

A smiling woman with dark hair in a bun, wearing a bright yellow blazer over a white top and a necklace, is handing a gift box wrapped in brown paper with yellow ribbon to another person. The background is a rustic interior with wooden shelves, a metal bucket with dried plants, and glass jars.

# Casual Leasing

## INFORMATION GUIDE



**VICTORIA POINT**  
SHOPPING CENTRE



# Welcome

Casual Leasing is the ultimate platform for putting your brand in front of thousands of shoppers and engaging with them via multiple touch points.

In this guide you will find a Centre and Customer profile with key figures and research. In addition, see enclosed our current Casual Leasing site specifications and an accompanying site map indicating the location of sites available.

If you would like more information please do not hesitate to contact us, and we look forward to helping you grow your business/organisation further.

Yours sincerely,

**Lauren McGrath**

Casual Leasing Coordinator

07 3820 8100

[massist@victoriapointshoppingcentre.com.au](mailto:massist@victoriapointshoppingcentre.com.au)





# Centre Profile

Victoria Point Shopping Centre is located in Redland City and services one of the highest growth population areas of the Brisbane region. The centre provides easy access, one level shopping across 27,158m2 with over 1,300 car parks.

We pride ourselves on providing convenience, quality events and activities for families and welcome everyone to experience the relaxed and friendly ambiance of the centre.

With over 100 specialty stores, the Centre is anchored with 3 major retailers and 3 mini major retailers including Coles, Kmart, Woolworths, Best & Less, TerryWhite Chemmart and The Reject Shop.



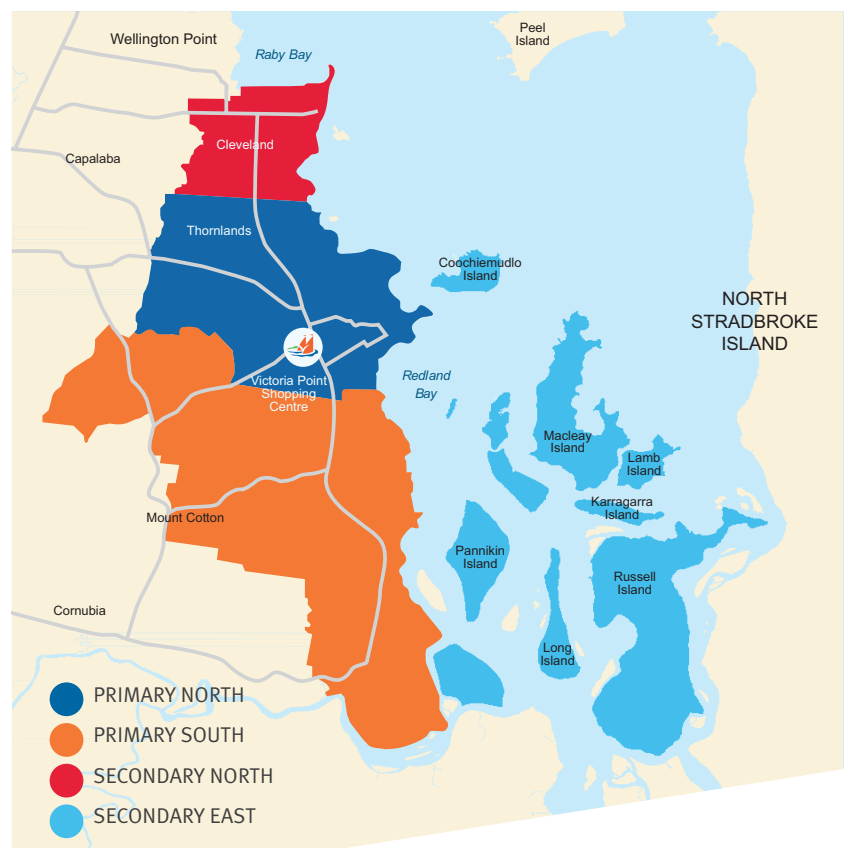
## CENTRE SNAPSHOT



## Customer Profile & Trade Area

Victoria Point Shopping Centre's total trade area consists of approximately 80,000 across 4 trade area sectors. The average trade area household size is 2.6 with an average age of 41.3. Total trade area residents have an average household income in line with the Brisbane average and substantial growth is predicted for the area with the rise of new housing estates.

