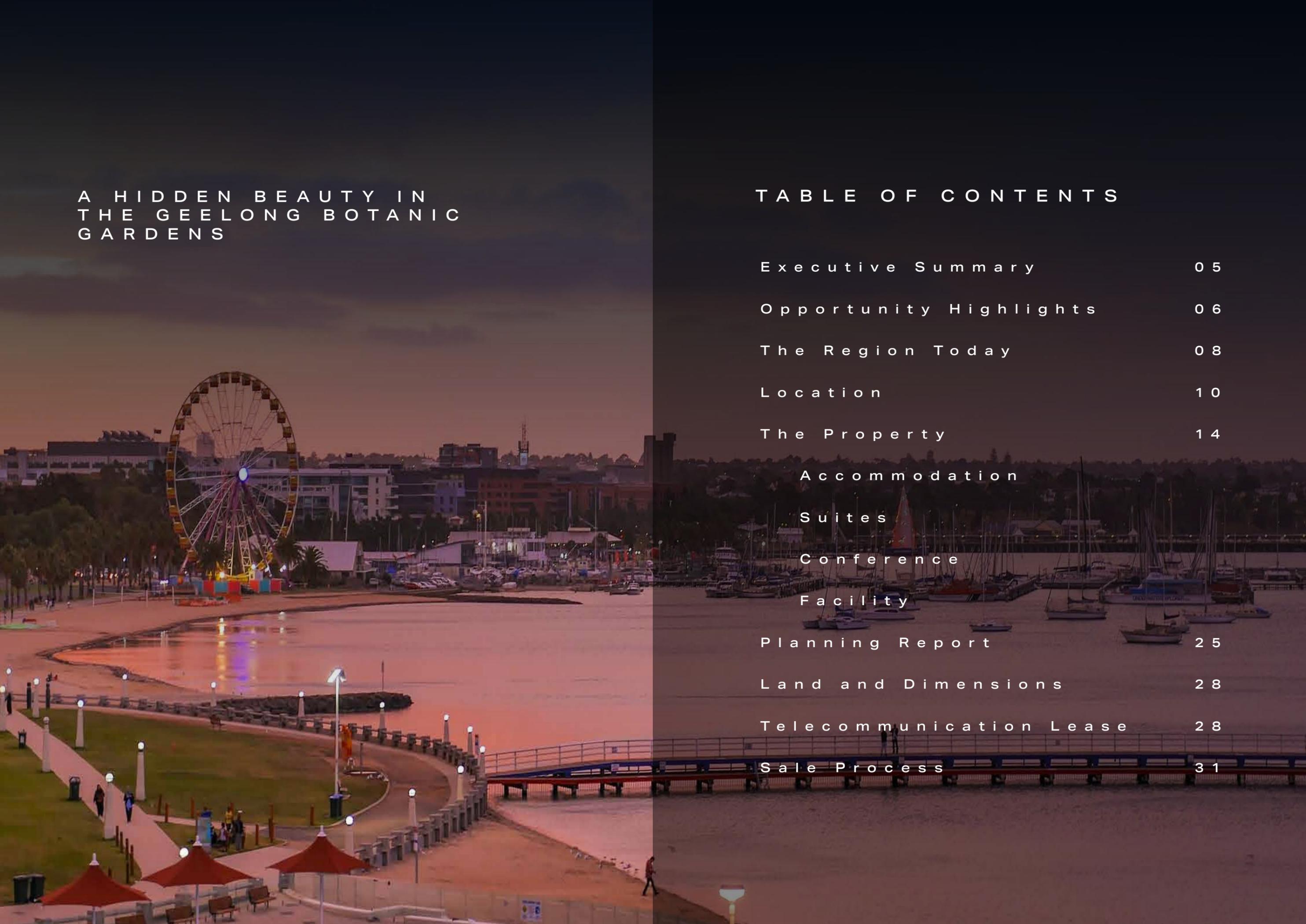


20 ADAMS COURT,
GEE LONG VIC 3220

G E E L O N G C O N F E R E N C E C E N T R E

FOR SALE BY INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 11 MARCH AT 3PM (AEDT)





A HIDDEN BEAUTY IN
THE GEELONG BOTANIC
GARDENS

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EXECUTIVE SUMMARY

Address	Geelong Conference Centre, 20 Adams Court Geelong Vic 3220	
The Property	The Geelong Conference Centre is an operating function centre, located in Geelong's Eastern Park precinct. The Centre has seven conference spaces and quality accommodation comprising 46 rooms. The Geelong Botanic Gardens are a short walk away, so too the historic Eastern Beach and Geelong CBD.	
Certificate of Title	Volume 10138 Folio 703, Crown Allotment 24A Section 86A City of Geelong Parish of Corio	
Zoning	Special Use Zone	
Land Area	1.6 hectares* (approximately)	
Building Area	4,500 square metres (approximately)	
Method of Sale	For Sale by International Expressions of Interest closing Wednesday 11 March at 3:00pm (AEDT).	
Selling Agents	Andrew Lewis Managing Director +61 418 508 908	Guy Wells Director - Hotels +61 405 612 416
	Ben Young Senior Executive +61 407 296 679	

OPPORTUNITY HIGHLIGHTS

Designed by renowned local architect McGlashan Everist, this resort style conference centre comprises a total of 46 individual accommodation rooms. In addition to the accommodation, seven conference facilities, an open dining area, full commercial kitchen, extensive gardens including an in-ground swimming pool and spa.



