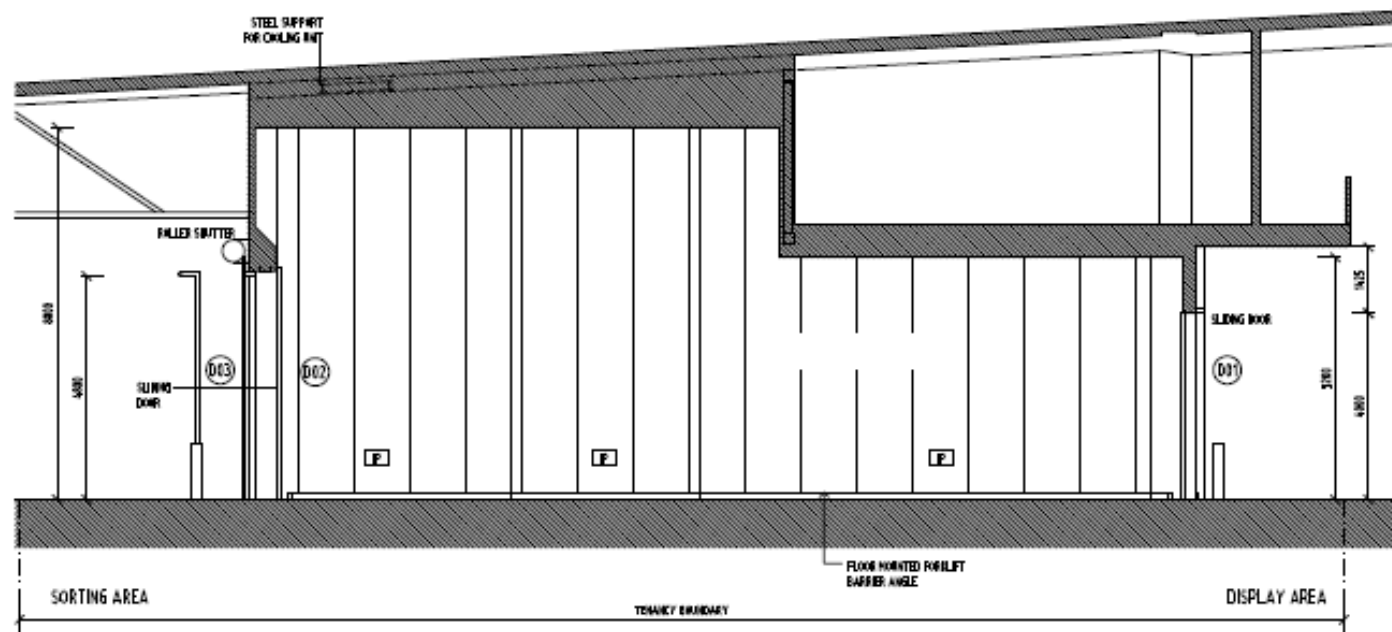
# BUYERS WALK SITE PLAN

## TENANCY LOCATION & ELEVATION PLANS









FINISHES LEGEND  
EX EXISTING  
F INSULATED PANEL

# WORKSHOP ARCHITECTURE

ACN 131 877 986

Level Two 481-485 King Street  
West Melbourne VIC 3003 Australia  
T +61 3 9326 8322  
mell@workshoparch.com.au  
www.workshoparch.com.au

## PROPOSED SECTION ONE

MELBOURNE WHOLESALE MARKET - TENANCY 5

A 1.04



All dimensions to be verified on site prior to construction and discrepancies to be clarified with architect.  
Do not scale drawings, refer to figured dimensions only.  
Architectural drawings are to be read in conjunction with specifications & other consultants documentation.  
RL 5,100 is the benchmark level taken from the floor level of the existing building.  
Dimensions are in mm, and RL's are in metres.  
This drawing is copyright.

preparer	MELBOURNE WHOLESALE MARKET	rev no	
job no	2610HAFK	scale	1/80 @ A3 SIZE
file name	S_01	date	06-01-2015
		drawn by	PWB
		issue	FOR CONSTRUCTION

