



Outline Indicative Only

## INFORMATION MEMORANDUM

# 74-80 SHORE STREET WEST CLEVELAND QLD 4160

Prepared by Ray White Commercial Bayside  
June 2019



# CONTENTS

---

THE OPPORTUNITY	1
EXECUTIVE SUMMARY	2
PROPERTY OVERVIEW	3
IMPROVEMENTS	5
LAND PARTICULARS	6
LOCATION	7
SOURCES OF INFORMATION	8
SALE PROCESS	9
COPY OF EOI FORM	10
DISCLAIMER	13
ANNEXURE A - TITLES	14
ANNEXURE B - REGISTERED PLAN	16
ANNEXURE C - RATES	17
ANNEXURE D - LAND VALUATION	19
ANNEXURE E - TENANCY SCHEDULE	21
ANNEXURE F - SITE SKETCH PLAN	29



NATHAN MOORE

---

Ray White Commercial Bayside

0413 879 428

nathan.moore@raywhite.com

74-80 Shore Street W



## THE OPPORTUNITY

LOCATED IN CLEVELAND'S TIGHTLY HELD RETAIL SHOWROOM AND SERVICES PRECINCT 74-76 & 80 SHORE STREET WEST OFFER A RARE OPPORTUNITY TO PURCHASE TWO FREEHOLD TENANTED PROPERTIES WITH THE FLEXIBILITY TO IMPROVE OR REDEVELOP.

74-76 Shore Street West comprises a 1,528m<sup>2</sup>\* building consisting of ground floor office and warehouse plus a 500m<sup>2</sup>\* awning on a 3,098m<sup>2</sup>\* block. 80 Shore Street West comprises a concrete sealed hard-standing allotment of 3,164m<sup>2</sup>\*. Located on the homebound lane, heading into central Cleveland and Raby Bay Harbour, surrounded by and within close proximity to multiple large format retailers, IGA Market Place, McDonald's, Cleveland Train Station, and Stockland Shopping Centres, these well positioned properties are suitable for an astute investor/developer looking to secure a foothold in this highly sought-after location.

Ray White Commercial Bayside are pleased to exclusively offer to the market, for sale by Expressions of Interest closing 11 July 2019 the properties located at 74-76 Shore Street West & 80 Shore Street West, Cleveland QLD 4163. For further information or an on-site inspection, please don't hesitate to contact the exclusive agents.

# EXECUTIVE SUMMARY

<b>The property</b>	74-76 Shore Street West, Ormiston QLD 4160 80 Shore Street West, Ormiston QLD 4160
<b>Building area</b>	1,528m <sup>2</sup> * plus 500m <sup>2</sup> * awning
<b>Site area</b>	3,098m <sup>2</sup> * and 3,164m <sup>2</sup> *
<b>Current Net Rental</b>	74-76 Shore Street West, Ormiston = \$88,636.36 (exc GST) 80 Shore Street West, Ormiston = \$42,000.00 (exc GST)
<b>Method of sale</b>	Expressions of Interest Closing 11 July 2019, 4pm
<b>Marketing agent</b>	Nathan Moore M 0413 879 428 E nathan.moore@raywhite.com Ray White Commercial Bayside T 07 3245 7199

\* Approximately

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	74-76 Shore Street West, Ormiston QLD 4160 80 Shore Street West, Ormiston QLD 4160
Real property details	Lot 1 & 2 RP 73840
Title reference	12715185 and 15634151
Zoning	Mixed Use - This zone allows a wide range of commercial, office, and industrial uses.
Local authority	Redland City Council
Property Description	<p>Lot 1</p> <p>Regular rectangle shaped allotment with a south facing frontage to Shore Street West includes 1,528m<sup>2</sup>* building plus 500m<sup>2</sup>* awning. Balance of site is concrete sealed hardstand.</p> <p>Lot2</p> <p>The property comprises a slightly irregular rectangular shaped block with a Southern frontage onto Shore Street West. Site is near level concrete hardstand.</p>

74-80 Shore Street W



# IMPROVEMENTS

## BUILDING SERVICES (74-76 SHORE STREET ONLY)

<b>Air-conditioning</b>	Multiple split system air conditioning units service areas within the building
<b>Fire prevention</b>	36M Fire Hose Reel located in car park
<b>Loading areas</b>	On grade loading areas only
<b>Amenities</b>	Male and Female amenities
<b>Signage</b>	The front façades of each tenancy plus a large pylon sign with 3 panels in the front garden facing Shore Street

## PARKING

74-76 Shore Street West provides a total of 20 on-grade car spaces accessed from Shore Street.

