



RayWhite.

INFORMATION MEMORANDUM

8 Dollery Road
Capalaba QLD 4157

Prepared by Ray White Commercial Bayside
October 2020



CONTENTS

04	The Opportunity	24	Capalaba Town Centre Revitalisation Project	40	Annexure E - Land Tax
05	Executive Summary	30	Disclaimer	42	Annexure F - Certificate of Classification
06	Property Overview	31	Sources of Information	44	Annexure G - Zoning
08	Improvements	32	Annexure A - Title Search	47	Annexure H - EOI Form
10	Lease Schedule	34	Annexure B - Registered Plan		
11	Sales Process	36	Annexure C - Rates Notice		
12	Location Particulars	38	Annexure D - Outgoings		
16	Location				
17	Local Market				
18	Location Highlights				
20	Internal Photos				



THE OPPORTUNITY



A 1,764M²* FREESTANDING BUILDING. A STRATEGIC 5,659M²* SITE. A STRONG PASSIVE INCOME. ADJACENT TO THE BUSWAY INTERCHANGE. THE ENTRY POINT TO THE NEW 'CAPALABA TOWN CENTRE' RARELY DOES A PROPERTY WITH SO MANY ATTRIBUTES MAKE IT TO MARKET.

Ray white Commercial Bayside are proud to present 8 Dollery Road, Capalaba QLD 4157 for your consideration. We thank you for your enquiry and welcome your interest.

The Property is offered For Sale by Expressions of Interest Closing Thursday 5 November 2020, 4pm.

EXECUTIVE SUMMARY

ADDRESS

8 Dollery Road, Capalaba QLD 4157

THE PROPERTY

The subject is a 1,764m²* freestanding commercial building erected on a 5,659m²* Principal Centre zoned site on the Northern fringe of the Capalaba town Centre. Representing an excellent passive investment with three (3) long term tenants, the property also provides an outstanding future development site suitable for multilevel mixed use development.

SITE AREA

5,659m²*

BUILDING AREA

1,764m²*

CURRENT ESTIMATED NETT INCOME

\$491,285.80*

METHOD OF SALE

This property is being offered for sale by Expressions of Interest Closing 5 November 2020, 4pm.

MARKETING AGENT

Nathan Moore
Ray White Commercial Bayside

T 07 3245 7199
M 0413 879 428
E nathan.moore@raywhite.com

* Approximately

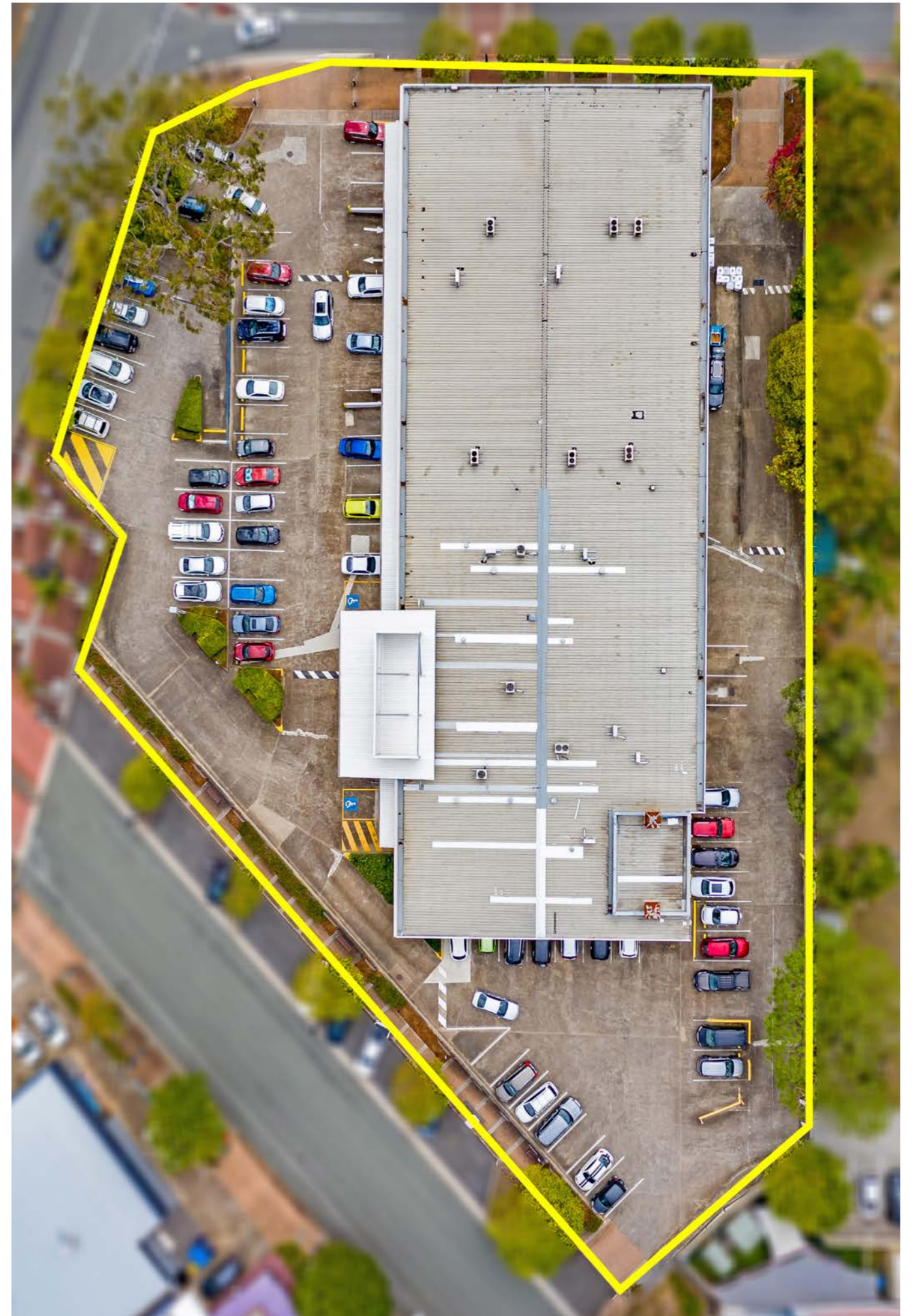
^ Important:

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	8 Dollery Road, Capalaba QLD 4157
Real property details	Lot 2 SP151955
Title reference	50405593
Zoning	PC - Principal Centre
Local authority	Redland City Council
NLA	Tenancy 1: 821m ² * Tenancy 2: 343m ² * Tenancy 3: 600m ² * Total: 1,764m²*
Property description	The subject is a 5,659m ² * freehold allotment with three (3) street frontage on the northern fringe of the 'Capalaba Town Centre'. The building provides three (3) self contained tenancies and a significant secure basement providing car-parking for approximately 23 vehicles, plus a substantial secure storage area. Ground improvements include quality landscaping, three (3) concrete driveway crossovers, rear loading/access to all tenancies and on-grade car parking for approximately 71 vehicles.