Located in the Heart of Geelong's Eastern Gardens & adjacent to The Geelong Botanic Gardens



Resort Style Complex providing accommodation onsite carparking & amenities such as pool & spa facilities



46 accommodation rooms varying in configuration



Land of 1.6 hectares and building area of 4,500 square metres (approximately)



Only 25 kms to Avalon Airport Victoria's second International Airport with regular flights to Asia.

THE REGION TODAY

Urban Enterprises demand modelling for future visitation utilises four scenarios including, historic visitation, Visit Victoria forecasting, population growth rate and Tourism Research Australia forecasts. The mid-point forecast of these scenarios shows that visitation to Greater Geelong and the Bellarine is projected to increase from 5.8 million visitors in 2018 to 7.5 million visitors by 2027. Utilising this forecast, there will be a need to deliver an additional 1,564 guest rooms in the Geelong and Bellarine region to ensure that the region's tourism potential is met.



5.8MN

Visitors
annually



244,000

Current
population



5%

Average growth per
year since 2016



2.MN

Overnight
visitors



1.1 BN

Regional
output



17,000

Business
enterprises



The Festival of Sails is the largest annual boat regatta (Southern Hemisphere)



East Geelong Golf Club

LOCATION

Geelong is Victoria's second largest city and is only 75 kilometres from Melbourne's CBD which is easily accessed by ferry, road and rail. Avalon Airport is only 15 kilometres north of Geelong and is Victoria's second International Airport with regular flights to Asia. Currently Jetstar, Air Asia and more recently Citilink Airlines, operate national and international flights from Avalon Airport.

Geelong has a strong corporate base but also captures leisure tourists as it is seen as being the gateway to the Bellarine Peninsula, Surf Coast and Australia's famous Great Ocean Road.



Little Malop Street Precinct - Hospitality & Entertainment hot spot



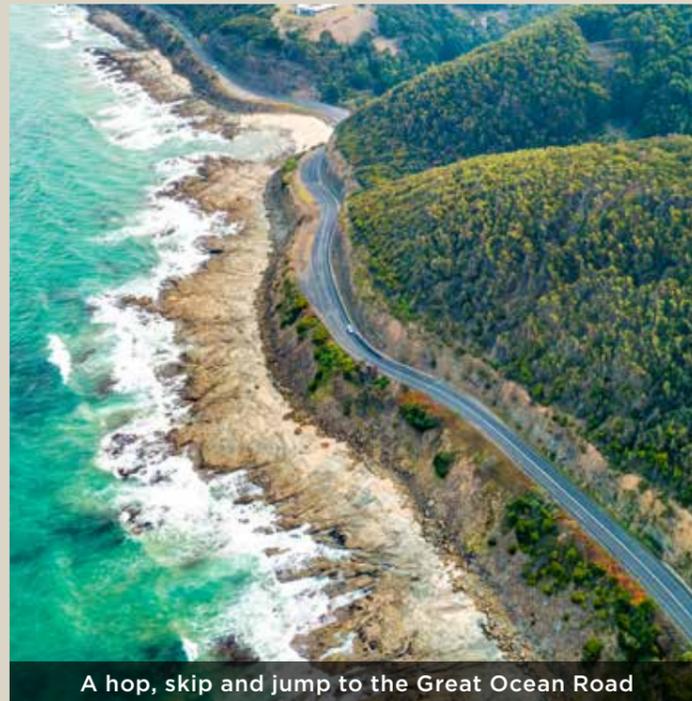
Home to Deakin University - Australia's leading tertiary education provider

Geelong's popular waterfront precinct provides an array of restaurants, bars and outdoor dining areas. Geelong's waterfront is a popular boating centre, boasting Festival of Sails across the Australia Day long weekend and many other major events throughout the year.

The Geelong Conference Centre is uniquely located within the grounds of the Geelong Botanic Gardens and adjoining the East Geelong Golf Course. Only a kilometre walk through the Eastern Gardens is the Eastern Beach Pool and Geelong Waterfront. Located some 2 kilometres east of the Geelong CBD and 600 metres south Portarlington Road and is one of the major thoroughfare, through to the Bellarine Peninsula.