80 Shore Street West is open hardstand only.

## SERVICES AND AMENITIES

74-76 is connected to all usual services and amenities, including reticulated water, sewer, and communications.

80 Shore Street has access to all of these services, however some connections may be required.

## ZONING

The property is zoned 'Commercial Industry' under the Redlands Planning Scheme with a 'Multi Use' classification.



# LAND PARTICULARS

## LOCALITY AND SURROUNDING DEVELOPMENT

The subject property is located in Cleveland, approximately twenty eight (28) kilometres south east of the Brisbane CBD. The suburb of Cleveland is predominantly traditional residential areas with various commercial and retail facilities comprised primarily over Middle Street, Queen Street & Bloomfield Street, and a mixture of retail, showroom & industrial over Shore Street & Wellington Street. The sub-regional shopping centre servicing the area is Stocklands Cleveland Shopping Centre located on Middle Street, approximately 1.8km from the subject, and Cleveland Train Station is approximately 1.6km east of the subject property.

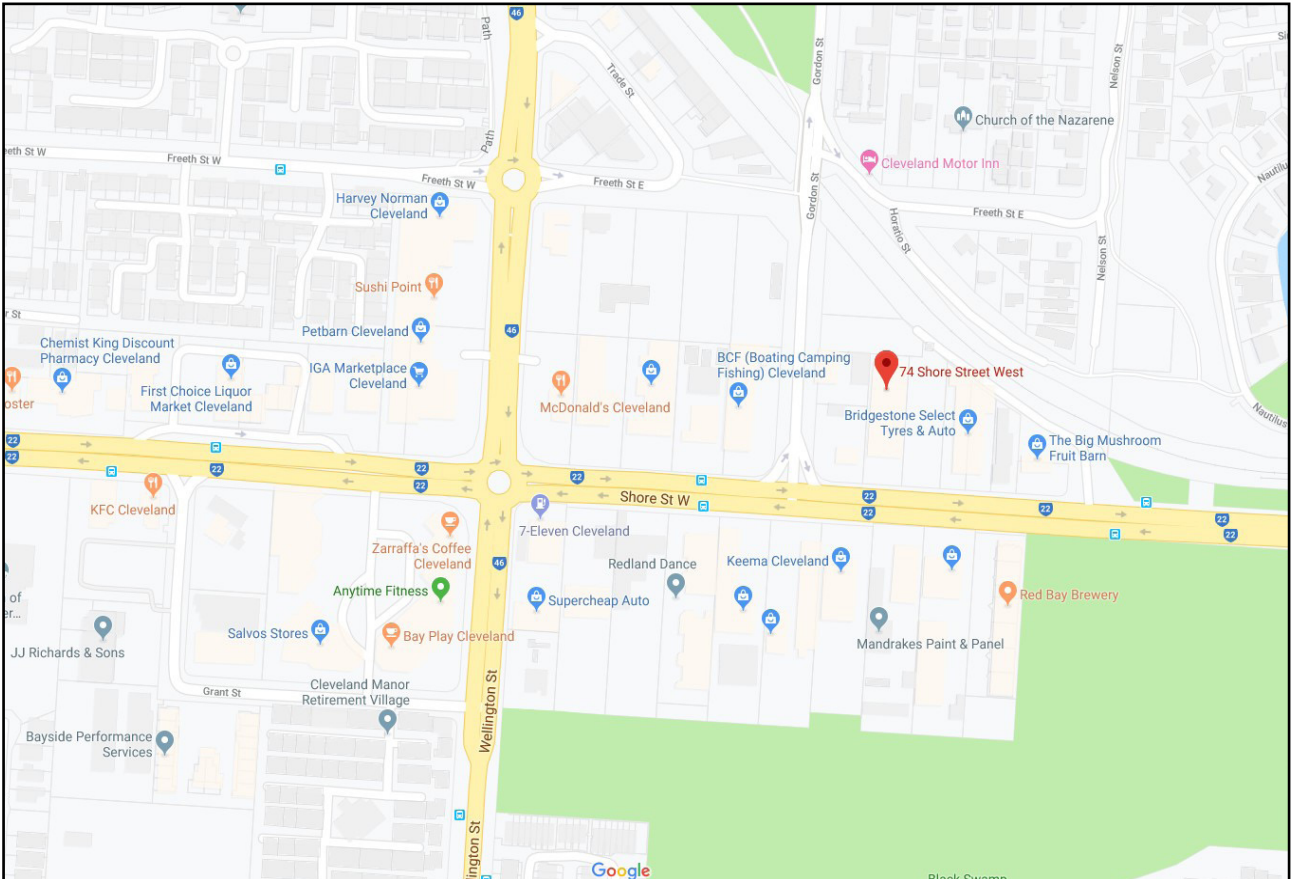
## ROAD SYSTEM, ACCESS AND EXPOSURE

Shore Street is a four-lane arterial road. The subject properties enjoy direct vehicular access from the street. The building at 74-76 Shore Street West provides substantial facade signage opportunities, and all three tenancies have a panel on the pylon sign. A second smaller pylon is erected at the front of 80 Shore Street West for the use of the display yard tenant.



