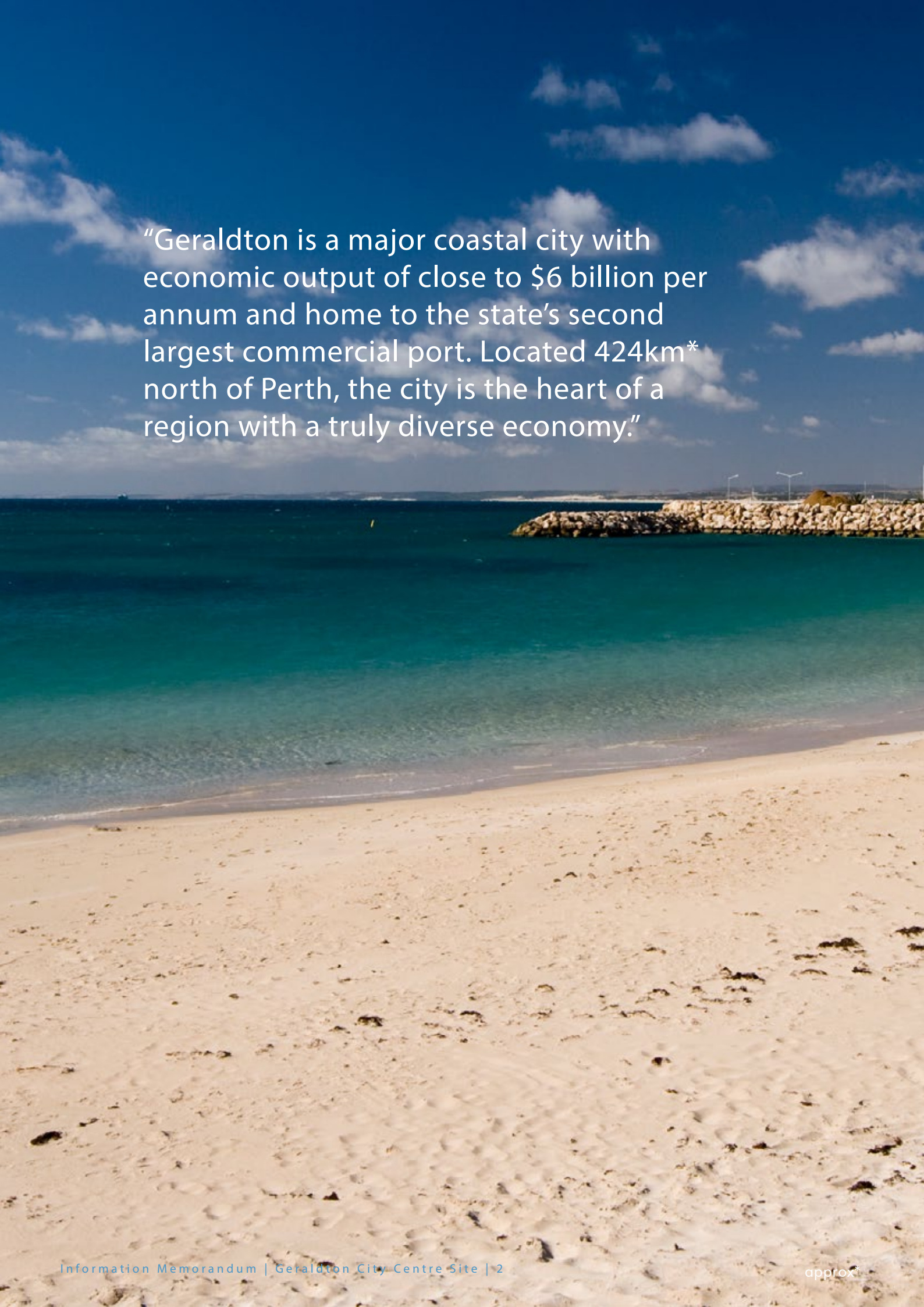


An aerial photograph of the Geraldton City Centre foreshore development site in Western Australia. The image shows a wide, sandy beach with turquoise water and white waves. A long, dark breakwater extends from the shore into the water. To the left of the beach, there is a green park area with a colorful, multi-colored structure. In the background, the city of Geraldton is visible, including residential areas, commercial buildings, and a harbor with several ships.

CBD FORESHORE DEVELOPMENT SITE GERALDTON CITY CENTRE WESTERN AUSTRALIA

Information Memorandum | February 2020



"Geraldton is a major coastal city with economic output of close to \$6 billion per annum and home to the state's second largest commercial port. Located 424km* north of Perth, the city is the heart of a region with a truly diverse economy."



INTRODUCTION

FOR SALE – MULTI-PROPERTY DEVELOPMENT SITE

GERALDTON CITY CENTRE, WESTERN AUSTRALIA

CBRE and Activewest Real Estate are pleased to present for sale this multi-property portfolio by formal Offers to Purchase Invited closing 2.00pm AWST Wednesday 25th March 2020. Properties for sale include:

- 205 Marine Terrace, Geraldton
- 181-195 Marine Terrace, Geraldton
- 15 Fitzgerald Street, Geraldton
- 222-228 Lester Avenue, Geraldton

These four contiguous properties with three street frontages amalgamate to provide a significant 1.623 hectare's footprint within the heart of the Geraldton City Centre's prime foreshore precinct.