Bellarine Peninsula boasting ever popular wineries



A hop, skip and jump to the Great Ocean Road



Geelong Waterfront



GEELONG
CBD 2KM



CORIO
BAY



AVALON
AIRPORT
30 MIN
DRIVE



MELBOURNE
CBD
1 HR
DRIVE



GMHBA
STADIUM
3.5KM



GEELONG
BOTANIC
GARDENS

GEELONG
CONFERENCE
CENTRE



EAST
GEELONG
GOLF CLUB

EN ROUTE TO GREAT OCEAN RD
20 MIN DRIVE TO TORQUAY
45 MIN DRIVE TO LORNE
HR DRIVE TO 12 APOSTLES

EN ROUTE TO BELLARINE PERINSULA
25 MIN DRIVE TO PORTARLINGTON
30 MIN DRIVE TO QUEENSLIFF

THE PROPERTY

ACCOMMODATION OUTLINE

The Geelong Conference Centre provides 46 rooms with a convenient variety of layout offerings, along with an additional on-site managers residence. An outline of the rooms is as follow:

TWIN SHARE ROOM

 Accommodates 2

 Total rooms 13

m^2 6.1m x 3.35m = 20.4m²
13 rooms totalling 265.2m²

DOUBLE ROOM

 Accommodates 3

 Total rooms 22

m^2 6.1m x 3.35m = 20.4m²
22 rooms totalling 448.8m²

QUEEN ROOM

 Accommodates 2

 Total rooms 5

m^2 6.1m x 3.35m = 20.4m²
5 rooms totalling 102m²

WHEEL CHAIR FRIENDLY ROOM

 Accommodates 2

 Total rooms 2

m^2 6.1m x 4.1m = 25m²
2 rooms totalling 50m²



Double Room

THE PROPERTY

SUITE OUTLINE

There are 4 different types of suites available to patrons to occupy. These include: The Acacia Suite, The Waratah Suite, The Banksia Suite and The Garden Suite. A breakdown of the suites are as follows:



The Acacia Suite

THE ACACIA SUITE

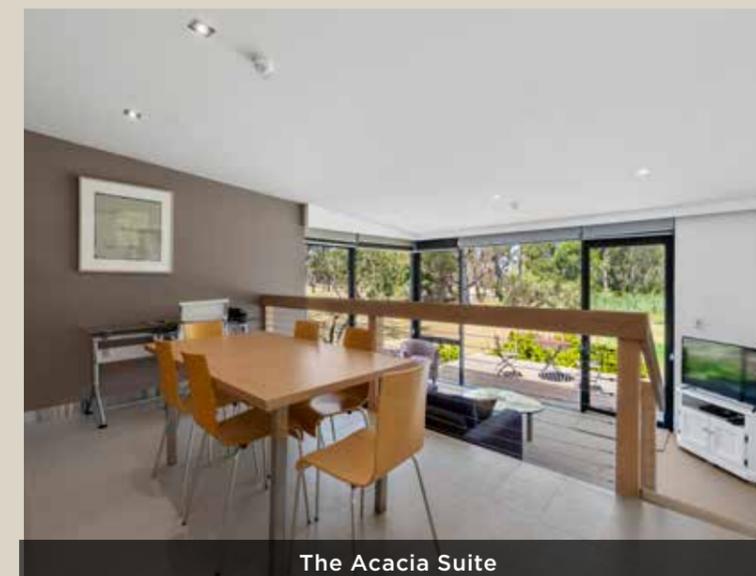
 Accommodates 4

m^2 9m x 9.7m = 88m²

THE WARATAH SUITE

 Accommodates 4

m^2 9.7 x 10m = 97m²



The Acacia Suite

THE BANKSIA SUITE

 Accommodates 4

m^2 9.4 x 10.4m = 98m²

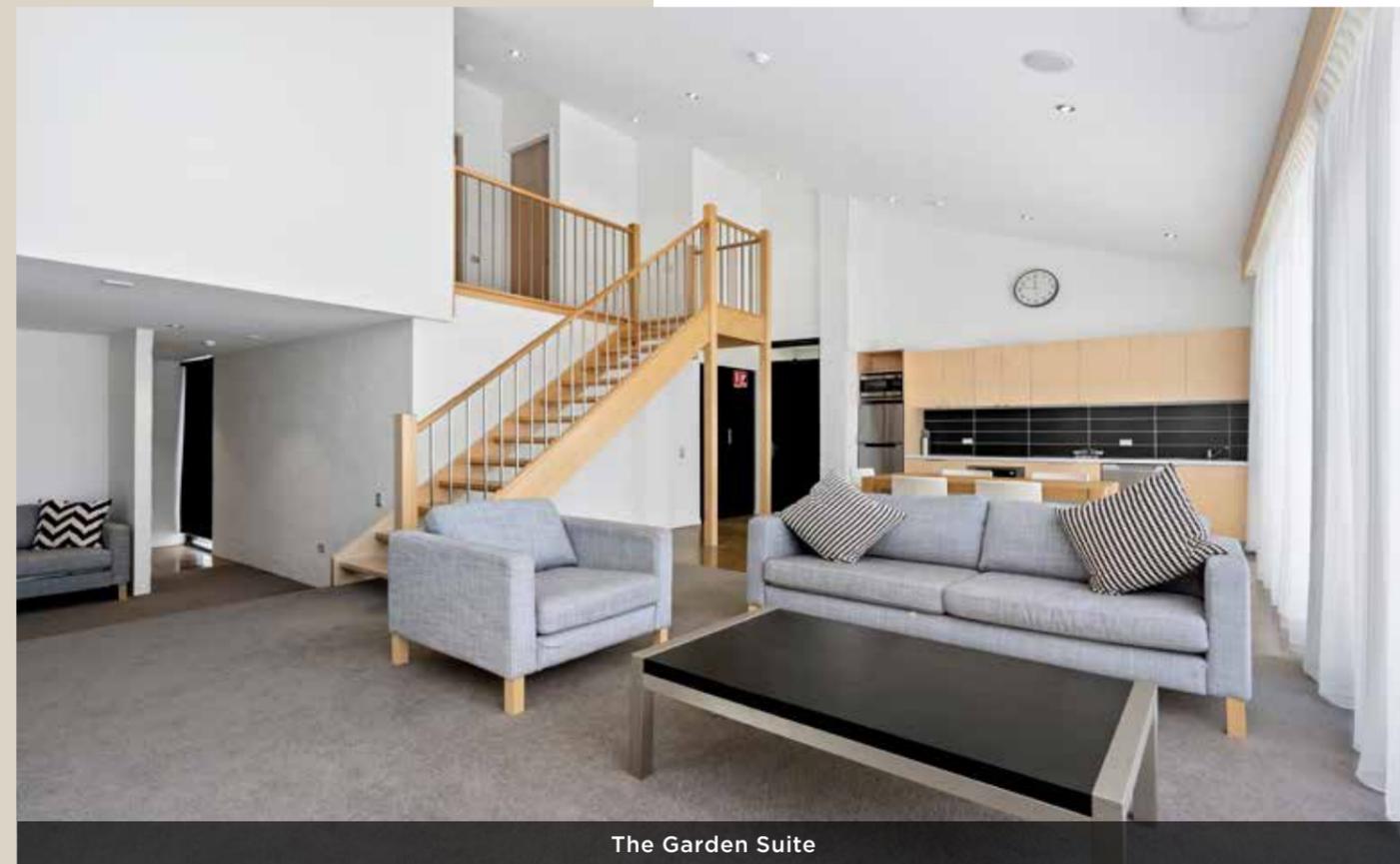
