

Due Diligence Project Report

“GOLF LINKS ESTATE” BARGARA - The Coral Coast



EXECUTIVE HOMES & DUPLEX UNITS

*Sorrento Drive
Bargara
Queensland 4670*





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EXECUTIVE HOMES & DUPLEX UNITS

Golf Links Estate
Bargara
Queensland 4670



PROJECT OVERVIEW

Project Overview

Project Name	Golf Links Estate
Project Description	Stage 5
Special Features	Developer accepts Dual Living Dwellings
Project Life Span	Final Stage - Last Release total of 22 Lots
Location	Sorrento Drive Bargara
Proximity	2km to Bargara CBD

Construction Status

Current Status	Final Stage in Golf Links Estate
Registration	Registered ready to build on

Pricing and Rental Returns

PROPERTY TYPE	DETAILS	RENT RETURNS
House with Secondary Dwelling	3 Bed + 2 Bed + 2 Car	\$600 - \$630 per week
House with Secondary Dwelling	4 Bed + 2 Bed + 2 Car	\$640 - \$650 per week

Outgoings

Rates (Approx - as quoted by agent) \$2300 per annum

Contract Details

Contract Type	Separate Land and Construction contracts
Deposit	\$1000 Due on selection of site
Deposit Type	Direct Transfer to Developers Agent's Trust

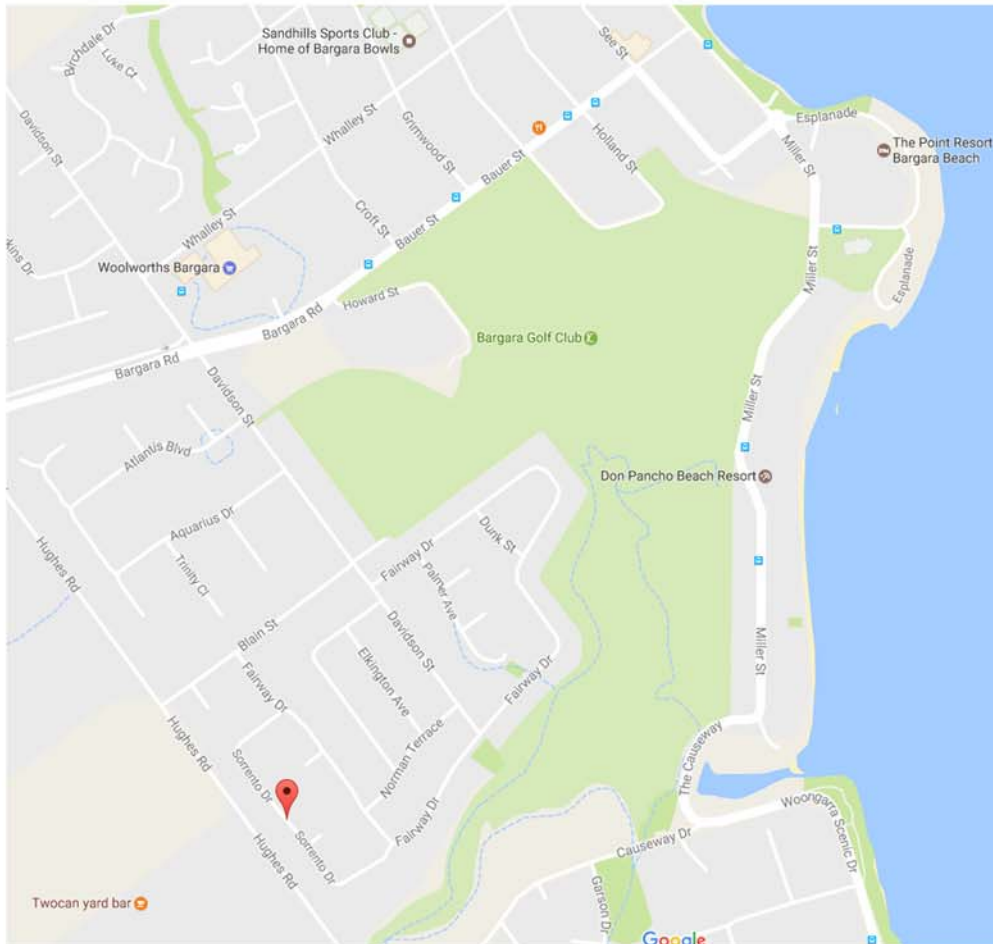
Construction Details

Construction Contract	Turn key contract, Fixed price
Construction Time	16 weeks from council approval
Payment Structure	6 progress payments
Deposit for construction	Due upon receipt of council approved plans
Specifications	Designer face brick / mixed material exterior
Inclusions Duplex	Classic Inclusions dual occupancy range
Inclusions Homes	Executive homes only - platinum inclusions range
Inspection details	Any time throughout construction
Handover details	Inspection on site with supervisor available





