



**NUD GEE**  
P L A C E

Investment Information





# PREMIUM HOUSE & LAND in a boutique, infill estate

## PERFECTLY CONNECTED

- 13km North-East of Brisbane's CBD.
- 500m to Nudgee Train Station.
- 10 minutes to Brisbane's international & domestic airports.
- 5 minutes to major arterials to both the North & South coasts.
- 4 minutes to the Australian Catholic University.
- 3 minutes to Banyo Retail Centre.
- 10 minutes to Nundah Village.
- 13 minutes to Westfield Chermside.
- 8 minutes to St Joseph's Nudgee College.
- 5 minutes to Earnshaw State College.

## PREMIUM INCLUSIONS

- Full 'turn-key' / 'rent ready'.
- Modern façades.
- Exposed aggregate concrete to driveway, porch & paths.
- Tiles to alfresco.
- Stone benchtops throughout.
- Quality stainless steel appliances.
- Gas cooktops.
- Soft-close drawers to kitchen.
- 2550mm ceiling height.
- Air-conditioning to main living area & master bedroom.
- Security screens.
- Blockout roller blinds.
- Mirrored sliding doors to bedroom robes.
- Fully landscaped, including turf, feature gardens, 1.8m high timber fencing, letterbox & clothesline.







PORT OF BRISBANE  
BRISBANE AIRPORT

NUDGEE GOLF CLUB

GATEWAY MOTORWAY

AUSTRALIAN CATHOLIC  
UNIVERSITY

EARNSHAW STATE COLLEGE

NUDGEE TRAIN STATION

BRISBANE CBD

BANYO TRAIN STATION

BANYO RETAIL CENTRE

Stage 1  
SOLD OUT

Stage 1  
SOLD OUT

Stage 2  
NOW SELLING

Open Space

\*Site outline is indicative only



URBIS

# MARKET OUTLOOK NUDGE

Nudgee offers local access to employment, retail, education and lifestyle amenities, paired with strong transport connectivity.



Top: Nudgee Train Station; Bottom left: Australian Catholic University; Bottom right: Nudgee Waterhole Reserve

02 Connectivity  
 03 Infrastructure, Employment & Demographics  
 04 Residential & Rental Analysis  
 Prepared exclusively for  
**Weyers Estates Pty Ltd**  
 March 2017

## CONNECTIVITY

Nudgee is well-placed to capitalise on surrounding infrastructure investment that has recently completed or under construction, driving the demand for residential development within the area.

Nudgee features high transport connectivity through train networks and major arterial roads. These provide links to employment opportunities within the Brisbane CBD, northern city fringe and Australia TradeCoast (ATC) which includes the Port of Brisbane and Brisbane Airport. Nudgee is located within close proximity to major lifestyle and retail hubs, including Banyo Retail Centre, Brisbane Skygate DFO and Chermshire Shopping Centre as well as a number of local shopping centres and cafés.

### ENTERTAINMENT, SHOPPING & DINING

- 01 Banyo Retail Centre
- 02 Nundah Village
- 03 Toombul Shopping Centre
- 04 Brisbane Skygate DFO
- 05 Chermshire Shopping Centre
- 06 Boondall Entertainment Centre
- 07 Racecourse Road Precinct

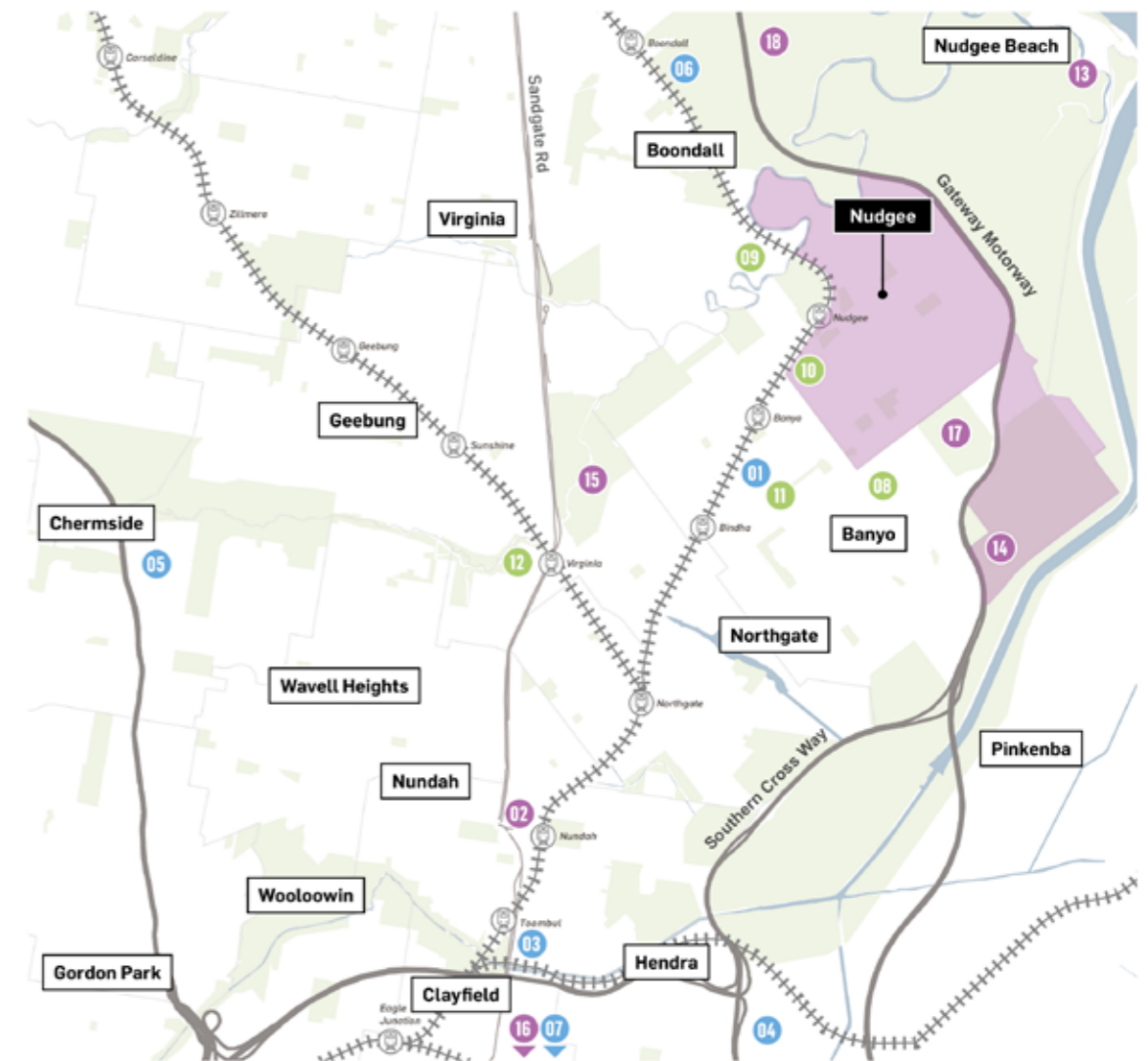
### RECREATION & GREEN SPACE

- 13 Nudgee Beach
- 14 Nudgee Golf Club
- 15 Virginia Golf Club
- 16 Eagle Farm Racecourse
- 17 Nudgee Waterhole Reserve
- 18 Boondall Wetlands Reserve

Train station

### EDUCATION

- 08 Australian Catholic University
- 09 St Joseph's Nudgee College
- 10 St Pius Primary School
- 11 Earnshaw State College
- 12 Virginia State School





## INFRASTRUCTURE



**BANYO RETAIL CENTRE**  
\$12M (COMPLETED)  
The new Banyo Retail Centre has recently completed and includes a major supermarket (Woolworths) as well as 15 specialty stores including cafes, restaurants and retail.



