



BARRINGTON

Our Knowledge Your Property

Specialist
Retail Valuer



Barrington & Co is a property company with a keen interest in the retail sector.

One of our services is the provision of rental advice and market rent determinations of retail shops.

Under the Retail Shop Leases Act 1994 (QLD), a retail shop means premises that are - (a) situated in a retail shopping centre; or b) used wholly or predominantly for the carrying on of one or more retail businesses.

A retail tenancy dispute may be referred to Queensland Civil and Administration Tribunal (QCAT) for an order to resolve the dispute.

When the landlord and tenant cannot agree on current market rent for a retail shop for a market rent review, they may jointly appoint a valuer to make a determination of the current market rent or, failing that, they make request the nomination of a specialist retail valuer by the chief executive under section 28 of the Act.

Barrington & Co has extensive retail experience including the sale and purchase of retail properties from \$5 million to \$80 million.

We conduct financial due diligence and complete comprehensive pre-purchase reports for clients. We also arrange debt finance.

We provide the right advice to maximise the sales proceeds by "preparing a property for sale".

We undertake retail property management.

When undertaking a market rent determination via a nomination under the Act, the specialist retail valuer must comply with the requirements of the Act. These may differ from the provisions of a market rent review clause in the lease. If they do, the requirements of the Act prevail.

BARRINGTON & CO PTY LTD

Market rent
determinations



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Level 12, 300 Ann Street, Brisbane

In making their determination of current market rent under the Act, the specialist retail valuer must state detailed reasons for the determination.

If QCAT finds the specialist retail valuer did not comply with section 29 of the Act, it may set aside a determination and require a further determination.

Specialist Retail Valuer

Bruce Barrington

In 1997, Bruce Barrington established Barrington & Co, a property company, with capability in areas of property development, consultancy, transaction services and valuation.

Throughout his career, Bruce has provided a range of property related services to many of Australia's leading companies. He has held consulting roles with Ernst & Young and Queensland Investment Corporation.

He was a prior Director of Jones Lang Wootton (now JLL) and served this company in Canberra, London and Brisbane for 18 years.

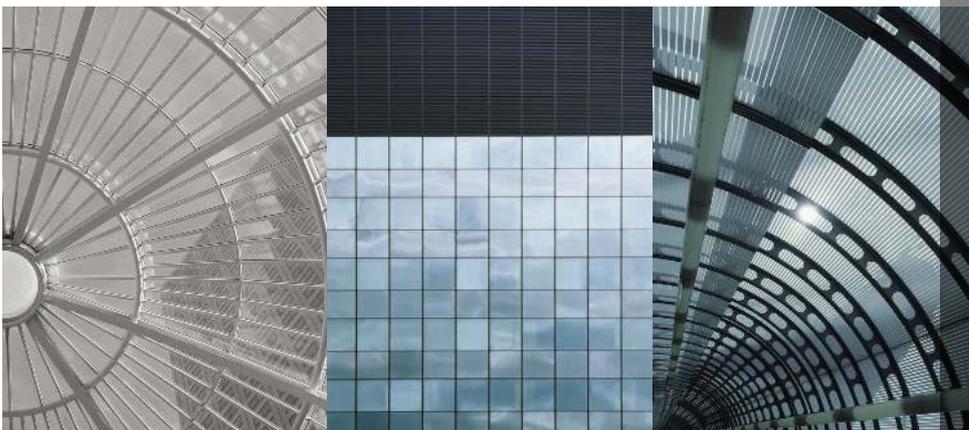
His retail expertise comes from retail property transactions, pre-purchase financial due diligence and retail property management.

In addition, Bruce has participated in most sectors of the property market, including commercial, industrial, hotel, residential and agricultural.

Under Bruce's guidance, the company's mission is to share its knowledge to the advantage of its clients.

He recognises the determination of current market rental value requires an unbiased and independent opinion.

Our Clients



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