



Information Memorandum



+ 75 Queen Victoria
Street
Fremantle, WA

75 QUEEN VICTORIA STREET, FREMANTLE, WA

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Executive Summary

Property Address

75 Queen Victoria Street, Fremantle, WA

Property Description

Total Land Area: 905sqm

Net Lettable Area: 974sqm

The total building area is split into 4 separate strata titles

Lot 1: 390sqm – Ground Floor

Lot 2: 414sqm (14sqm of stairwell) – First Floor

Lot 3: 92sqm – First Floor

Lot 4: 92sqm – Ground Floor

Total land area of approximately 905sqm that is split into four separate strata titles that currently has a two storey building complex that consists of 974sqm of lettable area. It has two street frontages, the front of the building faces Queen Victoria Street which is the main artery into Fremantle from the North. The rear of the building has access to Quarry Street in which there is laneway access that joins both Queen Victoria and Quarry Street. The site has 11 parking bays for the property with plenty of access to Quarry Street parking also.

Location

The property is located in the north of the Fremantle's CBD. Located on the busy Queen Victoria Street this site is a prime redevelopment site. Queen Victoria Street is currently undergoing a lot of new developments with a number of sites being redevelopment. Major development sites on the street which have been approved include 81 Queen Victoria Street a proposed 54 residential apartment site, 36 Queen Victoria Street which is the Fort Knox building which will be developed into a 241 mixed use apartment site and 11 Queen Victoria Street which will be a 6 storey mixed use building with 46 residential units in which construction has started.

75 QUEEN VICTORIA STREET, FREMANTLE, WA

Zoning

Mixed Use

Legal Description

Lot 1,2,3,4 on Strata Plan 13695, Certificate of Title Volume 1738, Folio795, Folio 796
Folio 797, Folio798

Goods and Services Tax

The seller is registered for GST and the sale of the property is a taxable supply. GST will be payable on the Purchase Price.

Asking Price

Expressions of Interest

For Further Details on this opportunity contact:

Anthony Van Der Wielen

0419 202 202

anthony@fpswa.com.au

Craig White

0417 924 444

craig@fpswa.com.au

Disclaimer

The information in this document came from a number of sources including external sources. Wherever possible the source is identified and Buyers are encouraged to make their own inquiry of those sources.

Neither the Seller nor the Seller's agent warrants the accuracy or completeness of the information in this document or its relevance or suitability to any Buyer.

75 QUEEN VICTORIA STREET, FREMANTLE, WA

Tenancy Schedule

Lot 1 – Ground Floor

Area: 390sqm

Status: Vacant

Lot 2 (split into 2 tenancies) Level 1

Area A: 260sqm

Status: Leased

Base Rent: \$17,879.44+gst

Term: Monthly Tenant

Area B: 140sqm

Status: Leased

Base Rent: \$22,278.90+gst

Term: Monthly Tenant (looking to commit to a 3 + 3 year lease)

Lot 3 – Level 1

Area: 92sqm

Status: Leased

Base Rent: \$16,100+gst

Term: Monthly Tenancy (looking to commit to a 2 + 2 year lease)

Lot 4 – Ground Floor

Area: 92sqm

Status: Leased

Base Rent: \$3,378.32+gst

Term: Monthly Tenant

Total Leased Area

584sqm

Current Base Rent

\$59,636.66+gst

Current Vacant Space

390sqm

Photography





75 QUEEN VICTORIA STREET, FREMANTLE, WA

Certificate of Title



| | |
|---------------------|-----------------------|
| REGISTER NUMBER | |
| 1/SP13695 | |
| DUPLICATE REFERENCE | DATE DUPLICATE ISSUED |
| 2 | 14/9/2005 |

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME 1738 FOLIO 795

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 13695
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MAXWELL GRAHAM MACARTHUR
KATHLEEN WINIFRED MACARTHUR
BOTH OF 295 RIVERTON DRIVE, SHELLEY
AS JOINT TENANTS

(T G590775) REGISTERED 23 SEPTEMBER 1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
- *K852761 CAVEAT BY HSBC BANK AUSTRALIA LTD OF AN UNREGISTERED LEASE LODGED 13.2.2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP13695.
PREVIOUS TITLE: SP13695.
PROPERTY STREET ADDRESS: UNIT 1, GROUND FLOOR, 75 QUEEN VICTORIA ST, FREMANTLE.
LOCAL GOVERNMENT AREA: CITY OF FREMANTLE.

