



RayWhite.

65 Price Street, Nerang



Information Memorandum

65 Price Street
Nerang QLD 4211

Prepared by Tony Grbcic & Adam Grbcic



EXECUTIVE SUMMARY

PROPERTY DETAILS:

Address:	65 Price Street, Nerang QLD 4211
Tenure:	Freehold
RPD:	Lot 5/RP 58688
Title Reference:	12623145
Building Area:	713m ² *
Zoning:	"Centre Zone Code" under Gold Coast City Plan
Maximum Density:	RD6 (1 Bedroom per 33m ² of net site area)
Maximum Building Height:	3 Storeys

CURRENT DEVELOPMENT APPROVAL:

The property has current Development Approval for a contemporary three storey office building which has access from Price Street. The approval has a total gross floor area of 1,170m²* which is made up of the following:

Ground Floor:

- Car parking for 15 car parks + loading bay (380.80m²*)
- Ground Floor GFA: 65.03m²*
- Patio: 9m²*

First Floor:

- First Floor GFA: 348.99m²*
- First Floor Balcony: 11.40m²*

Second Floor:

- Second Floor GFA: 343.96m²*
- Second Floor Balcony: 11.38m²*



PROPERTY OVERVIEW

PROPERTY DESCRIPTION

The property is situated on Price Street in Nerang. Price Street is one of the major thoroughfares through the Nerang Commercial Precinct. The site is a rectangularly shaped allotment that gently slopes from the northern corner to the southern corner of price street. It includes a total area of 713m².

Currently, the site contains a single storey, timber home with an undercroft and single gabled tin roof. The dwelling is currently rented for \$380 per week.

The site is generally clear of vegetation.





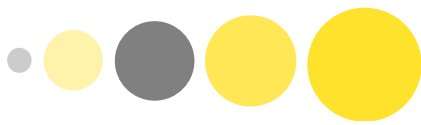
LOCATION

Nerang is centrally located within the Gold Coast, approximately 9km west of Surfers Paradise and serves as a gateway to the hinterland areas. Nerang is a suburb with high accessibility to Southport, Surfers Paradise, Broadbeach and Burleigh Heads. Due to its ease of access to the Pacific Motorway, it is becoming a popular location for State Departments and large businesses who travel between the Gold Coast and Brisbane.

The property is located within an immediate vicinity of major shopping centres which include Earl Plaza, Nerang Mall and My Centre Nerang.

1. 65 Price Street, Nerang QLD 4211
2. Nerang Fair Shopping Centre
3. Pacific Motorway (M1)
4. Nerang Cineplex
5. Commercial Hotel
6. RSL Club





OFFER TO PURCHASE

Attention: Tony Grbcic & Adam Grbcic
Ray White Broadbeach - Commercial

April 2018

Letter of Offer

Address of Property: 65 Price Street, Nerang

RPD: Lot 5 RP 58688

Seller: Alpha Beta Holdings PTY LTD

Sellers Solicitor:

Buyer:

Buyers Solicitor:

Proposed Purchase Price: \$

Deposit: 10%

Stakeholder: Ray White Broadbeach Sales Trust Account
BSB: 084572
Account: 248006174

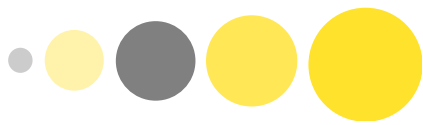
Settlement Date:

Special Conditions:

This letter constitutes an agreement to sell and purchase. A formal agreement (Contract) will be prepared for execution once the terms and conditions of the offer are satisfied.

.....
Seller: **Witness:** **Date:**

.....
Buyer: **Witness:** **Date:**



PROPERTY PHOTOS





PROPERTY PHOTOS



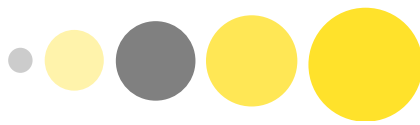
5.5 Categories of development and assessment – Material change of use

Table 5.5.4: Centre zone

Activity groups	Uses	Assessment benchmarks and required outcomes
All activities	Impact assessment	
	Height	City Plan including: Strategic framework Centre zone code Any other relevant code
	If involving building work and height exceeds: (a) the height identified on the Building height overlay map ; or (b) where not identified on the Building height overlay map , 14 metres with no more than 2 storeys Note: No change to the categories of development and assessment applies to freestanding telecommunication towers Note: No change to the categories of development and assessment applies when identified with 'HX' on the Building height overlay map.	
	Density	
	No density impact assessment trigger applies	
Activity groups	Uses	Assessment benchmarks and required outcomes
Business activities	Accepted	
	The following uses if establishing in an existing non-residential premises and involving no building work (other than an internal fit-out): (a) Food and drink outlet ; (b) Hardware and trade supplies if GFA of the use does not exceed 1,000m ² ; (c) Health care services ; (d) Office if not involving a real estate agency or a call centre; (e) Shop	Any overlay code triggered by an overlay map
	Accepted subject to requirements	
	The following uses if establishing in an existing non-residential premises and involving only minor building work: (a) Food and drink outlet ; (b) Hardware and trade supplies if GFA of the use does not exceed 1,000m ² ; (c) Health care services ; (d) Office if not involving a real estate agency or a call centre; (e) Shop	Any overlay code triggered by an overlay map Centre zone code General development provisions code Healthy waters code

