



15 RETREAT STREET, BRIDGEMAN DOWNS QLD 4035 INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD
MAY 2019



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THE OPPORTUNITY

Boutique, approved land subdivision opportunity in one of Brisbane's strongest performing suburbs.

Property highlights include:

- Stage 1 offered for sale comprising 8 residential lots^
- Lots ranging in size between 451m²* to 2,642m²*
- Land area 8,170m²* (Stage 1)
- Short term development horizon
- Site surrounded by modern and affluent housing - strong revenue locality
- Approved Vegetation Management Plan in place providing clear footprint for tree removal
- Services at site boundary
- 850m* to Carseldine Central Shopping Centre, within 6km* to Westfield Chermside & The Prince Charles Hospital and central to a range of schools
- 15km* to the Brisbane CBD

As the exclusive marketing agent, I encourage your strong consideration of this outstanding asset and look forward to assisting you with your enquiries.



Matthew Fritzsche
Ray White Special Projects (QLD)

M 0410 435 891

E matthew.f@raywhite.com

*Approximately

Important: Prospective purchasers conduct due diligence investigations of the properties 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 properties, or any representation that the vendor intends to contract with that potential buyer, or at all.



Outline Indicative Only



Brisbane Airport

Aspley State High School

Gympie Road

Carseldine Central Shopping Centre

Outline Indicative Only

SALES SUMMARY

Address

15 Retreat Street Bridgeman Downs, QLD, 4035

The property is being offered for sale by Offers to Purchase.

The sellers retain the right (in their absolute discretion) to:

- Decline to consider and/or accept any OTP lodged in response to this invitation;
- Negotiate directly with any party who has lodged an OTP at any stage;
- Accept or decline a non-conforming OTP at any stage of the sale process;
- Enter into any agreement for sale of the property on such terms as are acceptable to the Seller in the Seller's absolute discretion;
- Change this invitation;
- Require additional information from a party who has lodged an OTP;
- Reject all or any OTPs at any time for any reason; and
- Withdraw the property from sale

Method of Sale

If the OTP is to be submitted by hard copy it is to be enclosed within a sealed envelope marked clearly with:

OTP for 15 Retreat Street, Bridgeman Downs
c/- Matthew Fritzsche
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane Qld 4000

If the OTP is to be submitted electronically, details are as follows:

c/- Ray White Special Projects (QLD)
Facsimile: (07) 3832 4777
E-mail: matthew.f@raywhite.com

Marketing Agent

Matthew Fritzsche
Ray White Special Projects (Qld)
M: 0410 435 891
E: matthew.f@raywhite.com

PROPERTY OVERVIEW

Address	15 Retreat Street Bridgeman Downs, QLD, 4035
Real Property Details	Lot 7 on RP77174
Title Reference	13576204
Land Area	8,170m ² (Stage 1)
Local Authority	Brisbane City Council
Zoning	The site is designated 'Emerging Community Zone' under the Brisbane City plan 2014.
Topography	<p>The topography of the subject site provides cross-fall of approximately 5.9 metres across the entire length of the site. The subject site falls approximately 2.6 metres from the north-western corner to the eastern mid-section of the site. It then rises again to the south-western corner.</p> <p>SEWER</p> <p>There are a variety of sewer mains that exist south, east and north of the subject site. An end of line manhole is situated to the north-eastern portion of the site, at the end of Sorbello Street which abuts the subject property at its eastern boundary. This line shall be extended through the subject site, as will the line currently within Retreat Street. Currently, the existing allotment uses a septic system.</p> <p>WATER SUITABLE</p> <p>Mains exist in the area, being in Retreat Street (to the south) and Sorbello Street, which adjoins the subject site to the east.</p> <p>STORMWATER</p> <p>There are legal points of discharge available due east, being in the recent completed subdivision (in a nearby location to the sewer manhole). A stormwater channel has been previously constructed in the eastern adjoining land, along the western boundary of that adjoining site. This channel captures the runoff from upstream properties and deposits it to the stormwater system, via grates along the channel.</p>
Services / Infrastructure:	
Road Description	<p>Sorbello Street intersects with the sites eastern boundary and will provide direct access to the proposed Stage 1. It forms a recently completed internal roadway which connects directly with Ridley Road to the east.</p> <p>The existing dwelling to the southern portion of the site which is to be retained benefits from existing access via Retreat Street. It comprises a dual way, single lane local roadway carrying local traffic.</p>

*Approximately

TOWN PLANNING OVERVIEW

Zoning

The property is designated “EC Emerging community” under the Brisbane City Plan 2014.

The property is further situated within the bounds of the Bracken Ridge and District Neighbourhood Plan – Bridgeman Downs Residential Precinct.

