WEED COAST WORKSTORES

A BOUTIQUE WAREHOUSE DEVELOPMENT



THE VISION

Tweed Coast Workstores is a collection of architecturally designed industrial spaces to suit business owners, astute investors or for personal or business storage.

Developed with innovation as its core. Tweed Coast Workstores is located in a prominent position that connects the Northern NSW Corridor.

With a limited land supply for industrial spaces in this region, Tweed Coast Workstores offers a rare opportunity to secure an investment in the highly sought after and rapidly emerging region of Northern NSW.

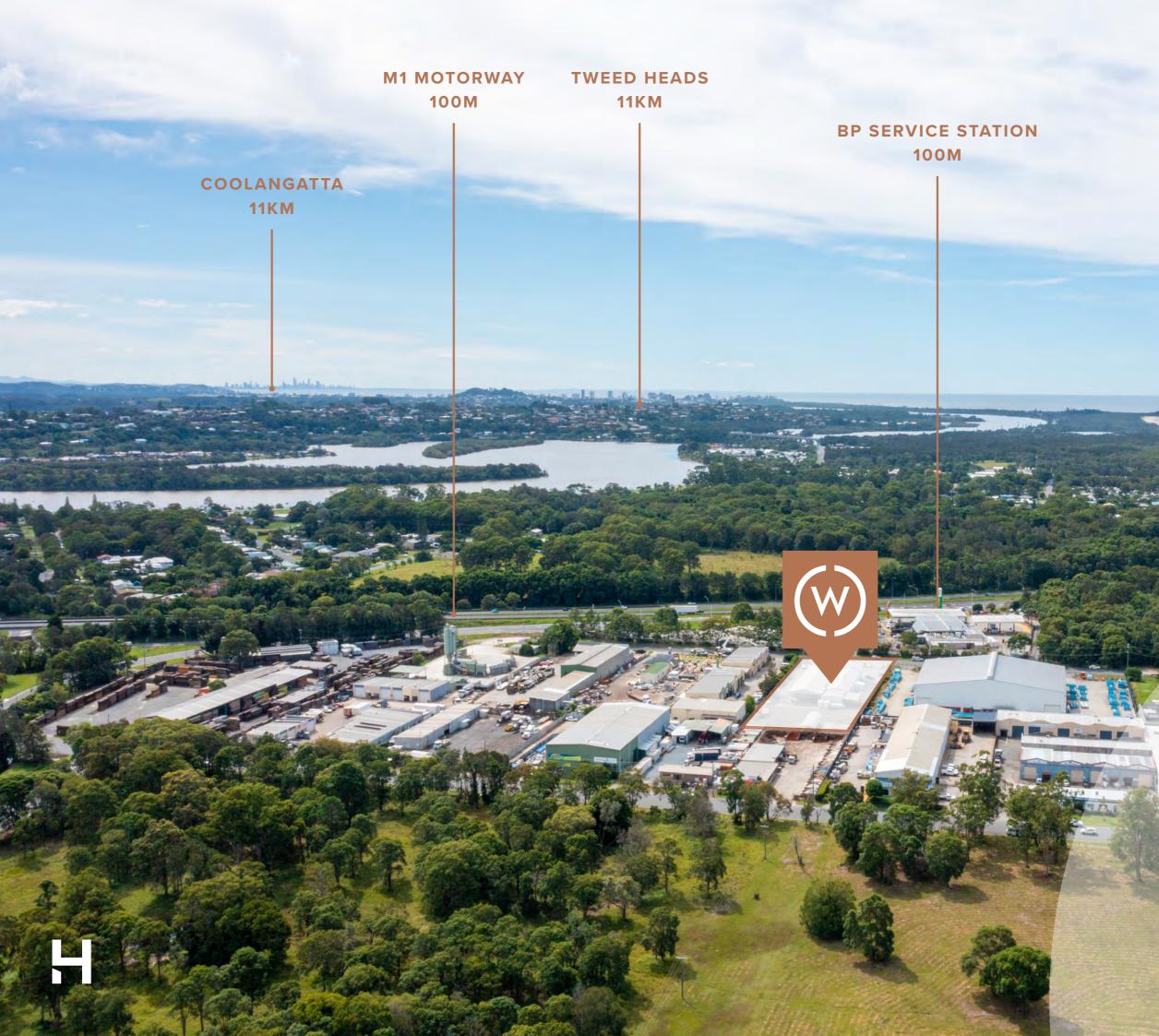
A diverse collection of Warehouse spaces now selling

