



VEST BUILD®

MILLSTONE  
MELTON SOUTH

Stylish design, unbeatable  
service, attention to detail  
& outstanding value

CONTENTS

003	Introduction	020	Alti 202
004	About Melbourne	022	Meki 125
005	Location	024	Yati 153
006	Melton South	026	Inclusions
008	City of Melton	028	Rent Letters
016	Amenity Map	031	Tax Depreciation
018	Masterplan	033	Colour Schemes
019	Stage Plan	034	Project Examples
		036	Trust in Vestbuild





Just 35 kilometers

west of the

Melbourne

CBD



»» The »»  
**MILLSTONE**

#### A CHANGE OF PACE

Located just 35km west of the Melbourne CBD and just 10 minutes drive from Taylors Lakes and Caroline Springs, The Millstone is set beneath the wide skies and this new residential community offers all the upside of being part of a thriving growth corridor, but with a more peaceful and tranquil setting.

A new large town centre and train station is proposed for the local area which will have a mixture of shops, offices, dwellings and services. All this is within 3km from The Millstone community.



Melbourne is one  
of the world's most  
liveable cities

## ABOUT MELBOURNE

As the capital city of Victoria, Melbourne is one of the world's most liveable cities. Melbourne is the most populous city of the Australian state of Victoria, and the second-most populous city in Australia.

The Victorian economy accounts for 25% of the nation's economy, with strong growth in its labour force, income and housing activity.

Melbourne's population will grow from 4.8 million people in 2015 to 8 million people in 2050. This will support strong demand for housing in Melbourne.

Melbourne's median house price increased significantly from \$190,000 in 2000 to \$683,250 in 2016 equating to average annual growth of 17.9% per annum.

The metropolis is located on the large natural bay of Port Phillip and expands into the hinterlands towards the Dandenong and Macedon mountain ranges, Mornington Peninsula and Yarra Valley. Melbourne consists of 31 municipalities.

Melbourne rates highly in education, entertainment, health care, research and development, tourism and sport, making it the world's most liveable city - for the sixth year in a row in 2016, according to the Economist Intelligence Unit.

It is a leading financial centre in the Asia-Pacific region, and ranks among the top 30 cities in the world in the Global Financial Centres Index. Referred to as Australia's "cultural capital", it is the birthplace of Australian impressionism, Australian rules football, the Australian film and television industries, and Australian contemporary dance. It is recognised as a UNESCO City of Literature and a major centre for street art, music and theatre. It is home to many of Australia's largest and oldest cultural institutions such as the Melbourne Cricket Ground, the National Gallery of Victoria, the State Library of Victoria and the UNESCO World Heritage-listed Royal Exhibition Building.

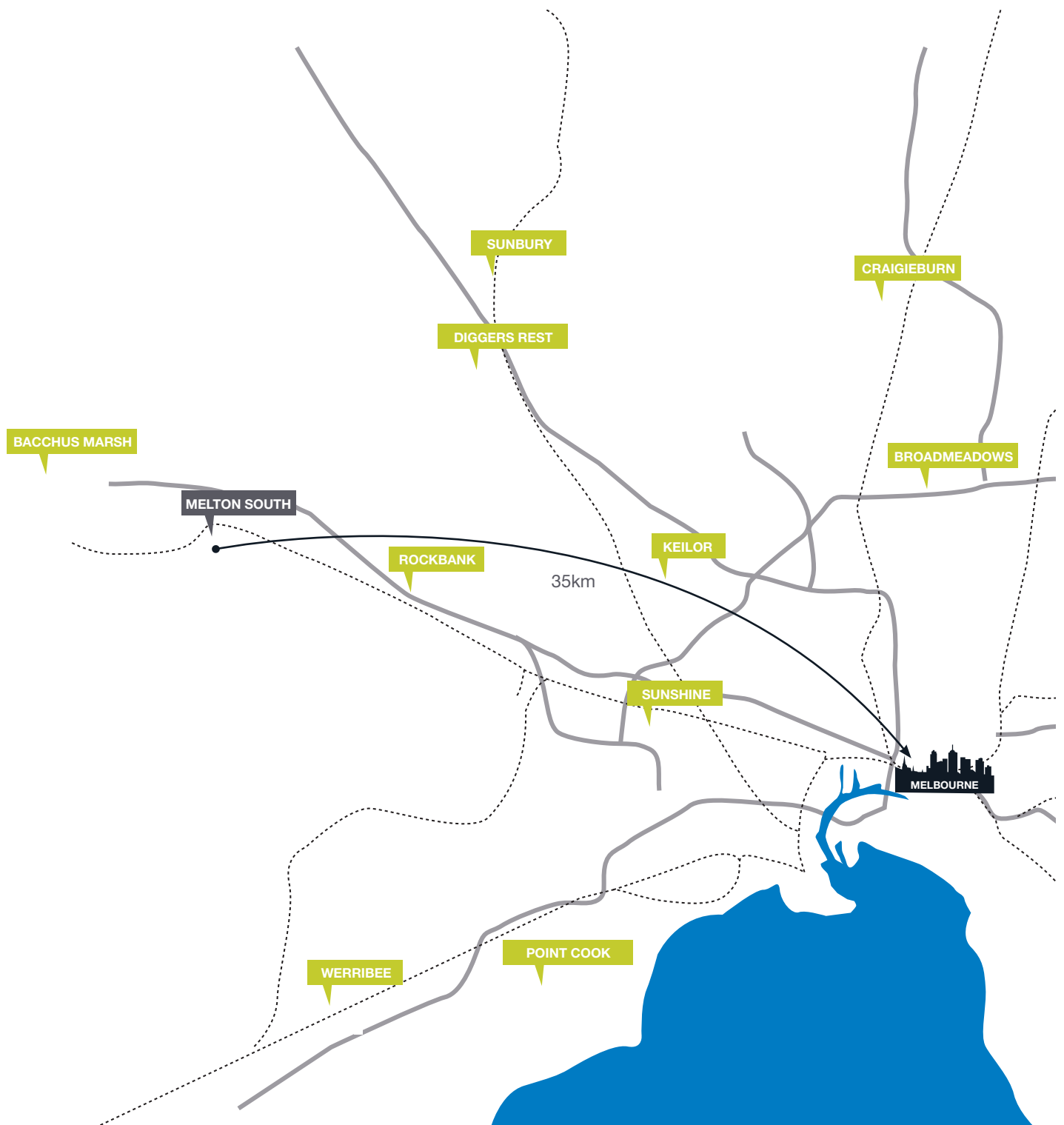
The main passenger airport serving the metropolis and the state is Melbourne Airport (also called Tullamarine Airport), the second busiest in Australia. The Port of Melbourne is Australia's busiest seaport for containerised and general cargo.

Melbourne has an extensive transport network. The main metropolitan train terminus is Flinders Street Station, and the main regional train and coach terminus is Southern Cross Station. Melbourne is also home to Australia's most extensive freeway network and has the world's largest urban tram network.



## LOCATION

Melton South is a suburb of Melbourne, Victoria, Australia, 35 km west of Melbourne's Central Business District.





## Location & Growth

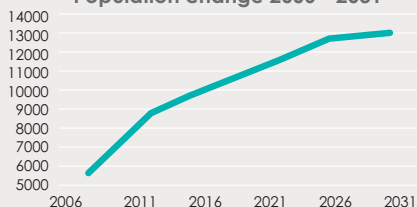


- > Situated in the fastest growing region in Australia with a population of 9,492
- > By 2031, the population will grow to more than 13,000 (more than 30% increase)
- > Between 2012 - 2013, Melton South was one of the fastest growing outer suburbs in Victoria, which increased by 9.5% (City of Melton, 4.3%)



## Population

Population change 2006 - 2031

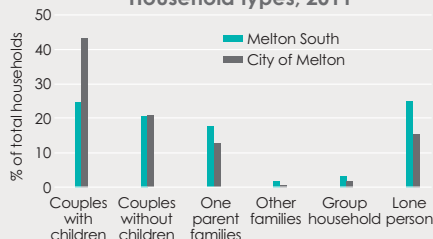


- > Young population, median age is 33 (Victoria, 37)
- > 153 babies born in 2013 (City of Melton 2,176)
- > 68% of the population is aged less than 49 years
- > Largest population age groups are:
  - 25-29 years old (771)
  - 0-4 years old (739)
  - 30-34 years old (718)



