

Information Memorandum

Whole Floor Apartment

Level 80, Eureka Tower, 7 Riverside Quay, Southbank, Victoria, 3006

For Sale by Administrator's EOI

Closing Tuesday, 15 March 2022 at 3.00 pm



KordaMentha
Restructuring

Under instructions from KordaMentha as Deed Administrator of
Grocon ET 80 Pty Ltd (Subject to Deed of Company Arrangement).

**SUTHERLAND
FARRELLY**

KAY & BURTON

Contents

Introduction	3	Appendix 1	
Executive summary	4		Certificate of Title & Plan of Subdivision
Location	5	Appendix 2	
Site particulars	6		Planning Property Report
Title details	6	Appendix 3	
Planning	6		Rinck joinery items
Building details	7	Appendix 4	
Accommodation	10		Floor plan
Condition of Improvements	11	Appendix 5	
Tenancy details	12		Occupancy Permit
Sale process	12	Appendix 6	
Method of sale	12		Works to Complete Schedule
EOI closing date	12	Appendix 7	
Terms	12		EOI Form
Contract of sale	12		
Vendor’s consultants	13		
Marketing Agents	13		
Lawyers	13		
Inspections	13		
Disclaimer	14		



Introduction

Sutherland Farrelly and Kay & Burton are pleased to offer for by Administrator's Expression of Interest

**WHOLE FLOOR APARTMENT
LEVEL 80, EUREKA TOWER
7 RIVERSIDE QUAY
SOUTHBANK VIC 3006**

closing Tuesday, 15 March 2022 at 3.00 pm at the offices of Sutherland Farrelly and Kay & Burton.

Property attributes include:

- Whole Floor apartment located in the iconic Eureka Building
- Substantially complete to an exceptional standard of finish, with extensive home automation
- Final Occupancy Permit issued
- Further fully paid extensive joinery items available to the purchaser, subject to the payment of overseas shipping costs
- Area 582 sq.m, with additional lift lobby areas
- 8 car parking spaces
- Building features 24 hour concierge, swimming pool and sun deck, gym and 30 seat cinema
- Breathtaking 360 degree views.



Executive summary



Address

Whole Floor Apartment
Level 80, Eureka Tower
7 Riverside Quay
SOUTHBANK VIC 3006



Building Area

582 sq.m



Car parking

8 car bays



Zoning

Capital City Zone – Schedule 3
(Melbourne Planning Scheme)



Tenancy

Vacant possession



Views

360° Views



Location

The property comprises the whole of the 80th floor level of the Eureka Tower, situated on the south east corner of Riverside Quay and Cook Street, in Southbank.

The Eureka Tower is perfectly positioned in the heart of Southbank and the Southgate retail and hospitality development, Freshwater Place and the Crown Entertainment complex in addition to City Road. The Melbourne CBD is situated a short distance to the north on the other side of the Yarra River.



Site particulars

Title details

The property is described within two separate Certificates of Title Volume 10944 Folios 571 and 572, as being Lots 8001 and 8008 on Plan of Subdivision No. 437659C.

A Certificate of Title and Plan of Subdivision extract are annexed hereto (**Appendix 1**) for your reference.

Planning

The property is included within a Capital City Zone – Schedule 3 (CCZ3) under the provisions of the Melbourne Planning Scheme.

The property is affected by the following Overlays:

- Design And Development Overlay – Schedule 10 (DDO10)
- Design & Development Overlay – Schedule 3 Traffic Conflict Frontage (DDO3)
- Design & Development Overlay – Schedule 1 (Area 3) (DDO1-A3)
- Parking Overlay – Precinct 1 (PO1)

A Planning Property Report is annexed hereto (**Appendix 2**) for your reference.



Building details

The property comprises a whole floor apartment, situated within Eureka Tower, which is substantially fitted out to an extremely high standard.

In addition to the existing fitout, there are extensive joinery items that have been manufactured by renowned interior designers and cabinet makers Rinck www.rinck.fr

These items include:

- Dining Room cabinet doors
- WIR units, excluding pedestals
- Master Bedroom feature wall and doors
- Study built in credenza.

A review of the architectural presentation prepared by project architect fmjt, provides renders with relevant notations.

These items are fully paid and are available to the successful purchaser, subject to the payment of transportation cost from France. Photographs of some of the Rinck joinery are annexed hereto (**Appendix 3**).

Selected renders are reproduced below:

Recommendation: Provide new laminate finish joinery in same/similar configuration. Allow for integrated lighting to open shelving.

Recommendation: Use door panels and hardware as already manufactured.

Recommendation: Provide new high quality double layer curtain drapery. Allow for high quality fabric.



Dining room

Recommendation: Use door panels and hardware as already manufactured.



Dresser doors (dining room)

Recommendation:
Use wall panels and hardware as already manufactured.

Recommendation: Provide new high quality double layer curtain drapery. Allow for high quality fabric.



Master bedroom

Recommendation:
Use door panels and hardware as already manufactured.

Recommendation:
Use wall panels and hardware as already manufactured.



Master bedroom

Recommendation: Provide new joinery laminate carcass with solid surface external finishes in similar configuration.

Recommendation: Install full height joinery already manufactured.



Walk-in robe 1

Recommendation: Provide new joinery laminate carcass with solid surface external finishes in similar configuration.

Recommendation: Install full height joinery already manufactured and ready for shipping.



Walk-in robe 1

Recommendation: Install full height joinery already manufactured.

Recommendation: Provide new joinery laminate carcass with solid surface external finishes in similar configuration. Allow for power and lighting provision similar to shown.



Walk-in robe 2

Recommendation: Provide new joinery laminate carcass with solid surface external finishes in similar configuration. Allow for power and lighting provision similar to shown.

Recommendation: Install full height joinery already manufactured and ready for shipping.



Walk-in robe 2

The apartment has extremely high quality finishes and extensive home automation with features including:

Inclusions

IT/AV

- Invisible subwoofers throughout in ceiling
- Invisible ceiling speakers throughout
- Asset tagging trackers throughout
- Infrastructure provided for TV in master bedroom to be suspended in ceiling
- Infrastructure provided for TV in living area to be suspended in ceiling
- Wiring for TVs and data all done.
- Finger print scanner.
- Security / Access Control System: An Innerange Integriti Security Alarm System. Infrastructure in, requires commissioning. Keyless entry system in, requires completion of set up.
- CCTV: Axis digital camera system has been allowed with cloud based Stratocast Storage and 8TB Nas Drive. Requires commissioning and fitoff
- Dyalite Lighting Control System with DR2P double column Lighting Control Panels throughout. To be commissioned and programmed.
- An integrated Audio Visual System utilizing the Crestron IP based enterprise-class control system, the Crestron fully-scalable audio distribution system and amplifiers. AV part complete
- The Audio visual, lighting, security and HVAC are all integrated and can be controlled via a custom designed interface which will be accessible on all ipads (not supplied) and touchscreens throughout the house.
- Two Home Networking Hubs and Unifi PRO wireless internet points have been installed and require final programming.

