FOR SALE
EXPRESSION OF INTEREST

STRATA COMMERCIAL PREMISES

LOT 2 / 78 SIXTH AVE COTTON TREE MAROOCHYDORE Q 4558

Prepared By
Tom McLean
McLean Real Estate Pty Ltd
Mobile 0414 300 224
Email: tom@mcleanrealestate.com.au

MCLEAN REAL ESTATE

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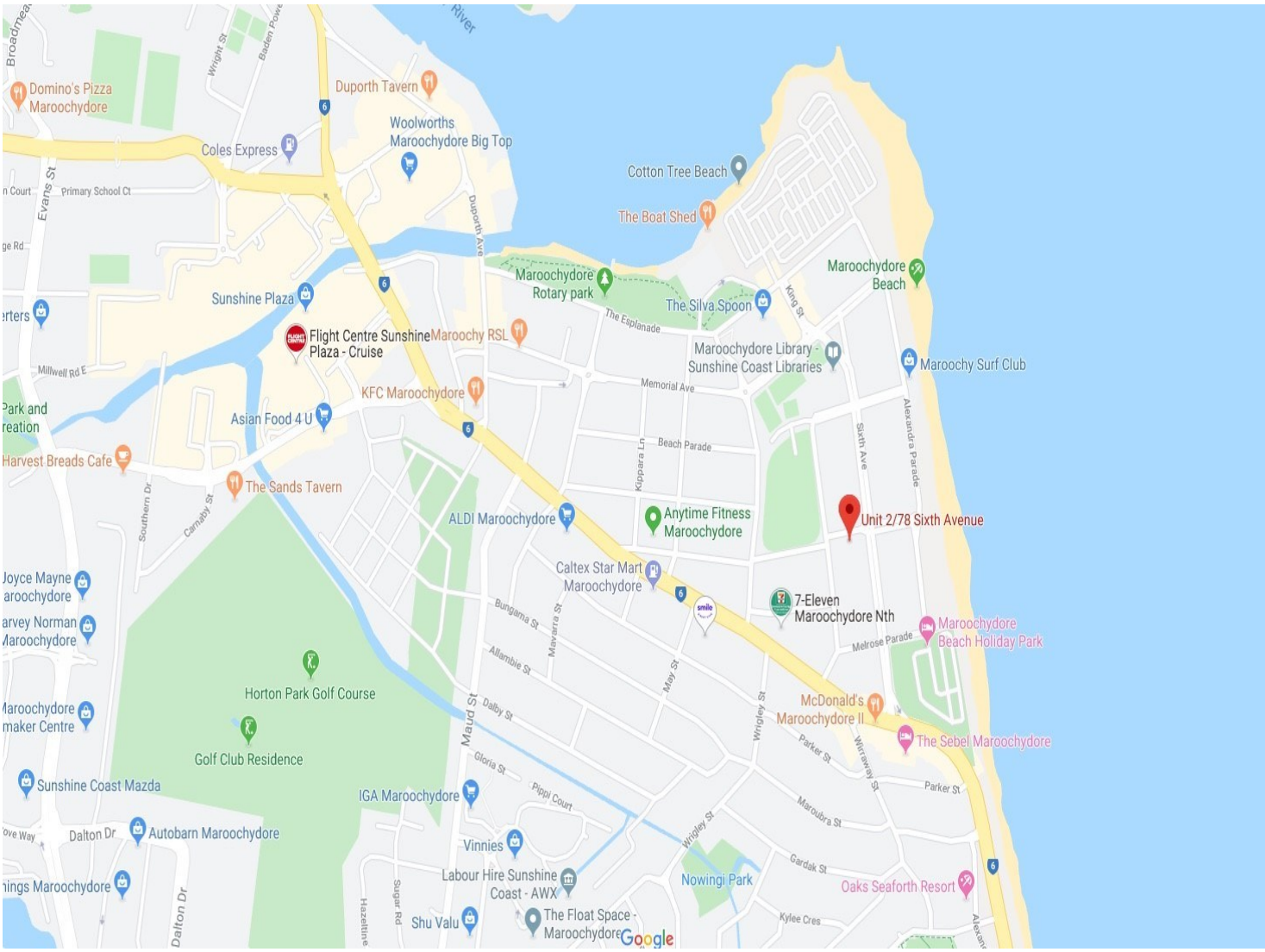

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1. Introduction

On behalf of the vendors, McLean Real Estate Pty Ltd has pleasure in presenting LOT 2/78 SIXTH AVENUE COTTON TREE QUEENSLAND 4558
This offering represents an excellent opportunity to secure a very prominent strata shop or office on busy Sixth Avenue in the heart of Cotton Tree
We strongly urge you to consider the following attributes when assessing this opportunity.:

- Commercial Strata formerly a food premises
- High Profile position with a frontage to busy Sixth Avenue Road
- Area 93 m2 approx
- Only 100 metres to Maroochydore surf beach.
- Huge exposure on the main thoroughfare between Aerodrome Road and bustling Cotton Tree.
- Excellent signage opportunity
- Convenient access and location to all facilities.
- Use of side outside area (Body Corporate common property)
- Front side and rear access
- Situated in a tightly held precinct presenting a rare opportunity for the investor or owner occupier
- Lot 2/78 Sixth Avenue is for sale by expression of interest

INSPECTION :
To arrange an inspection or require further information please contact the exclusive marketing agent.

