



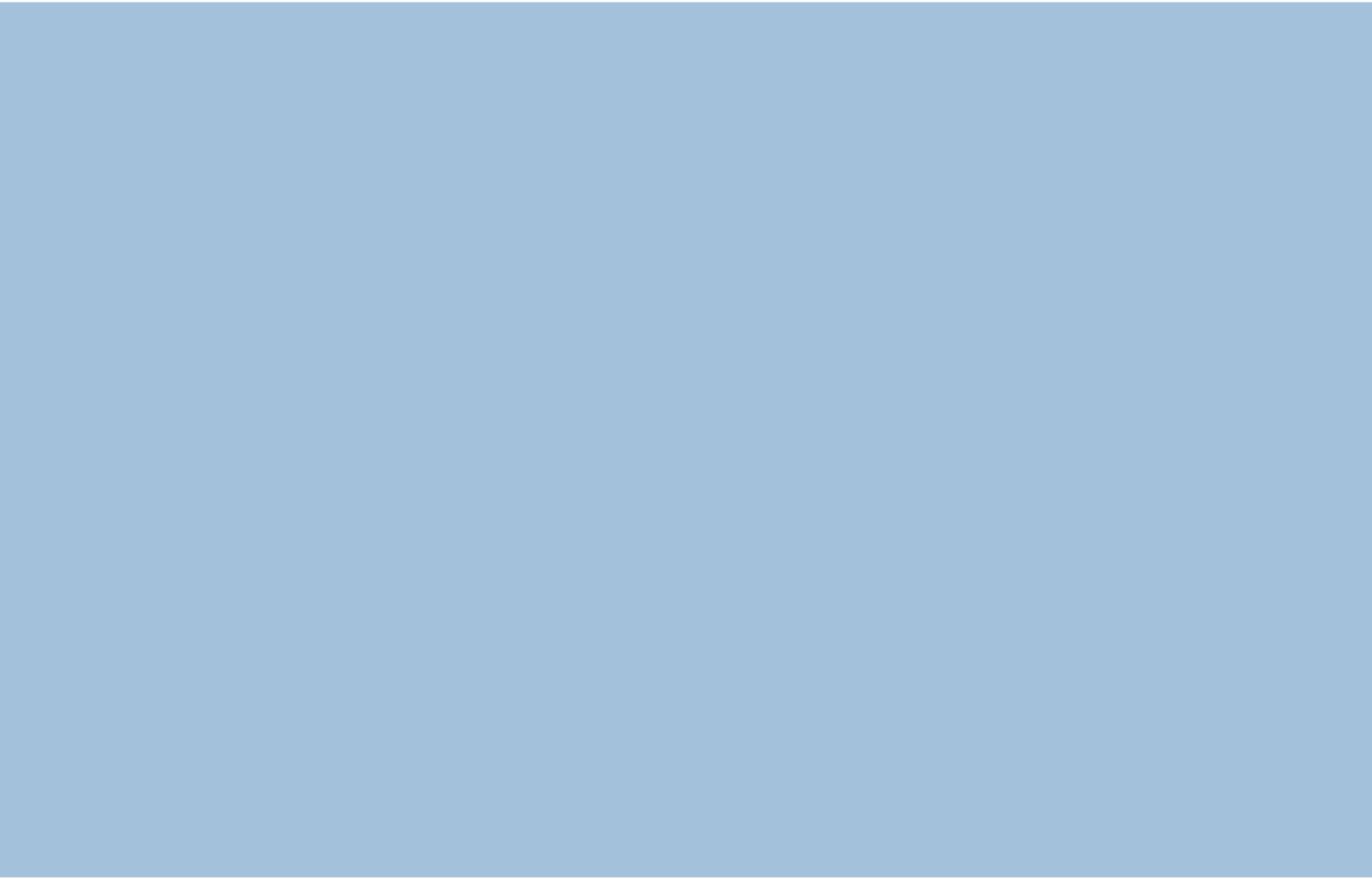
BODY CORP:
\$39.85 p/w
Approximately



EXPECTED RENT:
\$340 - \$370 p/w
Approximately

BROWNS PLAINS VIEWS

665 Browns Plains Road, Marsden QLD 4132



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ENJOY THE SCENIC SURROUNDINGS AND
RELAXED LIFESTYLE OF
BROWNS PLAINS VIEWS



OVERVIEW | DEVELOPMENT

Browns Plains Views is situated within the thriving suburb of Marsden. This inviting community is only approximately 30 minutes from the Brisbane CBD and 50 minutes from the beautiful Gold Coast.

As one of Heran Building Groups most recent residential developments, Browns Plains Views is built with premium fittings and finishes throughout. These town homes are all backed by Heran's six-month maintenance & six-year structural guarantee.

Featuring an offsite manager and swimming pool, residents will enjoy the ultimate low maintenance lifestyle.

With 4 unique designs available, this development will suit new home buyers and investors alike.

PROPERTY DETAILS

Address:	665 Browns Plains Road, Marsden QLD 4132
Developer:	Heran Building Group
Property Type:	Townhouses
Number of Total Lots:	30
Number of Stages:	2
Expected Stage Completion:	Third Quarter 2018
NRAS Stock:	~
Price Range:	\$334,900 - \$361,900
Body Corporate / Week:	\$39.85 /wk
Expected Rental Return:	\$340 - \$370 /wk
Approx. Rental Yields:	5.24% -5.31% per annum
Property Management:	Use of Offsite management is required - Manager located in neighbouring development 'Browns Plains Outlook'
Project Features:	<ul style="list-style-type: none">▪ Offsite Manager▪ Swimming Pool▪ Recreation area
Bedrooms:	3 Bedrooms
Bathrooms:	2 plus additional toilet downstairs
Study:	N/A
Size Range:	136.5m ² - 161.2m ²
Car Spaces:	Single and Double garage lots available
Furnished:	No
Property Features:	<ul style="list-style-type: none">▪ Free flowing, tiled open plan living areas▪ Modern kitchen with stone benches, dishwasher, Euro-maid cooktop and stainless-steel oven and range hood▪ Split system air-conditioning to living▪ Venetian & Roller blinds throughout▪ Spacious carpeted bedrooms with built-in robes▪ Stylish bathrooms▪ Remote control garage▪ Wall mounted clothesline▪ Professional landscaping to town homes & common areas

HERAN BUILDING GROUP

Building good quality, affordable homes has been a Heran family tradition for three generations. In more recent times, Heran has risen quickly to become one of the top privately owned residential builders/developers in Queensland.

The Herans have evolved the family business to now offer a wide range of townhomes, homes and apartments all over Queensland and in 2013 expanded their operations interstate.

The Heran difference:

The directors (and the company's namesake) remain involved in the day to day operation of all components of the development cycle, ensuring the strong values of the company always remain intact through the entire process.

Heran are the developer and builder - they do not build on other people's land nor do they on-sell vacant land. The first step of Heran's development process is to vision a brand new, sustainable and vibrant community; it is then that they find the land, develop it, build on it and sell the end product. They take responsibility for the entire development, not just half of it.

Heran does not use bank finance or rely on buyers to complete their projects for them. Buyers can take confidence in knowing that aside from the weather, there are no external factors that may inhibit the delivery of their purchase.

With Heran being HIA and Masters Builders accredited, buyers can also be confident in the knowledge that their new purchase is being built to exceed Australian Standards.

REGIONAL PROFILE | SOUTH EAST QUEENSLAND

Why South-East Queensland?

South East Queensland offers an unmatched way of life combining a dynamic and growing choice of sporting, arts, entertainment and cultural facilities and events, with spectacular natural wonders that can be enjoyed year round in a sub-tropical climate that boasts an average of 300 days of sunshine per year.

Covering a 22,890 square kilometre region, South East Queensland stretches from the beautiful beaches of the popular Noosa in the north, extending south to the Queensland-New South Wales border and out west to the city of Toowoomba.

South East Queensland is home to 3,178,030 people, around two-thirds of the State's total population; and continues to be one of Australia's fastest growing metropolitan regions.

Safe and secure family-oriented communities, world-class public health and education systems, sophisticated community infrastructure and a multicultural, friendly and active lifestyle, are all key elements of South East Queensland's attraction.

The region's success is also sustained by its strong manufacturing and export infrastructure, world-class business services, and thriving tourism sector, with the area offering:

- major transport and export hubs with assets such as the Brisbane Airport, Port of Brisbane, the Acacia Ridge Intermodal Terminal, and Australia TradeCoast, which connects regional Queensland to Australian and international markets.
- a powerful service economy with specialised skills in professional services such as information and communications technology and biomedical services.
- close proximity to the major energy and gas corridors continues to provide opportunities to capitalise on mining services and mining technology capabilities to service regional industries.
- a significant tourist destination and the gateway to the rest of Queensland, welcoming millions of Australian and international visitors each year.



Since 2001 SEQ's population has grown from 2.4 to 3.4 million people. By 2041 the population is expected to be 5.3 million. This growth will require more than 30,000 new dwellings each year as well as more transport, jobs and services.

