

Information Memorandum



**For Sale by Expressions of Interest
Closing Friday August 1st 2014 @ 4.00 p.m.**

**17, 18, 19, 1/20, 2/20 & 22 Kempson Court,
Keysborough**



17, 18, 19, 1/20, 2/20 & 22 Kempson Court, Keysborough

17 Kempson Court



18 Kempson Court



19 Kempson Court



1/20 Kempson Court



2/20 Kempson Court



22 Kempson Court



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Introduction

Cameron Industrial Commercial is proud to present for sale by Expressions of Interest, this outstanding opportunity ideally located in the heart of Keysborough with direct access to Eastlink.

This exciting opportunity is being offered as a portfolio consisting of six (6) properties that can be acquired individually or in one line.

The properties have excellent access to Dandenong By-Pass, Eastlink and Monash Freeway.

We welcome your participation for the purchase of this rare property by contacting Cameron Industrial Commercial.

Executive Summary

Property Addresses

17, 18, 19, 1/20, 2/20 & 22 Kempson Court, Keysborough

Potential Income

The current owners are currently constructing new premises that are scheduled to be finished mid 2015. As such they are proposing to offer short term leases (approximately one (1) year) over each property which will reflect market rentals and yield in the vicinity of 7% of the capital value of each property. This aspect will be subject to final negotiations, but will allow potential investors the ability to purchase the properties as going concerns and allow generous lead times to release the properties as and when they become vacant.

Key Features of Building/Site

17 Kempson Court

Building Area	572 sq.m
Land Area	850 sq.m
Site Coverage	67%
Building Description	A secure freestanding freehold pre cast concrete panel building with modern office and amenities. The site is also securely fenced.

18 Kempson Court

Building Area	550 sq.m
Land Area	855 sq.m
Site Coverage	65%
Building Description	Older style free standing concrete panel building with an internal office area and a meeting/training room upstairs. The site is securely fenced and with car parking to the front of the property.

- Both 17 and 18 Kempson Court have specific clean room facilities allowing goods to be handled in a sterile environment. The clean rooms have been assessed to comply with the therapeutic goods (medical devices) Regulations 2002. The conformity assessment certificate number is AUQ00187/01.

19 Kempson Court

Building Area	506 sq.m
Land Area	764 sq.m
Site Coverage	66%
Building Description	Older style freestanding freehold concrete panel building with internal office and amenities. The site is securely fenced with car parking to the front of the property.

1/20 Kempson Court

Building Area	255 sq.m
Land Area	408 sq.m
Site Coverage	62%
Building Description	One of a pair of two (2) older style factories, of secure rendered brick / masonry construction. The property has a small office external to the factory area and internal amenities.

2/20 Kempson Court

Building Area	237 sq.m
Land Area	360 sq.m
Site Coverage	65%
Building Description	One of a pair of two (2) older style factories, of secure rendered brick construction. The property has a small amenity block and no internal office.

22 Kempson Court

Building Area	368 sq.m
Land Area	617 sq.m
Site Coverage	60%
Building Description	Older style freestanding concrete panel building, with a small internal office and amenities. The site is securely fenced with a car park and yard area to the front of the property.

- Zoned – Industrial 1.

