

---

# Information Memorandum

# OCEAN DUNES

---

GOLF COURSE  
KING ISLAND

**FOR PRIVATE SALE**

**Paul Mason**  
M: 0400 922 390



# TABLE OF CONTENTS

<a href="#">Introduction</a>	<a href="#">03</a>
<a href="#">Executive Summary</a>	<a href="#">04</a>
<a href="#">Investment Highlights</a>	<a href="#">06</a>
<a href="#">Location Overview</a>	<a href="#">07</a>
<a href="#">The Offering</a>	<a href="#">07</a>
<a href="#">Title Details</a>	<a href="#">08</a>
<a href="#">King Island / Golf Tourism</a>	<a href="#">09</a>
<a href="#">Development Opportunity</a>	<a href="#">10</a>
<a href="#">Sale Process</a>	<a href="#">11</a>
<a href="#">Appendices (Plan of Titles)</a>	<a href="#">12</a>
<a href="#">Acknowledgments</a>	<a href="#">13</a>



*“Ocean Dunes in some key respects shows a more thoughtful approach to the hole-by-hole design. Laid out over 115.4 hectares, the golf course masterly incorporates rolling dunes with its portion of majestic coastline. Heroic golf abides at Ocean Dunes with a number of risk/reward tee-shots and two of the par threes playing across the surging ocean.”*

- James Hanson - Golf Architecture

**PMRE** are exclusively engaged to offer for sale the freehold land and improvements, and the business of The Ocean Dunes Golf Course - King Island, Tasmania



The offering is unique in Australia because it offers

- 18 hole Championship classic links style Golf Course
- Clubhouse overlooking Bass Strait
- Planning Approval for the development of a Clubhouse, 21 motel suites and 80 holiday accommodation units and
- Rated 8th best Golf Course in Australia by Golf Australia Magazine 2016 Top 100 Golf Courses in Australia

The properties provide a unique opportunity for a purchaser to acquire one of Australia's premier golf courses with further development potential to truly capitalise on the increasing popularity of King Island as a golfing destination. Ocean Dunes provides the true Stay and Play potential given the existing planning approval, proximity to the airport and food and beverage options.

The course has been constructed along the west coast of the island with holes providing sweeping views across the idyllic and rugged coast line. The course has been designed with all skill levels in mind and plays to a Par 72 Championship standard covering some 6,436 metres.

**The Ocean Dunes Golf Course, King Island** is being offered for private sale by PMRE.

To obtain further information or arrange an inspection, please contact the exclusive agent listed.

**Paul Mason**  
**0400 922 390**  
**[psmason61@gmail.com](mailto:psmason61@gmail.com)**



# EXECUTIVE SUMMARY

Address	Ocean Dunes Golf Course, 365 North Road, Laroona King Island, Tasmania.
Location	Situated on the western side of North Road, the golf course is positioned strategically between the main township of Currie and the King Island Airport.
Opening Date	September 2016
Description shed	<ul style="list-style-type: none"><li>• 18 hole Championship Golf Course, maintenance and equipment</li><li>• Par 72 of 6,435 metres in length</li><li>• Classic links style golf</li><li>• Potential to develop second 18 hole course on adjoining land</li><li>• Ranked #10 in Australia by Australian Golf Digest in Australian's Top 100 Golf Courses 2018</li><li>• Fleet of 22 golf cars</li></ul>
Land Details	Freehold Tenure Total land area of 115 hectares (284 acres) approximately





# INVESTMENT HIGHLIGHTS

**The Ocean Dunes Golf Course** features the following investment highlights

- World class facility on 115 hectares;
- Ranked #8 in Australian Top 100 Courses for 2018 by Golf Australia;
- Freehold land tenure;
- Location in a pre-eminent golf tourism destination easily accessed from Melbourne CBD;
- Substantial development opportunity;
- Immediate proximity of King Island Airport and main township of Currie;
- King Island is world renowned for its natural produce and agriculture business with an increasing appeal from nature and leisure based tourism.



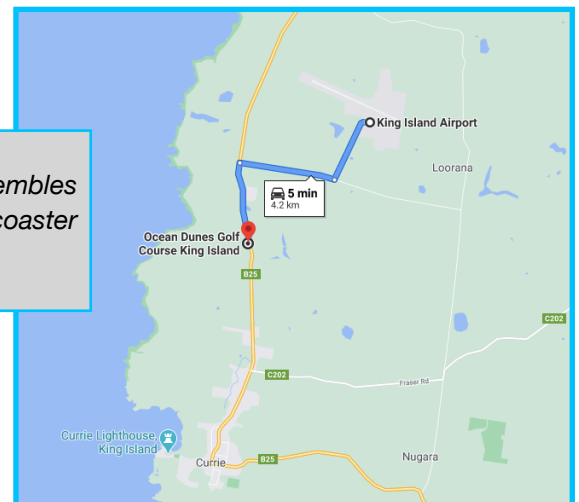
# LOCATION

## King Island

King Island is located between Victoria and Tasmania within what is known as the Roaring Forties, a body of ocean between Bass Strait and the Great Australian Bight. An island acclaimed for its pristine beaches, idyllic surf breaks, quality fresh produce and natural beauty. King Island remains one of the untouched islands of Australia with a growing appeal from golf leisure tourism and its world renowned beef, seafood and dairy industries.



