Information Memorandum

4-6 Charles Street Pialba HERVEY BAY







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Executive Summary

http://www.mitchellsrealty.com.au/3337360

A character-filled Queensland style home, has room for the largest family plus the relatives – at 900m2 the building is complete with 20 bedrooms – nine of them ensuited, separate lounge areas, commercial kitchen plus cold room, outdoor kitchen, kitchenette, reception area plus office, bar with a super-sized sound proof function room capable of facilitating a substantial gathering, large laundry, pergola and alfresco entertaining areas, storage rooms, and in ground pool.

Features include high ceilings, Satinay timber floors, original windows, timber fretwork, ornate ceilings and VJ walls; an inventory of furniture and equipment is available on request and is included on an 'as is where is' basis. There are 64 beds, kitchen and laundry equipment, ceiling fans and air-conditioning + more...

Located on an elevated 2613m2 corner block with three street access and frontage, just footsteps to the beach, the water park, and the Esplanade, with an adjoining 613m2 block on a separate title also included in parcel – this truly is a shining example of 'location, location'.

Currently fully licensed for non-permanent residents, there is potential to also run as: a bed and breakfast, budget/backpacker accommodation, student accommodation (the university is nearby), and a restaurant/function centre (has operated with a restaurant in the past). Other possibilities such as a childcare centre, medical rooms/suites for example, would require council approval.





Key Features

http://www.mitchellsrealty.com.au/3337360

- 2613m2 corner block + 613m2 adjoining block (separate title)
- 3 street frontage in the CBD, 900m2 building
- 20 bedrooms, 9 ensuites, office, reception area, storage
- Commercial kitchen, cold room, kitchenettes, bar areas
- Sound proof function room, alfresco entertaining, i/g pool
- Former uses include backpackers' hostel & restaurant
- Variety of possible uses with and without council approval
- Very real development potential now & in future
- Walk to beach, Esplanade, & water park with cafe
- Prime exposure, central location, superb lifestyle change
- · Popular tourist destination famous for whale watching
- Gateway to Fraser Island & Great Barrier Reef
- Potential uses to explore combine lifestyle with income
- Inventory available, licensed for non-permanent residents





Location

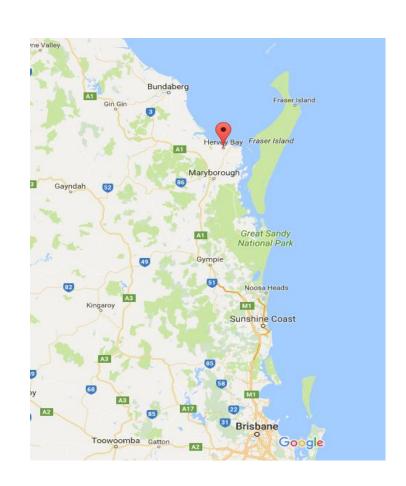
Hervey Bay is a city in the state of Queensland, Australia. The city is situated approximately 290 kilometres or 3½ hours' highway drive north of the state capital, Brisbane. It is a natural bay between the Queensland mainland and nearby Fraser Island. The local economy relies on tourism which is based primarily around whale watching in Platypus Bay to the north, access to Fraser Island, accessible recreational fishing and boating and the natural north facing, calm beaches with wide undeveloped foreshore zones. It has a population of approximately 63,000 residents.

Climate

The city has a wonderful subtropical climate with an average 30°C in summer and 22 °C in winter. Hervey Bay is predominantly affected by the south east trade winds throughout the summer with occasional strong northerly winds and storm swells. These winds keep the temperatures down in summer and up in winter, preventing temperature extremes. As a result, Hervey Bay rarely experiences temperatures over 35 °C in summer or under 5 °C in winter.

Travelling by Air

- Brisbane to Hervey Bay flight time approximately 40 minutes
- QantasLink has extensive daily flights from Brisbane to Hervey Bay.
- Sydney to Hervey Bay flight time approximately 90 minutes
- Virgin Australia operates direct jet services from Sydney to the Fraser Coast (Hervey Bay Airport), with convenient connections from most Australian capital cities.





Key Amenities - WetSide Water Park

The multi-feature, expanding water park, is one of main tourist attraction for our region and is only 200 metres from the site.

