



  
**eighteen**  
apartments  
NUNDAH

18 SPACIOUS  
APARTMENTS  
NOW SELLING  
IN THE HEART  
OF NUNDAH

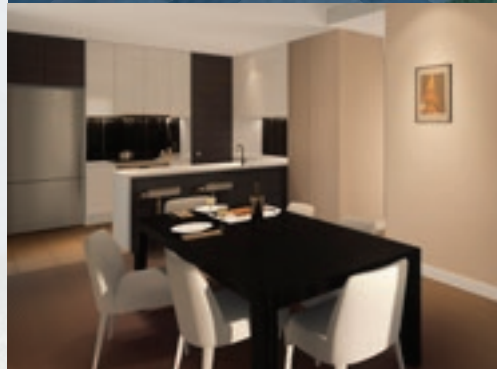
INFORMATION MEMORANDUM



# CONTENTS

<b>1. INVESTOR INFORMATION</b>	
1.1 Introduction	2
1.2 Project Summary	3
1.3 Fast facts	4
<b>2. AREA OVERVIEW</b>	
2.1 Location Map	9
2.2 Overview	10
2.3 Demographics	11
<b>3. SUBURB PROFILE</b>	
3.1 Suburb History	12
3.2 Suburb Overview	13
3.3 Rental Market	14
3.4 Amenity	15
3.5 Infrastructure Information	16
3.6 Why Invest in Nundah – key facts	17
<b>4. PROJECT INFORMATION</b>	
4.1 Project Perspective	18
4.2 Interior Perspectives	19
4.3 Roof Terrace Perspective	21
4.4 Floor plans	22
4.5 Proposed Schedule of finishes	28
<b>5. THE DEVELOPER</b>	29
<b>6. DEPRECIATION SCHEDULE</b>	31
<b>7. PROPOSED BUDGET</b>	32
<b>8. BODY CORPORATE</b>	33
<b>9. SECURING A PROPERTY</b>	34

**Entirely refreshing,  
graciously proportioned  
and consummately affordable**



## 1. INVESTOR INFORMATION 1.1 INTRODUCTION

### **18 apartments - entirely refreshing, graciously proportioned and consummately affordable.**

Located just 8km north-east of the Brisbane CBD, 18 Apartments express the essence of convenient inner-urban living, with chic design, spacious floorplans and excellent connectivity to work, leisure and lifestyle opportunities.

The urban renewal taking place in Nundah has drawn numerous savvy young professionals, who appreciate the area's restaurants, retailers, services, cultural events and public transport.

More than 50 per cent of Nundah dwellings are leased, making the area a sound and strategic choice for investment.

18 Apartments has been impeccably designed to reflect the market preferences, with clean lines, abundant greenery, rooftop social space and an extremely high standard of finishes and fixtures, ensuring excellent quality at a highly attractive price point.





## 1. INVESTOR INFORMATION 1.2 PROJECT SUMMARY

**Just 18 apartments - over five levels  
ensuring tranquillity and security,  
space and style.**

Project Name	18 Apartments Nundah
Project Address	18 Bridge Street, Nundah Qld
Project Location	8km to the Brisbane CBD
Project Description	18, two bedroom apartments over five levels
Body Corporate cost per week	\$42 Average
Completion & Settlement	Estimated September 2016

Price Summary	2 BEDROOM, 2 BATHROOM from \$480,000
---------------	--------------------------------------

Rental Estimates	\$455 - \$520 pw
------------------	------------------



## 1. INVESTOR INFORMATION 1.3 FAST FACTS

### Fast Facts - Investment.

The property market in Nundah is entering an upswing.

The development is priced at a point which is below the average prices for similar properties in Nundah and in close proximity to the CBD.

The tight rental market and high demand for apartment product means two bedroom apartments in Nundah attract higher rentals than two bedroom houses.

Nundah is a strong centre for growth, as the improvements to road infrastructure make commuting to Brisbane's three main employment hubs a matter of minutes.

The National Institute of Economic and Industry Research estimates that by 2031,

the Brisbane CBD and Brisbane Trade Coast will generate 290,000 jobs between them.

Nundah is only 6 minutes away from the CBD, making it a drawcard for young professionals.

Brisbane Airport is expected to provide 50,000 jobs by 2029 – Nundah is only 6km from the airport via the Airport Link.

Walking distance to restaurants, retailers, community facilities, public transport, parks, and personal services including fitness centres.

The development's planning reflects the market preference for low-maintenance dwellings which offer high levels of lifestyle amenity.



## 1. INVESTOR INFORMATION 1.3 FAST FACTS

### Fast Facts - The Development.

18 two-bedroom apartments over five levels.

Generous common spaces, including a rooftop barbecue area.

Every apartment features a larger-than-average outdoor patio, which flows freely into the open-plan interiors.

Floor to ceiling glazing allows an abundance of natural light and ventilation giving the living areas and bedrooms a bright, rejuvenating energy.

The two-bedroom, two-bathroom floorplates have been configured to maximise privacy between bedrooms and between all of the individual apartments.

Finishes combine ease of maintenance with sheer class.

Kitchens and living areas feature quality vitrified tiles, ensuring damages from rentals are reduced and kept to a minimum.

Kitchens feature reconstituted stone benchtops, quality joinery and state of the art European appliances including cooktop, stainless steel multifunction oven and dishwasher.