LOCATION OVERVIEW



Key Locations

Bundaberg CBD	13 km
Bargara CBD	1.4 km
Bargara Central Shopping Centre	2.2 km
Kacy's Bargara	2.1 km
Bargara Golf Club	3.0 m
Central Queensland University	19 km
Kellys Beach	2.3 km
Friendlys Private Hospital	16.3 km
Bundaberg Base Hospital	17.3 km
Bargara Beach	2.6 km
Mon Repos	5.9 km

Infrastructure

Bundaberg Airport	19.3 km
Port of Bundaberg, Burnett Heads	13.1 km

Education

St Lukes Anglican School	8.9 km
Bargara State Primary School	2.4 km
Shalom Catholic College	17.9 km
Keppnock State High School	12.1 km

AREA PROFILE

Bundaberg and the Coral Coast

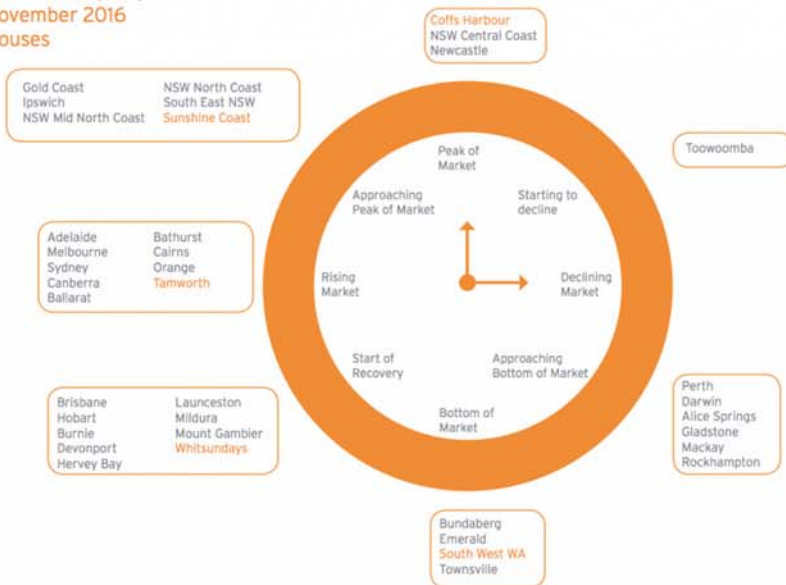
Bundaberg is situated within the Fraser Coast Local Government area, and is located 4 hours north of Brisbane, and is known as the “Southern Gateway to the Great Barrier Reef”. Bundaberg is located on the Burnett River, with several beaches located within 25km and with close access to both Lady Elliot and Lady Musgrave Islands, has assisted in creating a strong tourism base in the area, but the economy in the region is diverse, a strong agriculture, commercial fishing, manufacturing, construction and service industries are all ever growing economic sectors, which have helped to bolster and stabilise the local economy over the past 10 years.

The Bundaberg area has recently seen project announcements and approvals, from both international manufacturers and local commercial giants. More recently, the QLD state government announced the commencement of a study into the expansion of the port of Bundaberg located at Burnett Heads. The port of Bundaberg is the only eastern port outside of Brisbane that is located outside of the Great Barrier Reef World Heritage Area, and with demand increasing for export and import terminals, Bundaberg is now earmarked for the next expansion.

The local property market in Bargara has seen an increase in median sale price of 26.5% over the past five years. The latest data shows the median house price in Bargara increasing to \$392,000, up from \$367,000 at the end of Dec 2014. The coast property market in Bargara is one that is independent of Bundaberg, figures have shown a constant increase outperforming Bundaberg over the past eight years. Herron Todd White latest property clock data still shows the area at the bottom of the market, we expect to see Bundaberg enter into the recovery period as new projects enter construction stage.



National Property Clock
November 2016
Houses



Entries coloured orange indicate positional change from last month.
Liability limited by a scheme approved under Professional Standards Legislation. This scheme does not apply within Tasmania.
This report is not intended to be comprehensive or render advice and neither Herron Todd White nor any persons involved in the preparation of this report, accepts any form of liability for its contents.



Bundaberg is one of nine commercial markets within Australia, now on the rise due to increased demand for commercial space. With numerous multi million dollar projects in the pipeline and low rental vacancy rates, the residential market is tipped to follow this trend, with statistics released by the REIQ showing vendor confidence increasing 6% over the last quarter.