SOUTH EAST QUEENSLAND IS BECOMING A WORLD LEADING MODEL IN SUBTROPICAL LIVING...



Shaping SEQ

Queensland is in the midst of an exciting period of change and growth. Throughout the state innovative new industries are emerging, the delivery of exciting urban renewal precincts and more and more people choosing to call Queensland home. This growth is no more obvious than in South East Queensland (SEQ). In fact, by 2041 the population of SEQ is expected to have increased by 2 million people. In response to managing this growth sensibly and sustainably the Queensland State government has published the draft **'Shaping SEQ Plan'** for community consultation. It seeks to promote the things that SEQ residents value like a connected region, affordable housing, protecting our natural environment and our unique lifestyle.

GROW. PROSPER. CONNECT. SUSTAIN. LIVE.

The draft 'Shaping SEQ Plan' is an overarching document that will guide local government areas forward in sustainable outcomes for future generations. During Community Consultations 5 key areas of importance were identified for consideration and provide evidence of a population that is progressive and innovative, which creates an environment for positive growth:

<http://www.dilep.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf>

GROW

- Higher density living provides easier access to the CBD/town centres and jobs as well as shopping, entertainment and recreation options.
- Ensuring that the features that make SEQ a great place to live are maintained as it grows.
- Businesses should cluster around shopping centres. There should be a strong relationship between density and amenity and access, particularly public transport, to ensure development for high- and medium-density growth is supported by a vibrant lifestyle.

PROSPER

- Population growth means a stronger economy and more jobs.
- New jobs to be located together to form employment hubs and new industries in prime location with reliable freight connections.
- Supporting innovation by establishing and enhancing tourism and technology.
- Providing for an international level of service in health and education, and value-added clean/green agriculture and livestock products for national and international markets.

CONNECT

- The transport system, particularly public transport, will improve liveability by providing access to the city, employment and recreation, especially beaches and bushland
- Utilising new housing and transport technology - live where there is a mix of shops, offices and recreational opportunities - get around by public transport, walking or cycling
- Access to good schools and universities

SUSTAIN

- SEQ's natural assets to be protected from development by establishing wildlife corridors to allow safe passage and protection for the region's fauna -
- Promoting new technologies in energy production and transport, especially electric cars - conserving and protecting food production are
- The size and shape of rural communities to be maintained and surrounding land protected for rural production

LIVE

- Population growth brings density, it also brings diversity in employment, entertainment and recreation
- Quality of life improvements are due to: affordable lifestyle, easy access to open space and recreation areas, easy access to good schools and universities
- Achieving quality lifestyles that include higher densities by creating mid-rise developments that incorporate mixed-use and climate-responsive design
- The availability of entertainment, cultural experience, and sport and recreation options, as well as education options, will benefit from population growth

“ Covering 22,900 km², SEQ's 12 local government areas provide various lifestyle options, diverse economies and healthy natural environments. Collectively, they form one of Australia's most desirable and fastest-growing regions. ”

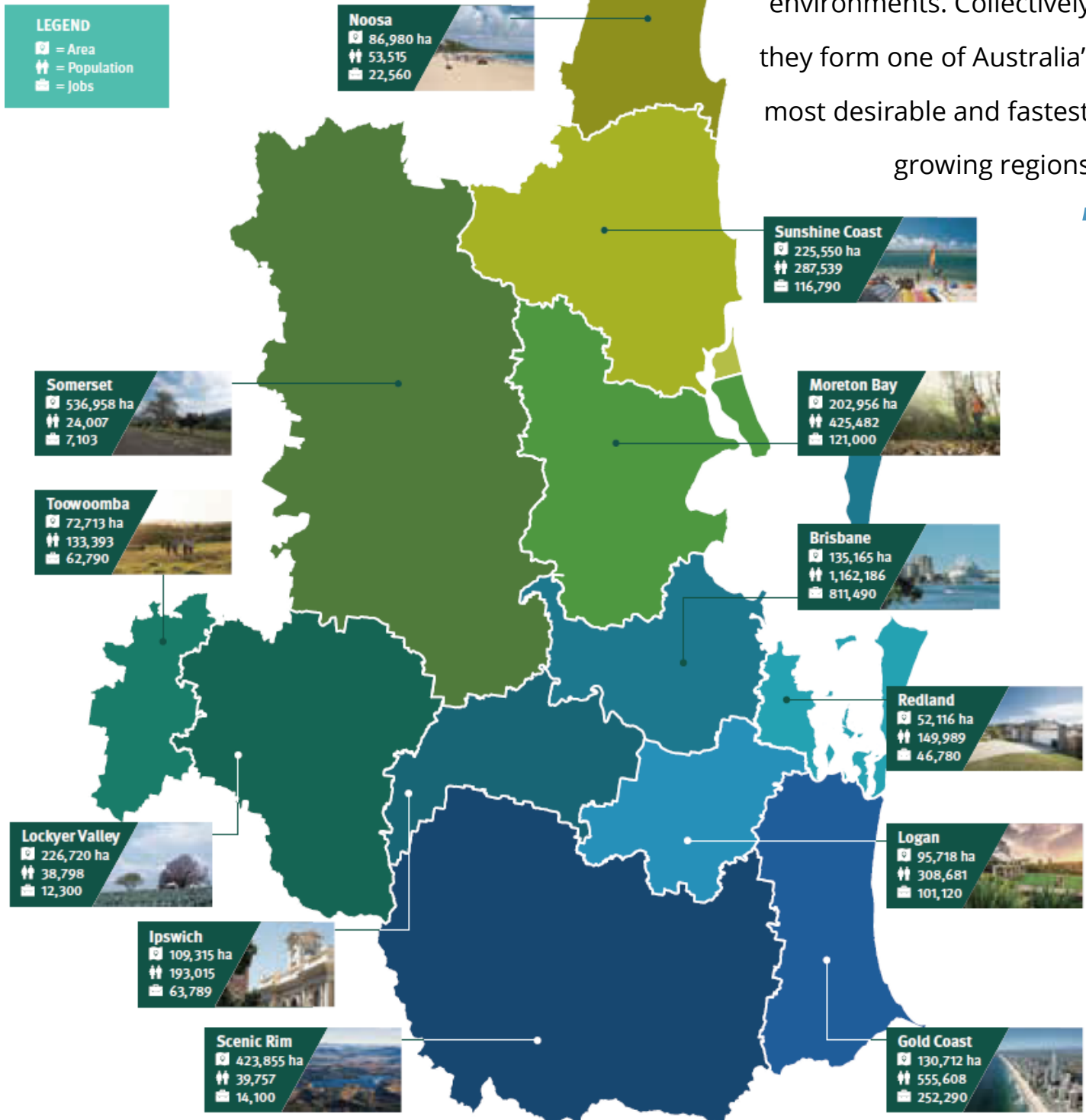


Figure 1: A snapshot of SEQ
 Source: Estimates derived for Shaping SEQ, as at 2015, from various Queensland Government and ABS sources



1.3M

number of dwellings



27%

attached housing



26%

SEQ population with tertiary qualifications



73%

detached housing



TOP 5 INDUSTRIES

- ▲ Health and social assistance
- ▲ Retail trade
- ▲ Construction
- ▲ Manufacturing
- ▲ Education and training



1 IN 7

Australians living in SEQ



65,000

average annual population growth (past 10 years)



70%

of Queensland's population live in SEQ



2.2%

average annual growth rate (last 10 years)



74%

SEQ population living within 400 m of a public transport stop



Around

2400

fauna species



14%

SEQ population aged over 65 years



1.64M

number jobs



Home to almost one-third of Queensland's Aboriginal and Torres Strait Islander population



Around

6000

flora species

SEQ'S RELATIONSHIPS

SEQ has strong relationships with surrounding regions and—through its export orientation, liveability, biodiversity corridors and transport networks—the rest of Australia and the world.

GLOBAL



Major land, air and sea freight and passenger routes begin or end in SEQ, providing direct access to major interstate and global markets.



At the heart of SEQ is Australia TradeCoast's Port of Brisbane—SEQ's gateway to international trade. Port of Brisbane is one of Australia's largest and its northernmost capital city port, and has significant growth potential. Its proximity to major overseas trading partners strengthens the region's productive capabilities and provides access to a growing global market for local produce, manufactured goods and other regional commodities.

SEQ also accesses the world stage via four major airports in Brisbane, Gold Coast, Sunshine Coast and Toowoomba, which include international connections. These airports further enhance SEQ's trade and logistic capabilities, enable migration and give international travellers access to SEQ's diverse and world-renowned tourism destinations.

This region has the opportunity to leverage its brand as a major tourist destination to enhance its capability in exporting services, such as education and finance. It offers numerous world-class knowledge and technology precincts with links to high-quality research and development facilities, training and education institutions, and organisations that specialise in commercialising innovation.

