

MARINA MARTHA COVE

LOCATION

Marina Martha Cove is located at the base of Mt Martha on the stunning eastern shores of Port Phillip Bay. The marina is at the heart of Martha Cove, the only waterfront residential master-planned estate on the Mornington Peninsula with direct access to the Melbourne CBD in less than 50 minutes.

DESCRIPTION

Marina Martha Cove is a boutique location for mariners with up to 99 Year Berth Lease term availability. Berth specifications range from 10 to 30 metres for both mono and multi-hull vessels.

The Marina is situated in the heart of Martha Cove, a unique 94 hectares waterfront community combining an integrated boat harbour, parks, walkways and cycle ways. This best placed location offers convenient access to stunning beaches, outstanding restaurants, award winning wineries and everything else the Mornington Peninsula has on offer.

Central to the Marina is the Martha Cove Marina & Sales Centre, the Fuel Dock and Martha's Table.

SAFE HARBOUR

Marina Martha Cove enjoys 17 hectares of waterways leading direct to Port Phillip Bay. Importantly, it provides an ideal secure, safe and sheltered harbour environment including facilities such as swipe access to marina arms, a 24/7 security system, on-site security staff, fuel dock, public boat ramp and car parking.

TENURE

Marina Berths come with a rare 99 year Berth Lease.

SECURITY

Berth owners enjoy the benefit of Marina Martha Cove's on-site 24/7 security camera surveillance, swipe card access and regular on-site security patrols.

THE MARINA MC ADVANTAGE

- Secure a Berth based on a 99 year Lease
- A Marina Martha Cove Berth Management Agreement
- Berths for both mono and multi-hull vessels from 10 to 30 metres
- Security 24/7
- Access to the Marina fuel dock
- Minutes to Safety Beach Sailing Club.
- Power and water at all berths
- On request dockside assistance
- After hour's security patrols
- Access controlled key entry
- Ice

AMAL Trustees Limited ATF BNB Private Equity Trust No.1
ABN 50 306 927 550

MARINA MARTHA COVE

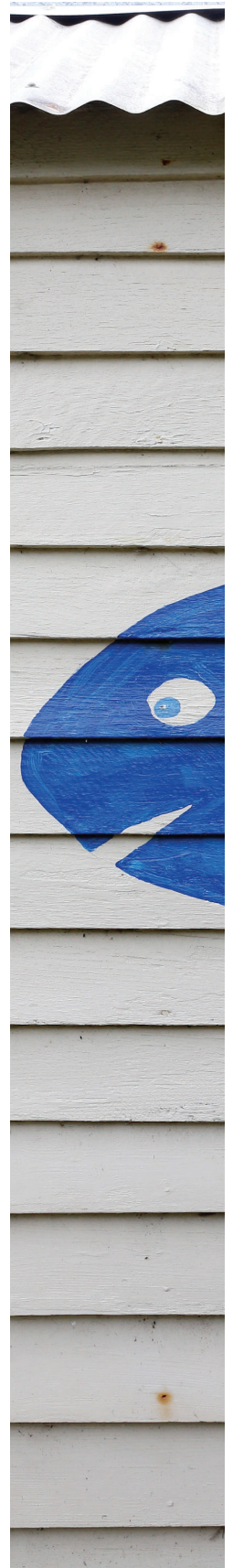
Street Marina Office & Sales Centre:
1 Waterfront Place, Martha Cove, Safety Beach VIC 3936

PO Box 573, Mt Martha VIC 3934

Tel 0409 888 142

Email marina@marthacove.com
marthacove.com

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MARINA MARTHA COVE

SALES PROCESS

With the growing interest in Marina Martha Cove and the soon to be released Martha Cove Town Centre and Martha Cove Marine Services Precinct, we would like to outline the sales process to secure your Marina Berth.

Please find attached:

1. Registration of Interest form, page 1
2. Berth Lease Request and Trust details form, page 2
3. Marina Martha Cove Berth map.

Appointments can be made with our Sales Team to discuss your potential purchase.