## Households

Household types, 2011

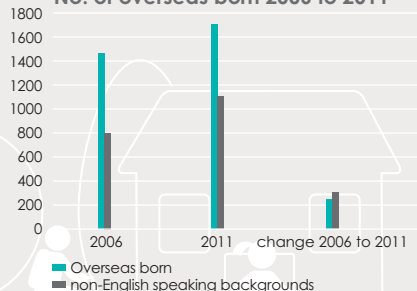


- > There are more than 3,100 households
- > Household composition is:
  - 25% couples with children (City of Melton, 43%)
  - 21% couples without children (City of Melton, 21%)
  - 18% one parent families (City of Melton, 13%)
  - 25% lone persons (City of Melton, 16%)
- > Average children per family 1.9



## Diversity

No. of overseas born 2006 to 2011



- > Between 2006-2011, the number of overseas born residents increased from 1,457 to 1,699 (+242) which represents 19% of the total population
- > People from non-English speaking backgrounds increased by 306 to 1,103 (12.4% of the total population)
- > Top three countries of birth: Malta, India and the Philippines (3.3% of the total population)
- > Religion:
  - Higher no religion affiliation at 23% (City of Melton, 17%)
  - Islam and Buddhism is increasing
- > There are 87 Aboriginal or Torres Strait Islander\* people living in Melton South

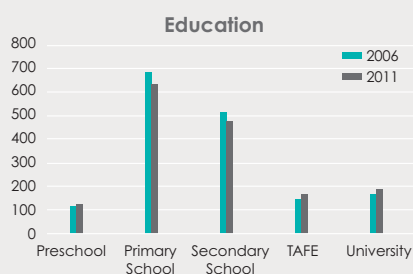


# Melton South

Community  
Profile  
2014–15



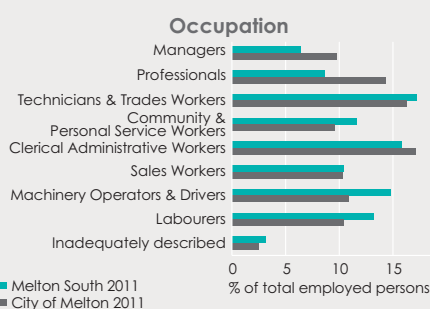
## Education



- > 19% of the population attend an educational institution (City of Melton, 24%)
- > There are 639 primary schoolers and 482 secondary schoolers
- > 30% have completed Year 12 (City of Melton, 46.5%)
- > University attendance is 2% (City of Melton, 3%)
- > Bachelor or Higher Degree qualification is 5% (City of Melton, 14.5%)
- > Vocational qualification is 20% (City of Melton, 22%)



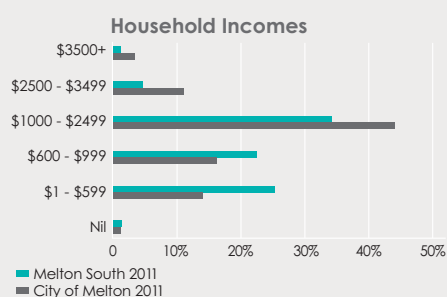
## Employment



- > 3,518 people are employed, of which 63% are working full time and 33% part time
- > Most work in trade and clerical occupations
- > 8.5% work in professional occupations (City of Melton, 14%)
- > 72% travel to work by car (City of Melton, 75%)
- > 10% travelled by train to work (City of Melton, 8%)
- > One in ten residents are involved in some form of voluntary work



## Income



- > 26% of households earn low income (City of Melton, 15%)
- > 6% of households earn high income (City of Melton, 14.5%)
- > Median weekly household income is \$1,095 (City of Melton, \$1,363)
- > Median monthly mortgage repayment is \$1,363 (City of Melton, \$1,733)
- > 12% of households are experiencing mortgage stress (City of Melton, 18%)
- > SEIFA index is 894 (City of Melton, 1002)<sup>#</sup>

## References

- > ABS Census of Population and Housing 2011
- > id. City of Melton Community Profile
- > id. City of Melton Population Forecasts
- > Population Diversity in Victoria by Local Government Areas 2011

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\* Due to issues with non-identification and undercounting in the 2011 Census, the number could double.

<sup>#</sup> SEIFA index figures above 1,000 are above the Australian average and so relatively less disadvantaged, while index figures below 1,000 indicate areas of relatively greater disadvantage when compared to the nation.

For further information on City of Melton demographics,  
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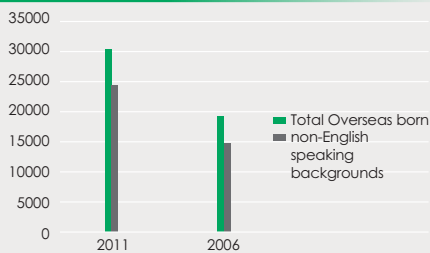


# Culturally & Linguistically Diverse (CALD) Profile

## City of Melton

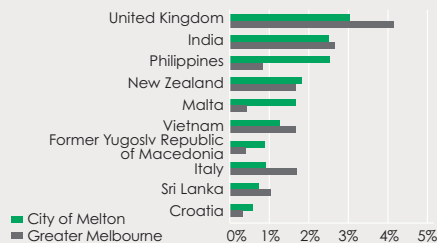
Community  
Profile  
2014-15

### Overseas Born Growth



- > Residents come from over 140 countries and speak more than 120 different languages
- > Between 2006 and 2011, overseas born residents increased by 11,138 (58%)
- > 30,368 people were born overseas, 28% of the total population
- > People from non English speaking backgrounds increased by 9,526 to 24,259 (22% of the total population)

### Country of Birth



- > Between 2006 - 2011, the top five countries of birth were:
  - India (+1,878)
  - Philippines (+1,298)
  - New Zealand (+989)
  - Vietnam (+742)
  - Sri Lanka (+404)
- > In 2011, the top five largest countries of birth were: United Kingdom, India, the Philippines, New Zealand and Malta

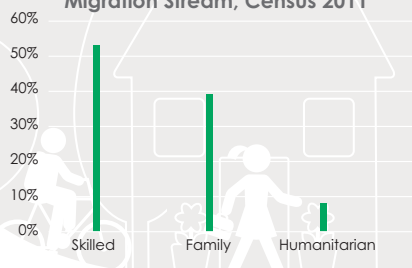
### Areas with Overseas Born

Areas with Overseas Born	No.	%
Burnside - Burnside Heights	4,018	43
Caroline Springs	7,608	37
Taylors Hill	4,004	34
Hillside	3,975	26
Brookfield	1,386	23
Rural Balance	1,052	23
Melton	1,721	22
Kurunjang	1,892	20.5
Melton West	2,685	19
Melton South	1,699	19
Diggers Rest	270	9

- > Areas with the highest proportion of overseas born residents:
  - Burnside – Burnside Heights (43%)
  - Caroline Springs (37%)
  - Taylors Hill (34%)
  - Hillside (26%)
- > Areas with the lowest proportion of overseas born residents:
  - Diggers Rest (9%)
  - Melton South (19%)
  - Melton West (19%)

### Recent Arrivals

Migration Stream, Census 2011



- > Of those born overseas, 18% arrived in Australia within the last five years
- > Recent arrivals include refugees from the Horn of Africa and the Middle East
- > New arrivals to the municipality were from the following migration stream:
  - skilled (53%)
  - family (39%)
  - humanitarian (8%)
- > City of Melton is ranked 28 out of 79 local government areas for the number of humanitarian arrivals





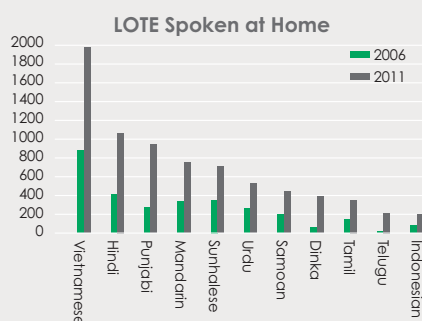
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## City of Melton

Community  
Profile  
2014–15

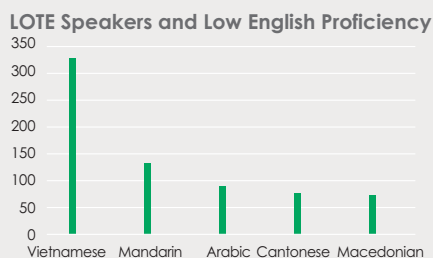


### Languages Other Than English (LOTE)



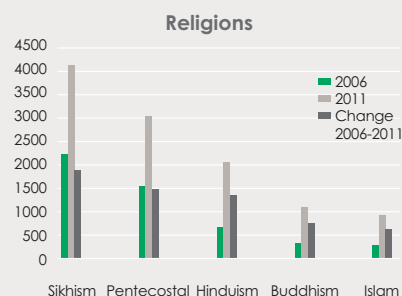
- > 22% of people come from countries where English is not their first language
- > 29% of residents speak a language other than English at home
- > Between 2006 – 2011, the largest increase in the LOTE spoken at home were Vietnamese, Hindi and Punjabi
- > The most commonly spoken languages at home are:
  - Filipino
  - Maltese
  - Italian
  - Macedonian

