



Creating extraordinary places on the world's best harbour.

ADDENDUM # 1

[EOI - Lease - Former Gymnasium - Building 17, North Head Sanctuary, Manly] SHFTEOI2402NHSAB17

Attention	All Respondents
From	Harbour Trust
Date of Issue	30 August 2024
Number of Pages	1

#	Clarification
1	<p>Market Rental Value</p> <p>The estimated Market Rental Value “As Is” for the property is between \$190,000 and \$220,000 per annum, exclusive of GST. This figure represents a gross rental assessment and is based on the current condition and market conditions of the property. It is intended as a guide only.</p>
2	<p>Heritage & Planning Considerations</p> <p>To support continued recreational use, changes to floor line markings may be considered, if necessary, with a floating floor being an option for specific areas. The ropes and lockers are preferred to remain in place, and removal of the basketball hoops will be considered. The feasibility of installing plumbing to the mezzanine level from the bathrooms below will be assessed, ensuring compliance with National Construction Code (NCC) requirements for bar facilities, including capacity and additional amenities like a grease trap. Any proposed reconfiguration of the toilets within the existing bathroom or in adjacent areas will need to be reviewed according to NCC regulations and is subject to Planning approval.</p>

[Respondents are reminded Closing Time is 5pm (AEDT), 09 September 2024]

End of addendum