# BASE BUILD MATERIAL SCHEDULE

ITEM	DESCRIPTION	MATERIAL/FINISH/DETAILS
<b>Ground Slabs</b>		
1	Tenancy - Internal	Reinforced (PT) concrete slab with Ashford formula non-slip finish and anti-microbial treatment.
2	Tenancy - External Rear	Asphalt staging area, line marking as required.
3	Tenancy - External Front	Reinforced (PT) slab with Ashford formula non-slip finish and anti-microbial treatment to licensed stock display area.
<b>Structure</b>		
1	Tenancy - framing structure	Structural steel portal frame, with height of 5.2m and 8.0m and no central internal columns.
<b>Walls</b>		
1	External Wall	Concrete dado wall, PIR/XFALM panel, or Colorbond above.
2	Inter-tenancy and or common area walls (standard)	PIR/XFLAM Panels on top of low concrete plinth.
<b>Roof</b>		
1	External roof	Profiled Colorbond metal sheet or similar, with sarking and safety mesh under.
<b>Ceiling</b>		
1	Tenancy ceiling	<p>Insulated Metecno PIR ceiling panel using 'Kingspan' KS1100cs or equivalent, 100mm thick, FM rated fire resistance at 5.2m and 8.0m high, with surface mounted LED light fittings.</p> <p>The insulated ceilings have restricted weight bearing capacity limited to access for routine servicing or inspection of the roof services. The ceiling spaces cannot be used for storage or occupation.</p>
<b>Doors</b>		
1	Forklift access	Roller shutter door 4.4 meters wide by 4.8m high or similar. The roller door is lockable and motorised.
<b>Sprinklers</b>		
1	Pipework	Above ceiling with wet pendant droppers.



# BASE BUILD MATERIAL SCHEDULE

ITEM	DESCRIPTION	MATERIAL/FINISH/DETAILS
<b>Tenant Fit Out</b>		
1	Racking	<p>Racking, manufactured to requisite Australian Standards (as referred to in the fit-out guide), can be installed and fixed to the concrete floor using industry standard fixings to a maximum depth of 100mm.</p> <p>Positioning of racking will be determined by the location of Post Tension Tendons within the floor slab. Racking is not permitted to be fixed to or braced from walls. A floor scan is to be undertaken and provided to the MMA as part of the approval process for drilling (any penetrations) into the floor slab. The tenant is to install protective steel angles on the floor to prevent pallets and equipment damaging walls.</p>
1	Cooling Zones	No cooling zones are included in the base build. Tenants can install their own cooling equipment inside of the tenancy (subject to complying with the fit-out guidelines and obtaining MMA's approval prior to installation) and connect to the existing central cooling system. Option for cool room conversion/installation by building contractor will be available at tenant's cost.
3	Toilets and amenities	There is no ability for tenants to install toilets and amenities inside the tenancy. Tenants will have access to common area amenities located around the Market and inside the main building. Each tenancy space has provision of a trade waste connection point for a sink and tap.
4	Tenant signage	Tenant signage is to be consistent with existing tenant signage and will be limited to an area nominated and approved by the MMA prior to installation.

The following schedule provides information on the services for the Tenancy:

ITEM	DESCRIPTION	DETAIL
<b>Stormwater &amp; Drainage</b>		
1	Tenancies	A trade waste discharge point is provided near the back of the tenancy for connection of a hand basin.
<b>Mechanical</b>		
1	Ventilation – Tenancy	The main building is naturally ventilated.
<b>Electrical</b>		
1	Power	A tenancy sub-board with metering facility and three phase and single-phase power is provided. Two double GPO power connection and reticulation from the tenancy sub. Tenants will be required to install new RCD circuit breakers in the tenancy switchboard to suit new or additional lighting or general power requirements.
2	Lighting	Stores are fitted with LED lighting. Note, if additional lighting is required as a result of tenant fit out works is at the tenant's cost.
<b>Hydraulics</b>		
1	Potable Water	20mm cold water supply, with connection valve, will be available for each tenancy with metering facility.
2	Hot Water Units	No hot water units are included. If they are required, they are a tenant supply and install as part of the tenant fit out.
<b>Fire</b>		
1	Sprinklers	The tenant spaces have sprinklers for the shell store. The tenant's fit out works may require modification to the sprinkler system, which is the responsibility of the tenant.
2	Fire Hydrants and Hose Reels	Fire hydrants and hose reels are provided around the main building in accordance with BCA and MFB requirements. The tenant is to provide fire extinguisher(s) for inside of the tenancy.
3	EWIS and Smoke detection	EWIS and smoke detection system will be provided for the store in accordance with BCA and MFB requirements. The tenant's fit out works may require modification to the EWIS and smoke detection system, which is the responsibility of the tenants.
<b>Communications</b>		
1	Communications	Data and communication services rack is provided either in the services room or on the services gantry depending on location of the tenancy space and the tenants will be responsible for connecting to the rack and reticulation of the data and communications services to the tenancy space using a dedicated service route via the central elevated services platform.
2	Security	No security system is included for the tenancy space. If required in the tenancy space, the tenant is responsible for supplying and installing item at its own cost.
3	CCTV	CCTV is provided in the external areas and common amenities area of the Buyer's Walk. If required in the tenancy space, the tenant is responsible for supply and installation of the item at its own cost. The tenant must comply with the MMA's "Terms of Installation and Use" Policy.

# BUILDING LOADING LIMITS SCHEDULE

ITEM	DESCRIPTION	DETAIL
Floor Loads		
1	Tenant Spaces	Tenant spaces can uniformly distribute live loads of 40kPa, point loads of 50kN, over a 150mm x 150mm square footprint, forklift loads with unlimited repetition of a 5 tonne SWL.
Roof Loads		
1	Roof	The roof structure can accommodate normal loads associated with building access equipment and safety lines, and generally loads from tenants ceiling hung mechanical equipment (e.g. conventional FCU units), insulated ceiling panels, lighting and other services at specified locations. The roof structure is not able to support heavy plant and equipment.

# OUTGOINGS ESTIMATE

Council Rates	As directly charged by City of Whittlesea	Tenant Responsibility
Fire Services Levy	As directly charged by City of Whittlesea.	Tenant Responsibility
Land Tax	Applicable fee per annum	Tenant Responsibility
Water	As charged by relevant Water Authority. Includes, Usage Rates (Waterways, Drainage and Parks Charge).	Tenant Responsibility
Electricity	As charged by relevant retailer.  Embedded network available on site through WINConnect.	Tenant Responsibility
Telecommunications	As charged by relevant retailer.	Tenant Responsibility
CCTV		Tenant Responsibility
Common Areas – waste, cleaning, power		Included in Rent

## Notes:

- Council rates are calculated on NAV – Net Annual Value assessed by Council for the premises.
- CIV – Capital Improved Value assessed by the Council.
- Details in the above table are correct as July 2025 and are subject to change.

## 1. How will the store be allocated?

As there are multiple parties seeking the same space, an Expression of Interest campaign will be undertaken to determine store allocation. Expressions of interest will be assessed on a number of factors, including but not limited to:

- **Financial return of expression of interest;**

### Offer Price

Participants are to complete the section below, submitting their **Offer Price** for Store 5 before the Expression of Interest period closes.

The **Offer Price** is a one-off payment to secure the store and is *in addition to* the normal ongoing monthly rent and charges, which will apply throughout the Lease term and Option periods.

Example: If your **Offer Price** is **\$600,000** (ex-GST), then **\$600,000** (ex-GST) plus the first month's rent and charges will be payable on signing of the Lease. The monthly rent and charges are separate and ongoing, payable monthly in advance, as outlined in the Lease Terms section this Expression of Interest.

**Offer Price Section.** Please complete the section below and email to [eoimelbournemarket.com.au](mailto:eoimelbournemarket.com.au).

**Name / Company / ACN:**

**Store 5 Offer Price:**

### Other Store allocation considerations

- History (if any) of operations and credit/financial history at the Melbourne Market (or other central market);
- Financial and technical capacity of proposed tenant;
- Product lines offered by proposed tenant; and
- Fit out requirements etc.

## 2. Who is eligible for a Market Store?

The businesses that are eligible for Market Stores include:

- Businesses that can demonstrate a relationship to existing businesses operating within the Market (if any); and/ or
- Businesses that can demonstrate its relationship to the fresh produce market.

