



INFORMATION MEMORANDUM

79 CAMBRIDGE PARADE MANLY QLD 4179

Prepared by Ray White Commercial Bayside
April 2019



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THE OPPORTUNITY

RAY WHITE COMMERCIAL BAYSIDE ARE PLEASED TO PRESENT TO MARKET FOR SALE BY EXPRESSIONS OF INTEREST, 79 CAMBRIDGE PARADE, MANLY. THE SUBJECT PROPERTY IS THE FINAL COMMERCIAL LOT OF UNDEVELOPED LAND AVAILABLE IN THE MANLY VILLAGE.

The 458m²* site, currently in use as a secured car park for neighbouring properties, sits undeveloped as a blank slate for willing developers. With 11.2* meters of frontage, the lot offers an exciting opportunity to add to the vibrant streetscape of Manly Village.

Cambridge Parade is part of the retail, trade, services and entertainment hub of the Wynnum/Manly Bayside region of South East Brisbane. Serving as the main thoroughfare to Manly Boat Harbour, Cambridge Parade is at the heart of the village atmosphere. Surrounded by boutique retailers, restaurants and the iconic Manly Hotel, this is a precinct on the move. Don't let this opportunity sail away...

Expressions of Interest ending, Thursday, 30 May 2019. For further information or an on-site inspection, please don't hesitate to contact the exclusive agents, Nathan Moore, on 0413 879 428 or Benn Woods 0408 689 651.

EXECUTIVE SUMMARY

The property	79 Cambridge Parade, Manly QLD 4179
Property description	The subject is a 458m ² * allotment on Cambridge Parade in Manly. The site has been levelled, fenced and sealed for use as a secure staff parking lot, providing fifteen line marked spaces and an electronic front gate for access. The site offers approximately eleven metres of frontage to Cambridge Parade.
Zoning	District Centre (District) The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
Site area	458m ² *
Method of sale	Expressions of Interest, Closing Thu 30 May 2019, 4pm
Marketing agent	<p>Nathan Moore Ray White Commercial Bayside T 07 3245 7199 M 0413 879 428 E nathan.moore@raywhite.com</p> <p>Benn Woods Ray White Commercial Bayside T 07 3245 7199 M 0408 689 651 E benn.woods@raywhite.com</p>

* 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

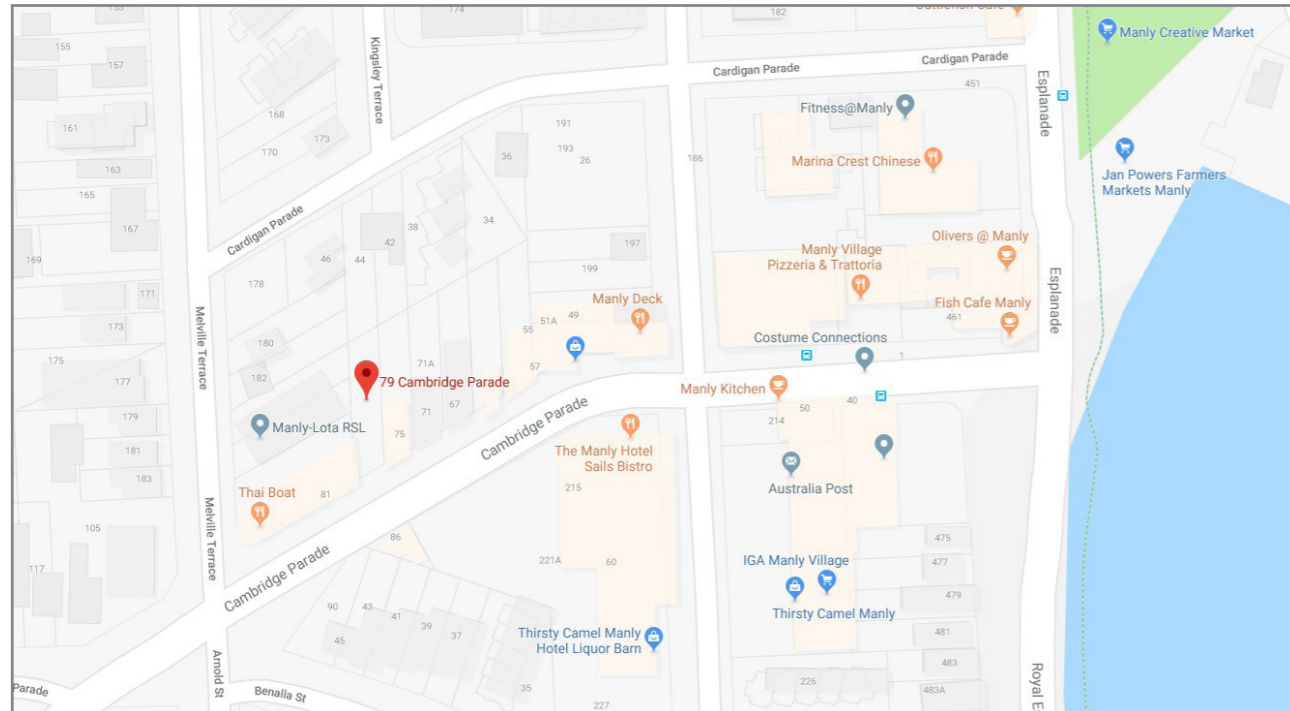
Address	79 Cambridge Parade, Manly QLD 4179
Real property details	L495 RP33018
Title reference	11909062
Zoning	District centre (District)
Local authority	Brisbane City Council
Property description	Near rectangular shaped allotment, at road level alignment with a southern frontage to Cambridge Parade.

