

TESSA

BUILD



TESSA BUILD HOUSE AND LAND PACKAGES

# CUNNINGHAM RISE

GOODNA, QLD

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# WHY IPSWICH?

INVESTMENT

IPSWICH

*The Ipswich property market is on the rise with the property cycle moving into a new phase according to Matusik Property Insights.*

With over 190 000 people living in Ipswich, huge growth is expected to cause an increase in residents projecting to reach 450, 000 in the next 25 years.

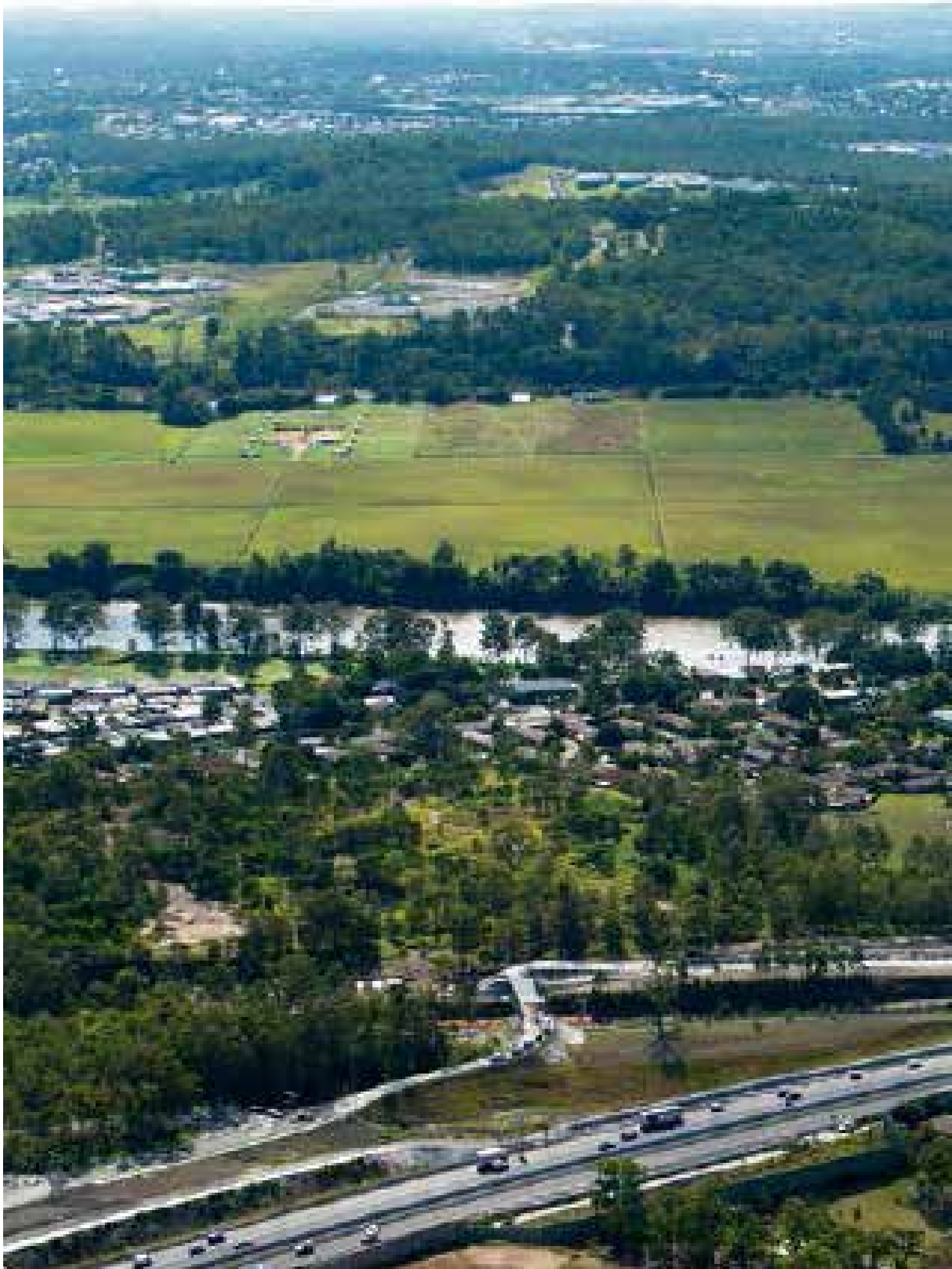
With the influx of people it's anticipated that over 5,000 new properties will likely get built moving a quarter of South East Queensland's potential residential land supply located in the Ipswich Growth Corridor.

