



## INFORMATION MEMORANDUM

1/86 Brisbane Street

Ipswich QLD 4305

TABLE OF CONTENTS

---

# Ipswich Overview

Ipswich is centrally located in the booming south east Queensland region of Australia. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is ideally positioned on the national road network, approximately 40 minutes drive from Brisbane, an hour's drive from the Gold Coast and 60 minutes drive from domestic and international air and sea ports.

Ipswich is linked to the Electric Rail Network giving access to Brisbane and the Gold Coast and to the Town of Rosewood in the West.

Ipswich comprises an area of 1090\* square kilometres and has a population of 190,125.(m as at 31st July, 2015). Ipswich enjoys a subtropical climate and is a safe, friendly and multicultural city.

As Queensland's oldest provincial city, Ipswich has a rich history. It is renowned for its architectural, natural and cultural heritage. Ipswich proudly preserves and still operates from many of its historical buildings and homes, with more than 6000\* heritage-listed sites. Ipswich also has a range of charming townships within the western rural areas of the city, each with its own legitimate claims of historical significance.

Ipswich is an exciting place to live, work, invest and visit. Education plays an important role in the local economy with two universities and a wide choice of private and state government schools.



# Major Developments

The population of Ipswich is projected to grow from its current 190,125 to 462,000 by 2031, which will require an additional 118,000 dwellings.

Our city is growing rapidly, buoyed by an increasing influx of new, successful businesses eager to take advantage of all the opportunities that a dynamic city has to offer.

The continuance of strong economic growth in the city will be driven by major developments and initiatives such as:-

- New gas-fired power station at Swanbank
- Ipswich CBD redevelopment
- Amberley RAAF Base expansion
- Extension of the rail line from Richlands to Springfield
- Coles supermarket redevelopment - the largest in Qld (CBD)
- Springfield Lakes & Springfield Town Centre
- Stage 2 of the Orion Shopping Centre
- Ripley Valley Residential Development
- Ipswich Medical Precinct
- Citiswich
- Swanbank Enterprise Park
- Synergy Park
- Ebenezer Industrial Area

•

## • **Residential Developments**

- A number of residential developments are planned to cater for a growing population.
- The \$19 billion Greater Springfield development, awarded World's Best Master Planned Community 2010, is designed to grow to an ultimate population 85,000. This growth has been bolstered by the recent opening of the first stage of the \$1.27 billion rail connection from Darra Springfield, due for completion in 2013.
- The Ripley Valley Urban Development Area was declared on 8 October 2010 and covers a total area of 4,680 hectares, master-planned to be a model community for a projected population of 120,000 people in a functional network of neighbourhoods, centres and villages. Stage 1 developer, Sekisui House, is committed to building a totally sustainable and accessible community that respects and complements the natural environment.
- There are many smaller new development across the city.

•

## • **Digital Economy and Broadband**

- Ipswich City Council is pushing ahead to be a leader of the digital economy with its InfoCity Plan to be underpinned by state of the art broadband access. It has secured accelerated rollout of high speed fibre optic broadband by the National Broadband Network Company (NBN Co), with the network being built throughout 2012 and onwards.

## PROPERTY OVERVIEW

---

### Photos



## INTRODUCTION

### High Profile CBD Freehold Opportunity

- Fitted out Coffee Shop with in house dining - 46m<sup>2</sup>\* - Tenant in place.
- Rear kitchen, toilet facilities, rear access
- 2 allocated car parks at rear and car park
- Ideally located adjacent to the Ipswich City Mall. Walk to Rail, Retail outlets, Ipswich City Council, Hospital, Ipswich Court House, Police headquarters, State authorities, Medical centre

\*Approximately

## PROPERTY OVERVIEW

<b>Address</b>	86 Brisbane Street, Ipswich. Qld 4305
<b>Real Property Details</b>	Lot 1 on BUP289
<b>Title Reference</b>	14278151
<b>Zoning</b>	PR – CBD Primary Retail
<b>Tenancy areas</b>	Building – Coffee Shop – 46m <sup>2</sup> *
<b>Tenancy details</b>	Coffee Shop Leased at \$14,950 per annum + GST + OUTS Term – 1x3x3 years
<b>Land Description</b>	Body corporate in place with shared rear access.
<b>Services &amp; Amenities</b>	Water, Power, Telephone , data cable and Security alarm system are all connected to the site
<b>Local Authority</b>	Ipswich Regional Council
<b>Body Corporate Fees</b>	As per Body Corporate Disclosure Statement as supplied by vendor
<b>Local Authority Rates</b>	The gross quarterly rates notice for period ending 30th Sept 2015 supplied by the owner are \$490* after discount for Coffee shop
<b>Insurance</b>	The Insurance Policy as supplied by the owner
<b>Urban Utilities</b>	The gross quarterly urban utilities water and sewerage notice for period commencing 1 <sup>st</sup> April, 2015 supplied by the owner are \$245* Coffee shop
<b>Sale of Method</b>	Private Treaty
<b>List Price</b>	\$179,000

<b>Marketing Agent</b>	<b>Morrie Marsden &amp; Les Svensson</b>
	Commercial Sales Ray White Commercial Ipswich CBD M: 0417 636                      0409 270056 W: (07) 3281 9655 E: <a href="mailto:morrie.marsden@raywhite.com">morrie.marsden@raywhite.com</a>

\*approximately

This information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the Disclaimer.