The WetSide Water Park was officially opened on the 6 December 2009 as part of Queensland's 150th Celebrations. Located on a hectare of foreshore land between Pialba Caravan Park and Seafront Oval on the Esplanade, the park is built on 384 piers sunk deep into the sand to raise the traffic areas on boardwalks, preserving the dune structure beneath and allowing native plants to flourish.

The water park features hundreds of spouts and jets, fountains interactive play equipment, water slides, surfing, special play area for under-5's called TotSide, tipping buckets, music and a giant water screen. The site also includes a coffee shop, viewing decks and boardwalks, educational displays, amenities blocks and the pay-per-use Board Rider wave machine.



https://www.frasercoastchronicle.com.au/news/council-approves-giant-slides-for-bay-water-park/3184047/



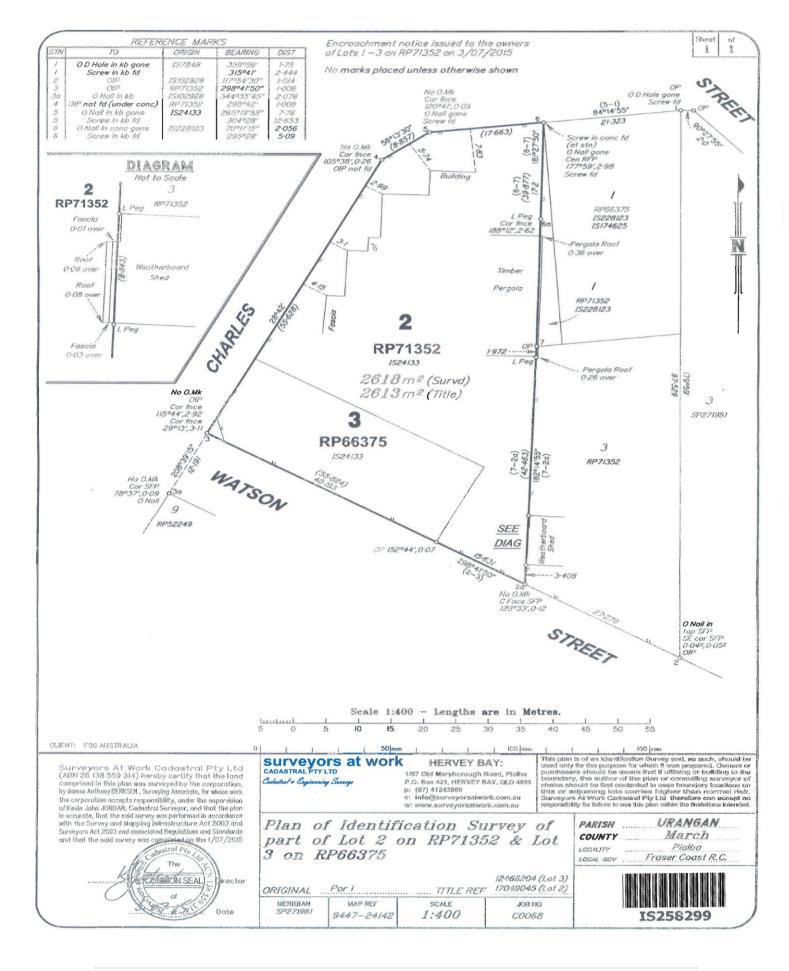


Property Details

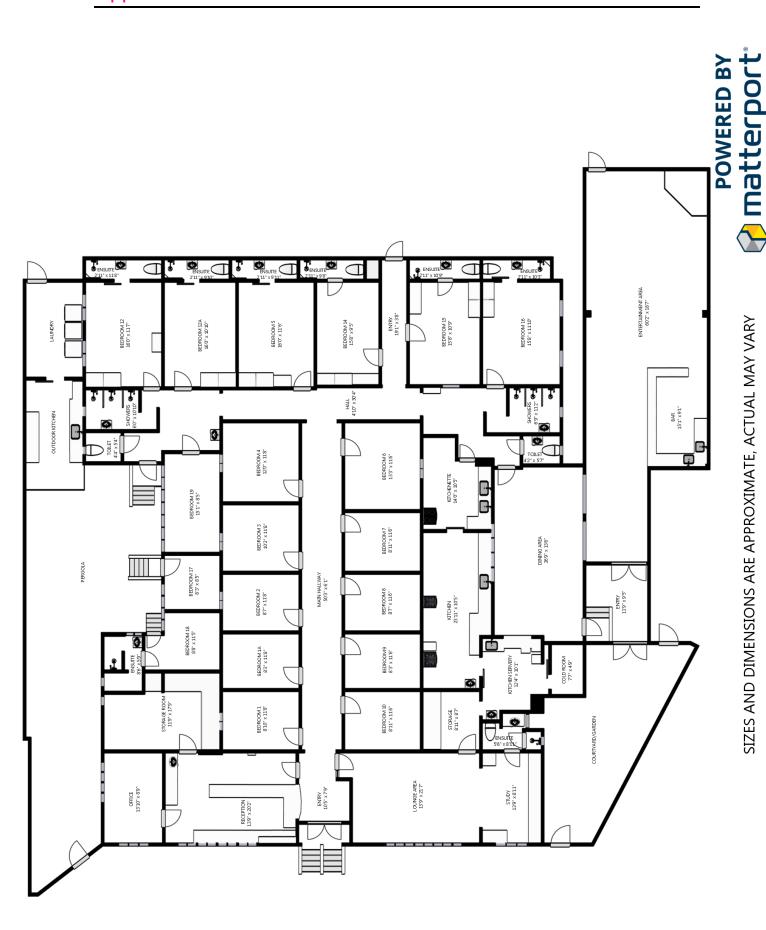
Property Address	4-6 Charles Street Pialba
Real Property Description	Lot 3 RP66375 & Lot 2 RP71352
Local Authority	Fraser Coast Regional Council
Land Area	Lot 2 - 2003 square metres Lot 3 - 610 square metres
Car Parks	Free public parking available only
Zoning	Principal Center Zone / Mixed Use / Core Precinct
Rates payable per year	\$13,370.68 (\$12,091.49 net)
Water rates payable per quarter	\$3,763.91 (\$3,481.62 net)
Occupancy / Tenancies	Vacant
Licensed	Approved for budget accommodation and backpackers (see Appendixes for approvals).
Going Concern (GST)	No
Title Encumbrances	Nil
Business is sold	"Walk in Walk Out" basis



Appendix – Site Plan



Appendix – Floor Plan





Appendix – Council Local Law Approval– Commercial Swimming Pool



Local Law Approval

2016/2017

Approval is hereby granted to the applicant to conduct the business activity described in the following schedule for the year ended 28 February 2017 pursuant to the Local Law No. 1 (Administration) 2011.