SEQ can capitalise on these growing sectors by providing strong investment and support in the digital economy and human capital. This will prepare the region to respond to emerging international trends, such as access to, and transfer of, information. The potential for an international submarine communications cable in SEQ, only the second point of communication for Australia's east coast—the other being Sydney—will deliver direct, high speed internet connection that could lead to new businesses and employment opportunities. This will enable SEQ to compete with other major regions on the east coast of Australia in attracting high value, technology dependent enterprises, including the globally competitive finance and banking sectors.

In coming years, SEQ will build on its historical strengths to be able to adapt innovatively to a fast-changing international economy and contribute significantly to the growing Asia-Pacific region.





NATIONAL



SEQ's important relationship with the rest of Australia arises from strong economic foundations, its desirable climate, and high levels of liveability and opportunity:

- Over the past 10 years, 20 per cent of Australia's economic and employment growth has occurred in SEQ.
- SEQ contributes to 17.4 per cent of Australia's tourism gross domestic product.
- SEQ is one of Australia's premium food bowls.
- SEQ's unique environment, climate and liveability are all key to our status as Australia's most biodiverse and only subtropical capital city region.
- Transport connections including the National Highway and the interstate rail network including the proposed inland rail.

STATE



SEQ performs the key administrative, political and service functions for Queensland:



- The region generates almost two-thirds of Queensland's gross state product.
- More than 80 percent of Queensland's employment in professional, scientific and technical services, financial and insurance services, and information, media and telecommunications sectors is located in SEQ.
- SEQ is home to most of Queensland's key health, education and research clusters, with nine world-class universities and more than 100,000 international students.
- The region is the apex of Queensland's strategic freight network and the primary hub for goods movement within the state.

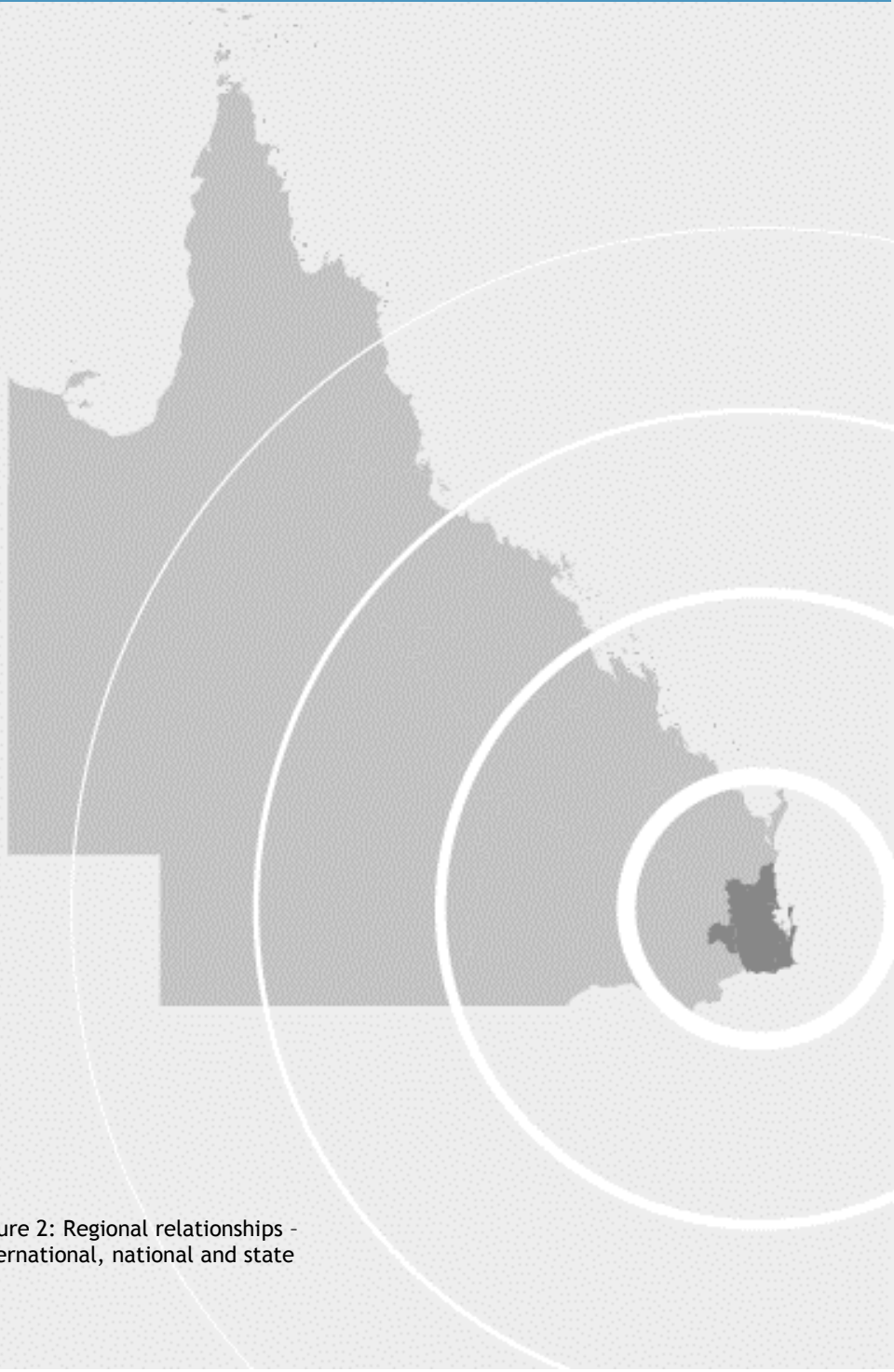


Figure 2: Regional relationships - international, national and state

SEQ'S REGIONAL RELATIONSHIPS

SEQ has close relationships across regional boundaries with the surrounding areas of the Darling Downs, Wide Bay Burnett and the Tweed Coast in northern New South Wales. These areas have unique social and economic linkages, and can leverage opportunities provided by SEQ's strong population growth and diversified employment market.

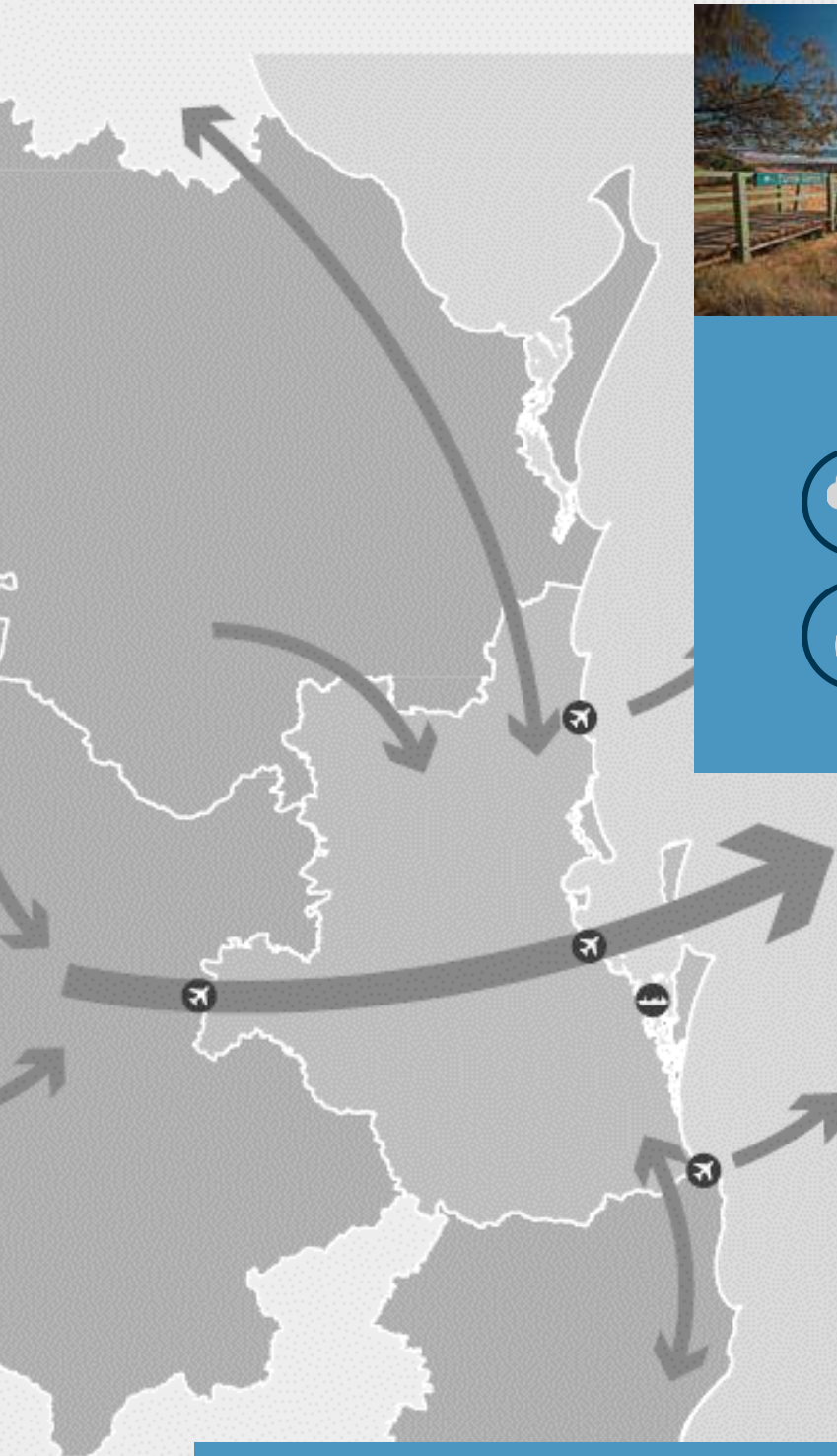
Maintaining and enhancing the extensive infrastructure networks that connect these regions will support mutual social and economic benefits by providing access to employment and recreation, and enabling the efficient movement of commodities, services, and skills.