STATISTICS	GOODNA	IPSWICH
MEDIAN PRICE	\$285,000	\$340,000
CAPITAL GROWTH 1YR	4.77%	12.21%
RENTAL YIELDS	5.6%	4.4%
VACANCY RATES	2.3%	1.9%
POPULATION GROWTH 5YR	26%	9%





MEDIAN PRICE	Median sale price for houses are \$340,000
VACANCY RATES	1.9% Vacancy Rates
MEDIAN RENT	\$290 per week
RENTAL YIELD	4.4% Rental yield
EXPANSION	<ul style="list-style-type: none"><li>• New \$85 million hospital</li><li>• Business park, and railway line</li><li>• \$50m expansion of the University of Southern Queensland, \$70m headquarters for GE</li><li>• \$80m Mater Hospital</li><li>• \$100m Brookwater resort, and plans to further extend the Orion shopping centre</li></ul>
INVESTOR INSIGHTS	<ul style="list-style-type: none"><li>• With so much land flagged for development, expect to see significant new supply, mostly concentrated around Springfield, Ripley, and Redbank Plains</li><li>• \$275m in house-and-land packages currently under construction</li><li>• The Springfield Land Corporation has also just announced a proposal to develop 10,000 new apartments</li></ul>



# WHY GOODNA LOCATION?

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GOODNA QUEENSLAND

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AUSTRALIA

*Goodna is the closest Ipswich suburb to the Brisbane CBD being only 20km's away. Goodna offers possibly the most affordable house land packages this close to Brisbane CBD.*

With a lot of reasoning now occurring around a number of railway stations the suburb is currently experiencing a new wave of development. The suburb offers excellent amenity with a variety of local and major shopping options close by, choices of private or public schools and childcare facilities as well as many local sporting fields. Springfield is also only minutes away with Shopping, Universities and TAFE, and a Mater Hospital to be constructed.

Commuting is also easy with quick access to Ipswich Road Motorway, close to the Logan Motorway and only minutes from the Warrego and Cunningham Highways. Goodna Train station is also close by giving direct access to both Brisbane and Ipswich CBD's.

# WHY CUNNINGHAM RISE ESTATE?

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## CUNNINGHAM RISE

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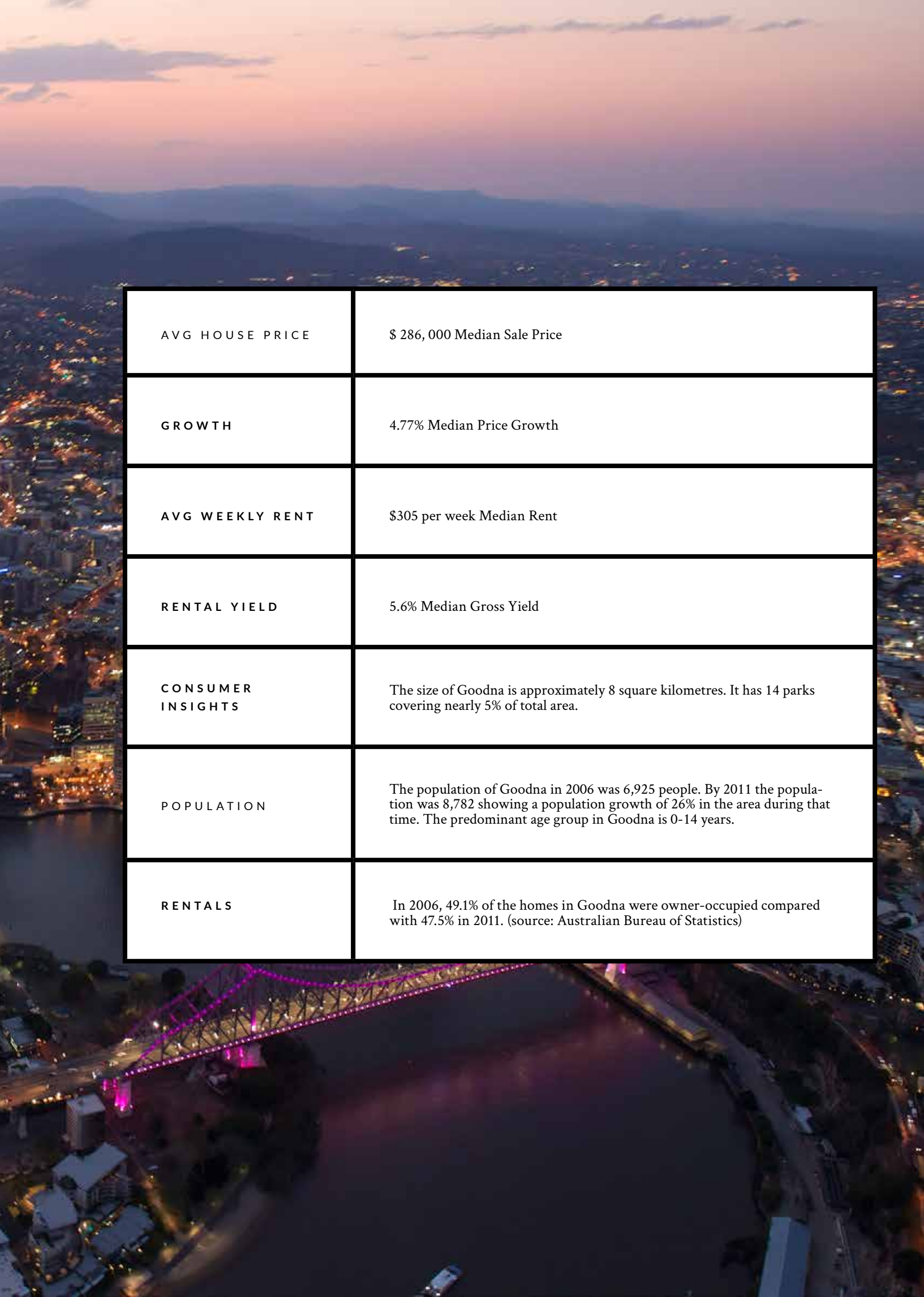
### GOODNA - IPSWICH