Spacious bedrooms have soft wool blend carpets and built-in robes.

Bedroom windows have privacy screening to enable maximum enjoyment of abundant natural light and ventilation.





## 1. INVESTOR INFORMATION 1.3 FAST FACTS

### Fast Facts - The Development.

Bathrooms include vitrified tile floors, full-height ceramic wall tiles, custom made vanity unit with good storage. The vanity includes a European designed semi-recessed basin with a mirror above. There are bright recessed down lights, and quality Grohe tap ware throughout.

Laundries are equipped with a dryer, and every apartment has built-in linen cupboards.

A private landscaped yard, includes shade trees and a clothes drying area.

Rooftop common area includes ample shade a BBQ, seating, cool synthetic grass and expansive views

Secure car and bicycle parking on the ground floor for both residents and guests, with lift access directly to the residential floors from the car park area.



## 1. INVESTOR INFORMATION 1.3 FAST FACTS

### Fast Facts - Location

Nundah lies within the “Golden Triangle” of Brisbane employment nodes, putting 18 Apartments minutes away from the CBD, Brisbane Airport Precinct and Port of Brisbane and Queensland Trade Coast.

Restaurants and cafes in Nundah Village include Jam 4012; The Coffee Club; Sushi Edo; Earth'n Sea for pizza and pasta; Hello India; Siam Sensations (Thai); El Aguila (Mexican); Prince Oriental; and The Royal Hotel.

Live music is regularly on the menu at the Prince of Wales Hotel.

Parks within walking distance include Boyd Park and Oxenham Park.

A large Woolworths supermarket caters for all of your essentials, and is only a few minutes walk.

Nundah fitness centres include Go Health Clubs Nundah, Boxing Brisbane, Stage 6 Health and Fitness and Curves Gym.

Personal services available in the area right now include hairdressers, Endota Spa, Ella Bache, chemists and florists and there are more to come.

Nundah Library is two blocks from 18 Apartments.

Retail offerings include fashion boutiques, a Telstra shop and Kmart.

Schools within walking distance include Nundah State Primary School, Mary McKillop College, Northgate State School, St Joseph's School, as well as a Goodstart Early Learning Child Care Centre.

The Eton Street Clinic is just around the corner, and the Nundah Medical Centre is only a block and a half away on Sandgate Road.



***It's a swift trip to everywhere***



## 1. INVESTOR INFORMATION 1.3 FAST FACTS

### Fast Facts - Transport      Fast Facts - Real Estate

18 Apartments is just three blocks away from Nundah train station, with a commuter train into the CBD every three minutes. There is also a bus stop at the end of the block on Sandgate Road.

Sandgate Road also connects to the Airport Link, CLEM 7 Tunnel and Innercity Bypass, making the CBD and Brisbane Airport both under 10 minutes away by road.

Brisbane's leading attractions including Eagle Farm Racecourse, Portside Wharf, Royal Queensland Golf Course, the GABBA, Southbank and Goma are all just a short distance away by car, bus or train.

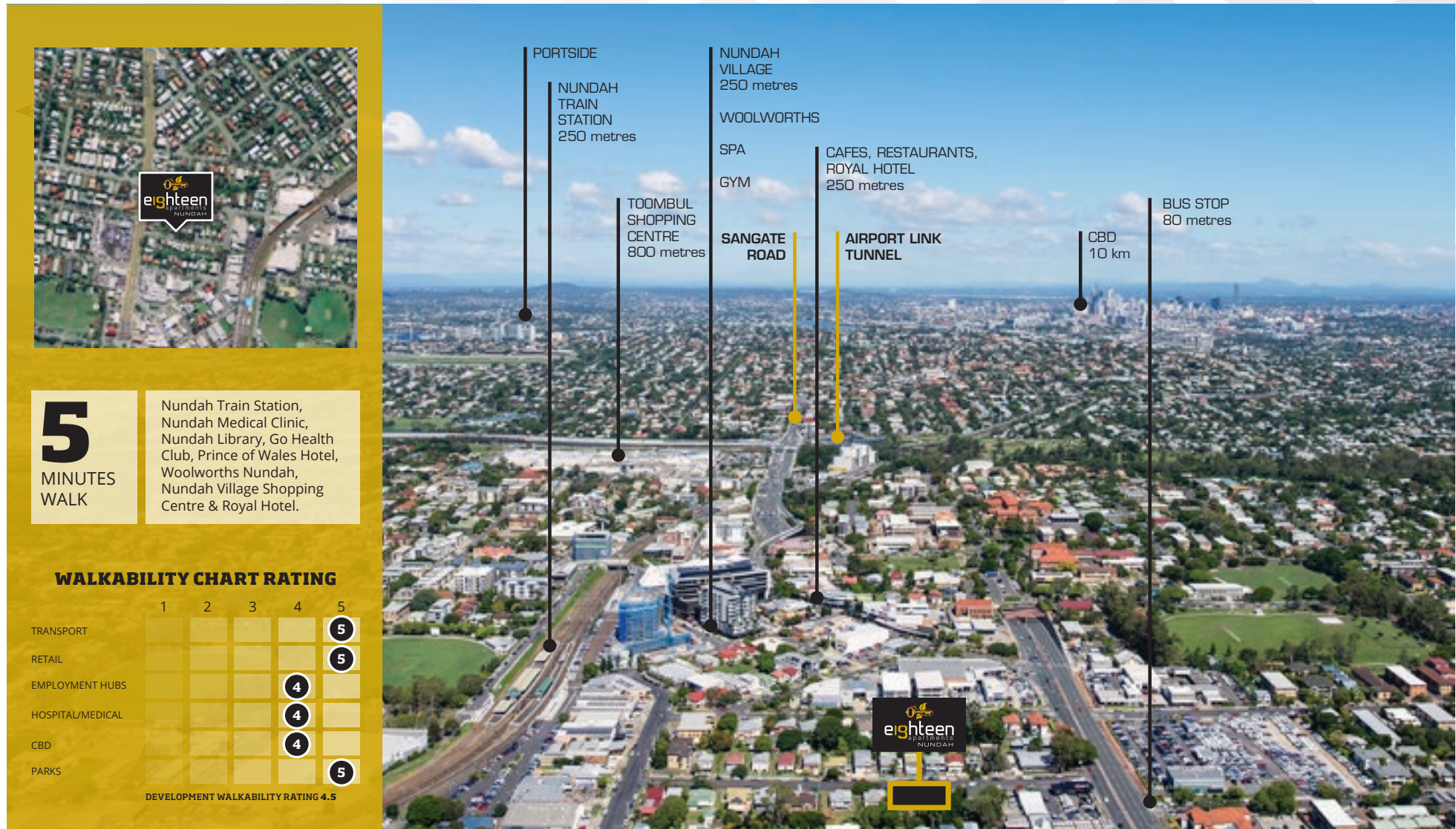
Nundah has a higher than Brisbane average population of Gen Y and Gen X residents, who are drawn to the suburb's convenient proximity to employment combined with high lifestyle amenity. The younger residents drive strong rental demand which is focused on medium density apartment developments. The popularity of apartments lies in the combination of security, low-maintenance and transport-oriented planning.