Flooring

- 35mm Dinesen wood flooring in master bedroom, bedrooms, dressing and office areas
- Magny Le Louvre limestone flooring in lobby area, living, dining and kitchen areas
- Exquisite white marble flooring in bathrooms
- Stone flooring travertine in master bathroom
- Palissandre wood flooring in lobby and part office
- Carpet in part living area and part master bedroom
- Wall and floor marble 'bering' in guest ensuite

Bathrooms

- Cristalplant bath in master ensuite (docs in vanity drawer)
- White marble statuariato basins in bathrooms (Bedrooms 1 & 2)
- Travertin stone basin in master bathrooms

Kitchen

- Wolf Steam oven, Wolf single oven
- Insinkerator
- Zip tap x 2
- Miele integrated dishwasher x 2
- Boffi built in hood
- Boffi gas cooktop
- Subzero fridge freezer
- Boffi mixer tap x 2

Fitness room and laundry

- Boffi mixer tap fitness room
- Miele washing machine
- Miele dryer

Miscellaneous

- Tracking for all doors is done

Reference to the City of Melbourne Area Database indicates that the two apartments, forming the subject property, each have an area of 291 sq.m, for a total area of 582 sq.m, although there would be a common property component that could be notionally added, noting contiguous occupancy.

Accommodation

Accommodation includes: Lift lobby leading to an entry, a bar area with a built in breakfast table and cupboards, kitchen with built in cupboards and stone benchtops, a walk in pantry and Wolf appliances, dining area, extensive informal lounge, two bedrooms each with ensuite bathrooms, guest bedroom with an ensuite bathroom, study, fitness area, laundry, dressing rooms (not fitted out), bathroom, shower area, master bedroom and sitting room/study (not fitted out).

The property is additionally provided with eight car parking spaces.

Building features include:

- 24 hour concierge
- Swimming Pool and Sun Deck
- Gymnasium and Sauna
- 30 Seat Cinema

A floor plan of the premises is annexed hereto (**Appendix 4**) for your reference.



Condition of Improvements

A final Occupancy Permit has been issued, with a copy annexed hereto (**Appendix 5**).

A listing of works to complete has been prepared by project Quantity Surveyor, Slattery, which is annexed hereto (**Appendix 6**) and is outlined as follows:

- Sealer for the existing stone flooring
- Installation of already manufactured joinery units and sliding doors by Rinck as indicated by fjmt studio
- Supply and install new joinery units for the locations that were originally part of Hermes scope as indicated by fjmt studio
- Supply and install new joinery units and sliding doors that were part of the Rinck scope but were not included in the packing list
- Supply and install new curtains for the locations indicated
- Supply and install feature pendant light for Kitchen
- Supply and install missing door hardware for the locations indicated by fjmt studio
- Supply of new fridge to the Kitchen
- Inspection and testing of existing Mechanical, electrical, hydraulics and fire services
- Testing and Commissioning of services upon completion
- AV System and equipment completion works.

Please note that we have assumed that the following list of joinery units, wall panels and sliding doors are part of Rinck's manufactured items that are ready to be shipped.

- Fitness room sliding door and track.
- WIR 1 joinery units and wall panels (JU16A to JU16F).
- WIR 1 sliding door and track.
- Office 2 JU17A wall panels, sliding doors and open shelving.
- Office 2 JU17B joinery unit.
- Office 2 sliding door and track.
- Master bedroom bedhead unit, wall panels and sliding door. WIR 2 sliding door and track.
- WIR 2 joinery units and wall panels (JU19A to JU19F). Dining room JU05A sliding doors.

In addition to the above, we have assumed that the following list of joinery units and sliding doors will be locally manufactured. Some of these units were part of Rinck's original scope as highlighted, however, appear to be missing from the packing list forwarded by Rinck on 15 May 2021.

- Dining JU05A Credenza and shelving
- Living JU06A Bar and JU06B TV unit
- Living room sliding doors (two) – Rinck's scope
- Office 1 JU12B Open shelving
- Office 1 sliding door and track – Rinck's scope.
- Lobby 3 sliding door and track – Rinck's scope.
- WIR 1 Island unit.
- WIR 2 island unit.
- Bedroom 3 JU22A wardrobe.



Tenancy details

The property is being offered for sale with vacant possession.

Sale process

Method of sale

For Sale by Administrator's Expression of Interest.

EOI closing date

Tuesday, 15 March 2022 at 3.00 pm.

An Expressions of Interest ("EOI") form is annexed hereto (**Appendix 7**).

All EOIs require the completion of this form, together with the full execution, by the Purchaser, of the Contract of Sale and the provision of a 1% deposit.

Terms

10% deposit, with 1% payable on submission of the EOI, with the executed Contract and a further 9% payable on acceptance, with the balance of purchase monies payable within 60/90/120 days from the date of sale.

An assessment period will follow the close of the EOI, after which the Vendor may (at its discretion) elect to deal with one or more parties.

The Vendor reserves the right to sell the Property to any third party at any time or to withdraw the Property from sale.

Contract of sale

Contract documentation is available upon request.



Vendor's consultants

Marketing Agents

Sutherland Farrelly

43 Agnes Street
EAST MELBOURNE VIC 3002

Grant Sutherland

0418 390 185
gsutherland@sutherlandfarrelly.com.au

Kay & Burton

226 Toorak Road
SOUTH YARRA VIC 3141

Gerald Delany

0418 355 337
gdelany@kayburton.com.au

Lawyers

Norton Rose Fulbright Australia

Norton Rose Fulbright Australia
Level 38, Olderfleet

Inspections

In accordance with the Victorian Government Guidelines, Property Inspections are to be undertaken in line with the following safety protocols.

When attending a private inspection, please observe the following:

- A face mask must be worn at all times.
- Maintain a minimum distance of 1.5 m apart.
- Your contact details are registered with the agent prior to arrival and via QR code on site.
- Good hygiene practiced with the use of hand sanitiser applied prior to and upon leaving the property.
- Do not touch anything in the premises including surfaces, door handles, fixtures and fittings – please ask your agent to present these to you.

Please do not enter a property if you:

- Have been diagnosed with COVID-19 Coronavirus.
- Are feeling unwell or suffering from cold or flu-like symptoms.
- Have returned from overseas travel in the last 14 days.
- Have come into contact with anyone who has been diagnosed or exposed to COVID-19 in the last 14 days.
- Have not been vaccinated.



Disclaimer

This Information Memorandum has been prepared by Sutherland Farrelly Pty Ltd (ACN 004 601 469) and Kay & Burton (ACN 005 488 175), solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale, to proceed with further investigation of the property. The information does not constitute all or any part of an offer or Contract of Sale or a representation or inducement by Sutherland Farrelly, Kay & Burton or the Vendor, and is intended as a guide only.

The information contained in the Information Memorandum has been prepared in good faith and with due care by Sutherland Farrelly and Kay & Burton. Potential purchasers should take note however, that this Information Memorandum and the calculations contained in the Information Memorandum are based on information and figures provided to Sutherland Farrelly, Kay & Burton by outside sources and have not been independently verified by Sutherland Farrelly, Kay & Burton or the Vendor and therefore may not be correct; no representation or warranty is made by Sutherland Farrelly, Kay & Burton or the Vendor as to the accuracy of the material, in whole or part including, but not limited to dimensions and area.

All price estimates and income quoted are exclusive of the Goods and Services Tax, unless otherwise stated.

Potential purchasers should not rely on any material contained in this Information Memorandum as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal and/or financial adviser see fit.

Sutherland Farrelly, Kay & Burton and the Vendor are not liable for any loss or damage of any kind howsoever caused, whether direct or consequential, including misrepresentation negligence or breach of contract by Sutherland Farrelly, Kay & Burton, its employees or agents that arises in whole or in part from, or in connection with, this Information Memorandum.

To the extent permissible by law, Sutherland Farrelly, Kay & Burton and the Vendor expressly excludes all conditions and warranties, express or implied, in respect of this Information Memorandum. Liability of Sutherland Farrelly, Kay & Burton and the Vendor for a breach of a condition or warranty implied into this Information Memorandum by law or otherwise, and which cannot be excluded, is limited to the extent possible, at Sutherland Farrelly's, Kay & Burton's and/or the Vendor's option, to the supplying of the services again or the payment of the cost of having the services supplied again or the actual loss or damage whichever is the lesser.