**GATEWAY NORTH UPGRADE** \$1.2B (UNDER CONSTRUCTION)  
The upgrade involves widening 11.3km of the Gateway Motorway from four to six lanes between Nudgee and Bracken Ridge, upgrading the Nudgee Interchange and widening the Deagon Deviation to two lanes in each direction. The project also includes the construction of off-road cycle/pedestrian facilities.



**TRANSAPEX PROJECT**  
\$10B (COMPLETED)  
The TransApex project is a system of roads, primarily tunnels, designed to form an inner city ring road system for Brisbane and includes the Airportlink M7, Clem7 Tunnel and the Inner City Bypass. This tunnel network ensures reduced travel times to major employment nodes such as the Brisbane CBD and the ATC, as well as convenient access to the Bruce Highway and arterial road network.



**AUSTRALIA TRADECOAST**  
\$6B (UNDER CONSTRUCTION)  
The ATC, incorporating the Port of Brisbane, Brisbane Airport and surrounding industrial areas is the largest and fastest-growing industrial and commercial precinct in Australia. In the past five years, ATC and its partners have invested more than \$1 billion in infrastructure development and are committed to investing a further \$5 billion over the next ten years.



**BRISBANE AIRPORT & PARALLEL RUNWAY** \$1.3B (UNDER CONSTRUCTION)  
Brisbane Airport Corporation has commenced construction of a new parallel runway, to be completed by 2020. The runway will deliver a regional economic benefit of around \$5 billion per year by 2035, and will enable air traffic capacity similar to Hong Kong and Singapore airports.



**BRISBANE SKYGATE DFO**  
(COMPLETED)  
Located less than 10mins from Nudgee, Brisbane Skygate Direct Factory Outlet (DFO) is home to more than 140 retail outlet stores.



**KINGSFORD SMITH DRIVE UPGRADE** \$650M (UNDER CONSTRUCTION)  
Construction has commenced on the Kingsford Smith Drive Upgrade with the aim of increasing capacity from four to six lanes and reducing commute time to the Brisbane CBD by up to 30 per cent.

**QUEENS WHARF** \$3B (COMMENCING 2017)  
Queen's Wharf is set to be a world-class integrated resort development. The precinct will include a mix of six-star hotels, retail, dining, entertainment, theatre and convention facilities together with a major casino.

**HOWARD SMITH WHARVES** \$100M (PLANNED)  
Howard Smith Wharves is set to be redeveloped as a vibrant waterside destination incorporating commercial elements, a boutique five-star hotel, exhibition space, restaurants, retail, community facilities with the potential for a new ferry terminal.

## EMPLOYMENT

**Local jobs are set to rise with approximately 6,746 new jobs expected within the Nudgee Catchment by 2036. Looking at a per annum basis, the area is recording a higher growth (1.4% p.a.) in comparison to surrounding suburbs (1.1% p.a.).**

Furthermore, improved transport connectivity directly links Nudgee residents to the nearby ATC, a trade hub set to receive a further \$5 billion in investment over the 10-years to 2026. This continued investment is expected to deliver a forecast 50,000 new jobs to the region. This high connectivity also provides a short commute to Queensland's largest employment node – the Brisbane CBD. This is expected to be bolstered by major infrastructure projects such as Queens Wharf and Howard Smith Wharves.

### FORECAST EMPLOYMENT

	2016	2036	Job Growth
<b>Nudgee Catchment</b>	20,859	27,605	1.4% per annum
<b>Nundah/Wavell Heights/Chermside/Geebung</b>	29,881	37,442	1.1% per annum
<b>Brisbane CBD</b>	148,399	209,242	1.7% per annum
<b>Australia Trade Coast</b>	60,000	110,000*	4.1% per annum
<b>Northern fringe<sup>A</sup></b>	64,000	86,669	1.5% per annum
<b>TOTAL NEW JOBS</b>		<b>360,958</b>	<b>1.6% per annum</b>

<sup>A</sup>ATC figure for 2026. <sup>\*</sup>Northern Fringe includes Fortitude Valley, Newstead, Bowen Hills and Spring Hill. Nudgee Catchment includes: Nudgee, Banyo, Virginia and Northgate. Prepared by Urbis. Source: Urbis

## DEMOGRAPHICS

### WHO LIVES IN NUDGEE?

Population growth per annum 2010-2015	<b>2.0%</b>
Family households	<b>69%</b>
Couple family no kids	<b>37%</b>
White collar workers	<b>68%</b>
Households earning \$3,000+ per week	<b>14%</b>
Owner occupier households	<b>68%</b>

<sup>\*</sup>Nudgee Catchment includes: Nudgee, Banyo, Virginia and Northgate  
Prepared by Urbis. Source: ABS Census 2011

## RESIDENTIAL ANALYSIS

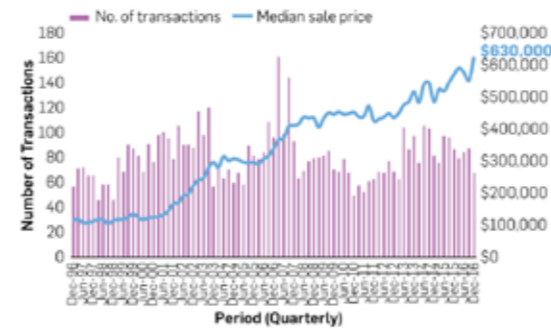
**The Nudgee Catchment (comprising the suburbs of Nudgee, Banyo, Virginia and Northgate) has demonstrated consistent long-term house price growth.**

During the past ten years to December 2016, the median house price has recorded a 6.3 per cent price increase per annum, and a solid 9.6 per cent in the previous twelve months. This indicates an increasing demand for houses within the catchment and has resulted in a median house price of \$630,000 based on 68 sales.