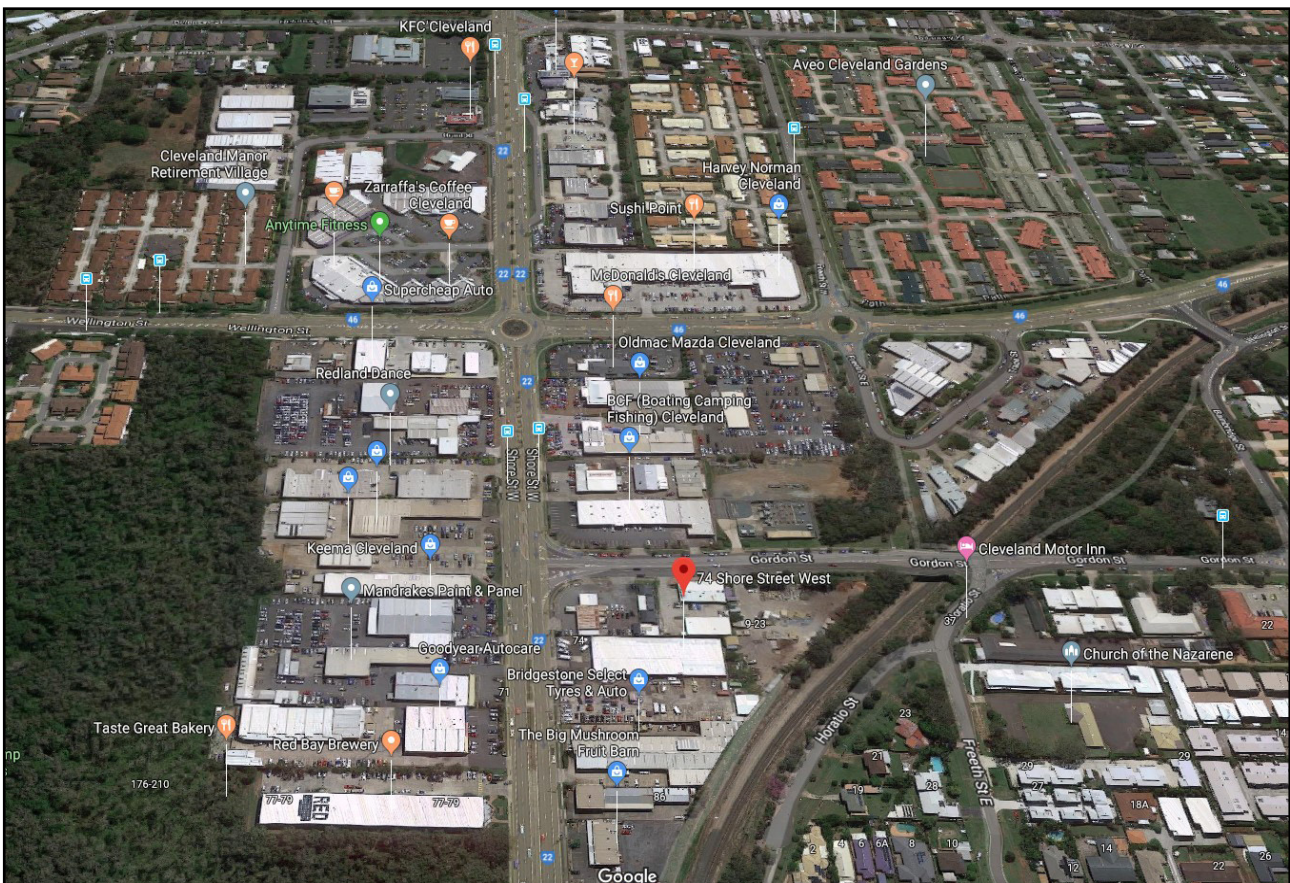
# LOCATION

The historic bayside suburb of Cleveland contains a diverse mix of housing styles and commercial activity centred around the waterfront areas of prestigious Raby Bay. In recent times the area has seen the emergence of unit development, which has transformed parts of Cleveland's shoreline. Cleveland has experienced strong price growth over recent years as people recognise the suburb's many benefits and strong local business base. Cleveland is not only seen as the retail and commercial hub for Redland Shire, it is also a home to many community-based activities, public artworks, historic buildings and a broad range of dining options.



# SOURCES OF INFORMATION

Page	Content	Source
3.	Property Overview	pricefinder.com.au
		redland.qld.gov.au
7.	Location	Redland City Council
7 & 8	Location Map	googlemaps.com



# SALES PROCESS

---

## THIS PROPERTY IS BEING OFFERED FOR SALE BY EXPRESSIONS OF INTEREST CLOSING THU 11 JULY 2019 AT 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.

### HARD COPY

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

EOI for 4-76 and 80 Shore Street West, Ormiston QLD 4163

c/- Nathan Moore

Ray White Commercial Bayside  
1/76 Old Cleveland Road  
Capalaba QLD 4157

### EMAIL

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