DARLING DOWNS



- High-quality agricultural production with access to growing global food markets.
- Diverse and abundant natural resources including renewable energy, coal, natural gas, petroleum for international and domestic consumption, and power generation.
- Strategic highways and railway lines connecting SEQ to southern and western Queensland, and connecting Darling Downs to the nation and the world through the Australia TradeCoast.



WIDE BAY BURNETT



➤ Productive rural landscapes and natural resources framing coastal communities.



➤ A central location to the Port of Gladstone, Australia TradeCoast and Surat Basin.

➤ Attractive tourism opportunities and a source of labour for growth in resource development in the Surat Basin and Central Queensland.



NORTHERN NEW SOUTH WALES



➤ Coastal and inland interstate connections facilitating a strong tourism network between the south-eastern coast of Queensland and northern New South Wales.

➤ Local agricultural production with access to SEQ markets.



➤ Hinterland and coastal lifestyle opportunities with access to SEQ markets and world-class environmental reserves.

Figure 3: Inter-regional relationships



Megatrends Influencing Change in SEQ

The world is currently experiencing a wide range of rapid changes that will fundamentally influence our future. Some of the most important to SEQ are outlined below.

Increased urbanisation: the world population is becoming more urbanised, creating more demand for diverse forms of housing, infrastructure and services. SEQ is already highly urbanised and is expected to experience significant further growth. Innovative planning and design can help deliver attractive, compatible and sustainable urban places.

New Technology: Extraordinary technological change is transforming how people live, work, communicate and pursue ideas. The pace of technological advancement is increasing a likely to intensify. These changes include the 'internet of things', autonomous and electric vehicles, affordable renewable energy and complete digital connectivity. By supporting and investing in the digital economy, SEQ will be well placed to take advantage of these changes, which will require new thinking on how we plan for jobs, commerce and retailing.

Health, ageing and changing preferences: Ageing populations have implications for the size of the workforce, economic growth, government revenue and services such as healthcare. Household sizes and structures are also changing, as are housing preferences for older and younger generations. Planning for the region must allow for these changes by enabling new models of living, services and lifestyle, including the ability to age in place.

Resource dependency: As worldwide demand for natural resources increases, pressure on our diminishing reserves will also continue to increase. This applies to water, agricultural land, minerals and fisheries. Long-term planning for our region can ensure our finite resources are managed sustainably for current and future generations.

Pressure on biodiversity: Around the world, valuable ecosystems are under pressure from urban expansion, agricultural clearing and the effects of climate change. As well as its intrinsic ecological values, our environment contributes economically and provides community benefits (such as clean air and water, and scenic amenity) and health benefits (such as access to nature, rural lifestyle, and outdoor sport and recreation). Planning must protect these ecosystems.

Climate change and disaster resilience: Queensland has long experienced the impacts of extreme weather, tropical cyclones, floods, heatwaves and bushfires. Climate change is expected to amplify the frequency and severity of these events. Scientists warn that Queensland will increasingly be affected by changes in temperature, rainfall, sea level and extreme weather events. These changes will impact on our communities and natural systems and key sectors of the economy. Through effective and timely planning, we can limit the adverse impacts and better manage our climate risks.

Global connectedness: The world is becoming more interconnected and the global economic focus is shifting towards Asia. Geographically, we are well positioned to take advantage of the opportunities that will arise from this. Planning for SEQ can play a fundamental part in unlocking the region's potential and creating new, globally competitive and value-adding industries and business.

(<http://www.dilgp.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf>)

The next 25 years...

By 2041, SEQ is expected to accommodate an additional 1.98 million people, bringing its total population to 5.35 million.

This chapter provides the planning framework that will help us accommodate and manage this growth to achieve the 50-year vision outlined in Chapter 2.

Table 1: SEQ's current and projected population

Local government area	Population	
	2015 (estimated resident population [^])	2041 (based on medium series projections [*])
Brisbane	1,162,200	1,572,000 (↑ 409,800)
Gold Coast	555,600	928,000 (↑ 372,400)
Ipswich	193,000	520,000 (↑ 327,000)
Lockyer Valley	38,800	61,000 (↑ 22,200)
Logan	308,700	586,000 (↑ 277,300)
Moreton Bay	425,500	655,000 (↑ 229,500)
Noosa	53,500	63,000 (↑ 9,500)
Redland	150,000	188,000 (↑ 38,000)
Scenic Rim	39,800	62,000 (↑ 22,200)
Somerset	24,000	38,000 (↑ 14,000)
Sunshine Coast	287,500	495,000 (↑ 207,500)
Toowoomba	133,400	180,000 (↑ 46,600)
SEQ	3,372,000	5,349,000 (↑ 1.98 million)

[^] Australian Bureau of Statistics, *Regional Population Growth, Australia (March 2016)*

^{*} SEQ total is Queensland Government population projection 2015 edition (medium series); growth distribution by local government area based on ShapingSEQ policy



The next 25 years...

Table 2: Dwelling supply benchmarks 2011–41

Local government area	2011	2011–16	2011–41				2011–31*		
	Existing dwellings	Estimated total additional dwellings**	Total additional dwellings	Additional in fill dwellings***	Total % of additional dwellings as in fill	Additional greenfield dwellings	Total additional dwellings	Additional in fill dwellings***	Additional greenfield dwellings
Brisbane	423,800	37,900	223,400	210,600	94%	12,800	145,500	139,400	6100
Gold Coast	217,100	20,300	176,500	139,000	79%	37,500	108,200	81,100	27,100
Ipswich	62,500	8800	121,300	31,600	26%	89,700	67,200	18,200	48,900
Lockyer Valley	13,300	1900	10,600	0	0%	10,600	7000	0	7000
Logan	99,900	9500	98,700	25,000	25%	73,700	53,600	16,700	37,000
Moreton Bay	146,900	17,200	105,600	54,900	52%	50,700	72,400	36,000	36,400
Noosa	24,200	2000	8100	4600	57%	3500	5900	3,200	2700
Redland	55,100	3500	21,100	14,400	68%	6700	16,200	10,800	5400
Scenic Rim	15,500	1600	10,800	0	0%	10,800	7200	0	7200
Somerset	9200	1500	7100	0	0%	7100	4800	0	4800
Sunshine Coast	113,600	11,200	99,300	64,200	65%	35,100	61,900	38,600	23,300
Toowoomba	50,300	4100	24,700	4400	18%	20,300	16,700	3,600	13,100
Total	1,231,400	119,400	907,200	548,700	60%	358,500	566,600	347,600	219,000

* Provided only for guidance about growth assumptions over time, the 2011–31 growth provides an indication of the additional dwelling supply which needs to be accommodated by 2031 if the 2041 benchmarks are to be accommodated.

** Estimates subject to revision based on better information about recent dwelling construction activity.

*** Infill dwellings are calculated using the existing urban area boundary as shown in Figure 17 and discussed in Chapter 4.

Table 3: Indicative minimum residential densities in and around centres

Centre type	Dwellings/ha (net residential density) ^	
	In or within 400 m of the centre	Within 400–800 m of the centre
Capital city centre/ Principal regional activity centre	150–400	100–175
Major regional activity centre	80–200	40–100
Principal/Major rural activity centre	As determined by local government	As determined by local government

^ These densities must be addressed by detailed local planning to determine form and distribution.

Missing middle is a form of housing offering greater density and diversity in a manner that is compatible with surrounding lower density residential environments. This may include 'Fonzie' flats, 'plexes' (duplexes, triplexes, quadplexes etc), row/terrace housing and medium rise apartments.

Existing urban area is a statistical boundary, as defined in Figure 17, used to measure infill and greenfield development.

Infill development is development occurring on land inside the existing urban area.

Greenfield development is development occurring on land outside the existing urban area.