INDUSTRIAL WAREHOUSES FROM 100 - 200 SQM

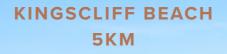
MEZZANINE OFFICES SUITES FROM 42 -85 SQM

SELF STORAGE UNITS FROM 100 SQM





KINGSCLIFF BEACH 5KM





CASUARINA 5KM

SALT VILLAGE 4KM

EXECUTIVE SUMMARY

ADDRESS:

Proposed site 18 Ozone Street, Chinderah, Northern NSW 2487

LOCATION:

Located in close proximity to:

Gold Coast - 20 minutes M1 Motorway - 100 metres Kingscliff & Casuarina - 5 Minutes Cabarita Beach - 8 Minutes

ZONING:

Medium impact industrial zoned.

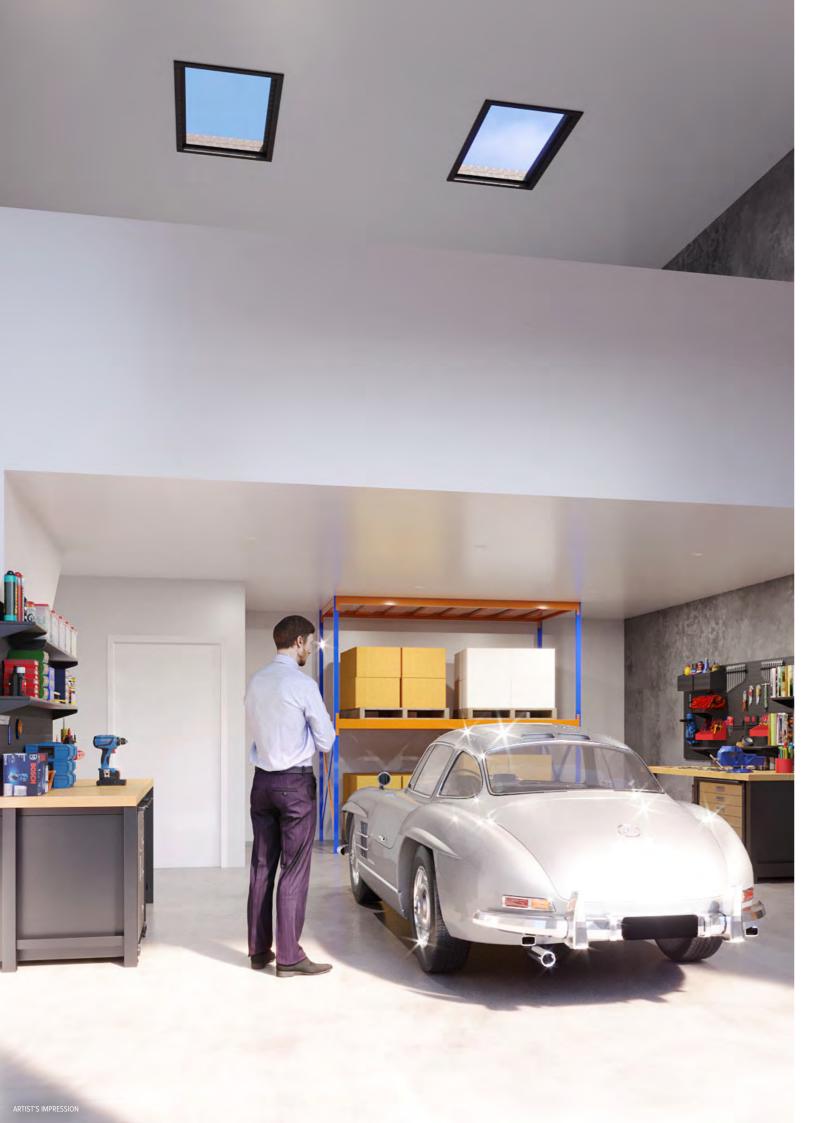
CONCEPT PLAN:

The overall development consists of 27 Warehouses with 1 and 2 carparks allocated to each Warehouse. The development scheme also consists of 6 Self Storage smaller - use Warehouses suitable for self storage purposes.

SALE PROCESS & FURTHER INFORMATION:

Taking Expression of interest. Please refer to EOI page.





KEY FEATURES



TRAVEL 9km to Coolangatta Domestic Airport

SURROUNDING

Natural landscaping and greenery









ARCHITECTURE

Cutting architectural design and finishes

CONNECTION

M1 Motorway arterial roads 200m from site



STORAGE

Ample room on site for container drop off areas

Tweed Coast Workstores has been designed with thriving businesses in mind. A modern day business precinct for modern lifestyles, in an unrivaled location.



THE BUILDING

Tweed Coast Workstores is designed to facilitate a collaborative and creative community focussed ideal – a place where businesses, industries and ideas come together.

SETTING A NEW STANDARD IN INDUSTRIAL AND COMMERCIAL PRECINCT DESIGN

The Workstores offers business professionals an inspiring and thriving business precinct, and a truly modern, convenient and stylish way of working.

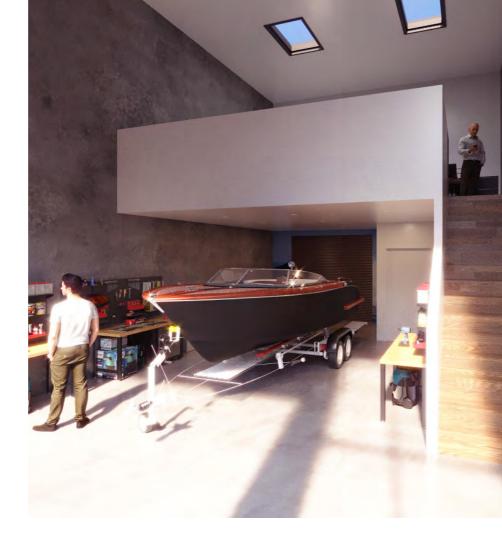




THE NEW WAY TO WORK

The Tweed Coast Workstores provides a blank canvas for businesses to thrive.

Every Warehouse / commercial style mezzanine can be suitable for a diverse range of business needs.

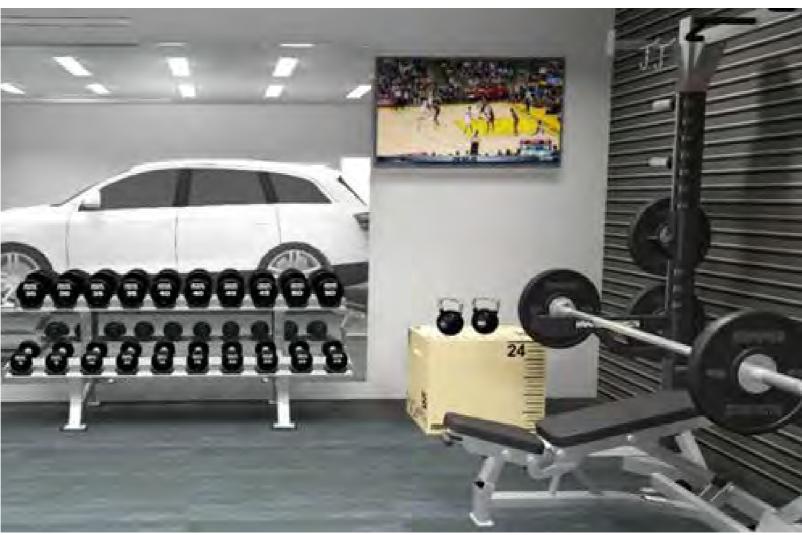




SUITABLE FOR

•RETAILERS

- CONCEPT INTERIOR DESIGNERS
- PHOTOGRAPHERS
- WEB DEVELOPERS
- OBSTETRICIAN WORKING
 BASE ONLY
- ACCOUNTANTS
- REAL ESTATE AGENTS
- TRADESMEN
- SELF STORAGE USE (BOAT + JET SKI)