* Approximately

IMPROVEMENTS

EXTERNAL COMPONENTS

Item	Construction
Foundations	Reinforced concrete
Floor	Reinforced and suspended concrete slab
Frame	RHS Steel with galvanised steel purlins
External Walls	Rendered concrete block
Roof	Metal deck sheeting

INTERNAL COMPONENTS

Item	Construction
Internal Walls	Metal frame, plasterboard sheeting
Ceilings	Suspended grid tile
Floor Coverings	Carpet/tile/polished concrete
Amenities	Self contained kitchen/lunch room and bathrooms to each tenancy

OTHER IMPROVEMENTS

Item	Construction
Landscaping	Substantial manicured gardens
Hardstand	Adjacent to loading areas
Parking	23 Basement + 71 on-grade
Signage	Facade and window treatment

BUILDING SERVICES

Self contained split ducted air-conditioning to each tenancy.

PARKING

The site offers 94 car parks including 23 basement level and 71 on-grade.

SERVICES & AMENITIES

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

ZONING

The property is zoned 'Principal Centre' under the Redlands Planning Scheme.

ESTIMATED OUTGOINGS

\$48,958.35*

***SEE 'ANNEXURE D' FOR A DETAILED OUTGOINGS BUDGET**



* Approximately

LEASE SCHEDULE

LINK VISION LTD

Current Term	3 Years commencing 1 November 2018
Options	N/A
Next Review	1 November 2020
Current Rent	\$217,749
NLA	821m ^{2*}
Permitted Use	Retail showroom

CARERS QUEENSLAND LTD

Current Term	3 Years commencing 1 July 2018
Options	1 + 1 Years
Next Review	1 July 2021
Current Rent	\$109,166.61
NLA	343m ^{2*}
Permitted Use	NDIS office and customer service centre

QUEENSLAND STATE GOVERNMENT

Current Term	2 Years commencing 1 July 2020
Options	2 Years
Next Review	1 July 2021
Current Rent	\$219,670.04
NLA	600m ^{2*}
Permitted Use	Department of Housing office and customer service centre

* Approximately

SALES PROCESS

This property is being sold by Expressions of Interest.

CLOSING THURSDAY 5 NOVEMBER 2020, 4PM

The seller retains the right (in their absolute discretion) to:

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

EXPRESSION OF INTEREST DOCUMENTATION

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

EOI for 8 Dollery Road, Capalaba QLD 4157
C/- Nathan Moore
Ray White Commercial Bayside
1/76 Old Cleveland Road,
Capalaba QLD 4157

If the EOI is submitted electronically, details are as follows:

Email: nathan.moore@raywhite.com or

Email: alicia.harper@raywhite.com



NATHAN MOORE
Director

RAY WHITE COMMERCIAL BAYSIDE

- Australasia's largest real estate group
- 47 Commercial offices
- Over 1,000 offices across 11 countries
- Annual turnover exceeding \$46 billion
- Australia's most "Google-ed" real estate company
- Over 12,000 property professionals

ACTIVE BUYER DATABASE:
30,000+ INVESTORS



LOCATION PARTICULARS

CAPALABA IS A POPULAR SUBURB IN REDLANDS COAST FEATURING MAJOR BUSINESS AND RETAIL CENTRES, AS WELL AS A HOST OF RECREATIONAL, CULTURAL AND COMMUNITY FACILITIES.

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.

ROAD SYSTEM, ACCESS & EXPOSURE

Dollery Road is a bitumen sealed, dual carriageway feed road, connecting Old Cleveland and Redland Bay Roads. The site has an additional frontage to Rickey Street on its northern boundary, which provides an additional driveway access point for service vehicles/rear loading of tenancies. The building is centrally located on the site, and its tall stature provides signage and exposure to both Redland Bay and Old Cleveland Roads.

SERVICES & AMENITIES

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.

SUBURB PROFILE

Capalaba is located approximately 20 km south east of Brisbane City within the boundary of Redland City Council and is considered the major commercial and retail hub for the region. According to the Australian Bureau of Statistics, Census 2016 total population has reached 17,333 people (as at 2016), representing an average annual increase of 0.8% since 2011. Over a quarter of the population is aged between 20 to 39 years old, resulting in a median age of 37 years old which is in line with the state median.