*Reportedly one of the fastest growing populations, Ipswich has impressed the rest of Australia with its rental yields and developments. According to real estate experts, Ipswich is set to expect a 5% increase in house prices in the next year.*

Located only 28km from the Ipswich Central, and 7km from Springfield, several factors play in Goodna's favor including the affordability of housing with an average house price being around \$286,000 and median rent \$305 per week. Combine that with the growth in Springfield including a development of a new hospital, business park, and railway line, there's already several good projects in the pipeline.

- These include a \$50m expansion of the University of Southern Queensland
- \$70m headquarters for GE
- \$80m Mater Hospital
- \$100m Brookwater resort, and plans to further extend the Orion shopping centre.





AVG HOUSE PRICE	\$ 286, 000 Median Sale Price
GROWTH	4.77% Median Price Growth
AVG WEEKLY RENT	\$305 per week Median Rent
RENTAL YIELD	5.6% Median Gross Yield
CONSUMER INSIGHTS	The size of Goodna is approximately 8 square kilometres. It has 14 parks covering nearly 5% of total area.
POPULATION	The population of Goodna in 2006 was 6,925 people. By 2011 the population was 8,782 showing a population growth of 26% in the area during that time. The predominant age group in Goodna is 0-14 years.
RENTALS	In 2006, 49.1% of the homes in Goodna were owner-occupied compared with 47.5% in 2011. (source: Australian Bureau of Statistics)

# IPSWICH NEWS

*“The Ipswich property market is on the rise with the property cycle moving into a new phase according to Matusik Property Insights. Michael Matusik.”*

1

INVESTORS

Investors could do worse than Ipswich, although it is far from Propertyology's first preference. With so much land flagged for development, expect to see significant new supply, mostly concentrated around Springfield, Ripley, and Redbank Plains. There is currently in the vicinity of \$275m in house-and-land packages currently under construction. The Springfield Land Corporation has also just announced a proposal to develop 10,000 new apartments. (<http://www.smartpropertyinvestment.com.au/opinion/13915-is-it-time-to-invest-in-ipswich>)



3

PROPERTY VALUE

The size of Goodna is approximately 8 square kilometres. It has 14 parks covering nearly 5% of total area. The population of Goodna in 2006 was 6,925 people. By 2011 the population was 8,782 showing a population growth of 26% in the area during that time.<http://www.propertyvalue.com.au/suburb/goodna-4300-qld>



2

DEVELOPMENTS

Southeast Queensland needs a dozen mega-developments like Springfield if it is to cope with the extra 2.2 million people over the next three decades, a respected urban geographer has told Fairfax Media. Professor Bob Stimson, Emeritus Professor in Geographical Sciences and Planning at the University of Queensland, told Fairfax Media there would be 5.5 million living between Noosa and Tweed Heads within three decades.[Read more: http://www.brisbanetimes.com.au/queensland/seq-population-growth-needs-12-springfieldstyle-mega-cities-to-cope-planner-20150626-ghyxb.html#ixzz3nN45UJyT](http://www.brisbanetimes.com.au/queensland/seq-population-growth-needs-12-springfieldstyle-mega-cities-to-cope-planner-20150626-ghyxb.html#ixzz3nN45UJyT)