The preference is to sell the entire group of properties 'in one line' although our client is prepared to consider offers on individual, or any combination of properties.

Zoning and planning guidelines provide for versatile and large-scale multi-level development taking advantage of a strategic city centre position combined with panoramic ocean views.

The existing character buildings generate a residual holding income which could be expanded until such time as the property is re-developed.

Geraldton is a major coastal city in the mid-west region of Western Australia between Perth and Carnarvon. It serves as a bulk handling seaport, service and logistics centre for regional mining, fishing, wheat, sheep and tourism industries.

Astute buyers will recognise the potential for significant organic value upside associated with the position and favourable planning of the properties as economic fundamentals continue to improve in Western Australia.

A momentous opportunity presents to acquire this substantial development footprint in a coastal city location, that comes with favourable local government planning and infrastructure, with incentives for landmark large-scale development.



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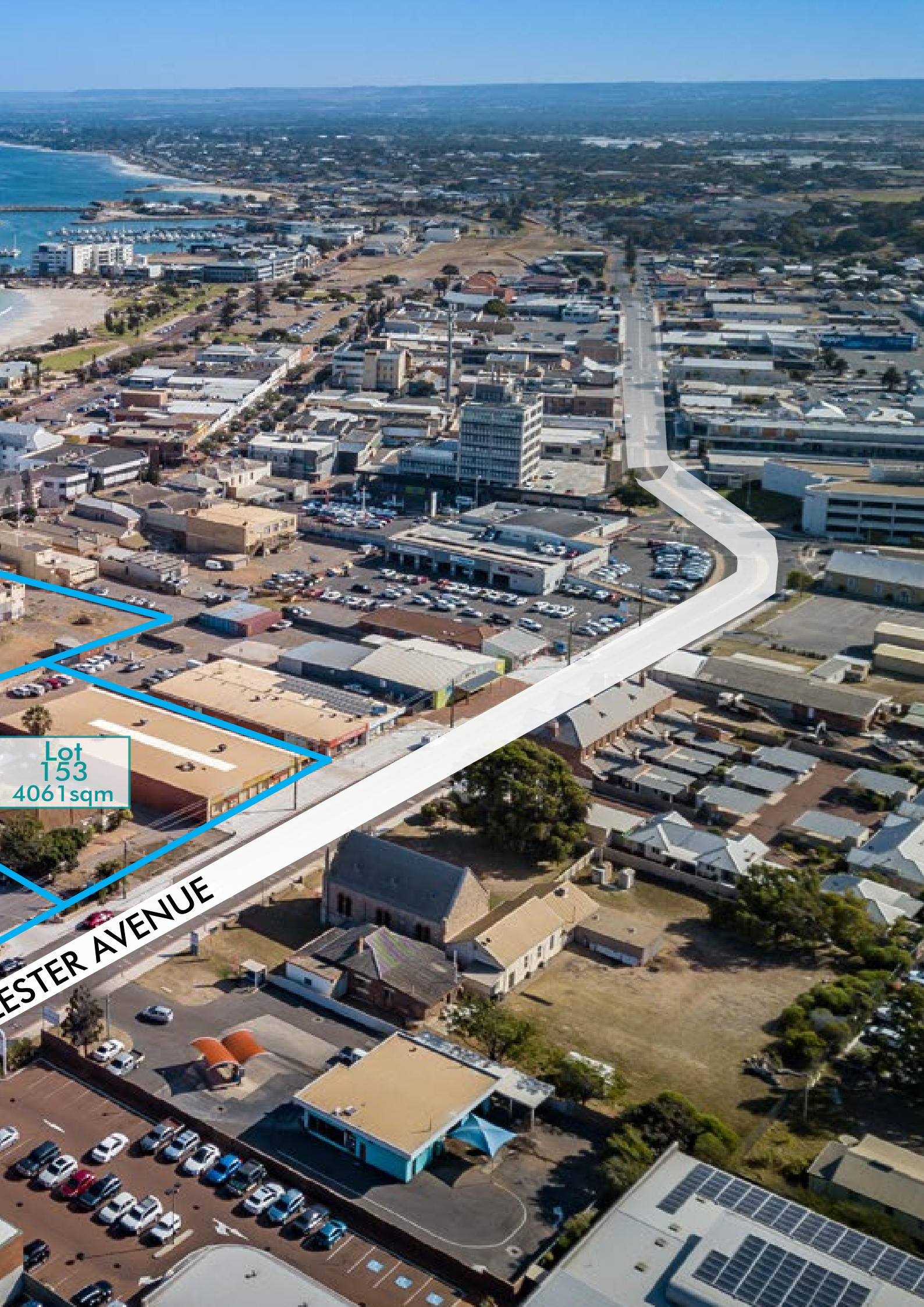
MARINE TERRACE

FITZGERALD STREET

Lot
151
5695sqm

Lot
150
2471sqm

Lot
152
4003sqm



Lot
153
4061sqm

ESTER AVENUE



EXECUTIVE SUMMARY

PROPERTY SCHEDULE

Four adjoining properties in the heart of the Geraldton city centre foreshore precinct are offered for sale being 205 Marine Terrace, 181 - 195 Marine Terrace, 15 Fitzgerald Street and 222 - 228 Lester Avenue, Geraldton, Western Australia.

