

APPROVED EVERTON PARK
TOWNHOUSE SITE

117 Flockton Street,
Everton Park QLD 4053

■ **RayWhite**

Information Memorandum

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Exclusively Introducing...

**117 Flockton Street,
Everton Park, QLD 4053**

One of the most exciting approved development site opportunities on Brisbane's northside.

Key features of this opportunity:

- Land Area: 2.24Ha*
- Within 10km* of the Brisbane CBD
- Townhouse Mix: 12 x 4-bedroom, 21 x 3-bedroom + study, & 23 x 3-bedroom
- Proposed townhouses uniquely overlook green reserve
- Strong owner occupier / first home owner / down-sizer market
- Adjoins North West Private Hospital & Woolworths anchored North-West Plaza Shopping Centre
- 250m* to North Side Christian College, 950m* to Everton Park State School, 1km* to McDowall State School & 1.5km* Stafford Heights State School

*Approximately.

Presented to the market For Sale.

All enquiries in relation to this opportunity are to be directed to the exclusive marketing agent:

Matthew Fritzsche

Executive Director

Ray White Special Projects (QLD)

M (+61) 0410 435 891

E matthew.f@raywhite.com





The Opportunity...

Approval Proving Speed to Market

Recent Development Approval for 56 townhouses, comprising 3 & 4 bedroom mix, each with 2 car garage. Product specifically designed to local target market.

Alternate Development Options

Site location with respect to major health, shopping amenity and allied health is very well suited to aged care development. Alternate options also include medium rise unit development or land subdivision.

Near CBD Location

One of few opportunities of scale remaining within 10 kilometres north of the Brisbane CBD.

Popular Brisbane Suburb

Everton Park is an established, popular Brisbane suburb, with consistent price growth and strong economic demographic.

Adjoining Popular Shopping with Variety of Retailers

Adjoining the Northwest Central Shopping Centre, comprising Woolworths, medical, 24/7 gymnasium and a number of retail and lifestyle specialities.

Central to Major Hospitals

Walking distance to North West Private Hospital and within close proximity to The Prince Charles Hospital.

Shopping, Restaurants, Cafés, Retail, Cinema & More

Central to a range of other major shopping amenity including, Westfield Chermiside, Stafford City Shopping Centre, Brookside Shopping Centre and North West Homemaker Centre.

Education Hotspot

Close connectivity to a wide range of primary and secondary state and child care facilities.

Asset Overview...

Property Overview:

The subject site comprises an infill, irregular shaped internal allotment, providing approximately 18.7m of frontage to Trouts Road. The site slopes towards the green corridor, with townhouses to uniquely benefit from elevated bushland outlooks along the sites northern frontage.

Address	117 Flockton Street, Everton Park, QLD 4053
RPD	Lot 999 on SP199591
Site Area	22,400 sqm*
Roads & Access	The site fronts Trout Road along the eastern boundary. Trouts Road forms a two way, single-lane thoroughfare. Road access for the proposed dwellings will also be available via the completed stages of the 'Enclave' project situated to the south of the site.
Services & Amenities	All normal utilities including electricity, telephone, reticulated town water and sewerage services are available for connection. The Approved Development will be well supported by nearby community facilities and commercial services located along Flockton Street. Furthermore, it is noted that development is located in close proximity to bus stops along Trouts Road.

Evvien Complex:

The subject property, Lot 999 on SP199591, forms the balance stages of the 'Evvien' complex and as such will be covered under and attached to the 'Evvien' body corporate and associated management rights.