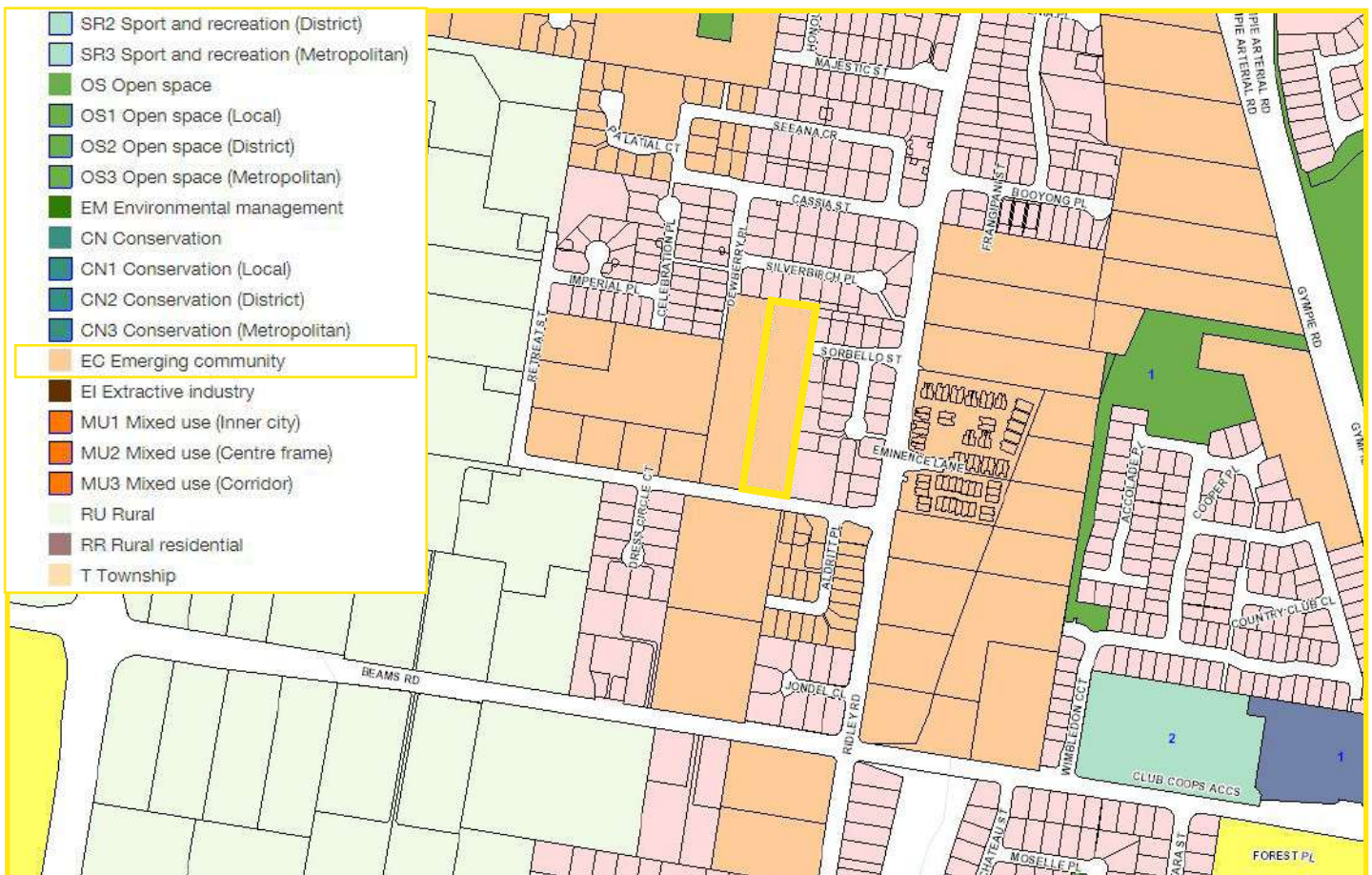
The purpose of the Emerging Community zone code is to identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future, manage the timely conversion of non-urban land to urban purposes and prevent or discourage development that is likely to compromise appropriate longer term land use.

Neighbourhood Plan

The site comes under the ‘unserviced area’ of the Bracken Ridge and District Neighborhood Plan.

The plan outlines the requirement of demonstrating sufficient access to servicing including water support, sewerage, stormwater, transports and community purpose prior to undertaking development.

Furthermore the adjoining properties to the subject sites boundaries received Development Approval for a residential subdivision scheme. An updated development application has been lodged with Brisbane City Council for approval.



TOWN PLANNING OVERVIEW

APPROVED DEVELOPMENT

The property received Development Approval on the on 11 February 2019, under council reference No. A004687347 for the following:

- Development Permit, Subdivision of Land – 1 lot into 8 lots and new road and balance lot

The following relates to Stage 2 which does not form part of the subject offering.

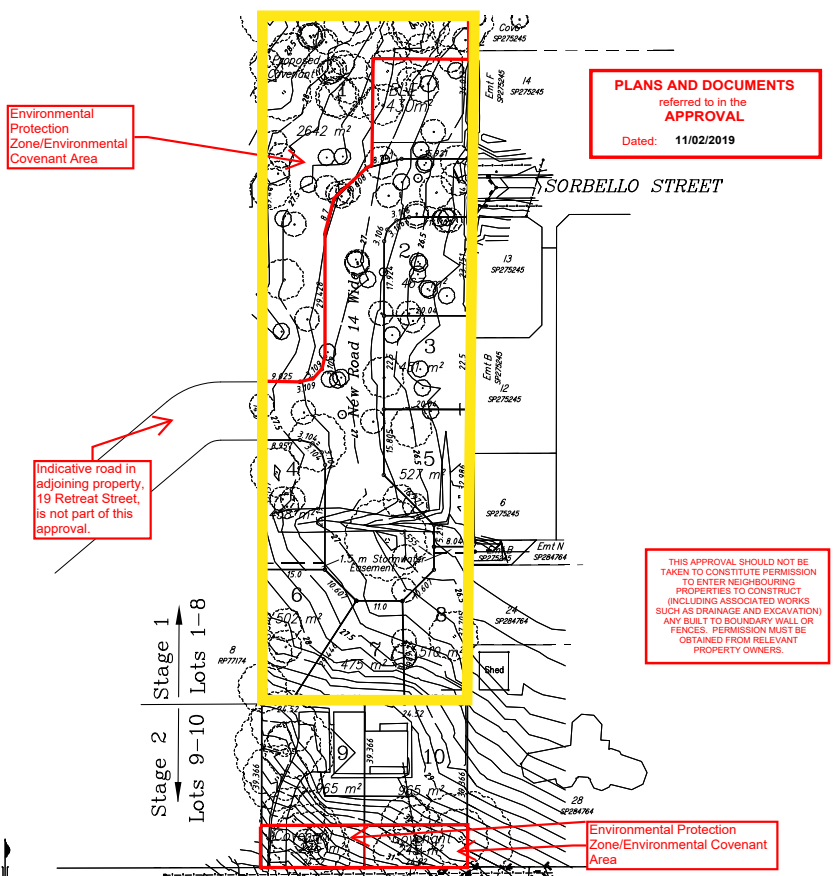
- Development Permit, Subdivision of Land – 1 lot into 2 lots