Tom McLean
Director
McLean Real Estate Pty Ltd
Mobile 0414 300 224
tom@mcleanrealestate.com.au

2. The Opportunity

An opportunity to secure a sought-after, retail and commercial ground floor strata title investment.

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The property is accessed via the front frontage as well as a side access leading from the outside dining area plus a rear access from the covered car park.

This 93 m2 approximate, property has for many years been occupied as a food premises.

The property is now vacant and the owners took the opportunity to renovate the whole of the inside.

The owners have now decided to sell the property

3. Executive summary

The property	Lot 2 TIBERIAN LODGE 78 Sixth Avenue Maroochydore Q 4558
Property description	Lot 2 BUP 2103
Site area	93m^{2*approx}
Method of sale	Private Treaty by Expression of Interest
Marketing agent	Tom McLean McLean Real Estate Pty Ltd M 0414 300 224 E tom@mcleanrealestate.com.au

4. Property Overview

Address	2 / 78 SIXTH AVENUE COTTON TREE Q 4558
Real property details	Lot 2 BUP 2103
Title reference	15503102
Zoning	See attached Town Planning report
Local authority	Sunshine Coast Council
Area	93m2 approx

FOR LEASE
FOR LEASE
0414 300 224

hardy
FOR LEASE

FOR LEASE
FOR LEASE

MCLEAN REAL ESTATE

StrataLiving
body corporate management

105 Maud Street, Maroochydore Qld 4558 | PO Box 5273 Maroochydore Business Centre Qld 4558
phone: (07) **5475 4492** fax: (07) 5475 4493
email: **info@slbcm.com.au**

residential | commercial | communities | resorts

Beachgate Pty Ltd ABN 72 085 240 428

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

ABN 70 014 755 790

TG Spehr Nominees Pty Ltd
atf Spehr Property Trust
6 Lakeshore Place
PEREGIAN BEACH QLD 4573

Date of Notice	21 November 2019		
A/c No	2		
Lot No	2	Unit Number	2
Contrib Ent.	3		
Interest Ent.	14		

Body Corporate for

TIBERION LODGE CTS 13023

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/01/20 to 30/06/20	**01/01/20**	416.67	41.67	**01/01/20**	375.00
Sinking Fund	01/01/20 to 30/06/20	**01/01/20**	500.00	50.00	**01/01/20**	450.00
Insurance Fund	01/01/20 to 30/06/20	**01/01/20**	435.56	43.56	**01/01/20**	392.00
Totals			1,352.23	135.23		**$1,217.00**

Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.

Please make your cheque payable to The body corporate for, TIBERION LODGE CTS 13023

Teller stamp and initials

* * * * AUSTRALIA POST CHARGE * * * *
Australia Post now charges a fee of $2.75 to process your levy payment. If you choose that payment option, you need to pay an extra $2.75 to Australia Post when payment is made.

Amount Paid
$
Date Paid
/ /

MACQUARIE BANK **DEFT** PAYMENT SYSTEMS

Pay over the Internet from your pre-registered bank account
Goto www.deft.com.au

By phone from your pre-registered bank account
Call 1300 301 090 Int +612 8232 7395

*Payments by phone or internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162

POST billpay In person, pay by cash, cheque or EFTPOS at any Post Office in Australia.

Payments made at Australia Post will incur a $2.75 DEFT processing fee.

*442 234995306 10000000029

+234995306 10000000029<

BPAY Biller Code: 96503
Ref: 234995306 1000 0000 029

Contact your participating financial institution to make this payment from your cheque or savings account.

Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 141
Brisbane Qld 4001

StrataLiving BCM

DEFT Reference Number: 234995306 1000 0000 029

Account	BODY CORPORATE FOR TIBERION LODGE CTS 13023
Lot No.	2
Owner	Tg Spehr Nominees Pty Ltd

All cheques must be made payable to:
Body Corporate For Tiberion Lodge CTS 13023

NET AMOUNT DUE
DUE DATE 01/01/20

$1,217.00

000121700<4+

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Unitywater
Serving you today,
investing in tomorrow.

T.G. Spehr Nominees Pty Ltd as TTE
PO BOX 8256
MAROOCHYDORE BC QLD 4558

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 7am-6pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number	16435
Payment reference	0000 1643 50
Property	Tiberion Lodge, Unit 2/78 Sixth Ave, MAROOCHYDORE, QLD

Bill number	7119561899
Billing period 88 days	06 Aug 2019 to 1 Nov 2019
Issue date	6 Nov 2019
Approximate date of next meter reading	31 Jan 2020

Your account activity

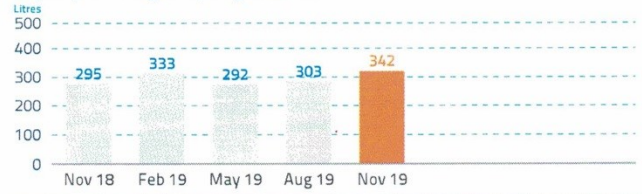
Your last bill	Payments/ adjustments	Balance	New charges
$342.40	− $342.25	= $0.15	+ $360.48 =