The following additional documentation is provided in the dataroom:

- Community Management Statement
- Evvien Disclosure Statement

Development of Lot 999 will benefit from the use of the existing 'Evvien' complex facilities, including:

- In-ground swimming pool & spa;
- Barbecue facilities for entertaining; and
- Onsite Manager

Town Planning:

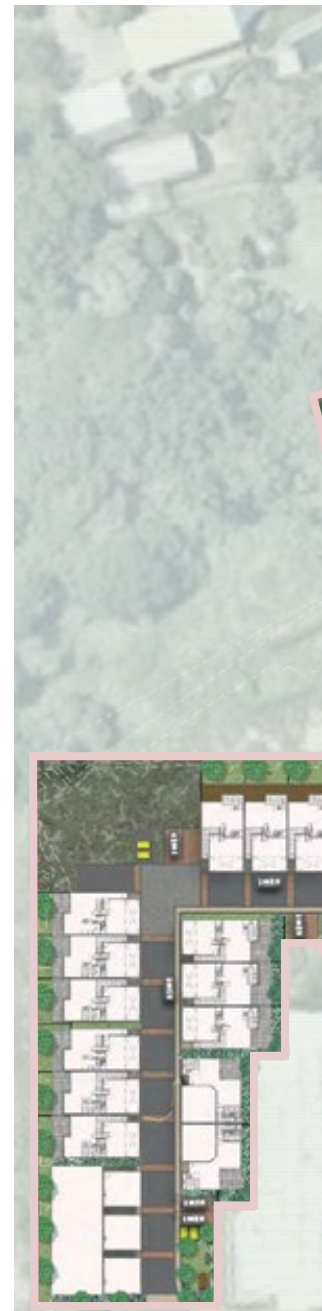
The property is zoned 'Low Density Residential' under the current Town Planning Scheme for the Brisbane City Council.

Local Authority	Brisbane City Council
------------------------	-----------------------

*Approximately.

Intent Private Plan:

Low Density Residential (LDR)





Development Approval...

The site received Development Approval on the 23 August 2018 for a Development Permit - Material Change of Use for a 56 Multiple Dwelling development and Preliminary Approval for Building Works.

The Approved development is proposed over two stages of development, with townhouses to be constructed in duplex, triplex and quadruplex configuration. All townhouses comprises two (2) car lock up garage accommodation.

Proposed Development Overview:

Number of Dwellings	56 Townhouses
Building Height	2-3 storeys
Site Coverage	7,467 sqm* = 33.2% of total site
Proposed Residential Density	One dwelling per 325 sqm
Communal Open Space	800.4 sqm



Three bedrooms
Two bathrooms

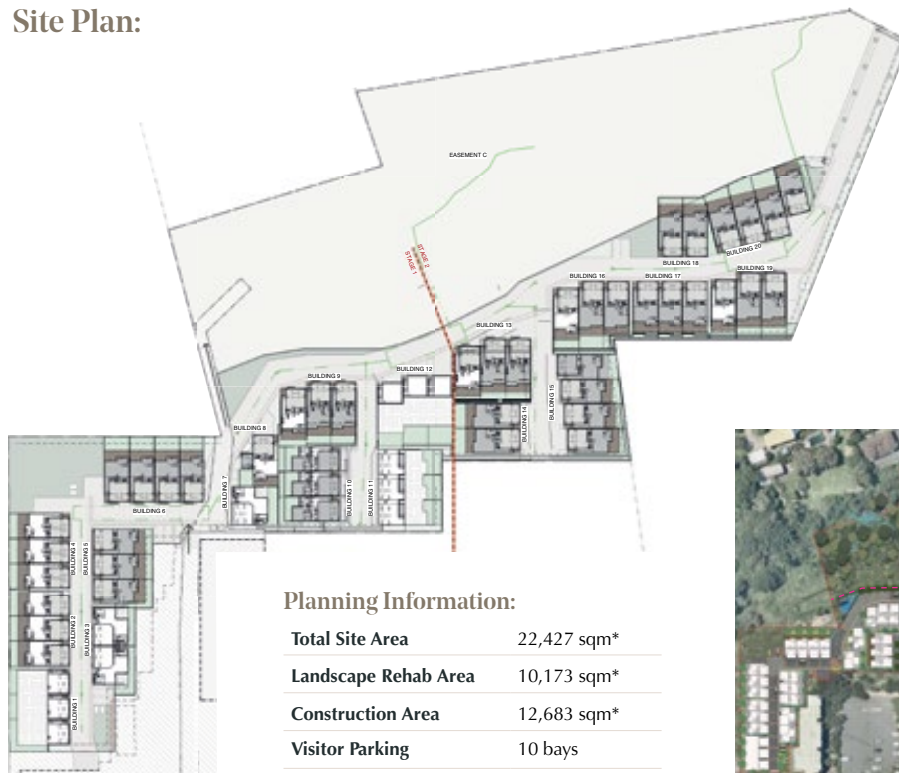


Three bedrooms + study
Two bathrooms



Four bedrooms
Two/three bathrooms

Site Plan:



Planning Information:

Total Site Area	22,427 sqm*
Landscape Rehab Area	10,173 sqm*
Construction Area	12,683 sqm*
Visitor Parking	10 bays



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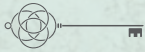


Outline Indicative Only.

Everton Park, QLD

Everton Park's main arterials are Enoggera Road and South Pine Road, for motorists travelling south to the City, and within close proximity is Gympie Road providing connectivity north through to Brisbane's outer northern suburbs, through to Moreton Bay and the Sunshine Coast.

The region is home to numerous schools, which include Everton Park State School, Everton Park State High School, Hillbrook Anglican School and Enoggera State School, as well as being within close proximity to a number of other public and private schools in nearby and adjoining suburbs.





**Brookside
Shopping Centre**

**North West
Homemaker Centre**

**Stafford State
High School**

**North West
Private Hospital**

Outline Indicative Only

The Location...



Not to scale. Outline Indicative Only.

Local Amenities



Education

1. Grovely State School
2. Everton Park State School
3. Northside Christian College
4. Pine Community School
5. Price of Peace Lutheran College
6. St William's Grovely College
7. TAFE Queensland Grovely Campus
8. C&K Arlington Drive Childcare
9. Dixi's Early Childhood Pre-School
10. The Hills District Childcare Centre
11. Everton Child Care & Kindergarten
12. McDowall State School
13. Stafford Heights State School

Healthcare

14. Everton Hills Medical Centre
15. Everton Hills Family Practice
16. Arana Hills Medical Centre
17. QLD Medical Doctors
18. North West Private Hospital

Retail

19. Arana Hills Shopping Plaza
20. Everton Shopping Village
21. IGA Everton Hills
22. Brookside Shopping Centre
23. Stafford City Shopping Centre
24. North West Shopping Centre

Public Infrastructure

25. Cabbage Tree Creek Reserve
26. Arlington Park
27. John Carter Reserve
28. Bob O'Neill Park
29. Leslie Patrick Park
30. Hills District Community Park
31. Arana Leagues Club
32. Bunya State Forest

The Region

Everton Park is an established Brisbane suburb situated within 10km* north of the Brisbane CBD and is bordered by McDowall, Everton Hills, Stafford and Mitchelton.

The site is situated adjoining Woolworths anchored Northwest Plaza Shopping Centre – including a local Snap Fitness Gym, multiple supporting smaller scale retailers, Goodstart Early Learning Childcare Centre, The Coffee Club and a local medical clinic. The sites position provides future residents with easily walkable proximity to all major retail requirements. The site is further positioned just north of the popular Everton Park Hotel to the south.

The site further adjoins the North West Private Hospital to the west, a major hospital which services residents for the north side of Brisbane.

The broader local area is within close proximity to a range of shopping amenities including, Brookside Shopping Centre, Bunnings, Stafford City Shopping Centre, Chermside Shopping Centre and a variety of strip shopping, cafe and restaurant options.

Local bus routes service Trouts Road regularly, in addition to the nearby Enoggera Railway Station to the south which provides access to regular City bus and train services connecting to the Brisbane CBD.

*Approximately





Demographic Analysis...

Just nine kilometres north-west of Brisbane’s CBD, Everton Park (E.P.) remains a highly sought-after catchment, known for its expansive greenspace, premium schools and family-friendly culture.