The development Approval for Stage 1 will provide a total of 8 residential lots, which range in size between 451m² and 2,642m². The site has an Approved Vegetation Management Plan in place providing a clear footprint for tree removal.

Lot areas for the proposed subdivision are outlined below:

Lot 1	2,642m ² (building envelope of 430m ²)
Lot 2	467m ²
Lot 3	451m ²
Lot 4	458m ²
Lot 5	527m ²
Lot 6	502m ²
Lot 7	475m ²
Lot 8	510m ²

The Approved Plan of Development is set out as below:



LOCATION PROFILE

Bridgeman Downs is located approximately 15 kilometres north of the Brisbane CBD, and is a highly sought after residential locality, undergoing significant urban development.

Surrounding development within the immediate locality comprises:

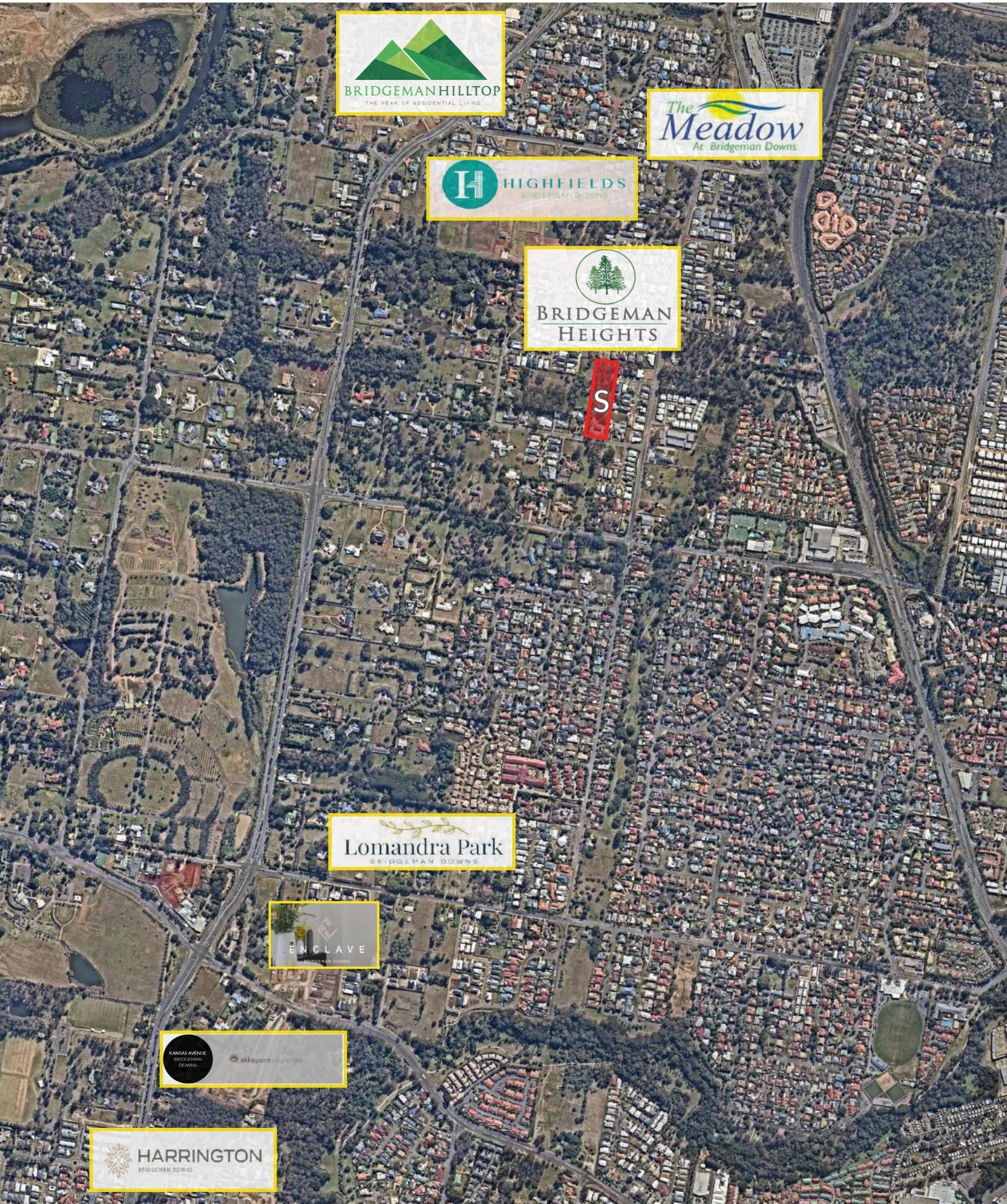
- Acreage style, high quality housing
- Multiple Land estates to the south and south east of the subject site which have recently been developed
- 2* kilometres to east is the Aspley Hypermarket Shopping Centre which provides an ALDI, Coles, K-Mart, Woolworths, Australia Post, Anytime Fitness, ANZ, Suncorp-Metway and a range of other medical, retail and commercial facilities
- Both Carseldine Woolworths Shopping Centre and Westfield Chermside Shopping Centre are situated within a short drive of the site
- The Prince Charles Hospital located within 5.5kms*

Local council bus services are located on Graham Road, Bridgeman Road and Ridley Road, while Carseldine Train Station is located only a short drive to the east. The property has excellent access to Gympie Arterial Road and the M1.