AREA PROFILE

Bundaberg and Bargara - Recent and Future Projects Summary

Bundaberg Regional Council adopted a new planning scheme for the area in 2015. The implementation of the updated local area plans is of utmost importance to the region's economic growth over the next 10 to 15 years in particular. Many major projects, which would amount to millions of dollars injected into the local economy have now been implemented within the new scheme with projects varying from planning stage to commenced works.

Of particular interest, the State Government has commissioned a study into an expansion of existing Port Facilities located at Burnett Heads, covering an area of over 5000 hectares, allowing for expansion into food processing, food manufacturing, and bio fuels production. Along with this there is a proposal to increase in export capacities from the current 245,000 tonnes per annum to over 1,000,000 tonnes per annum, which will have a significant impact on the local economy.

Bundaberg - Projects Commenced or In Planning Stage, 2016 / 2017

PROJECT	INVESTMENT AMOUNT	STATUS
Knauf Plasterboard Plant	\$70 Million	Construction commenced 2016
Gas Pipeline Expansion to Port	\$20 Million	Commenced 2016 ends Dec 2017
Burnett Heads Foreshore Redevelopment	TBA	Due to commence early 2017
Investigation into State Significant Area	Unknown	Currently being reviewed 2017
Rubyanna Waste Water Treatment Plant	\$92 Million	Commenced 2016 ends Dec 2017
Bundaberg Investment Zone	\$200 Million	Commences 2017
Multiplex Facility Stage 2	\$24 Million	Commences February 2017
Mon Repos Master Plan	TBA	Commences 2017
Aviation and Aerospace Precinct	\$5 Million	Planning Stage
Branded 4.5 Star Hotel	\$20 Million	Planning Stage
Extension to the Link Road	\$3 Million	Commences 2016
Bundaberg Riverside Masterplan	TBA	Final plans completed end 2016
Bundaberg Port Area Declared State Development Area	TBA	Declared on the 10th Feb 2017

DEVELOPMENT RELEASE - FINAL STAGE



DEVELOPMENT - The Estate and the Developer

Golf Links Estate Bargara

Located east of Bundaberg, the suburb of Bargara has positive connotations of an 'up and coming' suburb. The estate's proximity to the ocean and the CBD of Bundaberg, while positioned just off the main road to Bargara Beach, have made this area a popular location for families. Quality homes have been constructed in the first stages of the estate.

The location of the estate, directly adjoins the Bargara Golf Club, and the main street of Bargara, with restaurants, shopping and medical services all within easy walking distance of the estate. Both Bargara and Kellys Beach are within 2km of the estate, and local schools only a 2 minute drive away.



The Developer

The Developer

The developer is a local, designing estates for local communities. We meet and exceed the needs of home owners looking for high quality, affordable lifestyle on the coral coast.

We are not in it for the short term return, but the long term value building business, and take pride in all development works undertaken by our company. All of our projects are located in the beautiful suburb of Bargara, the place we have also chosen to call home.

BUILDER PROFILE

The Homes R Us Group is a Queensland based private construction and property Development Company.

Bringing the resources of 3 highly successful companies from the development and building industry with a track record for managing and delivering profitable residential homes and projects on time all at a fixed cost without concessions on quality.

Homes R Us specialises, and only builds residential construction to allow full focus on providing a premium end result for their clients.

Experience

Together with Director Paul McDonnell, and Key Management staff, combine to offer over 75 years of residential property experience. From the ground up, each estate and disclosures are inspected thoroughly, prior to offering construction within a development.

House designs are each customised to suit the site conditions and covenant requirements, with the utmost importance placed on the market segment, to ensure the project achieves the best returns on the investment made.

Vision

With expertise focused in residential development, Homes R Us takes pride in offering their clients a full turn key package, on a fixed price contract, with no compromise on quality. Flexibility is held paramount, and each client is catered for according to their requirements, whether it be an investment home, or larger scale residential development.

Building in Bargara

Specifications designed especially for Golf Links Estate, dual living and executive level home designs, feature in all of the fixed price House and Land Packages on offer.

All homes at Golf Links Estate, come complete with frames and trusses treated against both termites and Queensland Borer, in addition to quality Kordon termite treatment barrier to ensure the protection of your investment.

Introduced as standard in the views, the "Classic Dual" builders range offers extras such as stainless steel and glass canopy range to main unit, quality 450 x 450mm floor tiles from the Platinum range throughout, touch control cook tops in both units, and two sets of inverter, reverse cycle split system air conditioning units to all duplex designs, the executive "Platinum" range of inclusions feature in our stand alone homes to compete with the best homes built in the estate.