TOWN PLANNING EXTRACT

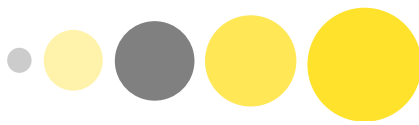
(b) Hardware and trade supplies if GFA of the use does not exceed 1,000m²; (c) Health care services; (d) Office if not involving a real estate agency or a call centre; (e) Shop Sales office Showroom if: (a) establishing in an existing non-residential premises and involving no building work (other than an internal fit-out); and (b) GFA of the use does not exceed 300m²	Commercial design code Fire services in developments accessed by common private title code	Sales office code Transport code
Code assessment		
Car wash	Any overlay code triggered by an overlay map	Healthy waters code
Child care centre	Centre zone code	Market and temporary use code
Food and drink outlet n.e.i	Child care centre code	On-site sewerage facilities code
Garden centre if GFA of the use does not exceed 300m ²	Commercial design code	Solid waste management code
Hardware and trade supplies if GFA of the use does not exceed 1,000m ²	Driveways and vehicular crossings code	Transport code
Health care services n.e.i	Fire services in developments accessed by common private title code	Vegetation management code
Market	General development provisions code	
Office n.e.i		
Shop if:		
(a) located in a Specialist centre and the GFA of any single shop does not exceed 1500m ² ; or		
(b) located in a District centre, Major centre, Principal centre or the Surfers Paradise specialist centre		
Showroom n.e.i		
Veterinary services		
Impact assessment		
Garden centre n.e.i	City Plan including:	
Hardware and trade supplies n.e.i	Strategic framework	Healthy waters code
Outdoor sales	Any overlay code triggered by an overlay map	On-site sewerage facilities code
Service station	Centre zone code	Service station code
Shop n.e.i		



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CITY OF
GOLD COAST

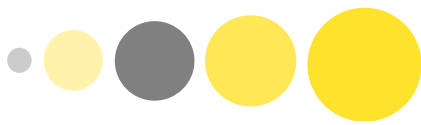
		Commercial design code	Social and health impact assessment code
		Driveways and vehicular crossings code	Solid waste management code
		Fire services in developments accessed by common private title code	Transport code
			Vegetation management code
		General development provisions code	
Activity groups	Uses	Assessment benchmarks and required outcomes	
Community activities	Accepted		
	Community use if establishing in an existing non-residential premises and involving no building work (other than an internal fit-out)	Any overlay code triggered by an overlay map	
	Educational establishment if:		
	(a) within a Principal centre or Surfers Paradise specialist centre or Coolangatta major centre or Burleigh district centre; and		
	(b) establishing in an existing non-residential premises and involving no building work (other than an internal fit-out)		
	Accepted subject to requirements		
	Community care centre	Any overlay code triggered by an overlay map	General development provisions code
	Community use if establishing in an existing non-residential premises and involving minor building work	Centre zone code	Healthy waters code
	Educational establishment if:	Commercial design code	Transport code
	(a) within a Principal activity centre or Surfers Paradise Specialist centre or Coolangatta major centre or Burleigh district centre; and	Fire services in developments accessed by common private title code	
	(b) establishing in an existing non-residential premises and involving only minor building work		
	OR		
	(a) within any other centre; and		
	(b) establishing in an existing non-residential premises and involving no building work (other than an internal fit-out)		
	Emergency services		
	Code assessment		



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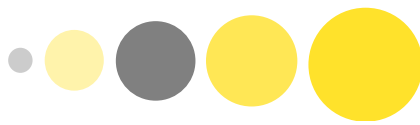
	Community use n.e.i Educational establishment n.e.i Funeral parlour Hospital Place of worship	Any overlay code triggered by an overlay map Centre zone code Commercial design code Driveways and vehicular crossings code Fire services in developments accessed by common private title code General development provisions code	Healthy waters code On-site sewerage facilities code Solid waste management code Transport code Vegetation management code
Activity groups	Uses	Assessment benchmarks and required outcomes	
Industrial activities	Accepted		
	Service industry if establishing in an existing non-residential premises and involving no building work (other than an internal fit-out)	Any overlay code triggered by an overlay map	
	Accepted subject to requirements		
	Service industry if establishing in an existing non-residential premises and involving only minor building work	Any overlay code triggered by an overlay map Centre zone code Commercial design code Fire services in developments accessed by common private title code	General development provisions code Healthy waters code Transport code
	Code assessment		
	Low impact industry if involving repair and servicing of motor vehicles (not including spray painting)	Any overlay code triggered by an overlay map Centre zone code	General development provisions code Healthy waters code
	Service industry n.e.i	Commercial design code Driveways and vehicular crossings code Fire services in developments accessed by common private title code	On-site sewerage facilities code Solid waste management code Transport code Vegetation management code
	Impact assessment		
	Research and technology industry	City Plan including:	
		Strategic framework	General development