Overdue amount	$0.15
Total due#	$360.63
New charges due	6 Dec 2019

8% interest per annum, compounding daily, will apply to any amount not paid by the due date

Includes overdue amount

Compare your average daily usage over time



Easy ways to pay

For other payment options - see over

BPAY®
Biller Code: 130393
Ref: 0000 1643 50
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at **bpay.com.au**
® Registered to BPAY Pty Ltd ABN 69 079 137 518

Direct Debit
Login to My Account at **unitywater.com** to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay
Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at
unitywater.com/smoothpay

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Sunshine Coast COUNCIL

CUSTOMER ENQUIRIES
Phone: (07) 5475 7542
Email: rates@sunshinecoast.qld.gov.au
Live Chat via our website
ABN 37 876 973 913

HALF YEARLY RATE NOTICE FOR PERIOD
1 July 2019 to 31 December 2019

ISSUE DATE	23 July 2019
PROPERTY NO.	**16435**
VALUATION	$120,465
PAYMENT REFERENCE NO.	164359
DUE DATE FOR PAYMENT	**23 August 2019**
NET AMOUNT PAYABLE	**$1,342.65**

⊢ 018449 002

T G SPEHR NOMINEES PTY LTD TTE
C/- MCLEAN REAL ESTATE PTY LTD
PO BOX 8256
MAROOCHYDORE QLD 4558

PROPERTY LOCATION: Tiberion Lodge, 2/78 Sixth Ave MAROOCHYDORE QLD 4558

PROPERTY DESCRIPTION: LOT 2 BUP 2103 TIBERION LODGE PART OF LOT 1 M 56716 INTEREST ENTITLEMENT 14/86 CONTRIBUTION ENTITLEMENT 3/24

RATES AND CHARGES	UNITS	RATE CHARGED		AMOUNT
General Rate - Category 2U		Minimum Rate =		679.00
Waste Bin - 240 Litre - Commercial	2 x	$361.30	x .5 =	361.30
Heritage Levy	1 x	$13.00	x .5 =	6.50
Environment Levy	1 x	$76.00	x .5 =	38.00
Transport Levy	1 x	$44.00	x .5 =	22.00
State Emergency Management Levy: Class A Group 3	1 x	$539.60	x .5 =	269.80
TOTAL:				**$1,376.60**
Discount - (only if paid by 23 August 2019):				$33.95-
Net amount Payable:				**$1,342.65**

Please refer to the enclosed Schedule of Rates to ensure that your property is in the correct general rate category, in particular the ***Transitory Accommodation*** rating categories. It is the property owner's responsibility to confirm all rates and charges are correct.

706SCP0088_v4

PAYMENT OPTIONS

PROPERTY NO.	GROSS	DISCOUNT	NET AMOUNT PAYABLE	DUE DATE
16435	1,376.60	33.95-	1,342.65	**23 August 2019**

T G SPEHR NOMINEES PTY LTD TTE

BPAY
Biller Code: 18259
Ref: 164359
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

If you wish to pay your rates by direct debit please contact Council for further information.

Post Billpay
Pay in Person at any Post Office. Credit Card not accepted.
*214 164359
Credit Card by Phone
Phone 13 18 16 and follow the prompts
Billpay Code: 0214
Ref: 16 4359
MasterCard & Visa accepted

