



radiance

CITY HOMES | BRIDGEMAN DOWNS



EXPERIENCE
BRILLIANT LUXURY IN
BRIDGEMAN DOWNS,
BRISBANE.





radiance

noun

1.

illuminating brightness or light:
the radiance of the tropical sun

2.

warm, cheerful brightness & happiness:
the radiance of her expression

3.

the process in which energy
is emitted as particles:





COME HOME
TO WHERE
FORM
FOLLOWS
FUNCTION.





QUALITY FINISHES
FOR A QUALITY LIFE.





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development overview



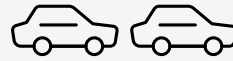
169 Ridley Road,
Bridgeman Downs QLD 4035



5,868m²



23 x 4 bedroom,
2 bathroom townhomes



All townhomes feature double lock-up garages
(parallel-parked), plus additional visitor bays



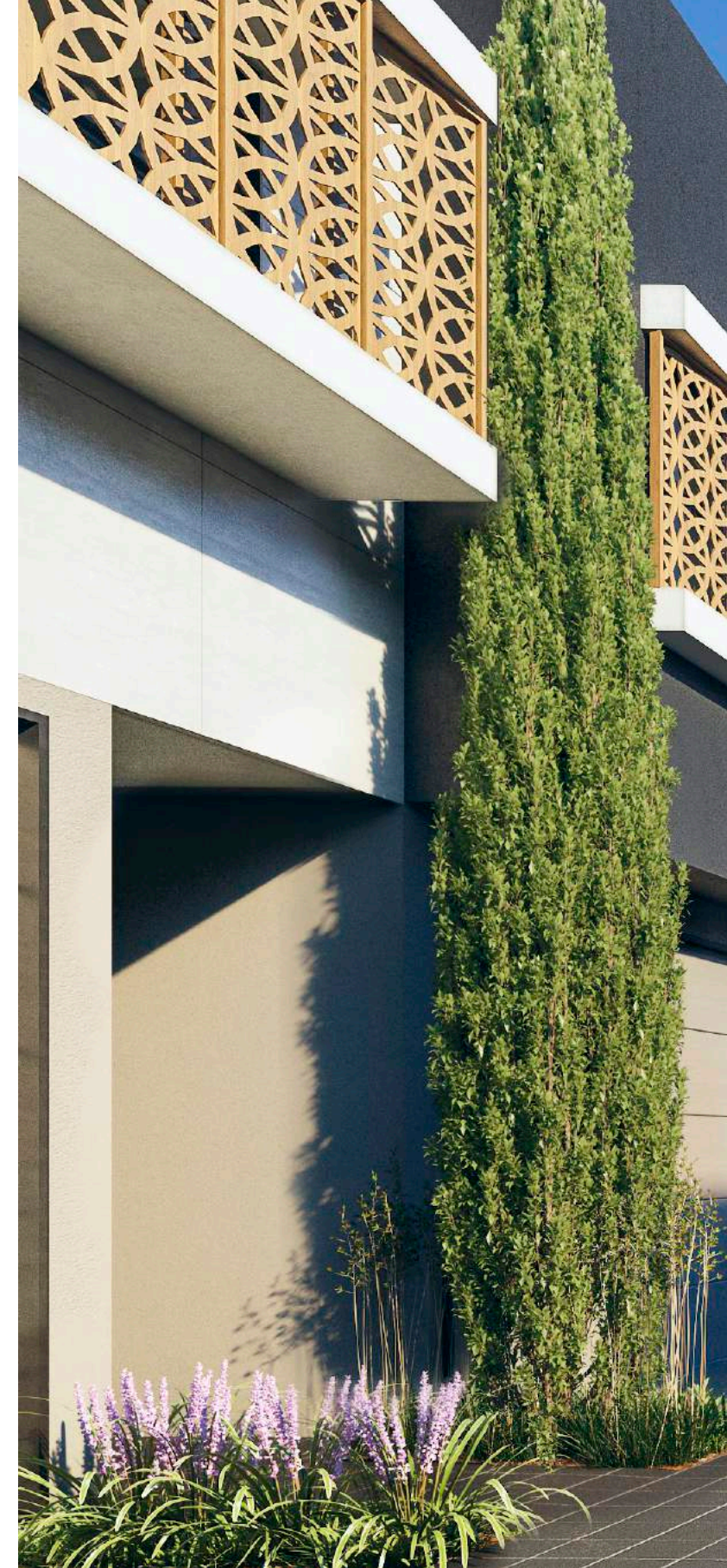
Construction to commence Q2 2017
Estimated completion date Q4 2018



Radiance residents will all benefit
from their own exclusive private park,
including BBQ facilities



All townhomes benefit from
exclusive use backyards ranging
from 41m² - 141m²







lifestyle

Welcome to a borough that offers residents a local range of modern essentials including cafés and shops amongst a welcoming and prestigious family atmosphere, with tree lined streets and grand homes.