This Information Memorandum is provided to the recipient on a confidential basis and is not to be resupplied to any other person or published or disseminated by the recipient without the prior written consent of Sutherland Farrelly and Kay & Burton.

Any provision of this Disclaimer that is prohibited or unenforceable in any jurisdiction is ineffective as to that jurisdiction to the extent of the prohibition or unenforceability. That does not invalidate the remaining provisions of this Disclaimer nor affect the validity or enforceability of that provision in any other jurisdiction.



Appendix 1

Certificate of Title & Plan of Subdivision



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10944 FOLIO 571

Security no : 124088011175H
Produced 09/02/2021 11:48 AM

LAND DESCRIPTION

Lot 8001 on Plan of Subdivision 437659C.

PARENT TITLES :

Volume 10837 Folio 540 Volume 10838 Folio 169 Volume 10907 Folio 586
Created by instrument PS437659C Stage 4 26/05/2006

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GROCON ET 80 PTY LTD of 3 ALBERT COATES LANE MELBOURNE VIC 3000
AF246997E 02/08/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL599311V 06/01/2015

BANK OF QUEENSLAND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X769587P 26/09/2001

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X777247D 28/09/2001

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X769589H 26/09/2001

AGREEMENT Section 173 Planning and Environment Act 1987
AB748042G 10/12/2002

DIAGRAM LOCATION

SEE PS437659C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 8001 LEVEL 80 7 RIVERSIDE QUAY SOUTHBANK VIC 3006

ADMINISTRATIVE NOTICES

NIL

eCT Control 19006F BOQ - BANK OF QUEENSLAND LIMITED
Effective from 23/02/2018

OWNERS CORPORATIONS

The land in this folio is affected by

OWNERS CORPORATION 1 PLAN NO. PS437659C

OWNERS CORPORATION 2 PLAN NO. PS437659C

OWNERS CORPORATION 3 PLAN NO. PS437659C

OWNERS CORPORATION 5 PLAN NO. PS437659C

DOCUMENT END

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10944 FOLIO 572

Security no : 124088011174J
Produced 09/02/2021 11:48 AM

LAND DESCRIPTION

Lot 8008 on Plan of Subdivision 437659C.

PARENT TITLES :

Volume 10837 Folio 540 Volume 10838 Folio 169 Volume 10907 Folio 586
Created by instrument PS437659C Stage 4 26/05/2006

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GROCON ET 80 PTY LTD of 3 ALBERT COATES LANE MELBOURNE VIC 3000
AF246997E 02/08/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL599311V 06/01/2015

BANK OF QUEENSLAND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X769587P 26/09/2001

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X777247D 28/09/2001

AGREEMENT as to part Section 173 Planning and Environment Act 1987
X769589H 26/09/2001

AGREEMENT Section 173 Planning and Environment Act 1987
AB748042G 10/12/2002

DIAGRAM LOCATION

SEE PS437659C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 8008 LEVEL 80 7 RIVERSIDE QUAY SOUTHBANK VIC 3006

ADMINISTRATIVE NOTICES

NIL

eCT Control 19006F BOQ - BANK OF QUEENSLAND LIMITED
Effective from 23/02/2018

OWNERS CORPORATIONS

The land in this folio is affected by

OWNERS CORPORATION 1 PLAN NO. PS437659C

OWNERS CORPORATION 2 PLAN NO. PS437659C

OWNERS CORPORATION 3 PLAN NO. PS437659C

OWNERS CORPORATION 5 PLAN NO. PS437659C

DOCUMENT END

SUBDIVISION ACT 1988

STAGE No.

PLAN NUMBER

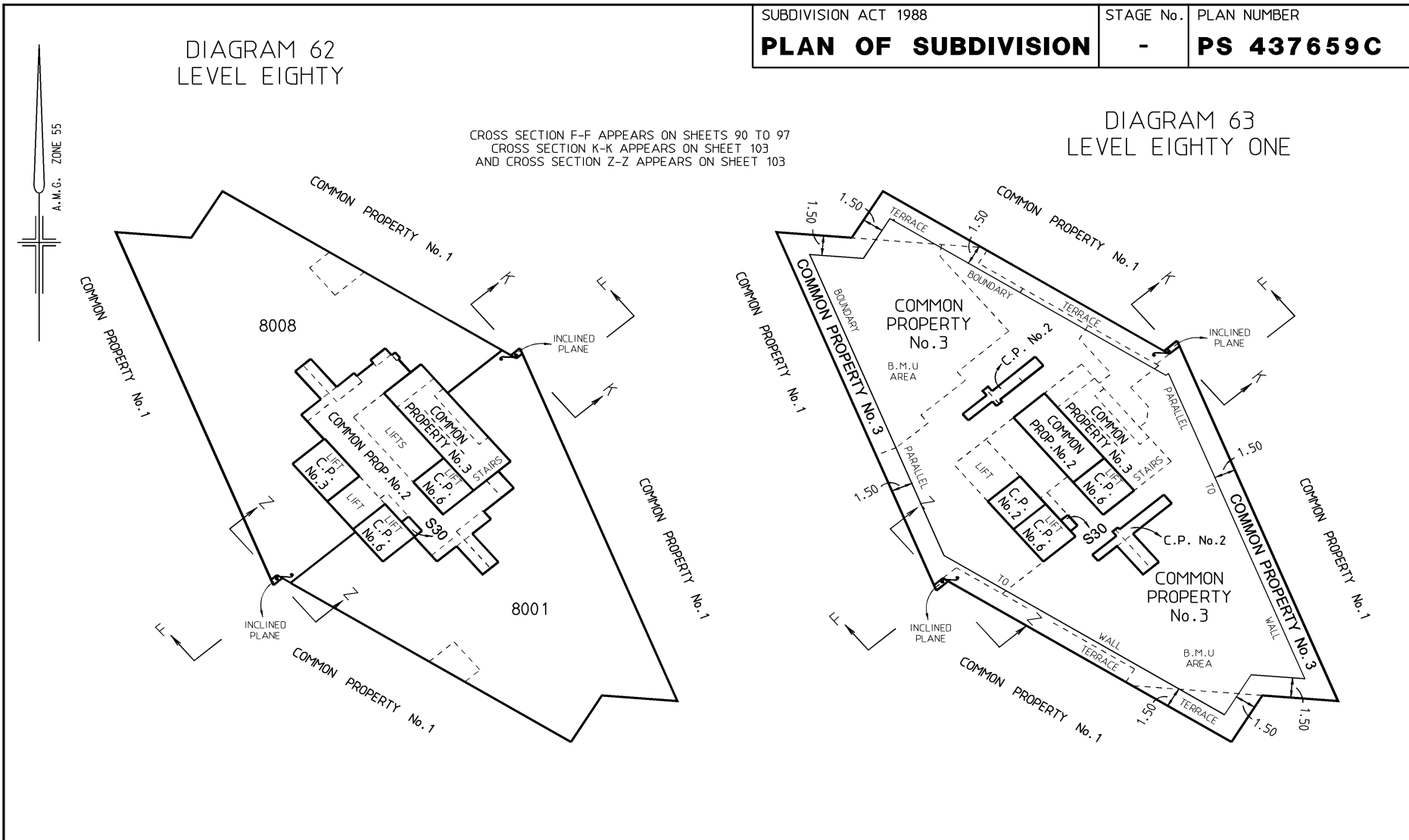
PLAN OF SUBDIVISION

PS 437659C

DIAGRAM 62
LEVEL EIGHTY

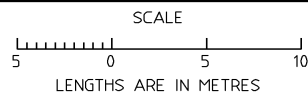
DIAGRAM 63
LEVEL EIGHTY ONE

CROSS SECTION F-F APPEARS ON SHEETS 90 TO 97
CROSS SECTION K-K APPEARS ON SHEET 103
AND CROSS SECTION Z-Z APPEARS ON SHEET 103