### English Proficiency



- > 3,802 of people report difficulty with speaking English
- > Top 5 languages requiring interpreting services are:
  - Dinka
  - Mandarin
  - Spanish
  - Vietnamese
  - Serbian

### Religious Affiliation



- > Compared to Greater Melbourne, residents in the City of Melton have:
  - Higher Christianity affiliation
  - Lower no religion affiliation
  - Lower non-Christianity affiliation
- > Emerging non-Christian religions are:
  - Islam
  - Buddhism
  - Hinduism

### References

- > ABS Census of Population and Housing 2011
- > id. City of Melton Community Profile
- > id. City of Melton Population Forecasts
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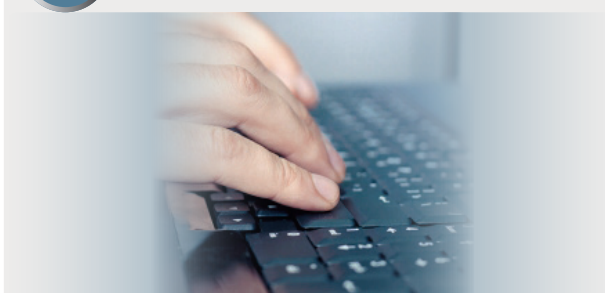


# Education, Employment & Income City of Melton

Community  
Profile  
2016-17

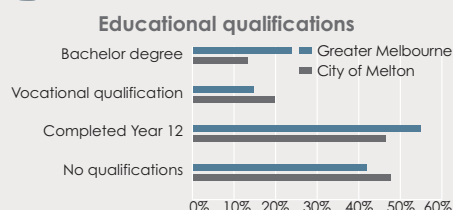


## Context



- > Education increases a person's ability to achieve an adequate level of income and job satisfaction.
- > Education often determines the type of job a person might get, which in turn determines their income and influences their socio-economic circumstances.
- > Consequently, people with lower levels of education are more vulnerable to unemployment or working in low skilled, low paid jobs. As a result they often experience higher levels of illness and lower life expectancy.

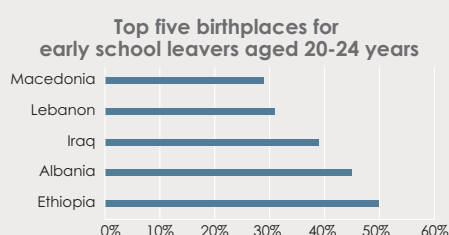
## Educational Qualifications



The City of Melton residents have:

- > A lower rate of those who have completed Year 12 (46.5%) (Greater Melbourne, 55%)
- > A lower proportion with a Bachelor degree (13.5%) (Greater Melbourne, 24%)
- > A higher proportion of vocational qualification (20%) (Greater Melbourne, 15%)
- > A higher rate of residents with no qualifications (48%) (Greater Melbourne, 42%)

## Early School Leavers



- > The Education and Training Reform Act 2006 provides a guaranteed place in adult educational institutions to young people who have not completed Year 12 or its equivalent
- > Despite the guaranteed place in adult educational institutions, the Census revealed that in the City of Melton, there were 20% of young people aged 35-39 years who have left school early.
- > A higher proportion of the City of Melton's population were early school leavers (33.8%) compared to the Victorian average of 31.8%.
- > One in five young people aged 20 to 24 years old, living in the municipality, were early school leavers.
- > The top five non-English speaking countries of birth for early school leavers aged 20-24 years were:
  - Ethiopia
  - Albania
  - Iraq
  - Lebanon
  - Macedonia



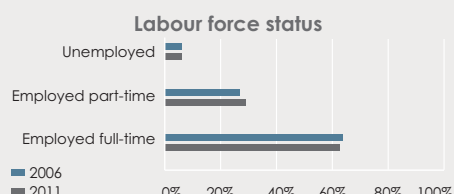


# Education, Employment & Income City of Melton

Community  
Profile  
2016-17

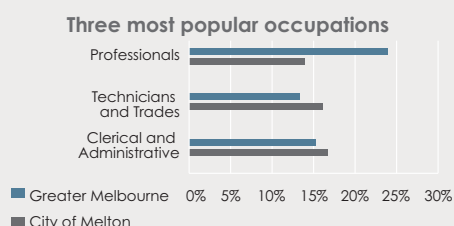


## Labour Force & Employment



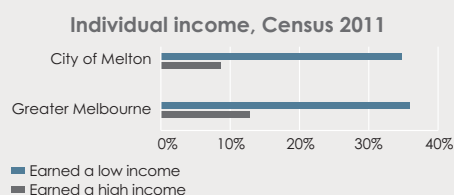
- > In 2011, 50,936 people living in the City of Melton were employed, of which 67% worked full time and 30% part time
- > 6% of the population are unemployed (Greater Melbourne, 5.5%)
- > Of those unemployed, 2,020 were looking for full time work and 1,255 or were looking for part time work
- > Between 2006 and 2011, the total number of people in the labour force increased by 14,783 (37.5%)
- > The top three employment industry sectors were:
  - Manufacturing
  - Retail Trade
  - Construction

## Occupations



- > In 2011, the three most popular occupations were:
  - Clerical and Administrative Workers (8,627 people or 16.9%), Greater Melbourne 15.3%
  - Technicians and Trades Workers (8,179 people or 16.1%), Greater Melbourne 13.4%
  - Professionals (7,195 people or 14.1%), Greater Melbourne 24.1%
- > 33,493 or 66% of the City of Melton working residents travelled outside of the area to work

## Income



Analysis of individual income levels in the City of Melton compared to Greater Melbourne shows that:

- > A lower proportion of people (8.7%) earned high income (those earning \$1,500 per week or more) compared to Greater Melbourne (12.9%)
- > A lower proportion of people (34.6%) earned low income (those earning less than \$400 per week) compared to Greater Melbourne (35.8%)
- > More than one third of persons in the City of Melton earn low income which influences a person's socioeconomic circumstances. Consequently, people with low income are more vulnerable to both housing and rental stress, lower access to medical services and often face transport restrictions.

### References

- > ABS Census of Population and Housing 2011
- > id. City of Melton Community Profile
- > <http://www.greaterdandenong.com/document/18464/statistical-data-for-victorian-communities>
- > <http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/4102.0Main+Features30Mar+2010>

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# Housing City of Melton

Community  
Profile  
2016-17



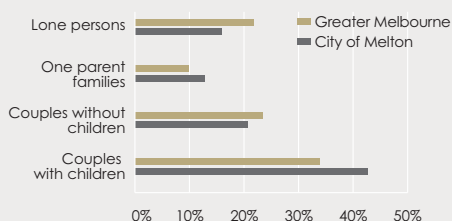
## Context



- > Housing is critical to meeting basic human needs for shelter, security and a sense of connection within communities. Adequate and appropriate housing is fundamental to vital, liveable and successful communities.
- > Where people choose to live and the type of housing they select is influenced by a number of factors including:
  - the household type
  - cost of housing
  - accessibility to desirable services
  - employment opportunities, and
  - lifestyle choice

## Households

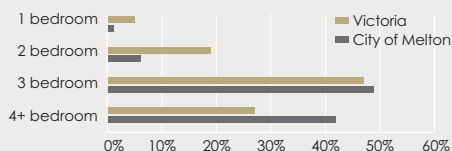
Household type, 2011



- > Families choose to live in the City of Melton because of:
  - the availability of diverse life style choices, and
  - the affordability
- > The families in the City of Melton live in 42,648 households consisting of:
  - 43% couples with children (Greater Melbourne 34%)
  - 21% couples without children (Greater Melbourne 23.5%)
  - 13% one parent families (Greater Melbourne 10%)
  - 15% lone persons (Greater Melbourne 22%)
- > Average household size in the City of Melton is 2.9 persons (Greater Melbourne 2.6)

## Dwelling Size & Income

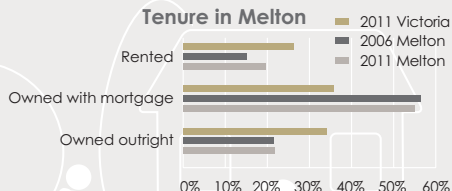
Number of bedrooms



- > Compared to Victoria, families in the City of Melton live in large dwellings with 3+ bedrooms (74% and 90% respectively)
- > Current median house price is lower in the City of Melton compared to the Greater Melbourne
- > In 2011, the median weekly household income was \$1,363 (Greater Melbourne, \$1,333)
- > In 2011, the median monthly mortgage repayments was \$1,733 (Greater Melbourne, \$1,810)
- > In 2011, the median weekly rent was \$270 (Greater Melbourne, \$300)