GERALDTON	LOT & PLAN	VOLUME & FOLIO
205 MARINE TERRACE	Lot 150 on Deposited Plan 67166	2794 - 469
181-195 MARINE TERRACE	Lot 151 on Deposited Plan 67166	2794 - 470
15 FITZGERALD STREET	Lot 152 on Deposited Plan 67166	2794 - 471
222-228 LESTER AVENUE	Lot 153 on Deposited Plan 67166	2794 - 472

BUILDINGS

Each property includes existing substantial buildings that are occupied, except for 222-228 Lester Avenue. Buyers have the opportunity to further activate or redevelop.

BUILDING SCHEDULE	BUILDING DESCRIPTION
205 MARINE TERRACE	Circa 1930's Heritage Listed 2 level Art Deco building comprising 2 retail tenancies (one vacant and one tenanted by a restaurant) on ground and four residential apartments on first floor and an old Theatre to the rear. Detached from the main building is a large vacant showroom warehouse (built circa 1911)
181-195 MARINE TERRACE	Three separate buildings comprising a 1980's built office building (partly tenanted), a 1960's built showroom warehouse (tenanted) and a derelict hotel (The Victoria) built in circa late 1800's
15 FITZGERALD STREET	A circa late 1800's built two storey hotel and subsequently added drive through bottle shop with associated bitumen carpark (56 bays) and upstairs accommodation (20 rooms – single, double, triple & quad) including a one bedroom managers flat, communal lounge, kitchen and male and female ablutions. Currently leased and trading as The Geraldton Beach Hotel (Hotel Liquor Licence 6010117599). A separate single level air conditioned commercial is erected adjoining the hotel with frontage to Lester Ave.
222-228 LESTER AVENUE	A converted 1950's built residence (derelict) and a large 1980's built showroom (vacant) comprising circa 1,131 sqm* of lettable space



EXECUTIVE SUMMARY

PLANNING FRAMEWORK:

All properties are zoned 'Regional Centre' and with a Residential Density Coding of RAC-3 under Local Planning Scheme No. 1 by the City of Greater Geraldton (2015) as amended. The local planning scheme does not stipulate any specific plot ratio, height, setback or landscaping requirements, rather these are assessed upon presentation of a development application

OBJECTIVE OF ZONE

Ensure that the Geraldton regional centre continues as the largest multifunctional centre of activity, providing the most intensely concentrated development in the region, the greatest range of high order services and jobs and the largest commercial component of any activity centre, support the maturation of the Geraldton Regional centre into a diverse, intense and highly connected activity centre with high density residential.

Promote development of the Geraldton regional centre as a focus for a wide range of retail, business, commercial, health, education, entertainment, cultural, recreational, community, tourism and public transport activities.

OFFERS INVITED:

The preference is to sell the entire group of properties 'in one line' although our client is prepared to consider offers on individual, or any combination of properties.

Formal Offers to Purchase are Invited closing 2.00pm AWST Wednesday 25th March 2020.

GST:

It is the Sellers intention that these properties be sold as a 'Going Concern' however should 'Full GST' apply then the Buyer shall pay GST in addition to the Purchase Price at Settlement. The Seller shall supply the Buyer with a Tax Invoice. Prospective Buyers should consult their tax agent and obtain GST advice prior to progressing to offer.

FURTHER INFORMATION:

Interested buyers should contact joint exclusive agents CBRE and Activewest Real Estate to obtain additional information and discuss this opportunity in further detail.



GERALDTON ECONOMY

Located on the coastline of the Indian Ocean 424* kilometres north of Perth, Geraldton is a thriving population of over 40,000 and has been named one of Australia's regional capitals. The City boasts a prosperous economy and a diversity of industries including mining, fishing, agriculture, tourism, retail, manufacturing and construction.

The Geraldton Port, with an estimated value of trade exceeding \$4.4 billion in the 2018/2019 financial year forms the physical and economic centre of the city. In addition to catering for exports of grains, minerals and livestock, and imports of fertiliser, mineral sands, project/general cargo and fuel, Geraldton Port also welcomes cruise ships, oil rig tenders and many different exhibition craft.

Geraldton's coastline is a huge tourist attraction and it has a beautiful Foreshore to match. Other attractions include the iconic lighthouse, the HMAS Sydney Memorial and the Houtman Abrolhos Islands which are located 80km off the coast of Geraldton.