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 21341265  
Search Date: 07/07/2015 13:33

Title Reference: 50633616  
Date Created: 30/10/2006

Previous Title: 14226201

## REGISTERED OWNER

Interest

Dealing No: 710001203 09/10/2006

JESSBILLY PTY LTD A.C.N. 121 107 471  
TRUSTEE

1/2

UNDER INSTRUMENT 713844232

HIARIRI PTY LTD A.C.N. 121 146 352

TRUSTEE

1/2

UNDER INSTRUMENT 713844232

AS TENANTS IN COMMON

## ESTATE AND LAND

Estate in Fee Simple

LOT 9 SURVEY PLAN 188882  
County of STANLEY Parish of IPSWICH  
Local Government: IPSWICH  
COMMUNITY MANAGEMENT STATEMENT 14771

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19531212 (ALLOT 5 SEC 5)  
Deed of Grant No. 19531216 (ALLOT 28 SEC 5)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2015]  
Requested By: D APPLICATIONS ABR

# QUARTERLY RATE NOTICE

## FIRST AND FINAL NOTICE



A.B.N. 61 461 981 077  
 143 Brisbane Street  
 Cnr Ipswich City Mall, Ipswich  
 PO Box 191 Ipswich Q 4305 Australia  
 (07) 3810 6666 or 1300 IPSWICH  
 Email: council@ipswich.qld.gov.au

Penrhyn Admin Pty Ltd  
 1/86 Brisbane Street  
 IPSWICH QLD 4305



I062055  
 R7\_5835

1/86 Brisbane Street, IPSWICH QLD 4305  
 Lot 1 BUP 289 PAR IPSWICH

Differential General Rate \$393.40  
 Enviroplan Levy \$10.50  
 State Govt Emergency & Fire Levy \$119.05

Assessment Number	<b>141250</b>
Issue Date	<b>20 Jul 2015</b>
Period	<b>1 Jul - 30 Sep 2015</b>
Rateable Valuation	<b>\$650,000</b>
Annual Land Valuation	<b>\$650,000</b>
Gross Amount	<b>\$522.95</b>
Discount	<b>\$33.00Cr</b>
Net Total Payable By Due Date	<b>\$489.95</b>
Rate & Discount Due Date	<b>20 Aug 2015</b>



Scan this QR Code to register for rate notices by email or go to [ipswich.formspost.com.au](http://ipswich.formspost.com.au)



### Online Change of Mailing Address

Visit Council's website at: [www.ipswich.qld.gov.au](http://www.ipswich.qld.gov.au) and change your address online. Go to Online Services and select *Change Mailing Address* and follow the prompts.

PLEASE SEE OVER FOR DETAILS OF THESE CALCULATIONS & PAYMENT OPTIONS



Name: Penrhyn Admin Pty Ltd  
 Due Date: 20/08/2015



Credit

Date: 20/07/2015  
 Gross: \$522.95  
 Discount: \$33.00Cr  
 Net: \$489.95

\*217 1412504



Billers Code: 1958  
 Ref. 1412504

Date

Teller stamp & initials: \_\_\_\_\_  
 Name of customer: \_\_\_\_\_  
 Assess No.: \_\_\_\_\_  
 Paid in by: \_\_\_\_\_  
 Drawer: \_\_\_\_\_  
 Bank: \_\_\_\_\_  
 Branch: \_\_\_\_\_

Teller Use: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 \$100 \_\_\_\_\_  
 \$50 \_\_\_\_\_  
 \$20 \_\_\_\_\_  
 \$10 \_\_\_\_\_  
 \$5 \_\_\_\_\_  
 Cheques: \_\_\_\_\_  
 Total \$ \_\_\_\_\_

Please fill in the following particulars of cheques. Proceeds of cheque, whilst credited to the account are generally not available until cleared. Please refer to your account terms and conditions for details.

For CREDIT of Ipswich City Council

User Code	Customer Ref. No.	T/C
2385	1412504	831

00000000 1412504:00 2385

831



Queensland Urban Utilities  
ABN 86 673 835 011

Account Enquiries 13 26 57  
Faults and Emergencies 13 23 64  
www.urbanutilities.com.au

### Water and Sewerage Quarterly Account



UC\_15125A\_204\_0000546 040  
PENRHYN ADMIN PTY LTD  
1/86 BRISBANE ST  
IPSWICH QLD 4305

Property Location: 1  
86 BRISBANE STREET  
IPSWICH 4305

#### Account Summary Period Commencing 01/04/2015

##### Your Last Account

Amount Billed	\$246.26
Amount Paid	\$909.08 CR

##### Your Current Account

Interest	\$2.26
Balance	\$0.00
Current Charges	\$242.89

<b>Total Due</b>	<b>\$245.15</b>
------------------	-----------------

*If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.*

Customer Account Number	10 1054 5834 0000 2
Bill Number	1054 5834 76
Date Issued	12/05/2015
<b>Total Due</b>	<b>\$245.15</b>
<b>Current Charges Due Date</b>	<b>11/06/2015</b>

**Your Water Consumption**

Water Consumption (kL)	2
Days Charged	72

*Average daily water consumption (litres)*

Current Period	27
Same Period Last Year	30

Period	Average Daily Consumption (Litres)
Same period last year	30
Previous period	27
Current period	25

**Our SAS Laboratory provides a world-class service, testing hundreds of water and wastewater samples every week.**

To find out how we can help your business, visit [www.saslaboratory.com.au](http://www.saslaboratory.com.au)

# Information for Disclosure Statement

## Body Corporate and Community Management Act 1997 Section 206

<b>Body Corporate</b>	Body Corporate for: <u>Stephens Building</u> [insert name]	Community Titles Scheme <u>14771</u> [insert no.]
	Lot No: <u>1</u>	Building Format on <u>BUP*/GTP*/SP*</u> <u>289</u>
	<u>9</u>	Building Format on <u>BUP*/GTP*/SP*</u> <u>188882</u>
	<u>10</u> [insert number]	Building Format on <u>BUP*/GTP*/SP*</u> <u>188882</u> [* Delete two] [insert no.]