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THRIVING INFRASTRUCTURE

\$200 MILLION GOLD COAST INTERNATIONAL AIRPORT UPGRADE

The Gold Coast International Airport's \$200 million terminal redevelopment, named Project LIFT, is a significant investment to the airport which will increase its capacity to meet future demand of this fast growing region. The upgraded terminal is due to open this year and is accompanied by the recently completed Rydges Hotel.



TWEED VALLEY HOSPITAL

The Tweed Valley Hospital will be the major referral hospital for the Tweed and Byron communities. It will form the core of the region's network of Hospital and community health centres. The 673 million dollar project will cater to 650 construction jobs for the local community in addition to a world class health facility.



LOCATION & LIFESTYLE

KINGSCLIFF TOWN CENTRE



() 3 MINUTES

Kingscliff Town Centre is located less than 5 minutes' drive north from the Tweed Coast Workstores and includes some of the best restaurants, cafés and retail stores you could need. It's also home to the newly renovated Kingscliff Beach Hotel - perfect for families, work lunches or after 5pm drinks.

CASUARINA BEACH



() 5 MINUTES

Just a short drive to the iconic and peaceful Casuarina Beachfront and Cudgen Creek.

SALT VILLAGE



() 5 MINUTES

Salt Village is located only a short drive from Tweed Coast Workstores offering a unique collection of boutique storefronts, restaurants and cafés, including the Surf Club and Salt Bar.

CASUARINA TOWN CENTRE SHOPPING



() 5 MINUTES

Fit with a Coles Supermarket and a number of specialty stores and dining options. The Commons retail complex, located opposite also includes restaurants, fashion, cafés, beauty, medical, childcare and F45 gym.

HALCYON HOUSE



₲ 5 MINUTES

Australia's most unique beachside property. The award winning boutique hotel, Halcyon House holds a spectacular beachfront location in Cabarita Beach only a short drive away.