The two-bedroom two-bathroom product is the most popular configuration, both for owner occupiers who can then rent a room plus bathroom to assist with meeting mortgage obligations, and for tenants, who choose to flat share for both personal and financial reasons.





## 2. AREA OVERVIEW 2.1 LOCATION MAP





## 2. AREA OVERVIEW 2.2 OVERVIEW

### An overview.

Since Brisbane City Council instigated an urban renewal program in Nundah and diverted traffic away from the Sandgate Road shopping precinct by building a tunnel under Bage Street, a village-like atmosphere has emerged.

New art installations, cafes and commercial enterprises have opened, activating area culturally and socially. A new local shopping centre with a major supermarket and speciality retailers has further enhanced the economic life of the area, and encouraged a higher degree of local engagement.

High density and medium density projects, like 18 Apartments, are the fastest growing dwelling type in the

area. At the same time, preservation of some of the fine examples of early Queensland architecture has given the urban fabric an aesthetic which enhances the sense of village life and adds a historical dimension.

The completion of the CLEM 7 Tunnel, Airport Link and Inner City Bypass, all accessed via Sandgate Road, has given Nundah rapid connectivity to major employment nodes, and easy access to the Gold and Sunshine Coasts. The high level of infrastructure and the convenient inner north location make it a growth area and a sought-after address for professionals and white collar workers.



## 2. AREA OVERVIEW 2.3 DEMOGRAPHICS

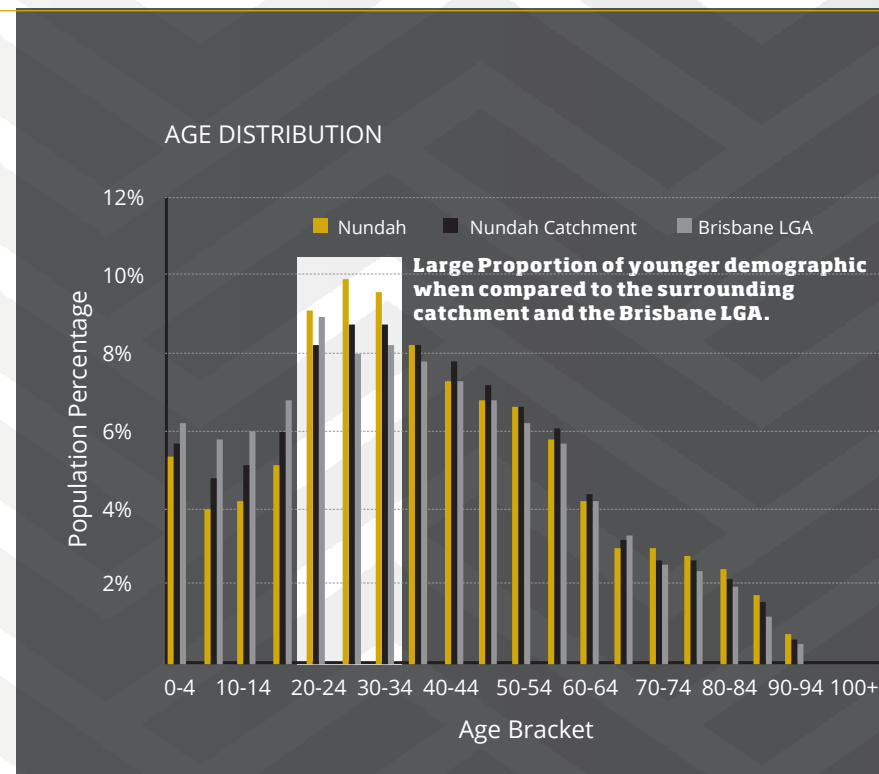
### Demographics.