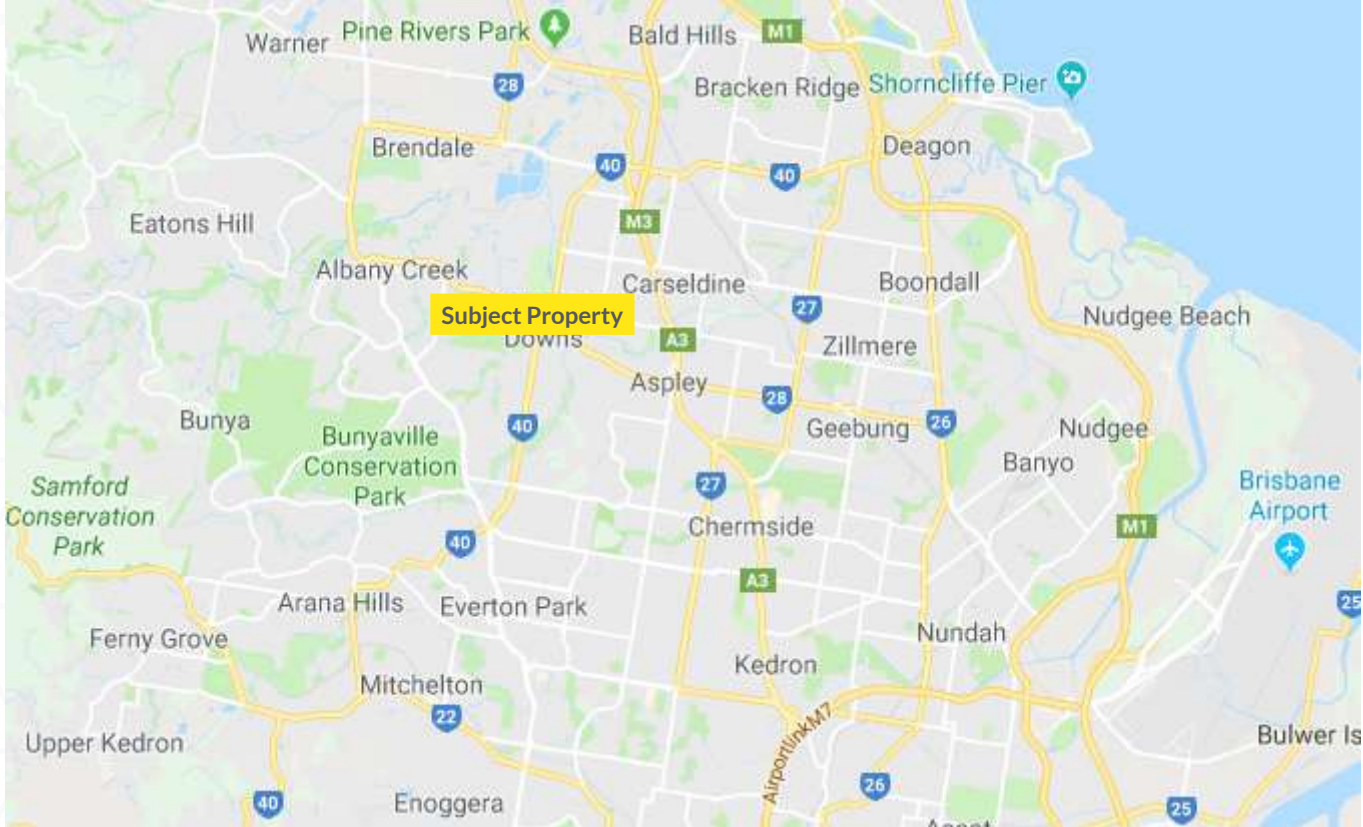
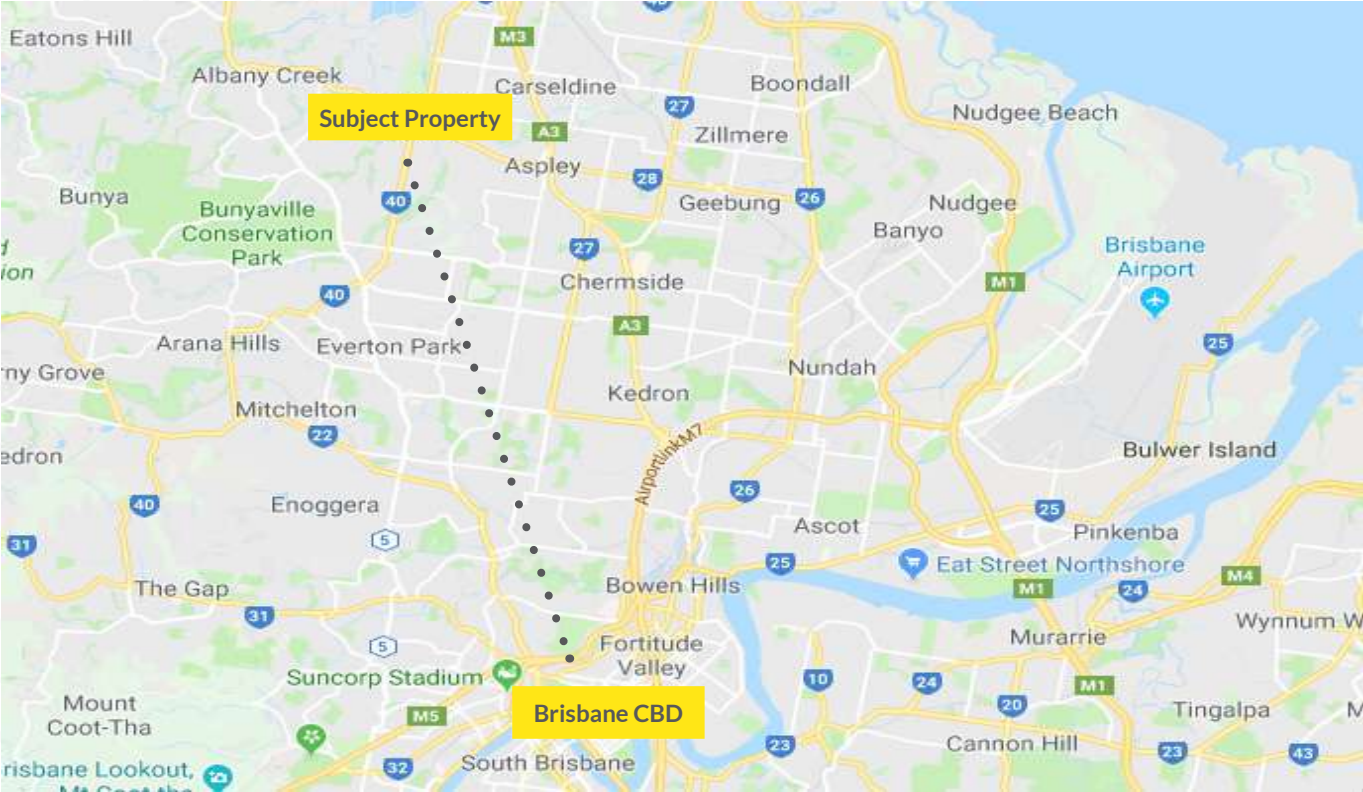


