

Victoria Point Shopping Centre

Casual Leasing Booklet

2019/2020



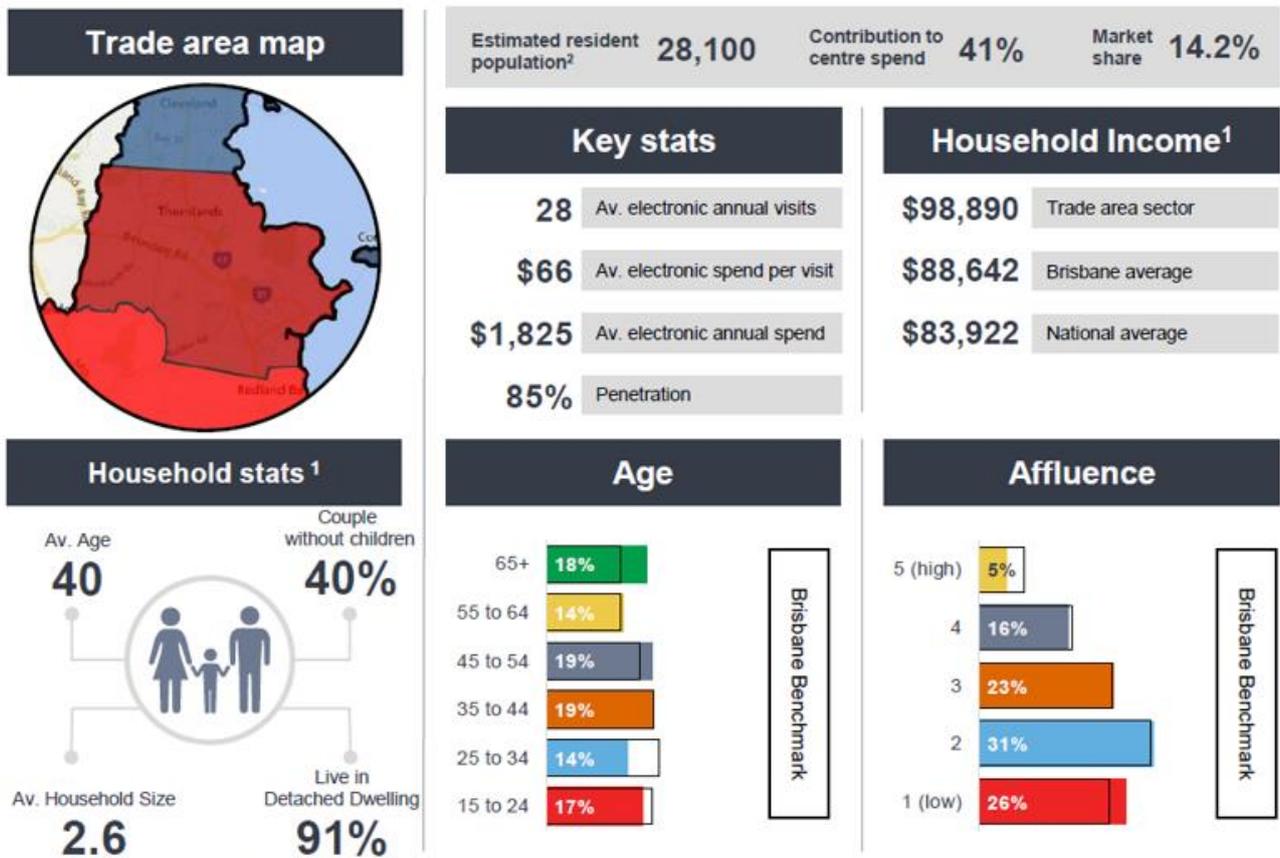
Victoria Point Shopping Centre Casual Leasing Profile

Victoria Point Shopping Centre is a convenient, easily accessible sub-regional shopping Centre situated in the Redland City.

Victoria Point Shopping Centre is centrally located on the corner of Cleveland-Redland Bay and Bunker Roads, which has excellent exposure to a high volume of passing traffic. A major bus terminal is currently being built at the front of the Centre on Cleveland Redland -Bay Road providing easy access to the Centre for commuters. With a predicted growth of 27% by 2036, Victoria Point is an ever-growing suburb.

The Centre's tenancy mix is made up of Major retailers Woolworths, Coles and Kmart, Mini Majors The Reject Shop, Terry White Chemmart and Best & Less plus 100 specialty stores.

Families with children living at home make up 44.10% of the Redlands Local Government Area. The majority of which are currently living in their fully owned or mortgaged house and have a combined annual salary of \$94,380. With the population of the Centre's primary trade area expected to increase by an average of 18% in the next 15 years, Victoria Point Shopping Centre's presence in the market will continue to grow.



Analysis period: Year ending Feb 2017

¹ Based on census 2011 figures, ² Based on census 2016 figures

³ Primary North residents have been compared with the average Brisbane resident

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Why Casual Lease at Victoria Point Shopping Centre?