Approval Number:	POOL-0057
Applicant:	PAUL FRANCIS HEFFERAN JOHN HEFFERAN
Approval Type:	COMMERCIAL SWIMMING POOL
Business Name:	KOOKABURRA BACKPACKERS
Business Address:	4 CHARLES STREET PIALBA QLD 4655

Conditions of Approval:

- The approval holder is to comply with all conditions contained in Schedule 14, Part 6 of Subordinate Local Law No.1 (Administration) 2011 for the duration of the term of this approval.
- The approval holder must comply with all other relevant Acts, Regulations or Local Laws that may apply to the conduct of the business or the activities associated with the conduct of the business at all times.

Additional conditions in accordance with Fraser Coast Regional Council Subordinate Local Law No. 1, Schedule 14, Part 6 are attached.

David Murray
EXECUTIVE MANAGER

REGULATORY SERVICES

Date of Issue: 05 January 2017 Date of Expiry: 28 February 2017



Appendix – Council Local Law Approval – Budget Accommodation



Local Law Approval

2016/2017

Approval is hereby granted to the applicant to conduct the business activity described in the following schedule for the year ended 31 October 2017 pursuant to the Local Law No. 1 (Administration) 2011. Local Law No.1 (Administration) 2011

Approval Number:	ACC-0008	
Applicant:	PAUL FRANCIS HEFFERAN	
Approval Type:	BUDGET ACCOMMODATION	E (6)
Business Name:	KOOKABURRA BACKPACKERS	
Business Address:	4 CHARLES STREET PIALBA QLD 4655	and the second s

Conditions of Approval:

- The approval holder is to comply with all conditions contained in Schedule 15, Part 6 of Subordinate Local Law No.1 (Administration) 2011 for the duration of the term of this approval.
- The approval holder must comply with all other relevant Acts, Regulations or Local Laws that may apply to the conduct of the business or the activities associated with the conduct of the business at all times.