Nudgee is well positioned to accommodate a significant increase in housing development. The Nudgee Catchment has registered a considerable shortfall in the supply of new dwellings required to accommodate the future population forecasts, with new dwelling approvals consistently recording under that of the number of new dwellings required. Despite recent subdivisions, there remains a cumulative undersupply of housing for the population growth.

### 20-YEAR HOUSE SALES CYCLE

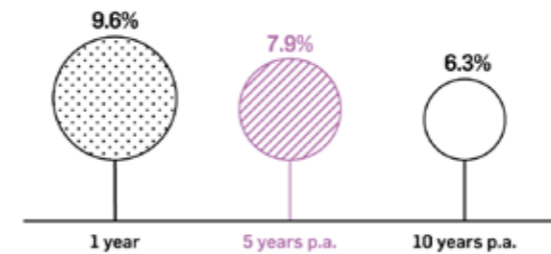
Nudgee Catchment Dec 96–Dec 16



Prepared by Urbis. Source: APM PriceFinder

### MEDIAN PRICE GROWTH

Nudgee Catchment



Prepared by Urbis. Source: APM PriceFinder

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## RENTAL ANALYSIS

**The large portion of high-income professionals seeking proximity to employment and lifestyle amenities in the Nudgee Catchment has been driving rental demand.**

The limited supply and increasing demand of dwellings has generated a steady increase in rental price growth. The Residential Tenancies Authority (RTA) provides median weekly rental data on typical rents for recently rented dwellings based on bond lodgements, incorporating both established and new product. Based on RTA data, the Nudgee Catchment has recorded a 1.4 per cent rental price growth per annum over the past five years to December 2016.

On-the-market rental data, which records advertised new and near-new properties has revealed that new and near-new product in the Nudgee Catchment are achieving a rental premium of up to 24.5 per cent over established product.

### HOUSING SUPPLY

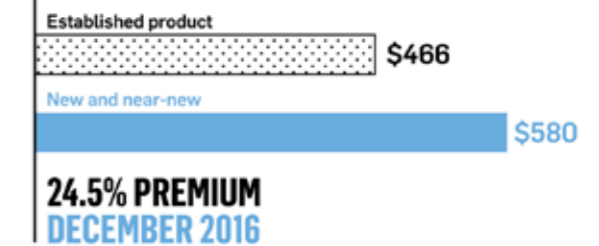
Nudgee Catchment



Prepared by Urbis. Source: Queensland Government Statisticians Office

### NEW AND NEAR-NEW RENTAL PREMIUM

Nudgee Catchment Houses December 2016



Prepared by Urbis. Source: Residential Tenancies Authority (RTA), realestate.com.au

### RENTAL PRICE GROWTH

Nudgee Catchment Houses Dec 11 – Dec 16



Prepared by Urbis. Source: Residential Tenancies Authority (RTA)

## Ray White.

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Banyo QLD 4014

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### Rental Appraisal

March 2017

Re: "Nudgee Place", Weyers Road Nudgee QLD 4014

Thank you for the opportunity to provide you with our appraisal.

Having compared the properties with recent rentals and from our experience in the area, we estimate that a current reasonable price expectation would be **approx.**

**4 bedroom, 2 bathroom, 2 garage - \$570 - \$620 per week unfurnished**

This appraisal may vary with the time of year that the property comes onto the market. In Brisbane we experience peak and low enquiry seasons.

It is always our goal to set out to achieve the highest possible rent return and to secure the highest calibre of tenants.

We hope that you will give us strong consideration to represent you and in turn, the opportunity to impress you with our service and our ability to produce exceptional results. By partnering with us and entrusting the management of your property to Ray White Banyo you can rest easy knowing that we will provide you with industry leading levels of service and property management best practice.

If there is anything further we can do to assist you with your decision to employ Ray White Banyo please feel free to contact us.

Ray White Banyo Team  
3267 6942

Disclaimer: The appraisal figure in this letter represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market. In other markets you could expect to achieve more or less than this estimate. This estimate is provided free of charge and is not to be construed as being a valuation. This estimate is valid for 90 days from the date of this appraisal.

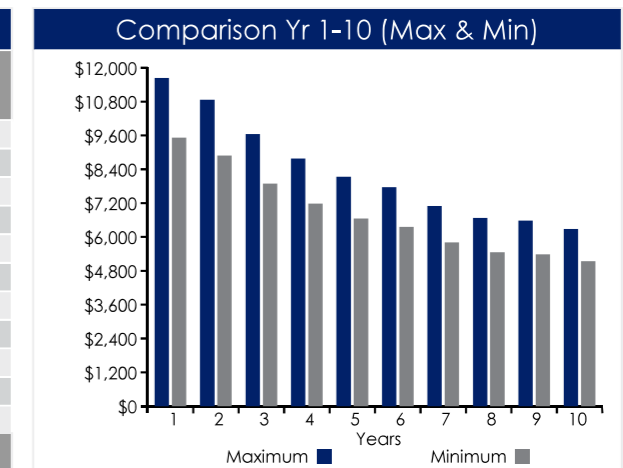
The Pronto Group Aust P/L t/a  
Ray White Banyo  
ABN 90617295737

## BMT Tax Depreciation QUANTITY SURVEYORS

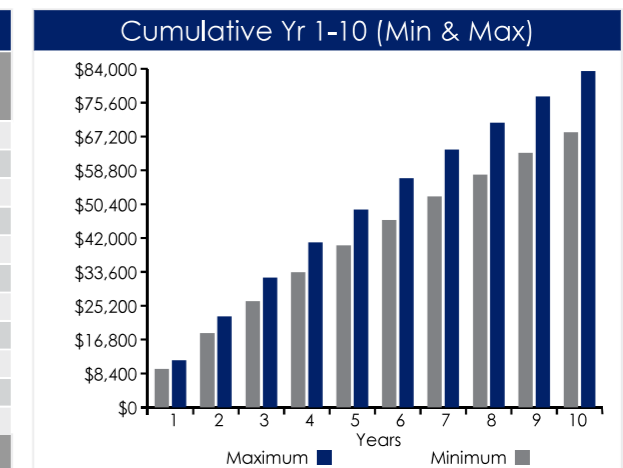
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Australia Wide Service ABN 44 115 282 392

### Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling - House Size 170sqm "Nudgee Place", NUDGEE, QLD 4014

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,838	5,797	11,635
2	5,060	5,797	10,857
3	3,848	5,797	9,645
4	2,979	5,797	8,776
5	2,333	5,797	8,130
6	1,964	5,797	7,761
7	1,299	5,797	7,096
8	869	5,797	6,666
9	773	5,797	6,570
10	485	5,797	6,282
11 +	804	173,927	174,731
Total	\$26,252	\$231,897	\$258,149



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,776	4,743	9,519
2	4,140	4,743	8,883
3	3,148	4,743	7,891
4	2,437	4,743	7,180
5	1,909	4,743	6,652
6	1,607	4,743	6,350
7	1,063	4,743	5,806
8	711	4,743	5,454
9	633	4,743	5,376
10	397	4,743	5,140
11 +	658	142,304	142,962
Total	\$21,479	\$189,734	\$211,213