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RENTAL GROWTH

“At present, 190,000 live within Ipswich and big things are expected population growth wise, with the latest Queensland state government projections anticipating that over 450,000 will live in Ipswich within the next 25 years,” says director of Matusik Property Insights, Michael Matusik.  
<https://www.mywealth.commbank.com.au/property/ipswich-property-market-on-the-rise-news20140924>



# TESSA ADVANTAGE

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## FIXED PRICE HOUSE

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## AND LAND PACKAGES

We will complete your build, from breaking ground to landscaping, within 15 weeks\* . Tessa Build will complete your turnkey home at a fixed price that is ready to live in\*



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## STRUCTURAL

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## GUARANTEE

At Tessa Build, we proudly stand behind a seven year structural guarantee. The team at Tessa build has over 100 years of experience in the industry. That is experience you can count on.



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## AUSTRALIAN

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## OWNED

Tessa Build is proud to be 100% Australian-owned and operated. All Tessa Build homes meet or exceed 6 star energy ratings.



# ABOUT TESSA BUILD



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AT TESSA BUILD WE

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*“SPECIALISE IN QUALITY  
HOMES FOR THE INVESTOR  
MARKET “*

Privately owned and operated, Tessa Build is part of the larger Tessa Group and combines over 30 years of experience in the Australian construction industry to offer the highest quality home designs and build. Using the wealth of knowledge and experience that our team possess, we have been able to accurately cater to this market. Tessa Build design and construct single dwelling residential homes in various locations throughout Australia.

As we are involved from the ground up, there is nothing that we haven't thought of. Tessa Build homes are uniquely designed and marketed to the investor market. Because of our directors background we are able to select locations that have been earmarked for growth and development making a Tessa Build home a sound investment.

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# TESSA BUILD DIFFERENCE



*Fixed Price House and Land Packages  
Full Turn Key Rent Ready Homes  
15 Week Guaranteed Build Time*



## STANDARD INCLUSIONS

- ☒ Frosted glass and stained wood front entry door
- ☒ Designer kitchen with European appliances and stone bench tops
- ☒ Split system air-conditioning to main living and master bedroom
- ☒ Colorbond Roof
- ☒ Full landscape package and fencing
- ☒ High quality carpet to all bedrooms and WIR
- ☒ Tiles to all other areas
- ☒ Walk in robe to man bedroom and built in to remaining
- ☒ Blinds throughout
- ☒ Designer front facade
- ☒ Boral exposed aggregate driveway
- ☒ Tiled alfresco areas
- ☒ 7 year structural warranty
- ☒ Energy efficient lighting and fans throughout

# OLD VS. NEW

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## AESTHETIC

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## APPEALS

We all enjoy the modern design elements and comforts of a brand new home. Open plan living areas, large balconies, en-suited bedrooms, intercoms and automatic garages, to just name a few. Should you purchase as an investor, you're much more likely to attract reliable long-lasting tenants willing to pay premium price for a better quality home.

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## QUALITY CONSTRUCTION

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## AND DESIGN

Structural building design has dramatically improved in recent years. Foundations underpinning, concreting, drainage, sound proofing, draft proofing, installation, safety and fire proofing has become incredibly advanced, therefore significantly increasing the lifespan of new constructions.

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## LOWER

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## MAINTENANCE

Apart from the obvious advantages of very little mid-term maintenance, thanks to a 2 years manufacturers warranty on most appliances, the structure itself is covered by builders warranty for 6 years. By living in a brand new home complex, you need not only avoid expected maintenance costs, you are also free of the continual renovation noise and disruption you encounter when living in an older apartment or building.

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## TAX & DEPRECIATION

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## BENEFITS

If you're looking for a tax break and a much lower holding cost when buying an investment property, brand new is the way to go as you're entitled to claim depreciation on all eligible items at the property. Appliances such as dishwasher, heaters and air conditioners, carpet floor coverings and more. All which have high rates of depreciation, and the newer the property, the higher the level of depreciation available to you. This can save you thousands of dollars!

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## ENERGY

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## EFFICIENCY

A large focus in a new home design is to achieve the maximum energy efficiency rating. Sub-metering, solar power, energy efficient sensor lights and appliances are some of the modern design features used to dramatically lower living costs. Having to install these features in an older house or apartment is likely to be a costly exercise.

