



## INFORMATION MEMORANDUM

96 REDLAND BAY ROAD  
CAPALABA QLD 4157

Prepared by Ray White Commercial Bayside  
December 2018





# CONTENTS

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THE OPPORTUNITY	1
EXECUTIVE SUMMARY	2
PROPERTY OVERVIEW	3
IMPROVEMENTS	5
LAND PARTICULARS	6
LOCATION	7
AUCTION INFORMATION	8
SOURCES OF INFORMATION	10
DISCLAIMER	10
ANNEXURE A - TITLE	11
ANNEXURE B - REGISTERED PLAN	13
ANNEXURE C - INSURANCE	15
ANNEXURE D - ASBESTOS CLEARANCE	17
ANNEXURE E - RATES	19



**NATHAN MOORE**

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Ray White Commercial Bayside

0413 879 428

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## THE OPPORTUNITY

LOCATED IN THE HEART OF ONE OF SOUTH EAST QUEENSLAND'S MOST TIGHTLY HELD LARGE FORMAT RETAIL PRECINCTS, 96 REDLAND BAY ROAD, CAPALABA OFFERS AN OUTSTANDING OPPORTUNITY TO SECURE A FREESTANDING SHOWROOM BUILDING WITH VACANT POSSESSION.

Recently vacated, this well presented property provides a freestanding 430m<sup>2</sup>\*, fully air conditioned retail showroom building on a prime 809m<sup>2</sup>\* allotment in central Capalaba. Suitable for owner occupiers looking to establish or relocate a business, or for the astute investor looking to secure a foothold in this highly sought after location, this property is sure to impress.

Ray White Commercial Bayside are excited to be offering this opportunity to the market for sale by public auction to be held on site, Thursday, 14th February, 2019. For further information or an on-site inspection, please don't hesitate to contact the exclusive agent, Mr Nathan Moore, on 07 3245 7199 or 0413 879 428.



# EXECUTIVE SUMMARY

<b>The property</b>	96 Redland Bay Road, Capalaba QLD 4157
<b>Property description</b>	Freestanding 430m <sup>2</sup> * A/C showroom with 12 on-site carparks 809m <sup>2</sup> * site in one of Brisbane's premier retail locations
<b>Building area</b>	430m <sup>2</sup> *
<b>Site area</b>	809m <sup>2</sup> *
<b>Method of sale</b>	Auction - On-site, 14 February 2019, 10:00am
<b>Marketing agent</b>	Nathan Moore Ray White Commercial Bayside T 07 3245 7199 M 0413 879 428 E nathan.moore@raywhite.com

\* 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.





## PROPERTY OVERVIEW

Address	96 Redland Bay Road, Capalaba QLD 4157
Real property details	L1 RP106882
Title reference	14555039
Zoning	Multi Use
Local authority	Redland City Council
Property description	<p>The property comprises a regular shaped lot positioned to the eastern side of Redland Bay Road, approximately 80 metres north of its intersection with Smith Street. The property is improved with a semi-modern large format retail building which was constructed circa mid 1980's and this is set on a reinforced concrete slab with a painted face brick façade, masonry block side and rear external walls and a sheet metal roof. The building includes an aluminium framed glass shopfront and a high bay roll steel shutter door to the front providing access to the internal accommodation area. The building has a suspended grid ceiling with recessed lighting and ducted air conditioning throughout. There are separate male and female amenities and a small staff kitchenette. There is a concrete sealed driveway and car parking area to the front which is line marked for 12 vehicles. There is a pole sign to the street frontage of the property.</p>







# IMPROVEMENTS (CONTINUED)

## BUILDING SERVICES

<b>Air-conditioning</b>	The building is serviced and ducted with reverse cycle air-conditioning
<b>Fire prevention</b>	The building is fitted with hand held extinguishers, smoke detectors and exit signs. Fire hose reels are also present as required by the applicable legislation
<b>Security</b>	A security alarm systems is installed
<b>Loading areas</b>	On grade loading areas only
<b>Amenities</b>	Male and Female amenities
<b>Signage</b>	Prominent awning/fascia signage is available. A pole sign is located at the front of the property.

## PARKING

The property provides a total of 12 on-grade car spaces accessed from Redland Bay Road.

## SERVICES AND AMENITIES

The property is connected to all usual services and amenities, including reticulated water, sewer, and communications (NBN).