Capalaba Central Shopping Centre

Capalaba Park Shopping Centre

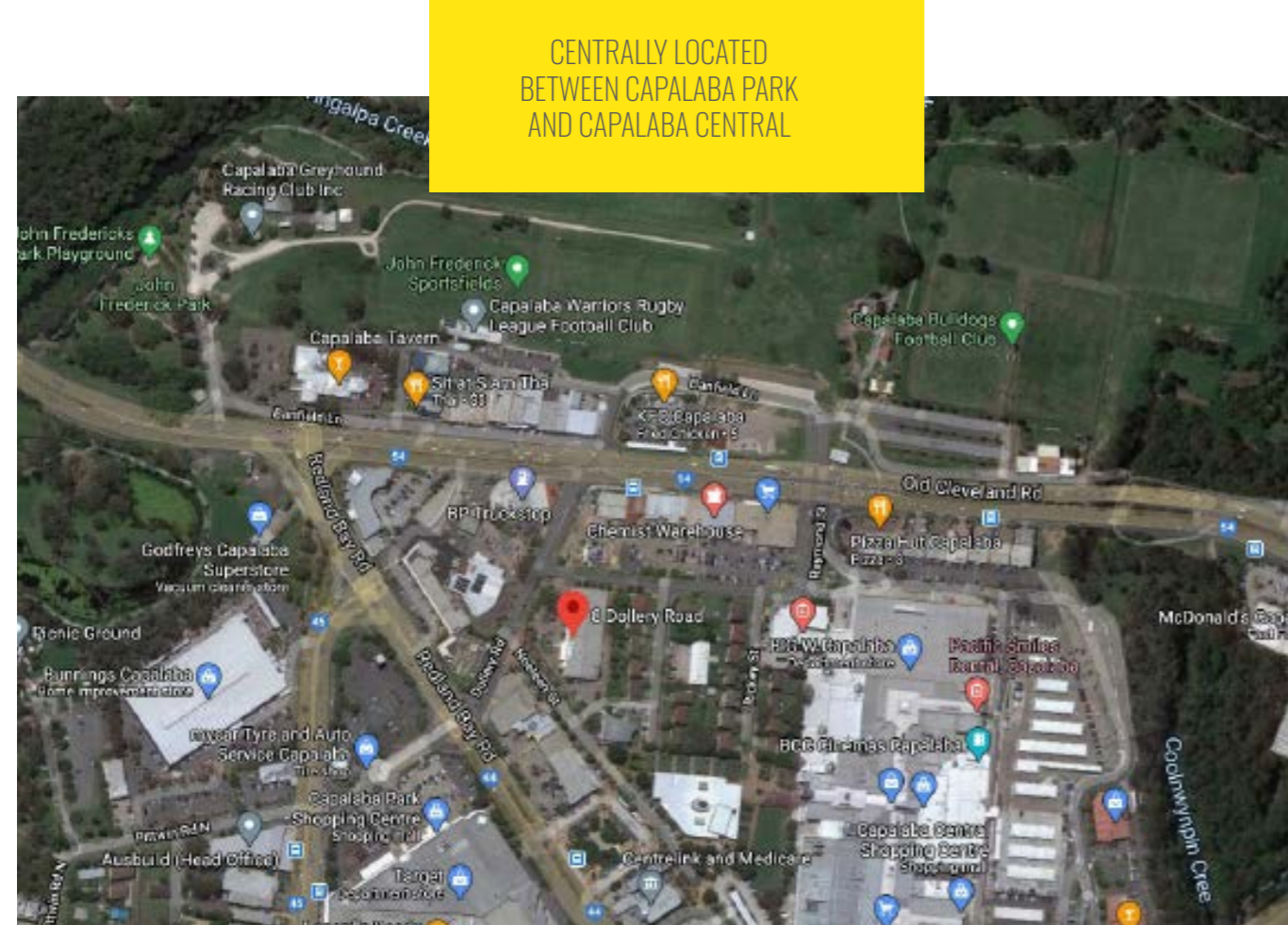
8 Dollery Road, Capalaba



LOCATION

Over the next 25 years, the Queensland Government Department of Infrastructure, Local Government and Planning (DILGP) anticipate South East Queensland (SEQ) to grow to 5.3 million people, requiring 800,000 new dwellings and generating almost 950,000 new employment opportunities. Growth will be guided by ShapingSEQ (also known as South East Queensland Regional Plan 2017), in which Capalaba is identified as a Principal Regional Activity Centre. Capalaba will play an important role in supporting growth due to proximity to Brisbane CBD providing employment, additional housing (mixed use development), service opportunities and increased efficiency of the transport network connectivity throughout the region and Brisbane City.

Capalaba is the major property market in Redland City, with Private Investors the most active in this market, accounting for 65% of commercial transactions, while Owner Occupiers represent 35% of sales. The current low interest environment is the main contributor driving demand as Private Investors (predominately long-term local investors) seek higher returning investments and Owner Occupiers secure affordable financing. Developers are also returning to this market seeking sites for mixed use development. Capital values are buoyed by lack of available land opportunities with new supply limited to infill redevelopment or refurbishment of established stock. These conditions have also resulted in tight vacancy conditions as landlords favour strong tenant types with long term leases. Compliant buildings (provide disabled access) are more sought after, particularly by government and medical tenants and can attract a premium rate depending on the property and location.



LOCAL MARKET

The retail sector is adapting to a changing environment caused by the growing online retailing market including online food services such as Uber Eats, Menulog and Deliveroo. Specialised niche retailers are performing well in Capalaba and are the most active in taking up retail space. Retailers offering high quality service, consumer experience and relevant services/products are most likely to see improved sales activity. In comparison, retailers offering conventional services/products will need to focus on being established in prime locations. Long term local Private Investors continue to have a strong appetite for retail assets accounting for 65% of transactions with Owner Occupiers acquiring 35% of retail properties. Retail sales activity has benefited by limited stock, low interest rates and existing market competition. New supply will predominately be sourced from the completion of mixed-use developments generally offering ground floor retail space. Looking ahead, quality retail assets will continue to attract the greatest level of demand by purchasers and tenants across this market keeping capital values and rental rates firm.

