

Expression of Interest: Victoria University Melton Campus

Victoria University is seeking Expressions of Interest for the long term lease of the former Victoria University Melton Campus.

The Melton Campus is located on Rees Road in the heart of Melton South. It is approximately five kilometres south of the Melton town centre and less than 50 kilometres North-West of the Melbourne Central Business District.

Site under offer

The site comprises 10 single level buildings totalling approximately 9000 square meters of gross building floor area. The proposed extent of the leased property is outlined in yellow (approximately 5.3 hectares) but can potentially be extended. The buildings and improvements have been well maintained and were constructed between about 1988 and 1998.

Facilities

The site offers a wide range of quality facilities which include:

- 23 general purpose classrooms/ tutorial rooms (26-50 person capacity)
- Tiered seating auditorium (125 person capacity)
- 8 Trade Training Workshops for carpentry, building and plumbing training including 15 welding/grinding bays with full extraction system
- Training Kitchen facility for cooking related tuition
- Meeting facilities
- A multipurpose enclosed sports court and gymnasium
- Secure Child Care Centre featuring separate children's food service area, kitchen, laundry, sleep rooms and play rooms
- Large open-plan Library area with adjoining office and meeting facilities
- Reception Office
- Cafeteria with large commercial kitchen, cool room and open plan dining space
- 3 Storage sheds
- Ample male, female and disabled access bathroom facilities
- 250 bays of sealed bitumen car parking



Appendix A provides a detailed building schedule.

Quality network infrastructure including cabling and data outlets are fitted throughout the classrooms and office areas. Heating and cooling is provided in most buildings. The campus is connected to all major utilities including electricity, water, telephone, sewer, drainage and gas.

The site has excellent disability access.



Accessibility

The site is very accessible by road and is close to public transport including rail and bus services. There is a substantial network of roads and freeways which connect Melton to the Melbourne Central Business District and the major towns of Ballarat and Bendigo. The Melton train station is located approximately 400 metres north-east of the campus providing transportation to and from the City of Melbourne and offers both passenger and freight rail. The local bus service also has an established route along the western and southern boundaries of the campus. An abundance of off street parking is available on site comprising 250 sealed bitumen bays.



Melton

The property is situated within the City of Melton and is currently zoned Public Use Zone – Education (PUZ2) within the Melton Planning Scheme.

Melton is one of the fastest growing municipalities in Australia with a population of approximately 122,000. Growing rapidly at around 4.3% per year (or 5,028 residents), the population of Melton is forecast to double to more than 241,000 by 2031.

Melton offers affordable land and housing within a comfortable commuting distance to Melbourne and has excellent links to Melbourne's key freeways, airport and the Port of Melbourne.

The Melton region is also extremely culturally diverse and is presently home to more than 30,000 immigrants representing more than 130 different nations.

The median age of the residents of Melton was 31 at the 2011 census, making the city's population one of the youngest in Victoria. The City of Melton provides a vast resource of talented labour, educational, training and leisure facilities, and is an excellent and affordable place to live and do business.

The Melton City Council is committed to the economic development of the municipality. This is highlighted in the *City of Melton, Economic Development and Tourism Plan 2014-2030* which aims to generate an innovative local economy that stimulates opportunities for investment, business, training and tourism.

In summary, the City of Melton is a growing and diverse community. It is an excellent place to conduct business, live, study, work, or relax.



Further Information

For further information or to arrange a site inspection please contact Gary Carter, Director Facilities on 03 9919 4044 or email gary.carter@vu.edu.au. Alternatively you can contact Renae Vojtek, Facilities Services Coordinator on 03 9919 4996 or email renae.vojtek@vu.edu.au.

Expressions of Interest are to be submitted together with a completed Expression of Interest Offer Form (Appendix B) by 5 pm on 30 July 2015 to:

Tender Box
Victoria University
Facilities Department
Building K, Level 2, Room K246
Corner Mills Close and Ballarat Road, Footscray

Submissions should be clearly marked with "Expression of Interest – Melton Campus" on the front of the sealed envelope.

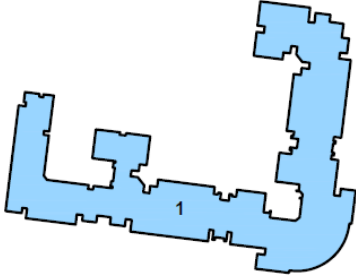



The Applicant's response should be submitted on the EOI Offer Form attached at Appendix B.

