



Ape X Kiteboarding Pty Limited
3/167 Stock Rd,
Palmyra, WA, 6157
ABN: 68105169266

PROPOSAL FROM APE X KITEBOARDING PTY LIMITED SEEKING TO LEASE LAND HELD IN TRUST UNDER THE LAND TRUST 1984

1 October, 2021

Kelli Small
Chief Executive Officer
Shire of Cocos Keeling Islands
PO BOX 1094
Cocos Keeling Islands WA 6799

Dear Kelli,

PROPOSAL TO LEASE LAND HELD IN TRUST UNDER THE LAND TRUST 1984 - Part Lot 100 – South End Precinct Area 5

SUMMARY

Following notification that our original application would not be recommended, Ape X Kiteboarding appreciates the Council's position and has reconsidered it's position. Therefore, Ape X Kiteboarding has revised the application and agree "to commence the lease after Council approval at the end of the disposition notice period".

The following is a revised application.

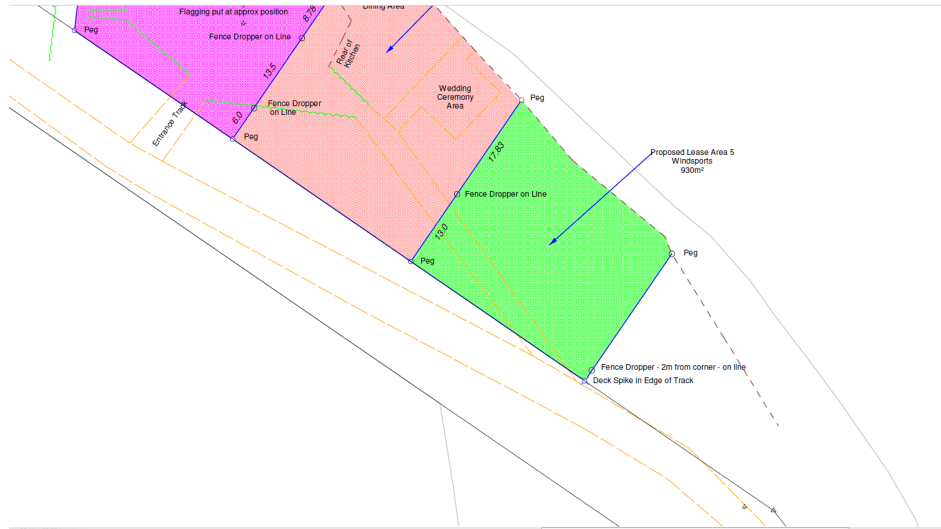
Ape X Kiteboarding has restructured their business model to include kiteboarding and wingfoil lessons along with hosting tour groups. It is envisaged that Ape X Kiteboarding will operate in Cocos (Keeling) Islands during the months of July – October bringing at least three (3) tour groups to Cocos (Keeling) Islands each year and offering kiteboard and wingfoil lessons to other visitors to the islands whilst utilising many local services.

SITE AND LOCATION

For part of land situated on West Island, Part Lot 100 – South End Precinct Area 5. This land amounts to 930m².



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LEASE TERM REQUESTED

Ape X Kiteboarding wish to lease this parcel of land for a period of **2 years** with an option of a further **1 plus 1 years**.

SITE PLANS

Ape X Kiteboarding is proposing to cut 6 x trees to ground level (stumps and roots to remain) along the lip of the proposed leased area to ensure safe operations and avoidance of damaging equipment. The remains of the tree stumps and roots is to minimise further corrosion.

WASTE MANAGEMENT

There will only be normal general waste removed daily.

ECONOMIC AND SOCIAL OUTCOMES

The tour group packages will include other activities and attractions available at Cocos (Keeling) Islands, hence providing additional revenue streams for existing businesses on Cocos.

The aim of Ape X Kiteboarding is to broaden the awareness of the beauty of Cocos (Keeling) Islands to its mainland customers and attract additional tourists to the islands through is advertising campaigns.

Ape X kiteboarding wishes to offer local communities and/or potential businesses to sub-lease the property during November-June.



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OUTCOME BASED MILESTONES TO INCLUDE IN THE LEASE

Ape X Kiteboarding to commence the lease after Council approval at the end of the disposition notice period.

MARKET VALUATION

As you may be aware, Ape X Kiteboarding previously leased the subject land and unfortunately was required to forfeit the lease due to the financial viability at that time. Following the restructure of our business model, we are in a stronger position to ensure the cost of the leased land is sustainable.

Kind regards,

April Warren
Director
Ape X Kiteboarding