



**RayWhite**

# Information Memorandum

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7 - 9 Goondoon Street, 21 & 27 Lord  
Street and 8 Central Lane, Gladstone,  
QLD

February 2021

Outline indicative only





Outline indicative only

# The opportunity

An opportunity exists for the astute investor, developer or owner-occupier to acquire Central Queensland's best site.

Positioned at the bottom of Goondoon Street, this strategic 6,130m<sup>2</sup>\* site has an array of redevelopment options and sits in one of the best locations in Queensland.

- :: Gladstone CBD location.
- :: Commercial Zoning - "Principal Centre".
- :: Available as 4 separate titles.
- :: Existing building with approx. 1,300m<sup>2</sup> floor plate on main level.
- :: Located within 300m of Gladstone's recent foreshore redevelopment.
- :: Potential for sweeping views of Gladstone Harbour.
- :: 6,130m<sup>2</sup>\* combined site area.
- :: Previously approved for multi-storey mixed use development.

**The Property is offered for Private treaty sale. Offers may be submitted directly to the Marketing Agent.**

# Property overview

<b>The property</b>	7 - 9 Goondoon Street, 21 & 27 Lord Street and 8 Central Lane, Gladstone Central QLD 4680
<b>Title details</b>	Lot 1 on RP603694, Lot 27 on G1410, Lot 1 on RP618010, Lot 8 on RP836412
<b>Local government</b>	Gladstone Regional Council
<b>Zoning</b>	Principal Centre
<b>Site area</b>	6,130m <sup>2</sup> (approx)
<b>Building area</b>	1,300m <sup>2</sup> (approx. Refer floor plans)
<b>Services</b>	Power, water and sewer available
<b>Property descriptions</b>	<p>Lot 1 on RP603694</p> <ul style="list-style-type: none"><li>- Vacant allotment</li><li>- Corner of Lord &amp; Goondoon Streets</li><li>- 1,621m<sup>2</sup>*</li></ul> <p>Lot 27 on G1410</p> <ul style="list-style-type: none"><li>- Former RSL club building</li><li>- Approx 1,300m<sup>2</sup> of internal area across 2 levels</li><li>- 1,619m<sup>2</sup>*</li></ul> <p>Lot 1 on RP618010</p> <ul style="list-style-type: none"><li>- 2,533m<sup>2</sup>*</li><li>- Vacant land containing car parking</li><li>- Three street frontage to Lord St, Central Lane and Goondoon Street</li></ul> <p>Lot 8 on RP836412</p> <ul style="list-style-type: none"><li>- 10m frontage to Central Lane</li><li>- Old cottage occupies site</li><li>- 357m<sup>2</sup>*</li></ul>

\* Approximately

^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

\*All areas are approximates.

# Location particulars

## Locality and surrounding development

The property consists of a combination of regular and irregular shaped allotments with frontage to Goondoon Street, Lord Street and Central Lane.

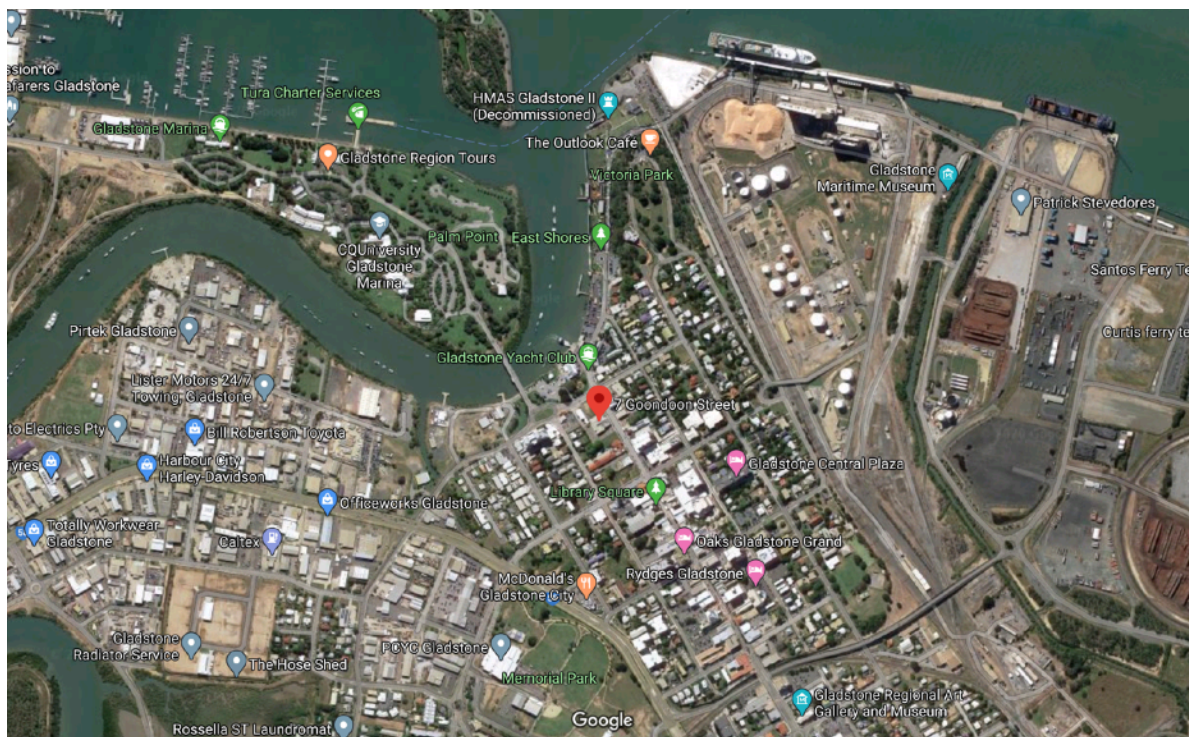
The surrounding development is a mixture of long-term residential, retail, hospitality, short-stay accommodation and professional office.

Goondoon Street is the traditional 'main street' of Gladstone. The property is located opposite Auckland Creek and provides easy access to the open space foreshore development know as East Shores.

## Existing Building

The existing building was previously the Gladstone RSL club house and is still fit-out as such. the building has one main level at Goondoon St and a basement storage area. The building is primarily concrete construction with part of the original facade at Goondoon St constructed of timber floor.

The building has an estimated floor plate of 1,300m<sup>2</sup>\*. Refer to the building plans at Annexure B for further details.