# FAST FACTS GST AND BANK VALUATIONS

And how it can affect bank valuations. When purchasing brand new property either as house and land or off the plan apartments, it is important to understand how Gst act applies to the valuation conducted by banking and finance situations.

When purchasing brand new property either as house and land or off the plan apartments, it is important to understand how Gst act applies to the valuation conducted by banking and finance situations.

Subdivisions 9-C – How much GST is payable on taxable supplies?

9-70 the amount of GST on a \*taxable supply is 10% of the \*value of taxable supply.

9-75 the value of taxable supplies

Where: the price is the sum of:

- a. So far as the \*consideration for the supply is consideration expressed as an amount of \*money – the amount (without any discount for the amount of GST (if any) payable on the supply); and
- b. So far as the consideration is not consideration expressed as an amount of money – the \*GST inclusive market value of that consideration.

Example: You make taxable supply by selling a car for \$22,000 in the course of carrying an enterprise.

The value of the supply is:  $\$22,000 \times 10 \div 11 = \$20,000$

The GST on the supply is therefore \$2,000 (i.e. 10% of \$20,000).

By using this approach to valuing property, it automatically leaves a 10% gap between the price of a property (sale price) and the value of the property (valuation).

With this in mind it is not uncommon to have a variance between both prices and valuation of around 10% on most new properties.

# FREQUENTLY ASKED

## 1. WHEN IS MY DEPOSIT DUE?

A deposit is required to accompany the EOI to allow a contract to be prepared for execution.

## 2. WHEN DO I NEED TO PROVIDE DOCUMENTS FOR OUR FINANCE APPLICATION?

Upon signing your contract, documents requested from our home loans department must be provided within timely manner to ensure key dates are met.

## 3. IS MY CONTRACT SUBJECT TO ME OBTAINING FINANCE

Yes, the Land and Build contract are subject to you obtaining finance. Once you have received finance approval that you are satisfied with, both contracts will then become unconditional.

## 4. WHO SHOULD I CONTACT FOR ANY CONTRACT ENQUIRIES

Your agent is always the best point of contact for Contract queries especially the Build Contract. In regards to the Land contract, your solicitor is also a good contact.

## 5. WHO DO I CONTACT FOR ANY CONSTRUCTION UPDATE PHOTOS

You will receive construction updates at each of the progress payment milestones, if you require further updates, your Agent will be the best contact.

## 6. WHAT TYPE OF INSURANCE DO I NEED FOR MY PROPERTY? WHEN DO I NEED IT?

You will only require insurance at Practical Completion prior to handover. The builder will advise you in advance so that you can obtain the appropriate insurance. Your financier may also advise you of this prior to issuing the practical completion payment. Generally the insurance amount will equal the build contract value.

# QUESTIONS

## 7. WHEN DOES THE PROPERTY MANAGEMENT PROCESS COMMENCE

The property management process commences approximately 6 weeks before completion or handover date of your investment property. The managing agent will typically commence their extensive marketing campaign 4 weeks before your property is completed.

## 8. WHO DO I REPORT DEFECTS TO? WHEN DOES THE DEFECT LIABILITY PERIOD END?

At any time defects can be provided direct to Tessa build Pty Ltd or alternatively your agent. Defects are governed by QBCC and there is a 6 month minor defects liability period followed by a further 7 years structural Builders warranty on major structural defects. A full defect inspection is undertaken prior to handover and owners are encouraged to carry out inspections of their own or through a third party to ensure a quality handover.

## 9. WHAT DO I PAY DURING CONSTRUCTION?

During Construction, you are required to pay the following:

- ▯ Council and water Rates;
- ▯ Any connections or installation fees charged - by Service Providers e.g. Gas meters and Telephone (if NBN is not available)

## 10. WHEN CAN I START CLAIMING DEPRECIATION?

Deprecation can commence from the practical completion date.

## 11. WHO DO I REQUEST A COPY OF MY DEPRECIATION SCHEDULE FROM IF HANDOVER HAS TAKE PLACE AND YET TO RECEIVE IT?

Please contact Tessa Advisory on 07 3638 4610 and we will be happy to help, email or post it you.

## 12. WHO DO I CONTACT IF I WISH TO INSPECT THE PROPERTY BEFORE HANDOVER?

If you wish to inspect the property prior to handover or at any time, please liaise with your agent and they will make arrangements.

## 13. WHERE DOES MY HANDOVER PACK GET SENT?

The Handover pack containing the keys, warranties for appliances etc. are hand delivered to either yourself or representative (Property Manager) at Handover.





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