Reeds Consulting Pty Ltd
Level 6 440 Elizabeth Street
Melbourne 3000
phone (03) 8660 3000 fax (03) 8660 3060
e-mail survey@reedscon.com.au

Civil Engineers • Land Surveyors • Development Consultants



ORIGINAL SCALE SHEET SIZE
1:250 A3

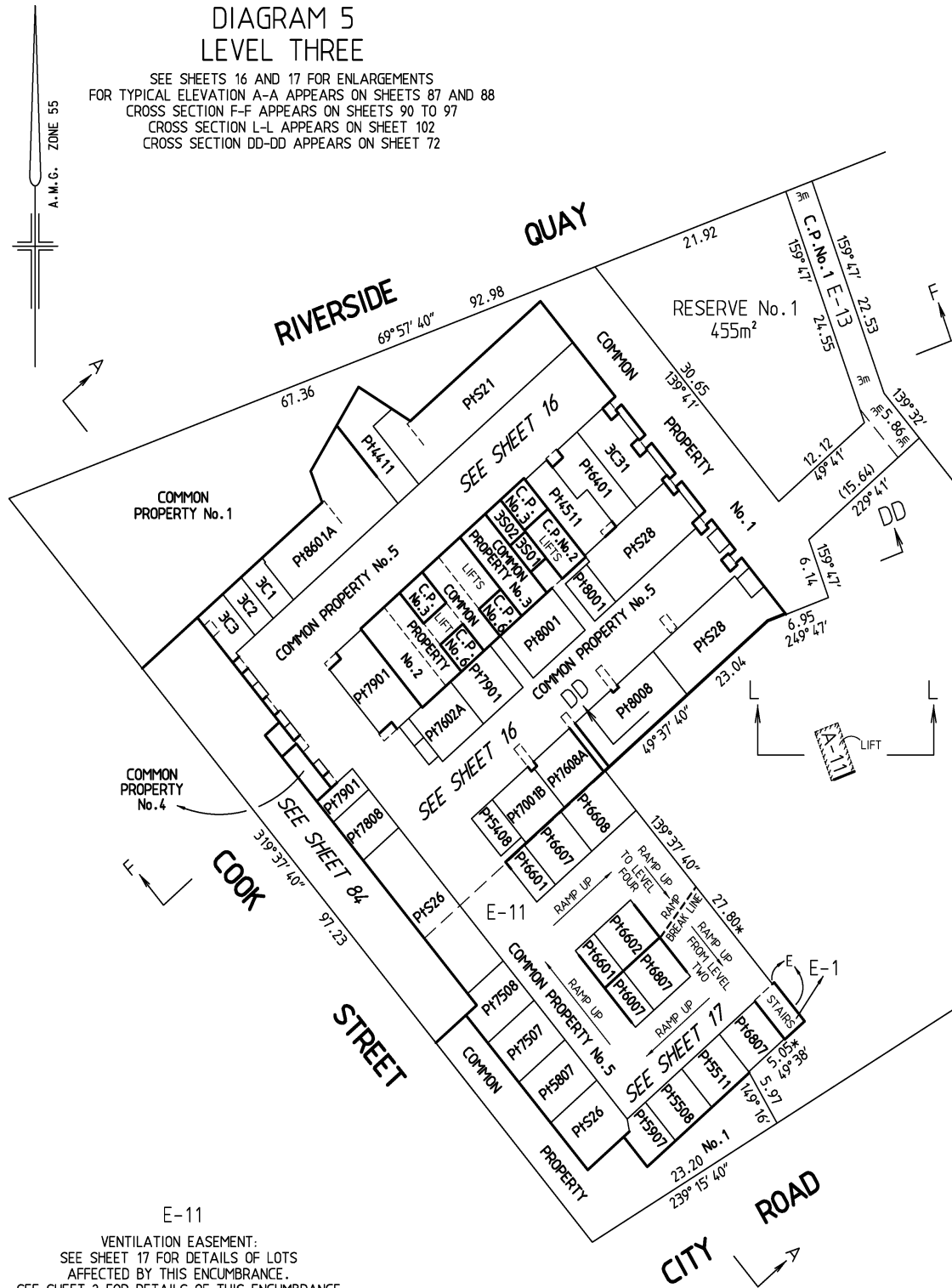
LICENSED SURVEYOR (PRINT) _____
SIGNATURE _____ DATE / /
REF: 19649/PS VERSION: - DATE: 8CP76.DGN

SHEET 76
DATE / /
COUNCIL DELEGATE SIGNATURE _____

SUBDIVISION ACT 1988 STAGE No. PLAN NUMBER
PLAN OF SUBDIVISION - **PS 437659C**

**DIAGRAM 5
 LEVEL THREE**

SEE SHEETS 16 AND 17 FOR ENLARGEMENTS
 FOR TYPICAL ELEVATION A-A APPEARS ON SHEETS 87 AND 88
 CROSS SECTION F-F APPEARS ON SHEETS 90 TO 97
 CROSS SECTION L-L APPEARS ON SHEET 102
 CROSS SECTION DD-DD APPEARS ON SHEET 72