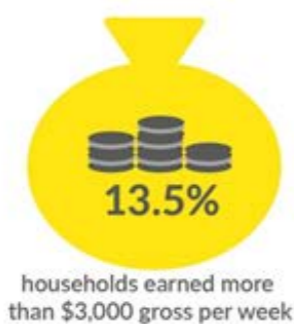
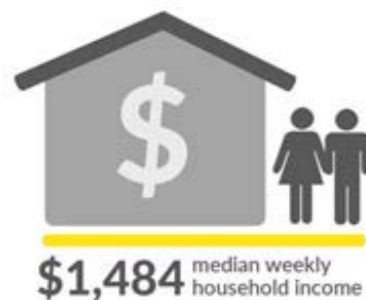
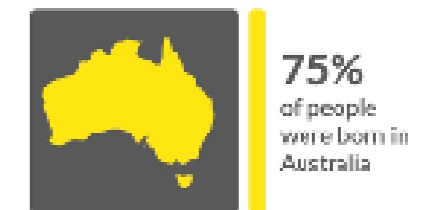
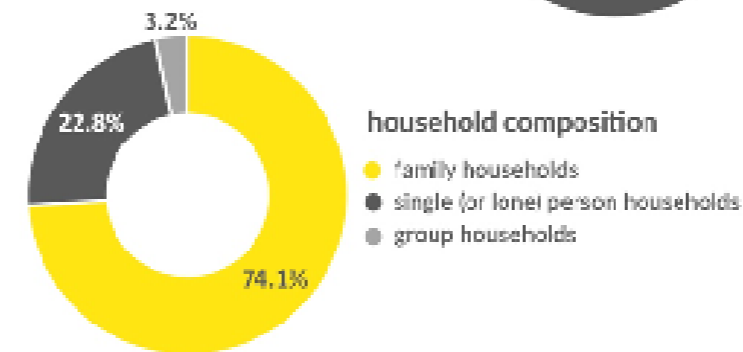
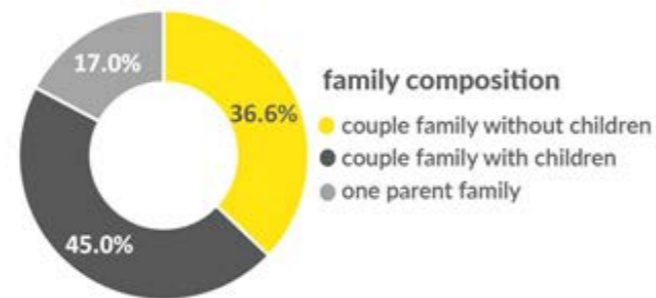
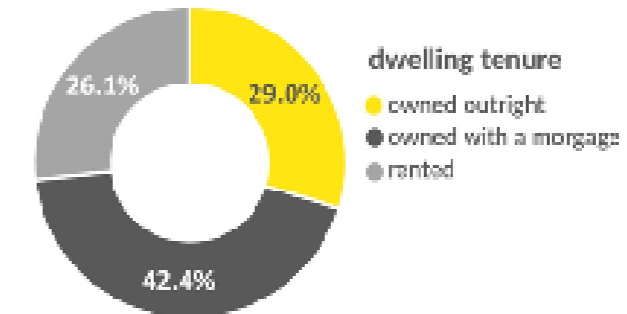
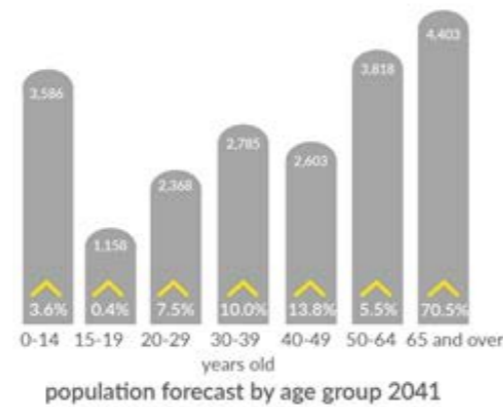
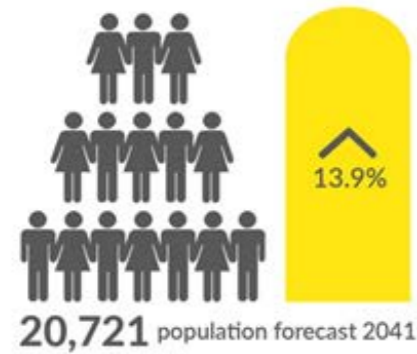
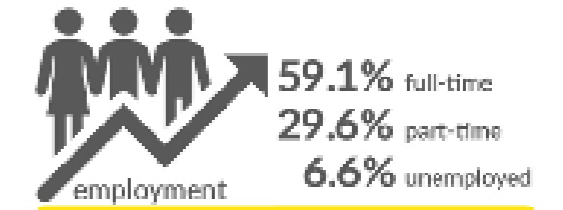
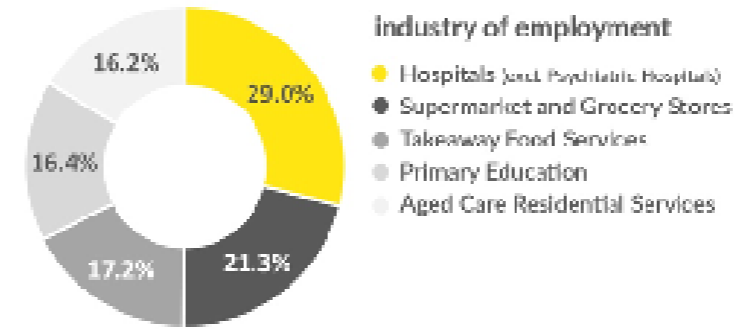
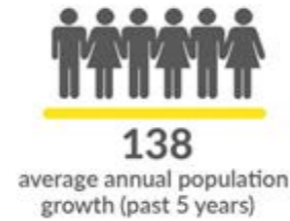
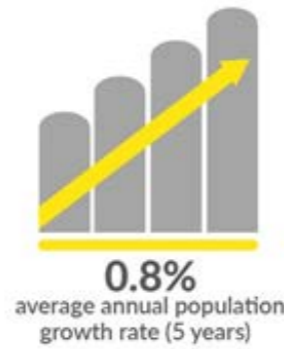
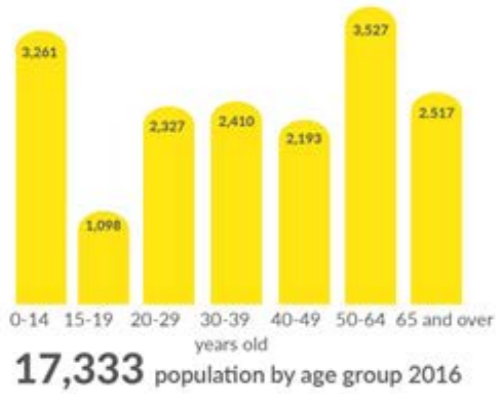
Outlook	Commercial	Retail	Industrial
Purchaser demand	↗	↗	↑
Average capital values	↑	↑	↑
Average yield	↘	↘	↘
Tenant demand	↑	↔	↗
Average net face rent	↗	↗	↗
Vacancy	↔	↔	↘
Supply	↗	↔	↓

The Capalaba industrial market has recorded strong demand for small warehouse and distribution centres. Industrial vacancy has consolidated due to good tenant activity and little supply additions which has placed some slight upward pressure on rental rates. The recent approval by the government for the Adani coal mine may have some positive effects, as previous mining booms have indirectly benefited trade activity in this market. This sector has also seen an increase in warehouse demand due to the rapidly growing online retailing industry in Australia and internationally. Affordable prices coupled with scarcity of vacant land and lower interest rates are major drawcards for Owner Occupiers, with new stock catering to this buyer profile. In comparison, Private Investors have purchased half of industrial space, and remain keen to find quality investments with good rental return.

Average yields across all asset types have witnessed some compression over the past 12 months due to lack of available inventory and limited new supply forecast to enter the market in the short term. Coupled with low interest rates fuelling a competitive acquisition market, current initial yields range from 5.5% up to 7.5%. Demand levels for premium assets with strong tenants will be maintained and may place downward pressure on yields over the next year.

“CAPALABA IS THE MAJOR PROPERTY MARKET IN REDLAND CITY, WITH PRIVATE INVESTORS THE MOST ACTIVE IN THIS MARKET, ACCOUNTING FOR 65% OF COMMERCIAL TRANSACTIONS, WHILE OWNER OCCUPIERS REPRESENT 35% OF SALES.”

LOCATION HIGHLIGHTS



Source: ABS Census 2016

INTERNAL PHOTOS

Reception - Tenancy 3



Open plan office - Tenancy 3



Reception - Tenancy 3



Staff amenities area - Tenancy 3



INTERNAL PHOTOS

Reception - Tenancy 2



Open plan offices - Tenancy 2



Meeting room - Tenancy 2



Showroom - Tenancy 1





CAPALABA TOWN CENTRE REVITALISATION PROJECT

The Capalaba Town Centre Revitalisation Project provides the opportunity to deliver a world class active urban heart for Capalaba.

8 Dollery Road sits to the immediate north of the proposed revitalisation corridor - potentially, at the entry point to the precinct. The following information has been drawn from the Council's own material (see weblink at the end of this section for the full document) and is provided as a guide for what Redland City Council believe is the future of Capalaba Town Centre.

CAPALABA WAS RECOGNISED IN THE SHAPINGSEQ SOUTH EAST QUEENSLAND REGIONAL PLAN 2017 AS ONE OF ONLY FIFTEEN PRINCIPLE REGIONAL ACTIVITY CENTRES.

INTRODUCTION

Capalaba is the gateway to Redland City, an area known for its pristine waters and islands of Moreton Bay, protected bushland areas, green spaces and parklands. It is recognised as one of only fifteen Principle Regional Activity Centres under the ShapingSEQ South East Queensland Regional Plan 2017 that are key focal points of regional employment and in-centre development. Redlands Coast has attracted significant private investment in the region including the \$1.4 billion revitalisation of Toondah Harbour.

The Site represents the most significant revitalisation opportunity in the Capalaba Activity Centre. Due to its central location, cultural and economic significance, the Site provides a canvas to curate an exciting, innovative and landmark project delivering the Capalaba civic heart.