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

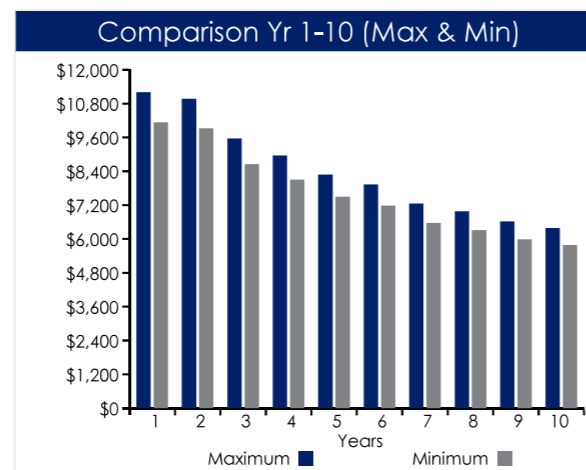
#### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

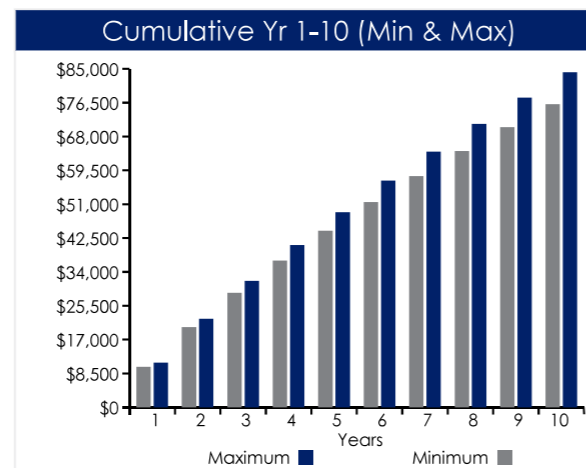


**Estimate of Depreciation Claimable  
Typical 4 Bedroom Dwelling  
Silver Ash, Nudgee Place, NUDGEE, QLD 4014**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,189	6,013	11,202
2	4,955	6,013	10,968
3	3,543	6,013	9,556
4	2,943	6,013	8,956
5	2,267	6,013	8,280
6	1,917	6,013	7,930
7	1,243	6,013	7,256
8	963	6,013	6,976
9	603	6,013	6,616
10	374	6,013	6,387
11 +	626	180,420	181,046
<b>Total</b>	<b>\$24,623</b>	<b>\$240,550</b>	<b>\$265,173</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,695	5,441	10,136
2	4,483	5,441	9,924
3	3,205	5,441	8,646
4	2,663	5,441	8,104
5	2,051	5,441	7,492
6	1,735	5,441	7,176
7	1,125	5,441	6,566
8	871	5,441	6,312
9	545	5,441	5,986
10	338	5,441	5,779
11 +	566	163,238	163,804
<b>Total</b>	<b>\$22,277</b>	<b>\$217,648</b>	<b>\$239,925</b>



\* assumes settlement on 1 July in any given year.

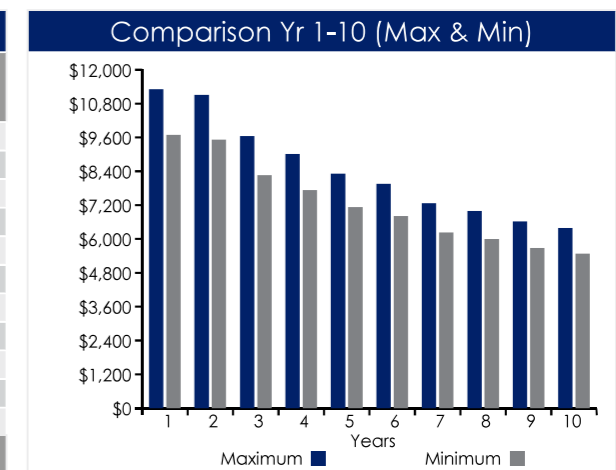
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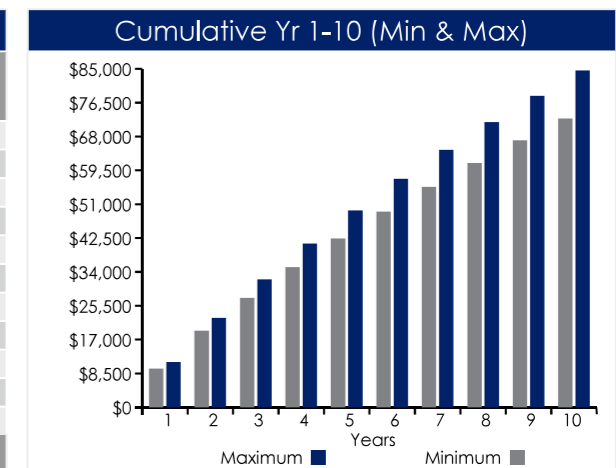
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**Estimate of Depreciation Claimable  
Typical 4 Bedroom Dwelling  
Rosewood, Nudgee Place, NUDGEE, QLD 4014**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,307	5,999	11,306
2	5,103	5,999	11,102
3	3,641	5,999	9,640
4	3,012	5,999	9,011
5	2,314	5,999	8,313
6	1,950	5,999	7,949
7	1,267	5,999	7,266
8	990	5,999	6,989
9	618	5,999	6,617
10	385	5,999	6,384
11 +	644	179,957	180,601
<b>Total</b>	<b>\$25,231</b>	<b>\$239,947</b>	<b>\$265,178</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,549	5,142	9,691
2	4,374	5,142	9,516
3	3,121	5,142	8,263
4	2,582	5,142	7,724
5	1,984	5,142	7,126
6	1,671	5,142	6,813
7	1,086	5,142	6,228
8	849	5,142	5,991
9	530	5,142	5,672
10	330	5,142	5,472
11 +	552	154,249	154,801
<b>Total</b>	<b>\$21,628</b>	<b>\$205,669</b>	<b>\$227,297</b>



\* assumes settlement on 1 July in any given year.