An enjoyable, quiet and safe location to spend time and relax in, or return home to, after a day at work in the hustle and bustle of the city.

Cafés and restaurants provide a wide range of options to meet with friends and family. Meet up with neighbours when walking or exercising along the numerous parks or walking trails and at family friendly social events such as open air cinema nights.







location

Bridgeman Downs is situated 15 minutes* north of Brisbane's CBD, offering the perfect location for families and couples alike.

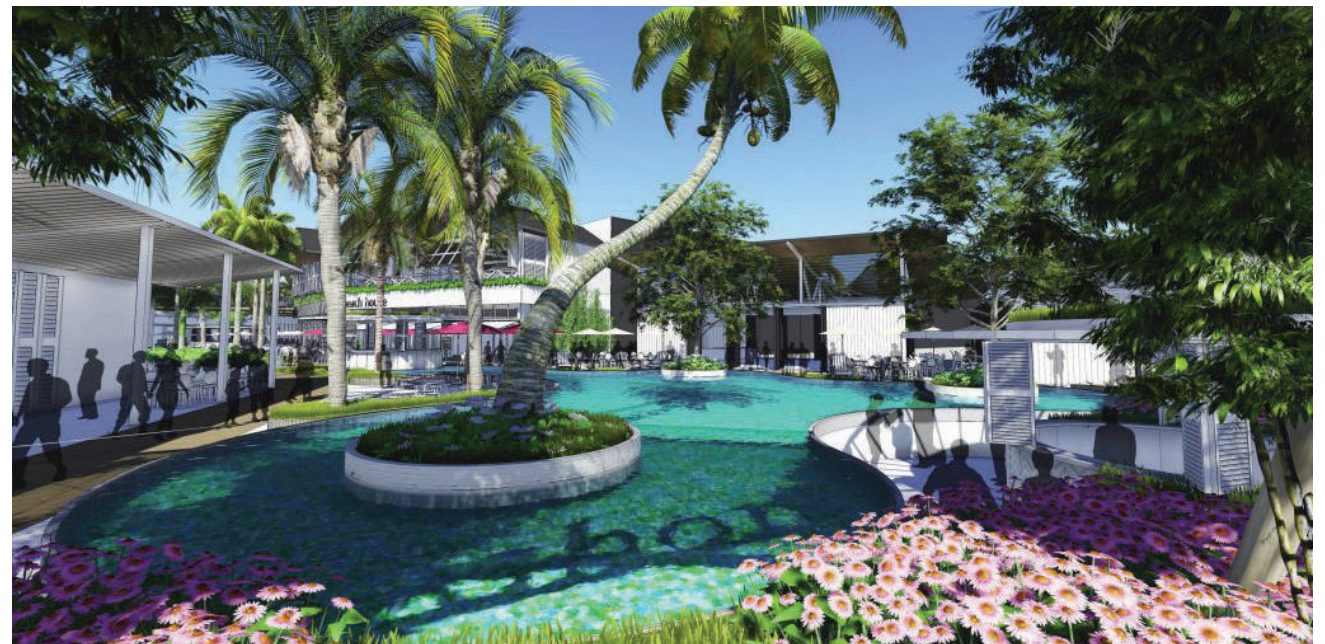
Sitting at your new doorstep are various recreational parks, walking tracks, Albany Creek State School, childcare amenities, medical services, cafés, restaurants, shops and gym and fitness facilities.

Westfield Chermside Shopping Centre is close by, and houses 500 specialty stores and restaurants, as well as entertainment amenities such as a cinema and bowling alley. Fresh food stores, supermarkets and bakeries are all conveniently located within a short driving distance and nearby public transport options include Carseldine, Geebung and Strathpine train stations, as well as various bus services.

*Westfield Chermside
has just completed a \$355 million redevelopment,
consisting of over 50 new designer retailers (now 500 in total).*

*The new entertainment and dining precinct opened
in June 2017 to complete the 33,000m² upgrade –
making it the largest Westfield shopping centre in Australia.*

Amy Price, The Courier-Mail, April 1 2017



*Queensland Government Sales Databases & realestate.com.au

*Bridgeman Downs' location is also known for some of Queensland's finest homes. Over the past decade there have been more than 180 properties transact for more than \$1 million – all situated within 1km of Radiance. **Recent sales include:***



4 Leo Place, Bridgeman Downs

Sale Price: \$1,110,000

Sale Date: 17/02/2017

Land Size: 654m²

Details: Vacant land with no improvements



23 Aquarius Place, Bridgeman Downs

Sale Price: \$1,075,000

Sale Date: 03/02/2017

Land Size: 1,018m²

Details: 5 bedroom home built in 1995 (approx 22 years old)



58 Retreat Street, Bridgeman Downs

Sale Price: \$4,960,000

Sale Date: 18/07/2016

Land Size: 10,000m²

Details: 4 bedroom home built in 1998 (approx 19 years old)



RETAIL

- 01 Costco
- 02 IKEA
- 03 Westfield North Lakes
- 04 Carseldine Bunnings & Homemaker Centre
- 05 Service Centre Caltex