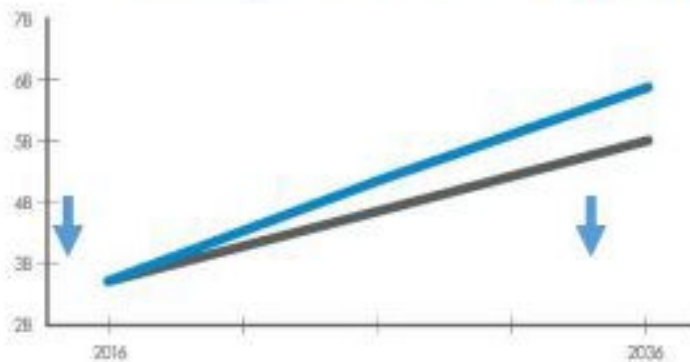
Greater Geraldton is also home to a number of private and public schools from K-12 as well as the opportunity for higher education studies with the Geraldton University Centre, Durack Institute of Technology and the Batavia Coast Marine Institute. Primary healthcare facilities include St John of God Hospital and Geraldton Regional Hospital.

Major retailers including Coles, Woolworths, Bunnings, McDonalds, Harvey Norman, Caltex and others trade strongly in the City.

approx*



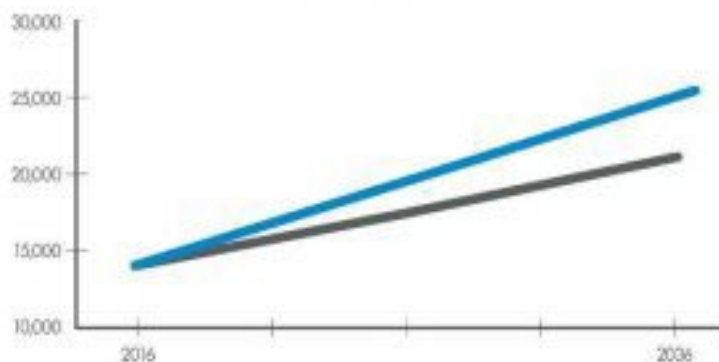
Greater Geraldton Economic Growth Rate



2016
CURRENT **\$2.8 Billion**

2036
BASE CASE **\$5.0 Billion**
GROWTH CASE **\$5.9 Billion**

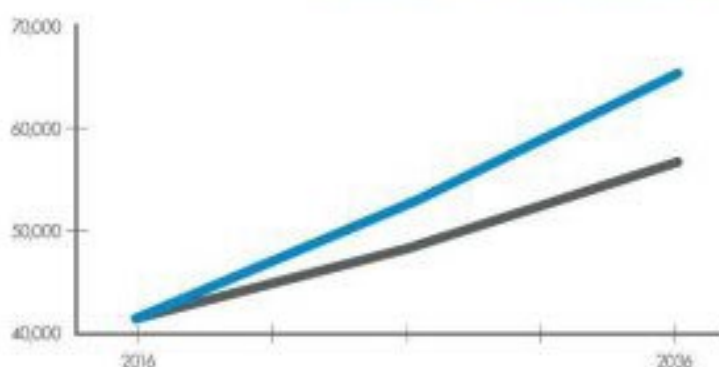
Greater Geraldton Employment



2016
CURRENT **14,321**

2036
BASE CASE **21,456**
GROWTH CASE **25,384**

Greater Geraldton Population



2016
CURRENT **41,430**

2036
BASE CASE **56,103**
GROWTH CASE **65,246**



Government of Western Australia
Mid West Development Commission





LOCATION



CBD

LESTER AVENUE

Nagle Catholic College

Geraldton Water Park

Subject Site



"Geraldton is a major coastal city in the mid-west region of Western Australia between Perth and Carnarvon. It serves as a bulk handling seaport, service and logistics centre for regional mining, fishing, wheat, sheep and tourism industries."

205 MARINE TERRACE, GERALDTON (LOT 150)

LEGAL DESCRIPTION:	205 Marine Terrace, Geraldton is legally described as Lot 150 on Deposited Plan 67166 as contained within Certificate of Title Volume 2794 Folio 469.
REGISTRATIONS:	<p>1650761 - Memorial (2003) - Heritage of Western Australia – Radio Theatre Building (see Heritage Memorial Appended)</p> <p>J905727 - Caveat (2006) - Yuvarase McMurdo (portion of land) (see Certificates of Title, deposited plan)</p> <p>Easement Burden - Water Corporation - Sewerage purposes - refer DP 67166 (see Certificates of Title, deposited plan)</p>
LAND AREA:	<p>2,471sqm* lot area of relatively flat topography and of irregular dimension</p> <p>21.11m* frontage to Marine Terrace 74.16m* frontage to Fitzgerald Street</p>
PLANNING:	<p>The property is zoned 'Regional Centre' and with a Residential Density Coding of RAC-3</p> <p>under Local Planning Scheme No. 1 by the City of Greater Geraldton (2015) as amended.</p>
BUILDINGS:	Circa 1930's Heritage Listed 2 level Art Deco building comprising 2 retail tenancies (one vacant and one tenanted by a restaurant) on ground and four residential apartments on first floor and an old Theatre to the rear. Detached from the main building is a large vacant showroom warehouse (built circa 1911)
OCCUPANTS:	Lemon Grass Thai Restaurant on ground floor – refer to attached tenancy and outgoings schedule
LEASE STATUS:	Periodical lease in place
STATUTORY OUTGOINGS:	Refer to attached schedule