## Housing Tenure

Tenure in Melton



- In 2011, in the City of Melton there were:
- > A smaller proportion of households (21%) who owned their house (Victoria 31.5%)
  - > A larger proportion of households (53%) were purchasing their house (Victoria 36%)
  - > A smaller proportion who were renting 19% (Victoria 26.5%)
  - > 25.2% of households were in 'housing stress'.  
Nationally, a lower proportion (20%) of households were in unaffordable housing situations





# Housing City of Melton

Community  
Profile  
2016–17



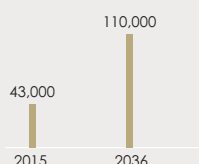
## Affordability



- > While housing stress is experienced by lower income households, it is also understood that housing stress is affecting people on:
  - moderate incomes
  - pose particular challenges for young people, and
  - older retirees renting privately
- > To increase housing affordability, housing needs to be viewed as an infrastructure issue, rather than, the current welfare issue, to ensure that the housing market provides adequate and affordable housing for all people.

## Changing Profile

Number of households



- > City of Melton's population is growing and changing.
- > By 2036, there will be more than 110,000 households (an increase of around 70,000 households) creating a need for additional and more diverse and affordable housing options.
- > The diverse and affordable housing will ensure that the residents will be able to fully engage in community life, both economically and socially.

## Housing Tomorrow



- > In the City of Melton, over the next 20 years, the proportion of homes comprising families with children is expected to decrease, while the proportion of one-person and couple only households is expected to increase.
- > The changing household sizes means that the City of Melton will require more diverse housing types, including medium and higher density housing close to infrastructure and in areas where people wish to live as housing choices are major contributors to people's quality of life, access to employment and services and modes of travel.

### References

- > ABS Census of Population and Housing 2011 – Quickstats 2006 & 2011
- > id. City of Melton Community Profile
- > id. City of Melton Population Forecasts
- > Australian Council for Social Services, An Affordable Housing Reform Agenda, 2015
- > City of Melton, Housing Diversity Strategy, 2014
- > AIHW 2014. Specialist Homelessness services 2013–14. Cat. no. HOU 276. Canberra.
- > Australian Housing and Urban Research Institute, 2010, Housing Implication of economic, social and spatial change

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\*Households are generally accepted to be in 'housing stress' when they spend more than 30% of their income on housing.

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please [click here](#)



# Transport City of Melton

Community  
Profile  
2016-17

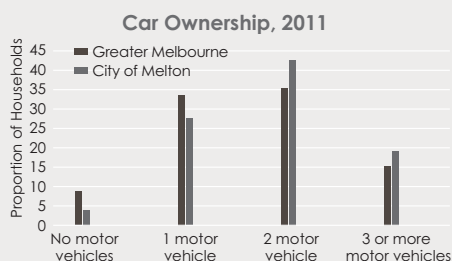


## Introduction



- > Transport is an integral part of our daily lives. The transport system takes people to jobs, family, schools and social activities as well as delivering our goods and services.
- > The modes of transport people use can be described in three categories: public (train, tram, or bus), private (car) or active (walking and cycling).
- > In the City of Melton, there are a number of reasons why people use the car as the main mode of transport including: the lack of affordable and effective public transport options, convenience, and the distance to be travelled to work, education and to services.

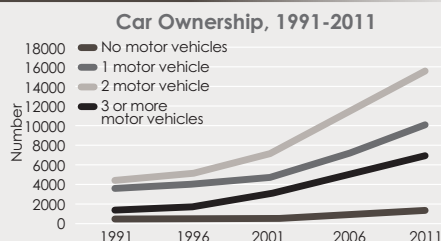
## Car Ownership



City of Melton is a car depended municipality, which is reflected in the higher car ownership rates:

- > 90% of households owned at least one car, while 4% did not own a car, compared to 85% and 9% respectively in Greater Melbourne
- > 28% of households owned one car (Greater Melbourne 34%)
- > 43% owned two cars (Greater Melbourne 35.5%)
- > 19% owned three cars or more (Greater Melbourne 15%)
- > 62% of households had access to two or more cars, compared to 51% in Greater Melbourne

## Family Type & Car Ownership



- > Despite a large increase in car ownership, in the City of Melton, the following family types had lower levels of car ownership compared to Victorian average:

- 8% of one parent families with children under 15
- 14% of two parent families with children under 15
- 8% of two parent families with no depended children

## Public Transport



- > The City of Melton is served by Rockbank, Melton and Diggers Rest railway stations
- > There are ten metropolitan bus routes operating in the area including services to Highpoint, Woodgrove, Caroline Springs Square and Water Gardens Shopping Centres
- > There are two Nightrider services operating in the City of Melton, including Rockbank and Diggers Rest
- > In the City of Melton, a significantly lower proportion of people live near public transport (71.5%) compared to Victorian average of 74.2%



# Transport City of Melton

Community  
Profile  
2016-17

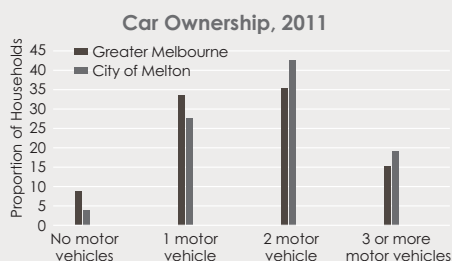


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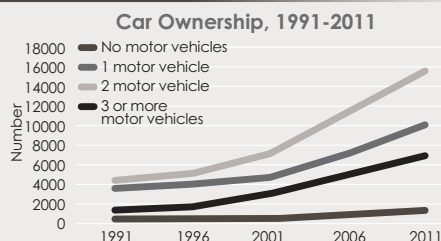
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- 14% of two parent families with children under 15
- 8% of two parent families with no depended children