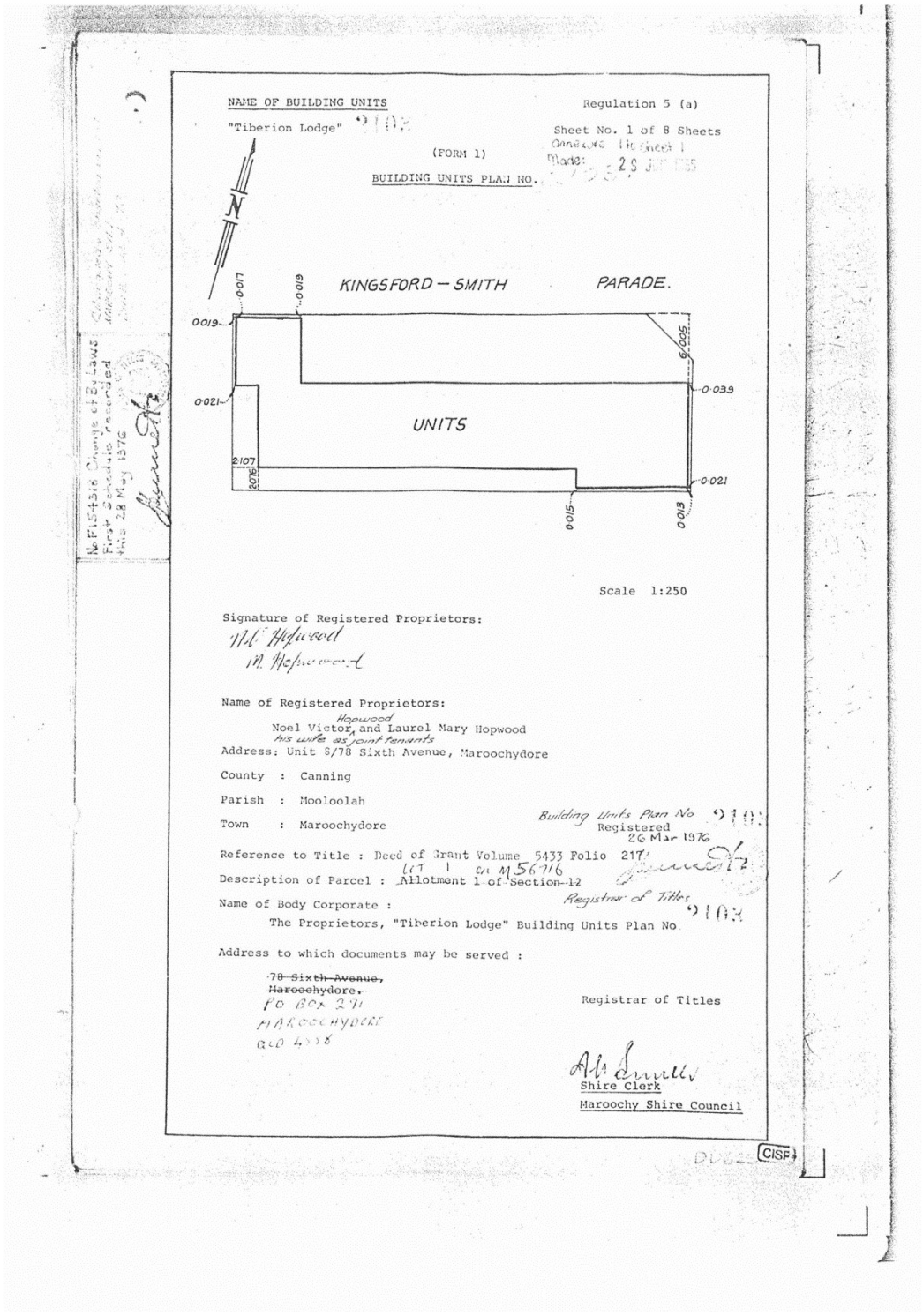
Pay using your smartphone
Download the Sniip App and scan the code to pay now.

Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts
Ref: 16 4359
MasterCard & Visa accepted

5. Outgoings Schedule

Rates	$2,685.30 per annum
Body Corporate	$2,434.00 per annum
Unitywater	$1,442.52 per annum

6.Strata Plans



NAME OF BUILDING UNITS

"Tiberion Lodge"

Regulation 5 (a)

Sheet No. 1 of 8 Sheets

(FORM 1)

BUILDING UNITS PLAN NO.

KINGSFORD – SMITH PARADE.

UNITS

0.017 0.019 0.019 0.021 0.005 0.039 0.021 0.013 0.015 2.107 0.076

Scale 1:250

Signature of Registered Proprietors:

M. Hopwood

M. Hopwood

Name of Registered Proprietors:

Noel Victor Hopwood and Laurel Mary Hopwood

this wife as joint tenants

Address: Unit 8/78 Sixth Avenue, Maroochydore

County : Canning

Parish : Mooloolah

Town : Maroochydore

Building Units Plan No

Registered

26 Mar 1976

Reference to Title : Deed of Grant Volume 5433 Folio 217

Description of Parcel : Allotment 1 of Section 12 LOT 1 on M56716

Registrar of Titles

Name of Body Corporate :

The Proprietors, "Tiberion Lodge" Building Units Plan No

Address to which documents may be served :

~~78 Sixth Avenue, Maroochydore.~~

PO Box 271

MAROOCHYDORE

QLD 4558

Registrar of Titles

Shire Clerk

Maroochy Shire Council

CISF

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Regulation 13

Sheet No. 3 of 8 Sheets

(FORM 3)

BUILDING UNITS PLAN NO. 2103

The Maroochy Shire Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan has been approved by the Maroochy Shire Council and that all the requirements of "The Local Government Acts 1936 to 1964" have been complied with in regard to the subdivision.

Chairman

Shire Clerk

Maroochy Shire Council

Regulation 13A

Sheet No. 4 of 8 Sheets

(FORM 11)

BUILDING UNITS PLAN NO. 2103

I, [illegible] of [illegible]
a Building Inspector appointed by the Maroochy Shire Council, do hereby certify that the building shown on the Building Units Plan to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by a designated officer of the Maroochy Shire Council.