## ZONING

The property is zoned 'Commercial Industry' under the Redlands Planning Scheme with a 'Multi Use' classification.

# LAND PARTICULARS

## LOCALITY AND SURROUNDING DEVELOPMENT

The subject property is located in Capalaba, considered by many to be the retail/commercial centre of Redland City. Approximately twenty one (21) kilometres south east of the Brisbane CBD, the suburb of Capalaba is predominantly traditional residential areas with various commercial and retail facilities conglomerated along Redland Bay Road, Mount Cotton Road and Moreton Bay Road. Two sub-regional shopping centres, Capalaba Park and Capalaba Central are located within 300m (approx) of the subject, adjacent to a major bus interchange, linking the local network to CBD bound services.

## ROAD SYSTEM, ACCESS AND EXPOSURE

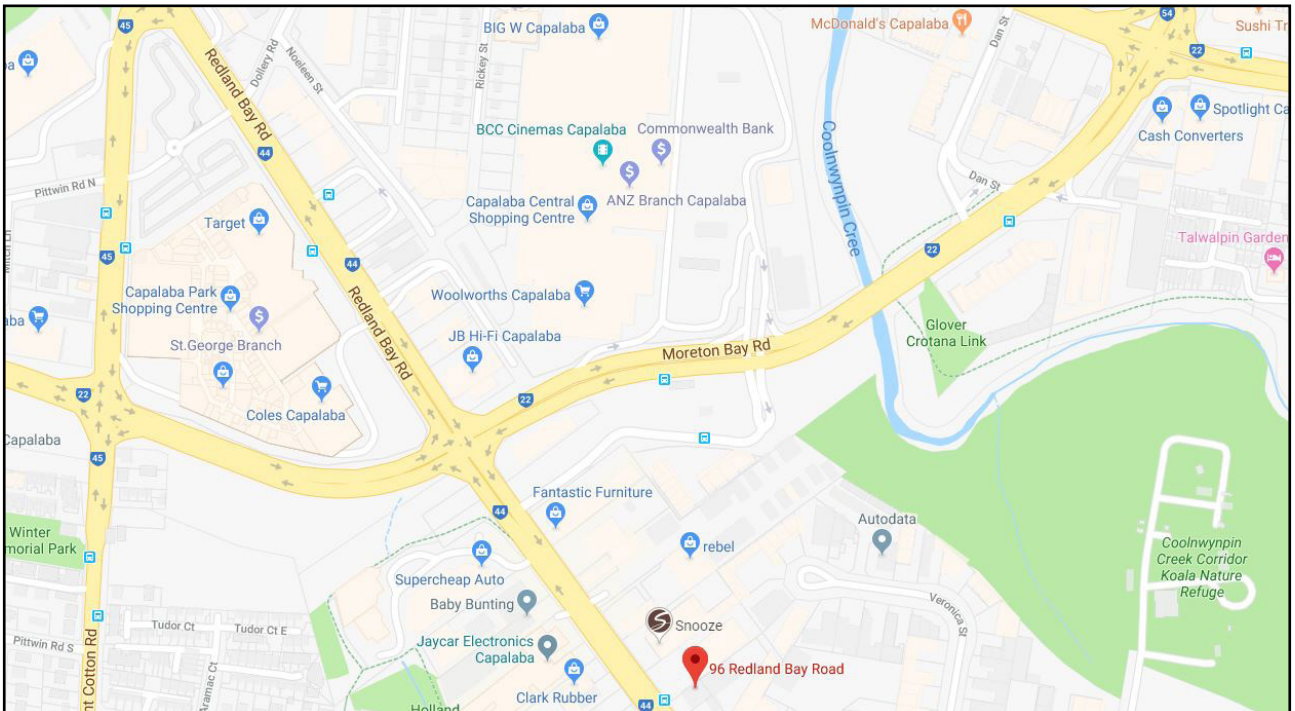
Redland Bay Road is a four lane arterial road. The subject property enjoys direct vehicular access from the street. The site provides significant signage benefits to the occupying tenants. The building is situated well forward on the site and is readily visible. Pylon signage adjacent to the driveway crossover from Redland Bay Road provides excellent visibility to passing traffic.





# LOCATION

The property commands one of the most highly visible locations within the large format retail precinct of Redland Bay Road. Well regarded by this type of retailer, Redland Bay Road is home to many of Australia's most well known retail brands. Near the entrance to the precinct and on the preferred 'home bound' side, the property's location will ensure its long term attraction to tenants.