An excerpt from Fraser Coast Regional Council Subordinate Local Law No. 1, Schedule 15, Part 6 is attached.

David Murray

EXECUTIVE MANAGER
REGULATORY SERVICES

Date of Issue: 05 January 2017 Date of Expiry: 31 October 2017



Schedule 16 Operation of budget accommodation

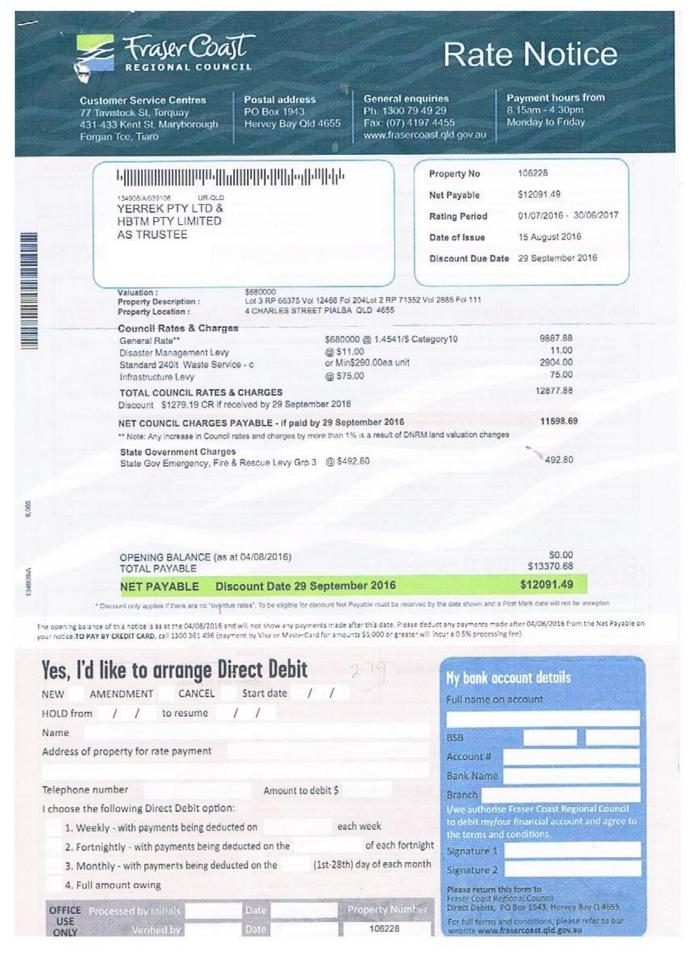
6 Conditions that will ordinarily be imposed on approvals

- (1) The conditions that will ordinarily be imposed on an approval are that the approval holder must -
 - (a) ensure that the walls of each sleeping room in the premises are constructed in order to ensure privacy for the occupants of a room; and
 - (b) ensure that every common use room in the premises is situated so that any occupant can obtain access to it without passing through any sleeping room or other room which is not a common use room; and
 - (c) if a sleeping room is or becomes affected by dampness so as to interfere with the comfort or the health of a person accommodated in the room, ensure that the room is not further used as a sleeping room until the floor or ground surface has been damp-proofed in accordance with the written directions of an authorised person; and
 - (d) ensure, where bedding is provided, that -
 - the bedding is kept in a clean and sanitary condition free of vermin;
 and
 - (ii) if bed linen is provided-the bed linen is changed and replaced with clean bed linen whenever there is a change of occupation; and
 - (e) ensure that the premises are either -
 - connected the local government's reticulated water supply system;
 or
 - (ii) provided with an adequate water supply which complies with all relevant legislation relating to the minimum standards for drinking water; and
 - (f) ensure an adequate and continuous supply of potable hot and cold water reticulated to all showers, baths, hand basins and kitchen sinks; and
 - (g) configure premises so that every person accommodated has convenient access to at least one bath or shower and at least one water closet and hand basin without having to pass through any sleeping room or any other room which is not a common use room; and
 - (h) provide as a minimum a water closet and shower or bathing facilities per ten persons accommodated; and
 - (i) maintain the premises at all times in a clean and sanitary condition; and
 - (j) maintain the premises in a reasonable state of repair; and
 - (k) treat the premises for the control of vermin and insect pests on a yearly basis, or more often if required to do so by an authorised person; and
 - (I) comply with a written request given by an authorised person to do the following -
 - (i) obtain from a regulatory electricity supplier an inspection report in that entity's usual form in relation to the safety of electrical wiring and other electrical fittings in the premises; and
 - (ii) give a copy of that report to the local government; and
 - (iii) repair or remedy any defects specified in that report within-
 - (A) 30 days after the date of the report; or
 - (B) a longer period which may be specified by written notice given to the operator by an authorised officer; and
 - (m) have a food business licence if the handling, preparation and sale of food is to be undertaken at the premises.
- (2) In this section -

