

**PROPOSAL TO LEASE – PART LOT 18 HOME ISLAND RETAIL CENTRE –
TENANCY 5 TIDAL ACCENT**

11 May 2022

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 18
HOME ISLAND RETAIL CENTRE – TENANCY 5 TIDAL ACCENT**

SUMMARY

I hereby formally submit a request to continue to lease Part 18 Home Island Retail Centre – Tenancy 5 Tidal Accents.

Intended opening hours will be 3-4 days a week, for a minimum of 5 hours each day.

SITE AND LOCATION

Part Lot 18 Home Island Retail Centre Tenancy 5 commonly known as Tidal Accent. Refer to attachment for site map.

LEASE TERM REQUESTED

SHAMROKS SUPERMARKET PTY LTD wish to lease this parcel of land for a period of THREE years with an option of a further THREE years.

SITE PLANS

WASTE MANAGEMENT

Main waste generated is expected to be mainly bulk packaging from stock. All generated waste will be disposed of in accordance to Shire's waste management policy. Regular waste collection service is sufficient for the boutique's requirement.

ECONOMIC AND SOCIAL OUTCOMES

- Employment: The Boutique offers 1-2 part time positions.

- Community benefits include:
 - the availability of a tailored clothing, beauty and gifts retail service
 - In collaboration with Subtle Elegance and Seafront Restaurant, the community has access to a one-stop-shop to access outfits and accessories, venue hire, catering and event decorating services for any occasion.
 - Custom on-demand t-shirt and label printing for locals and visitors (new project to commence mid 2022)
- Tourism: Offers Cocos Souvenirs by way of t-shirts, hats, towels and local carving. Staff are always happy to offer facts on Cocos life and history and are a constant source of general information to all visitors requiring direction and/or assistance.

OUTCOME BASED MILESTONES TO INCLUDE IN THE LEASE

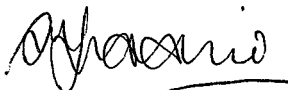
MARKET VALUATION

Current lease is \$485.65 per month. It is expected this will be reviewed once renovation works to the Retail Centre building has been completed.

OTHER INFORMATION

Kind regards,

Signature



Siti Yaserie

Director

Shamroks Enterprises Pty Ltd