BYRON BAY



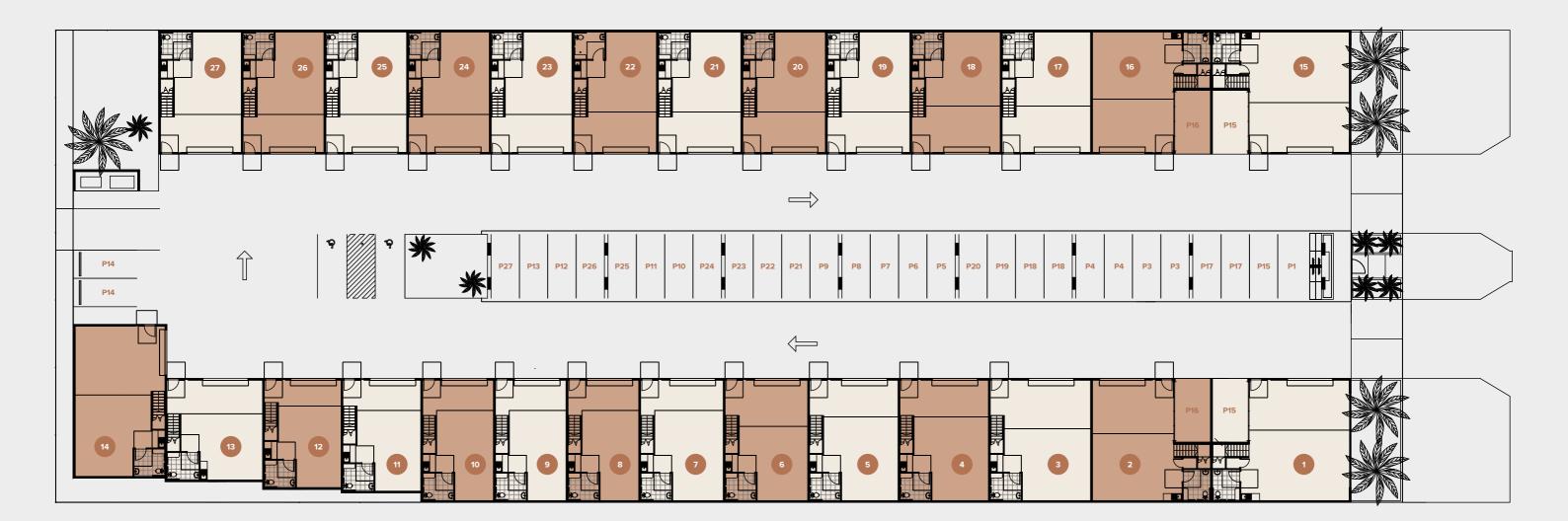
() 40 MINUTES

The Iconic Byron Bay is just 40 minutes away on the M1 highway. A short trip to stunning beaches and a buzzing food scene.





SITE PLAN GROUND FLOOR



WAREHOUSE 1	107M ²	MAN CAVE 8	64M ²
WAREHOUSE 2	90M ²	MAN CAVE 9	64M ²
WAREHOUSE 3	90M ²	MAN CAVE 10	64M ²
WAREHOUSE 4	80M ²	MAN CAVE 11	65M ²
WAREHOUSE 5	80M ²	MAN CAVE 12	62M ²
WAREHOUSE 6	75M ²	WAREHOUSE 13	72M ²
WAREHOUSE 7	75M ²	WAREHOUSE 14	102M ²

WAREHOUSE 15	107M ²	WAREHOUSE 22	75M ²
WAREHOUSE 16	90M ²	WAREHOUSE 23	73M ²
WAREHOUSE 17	80M ²	WAREHOUSE 24	73M ²
WAREHOUSE 18	80M ²	WAREHOUSE 25	73M ²
WAREHOUSE 19	75M ²	WAREHOUSE 26	73M ²
WAREHOUSE 20	75M ²	WAREHOUSE 27	74M ²
WAREHOUSE 21	75M ²		

SITE PLAN MEZZANINE



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	WAREHOUSE 1	80M ²	MAN CAVE 8	42M ²		WAREHOUSE 15	80M ²
	WAREHOUSE 2	60M ²	MAN CAVE 9	42M ²		WAREHOUSE 16	60M ²
	WAREHOUSE 3	60M ²	MAN CAVE 10	42M ²		WAREHOUSE 17	50M ²
	WAREHOUSE 4	50M ²	MAN CAVE 11	42M ²	-	WAREHOUSE 18	50M ²
	WAREHOUSE 5	50M ²	MAN CAVE 12	42M ²	-	WAREHOUSE 19	45M ²
	WAREHOUSE 6	45M ²	WAREHOUSE 13	45M ²		WAREHOUSE 20	45M ²
-	WAREHOUSE 7	45M ²	WAREHOUSE 14	55M ²		WAREHOUSE 21	45M ²
					-		

