



ELLIOTT'S

BATTERY POINT TASMANIA

JV OPPORTUNITY

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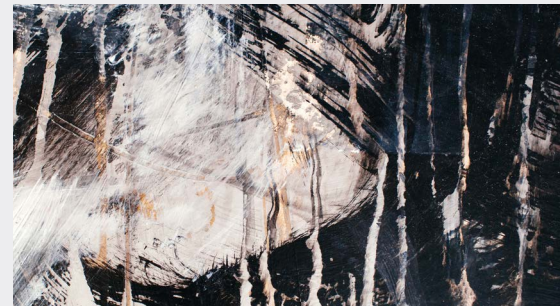
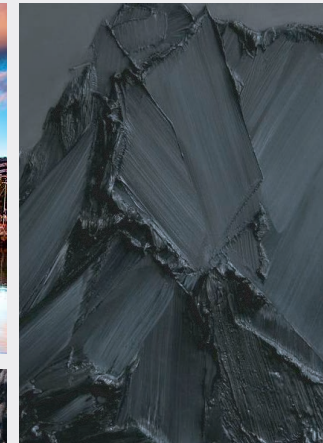
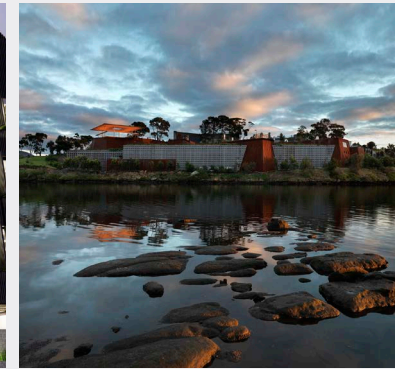
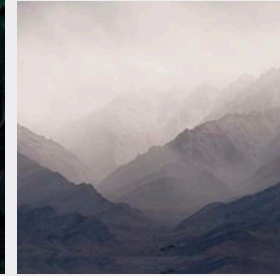
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AA

Annexure A.
Returnable Schedule

AB

Annexure B. Site Plans & Elevations
by Circa Morris-Nunn Architects





01 THRIVE

TASMANIA: THE LAND OF OPPORTUNITY

AUSTRALIA'S
NEW
CULTURAL
HUB

A curious island at the edge of the world is now in the midst of a housing boom, population growth, and an unprecedented tourism market. Tasmania's unique wilderness and compelling convict history – which are officially recognised as worthy of world heritage listing by UNESCO, have lost the veil of exclusivity in the past five years, as seachangers and tourists alike have now discovered the captivating green environment and peaceful lifestyle offered by the enigmatic state. Other capital cities like Sydney and Melbourne are experiencing what experts have coined a “counter-urbanisation”; a movement that has seen many young people opting out of the congested and high-priced cities, for quieter, more culturally & economically prosperous places like Tasmania.

Situated in the historical precinct of Battery Point, Hobart, Elliott's offers prestige Salamanca living surrounded by some of the finest tourist attractions. Set on a site of approximately 1442 m², with a gross floor area of 2,908 m², and three street frontages, it is zoned Inner Residential under the Hobart Interim Planning Scheme 2015. The construction of two residential apartment buildings, including 46 off-street parking spaces and an indoor pool, has been approved and is now ready for development.

This is your opportunity to capitalise on a premium development at a blue-ribbon address in one of Hobart's most sought-after suburbs and Australia's strongest residential property market. The vendor is seeking Expressions of Interest for a Joint Venture partner to progress and complete the development, in line with the architectural vision of award-winning Tasmanian firm Circa Morris-Nunn.



01 THRIVE

Architect Perspective only

PROPERTY

1 Knopwood Street, Battery Point, Tasmania

Previously known as 40-44 Montpelier Retreat and 5 James Street, Battery Point, Tasmania

DA APPROVAL

Planning Permit Approval for 30 Apartments in 2 separate buildings with basement parking for 46 vehicles

EXPRESSIONS OF INTEREST RESPONSE

The Vendor is seeking Expressions of Interest for a Joint Venture partner to complete the development. Expressions of Interest close at **3:00 PM, Wednesday, 19 June 2019**

SITE AREA

1,442 m² (approx.)

GROSS FLOOR AREA

2,908 m² (approx.)