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		Any overlay code triggered by an overlay map	provisions code
		Centre zone code	Healthy waters code
		Commercial design code	On-site sewerage facilities code
		Driveways and vehicular crossings code	Solid waste management code
		Fire services in developments accessed by common private title code	Transport code
			Vegetation management code
Activity groups	Uses	Assessment benchmarks and required outcomes	
Recreation and environmental activities	Accepted		
	Park if: (a) not including lighting; or (b) including only pedestrian lighting	Any overlay code triggered by an overlay map	
	Accepted subject to requirements		
	Park n.e.i	Any overlay code triggered by an overlay map	Healthy waters code
		Centre zone code	Transport code
		General development provisions code	
	Code assessment		
	Environment facility	Any overlay code triggered by an overlay map	Healthy waters code
	Indoor sport and recreation	Centre zone code	On-site sewerage facilities code
	Major sport, recreation and entertainment facility	Commercial design code	Solid waste management code
		Driveways and vehicular crossings code	Transport code
		Fire services in developments accessed by common private title code	Vegetation management code
		General development provisions code	



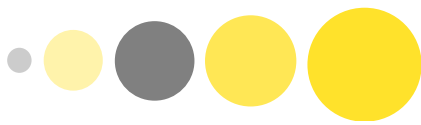
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Activity groups	Uses	Assessment benchmarks and required outcomes	
Residential activities	Accepted		
	Home based business if home based child care	Any overlay code triggered by an overlay map	
	Accepted subject to requirements		
	Caretaker's accommodation	Any overlay code triggered by an overlay map	Fire services in developments accessed by common private title code
	Community residence	Centre zone code	
	Dwelling unit	Caretaker's accommodation code	General development provisions code
	Home based business n.e.i	Community residence code	Healthy waters code
	Rooming accommodation if: (a) accommodating no more than four unrelated people; and (b) in existing building and either involving no building work or involving minor building work	Dwelling unit code	Home based business code Transport code
	Code assessment		
	Home based business if bed and breakfast	Any overlay code triggered by an overlay map	Healthy waters code
	Multiple dwelling	Centre zone code	High-rise accommodation design code
	Residential care facility	Bed and breakfast and farm stay code	Multiple accommodation code
	Retirement facility	Commercial design code	On-site sewerage facilities code
	Rooming accommodation n.e.i	Driveways and vehicular crossings code	Solid waste management code
		Fire services in developments accessed by common private title code	Transport code
		General development provisions code	Vegetation management code

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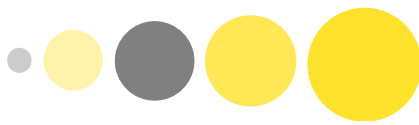
Activity groups	Uses	Assessment benchmarks and required outcomes	
Rural activities	Accepted		
	Permanent plantation	Any overlay code triggered by an overlay map	
	Code assessment		
	Agricultural supplies store	Any overlay code triggered by an overlay map Centre zone code Commercial design code Driveways and vehicular crossings code Fire services in developments accessed by common private title code General development provisions code	Healthy waters code On-site sewerage facilities code Solid waste management code Transport code Vegetation management code
Activity groups	Uses	Assessment benchmarks and required outcomes	
Tourism and entertainment activities	Accepted		
	Tourist attraction if in existing non-residential premises and involving no building work (other than an internal fit-out)	Any overlay code triggered by an overlay map	
	Accepted subject to requirements		
	Tourist attraction if in existing non-residential premises and involving only minor building work	Any overlay code triggered by an overlay map Centre zone code Commercial design code Fire services in developments accessed by common private title code	General development provisions code Healthy waters code Transport code
	Code assessment		
	Bar if TUA of the use does not exceed 100m ² Club if: (a) excluding the sale of liquor; or (b) involving the sale of liquor up to 25 hours per week Function facility Hotel	Any overlay code triggered by an overlay map Centre zone code Bed and breakfast and farm stay code Commercial design code Driveways and vehicular	Healthy waters code High-rise accommodation design code Multiple accommodation code On-site sewerage facilities code