7 Goondoon St and 21 Lord St, Gladstone

(Source: Google Maps)



Surrounding area images

# Location particulars (continued)

## Gladstone Region

Gladstone is home to almost 65,000\* residents and located 550km\* north of Brisbane. Gladstone's deep water harbour supports coal export facilities. Both coal and gas are extracted from fields in the Surat / Bowen Basins and then piped/trained to processing facilities in Gladstone. Major industries within the Gladstone Region include:

- Queensland Alumina Refinery - Aluminium refinery
- Boyne Smelter Limited - Aluminium smelter
- Rio Tinto Alcan Yarwun Refinery
- Cement Australia
- Orica - Producers of sodium cyanide
- Queensland Energy Resources Limited (QERL) – Stuart Oil Shale Project formally owned by the Southern Pacific Petroleum
- Port of Gladstone - Multi-commodity port
- NRG Power Station - Power station
- LNG industries -
  - Queensland Curtis LNG
  - Australia Pacific LNG
  - Santos GLNG

Located near the centre of the Southern Great Barrier Reef, Gladstone is a gateway to the Reef and other numerous islands including Heron, Curtis and Facing Islands. The recent merger of the Central Queensland University and the Central Queensland Institute of TAFE provides another positive attribute for the education sector of the Gladstone area. The resulting university offers a substantial range of courses to the community and is located 5km\* from the property. Gladstone also provides infrastructure and services, including a regional airport and railway facilities.

\*Approx

The Gladstone region is typically described as the 'Industrial Metropolis' of Australia.



Outline indicative only



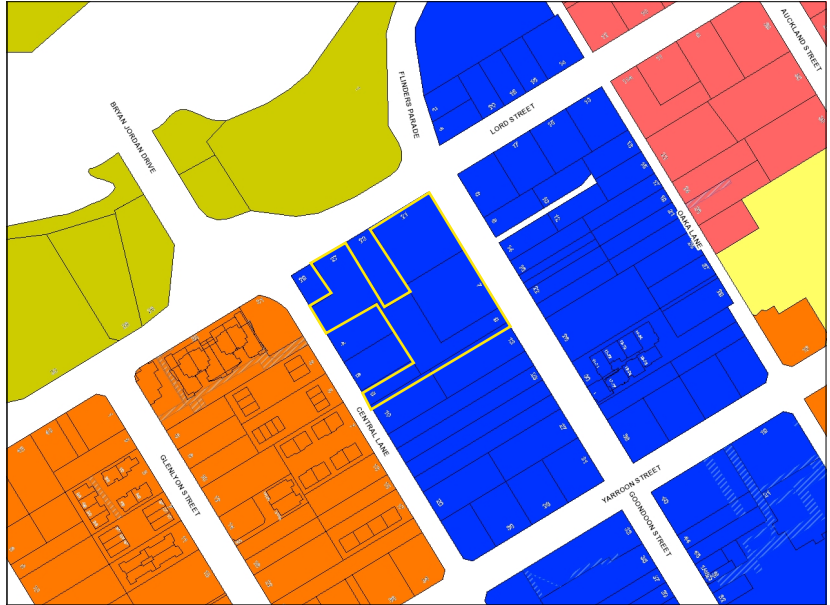
Site location



# Town planning

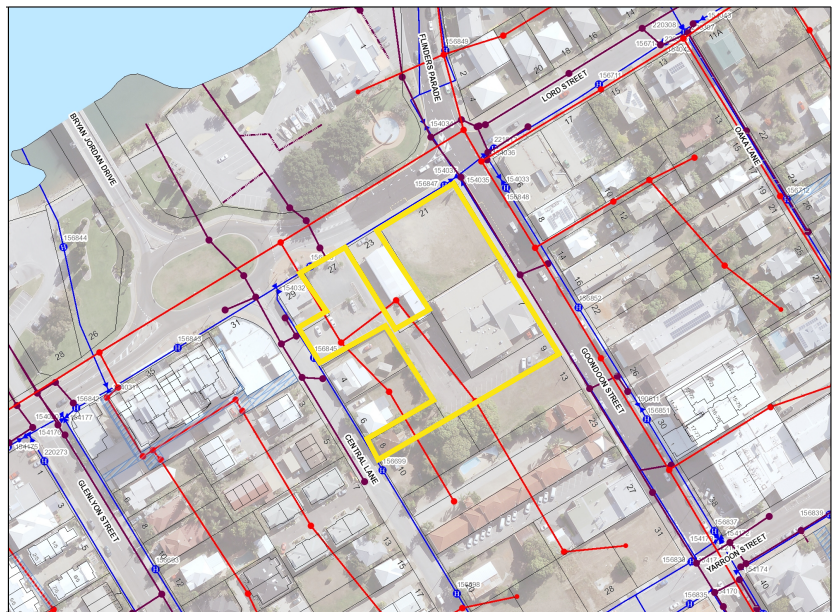
## Land zoning

- Road Centrelines**
- Easement
  - Base Parcel
  - Precincts
- Zones**
- Centre Zone
  - Character Residential
  - Community Facilities
  - Conservation
  - Emerging Communities
  - Environmental Management
  - Industry Investigation Area
  - Limited Development (constrained Land)
  - Low Density Residential
  - Low Impact Industry
  - Low-medium Density Residential
  - Major Tourism
  - Medium Density Residential
  - Medium Impact Industry
  - Minor Tourism
  - Mixed Use
  - Neighbourhood Centre
  - Open Space
  - Principal Centre
  - Rural
  - Rural Residential
  - Special Industry
  - Special Purpose
  - Specialised Centre
  - Sport And Recreation
  - Township



## Council services

- Road Centrelines**
- Easement
  - Base Parcel
- WaterWays**
- Effluent Valves
  - Air Valve
  - Rising Main
  - Stand Pipe
  - Effluent Pond
  - Effluent Main
  - Inspection Opening
  - Pressure Manhole
  - Rising Main Discharge
  - Scour Discharge Manhole
  - Standard Manhole
  - Sewer Pump Stations
  - Sewer Valves
  - Sewer Mains
  - Sewer Raising Main
  - Sewer Raising Main Valves
  - Air Valve
  - Flow Meter
  - Non Return Valve
  - Scour Valve
  - Sub Valve
  - Jump Ups
  - Trade Waste
  - Roof Water Pits
  - Stormwater Pits
  - Stormwater Pipes
  - Stormwater Pipes
  - Water Valves
  - Air Valve
  - Butterfly Valve
  - Fire Hydrant
  - Gate Valve
  - Non Return Valve
  - Pressure Control Val
  - Reflux Valve
  - Scour Valve
  - Stake Valve
  - Stop Control Valve
  - Water Mains