TOWN PLANNING

Hobart Interim Planning Scheme 2015

LGA: Hobart

Zoning: Inner Residential

TITLE DETAILS

Lot 1 Plan 197384
 Lot 1 Plan 128788
 Lot 1 Plan 126274
 Lot 2 Plan 72077
 Lot 1 Plan 72077

EXISTING USE

Commercial car park and retail space

EXCLUSIVE AGENT

John Chancellor
 0412 888 839
 john@elliotts.info
 Tasmania REA Lic. No.493

* To access Due Diligence documents please refer to Page 13 of this IM

02 FLOURISH

Located in Battery Point, the 2nd most sought-after suburb for real estate nationally¹, Elliott's sits on the fringe of the Hobart city centre, lined by the popular Salamanca Place and within walking distance to many of the capital's most popular venues, including the CBD; Constitution Dock; and the Sydney-to-Hobart finish line. Battery Point represents Hobart's first million-dollar suburb, and continues to be the most expensive suburb in the city².

The perfect balance of old and new, Battery Point is the equivalent of Paddington in Sydney or Prahran in Melbourne, peppered with historical residential dwellings, boutique shops, and access to public transport. This includes a direct ferry to MONA – the largest privately-funded contemporary art museum in the southern hemisphere, and a driver of Hobart's cultural renaissance.

Hobart leads in residential property price growth among all capital cities - over the 12 month period ending February 2019, house & apartment prices increased 6.8% and 8.8% respectively³. This contrasts a downturn in the national average over the same time period - a drop of 4.8%, with sharper negatives in Sydney (8.9%) and Melbourne (7%)⁴.

Similarly, Hobart's Q4 2018 rental growth remained strongest in the country. Quarterly rental vacancies dropped to 1.5% in September 2018, the second-lowest nationally behind Canberra, with weekly rents increasing 11.7% (houses) and 10.9% (apartments) over the year to November 2018⁵.

For the seventh year in succession (and for fourteen of the past fifteen years), the state has set a new benchmark in residential sales with 11,394 transactions, worth a record \$4 billion⁵. This demand is reflected in the lowest capital city figures for average days on market³. Prestige property also maintains an average days-on-market figure considerably lower than that of Sydney & Melbourne³.

With a small, controlled supply pipeline, residential price growth will continue to be supported.