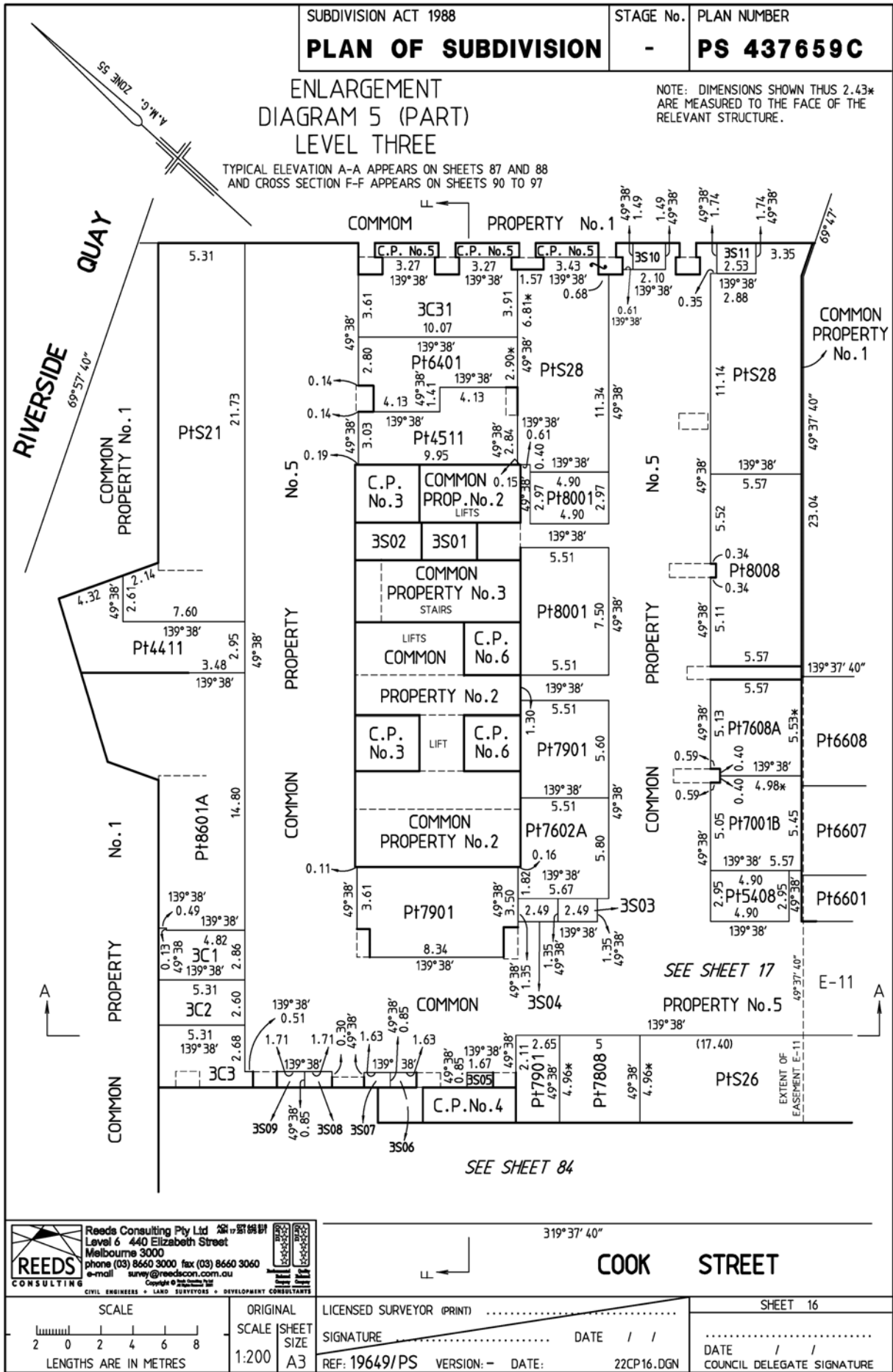
COMMON PROPERTY No. 4

E-11
 VENTILATION EASEMENT:
 SEE SHEET 17 FOR DETAILS OF LOTS
 AFFECTED BY THIS ENCUMBRANCE.
 SEE SHEET 2 FOR DETAILS OF THIS ENCUMBRANCE

REEDS CONSULTING
 Reeds Consulting Pty Ltd 瑞德諮詢
 Level 6 440 Elizabeth Street
 Melbourne 3000
 phone (03) 8660 3000 fax (03) 8660 3060
 e-mail survey@reedscon.com.au
Copyright © 2015 Reeds Consulting Pty Ltd
 CIVIL ENGINEERS • LAND SURVEYORS • DEVELOPMENT CONSULTANTS

NOTE: DIMENSIONS SHOWN THUS 2.43* ARE MEASURED TO THE FACE OF THE RELEVANT STRUCTURE.

SCALE LENGTHS ARE IN METRES	ORIGINAL SCALE 1:400	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) SIGNATURE DATE / / REF: 19649/PS VERSION: - DATE: 22CP15.DGN	SHEET 15 DATE / / COUNCIL DELEGATE SIGNATURE



Appendix 2

Planning Property Report



PROPERTY REPORT

From www.planning.vic.gov.au at 23 March 2021 01:52 PM

PROPERTY DETAILS

Lot and Plan Number: **Lot 8001 PS437659**
Address: **8001/7 RIVERSIDE QUAY SOUTHBANK 3006**
Standard Parcel Identifier (SPI): **8001\PS437659**
Local Government Area (Council): **MELBOURNE**
Council Property Number: **604098**
Directory Reference: **Melway 2F E7**

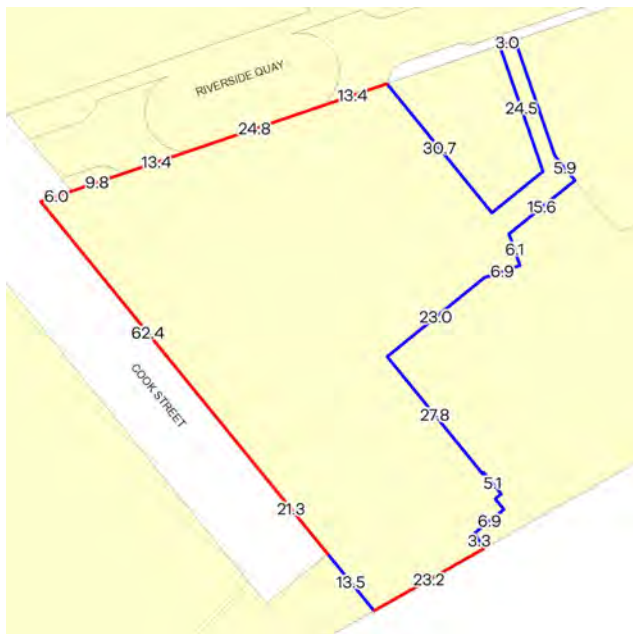
www.melbourne.vic.gov.au

**This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 4504 sq. m

Perimeter: 386 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

5 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
Legislative Assembly: **ALBERT PARK**

PROPERTY REPORT

PLANNING INFORMATION

Planning Zone: [CAPITAL CITY ZONE \(CCZ\)](#)

[CAPITAL CITY ZONE - SCHEDULE 3 \(CCZ3\)](#)

Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 - TRAFFIC CONFLICT FRONTAGE \(DDO3\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 \(DDO10\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 \(AREA 3\) \(DDO1-A3\)](#)

[PARKING OVERLAY \(PO\)](#)

[PARKING OVERLAY - PRECINCT 1 SCHEDULE \(PO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 17 March 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.gov.nrms.net.au/govQuestion1.aspx>

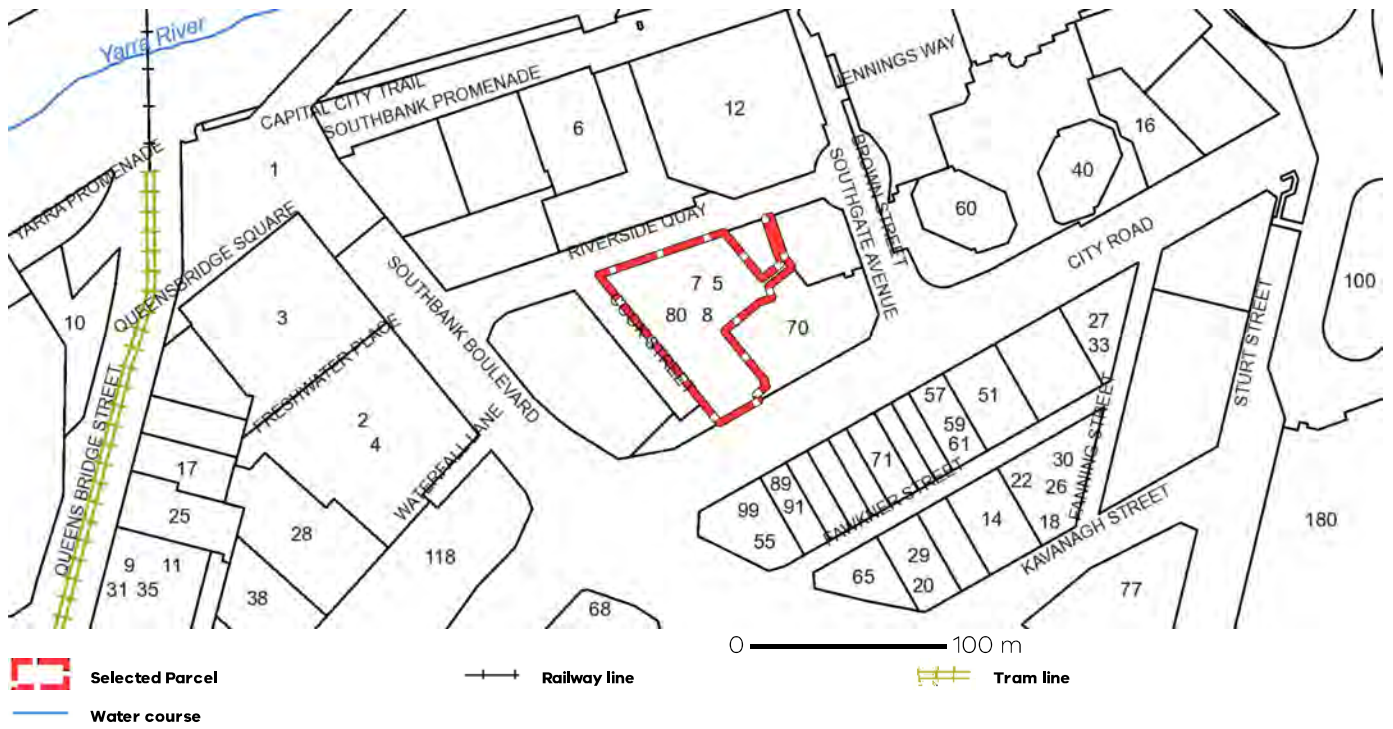
More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>