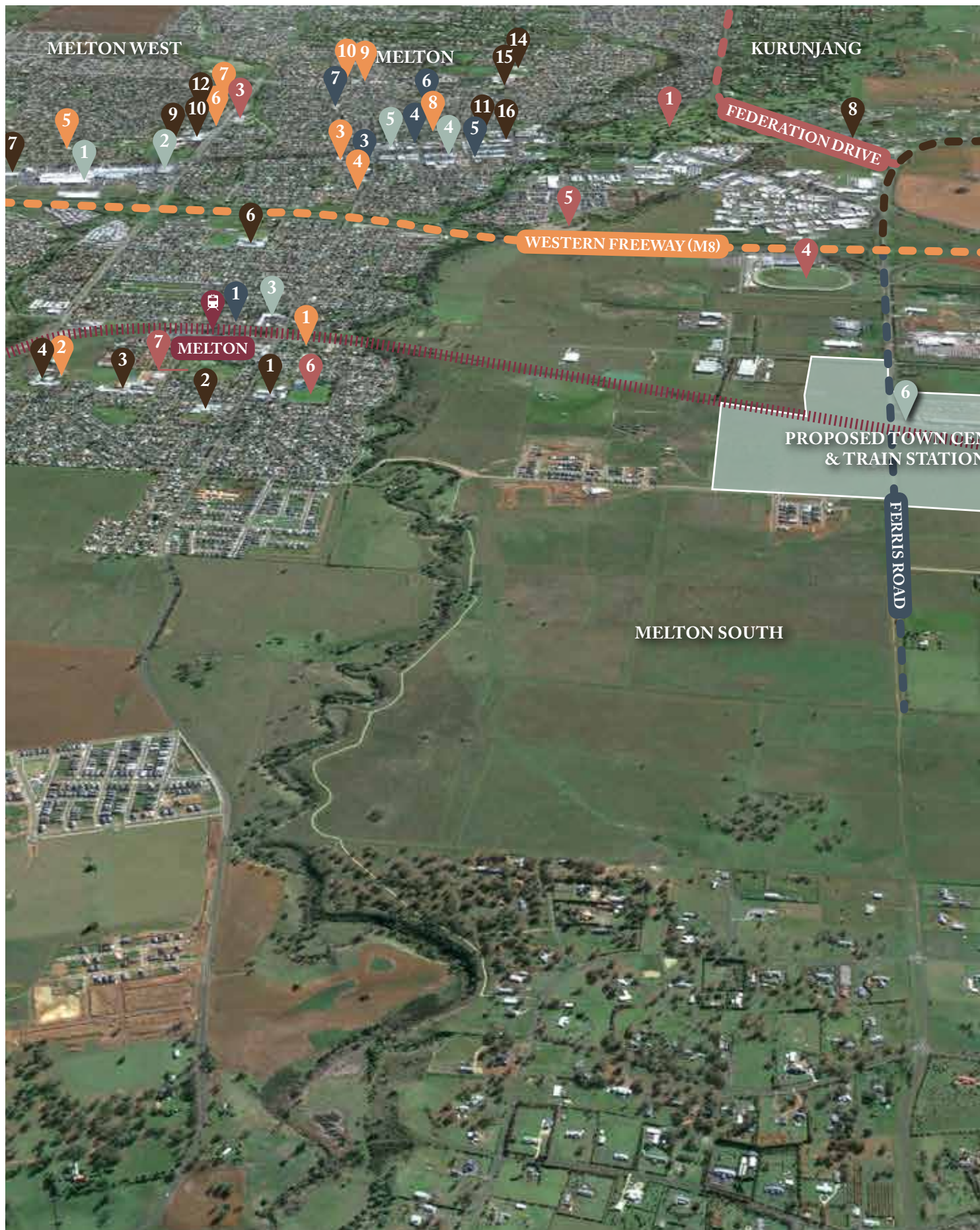
## Public Transport



- > The City of Melton is served by Rockbank, Melton and Diggers Rest railway stations
- > There are ten metropolitan bus routes operating in the area including services to Highpoint, Woodgrove, Caroline Springs Square and Water Gardens Shopping Centres
- > There are two Nightrider services operating in the City of Melton, including Rockbank and Diggers Rest
- > In the City of Melton, a significantly lower proportion of people live near public transport (71.5%) compared to Victorian average of 74.2%







Western Freeway (M8)

Federation Drive

Ferris Road





## LOCAL AMENITIES

### EARLY LEARNING

1. Dickory Dock Kids Childcare & Kindergarten
2. Brookfield Preschool
3. Goodstart Early Learning Melton
4. Open Learning Child Care & Kindergarten
5. Goodstart Early Learning West Melton
6. Early Learning Child Care & Kindergarten
7. TRY-Melton West Preschool
8. Try Kingsway Preschool

### SCHOOLS & TAFES

1. Melton South Primary School
2. St Anthony's Primary School
3. Staughton College
4. Victoria University
5. Melton Christian College
6. Coburn Primary School
7. Evocca College Melton
8. Glenvale School
9. Melton Secondary College
10. Melton Specialist School
11. St Dominic's Primary School
12. Melton West Primary School
13. Wedge Park Primary School
14. Kurunjang Primary School
15. Kurunjang Secondary College

### SHOPPING CENTRES

1. Woodgrove Shopping Centre
2. Coburn Central Shopping Centre
3. Station Square Shopping Centre
4. Morgan's IGA
5. ALDI
6. Proposed Town Centre

### RECREATION

1. Melton Valley Golf Club
2. Melton Reservoir
3. Melton Waves Swimming Centre
4. TabCorp Park
5. Melton Botanic Garden
6. Melton South Recreation Reserve
7. Mt Carberry Reserve

### HEALTHCARE

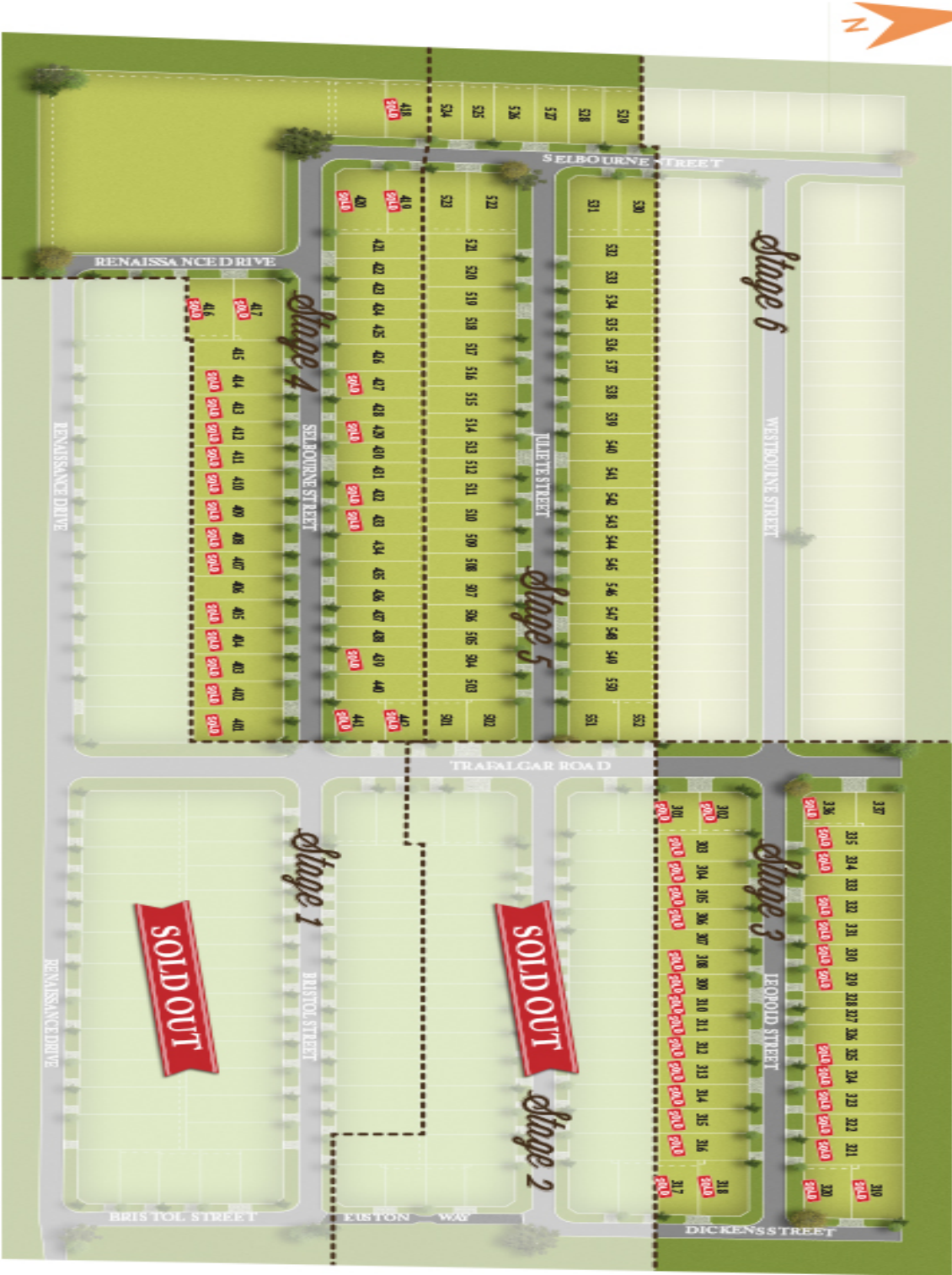
1. Station Medical Centre
2. Melton Health Services
3. Primary Medical & Dental Centre
4. Melton Medical Clinic
5. ST George Surgery
6. Kingsway Maternal & Child Health Centres