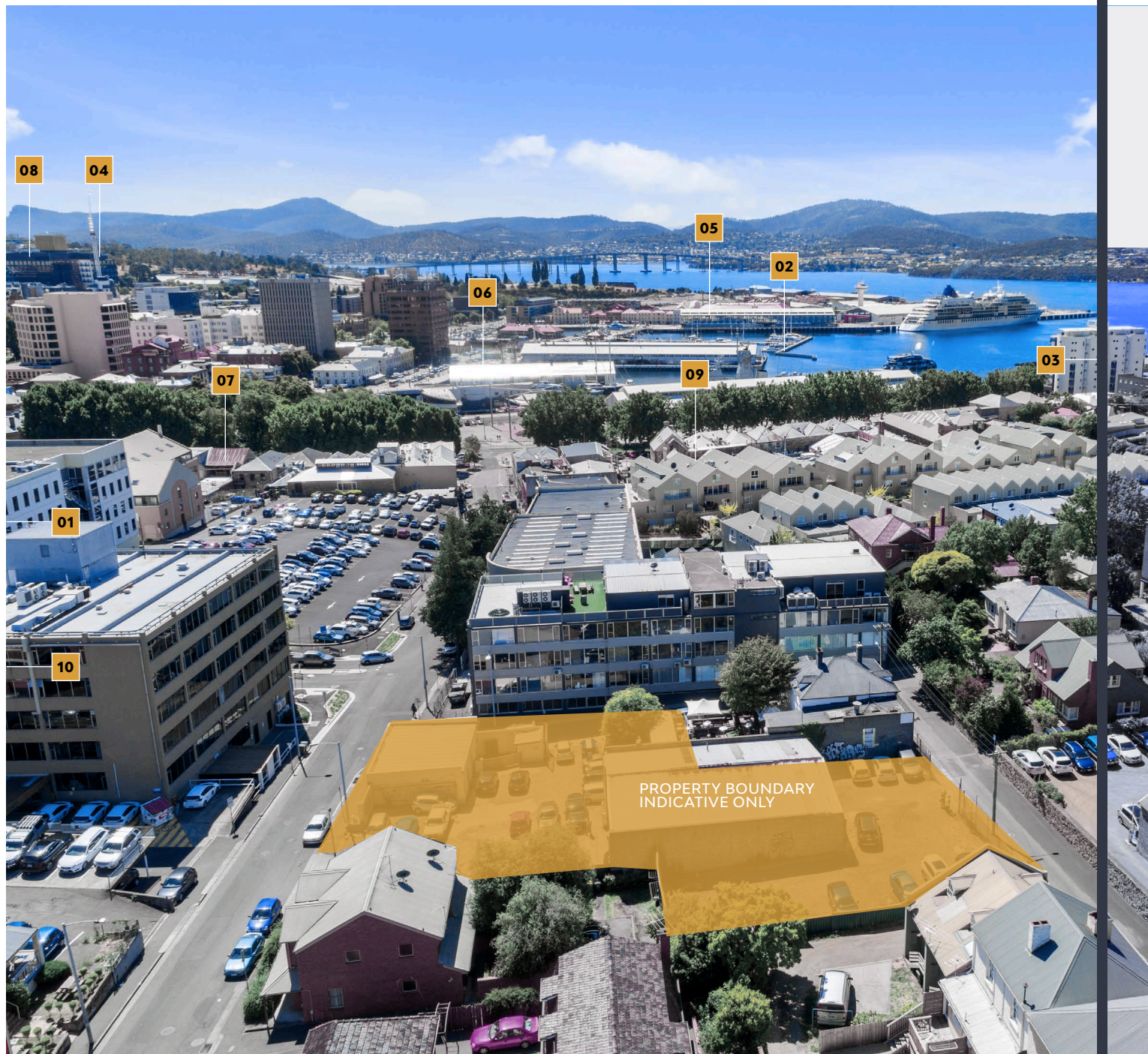
¹ Realestate.com.au, February 2019

² News.com.au & Core Logic, July 2018

³ Jones Lang LaSalle & Core Logic, March 2019

⁴ Abc.net.au & Core Logic, January 2019

⁵ REIT, January 2019



02 DISCOVER

Distances from site to key landmarks:

- 01**
CBD [500m]
- 02**
Constitution Dock (Sydney to Hobart) [750m]
- 03**
CSIRO Hobart [800m]
- 04**
Hobart Private Hospital [1,000m]
- 05**
MACq 01 Hotel [1,000m]
- 06**
MONA Ferry Terminal [550m]
- 07**
Parliament House [450m]
- 08**
Royal Hobart Hospital [1,100m]
- 09**
Salamanca Place & Markets [250m]
- 10**
University of Tasmania (Hobart Campus) [350m]

PROPERTY BOUNDARY
INDICATIVE ONLY

03 TRANSFORM

APARTMENT SCHEDULE

Planning approval for
30 Apartments plus
Basement Parking
8 x Penthouse-Style Apartments
21 x 2 Luxury Bed Apartments
1 x Studio Apartment

AMENITIES

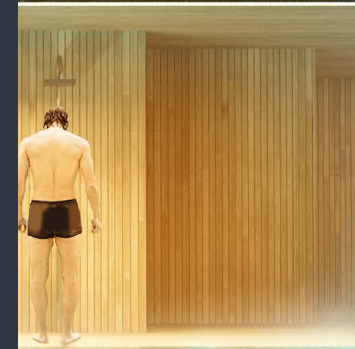
Indoor swimming pool with
shower & change room facilities
Urban courtyard connecting
both buildings

BASEMENT PARKING SCHEDULE

Total: 46
Allocated to Apartments: 29
Unallocated: 17

NUMBER OF BUILDINGS

2 Detached Buildings
Building 1: 17 Apartments
Building 2: 13 Apartments





Architect Perspective only

04 MEASURE

ECONOMIC GROWTH IN TASMANIA BUDGET 2017-2018

| | 2015-16 ACTUAL | 2016-17 ESTIMATE | 2017-18 FORECAST | 2018-19 PROJECTIONS | 2019-20 | 2020-21 |
|--|----------------|------------------|------------------|---------------------|---------|---------|
| GROSS STATE PRODUCT ^{1,2} | 1.3 | 1 | 2.5 | 2 | 2 | 2 |
| EMPLOYMENT ² | -0.3 | 0 | 1.25 | 1 | 1 | 1 |
| LABOUR FORCE PARTICIPATION RATE ³ | 60.4 | 59.75 | 60 | 60 | 60 | 60 |
| UNEMPLOYMENT RATE ³ | 6.5 | 6.25 | 6.25 | 6 | 6 | 6 |
| POPULATION ² | 0.4 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 |

Source: Data - ABS; Estimates, Forecasts and Projections - Treasury

Notes: 1. Real, percentage change. 2. Year-average, percentage change. 3. Year-average, percentage level.

