

Information Memorandum **FOR SALE**

Doctors Claim Quarry Moranbah

Under Instructions from Quarrico Products Pty Limited



**Expressions of Interest Including Firm Offers To Purchase
Are Invited –**

**c/- Offices of the Agents for the Vendor
(Neither The Highest Nor Any Offer Necessarily Accepted)**

www.grahammesser.com.au

Inspections by prior arrangement, enquiries to:

Graham Messer Industrial Auctioneers & Valuers Pty Ltd

(As Agents for the Vendor)
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Tel: +61 (0)7 3256 4942
Fax: +61 (0)7 3861 5906

Contact:

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**GRAHAM
MESSER**
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& VALUERS
PTY LTD

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- ▶ Industrial Auctioneers
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Association of Australia (inc)
Australian Property Institute

Table of Contents

1.0	Introduction	3
2.0	Disclaimers	5
3.0	Method of Sale and Closure Date	5
4.0	Conditions of Sale	6
5.0	Enquiries / Contact Details	9
6.0	Goods & Services Tax (GST)	9
Appendices		
	(i) Appendix 1: Declaration By Prospective Purchaser	10

1.0 Introduction

Graham Messer Industrial Auctioneers & Valuers, Project Marketers as Agents for the Vendor Quarrico Products Pty Ltd, are offering for sale by Expressions of Interest, the Doctors Claim Quarry, located some 7 kilometres from the intersection of the Peak Downs Highway and Fitzroy Development Road Nebo.QLD. 4742.

The site holds substantial hard rock deposits with minimum overburden and has strategic positioning to the growth centres of Moranbah, Nebo and Mackay.

Doctors Claim Quarry is ideally located to take advantage of the significant coal, gas, rail, port and major infrastructure programs planned for the Bowen Basin region.

The quarry is currently in operation and has demonstrated that the high quality rock material will provide a wide range of products that can be marketed throughout Central Queensland.

Doctors Claim Quarry provides a unique opportunity to purchase a fully approved hard rock extraction quarry located in one of Queensland's major growth areas.

Location

Doctors Claim Quarry is located approximately 30km south west of Nebo on the Fitzroy Development Road.

Access to Moranbah and Mackay is via the Peak Downs Highway.

Property Description

The quarry is operated under a sales permit agreement with the Dept. of Agriculture Fisheries and Forestry.

The quarry is located on Government Land described as Lot 4 on Plan SP 144274, Fitzroy Development Road, Nebo. The local authority is Isaac Regional Council.

The permit to operate commenced on the 1st August, 2014.

Details of Quarry Permits

The sales permit for quarry operations of 250,000 tonnes per annum was renewed on 1st August, 2014 and remains current.

The sales permit expires on 31st July, 2019.

Quarry Products

The high quality rock material tested to date provides a wide range of products which can be produced and sold within Central Queensland.

Recent tests indicate that the following products can be produced subject to the installation of a suitable crushing and screening circuit.

- Rail Ballast
- Road Base Material
- Landscaping Supplies
- Concrete Aggregates
- Cover Aggregates
- Armour Rock
- Gabion Rock
- Stemming Material

Cardno Ullman and Nolan Mining Report

A resource estimation of the Doctors Claim Quarry was undertaken by Cardno Ullman and Nolan Mining in June 2012.

Copies of the report are available on request.

Summary

The Doctors Claim Quarry offers the astute investor the opportunity to purchase a high quality resource with low operational costs. The quarry is a free dig quarry and no blasting is required.

The Peak Downs Highway, provides ready access to the major infrastructure projects currently being undertaken in Bowen Basin.