*Approximately

SURROUNDING ESTATES



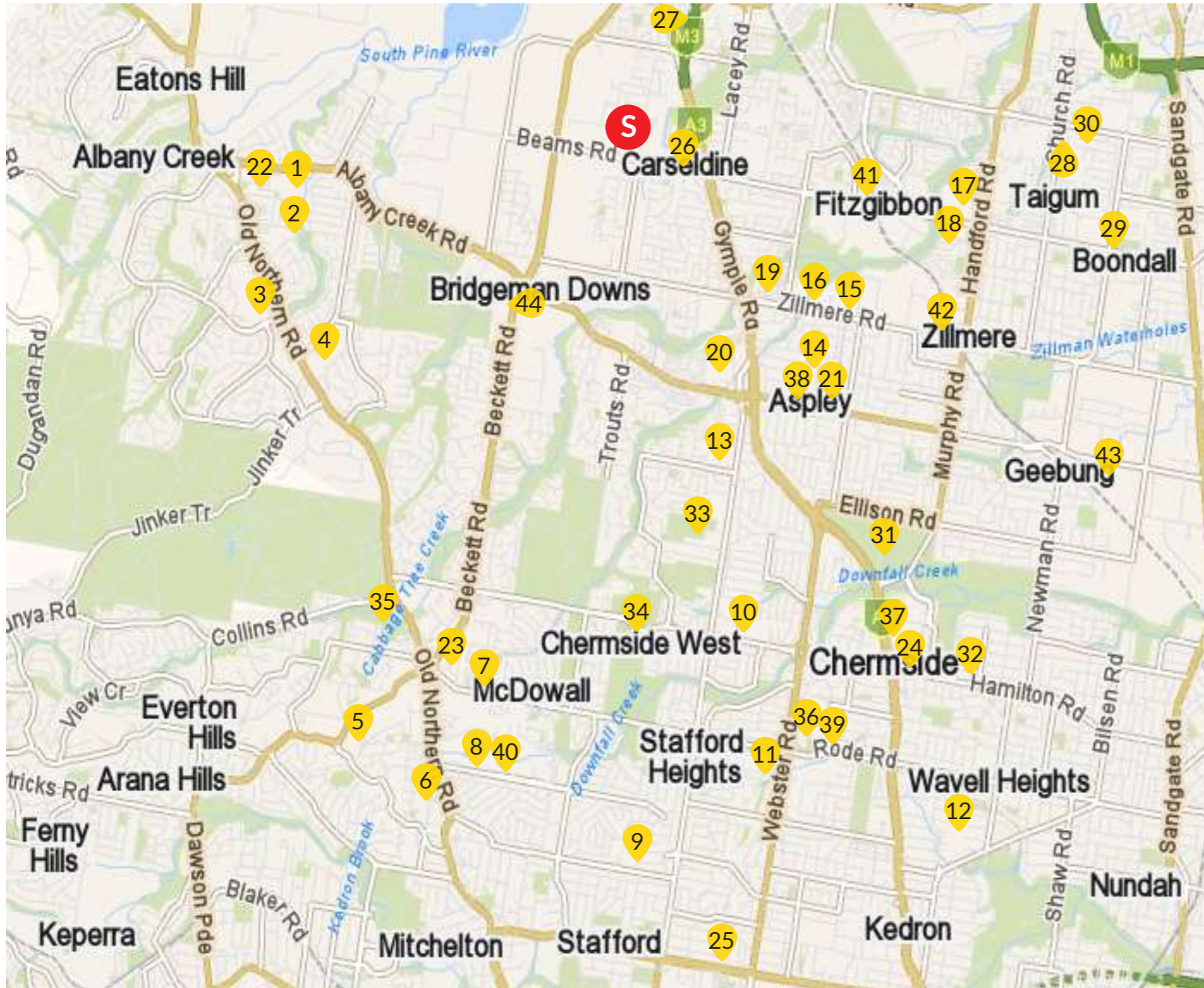
LOCATION MAP



*Locations indicative only

(Source: Google Maps)