Primary North & South residents are the most valuable to the Centre contributing 73% of total Centre spend. These residents are from Mt Cotton, Redland Bay, Thornlands and Victoria Point.



# Casual Leasing Sites

SITE LOCATIONS	Size: Length x Width
1. Kmart	3m x 3m
2. Stefan	3m x 3m
3. Specsavers	3m x 3m
4. Coles	3m x 3m

SITE LOCATIONS	Size: Length x Width
5. Boost Juice	3m x 3m
6. Rockmans	3m x 3m
7. Millers	3m x 3m
8. Prouds the Jewellers	3m x 3m



There are a number of conditions governing all Casual Lease Agreements at the Centre (refer to rules for Casual Leasing attached). This is in accordance with company policy as well as helping to achieve a high standard. Some of the more pertinent conditions are as follows:

- A copy of your \$20 million Public Liability insurance (covering Australia wide or LEDA Commercial Properties Pty Ltd) is provided prior to entering the Centre.
- Full payment is to be received one week prior to booking commencement (direct deposit).
- Electrical cords must be tagged & tested by a professional electrician.
- Displays need to be of a professional standard (e.g. No hand-written signs) and in consideration of access and site lines.

You are **required to man your display during the core trading hours** of the Centre, including 9.00am to 5.30pm Monday, Tuesday, Wednesday and Friday, 9.00am to 9.00pm Thursday, 9.00am to 5.00pm Saturday, and if you are trading on Sunday your site must be manned from 10.00am to 4.00pm.

## LOADING PERIODS

Christmas (16 November - 24 December 2020) Peak rate applies.

Christmas casual lease bookings are required to be a minimum two week booking with no discounts applied during loading periods. A non-refundable deposit payment is required to confirm all Christmas casual lease bookings.

## PAYMENT

Payment is strictly one week in advance prior to set up. 100% cancellation fee may apply.



# Casual Leasing Request Form

DATE: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

ABN: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPOSED USE OF SPACE: \_\_\_\_\_

PREFERRED LEASING DATES: \_\_\_\_\_

PREFERRED SITES LOCATION: \_\_\_\_\_

ELECTRICITY REQUIRED? Yes / No (Refer to Clause 8 of the Terms and Conditions attached)

Have you undertaken casual leasing in another Shopping Centre? Yes/No

If yes, please advise which Centre: \_\_\_\_\_

## DISPLAY MATERIAL:

\*Please send through photos of your proposed set up for consideration\*

Please note, if you are **bringing your own equipment**; if any damage occurs to centre property (including the floor) as a result of your fixtures/fittings, we will forward repair invoices to you for payment. All equipment must be compliant with our centre standards.

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## OTHER (Please Specify)

Does Centre Management need to be aware of any special delivery details? Yes / No

Have you attached a copy of your public liability policy with this application? Yes / No

If not, please be aware there may be a delay in approving your request.

Have you read and agree to abide by the attached Terms and Conditions? Yes / No

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• Refer to rules for Casual Mall Leasing as they form part of your agreement.



# Hazardous Material Casual Leasing

Queensland Fire and Rescue requires us to provide details of any hazardous materials that are stored in your premises during your casual leasing period. This includes things like cleaning solutions, store products etc.

Please complete the below form as accurately as possible and return to the Casual Leasing Co-ordinator (massist@victoriapointshoppingcentre.com.au ). We thank you in advance for your cooperation and assistance in keeping our Centre safe.

Company Name: \_\_\_\_\_ Ph No. \_\_\_\_\_

Site Location: \_\_\_\_\_

Casual Leasing Period: From \_\_\_\_\_ To: \_\_\_\_\_

SUBSTANCE	QTY
Example – Methylated Spirits	5 litres

If you require more space, please make additional copies.

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_



# Terms and Conditions for Casual Leasing

Terms and conditions are to be acknowledging that you (the “Lessee”) agree and accept each term & condition. These terms and conditions form part of your Casual leasing Agreement and once accepted must be returned initialled along with a copy of your Booking Form Request. If you have any concerns over any of the below terms & conditions please contact Centre Management to discuss prior to submitting your Booking Request Form.

For the purpose of these terms and conditions the phrase “Casual Leasing Site” refers to the Leased Area as specified in the Booking Request Form.