common use room means any room which residents at any premises may need to access as part of ordinary shared living in the accommodation including, without limitation, a bathroom, washroom, sanitary convenience, kitchen, lounge room, TV room and laundry.



Appendix – Rate Notice





Appendix – Rate Notice

Rate Notice 2016/17

issued by Fraser Coast Regional Council WATER AND SEWERAGE USAGE AND ACCESS CHARGES





1300 79 49 29 PO Box 1943 Hervey Bay Qld 4655 www.frasercoast.gld.gov.au

Property No Issue Date Discount Date Due Date

106228 07/11/2016 07/12/2016 07/12/2016

Wide Bay Water is a commercialised business unit of Fraser Coast Regional Council

1ST RATING PERIOD 01/07/16 - 31/10/16 2ND RATING PERIOD 01/11/16 - 28/02/17 3RD RATING PERIOD 01/03/17 - 30/06/17

<u>ԵՈՐՈՍՈՒՈՐՈՐՈՐՈՐԵՐԻՐՈՐԻՐՈՐՈՐՈՐՈՐՈՐՈՐԵՐԻ</u>

UR-QUD

135641/A/030287 YERREK PTY LTD & HBTM PTY LIMITED AS TRUSTEE PO BOX 1220 TOOWONG 4066

PROPERTY LOCATION : PROPERTY DESCRIPTION: 4 CHARLES STREET PIALBA QLD 4655

Lot 3 RP 66375 Vol 12466 Fol 204Lot 2 RP 71352 Vol 2885

1 Chg/s @1/3of \$351.00

Fol 111

CURRENT RATING PERIOD 01/07/16 -31/10/16

WATER USAGE - YOUR METER READINGS

Meter No. kL. Previous read Current read Usage 08X000317 30/03/2016 1457 23kL 11/08/2016

CHARGES

23kL @ \$1.71 per kL \$39.33 WATER CONSUMPTION CHARGE WATER CHARGE - COMMERCIAL 8 Chg/s @1/3of \$490.00 \$1306.64 SEWERAGE CHARGE COMMERCIAL 9 Peds @1/3of \$767.00 \$2300.94

CAT-1 SEWERAGE TRADE WASTE CHARGE

TOTAL CURRENT CHARGES

OPENING BALANCE (as at 27/10/2016) TOTAL RATES AND CHARGES DUE

\$3763.91

DISCOUNT \$282.29 CR IF RECEIVED BY 07/12/2016 NET PAYABLE \$3481.62

Discount only applies if there are no Overdue Rates.

To be eligible for discount Net Payable must be received by the date shown as a Post Mark date will not be accepted.

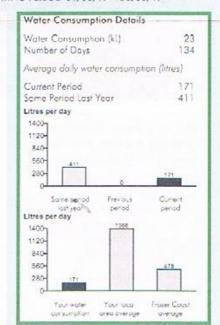
Charges previously levied not yet due at the time of this notice.

\$0.00

\$0.00

\$117.00

\$3763.91



REC No 50032564 13/11/17 835



SM9

Biller Code: 6395 Ref: 534214

() POST billpay

Billpay Code: 0425 Ref: 534214

Direct Debit: Contact Council to set up payments from your nominated financial institution



INVENTORY 4 Charles Street Hervey Bay

NOTE:- All plant, equipment and materials included in this inventory is "as is where is" and no endorsement is provided or inferred regarding the condition or working order of any item

2 Fire Extinguishers - Front foyer

2 Fire Extinguishers - Rear foyer

1 Fire Extinguishers - Kitchen

1 Fire Blanket - Kitchen

1 Fire Reel - Front of Building

1 Fire Reel - Western side of Building (In courtyard)

1 Fire Reel - Rear of Building

Fire control and monitoring equipment - Front foyer

Cameras at points around the building (inside and outside)

Security monitoring equipment in the general office

Security alarm equipment in the foyer for the general office and main office.