INFRASTRUCTURE

- 06 Hornibrook Bridge
- 07 Redcliffe Peninsula





EDUCATION

- 01 Aspley East State School
- 02 Aspley State School
- 03 Albany Creek State High School
- 04 Taigum State Primary School
- 05 St Paul's School

RETAIL

- 06 Carseldine Central
- 07 Aspley Hypermarket Shopping Centre
- 08 Bunnings and Chemist Warehouse Bridgeman Downs
- 09 Nextra Aspley Village
- 10 Westfield Chermside Shopping Centre

LIFESTYLE

- 11 Club Coops Tennis
- 12 Aspley Hornets Football Club
- 13 Goodlife Health Club and Pool

INFRASTRUCTURE

- 12 Westfield Chermside Shopping Centre Expansion
- 15 Urban Village Carseldine
- 16 Australia TradeCoast



URBIS

MARKET OUTLOOK BRIDGEMAN DOWNS

Bridgeman Downs is surrounded by infrastructure and amenity, with these factors, and the proximity to major employment nodes, key drivers of its residential market.

02
Walkability &
Accessibility

02
Infrastructure &
Demographics

03
Health, Education &
Employment

04
Residential Analysis
Rental Analysis

Prepared exclusively for
Calibre Living Pty Ltd
May 2017



Top: Recreational amenity; Bottom: Proximity to retail centres;
Bottom right: Connectivity to the Brisbane Airport

RESIDENTIAL ANALYSIS

The median house price across the suburb of Bridgeman Downs is on an upward trend, as the chart to the right highlights.

Based on 64 transactions, the median house price reached a peak figure of \$770,000 during the first half of 2016. The following six-month period to the end of 2016 recorded an increase in the number of sales to 75, recording a median house price of \$765,000. Preliminary figures for 2017 are recording a figure of \$830,000 based on only nine settled sales. The strong price growth in Bridgeman Downs indicates the continued demand for houses within the suburb, particularly from the white collar family cohort who dominate the demographic makeup of the area.

The suburb of Bridgeman Downs has recorded long-term house price growth of 3.4 per cent per annum over the 10 years ending December 2016, and 2 per cent per annum over five years.

While the Bridgeman Downs housing market continues to perform strongly, the townhouse market is emerging within the area. When compared to a separate dwelling house, townhouses in the catchment are an attractive and affordable alternative. Analysis of new townhouses being offered for sale in the Bridgeman Downs Catchment reveals a price range of \$449,900 to \$509,000, with a median price of \$479,900. This compares to new houses, which in the suburb of Bridgeman Downs are offered for sale from \$650,000 up to \$930,000.

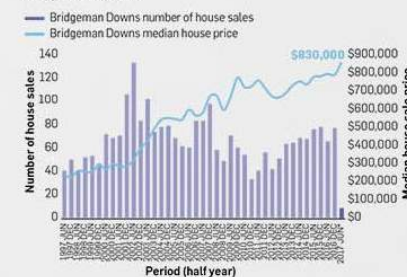
RENTAL ANALYSIS

Long-term rental price growth of 4.5 per cent per annum for four-bedroom houses has been recorded across the Bridgeman Downs Catchment.

This is for established product over both five and 10-year periods to December 2016, highlighting the solid rental demand within the precinct. Over the same period the number of rental bond lodgements for four-bedroom houses recorded growth of 8.4 per cent and 2.5 per cent per annum respectively. As the figures in the table on the right indicate, there has been no growth in bond lodgements in the short-term with figures remaining almost static over three years. This further highlights strong demand for rental product.

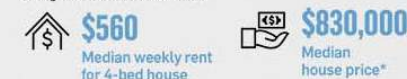
On-the-market data, which records advertised rents for new and near-new product, has revealed that within the Bridgeman Downs Catchment, four-bedroom houses are recording weekly rents of between \$500 and \$625.

20-YEAR HOUSE SALES CYCLE Bridgeman Downs



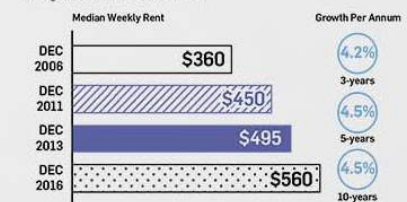
Prepared by Urbis; Source: APM PriceFinder *Preliminary data and is subject to change.

MEDIAN RENT AND SALE PRICE COMPARISON Bridgeman Downs Catchment



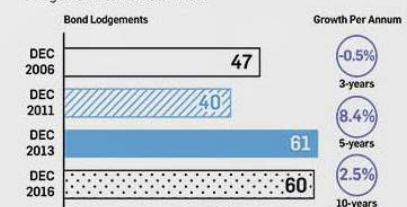
Prepared by Urbis; Source: APM PriceFinder, Residential Tenancies Authority (RTA) Dec Qtr 2016 *Preliminary data for all house product types and is subject to change.