Artist impression of previous approval

## Previous Development Approval

<b>DA number</b>	DA/112/2010 DA/158/2010
<b>Date of approvals</b>	21 December 2010
<b>Expiry date</b>	21 December 2014
<b>Previous Development description</b>	Two towers 79 luxury dual key hotel/motel apartments (totalling 158 keys) 59 1, 2 & 3 bedroom apartments approx 400m2 retail, 440m2 office space
<b>Development approval documentation</b>	Copies of previous approvals available upon request



Artist impression of previous approval

7 Goondoon St is without doubt, one of Queensland's best development sites.

# Sales process

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The property will be offered for sale by **Formal Offers to Purchase**.

## Contract for sale

Proposed Contracts of Sale will be available from the marketing agent upon request.

## Due diligence

Prospective Purchaser's are encouraged to undertake their own due diligence prior to submitting their Expression of Interest.

## Lodgement

Interested Parties are requested to submit their Expression of Interest on the enclosed Expression of Interest form (Refer Annexure F)..



**Andrew Allen**

Ray White Commercial  
Gladstone

0408 799 585  
andrew.allen@raywhite.com

# Sales process (cont)

The property is being offered for sale by Expressions of Interest.

At any time following the issue of this Information Memorandum and/or receipt of one or more Expressions of Interest, the seller may, in their absolute discretion, choose to do any one or more of the following:

- modify the Expression of Interest process;
- withdraw the property from sale; and/or
- terminate discussions with any party.

The seller agrees that any Expression of Interest shall be capable of being withdrawn by the party submitting (the Interested Party).

The seller's are not obliged to notify an Interested Party that its Expression of Interest is not being considered.

If the seller notifies an Interested Party that its Expression of Interest is being considered, the seller and the Interested Party will negotiate with a view to the preparation and execution of a contract of sale to be prepared by the seller's solicitor. Such contract of sale to contain such terms and conditions as the seller requires.

The seller is at liberty to indicate to more than one Interested Party that the Interested Party's Expression of Interest is being considered, and to negotiate with more than one Interested Party.

The seller may accept or reject any or all Expressions of Interest or select a preferred Interested Party at any time in their absolute discretion and without providing any reasons. The seller may:

- consider or reject an Expression of Interest received after the Closing Date;
- grant an exclusive dealing period to a preferred Interested Party;
- grant an exclusive dealing period to a short listed group of preferred Interested Party(s); and
- conclude negotiations with a party who is not a recipient of this Information Memorandum and/ or who has not lodged an Expression of Interest rather than accept any other offer to purchase.

The seller will not be bound by any contract of sale until the seller executes a contract of sale. The seller may, following negotiations with an Interested Party(s) and prior to entering into a contract of sale with any Interested Party or another party, decide not to proceed with the sale of the property.

By submitting its Expression of Interest, an Interested Party acknowledges and agrees that:

- in making an Expression of Interest, it does not rely on any promise, representation, warranty or undertaking made by the seller (or any of the seller's respective agents, officers, partners, employees, advisors, solicitors or consultants) and that it has relied entirely upon its own enquiries;
- it has completed sufficient independent examination, investigation and inspection of the property as it considers appropriate prior to submitting an Expression of Interest;
- the seller reserves their rights to, in their discretion:
  - alter or discontinue the sale process of the property, in which case neither the Vendor nor the Receivers will incur any liability whatsoever to the Interested Party;

- refuse the highest or any offer to purchase, whether or not the offer is communicated in accordance with this Expression of Interest;

- neither the seller or its agents will in any circumstances be responsible for any costs or expenses incurred by the Interested Party in respect of this Expression of Interest;
- an Expression of Interest does not constitute a binding agreement for the sale and purchase of the property nor does an Expression of Interest create an option to purchase (or similar right, proprietary or otherwise) in relation to the property;
- an Expression of Interest is made by the Interested Party in good faith and the proposed purchaser represents that it has the capacity to enter into a contract of sale for the property on the terms set out in contract of sale, subject to the conditions outlined by the Interested Party in the Expression of Interest form;
- the seller is under no obligation to enter into any contract of sale with the Interested Party and any contract of sale that may be entered into between the parties will be on such terms as may be acceptable to the seller in their absolute discretion; and
- if an Interested Party is a company or are individuals who are the trustees of a trust, the proposed contract of sale must be supported by guarantees from the directors or the trustees in their personal capacities.

## CONTRACT OF SALE

The proposed contract of sale for the property is available from the Agent on request. The proposed contract of sale may change if further information regarding the property becomes available to the seller.

The terms of the sale are set out in the contract of sale.

## FOREIGN INVESTORS

Foreign investors will be required to have regard to the Foreign Acquisitions and Takeovers Act 1975 (Commonwealth) and the policies of both the Federal and Queensland governments concerning foreign investment in Australia.

^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the seller and its agent will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that prospective purchaser, or at all.

# Disclaimer

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The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Real Estate Trading Co Pty Ltd trading as Ray White Commercial Gladstone and Ray White Gladstone, and or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