*"In places, Ocean Dunes resembles extreme golf, like a wild rollercoaster in an amusement park."*



# THE OFFERING

## Golf

Ocean Dunes was developed by a group of golf enthusiasts including an experienced golf course superintendent and Golf Course architect who were looking to build a truly iconic course within Australia that could compete on a global scale both in regards to course layout, design and natural beauty. Designed to extend from the natural terrain, the course is set around the rocky outcrops and bays of Bass Strait. The course requires both skill and imagination, which has resulted in comparisons with some of the best courses in the world. Playing like a Links style course, similarities with Pebble Beach is often the first thing that comes to mind, with four tee placements, the style of play will depend on the prevailing weather, meaning no two rounds will ever be alike.

## Development

A truly unique offering exists at Ocean Dunes with the existence of planning approval to develop 21 motel suites, 80 holiday accommodation units and a clubhouse. The planning approval provides the opportunity for the incoming owner to capitalise on the Stay and Play appeal and the growing tourism demand for King Island with a known shortage of accommodation on the island and growing visitation thanks to the development of two of Australia's best golf courses.



# TITLE DETAILS

The offering provides two key components, the golf course and the associated development. We outline the relevant title details as follows:

Golf Course		
Lot	Plan	Area
2	165024	116.3 hectares
3	165024	74.46 hectares

The existing golf course is positioned primarily on Lot 2 (with the further development of the additional clubhouse and holiday units also to be developed on Lot 2).



- 7 Main Street Currie: Folio of the register Volume 105068 Folio 1 & Volume 130376 Folio 1 (Hotel Titles)
- 365 North Rd Loorana: Folio of the register Volume 174690 Folio 3 (4KI Land – Golf Course)
- 389 North Rd Loorana: Folio of the register Volume 174690 Folio 2 (GBRA Land - spare land)



# KING ISLAND // GOLF TOURISM

King Island is witnessing a renaissance of sorts in recent years as tourism has increased visitation to the island. Known as a premium agricultural island, King Island is home to well known brands such as King Island Dairy and King Island Beef, whilst is also recognised for its premium seafood offerings.

The agricultural base has not only been an employment driver, but is also recognised globally as a key producer of premium produce, with a number of export industries and top global restaurants sourcing King Island produce, with many referring to King Island as the “promised land of fresh produce”. From fresh lobster, abalone, giant crabs, premium grass fed beef or some of the most delicate cheeses to pure rainwater sourced from the cleanest air in the world, King Island truly is a superior global food producer.

Agriculture is King Islands main industry employing a high percentage of the islands population, whilst tourism is increasing as an employment driver with the recent opening of both Ocean Dunes and Cape Wickham. Ocean Dunes rated No.8 according to Golf Australia Magazines Top 100 Golf courses for 2018. Ocean Dunes was also announced as No.10 in Australia Top 100 Golf Courses according to Australian Golf Digest when it was the course was first rated in 2018.

With rankings released every two years, Ocean Dunes is sure to feature in coming editions, further underpinning the global appeal of King Island as a golfing destination.

King Island is famous for its fresh air, amazing produce and now golf, with two of the best courses in Australia - this is your chance to own the experience.



*“What an amazing piece of golf real estate. A course that tests you in every way. A must for anyone who even thinks they enjoy golf. Heaven.”*

- Robert Loft



# DEVELOPMENT OPPORTUNITY

## Existing Development Approval

*“Through images of California’s famed Pebble Beach, or even St Andrews in Scotland immediately spring to mind, the truth is that there are few courses on the planet that offer a comparable experience to what you find here.”*

- Richard Fellner, Inside Golf October 2016

The existing permit provides for a clubhouse, 21 motel suites across 3 buildings together with 80 visitor accommodation units. The existing island lacks quality accommodation and the ability to provide unique accommodation with water views and alongside a golf course allows a developer or investor the opportunity to truly complete a world class offering and service the wider King Island tourism market for many years to come.