# AUCTION INFORMATION



## Conditions of Sale – Public Auction

### GST ANNOUNCEMENT AND CLARIFICATION

At auction the Auctioneer will announce in clear terms:

1. If GST is to apply or not; and
2. One of the following applicable GST Clauses

#### IF THE SELLER IS NOT REGISTERED FOR GST:

- The property is offered for sale on a GST inclusive basis – which means the knock down price is the sale price.

#### IF THE SELLER IS REGISTERED FOR GST:

- The property is offered for sale on a GST exclusive basis – which means the knock down price attracts GST at 10% of the selling price; or
- The property is offered for sale under the Margin Scheme – which means that the knock down bid is the sale price and GST payable by the seller is 1/11 of the margin.

### CONDITIONS OF SALE BY PUBLIC AUCTION FOR REAL PROPERTY

1. The highest approved Bidder will be the Buyer subject to:
  - a. the reserve price, if any; and
  - b. the Seller's approval.
2. A cooling off period does not apply.
3. Finance clause has been deleted from the Contract of Sale.
4. Building, Pest Inspection and Pool Safety clauses have been deleted from the Contract of Sale.
5. All Bidders must be registered. The Auctioneer may register a person as a Bidder only if the person has provided his/her name and address and satisfactory evidence of his/her identity.
6. Bids will only be accepted from registered Bidders.
7. Bidders must use the numbered identifier provided by the Auctioneer to make a bid during the auction.
8. The Seller may bid, either personally or by a representative. If the Seller or their representative bids for the property the Auctioneer must announce to all other Bidders that the bid is made on behalf of the Seller.
9. The Bidder warrants their ability to enter and complete the Contract of Sale in accordance with its terms.
10. Any person bidding on behalf of another person must provide the Auctioneer with a copy of their written authority before the auction; otherwise the Bidder will be taken to be acting on their own behalf.
11. The Auctioneer has the discretion to refuse to accept any bid from any person. A bid will be taken to be accepted and irrevocable unless the Auctioneer, immediately after it is made, refuses it.
12. The decision of the Auctioneer is final in all matters relating to the auction and no Bidder has any right of recourse against the Auctioneer or the Seller.
13. Without affecting condition 12, if there is any dispute over a bid, the Auctioneer may:
  - a. re-open the bidding and resubmit the property for sale starting with the highest bid previously accepted; or
  - b. determine the dispute in any other way the Auctioneer considers appropriate in his/her absolute discretion.
14. Immediately on the fall of the hammer, the Bidder of the highest bid accepted must sign, as Buyer, the Contract of Sale in the form displayed or circulated with these Conditions of Sale and pay the deposit to the nominated Deposit Holder.
15. The deposit payable under the Contract of Sale is 10% of the successful bid or any other percentage or figure nominated in the Contract of Sale.
16. The Seller and the Buyer agree to sign all documents and do everything else necessary to transfer the property to the Buyer. The Seller and the Buyer each appoint the Auctioneer their agent to sign the Contract of Sale on their behalf. This appointment is non-revocable.
17. If the Buyer does not pay the deposit, at the Seller's option:
  - a. the result of the auction will be treated as invalid and the property may be resubmitted to public auction at the risk and expense of that Buyer; or
  - b. the Seller may affirm the Contract of Sale and pursue their legal and other remedies against the Buyer as they see fit.
18. Insert Special Conditions (if any):

INITIALS



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## Bidder Registration Form

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### BIDDER NO:

\_\_\_\_\_

The Property Occupations Act 2014 requires the auctioneer to only accept bids from registered bidders. To be registered, a bidder must provide the bidder's name and address and produce satisfactory evidence of the bidder's identity.

If you have an interest in bidding at the auction for a property or properties, please complete your name and address below and provide the auctioneer with satisfactory identification.

If applicable, the registered bidder acknowledges that they have been given a copy of the Form 36 Notice of No Pool Certificate at the time of completing this Bidder Registration Form.

### BIDDER DETAILS:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

IDENTIFICATION: \_\_\_\_\_

The above bidder is registered to bid in relation to the following property:

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

### SIGNATURES

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The Auctioneer will not disclose the identity of any bidder to anyone other than:

- (i) An inspector or the court; and
- (ii) The seller if it is necessary for negotiations with the bidder after the property has been passed in or for facilitating the sale of the property.