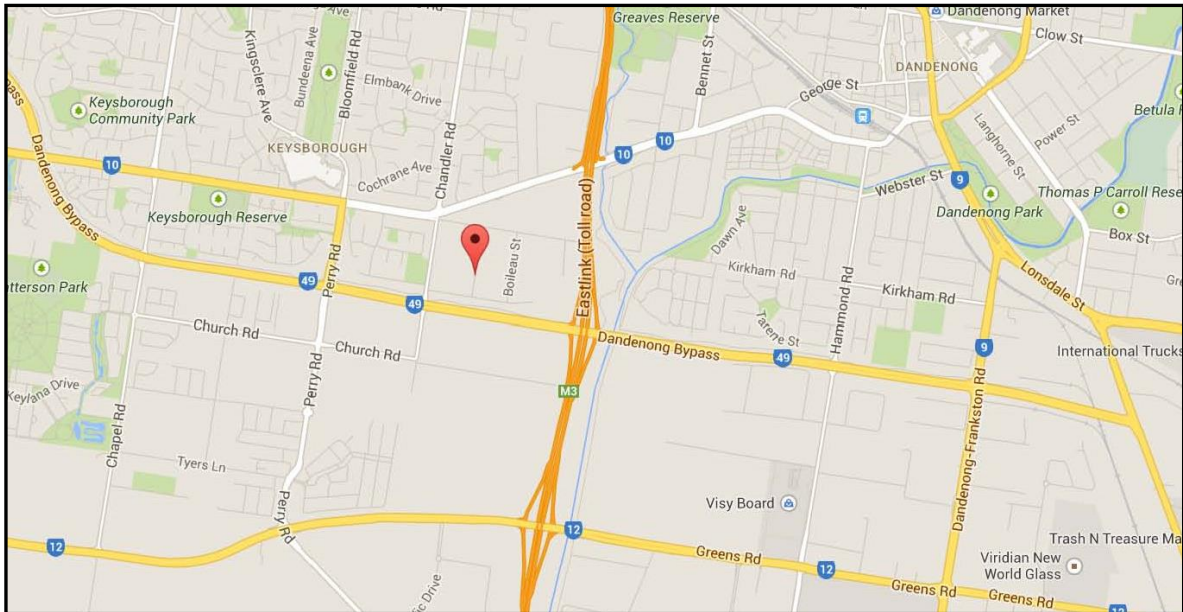
Method of Sale

Expressions of Interest – closing Friday 1st August 2014 @ 4.00 p.m.

Location Details

Kempson Court, Keysborough is situated approximately 4.5 km south west from central Dandenong and 30 minutes (approximately) to Melbourne CBD.

The property is in close proximity to Eastlink and Dandenong Bypass.



Further Details

Documentation is available through the Sales and Leasing team.

Cameron Industrial Commercial

211 Thomas Street
DANDENONG VIC 3175
Ph: (03) 9791 4800
Fax: (03) 9792 1057



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Planning Property Report

Planning Property Report

from www.dtpli.vic.gov.au/planning on 25 June 2014 03:10 PM

Address: 17, 18, 19, 1/20, 2/20 & 22 KEMPSON COURT KEYSBOROUGH 3173

Lot and Plan Number: Lot 17, Lot 10 & Lot 16 LP210133, Lot 1 & Lot 2 SP31078 & Lot 12 LP210133

Local Government (Council): GREATER DANDENONG

Directory Reference: Melway 89 H10 & 89 G10

Planning Zone

INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE



Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - Residential 1
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - Residential 2
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - Residential 3
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge		Urban Growth Boundary

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Planning Overlay

None affecting this land



Overlays Legend

AEO - Airport Environs	LSIO - Land Subject to Inundation
BMO - Bushfire Management (also WMO)	MAEO1 - Melbourne Airport Environs 1
CLPO - City Link Project	MAEO2 - Melbourne Airport Environs 2
DCPO - Development Contributions Plan	NCO - Neighbourhood Character
DDO - Design & Development	PO - Parking
DDOPT - Design & Development Part	PAO - Public Acquisition
DPO - Development Plan	RO - Restructure
EAO - Environmental Audit	RCO - Road Closure
EMO - Erosion Management	SBO - Special Building
ESO - Environmental Significance	SLO - Significant Landscape
FO - Floodway	SMO - Salinity Management
HO - Heritage	SRO - State Resource
IPO - Incorporated Plan	VPO - Vegetation Protection

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 19 June 2014.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.dpcd.vic.gov.au/planning

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Industrial 1 Zone Uses

33.01

15/07/2013
VC100

INDUSTRIAL 1 ZONE

Shown on the planning scheme map as **IN1Z**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

33.01-1

15/07/2013
VC100

Table of uses

Section 1 - Permit not required

Use	Condition
Crop raising	
Extensive animal husbandry	
Home occupation	
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none">▪ The threshold distance, for a purpose listed in the table to Clause 52.10.▪ 30 metres, for a purpose not listed in the table to Clause 52.10. <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none">▪ Transport of materials, goods or commodities to or from the land.▪ Appearance of any stored goods or materials.▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Informal outdoor recreation	
Mail centre	
Minor utility installation	
Railway	
Service station	<p>The land must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an</p>