Casual leasing at Victoria Point Shopping Centre can expose your business to tens of thousands of potential customers every week. With annual foot traffic of 3.6 million the opportunities to reach the market are exceptional.

Other benefits include:

- Expanding your customer base
- Boosting your business profile
- Encouraging new customers to try your products



Casual Leasing Rates As At July 2019

All rates are GST exclusive

Day/Week	Off Peak	Peak**	Christmas
Weekly (Monday – Sunday)	\$950.00	\$1,450.00	\$1,850.00
Daily	\$200.00	\$250.00	N/A
EQUIPMENT HIRE (ex GST)			
Table cloths – \$20.00 each	Tables – FREE	Chairs – FREE	

**Peak rates include all School Holiday periods, Christmas and Easter with a minimum booking of 7 days.

For all booking enquiries please contact the Casual Leasing Co-ordinator on the details below:

Please contact: Lauren McGrath

Phone – 07 3820 8100

Email – massist@victoriapointshoppingcentre.com.au

Victoria Point Shopping Centre

Casual Leasing Enquiry Form

Business Name:	
Contact Name:	
ABN:	
Address:	
Phone Number:	
Mobile:	
Email Address:	
Preferred Site:	
Booking Date/s	
Describe the Type of Products you're trying to sell or displaying: <small>(please include photo of product if requested)</small>	
Public Liability: \$20 million minimum	

Please return to Victoria Point Shopping Centre

Via Email: massist@victoriapointshoppingcentre.com.au

Please ensure that a copy of your Certificate of Currency for Public Liability Insurance, for a **minimum of \$20,000,000** is included with this enquiry form.

If you have any questions regarding Casual Mall Leasing at Victoria Point Shopping Centre, please contact the Centre Management office on 07) 3820 8100 or via the above email address.

Casual Leasing Code of Conduct

1. Presentation – Site

The physical appearance (including any display concept) of the Casual Lease Site shall be professionally presented. The Lessee's fixtures and equipment shall at all times be maintained in first-class condition and appearance. It is a requirement that all signage be of a professional nature (i.e. no hand-written signage is permitted). The setting up and dismantling of the Lessee's equipment display must be done before or after hours.

At no time is a Lessee permitted to leave the Leased area unattended or close down early. Failure to man the leased area during core hours will result in immediate termination of the lease agreement.

1a. Presentation – Staff

All staff manning the casual leasing site must be dressed appropriately with closed in shoes and wearing either a logo shirt or lanyard identifying the company they are representing.

The Lessee shall not in any way obstruct the free movement of customers in walkways, entrances, shop fronts, service corridors, fire exits or hinder clear view of any tenant's shop front.

2. Solicitation

Solicitation (i.e. canvassing customers) is not permitted. This includes calling out to customers, leaving the casual lease site by more than 1 metre to approach customers/distribute materials and distribution of materials in the common area and placement of brochures on vehicles in the carparks. Pamphlets may only be distributed from the casual leasing site when a customer approaches the casual leasing display directly.

The Centre operates on a 3-warning system. When complaints are received regarding unruly or undesirable behaviour, Centre Management will issue a verbal warning on breaches to the Code of Conduct. After 3 warnings have been given Centre Management reserves the right to ask the casual lessee to leave the Centre.

Casual Leasing Code of Conduct cont.

3. Rubbish

Large amounts of rubbish are not to be placed in the Centre bins. Centre Management should be notified of the rubbish you wish to have disposed so arrangements can be made for access to the compactor area. The compactor can only be utilized by trained staff. All rubbish is to be removed from the casual lease site at the end of your booking. Any costs associated with cleaning of the relevant site will be on forwarded to the Lessee.

4. Noise

Noise levels are to be kept to reasonable level, determined by Centre Management.

5. Site Relocation

Centre Management reserves the right to relocate the casual lease without notice.

6. Workplace Health and Safety

It is a condition of Workplace Health and Safety that all electrical cords must not be taped to the floor tiles and there are to be no loose cords placed in a pedestrian area. Double adapters of any sort are not permitted onsite. If you require the use of a power board you must ensure that it is tested and tagged by a qualified electrician and has a safety switch installed. Power Points are not to be utilised for personal use such as charging mobile phones.

7. Termination of Lease

The Lease may be terminated immediately by written notice by the Licensor or his representative on the occasion that any of the terms and conditions herein are breached by the Lessee or his employee, servant or agent or for any reason or action of the Lessee which, in the opinion of the Licensor or his representative, is not conducive to the conduct, trading management or well-being of the Centre. All associated costs will be borne by the Casual Lease Tenant and all lease fees will be forfeited.

**Signing the Casual Lessee's sign-in book indicates
understanding and acceptance of the above.**



VICTORIA POINT SHOPPING CENTRE CASUAL LEASING SITES 2019/2020