INSPECTION

Martha Cove Marina & Sales Centre is open for Buyers to visit and make enquires to lease a Marina Berth best suited to their specific vessel requirements.

REGISTRATION OF INTEREST

Along with submitting a Registration of Interest form, a \$1,000 refundable deposit is required to reserve your interest to lease a Marina Berth.

LEASE ISSUED

After submitting a Registration of Interest and paying a \$1,000 deposit, a Lease will be issued.

BALANCE OF DEPOSIT

A 10% deposit minus the initial \$1,000 holding deposit to be paid on signing/exchange of Lease documentation.

SETTLEMENT

30 Days from exchange of Lease.



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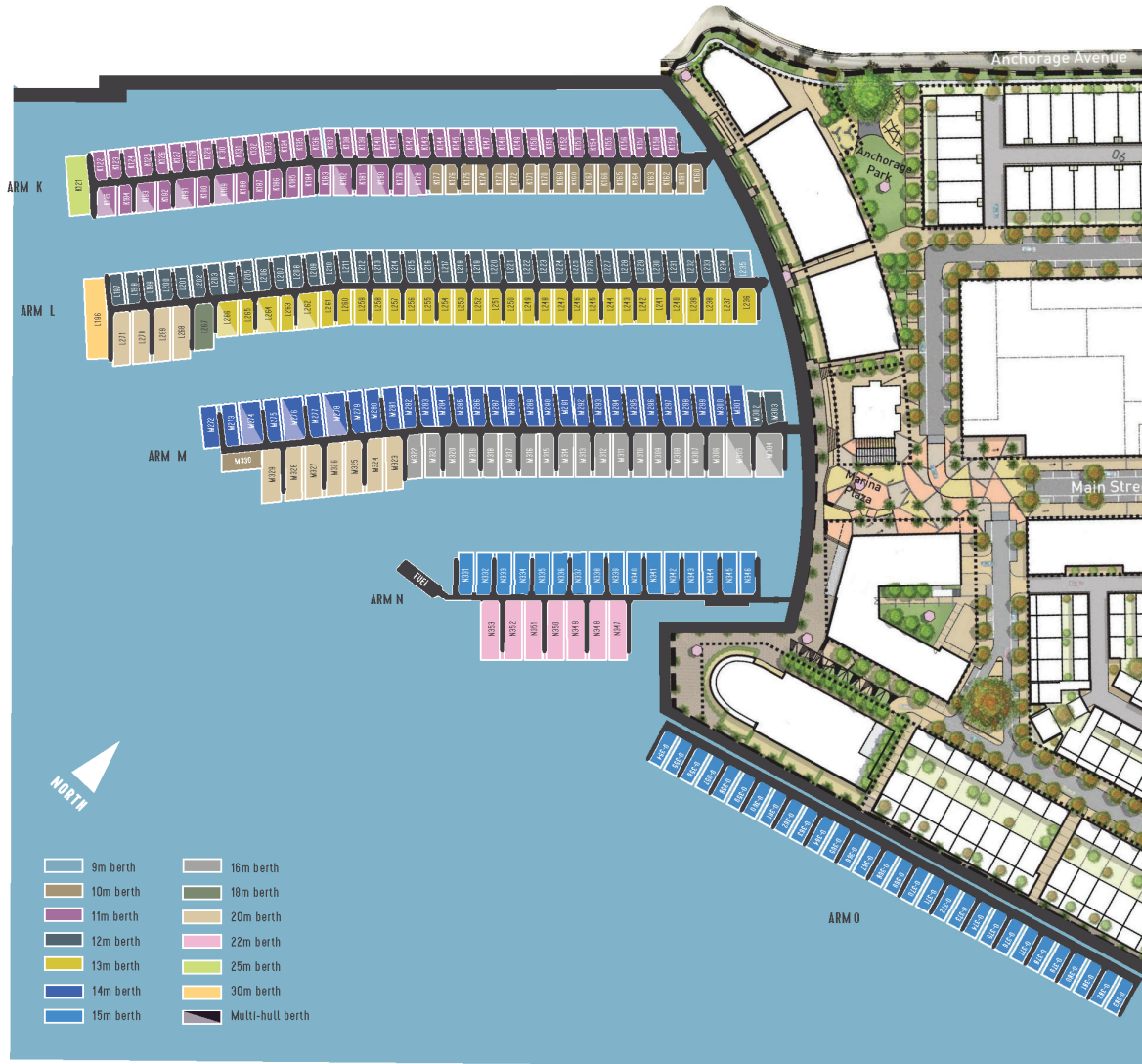
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MARTHA COVE
MORNINGTON PENINSULA
MAIN ENTRANCE