RENTAL PRICE GROWTH – 4-BED HOUSES Bridgeman Downs Catchment



Prepared by Urbis; Source: Residential Tenancies Authority (RTA) Dec Qtr 2016
Bridgeman Downs Catchment based on postcodes 4053

BOND LODGEMENT GROWTH Bridgeman Downs Catchment



Prepared by Urbis; Source: Residential Tenancies Authority (RTA) Dec Qtr 2016
Bridgeman Downs Catchment based on postcodes 4053

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URBIS.COM.AU

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WALKABILITY & ACCESSIBILITY

The presence of major health and retail industries surrounding Bridgeman Downs is one of the key elements driving forecasts of local jobs increasing to 23,710 jobs by 2036. A strong bus network and arterial roads provide Bridgeman Downs residents access to Brisbane's two largest employment nodes – the Brisbane CBD and Australia TradeCoast. Together these nodes are projected to offer almost 300,000 jobs by 2036.

Households in the Bridgeman Downs Catchment earn on average 25 per cent more than Brisbane LGA households. This is attributed to 80 per cent of the catchment being white-collar workers. 82 per cent of households are family households, significantly higher than the Brisbane LGA of 73 per cent.

Owner-occupiers represent 80 per cent of the Bridgeman Downs Catchment, demonstrating a much higher proportion than the Brisbane LGA at 66 per cent. These demographic traits indicate residents in the Bridgeman Downs Catchment are typically well-established, high-income professional families.

INFRASTRUCTURE



01 URBAN VILLAGE CARSELDINE
\$35 million – Stage 1 planned

The former Queensland University of Technology (QUT) campus will be

transformed into a vibrant urban village. The 45-hectare site will include residential, commercial and retail space. The redevelopment is expected to be completed by 2020.



02 WESTFIELD CHERMSIDE EXPANSION
\$355 million – under construction

Westfield Chermide will become the largest Westfield Centre in

Australia when the redevelopment opens mid-2017. The project will create up to 95 new retailers in a gallery mall, along with new dining and entertainment precincts.



03 AUSTRALIA TRADECOAST (ATC)
\$6 billion – underway

The Australia TradeCoast (ATC), incorporating the Port of Brisbane, Brisbane Airport and surrounding

industrial areas is the largest and fastest-growing industry and commercial precinct in Australia.



EDUCATION

- 01 Aspley East State School
- 02 Aspley State School
- 03 Albany Creek State High School
- 04 Taigum State Primary
- 05 St Paul's School

RETAIL

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- 07 Aspley Hypermarket Shopping Centre
- 08 Bunnings and Chemist Warehouse Bridgeman Downs
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LIFESTYLE

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- 13 Goodlife Health Club and Pool

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- 14 Westfield Chermide Shopping Centre Expansion
- 15 Urban Village Carlseldine
- 16 Australia TradeCoast

DEMOGRAPHICS

	Bridgeman Downs	Brisbane LGA
Average annual household income	\$109,841	\$88,027
Housing status – renters	18.5%	33.7%
Dwelling structure – separate house	86.4%	79.1%
Household structure – family	82.1%	72.9%
White collar workers	80.3%	29.6%

Prepared by Urbis; Source: ABS Census 2011
Catchment: Bridgeman Downs, Carlseldine, McDowall



HEALTH

	North West Private Hospital	Prince Charles Hospital	Holy Spirit Northside Private Hospital
Beds	101	630	227
Staff	350	3,500	650

Prepared by Urbis; Source: Queensland Health

EDUCATION

Primary & Secondary Schools	24
Students	16,835

Prepared by Urbis; Source: Australian Schools Guide

EMPLOYMENT

	2016	2036	New Jobs
Bridgeman Downs local employment area	19,265	22,088	2,823
Brisbane CBD	148,399	188,627	40,228
Australia TradeCoast	60,000	110,000	50,000
TOTAL	227,664	320,715	93,051

Prepared by Urbis; Source: Urbis
Bridgeman Downs Local Employment area includes: Bridgeman Downs, Chermide, Chermide West, Carlseldine, McDowall





WALKING TRACKS
AND RECREATIONAL
PARKS ARE RIGHT
ON YOUR DOORSTEP.