INITIALS



# SOURCES OF INFORMATION

Page	Content	Source
3.	Property Overview	pricefinder.com.au
		redland.qld.gov.au
		Crisp Valuation Services
7	Location Map	googlemaps.com
8-9	Auction Information	https://www.reiq.com/

## DISCLAIMER

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. Kedmoor Pty Ltd ABN 93 818 763 584 trading as Ray White Commercial Bayside 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

## TITLE SEARCH



## CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30183392

Search Date: 07/12/2018 13:48

Title Reference: 14555039

Date Created: 04/03/1971

Previous Title: 13718173

### REGISTERED OWNER

Interest

Dealing No: 719107429 15/11/2018

NETA ELEANOR SWIFT

1/2

ALLAN KENNETH SMITH

1/2

AS TENANTS IN COMMON

### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 106882  
Local Government: REDLAND

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11830167 (POR 92)
2. LEASE No 716316537 16/02/2015 at 15:49  
OLDZ AUSTRALIA PTY LTD A.C.N. 102 835 754  
THE WHOLE OF THE LAND  
TERM: 15/02/2015 TO 14/02/2020 OPTION 5 YEARS

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 \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2018]  
Requested By: D-ENQ CITEC CONFIRM

# ANNEXURE B

## REGISTERED PLAN



M. A800

This plan MUST NOT BE FOLDED but may be rolled.

NOTE: Information noted (orig.) has been compiled from Plan No 75195 in the Titles Office, Brisbane.

*K.G. Norris*  
Authd Surveyor -

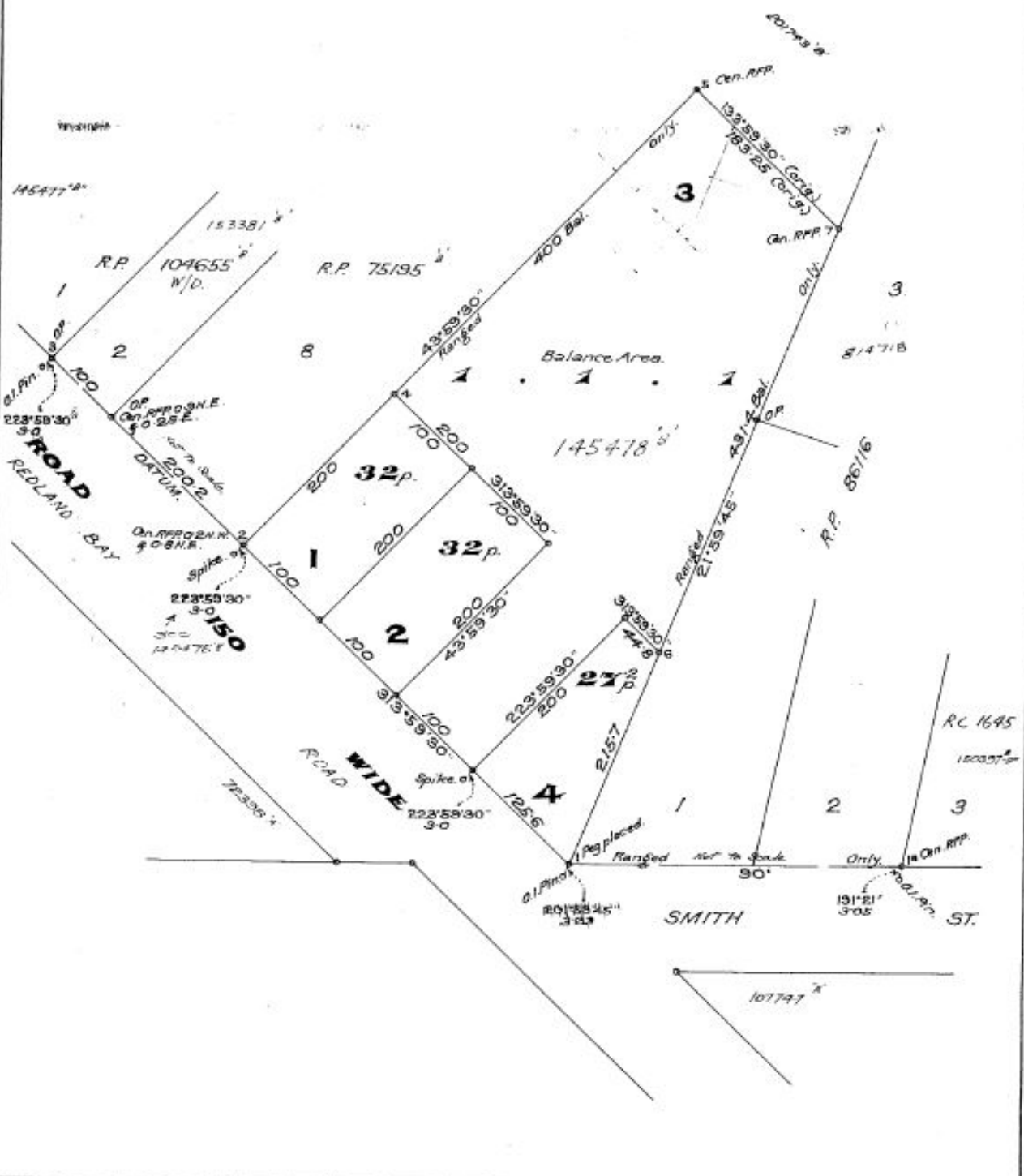
166316<sup>B</sup>  
(Orig)