THE GARDEN SUITE

 Accommodates 4

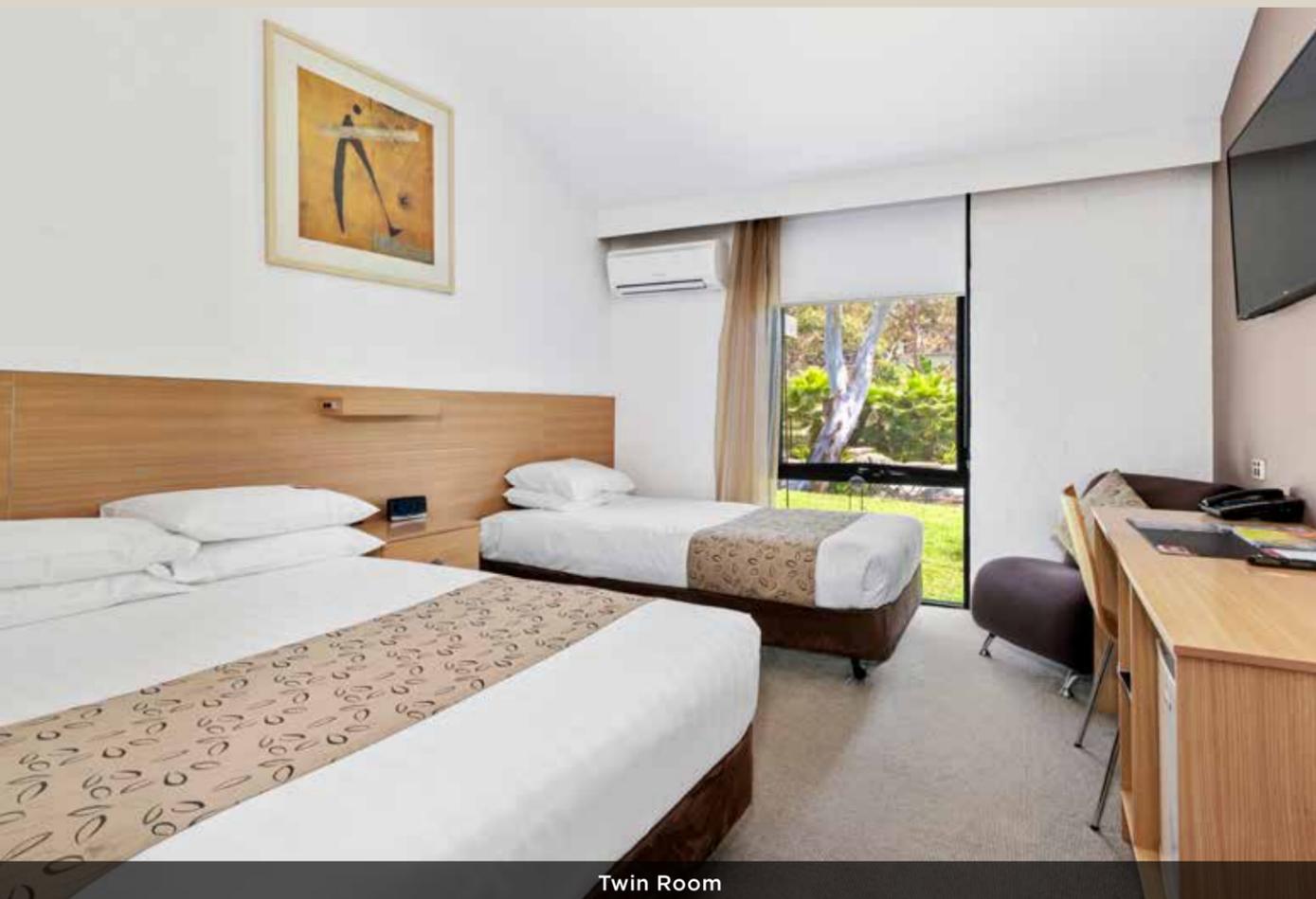
m^2 9.3m x 8.5m = 79m²



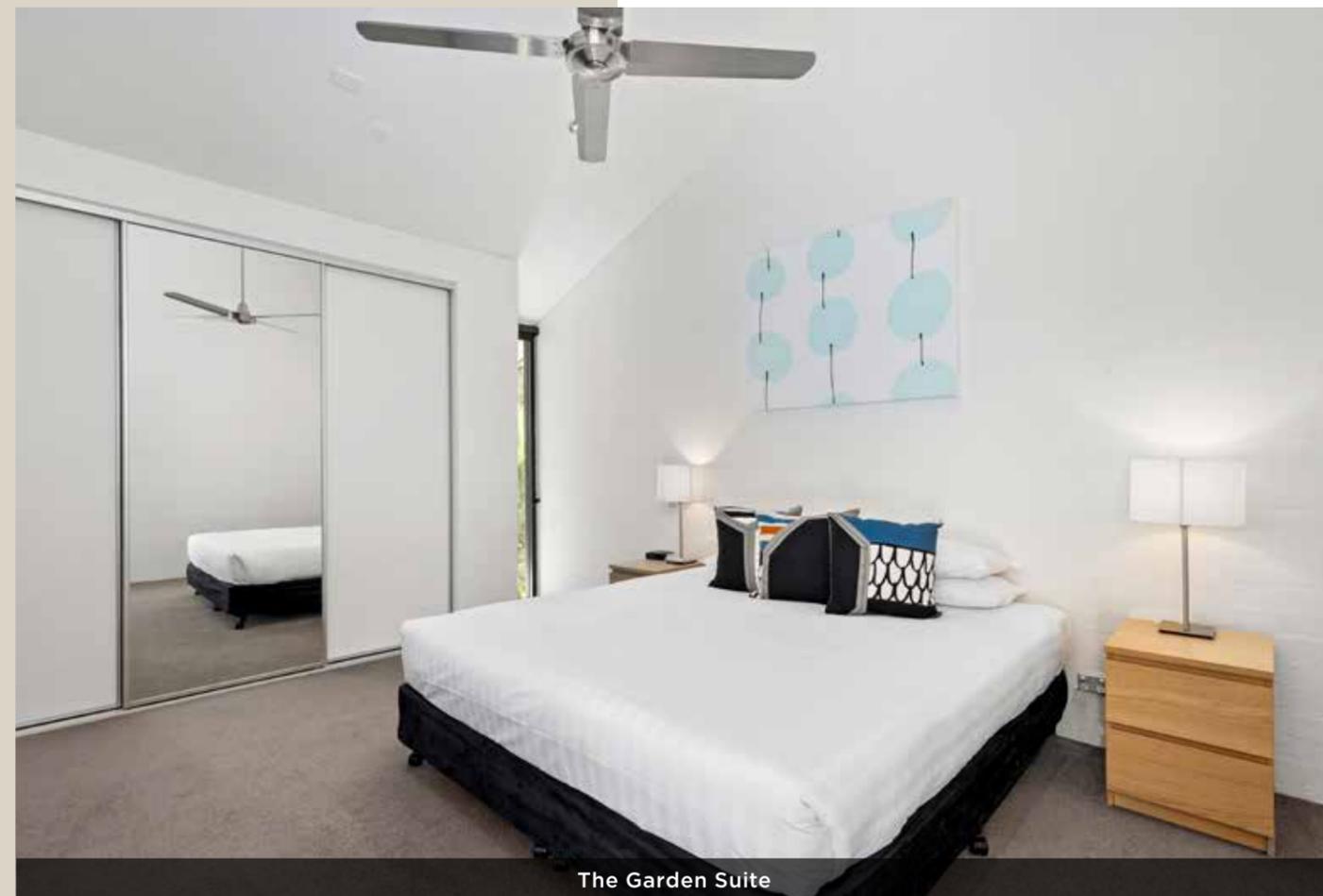
Queen Room



The Garden Suite



Twin Room



The Garden Suite

THE PROPERTY

CONFERENCE OUTLINE

There are 7 conference facilities on offer including:

AUDITORIUM

m² 16.5 X 11.5M = 190m²

👤👤👤 Capacity of up to 200 patrons

STUDIO

m² 12m x 9m = 108m²

👤👤👤 Capacity of up to 96 patrons

ACACIA

m² 10.7m x 8.5m = 91m²

👤👤👤 Capacity of up to 80 patrons

BANKSIA

m² 6m x 8.5m = 51m²

👤👤👤 Capacity of up to 48 patrons

BOARDROOM

m² 7.5m x 6m = 45m²

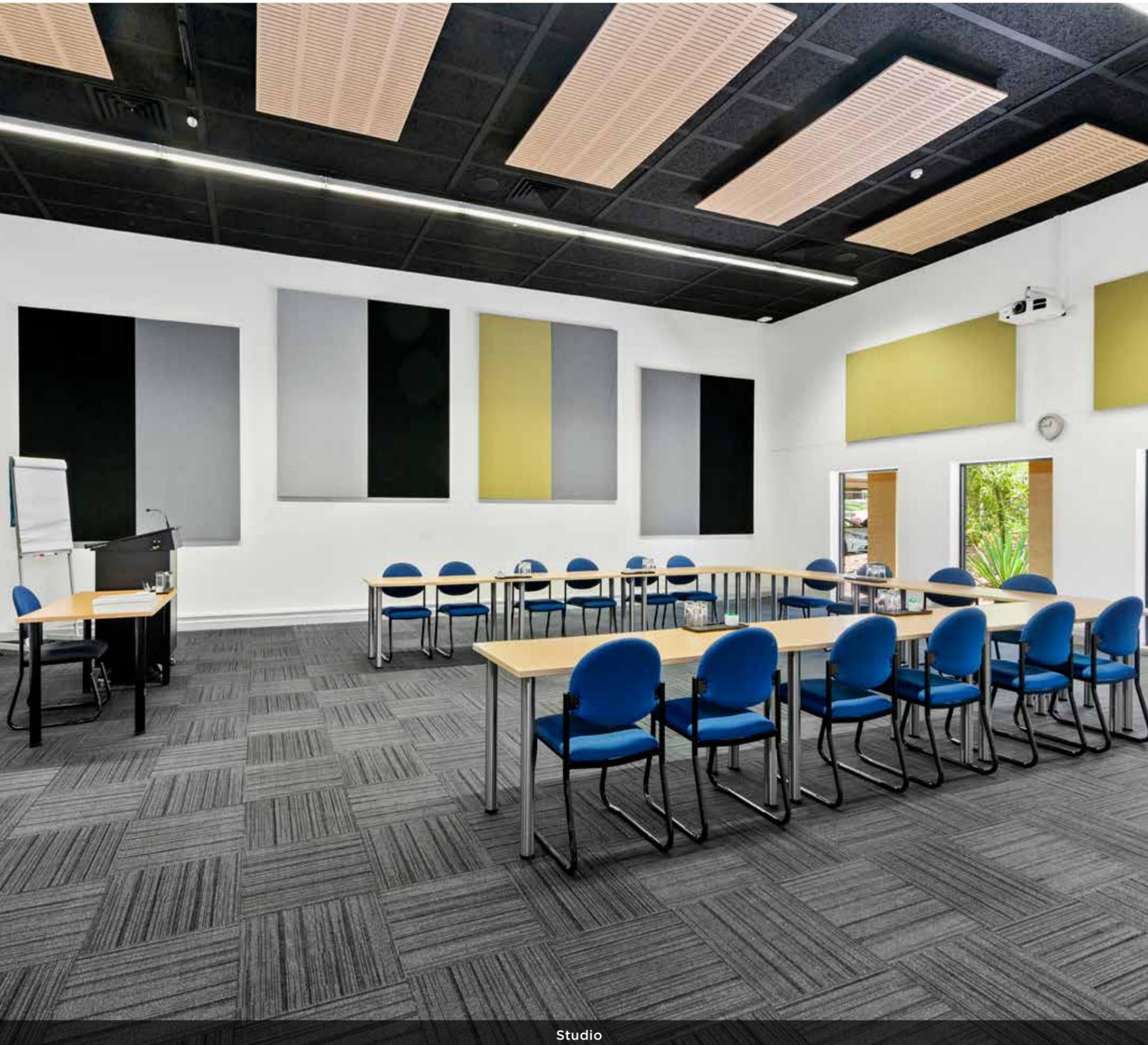
👤👤👤 Capacity of up to 30 patrons

FUNCTION SPACES

👤👤👤 Cocktail & Banquet settings can accommodate up to 200 patrons



Auditorium



Studio

ACCOMMODATION FURNISHINGS AND FACILITIES

Within each of the accommodation rooms furnishings and facilities generally include:

- ✓ Beds
- ✓ Wardrobe
- ✓ Chair
- ✓ Study Desk
- ✓ Bedside tables and lights
- ✓ Ensuite bathroom and shower
- ✓ Flat screen TV
- ✓ Telephone
- ✓ Clock radio
- ✓ Mini bar fridge
- ✓ Split System

CONFERENCE EQUIPMENT OUTLINE

Within the conference areas, equipment in the meeting rooms comprises :

- ✓ Data Projector
- ✓ Electronic Whiteboard
- ✓ DVD/CD/Blu Ray Player
- ✓ Flip chart
- ✓ Air - conditioned
- ✓ Screen
- ✓ Wireless Microphone
- ✓ Powered Lectern
- ✓ Piano



Pool and Spa



Dining Area

‘Situated in Geelong’s Eastern Gardens, this architecturally designed Conference Centre offers accommodation and conference facilities of the highest quality.’