Address: 86 Brisbane Street, Ipswich Qld 4305

### PRESCRIBED INFORMATION

<b>Secretary of Body Corporate</b>	Name: <u>John Ward</u>
	Address: <u>c/ B C M Q, PO Box 1854, Carindale 4152</u>
	Telephone: <u>07 3395 0594</u> Facsimile: _____
	Email: <u><a href="mailto:judith@body-corporate-management.com.au">judith@body-corporate-management.com.au</a></u>

<b>Body Corporate Manager</b>	Name: <u>Judith Akins</u>
	Address: <u>B C M Q, PO Box 1854, Carindale 4152</u>
	Telephone: <u>07 3395 0594</u> Facsimile: _____
	Email: <u><a href="mailto:judith@body-corporate-management.com.au">judith@body-corporate-management.com.au</a></u>

<b>Body Corporate Committee</b>	Is there a committee for the Body Corporate?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
---------------------------------	--	---	-----------------------------

<b>Annual Contributions and Levies</b>	Fund	Period of levy	Amount	Due Date	Discount	If paid by
<b>Lot 1</b>	Administrative	1/7/2014 to 31/12/2014	\$621.00	1/7/2014		
	Administrative	1/1/2015 to 30/6/2015	\$552.00	1/1/2015		
	Administrative	1/7/2015 to 31/12/2015	\$586.50	1/7/2015		
	Sinking Fund	1/7/2014 to 31/12/2014	\$1,104.00	1/7/2014		
	Sinking Fund	1/1/2015 to 30/6/2015	\$690.00	1/1/2015		
	Sinking Fund	1/7/2015 to 31/12/2015	\$897.00	1/7/2015		
<b>Lot 9</b>	Administrative	1/7/2014 to 31/12/2014	\$675.00	1/7/2014		
	Administrative	1/1/2015 to 30/6/2015	\$600.00	1/1/2015		
	Administrative	1/7/2015 to 31/12/2015	\$637.50	1/7/2015		
	Sinking Fund	1/7/2014 to 31/12/2014	\$1,200.00	1/7/2014		
	Sinking Fund	1/1/2015 to 30/6/2015	\$750.00	1/1/2015		
	Sinking Fund	1/7/2015 to 31/12/2015	\$975.00	1/7/2015		
<b>Lot 10</b>	Administrative	1/7/2014 to 31/12/2014	\$747.00	1/7/2014		
	Administrative	1/1/2015 to 30/6/2015	\$664.00	1/1/2015		
	Administrative	1/7/2015 to 31/12/2015	\$705.50	1/7/2015		
	Sinking Fund	1/7/2014 to 31/12/2014	\$1,328.00	1/7/2014		
	Sinking Fund	1/1/2015 to 30/6/2015	\$830.00	1/1/2015		
	Sinking Fund	1/7/2015 to 31/12/2015	\$1079.00	1/7/2015		

<b>Contribution Schedule Lot Entitlements</b>	The contribution schedule lot entitlements are:	Equal <input type="checkbox"/>
		Not equal <input checked="" type="checkbox"/>



[Original Owner of the Lot] If the contribution schedule entitlements are not equal, specify the reasons stated in the Community Management Statement for the lot entitlements not being equal. The relativity principle was applied by the original developer. Refer to the CMS Statement.

**Improvements on Common Property for which Buyer will be responsible**

[Insert details] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Regulation Module**

[Tick 1 box]  Standard Regulation Module  Accommodation Regulation Module  
 Commercial Regulation Module  Small Schemes Regulation Module  
 Two-Lot Scheme Regulation Module

**Body Corporate Assets Required to be Recorded on Register**

[Insert details] Nil \_\_\_\_\_  
\_\_\_\_\_

**Information prescribed under Regulation Module**

[Insert details] \_\_\_\_\_  
\_\_\_\_\_

**Additional Information**

[Insert details] Attached – CMS  
Sinking Fund Balance as at 30/6/2015 = \$57,855.94

**Insurance**

Type	Company	Policy No	Sum Insured	Due Date
Building	SURA Pty Ltd	Lat0502925LCSTR	See attached	7/4/2016
See attached				

**Mortgages or Securities over Body Corporate Assets**

[Insert details] \_\_\_\_\_  
\_\_\_\_\_

**Latent or Patent Defects in Common Property or Body Corporate Assets**

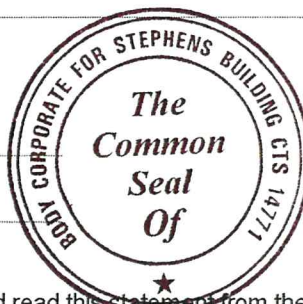
[Insert details] \_\_\_\_\_  
\_\_\_\_\_

**Actual or Contingent or Expected Liabilities of Body Corporate**

[Insert details] Outstanding Levies as at 30/6/2015 = \$49,331.48  
\_\_\_\_\_

**Signing**

  
Judith Akins Body Corporate Manager



Date 3/8/2015

**Buyer's Acknowledgment**

The Buyer acknowledges having received and read this statement from the Seller before entering into the contract.