Graham Messer Industrial Auctioneers & Valuers Pty Ltd believes this quarry provides an excellent investment opportunity because of the following:

- All quarry and EIS approvals are in place
- Substantial Reserves
- Wide Product Range
- Low Cost Operation
- Central Location
- Profit Potential

2.0 Disclaimers

- 2.1. The quarry will be sold as it stands with no warranty or representation (express or implied) whatsoever as to the quality or fitness for its purpose. All details are approximate only and are subject to verification on inspection by intending purchasers.
- 2.2. Note: the vendors and the marketing agents acting for the vendors, reserve the right to withdraw the assets from sale without prior notice.
- 2.3. The agents and the Principals for whom they act give notice that whilst every care has been taken in the preparation of this material it is given without any responsibility being accepted and intending purchasers should satisfy themselves as to the truth and accuracy of all information in these particulars by their own searches, inspections, enquiries, advices or as otherwise necessary.
- 2.4. Except as required by law and only to the extent that is required, neither the vendor, officers, agents, employees nor advisers make any representation, warranty or undertaking, express or implied, as to, or shall in any way be liable (including liability in negligence) directly or indirectly for any loss, damages, costs, expenses or reliance arising out of or in connection with, the accuracy, currency, authenticity, completeness or balance of (or otherwise), or any errors in or omissions from, this document or any other written or oral information statement or forecast provided to potential purchasers in relation to the equipment.

3.0 Method of Sale and Closure Date

Sale is by Expressions of Interest including firm offers to purchase.

Offers to purchase should be submitted in the specified format set out in Appendix 'I' and posted in a sealed envelope, clearly marked "Quarrico Products" Pty Ltd - expression of interest'.

**c/- Graham Messer Industrial Auctioneers & Valuers
Agents for the Vendor
PO Box 5541
Brendale QLD 4500**

(Neither The Highest Nor Any Offer Necessarily Accepted)

4.0 Conditions of Sale

Expressions of Interest, including firm offers to purchase, shall be deemed to have been submitted in accordance with these conditions of sale which, upon acceptance, shall be incorporated in, and form part of a Contract of Sale between the successful purchaser and Quarrico Products Pty Limited on whose behalf this 'Invitation for Expressions of Interest' is issued.

4.1 GLOSSARY

"Closing Date" means the time specified in the invitation by which offers are received;

"Invitation' means this Invitation to Offer;

"Offer" means an offer lodged by a buyer;

"Principal" means Quarrico Product Pty Limited;

"Graham Messer Industrial Auctioneers & Valuers" means the Agent authorised to act on behalf of the vendor;

"GST" means the goods and services tax

Words in the singular include the plural and words in the plural include the singular according to the requirement of the context.

4.2 EXPRESSIONS OF INTEREST VALIDITY PERIOD

Expressions of Interest, including firm offers to purchase, must remain valid for a minimum period of thirty (30) days after the closing date.

4.3 LANGUAGE

Each Expression of Interest, together with any documents submitted by the tenderer, will be written in the English language.

4.4 FORMAT

The Expression of Interest, including firm offers to purchase, must be submitted in the format specified in Appendix '1'

All Expressions of Interest, including firm offers to purchase, must be executed in an appropriate manner so as to bind the purchaser and, in the case of joint purchasers, each purchaser.

4.5 LATE OR NON-CONFORMING EXPRESIONS OF INTEREST.

Any Expression of Interest, including firm offers to purchase:

- (a) not lodged before the closing date; or
- (b) which does not comply in every respect with the requirements of this Invitation document, may not be considered.

4.6 PRICES OFFERED

Prices offered must be in Australian currency.

4.7 POST OFFER NEGOTIATIONS

Graham Messer Industrial Auctioneers & Valuers reserves the right to have post offer negotiations with one or more prospective purchasers who have been short listed on the basis of their Expression of Interest.

4.8 INTERVIEW OR OTHER COMMUNICATION WITH PROSPECTIVE PURCHASER

Graham Messer Industrial Auctioneers & Valuers may interview a prospective purchaser in relation to their offer.

