



21 October 2021

Peter Tegart
QPRC
Via email: peter.tegart@qprc.nsw.gov.au

Dear Peter

We are pleased to provide you with the following summary of the Expressions of Interest (EOIs) received for the development site located at 6 Rutledge Street, 10-12 Rutledge Street, and Part 257 Crawford Street in Queanbeyan.

In addition to the summary below, we have attached the EOIs received, and look forward to discussing with the proposals received.

EOI	Respondent	Time received	Offer and settlement terms
1	Bronte Group	10.30am	\$4,020,000 excl GST 5% deposit to be released to the vendor inclusive of agent commission Settle when site vacant
2	Village Building Co	3.00pm	\$7,050,000 excl GST 10% deposit Settle when site vacant Subject to 1. 90 days due diligence 2. Vacant possession 3. No material contamination being present 4. Review of contract of sale
3	Sunny Homes 7-9 Carinya Street Pty Ltd ATF Carinya Unit Trust	3.29pm	\$4,500,000 5% deposit Settle when site vacant
4	PBS	3.43pm	\$5,725,000 10% deposit Settle when site vacant
5	CDNR Pty Ltd	3.54pm	\$2,470,000 10% deposit Settle this year with existing



			buildings to be leased back to CDNR at \$62,500 pa net. QPRC to pay 100% outgoings, with lease term 1 year + 1 year option
6	KDN Group Pty Ltd	3.52pm	\$5,252,000 10% deposit
7	MOB Residential Pty Ltd (Morris Property Group)	3.54pm	\$3,100,000 10% Settle when site vacant
8	Crispins Crispian Pty Limited	3.57pm	\$4,000,000 10% deposit Either option 1 or 2
9	Zapari Group	4.04pm	\$6,475,000 (ex GST) 5% deposit 15 days DD period

Summary

Nine parties have now submitted EOIs. We will discuss with you each of the submissions and provide copies of correspondence shortly.

Sincerely,

A handwritten signature in blue ink that reads "Shane Radnell".

Shane Radnell
Director | Residential