## 3. When and what type of commitment is required to secure a store?

In order to secure a Market Store a tenant will be required to:

- Enter into a commercial Lease with the MMA;
- Provide certificate of currency of requisite insurances;
- Pay the Offer Price.
- Pay the first month's rent and charges; and
- Provide a security bond (by way of bank guarantee) equal to four months' rent (including GST) pursuant to the agreement for lease and for the term of the lease.

## 4. Will car parking be provided for a Market Store?

There is one parking bay allocated per store tenancy, subject to the terms imposed from time to time in relation to the access to and use of that space.

## 5. How will tenants be involved in the Store design?

Tenant's design requirements will be considered. The successful short-listed tenant will have the opportunity to meet with the Landlord's builder and discuss their individual needs, including fit out requirements. Note this is subject to MMA approval.

## 6. When will the store be ready to move in?

The Tenancy will be available from **July 25th, 2025** - Lease Commencement Date - (subject to allocation of store by the Melbourne Market Authority).

## 7. When and what type of commitment is required to secure a Store?

In order to secure a Store, a tenant will be required to enter into a Lease. Failure to execute a Lease and providing requisite items including but not limited to a security bond within the stipulated time frame may result in the tenant missing out on obtaining the Store.

## 8. Are there any restrictions or rules that apply to operating within the Market?

### Hours of operation

Market Stores trade between 3.30am and 7am 5 days per week. Tenants can access and work within their tenancy 24/7.

### Noise

The current noise restrictions that apply to the Melbourne Market precinct will also apply to all Market Stores. For further information please refer to the MMA's [Environment Management Plan](#).

### Types of use

The Market Store must be related to the operation of the Market and all other MMA requirements as applicable to the Market or as imposed by the Melbourne Market Authority from time to time. The tenant must comply with the "Market Operating Rules" (as amended from time to time).

## 9. Is the Market store available for uses other than the sale and storage of produce?

The Market Store use must be compatible and complementary with the operation of the Melbourne Market and the wholesale and storage of produce. The permitted use of the Store is determined (in its sole discretion) by the MMA.

## 10. What conditions would apply in relation to future uses of the Market Store?

The tenants may elect to modify, upgrade or renew tenant fit outs over the term of the lease, which will be subject to the conditions of the lease, the Market Operating Rules (as amended from time to time) and with the prior written consent from the MMA.

## 11. Are store staff and employees required to have Market Access Cards?

Market Stores are located within the Market precinct and therefore any staff and employees using the Market Store must have access cards and pay the associated fees.



## 12. What services are provided?

The following services are available for reticulation from a connection point by the tenant as part of the tenant fit out works:

- Electricity (three phase and single phase)
- Data and communication services
- Domestic potable water
- Trade waste

Access to the central refrigeration plant for market stores can be requested and given at the time of fit out. For garbage and waste disposal, the tenants may elect to have this managed by the MMA and its service providers at agreed costs or by contracting directly with their party providers.

## 13. Is free hold available?

There is no opportunity to purchase freehold land for Market Stores.

## 14. What type of construction materials are the Stores made of?

Concrete dado and PIR panel - rear wall, all other walls and ceiling are PIR panels, Colorbond metal roof, concrete floor, with a structural steel frame, PIR panel doors to the front of the tenancy and steel roller doors to the rear.

## 15. Do rents include outgoings? If not, what will the outgoings be?

The rents do not cover outgoings. The tenants will be responsible for reticulation of service from the connection point use within their tenancies as part of the tenant fit out works.

## 16. What do I need to do to fit out my Store space?

Tenant fit out works are the responsibility of the tenant, which may be undertaken by the tenant engaging their own (MMA approved) contractors. A Tenant Fit Out Guide will be available explaining the process for the tenants undertaking tenant fit out works, including approvals and compliance requirements.

# LEASE TERMS

This document sets out the key terms of the Standard Lease to be issued for the Tenant.