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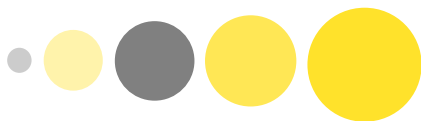
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	Short-term accommodation Theatre Tourist attraction	crossings code Fire services in developments accessed by common private title code General development provisions code	Solid waste management code Surf life saving club code Transport code Vegetation management code
	Impact assessment		
	Club n.e.i Nightclub entertainment facility if located in Surfers Paradise or Broadbeach or Coolangatta Resort complex	City Plan including: Strategic framework Any overlay code triggered by an overlay map Centre zone code Commercial design code Driveways and vehicular crossings code Fire services in developments accessed by common private title code General development provisions code Healthy waters code	High-rise accommodation design code Multiple accommodation code On-site sewerage facilities code Social and health impact assessment code Solid waste management code Surf life saving club code Transport code Vegetation management code
Activity groups	Uses	Assessment benchmarks and required outcomes	
Transport and infrastructure activities	Accepted		
	Landing if associated with a non-commercial use Substation Utility installation if: (a) not a waste transfer station or a refuse disposal; or (b) TUA of a waste transfer station does not exceed 50m ²	Any overlay code triggered by an overlay map	
	Code assessment		
	Parking station Port services if associated with a residential use Telecommunications facility if:	Any overlay code triggered by an overlay map Centre zone code Commercial design	IDAS Code for development applications for prescribed tidal work On-site sewerage facilities code



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	(a)	located more than 200 metres from a sensitive land use; and	code	
	(b)	located more than 400 metres from an established or approved facility; or	Driveways and vehicular crossings code	Ship-sourced pollutants reception facilities in marinas code
	(c)	for a broadcasting station or a television station	Flood overlay code	Solid waste management code
			Fire services in developments accessed by common private title code	Telecommunications and broadcasting facilities code
			General development provisions code	Transport code
			Healthy waters code	Vegetation management code
Impact assessment				
	Landing n.e.i		City Plan including:	
	Major electricity infrastructure		Strategic framework	IDAS Code for development applications for prescribed tidal work
	Port services n.e.i		Any overlay code triggered by an overlay map	On-site sewerage facilities code
	Telecommunications facility n.e.i		Centre zone code	Ship-sourced pollutants reception facilities in marinas code
			Commercial design code	Social and health impact assessment code
			Driveways and vehicular crossings code	Solid waste management code
			Fire services in developments accessed by common private title code	Telecommunications and broadcasting facilities code
			Flood overlay code	Transport code
			General development provisions code	Vegetation management code
			Healthy waters code	
Uses			Assessment benchmarks and required outcomes	
Accepted subject to requirements				
Any use if Temporary use			Any overlay code triggered by an overlay map	Market and temporary use code
			Centre zone code	Transport code
Uses			Assessment benchmarks	
Impact assessment				
Any use listed in this table and not meeting the description listed in the use column			City Plan including:	
Any other use not listed in this table			Strategic framework	Centre zone code
Any other undefined use			Any overlay code triggered by an overlay map	Any other relevant code



AGENT PROFILE



Tony & Adam Grbcic

Commercial Sales & Leasing Consultants
Licensed Real Estate Agents

T 07 5553 1100

F 07 5538 2238

M T- 0407 968 667 A- 0404 087 772

E tony.grbcic@raywhite.com

E adam.grbcic@raywhite.com

W www.raywhitebroadbeach.com

Suite 2.24, Level 2, Victoria Avenue

'Oasis Shopping Centre'

PO Box 228, Broadbeach QLD 4218

Tony & Adam have the Ray White Know How

Delivering a better
real estate experience
for you

At Ray White, our agents deliver exceptional levels of knowledge, skill and experience to help maximise the value of your property.

It's called the Ray White Know How and it is the reason we consistently outperform in the Australasian property market.

Tony Grbcic is a specialist in Commercial and Investment Property Sales and Leasing on the Gold Coast and surrounding region. With over thirty years in the real estate industry and almost half of that time invested on the Gold Coast, he has built a reputation as a skilful negotiator and facilitator.

Since starting his real estate career, Tony has negotiated over \$1 billion in sales, including such high profile transactions as shopping centres, medical centres, storage facilities, offices and development sites.

Adam Grbcic has been working in the Commercial Real Estate Industry since 2011, and is a specialist in Commercial Sales and Leasing on the Gold Coast. Previously to this role he worked in Commercial and Retail Property Valuation.

With a Bachelor Degree in Property and Sustainable Development majoring in Property Valuation, Adam has a comprehensive understanding of the Commercial, Retail and Industrial real estate marketplaces.

Tony and Adam welcome the opportunity to work with you.



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RayWhite.



Tony Grbcic & Adam Grbcic
Commercial Sales & Leasing Consultants
Licensed Real Estate Agents

M 0407 968 667
E tony.grbcic@raywhite.com

M 0404 087 772
E adam.grbcic@raywhite.com