

## Expression of Interest Document

### Part 1 – Invitation, Information and Specification for Responders

<b>Expression of Interest: (EOI)</b>	<b>Commercial Tenancy Agreement for not-for-profit Community Groups, Studio 2, Roma Community Arts Centre.</b>
<b>Closing Time:</b>	<b>2 pm (Australian Eastern Standard Time) 30<sup>th</sup> June 2025</b>
<b>EOI Number:</b>	<b>25044</b>



**maranoa**  
REGIONAL COUNCIL

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## INVITATION FOR EXPRESSIONS OF INTEREST

### INTRODUCTION

Maranoa Regional Council invites Expressions of Interest (EOIs) from not-for-profit community groups to utilise Studio 2, located within the Roma Community Arts Centre, Hawthorne Street, Roma, QLD 4455.

This initiative aims to encourage proposals that align with Council's vision for the Roma Community Arts Centre, for not-for-profit community groups to utilise the space.

After the evaluation of the Expression of Interest submissions, Council may prepare a short list of the respondents and invite written tenders from those respondents.

If Council approves a successful EOI, then Council will enter into a commercial tenancy agreement for a lease with that Tenderer, if terms and conditions are agreed.

Council is under no obligation to accept any submission.

Expression of Interest Number:	25044
Closing Date and Time (clause 1 – Conditions of EOI)	2 pm (Australian Eastern Standard Time) 30 <sup>th</sup> June 2025
EOI Documents: (clause 1 – Conditions of Tender)	Part 1 – Invitation, Information and Specification for Responders. Part 2 – Conditions of EOI Part 3 – EOI Response
Format for any Tender material provided in electronic form: (clause 5 – Conditions of Contract)	As compliant with VendorPanel
Tenders must be open for acceptance for this amount of time: (clause 5 – Conditions of Contract)	90 days from the Closing Time
Evaluation criteria and weightings to be applied: (clause 9 – Conditions of EOI)	Refer to the EOI Response
Any additional information to be designated as 'Confidential Information': (clause 1, clause 12 – Conditions of EOI)	As required by the individual Tenderer
Term:	Three (3) years. Until September 2028 to align with the other studio's
Council Resolution:	OM/04.2025/18

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**ASSISTANCE IN COMPLETING THE EXPRESSION OF INTEREST**

Assistance during the tender period can be obtained from the following State Government Department, Department of State Development, Infrastructure and Planning.

The Department's Roma-based representatives can be contacted on 0428 716 263 or by visiting the office at 25 Quintin Street, Roma QLD.

If you would like to request the Department's assistance, please make an appointment prior to the last week of the tender period.

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## SPECIFICATION

### INTRODUCTION AND SCOPE

Maranoa Regional Council invites Expression of Interest (EOI's) from not-for-profit community groups for the use of Studio 2, located within the Roma Community Centre, Hawthorne Street Roma, Qld 4455.

This initiative aims to encourage proposals that align with Council's vision for the Roma Community Arts Centre, for not-for-profit community groups to utilise the space.

### BACKGROUND INFORMATION

Maranoa Regional Council owns the Roma Community Arts Centre, situated at Hawthorne Street Roma, being part of Lot 4 on SP309888.

The Studios are located in the Roma Community Arts Centre complex this space also includes the Roma on Bungil Art Gallery and Maranoa Regional Council's Library.

The Community Arts Centre includes six (6) studio spaces for use by Community Art organisations.

### PARTICULARS OF LAND

#### Details of Studio available

##### Area

The area of studio 2 is approximately 49sqm.

Studio 2: 9 meters x 5.4 meters with a ceiling height of 3 meters, recessed Fluro lighting, split system air conditioners, kitchenette, hot water service, no floor coverings, glass access door and a rear roller door and ceiling mounted power outlets.

##### Access

Access to Studio 2 in the Roma Community Arts Centre is via the Carpark off Hawthorne Street, Roma.

##### Conditions

All applications close in twenty-one (21) days from the date of publication.

Council retains the right to terminate the Commercial Tenancy Agreement with fourteen (14) days' notice to the Lessee.

Council retains the right to enter the property for the purpose of measurement, survey or inspection.

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## Price

\$189.00 per month per studio.

## Due Diligence

The Tenderer acknowledges that the Tenderer is responsible for undertaking appropriate due diligence regarding leasing of the studio.

## SUBMISSION REQUIREMENTS

To register your Expression of Interest, please complete the attached form and return by: 2.00pm (AEST), 30<sup>th</sup> June 2025.

By VendorPanel or Email (PDF preferred); [council@maranoa.qld.gov.au](mailto:council@maranoa.qld.gov.au)

## CONFIDENTIALITY AND PRIVACY STATEMENT

Council is committed to protecting your personal information in accordance with the Information Privacy Act 2009. Information provided will only be used for assessing the EOI.

## DISCLAIMER

Submission of an EOI does not create any legal relationship or obligation on the part of Maranoa Regional Council to enter into any agreement or proceed with any proposal.

## INSURANCE

The successful proponent must provide evidence of:

- Public Liability Insurance (\$20 million minimum)

## PHOTOGRAPHS OF THE SITE

Site Map – Google Earth