ISSUE	DESCRIPTION
<b>Premises</b>	Store 5 - The premises will be marked on a plan attached to the Lease.
<b>Term</b>	5 x 5 x 5
<b>Commencement Date</b>	The date the Premises is handed over to the tenant for fit out or as may be extended by the Landlord, anticipated to be July 25th, 2025.
<b>Rent &amp; Payment Terms</b>	<p>\$93,605.00 ex-GST per annum.</p> <p>Rent is due monthly in advance on the first day of each month during the Term (commencing on the Commencement Date) as directed by the Landlord.</p>
<b>Rent Review (Escalation)</b>	<p>Annual *CPI Increase plus 2.65% Fixed Percentage increases for the first 10 years.</p> <p>*CPI based off previous June quarter prior to the most recent previous Review date to expressed as a percentage.</p> <p>Example: Floating CPI (2.5%) + Fixed Increase (2.65%) = 5.15% Annual Increase.</p>
<b>Market Rent Review</b>	The next Market Rent Review will be in 2035 (if Options are exercised).
<b>Security Amount</b>	The Tenant must give the Landlord an amount equal to four (4) months' rent (plus GST) in the form of a bank guarantee as required by the agreement for lease and lease.
<b>Permitted Use</b>	Wholesale sale of fruit and/or vegetables and ancillary office.

ISSUE	DESCRIPTION
<b>Outgoings</b>	<p>In addition to the rent, the Tenant must also pay for:</p> <ul style="list-style-type: none"> <li>(a) All services and utilities consumed or provided to the Premises (including, but not limited to; gas, electricity, oil and water etc) including those which the Landlord elects to supply;</li> <li>(b) Telecommunication services connection to the Premises; and</li> <li>(c) All rates, taxes, levies and other charges imposed or separately charged against the Premises or the conduct of the Tenant's business in the Premises. Where the charges are not separately rates, to be determined on a basis determined by the Landlord.</li> </ul>
<b>Compliance</b>	<p>The Tenant must comply with, and make sure that its employees, agents and contractors comply with:</p> <ul style="list-style-type: none"> <li>(a) The Landlord's requirements in relation to the premises (including but not limited to essential safety measures, the electricity load and weight limits for the Premises).</li> <li>(b) Any rules, operating rules, guidelines or policies issued by the Landlord in respect of entry to or occupation of the market land from time to time, and</li> <li>(c) The Landlord's safety measures, OH&amp;S Plan, environmental management plan, waste management policies, and occupational health and safety plan.</li> </ul>
<b>Insurances</b>	<p>The Tenant must, at its own cost, effect and maintain at all times during the Term, with insurers acceptable to the Landlord, insurance for:</p> <ul style="list-style-type: none"> <li>(a) Public liability for at least \$20 million per occurrence;</li> <li>(b) The Tenant's fixtures, stock and other items in the Premises for which the Tenant is responsible against loss or damage for their full replacement value;</li> <li>(c) Loss of profit in respect of the Tenant's business;</li> <li>(d) Any person employed by the Tenant as required by any law relating to worker's compensation; and</li> <li>(e) Any other insurance required by law;</li> </ul> <p>All of the Tenant's insurances must note the interests of the State of Victoria, the Landlord, any mortgagee of the Landlord and any other person the Landlord nominates. The Tenant must provide evidence of the insurance:</p> <ul style="list-style-type: none"> <li>(a) Immediately after it is taken out;</li> <li>(b) Within 20 business days of each anniversary of the Commencement Date; and</li> <li>(c) At such other times when reasonably required by the Landlord.</li> </ul>