181-195 MARINE TERRACE, GERALDTON (LOT 151)

LEGAL DESCRIPTION:	181-195 Marine Terrace, Geraldton is legally described as Lot 151 on Deposited Plan 67166 as contained within Certificate of Title Volume 2794 Folio 470.
REGISTRATIONS:	L938531 - Notification (2012) - Sewer Pump Station Buffer (see Certificates of Title, deposited plan) Easement Burden - Water Corporation - Sewerage purposes (see Certificates of Title, deposited plan)
LAND AREA:	5,695sqm* lot area of relatively flat topography and of irregular dimension 74.57m* frontage to Marine Terrace
PLANNING:	The property is zoned 'Regional Centre' and with a Residential Density Coding of RAC-3 under Local Planning Scheme No. 1 by the City of Greater Geraldton (2015) as amended.
BUILDINGS:	Three separate buildings comprising a 1980's built office building (partly tenanted), a 1960's built showroom warehouse (tenanted) and a derelict hotel (The Victoria) built in circa late 1800's
OCCUPANTS:	Pollinators (Subject to sublease to Yamaji Arts, Youth Focus & Headspace) - refer to attached tenancy and outgoings schedule
LEASE STATUS:	Periodical lease in place
ADDITIONAL DETAILS:	Refer to attached schedule
NOTE:	Portable ablution blocks at rear of the property are not included in the purchase



15 FITZGERALD STREET, GERALDTON (LOT 152)

LEGAL DESCRIPTION:	15 Fitzgerald Street, Geraldton is legally described as Lot 152 on Deposited Plan 67166 as contained within Certificate of Title Volume 2794 Folio 471.
REGISTRATIONS:	Easement Burden - Water Corporation - Sewerage purposes - refer DP 67166 (see Certificates of Title, deposited plan)
LAND AREA:	4,003sqm* lot area of relatively flat topography and of irregular dimension 38.49m* frontage to Fitzgerald Street 57.92m* frontage to Lester Avenue
PLANNING:	The property is zoned 'Regional Centre' and with a Residential Density Coding of RAC-3 under Local Planning Scheme No. 1 by the City of Greater Geraldton (2015) as amended.
BUILDING:	A circa late 1800's built two storey hotel and subsequently added drive through bottle shop with associated bitumen carpark (56 bays) and upstairs accommodation (20 rooms – single, double, triple & quad) including a one bedroom managers flat, communal lounge, kitchen and male and female ablutions. Currently leased and trading as The Geraldton Beach Hotel (Hotel Liquor Licence 6010117599). A separate single level air conditioned commercial is erected adjoining the hotel with frontage to Lester Ave.
OCCUPANTS:	Geraldton Beach Hotel
LEASE STATUS:	Periodical lease in place
ADDITIONAL DETAILS:	Refer to attached schedule



222-228 LESTER AVENUE, GERALDTON

LEGAL DESCRIPTION:	222-228 Lester Avenue, Geraldton is legally described as Lot 153 on Deposited Plan 67166 as contained within Certificate of Title Volume 2794 Folio 472.
REGISTRATIONS:	<p>K037957 - Easement Benefit (2006) - Right of Carriageway - refer DP 67166 (see Certificates of Title, deposited plan)</p> <p>K037956 - Easement Burden (2006) - Right of Carriageway - refer DP 67166 (see Certificates of Title, deposited plan)</p> <p>L938531 - Notification (2012) - Sewer Pump Station Buffer (see Certificates of Title, deposited plan)</p> <p>Easement Burden - Water Corporation - Sewerage purposes - refer DP 67166 (see Certificates of Title, deposited plan)</p>
LAND AREA:	<p>4,061sqm* lot area of relatively flat topography and of a rectangular configuration</p> <p>21.11m* frontage to Lester Avenue</p>
PLANNING:	The property is zoned 'Regional Centre' and with a Residential Density Coding of RAC-3 under Local Planning Scheme No. 1 by the City of Greater Geraldton (2015) as amended.
BUILDINGS:	A converted 1950's built residence (derelict) and a large 1980's built showroom (vacant) comprising circa 1,131 sqm* of lettable space
LEASE STATUS:	Vacant
ADDITIONAL DETAILS:	Refer to attached schedule





OFFER PROCESS

OFFERS INVITED

Formal Offers to Purchase Invited closing 2.00pm AWST Wednesday 25th March 2020.

Offer documentation will be available from the selling agents upon request.

To facilitate the consideration of offers, parties should address (at a minimum) the below listed criteria in any offer submitted;

- Buyer Entity & Covenants
- Purchase Price (exclusive of GST)
- Deposit amount & timing for balance of payment
- Special conditions (if any)

Offers are to be delivered or emailed to CBRE Perth or Activewest Real Estate

Derek Barlow
and
Michael Milne
CBRE, Perth WA

Level 24, QV1 Building
250 St Georges Terrace
Perth WA 6000

derek.barlow@cbre.com.au
michael.milne@cbre.com.au

Phil Sorgiovanni
Activewest Real Estate
Geraldton WA

61 Marine Terrace,
Geraldton WA 6530

phil@activewestre.com.au

The Seller may select the preferred offer or proposal for acceptance in the Seller's absolute discretion. The Seller reserves the right to negotiate at any time with any offer or to the exclusion of all other offers, in the Seller's absolute discretion.