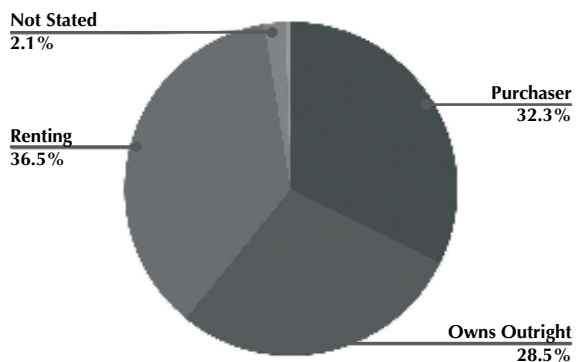
 **Median 5-year growth rate of 5.7% p.a. for houses in E.P.⁴**

 **E.P. population has steadily increased to 8,325 people.⁶**

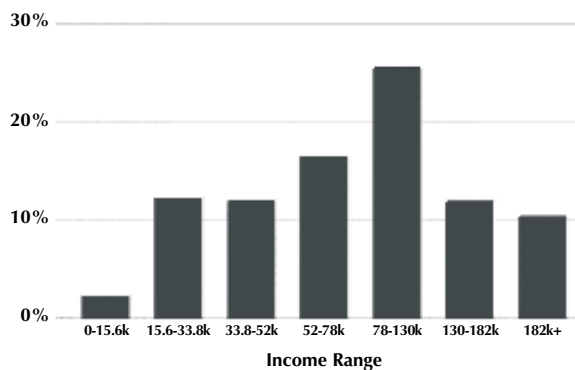
 **1,927 new jobs forecast by 2036 in the E.P. catchment.⁵**

 **8%+ p.a. increase in E.P. local businesses since 2015.⁷**

Household Structure:



Household Income:



¹ Source: CoreLogic Research (2018); ² Source: CoreLogic Research (2018); ³ Prepared by ABS. Source: Census Data (2017); ⁴ Prepared by Urbis. Source: APM PriceFinder (2017); ⁵ Prepared by Urbis. Source: Urbis (2017); ⁶ Source: Brisbane City Council (brisbane.qld.gov.au) (2018); ⁷ Prepared by ABS. Source: Census Data (2017).

Sale Process...

117 Flockton Street, Everton Park QLD 4053

Method of Sale:

The property is being offered **For Sale** by **Expressions of Interest** closing **Thursday, 2 May 2019** at **4pm(AEST)**.

The seller retains the right (in their absolute discretion) to:

- ▶ Decline to consider and/or accept any Expressions of Interest lodged in response to this invitation;
- ▶ Negotiate directly with any party who has lodged an Expressions of Interest at any stage;
- ▶ Accept or decline a non-conforming Expressions 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 Expressions of Interest;
- ▶ Reject all or any Expressions of Interests at any time for any reason; and
- ▶ Withdraw the property from sale.

Due Diligence Information:

A complete dataroom is available to qualified parties which can be accessed via a secure Google Drive link. Please contact the marketing agents to obtain access to the following:

Supporting Documentation:

- Council Rates
- Land Tax Assessment
- Approval Decision Notice
- Approved Conditions
- Approved Plans of Development (Part 1)
- Approved Plans of Development (Part 2)
- Approved Plans of Development (Part 3)
- Delegate Decision Notice
- Landscape Concept Plans
- Stormwater Management Plan
- Traffic Engineering Assessment Report
- Tree Retention & Rehabilitation Plans
- Infrastructure Charges - Stage 1
- Infrastructure Charges - Stage 2
- Community Management Statement
- Evvien Disclosure Statement

Submission:

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

EOI for '117 Flockton Street, Everton Park QLD 4053'
c/- Matthew Fritzsche
Ray White Special Projects (QLD)
Level 26, One One One Eagle Street
111 Eagle Street, Brisbane QLD 4000

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

c/- Ray White Special Projects (QLD)
Facsimile: (07) 3832 4777
E-mail: matthew.f@raywhite.com

Sale Documents are available from the marketing agent upon request.