The Site includes approximately 2.05 hectares of Major Centre zoned land incorporating the Capalaba Bus Interchange, providing an opportunity for a significant transit oriented urban renewal. The Site has broad ranging development potential with a rich mix of land uses encouraged to drive the day/night economy that includes commercial, retail, entertainment and community. Building heights are supported up to 41 metres.

RCC and RIC are committed to the revitalisation of the Capalaba Town Centre. This includes the reinstatement of current civic assets that include the Capalaba Library, Customer Service Centre, Arts Centre and Hall.

STRATEGIC LOCATION

Capalaba is designated as a Principal Regional Activity Centre (PRAC) under the South East Queensland Regional Plan (the second highest centre behind the Brisbane CBD). PRACs aim to serve catchments of subregional significance and are a key focal point of regional employment and in-centre residential development.

INFRASTRUCTURE

The Site is located in close proximity to the \$1.4 billion Toondah Harbour revitalisation providing significant additional amenity and economic drivers to the region.

AMENITY

The Site offers attractive and considerable retail amenity situated adjacent to two regional shopping centres - Capalaba Central and Capalaba Park.

CAPALABA TOWN CENTRE REVITALISATION

VISION

The revitalisation project will be completed in partnership with RIC and RCC. Key outcomes to be delivered include a world class active urban heart for Capalaba creating a thriving and vibrant town centre that will:

- reinforce the primacy of the precinct as the commercial, entertainment, cultural and civic heart of Capalaba. This will be achieved by focusing the most intense development in this location, consistent with the vision and principles of the Capalaba Activity Centre Master Plan 2010;
- accommodate major employment, public transport and the concentrations of cultural and community facilities complemented by new public spaces and improved street environments;
- deliver a new 'town square' environment that is safe, activated, exciting, innovative and environmentally sustainable to support a vibrant and distinctive civic heart supporting new facilities, buildings and uses;
- replace the existing Capalaba Place facility with a new integrated cultural and community facility that includes a Library, Customer Service Centre, Arts Centre and Hall;
- accommodate major employment uses supported by a diverse mix of dining, retail and entertainment uses to create a day/night economy;
- incorporate a high quality public realm as the framework for enhanced pedestrian movement and development within the precinct that includes exemplar public spaces, improved street environments and the efficient use of water;
- supports and enhances the proposed Eastern Busway extension to Capalaba through the integration and protection of the future Capalaba Bus Interchange and bus priority treatments and routes through the centre and to the Park 'n' Ride; and
- improve pedestrian and vehicular connectivity in the urban heart supporting the downgrading and potentially longer-term closure of Redland Bay Road to through traffic. In addition, facilitate an enhanced and improved pedestrian spine linking Capalaba Park and Capalaba Central shopping centres and linking Noeleen Street, Rickey Street and Lorraine Streets.

More Information

https://www.redland.qld.gov.au/info/20186/redland_investment_corporation/924/capalaba_town_centre_revitalisation_project

<https://news.redland.qld.gov.au/2018/12/capalaba-town-centre-set-for-revitalisation/>



Council agrees next step in plans to revitalise the Capalaba Town Centre

March 6, 2020

Redland City Council has announced that Shayher Group is the preferred expression of interest (EOI) proponent for the revitalisation of the Capalaba Town Centre.

The next step in developing the Capalaba CBD proposal is for Redland Investment Corporation (RIC). Council and the proponent to progress concept details and expectations before a future decision and agreement by the next Council.

Shayher Group has extensive national experience delivering quality mixed-use developments. Examples include the W Hotel in the Brisbane Quarter precinct, the former CSIRO site in Indooroopilly and former Government landholdings in Northshore Hamilton.

The Capalaba Centre Master Plan, adopted by Council in 2010, identified key areas of need at Capalaba including an active town square, a need to improve pedestrian movement, and repositioning Capalaba and activating it as a primary employment, transit and mixed-use development centre with an after-hours economy.

In 2019 Council engaged RIC to implement a crucial part of Council's Master Plan and vision for a vibrant Town Centre acting as the heart of Capalaba.

The project will incorporate a new library and community centre.

Once the draft Capalaba Town Centre master plan has been finalised, community engagement will be conducted to ensure all Redlands Coast community members, business and stakeholder groups have opportunity to view the proposals and provide their feedback.

The next step of the process is for a detailed design to be developed that matches the Council planning scheme and for commercial agreements to be negotiated.

Cleveland CBD

Toondah Harbour

North Stradbroke Island

Capalaba Central Shopping Centre

Harvey Norman

BIGW

coles

Woolworths

Library

Project Sites

Bus Interchange

Moreton Bay Road

SUPERCHEAP AUTO

rebel

FANTASTIC FURNITURE

Old Cleveland Road

8 Dollery Road
Capalaba

1.55ha

0.50ha

Capalaba Park Shopping Centre

coles

Woolworths

Target.

Redland Bay Road

Outline & location indicative only

The aerial image identifies both the Capalaba Town Centre Revitalisation Precinct (Blue Shading) and the subject property, 8 Dollery Road, Capalaba (Yellow Shading).