PROPERTY REPORT



Environment,
Land, Water
and Planning

Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot 8008 PS437659**
Address: **8008/7 RIVERSIDE QUAY SOUTHBANK 3006**
Standard Parcel Identifier (SPI): **8008\PS437659**
Local Government Area (Council): **MELBOURNE**
Council Property Number: **604099**
Directory Reference: **Melway 2F E7**

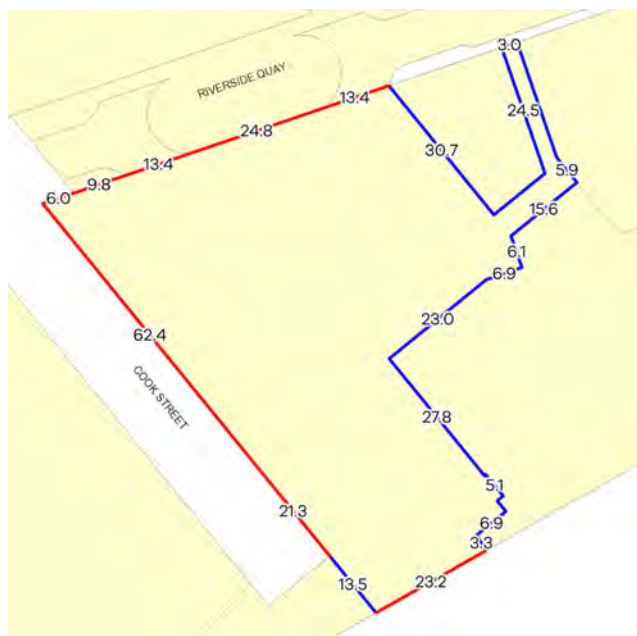
www.melbourne.vic.gov.au

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 4504 sq. m

Perimeter: 386 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

5 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**
Legislative Assembly: **ALBERT PARK**

PLANNING INFORMATION

Planning Zone: [CAPITAL CITY ZONE \(CCZ\)](#)

[CAPITAL CITY ZONE - SCHEDULE 3 \(CCZ3\)](#)

Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 - TRAFFIC CONFLICT FRONTAGE \(DDO3\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 \(DDO10\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 \(AREA 3\) \(DDO1-A3\)](#)

[PARKING OVERLAY \(PO\)](#)

[PARKING OVERLAY - PRECINCT 1 SCHEDULE \(PO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 17 March 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

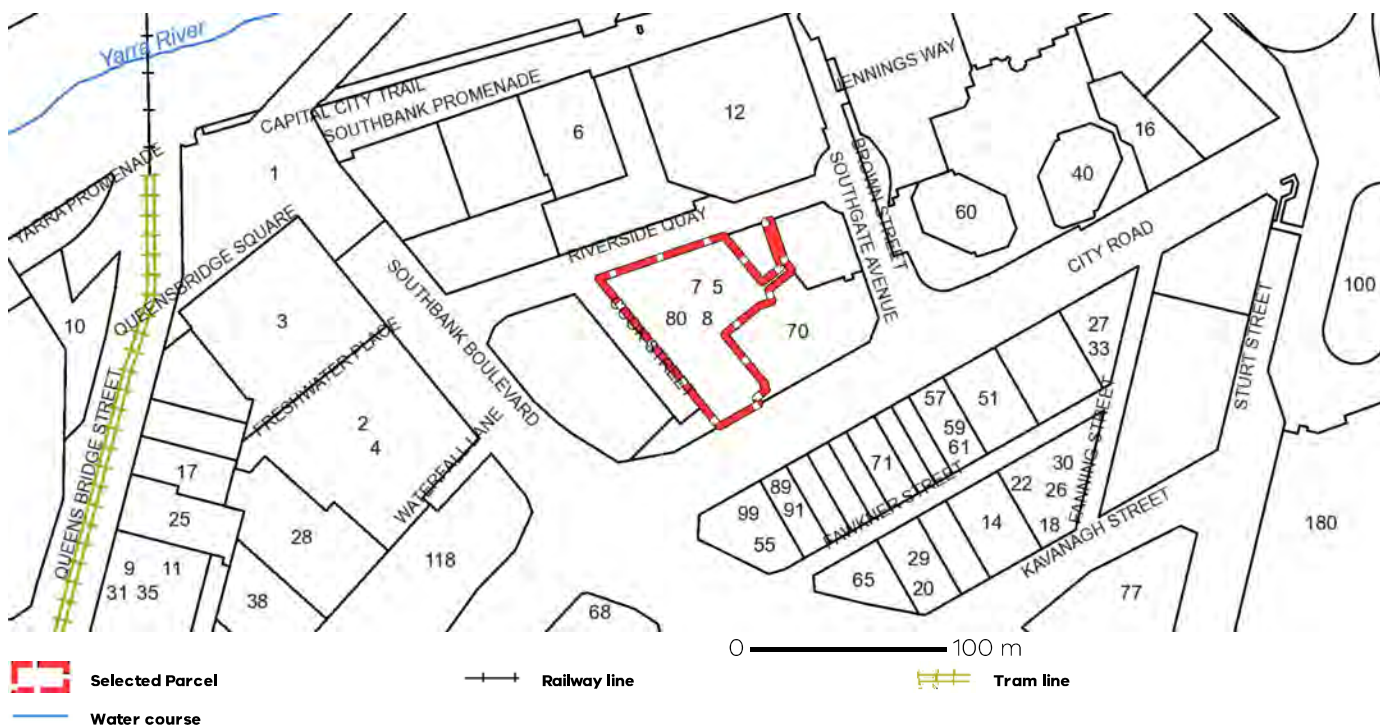
Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.gov.nrms.net.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>