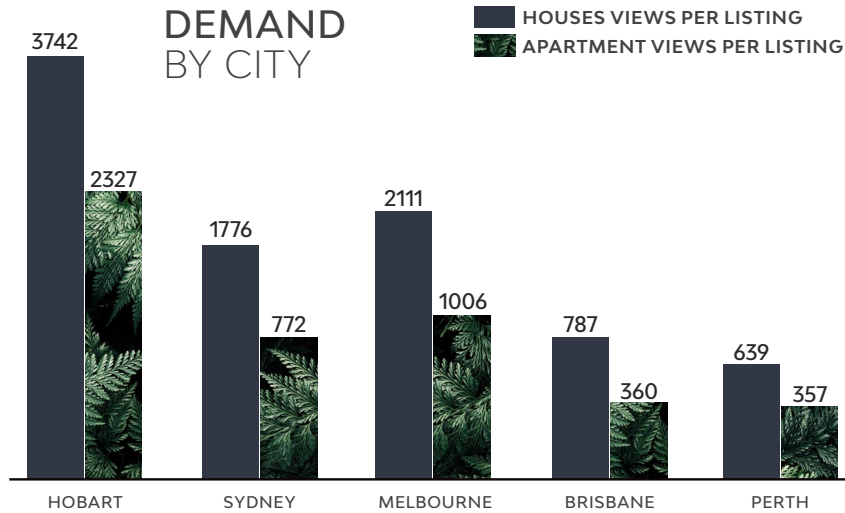
04 MEASURE

TOP 10 MOST IN DEMAND SUBURBS IN AUSTRALIA

1. Middle Park, VIC
2. Battery Point, TAS
3. Aldgate, SA
4. Crafers West, SA
5. Collaroy Plateau, NSW
6. South Hobart, TAS
7. Belair, SA
8. East Geelong, VIC
9. Killarney Heights, NSW
10. Red Hill, VIC