GST

The Purchase Price is to be expressed exclusive of GST.

It is the Sellers intention that these properties be sold as a 'Going Concern' however should 'Full GST' apply then the Buyer shall pay GST in addition to the Purchase Price at Settlement. The Seller shall supply the Buyer with a Tax Invoice. Prospective Buyers should consult their tax agent and obtain GST advice prior to progressing to offer.

ADDITIONAL INFORMATION

The following information is appended to this report, however, prospective purchasers are required to make their own enquiries with respect to the accuracy of all information provided ;

- Certificates of Title
- Deposited Plan (Land)
- Registered Encumbrances – Easement Benefits & Burdens (reciprocal party walls)
- Heritage Listings
- Planning Information

INSPECTIONS

Inspection of the property are highly recommended and can be arranged by appointment only with the exclusive selling agents.



INVESTMENT SUMMARY

205 Marine Terrace, 181 - 195 Marine Terrace, 15 Fitzgerald Street and 222 - 228 Lester Avenue, Geraldton are presented for sale by formal Offers to Purchase Invited process closing 2.00pm AWST Wednesday 25th March 2020.

CBRE and Activewest Real Estate have no hesitation in recommending this truly rare and unique offering in a highly desirable location with exceptional attributes;

- Prime strategic city centre foreshore present location
- Combined properties form a significant development footprint of 16,230sqm*
- Prominent mainstreet exposure for hotel, bars, retail, food, cafés and entertainment
- Versatile planning framework for high-end large-scale re-development options
- Holding income with potential to renegotiate longer term leases with insitu tenants;
- Potential to upgrade some of the existing buildings to allow them to be re-let, further increasing holding income;
- Potential for Long Term Capital Growth.

To obtain further details and to arrange for an inspection, please contact CBRE and Activewest Real Estate as joint exclusive selling agents;



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APPENDICES

- Certificates of Title and
- Deposited Plan
- Heritage Listing
- Tenancy Schedule

Additional information is available upon request

WESTERN



AUSTRALIA

REGISTER NUMBER	
150/DP67166	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	13/7/2012

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2794FOLIO
469

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 150 ON DEPOSITED PLAN 67166

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

GERALDTON INVESTMENTS PTY LTD OF LEVEL 3, 24 KINGS PARK ROAD, WEST PERTH
(AF L938530) REGISTERED 11/7/2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. *I650761 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO PORTION ONLY - SEE SKETCH ON DEPOSITED PLAN 67166. LODGED 6/10/2003.
2. *J905727 CAVEAT BY YUVARASE MCMURDO AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1745 FOLIO 88. LODGED 7/9/2006.
3. K600983 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1745 FOLIO 88. REGISTERED 20/5/2008.
4. K644837 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTIONS FORMERLY COMPRISED IN VOLUME 1300 FOLIO 531 AND 532. REGISTERED 2/7/2008.
5. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 67166.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP67166
PREVIOUS TITLE: 1300-531, 1300-532, 1745-88
PROPERTY STREET ADDRESS: 205 MARINE TCE, GERALDTON.
LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON

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WESTERN



AUSTRALIA

REGISTER NUMBER 151/DP67166	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 13/7/2012

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2794** FOLIO **470**

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REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 151 ON DEPOSITED PLAN 67166

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

GERALDTON INVESTMENTS PTY LTD OF LEVEL 3, 24 KINGS PARK ROAD, WEST PERTH
(AF L938530) REGISTERED 11/7/2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. K644837 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1300 FOLIO 532. REGISTERED 2/7/2008.
2. K644838 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 2132 FOLIO 727. REGISTERED 2/7/2008.
3. K646115 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1675 FOLIO 509. REGISTERED 3/7/2008.
4. L109452 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1098 FOLIO 667. REGISTERED 19/10/2009.
5. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 67166.
6. *L938531 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. AS TO PORTION ONLY - SEE SKETCH ON DEPOSITED PLAN 67166. LODGED 11/7/2012.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: DP67166
PREVIOUS TITLE: 1098-667, 1300-532, 1675-509, 2132-727
PROPERTY STREET ADDRESS: 181-195 MARINE TCE, GERALDTON.
LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON

WESTERN



AUSTRALIA

REGISTER NUMBER 152/DP67166	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 13/7/2012

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2794** FOLIO **471**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 152 ON DEPOSITED PLAN 67166

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

GERALDTON INVESTMENTS PTY LTD OF LEVEL 3, 24 KINGS PARK ROAD, WEST PERTH
 (AF L938530) REGISTERED 11/7/2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. K602168 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTIONS FORMERLY COMPRISED IN VOLUME 986 FOLIO 61, VOLUME 1130 FOLIO 828, VOLUME 1131 FOLIO 534, VOLUME 1299 FOLIO 686 AND VOLUME 1892 FOLIO 656. REGISTERED 21/5/2008.
2. L359135 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1130 FOLIO 479. REGISTERED 29/6/2010.
3. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 67166.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: DP67166
 PREVIOUS TITLE: 986-61, 1130-479, 1130-828, 1131-534, 1299-686, 1892-656
 PROPERTY STREET ADDRESS: 15 FITZGERALD ST, GERALDTON.
 LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON

LANDGATE COPY OF ORIGINAL NOT TO SCALE 07/11/2019 05:50 PM Request number: 60026705



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WESTERN



AUSTRALIA

REGISTER NUMBER 153/DP67166	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 13/7/2012

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2794FOLIO
472

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 153 ON DEPOSITED PLAN 67166

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

GERALDTON INVESTMENTS PTY LTD OF LEVEL 3, 24 KINGS PARK ROAD, WEST PERTH
 (AF L938530) REGISTERED 11/7/2012

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. K037957 EASEMENT BENEFIT FOR RIGHT OF CARRIAGEWAY PURPOSES. AS TO PORTION ONLY - SEE SKETCH ON DEPOSITED PLAN 67166. REGISTERED 27/12/2006.
2. K037956 EASEMENT BURDEN FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE SKETCH ON DEPOSITED PLAN 67166. REGISTERED 27/12/2006.
3. K595525 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 1260 FOLIO 203. REGISTERED 14/5/2008.
4. K595526 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD AS TO THE PORTION FORMERLY COMPRISED IN VOLUME 2071 FOLIO 115. REGISTERED 14/5/2008.
5. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 67166.
6. *L938531 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. AS TO PORTION ONLY - SEE SKETCH ON DEPOSITED PLAN 67166. LODGED 11/7/2012.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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STATEMENTS:

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SKETCH OF LAND: DP67166
 PREVIOUS TITLE: 1260-203, 2071-115
 PROPERTY STREET ADDRESS: 222-228 LESTER AV, GERALDTON.
 LOCAL GOVERNMENT AUTHORITY: CITY OF GREATER GERALDTON

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

FORM B4

I 650761 MH
06 Oct, 2003 13:33:43 Perth



REG. \$ 77.00

MH Memorial Heritage

LODGED BY
Heritage Council of WA

ADDRESS
108 Adelaide Terrace
EAST PERTH WA 6004

PHONE No.
9221 4177

FAX No.
9221 4151

REFERENCE No.

ISSUING BOX No.
888

PREPARED BY
Heritage Council of WA

ADDRESS
108 Adelaide Terrace
EAST PERTH WA 6004

PHONE No. 9221 4177 FAX No. 9221 4151

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN
LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. evidence Received Items
2. _____ Nos.
3. _____
4. _____
5. _____
6. _____ Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT
1893 as amended on the day and time shown above and particulars
entered in the Register.

EXAMINED



de

- TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS
EXECUTIVE DIRECTOR, DEPARTMENT OF LAND ADMINISTRATION

Form Approval B 1106

MEMORIAL

HERITAGE COUNCIL
Ref. No.: 1060

HERITAGE OF WESTERN AUSTRALIA ACT 1990
REGISTER OF HERITAGE PLACES
- NOTIFICATION OF ENTRY
SECTION 56 (1)

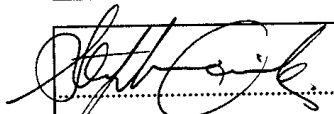
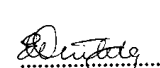
DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
RADIO THEATRE BUILDING, 205-209 MARINE TERRACE, CNR FITZGERALD STREET, GERALDTON			
LOT 20 ON DIAGRAM 16094	WHOLE	1745	88

REGISTERED PROPRIETOR OF LAND

ELIO GAETANO REALE
MARIA REALE
BOTH OF 220 CHAPMAN ROAD, GERALDTON AS JOINT TENANTS

ON THE 27 DAY OF JUNE 2003
AN ENTRY IN RESPECT TO THE ABOVE DESCRIBED LAND WAS MADE
IN THE REGISTER OF HERITAGE PLACES, PURSUANT TO DIVISION 2 OF
PART 5 OF THE HERITAGE OF WESTERN AUSTRALIA ACT, AND THE
PARTICULARS REGISTERED IN RESPECT OF THAT ENTRY ARE
INCLUDED HEREWITH.

DATED THIS 6 DAY OF October 2003

 FOR THE HERITAGE COUNCIL OF WESTERN AUSTRALIA	 WITNESS AN OFFICER OF THE COUNCIL
--	---


the place makes a positive contribution to the southern end of the Marine Terrace streetscape displaying lively and appropriately scaled façades and an attractive entry statement at a prominent intersection within the Geraldton city centre;

the place was purpose-built to house the theatre and motor vehicle business activities of Alfred G. Wheat, longstanding Geraldton businessman, whose family have been associated with the place from 1937 to 1976; and,

the place contributes to the Geraldton and surrounding community's sense of place as a significant two-storey building on Marine Terrace, which has provided an important continuity in use of the area for residents.

The glazed shopfront infill at ground level along both Marine Terrace and Fitzgerald Street has little significance and the face brick panels surrounding the entrance doors on Marine Terrace are visually intrusive.