Research by Urbis shows the suburb of Nundah has a larger proportion of residents 20 to 34 years of age (28.9 per cent) when compared to the surrounding Catchment and the Brisbane LGA.

This age group is highly focused on combining lifestyle amenity with convenient access to employment, hence the preference for the apartment product. Australian Bureau of Statistics data showed that in 2006, Nundah had 64 per cent of dwellings either high

density of medium density apartment dwellings, compared to 28 per cent across the Brisbane LGA. This number of apartments has continued to increase.

Reflecting this transition of dwelling type has been a decline in the number of families with children in the area, with the 2006 Census data showing that 45.1 per cent of dwellings were lone person households, and just over 30 per cent two person households.





### 3. SUBURB PROFILE 3.1 SUBURB HISTORY

## Nundah, Queensland.

The first European settlement in Nundah was a German Lutheran Mission established in 1839. The original name of “Zion” was changed to Nundah, a word from the language of the area’s traditional Indigenous Custodians, the Turubul people, in the 1800s.

It remained an agricultural area until the 1880s, when the construction of a railway between Brisbane and Sandgate generated a residential construction boom on Brisbane’s northside.

Nundah became known as an area where working families could obtain an affordable home on a reasonably sized lot, with Sandgate Road becoming a key commuter route, lined with shops. In the 1970s, the construction of what is now Toombul Shopping Centre impacted the Nundah commercial picture, and a decline began.



### 3. SUBURB PROFILE 3.2 SUBURB OVERVIEW

## Welcome to Nundah.

With Nundah's transition from semi-industrial area to urban village in the mid-2000s, a corresponding uplift in dwelling density occurred. At the same time, the population also increased, with an estimated 3,000 new residents moving into the suburb between 2006 and 2011.

The Toombul Nundah Neighbourhood Plan developed by Brisbane City Council's Urban Renewal Team has been a key stimulator of activity in the area. There has been an increased focus on linking the village to active public transport, something property experts including Terry Ryder of

Hotspotting.com have identified as a key stimulus to residential market growth and increasing capital values. The transport connectivity also suits the primary demographics from which reliable tenants are drawn, as young urban professionals respond to the convenience of being easily within reach of workplaces.

Urbis data shows that at the end of the December quarter 2011, the median sale price for apartments across the Brisbane LGA was \$395,000. The ongoing tightness of supply, increased demand for low-maintenance apartment dwellings, low interest rates

and favourable taxation settings will continue to maintain the health of the apartment market.

Recent sales in the Nundah area showing a clear trend of decreasing prices for detached dwellings, and increasing apartment prices, with the average apartment sale price approximately \$382,800. This ranks as 286th in average price out of 1268 Queensland suburbs.

Turnover of properties in the area has been calculated as 4.59 per cent, showing the long-term stability of the investment property sector in the area.



***2 bedroom apartments are overwhelmingly the most popular choice for buyers***



### 3. SUBURB PROFILE 3.3 RENTAL MARKET

## Nundah - it's all upsides and upswings.

Urbis research shows the suburb currently has more than 50 per cent of properties leased, well above Brisbane average. This reflects the relatively young demographic of the suburb, which is weighted heavily towards Generation Y (age 24-34).

This age group comprises those who are focused on renting as they consolidate their careers and prioritise lifestyle experiences, and those who are in a position to enter the property market through becoming owner-occupiers, often renting out one bedroom to assist with the mortgage.

The two bedroom two bathroom configuration of 18 Apartments is particularly suited to this option, as the level of individual privacy remains high for both owner and flatmate.

Currently, vacancy rates for apartments in Nundah are very low at just over 2 per cent, due to the undersupply of apartment product. This has also resulted in apartment rents which are higher than the Brisbane average, with the average rent for a two bedroom apartment over \$450 a week.

A survey of apartments listed for rent on July 7, 2014 showed only 22 properties, comprising 19 two-bedroom, 1 three-bedroom and 2 one-bedroom properties, with rents ranging from \$360 per week to \$560 per week.

Given the continued influx of new residents, an estimated 300 per year, continued demand for rentals can be expected to increase.

The preference in this market for low-maintenance living has also seen apartments rent at a substantially higher price than homes of a comparable number of bedrooms.

Rental yields have been averaging 5.28 per cent over the last decade

With the increasing population of the area, and the economic drivers around it, the prospects for capital growth are bright, with certain ongoing growth in demand for apartments in this amenity-rich, highly connected location.



### 3. SUBURB PROFILE 3.4 AMENITY

#### **Nundah's amenities.**

Located in the heart of Nundah, 18 Apartments reaps the benefits of the urban renewal of this highly connected suburb, with excellent public transport, superb schools, retailers, cafes, restaurants and parks all within walking distance.

The urban renewal of the suburb has created a hub for artisan and boutique enterprises, and a diverse range of cultures are represented in the restaurants and cafes. A key element of the renewal plan was enhancing the green space of the suburb and the promotion of cycle and walking tracks, including nature trails along Kedron Brook.

The new Nundah shopping centre with major supermarket adds an extra element of convenience, together with the Council Library, medical centres and personal

services, all of which ensure minimal travel time for Nundah locals in terms of meeting all of life's basic daily needs.