LOCATION

Manly Harbour Village is a charming seaside precinct just 30 minutes drive from Brisbane's CBD.

The area boasts a lively atmosphere of entertainment, dining and boutique shopping. Weekend markets and a host of festivals from Seafood to Halloween and regular sailing events add to the vibrancy of this welcoming community.

The well-sheltered coastal location of Manly has resulted in it becoming a popular location for boating. Manly Boat Harbour is the gateway to Moreton Bay and is recognised as the largest boat harbour in the southern hemisphere.



SOURCES OF INFORMATION

Page	Content	Source
3.	Property Overview	pricefinder.com.au
		pdonline.brisbane.qld.go.au
5	Location Map	googlemaps.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: 30980957
Search Date: 09/04/2019 09:27
Title Reference: 11909062
Date Created: 22/08/1934

Previous Title: 11063217

REGISTERED OWNER

Dealing No: 704368101 16/10/2000

MICROROSE PTY LTD A.C.N. 010 919 445
TRUSTEE
UNDER INSTRUMENT 704368101

ESTATE AND LAND

Estate in Fee Simple

LOT 495 REGISTERED PLAN 33018
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10002027 (POR 33V)
Deed of Grant No. 19505052 (POR 57)
2. MORTGAGE No 713322980 30/06/2010 at 12:03
BANK OF QUEENSLAND LIMITED A.B.N. 32 009 656 740
3. LEASE No 717914398 22/03/2017 at 15:14
BMD CONSTRUCTIONS PTY LTD A.C.N. 010 126 100
OF THE WHOLE OF THE LAND
TERM: 01/03/2017 TO 28/02/2020 OPTION 3 YEARS

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

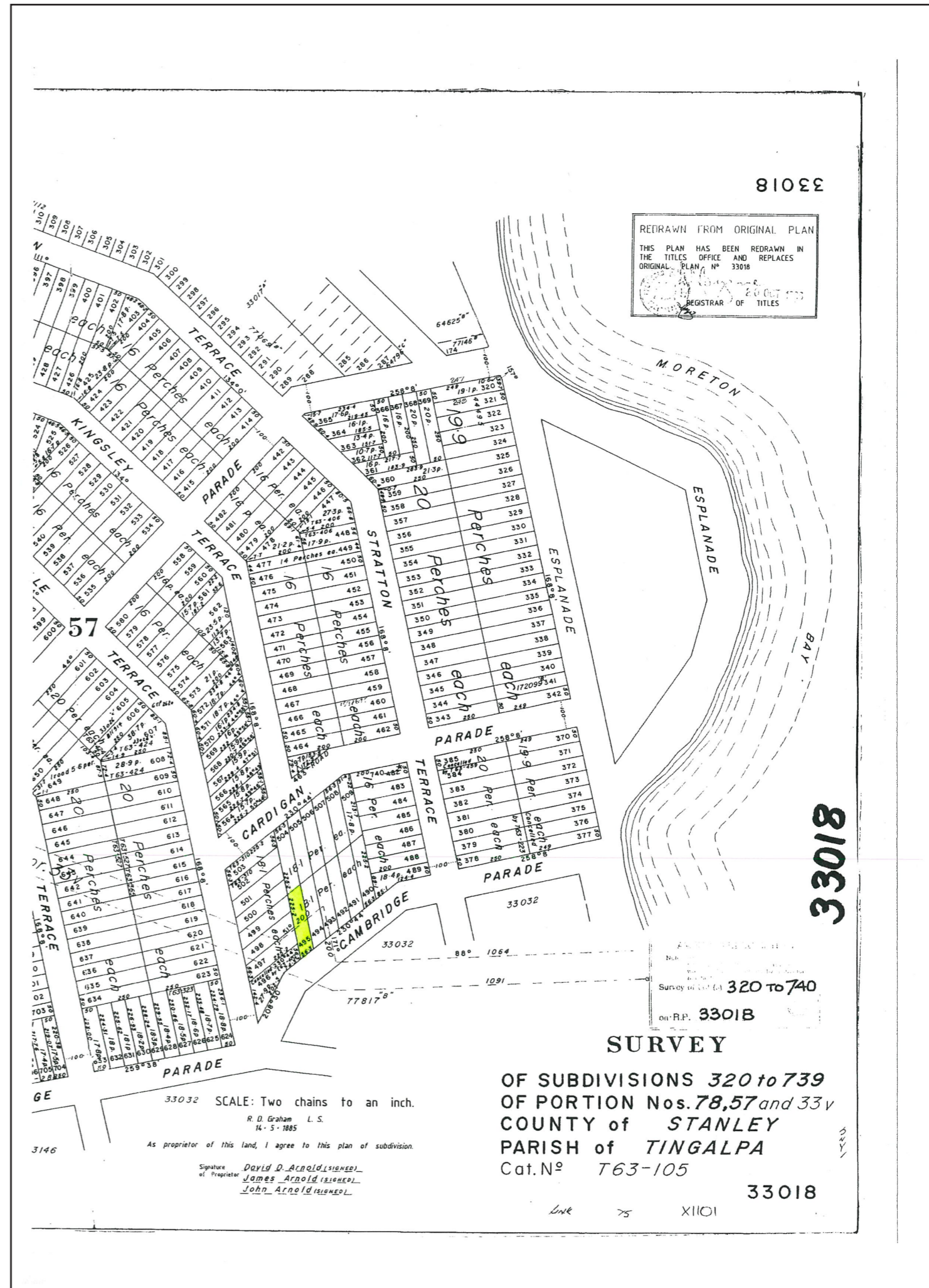
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ GLOBAL X