106882

106882

Drawing of Plan must be restricted to the space inside the blue lines

Drawing of Plan must be restricted to the space inside the blue lines



Lots 1 to 4 Orig. Portion 92 SCALE 80 Links to an inch.  
 (Cancelling Resub. 9 on Plan No 75195) Town of Capalaba  
 orig grant ~~12667~~ 30282 Parish of Capalaba  
 Surveyed by K.G. Norris 3/3/1965 CROWN COPYRIGHT RESERVED REGISTRAR OF TITLES, QUEENSLAND REGISTERED PLAN 106882 (GISP)

106882

106882

# ANNEXURE C

## INSURANCE





AFS Licence No 246282

N & N Swift  
PO Box 5101  
MOUNT GRAVATT EAST QLD 4122

AIB Pty Ltd  
AFS Licence 246282  
ABN 87 009 635 527

**Renewal of Cover**  
**TAX INVOICE** **I0444179**

**Our Reference :** AIB BNE S0816 0571043/009

**Premium** 3,482.58

**Date :** 28.05.2018

**Stamp Duty** 344.77

**Class :** Business Pack - EDI

**Broker Fee** 304.00

**Insurer :** Insurance Aust Limited (t/as CGU)

**Premium GST** 348.25  
**Fee GST** 30.40

**Policy No. :** 15T7034210

**GST Total** 378.65

**Period :** 30.06.2018 to 30.06.2019

**Total Amount** 4,510.00

**INSURED:** N & N Swift  
**INSURED LOCATION:** 96 Redland Bay Road  
**RENEWAL FOR:** Business Pack Insurance

PLEASE READ POLICY WORDING FOR COVER/CONDITIONS/EXCLUSIONS.

Your Account Manager is Sue Fox 07 3833 2220

**Pay Monthly**

To Proceed with Monthly Payment option visit <https://select.elantis.com.au/pbtm?code=X4ENMB3U59>

10 instalments of \$ 493.98

Total Amount Payable \$ 4,939.80

AIB Insurance Brokers  
78 Primary School Court  
MAROOCHYDORE QLD 4558  
maroochydore@aibinsurance.com.au

**Reference :** AIB BNE S0816 0571043/009  
**Invoice No :** I0444179  
**Client Name :** N & N Swift  
**Account Mgr :** Sue Fox  
**Date :** 28.05.2018

**Total Amount** 4,510.00

Direct Credit - CBA BSB 064 000 A/C 1321 8933

Quote Invoice Number

To pay via credit card please refer to our  
website: [www.aibinsurance.com.au](http://www.aibinsurance.com.au) or alternatively  
phone: 07 5409 4600



**Biller Code:** 646042  
**Ref No:** 004441790050

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payment from your cheque, debit, credit card or transaction  
account. More Info: [www.bpay.com.au](http://www.bpay.com.au)  
<sup>®</sup>Registered to BPAY Pty Ltd ABN 69 079 137 518

# ANNEXURE D

## ASBESTOS CLEARANCE CERTIFICATE



# Royal Asbestos Removals

ABN: 80389050507 Licence: 2314163

## Visual Clearance Certificate (Asbestos Removal) (AR4)

- For class A licensed asbestos removal work, an asbestos assessor (independent to the asbestos removalist) must conduct monitoring, conduct a visual clearance inspection and have a clearance certificate.
- For Class B licensed asbestos removal work a competent and independent person must conduct a visual inspection of the removal area and issue a clearance certificate.
- Air monitoring, clearance inspections and clearance certificates must be issued prior to re-occupancy by unprotected workers.