The presence of reliable and frequent public transport ensures the choice to minimise car use does not involve a trade-off with flexibility in terms of timetabling trips for work or social purposes. At the same time, the closeness to the International and Local airport, and the upgraded road access to the Gold Coast and Sunshine Coast routes make Nundah superbly connected.

Whether it's fun, a workout or serious retail therapy someone is after, at 18 Apartments it is all within easy reach!





### 3. SUBURB PROFILE 3.5 INFRASTRUCTURE INFORMATION

## The CLEM 7 connects Nundah to the heart of the Brisbane CBD.

**Rail** – the Nundah train station is on both the Shorncliffe and the Caboolture Lines, with a direct route to the CBD. During peak times, trains arrive and depart every three minutes, and the trip to the CBD takes 15 minutes or less.

**Bus** – The Council bus service has three stops in Nundah, for four routes including the Redcliffe Route. During peak hour, buses run up every 7-10 minutes and are able to reach the CBD in under 20 minutes.

### CLEM 7 Tunnel

The 6.8km tolled CLEM7 motorway links major Brisbane roads, including the Pacific Motorway, Ipswich Road, Lutwyche Road, Inner City Bypass, Legacy Way, AirportlinkM7 and Shafston Avenue at Kangaroo Point. It is the first part of an upgraded M7 Motorway which will link the Northern, Southern and Western suburbs. The Toombul Interchange accessed via Sandgate Road is Nundah's gateway to the CLEM7, and also to the Airport Link to Brisbane airport.



### 3. SUBURB PROFILE 3.6 WHY INVEST IN NUNDAH - KEY FACTS

## The rewards of urban renewal on your doorstep.

With the market in Nundah entering an upswing, these apartments are a rare opportunity to secure property at an affordable price now, and watch the capital gain grow.

#### Location

Nundah is an area with strong residential growth being driven by its convenient proximity to Brisbane's three major employment nodes.

#### Nundah

Urban renewal, relative affordability, a high level of amenity and strong connectivity have given Nundah a growing population and robust rental market.

#### Demand

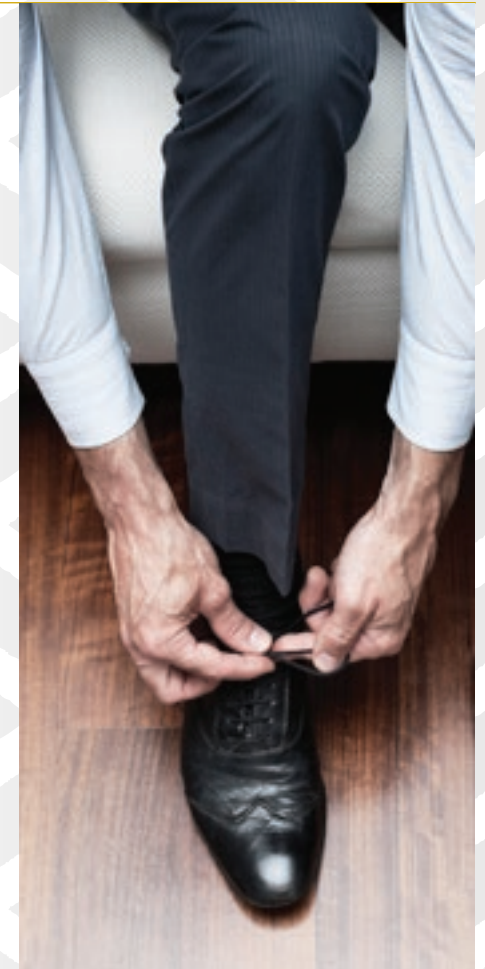
The strongest demographic in this area, young upwardly mobile professionals and white collar workers, is also the population sector which favours apartments over detached dwellings. There is a shortage of suitable properties, with the two bedroom configuration and a high standard of shared amenities a clear market preference.

#### Vacancy rates

Vacancy rates in Nundah are just over 2.6%, with annual population growth of around 300 residents per annum over the past few years ensuring demand remains strong and constant.

#### Rents

Rents in Nundah are higher for apartments than houses. A survey of apartments listed for rent on 18.04.16 showed only 106 properties comprising 77 two-bedroom, 13 three-bedroom, and 16 one-bedroom properties with rents ranging from \$210 to \$570 per week, with annual rental yields of 4.8%.





#### 4. PROJECT INFORMATION 4.1 PROJECT PERSPECTIVE





#### 4. PROJECT INFORMATION 4.2 INTERIOR PERSPECTIVE





#### 4. PROJECT INFORMATION 4.2 INTERIOR PERSPECTIVE





#### 4. PROJECT INFORMATION 4.3 ROOF TERRACE PERSPECTIVE







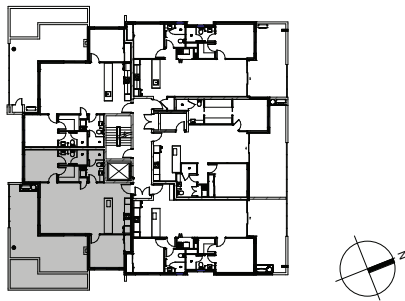
Aspect  
Level

South West  
Podium

Bedrooms 2  
Bathrooms 2

Internal Area 84sqm  
External Area 59sqm  
Total Area 143sqm

UNITS 101 (mirrored), 102



18 Bridge Street, Nundah Qld 4012

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are for professional presentation purposes, are indicative only and not necessarily to scale. Subject to any statutory limitation, Bellevue Queensland P/L employees or agents will not be responsible or liable in any way to any party whatsoever that relies upon anything contained in this document for any reason whatsoever. All information and material is subject to change without notice.