Buyer \_\_\_\_\_

Witness \_\_\_\_\_

Date \_\_\_\_\_

# REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 19200289

This is the current status of the title as at 10:15 on 02/04/2012

## REGISTERED OWNER

BODY CORPORATE FOR STEPHENS BUILDING COMMUNITY TITLES  
SCHEME 14771  
PO BOX 1854  
CARINDALE QLD 4152

## LAND DESCRIPTION

COMMON PROPERTY OF STEPHENS BUILDING COMMUNITY TITLES SCHEME 14771  
COMMUNITY MANAGEMENT STATEMENT 14771  
Local Government: IPSWICH

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19531212 (ALLOT 5 SEC 5)  
Deed of Grant No. 19531216 (ALLOT 28 SEC 5)
2. EASEMENT No 601248682 (A760634) 19/08/1968  
BURDENING PART OF THE COMMON PROPERTY  
TO SUB 2 OF ALLOT 28 OF SEC 5  
OVER SUB 1 ON RP65051
3. EASEMENT No 601248683 (B210391) 19/08/1968  
BENEFITING THE LAND  
OVER EASEMENT A ON RP78418
4. EASEMENT No 601248684 (B210392) 19/08/1968  
BURDENING PART OF THE COMMON PROPERTY  
TO ALLOTS 3 & 4 OF SEC 5  
OVER SUB B ON RP78418
5. REQUEST FOR NEW CMS No 710024703 17/10/2006 at 16:05  
New COMMUNITY MANAGEMENT STATEMENT 14771  
MODULE:  
STANDARD

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED  
714390645 C BC ADDRESS



QUEENSLAND LAND REGISTRY  
Land Title Act 1994, Land Act 1994 and Water Act 2000

**GENERAL REQUEST**

Form 14 Version 3  
Page 1 of 1



**710024703**

Duty Imprint

**IH 470**

\$60.00  
17/10/2006 16:05

purpose of maintaining the publicly searchable registers in the land registry and the water register.

<b>1. Nature of request</b> Request to record <del>new</del> community management statement for Stephens Building Community Titles Scheme 14771	<b>Lodger</b> (Name, address & phone number) Rose & Jensen Solicitors PO Box 89 IPSWICH QLD 4305 Ph: 07 3281 9800	<b>Lodger Code</b>
--	---	--------------------

2. Lot on Plan Description	County	Parish	Title Reference
<del>Lot 1 on BUP 289,</del>	Stanley	Ipswich	<del>44278151</del>
<del>Lot 2 on BUP 289,</del>			14245001
<del>Lot 3 on BUP 289,</del>			14245002
<del>Lot 8 on BUP 104426,</del>			
<del>Lots 9 and 10 on SP 100002,</del>			
Common Property of "Stephens Building" Community Titles Scheme 14771 Lot 0 on BUP 289.			19200289

**3. Registered Proprietor/State Lessee**  
Body Corporate for Stephens Building Community Titles Scheme 14771

**4. Interest**  
Not applicable

**5. Applicant**  
Body Corporate for Stephens Building Community Titles Scheme 14771

**6. Request**  
I hereby request that: the new CMS deposited herewith which amends schedule A of the existing CMS be recorded as the CMS for Stephens Building Community Titles Scheme 14771.

**7. Execution by applicant**

Execution Date

17/10/06

Applicant's or Solicitor's Signature

*[Handwritten Signature]*  
MICHAEL FITZGERALD  
Solicitor

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

QUEENSLAND LAND REGISTRY  
Body Corporate and Community Management Act 1997

**FIRST/NEW COMMUNITY MANAGEMENT STATEMENT**

CMS Version 2  
Page 1 of 2

**14771**

This statement incorporates and must include the following:

- Schedule A - Schedule of lot entitlements
- Schedule B - Explanation of development of scheme land
- Schedule C - By-laws
- Schedule D - Any other details
- Schedule E - Allocation of exclusive use areas

CONSENT BY THE BODY CORPORATE  
*Office use only*  
CMS LABEL NUMBER

<b>1. Name of community titles scheme</b>	<b>2. Regulation module</b>
"Stephens Building" Community Titles Scheme 14771	Standard

<b>3. Name of body corporate</b>
Body Corporate for "Stephens Building" Community Titles Scheme 14771

<b>4. Scheme land</b>	County	Parish	Title Reference
Lot 1 on BUP 289,	Stanley	Ipswich	14278151
Lot 2 on BUP 289,			14245001
Lot 3 on BUP 289,			14245002
Lot 8 on BUP 104426,			
Lots 9 and 10 on SP188882,			
Common Property of "Stephens Building" Community Titles Scheme 14771			

<b>5. Name and address of original owner #</b>	<b>6. Reference to plan lodged with this statement</b>
	SP 188882

# first community management statement only

**7. Local Government community management statement notation**

..... signed

NOT APPLICABLE ..... name and designation

..... name of Local Government

**8. Execution by original owner/Consent of body corporate**

Execution Date  
17/10/2006.

*[Signature]*  
  
 \*Execution

\*Original owner to execute for a first community management statement  
\*Body corporate to execute for a new community management statement

**Privacy Statement**

The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

<b>Lot on Plan</b>	<b>Contribution</b>	<b>Interest</b>
Lot 1 on BUP 289	138	138
Lot 2 on BUP 289	113	113
Lot 3 on BUP 289	136	136
Lot 8 on BUP 104426	297	297
Lot 9 on SP 188882	150	150
Lot 10 on SP 188882	166	166
<b>TOTALS</b>	<b>1000</b>	<b>1000</b>

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

This scheme is not intended to be developed progressively or form part of a layered Community Titles Scheme.

**SCHEDULE C BY-LAWS**

The by-laws contained in Schedule 2 of the Body Corporate and Community Management Act 1997 apply.