Dated this 12th day of Dec 1975

[illegible]
Building Inspector

[illegible]
Shire Clerk

DDG25

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Regulation 14

Sheet No. 5 of 8 Sheets

(FORM 4)

SCHEDULE OF UNIT ENTITLEMENT AND
REFERENCE TO CURRENT CERTIFICATE OF TITLE

2103

UNIT NO.	LEVEL	ENTITLEMENT	CURRENT VOL.	C'sT. FOL.
1	A	2	5503	101
2	A	2	5503	102
3	B & C	3	5503	103
4	B & C	3	5503	104
5	B & C	3	5503	105
6	B & C	3	5503	106
7	B & C	3	5503	107
8	B & C	3	5503	108
TOTAL		22		

Signature of Registered Proprietors:

N.V. Hopwood
L.M. Hopwood

Robyn Schuler

A Justice of the Peace :

A.H. Smith
Shire Clerk
Maroochy Shire Council

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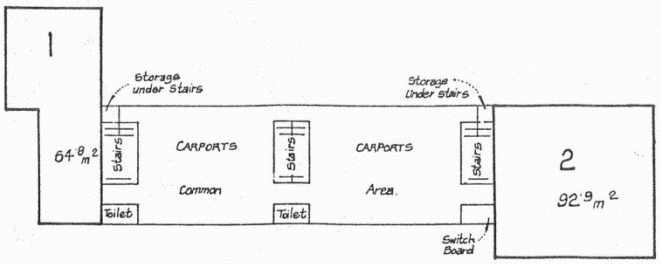
Regulation 15

Sheet No. 6 of 8 Sheets

(FORM 5)

BUILDING UNITS PLAN NO. 2103

LEVEL "A"



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Signature of Registered Proprietor:

N.C. Hopwood

L.M. Hopwood

Robert Schuster

A Justice of the Peace.

Shire Clerk

Maroochy Shire Council

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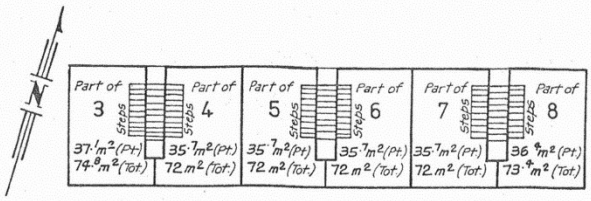
Regulation 15

Sheet No. 7 of 8 Sheets

(FORM 5)

BUILDING UNITS PLAN NO. 2103

LEVEL "B"



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Floor Areas are Approximate Only

Signature of Registered Proprietor :

N. M. Hopwood

A. M. Hopwood

Robyn Schultz

A Justice of the Peace.

A. H. Smith

Shire Clerk

Maroochy Shire Council

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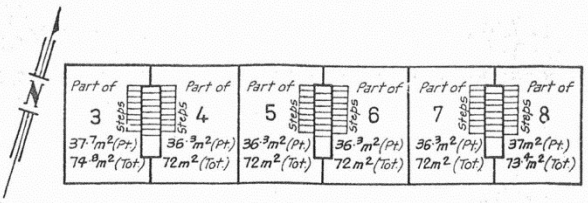
Regulation 15

Sheet No. 8 of 8 Sheets

(FORM 5)

BUILDING UNITS PLAN NO. 2103

LEVEL "C"



Scale 1:200

Floor Areas are Approximate Only

Signature of Registered Proprietor :

N V Hopwood

S. M. Hopwood

[signature]

A Justice ~~of the Peace~~.

[signature]

Shire Clerk

Maroochy Shire Council

7. Disclosure Statement

Body Corporate and Community Management Act 1997
Section 206

INFORMATION FOR DISCLOSURE STATEMENT

as at 13 January 2020

Body Corporate

Name of Scheme:	**TIBERION LODGE**
Community Titles Scheme No:	**13023**
Lot Number:	**2** Plan Number: **2103**

Secretary

Name	**Mr John Love**
Address	**c/- StrataLiving BCM**
Telephone	**5475 4492** Facsimile **5475 4493**

Body Corporate Manager

Name	**StrataLiving BCM**
Address	**PO Box 5273** **Maroochydore BC 4558**
Telephone	**07 54754492** Facsimile **07 5475 4493**

Contributions and Levies

Levies Determined by the Body Corporate for this Lot

Administrative Fund	Amount	Due Date	Discount	If paid by
01/07/19 to 31/12/19	$416.67	01/07/19	$41.67	01/07/19
01/01/20 to 30/06/20	$416.67	01/01/20	$41.67	01/01/20
01/07/20****31/12/20	$416.67	01/07/20	$41.67	01/07/20
Sinking Fund				
01/07/19 to 31/12/19	$500.00	01/07/19	$50.00	01/07/19
01/01/20 to 30/06/20	$500.00	01/01/20	$50.00	01/01/20
01/07/20****31/12/20	$500.00	01/07/20	$50.00	01/07/20

Body Corporate

Name of Scheme:	**TIBERION LODGE**
Community Titles Scheme No:	**13023**
Lot Number:	**2** Plan Number: **2103**

Improvements on Common Property for which Buyer will be Responsible

See annexure Register of Authorisations Affecting Common Property

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Body Corporate and Community Management Act 1997
Section 206

INFORMATION FOR DISCLOSURE STATEMENT (continued)

Body Corporate Assets Required to be Recorded on Register	**There are no assets required to be recorded.**
Committee	
Information prescribed under Regulation Module	**Nil**
Signing	Seller/Sellers Agent 27/01/2020 Date Witness
Buyers Acknowledgement	The Buyer acknowledges having received and read this statement from the Seller before entering into the contract. Buyer Date Witness

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Additional Information

Body Corporate

Name of Scheme: **TIBERION LODGE**
Community Titles Scheme No: **13023**
Lot Number: **2** Plan Number: **2103**