Table 4: SEQ employment planning benchmarks

Industry	Total number of jobs						
	2011 Base	2016	2021	2026	2031	2036	2041
Agriculture, forestry and fishing	14,158	12,665	12,574	12,768	13,068	13,372	13,713
Mining	13,925	14,515	17,341	18,367	19,138	20,013	21,042
Manufacturing	140,618	137,873	149,082	161,458	179,985	202,697	228,594
Electricity, gas, water and waste services	17,822	15,417	17,883	23,568	32,931	41,279	47,439
Construction	145,389	135,204	177,386	199,890	215,420	228,531	241,124
Wholesale trade	64,056	57,807	60,054	61,962	64,127	66,310	68,679
Retail trade	177,311	184,443	185,032	186,432	188,245	189,767	190,988
Accommodation and food services	112,407	134,505	146,982	160,910	175,968	190,893	206,237
Transport, postal and warehousing	84,437	84,778	90,662	97,070	104,132	110,442	117,048
Information media and telecommunications	23,225	22,678	23,338	24,666	26,223	27,526	28,864
Financial and insurance services	51,729	61,005	59,264	57,027	57,078	60,143	64,991
Rental, hiring and real estate services	31,855	27,520	33,202	39,698	46,796	53,978	62,246
Professional, scientific and technical services	123,185	131,743	153,857	179,350	207,075	235,366	269,442
Administrative and support services	55,580	50,527	55,651	64,714	74,940	85,596	97,961
Public administration and safety	106,435	112,996	120,975	132,219	144,419	157,190	170,399
Education and training	130,179	140,843	155,073	173,935	194,595	215,896	237,530
Health care and social assistance	199,978	231,888	259,917	294,798	332,771	371,882	410,931
Arts and recreation services	26,278	26,531	27,858	29,668	31,785	34,074	36,548
Other services	62,314	66,144	69,765	73,545	77,879	82,236	86,727
Total	1,580,881	1,649,082	1,815,896	1,992,045	2,186,575	2,387,191	2,600,503

See Appendix 1 for employment planning benchmarks by industry for each local government area.

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

Use of figures in the plan

Throughout *ShapingSEQ* the most accurate figures available for dwellings, population and jobs have been used as the base year. For dwellings, the 2011 census figure has been used as this is the most accurate. Therefore, all dwelling supply benchmarks are provided for a 2011 to 2041 timeframe. To provide an indication of relative activity and change, some tables include 2015 or 2016 estimates of dwellings, population or jobs.

Long-term Projections of Possible Future Employment Growth

Employment planning benchmark by industry for each local government area to 2041...

LGA	Agriculture, forestry and fishing	Mining	Manufacturing	Electricity, gas, water and waste services	Construction	Wholesale trade	Retail trade	Accommodation and food services	Transport, postal and warehousing	Information media and telecommunications
Brisbane	1203	14,545	113,281	15,460	81,964	37,460	66,276	89,893	74,847	17,907
Logan	824	246	17,845	2070	26,617	4950	17,624	10,143	6012	862
Redland	402	516	5151	1389	9960	1693	6506	6152	1835	739
Ipswich	241	889	18,008	1178	10,355	2036	12,404	6318	4520	370
Moreton Bay	1981	844	18,272	4706	24,089	4367	19,111	13,499	5644	849
Gold Coast	829	1487	30,885	12,074	49,250	9810	37,511	47,376	12,890	5048
Somerset	867	134	1538	289	1185	238	863	443	492	34
Lockyer Valley	2389	188	2352	731	1240	582	1552	1154	1008	45
Noosa	259	78	1406	497	3993	724	3157	5754	774	293
Sunshine Coast	2559	584	11,368	5326	23,096	3816	17,312	17,452	5416	1658
Toowoomba City (SEQ)	773	1235	7277	2877	7202	2607	7017	5957	3006	891
Scenic Rim	1385	297	1210	842	2173	396	1655	2097	604	170
SEQ total	13,712	21,043	228,593	47,439	241,124	68,679	190,988	206,238	117,048	28,866

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

LGA	Financial and insurance services	Rental, hiring and real estate services	Professional, scientific and technical services	Administrative and support services	Public administration and safety	Education and training	Health care and social assistance	Arts and recreation services	Other services	Totals
Brisbane	40,403	26,422	176,984	45,167	107,889	101,991	183,400	15,351	37,164	1,247,607
Logan	2233	3459	8739	7389	7119	17,556	26,519	1332	6586	168,125
Redland	1039	1672	5053	3012	2812	7032	11,041	686	2504	69,194
Ipswich	1516	1918	5079	4151	10655	15,507	28,357	756	4541	128,799
Moreton Bay	2712	4173	11,186	6577	8167	20,163	33,431	1809	7601	189,181
Gold Coast	9584	15,484	36,778	19,395	16,544	37,492	63,351	12,021	15,623	433,432
Somerset	42	167	306	193	428	1263	1079	130	325	10,016
Lockyer Valley	131	272	797	452	821	2816	1979	112	557	19,178
Noosa	647	1381	3151	1622	961	2759	4549	428	1022	33,455
Sunshine Coast	4137	5457	14,866	7235	7978	18,803	36,497	2805	6725	193,090
Toowoomba City (SEQ)	2347	1459	5340	2167	5424	9699	17,362	760	3242	86,642
Scenic Rim	200	383	1163	601	1598	2446	3367	356	838	21,781
SEQ total	64,991	62,247	269,442	97,961	170,396	237,527	410,932	36,546	86,728	2,600,500

Logan government area is a dynamic, growing city with much to offer both business and industry.



LOCAL GOVERNMENT AREA PROFILE | LOGAN

As a young city, Logan's residential neighbourhoods are predominantly fresh and contemporary. New estates continue to flourish, giving locals a wide range of lifestyle options, from leafy suburbs to bushland acreage. Many older suburbs pre-dating the city's short history have been revitalised through urban and community renewal partnership projects between Logan City Council and the Queensland Government.

Logan City is a dynamic, growing city with much to offer business and industry. The city is a major economic destination in South-East Queensland and is home to industries including:

- Manufacturing and retail sectors
- Business and community services
- Property
- Construction
- Agricultural industries

This already diverse economy has the potential to grow and diversify further, while adding a stronger focus on technology and knowledge-based industries. Given its central geographic location and available young workforce, Logan is ideally placed for continued growth in the region.

SUBURB PROFILE | MARSDEN

Perfectly positioned between Brisbane, the Gold Coast and Ipswich, Marsden really is in the middle of it all.

With the Logan, Pacific and Gateway Motorways all within convenient access, it's an easy drive to the Brisbane CBD, the beaches of the Gold Coast, award winning Mount Tamborine wineries and some of south-east Queensland's natural beauty.

As well as a great location, Marsden is about family and community. Home to Scrubby Creek, which runs alongside the suburb, residents can enjoy a leisurely stroll or bike ride along the extensive cycle and walkways that meander along the creek through recreational & sports parks to Marsden Park Shopping Centre area.

With its convenient position, Marsden is set to absorb much of the population growth expected in South East Queensland due to continued residential development in the area.

There are local employment opportunities stemming from an abundance of nearby industrial and commercial centres, accommodating office-based businesses and mixed-use precincts. Nearby Grand Plaza Shopping Centre is another key employment hub and is home to major stores of Big W, Target, Kmart, Woolworths, Coles & Aldi, as well as an Event Cinema Complex and over 150 specialty stores.

Fast Facts;

- Population growth between 2006 and 2011 was 8987 to 11283 showing a 25% increase (sourced from RpData Feb 2018)
- 955 nurses, 331 doctors, 240 health professionals, 271 managerial and administration officers and 255 operational staff members (sourced from Logan Government Hospital Website Feb 2018)
- 30 mins to Brisbane CBD
- 40 mins to Gold Coast
- 7kms to Grand Plaza
- 5kms to Logan Motorway
- 2 kms to Marsden on Fifth Shopping Centre with Woolworths, BWS, Doctors, food chains and fuel station
- 10 mins to Logan hospital and train station



Logan City Council is working **hard** to prepare
itself and the **community** for significant
population growth



INFRASTRUCTURE | LOGAN CITY

LOGAN HOSPITAL EXPANSION

PURPOSE OF PROJECT: The Logan Hospital expansion is a \$145 million project that will transform the hospital into a new health facility which will offer quality and timely health services for a growing population in the south-west growth corridor.

The clustering of Griffith University (Logan Campus), Queensland TAFE (Loganlea Campus) and Logan Hospital, coupled with the hospital expansion, provides the opportunity for Meadowbrook to evolve into a major health and educational hub.

STATE AND REGIONAL SIGNIFICANCE: The Meadowbrook Economic Development Strategy and Structure Plan completed by the Department of State Development Infrastructure and Planning (DSDIP) sets out to identify and unlock key economic drivers by facilitating collaboration between key government agencies, health and education institutions on the planning and development of major infrastructure.

The State Government's structure plan takes leadership in the high-level planning of the Logan Hospital and TAFE (Loganlea Campus) sites, including major transport infrastructure.