Area Map



Appendix 3

Rinck joinery items

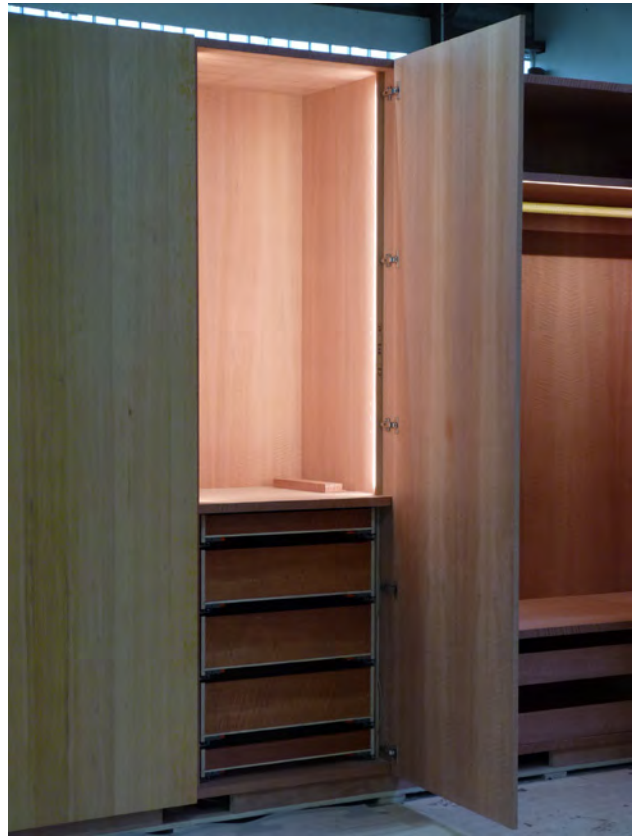










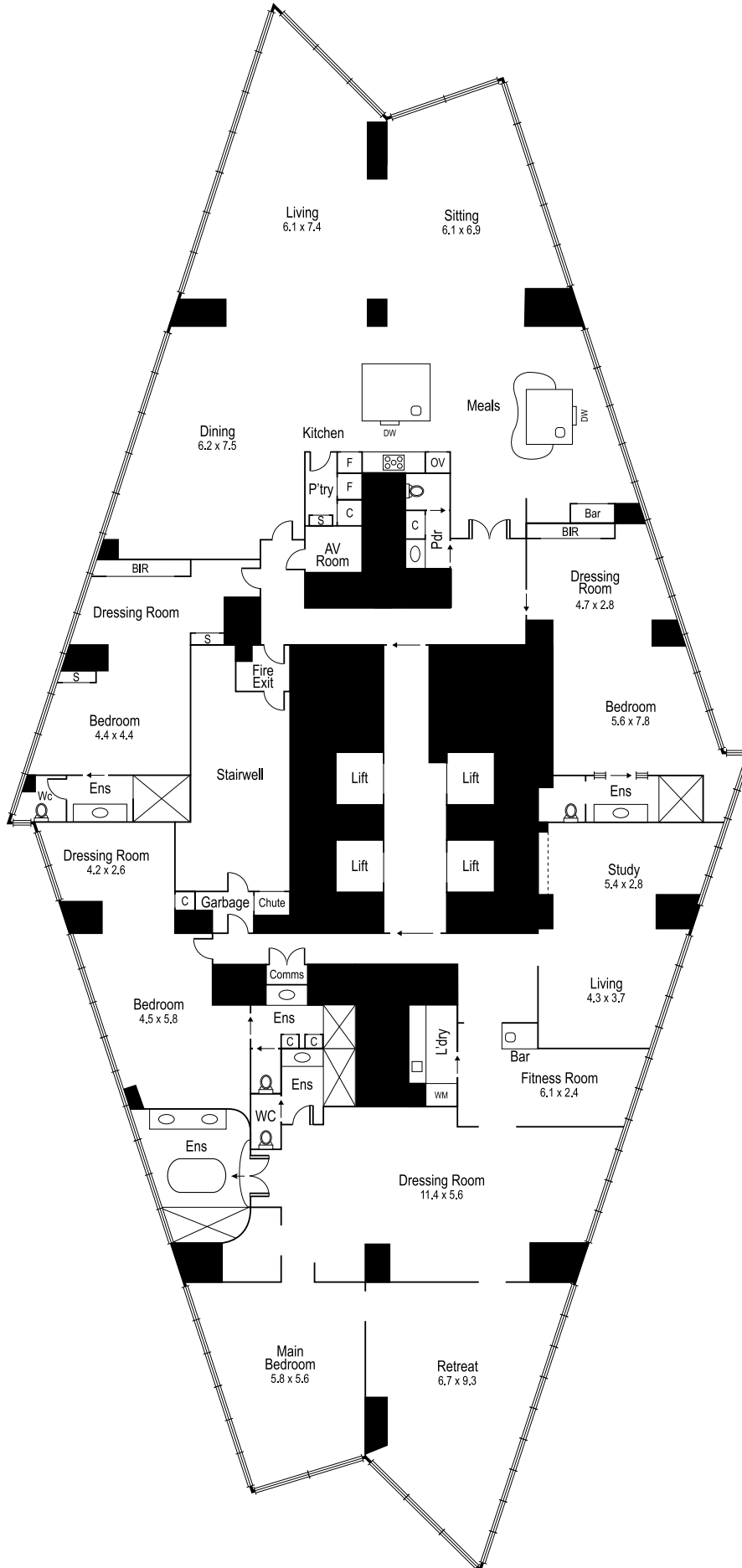
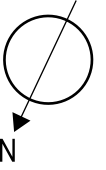


Appendix 4

Floor plan



Level 80, Eureka Tower, 7 Riverside Quay, SOUTHBANK



Details of the property, including the description, floorplans, measurements, features, finishes, materials and textures, are for illustration purposes only and are not a representation by the owner or agent. Prospective buyers should inspect the property and make their own investigations and enquiries.

Personal information provided by an individual at an 'open inspection' will be protected and only used in accordance with the Kay & Burton privacy policy available at www.kayburton.com.au/privacy-policy

Appendix 5

Occupancy Permit



OP Number: BS-U1076/2015/0026/1P

Job Number: 13-201385

Building Act 1993
BUILDING REGULATIONS 2006
Regulation 1005

OCCUPANCY PERMIT
FINAL

Special Conditions: None
Project Name: Eureka Tower (GAM Apartment) - Refurbish
Property Details: Level 80, 64-82 City Road, Southbank
Municipality: Melbourne City Council

Lot No. 8001 & 8008 **LP/PS:** PS 437659C **Volume** - **Folio:** -
Section: - **Parish:** - **County:** - **Crown Allotment:** -

Issued to Agent of Owner: Francis-Jones Morehen Thorp (FJMT)
Level 2/56 Hardware Lane
MELBOURNE VIC 3000
Attention: Fleur Downey/Sophie Coquet
Owner: Grocon ET 80 Pty Ltd
3 Albert Coates Lane
MELBOURNE VIC 3000
Attention: Melanie Walmsley

Builder: Krongold Constructions Pty Ltd
33-41 Agnes Street
JOLIMONT VIC 3002

Building Permit Number: BS-U1076/2015/0026/1, 2 & 3

Approved Location for Display of Occupancy Permit

The approved location for display of this permit for the purposes of Regulation 1007 is the Main Entrance / Foyer

Suitability for Occupation

The building or part of a building to which this certificate applies is suitable for occupation.

Description of building work: Alteration

Part of Building	Use of Building	BCA Classification	Allowable Floor Loading	No. of People Accommodated
Level 80	Apartment	2	2 kPa	N/A



Reporting Authorities / Alternative Solutions / Building Appeals Board Determinations / Building Surveyor Consents

The following matters have been approved as part of this project

Reporting Authority / Approval Method	Matter Reported on / Description of Alternative Solution	Regulation / BCA Clause	Performance Requirement
N/A			

Inspection Dates:

In accordance with Regulation 1012 the inspection approval dates for mandatory notification stages for the building work are as follows:

Footing: -

Insitu Elements: -

Frame: -

Final: 13/4/17

Date of inspection: 13/4/17

Relevant Building Surveyor

Shane Leonard
BS-U1076

OP Number: BS-U1076/2015/0026/1P

Date of Issue: 19 April 2017

Signature.....