BRUCE ROAD

FREEWAY

MARTHA COVE BOULEVARD

ANDERSONS
ROAD

**MARINA
& SALES
CENTRE**
MARINA VILLAGE
MARTHA COVE
MARTHA COVE HARBOUR
BRINDABELLA POINT
CLIPPER QUAY
DROMANA PARADE
MARINE DRIVE
SAFETY BEACH
SAFETY BEACH
SAILING CLUB
BOAT RAMP
PORT PHILLIP BAY
MORNINGTON PENINSULA
1800 440 255
www.marthacove.com

BOATYARD BY
D'ALBORA

ISLAND DRIVE

ISLAND DRIVE

CLIPPER QUAY

DROMANA PARADE

MARINE DRIVE

DROMANA PARADE

DROMANA

PICKINGS ROAD

MELBOURNE

NORTH

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MARINA MARTHA COVE

REGISTRATION OF INTEREST

I/We would like to register an interest in the berth/berths mentioned below will make a direct deposit in payment of same to the **HWL Ebsworth Lawyers Trust Account**

I/We authorise **HWL Ebsworth Lawyers** to allocate this money as part payment of the Deposit under the Berth Lease in the event that a Berth Lease is entered into by me/us or a related entity.

DETAILS OF APPLICANT

Name(s)

Date

Address

ABN/ACN

Telephone/Mobile

Email

BERTH PREFERENCE

Berth number

Berth length

Purchase price

Registration fee

Settlement date

Balance to be paid

Special conditions

DETAILS OF APPLICANT'S SOLICITOR

Solicitor name(s)

Legal Practice

Address

ABN/ACN

Telephone/Mobile

Email

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BERTH LEASE REQUEST

I/We request the Marina Operator to prepare a Berth Lease on the following basis:

- a) The Marina Operator will be AMAL Trustees Limited ATF BNB Private Equity Trust No.1 ABN 50 306 927 550
- b) I/We acknowledge that I/we may not be the only person/people interested in the attached mentioned berth/berths and the signing of this Registration of Interest does not confirm in any way that I/we will be invited to enter into a Berth Lease.
- c) I/We acknowledge that this Registration of Interest is only accepted on the basis that I/we are capable of entering into a cash unconditional Berth Lease, should we be invited to do so.
- d) This Registration of Interest is NOT a binding commitment for any party and no contract is formed until the final form of the Berth Lease is issued, signed by both parties, and exchanged.
- e) I understand that the registration fee paid by me/us remains fully refundable until the time that a Berth Lease is exchanged.

I/We have received a copy of this Registration of Interest.

Signature of Interested Party

Printed full name of Interested Party

Date

Signature of Interested Party

Printed full name of Interested Party

Date

Direct deposit payments can be made to: HWL Ebsworth Lawyers Trust Account

Bank: Westpac Banking Corporation
Branch: 114 William Street, Melbourne, VIC, 3000
Account Name: HWL Ebsworth Lawyers
BSB: 033003
Account Number: 313396
SWIFT Code: WPACAU2S
Reference: MMC Berth no. ###

Please EITHER email or post a copy of your DEPOSIT RECEIPT and signed REGISTRATION OF INTEREST with BERTH LEASE REQUEST form to:

marina@marthacove.com

Martha Cove Sales, PO Box 573, Mount Martha, VIC 3934

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