master plan



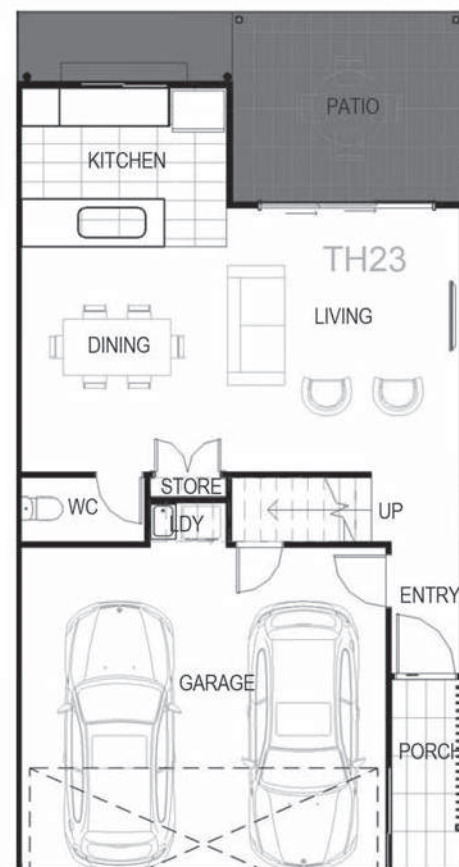
radiance

typical floor plan

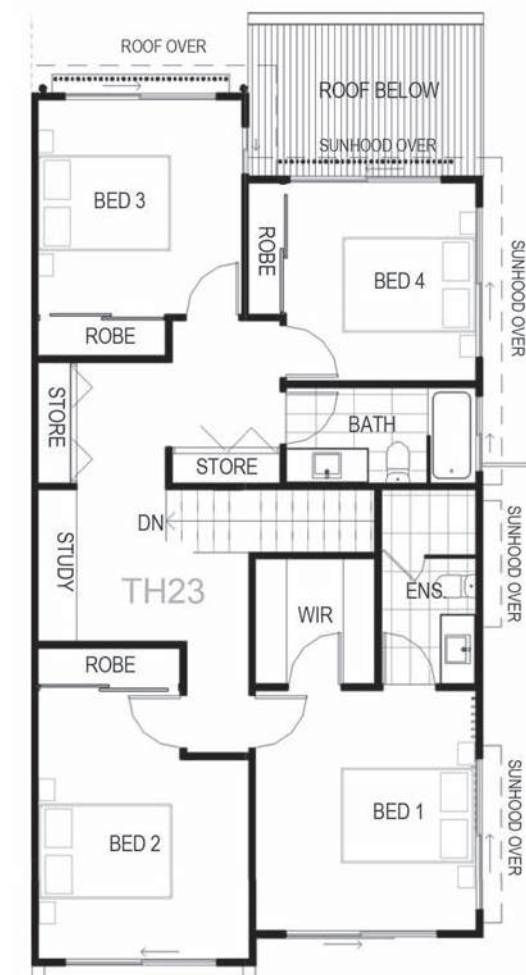
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AREAS

Downstairs Living	46m ²
Upstairs Living	92m ²
Double Lock-Up Garage	37m ²
Patio	12m ²
Total Area	187m ²



1 BUILDING 1 - GROUND FLOOR
1 : 100



1 BUILDING 1 - FIRST FLOOR
1 : 100









schedule of finishes

Radiance townhomes are architecturally designed with quality fixtures and appliances to ensure you are living without compromise. Balancing life through a combination of modern living and nature, our range of sophisticated and efficient townhomes suit a range of lifestyle needs and include the following features as standard:



Open plan living areas



Large entertainment patio
to bring the outside indoors



Modern fittings and fixtures to
compliment the quality of design



Master bedrooms with en suite



Architecturally designed in a
natural landscape setting



Double car garage
(parallel park)

GARAGE/ENTRY

Floor	Steel trowel finish concrete
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Garage Door	Remote controlled sectional door
Electrical	1 x DGPO 1 x batten fluorescent light fitting
Entry Door	Feature timber entry door and frame with lock set and door stop
Floor	600mm x 300mm tile

LAUNDRY

Floor	600mm x 300mm tile
Walls	Painted plasterboard with skirting tile 600 x 300 tiles to splashback
Ceiling	Painted plasterboard with painted plaster cornice
Tapware and Fittings	30L steel laundry tub 1 x flick mixer 1 x cold water 1 x hot water washing machine taps
Electrical	1 x DGPO LED lighting Haier dryer
Ventilation	Ventilation as required by the BCA

LOUNGE AND DINING

Floor	Timber look flooring
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Stairs	Carpet to timber stairs with handrail

LOUNGE AND DINING CON'T

Door	2100mm high powdercoated aluminium frame sliding door with clear glass to patio
Electrical	LED lighting throughout Power and data layout as per plans
Air Conditioning	Split system air conditioning

KITCHEN

Floor	Timber look flooring
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Window	Powdercoated aluminium frame with clear glass
Joinery	20mm reconstituted stone bench top/laminate finish to cupboards, Opening for microwave
Tapware and Fittings	Recessed double bowl sink Gooseneck sink mixer
Appliances	Delonghi 600mm electric over Delonghi 600mm dishwasher Delonghi 4 plate electric cook top Delonghi pull out range hood
Electrical	LED lighting throughout and 2 x pendant lights over kitchen bench Power layout as per plans

WC

Floor	600mm x 300mm tile
Walls	Painted plasterboard with skirting tile
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with painted plaster cornice
Tapware and Fittings	Wall mounted basin Basin mixer
Electrical	LED light fitting