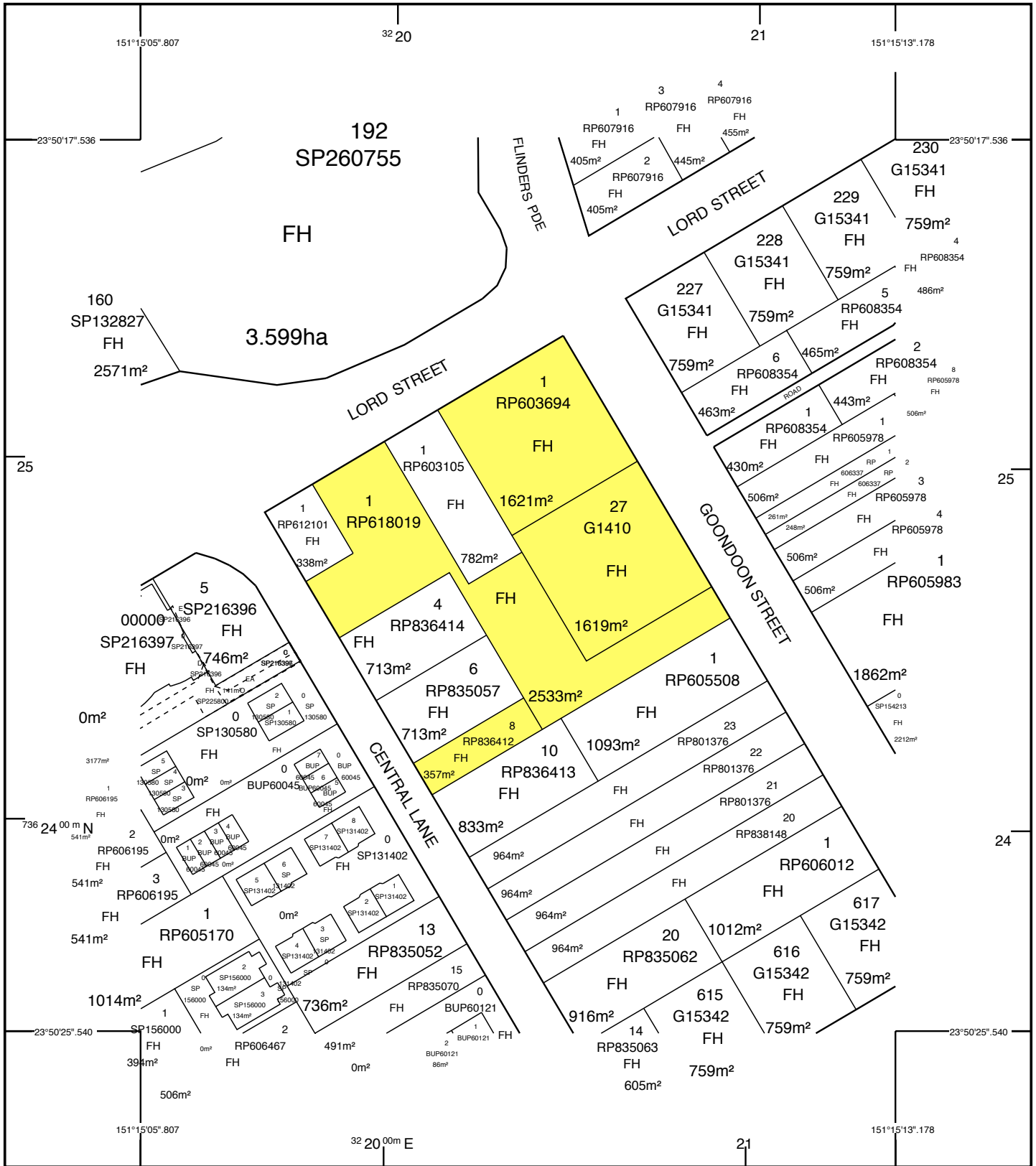
# Annexure A

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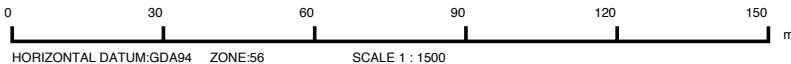
Queensland Government Smart Map

Source: [Pricefinder.com.au](http://Pricefinder.com.au)

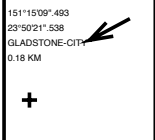




STANDARD MAP NUMBER  
9150-24343



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	1/RP618019
Lot/Plan	2533m <sup>2</sup>
Area/Volume	FREEHOLD
Tenure	GLADSTONE REGIONAL
Local Government	GLADSTONE CENTRAL
Locality	GLADSTONE
Parish	CLINTON
County	36463/54
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy)	17/07/2015
DCDB	16/07/2015
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Natural Resources and Mines (DNRM)'s best efforts, DNRM makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
For further information on SmartMap products visit <a href="http://nrw.qld.gov.au/property/mapping/blinmap">http://nrw.qld.gov.au/property/mapping/blinmap</a>	

**SmartMap**

An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



(c) The State of Queensland, (Department of Natural Resources and Mines) 2015.