The structure plan provides high-level strategic direction and a governance framework to guide the expansion of the Logan Hospital over the next 20-plus years.



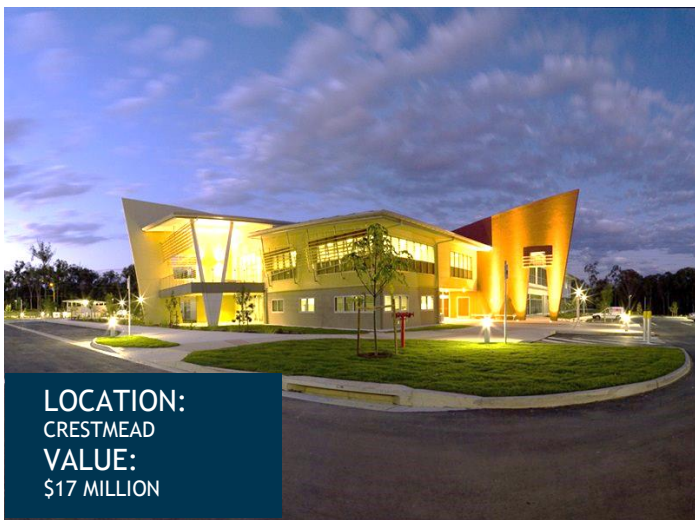
LOGAN METRO SPORTS PARK

PURPOSE OF PROJECT: The creation of a new regional hub for sports and recreation in the City is an exciting project for Logan City. With a focus on multisport participation, the precinct will deliver new rectangle sporting fields for touch football, rugby union and rugby league and the opportunity for a criterion track for cycling. Catering for local, regional and State level competition and play, the precinct will complement the existing Logan Metro Indoor Sports Centre, and generate a premier sporting hub for the city.

Unique partnerships with elite level junior sports development programs such as the Broncos Junior Sports Academy, Logan Metro will provide innovative sporting pathways for future athletes and provide vital facilities to help get our community active and healthy.

STATE AND REGIONAL SIGNIFICANCE: The Logan Metro Sports Park precinct will provide a sporting hub of regional significance - creating a landmark sporting hub for the City of Logan. The project includes innovative features such as - premier standard playing field, plans for spectator seating / grandstands, multiple fields, criterion track and ancillary club facilities.

http://www.logan.qld.gov.au/_data/assets/pdf_file/0010/318457/city-logan-infrastructure-for-future.pdf





INCLUSIVE COMMUNITIES

Social infrastructure provides individuals, families and communities with places, spaces, services and networks to meet their social needs.

- Logan Metro Sport Park- Key to providing a destination sports precinct capable of attracting major events
- Hub(s) for Cultural Services and Activities - Key to ensuring social cohesion and safer neighbourhoods
- Digitisation of the Logan Safety Camera Program - Key to improving community safety and deterring anti-social activity across the City of Logan
- Jimboomba Park and Glenlogan Park Masterplan Implementation - Key to providing sporting opportunities for 50,000 new houses and the wider region
- Beenleigh Aquatic Centre - Key to providing an active lifestyle precinct in Beenleigh

<http://www.logan.qld.gov.au/about-council/news-and-publications/publications/infrastructure-for-our-future>



Logan Metro Sports Park



LOCATION:
BEENLEIGH
VALUE:
\$5.154 MILLION

BEENLEIGH AQUATIC CENTRE REDEVELOPMENT

On 24 June 2016, the Queensland Government notified that Council was successful in securing \$1,500,000.00 to help redevelop the Beenleigh Aquatic Centre. Together with Council's contribution of \$3,654,000 the total project budget is \$5,154,000.00.

When completed, Stage 1 of the Beenleigh Aquatic Centre Redevelopment Plan will include:

- Construction of an indoor heated program pool that will include a spectator viewing area, kiosk, office and plant equipment and change facilities
- Construction of a Water Play Area

Council has appointed a Consultant to finalise the designs for the Redevelopment. Council, in partnership with the Department of National Parks, Sport and Racing (as Council's funding partner), are reviewing and providing feedback on these designs. Once ready, preparations will occur for construction.

Local Councillor Jennie Breene said the council had identified the pool complex was in need of improvements, such as the inclusion of an indoor heated pool for off-season learn to swim classes, facilities for people with disabilities, lap swimming, water aerobics and a shaded water play zone.

<http://www.logan.qld.gov.au/facilities-and-recreation/sport-and-leisure/aquatic-centres/aquatic-centre-locations/beenleigh-aquatic-centre> & <https://www.qt.com.au/news/new-pool-gets-the-nod/3068117/>



LEGEND

- 1 EXISTING 33 YARD POOL
 - 2 EXISTING WADING POOL
 - 3 PROPOSED 20m INDOOR PROGRAMME POOL
 - 4 PROPOSED ZERO DEPTH WATER PLAY SPACE (200 sqm)
 - 5 EXISTING ENTRY - SLAMMER ONLY
 - 6 EXISTING PLANT ROOM
 - 7 EXISTING STORAGE
 - 8 EXISTING CLUB HOUSE
 - 9 EXISTING SHADE OVER POOL
 - 10 EXISTING GREEN TERRACES TO BE REMOVED
 - 11 EXISTING POOL HYPO TANK AND BACKWASH HOLDING TANK RELOCATED EXISTING SERVICE DONE MAINTAINED
 - 12 EXISTING SEWER PUMP STATION
 - 13 EXISTING OPEN STORMWATER CHANNEL
 - 14 NEW SERVICE ACCESS
 - 15 WATER ENTRY
 - 16 TRANSFORMER(S)
 - 17 WARDING
 - 18 SCREENING TO PLANT - SERVICE ACCESS TO EXISTING PLANT
 - 19 EXISTING ACCESS ROAD
 - 20 ROOM RECEPTION - (SATELLITE)
 - 21 LITS OFFICE (2 x WORKSTATIONS)
 - 22 FIRST AID
 - 23 PWV WASHROOM 1
 - 24 PWV WASHROOM 2
 - 25 CLEANERS
 - 26 AMENITIES - FEMALE
 - 27 AMENITIES - MALE
 - 28 STORAGE
 - 29 ON DECK SHOWERS
 - 30 SPECTATOR SEATING (APPROX 70)
 - 31 PROGRAMME POOL COURSE
 - 32 CHANGING ROOM
 - 33 PLANT ROOM
 - 34 NEW CONCOURSE
 - 35 EXISTING ENTRY
 - 36 EXISTING STORAGE
 - 37 EXISTING KIOSK
 - 38 EXISTING FIRST AID ROOM
 - 39 EXISTING PWV WASHROOM
 - 40 EXISTING AMENITIES - FEMALE
 - 41 EXISTING AMENITIES - MALE
 - 42 GREEN SPACE
 - 43 EXISTING PLAYGROUND
 - 44 PROPOSED SERVICE YARD
 - 45 REFUSE COLLECTION
 - 46 LOADING BAY
- PARKING**
CARPARKS = 33
PWV CARPARKS = 2
LOADING BAY = 1
TOTAL = 36



WIDEN THE PACIFIC MOTORWAY THROUGH THE CITY OF LOGAN

PURPOSE OF PROJECT: An upgrade is essential to manage ongoing growth pressures and enhance the effectiveness of this corridor. The Pacific Motorway upgrade will maximise the use of existing infrastructure and promote improved transport between key economic activity centres.

Without the upgrade, freight, public transport and private commuter travel will be impeded due to congestion and accidents. This will increase travel times, constrain economic growth, magnify social problems by increasing unemployment, and negatively impact housing affordability in South-East Queensland.

STATE AND REGIONAL SIGNIFICANCE: The operation of the 16km section of the Pacific Motorway from the Gateway to Logan motorways is adversely affected by congestion where the road narrows from eight lanes to six.

An upgrade to this major thoroughfare would help address transport problems in the region and improve congestion. The impact of this upgrade will be to reduce travel times for freight and commuters, which supports growth for South-East Queensland.

This project would:

- Reduce average travel times for commuters and freight, allowing for improved vehicle performance and reduced emissions;
- Improve connections of the Pacific Motorway to strategic transport infrastructure, including the Gateway Motorway duplication and the South-East Busway; and
- Stimulate the City of Logan economy by providing improved links to the Principal Activity Centres of Springwood and Beenleigh and the Major Activity Centre of the Logan Hyperdome.

<http://www.logan.qld.gov.au/facilities-and-recreation/sport-and-leisure/aquatic-centres/aquatic-centre-locations/beenleigh-aquatic-centre>





\$160 MILLION DEVELOPMENT PLANNED FOR SPRINGWOOD

A Sydney developer is planning to submit a development application to Logan City Council for a \$160 million mixed-use development in Springwood.

The plans for Watland Plaza feature a cinema complex, medical centre, gymnasium, serviced apartments, residential apartments and a substantial restaurant focused retail complex. The development will feature the region's first four-star hotel.