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

N/A

**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

N/A



1866

MEMORANDUM OF TRANSFER  
OF

QUEENSLAND

EASEMENT OF RIGHT-OF-WAY

WE, JESSIE LAVERCOMBE STEPHENS and ELLA MARION STEPHENS both of Ipswich  
being registered as proprietors of the freehold as tenants in common  
in the State of Queensland Spinners (hereinafter called "the Grantors")

which expression shall include our respective executors administrators and  
assigns where the context requires or permits) being registered as pro-  
prietors of an estate in fee simple SUBJECT HOWEVER to such encumbrances liens  
and interests as are notified by Memorandum endorsed hereon in all that

piece of land situated in the County of Stanley Parish and City of Ipswich  
being Subdivision 1 of Allotment 28 of Section 5 containing five perches and  
eight tenths of a perch be the same more or less (commencing at a point on  
the Northern boundary of Limestone Street on the South West corner of Allot-

ment 1 of Section 5 bounded on the South by Limestone Street bearing 274° 50'  
18.2 links, thence on the West by Subdivision 2 of Allotment 28 of Section 5  
bearing 4° 50' 200 links, thence on the North by Allotment 5 of Section 5  
bearing 94° 50' to the South West corner of Allotment 3 of Section 5 thence on

the East by Allotments 2 and 1 of Section 5 184° 50' 200 links to the point  
of commencement) as shown on Plan Cat. No. 65051 and being part of the land  
described in Certificate of Title, No. 481697/2 Volume 2,445 Folio 187-186  
ter called "the servient tenement") IN CONSIDERATION of the sum of TEN

SHILLINGS paid to the Grantors by DUNCAN RICHARD ROBSON and GWENDA MAY ROBSON  
his wife Wholesale Fruit Merchants (the receipt of which sum the Grantors  
hereby acknowledge) the registered proprietors of all that piece of land

situated in the County of Stanley Parish and City of Ipswich being Subdivision  
2 of Allotment 28 of Section 5 containing 26.2 perches and being the whole  
of the land described in Certificate of Title No. 481877 Volume 2,446  
Folio 117 (hereinafter called "the dominant tenement") DO HEREBY GRANT

unto the said Duncan Richard Robson and Gwenda May Robson (hereinafter called  
"the Grantees") which expression shall include their and each of their exec-  
utors administrators and assigns where the context permits or requires) and  
to the registered proprietor or proprietors for the time being of the dominant  
tenement full and free right and liberty for the Grantees and for the reg-  
istered proprietors or proprietor for the time being of the dominant tene-  
ment or any part thereof and their tenants agents servants workmen and visit-  
ors and all other persons authorised by the Grantees and such registered  
proprietors or proprietors as aforesaid (but only in common with the Grantors

STAMP DUTIES OFFICE  
34033-2-42 DEC 48 47  
BRISBANE

and others now or hereafter having the like grant or right which expression shall include the lawful Tenants of the Grantors) from time to time and at all reasonable times hereafter at their Will or pleasure to go return pass and repass with and without horses and other animals carts waggons drays carriages motor cars and other vehicles whether laden or unladen for all purposes connected with the use and enjoyment of the dominant tenement PROVIDED that the Grantees will not at any time or in any way obstruct (by allowing their vehicles or the vehicles belonging to their agents servants workmen visitors or licensees laden or unladen to stand or remain in or on the said subdivision or otherwise) the servient tenement or carry thereover any dangerous or offensive goods or things or do or permit any act which shall or may be a nuisance or annoyance to the Grantors or to any person or persons employed by them AND ALSO to erect make and maintain such gates and entrances between the dominant tenement and the servient tenement as the Grantees may think fit.

IT IS MUTUALLY AGREED that all costs and expenses incurred by the Grantors in repairing or otherwise maintaining the servient tenement shall be borne by the parties hereto in equal shares.

The Grantors reserve to themselves their executors administrators and assigns the right to build over the servient tenement at a height not less than twelve feet clear from the present ground level.

Any questions of difference arising between the parties hereto as to the true intent and meaning of these presents or as to any matter or thing arising hereunder the same shall be referred to the arbitration of two indifferent persons one to be appointed by each party hereto or to an umpire to be appointed by the arbitrators before entering on the business of the reference and the decision or award of such persons or their umpire shall be final and binding upon both parties hereto and these presents shall be deemed a submission to arbitration within the meaning of "The Interdict Act of 1867" or any act amending or in lieu thereof.

IN WITNESS WHEREOF the said parties hereto have herunto set their hands this 29th day of October 1945

SIGNED by the said JESSIE LAVERCOMBE STEPHENS and ELLA MARION STEPHENS in the presence of Jessie L. Stephens and Ella M. Stephens

ACCEPTED by the said DUNCAN RICHARD ROBSON and GWENDA MAY ROBSON in the presence of Duncan R. Robson and G. M. Robson

Correct for the purpose of registration  
[Signature] Solicitors for all parties

No. A76063 100

MEMORANDUM OF ENCUMBRANCES LIENS AND INTERESTS

GRANT OF EASEMENT OF RIGHT-OF-WAY

J.L. & E.M. STEPHENS Grantors

D.R. & G.M. ROBSON Grantees

STAMP DUTIES OFFICE  
84009 \* 12DEC1949  
PREPAID



601248682

A760634

EASEMENT

Particulars entered in the Register Book Vol. 2145 Folio 1874188

17 the 3 day

of aug 1949 at 2.57h

2796 of 18:6 191

*[Handwritten signature]*

Registrar of Titles



100  
1-10-0  
2-0-0

Unreferred mentioned

WALKER & WALKER  
Solicitors for [Handwritten]  
IPSWICH  
Per [Handwritten]