nathan.moore@raywhite.com

# EXPRESSION OF INTEREST FORM



## Expressions of Interest Form

74-76 and 80 Shore Street West, Ormiston QLD 4160

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 7188  
Email: [nathan.moore@raywhite.com](mailto:nathan.moore@raywhite.com)

**Closing Date: 11 July 2019, 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	
74-76 Shore Street West	L1 RP73840	3,098m <sup>2</sup>	
80 Shore Street West	L2 RP73840	3,164m <sup>2</sup>	

### Expressions of Interest

Proposed Price (exc GST):	\$
Proposed Deposit:	10% of the Purchase Price
Proposed Settlement Date:	On or before 6 September 2019
Further Details / Information: (Finance, Conditions, etc)	

Ray White Commercial Bayside  
1/76 Old Cleveland Road, PO Box 1197  
Capalaba, QLD, 4157  
+61 7 8245 7199  
+61 7 8245 7188 fax  
[baysidecommercial.qld@raywhite.com](mailto:baysidecommercial.qld@raywhite.com)

### 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:

\_\_\_\_\_

# 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: 29250413

Search Date: 03/08/2018 16:01

Title Reference: 12715185

Date Created: 09/01/1953

Previous Title: 10771203  
10771204

#### REGISTERED OWNER

MASON MANUFACTURING CO PTY LTD

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 73840  
Local Government: REDLAND

