

Expression of Interest for the Purchase of

Hazelwood House





Hazelwood House sits on over 3.9 hectares of land in Churchill. The property was developed by the community to provide an opportunity for local people to age in place. It operated as a residential aged care facility until 2019 when its size and age rendered it unviable.

We are seeking initial expression of interest submissions that consider the utilisation of the whole site, preferably including and beyond the current site improvements.



Hazelwood House fast facts

- Land area: 3.914 hectares
- Zoning: General Residential Zone – Schedule 1 (GRZ1) under the Latrobe Planning scheme
- Building area: 1784 sq metres
- Building features:
 - Single storey brick and wood framed aged care facility constructed in the early 1990s.
 - 38 single rooms with ensuites
 - Entrance foyer
 - Office area
 - Communal lounge/ dining rooms
 - Activity room
 - Commercial kitchen
 - Wet and dry laundry
 - Treatment room
 - Maintenance room





Churchill fast facts

- Population over 5200
- Hazelwood Village Shopping Centre is one kilometre north of Hazelwood House
- 2 hours drive from Melbourne
- Close larger towns:
 - Morwell 12 minutes drive
 - Traralgon 17 minutes drive
- Significant community infrastructure includes:
 - Library
 - Local government service centre
 - Leisure centre including indoor swimming pool, basketball courts
 - Federation University campus that also accommodates Monash University medical students





Expression of Interest LCC-10351

The Purchase of Hazelwood House



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Brief specification

Introduction

Latrobe City Council (LCC) sees the Hazelwood House site as a unique proposition for development and is undertaking a 2-stage process to find a purchaser for the site.

- Stage 1 is seeking initial expressions of interest from potential purchasers that outlines the intended use of the site, how this supports the social and economic objectives of Council and maximises the amenities available in the Churchill Township.
- Stage 2 will be by invitation and request for a more detailed proposal from the Stage 1 submission.

Key Dates:

Stage 1

Initial EOI Released:	Monday 17 May
Site walkthrough	Thursday 20 May (10am-2pm) RSVP required
Initial EOI closes	Friday 25 June, 5pm
Applicant interviews	Week of 5 July

Stage 2

Invitations to submit final proposal open	Monday 19 July
Invited proposals close	Monday 16 August, 5pm

History

Hazelwood House sits on over 3.9 hectares of land in the growing Churchill Community. The property was developed by the community to provide an opportunity for local people to age in place. It operated until late 2019 as a residential aged care facility, at which time its size and age rendered it unviable.

LCC agreed to purchase the site in April 2020 and remove the covenants that restrict the site to aged care and retirement purposes.

The future

In accordance with the September 2020 Council Resolution, LCC is now seeking the to sell the property to a purchaser with the vision and resources to create the best possible use of the property to support social and economic opportunities for the community.

About Churchill

The Churchill township is approximately 162 kilometres from Melbourne with a population of over 5200 people. The residential areas include low density residential properties to the south and larger rural properties to the east. There is current ongoing house and land development.

Churchill is serviced by the Hazelwood Village Shopping Centre situated one kilometre north of Hazelwood House. The larger townships of Morwell and Traralgon which are situated 12 and 19 kilometres from Churchill respectively.

A township with great amenity, Churchill has significant community infrastructure including a library and local government service centre, a leisure centre including indoor swimming pool, stadium, and an attractive Federation University campus that also accommodates Monash University medical students.

Importantly, Churchill as a community created Hazelwood House and are interested in how it can be developed in a manner that both contributes to and benefits from the local community.

What will be considered?

Proposals that:

- Support the social and economic objectives of Council which are reflected in the Council's Live Work Latrobe, Living Well Latrobe plans and the Latrobe City Investment Roadmap.
- Maximise the amenities available in the Churchill Township to achieve social connection, positive health outcomes and economic sustainability.
- Have realistic and achievable timelines for development

What won't be considered?

Proposals that are not consistent with State and local planning requirements.