	Initial to accept
<b>1. Presentation</b> The physical appearance including any display concept of the licensed area shall be professional in manner producing a quality image enhancing both the Licensee's product and the Licensor's concept for the physical appearance of the Centre and licensee'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 Licensee's equipment display etc. shall be affected by prior arrangement with the Centre Manager at times other than the regular and customary trading hours of the Centre. Photographs of proposed display equipment must be sent through for consideration.	
<b>2. Display requirement</b> The Licensee shall not in anyway obstruct the free movement of customers in walkways, entrances, shopfronts, vestibules, service corridors or fire exits or hinder the clear view of any tenant's shopfront at any time. <b>Display height should not exceed 1.5 metres.</b> If, in the opinion of the Centre Manager, such obstruction or hindrance is created, the Licensee shall immediately remove or adjust, at the Licensee's sole expense, all its fittings, equipment or other articles. If you have any concerns regarding site height please contact Centre Management prior to your booking. <b>Table cloths must touch the floor on all sides of tables.</b>	
<b>3. Fittings</b> The Licensee's fittings, equipment or other articles including equipment moved by the Licensee's contractors during the installation or dismantle of the display, shall in no way cause permanent damage or disfigurement to the Centre. <b>The bill of any damage caused will be forwarded to the Licensee.</b> The Licensee shall be responsible at the termination or earlier determination of this agreement for the removal of all such fittings, equipment or other articles and shall forthwith make good any damage caused or contributed by or through or under this Agreement.	
<b>4. Rubbish</b> Large amounts of rubbish are not to be placed in the Centre bins. In this instance, 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 utilised by trained staff.	
<b>5. Machinery</b> The Licensee shall not, without the prior consent in writing of the Centre Manager, install or use any engine or machine which shall cause noise or vibration in the Centre or use or operate any musical instrument, radios, sound reproduction equipment, spruiking or television in or about the Licensed Area of the Centre. Where consent is so given, the right is reserved to the Centre Manager to indicate or require the Licensee to alter the volume or arrangement permitted. Noise levels are to be kept to a reasonable level.	
<b>6. Public Liability</b> The Licensee shall effect and keep current for the duration of the Agreement a Public Risk and Product Insurance Policy in respect of the Licensed Area in an amount not less than \$20,000,000 in respect of any single claim. \$20,000,000 Public Liability must state geographical coverage of Australia wide or list Leda Commercial Properties Pty Ptd as an interested party. The Licensee shall also insure its property, equipment and representatives whilst when the same are located within the Licensed Area and the Centre. Motor vehicles or other hydrocarbon driven devices in display must be fitted with a locking fuel cap. (Certificates of currency of all such insurances are to be produced to the Centre Manager no less than two weeks prior to occupation of the Licensed Area).	
<b>7. Display Installation</b> <b>All displays must be installed no later than 8.00am (9.00 Sundays).</b> In the case of vehicles, the <b>vehicle must be set up in Centre no later than 7.00am.</b> Dismantle times are 5.30pm Monday, Tuesday, Wednesday, Friday, 9.00pm Thursday, 5.00pm Saturday, 3.30pm Sunday. During this period the display must be manned i.e. for the core trading hours of the Centre.	
<b>8. Workplace Health &amp; Safety</b> It is a condition of Workplace Health & Safety that all electrical cords have been tagged and tested by a qualified electrician. All electrical cords are NOT to be loose in a pedestrian area and must be covered or taped down to the floor.	
<b>9. Hazardous Materials</b> All hazardous materials must be reported to Centre Management prior to entering the Centre. A copy of all safety documents including MSDS must also be provided.	
<b>10. Restriction</b> Silicones, polishes, cleaning agents etc are strictly prohibited in the Centre. The use of candles and other open flames is also prohibited as well as Helium, unless use is agreed by Centre Management.	
<b>11. Loss/Damage of Stock</b> Centre Management accepts no responsibility for any loss or damage to product or display not secured. The casual lessee should ensure that equipment is not left at the display at the end of each trading day.	