— — — — — Melton Highway      — — — — — Mount Cottrell Road

||||| Railway Line



MASTERPLAN



\*This plan is indicative only



## STAGE 5





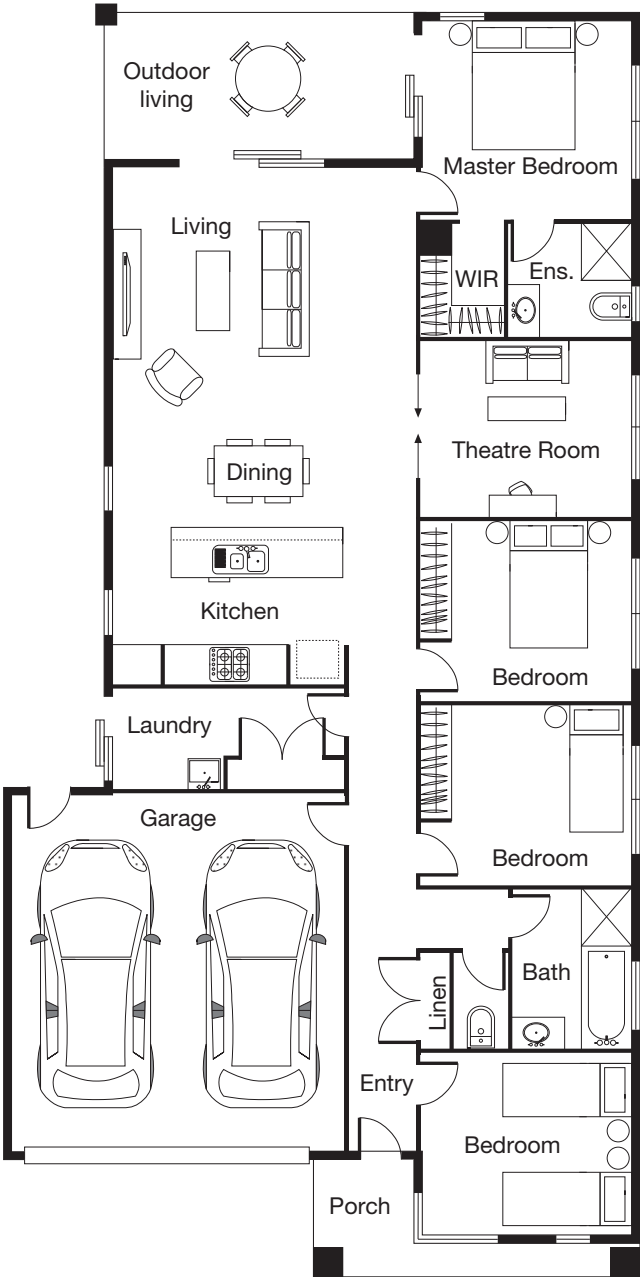
*\*Artists impression only*

ALTI 202



ALTI 202

Total Area 201.76m<sup>2</sup> | 21.71sq



The plans presented in this document are for illustrative purposes only. For accurate drawings of each home, refer to construction drawings.

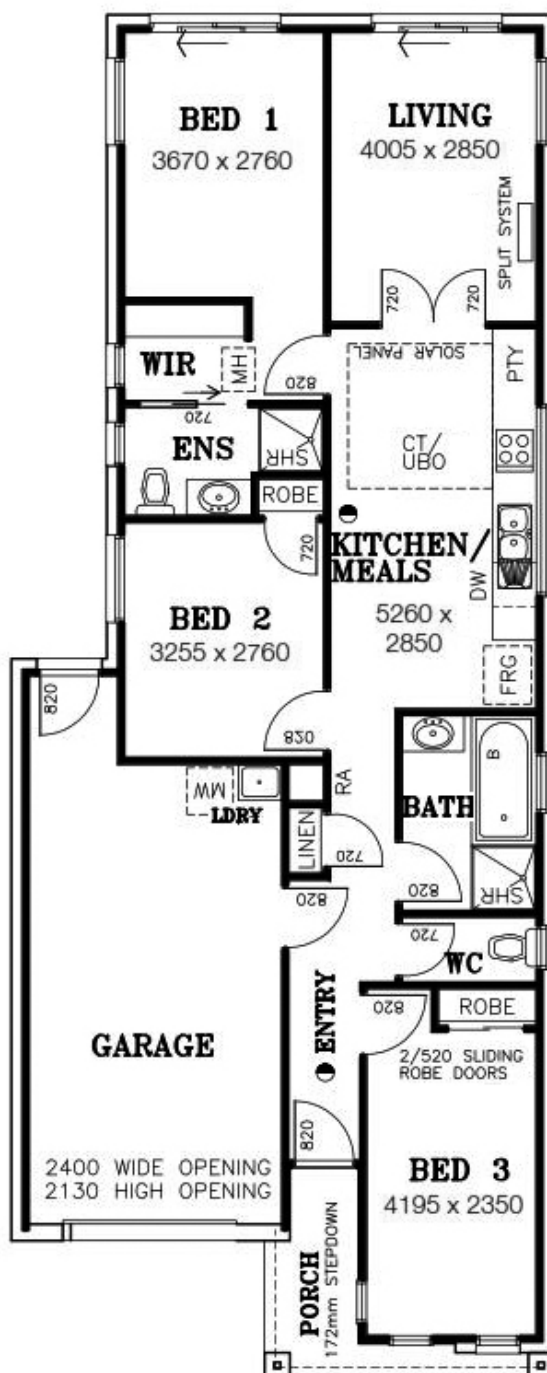


*\*Artists impression only*

MEKI 125

MEKI 125

Total Area 125.56m<sup>2</sup> | 13.51sq



The plans presented in this document are for illustrative purposes only. For accurate drawings of each home, refer to construction drawings.





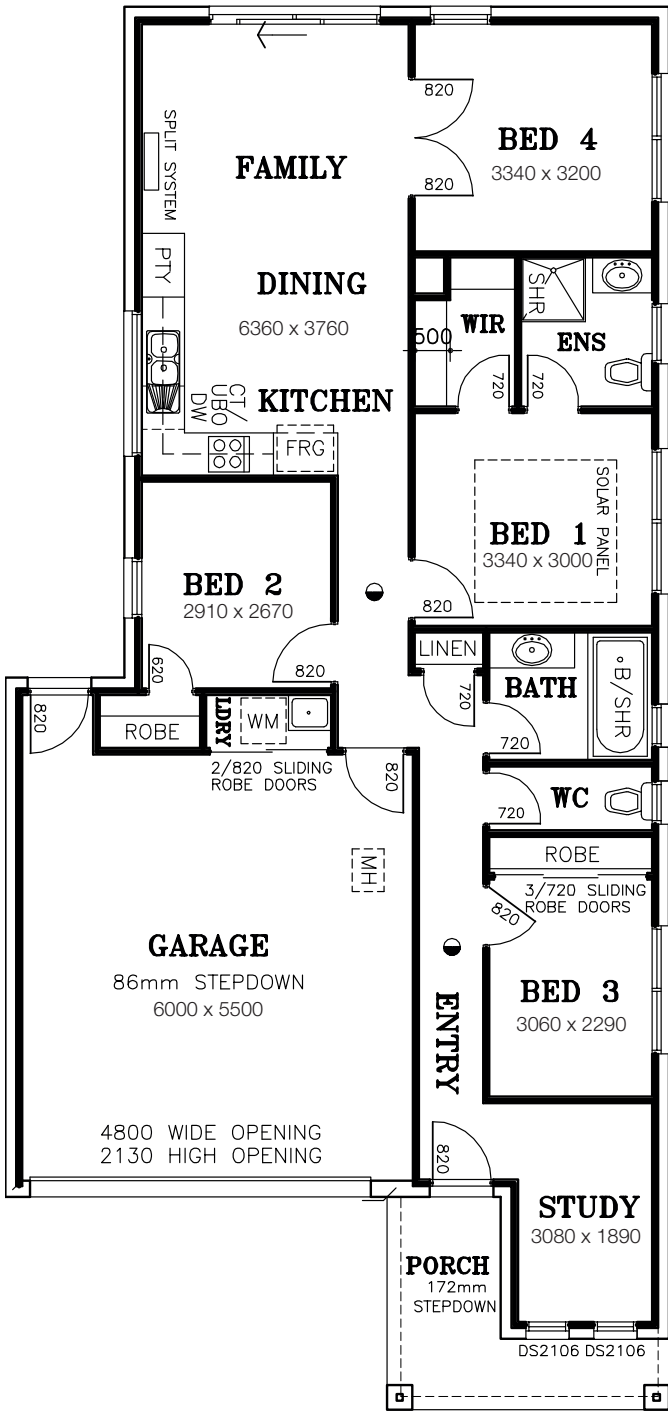
*\*Artists impression only*

YATI 153



YATI 153

Total Area 152.73m<sup>2</sup> | 16.44sq



The plans presented in this document are for illustrative purposes only. For accurate drawings of each home, refer to construction drawings.