Use	Condition
	education centre.
Shipping container storage	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 100 metres, for a purpose not listed in the table to Clause 52.10. <p>The site must adjoin, or have access to, a road in a Road Zone.</p> <p>Shipping containers must be setback at least 9 metres from a road in a Road Zone.</p> <p>The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.</p> <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
Tramway	
Warehouse (other than Mail centre and Shipping container storage)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10. <p>Must not adversely affect the amenity of the neighbourhood, including through the:</p> <ul style="list-style-type: none"> ▪ Transport of materials, goods or commodities to or from the land. ▪ Appearance of any stored goods or materials. ▪ Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste

Use	Condition
	products, grit or oil.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
Section 2 - Permit required	
Use	Condition
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Extensive animal husbandry, and Intensive animal husbandry)	
Caretaker's house	
Convenience shop	
Education centre	Must not be a primary or secondary school.
Leisure and recreation (other than Informal outdoor recreation)	
Materials recycling	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Office	The leasable floor area must not exceed the amount specified in the schedule to this zone.
Place of assembly (other than Carnival and Circus)	
Restricted retail premises	
Retail premises (other than Shop)	
Transfer Station	The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Utility installation (other than Minor utility installation and Telecommunications facility).	Any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone, Capital City Zone or Docklands Zone land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use

Accommodation (other than Caretaker's house)

Cinema based entertainment facility

Hospital

Intensive animal husbandry

Shop (other than Adult sex bookshop, Convenience shop and Restricted retail premises)

33.01-2

15/09/2008
VC49

Use of land

Application requirements

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.

-
- The interim use of those parts of the land not required for the proposed use.

33.01-3

15/07/2013
VC100

Subdivision

Permit requirement

A permit is required to subdivide land.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

33.01-4

15/07/2013
VC100

Buildings and works

Permit requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, extensive animal husbandry or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
 - The rainwater tank is not located within the building's setback from a street (other than a lane).
 - The rainwater tank is no higher than the existing building on the site.
 - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

33.01-5

19/01/2006
VC37

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

Notes:

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

Disclaimer

This investment memorandum has been prepared by Cameron Industrial Commercial.

It is intended only as a guide and is an aid to further investigation by potential investors.

Potential investors accept this document on the condition that they will make their own enquiries and obtain their own independent advice.

Cameron Industrial Commercial provides this document on the condition that, subject to any statutory limitations on its ability to do so, Cameron Industrial Commercial disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Cameron Industrial Commercial and is not to be resupplied to any other person without the prior written consent of Cameron Industrial Commercial.

GST Disclaimer

Cameron Industrial Commercial advises that the financial information in this report, relating to income, outgoings and the like is provided with out reference to the possible reference of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the return derived there from after obtaining expert professional advice.

Expressions of Interest Form

Parties interested in the purchase of the property are invited to complete this form and return to:

Cameron Industrial Commercial
211 Thomas Street
DANDENONG VIC 3175
Ph: (03) 9791 4800
Attention: Ben Murphy

Fax: (03) 9792 1057
Email: bm@cameronindustrial.com.au



ADDRESS: KEMPSON COURT, KEYSBOROUGH

Additional information, which supports or clarifies a Registrant's submission, may be annexed to this "Expressions of Interest Form". The Registrant makes this offer after conducting all appropriate due diligence regarding the property and sales documentation and being satisfied with the same.

1. Registrant's Details

Name of Individual:
Name of Company:
Street Address:
ABN:
Telephone:
Facsimile:
Attention:

2. Registrant's Solicitor

Company:
Street Address:
Telephone:
Facsimile:
Attention:

3. Proposed Purchase Terms

Purchase Price:
Deposit (%):
Settlement Period:

4. Special Conditions (if any):

.....
.....

5. Registration Deposit

- * An amount of \$2,000 is to be paid upon registration of interest.
- * Registration deposit will be held in Cameron Industrial Commercial trust account.
- * The registration deposit is to be deducted from the final deposit of the successful purchaser upon signing of Contract.
- * Registration deposit will be refunded to unsuccessful parties.

EXPRESSIONS OF INTEREST CLOSE FRIDAY 1ST AUGUST 2014 AT 4.00 P.M.

.....
Signed for and on behalf of the Registrant

.....
Date

.....
Name if Signatory (please print)

Note: The Vendor reserves the right, in its sole discretion, to vary the sales process, to postpone or cancel the sale of the property and to modify or add and terms and conditions to any proposed contract of sale or Vendor's statement which may be made available to a potential purchaser.