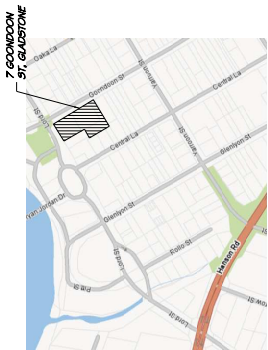


# Annexure B

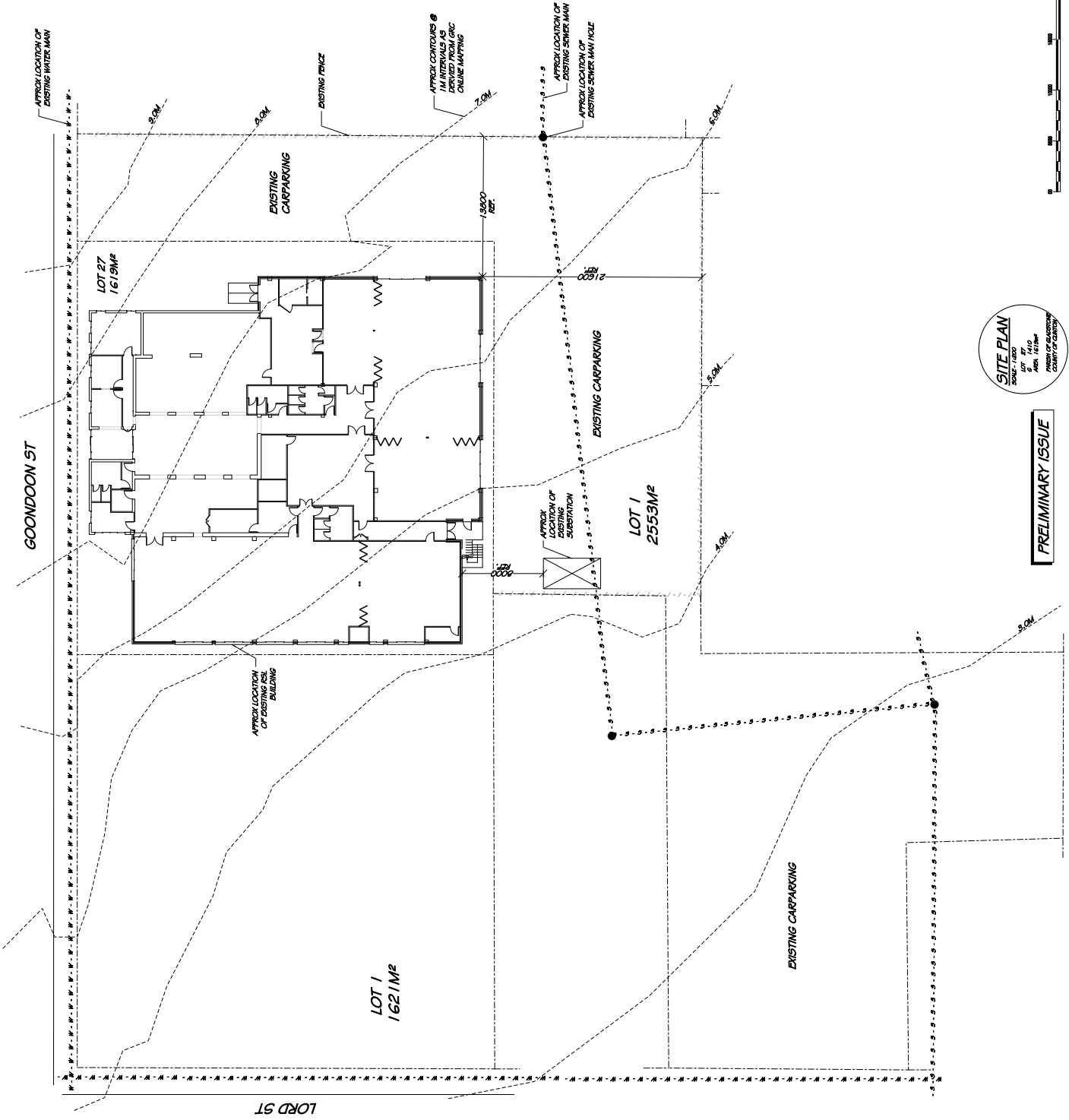
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Building Plans

Source: Gladstone Drafting



**LOCALITY PLAN**  
SCALE: 1:250



NOTE: SITE IS IN STORM SURGE ZONE.

NOTE: SITE PLAN IS APPROXIMATE ONLY.

**SITE PLAN**  
SCALE: 1:100  
AREA: 1619M²  
DATE: 14/10/2010

PRELIMINARY ISSUE



The Essential First Step

Scale	1:200 @ A1
Date	14/10/2010
Project Name	AS-BUILT DRAWINGS AT 7 GOONDOON ST, GLADSTONE FOR RAY WHITE
Client	PRELIM A
Drawn By	PRELIM A
Checked By	PRELIM A
Job No.	GD028 - 01

Rev	Description	By	Date
1	Issue for Construction	PRELIM A	14/10/2010



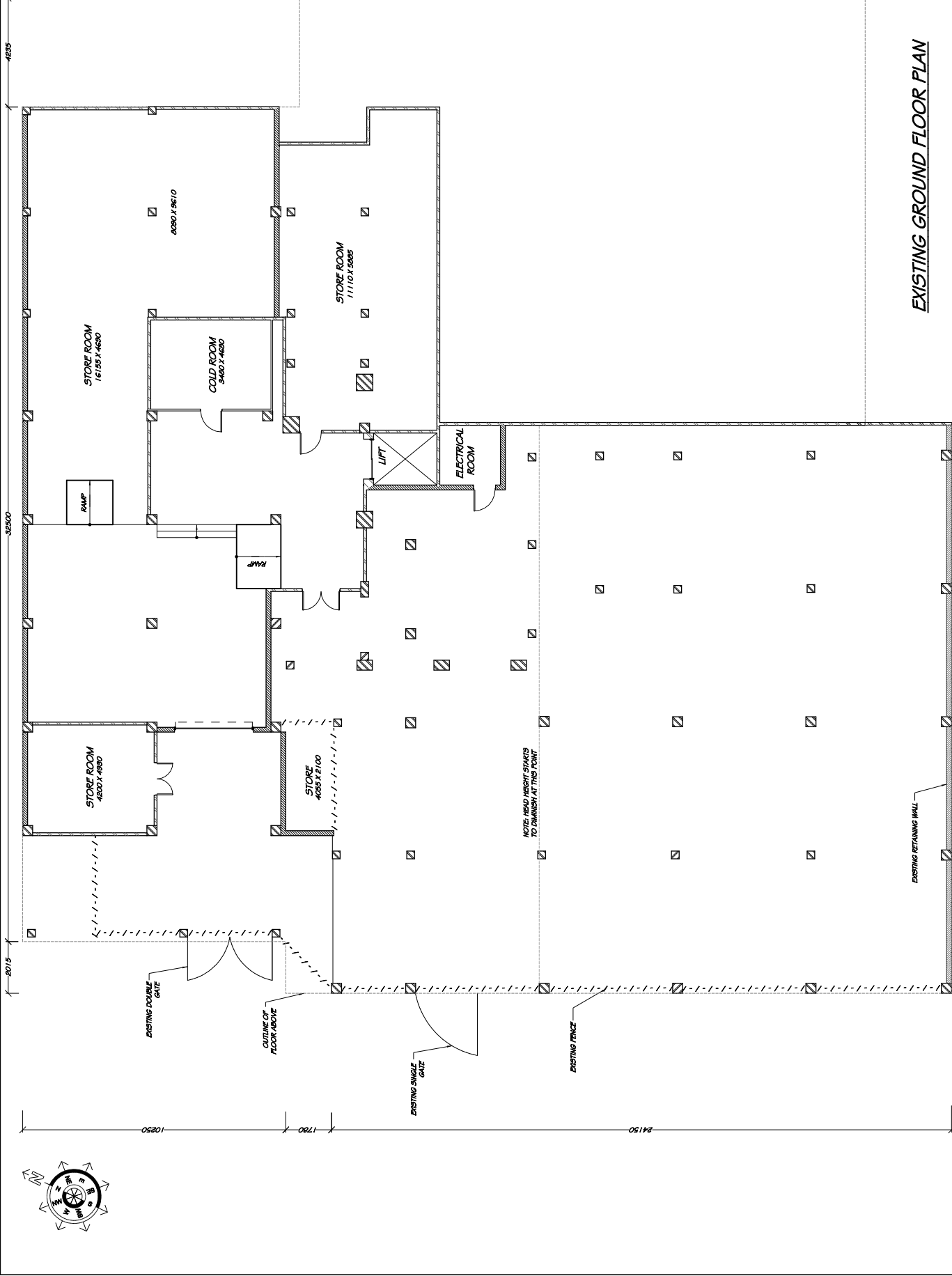
**Gladstone Drafting**  
INDUSTRIAL, MECHANICAL, CIVIL, STRUCTURAL DESIGN  
DOMESTIC & COMMERCIAL BUILDING SERVICES  
GENERAL ENGINEERING  
111 BENTLEY ROAD, GLADSTONE QLD 4730  
PH: 07 4972 8000  
EMAIL: info@gladstonedrafting.com.au  
www.gladstonedrafting.com.au



