



# CHEVRON ONE RESIDENCES

GOLD COAST

INVESTMENT BROCHURE

BROUGHT TO YOU BY

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## WHY CHEVRON ONE?

An overview of this landmark investment on the Gold Coast along with Chevron Island's demographic, infrastructure projects currently underway and the general apartment market within the area.

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PART

# 2

## INVESTMENT OFFER

Key benefits available to purchasers of selected Chevron One apartments.

# 1

## WHY CHEVRON ONE?

Chevron One rises above a new arts precinct on Chevron Island, ideally located in the heart of the Gold Coast. Chevron Island offers a charming village atmosphere, walking distance to sun-kissed beaches, business precincts, major retail, entertainment and cultural venues of Surfers Paradise.



## WHO LIVES ON CHEVRON ISLAND



AVERAGE  
AGE

**41**

CHEVRON ISLAND  
CATCHMENT

**38**

GOLD COAST  
LOCAL GENERAL AREA



COUPLE FAMILY  
NO KIDS

**55%**

CHEVRON ISLAND  
CATCHMENT

**40%**

GOLD COAST  
LOCAL GENERAL AREA



FAMILY  
HOUSEHOLDS

**54%**

CHEVRON ISLAND  
CATCHMENT

**71%**

GOLD COAST  
LOCAL GENERAL AREA

## INFRASTRUCTURE

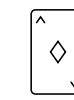
The Gold Coast saw significant infrastructure investment in the lead up to the 2018 Commonwealth Games. This is anticipated to continue, with projects totalling \$10.9 billion in the pipeline. Urbis have identified 215 infrastructure projects across the Gold Coast and into northern New South Wales which are under construction, planned or have been completed within 12 months.



GOLD COAST LIGHT RAIL  
(G:LINK) STAGES 1,2 AND 3A

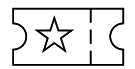
**\$3.2B**

PLANNING



STAR HOTEL AND CASINO  
REDEVELOPMENT

**\$850M**



GOLD COAST CULTURAL  
PRECINCT

**\$385M**

UNDER CONSTRUCTION

## RENTAL ANALYSIS

Units in the Chevron Island Catchment area achieve higher median weekly rent prices in comparison to the Gold Coast LGA. Over the past five years weekly rental rates across the postcode of 4217 (includes Chevron Island) have grown by 3.1 per cent per annum for one-bedroom units, 3.9 per cent per annum for two-bedroom units and 2.3 per cent per annum for three-bedroom units.

**3.1%**

MEDIAN UNIT RENTAL GROWTH  
PER ANNUM FOR 1 BED

**3.9%**

MEDIAN UNIT RENTAL GROWTH  
PER ANNUM FOR 2 BED

**2.3%**

MEDIAN UNIT RENTAL GROWTH  
PER ANNUM FOR 3 BED

# CHEVRON ONE — CONNECTED IN EVERY WAY

THE BEACH  
7 MINUTE WALK

STAR CASINO & PACIFIC FAIR SHOPPING CENTRE  
8 MINUTE DRIVE

SURFERS PARADISE, CBD  
12 MINUTE WALK

SOUTHPORT GOLF CLUB  
4 MINUTE DRIVE

SOUTHPORT RACECOURSE  
5 MINUTE DRIVE

GOLD COAST LIGHT RAIL  
6 MINUTE WALK

THOMAS DRIVE CAFÉS & RETAIL SHOPS  
2 MINUTE WALK

GOLD COAST HOSPITAL  
12 MINUTE DRIVE

## CHEVRON ONE RESIDENCES

GOLD COAST



## DEVELOPMENT FEATURES



CONSIDERED INTERIOR  
DESIGN FEATURING  
SPECTACULAR VIEWS

Spacious open plan living showcase intelligent use of space, with sweeping balconies that offer breathtaking panoramas of Surfers Paradise, the river and the ocean.



FUNCTIONAL KITCHENS  
DESIGNED BY  
SHANNON BENNETT

The entertainer's kitchen features Miele appliances dressed in engineered stone with modern tapware helping provide a sense of luxury in every detail.



THE LARGEST  
RESIDENT AMENITY  
ON THE GOLD COAST

An artful retreat, Chevron One offers amenities including indoor and outdoor swimming pools, a gym, residents' lounge, residents' dining room and library, teppanyaki and full BBQ areas and a yoga and sculpture garden.



FIVE-STAR 'HOTEL'  
SERVICE AND 24  
HOUR CONCIERGE

Located within the lobby of Chevron One, the on-site concierge is on hand, offering collection services and security.

# 2

## INVESTMENT OFFER



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### KEY BENEFITS FOR INVESTORS

A FULLY FURNISHED,  
MANAGED AND HASSLE-FREE  
'TURNKEY' LIFESTYLE  
INVESTMENT.

**GUARANTEED RETURNS  
OF UP TO 6% GROSS YIELD  
FOR 5 YEARS.\***

**FLEXIBILITY TO USE  
YOUR APARTMENT FOR UP  
TO 14 NIGHTS PER YEAR.\***

\* CONDITIONS APPLY

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WITH OUR CHEVRON ONE  
TENANCY GUARANTEE, YOUR  
INVESTMENT IS SECURE AND ASSURED.