No. D800207 R.D. Charles  
Transfer of the benefit and enjoyment of the within Easement to Hutton Robert Ireland and Bernice Ireland  
*[Handwritten signature]*  
REGISTRAR OF TITLES

No. D793814 Bill of Mortgage  
to The National Bank of Australasia Limited  
Produced 16 June 1970 at 11:00h  
Registered 7 July 1970  
*[Handwritten signature]*  
REGISTRAR OF TITLES

WALKER & WALKER  
SOLICITORS  
IPSWICH

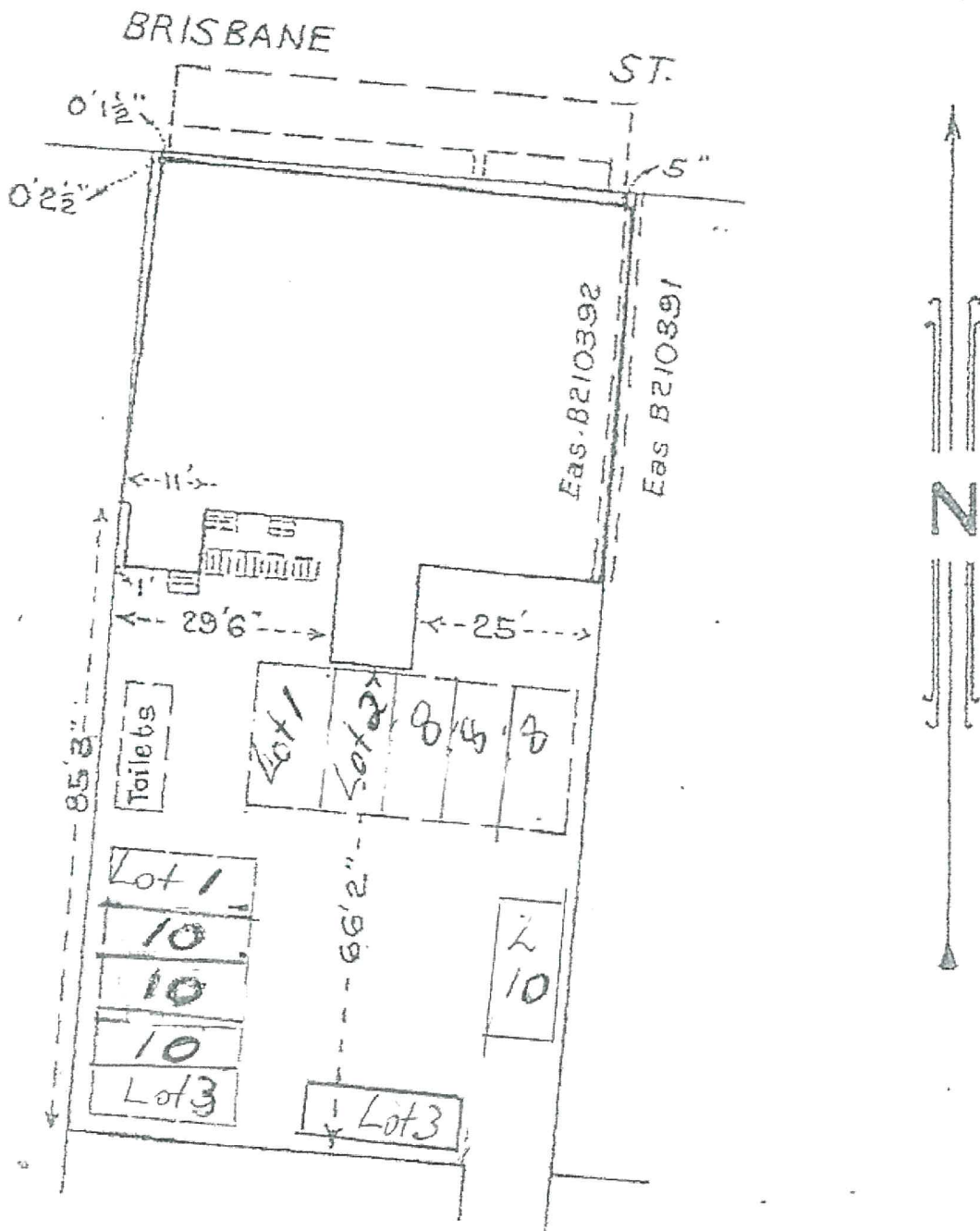
NAME OF BUILDING UNITS  
STEPHENS BUILDING

(Form 1)