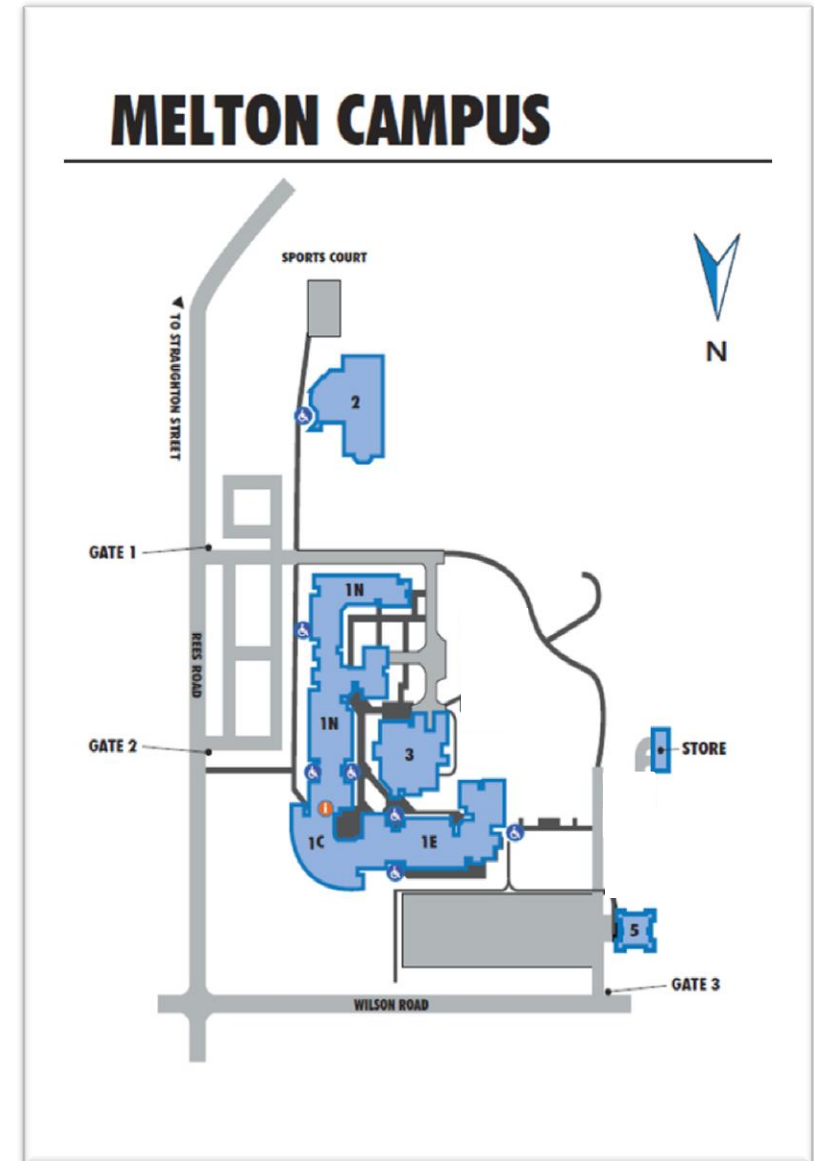
Expressions of Interest are sought for use of the former campus which will provide a benefit to the community. It is not the University's intention to consider EOI submissions which fail to meet this threshold condition. Applications will be evaluated on the basis of:

- community benefit
- environmental considerations.
- value for money

Following consideration by Victoria University of the Expressions of Interest received, the University reserves the right to negotiate the terms and conditions of the lease arrangements with any or all of the submitting parties.



<p>Building 1</p>  <p>GFA: 5934.4 m²</p>	<p>Features:</p> <ul style="list-style-type: none"> • 60 Office spaces • 3 Computer based learning rooms • 11 Multipurpose classrooms • 3 Workshops • 3 kitchenettes • 3 Client Service Areas • 6 Equipment Storerooms • 5 Specialist Labs • 1 Staff Room
<p>Building 2</p>  <p>GFA: 1375.1m²</p>	<p>Features:</p> <ul style="list-style-type: none"> • 3 Office Spaces • Gym • Basketball Court • Male and Female Change Rooms • 3 Storerooms
<p>Building 3</p>  <p>GFA: 1109.6 m²</p>	<p>Features:</p> <ul style="list-style-type: none"> • 1 Lecture Theatre • 2 Office Spaces • 1 Student Lounge • 1 Cafeteria • 1 Commercial Kitchen • 1 Storeroom
<p>Building 5</p>  <p>GFA: 246.73 m²</p>	<p>Features: Child Care Facility including:</p> <ul style="list-style-type: none"> • Laundry • Kitchen/ Food Service Area • Offices • 2 Children's Play Areas



Expression of Interest Offer Form Victoria University Melton Campus

Appendix B

Property of Interest	Victoria University Melton Campus	
Summary of Proposed Future Use of the Site:		
Proposed Rental Price (exclusive of GST) (Note: Tenant responsible for all outgoings)		
Proposed Lease Term		
Proposed Lease Commencement Date		
Contact Details of EOI Respondant	Name:	
	Company/Business Name:	
	Address:	
	Phone:	
	Email:	
	Name:	
	Company/Business Name:	
	Phone:	
	Email:	



<p>Provide details of expected community benefit to result from your proposed occupancy</p>		
<p>Provide details of the business experience of key personnel and financial performance details for the proposed business/occupation</p>		
<p>Is the Applicant aware of any circumstances which would place the Applicant's proposed use of the site in breach of any environmental or other legislation? If Yes, give details</p>		
<p>Referees</p>	<p>Name of Referee</p>	
	<p>Organisation:</p>	
	<p>Contact Details:</p>	
	<p>Name of Referee:</p>	
	<p>Organisation:</p>	
	<p>Contact Details:</p>	