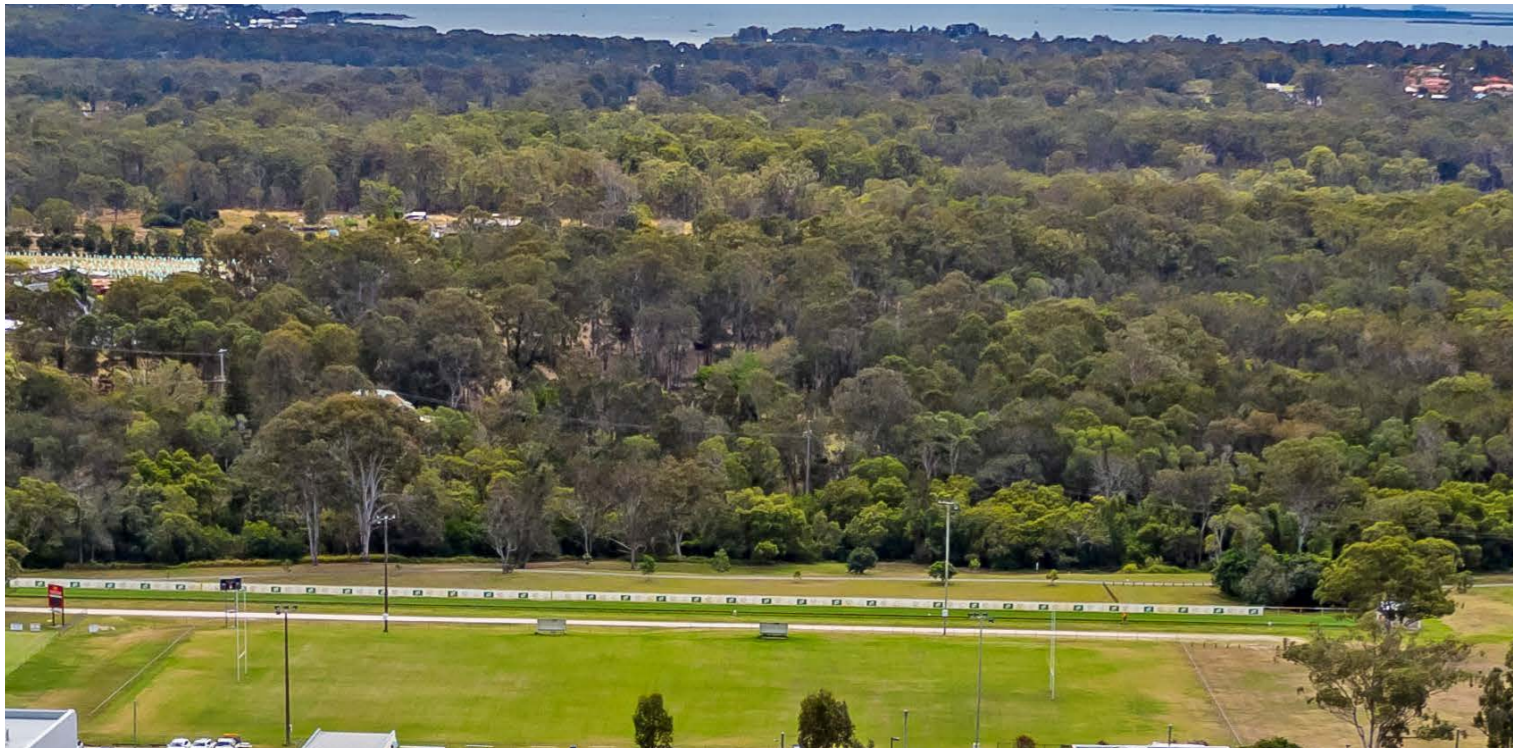
DISCLAIMER

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.

SOURCES OF INFORMATION

Page	Content	Source
13	Location Particulars	Redland City Council
16/18	Location	MessagePoint
16	Location Photo	Google Maps
24	Capalaba Town Centre Revitalisation Project	Redland City Council
26	Capalaba Town Centre Revitalisation	Redland City Council/JLL/Ray White Commercial Bayside.
27	Council agrees to next step article	Redland City Council
28	Capalaba Town Centre Image	Redland City Council
33	Title Search	Global X
35	Registered Plan	Global X
37	Rates Notice	Provided by Owner
39	Outgoings	Provided by Owner
41	Land Tax	http://amun.osr.qld.gov.au/
43	Certificate of Classification	Provided by Owner
45	Zoning	Redland City Council



ANNEXURE A TITLE SEARCH



CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 34199831
Search Date: 23/06/2020 18:19

Title Reference: 50405593
Date Created: 27/08/2002

Previous Title: 50263998

REGISTERED OWNER

Dealing No: 714193305 01/12/2011

CAPALABA VILLAGE PTY LTD A.C.N. 153 457 848

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 151955
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10262143 (POR 92)
2. EASEMENT No 714168564 18/11/2011 at 08:57 benefiting the land over LOT 1 ON SP151955
3. EASEMENT No 714168565 18/11/2011 at 08:58 benefiting the land over LOT 4 ON SP151955
4. LEASE No 717574071 12/10/2016 at 15:48 THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF HOUSING AND PUBLIC WORKS) OF PART OF THE GROUND FLOOR (LEASE L) TERM: 01/07/2016 TO 30/06/2020 OPTION 2 YEARS

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

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) [2020]
Requested By: D-ENQ EQUIFAX



ANNEXURE C RATES NOTICE





**Redland
CITY COUNCIL**

ABN 86 058 929 428
General Enquiries: (07) 3829 8999
Email: rcc@redland.qld.gov.au
Web: www.redland.qld.gov.au

Rate Notice

Property No.	227900
Valuation 2020-2021	\$2,600,000
Rating Category	6a
Billing Period	1 Jul 2020 - 30 Sep 2020
Property Location	
8 Dollery Road Capalaba QLD 4157 Lot 2 SP 151955	

Due Date 13 Aug 2020 Direct Debited on **13 Aug 2020** **\$8,338.20**


Summary of Charges

Balance Brought Forward	\$	0.00
Rates and Charges	\$	5,386.86
Subtotal	\$	5,386.86
Water and Wastewater charges	\$	2,277.21
Subtotal	\$	2,277.21
State Government Charges	\$	674.13
Sub-total State Government Charges and Subsidies	\$	674.13
Total Amount Payable	\$	8,338.20

Payments made after 30/06/2020 may not be included in the calculation of this rate notice.
 Direct Debit from Bank Account active on this account.

If you are experiencing financial hardship due to COVID-19 and loss of income please contact us to discuss options available regarding your rates

Payment By BPAY



Biller Code: 53058
Ref: 2279002

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

Use your credit card to pay 24 hours 7 days per week.

Reference No: 2279002

Payment By Phone

1300 300 943

Visa, Mastercard. 24 hours. 7 days per week.

Reference No: 2279002

See over the page for Levy Details and more Payment Options



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 2279002

Account Summary

Property Number	227900
Capalaba Village Pty Ltd	
Total Amount	\$8,338.20



ANNEXURE D OUTGOINGS

8 Dollery Rd - Outgoings

Dollery Opex

As at July 2020	Frequency	Cost	Less Recoverable	Compliance & Fire	Aircon Maintenance	Common Power	Gardens & Cleaning	Water	Rates	Insurance
Grounds Maintenance	Monthly	770.00								
Emergency Light Test (note 1)	6 monthly	341.00	-200.00	282.00			9,240.00			
Firevac Hose reels	6 monthly	93.48		186.96						
Firevac Trial Evacuation	Annual	385.00		385.00						
Auto Door Service T1	Quarterly	90.00		360.00						
Gate Servicing	6 monthly	180.00		360.00						
Common Power	Approximate p.a.					2,483.86				
Aircon Service T1	Quarterly	500.00	-500.00		0.00					
Aircon Service T2 (note 2)	2 monthly	250.00	-250.00		0.00					
Aircon Service T3 (note 2)	2 monthly	400.00			2,400.00					
Redland Rates	Quarterly	4,610.61							18,442.44	
Rubbish Charges		776.25	-776.25						0.00	
State Govt Charges (note 3)		674.13	-102.36						2,287.08	
Water Fixed Charges (note 3)		2,174.01	-1,423.98					3,000.13		
Water consump (note 4)		103.00						412.00		
Insurance	Annual			1,573.96	2,400.00	2,483.86	9,240.00	3,412.13	20,729.52	9,118.88
TOTAL OUTGOINGS										\$48,956.35

Note 1
Note 2
Note 3
Note 4

Not recovered off T1. Recovery amount is approximate.
Placed on 2 monthly cycle as Covid precaution (previously quarterly).
Recovery amount is based on floor area (exc DHPW) State Govt charges only recovered from Link Vision.
Water consumption is recoverable but we have not deemed it worth the cost of reading and/or installing check meters and invoicing same.