A clearance inspection can only be conducted after all asbestos-containing material (ACM) has been removed, wrapped and stored in a collection container and all asbestos fragments and dusts have been collected and sealed in the same manner. Barriers and signs remain in place until the competent person issues a visual clearance certificate.

Asbestos Assessor Name	<del>XXXXXXXXXX</del>	Assessor Number	<del>XXXXXXXXXX</del>
Competent Person Name	Nicholas Murdoch	Australian business number	803 8905
Address of Work Site	96 Redford bay rd (capalaba)	Date of inspection	2/12/20
Name of Licence Holder	Jack De-beer	Registration number	230-315
Owner of Work Site	Phase Developments	Phone Number	0417 7125
Occupier of Work Site (Person/Company)	Cyclone Demolition	Phone Number	0411 875

Location of Removal Area  
Internal office wall. Approx 35<sup>2</sup>m

Visual Inspection Check List	Still Contaminated	Visually Clear	Initials
Building ledges	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM
Tops of rafters and purlins	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM
Top of wall girts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM
Top of ducts and cable trays	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM
Surrounding roof areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM
Surrounding floors including cracks/ crevices	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM
Drains, depressions and grassed surrounds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJM

# ANNEXURE E

## RATES





# Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999  
Email: rcc@redland.qld.gov.au  
Web: www.redland.qld.gov.au

Property No.	11647
Valuation 2018-2019	\$440,000
Rating Category	6a
Billing Period	1 Oct 2018 - 31 Dec 2018
<b>Property Location</b> 96 Redland Bay Road Capalaba QLD 4157 Lot 1 RP 106882	

142087/A/041089 H D-038  
Mr Nigel G Swift & Mrs Neta E Swift &  
Mr Allan K Smith  
PO Box 5101  
MOUNT GRAVATT EAST QLD 4122

Your Rate Notice is Due **05 Nov 2018**

Total Amount

**\$1,342.41**

## Summary of Charges

Balance Brought Forward	\$	0.00
Rates and Charges	\$	944.13
<b>Subtotal</b>	<b>\$</b>	<b>944.13</b>
Water and Wastewater charges	\$	258.65
<b>Subtotal</b>	<b>\$</b>	<b>258.65</b>
State Government Charges	\$	139.63
<b>Sub-total State Government Charges and Subsidies</b>	<b>\$</b>	<b>139.63</b>
<b>Total Amount Payable</b>	<b>\$</b>	<b>1,342.41</b>

Payments made after 27/09/2018 may not be included in the calculation of this rate notice.

## Payment By BPAY



**Billers Code:** 53058  
**Ref:** 1116479

**Telephone & Internet Banking – BPAY®**  
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

## Payment Online

[www.redland.qld.gov.au](http://www.redland.qld.gov.au)  
Use your credit card to pay 24 hours  
7 days per week.

**Reference No:** 1116479

## Payment By Phone

**1300 300 943**  
Visa, Mastercard. 24 hours.  
7 days per week.

**Reference No:** 1116479

**See over the page for Levy  
Details and more Payment  
Options**

## Go Green and have your rate notice delivered by E-Mail

1. Log on to [www.redland.qld.gov.au](http://www.redland.qld.gov.au)
2. Click on ONLINE SERVICES
3. Click on MyServices and register



### Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council  
PO Box 21  
Cleveland Qld 4163



Pay in Person at any  
Post Office



\*2431 1116479

## Account Summary

**Property Number** 11647

Mr Nigel G Swift & Mrs Neta E Swift &  
Mr Allan K Smith

Total Amount

**\$1,342.41**

142087/A/041089 4.600



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**NATHAN MOORE**

0413 879 428  
nathan.moore@raywhite.com

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1/76 Old Cleveland Road, Capalaba QLD 4157

raywhitecommercialbayside.com

07 3245 7199

**RAY WHITE COMMERCIAL BAYSIDE**