Watland Plaza aims to bring a quality destination to the area of Logan so its residents would no longer have to travel to Brisbane or the Gold Coast for "one-stop" restaurant and retail offerings.

Located at 3406 Pacific Highway, Springwood, the plaza is expected to be a substantial development.

Kidd said updated plans to be lodged allow for a 10-level mixed use complex on the hill-top location, which has excellent exposure to the Pacific Motorway and coastal views.

"The developers are planning a cinema complex of between 2500 square metres and 3000 square metres," Kidd said.

"The plans also include an 80-90 room hotel, more than 100 residential apartments and 2,700 square metre of restaurant space. With up to 20 restaurants at the one convenient location, it is our intent to offer a gustatory wonderland to Logan's residents.

"Easily accessed from both sides of the M1, on-site parking for almost 600 cars will be provided over five levels for patron's convenience.

"Discussions are well advanced with a cinema chain, hotel operators, serviced apartment operators and student accommodation providers."

Kidd said the developers are seeking final approval for the \$160 million development of about 15,000sq m of mixed-use floor space.

"This development is ideally positioned in the fast population growth corridor suburb of Springwood," he said.

"The Springwood commercial precinct is one of several major commercial precincts which make up Logan City, though the only one which has direct exposure to the large volumes of traffic travelling between Brisbane and the Gold Coast."

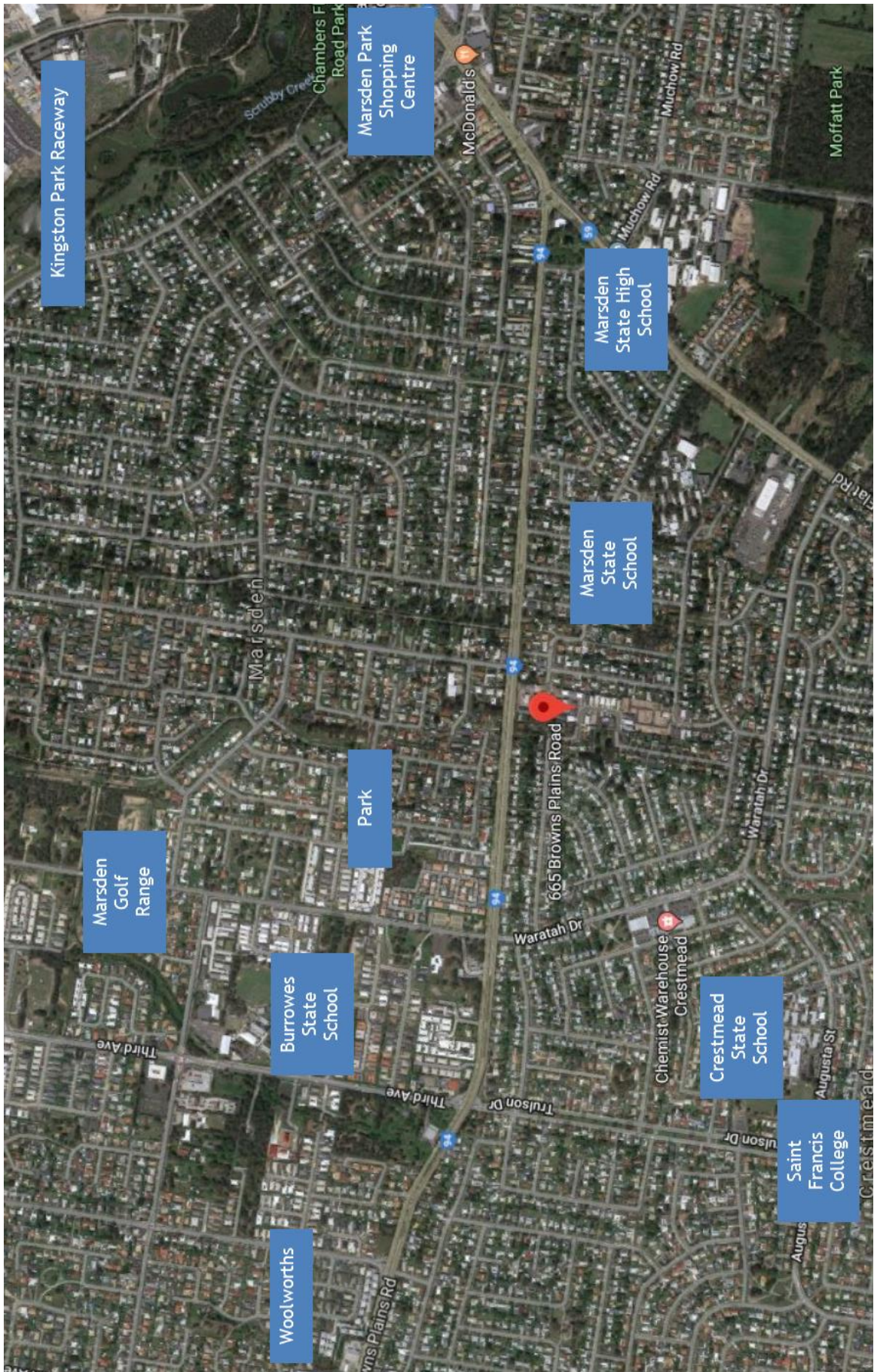
<https://www.theurbandevloper.com/proposed-watland-plaza-offers-springwood-first-four-star-hotel/>

Experience the lifestyle that is...

BROWN PLAINS VIEWS



LOCATION | 665 BROWNS PLAINS ROAD, MARSDEN



SITE PLAN | BROWNS PLAINS VIEWS



FLOOR PLANS | TOWNHOUSE



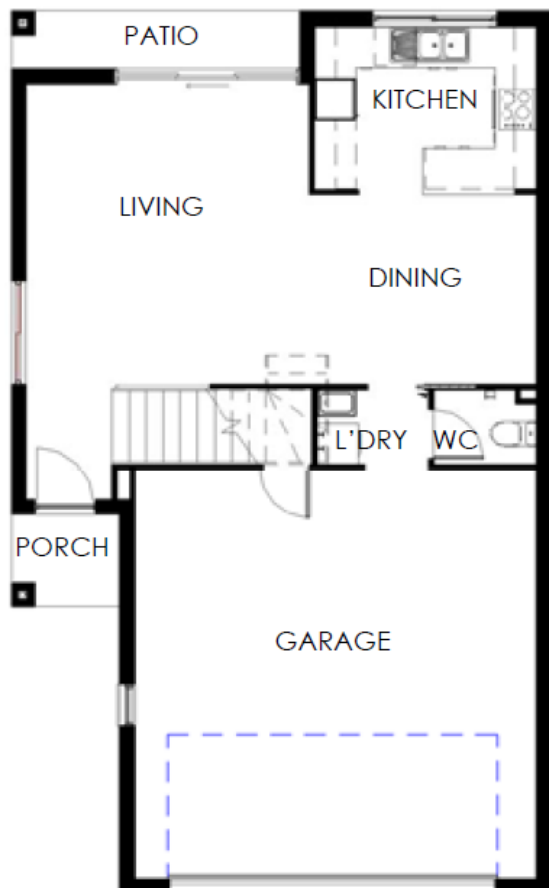
NORTHPORT COLONIAL

Areas:

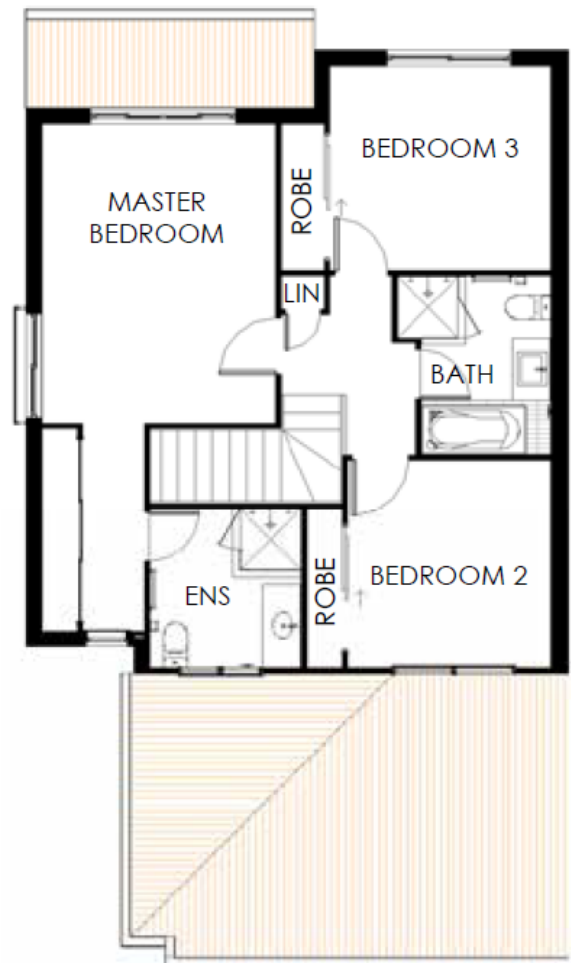
Ground Level:	50.0 m ²
First Level:	67.0 m ²
Total Living:	117.0 m ²
Garage:	38.6 m ²
Porch:	2.1 m ²
Patio:	3.5 m ²
GRAND TOTAL:	161.2 m ²