ANNEXURE E LAND TAX



8/19/2020

Land Tax Estimator

Land Tax Estimator

1 Disclaimer 2 Land Tax Estimator 3 **Land Tax Report**

Clear Help Calculate Report Previous Step Next Step

Land Tax Estimator Calculation Report

Please note:

1. This land tax estimator has been simplified to allow users to obtain an approximate idea of land tax that would be payable in a limited number of circumstances.
2. The actual calculation of land tax can be more complex depending on many factors set out in more detail in the authorised version of the legislation.
3. Professional advice should be sought by readers.
4. Copyright in the material presented on this site is retained by the State of Queensland.
5. A user may download, store in cache, display, print and copy the material in unaltered form only.
6. A user may not transmit, distribute or commercialise the material without the permission of the State of Queensland.

	Selected Owner Type: Individual (Resident of Australia)
Total taxable value of all land holdings as at 30 June 2020 \$:	2,600,000.00
(if land held jointly include only your share value of the land in calculating the total value of all land held)	
Less total taxable value of land subject to an exemption (e.g. land used as a home or any other exempt purpose) \$:	0.00
Total taxable value of land subject to land tax \$:	2,600,000.00
Land Tax Payable \$:	30,900.00

Clear Help Calculate Report Previous Step Next Step

Wednesday, 19 August 2020 14:47:35

© The State of Queensland (Queensland Treasury) 2010. Version 2.0

amun.osr.qld.gov.au/sap/osrql/wd_itax_calc#


1/1

Form 11— Certificate / Interim Certificate of Classification



ANNEXURE F CERTIFICATE OF CLASSIFICATION



1. Type of Certificate Indicate the type of Certificate of Classification being issued. Interim Certificate: Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.	<input checked="" type="checkbox"/> Certificate of Classification		<input type="checkbox"/> Interim Certificate of Classification	
	Date Interim Certificate of Classification will expire if applicable _____			
2. Owner details If the applicant is a company, a contact person must be shown.	Name (natural person or company) C/- Isthmus Properties Pty Ltd			
	Street address (include No., street, suburb / locality and postcode) 8 Dollery Road, Capalaba			
3. Property description The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Lot & plan details (attach list if necessary) Lot 2 SP 151955		In which local government area is the land situated? Redland City Council	
	4. Classification The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part – state the part to which each classification relates.			
5. Max No. of people permitted If applicable, state the maximum number of people permitted in the building and the portion it applies to.	Maximum population		Part of building	
	_____		_____	
6. Restrictions on the use or occupation of the building If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction. For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.	Restrictions The following restrictions apply to the use or occupation of the building: <ol style="list-style-type: none"> The building owner or Body Corporate is to maintain the fire & life safety systems in accordance with relevant Acts, Australian Standards, and codes. Refer to the Building Code of Australia Part I. Building works and use of premises to comply with the Local Authority's Town Planning Scheme, Local Laws, & Policies. The building owner & occupier are to ensure all path of egress and exit doors are appropriately maintained. 			
	7. Alternative Solutions If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements. This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.			
8. Building Certifier If the certifier is a company, a contact person must be shown.	Name of building certifier (in full) Toby Spencer		Licence number A1064976	
	Signature 		Date 20/06/2016	Building Approval Reference Number BP15/1238

LOCAL GOVERNMENT USE ONLY

Date received	Reference Number/s
---------------	--------------------



ANNEXURE G ZONING



6.2.6 Principal centre zone code

6.2.6.1 Application

This code applies to development:

- (1) within the principal centre zone as identified on the zoning maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the principal centre zone code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.6.2 Purpose

- (1) The purpose of the principal centre zone code is to guide the development of the highest order centres of Capalaba and Cleveland, which contain the largest and most diverse mix of uses including the highest order business, retail, government, community, entertainment and cultural activities, the highest density forms of housing, and the highest concentration of employment in the Redlands.
 - (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the principal centres consist of a diverse range of higher order business and retailing activities, including department stores, discount department stores, supermarkets, specialty stores and small and large scale offices;
 - (b) vibrant, mixed use environments are created, with high levels of day and night time activity;
 - (c) higher density residential and short term accommodation are established within the centres;
 - (d) the principal centres also accommodate a wide range of community, cultural and entertainment facilities such as theatres, nightclubs, restaurants, libraries and galleries and provide a major focus for community interaction and civic life;
 - (e) development maximises accessibility to and integration with the major public transport interchanges within the centres;
 - (f) development ensures the principal centres are highly accessible by public transport, walking and cycling;
 - (g) built form and streetscaping in principal centres strengthen the identity of the Redlands as a sub-tropical, bayside city, and create attractive and engaging streetscapes through scale, building elements, awnings and extensive street planting;
 - (h) built form and ground floor uses contribute to a comfortable, generous and safe pedestrian environment and active street frontages;
 - (i) development contributes to an interconnected network of urban parks, plazas and open spaces;
 - (j) major roads are provided with streetscape and landscape elements which create attractive urban boulevards;
 - (k) car parking areas and servicing areas do not visually dominate the centre; and
 - (l) development minimises adverse impacts on the residential amenity of the surrounding neighbourhood.
- (3) Cleveland
 - (a) the principal centre of Cleveland accommodates the primary administrative functions of the city including Council's headquarters and State and Commonwealth government services;
 - (b) the principal centre of Cleveland accommodates the city's primary cultural and entertainment facilities as well as important tourism related services and events;
 - (c) development concentrates a mix of uses around the Harbour, including leisure, specialist boutiques and artisan retail as well as a substantial proportion of residential development, waterfront dining, night time activities and entertainment;