AMENITIES MAP



S Subject Property

*Locations are indicative only

(Source: Google Maps, Whereis)

SCHOOLS:

- 1 Albany Creek State School
- 2 All Saints Parish School
- 3 Albany Creek State High School
- 4 Albany Hills State School
- 5 Prince of Peace Lutheran School
- 6 Everton Park State School
- 7 McDowall State School
- 8 Northside Christian College
- 9 Stafford Heights State School
- 10 Craigslea State School
- 11 Somerset Hills State School
- 12 Wavell State High School
- 13 Aspley State School
- 14 Aspley East State School
- 15 Aspley State High School
- 16 Aspley Special School
- 17 Taigum State Primary School
- 18 St Flannan's School

SHOPPING:

- 19 Aspley Homemaker City
- 20 Aspley Hypermarket Shopping Centre
- 21 Robinson Road Marketplace
- 22 Albany Market Place
- 23 McDowall Village
- 24 Westfield Chermanside Shopping Centre
- 25 Bunnings Warehouse Stafford

SCHOOLS:

- 26 Carseldine Central Shopping Centre, Aldi and Bunnings
- 27 Careseldine Homemaker Centre
- 28 ALDI Shopping Taigum
- 29 Taigum Square Shopping Centre
- 30 Taigum Village Shopping Centre

RECREATIONAL:

- 31 Merchant Park
- 32 7th Brigade Habitat
- 33 The John Goss Reserve
- 34 Milne Hill Reserve
- 35 Sylvia Gibbs Park

MEDICAL & AGED CARE:

- 36 Prince Charles Hospital
- 37 Chermanside Medical Centre
- 38 Aspley Medical Centre
- 39 Holy Spirit Northside Private Hospital
- 40 North West Private Hospital

TRANSPORT:

- 41 Carseldine Railway Station
- 42 Zillmere Railway Station
- 43 Geebung Railway Station
- 44 Local Bus Stop

DUE DILIGENCE INFORMATION

A complete dataroom is available to qualified parties which can be accessed via secure dataroom link.

Please contact the marketing agents to obtain access to the following:

- Approval Decision Notice
- Approved Conditions
- Approved Plan of Subdivision
- Approved Stormwater Layout Plan
- Civil Engineering Assessment Report
- Delegate Decision
- Engineering Plan
- Vegetation Management Plan
- Vegetations Offsets Calculation Plan



DISCLAIMER

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

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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 properties or a solicitation or offer to sell the properties or a contract of sale for the properties.
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 properties 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 properties. If an interested party makes an offer or signs a contract for the properties, 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 properties. 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 properties 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 properties 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.

SOURCES OF INFORMATION

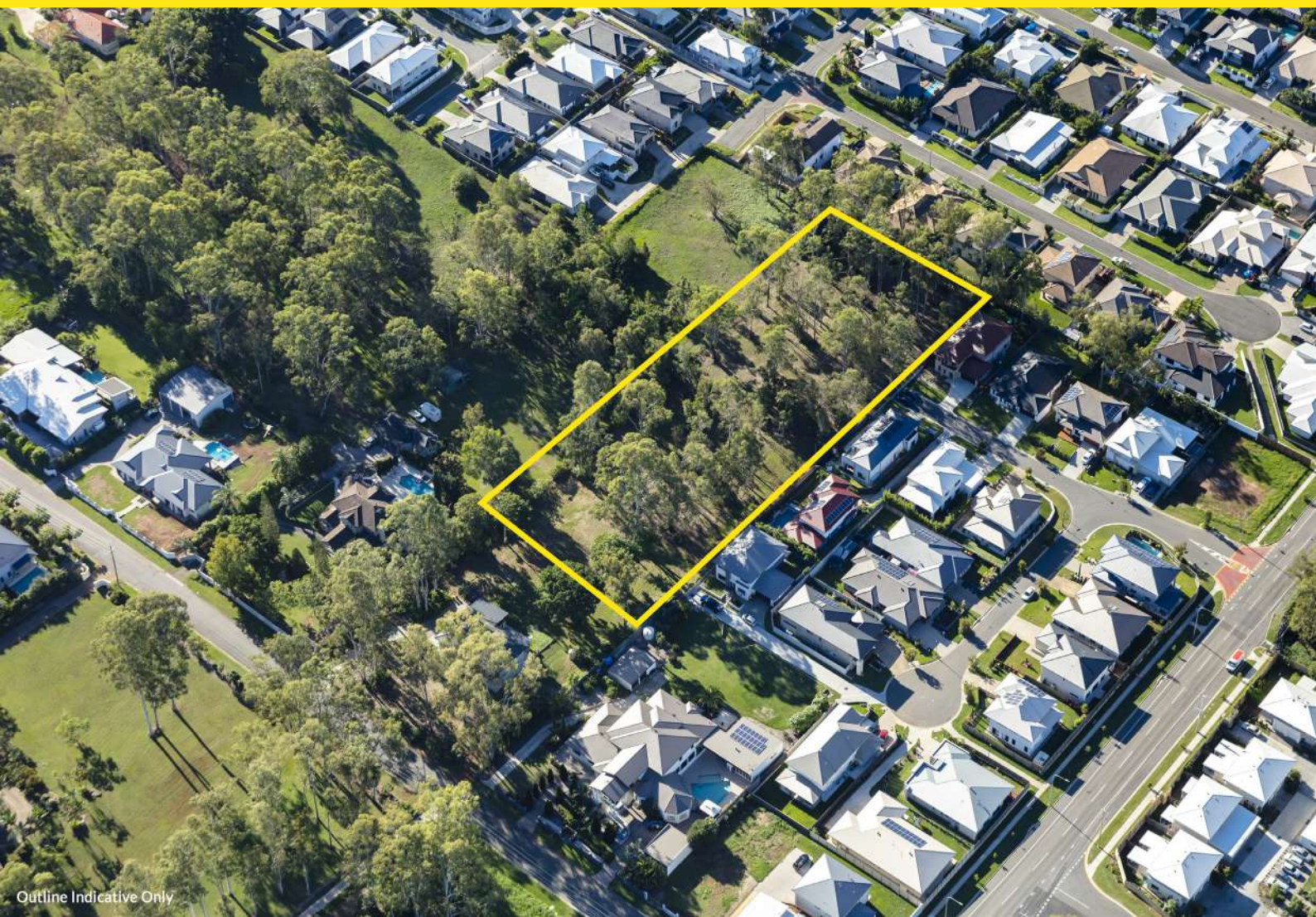
Page	Content	Source
Page 04	Property Overview	RP Data
Page 05	Town Planning Overview	Brisbane City Council
Page 07	Location Profile	Wikipedia, Google Maps, Brisbane City Council
Page 09	Location Map	Google
Page 10	Amenities Map	Google / Whereis.com
Annexure A	Photography	Skyepics
Annexure B	Offers to Purchase Form	Ray White
Annexure C	Title Search	Department of Natural Resources and Mines
Annexure D	Survey Plan	Department of Natural Resources and Mines
Annexure E	Smart Map	Department of Natural Resources and Mines