Graham Messer Industrial Auctioneers & Valuers may seek further information from the prospective purchaser and any other information furnished by or on behalf of the prospective purchaser other than in writing will forthwith be confirmed in writing, if so required by Graham Messer Industrial Auctioneers & Valuers.

4.9 ACCEPTANCE AND/OR REJECTION

The highest offer will not necessarily be accepted. No offer will be deemed to be accepted until advice in writing of acceptance has been given to the successful purchaser by Graham Messer Industrial Auctioneers & Valuers.

Upon acceptance by the Vendor of the successful offer, a Sale and Purchase Agreement will be executed between Quarrico Products Pty Limited and the successful purchaser.

4.10 PAYMENT

GENERAL

Terms of payment will be as per the Conditions of Sale detailed in the Sale and Purchase Agreement executed between the Vendor and the successful purchaser.

Payment may be made by Cash, Certified Bank Cheque, or Electronic Funds Transfer.

Cheques will be made payable to Graham Messer Industrial Auctioneers & Valuers Trust Account.

All fees and charges associated with Bank Cheques, other cheques and Electronic Funds Transfer are the responsibility of the buyer(s).

ELECTRONIC FUNDS TRANSFER

Payable to:

Graham Messer Industrial Auctioneers & Valuers Trust Account
Westpac Banking Corp,
BSB - 034 034
Account No. 261685

4.11 ORAL ADVICE

Oral advice or information given or obtained in respect of the Invitation shall not constitute a warranty or a representation to the purchaser or prospective purchaser and shall not be binding on Graham Messer Industrial Auctioneers & Valuers.

4.12 COMMISSIONS AND INCENTIVES

An offer will not be considered if the person who made the offer or a representative of the person or company, who made the offer, gives or offers anything to any agent of Graham Messer Industrial Auctioneers & Valuers, as the Agent, as an inducement or reward which could in any way tend to influence the person's actions in relation to the offer. For the purposes of these conditions, "agent" includes the parent, spouse, child or associate of the agent.

4.13 NO ADVERTISING

No information relating to the acceptance of any offer may be published in any advertising medium without the prior written approval of Graham Messer Industrial Auctioneers & Valuers.

4.14 VARIATIONS

These conditions may only be varied by written agreement between the parties.

4.15 DEFAULT AND TERMINATION OF CONTRACT OF SALE

If the successful purchaser:

- (a) fails to comply with any of the conditions of sale
- (b) abandons or refuses to proceed with the Contract of Sale; or
- (c) makes default or is unable to pay for the goods;

Graham Messer Industrial Auctioneers & Valuers may terminate the Contract of Sale by notice in writing to the successful purchaser as of the date of the notice.

5.0 Enquiries and Inspections

Inspections are available by prior arrangement with the marketing agents;
Prospective purchasers seeking further information should contact:

Office

Tel: +61(0)7 3256 4942

Fax: +61(0)7 3861 5906

Email: graham@grahammesser.com.au

Graham Messer

Mobile: 0417 771 642

6.0 Goods and Services Tax (GST)

The quarry will be sold on the basis of plus GST if GST is applicable.

APPENDIX '1' - DECLARATION BY PROSPECTIVE PURCHASER

I/we hereby offer to purchase the following asset, at the price detailed below.

***Doctors Claim Quarry located on
Land Described as
Lot 4 on Plan SP 144274 Fitzroy Development Road, Nebo, Qld.***

Price Offered ex GST: AUD _____

Plus GST (if applicable): AUD _____

TOTAL (incl GST if applicable): AUD _____

Signature:

Official Position Held

Duly authorised to sign Expressions of Interest for and on behalf of:

State Full Trading Name (Block Letters)

Date: ____/____/2014

(Address of Prospective Purchaser) Postcode: _____

(Postal Address of Prospective Purchaser) Postcode: _____

() _____ () _____ () _____
Telephone No. Mobile Phone No. Facsimile No.

Email: _____

Refer Enquiries to:

(Name of Signatory Above) (Contact No.)