ISSUE	DESCRIPTION
<b>Tenant's Repair and Maintenance</b>	<p>The Tenant must (subject to the exceptions set out in the lease):</p> <ul style="list-style-type: none"> <li>(a) Maintain, replace, repair and keep the Premises in good and substantial repair, working order and condition, to the same standard and condition as the earlier of the Commencement Date and the date that the Tenant first occupied the Premises;</li> <li>(b) Maintain, repair and keep the Tenant's fixtures fittings, plant and equipment in good and substantial repair, working order and condition, and</li> <li>(c) Keep the Premises fitted out in accordance with and to the standards approved by the Landlord.</li> </ul>
<b>Landlord's rights as to waste left by the Tenant</b>	<p>The Landlord may, at the Tenant's cost, remove any waste left by the Tenant or the Tenant's Agents in any part of the complex (other than the Premises or areas designed for the collection of waste pursuant to the Operating Rules).</p>
<b>Tenant's works</b>	<p>The Tenant must not carry out any works to the Premises, the Market Land or the Services without the Landlord's approval.</p> <p>Any approved works are to be done in a proper and workmanlike manner, by contractors approved by the landlord and (amongst other things), in accordance with any reasonable conditions imposed by the Landlord.</p> <p>Despite anything else, the Tenant must not carry out any repair, maintenance or other works to the Premises or the Market Land (even if the Tenant is liable to do those works under this lease) if the repair, maintenance or other works affects:</p> <ul style="list-style-type: none"> <li>• The structure of the Premises or the Market Land;</li> <li>• Any service; or</li> <li>• The common areas.</li> </ul>
<b>Assignment and Subletting</b>	<p>The Tenant must not assign, sub-let, licence, part with or share possession of, grant any mortgage, charge or otherwise deal with the Premises without the consent of the Landlord and otherwise in accordance with the terms of the lease.</p> <p>The Landlord will not unreasonably withhold its consent to the tenant assigning the lease where the Tenant and the proposed assignee comply with the specific requirements set out in the lease.</p> <p>A change in control of the Tenant entity is treated as a proposed assignment requiring the Landlord's prior written consent.</p>

ISSUE	DESCRIPTION
<b>Termination by the Landlord</b>	<p>The Landlord may terminate the Lease for default if:</p> <ul style="list-style-type: none"> <li>(a) The rent or the Tenant's other payments remain unpaid for 14 days after written notice from the Landlord;</li> <li>(b) An insolvency event of the type specified in the Lease occurs in respect of the Tenant, and the Tenant fails to prove to the Landlord within seven days after written notice from the Landlord that it is no longer subject to the insolvency event; or</li> <li>(c) The Tenant continues not to comply with any other obligation under the lease within a reasonable time after the written notice from the Landlord.</li> </ul>
<b>Termination by Either Party</b>	<p>Either party may terminate the Lease if the Premises are wholly or substantially damaged or destroyed and reinstatement by the Landlord does not start within a reasonable time or not likely to be completed within nine months, however the Tenant cannot terminate if payment of an insurance claim is refused due to the Tenant's act or omission.</p>
<b>Holding Over</b>	<p>If the Tenant occupies the Premises after the termination date without objection from the Landlord, it does so as a monthly tenancy at the Rent which the Tenant was paying immediately before the Termination Date increased by 10%.</p> <p>The Landlord may increase the monthly rent by giving the Tenant one month's prior written notice. Either party may end the tenancy by giving one month's prior written notice.</p>
<b>Make Good obligations</b>	<p>At the end of the Lease, the Tenant must vacate the Premises and:</p> <ul style="list-style-type: none"> <li>(a) Reinstall the Premises, including services, to the same standard and condition it was in as at the earlier of the Commencement Date and the date that the Tenant first occupied the Premises;</li> <li>(b) Leave the Premises in a condition consistent with the Tenant's obligations under the lease;</li> <li>(c) Subject to some exceptions in the lease, remove the Tenant's fixtures, fittings, stock and produce from the premises;</li> <li>(d) Give the Landlord any access cards or identification cards for the premises; and</li> <li>(e) remove any inter-tenancy walls within the Premises where required by the Landlord to do so</li> </ul>
<b>Deposit (on execution of Lease)</b>	<p>The Tenant must give the Landlord an amount equal to the rent for the first month of the Lease (plus GST).</p>
<b>Extension Options</b>	<p>The Tenant may take up to two further terms equal to the initial term e.g. 5+5+5.</p> <p>The Tenant must give the Landlord a notice stating that it wants a new lease between nine and six months before the termination date of the current term. The Tenant must not be in breach of the lease.</p>



# TENANCY EOI CONTACT:

Mark Pellicano  
New Business Leasing Manager

M: 0418 345 033

E: [eoimelbournemarket.com.au](mailto:eoimelbournemarket.com.au)