BATHROOM

Floor	600mm x 300mm tile
Walls	Painted moisture resistant plasterboard with skirting tile 2100mm high wall tile to bath recess
Ceiling	Painted plasterboard with square set cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Joinery	Wall hung vanity unit with reconstituted stone bench top
Tapware and Fittings	Basin mixer Shower head and rail Bath to fit opening Bath spout Bath/shower diverter mixer Ceramic cistern with soft closing lid Polished square edge mirror
Bathroom Accessories	Double towel rail Toilet roll holder
Electrical	LED light fittings 1 x DGPO
Ventilation	Ventilation as required by the BCA

EN SUITE

Floor	600mm x 300mm tile
Walls	Painted moisture resistant plasterboard with skirting tile 2100mm high wall tile to shower recess
Ceiling	Painted plasterboard with square set cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Joinery	Wall hung vanity unit with reconstituted stone bench top
Tapware and Fittings	Basin mixer Shower head Shower mixer Ceramic cistern with soft closing lid Polished square edge mirror
Bathroom Accessories	Double towel rail Toilet roll holder
Electrical	LED light fittings 1 x DGPO
Ventilation	Ventilation as required by the BCA

BEDROOM 1

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Doors	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Top shelf, hanging rail and intermediate shelves Aluminium sliding door robe with mirror panels
Electrical	1 x fan LED light fittings Power and data layout as per plans
Air Conditioning	Split system air conditioning

BEDROOM 2

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Top shelf, hanging rail and intermediate shelves Aluminium sliding door robe with mirror panels
Electrical	1 x fan LED light fittings Power and date layout as per plans

BEDROOM 3

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Aluminium sliding door robe with mirror panels Top shelf, hanging rail and intermediate shelves
Electrical	1 x fan LED light fittings Power and data layout as per plans

BEDROOM 4

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Door	Painted timber door, frame and architrave with lever set and door stop
Window	Powdercoated aluminium frame with clear glass
Robe	Aluminium sliding door robe with mirror panels Top shelf, hanging rail and intermediate shelves
Electrical	1 x fan LED light fittings Power and data layout as per plans

LEVEL 2 COMMON AREA

Floor	Carpet with underlay
Walls	Painted plasterboard with painted timber skirting
Ceiling	Painted plasterboard with painted plaster cornice
Linen / Store	Painted timber door, frame and architrave with lever set 4 x intermediate shelves
Electrical	LED lighting throughout Power layout as per plans

radiance body corporate schedule

LOT NO.	Contribution Schedule Lot Entitlement	Caretaker's Fees (included in Total)	Body Corporate Management Fees (included in Total)	Interest Schedule Lot Entitlement	Building Insurance Contribution (included in Total)	Administration Fund (Total)	Sinking Fund	Total Per Lot Per Year	Amount Per Lot Per Week
1	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
2	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
3	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
4	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
5	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
6	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
7	100	\$1,130.43	\$232.61	434	\$286.38	\$1,662.39	\$652.17	\$2,600.95	\$50.02
8	100	\$1,130.43	\$232.61	446	\$294.30	\$1,662.39	\$652.17	\$2,608.87	\$50.17
9	100	\$1,130.43	\$232.61	438	\$289.02	\$1,662.39	\$652.17	\$2,603.59	\$50.07
10	100	\$1,130.43	\$232.61	442	\$291.66	\$1,662.39	\$652.17	\$2,606.23	\$50.12
11	100	\$1,130.43	\$232.61	442	\$291.66	\$1,662.39	\$652.17	\$2,606.23	\$50.12
12	100	\$1,130.43	\$232.61	442	\$291.66	\$1,662.39	\$652.17	\$2,606.23	\$50.12
13	100	\$1,130.43	\$232.61	438	\$289.02	\$1,662.39	\$652.17	\$2,603.59	\$50.07
14	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
15	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
16	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
17	100	\$1,130.43	\$232.61	430	\$283.74	\$1,662.39	\$652.17	\$2,598.31	\$49.97
18	100	\$1,130.43	\$232.61	434	\$286.38	\$1,662.39	\$652.17	\$2,600.95	\$50.02
19	100	\$1,130.43	\$232.61	442	\$291.66	\$1,662.39	\$652.17	\$2,606.23	\$50.12
20	100	\$1,130.43	\$232.61	438	\$289.02	\$1,662.39	\$652.17	\$2,603.59	\$50.07
21	100	\$1,130.43	\$232.61	438	\$289.02	\$1,662.39	\$652.17	\$2,603.59	\$50.07
22	100	\$1,130.43	\$232.61	434	\$286.38	\$1,662.39	\$652.17	\$2,600.95	\$50.02
23	100	\$1,130.43	\$232.61	434	\$286.38	\$1,662.39	\$652.17	\$2,600.95	\$50.02
TOTALS	2300	\$26,000.00	\$5,350.00	10002	\$6,600.00	\$38,235.00	\$15,000.00	\$59,835.00	\$1,150.67

*Schedule of Proposed Contributions (incl. GST) – Year 1 Only

the developer

rogerscorp.

Rogerscorp is a privately owned boutique real estate development company with more than 10 years of experiencing delivering projects in Queensland.