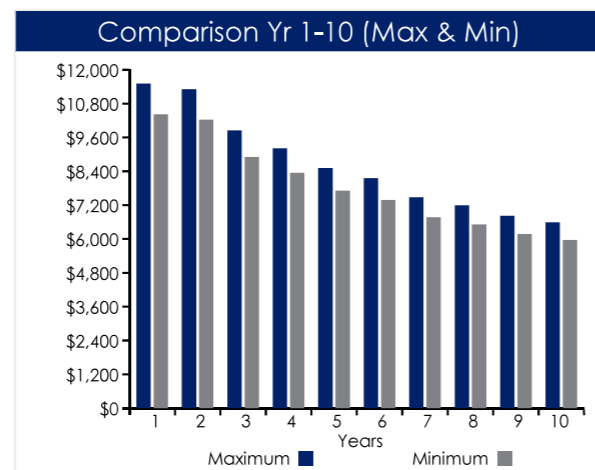
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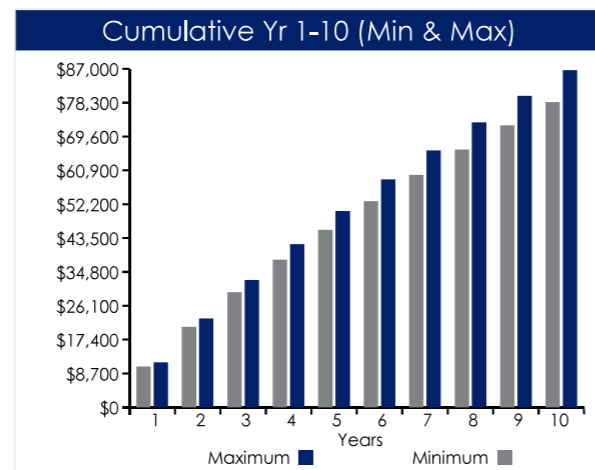
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**Estimate of Depreciation Claimable  
Typical 4 Bedroom Dwelling  
Wattle, Nudgee Place, NUDGEE, QLD 4014**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,305	6,204	11,509
2	5,099	6,204	11,303
3	3,639	6,204	9,843
4	3,011	6,204	9,215
5	2,313	6,204	8,517
6	1,950	6,204	8,154
7	1,267	6,204	7,471
8	990	6,204	7,194
9	618	6,204	6,822
10	385	6,204	6,589
11 +	643	186,129	186,772
<b>Total</b>	<b>\$25,220</b>	<b>\$248,169</b>	<b>\$273,389</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,799	5,614	10,413
2	4,613	5,614	10,227
3	3,293	5,614	8,907
4	2,725	5,614	8,339
5	2,093	5,614	7,707
6	1,764	5,614	7,378
7	1,147	5,614	6,761
8	896	5,614	6,510
9	560	5,614	6,174
10	349	5,614	5,963
11 +	581	168,403	168,984
<b>Total</b>	<b>\$22,820</b>	<b>\$224,543</b>	<b>\$247,363</b>



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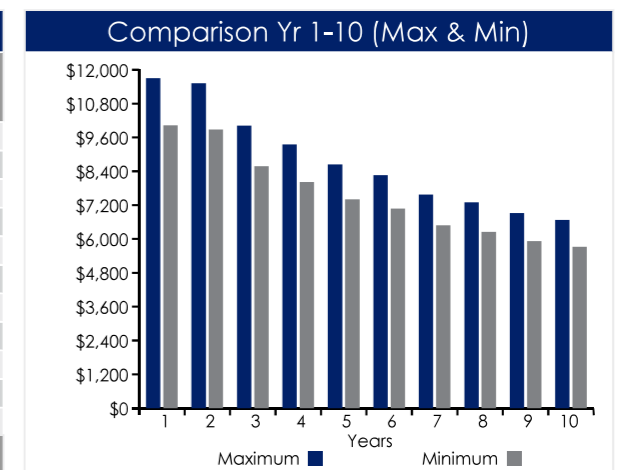
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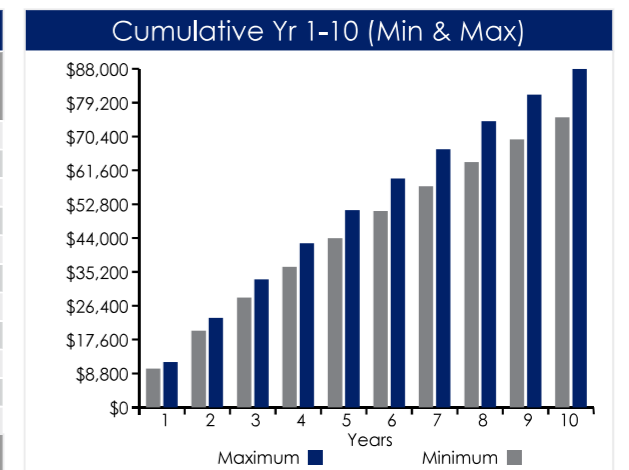
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**Estimate of Depreciation Claimable  
Typical 4 Bedroom Dwelling  
Maple, Nudgee Place, NUDGEE, QLD 4014**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,420	6,274	11,694
2	5,243	6,274	11,517
3	3,736	6,274	10,010
4	3,078	6,274	9,352
5	2,360	6,274	8,634
6	1,982	6,274	8,256
7	1,292	6,274	7,566
8	1,016	6,274	7,290
9	636	6,274	6,910
10	397	6,274	6,671
11 +	660	188,198	188,858
<b>Total</b>	<b>\$25,820</b>	<b>\$250,938</b>	<b>\$276,758</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,646	5,378	10,024
2	4,494	5,378	9,872
3	3,202	5,378	8,580
4	2,638	5,378	8,016
5	2,023	5,378	7,401
6	1,699	5,378	7,077
7	1,107	5,378	6,485
8	871	5,378	6,249
9	545	5,378	5,923
10	340	5,378	5,718
11 +	566	161,312	161,878
<b>Total</b>	<b>\$22,131</b>	<b>\$215,092</b>	<b>\$237,223</b>



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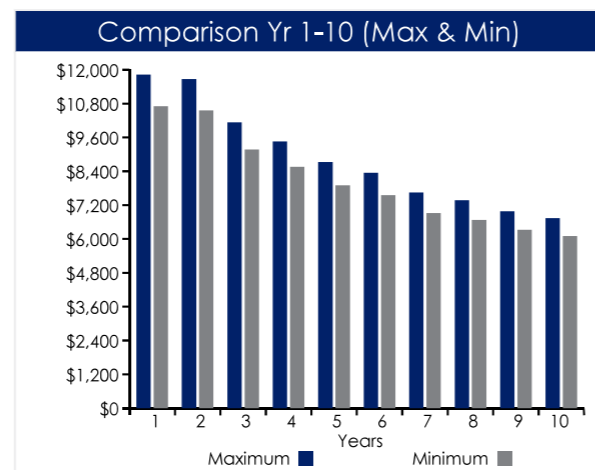
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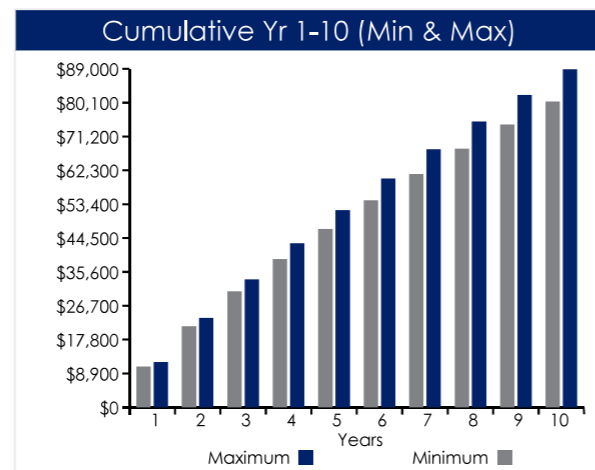