Lot Entitlements and Other Matters

Interest Schedule Aggregate **86** Entitlement of Lot **14**

Contribution Schedule Aggregate **24** Entitlement of Lot **3**

Balance of Sinking fund at end of last Financial Year **12,728.42** as at **30/06/19**

Insurance Levies not included in Administrative Fund Levies: **See Annexure**

Monetary Liability under Exclusive Use By-Law

Insurance

Type	Company	Policy No	Sum Insured	Due Date
BUILDING	CHU Underwriting Agencies	QCS61113	2,663,114	30/06/20
BUILDING CATASTROPHE	CHU Underwriting Agencies	QCS61113	798,935	30/06/20
COMMON CONTENTS	CHU Underwriting Agencies	QCS61113	25,363	30/06/20
FIDELITY GUARANTEE	CHU Underwriting Agencies	QCS61113	100,000	30/06/20
GOVT AUDIT & LEGAL	CHU Underwriting Agencies	QCS61113	175,000	30/06/20
LOSS OF RENT	CHU Underwriting Agencies	QCS61113	399,466	30/06/20
LOT OWNERS FIXT & IM	CHU Underwriting Agencies	QCS61113	250,000	30/06/20
OFFICE BEARERS	CHU Underwriting Agencies	QCS61113	2,000,000	30/06/20
PERSONAL ACCIDENT	CHU Underwriting Agencies	QCS61113	200,000/2K	30/06/20
PUBLIC LIABILITY	CHU Underwriting Agencies	QCS61113	20,000,000	30/06/20

Mortgages or Securities over Body Corporate Assets

Nil

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Additional Information (continued)

Body Corporate

Name of Scheme: **TIBERION LODGE**
Community Titles Scheme No: **13023**
Lot Number: **2** Plan Number: **2103**

Latent or Patent Defects in Common Property or Body Corporate Assets

Actual or Contingent or Expected Liabilities of Body Corporate

Circumstances in Relation to Affairs of the Body Corporate

Exceptions to Statements in Clause 7.4(2)

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DISCLOSURE STATEMENT (Continued)

Name of Scheme	TIBERION LODGE			CTS No	13023
Lot No.	2	Type	BUILDING FORMAT PLAN	Plan No	2103

ANNEXURE - LEVY DETAILS

Description	Amount	Due Date	Date Paid	Discount	If paid by	Date of Notice	Amount Overdue
INSURANCE FUND							
01/07/19 to 31/12/19	466.68	01/07/19	N/A	46.67	01/07/19	24/05/19	N/A
01/01/20 to 30/06/20	435.56	01/01/20	N/A	43.56	01/01/20	21/11/19	N/A
01/07/20****31/12/20	451.11	01/07/20	N/A	45.11	01/07/20		N/A