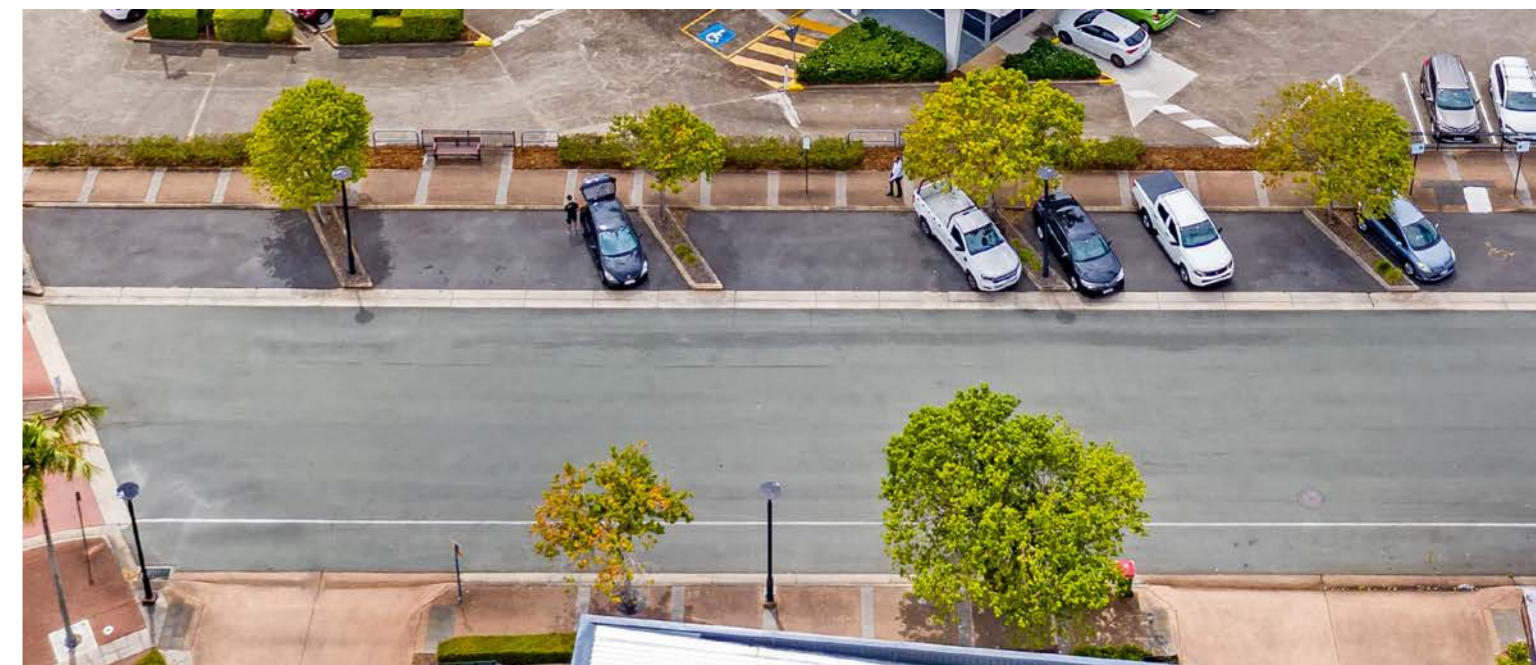
- (d) building height is greatest between Middle Street and Shore Street West and the railway station, and steps down towards the southern parts of the centre, other than on the gateway sites on the northern side of the intersection of Russell and Bloomfield Streets;
- (e) built form ensures that views to North Stradbroke Island are retained when viewed from Shore Street between Delancey and Grant Streets;
- (f) Bloomfield Street strengthens its role as Cleveland's high street, providing continuous active frontages between Middle Street and Russell Street, primarily consisting of small scale shops, cafes and restaurants;
- (g) a new town square is established on Bloomfield Street;
- (h) the physical and visual connection between Bloomfield Street and Raby Bay Harbour Park is strengthened;
- (i) new centre gateway features at key intersections indicated on Figure 6.2.6.3.1 are created through strong built form;
- (j) underutilised land and surface car parks are redeveloped, with parking incorporated within or behind the built form;
- (k) built form creates a strongly defined edge along the waterside, Raby Bay Harbour Park and along Shore Street; and
- (l) additional mid block pedestrian linkages at the locations indicated on Figure 6.2.6.3.1 are created to complement the existing grid street pattern.



(4) Capalaba

- (a) the principal centre at Capalaba continues to act as the primary retail and commercial centre in the city;
- (b) the principal centre at Capalaba accommodates administrative functions that are secondary to those of Cleveland and are generally limited to government support or branch offices;
- (c) development assists in integrating the future busway into the centre and preserves the necessary corridors to achieve extension of the busway;
- (d) building height is greatest in the core of the centre, focussed on a revitalised town square at Capalaba Place on Redland Bay Road (indicated on Figure 6.2.6.3.2), and steps down to the edges of the centre;
- (e) buildings are orientated to provide improved activation of the edges of the town square;
- (f) development facilitates the creation of a key pedestrian spine and view corridor that provides easy access across the centre, between Capalaba Park and Capalaba Central shopping centres and beyond to surrounding parkland;
- (g) development assists in activating the outside edges of the Capalaba Central and Capalaba Park shopping centres, sleeving and enlivening the streets and spaces with smaller scale uses that have active frontages;
- (h) new centre gateway features at key intersections indicated on Figure 6.2.6.3.2 are created through strong built form;
- (i) development of the Capalaba Central and Capalaba Park shopping centres broadens the mix of uses, in particular, by incorporating additional office space; and
- (j) additional mid block pedestrian linkages are created to increase the permeability and walkability of the centre.

ANNEXURE H EOI FORM



Expressions of Interest Form

8 Dollery Road, Capalaba

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

c/- Nathan Moore
Ray White Commercial Bayside
1/76 Old Cleveland Road
PO Box 1197
Capalaba QLD 4157

Mobile: 0413 879 428
Facsimile: 07 3245 7183
Email: nathanmoore@raywhite.com

Closing Date: Thursday 5 November 2020, 4pm

Expressions of Interest (EOI) Form / Particulars

I/We register our Expression of Interest to enter into negotiations to purchase the below property.

Parcel and Address	RPD	Land Area	Total Price
8 Dollery Road, Capalaba	Lot 2 SP151955	5,659m ²	EOI

Expressions of Interest

Proposed Price:	\$ (inclusive 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/No (please circle)
Contact Details	Address: Work: Mobile: Email:
FIRB approval required to purchase the Property	Yes/NO (please circle) *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 of trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

Firm:	
Name / Contact:	
Address:	
Contacts:	Telephone: Email:

Proposed Buyer Acknowledgement

I/We the undersigned are of the understanding that I/We are in a position to enter into a contract of sale for the Property on the terms contained in this Expression of Interest, and if a Contract of Sale is entered into, I/We will do all that is necessary and complete all documentation required to facilitate the sale of the Property.

I/We confirm that I/We have reviewed the Information Memorandum and associated terms and conditions (including the Disclaimer set out in the Information Memorandum) and I/We accept the terms and conditions contained therein.

I/We have researched all details relevant to the Property and have not relied upon any information supplied by the Vendor, the Agents for the Vendor or their respective partners, employees or agents.

The Vendor and the Proposed Buyer acknowledge that this is a non-binding Expression of Interest. In submitting an Expression of Interest the Proposed Buyer of the Property also fully understands that the Vendor reserves the following rights:

The Vendor is not contractually bound in any way upon receipt of the Expression of Interest:

To consider, prefer, accept or reject any Expression of Interest in the Vendor's absolute discretion including whether to consider, prefer, accept or reject the highest Expression of Interest made and without having to attribute reasons or to be accountable in any way.

To consider any Expression of Interest subject to any conditions.

If the Vendor accepts the Expression of Interest, no binding agreement will exist between the Vendor and the Proposed Buyer until a Contract is agreed between the parties and signed by all parties.

Execution

Signed by the Proposed Buyer:

Signature/s:

Full Name/s:

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

Date signed:

RayWhite[®]