Since its inception in 2007, Rogerscorp has successfully completed in excess of \$50 million projects, focusing on delivering quality homes for investors and owner-occupiers alike.

Following Rogerscorp recent success completing ALLURA Townhomes, it has now built out a pipeline comprising more than \$20 million of townhouse projects across Brisbane's northern corridor.

Recently completed projects:

IVY - Corinda - Project Value: \$10 Million*

Completed: 2016	Mix: 1, 2 & 3 Bed Apartments
Type: Apartments	Builder: Niclin Group
Size: 38 units	Occupancy: 100%



*Estimated Project Value

ALLURA – Everton Park – Project Value \$5 Million*

Completed: 2016 Mix: All 3 Bed & Double Lock-up Garages
Type: Townhomes Builder: Niclin Group
Size: 19 Homes Occupancy: 100%



*Estimated Project Value

the architect



Since its inception in 1992, the team at Thinktank Architects have won numerous apartment awards and commendations including; **Best Apartments; Best Penthouse; Best Kitchen, Best Bathroom; National award for Excellence in High Density Housing** as well as many individual housing awards.

The team focus and main specialty is multi residential projects, with a constant continuation of ground breaking residential work. This field, along with resort work such as Hayman Island and Sanctuary Cove Golf Course and Resort, has been their mainstay,

Their approach grew organically from a practical understanding of the construction process gained in managing a construction company. It is from here that Thinktank Architects' informed value management stems from, and why they are often sought after for their project management experience.

The core of their practice is in providing reliable and extensive value management, whilst maintaining a high level of detail and distinguished design. This is possible due to a talented engine room of experienced designers, documenters and specification writers.



Palais, Wynnum

The Palais is a five-level commercial and residential development located in the heart of Wynnum, a seaside town set on the shores of Moreton Bay and located 15km south of Brisbane's CBD. The top three floors of The Palais are residential apartments, with four different layout and pricing options, and all apartments take in some of Wynnum's spectacular panoramic bay views.

Boulevard, North Lakes

Boulevard is a resort-style, twin tower residential development with a major focus on affordable units in the shopping heart of Stockland's landmark North Lakes Estate. Comprised of 92 two-bedroom apartments, the project offers an on site restaurant, retail precinct and extensive landscaped gardens, with the usual resort appointments of spa, pool, gymnasium, meeting rooms and outdoor pavilions.

SW, South Brisbane

This multi award-winning project sits within the South Bank Corporation SW1 mixed development precinct at South Bank. An extensive and delicate blend of value management and cutting edge design make these four unique multi residential buildings a land mark project. With underground car parking, the dual courtyard villa format siting on a ground level podium allows for the site to be pedestrian dominant with cross site links connecting the residents with shops, cafés and offices.

the builder



Oxley Road, Corinda

This \$7.7 million residential project included 38 units over five levels, as well as a parking basement, and was delivered eight weeks ahead of schedule. An excellent example of Niclin Group's ability to deliver a quality, safe and on time project to exceed the client's construction expectations.



Dwyer Street, Nundah

Niclin Group completed construction on this exciting new residential project featuring 25 apartments over six levels. Located in Nundah, these architecturally designed apartments are close to shopping, recreation and transportation destinations.



Stratton One Eight Two, Manly

Niclin Group delivered the design and construct contract for 12 boutique apartments on Stratton Terrace, Manly. These high-quality and exclusive apartments all feature harbour facing balconies, high end finishes and secure parking facilities. The residential complex provides a mix of two and three bed apartments to meet the growing needs of the market in Manly.



Niclin are a privately owned construction company and preferred builder for Rogerscorp projects, recently completing in excess of \$15 million worth of residential projects.

Founded on the principle that quality projects are built on transparency and communication, Niclin are a vibrant team of construction professionals, dynamic in their approach and committed to delivering quality projects and building long lasting client relationships. Always focused on best practice safety, quality, environmental and community standards, they aim to exceed client expectations. They deliver design and construction or construction only projects, with extensive experience across:

- Industrial
- Commercial
- Retail
- Residential
- Retirement/aged care
- Education
- Refurbishment and fit-outs

Founded by Nick Cave in 2014, their team of design and construction professionals aim to understand the scope, detail and expectations of the project as well as the client does. They involve themselves in the design, estimating, project management and site construction to ensure client satisfaction.

the property manager



ALLURA Everton Park	HEATHWOOD VILLAS Heathwood	VERDE Pallara
> 19 townhouses	> 30 townhouses	> 60 townhouses
> 3 bedrooms	> 3 bedrooms	> 3 and 4 bedrooms
> Fully leased within a month	> Fully leased within 2 months	> Expect to lease these within 3 months (Settling June 2017)

CBS Property Group are the preferred property manager for Rogerscorp projects, and already manage a portfolio of more than 50 properties on behalf of owners who purchased in previously completed Rogerscorp projects.