Property details

Address: Hazelwood House, 59-91 Phillip Parade Churchill

Title details:

- Volume 10351
- Folio 487
- Description Lot 5 in Plan of Subdivision 309824F

Encumbrances – NOTE: Currently being removed

- Statutory Charge V953547F under Section 29 Retirement Villages Act 1986 dated 22 March 1999;
- Covenant V21262W dated 20 January 1998;
- Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1998; and
- Notice V953546J under the Retirement Villages Act 1986 dated 22 March 1998

Land Area: 3.914 hectares

Zoning: General Residential Zone – Schedule 1 (GRZ1) under the Latrobe Planning scheme.

Building area: 1784 sq metres

Improvements: Single storey brick and wood framed aged care facility of 1784 square metres constructed in the early 1990s. It includes 38 single rooms with ensuites, entrance foyer, office area, communal lounge/dining rooms, activity room, commercial kitchen, wet and dry laundry, treatment room, maintenance room.

The Process

Stage 1

Responses to this EOI should provide the following information:

- The proposed use of the site and indicative timelines to completion.
- How the proposed development will integrate with the local community and amenities
- Management/business and financial information to demonstrate that the proposal is viable.
- Details of qualifications, track record and experience of individuals and organisations involved in the proposal.
- How the proposal aligns with the social and economic objectives in the Council's Live Work Latrobe, Living Well Latrobe Plans and the Latrobe City Investment Roadmap.

Venue inspection

A non-compulsory venue inspection and question and answer session is scheduled for Thursday 20 May between 10am and 2pm. RSVP required.

Closing date

Friday 25 June 2021, at 5pm

Shortlisted applicant interviews

The week of Monday 2 July to Friday 6 July

Stage 2 – Invited submissions

Invited submissions from Stage 1 applicants will open from Monday 19 July and close on Monday 16 August 16 at 5pm.

Contact: Suzanne Miller
GM Community Health and Wellbeing
Latrobe City Council Corporate Headquarters
Telephone (03) 5128 5614

Information and conditions for submission

Introduction

Form of contract

In accordance with the Disposal of Asset Policy, Latrobe City Council is seeking Expressions of Interest from a suitable community or commercial group, individual or organisation to purchase the Hazelwood House Property at Hazelwood House 59- 91 Phillip Parade, Churchill.

Contact officer

All enquiries regarding the Expressions of Interest process must be directed to the officer or officers of the Latrobe City Council as follows:

Suzanne Miller, GM Community Health and Wellbeing, telephone (03) 5128 5614

Latrobe City Council may restrict the period during which it will accept questions, requests for further information or for clarification.

Restrictions of inquiries

Latrobe City Council restricts all questions and inquiries to the respondent and its representatives. Inquiries through potential sub-contractors and suppliers must be directed through the respondent.

Inspections of the site

Respondents are encouraged to visit the site but only by prior arrangement with the Latrobe City Council Contact Officer. Site visits are scheduled to occur on Thursday 20 May. RSVPs are required.

Submissions

Expressions of interest form and schedules

The Registration Form and Schedules attached and other information or documents listed in the Registration Form are to be completed and will constitute the Expression of Interest.

Form of submissions

Lodge submissions to hazelwood.house@latrobe.vic.gov.au by no later than the closing time and date.

Latrobe City Council property

Expressions of Interest, once submitted become the property of the Latrobe City Council. Respondents license the Latrobe City Council to reproduce the whole or any part thereof, of the Expression of Interest for the purpose of evaluation.

Late expression of interest

Latrobe City Council will not accept late Expressions of Interest; however the exception being where it can be substantiated that there was a Latrobe City Council related system failure or interruption to the e-Tendering portal, in the case of submission of an electronic tender.

Expression of interest by facsimile

Expression of Interests submitted by facsimile will not be accepted.

Information

Additional information and documentation

Respondents are required to complete the questionnaire contained in the Schedule of the Expression of Interest Form and submit it as part of their Expression of Interest. They should also supply any information or documents specified in the Schedule.

Information for evaluation

Respondents may submit any further information considered relevant to their Expression of Interest.

Probity of process

Canvassing of Councillors or staff of the Latrobe City Council is not permitted and the Expression of Interest of any Respondent who seeks to canvass Councillors or staff individually will not be considered.

Enquiries relating to clarification of the Expression of Interest documents are appropriate and acceptable, however must be directed to the Contact Officer (Clause 1.2).