	REGISTER OF HERITAGE PLACES Interim Entry
	HERITAGE COUNCIL OF WESTERN AUSTRALIA

1. DATA BASE No. 01060
2. NAME *Radio Theatre Building (1937)*
3. LOCATION 205-209 Marine Terrace, cnr Fitzgerald Street, Geraldton
4. DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY
Lot 20 on Diagram 16094 being the whole of the land contained in Certificate of Title Volume: 1745 Folio: 88
5. LOCAL GOVERNMENT AREA City of Geraldton
6. OWNER Elio & Maria Reale
7. HERITAGE LISTINGS

• Register of Heritage Places:	Interim Entry	27/06/2003
• National Trust Classification:	Classified	01/10/1989
• Town Planning Scheme:		-----
• Municipal Inventory:	Adopted	23/06/1998
• Register of the National Estate:		-----
8. CONSERVATION ORDER

9. HERITAGE AGREEMENT

10. STATEMENT OF SIGNIFICANCE
Radio Theatre Building, a two-storey rendered brick and fibre cement roofed building designed in the Inter-War Art Deco style, has cultural heritage significance for the following reasons:

the place is a fine, relatively intact example of Inter-War Art Deco architecture combining strong horizontal and vertical streamlining with stylised decorative features;

the place is a good example of the work of prominent architect Samuel Rosenthal, being one of the few remaining of his theatre designs and a rare example of an Art Deco styled picture theatre outside of the Perth metropolitan area;

the place was constructed to house a number of disparate activities that reflected development in various areas in Western Australia in the 1930s;

Register of Heritage Places – Interim Entry
27/06/2003

Radio Theatre Building

1

Alan

Geraldton Investments Tenant Schedule as at 16 January 2020														
Tenancy Schedule		Lessor		Lease	Area m2	Rate \$/m2	Sublet Rent	Rent PA	Mthly rent	Incl GST	Outgoings	CAP %	Payable	Comments
Building Address	Lessee		Start Date	End Date										
Current Leases														
189 Marine Tce	[Sublet: Yamaji Arts] POLLINATORS	Geraldton Investments	01-Jul-18	30-Jun-20	179	27.50	9,845.00	4,922.50	410.21	451.23	*Non-Statutory Outgoings *Statutory Outgoings Rates & Taxes All Authority rates Water rates Land tax Services relating to the Premises Insurance Legal Costs	100% 15%	Lessee Clause 4.2 Lessee Clause 5.1 (b) Lessee Lessee	ACDC left 30th June, Yamaji starts 1/7/18
193 Marine Tce	[Headspace Ground Floor] POLLINATORS	Geraldton Investments	14-Dec-15	14-Dec-20	396	189.39	75,000.00	50,000.00	4,166.67	4,583.33	*Non-Statutory Outgoings *Statutory Outgoings Rates & Taxes All Authority rates Water rates Land tax Services relating to the Premises Insurance Legal Costs	100% 15%	Lessee Clause 4.2 Lessee Clause 5.1 (b) Lessee Lessee	rent to be \$50k from Dec 17 as per AF email 6/2/17
115 Fitzgerald St	[Geraldton Beach Hotel] BIP INVESTMENTS	Geraldton Investments	18-May-08	Unknown	1015	54.19		55,000.00	4,583.33	5,041.67	Rates & Taxes All Authority rates Water rates Land tax Services relating to the Premises Insurance Legal Costs	50%	Lessee Clause 4.2 Lessee Clause 5.1 (b) Lessee Lessee Lessee	
10F Fitzgerald St	[The Lemon Grass Restaurant] MCMURDO	Geraldton Investments	Unknown	Unknown	Unknown			15,600.00	1,300.00	1,430.00	*Non-Statutory Outgoings *Statutory Outgoings Rates & Taxes All Authority rates Water rates Land tax Services relating to the Premises Insurance Legal Costs	100% 15%	Lessee Clause 4.2 Lessee Clause 5.1 (b) Lessee Lessee Lessee	Rent income pays off for outgoings as agreed - noting there is no funds recited by the Liquidators
Total Rent including outgoings paid from Lemon Grass revenue								125,522.5	10,460.2	11,506.2				
Total revenue excluding Outgoings								109,922.5	9,160.2	10,076.2				
Vacant Properties														
205 Marine Terrace	Old Theatre - BELLA VISTA CAFE	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
10 Fitzgerald Street	Units above Lemon Grass	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
205 Shop 1 Marine Tce	Ex Yamaji Art/Bella Vista Shop1	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
222 Lester Ave	House	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
225 Lester Ave	Ex Furniture Shop	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
236A Lester Ave	Old Hair dresser and stables	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
14 Fitzgerald Street	Old Archery /Camp Store	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
177- 179 Marine terrace	Ex Blue Heeler Tavern	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
192 Marine Terrace	(Sublet: Yamaji Arts) Ex Salvos	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
233 Lester Ave	Stables/Ex Hairdresser	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
193 Marine Tce- Ground floor	Headspace Geraldton	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property
193 Marine Tce- Top floor	-	Geraldton Investments						0.00	0.00	0.00	n/a	n/a	n/a	Vacant property



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