## INCLUSIONS - VESTBUILD HOUSE & LAND TURN KEY INCLUSIONS LIST

### PRELIMINARY WORKS

- Site Survey, soil test, site inspections as required
- Building Permit application incl applicable fee
- Full set of Working Drawings incl site plan and 6 Star Energy Rating
- Temporary Fencing & scaffolding as required
- Home Owners Warranty Insurance cover
- Fixed Price Contract

### GENERAL SITE WORKS

- Earthworks including leveling of construction platform over the build area
- Excavation of Rocks If/Where Required
- Storm water & sewer drainage requirements covered to legal points of discharge
- Connection to mains single phase power supply incl conduit, cabling & charges
- Connection of underground telephone conduit, gas and water supply (opening fees not included as responsibility of owners after handover)

### FOUNDATIONS

- Concrete Slab built to engineers design
- Termite Spray & slab barrier system where applicable to relevant authority

### EXTERNAL FEATURES

- Natural Clay bricks from builders range
- Natural colour mortar joints
- Front Elevations per Working Drawings by builder
- Aluminium Windows throughout with standard glazing
- Aluminium Flyscreens And Window Locks (Keyed Alike)
- Painted cement sheet infills above side and rear windows & doors
- Feature Front entry door with entrance lockset
- External Garage door with lock
- Weather seals to all external doors in accordance with Bush Fire requirements

### INSULATION

- Insulation to ceiling as per 6 star energy rating requirements
- Insulation to external walls and internal garage to home wall incl sisalation

### CARPET

- Carpet from builders range to areas not tiled per colour selection

### ELECTRICAL

- Standard Light Fittings with globes to all Internal Light Outlets or Similar
- Double power points throughout dwelling except singles to fridge & dishwasher or as per electrical plan

- Plastic white wall mounted switch plates
- TV Antenna with TV point/s located as per plan
- One Telephone point to Kitchen pre wired incl draw wire conduit to underground pit ready for phone service provider to make connection
- Hardwired Smoke Detector/s with battery backup located per plan
- RCD Safety Switches and circuit breakers to meter box
- External lights to all exits with external batten holder lights with shade hat
- NBN Ready Infrastructure to one point

### ROOFING

- Concrete roof tiles with colour selection by builder or plan specific
- Colourbond fascia and gutter colour matched by builder
- Colourbond downpipes colour matched by builder

### SECURITY

- Aluminum Fly Screen Door to External Front Door & Sliding Door if applicable

### FRAMING

- Pine wall frame throughout and engineered pine roof trusses

### HOT WATER SYSTEM

- Gas hot water system

### HEATING AND COOLING

- Type of heating & cooling is plan dependant as will vary depending on type of home as in one level or two storeys. Will be combination of either; 1 x Gas Ducted Heating Unit & 1 x Split System (cooling only) OR minimum 1 Split system (heating & cooling). Position of gas outlets and / or split system, A/C Unit is at builder's discretion.

### GARAGE – CAR ACCOMMODATION

- Double or Single Lock Up garage per plan
- Plaster ceiling
- Concrete Floor
- Remote Control Door with two remotes
- External walls brick or as per plan
- External rear access timber door

### LANDSCAPING & FENCING

- 1800mm High Timber fencing (½ share of cost with boundary neighbours included) incl wing fence
- Front Landscaping includes mixture of small shrubs, chip bark &/ or mulch, concrete to driveway, porch & path to front door, letterbox installed, one external tap to front water meter, level nature strip with top soil and seed

## INCLUSIONS - VESTBUILD HOUSE & LAND TURN KEY INCLUSIONS LIST

- Rear Landscaping includes mixture of concrete paving accessible from living area, crushed rock &/or pebble toppings to blind side of home, clothesline and external tap.
- Landscaping materials &/or items may vary at builders discretion depending on developers approval where applicable

### INTERNAL FEATURES

- Doors all flush panel 2040mm with chrome hinges
- Lever door handles
- Moldings MDF skirting and architraves
- Pull down Window and Sliding Door Blinds throughout
- Door stops to door openings

### PLASTER

- 10mm plasterboard to ceiling and walls
- Water repellant blue board to bathroom and ensuite shower walls
- 75mm cove cornice to all areas
- 2400mm high ceilings or as per plan
- Plaster lined ceiling to portico and outdoor living areas where applicable on plan

### PAINT – TWO COAT APPLICATION

- Gloss enamel finish to internal doors, jambs and moldings
- Flat acrylic paint applied to ceilings
- Acrylic to Internal Walls
- Professional internal colour selection by builder
- Exterior colour choices by builder
- Gloss finish to front entry door plus skirting boards & architraves
- Painted infills above windows where applicable refer to plan

### STORAGE

- One melamine Shelf with hanging rail to walk in robes and all robes
- Four melamine easy clean shelves to all pantry and linen cupboards
- Handles from builders range to all drawers and cabinet cupboards
- Sliding Doors to double robes, single hinged door to single robe/linen cupboards

### KITCHEN

- Stainless Steel 600mm Fan Forced Electric Oven Brand By Builder
- Stainless Steel 600mm Gas Cook Top Brand By Builder
- Rangehood Slideout Stainless Steel 600mm Wide Brand By Builder
- Stainless Steel Dishwasher Incl Single power point and capped cold water point
- Chrome flickmaster tapware

- Melamine door and drawers
- 20mm reconstituted stone bench top as per internal colour selection choice
- Melamine interior shelving

### CERAMIC TILING

- Splash back to kitchen, bathroom, ensuite, and laundry as per plan
- Floor tiles to ensuite, bathroom, laundry, WC's, kitchen where shown on plans and as per internal colour selection
- 100mm high skirting tiles to bathroom, ensuite, WC's and laundry

### LAUNDRY

- 45 Litre white laundry sink with cabinet and direct washing machine bypass
- Individual Hot and Cold Chrome tapware

### BATHROOM AND ENSUITE

- Vitreous White China Vanity Basins
- Polished Edge Mirrors
- White Bath in Tiled Podium
- 900mm X 900mm shower bases or size as Per Plan
- Semi-Framed Shower Screens with Aluminum Frame and Clear Glazed Pivot Door
- Vitreous White China Toilet Suite
- Chrome Tap Ware
- Towel Rails and Toilet Holders
- Exhaust fans to bathroom and ensuite
- Melamine Doors and Drawers
- Post Form Laminate Bench Top
- Melamine Interior Shelving
- Chrome Handles, Counter Top Basins with Flick Mixers

### QUALITY INSPECTIONS

- Vestbuild handover PCI Property Completion Inspection with owners and building supervisor organized by our experienced Vestbuild construction coordinator

### WAIVER ACKNOWLEDGEMENT

*It is agreed by the purchaser/s that the builder reserves the right to provide alternative products &/or items on proviso these replacements are of the same or similar quality and color as that of the original listed above. The exact location &/or method of installation is at the discretion of the builder in accordance with the Australian Building Code Standards.*

VERSION: MELTON SOUTH

## RENT APPRAISAL

### RENTAL EXPECTATION

30<sup>th</sup> March 2017

Deniz Sivasli  
Contact: [deniz@vestbuild.com](mailto:deniz@vestbuild.com)

Dear Sir/Madam,

RENTAL APPRAISAL – Alti 202L – Leopold Street, The Millstone, Melton South

Based on the current market demand for homes of similar calibre, we anticipate the weekly rental amount for the above property to be in the vicinity as follow;

Address	B / B / C	Rent P/W
Leopold Street, The Millstone	4 / 2 / 2	\$390.00 - \$410.00

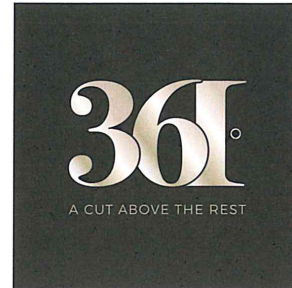
In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

If I can be of any further assistance, please feel free to contact me on the details below.

Kindest Regards,



Drew Lewis  
Business Development Manager  
361 Degrees Real Estate  
03 9742 7700  
[rentals@361realestate.com.au](mailto:rentals@361realestate.com.au)



KAMAL BAGGA OIEC  
Ask Real Estate PTY LTD trading as 361 Degrees Real Estate  
86 WATTON ST, WERRIBEE VIC 3030  
03-9742 77 00  
[KAMAL.BAGGA@361REALESTATE.COM.AU](mailto:KAMAL.BAGGA@361REALESTATE.COM.AU)  
ABN: 79 612 277 559

[WWW.361REALESTATE.COM.AU](http://WWW.361REALESTATE.COM.AU)



## RENT APPRAISAL

### RENTAL EXPECTATION

30<sup>th</sup> March 2017

Deniz Sivasli  
Contact: [deniz@vestbuild.com](mailto:deniz@vestbuild.com)

Dear Sir/Madam,

RENTAL APPRAISAL – Meki 125R – Leopold Street, The Millstone, Melton South


Based on the current market demand for homes of similar calibre, we anticipate the weekly rental amount for the above property to be in the vicinity as follow;

Address	B / B / C	Rent P/W
Leopold Street, The Millstone	3 / 2 / 2	\$360.00 - \$380.00

In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

If I can be of any further assistance, please feel free to contact me on the details below.