THE PROPERTY

FACILITY OUTLINE



POOL AND SPA



COMMERCIAL KITCHEN



DINING



LOUNGE



ADMINISTRATION



BOARDROOM



GAMES ROOM



PRAYER ROOM



Lounge Area

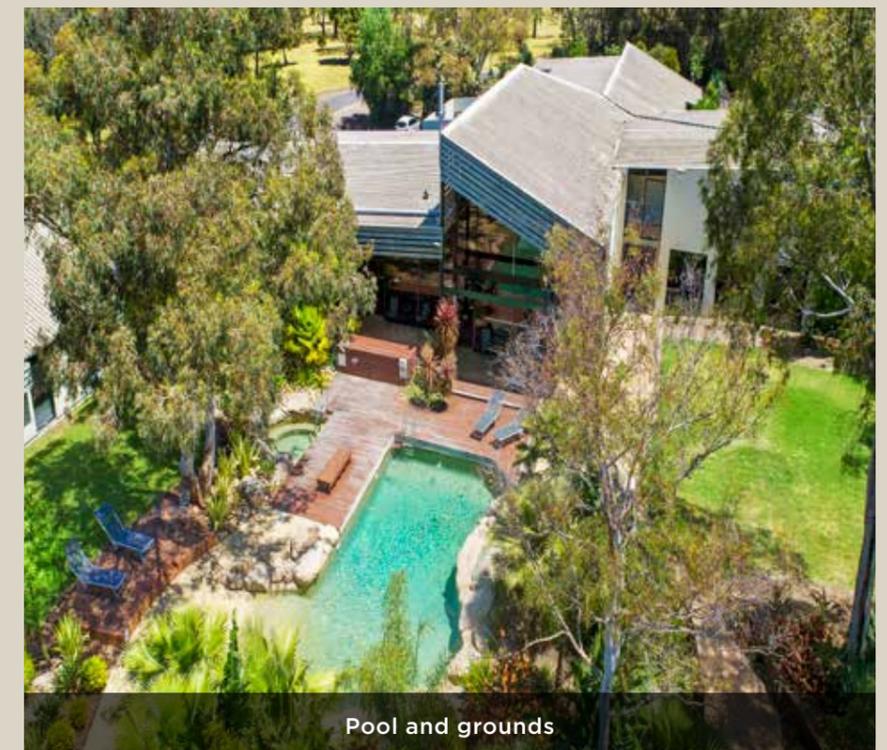
PLANNING REPORT

The property is zoned Special Use under the City of Greater Geelong Planning Scheme. Conference facility is a permitted use under this zoning.

Currently the property does not hold a liquor licence and a planning permit is required for a liquor licence under the Liquor Control Reform Act 1998.

A planning report in relation to potential rezoning and issuance of liquor licence has been completed by Ethos Urban.

This report fully considers the highest and best use that can be considered for the property, a full copy of the planning report prepared by Ethos Urban is available for review in the data room.



Pool and grounds

CORIO BAY

Princes Highway (Latrobe Terrace)
Mercer St
Geelong Train Station

Westfield Shopping Centre

Eastern Beach

Eastern Park

Ryrie St

Malop St

Botanic Gardens

East Geelong Golf Club

Geelong Hospital



LAND AND DIMENSIONS

The regular shaped allotment is a significant holding of some 16,000 square metres* with access to Ryrie Street via Holt Road.

Licence agreements are in place for the access roads that extend from the titled land across the parkland and golf course land.

Land area	16,000m ² *
Building area	4,500m ² *

*Approx.

TELECOMMUNICATION LEASE

There is telecommunication cupboard having an area of approximately 3.6 square metres contained within the existing building together with a roof antenna over which there is a lease to Telstra.

The lease term is currently for 5 years from 8th July 2019 with one further term of 5 years, the current rental is \$6,418.82 per annum inclusive of outgoings and GST.

Rental increase at 3% per annum throughout the current and further term.



*Outline indicative only



SALE PROCESS

The Geelong Conference Centre is offered For Sale by International Expressions of Interest closing Wednesday 11 March 2019 at 3:00pm (AEDT).

Due-Diligence and Legal Documentation

Following review of the Information Memorandum, potential purchasers wishing to progress their interest should contact the selling agents in order to gain access to the **Expressions of Interest (EOI) form held in the data room.**

Further information available from the Data Room includes the following;

- Expressions of Interest Form
- Contract of Sale and Vendor Statement
- Planning Report by Ethos Urbis

Completed EOI forms are to be returned to the attention of:

Ms Natasha Ackroyd
Holding Redlich
Level 8, 555 Bourke Street Melbourne Vic 3000
Tel: +61 3 9321 9981
Email: Natasha.Ackroyd@holdingredlich.com

Exclusive Selling Agents

Purchasers are invited to contact the exclusive selling agents to schedule a private viewing of the premises.