Expressions of Interest

Expressions of Interest (EOI) Form / Particulars

I / We register our Expression of Interest to enter into negotiations to purchase the property located at 117 Flockton Street, Everton Park QLD 4053 ("the Property").

Date

Property Details:

Address	117 Flockton Street, Everton Park QLD 4053		
Real Properties Description	Lot 999 on SP199591		
Land Area	22,400 sqm (approximately)	Local Authority	Brisbane City Council

Expression of Interest:

Proposed Price	\$	Excluding GST.
Proposed Deposit	10% of the Purchase Price = \$	Excluding GST.
Proposed Settlement Date		
Further Details or Information	<i>(Finance, Conditions etc.)</i>	

Details of Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	
Company Name	<i>(If applicable)</i>		
ABN		ACN	<i>(If applicable)</i>
GST Registered	<input type="radio"/> Yes <input type="radio"/> No <i>(please circle one)</i>		

Details of Proposed Buyer's Solicitor (if known):

Firm			
Name / Contact			
Address			
Contact Telephone		Contact Email	

Expressions of Interest

Proposed Buyer Acknowledgement

In submitting an Expression of Interest to buy the subject property ("EOI"), the Proposed Buyer agrees to the following conditions:

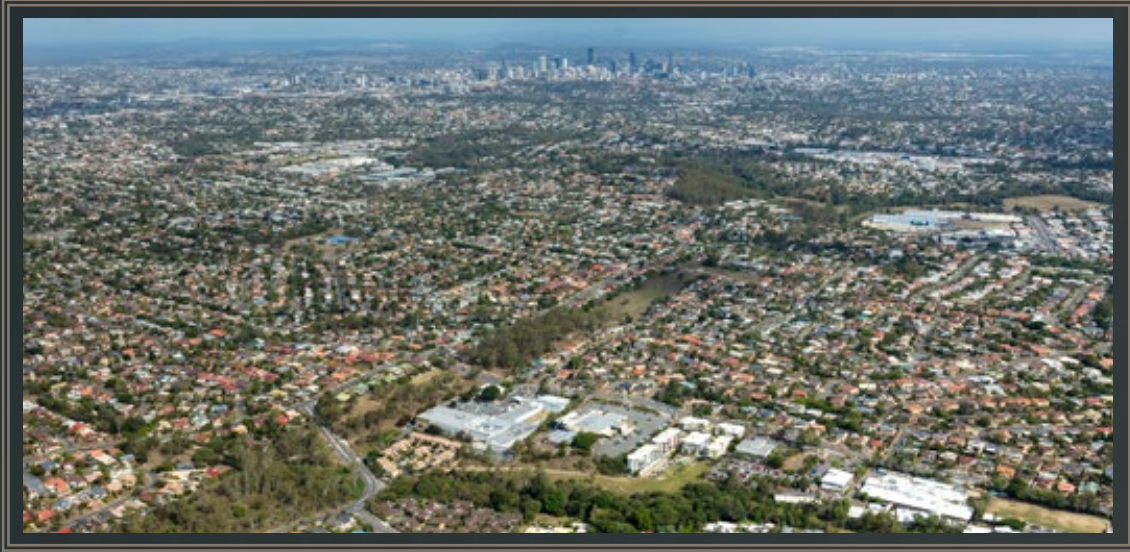
1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this EOI form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular EOI.
5. The Vendors may sell the subject property to any person they choose, as a result of the EOI process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
 - The Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
 - The Vendors will accept the highest purchase price offered;
 - The Vendors will consider any particular feature of an EOI or other proposal to buy the subject property as determinative; or
 - The submission of the Proposed Buyer's EOI will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an EOI.
7. This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution:

Signed by the Proposed Buyer only.

Full Name	
Signature	
Date	

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**117 FLOCKTON STREET
EVERTON PARK QLD 4053**

RayWhite

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:

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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.



117 FLOCKTON STREET
EVERTON PARK QLD 4053

*All enquiries in relation to this
opportunity are to be directed to
the exclusive marketing agent:*

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