Currently, their average vacancy rate is under 5% and their properties generate 6% higher rents than their competitors. This is because they strategically aim to have their leases expire when demand is at its highest for any particular area. In fact some areas can deliver rental variations of over 10% if not timed or managed correctly.

The dedicated property managers at CBS Property Group receive regular training with independent industry professionals and organisations to ensure they are aware of all legislative changes and are equipped to deal with these changes comfortably and efficiently. Most importantly, they look after their client's property portfolios like they are their own. They pride themselves on having the best people in the industry who are loyal to CBS Property Group and their clients.



May 2017

To whom it may concern,

Rental Appraisal for "Radiance" Townhouses Bridgeman Downs, QLD, 4022.

BRAND NEW FOUR BEDROOM, TWO BATHROOM, DOUBLE GARAGE TOWNHOMES:

Thank you for the opportunity to provide a rental appraisal for this property in Bridgeman Downs.

I estimate your property will attract rental income of between:
\$510.00 and \$550.00 per week if the property is unfurnished
\$570.00 and \$590.00 per week if the property was to be leased fully furnished

Please note that this is a rental estimate for the market at the current time.

We would very much appreciate the opportunity to manage this property so if you require any further information please do not hesitate to contact us at your convenience and we will send you additional information about CBS Property Group and the services we offer.

Best Regards,

Christian Baron
Principal & Managing Director

134 Wickham Street Fortitude Valley, QLD, 4006
P 07 3252 2228 / M 0405 371 659
christian.baron@cbsproperty.com.au

the body corporate manager



JEWEL

Gold Coast

- > 512 luxury residential apartments
- > 3 towers plus 6-star hotel
- > Conference facilities / retail space

THE ESTABLISHMENT

Kangaroo Point

- > 105 residential apartments
- > Rooftop pool
- > On-site management

ABIAN BOTANIC GARDENS

Brisbane CBD

- > 148 apartments/villas/penthouses
- > Overlooking botanic gardens
- > 24 hour concierge

Founded in Queensland in 1982, Archers Body Corporate Management has built its reputation on nurturing active relationships with its clients: body corporate committees, resident managers, property owners and developers.

Their deep and broad experience with a wide range of developments, add real value for our developer clients at every stage of the process. The development consulting service provided for property developers spans the entire project: planning and design phase, sales and development phase, and operational phases.

Professional advisory services will ensure compliance with obligations under various legislative frameworks and deliver optimal titling and structuring of projects to minimise developer costs and enhance cash flow. Archers Body Corporate Management promote efficient and effective future management of the project and enhance the developer brand in the marketplace.

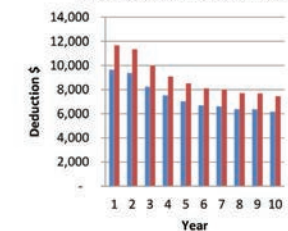


Estimate of Tax Depreciation Claimable

Typical Townhouse - 'Radiance' 169 Ridley Road, Bridgeman Downs

Minimum				Maximum			
Financial Year	Division 40 Assets	Division 43 Capital Works	Total Deductions	Financial Year	Division 40 Assets	Division 43 Capital Works	Total Deductions
Year 1	3,793	5,851	9,644	Year 1	4,589	7,080	11,669
Year 2	3,517	5,851	9,368	Year 2	4,256	7,080	11,336
Year 3	2,384	5,851	8,235	Year 3	2,884	7,080	9,964
Year 4	1,662	5,851	7,513	Year 4	2,011	7,080	9,090
Year 5	1,180	5,851	7,031	Year 5	1,428	7,080	8,507
Year 6	846	5,851	6,697	Year 6	1,024	7,080	8,104
Year 7	757	5,851	6,608	Year 7	916	7,080	7,996
Year 8	516	5,851	6,367	Year 8	625	7,080	7,704
Year 9	499	5,851	6,350	Year 9	604	7,080	7,684
Year 10	310	5,851	6,161	Year 10	375	7,080	7,455
Year 11+	515	175,512	176,026	Year 11+	623	212,369	212,992
TOTAL	15,979	234,021	250,000	TOTAL	19,335	283,165	302,500

Annual Depreciation Comparison



In 3 years you could increase your cash flow by:

Taxable Income	Savings \$
\$18,201 - \$37,000	6,264
\$37,001 - \$87,000	10,715
\$87,001 - \$180,000	12,198
\$180,001 & over	14,836

This is an Indicative Schedule, it is to be used as a guide only and as such cannot be used or relied upon for Taxation Purposes. The Division 40 Assets have been calculated using the diminishing value method and the first year is based on a full financial year (365 days).

Archers The Compliance Professionals has prepared this indicative schedule for marketing purposes only and does not give any warranty or accept liability, of any kind, for loss and damage as a result of the use of this schedule for any other purpose or reason.

To obtain a full comprehensive capital allowance and tax depreciation schedule which can be used in your tax return please contact Ben Parry on 07 3220 9404 or ben.parry@abcm.com.au

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radiance

CITY HOMES | BRIDGEMAN DOWNS

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