WAREHOUSE 22	45M ²
WAREHOUSE 23	45M ²
WAREHOUSE 24	45M ²
WAREHOUSE 25	45M ²
WAREHOUSE 26	45M ²
WAREHOUSE 27	45M ²

SCHEDULE OF **FINISHES & INCLUSIONS**

	FEATURES & INCLUSIONS TO ALL UNITS	PLUMBING ITEMS	
	Burnished finish floors machine polished with concrete Non slip seal coat all other units	FLO wall hung basin 500mm by 250mm by 150mm	
	Mezzanine office style enclosed roofing (Units 8 – 13 include open style roof with no grid ceiling)	Toilet Casa Neo closed coupled toilet suite S trap	
	LED Lighting to each warehouse	40mm bottle trap & Basin	OPU
	Kitchenette amenities to ground level and mezzanine level with fridge space	mixer in black or chrome	
	Automatic roller door with private remotes	Waste pop up plug & waste in black or chrome	OPUS
	Exclusive numbering to each warehouse		
	Floor tiling bathrooms and kitchenette areas including kitchen splash backs	Shower mixer – matte Black type in black or chrome	
	Epoxy flooring units 1 -2 & 15 – 16	Shower head – black	Projec
	Exposed painted underside mezzanine floors with pendant hung lighting from underside mezzanine areas		
	3 Phase power for all warehouses 80 AMP per warehouse	FLO wall hung basin 500mm by 250mm by 150mm	Back re
~	Concrete carpark area 175mm thick reinforced concrete	Powder coated shower screens	Cosmo S trap b
	7kw split system air conditioning to each mezzanine area		
	NBN allocation to each warehouse	50 L Electric HWS	
			-

PROJECT FEATURES

Turn key architectural style strata ware house

Built by Hipwood Group leaders in the industrial space in the Southern Gold Coast area

> All warehouses double bathroom amenities on the ground floor and mezzanine Floor

> > All interior tilt panels fully painted from slab to roof

Under croft carparking area

Security cameras throughout the complex

Loading zone capabilities to rear off site ample turn around room for large size caravans & boats

Individual showers to each warehouse

Communal wash area to wash down boat or jet ski

Turn key architectural style strata warehouse

SECURITY

HIK Vision Security Cameras throughout building. Low Light performance, water and dust resistant high quality imaging with 8 MP resolution. Vandal proof Robust structure design with full metal materials



Separate water & Electrical meters to each ware

PLUMBING ITEMS

Disabled lever for outside PWD area

Lucca shelf white

IS Gooseneck sink mixer in black or chrome

straight toilet roll holder in black or chrome

> 100mm square floor grate chrome

ct plus 100 single bowl sink 840mm by 345mm

ests & grab rail for external PWD Bathroom



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Sovereign care toilet suite pottom inlet with grey single flap seat







BODY CORPORATE CONTRIBUTIONS

The Following information is provides to assist the Original Owner in compiling figures for the First Buyers Statement. The following figures are on a "per contribution lot entitlement" basis:

Annual Levy Rate per Entitlement:

Admin Fund Rate Sinking Fund Rate Insurance Levy Rate

ADMINISTRATIVE FUND BUDGET

INCOME	BUDGET (EX GST)
Administrative Fund Levies	\$18,182.00
Section 129(1)(a) Levies (Insurance)	\$15,000.00
Total Income	\$33,182.00
EXPENDITURE	BUDGET (EX GST)
Audit Fee	\$ -
Bank Charges	\$500.00
BAS Preparation	\$400.00
Electricity	\$2,500.00
Fees & Permits	\$220.00
Insurance	\$15,000.00
Legal Fees	\$ -
Management Fee	\$3,500.00
Management Additional Services	\$500.00
Printing, Postage & Outlays	\$2,520.00
Pest Control	\$500.00
R&M - Building	\$1,000.00
Electrical Repairs	\$200.00
Fire Equipment	\$500.00
Gardens & Grounds	\$5,200.00
Stormwater Maintenance	\$ -
Computer/internet Fee	\$392.00
Tax Preparation	\$250.00
Total Expenditure	\$33,182.00
Surplus/Deficit	\$-

SINKING FUND BUDGET

INCOME	BUDGET (EX GST)
Sinking Fund Levies	\$16,800.00
Total Income	\$16,800.00
Total Expenditure	\$-
Surplus/Deficit	\$ 16,800.00