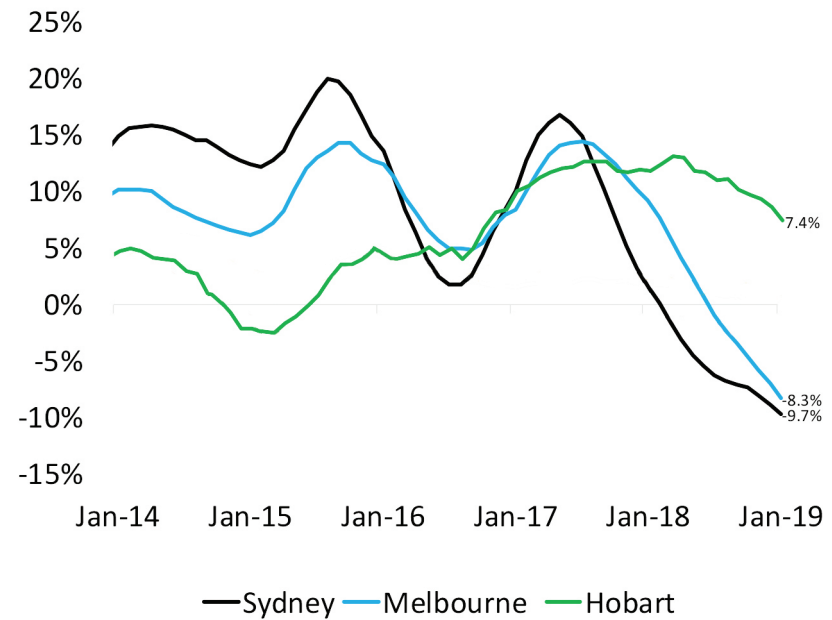
Source: realestate.com.au, January 2019

DEMAND BY CITY



Source: realestate.com.au, January 2019

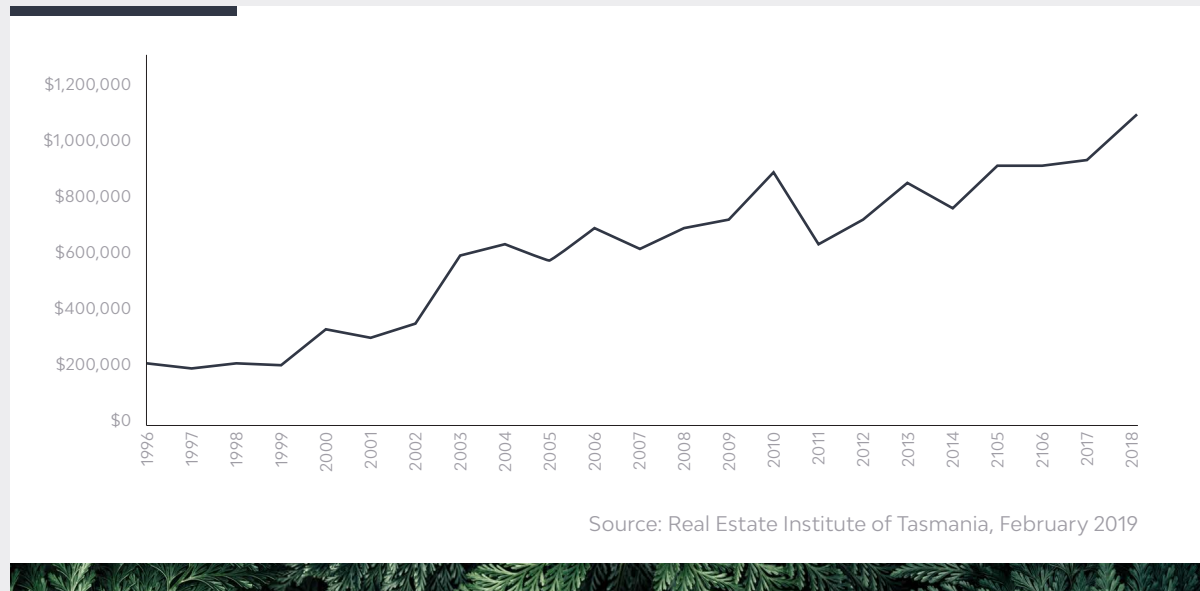
ANNUAL CHANGE IN DWELLING VALUES



Source: Core Logic, January 2019

04 MEASURE

BATTERY POINT MEDIAN PROPERTY PRICE MOVEMENT

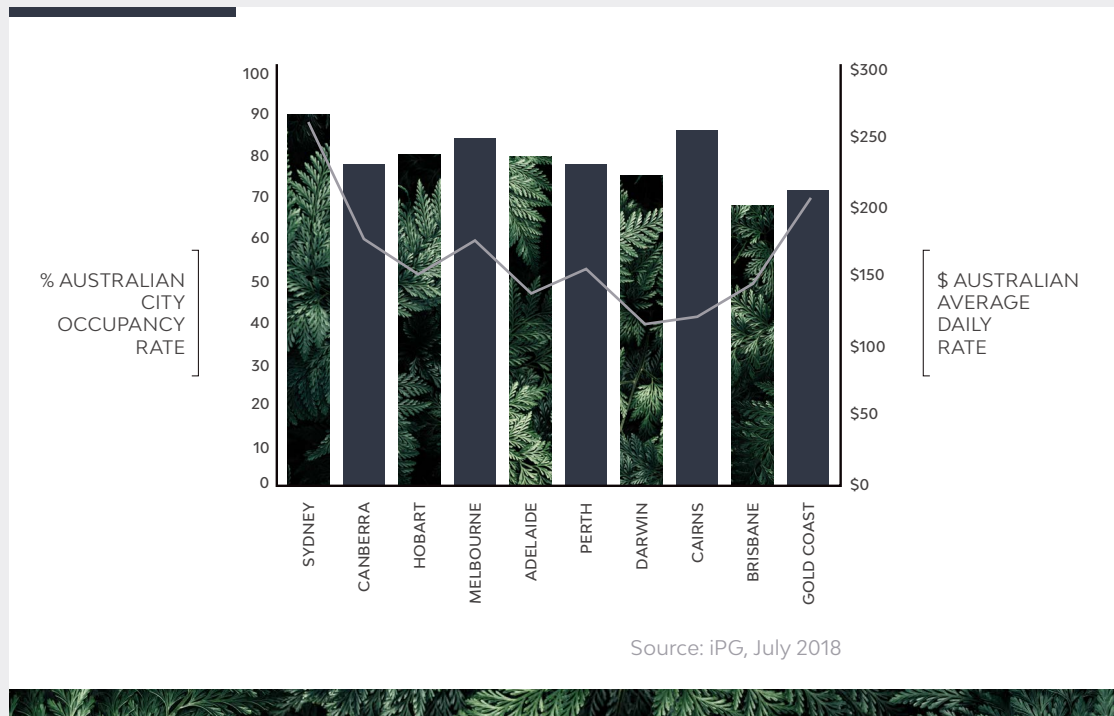


| YEAR | SALES | MEDIAN | DAYS ON MARKET |
|------|-------|-------------|----------------|
| 2008 | 33 | \$683,000 | 51 |
| 2009 | 30 | \$717,000 | 54 |
| 2010 | 20 | \$890,000 | 39 |
| 2011 | 18 | \$638,000 | 56 |
| 2012 | 20 | \$728,000 | 63 |
| 2013 | 15 | \$850,000 | 57 |
| 2014 | 22 | \$767,500 | 41 |
| 2015 | 33 | \$910,000 | 38 |
| 2016 | 11 | \$916,000 | 66 |
| 2017 | 12 | \$943,000 | 17 |
| 2018 | 10 | \$1,088,000 | 21 |

Source: Real Estate Institute of Tasmania, February 2019

04 MEASURE

HOTELS SNAPSHOT YEAR TO DATE 2018



INTERNATIONAL VISITORS, VISITOR NIGHTS AND REGIONAL EXPENDITURE BY CAPITAL/REGIONAL

| YEAR ENDING SEPTEMBER 2017 | VISITORS ('000) B | VISITOR NIGHTS ('000) | REGIONAL EXPENDITURE (\$M) |
|----------------------------|-------------------|-----------------------|----------------------------|
| TASMANIA | 267 | 4486 | 484 |
| HOBART | 229 | 2569 | 291 |
| REGIONAL TAS | 147 | 1917 | 193 |
| YEAR ENDING SEPTEMBER 2018 | | | |
| TASMANIA | 307 | 5018 | 547 |
| HOBART | 269 | 3415 | 384 |
| REGIONAL TAS | 166 | 1603 | 162 |

Source: Tourism Research Australia:
International Visitors Survey, September 2018

05 CAPITALISE

TOWN PLANNING AND INVESTMENT

While approval currently exists for 30 apartments over 2 buildings, design consideration was given to ensure a uniquely flexible space. As such, the site has scope for customisation and may provide opportunity for the development of serviced apartments or a boutique hotel (subject to Hobart City Council approval).