**CENTRAL LANE**

**PRELIMINARY ISSUE**

**NOTE: THIS FLOOR PLAN WAS CREATED FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE REFERENCE ONLY.**



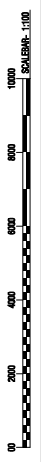
**EXISTING GROUND FLOOR PLAN**

**INDUSTRIAL-MECHANICAL-CIVIL-STRUCTURAL DESIGN DOMESTIC & COMMERCIAL BUILDING DESIGNERS**  
 ORSA Lic. No. 1191251 ARN OR 081 040 810  
 61 CENTRAL LAKE GLADSTONE QUEENSLAND  
 PH: 07 4972 6166  
 EMAIL: design@gladstonedrafting.com.au  
 www.gladstonedrafting.com.au

**GladstoneDrafting**  
BUILD. POSTAL, CONTRACT, CONSTRUCTION

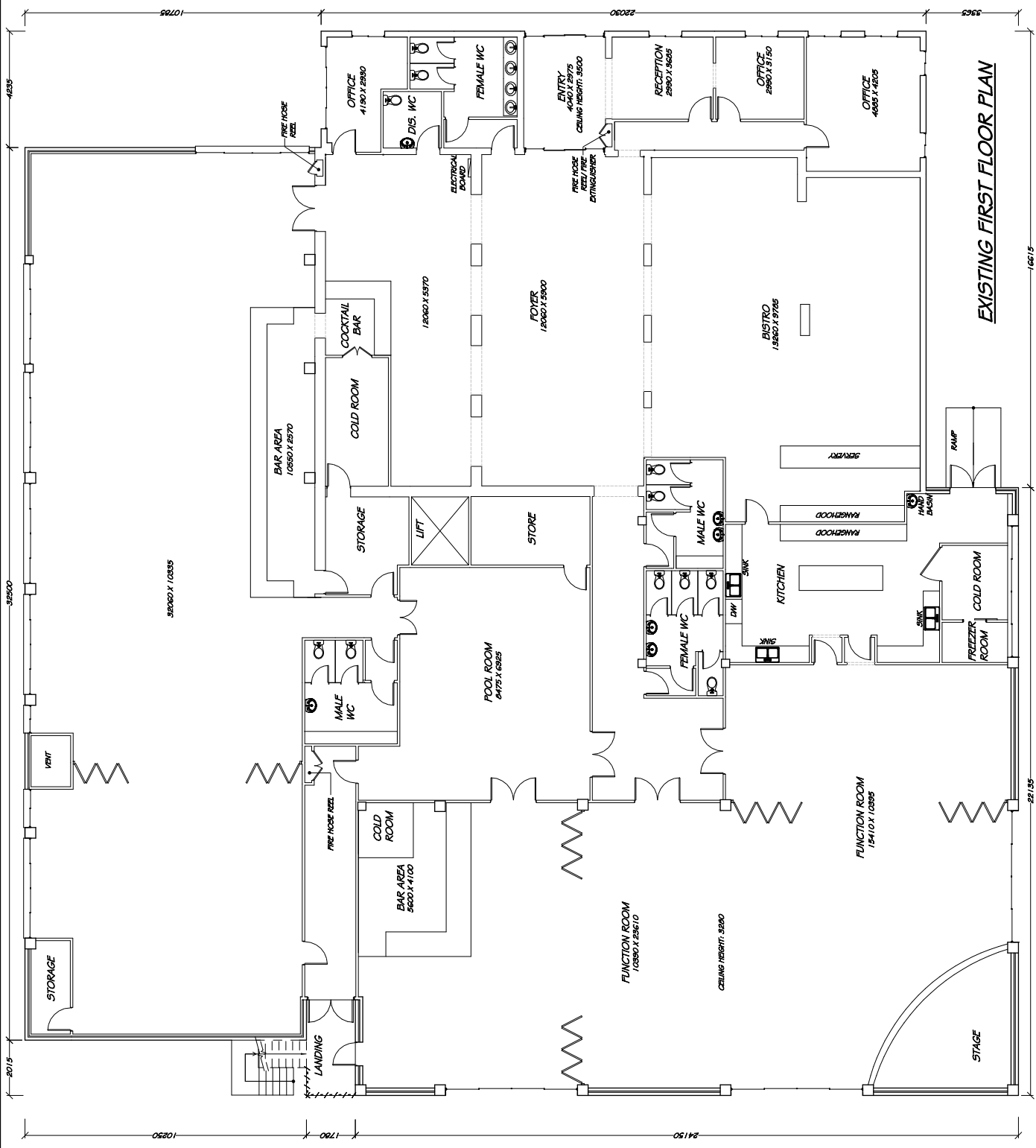
EMPLOYEES  
Sustainable Building Designer

No.	Date	By	Approved	Checked	Drawn	Design	Title	Scale	Sheet No.
A	14.08.14	ER	By	ER	ER	ER	EXISTING GROUND FLOOR PLAN	1:100 U.N.O. @ A2	GD0628 - 02
							AS-BUILT DRAWINGS AT 7 GOONDOON ST, GLADSTONE FOR RAY WHITE GLADSTONE		