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting

Register Of Authorisations Affecting Common Property

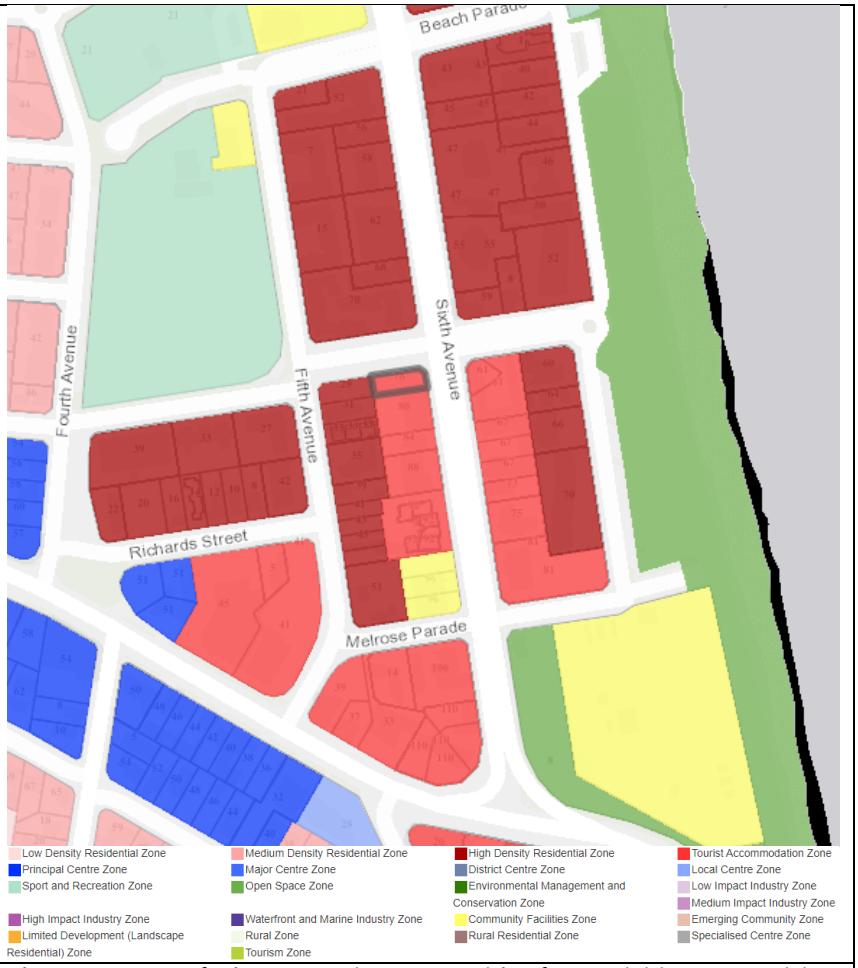
TIBERION LODGE CTS 13023

Lot No	Date of Resolution	Authority Given To	Description of Area	Conditions
2	26/08/99	Owner of Lot 2	Signage - Lot 2 to erect professionally designed and built signage on the awning outside their shop.	Owner to be responsible for installation and mainenance
2	31/08/01	Owner of Lot 2	Shade Sail & Garden - Lot 2	Owner responsible to install and maintain as per Motion 11
2	12/09/19	Owner Lot 2	Refer Minutes AGM	Refer AGM Minutes
2	12/09/19	Owner Lot 2	Install seating - refer Minutes	Refer Minute AGM
Lot 2	30/10/19	OWNER LOT 2	Gas Bottles/Cool compressor	REFER FM
Lot 2	20/11/19	Lot 2 owner	Place grease trap on common property as per the plan submitted	Refer EGM Minutes 20/11/19

8. Planning Investigation

PRELIMINARY PLANNING INVESTIGATION

SITE DETAILS	
Property Address	**UNIT 2/78 SIXTH AVENUE, COTTON TREE, QLD, 4558**
Real Property Description	2 BUP ON 2103
Total Tenancy Area	93m^2
Local Authority	Sunshine Coast Regional Council
South East Queensland Regional Plan (2017)	Urban Footprint
PLANNING SCHEME DESIGNATIONS	
Planning Scheme	Sunshine Coast Planning Scheme 2014
Zone	The unit is located in the Tourist accommodation zone.

	
Zone Purpose	The purpose of the zone is to provide for activities comprising predominantly multi-unit accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
Local Area Plan	Maroochydore/Kuluin Local Plan Area
Overlays	The site is affected by the following overlays: • Acid Sulphate Soils (land at or below 5mAHD); • Airport Environs (Runway Separation Distances & Obstacle Limitation Surface); • Coastal Protection Area; • Flood Hazard; and • Building & Structures (37.5m). These overlays will not affect the change of use of the tenancy.
Consistent Uses	Based on the Planning Scheme the following commercial uses would be supported within the tenancy and could be self-assessable (ie wouldn't require a material change of use application) if they demonstrate compliance with the relevant sections of the Transport & Parking Code: • Food and drink outlet; • Office (where for a bank or real estate office) • Shop • Community use These following commercial uses may also be supported in the tenancy but would require a code assessable material change of use application: • Bar • Health care services

	• Service industry • Indoor sport & recreation

Disclaimer Statement

Whilst every effort has been made to ensure the content of this report is accurate and provides a fair and equitable description of development opportunities and constraints available for the land, it is nevertheless highly recommended that any interested party seek their own independent advice from the relevant local authority so far as these matters addressed in this report are concerned.

9. Location Map

- 100 metres to the Maroochydore Surf Club and Beach
- 2 hours to Brisbane
- 5 Minutes to Sunshine Plaza Shopping Centre
- 20 minutes to the Sunshine Coast Airport

10. Legal Information

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. McLean Real Estate Pty Ltd 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.

13 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.

11. Annexures

Major Projects Map

Maroochy Airport Expansion Project

12. Expression of Interest Form.

To obtain an Expression of Interest form please email the selling agent Tom McLean of McLean Real Estate Pty td

Email: tom@mcleanrealestate.com.au

The closing date is 4pm on Thursday 27th February 2020

At the office of McLean Real Estate Pty Ltd

Unit 4 /127 Sugar Road Maroochydore Q 4558

Tel 0414 300 224

Any Expression of Interest is not binding on the Buyer or Seller until the formal Contract of Sale is executed

MCLEAN REAL ESTATE

Airport Expansion Project

Delivering a world of opportunities

August 2016

Project overview

Sunshine Coast Airport is one of the busiest council-operated airports in Australia and accommodated almost one million passenger movements in the 2015/16 financial year.

The New Runway Project represents the ongoing development of an airport that has been operating and evolving for more than 50 years. As the region continues to grow, the airport needs to expand to meet the needs of the community and to continue to support the development of the region's economy.

The project will deliver new facilities to meet current and future demand for greater direct flight access from destinations across Australia, Asia and the Western Pacific. The Airport Expansion Project will create jobs, generate economic growth, boost tourism to the region and assist export businesses.

It is proposed the runway will be open for operations in 2020.

Why is council investing in the airport?

At only 1797 metres long and 30 metres wide the current runway requires airlines to operate on non-standard narrow runway procedures, constraining growth in new destination flight services, passenger numbers and freight capacity.

The new runway will be longer, wider, aligned to prevailing winds and free of constraints that currently apply.

The new facilities will provide opportunities for airlines to offer new services to a wider range of destinations. It will cater for larger, more fuel efficient aircraft that can fly longer distances and open the Sunshine Coast up to direct flight access from destinations across Australia, Asia and the Western Pacific.