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10771203 (ALLOT 3 SEC 85)  
Deed of Grant No. 10771204 (ALLOT 2 SEC 85)
2. LEASE No 715197654 11/07/2013 at 14:15  
JACK BUTLER TRUSTEE  
UNDER INSTRUMENT 715197654  
OF PART OF THE GROUND FLOOR (LEASE A) AND PART OF THE  
MEZZANINE FLOOR (LEASE B)  
TERM: 01/09/2012 TO 31/08/2017 OPTION NIL

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) [2018]

Requested By: D-ENQ CITEC CONFIRM

## REGISTRATION CONFIRMATION STATEMENT

### NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Title Reference : 15634151

This is the current status of the title as at 11:54 on 21/05/2019

#### REGISTERED OWNER

Dealing No: 719405959 14/05/2019

NINA VICTORIA MASON

DENNIS JOHN MASON PERSONAL REPRESENTATIVE

UNDER INSTRUMENT 719405959

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 73840  
Local Government: REDLAND

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10771203 (ALLOT 3 SEC 85)  
Deed of Grant No. 10775175 (ALLOT 4 SEC 85)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

#### DEALINGS REGISTERED

719405959 TRANS DEATH

\*\* End of Confirmation Statement \*\*

EV Dann

Registrar of Titles and Registrar of Water Allocations

Lodgement No: 4466702  
Email: admin@mcsllaw.com.au  
MACFIE CURLEWIS SPIRO  
Office: BRISBANE  
Box: 211

# ANNEXURE B

## REGISTERED PLAN

RP73840 V0 Page 1 of 2 Not To Scale

**THIS PLAN should be ROLLED not folded**  
 — FOR OFFICE USE ONLY —

D.G. 74444~771~204. Allot. 2.  
 D.G. 74443~771~203. Allot. 3.  
 C.T. 424381~2207~221. Allot. 4.  
 Allot. 2 of S 461 see I.S. 7473. (687).  
 Allot. 1, 15 see I.S. 12762

73840

73840

*Kenneth M. Jones of Dunstons*  
 Authorized Surveyor, do hereby solemnly and sincerely declare that I have faithfully and truly surveyed, measured, and marked on the ground the parcel of land herein referred to, and that the measurements and boundaries given in this plan are correct, and do not to the best of my belief in any way interfere with the rights or property of any person, owner, or occupiers of land adjoining the above land, and described in the said plan, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the "Oath Act of 1907".

*L. McInnes*  
 Authorized Surveyor.

Made and Signed at CHRISTCHURCH this 16th day of April 1951 before me

Signature of Registrar of Titles or of a Magistrate: *Ray Laflora J.P.*

Approved by the Council of the Shire of Redland  
 on Thursday the fourteenth day of June 1951

*C. H. J. McInnes*  
 Chairman

*B. Ellis*  
 Shire Clerk



73840

**AMENDED DESCRIPTION**  
 Note: This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation.  
 Survey of Lot (s) 1 and 2  
 on R.P. 73840

# ANNEXURE C

## RATES



### Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au



143585/A/003782 H D-038  
Mason Manufacturing Co Pty Ltd  
218 Shore Street North  
Cleveland QLD 4163

Property No.	1235
Valuation 2018-2019	\$890,000
Rating Category	6a
Billing Period	1 Apr 2019 - 30 Jun 2019
Property Location	74-76 Shore Street West Ormiston QLD 4160 Lot 1 RP 73840

Due Date **07 May 2019**

Total Amount

**\$2,878.00**

### Summary of Charges

Balance Brought Forward	\$	0.00
Rates and Charges	\$	1,671.26
<b>Subtotal</b>	<b>\$</b>	<b>1,671.26</b>
Water and Wastewater charges	\$	875.79
<b>Subtotal</b>	<b>\$</b>	<b>875.79</b>
State Government Charges	\$	330.95
<b>Sub-total State Government Charges and Subsidies</b>	<b>\$</b>	<b>330.95</b>
<b>Total Amount Payable</b>	<b>\$</b>	<b>2,878.00</b>

Payments made after 27/03/2019 may not be included in the calculation of this rate notice.