Andrew Lewis
Director - Geelong
+61 418 508 908
andrew.lewis@colliers.com



Ben Young
Senior Executive
+61 407 296 679
ben.young@colliers.com



Guy Wells
Director - Hotels
+61 405 612 416
guy.wells@colliers.com



Colliers International
2/4 Mercer Street, Geelong
+61 3 5226 9393



Geelong
Conference
Centre

KEY

DOUBLE
TWIN
QUEEN
SUITES
FLAT (Resident Manager)
WHEELCHAIR-FRIENDLY

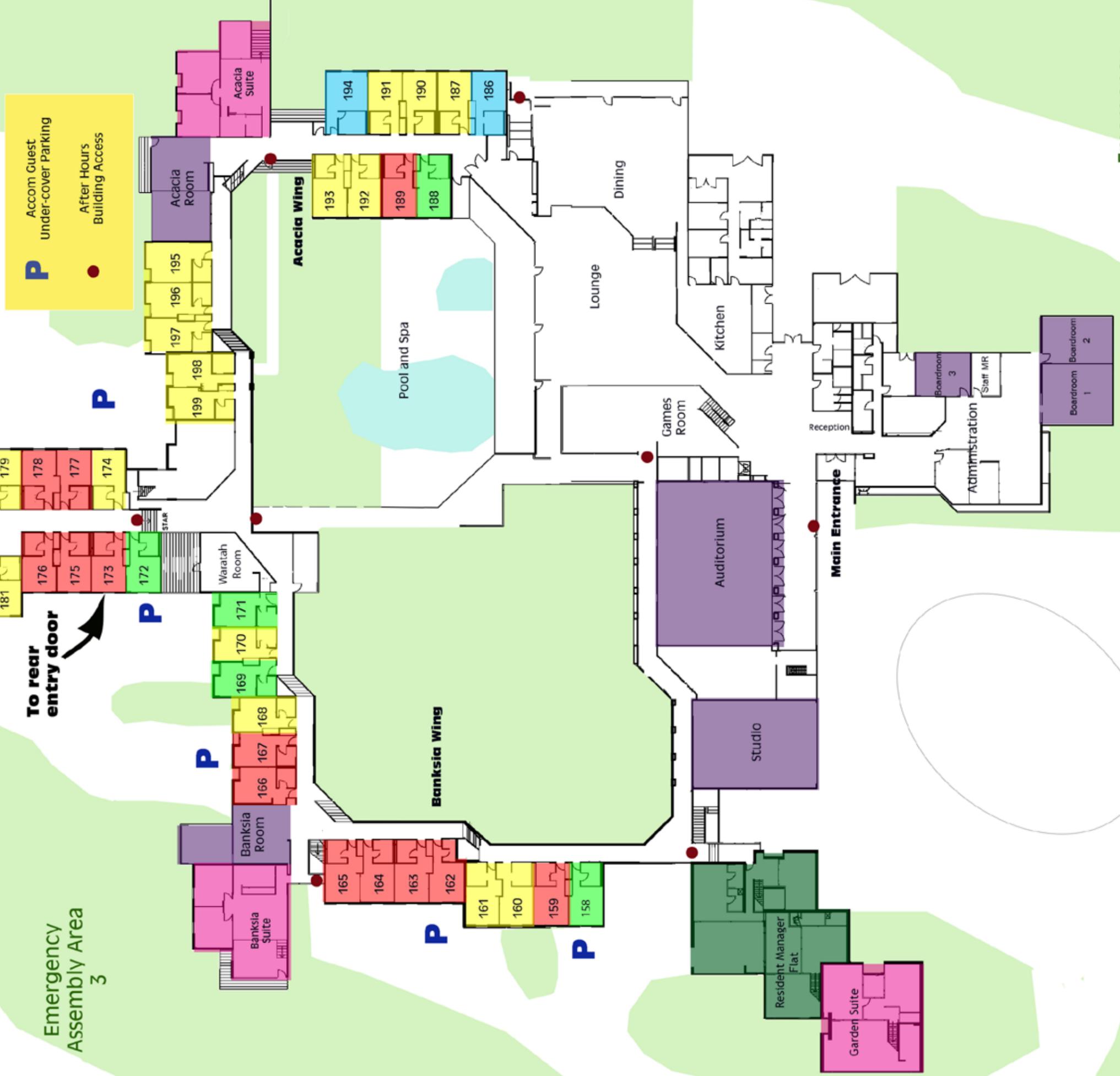
Emergency
Assembly Area
2

Emergency
Assembly Area
3

Emergency
Assembly Area
1

Adams Court
To Eastern Circuit

Visitor Parking



CLICK BELOW
TO VIEW A VIDEO TOUR
OF THE COMPLEX



20 ADAMS COURT,
GEELONG VIC 3220



Disclaimer

This report has been prepared by Colliers International for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property. The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care. Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information. Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant. The Vendor, Colliers, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material. The property will be traded or sold "as is" and "with all faults", without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

GEELONG CONFERENCE CENTRE

20 ADAMS COURT,
GEELONG VIC 3220