SHEET N

*Annex*

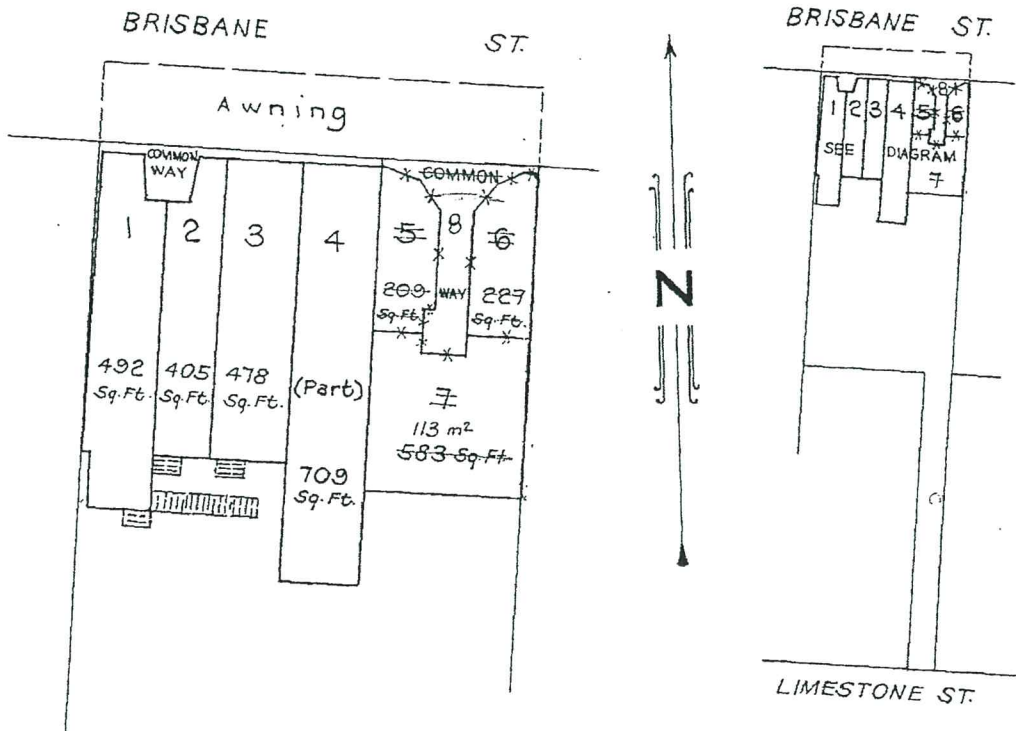
BUILDING UNITS PLAN No. **289**




— DIAGRAM —  
Scale: 30 Ft/Inch

BUILDING UNITS PLAN No. 289

LEVEL A (Ground Floor)



Lots 5107 and  
 Amendments made to Common Property  
 in accordance with Section 166 of the  
 Plan of Resubdivision No. 1044426  
 this  
 16 OCT 1996  


- DIAGRAM -  
Scale: 20 Ft./Inch



Scale: 60 Ft./Inch

Floor Areas are approximate only.

  
 Arthur Henry Whitehead

The COMMON SEAL of F.A. WHITEHEAD AND  
 SONS PTY LTD has been hereof affixed by  
 Order of the Board and under the hands of  
 Arthur Henry Whitehead a Director and  
 Kenneth John Whitehead the Secretary  
 in the presence of

  
 SIGNATURE OF REGISTERED PROPRIETOR.



  
 SHIRE OR TOWN CLERK.

NAME OF BUILDING UNITS  
STEPHENS BUILDING

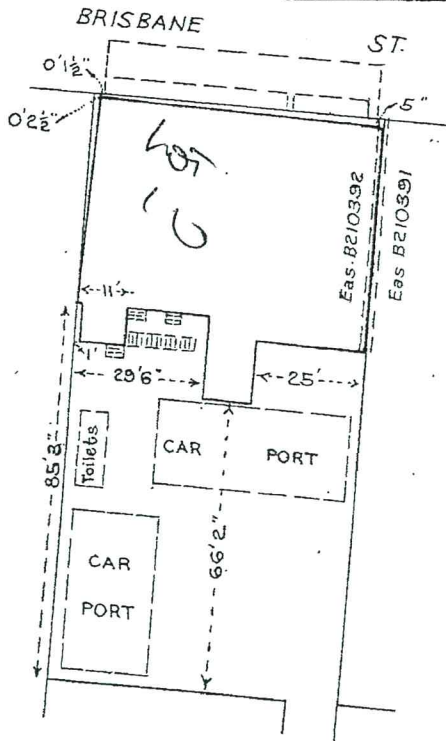
(Form 1)

Regulation 5 (a)

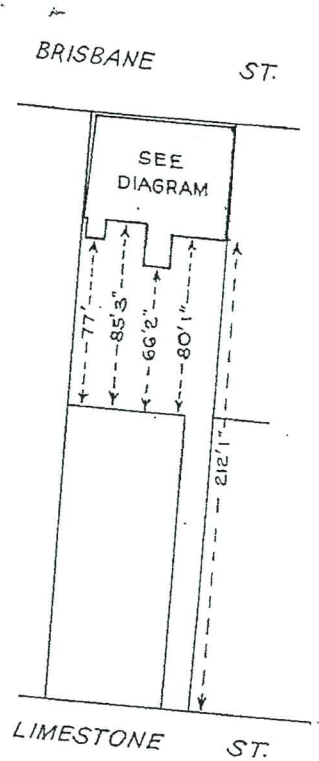
SHEET No. 1 of 6 SHEETS

Amendment 1 to Street 1 made 19th August 1968

BUILDING UNITS PLAN No. 289



— DIAGRAM —  
Scale: 30 Ft/Inch



*Leslie Arnold Thomas*  
*Aylward*

SIGNATURE OF REGISTERED PROPRIETOR.

The Common Seal of F.A. WHITEHEAD AND SONS PTY. LTD. has been hereunto affixed, by order of the Board, and witness the hands of Arthur Henry Whitehead, Director and Kenneth John Whitehead, Secretary, in the presence of *John Whitehead*

NAME OF REGISTERED PROPRIETOR: Leslie Arnold Thomas, Cecil William Norman Aylward; F.A. Whitehead and Sons Pty Ltd (as tenants in common in equal shares)



Scale: 30 Ft/Inch

ADDRESS: 86 Brisbane Street, Ipswich 4305

COUNTY: STANLEY

PARISH: IPSWICH

CITY: IPSWICH

BUILDING UNITS PLAN No. 289

REGISTERED this 5th day of August 1968.

*John Whitehead*  
REGISTRAR OF TITLES

REFERENCE TO TITLE VOLUMES 4067, 2809 FOLIOS 189, 244, 245

DESCRIPTION OF PARCEL: ~~Allotment 5~~ and Sub 1 of Allotment 28 of Section 5 (and lot 1 on RP 65051 ???)