### PAPERLESS BILLING

Register now to have your rate notice delivered by email

1. Log on to [www.redland.qld.gov.au](http://www.redland.qld.gov.au)
2. Click on **ONLINE SERVICES**
3. Click on **myServices** and register

### Payment By BPAY



**Billers Code:** 53058  
**Ref:** 1012355

**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](http://www.bpay.com.au)

### Payment Online



[www.redland.qld.gov.au](http://www.redland.qld.gov.au)  
Use your credit card to pay 24 hours 7 days per week.  
**Reference No:** 1012355

### Payment By Phone



**1300 300 943**  
Visa, Mastercard. 24 hours.  
7 days per week.

**Reference No:** 1012355

See over the page for **Levy Details and more Payment Options**



### Account Summary

Property Number 1235

RayWhite.



# Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au

Property No.	1236
Valuation 2018-2019	\$890,000
Rating Category	6a
Billing Period	1 Apr 2019 - 30 Jun 2019
Property Location	80 Shore Street West Ormiston QLD 4160 Lot 2 RP 73840



143585/A/014779 H D-038  
Mr John W Mason  
218 Shore Street North  
Cleveland QLD 4163

Due Date **07 May 2019**

Total Amount

**\$2,115.90**

## Summary of Charges

Balance Brought Forward	\$	0.00
Rates and Charges	\$	1,671.26
<b>Subtotal</b>	<b>\$</b>	<b>1,671.26</b>
Water and Wastewater charges	\$	260.48
<b>Subtotal</b>	<b>\$</b>	<b>260.48</b>
State Government Charges	\$	184.16
<b>Sub-total State Government Charges and Subsidies</b>	<b>\$</b>	<b>184.16</b>
<b>Total Amount Payable</b>	<b>\$</b>	<b>2,115.90</b>

Payments made after 27/03/2019 may not be included in the calculation of this rate notice.

## PAPERLESS BILLING

Register now to have your rate notice delivered by email

1. Log on to [www.redland.qld.gov.au](http://www.redland.qld.gov.au)
2. Click on **ONLINE SERVICES**
3. Click on **myServices** and register

## Payment By BPAY



Billers Code: 53058  
Ref: 1012363

**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](http://www.bpay.com.au)

## Payment Online



[www.redland.qld.gov.au](http://www.redland.qld.gov.au)  
Use your credit card to pay 24 hours 7 days per week.  
Reference No: 1012363

## Payment By Phone



**1300 300 943**  
Visa, Mastercard. 24 hours.  
7 days per week.  
Reference No: 1012363

See over the page for **Levy Details and more Payment Options**



\*L014779\*

20,363

143585/A/014779

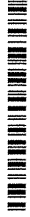


## Account Summary

Property Number 1236

# ANNEXURE D

## STATUTORY VALUATION/LAND TAX



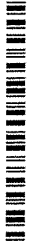
### Your 2018–19 land tax summary

2018–19 assessment	
Reassessment—N/A	\$0.00
Total assessed liability	\$0.00
Payments received/Refund	\$0.00
Unpaid tax interest (UTI)	\$0.00
Penalty tax	\$0.00
<b>Total amount due</b>	

### How your land tax was calculated

Property address	Property ID (from your valuation notice)	Property description	Valuations* 3 year averaging may be applied (If blank - State wide averaging factor of .96 used)			Averaged value	Capped value	Your share of value	Less exemption	Exemption code	Your taxable value
			2018–19	2017–18	2016–17						
LAND OWNED SOLELY BY MASON MANUFACTURING CO PTY LTD 74 SHORE ST WEST ORMISTON	204653	1/RP/73840	\$890,000	\$890,000	\$890,000	\$890,000		\$890,000.00			\$890,000.00
<b>Exemption codes</b> D Subdivider discount applied A Aged-care facilities E Other exemption M Moveable dwelling park P Primary production R Home S Supported accommodation											
<b>Total taxable value</b>											\$1,450 + 1.70c for each \$1 more than \$350,000
<b>Total assessed liability</b>											

\* These values are provided by the Department of Natural Resources, Mines and Energy (DNRME, [www.qld.gov.au/landvaluations](http://www.qld.gov.au/landvaluations)) under the *Land Valuation Act 2010* and are required to be used to calculate your taxable value. They may only be amended by DNRME. Therefore the Office of State Revenue cannot consider an objection/variation to your assessment on the basis of these values being excessive.