	Initial to accept
<p><b>12. Solicitation</b></p> <p><b>Solicitation (i.e. canvassing customers) is not permitted.</b> The distribution of pamphlets away from the casual lease site and on vehicles in the car park is not permitted. Pamphlets may only be distributed and customers only be approached when customers approach the casual leasing display directly.</p>	
<p><b>13. Site Relocation</b></p> <p>Centre Management reserves the right to relocate the casual lease without notice.</p>	
<p><b>14. Lease Fee</b></p> <p>Centre Management is solely responsible for determining the price for Casual Mall Leasing. Centre Management also reserves the right to alter the price of Casual Mall Leasing at any time, provided 30 days notice of said price change is conveyed to the licensee.</p>	
<p><b>15. Core Trading Hours</b></p> <p><b>You are required to man your display during the core trading hours</b> of the Centre, including 9.00am to 5.30pm Monday, Tuesday, Wednesday and Friday, 9.00am to 9.00pm Thursday, 9.00am to 5.00pm Saturday, and if you are trading on Sunday your site must be manned from 10.00am to 3.30pm. The above hours for Monday to Saturday are core trading hours which means that as part of your license you must trade these full hours. Management reserves the right to dismantle your stand and cancel the remainder of your booking shall you fail to meet these hours.</p>	
<p><b>16. Manning of Display</b></p> <p>At no time is a licensee permitted to leave the leased area unattended <b>or close down early</b>. Failure to man the leased area during all core hours will result in immediate termination of the lease agreement.</p>	
<p><b>17. Hired Items</b></p> <p>Any items hired are to be in the same condition at the time when the equipment was hired. The bill of any damage caused will be forwarded to the Licensee. <b>Blu-tack is strictly prohibited on any equipment hired.</b></p>	
<p><b>18. Conflict of Interest</b></p> <p>All efforts should be made by the licensee to provide examples of their product prior to the booking being confirmed to ensure that there is no conflict of interest in respect to the permanent retailers. If the items being sold through the casual lease are deemed to be in conflict of interest to any permanent retailer, Centre Management reserves the right to ask that all items in question be removed from the casual lease.</p>	
<p><b>19. Payment</b></p> <p><b>Full payment is to be received prior to the commencement of the booking.</b> Cancellations made less than seven (7) days prior to the commencement of the casual lease term will result in a forfeiting of the full amount.</p>	
<p><b>20. Compliant</b></p> <p>The Licensee is responsible to see that its activities on the Licensee's Area under this Agreement comply with all statues, ordinances or regulations and with all requirements or notices of or by any competent authority and the Licensee shall keep the Licensor so indemnified in respect of any or all such matters.</p>	
<p><b>21. Licensed Area</b></p> <p>The Licensee will not, during the continuance of this Agreement, part with possession of the Licensed Area to any person, whether by assignment, sub-license or any other means and shall cause such area to be efficiently manned during the regular and customary trading hours of the Centre.</p>	
<p><b>22. Licence</b></p> <p>The Licensee acknowledges that the Licensor has granted a license only and that the rights of the Licensee rest in the contract only and shall not confer any estate or interest in the Licensed Area and/or the Centre and/or create the relationship of landlord and tenant and/or Lessor and lessee between the parties and any such implication or interference is hereby expressly negative AND that this agreement compresses the whole of the Agreement between the parties and exclusive possession of the Licensed Area is not granted to the Licensee under this agreement.</p>	
<p><b>23. Licence Agent</b></p> <p>The Licensee acknowledges that no representation or warranty as to the suitability of the Licensed Area for the purpose or use of the Licensee has been given by the Licensor to the Licensee's servants or agents.</p>	
<p><b>24. Termination of Lease</b></p> <p>The License may be terminated immediately by written notice by the Licensor or his representative on the occasion of any of the terms and conditions herein being breached by the licensee or his employee, servant or agent or for any reason or action of the Licensee which, in the option of the Licensor or his representative, is not conducive to the conduct, trading management or well-being of the Centre.</p>	
<p><b>25. Legal</b></p> <p>The Casual Lessee shall indemnify and keep indemnified the Principal from and against all claims, demands, writes, summonses, suits, proceedings, judgements, orders, decrees, costs, losses and expenses of any nature whatsoever, which the principal may suffer or incur in connection with the loss of life, personal injury and/or damage to property from or out of the negligence of the Casual Lessee or any of the Casual Lessee agents, employees, or subcontractors.</p>	

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