COMMON ROOM

1 Rectangular cane table

Transonic TV.

TV Stand

1 Tables wooden

4 Couches

Chairs cushions

Point Power Boards - Extension power cord

DVD player

Glass top - outdoor table

Round top - table

3 Fabric chairs

2 Cabinets

STORE ROOM NEXT TO COMMON ROOM

2 Bucket and mops

3 Brooms

1 Squeeze Mop

1 Caution wet floor

1 Snooker ball set

Swimming pool equipment

Swimming pool chemicals

Blade attachment - for palm fronds

FRONT FOYER

2 Phones

1 Clock

1 Bin

2 Cigarette bins

Display Fridge

3 Door Fridge

6 Burner Stove

Deep Freeze

Electric grill

Grill

Bench Top Grill

Bay Marie - 3 bay

Bay Marie - 4 bay

Assorted Glassware and Jugs

Juice Extractors

Assorted Cutting Boards

2 Fano

Stainless Steel Moveable Bench

Stainless Steel Frame

1 Food processor and Accessories

Assorted pots and pans

1 Wet floor sign

Assorted plates and bowls

KITCHEN



KITCHEN 2

- 1 Simpson Stove
- 1 Microwave

Cutting Boards

1 Jug

- 1 Square top table
- 1 Wooden table

Assorted crockery

2 Brooms

1 Bench cupboard

SOUND LOUNGE AND BAR

Table

D.J. Sound Gear and C.D's

Lighting Balls

1 Clock

1 Mirror

HALL WAYS

ROOM 11 STORAGE

- 2 Yellow cupboards
- 9 square floor mats
- 1 Square table
- 2 Square table wooden
- 3 Bedside tables
- 2 Fans
- 3 Room heaters
- 2 Stools
- 1 Jug
- 1 Lamp
- 1 Double bunk and mattresses

TV Stand + TV

WASH HOUSE

- 1 Speed Queen Washing Machine
- 61 Bags of Linen
- 2 Ironing boards

Brooms, mops - assorted

- 1 Room Heater
- 1 Bin
- 1 Iron
- 1 Lamp
- 1 Toaster
- 2 Jugs
- 1 TV
- 1 Watering can

SIDE LAUNDRY and REC. AREA

- 1 Coin Operated Cloths Dryer
- 2 Coin Operated Washing Machines
- 1 Gas Ring Burners
- 3 Tables with fixed bench seating
- 1 Pool table
- 2 Wooden sitting benches
- 11 Plastic chairs
- 7 Square top tables
- 6 Round top tables
- 28 Wood and steel chairs
- 2 other chairs
- 1 Glass top round wooden table and 4 chairs

COFFEE BAR AREA



MANAGERS OFFICE

4 Chairs

In / out trays

2 Book shelves

1 Office desk

1 Filing cabinet

1 phone

1 cupboard

1 black book shelf

1 bin

1 Bank card processor

3 Flags

Box of air conditioning controls

6 Computer monitors and keyboards + 5 Screens

1 Safe on the floor

1 Unattached security camera

1 DVD player

1 Aistar CD player

FOYER OUTSIDE 12A

Wall Mirror

1 Bin

GENERAL OFFICE

3 Phones

2 Filling Cabinets

1 Chair

1 Power Point Board

Monitoring equipment for security cameras

STORAGE ROOM NEXT TO GENERAL OFFICE

3 Bottles lamp oil

8 Kerosene Lamps

10 Candle Holders

Assorted Cups, Cutlery, Saucepans, Plates

Cutlery, Tea Pots, Milk Jugs.)