**PRELIMINARY ISSUE**

**NOTE: THIS FLOOR PLAN WAS CREATED FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE REFERENCE ONLY.**



Scale:	1:100 I.L.D.O. @ A2	Sheet Size:	A2
Issue:	PRELIM	Revision:	A
Job No.:	GD0628	Sheet No.:	03
<b>AS-BUILT DRAWINGS</b> AT 7 GOONDOON ST, GLADSTONE FOR RAY WHITE GLADSTONE		Director Name: <b>EXISTING FIRST FLOOR PLAN</b>	
Design:	A. BLUBER	Drawn:	E. SCHMANN
Checked:		Checked:	
Date:	14.08.14	Date:	14.08.14
By:	ER	By:	ER
Revision:		Revision:	
No.	A	No.	A
Date	14.08.14	Date	14.08.14

INDUSTRIAL-MECHANICAL-CIVIL-STRUCTURAL DESIGN  
 DOMESTIC & COMMERCIAL BUILDING DESIGNERS  
 ORSA Lic. No. 1191251 ARN 06 081 040 810  
 61 CENTRAL LANE GLADSTONE QUEENSLAND  
 PH: 07 4972 6166  
 EMAIL: design@gladstonedrafting.com.au  
 www.gladstonedrafting.com.au

**GladstoneDrafting**  
 ARCHITECTURE • INTERIOR DESIGN • CONSTRUCTION

EMPOWERED Sustainable Building Designer

# Annexure C

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FY 2021 Rates Notices

035-4169 (17604)

John Harris Properties Pty Ltd  
 PO Box 7738  
 EAST BRISBANE QLD 4169

## First and Final Rate Notice

**For Year Ending** 30 June 2021  
**Assessment Number** 207-1  
**Payment Reference Number** 2071  
**Valuation** \$1,100,000  
**Issue Date** 18 August 2020

### Summary of Charges

NO GST INCLUDED ON THIS NOTICE

**Property Location** 7 Goondoon Street, GLADSTONE QLD 4680  
**Property Description** Lot 27 G 1410, Lot 1 RP 603694, Lot 1 RP 618019

PAYMENTS RECEIVED AFTER 27 JULY 2020 ARE NOT INCLUDED ON THIS NOTICE

Rates & Charges Details	Rateable/Valuation Units	Rate/Charge	Amount
General Rate Category 9	1,100,000	0.02911	\$32,021.00
State Emergency Management Levy - Class A Group 1	1	61.80	\$61.80
State Emergency Management Levy - Class A Group 2	1	226.00	\$226.00
State Emergency Management Levy - Class A Group 3	1	549.20	\$549.20
<b>Sub-total General Rates and Emergency Management Levy</b>			<b>\$32,858.00</b>
Sewerage Availability Charge	1	525.00	\$525.00
Sewerage Availability Charge	1	750.00	\$750.00
Sewerage Availability Charge - Additional	16	525.00	\$8,400.00
Water Availability Charge	1	490.00	\$490.00
Water Availability Charge - 20mm Service	1	490.00	\$490.00
Water Availability Charge - 40mm Service	1	1,960.00	\$1,960.00
Water Availability Charge - 50mm Service	1	3,063.00	\$3,063.00
Comm Bin Charge - 1st - 240 ltr Gen/240 ltr Recyc	1	614.60	\$614.60
<b>Sub-total Utilities and Services</b>			<b>\$16,292.60</b>
<b>Total Current Rates and Charges</b>			<b>\$49,150.60</b>
		<b>GROSS AMOUNT PAYABLE</b>	<b>\$49,150.60</b>

To receive the discount shown, payment **MUST** be RECEIVED by Council by due date

**DISCOUNT WILL BE ALLOWED IF PAID BY**

Discount does not apply to Water Consumption and State EM Levy



Discount / Due Date  
19-Oct-2020

Discount  
\$4,831.36CR

Net Payable  
\$44,319.24

Notice is hereby given that the above mentioned rates and charges have been made and levied by the Gladstone Regional Council, by virtue of the Local Government Act 2009, Local Government Regulation 2012 on land described above, and the Fire and Rescue Authority Act 1990, Fire and Rescue Services Regulation 2011, on the land described herein and for the period shown in this Rate Notice. Current year Rates and Charges are DUE AND PAYABLE by the due date stated on this notice. Overdue Rates and Charges, including interest, are DUE AND PAYABLE IMMEDIATELY.



### Payment Slip

John Harris Properties Pty Ltd, 7 Goondoon Street, GLADSTONE QLD 4680

Registered to BPAY Pty Ltd ABN 60 079 137 518



Billers Code : 72868  
Ref: 2071



Post  
Billpay

Billpay Code: 2440  
Ref: 2071

For Year Ending 30 June 2021  
Assessment Number 207-1

BPAY® this payment via internet or phone banking

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No. 2071



Online payments can be made by visiting Council's website at www.gladstone.qld.gov.au. Look for "Pay, apply, report online" - select online payments & follow the prompts. Visa, Mastercard and AMEX are accepted.

10% Discount if payment received by 19-Oct-2020 \$44,319.24



\*2440 2071

Gross Amount if payment received after 19-Oct-2020 \$49,150.60



\*2440 2071

Please see over for other payment options

John Harris Properties Pty Ltd  
 PO Box 7738  
 EAST BRISBANE QLD 4169

## First and Final Rate Notice

<b>For Year Ending</b>	<b>30 June 2021</b>
Assessment Number	9665-1
Payment Reference Number	96651
Valuation	\$76,000
Issue Date	18 August 2020

### Summary of Charges

**NO GST INCLUDED ON THIS NOTICE**

<b>Property Location</b>	8 Central Lane, GLADSTONE QLD 4680
<b>Property Description</b>	Lot 8 RP 836412

**PAYMENTS RECEIVED AFTER 27 JULY 2020 ARE NOT INCLUDED ON THIS NOTICE**

Rates & Charges Details	Rateable/Valuation Units	Rate/Charge	Amount
General Rate Category 1	76,000	0.01402	\$1,065.52
State Emergency Management Levy - Class A Group 2	1	226.00	\$226.00
<b>Sub-total General Rates and Emergency Management Levy</b>			<b>\$1,291.52</b>
Sewerage Availability Charge	1	750.00	\$750.00
Water Availability Charge - 20mm Service	1	490.00	\$490.00
Waste Bin Charge - 1st service - Domestic	1	345.50	\$345.50
<b>Sub-total Utilities and Services</b>			<b>\$1,585.50</b>
<b>Total Current Rates and Charges</b>			<b>\$2,877.02</b>
		<b>GROSS AMOUNT PAYABLE</b>	<b>\$2,877.02</b>