Kindest Regards,



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Business Development Manager  
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## RENT APPRAISAL

### RENTAL EXPECTATION

30<sup>th</sup> March 2017

Deniz Sivasli  
Contact: [deniz@vestbuild.com](mailto:deniz@vestbuild.com)

Dear Sir/Madam,

RENTAL APPRAISAL – Yati 153R – Leopold Street, The Millstone, Melton South

Based on the current market demand for homes of similar calibre, we anticipate the weekly rental amount for the above property to be in the vicinity as follow;

Address	B / B / C	Rent P/W
Leopold Street, The Millstone	4 / 2 / 2	\$390.00 - \$410.00

In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

If I can be of any further assistance, please feel free to contact me on the details below.

Kindest Regards,



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## DEPRECIATION SCHEDULE

# BMT Tax Depreciation QUANTITY SURVEYORS

Level 50, 120 Collins Street  
Melbourne VIC 3000

GPO Box 4260  
Melbourne VIC 3001

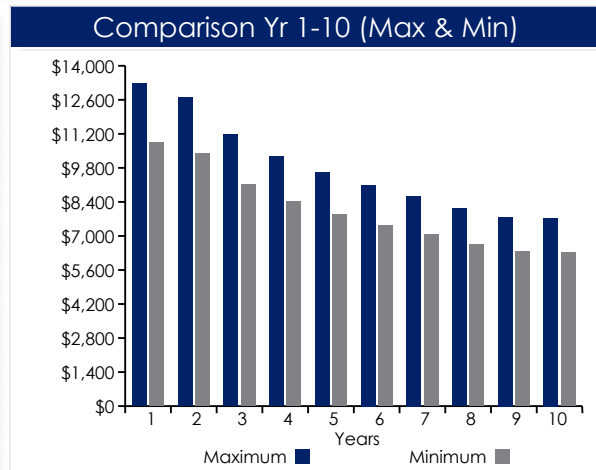
t 03 9654 2233 e [info@bmtqs.com.au](mailto:info@bmtqs.com.au)

f 03 9654 2244 w [www.bmtqs.com.au](http://www.bmtqs.com.au)

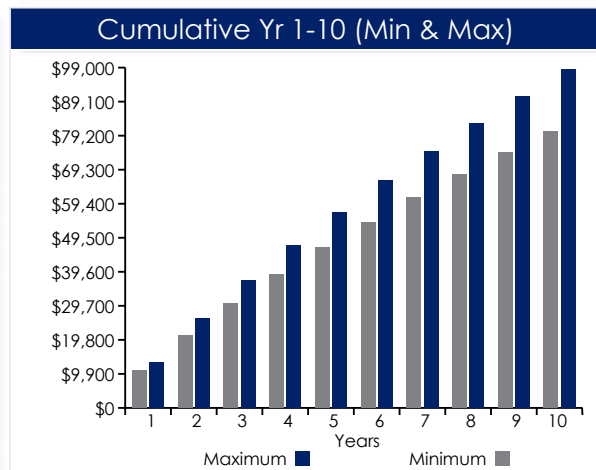
Australia Wide Service ABN 44 115 282 392

### Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling ALT1202 Design, TYPICAL VIC SUBURB, VIC 3000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,394	6,865	13,259
2	5,830	6,865	12,695
3	4,296	6,865	11,161
4	3,413	6,865	10,278
5	2,759	6,865	9,624
6	2,234	6,865	9,099
7	1,782	6,865	8,647
8	1,266	6,865	8,131
9	919	6,865	7,784
10	873	6,865	7,738
11 +	2,958	205,963	208,921
Total	\$32,724	\$274,613	\$307,337



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,232	5,617	10,849
2	4,770	5,617	10,387
3	3,515	5,617	9,132
4	2,793	5,617	8,410
5	2,257	5,617	7,874
6	1,828	5,617	7,445
7	1,458	5,617	7,075
8	1,036	5,617	6,653
9	752	5,617	6,369
10	715	5,617	6,332
11 +	2,420	168,515	170,935
Total	\$26,776	\$224,685	\$251,461



\* 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 03 9654 2233

## DEPRECIATION SCHEDULE

# BMT Tax Depreciation

QUANTITY SURVEYORS

Level 50, 120 Collins Street  
Melbourne VIC 3001  
GPO Box 4260  
Melbourne VIC 3001

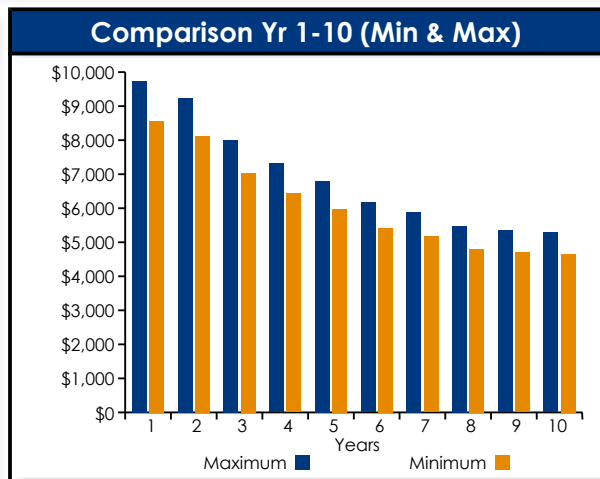
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f 03 9654 2244 w [www.bmtqs.com.au](http://www.bmtqs.com.au)

Australia Wide Service ABN 44 115 282 392

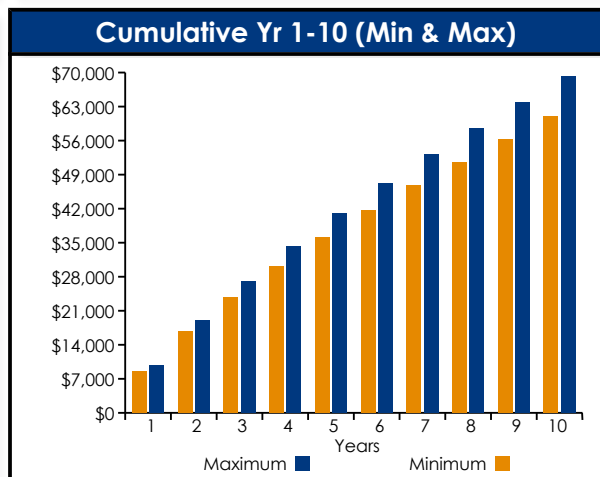


### Estimate of Depreciation Claimable 3 Bedroom Dwelling The Meki 125, TYPICAL VIC SUBURB, VIC 3000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,538	4,206	9,744
2	5,022	4,206	9,228
3	3,804	4,206	8,010
4	3,108	4,206	7,314
5	2,589	4,206	6,795
6	1,961	4,206	6,167
7	1,672	4,206	5,878
8	1,267	4,206	5,473
9	1,138	4,206	5,344
10	1,080	4,206	5,286
11 +	4,293	126,165	130,458
<b>Total</b>	<b>\$31,472</b>	<b>\$168,225</b>	<b>\$199,697</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,872	3,699	8,571
2	4,418	3,699	8,117
3	3,346	3,699	7,045
4	2,734	3,699	6,433
5	2,277	3,699	5,976
6	1,725	3,699	5,424
7	1,471	3,699	5,170
8	1,114	3,699	4,813
9	1,001	3,699	4,700
10	950	3,699	4,649
11 +	3,776	110,978	114,754
<b>Total</b>	<b>\$27,684</b>	<b>\$147,968</b>	<b>\$175,652</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% or 4% 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 03 9654 2233







## INTERNAL COMPLETED PROJECT EXAMPLES





EXTERNAL COMPLETED PROJECT EXAMPLES





## TRUST IN VESTBUILD

Vestbuild is a privately owned property development company that has been successfully operating since 1997.

Creating affordable communities and providing complete and specialised services from property development, construction, real estate sales and project management.

Vestbuild is a trusted Australian company with a property pipeline in excess of \$200 million.

Our highly experienced project team manages the entire development process from inception to completion, working tirelessly to build a solid future for our clients.

Vestbuild continues to deliver projects that suit the changing demand and requirements of its customers. Vestbuild developments embrace a lifestyle that includes a recreation, work, relaxation, entertainment, family and community.

By daring to imagine such visionary projects as Burke, The Surrey and Clover, Vestbuild is playing a significant role in reshaping the environments in which we live, work and play.

[www.vestbuild.com](http://www.vestbuild.com)



## VESTBUILD PROJECTS

Clover Kilmore  
Harpley Werribee  
Sydney Coburg  
Berry Fawkner

Bamburgh Jacana  
Maude Glenroy  
Buckingham Sydenham  
Parkstone Doreen

Sunstone Doreen  
Riverstone Doreen  
The Surrey Sunbury  
Sunset Kilmore

Royal Kilmore  
The Central Doreen  
Windrock Craigieburn  
Village Green Craigieburn



1300 725 588

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