**Estimate of Depreciation Claimable  
Typical 4 Bedroom Dwelling  
Mahogany, Nudgee Place, NUDGEE, QLD 4014**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,495	6,334	11,829
2	5,329	6,334	11,663
3	3,797	6,334	10,131
4	3,119	6,334	9,453
5	2,391	6,334	8,725
6	2,004	6,334	8,338
7	1,307	6,334	7,641
8	1,037	6,334	7,371
9	648	6,334	6,982
10	403	6,334	6,737
11 +	674	190,005	190,679
<b>Total</b>	<b>\$26,204</b>	<b>\$253,345</b>	<b>\$279,549</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,971	5,730	10,701
2	4,821	5,730	10,551
3	3,435	5,730	9,165
4	2,822	5,730	8,552
5	2,163	5,730	7,893
6	1,814	5,730	7,544
7	1,183	5,730	6,913
8	939	5,730	6,669
9	586	5,730	6,316
10	365	5,730	6,095
11 +	610	171,909	172,519
<b>Total</b>	<b>\$23,709</b>	<b>\$229,209</b>	<b>\$252,918</b>



\* assumes settlement on 1 July in any given year.

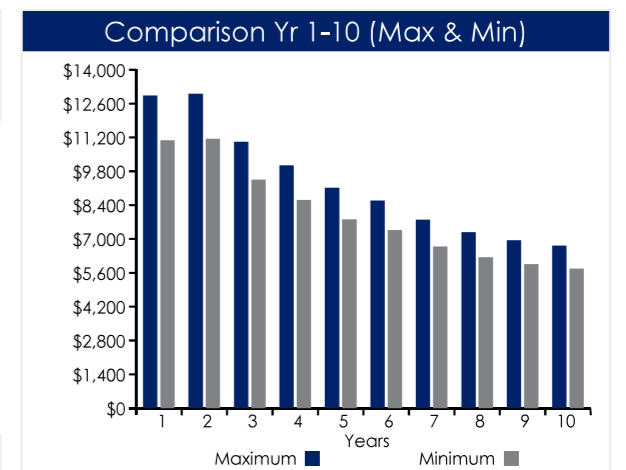
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

**This Estimate Cannot Be Used For Taxation Purposes**

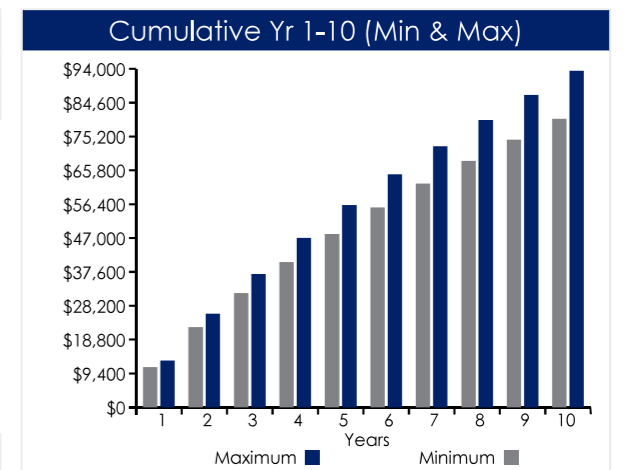
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**Estimate of Depreciation Claimable  
Typical 4 Bedroom Dwelling  
Red Cedar, Nudgee Place, NUDGEE, QLD 4014**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,696	6,234	12,930
2	6,768	6,234	13,002
3	4,784	6,234	11,018
4	3,806	6,234	10,040
5	2,876	6,234	9,110
6	2,354	6,234	8,588
7	1,560	6,234	7,794
8	1,048	6,234	7,282
9	714	6,234	6,948
10	491	6,234	6,725
11 +	1,314	187,016	188,330
<b>Total</b>	<b>\$32,411</b>	<b>\$249,356</b>	<b>\$281,767</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,739	5,343	11,082
2	5,801	5,343	11,144
3	4,100	5,343	9,443
4	3,263	5,343	8,606
5	2,465	5,343	7,808
6	2,018	5,343	7,361
7	1,337	5,343	6,680
8	898	5,343	6,241
9	612	5,343	5,955
10	421	5,343	5,764
11 +	1,126	160,299	161,425
<b>Total</b>	<b>\$27,780</b>	<b>\$213,729</b>	<b>\$241,509</b>



\* assumes settlement on 1 July in any given year.

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# FIXTURES & FINISHES

## STANDARD INCLUSIONS - summary

INTERNAL FEATURES
2550mm ceiling height throughout
Tiles or timber look vinyl plank flooring to living areas
Carpet to bedrooms
Built in wardrobes with mirrored sliding doors to bedrooms
Blockout roller blinds throughout
Recessed LED downlights throughout
Ceiling fans throughout
6kW split system air conditioning to living area & 2.5kW split system air conditioning to bedroom 1
KITCHEN FEATURES
20mm reconstituted stone benchtops
Soft-close drawers
Bulkhead above joinery
Stainless steel gas cooktop
Stainless steel electric oven
Stainless steel rangehood
Stainless steel dishwasher
BATHROOM & ENSUITE FEATURES
20mm reconstituted stone benchtops
Vitreous china vanity basins
Satin chrome aluminium semi frameless shower screens
Chrome double towel rails
Chrome toilet roll holders
Dorf shower, basin and bath mixers
Caroma shower roses
EXTERIOR FEATURES
Fully turfed with 1.8m high timber fencing
Feature garden bed to front yard
Clothesline
Rendered pillar style letterbox with house number
Tiled alfresco area with stainless steel fan & recessed LED downlights
Exposed aggregate concrete to driveway, porch & paths
Aluminium diamond grill security screens