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75 QUEEN VICTORIA STREET, FREMANTLE, WA

WESTERN



AUSTRALIA

| | |
|-------------------|-----------------------|
| REGISTER NUMBER | |
| 2/SP13695 | |
| DUPLICATE EDITION | DATE DUPLICATE ISSUED |
| 2 | 14/9/2005 |

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME 1738
 FOLIO 796

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 REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 2 ON STRATA PLAN 13695
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MAXWELL GRAHAM MACARTHUR
 KATHLEEN WINIFRED MACARTHUR
 BOTH OF 295 RIVERTON DRIVE, SHELLEY
 AS JOINT TENANTS

(T G590775) REGISTERED 23 SEPTEMBER 1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
- *G590776 CAVEAT BY MITSUI O.S.K. LINES (AUSTRALIA) PTY LTD LODGED 23.9.1997.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

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SKETCH OF LAND: SP13695.
 PREVIOUS TITLE: SP13695.
 PROPERTY STREET ADDRESS: UNIT 2, GROUND FLOOR, 75 QUEEN VICTORIA ST, FREMANTLE.
 LOCAL GOVERNMENT AREA: CITY OF FREMANTLE.

WESTERN





AUSTRALIA

| | |
|-------------------|-----------------------|
| REGISTER NUMBER | |
| 3/SP13695 | |
| DUPLICATE EDITION | DATE DUPLICATE ISSUED |
| 2 | 14/9/2005 |

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME 1738
 FOLIO 797

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.


 REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 3 ON STRATA PLAN 13695
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MAXWELL GRAHAM MACARTHUR
 KATHLEEN WINIFRED MACARTHUR
 BOTH OF 295 RIVERTON DRIVE, SHELLEY
 AS JOINT TENANTS

(T G590775) REGISTERED 23 SEPTEMBER 1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: SP13695.
 PREVIOUS TITLE: SP13695.
 PROPERTY STREET ADDRESS: UNIT 3, GROUND FLOOR, 75 QUEEN VICTORIA ST, FREMANTLE.
 LOCAL GOVERNMENT AREA: CITY OF FREMANTLE.

WESTERN



AUSTRALIA

| | |
|-------------------------------------|---|
| REGISTER NUMBER 4/SP13695 | |
| DUPLICATE VERSION 2 | DATE DUPLICATE ISSUED 14/9/2005 |

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME **1738** FOLIO **798**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 4 ON STRATA PLAN 13695
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THIS STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MAXWELL GRAHAM MACARTHUR
 KATHLEEN WINIFRED MACARTHUR
 BOTH OF 295 RIVERTON DRIVE, SHELLEY
 AS JOINT TENANTS

(T G590775) REGISTERED 23 SEPTEMBER 1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: SP13695.
 PREVIOUS TITLE: SP13695.
 PROPERTY STREET ADDRESS: UNIT 4, GROUND FLOOR, 75 QUEEN VICTORIA ST, FREMANTLE.
 LOCAL GOVERNMENT AREA: CITY OF FREMANTLE.

CA 1

| | |
|---|----------------------------|
| PLAN OF LOT 500 OF FLEET TOWN LOT 360 ON D106 33566 | STRATA PLAN 13695 |
| CERTIFICATE OF TITLE VOLUME : 1675 FOLIO : 588 | OFFICE USE ONLY |
| LOCAL AUTHORITY CITY OF FREMANTLE PERTH 1000 | LODGED 21.2.20 7429 |
| LOCALITY FREMANTLE INDEX PLAN 13.28 | EXAMINED 21.2.20 |
| NAME OF BUILDING 75A, B, C, D, QUEEN VICTORIA ST, FREMANTLE | REGISTERED 2.9.14 #0328434 |
| NAME OF BODY CORPORATE | |
| IF STRATA RANCE SUBSECTION | |
| ADDRESS FOR SERVING OF 75A, B, C, D, QUEEN VICTORIA STREET | |
| NOTICES ON COMPANY FREMANTLE W.A. 6168 | |
| PURPOSE | |