The homes include all costs, from planning stage through to landscaping, upon handover, the homes are ready for the client or investor to move straight into with no further expenses to calculate for.



SCHEDULE OF FINISHES

Interior Finishes Specification & Schedule - Classic Dual Range for Dual Living

Internal Colour Schemes are provided with each individual House and Land Package

ENTRY/LIVING/FAMILY/DINING/HALLWAYS

Floors:	450mm x 450mm Quality Tiles as per plans and individual colour scheme
Walls:	Two coats of washable low sheen acrylic paint on primed plasterboard
Ceilings:	90mm curved cornice, two coats of specialised ultra low sheen ceiling paint, on primed plasterboard
Trims / Doors:	Two coats of washable high gloss on timber skirting, architraves and doors
Lights:	White gloss casing energy efficient downlights
Fans:	White gloss finish fans to family room
Electrical:	TV point in family/living room, Double power point provided to family/living/ dining room

KITCHEN

Floors:	450mm x 450mm Quality Tiles as per plans and individual colour scheme
Walls:	Two coats of washable low sheen acrylic paint on primed plasterboard
Ceilings:	90mm curved cornice, two coats of specialised ultra low sheen ceiling paint on primed plasterboard
Trims/Doors:	Two coats of washable high gloss on timber skirting, architraves and doors
Lights:	Surface mounted energy efficient oyster light
Bench Tops:	Laminate benchtops as per the individual colour scheme
Splash Back:	Subway style high gloss 100mm x 300mm quality tiles as per individual colour scheme
Cupboards:	Gloss/Matt/Flint finish laminate as per individual colour scheme
Overheads:	No dust catchers, bulkhead installed down to meet overhead cupboards
Sink:	Stainless steel 1.5 bowl with side drain
Mixer:	Chrome finish single lever flick mixer
Cook Top:	600mm stainless steel / electric ceramic four zone touch control
Oven:	600mm stainless steel multi function under bench oven
Range Hood:	600mm stainless steel and glass canopy rangehood with built in light to main unit, slide out to secondary
Dishwasher:	600mm Stainless steel, multi function dishwasher to main unit
Electrical:	Two sets of double power points, phone point, power point for dishwasher

BEDROOMS/STUDY/ ROBES

Floors:	Stain resistant carpet, as per individual colour scheme
Walls:	Two coats of washable low sheen acrylic paint on primed plasterboard
Ceilings:	90mm curved cornice, two coats of specialised ultra low sheen ceiling paint on primed plasterboard
Swing Doors:	Two coats of high gloss on primed door
Robe Doors:	One side mirror, one side vinyl to match individual colour scheme
Built in Robe:	Wire shelving or MDF painted shelving as available
Blinds:	Vertical blinds to match individual colour scheme
Lights:	White gloss casing energy efficient downlights
Fans:	White Gloss finish fans to all bedrooms
Electrical:	Phone point to main bedroom or study as per plan, double power point in all bedrooms and study

LAUNDRY

Floors:	450mm x 450mm Quality Tiles as per plans and individual colour schemes, tiles to skirting
Walls:	Two coats of washable low sheen acrylic paint on primed plasterboard
Ceilings:	90mm curved cornice, two coats of specialised ultra low sheen ceiling paint on primed plasterboard
Laundry Tub:	Pre fabricated tub with stainless steel sink
Mixer:	Chrome finish single lever flick mixer
Splash back:	Subway tiles high gloss finish 100mm x 300mm as per individual colour scheme
Electrical:	Double power point, lighting energy efficient oyster light as per plan

SCHEDULE OF FINISHES

Interior Finishes Specification & Schedule - Classic Dual Range for dual living

Internal Colour Schemes are provided with each individual House and Land Package

BATHROOMS

Floors:	300mm x 300mm Quality Tiles as per plans and individual colour scheme
Walls:	300mm x 600mm high gloss white tiles to shower, feature tiles to shower as per individual colour scheme
Walls:	Two coats of washable low sheen acrylic paint over primed villaboard / plasterboard
Ceilings:	90mm curved cornice, two coats of specialised ultra low sheen ceiling paint, on primed plasterboard
Trims / Doors:	Two coats of washable high gloss on timber skirting, architraves and doors
Lights:	White gloss casing energy efficient downlights
Vanity:	White gloss pre fabricated unit, with china basin
Mirror:	Chrome finish mirror over vanity
Shower screens:	Laminated safety glass shower screens with pivot doors
WC Pan:	Slimline white porcelian toilet suite, dual flush
Mixer:	Chrome finish single lever flick mixer
Shower:	Single lever, Chrome finish fixed rose style water efficient
Electrical:	Double power point and white finish exhaust fan
Accessories:	Chrome finish double towel rail, chrome finish toilet roll holder