## Your 2018–19 land tax summary

2018–19 assessment	\$3,400.00
Reassessment—N/A	\$0.00
Total assessed liability	\$3,400.00
Payments received/Refund	\$0.00
Unpaid tax interest (UTI)	\$0.00
Penalty tax	\$0.00
<b>Total amount due</b>	<b>\$3,400.00</b>

## How your land tax was calculated

Property address	Property ID (from your valuation notice)	Property description	Valuations* 3 year averaging may be applied (If blank - State wide averaging factor of .96 used)			Averaged value	Capped value	Your share of value	Less exemption	Exemption code	Your taxable value
			2018–19	2017–18	2016–17						
LAND OWNED SOLELY BY JOHN MASON											
80 SHORE ST WEST ORMISTON	204654	2/RP/73940	\$890,000	\$890,000	\$890,000	\$890,000		\$890,000.00			\$890,000.00
Exemption codes											
D Subdivider discount applied											
A Aged-care facilities											
E Other exemption											
M Moveable dwelling park											
P Primary production											
R Home											
S Supported accommodation											
Total taxable value											\$890,000.00
Tax rate											\$500 + 1.00c for each \$1 more than \$600,000
Total assessed liability											\$3,400.00

\* These values are provided by the Department of Natural Resources, Mines and Energy (DNRME, [www.qld.gov.au/landvaluations](http://www.qld.gov.au/landvaluations)) under the *Land Valuation Act 2010* and are required to be used to calculate your taxable value. They may only be amended by DNRME. Therefore the Office of State Revenue cannot consider an objection/variation to your assessment on the basis of these values being excessive.

# ANNEXURE E

## TENANCY SCHEDULE

### CURRENT TENANCY SCHEDULE (AS AT 6th JUNE, 2019) 74-76 SHORE STREET WEST, ORMISTON

TENANCY	TENANT	TERM	OPTION	START	INCREASES	CURRENT GROSS RENTAL PA*
1	Cleveland Caravan Sales	Monthly				Owner Occupied - Will Vacate at Settlement
2	MBAZ P/L t/as Cleveland 4x4	3 Months	Nil	1/05/2019	N/A	\$24,000.00
3	Andrew Pascoe t/as Paoce Mechanical	2 Years	2 Years	1/12/2018	CPI Annually	\$43,636.36
4	Cleveland Crane Hire**	Monthly		1/05/2019	N/A	\$21,000.00
<b>TOTAL</b>						<b>\$88,636.36</b>

### 80 SHORE STREET WEST, ORMISTON

TENANCY	TENANT	TERM	OPTION	START	INCREASES	CURRENT GROSS RENTAL PA*
1	MBAZ P/L t/as Cleveland 4x4	6 Months	6 Months	1/05/2019	N/A	\$42,000
<b>TOTAL</b>						<b>\$42,000</b>

\*ALL RENTALS QUOTED ARE INCLUSIVE OF OUTGOINGS AND EXCLUSIVE OF GST

\*\* CLEVELAND CRANE HIRE HAVE GIVEN NOTICE THAT THEY WILL VACATE AT 30th JUNE, 2019



# ANNEXURE F

## SITE SKETCH PLAN



74-80 Shore Street W





---

## NATHAN MOORE

0413 879 428  
nathan.moore@raywhite.com

---

1/76 Old Cleveland Road, Capalaba QLD 4157

raywhitecommercialbayside.com

07 3245 7199

RAY WHITE COMMERCIAL BAYSIDE