[Signature]
REGISTRAR OF TITLES



JOHN G. UDICE & ASSOC.
Licensed Surveyors
107 High Street, Fremantle
335 6371

| SCHEDULE OF UNIT ENTITLEMENT | | OFFICE USE ONLY |
|------------------------------|------------------|-----------------|
| LOT NO. | UNIT ENTITLEMENT | CURRENT VALUE |
| 1 | 73 | 773 295 |
| 2 | 152 | 1728 266 |
| 3 | 45 | 508 281 |
| 4 | 42 | 454 785 |
| TOTAL | | 403 |

CERTIFICATE OF LICENSED VALUER

ANTONIO BURAVITA, Licensed Valuer licensed under the Land Valuers Licensing Act 1975 do hereby certify that the unit entitlement of each lot, as stated in the schedule here in relation to the aggregate unit entitlement of all lots do not exceed the strata plan's provision not greater than 5 per cent more or 5 per cent less than the provision that the total value of that lot bears in the aggregate to the value of all the lots delineated on the plan.

24 February 2020
Date

[Signature]
Signed

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75 QUEEN VICTORIA STREET, FREMANTLE, WA

DESCRIPTION OF PARCEL AND BUILDING

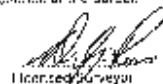
A TWO STOREY BRICK & GALVANIZED IRON BUILDING CONTAINING FOUR COMMERCIAL UNITS OF WHICH ONE IS OF TWO FLOOR LEVELS, SITUATED ON LOT 500 OF FREMANTLE TOWN LOT 365 ON DIAGRAM 59666 AND HAVING AN ADDRESS OF 75 A, B, C & D QUEEN VICTORIA STREET, FREMANTLE W.A. 6160

CERTIFICATE OF SURVEYOR

I, DOYALD G. ROSS being a licensed surveyor registered under the Licensed Surveyors Act 1989, as amended, hereby certify that:

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel and other
- (b) each lot that is referred to above is within the external surface boundaries of the parcel, or
- (c) in a case where a part of a wall or building or material structure thereon, encroaches beyond the external surface boundaries of the parcel—
 - (1) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (2) there is a clearly indicated the existence of the encroachment and its nature and date; and
 - (3) where the encroachment is not on to a public road, street or way, that an appropriate easement has been created and registered as an appurtenance of the parcel.

21/1/13
Date


Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF FREMANTLE the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereon that have been approved by the local authority; or
- (b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;
- (2) the building, in its location of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- (3) where a part of a wall or building or material structure thereon encroaches beyond the external surface boundaries of the parcel or to a public road, street or way the local authority is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local authority does not object to the encroachment;
- (4) (a) any conditions imposed by the Town Planning Board have been complied with; or
- (b) the within strata section is exempt from the requirement of approval by the Town Planning Board.

21/1/13
Date


Town Clerk

STRATA PLAN No. 13695

STRATA TITLES ACT 1985

STATE PLANNING COMMISSION
CERTIFICATE OF APPROVAL BY ~~TOWN PLANNING BOARD~~
TO A STRATA PLAN

STATE PLANNING COMMISSION
It is hereby certified that the approval of the ~~Town Planning Board~~ has been granted pursuant
to the provisions of the Strata Titles Act 1985:

(i) the Strata Plan submitted on 25.2.86
and relating to the property described
below;

(ii) ~~to the extent indicated in~~
of the proposed subdivision of the property described below in the Strata
Plan subject to the following conditions:

Property Description: Whole/Part (s) 500
Location(s) FREMANTLE TOWN LDT. 366
Town FREMANTLE
Local Authority District CITY OF FREMANTLE
Property Owner W.A. MEAT EXPORTS PTY. LTD.