FIXED AND GUARANTEED RETURNS,  
SET FEES, NO SURPRISES.

FORGET THE HASSLE OF FINDING  
TENANTS AND LOST RENTAL INCOME.

ACCESS TO USE THE PROPERTY  
FOR TWO WEEKS OF THE  
CALENDAR YEAR.

**DISCLAIMER**

While the information in this document has been prepared with due care, to the maximum extent permitted by law, Bensons Property Group Pty Ltd and Chevron Apartments Pty Ltd and each of their related entities, employees, officers, directors and agents do not make any representation or warranty about the accuracy or completeness of the information in this document and exclude any liability arising in connection with this document. Interested parties should undertake independent enquiries and investigations to satisfy themselves that any details herein are true and correct. Information is correct as at 20 November 2019.

The full product disclosure statement in relation to Chevron One should be read before you execute the Tenancy Guarantee or the Form 6. The PDS can be found at: [bensonsproperty.com.au/ChevronOneGuaranteePDS](http://bensonsproperty.com.au/ChevronOneGuaranteePDS)

**HOW MUCH AND FOR HOW LONG IS THE TENANCY GUARANTEE?**

Owners will receive guaranteed yield of 6% (gross) of the contract value per annum as rent for 5 years, whether the property is vacant or occupied.

**WHICH APARTMENTS DOES THE TENANCY GUARANTEE APPLY TO?**

This offer is applicable to a select group of One, Two and Three-bedroom apartments, please seek separate advice.

**IS THERE A LIMIT OF APARTMENTS OFFERED WITH THIS TENANCY GUARANTEE?**

Yes, this offer is capped at 100 apartments.

**HOW IS THE TENANCY GUARANTEE DOCUMENTED?**

The Chevron One Tenancy Guarantee is a separate agreement to the Contract of Sale entered with the Chevron Apartments Pty Ltd, a subsidiary of developer Bensons Property Group Pty Ltd.

**HOW MANY DAYS CAN I USE THE PROPERTY FOR MY OWN USE?**

14 days per calendar year, subject to the Operators approval and excluding peak occupancy periods.

**WHAT IS THE PROPERTY MANAGEMENT FEE STRUCTURE?**

The Fees and Charges include Management Commission of 12% (plus GST) and other Expenses adjusted for GST (as applicable). No Letting Fee, Leasing Fee or Re-letting Fees apply.

**WHO PAYS FOR SERVICES USAGE FEES?**

The Operator pays for services usage fees.

**WHO PAYS FOR STRATA MANAGER CONTRIBUTIONS, COUNCIL AND WATER RATES AND TAXES?**

The Owner pays the Strata Manager Contributions, Council and Water rates and taxes.

**DOES THE OWNER HAVE TO BUY THE FURNITURE?**

The Operator will organise the purchase of the appropriate furniture at their own cost and are therefore also obliged to ensure the furniture is maintained or replaced. However, if the owner terminates the Letting Appointment within the first 5 years and the agent elects to sell the furniture to you, you must acquire the furniture at the diminishing value of the furniture, calculated on the remaining period.

**CAN THE OWNER TERMINATE THE TENANCY GUARANTEE ARRANGEMENT? IF YES, ARE THERE ANY PENALTIES ASSOCIATED?**

The Owner has the right to terminate the Tenancy Guarantee with Chevron Apartments Pty Ltd at any time by giving notice in writing. Accordingly, Chevron Apartments Pty Ltd are released from their obligations and the Owner is free to use their apartment, subject to any applicable termination conditions under the Form 6.

**HOW CAN I BE SURE I WILL GET THE PROMISED RETURN?**

In addition to the Tenancy Guarantee, a Form 6 (Property Occupation Agreement) is entered in with the Operator. The form of agreement is a standard offered by the Queensland Government and includes terms and conditions which define the obligations of the Owner and Operator. The Form 6 includes a performance undertaking which outlines the responsibility of the Operator in paying the return. If the Operator fails to perform under the Form 6, your return is otherwise protected by the separate Tenancy Guarantee offered by Chevron Apartments Pty Ltd.

**CAN THE OWNER TERMINATE THE FORM 6 RENTAL GUARANTEE ARRANGEMENT DURING THE 5-YEAR PERIOD? IF YES, ARE THERE ANY PENALTIES ASSOCIATED?**

The Owner can terminate the Form 6 on 30 days' notice but are required to honour 90 days of forward bookings as may be substantiated by the Operator. In the event that the Form 6 is terminated by the Owner, without first obtaining the authority from the Developer under the Tenancy Guarantee, the Owner forfeits their rights under the Tenancy Guarantee.

**DOES THE OWNER PAY FOR MINOR REPAIRS AND MAINTENANCE?**

No, the Operator is responsible for the costs of maintaining and repairing the Premises, including any fixtures and fittings. Other than kitchen appliances, air-conditioning unit's structural or capital repairs. The Form 6 includes a pre-approval for the Operator to spend a maximum of \$500 per annum on behalf of the Owner to facilitate servicing equipment or emergency replacement.

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