### Internal Features



Recessed LED Downlights



Brilliant Tempo 48" Ceiling Fans



Mitsubishi Split System Air Conditioning

OR *(dependent on availability at time of order)*



Daikin Split System Air Conditioning



## Kitchen Features



Westinghouse Gas Cooktop



Chef Slideout Rangehood



Clark Vital 1.5 End Bowl



Dorf Viridian Sink Mixer

## Bathroom & Ensuite Features



Westinghouse Electric Oven



Dishlex Dishwasher



Caroma Carboni II Inset Basin



Caroma Carboni II Semi Recessed Basin





Dorf Viridian Basin Mixer



Stylus Prima II Close Coupled Suite



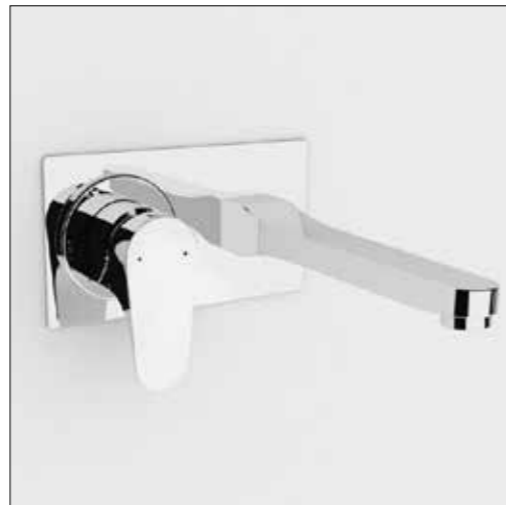
Caroma Cosmo Metal Double Towel Rail



Caroma Cosmo Metal Toilet Roll Holder



Caroma Maxton Bath



Dorf Viridian Wall Bath Mixer



Caroma Quatro Shower Head

# FIXTURES & FINISHES

## STANDARD INCLUSIONS - detailed

### GENERAL:

Prices are based on fully serviced sites and include the cost of soil test, contour survey, drafting architectural drawings, engineers structural foundation design, minimum sediment/erosion control, site inspections, building certification fees, water and sewer connection fees, plumbing and drainage fees, compliance with council energy rating system, PLSL levy fees, QBSA Insurance and Contractors All-Risk Insurance. Council rates and water usage during construction are the responsibility of the Owner. Construction methods to suit wind loading as required under the Building Code of Australia.

All inclusions are from the Builder's standard range. All colours are to be selected by the Owner from the Builder's standard range, and all non-standard selections will be quoted for approval by the Owner. External colours may be subject to covenant approval.

NOTE: Items contained within this specification are indicative and if any product is unavailable at the time of construction or as required, a similar product of equal value will be substituted without notice.

### SITE PREPARATION:

- Allowance for cut and fill up to 300 mm.
- No allowance for importing or exporting of fill.

### WHITE ANT TREATMENT:

- Termite treatment to AS3660.1 - 2000.

### FOUNDATIONS & FLOOR:

- Engineer designed concrete slab system to H1 soil conditions as per AS2870.
- No inclusions for piers or footings.

### EXTERNAL WALLS:

- H2 termite treated pine wall frame to AS1684.
- Low set dwelling - Brick veneer construction, fully rendered and painted.
- High set dwelling - Brick veneer construction, fully rendered and painted to lower level and lightweight cladding to upper level (design specific).

### INSULATION :

- External walls - Sarking to all external walls. To meet 6-star rating. Refer to BERS report.
- Roof - Sarking under metal roof, R2.5 batts installed in ceiling excluding garage and alfresco.

### ROOF & EAVES: (design specific)

- Engineer designed, H2 termite treated pine trusses for a Colorbond metal roof.
- FC sheeting to eaves, porch entry area and alfresco.

### WINDOWS & SCREENS:

- Aluminium sliding windows and doors with clear glass and key locks (obscure glass to wet areas excluding laundry). NOTE: Keys for all sliding doors to be keyed alike.
- Barrier screens with powder coated aluminium frames & diamond pattern grills to all external sliding doors and all opening windows, excluding entry door and external laundry/garage door.

### BALCONIES & BALUSTRADING: (design specific)

- Aluminium balustrades to upper level deck/balcony
- Balcony - hardwood timber decking or tiled floor finish.

### INTERNAL STAIRCASE: (design specific)

- Closed tread stairs - stain grade.

- Handrail - square profile stain grade.

### INTERNAL LININGS:

- Finished ceiling height 2550mm.
- Cornice - 55mm cove throughout and square set to above garage panelift door.
- Walls - 10mm plasterboard.
- Wet area walls - 6mm villa-board and/or 10mm waterproof plasterboard.
- Ceilings - 10mm plasterboard.

### MOULDINGS:

- Skirtings - 67mm x 12mm painted finger jointed pine splayed profile.
- Architraves - 42mm x 12mm painted finger jointed pine splayed profile.

### DOORS:

- Internal swing doors and cavity sliding doors - Flush profile doors (design specific).
- Internal robe sliding doors - Satin chrome aluminium frames with mirror fronts, refer to plan.
- Garage/laundry swing door (design specific) - exterior paint grade door with 1/3 clear glass panel as per plan.
- Entry - External paint grade entrance door with clear glazing from Builder's standard range. Clear glazed side light (design specific).

### DOOR FURNITURE:

- Internal swing doors - satin chrome lever passage sets from Builder's standard range.
- Internal cavity sliding doors (if applicable) - satin chrome flush pull sets from Builder's standard range.
- External - satin chrome lever entrance set to exterior swing doors and dead lock to front entry door, keyed alike from Builder's standard range.
- Privacy locks to bedroom 1, bathroom and WC from Builder's standard range.
- Broom cupboard (if applicable) - satin chrome lever dummy handle with catch from Builder's standard range.

### KITCHEN FITTINGS:

#### Cupboards -

- 20mm reconstituted stone benchtop from Builder's standard range.
- Laminate cabinet and cabinet doors selection from Builder's standard range.
- Soft-close drawers.
- Melamine shelving to cabinets.
- Four melamine shelves with flush panel door to pantry (design specific).
- Sink - Clark Vital 1.5 Bowl.
- Sink mixer - Dorf Viridian.

### KITCHEN APPLIANCES:

- Under Bench Oven - Westinghouse WVE613S.
- 4 Burner Gas Cooktop - Westinghouse WHG642SA.
- Rangehood - Chef WRR614SA.
- Dishwasher - Dishlex Global DSF6206X Stainless.

### BATHROOM, ENSUITE & LAUNDRY FITTINGS:

- Shower screen - satin chrome aluminium semi-frameless screen with clear glass.
- Bath tub - Caroma Stylus Maxton 1525mm Acrylic.
- Vanity unit - laminated cabinet & 20mm reconstituted stone benchtop from Builder's standard range.

- Caroma Carboni II - drop in/semi recess (design specific).
- Mirrors - frameless to width of vanity.
- Towel rails - Caroma Cosmo double towel rail.
- Toilet roll holders - Caroma Cosmo.

Tapware -



- Dorf Viridian basin mixers.
- Dorf Viridian bath mixer and spout.
- Dorf Viridian shower mixers.
- Caroma Quatro shower rose.

Toilet Suite –

- Stylus Prima II Close Coupled Ceramic.

LAUNDRY FITTINGS: - (design specific)

- Clark 42 litre stainless steel tub and white cabinet with door.
  - Laminate cabinet and benchtop with drop in insert tub.
- Tapware –
- Caroma Stylus Venecia.