ANNEXURE A

PHOTOGRAPHY



Outline Indicative Only



Outline Indicative Only





ANNEXURE B

OTP FORM

OFFERS TO PURCHASE FORM

Offers to Purchase (OTP) Form / Particulars

I / We register our Offer to Purchase to enter into negotiations to purchase the property located at **15 Retreat Street, Bridgeman Downs QLD 4035**. ("the Property").

Properties Details

Address 15 Retreat Street, Bridgeman Downs 4035

Real Properties Description Lot 7 on RP77174

Title Search 13576204

Local Authority Brisbane City Council

Offer to Purchase

Proposed Price: \$ _____ excluding GST

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date: _____

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s): _____

If Company Name: _____
 ABN: _____
 Registered for GST: Yes or No (please circle one)

Contact Details Address: _____
 Mobile: _____
 Email: _____

FIRB approval require to purchase the Property: Registered for GST: Yes or No (please circle one)
 Buyers should consult their legal advisers if in doubt

Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust): Name: _____
 Address: _____
 Telephone: _____
 Email: _____

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

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

Proposed Buyer Acknowledgment

In submitting an Offer to Purchase to buy the subject property ("OTP"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this OTP form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - the Vendors will accept the highest purchase price offered;
 - the Vendors will consider any particular feature of an OTP or other proposal to buy the subject property as determinative; or
 - the submission of the Proposed Buyer's OTP will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an OTP.
7. This OTP constitutes an Offer to Purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution

Signed by the Proposed Buyer:

Signature

Full Name:

ANNEXURE C

TITLE SEARCH

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30972886
Search Date: 08/04/2019 11:03

Title Reference: 13576204
Date Created: 29/05/1963

Previous Title: 12485234

REGISTERED OWNER

Dealing No: 716019198 16/09/2014

PJ & PK PROPERTY PTY LTD A.C.N. 600 352 752
TRUSTEE
UNDER INSTRUMENT NO. 716019198

ESTATE AND LAND

Estate in Fee Simple

LOT 7 REGISTERED PLAN 77174
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11008164 (POR 162)
2. MORTGAGE No 716019199 16/09/2014 at 14:55
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBAL X

ANNEXURE D

SURVEY PLAN

John Thomas Bowers of Brisbane
 I, the undersigned, do hereby solemnly and lawfully declare that I have faithfully effected a survey of, measured, and marked in the ground the parcel of land hereinafter described and that the measurements and bearings shown in this plan are correct, and do not the best of my belief in any way interfere with the rights or property of any person, owners, or occupiers of land adjoining the above land, and I do hereby certify that I am a duly qualified and licensed surveyor, and I make this solemn declaration in compliance with the provisions of the Statute in that behalf made.