Aspect Level South West Typical

Bedrooms	2
Bathrooms	2

Internal Area	84sqm
External Area	31sqm
Total Area	115sqm

UNITS 201 (mirrored), 202, 301 (mirrored), 302



18 Bridge Street, Nundah Qld 4012

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are for professional presentation purposes, are indicative only and not necessarily to scale. Subject to any statutory limitation, Bellevue Queensland P/L employees or agents will not be responsible or liable in any way to any party whatsoever that relies upon anything contained in this document for any reason whatsoever. All information and material is subject to change without notice.





Aspect  
Level

North West  
Typical

Bedrooms 2  
Bathrooms 2

Internal Area 90sqm  
External Area 26sqm  
Total Area 116sqm

UNITS 203, 205 (mirrored),  
303, 305 (mirrored), 401,  
403 (mirrored)



Key Plan

18 Bridge Street, Nundah Qld 4012

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are for professional presentation purposes, are indicative only and not necessarily to scale. Subject to any statutory limitation, Bellevue Queensland P/L employees or agents will not be responsible or liable in any way to any party whatsoever that relies upon anything contained in this document for any reason whatsoever. All information and material is subject to change without notice.



Aspect Level South West Podium

Bedrooms 2  
Bathrooms 2

Internal Area 94sqm  
External Area 50sqm  
Total Area 144sqm

UNITS 403, 401 (mirrored)



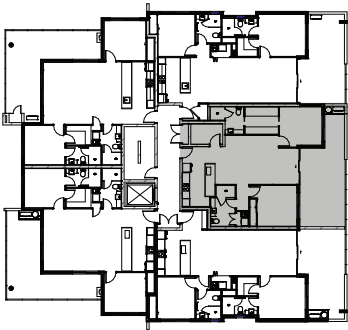
18 Bridge Street, Nundah Qld 4012

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are for professional presentation purposes, are indicative only and not necessarily to scale. Subject to any statutory limitation, Bellevue Queensland P/L employees or agents will not be responsible or liable in any way to any party whatsoever that relies upon anything contained in this document for any reason whatsoever. All information and material is subject to change without notice.





Aspect Level	North Typical
Bedrooms	2
Bathrooms	2
Internal Area	91sqm
External Area	32sqm
Total Area	123sqm



Key Plan

18 Bridge Street, Nundah Qld 4012

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are for professional presentation purposes, are indicative only and not necessarily to scale. Subject to any statutory limitation, Bellevue Queensland P/L employees or agents will not be responsible or liable in any way to any party whatsoever that relies upon anything contained in this document for any reason whatsoever. All information and material is subject to change without notice.



UNITS 401, 402, 403  
Communal area



18 Bridge Street, Nundah Qld 4012

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are for professional presentation purposes, are indicative only and not necessarily to scale. Subject to any statutory limitation, Bellevue Queensland P/L employees or agents will not be responsible or liable in any way to any party whatsoever that relies upon anything contained in this document for any reason whatsoever. All information and material is subject to change without notice.



## 4. PROJECT INFORMATION 4.5 SCHEDULE OF FINISHES

### Immaculate style and impeccable finishes.

#### ENTRY / LOUNGE / LIVING / DINING

Floors:	Selected vitrified polished tiles & wool blend carpet with underlay
Walls:	Washable low sheen acrylic paint on set plasterboard
Ceilings:	Flat acrylic paint on set plasterboard and selected cornice
Trims:	High gloss acrylic paint on timber
Living Area:	Split system air conditioning, TV aerial, Pay TV and phone points

#### KITCHEN

Floors:	Selected vitrified polished tiles
Walls:	Washable low sheen acrylic paint on set plasterboard
Ceilings:	Flat acrylic paint on set plasterboard
Bench Tops:	Selected reconstituted Stone
Splash Back:	Ceramic Gloss tiles
Cupboards:	White laminate & selected feature laminate
Kick board:	Selected grade laminate

#### KITCHEN FITTINGS

Sink:	Large stainless steel bowl under mount sink
Mixer:	Grohe Single lever gooseneck spout
Cook Top:	European quality 600mm Ceran cook top

Oven:	European S/S Multifunction Oven retractable control knobs
Range Hood:	European slide out range hood with built in lights
Dishwasher:	European semi integrated dishwasher

#### BEDROOMS AND ROBES

Floors:	Quality wool blend carpet with underlay
Walls:	Washable low sheen acrylic paint
Ceilings:	Flat acrylic paint on set plasterboard and selected cornice
Built in Robe:	Mirrored doors, hanging rail and shelf
WIR:	Hanging rail and shelf
Bedroom 1:	Split system Air Conditioning
Bedroom 2:	Ceiling Fan

#### BATHROOM AND ENSUITE

Floors:	Selected vitrified tiles
Walls:	Ceramic tiles
Ceilings:	Flat acrylic paint on set plasterboard and selected cornice
Lighting:	Recessed down lights
Vanity:	Selected feature laminate
Mirror:	Mirrored over vanity
Toilet:	Vitreous china BTW suite
Basin:	Semi-recessed vitreous china
Tap-ware:	Grohe quality to last