	ENTITLEN	MENTS		ANNUAL PROPORTION PER LOT				
LOT NUMBER	Contribution	Interest	Caretaker's Fee (Inc in Admin Fund Levy)	Body Corp Management Fee (Inc in Admin Fund Levy)	Annual Admin Fund Levy	Annual Sinking Fund Levy	Annual Insurance Contribution	WEEKLY LEVY CONTRIBUTION
1	51	56	\$0.00	\$196.94	\$1,023.08	\$945.32	\$924.92	\$34.44
2	40	41	\$0.00	\$154.46	\$802.42	\$741.42	\$677.18	\$55.49
3	40	41	\$0.00	\$154.46	\$802.42	\$741.42	\$677.18	\$42.59
4	38	38	\$0.00	\$146.74	\$762.29	\$704.35	\$627.63	\$42.59
5	38	38	\$0.00	\$146.74	\$762.29	\$704.35	\$627.63	\$40.16
6	35	34	\$0.00	\$135.16	\$702.11	\$648.75	\$561.56	\$40.16
7	35	34	\$0.00	\$135.16	\$702.11	\$648.75	\$561.56	\$36.68
8	32	31	\$0.00	\$123.57	\$641.93	\$593.14	\$512.02	\$36.68
9	32	31	\$0.00	\$123.57	\$641.93	\$593.14	\$512.02	\$33.51
10	32	31	\$0.00	\$123.57	\$641.93	\$593.14	\$512.02	\$33.51
11	31	31	\$0.00	\$119.71	\$621.87	\$574.61	\$512.02	\$33.51
12	35	31	\$0.00	\$135.16	\$702.11	\$648.75	\$512.02	\$32.77
13	40	35	\$0.00	\$154.46	\$802.42	\$741.42	\$578.08	\$35.73
14	47	48	\$0.00	\$181.49	\$942.84	\$871.18	\$792.79	\$40.69
15	47	56	\$0.00	\$181.49	\$942.84	\$871.18	\$924.92	\$49.99
16	38	41	\$0.00	\$146.74	\$762.29	\$704.35	\$677.18	\$52.53
17	38	8	\$0.00	\$146.74	\$762.29	\$704.35	\$627.63	\$41.11
18	38	38	\$0.00	\$146.74	\$762.29	\$704.35	\$627.63	\$40.16
19	35	34	\$0.00	\$135.16	\$702.11	\$648.75	\$561.56	\$40.16
20	35	34	\$0.00	\$135.16	\$702.11	\$648.75	\$561.56	\$36.68
21	35	34	\$0.00	\$135.16	\$702.11	\$648.75	\$561.56	\$36.68
22	35	34	\$0.00	\$135.16	\$702.11	\$648.75	\$561.56	\$36.68
23	34	34	\$0.00	\$131.30	\$682.06	\$630.21	\$561.56	\$36.68
24	34	34	\$0.00	\$131.30	\$682.06	\$630.21	\$561.56	\$35.94
25	34	34	\$0.00	\$131.30	\$682.06	\$630.21	\$561.56	\$35.94
26	34	34	\$0.00	\$131.30	\$682.06	\$630.21	\$561.56	\$35.94
27	34	34	\$0.00	\$131.30	\$682.06	\$630.21	\$561.56	\$35.94
Totals	997	999	\$-	\$3,850.02	\$20,000.15	\$18,480.02	\$16,500.03	

Items included in Administration Fund Rate:

\$20.06	Caretaker's Fee	\$0.00
\$18.54	Body Corporate	
\$16.52	Management Fee's	\$3.86

HIPWOOD COMMERCIAL & INDUSTRIAL

A very unique one of a kind Industrial precinct delivered by an experienced specialist team.

Hipwood Commercial & Industrial is an established development firm with knowledge, commitment and reputation underpinned by extensive experience in the industrial sector.

Working to redefine the Industrial landscape, Hipwood Commercial & Industrial deliver contemporary workspaces far beyond industry standard.

Our mission is to create destinations that evoke a sense of commercial creativity a series of spaces where occupants are inspired to come to work.

RYAN HIPWOOD

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