The broader Sunshine Coast region's population is forecast to grow to more than 500,000 by 2031. The airport infrastructure needs to accommodate and respond to the forecast demand for services up to, and beyond, that period.

Key deliverables

The New Runway Project will include:

- a new 2450m long x 45m wide runway
- an expanded aircraft parking apron
- runway end taxi loops
- a new air traffic control tower and associated infrastructure
- passenger terminal upgrades.

MCLEAN REAL ESTATE

How will the Sunshine Coast community benefit from the project?

The redevelopment of Sunshine Coast Airport and the delivery of a new runway will allow the Airport to operate more efficiently and effectively. The Airport Expansion Project will also create significant economic benefits for the Sunshine Coast region, by creating additional employment, generating further economic activity, and providing capacity for future growth.

Key project benefits:

- $4.1 billion contribution to the Sunshine Coast economy (2020 – 2040)
- generation of more than 2230 jobs
- 3,500 fewer dwellings within benchmark aircraft noise contours upon opening the new runway, growing to a reduction of 5200 dwellings by 2040
- supports the ongoing development of the Sunshine Coast region
- a runway fully compliant with aviation standards, securing our future aviation access
- removes aircraft load constraints and provides enhanced domestic and global connections for the community, tourists, local business and export freight
- potential to attract up to 2 million more passengers annually by 2040.

What stage is the project currently at?

In May 2016 the Queensland Coordinator-General released the Evaluation Report on the Airport Expansion Project Environmental Impact Statement (EIS) which was prepared by council in response to the terms of reference issued by both the State and Commonwealth Governments.

The EIS process required council to carry out detailed studies of the project and its implications for the social, economic and environmental wellbeing of the project site, the lands surrounding the airport and the broader Sunshine Coast region. The EIS concluded that the project would deliver major economic and social benefits with no significant adverse environmental impacts.

In July 2016 the Commonwealth Government provided approval to Council to construct and operate a new runway, revised apron and expanded passenger terminal, at Sunshine Coast Airport.

Next steps

Council will consider the conditions and recommendations contained in the Coordinator General's Evaluation Report.

Council has appointed a Project Director and are in the process of establishing a Project Delivery Team to manage progress towards the detailed design stage ahead of construction.

Consultation

The EIS was exhibited for public comment by the Coordinator-General between 29 September and 13 November 2014.

Sunshine Coast Council, as the proponent for the project, prepared an Additional Environmental Impact Statement (AEIS) for the further consideration of the Coordinator-General. The AEIS (exhibited during November 2015) provided council's responses to all matters raised in submissions made in response to the exhibition of the EIS in 2014.

The Coordinator-General has determined the AEIS substantially addressed the issues raised in response to the EIS.

Both the EIS and AEIS are available on the website of the Coordinator General: www.statedevelopment.qld.gov.au/assessments-and-approvals/sunshine-coast-airport-expansion.html

How can I find out more information?

To find out more about the Airport Expansion Project:

Visit: www.sunshinecoastairport.com.au
Email: info@SCAexpansion.com.au
Call: 1800 210 755

Sunshine Coast COUNCIL | Sunshine Coast AIRPORT

Solar Farm
>$10 million
economic benefit
100% of council's electricity offset by renewables
Submarine cable
$1.1 billion
per annum to
Queensland economy
$700m per annum to Sunshine Coast economy
Airport
2230 jobs
$4.1 billion contribution to economy
Sunshine Plaza
$400 million
expansion
creating 5200
construction
and retail jobs
Maroochydore
15,000
jobs by 2025
$4.4 billion contribution to economy
University
$81 million
expansion complete
20,000 students by 2020
Palmview
$3 billion*
development
17,000 residents
Hospital
4600 jobs
$1.8 billion investment
Light Rail Project
Stage 1 by 2025
9000 jobs
$3.6 billion contribution to economy
Aura (Caloundra South)
50,000
residents
$7 billion+ investment
Doonan
Eumundi
Peregian Springs
Coolum
Yandina
Mount Coolum
Marcoola
Maleny
Nambour
Bli Bli
Pacific Paradise
Glass House Mountains
Beerburrum
SUNSHINE COAST SOLAR FARM
SUNSHINE COAST AIRPORT
INTERNATIONAL BROADBAND SUBMARINE CABLE PROTECTION ZONE (PROPOSED)
MAROOCHYDORE CITY CENTRE
PROTECTED HEAVY RAIL CORRIDOR
Mooloolaba
Buderim
Forest Glen
Mountain Creek
SUNSHINE COAST UNIVERSITY
Sippy Downs
Kawana
Currimundi
PALMVIEW
SUNSHINE COAST UNIVERSITY HOSPITAL
SUNSHINE COAST LIGHT RAIL
Caloundra
Golden Beach
Pelican Waters
Landsborough
AURA (CALOUNDRA SOUTH) PRIORITY DEVELOPMENT AREA
Peachester
Beerwah
PROTECTED HEAVY RAIL CORRIDOR
Sunshine Coast Major Projects
Mayor Mark Jamieson mail@sunshinecoast.qld.gov.au 07 5441 8242
Sunshine Coast COUNCIL

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