**To receive the discount shown, payment MUST be RECEIVED by Council by due date**
**DISCOUNT WILL BE ALLOWED IF PAID BY**  
 Discount does not apply to Water Consumption and State EM Levy

**Discount / Due Date**  
 19-Oct-2020

**Discount**  
 \$265.10CR

**Net Payable**  
 \$2,611.92

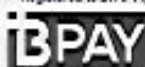
Notice is hereby given that the above mentioned rates and charges have been made and levied by the Gladstone Regional Council, by virtue of the Local Government Act, 2009, Local Government Regulation 2012 on land described above, and the Fire and Rescue Authority Act 1990, Fire and Rescue Service Regulation 2011, on the land described herein and for the period shown in this Rate Notice. Current year Rates and Charges are DUE AND PAYABLE by the due date stated on this notice. Overdue Rates and Charges, including interest, are DUE AND PAYABLE IMMEDIATELY.



### Payment Slip

John Harris Properties Pty Ltd, 8 Central Lane, GLADSTONE QLD 4680

© Registered to BPAY Pty Ltd, ABN 69 079 137 518


**Billers Code:** 72868  
**Ref:** 96651

**Post Billpay**
**Billpay Code:** 2440  
**Ref:** 96651

**For Year Ending** 30 June 2021  
**Assessment Number** 9665-1

BPAY® this payment via internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No. 96651


 Online payments can be made by visiting Council's website at [www.gladstone.qld.gov.au](http://www.gladstone.qld.gov.au) Look for "Pay, apply, report online" - select online payments & follow the prompts. Visa, Mastercard and AMEX are accepted.

 10% Discount if payment received by 19-Oct-2020 **\$2,611.92**

 Gross Amount if payment received after 19-Oct-2020 **\$2,877.02**


\*2440 96651



\*2440 96651

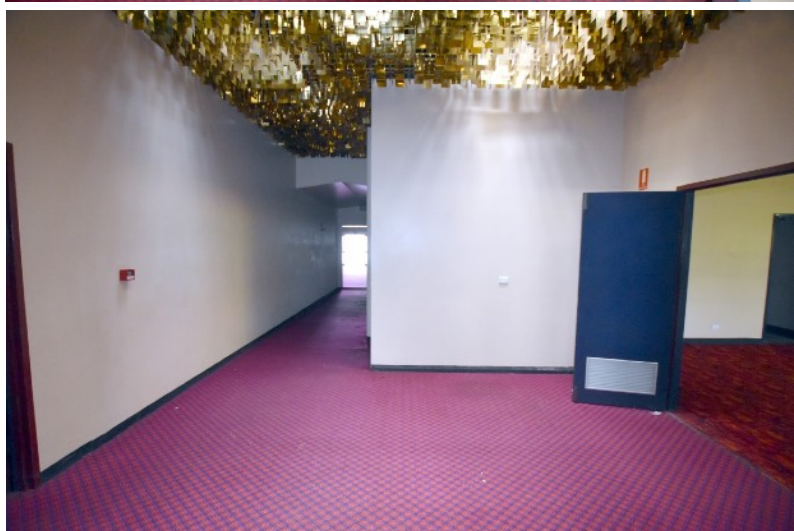
Please see over for other payment options



# Annexure D

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Building Images





# Annexure F

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EOI Form

# EOI Form

7 - 9 Goondoon Street, 21 & 27 Lord Street and 8 Central Lane,  
Gladstone, QLD

Please note that the proposed buyer should only submit an Expression of Interest to:

Andrew Allen  
Ray White Gladstone  
35 Tank Street  
Gladstone Qld 4680

Mobile: 0408 799 585  
Email: andrew.allen@raywhite.com

## EXPRESSION OF INTEREST (EOI) FORM / PARTICULARS

I / We register our Expression of Interest to enter into negotiations to purchase the property indicated below ("the Property").

### PROPERTY DETAILS

Address	7 - 9 Goondoon Street, 21 & 27 Lord Street and 8 Central Lane, Gladstone, QLD
Real Property Description	Lot 1 on RP603694, Lot 27 on G1410, Lot 1 on RP618010, Lot 8 on RP8364126
Local Authority	Gladstone Regional Council

### OFFER TO PURCHASE

Purchase Price (exc GST)	\$
Proposed Deposit	\$
Proposed Settlement Date	
Further Details / Information: (Subject to Finance, other conditions, etc.)	

\*approximately

# EOI Form

## DETAILS OF PROPOSED BUYER

If Individual	Full Name(s):
If Company	Name:  ABN: Registered for GST:    Yes    or    No    (please circle one)
Contact Details	Address:  Telephone: Mobile: Email:
Foreign Investment Review Board approval required to purchase the Property:	Yes    or    No    (please circle one) Buyers should consult their legal advisers if in doubt

\*Guarantors should be directors of a company Buyer or principal beneficiaries if individual trustee Buyer

## DETAILS OF PROPOSED BUYER'S SOLICITOR (IF KNOWN)

Firm / name:	
Individual acting:	
Contact details:	Address:  Work telephone: Mobile: Email:

# EOI Form

## PROPOSED BUYER ACKNOWLEDGEMENT

In submitting an Expression of Interest ("EOI") to buy the Property, the Proposed Buyer agrees to the following:

1. The Proposed Buyer agrees to and accepts:
  - a. All disclaimers, limitations and qualifications in any written brochure, advertisement, representation, advice or information issued by the Seller or Agent or anyone on behalf of either of them ("Marketing Material"); and
  - b. The terms upon which the Property is offered for sale as set out in any Information Memorandum, Contract of Sale, etc.

## EXECUTION

Signed by the Proposed Buyer:

Signature:

Signature:

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Full Name:

Full Name:

---

---

Position (if Proposed Buyer is not an individual or individuals):

Position:

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Date Signed:

Date Signed:

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The logo consists of a solid yellow square with the word "RayWhite" written in a bold, black, sans-serif font in the bottom right corner of the square.

**RayWhite.**

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## Andrew Allen

Ray White Commercial  
Gladstone

0408 799 585  
andrew.allen@raywhite.com

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35 Tank Street, Gladstone Qld 4680

[raywhitecommercialgladstone.com](http://raywhitecommercialgladstone.com)

Ray White Commercial Gladstone