ANNEXURE B

REGISTERED PLAN



ANNEXURE C

RATES NOTICE



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 79 CAMBRIDGE PDE
MANLY
Issue Date 4 Dec 2018

Account number
5000 0000 0944 272

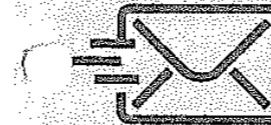
Bill number
5000 1034 3744 443

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2019 - 31 Mar 2019



BCC_RATES_34973_20181130003XPBILR_A-0000357-0001427
MICHAEL POWER UNIT TRUST NO 1
C/- MICHAEL CHRISTOPHER POWER UNIT TRUST
PO BOX 5514
MANLY QLD 4179



Make a statement. Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.



The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.

Nett Amount Payable
\$1,832.00

Due Date
3 Jan 2019

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	1,777.68
State Government Charges	54.35
Gross Amount	1,832.03
Discount and/or Rounding (where applicable)	0.03 CR
Nett Amount Payable	1,832.00

Please note, your nominated bank account will be Direct Debited with the amount/s as arranged. Please ensure that the required funds are available.

Pay using your smartphone
Download the Snip App and scan the code to pay now.

Available on the App Store and Google Play



Pay in person at any Post Office



*439 500010343744443

MICHAEL POWER UNIT TRUST NO 1

Due Date
3 Jan 2019

B PAY
Bill Code: 78550
Ref: 5000 0000 0944 272

50
Gross Amount
\$1,832.03

Nett Amount
\$1,832.00

<0000183200> <004440> <500010343744443> >

ANNEXURE D


SITE VALUTION

Department of Natural Resources, Mines and Energy
State Valuation Service

GPO Box 2771
BRISBANE QLD 4001
LG 1000/07 Prop ID 9077691

Annual land valuation notice

RECEIVED 8 - MAR 2019


MICROROSE PTY LTD AS TTE
PO BOX 197
WYNNUM QLD 4178

Further information
Land valuations website
www.qld.gov.au/landvaluation
Valuation enquiries
1300 664 217
Local Government enquiries
(07) 3403 8888
Land tax website
www.qld.gov.au/landtax

Re: Valuation of property at: **79 CAMBRIDGE PDE, MANLY 4179**
Issue date: **6 March 2019**
Property ID: **9077691**
Valuation reference: **09469752352**
Local Government: **BRISBANE CITY (WYNNUM)**
Real Property Description (RPD): **L495 RP33018**
Area: **458 M2**

Current Site Valuation: \$570,000	New Site Valuation: \$570,000
Date of valuation: 1 October 2016	Date of valuation: 1 October 2018
Date of effect: 30 June 2017	Date of effect: 30 June 2019

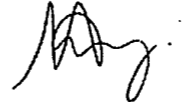
Find your land valuation online or sign up to receive email notices – visit www.qld.gov.au/landvaluation

The State Valuation Service has completed an annual valuation of all properties in your local government area in accordance with the *Land Valuation Act 2010*.


You may inspect the annual valuation display listing for your local government area at the Department of Natural Resources, Mines and Energy, Ground Floor, 317 Edward Street, Brisbane or on the land valuations website until 4 June 2019.

The **New Site Valuation** will be used as a basis for local government rating and state land tax, where applicable, from 30 June 2019. While rates for the 2019–20 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2019 exceeds the threshold. For information on land tax, including current thresholds and available exemptions, visit the land tax website listed above.

If you do not agree with your **New Site Valuation** and wish to lodge an objection, you must do so by 7 May 2019. Objections can be lodged online or at the address shown at the top of this notice and must be in the approved form (*objections lodged online can now be tracked online*). Grounds explaining why the valuation is incorrect must be provided. Land valuation information, privacy information and an objection kit, including the form (Form 58S), guidelines and information on online lodgement, are available from the land valuations website or by phoning the valuation enquiries number above.


Neil Bray
Valuer-General
Department of Natural Resources, Mines and Energy

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Queensland Government

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ANNUAL valuation

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