Chairman,
~~TOWN PLANNING BOARD~~
STATE PLANNING COMMISSION

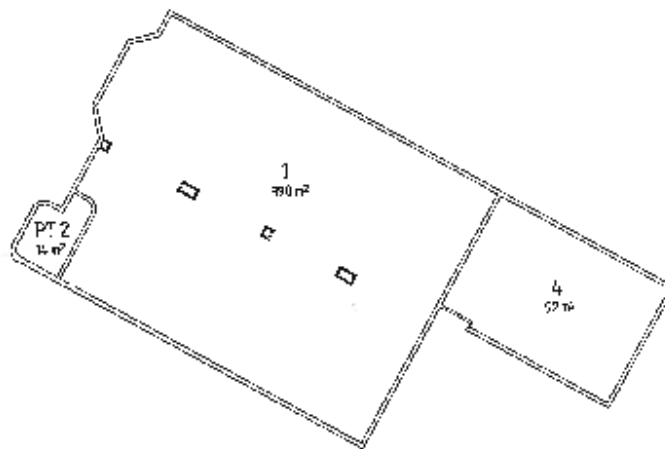
Date 4 MAR 1986
(*To be deleted as appropriate)

SHEET No. 1 OF 2 SHEETS

CAB

STRATA PLAN No. 13695

GROUND FLOOR



As at 20th July 1997 unless a notice of resolution and/or section 214 or an objection under 215 has been recorded on the strata plan -
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan and the external surfaces of those buildings, as provided by section 34B of the Strata Titles Act 1985;
The scheme may not be a single tenement, as defined in section 3(1) of the Strata Titles Act 1985;
The areas of the lots shown on the strata plan may have changed;
Where 2 lots have a common or party wall or have buildings on them which are joined, a vertical plane at that wall or the plane at which they are joined, is the boundary;
The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as produced on the strata plan.

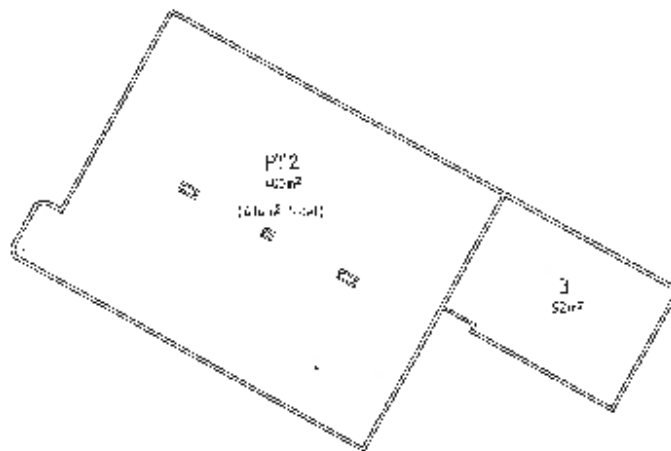
- For other part of Lot 2 and total area see sheet 2 of 2 Sheets.

Scale: 1:250

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STRATA PLAN No. 13695

FIRST FLOOR



As of 20th July 1987 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan.

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

The external may not be a single plane surface, as defined in section 3(1) of the Strata Titles Act 1985.

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

For other part of lot 2 see sheet 1 of 2 Sheets

Scale 1 : 250

CA6

ANNEXURE A OF STRATA PLAN No. 13695

SCHEDULE OF REGISTERED PROPRIETORS

| REGISTERED PROPRIETOR | | INSTRUMENT | | REGISTRAR OF TITLES | |
|--------------------------------|--|------------|----------------------------------|-----------------------|----------------------------------|
| NATURE | NUMBER | NATURE | NUMBER | REGISTERED PROPRIETOR | SIGNATURE OF REGISTRAR OF TITLES |
| SCHEDULE OF ENCUMBRANCES, ETC. | | | | | |
| INSTRUMENT NUMBER | PARTICULARS | REGISTERED | SIGNATURE OF REGISTRAR OF TITLES | CANCELLATION | |
| | <p>TRANSFER 865286, the right to enter upon the portion of the within land coloured blue on the map in the margin for the purpose of exercising certain sewerage rights as set out in the said transfer is granted to Metropolitan Water Supply, Sewerage and Drainage Board.</p> <p>MOTOR ROAD</p> <p>Metropolitan Water Supply, Sewerage and Drainage Board.</p> | 1/8/80 | <i>[Signature]</i> | | |
| Notification 7642588 | Notification of change of by-laws | 31.3.95 | <i>[Signature]</i> | | |