John T. Bowers
 Author of Survey

Made and Signed at Brisbane this 29th day of October 1952, before me

C. O'Connell J.P.
 A Justice of the Peace

THIS PLAN should be ROLLED not folded.
 — FOR OFFICE USE ONLY —

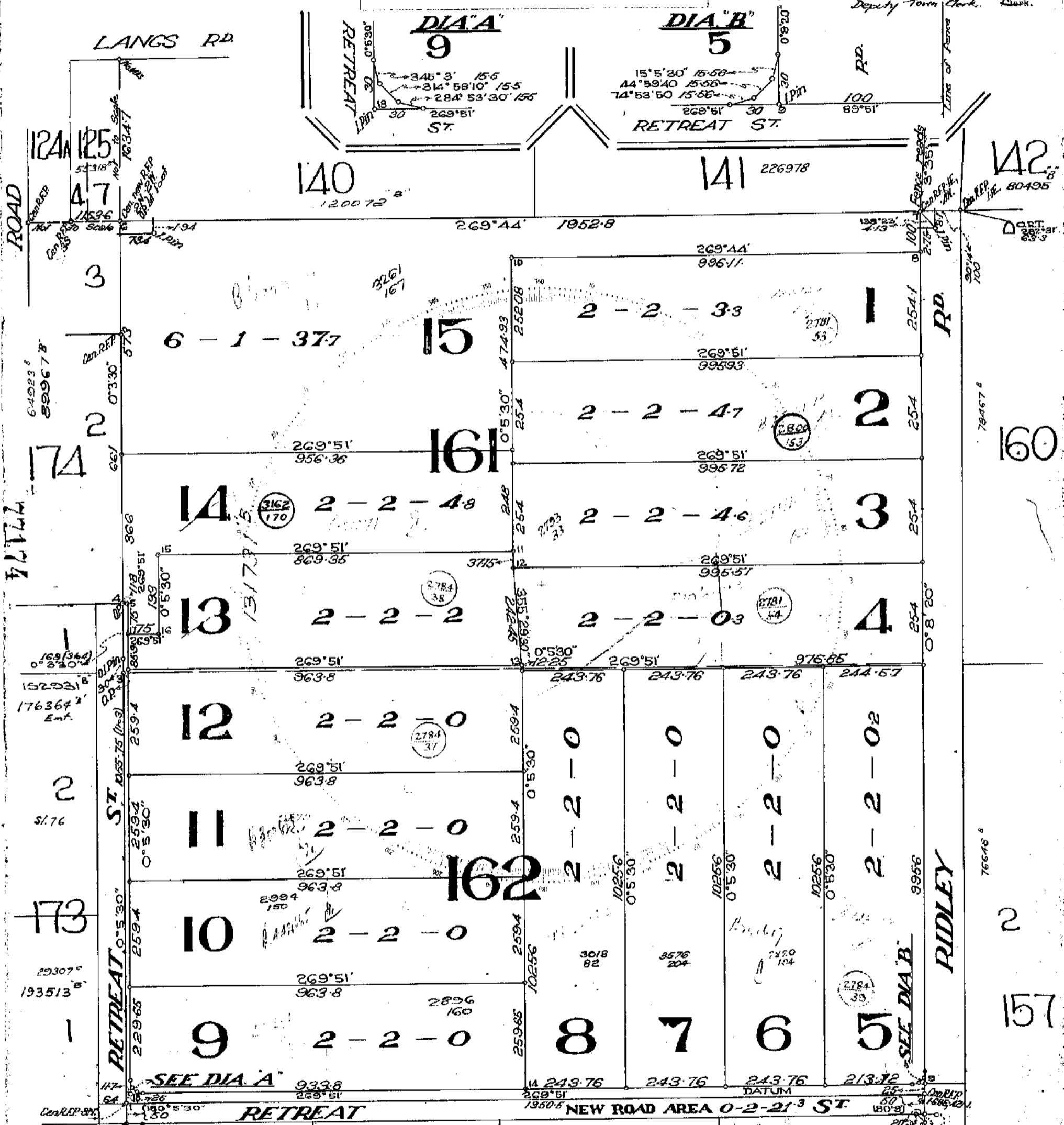
C.T. 49/1494 2485-234
 Rd Dedn B/143/27 over 2p 21' 3p. Part...
 Subs. 13 & 14. See Plan No. 131791 B

The Council of the BRISBANE CITY COUNCIL of the City of Brisbane Acts 1924-1951 and Ordinance 188 under the Local Government Acts, 1936 to 1948, and all other laws have been complied with and approves this Plan of Subdivision subject to

Dated this 24th day of September 1953

L. MacFarlane
 Deputy Town Clerk

Chairman or Mayor
 Town or Shire Clerk



Received
 Examined 15. 9. 1953
 Passed by 25. 9. 1953
 REGISTERED

SURVEY OF SUBDIVISIONS 1 to 15
 OF ALLIANCE OR PORTION NO. 161 & 162
 CITY OF BRISBANE
 COUNTY OF Stanley
 PARISH OF Nundah
 Cat. No. 77174

As Proprietor of this land, I agree to this Plan of subdivision, and dedicate the new roads shown hereon to public use.

Ernest A. W. Boehm
 Signature of Proprietor

SCALE 2 inches to an acre



15765

7. 11 1952

B143126

Particulars entered in Register Book
Vol. 2485 Folio 274
the 25 day of Sept
1953 at 1.48 p.m.

Thomson
REGISTRAR OF TITLES

Da
1185
274

For Additional Plan &
Document Notings
Refer to DISP

8972

B143126

C.A
2.10.9
2.10.9
2.10.9
7.11.52

AMENDED DESCRIPTION
Note: This description takes effect upon
amendment of the current Title Deed
which will be evidenced by a further
notation
Survey of Lot (s) 1 to 15
on R.P. 77174

(1.0.0)
21846

FEES SHOWN

£1.0.0
27.4.53
Jun

77174

ANNEXURE E

SMART MAP

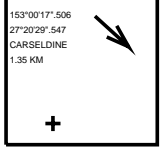


STANDARD MAP NUMBER
9543-34343



SmartMap

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	7/RP77174
Lot/Plan	1.012ha
Area/Volume	FREEHOLD
Tenure	BRISBANE CITY
Local Government	BRIDGEMAN DOWNS
Locality	26143/20
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 08/04/2019

DCDB 07/04/2019

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, Mines and Energy (DNRME)'s best efforts, DNRME 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

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



Queensland Government
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.



For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

MATTHEW FRITZSCHE
Executive Director

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E matthew.f@raywhite.com