# SALES PROCESS

## Access to the Property

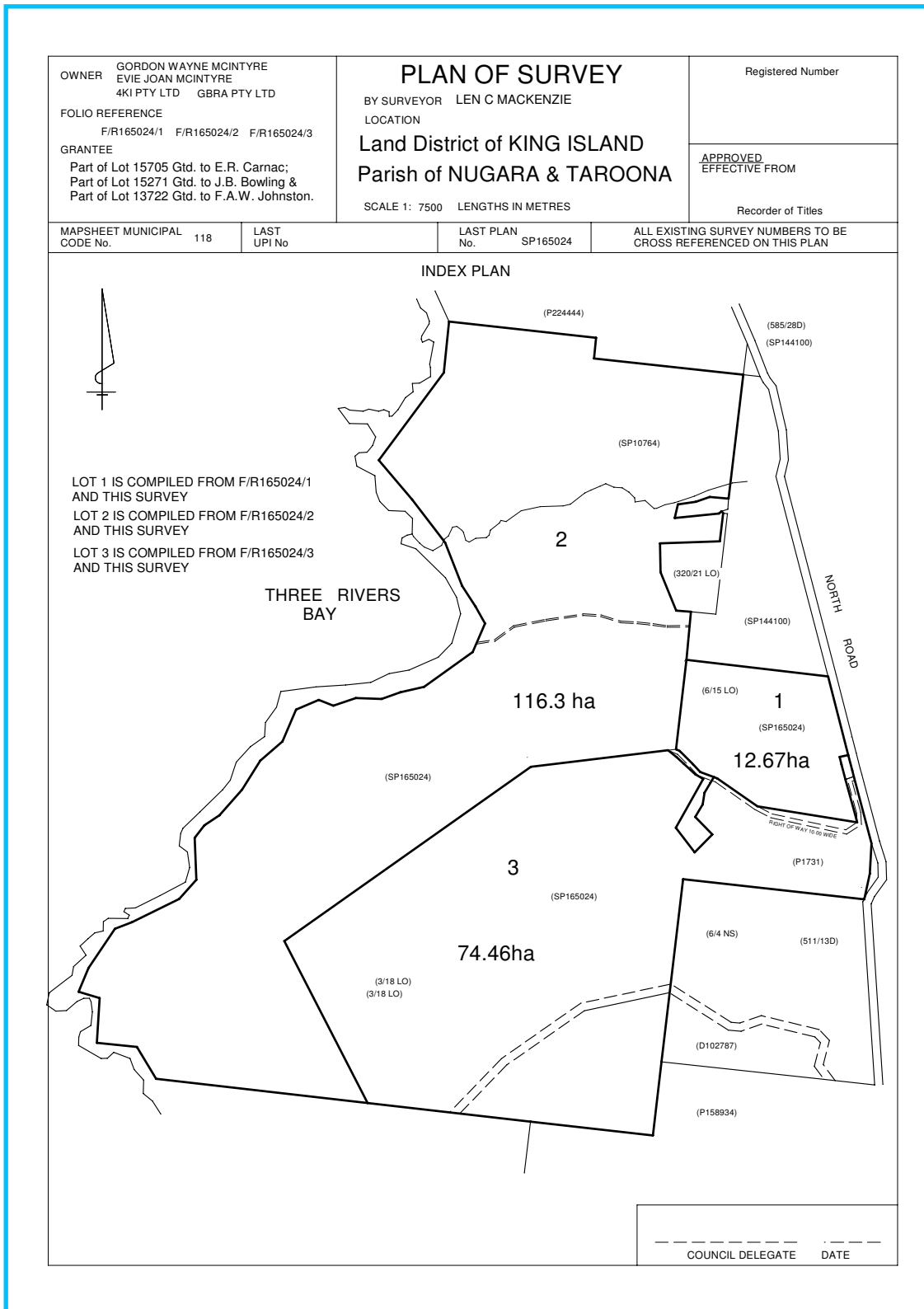
All inspections must be arranged by and be in the company of a representative from the exclusive agent.

## Agent Contact Details

Paul Mason  
0400 922 390  
[psmason61@gmail.com](mailto:psmason61@gmail.com)



# APPENDICIES



# ACKNOWLEDGEMENTS

Photos supplied by Gary Lisbon & Ocean Dunes website.



*DISCLAIMER: The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein either by PMRE (including its related bodies corporate), its principal or its servants or agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implies as to the accuracy of the whole or any part of the material. Prospective purchasers should not only rely on the material but should make their own enquiries and satisfy themselves as to the accuracy of all aspects of the material. Any liability by PMRE, its principal, its servants or its agents in any way connected with the schedule, whether or not such liability results from or involves negligence, will not exceed \$1,000.*