General Permit Conditions

1. This occupancy permit is evidence that the building or part of a building to which it applies is suitable for occupation.
2. This occupancy permit is not evidence that the building or part of a building to which it applies complies with the Building Act, Regulations or Building Code of Australia (BCA).
3. This occupancy permit is not evidence of compliance, acceptance or otherwise with any implied warranty under the Domestic Building Contracts Act (DBC Act) and/or any other warranty scheme, contractual agreement, or otherwise relative to quality, workmanship, product adequacy, reliability or functionality of the building work.

It is recommended that the owner engage or appoint appropriate building practitioners to confirm acceptance or otherwise of compliance with the DBC Act and other associated and relevant legislation.

4. The occupancy permit is not evidence of compliance with any requirements or conditions of any relevant planning scheme or planning permit.



5. Pursuant to Part 12 of the Building Regulations 2006, the owner of the property is required to:
- a) maintain records of maintenance check;
 - b) complete an annual essential safety measures report before each anniversary of the date of occupancy permit or determination under this Division; and
 - c) keep all essential service reports and records of maintenance checks on the premises for inspection by the municipal building surveyor or chief officer at any time on request.

Special Occupancy Permit Conditions

Not Applicable

Copy to: Melbourne City Council
GPO Box 1603
MELBOURNE VIC 3001

Attention: Municipal Building Surveyor

Appendix 6

Works to Complete Schedule



Please note that the order of cost estimate generally includes the following scope of works, however, please refer to the breakdown for a room-by-room detailed breakdown.

- ~~Sand and seal existing timber flooring~~
- Sealer for the existing stone flooring
- Installation of already manufactured joinery units and sliding doors by Rinck as indicated by fjmt studio (based on packing list – KordaMentha to verify)
- Supply and install new joinery units for the locations that were originally part of Hermes scope as indicated by fjmt studio
- Supply and install new joinery units and sliding doors that were part of the Rinck scope but were not included in the packing list
- Supply and install new curtains for the locations indicated
- Supply and install wall cladding and panels for the locations that were part of Hermes scope
- Supply and install feature pendant light for Kitchen
- Supply and install missing door hardware for the locations indicated by fjmt studio
- ~~General patching and make good works~~
- ~~Painting works~~
- General defects rectification works as per final defects inspection report dated 18 September 2018
- ~~Rectification of the defects and complete the unfinished works by Boffi as per the cost advice received on 26 May 2021~~ Works are complete by Boffi but there are some replacement panels in the storage room for the kitchen as they had previously deemed some of the panels defective (we can't see the defects)
- Supply of new fridge to the Kitchen
- Rinck ~~storage~~ and freight charges as per the quote received on 15th May 2021
- Inspection and testing of existing Mechanical, electrical, hydraulics and fire services Krongold completed some electrical installatins and mechanical alterations/additions as part of their works
- Completion of the unfinished Mechanical, electrical, hydraulics and fire services scope
- Testing and Commissioning of services upon completion
- AV System and equipment completion works as per Zelo's full completion scope quote dated 29 April 2021
- Preconstruction procurement and design management by Head Contractor
- Builder's work, Construction supervision and general preliminaries

Please note that the order of cost estimate specifically excludes any allowances for the following:

- Office 1 Joinery units JU12A Day bed and JU12C Desk (fjmt indicated that these units are not required)
- Local supply of Rinck items which have been identified as within Rinck packing list. Allows for delivery (as advised), logistics and installation only
- Wallpaper finish to Master bathroom ceiling
- TVs & DVD supply
- Statutory signage
- Lift buttons and lanterns
- Garage works
- Asset tagging
- Cost escalation beyond June 2021
- Non-construction costs including consultants fees, authority charges, client overheads, permits and fees etc.
- Loose Furniture
- Artwork
- Finance, Legal, Letting costs, etc.
- Marketing costs, sales, and advertising
- Rates and taxes
- Goods and Services Tax

Where appropriate, allowances for the above items should be made in the client's overall feasibility study.

slattery

Please note that we have assumed that the following list of joinery units, wall panels and sliding doors are part of Rinck's manufactured items that are ready to be shipped.

- Fitness room sliding door and track.
- WIR 1 joinery units and wall panels (JU16A to JU16F).
- WIR 1 sliding door and track.
- Office 2 JU17A wall panels, sliding doors and open shelving.
- Office 2 JU17B joinery unit.
- Office 2 sliding door and track.
- Master bedroom bedhead unit, wall panels and sliding door.
WIR 2 sliding door and track.
- WIR 2 joinery units and wall panels (JU19A to JU19F).
- Dining room JU05A sliding doors.

We have only allowed for storage / shipping costs (as advised by Rinck on 15th May 2021) and installation of these items.

In addition to the above we have assumed that the following list of joinery units and sliding doors will be locally manufactured. Some of these units were part of Rinck's original scope as highlighted, however, appear to be missing from the packing list forwarded by Rinck on 15th May 2021.

- Dining JU05A Credenza and shelving
- Living JU06A Bar and JU06B TV unit
- Living room sliding doors (two) – Rinck's scope
- Office 1 JU12B Open shelving
- Office 1 sliding door and track – Rinck's scope
- Lobby 3 sliding door and track – Rinck's scope
- WIR 1 Island unit
- WIR 2 island unit
- Bedroom 3 JU22A wardrobe

Please note this is order of cost estimate for project budget purposes and is not intended, and should not be used in any format, as a tender document. The item descriptions and quantities are not intended for the use by others. Should a tender document be required then the appropriate document is a Bill of Quantities.

We trust the above and the enclosed meets with your requirements. However, should you require any clarifications or further information please do not hesitate to contact us.

Yours faithfully

Slattery Australia



James Dennis

Director

gs.jm

Appendix 7

EOI Form



Expression of Interest Form with Fully Executed Contract of Sale & 1% Deposit Cheque

Property: Level 80, Eureka Tower, 7 Riverside Quay, Southbank, Victoria **(Property)**

Agents: Sutherland Farrelly Pty Ltd Kay & Burton
43 Agnes Street, East Melbourne, Victoria, 3002 226 Toorak Road, South Yarra, Victoria, 3141
Attention: Grant Sutherland Attention: Gerald Delany

Purchaser: Name of Individual: _____
Name of Company: _____
ABN: _____
Street Address: _____

Telephone: _____ Mobile: _____
Email: _____

**Purchaser's
Lawyer:** Name of Individual: _____
Name of Company: _____
Street Address: _____

Telephone: _____
Email: _____

Proposed Purchase Price: \$ _____

Deposit: An initial deposit of 1% of the proposed purchase price **with the executed Contract** and balance of 9% payable on acceptance (deposit monies will be returned if this EOI is unsuccessful).

Settlement: 60/90 days from the date of sale

Closing Date: **Tuesday 15 March 2022 at 3:00 pm**

This **Expression of Interest and fully executed Contract of Sale and Vendor's Statement** is submitted on the following basis:

- it is confidential and will only be made available to and discussed with the Vendor and the Vendor's Agent(s) and Advisors;
- the Vendor can choose whether or not to consider this Expression of Interest or any Expression of Interest;
- the Vendor, Vendor's Agents and Advisors do not have to negotiate with me/us before negotiating with others;
- the Vendor, Vendor's Agents and Advisors do not have to provide me/us the opportunity to revise my/our Expression of Interest before selling the Property;
- I/we understand others may also submit Expressions of Interest; and
- I/we have reviewed the Contract of Sale and Vendor's Statement and this Expression of Interest is based on the terms and conditions and information contained in the Contract of Sale and Vendor's Statement.

Purchaser: Name of Individual: _____
Name of Company: _____
Signature: _____

(Director of Company if Purchasing in Name of Company)

Date: / /