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED

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S13695

| <u>Lot Number</u> | <u>Part Register Number</u> | <u>Unit</u> | <u>Entitlement</u> | <u>Lot Number</u> | <u>Part Register Number</u> | <u>Unit</u> | <u>Entitlement</u> |
|-------------------|-----------------------------|-------------|--------------------|-------------------|-----------------------------|-------------|--------------------|
| 1 | 1738/795 | | 179 | 2 | 1738/796 | | 152 |
| 3 | 1738/797 | | 35 | 4 | 1738/798 | | 42 |

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75 QUEEN VICTORIA STREET, FREMANTLE, WA

Fremantle Development Plans

(PDF Available from Agent)



GST ANNEXURE

gst annexure



GST ANNEXURE

This annexure is a special condition to the Contract for the Sale of Land or Strata Title by Offer and Acceptance for the property at:

The Seller represents that the Seller will be registered for GST at Settlement
Only one choice is to be selected and signed. The other three (3) choices should be deleted.

Choice 1 Full GST (GST Included in the Purchase Price)

- (a) The Seller and Buyer agree that the Purchase Price is inclusive of GST.
- (b) The Seller will at Settlement provide a Tax Invoice to the Buyer.

Seller

Buyer

Choice 2 Going Concern

- (a) The Seller and Buyer agree that the sale of the Property in this Contract is the supply of a Going Concern and is GST free.
- (b) The Seller agrees that it will carry on and conduct the enterprise as a Going Concern until the date that Settlement of this Contract actually occurs.
- (c) The Seller agrees to supply at Settlement all the things required for the continued operation of the enterprise as a Going Concern.
- (d) The Seller and the Buyer agree that the supply is GST-free and the Purchase Price is exclusive of GST.
- (e) If for any reason this sale is not accepted by the Commissioner of Taxation as GST-free, for the supply of a going concern then:
 - (i) the Buyer agrees to pay to the Seller, the amount of the GST, within 30 days after the Seller's liability for GST on this sale is confirmed by the Commissioner of Taxation;
 - (ii) the Seller will give to the Buyer, a Tax Invoice.
- (f) The Buyer represents that at Settlement the Buyer will be registered for GST.

Further for the purposes of Stamp Duty assessment the Seller and Buyer state:

- 1) To the best of our knowledge and belief, GST is not payable on the transaction the subject of the instrument.
- 2) A ruling has not been obtained or sought from the Australian Taxation Office on the transaction.
- 3) The basis on which it is claimed that no GST is payable is that the transaction meets the requirements of a going concern under the GST Act and GST Ruling 2002/5 in that the Seller supplies to the Buyer all of the things that are necessary for the continued operation of an enterprise; and the Seller carries on, or will carry on, the enterprise until the day of the supply (whether or not as part of a larger enterprise carried on by the supplier).
- 4) The Buyer and the Seller declare that the conditions or requirements specified in the GST Act have been or will be met.

Seller

Buyer

Choice 3 Margin Scheme

- (a) The Buyer and Seller agree that the Margin Scheme applies to this transaction.
- (b) The Seller's GST liability on the sale of the Property has been calculated using the Margin Scheme.
- (c) The Buyer will not receive a Tax Invoice.

Seller

Buyer

Choice 4 Full GST (GST payable in addition to the Purchase Price)

- (a) GST applies to this transaction and clause 18.3 of the 2011 General Conditions apply to this Contract. The Seller and Buyer agree that the Purchase Price does not include GST. The Buyer must pay GST on the Purchase Price to the Seller at Settlement.

Seller

Buyer

05/12/159