NAME OF BODY CORPORATE THE PROPRIETORS, STEPHENS BUILDING UNITS. PLAN NO. 289

ADDRESS AT WHICH DOCUMENTS

MAY BE SERVED 86 Brisbane Street, Ipswich 4305

\$188 80  
53773

*M. Smith* Town Clerk

OFFICE REFERENCE ONLY

D605254



Catalogued & charted on R.P. 65051 & T.M. Ipswich Sh. 2 1/19 21. 8. 68

Issue date:  
04-08-15  
Issued by:  
Robyn Reading

## Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

Insured: Stephens Building Unit Trust UP289 CTS14771

Interested party: Nil Advised

Description of insured business: Property Owner: Legal Firm, Medical Clinic & Tobacconist

Situation of risk:

Section 1: Property: Physical Damage  
Building \$2,257,500  
Common Contents \$22,575  
Loss of Rent \$338,625  
Excess \$250  
Unoccupied Excess \$2,500

Section 2: Voluntary Workers Personal Accident  
Aggregate Limits of Death & Disablement \$100,000  
Weekly Benefits \$1,000  
Excess 7 Days

Section 3: Office Bearers  
Limit of Liability - \$1,000,000  
Excess : \$250

Section 4: Fidelity Guarantee  
Limit in the Aggregate - \$xxxxxx  
Excess : \$250

Section 5: Plant and Machinery  
Sum Insured/Blanket Limit in the Aggregate - \$Not Insured  
Excess : \$Not Insured

Section 6: Public Liability  
Limit of Indemnity \$10,000,000  
Excess \$250

Policy type: SURA Commercial Strata SURCSTR1.0 02-2015

Policy number: SUR0000069SCSTR

Period of insurance: 7 April 2015 to 7 April 2016, 4pm local standard time

**SURA Commercial is a trading name of SURA PTY LTD, ABN 36 115 672 350 AFSL 294313 and has authority from CGU Insurance Ltd, ABN 27 004 478 371, AFSL 238 291 to administer this insurance policy including handling and settling claims.**

Insurer:

This certificate has been arranged by us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a brief summary of the insurance that is in existence at the date we have issued this certificate. To obtain details of what's covered, what's not covered, policy terms, conditions, restrictions, exclusions or warranties including what to do when a loss occurs and how claims are settled please refer to the policy.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "Insurance Contracts Act 1984". We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

**SURA Commercial is a trading name of SURA PTY LTD, ABN 36 115 672 350 AFSL 294313  
and has authority from CGU Insurance Ltd, ABN 27 004 478 371, AFSL 238 291 to administer this insurance policy  
including handling and settling claims.**

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

<b>1. Lessor</b> PENRHYN ADMIN PTY LTD ABN: 54 294 616 713	<b>Lodger</b> (Name, address, E-mail & phone number) Rose & Jensen Solicitors PO Box 89 Ipswich Qld 4305	<b>Lodger Code</b> 136
--	--	---------------------------

<b>2. Lot on Plan Description</b> LOT 1 ON BUP 289	<b>County</b> STANLEY	<b>Parish</b> IPSWICH	<b>Title Reference</b> 14278151
---	--------------------------	--------------------------	------------------------------------

<b>3. Lessee</b> Given names KYLE RUSSELL	Surname/Company name and number GREENE	(include tenancy if more than one)
--	---	------------------------------------

**4. Interest being leased**  
FEE SIMPLE

**5. Description of premises being leased**  
Unit 1, 86 Brisbane Street, Ipswich

**6. Term of lease**

Commencement date 16 March 2015  
Expiry date: 28 February 2016  
#Options: Page 2  
#Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)

**7. Rental/Consideration**  
Item 6 : Page 2

**8. Grant/Execution**

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in:- \*the attached schedule; \*the attached schedule and document no. ;  
\* document no. ; \*Option in registered Lease no. has not been exercised.  
\* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....signature  
.....full name  
.....qualification

25/5/15  
KARLA MYIA KRAMER  
DIRECTOR  
21/05/15  
Execution Date  
P. Fitzgerald  
Lessor's Signature  
DIRECTOR.

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

**9. Acceptance**

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

*KM*  
.....signature  
KARLA MYIA KRAMER  
.....full name  
SOLICITOR  
.....qualification

1/1  
Execution Date  
.....  
Lessee's Signature

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

PAMELA FITZGIBBON

Title Reference 14278151

REFERENCE SCHEDULE

- Item 1 **Landlord** : PENRHYN ADMIN PTY LTD (ABN: 54 294 616 713)
- Item 2 **Tenant** : KYLE RUSSELL GREENE
- Item 3 **Premises** : Unit 1, 86 Brisbane Street, Ipswich
- Description**  
[clause 1.29(9)] : Lot 1 on BUP 289 County Stanley Parish Ipswich
- Item 4 **Term** : 1 year
- Item 5 **Option to Renew** : Three (3) further options of three (3) years each after expiry of  
[clause 15] the first lease period of one (1) year
- Item 6 **Rent** [clause 4.1] : \$14,950.00 net per annum plus GST plus Outgoings.
- Item 7 **Index Review Dates** : CPI Annual Review  
[clause 4.3]
- Item 8 **Market Review Dates** : At option renewal dates  
[clause 4.4]
- Item 9 **Tenant's Proportion of Operating Expenses** : 100%  
[clause 5.2]
- Item 10 **Use of Premises** : Retail/Cafe  
[clause 7.1]
- Item 11 **Guarantor** : NIL