#### LAUNDRY

Floors:	Selected vitrified tiles
Skirting:	Selected vitrified tiles
Laundry Tub:	Stainless Steel tub in metal cabinet
Tap-ware:	Grohe tap-ware
Dryer:	Fisher Paykel 4kg or equivalent

#### BALCONY

Floor:	Anti-slip vitrified tiles
Attachments:	Waterproof GPO
Balustrades:	A mixture, powder coated steel with set glass and solid masonry

#### GENERAL EXTERNAL & INTERNAL CONSTRUCTION

Floor:	Reinforced concrete slab with acoustic rating
External Walls:	Concrete and/or masonry with rendered finish externally
Internal Common Walls:	Fire and sound rated to Australian Standards Specification
External Doors & Windows:	Powder coated aluminium frames with glazing
Internal Doors:	Hollow core flush panel with high gloss paint finish
Apartment Entry Doors:	Fire rated solid timber door with high gloss paint finish and number signage

Linen:	Joinery door with melamine shelves
Door Hardware:	Selected quality stainless steel/chrome lever handles or equivalent
Hot Water Service:	Individual 165 lts storage system
Garbage Removal:	Centralised refuse store

#### FOYER, LIFT & CORRIDORS

Foyer floor:	Vitrified polished tiles
Lift floor:	Vitrified polished tiles
Lift walls:	Mixture, mirror and stainless steel finish
Corridors:	Selected commercial carpet
Entry door:	Powder coated aluminium frame with glazing

#### ROOF TERRACE

BBQ area:	Large stainless steel BBQ
Lighting:	Recessed ceiling lights
Attachments:	Waterproof GPO
Floor:	Mixture, anti-slip vitrified tiles and cool synthetic grass
Balustrade:	Masonry with rendered finish

## 5. THE DEVELOPER

### Bellevue Queensland

Bellevue Queensland seeks to develop desirable residential apartments of a boutique size. We believe by keeping things small we can keep our finger on the pulse to deliver a refined product.

We like to work closely with our design and construction team. Together we deliver a quality build with design efficiencies, which matter a great deal to peoples every day lives. Emphasis is placed on quality inclusions that are proven to last.

Modern life is so fast, with our expertise and knowledge, we enjoy creating spaces to compliment peoples' lives. All inclusions and fittings are sourced locally and backed by manufacturers' warranty

and service support. We provide buyers with independently prepared depreciation schedules to maximise investor benefits.

Our ethos, expertise and experience underscore a capability to deliver refined quality projects which meet the expectation of both buyers seeking quality and clients who require commitment to project delivery on time and budget.



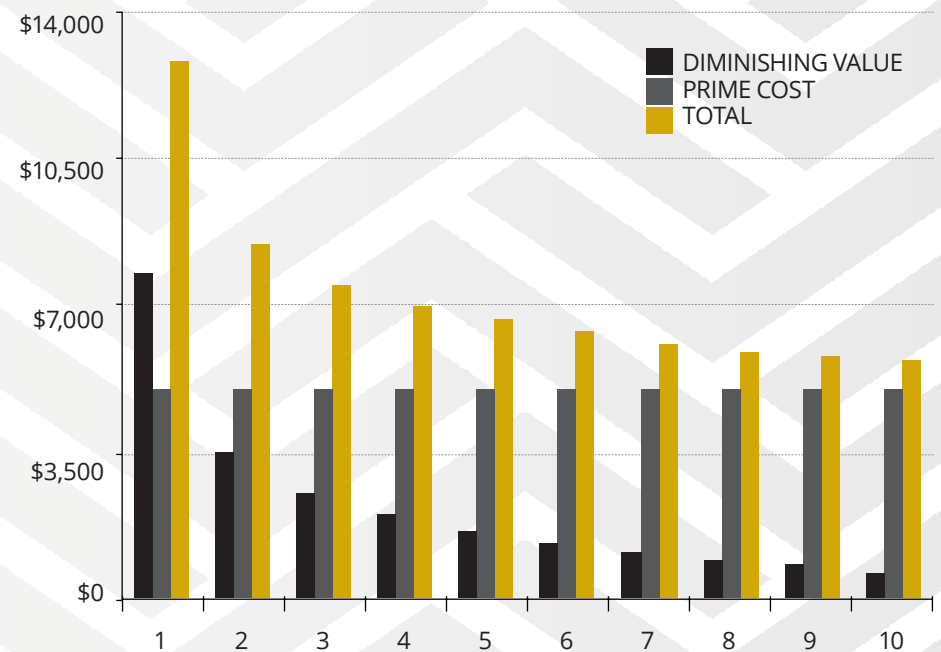


## 6. DEPRECIATION SCHEDULE

### Indicative Depreciation Report.

This indicative report shows an estimate of the claimable allowances that are available to investor owners over an initial 10 year period. The report shows both the Division 40 and 43 allowances assuming a full 365 days of ownership in the first financial year.

YEARS	DIMINISHING VALUE	PRIME COST	TOTAL
Year 1	\$7800	\$5000	\$12800
Year 2	\$3500	\$5000	\$8500
Year 3	\$2500	\$5000	\$7500
Year 4	\$2000	\$5000	\$7000
Year 5	\$1650	\$5000	\$6650
Year 6	\$1350	\$5000	\$6350
Year 7	\$1100	\$5000	\$6100
Year 8	\$900	\$5000	\$5900
Year 9	\$800	\$5000	\$5800
Year 10	\$650	\$5000	\$5650



Note Data from this report cannot be used for taxation purposes and should only be used as a guide. A more detailed report tailored to specific dates of purchase is required by the Tax Commissioner. Please contact Bellevue Queensland P/L who are able to provide a fully complying depreciation report for tax purposes. Bellevue Queensland P/L does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.