WET AREA TILING:

- Wet area ceramic wall and floor tiles laid to standard heights:
- 600mm high to kitchen splashback.
- 2000mm high to shower alcove.
- 500mm high above bath.
- Bath front and bath hob.
- 150mm high above vanity.
- Wall tile to skirting.
- 400mm high to laundry tub splashback.

Waterproofing to wet areas as per Australian Standard requirements.

FLOOR COVERINGS:

- Carpet and tiles or timber look vinyl planks from Builder's standard range.

WARDROBES: - (design specific)

- Shelves - one (1) shelf with chrome hanging rail.

LINEN CUPBOARD: - (design specific)

- Shelves – four (4) shelves.

BROOM CUPBOARD: - (design specific)

- Shelves – one (1) shelf.

HOT WATER SERVICE:

- Rinnai HotFlo 250L Electric Hot Water System.

ELECTRICAL:

- Refer to electrical plan for all locations.
- White LED light fittings as per plan.
- White fluorescent light to garage.
- Power points as per plan.
- Two phone points as per plan, one NBN point if available.
- Television points as per plan (one to each living area, one to bedroom 1).
- Roof mounted television antenna.
- Exhaust fans to bathroom/ensuite.
- 6kW split system reverse cycle air conditioning to main living area & 2.5kW split system reverse cycle air conditioning to bedroom 1.
- White ceiling fans as per plan.

PAINTING:

- Colours will be selected from Builder's standard range.

WINDOW FURNISHINGS:

- Blockout roller blinds to all windows and glass sliding doors, excluding laundry and wet areas.

GARAGE DOOR:

- Panel Lift automatic door with 2 handsets.

EXTERIOR:

- Fully turfed yard and garden beds as per plan to meet covenant requirements.
- Fencing to meet covenant requirements, as per plan.
- Clothesline as per plan.
- Pillar style letterbox with house number.
- Exposed aggregate concrete to driveway, porch, clothesline pad and path as per plan.
- Tiles to alfresco as per plan.

ALFRESCO:

- Under main roofline, fully lined with plaster ceiling, timber post (90mm x 90mm) and concrete base.
- Stainless steel fan and LED downlights.

CLEANING:

Builder's clean. Please note that a Builder's clean consists of removing building debris from the internal and external of your home; a general mop of tiled flooring areas, wipe down of kitchen and wet areas fixtures and external window cleaning. You may be required to conduct a further clean prior to taking occupation.

# COLOUR SCHEMES

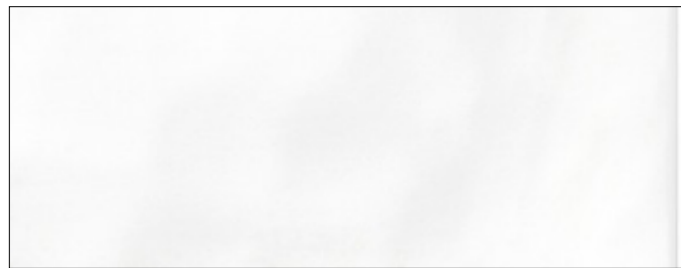
## Latte Scheme



Main Floor



Carpet



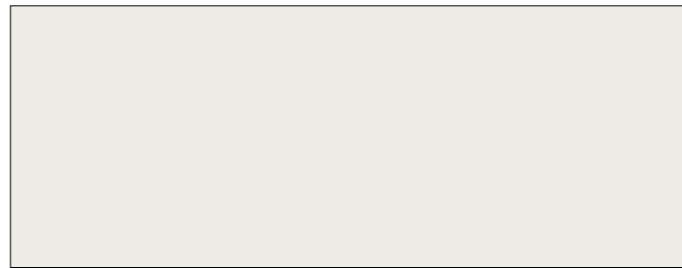
Bathroom Wall Tile



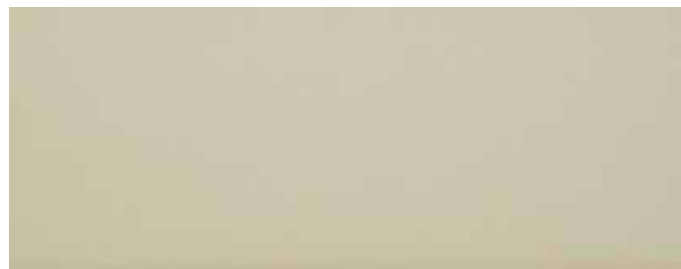
Kitchen & Bathroom Stone



Kitchen & Bathroom Cabinetry



Wall Colour



Kitchen Splashback

## Mocha Scheme



Main Floor



Carpet



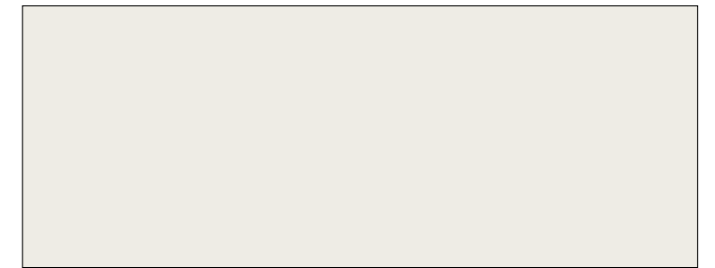
Bathroom Wall Tile



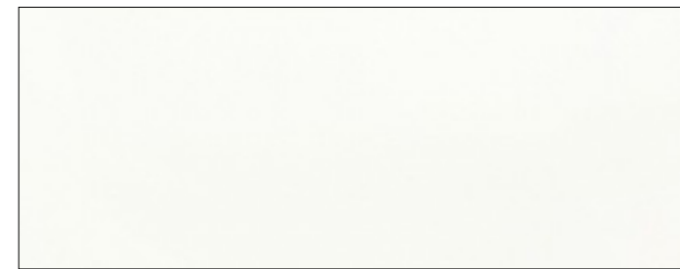
Kitchen & Bathroom Stone



Kitchen & Bathroom Cabinetry



Wall Colour



Kitchen Splashback





## THE BUILDER VANTAGE HOMES QLD



Based on the Sunshine Coast, Vantage Homes has been operating for 15 years. In that time the company has continuously grown and evolved its capabilities to include up to 50 staff including design, planning, finance, construction and sales personnel.

Vantage's design portfolio has grown to include a range of award winning small lot homes and architectural abodes, as well as units and townhouses and it's that diversity which sets Vantage apart from its competitors.

Developing solid relationships with clients is also vital as it ensures each project is given the necessary level of attention to detail. This practice has ensured a loyal customer base thanks to continuous repeat business from existing clients as well as strong referral to potential clients.

Our strong focus on relationships does not end with clients-we foster equally strong partnerships with our staff as well as suppliers, subcontractors and tradespeople, many of whom have been working with us since our inception more than a decade ago.







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PLACE

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GROUP



[www.vantageatnudgeeplace.com.au](http://www.vantageatnudgeeplace.com.au)