GARAGE

Floors:	Plain concrete finish
Walls:	Primed plasterboard, two coats of washable low sheen acrylic paint
Ceiling:	90mm curved cornice, specialised ultra low sheen acrylic paint
Trim:	Washable high gloss over timber
Lights:	White gloss finish fluroscent strip light
Garage Door:	Wind rated, Panel lift style garage door with motor and two remotes

GENERAL

Door Hardware:	Select satin chrome or polished chrome lever handles
Air Conditioning:	2.5HP split system to family/living room plus 1.5HP split system air conditioner to main bedroom both units
Hot Water:	Electric 250L hot water service
NBN:	NBN compliant cabling, plus double power point located in garage
Safety:	Smoke detectors hardwired as per electrical plan
Insulation:	Foil sarking to external walls, Minimum 2.5 R batt style, (per energy report), weather seals to front door
Windows:	Powder coated aluminium, key locks to all windows, fly screens to all windows
Sliding Doors:	Powder coated aluminium, security screens fitted to all sliding and entry doors
Fees:	Soil test, working drawings and engineered concrete slab, statutory and mandatory Building insurances
Council:	All council fees, building certification and approvals
Warranty:	6 month maintenance period, 6 year structural warranty, all appliances as per manufacturers warranty

External Finishes Specification & Schedule

Exterior colour schemes supplied with each individual House and Land package

Floors:	Alfresco/Outdoor area broomed concrete finish
Entry Door:	Glass insert entry door, lever style chrome gloss or brushed finish handle with dead lock.
Walls:	2400 high, Designer brick, specialised finishes where indicated on the plan / external colour scheme
Landscaping:	1800mm timber pailing fence with access gates, turf supplied to curb, front gardens installed as per covenant
Driveway:	Exposed aggregate driveway, exposed aggregate path to entry, and exposed aggregate to clothesline
Frame:	Treated pine wall frames and engineered trusses
Roof:	Colorbond roof as per external colour selection
Lights:	Exterior energy efficient lighting supplied to alfresco areas, front entry and outside of laundry door
Accessories:	Letterbox as per covenant requirement, TV antenna with digital booster

3rd February 2017

Ray White

Bargara

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Bargara QLD 4670

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raywhitebargara.com.au

To whom it may concern,

RENT APPRAISAL - LOT 62 SORRENTO DRIVE, BARGARA

Unit 1 would rent between \$290 to \$300 per week.

Unit 2 would rent between \$340 to \$350 per week.

To establish a realistic rental range, I have taken into consideration the following Comparative Rentals, of similar properties within the same area of Bargara.

Property	Particulars	Rental Price	Rental Date	Key Points
9 Wilfred St, Bargara	2 bed, 1 Bath 1 Car	\$290	11/12/2016	Similar property
52 Whalley St, Bargara	3 bed, 2 bath, 2 car	\$340	07/09/16	Single dwelling Much older property
6 McCole Cct, Bargara	3 bed, 2 bath, 2 car	\$330	24/01/17	Single dwelling Much older property

It should be noted that this is not a valuation but a reflection of the rental market. The level and quality of marketing will also directly influence the final rental price achieved by the property.

If you should have any questions please do not hesitate to contact me on 0405 452 354 or email kerry.grills@raywhite.com.

Kind regards,



Kerry Grills
Sale & Property Manager
Ray White Bargara
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3rd February 2017

Ray White

Bargara

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To whom it may concern,

RENT APPRAISAL - LOT 65 SORRENTO DRIVE, BARGARA

Unit 1 would rent between \$290 to \$300 per week.

Unit 2 would rent between \$340 to \$350 per week.

To establish a realistic rental range, I have taken into consideration the following Comparative Rentals, of similar properties within the same area of Bargara.

Property	Particulars	Rental Price	Rental Date	Key Points
9 Wilfred St, Bargara	2 bed, 1 Bath 1 Car	\$290	11/12/2016	Similar property
52 Whalley St, Bargara	3 bed, 2 bath, 2 car	\$340	07/09/16	Single dwelling Much older property
6 McColm Cct, Bargara	3 bed, 2 bath, 2 car	\$330	24/01/17	Single dwelling Much older property

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Kind regards,



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