Salt and pepper shakers

10 Irish coffee glasses

15 Parfait Glasses

Wet floor stand

Table cloths

32 Blue wooden chairs

3 Promotional umbrellas

2 Cash registers

Photocopier

2 Computer monitors

Coffee percolator

3 Large round tables

1 Square glass top outdoor table

1 White Board

Box - Assorted party lights

8 Outdoor chairs

13 Green and blue chairs

3 Square top tables

3 Round top tables

2 Pool Lazy - Hi Lo Chairs

1 TV wooden stand

1 Coffee waste bin

Saucepans

THE YARD

4 Wooden seats - bench type

5 Pot plants - not 2 very large pots



AREA OUTSIDE SOUND LOUNGE AND BAR

- 6 Rectangular double stands that hold the green and blue pots
- 15 Rectangular green pots
- 20 Rectangular blue pots
- 25 Pots with palms
- 4 Pots with colas plants

BEDROOMS

- Room 1 1 double bunk + mattresses, 1 table. 1 bin
- Room 1A 2 double bunks + mattresses, bin, mirror
- Room 2 2 Double bunks + mattresses, bin, mirror
- Room 3 2 Double bunks + mattresses, bin, mirror, 1 table, 1 chair
- Room 4 3 Double bunks + mattresses, bin, mirror, 1 chair
- Room 5 en 2 Double bed + mattress, 1 Double bunk + mattress, bin, lamp, jug, carpet square, toilet brush, 2 pillows
- Room 6 3 Double bunks + mattresses, bin, mirror, 2 tables, 1 chair
- Room 7 2 Double bunks + mattresses, bin, 1 table, 1 chair.
- Room 8 2 Double bunks + mattresses, bin, 1 table, 1 chair.
- Room 9 2 Double bunks + mattresses, bin, mirror, 1 table, 1 chair.
- Room 10 1 Double bunk + mattress
- Room 11 Currently included under storage room covered under separate heading.
- Room 12 en 1 Double bed +mattress, 1 Double bunk + mattresses, chest of draws, TV stand.
- Room 12A en 2 Double bunks + mattresses, table, jug, 1 Tv stand.
- Room 14 en 1 Double bed + mattress, 1 TV stand, 1 TV, bin, lamp, table, jug, toilet brush, 1 fold up single bed.
- Room 15 en 1 Double bed + mattress, 1 Double bunk + mattress, side table, jug, lamp, floor mat, toilet brush
- Room 16 en 1 Double bed + mattress, chest of draws, chair, carpet square, sofa, TV wall bracket, mirror, bathroom cabinet, toilet brush
- Room 18 en 1 Double bed + mattress, 2 side tables, toilet brush
- Room 19 en 1 Double bed + mattress, wooden & steel chair, cloth chair, jug, lamp, toilet brush, 1 bin
- Room 20 en 1 Double bed + mattress, bin, 2 throwovers, toilet brush, 1 cloth chair, 2 wooden & steel chairs.
- Room 21 Needs renovation, yellow cupboard, wooden bedside table, mirror
- Room 22 Needs renovation provision for en suite, 2 chairs, yellow cupboard, lamp

NOTE - Gas bottle and contents to be credited to vendor owner and debited to purchaser by the supplier



Appendix – Pool Safety Certificate (current)

Pool safety certificate

Version 1 effective 6 October 2010

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the Building Act 1975

1. Pool safety certificate number

Certificate number:

100923000166

2. Location is the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

4 CHARLES ST, PIALBA

Lot/s on plan:

2RP71352

Local government area:

FRASER COAST REGIONAL

Exemptions, alternative solutions or special restrictions for the swimming pool

If it is known that an exemption, alternative solution or restriction is applicable to the swimming pool please state this. For example, a restriction may require a permanent body of water that is part of the swimming pool barrier to be maintained to a minimum depth. This will help provide pool owners with a concise and practical explanation of the exemption, alternative solution or restriction. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No exemptions apply

No alternative solutions apply

No special restrictions apply

4. Shared pool or non-shared pool

Shared pool

Non-shared pool

5. Pool safety certificate expiry

Effective date:

1 May 2017

Expiry date:

30 Apr 2018

The Building Act 1975 is administered by the Department of Infrastructure and Planning





Conditions of Sale – Public Auction





Conditions of Sale - Public Auction

GST ANNOUNCEMENT AND CLARIFICATION

At auction the Auctioneer will announce in clear terms:

- 1. If GST is to apply or not; and
- 2. One of the following applicable GST Clauses

IF THE SELLER IS NOT REGISTERED FOR GST:

• The property is offered for sale on a GST inclusive basis – which means the knock down price is the sale price.

IF THE SELLER IS REGISTERED FOR GST:

- . The property is offered for sale on a GST exclusive basis which means the knock down price attracts GST at 10% of the selling price; or
- The property is offered for sale under the <u>Margin Scheme</u> which means that the knock down bid is the sale price and GST payable by the seller is 1/11 of the margin.