## PROPOSED BODY CORPORATE BUDGET

For the first financial period commencing on the date of registration of the scheme.

ADMINISTRATION FUND BUDGET (Inclusive of GST)	AMOUNT
Set Up Fees	\$550.00
Tax Return	\$330.00
Banking Fees & Charges	\$150.00
Body Corporate Management Fees	\$3340.00
Body Corporate Management Disbursements	\$550.00
Printing, Postage and Stationery	\$1290.00
Administration Fees and Charges	\$2960.00
Workers Compensation	\$401.56
Sundry Expenses	\$1250.00
Electricity	\$3500.00
Software Licensing	\$330.00
Insurance- PL & DO	\$1100.00
Minor ing Maintenance	\$2820.00
Work-Place Health & Safety Report	\$440.00
Lift—Maintenance (Year 1 under warranty, Year 2 \$5,500.00)	\$0.00
Lift—Telephone	\$1200.00
Pest Control	\$880.00
Gardening	\$2600.00
Cleaning	\$2200.00
<b>Total PROPOSED ADMINISTRATION FUND (incl GST)</b>	<b>\$25391.56</b>

INSURANCE (excludes flood cover)	AMOUNT
<b>SUB TOTAL</b>	<b>\$2940.85</b>
<b>GST</b>	<b>\$294.15</b>
<b>Total INSURANCE EXPENSE BUDGET (incl GST)</b>	<b>\$3235.64</b>

SINKING FUND	AMOUNT
<b>SUB TOTAL</b>	<b>\$5000.00</b>
<b>GST</b>	<b>\$500.00</b>
<b>Total SINKING FUND BUDGET (incl GST)</b>	<b>\$5500.00</b>

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are indicative only and not necessarily to scale. All information and material is subject to change without notice.



## BODY CORPORATE

Lot	Contribution Entitlement	Interest Entitlement	Body Corporate Manager	Admin Contribution	Sinking Contribution	Total Annual CSLE	Insurance Contribution	Annual Contribution	Weekly Contribution
101	596	573	\$236.02	\$1,543.14	\$590.04	\$2,318.60	\$185.42	\$2,318.60	\$44.59
102	596	573	\$236.02	\$1,543.14	\$590.04	\$2,318.60	\$185.42	\$2,318.60	\$44.59
103	548	540	\$217.01	\$1,418.86	\$542.52	\$2,136.12	\$174.74	\$2,136.12	\$41.08
104	549	540	\$217.40	\$1,421.45	\$543.51	\$2,139.70	\$174.74	\$2,139.70	\$41.15
105	548	540	\$217.01	\$1,418.86	\$542.52	\$2,136.12	\$174.74	\$2,136.12	\$41.08
201	546	534	\$216.22	\$1,413.86	\$540.54	\$2,127.02	\$172.80	\$2,127.02	\$40.90
202	546	540	\$216.22	\$1,413.86	\$540.54	\$2,128.96	\$174.74	\$2,128.96	\$40.94
203	548	551	\$217.01	\$1,418.86	\$542.52	\$2,139.68	\$178.30	\$2,139.68	\$41.15
204	545	548	\$215.82	\$1,411.09	\$539.55	\$2,127.97	\$177.33	\$2,127.97	\$40.92
205	548	551	\$217.01	\$1,418.86	\$542.52	\$2,139.68	\$178.30	\$2,139.68	\$41.15
301	546	546	\$216.22	\$1,413.86	\$540.54	\$2,130.90	\$176.68	\$2,130.90	\$40.98
302	546	551	\$216.22	\$1,413.86	\$540.54	\$2,132.52	\$178.30	\$2,132.52	\$41.01
303	548	557	\$217.01	\$1,418.86	\$542.52	\$2,141.62	\$180.24	\$2,141.62	\$41.19
304	545	551	\$215.82	\$1,411.09	\$539.55	\$2,128.94	\$178.30	\$2,128.94	\$40.94
305	548	557	\$217.01	\$1,418.86	\$542.52	\$2,141.62	\$180.24	\$2,141.62	\$41.19
401	576	584	\$228.10	\$1,491.35	\$570.24	\$2,250.57	\$188.98	\$2,250.57	\$43.28
402	545	579	\$215.82	\$1,411.09	\$539.55	\$2,138.00	\$187.36	\$2,138.00	\$41.12
403	576	584	\$228.10	\$1,491.35	\$570.24	\$2,250.57	\$188.98	\$2,250.57	\$43.28
TOTALS	10,000	9,999	\$3,960.00	\$25,891.56	\$9,900.00	\$39,027.20	\$3235.64	\$ 39,027.20	

INCLUDING GST

While every care has been taken in the preparation of this document, the particulars and information in it are not to be construed as containing any representations upon which an interested party is entitled to rely. Refer to survey information for entitlements and areas—subject to final survey. All illustrations, drawings and photographs are indicative only and not necessarily to scale. All information and material is subject to change without notice.



  
**eighteen**  
apartments  
NUNDAH