Benefit to the regional economy

Latrobe City Council's is committed to buying from local businesses where purchases can be justified against Value for Money, while remaining compliant with the *Competition and Consumer Act 2010* and other fair trading legislation requirements.

Wherever practicable, Council will fully examine the benefits available through purchasing goods, services or works from suppliers/contractors within Latrobe City.

Council will also seek from prospective tenderers what economic contribution they will make to the Latrobe City region. A weighting percentage will be assigned to this selection criteria

Evaluation criteria

Expressions of Interest will be shortlisted on the basis of the following criteria and must contain sufficient information for these criteria to be evaluated:

- Economic benefit.
- Experience, track record, bona fides and reputation of the community and/or commercial groups, individuals and organisations submitting the Expression of Interest.
- Social and community benefit.
- Viability and sustainability of the business plan.

- Compatibility between the proposed use of the building, the significance of its location and community aspirations.
- The proposal's capacity to assist with achieving the goals of the project. The project aims to create a vibrant, safe and active town centre that will provide first class facilities for education, recreation and community events and foster a sense of civic pride and encourage growth and investment.

Parties who are short listed following the evaluation of expressions of interest may be invited to take part in a tender process or may be invited to take part in a direct negotiation process to achieve a satisfactory commercial agreement.

Response to the brief

When submitting their proposal, community and/or commercial groups, individuals and organisations should provide the following information:

- The proposed use of the site and indicative timelines to completion.
- How the proposed development will integrate with the local community and amenities
- Management/business and financial information to demonstrate that the proposal is viable.
- Details of qualifications, track record and experience of individuals and organisations involved in the proposal.
- How the proposal aligns with the social and economic objectives in the Council's Live Work Latrobe, Living Well Latrobe Plans and the Latrobe City Investment Roadmap.
- Partnership information if applicable

Expression of interest registration form

Expression of Interest #: LCC-10351

Business name of company or firm submitting Expression of Interest - Include full trading as business name (if applicable)	
Address of respondent:	
Postal address of respondent: <i>(if different from above address)</i>	
Telephone no:	
Email address:	
ABN:	
GST Registration No:	
	<p>hereby submits an Expression of Interest to perform the works/services for:</p> <p>HAZELWOOD HOUSE</p> <p>in accordance with the following documents:</p> <ul style="list-style-type: none"> • Information and conditions for submission • Brief specification • Expression of interest registration form • Expression of interest checklist
Name of person submitting Expression of Interest:	
Position of person submitting Expression of Interest:	
Signature of person submitting Expression of Interest:	
Date:	

Expression of interest checklist

Expression of Interest #: LCC-10351

✓	Required information	Respondent to provide details
	<ul style="list-style-type: none"> The proposed use of the site and indicative timelines to completion. 	
	<ul style="list-style-type: none"> How the proposed development will integrate with the local community and amenities 	
	<ul style="list-style-type: none"> Management/business and financial information to demonstrate that the proposal is viable. 	
	<ul style="list-style-type: none"> Details of qualifications, track record and experience of individuals and organisations involved in the proposal. 	
	<ul style="list-style-type: none"> How the proposal aligns with the social and economic objectives in the Council's Live Work Latrobe, Living Well Latrobe Plans and the Latrobe City Investment Roadmap. 	
	Partnership arrangements (where applicable)	

We are seeking a purchaser with the vision and resources to create the best possible use of the property to provide social and economic opportunities for the community.

Proposals should:

- Detail the proposed use of the site.
- Present how the development will integrate with the local community and amenities.
- Support the social and economic objectives of Council reflected in Council's Live Work Latrobe, Living Well Latrobe plans and the Latrobe City Investment Roadmap.
- Present an indicative completion time line.

Key dates

- **On-site tour:**
Thursday 20 May, 10am to 2pm
by appointment.
- **Expression of interest closes:**
Friday 25 June, 5pm.
- **Expression of interest interviews:**
Monday 2 July to Friday 6 July.
- **Invited submissions:**
Open Monday July 19
Close Monday 16 August, 5pm

Contact

Suzanne Miller
GM Community Health and Wellbeing
Latrobe City Council
Phone: 5128 5670
suzanne.miller@latrobe.vic.gov.au