Relevant approvals from Hobart City Council:

- 26 05 2016-PLN-15-00971-01 Planning application demolition and redevelopment for 31 dwellings Refused
- 20 09 2016-Tribunal reverses HCC planning decision and planning Approval for demolition and 31 dwellings is granted
- 06 02 2017-PLN-16-1241 Planning Permit Approved - Alterations and extension for new basement swimming pool
- 28 04 2017-PLN-17-162 Planning Permit Approved - Alteration to Parking and Access
- 22 05 2017-PLN-17-411 Planning Permit Approved - 3 additional ground floor apartments (27 dwellings to 30 dwellings)
- 10 05 2018 Extension of time granted for PLN-15-00971-01

A substantial investment has been made into marketing activities and collateral development for the Elliott's site, including digital, out of home and print media campaigns. Further to this, both the content and structure of the Information Memorandum and website can be re-purposed to service individual apartment sales campaigns.



06 EXPAND

The vendor is seeking Expressions of Interest for a Joint Venture partner to complete the development.

1. To register for Due Diligence documentation, please visit elliotts.info/dd
2. To submit an Expression of Interest, please complete the Returnable Schedule in Annexure A and return to the Exclusive Agent by **3:00 PM, Wednesday, 19 June 2019**

John Chancellor
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john@elliotts.info
Tasmania REA Lic. No.493

The Exclusive Agent is available during the response period to answer all questions that may arise and provide feedback on submissions.

07 DISCLAIMER



Architect Perspective only

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