CONDITIONS OF SALE BY PUBLIC AUCTION FOR REAL PROPERTY

- The highest approved Bidder will be the Buyer subject to:

 a. the reserve price, if any; and
 b. the Seller's approval.
- 2. A cooling off period does not apply.
- 3. Finance clause has been deleted from the Contract of Sale.
- Building, Pest Inspection and Pool Safety clauses have been deleted from the Contract of Sale.
- All Bidders must be registered. The Auctioneer may register a
 person as a Bidder only if the person has provided his/her
 name and address and satisfactory evidence of his/her
 identity.
- 6. Bids will only be accepted from registered Bidders.
- Bidders must use the numbered identifier provided by the Auctioneer to make a bid during the auction.
- The Seller may bid, either personally or by a representative. If the Seller or their representative bids for the property the Auctioneer must announce to all other Bidders that the bid is made on behalf of the Seller.
- The Bidder warrants their ability to enter and complete the Contract of Sale in accordance with its terms.
- 10. Any person bidding on behalf of another person must provide the Auctioneer with a copy of their written authority before the auction; otherwise the Bidder will be taken to be acting on their own behalf.
- 11. The Auctioneer has the discretion to refuse to accept any bid from any person. A bid will be taken to be accepted and irrevocable unless the Auctioneer, immediately after it is made, refuses it.
- 12. The decision of the Auctioneer is final in all matters relating to the auction and no Bidder has any right of recourse against the Auctioneer or the Seller.

- 13. Without affecting condition 12, if there is any dispute over a bid, the Auctioneer may:
 - a. re-open the bidding and resubmit the property for sale starting with the highest bid previously accepted; or
 - b. determine the dispute in any other way the Auctioneer considers appropriate in his/her absolute discretion.
- 14. Immediately on the fall of the hammer, the Bidder of the highest bid accepted must sign, as Buyer, the Contract of Sale in the form displayed or circulated with these Conditions of Sale and pay the deposit to the nominated Deposit Holder.
- The deposit payable under the Contract of Sale is 10% of the successful bid or any other percentage or figure nominated in the Contract of Sale.
- 16. The Seller and the Buyer agree to sign all documents and do everything else necessary to transfer the property to the Buyer. The Seller and the Buyer each appoint the Auctioneer their agent to sign the Contract of Sale on their behalf. This appointment is non-revocable.
- 17. If the Buyer does not pay the deposit, at the Seller's option:
 - a. the result of the auction will be treated as invalid and the property may be resubmitted to public auction at the risk and expense of that Buyer; or
 - the Seller may affirm the Contract of Sale and pursue their legal and other remedies against the Buyer as they see fit.

18	Insert Special	Conditions	(if	anv):

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EF073 v01/12

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Bidder Registration Form





Bidder Registration Form

BIDDER NO:					
The Property a bidder must	Occupations Act 20 provide the bidder	014 requires the auctioner's name and address and	er to only accept bids fi produce satisfactory e	rom registered vidence of the	bidders. To b
		g at the auction for a prope er with satisfactory identific		e complete yo	ur name and
		er acknowledges that they ting this Bidder Registratio		py of the Form	36 Notice of
BIDDER DETAI	LS:				
NAME:					
ADDRESS:					
SUBURB:				STATE:	POSTCODE:
PHONE:	FAX:	EMAIL:			
IDENTIFICATION	:				
	der is registered to Charles Street	o bid in relation to the follo	wing property:		
	oa			STATE: QLD	POSTCODE:
SUBURB: Pial					
SUBURB: Pial					

INITIALS

EF104 v12/15

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Contact Exclusive Agents



Scott & Katrina Mitchell

Director | Principal Licensee

40 Miller Street

Urangan HERVEY BAY QLD 4655

Mobile: 0428 484 499

Email: sales@mitchellsrealty.com.au



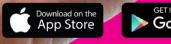






- Never miss a property again with our property alerts
- Regular updates with property information that you need to know
- Special Offers and incentives

If you are interested in selling or buying Real Estate in Hervey Bay!







SCOTT & KATRINA MITCHELL 0428 484 499

sales@mitchellsrealty.com.au mitchellsrealty.com.au