Features:

- Two Storey Townhome
- Three Bedrooms
- Two and a half Bathrooms
- Double Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite
- Ample storage



GROUND FLOOR



FIRST FLOOR

NORTHPORT HIP

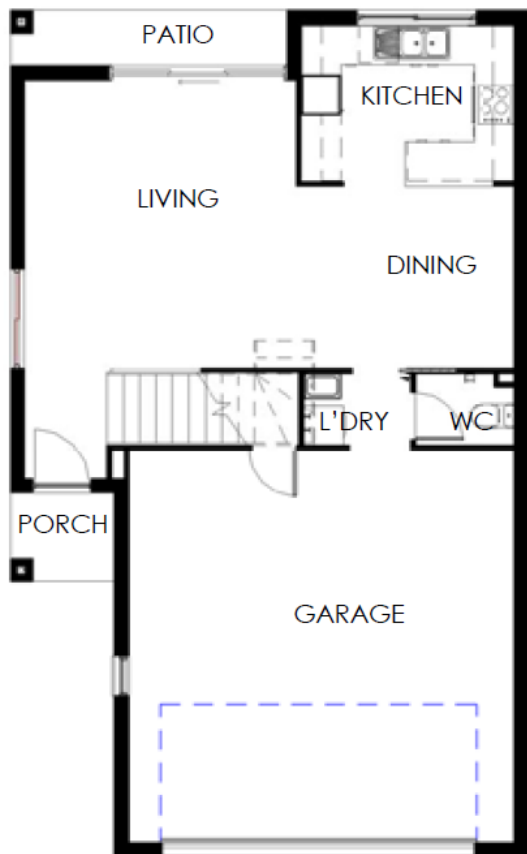


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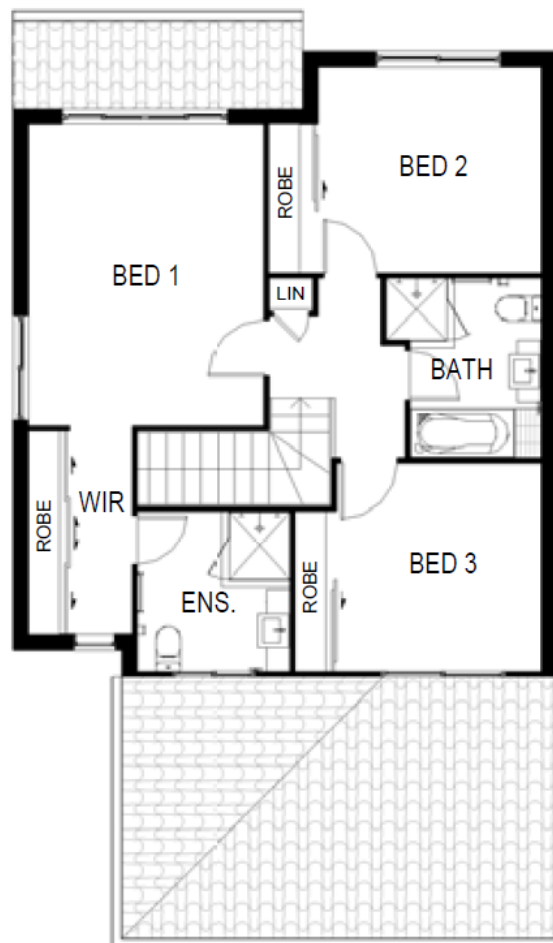
Ground Level:	50.0 m ²
First Level:	67.0 m ²
Total Living:	117.0 m ²
Garage:	38.6 m ²
Porch:	2.1 m ²
Patio:	3.5 m ²
GRAND TOTAL:	161.2 m²

Features:

- Two Storey Townhome
- Three Bedrooms
- Two and a half Bathrooms
- Double Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite



GROUND FLOOR



FIRST FLOOR



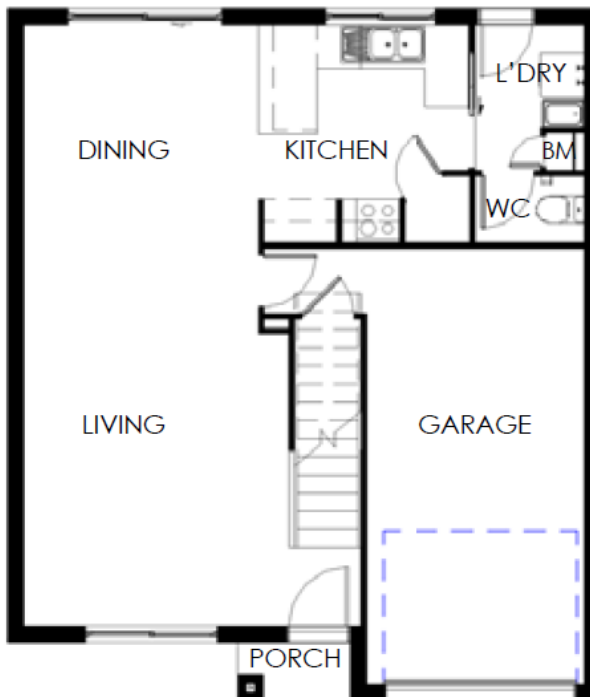
MONTEREY CONTEMPORARY

Areas:

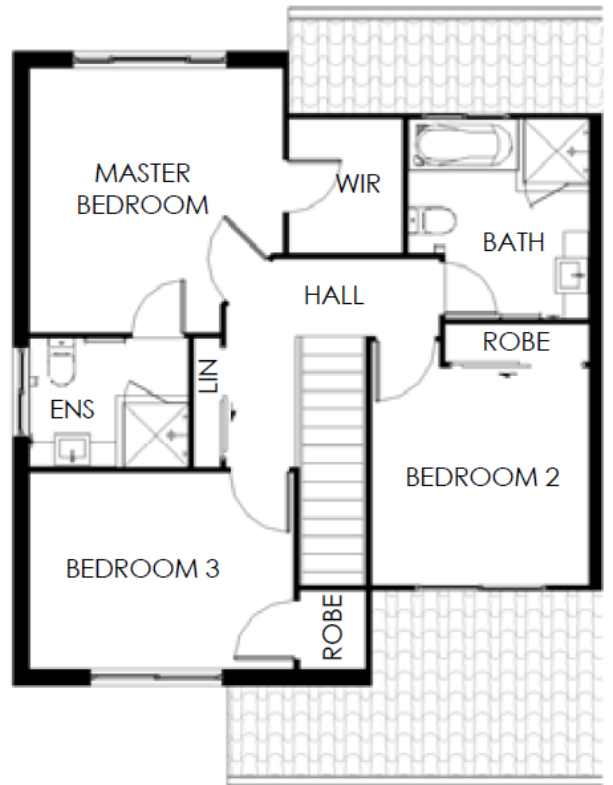
Ground Level:	49.3 m ²
First Level:	65.3 m ²
Total Living:	114.6 m²
Garage:	20.2 m ²
Porch:	5.1 m ²
GRAND TOTAL:	139.9m²

Features:

- Two Storey Townhome
- Three Bedrooms
- Two Bathrooms
- Two Washrooms
- Single Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite
- Ample storage



GROUND FLOOR



FIRST FLOOR

ASHMORE HIP

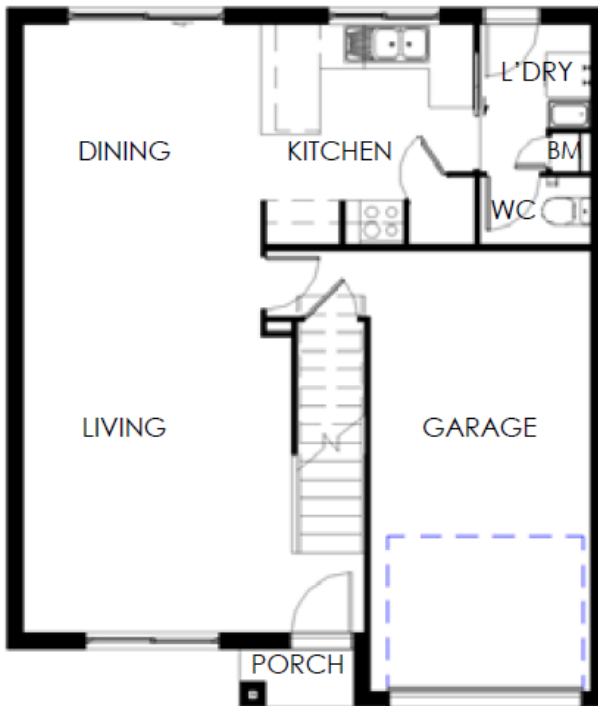


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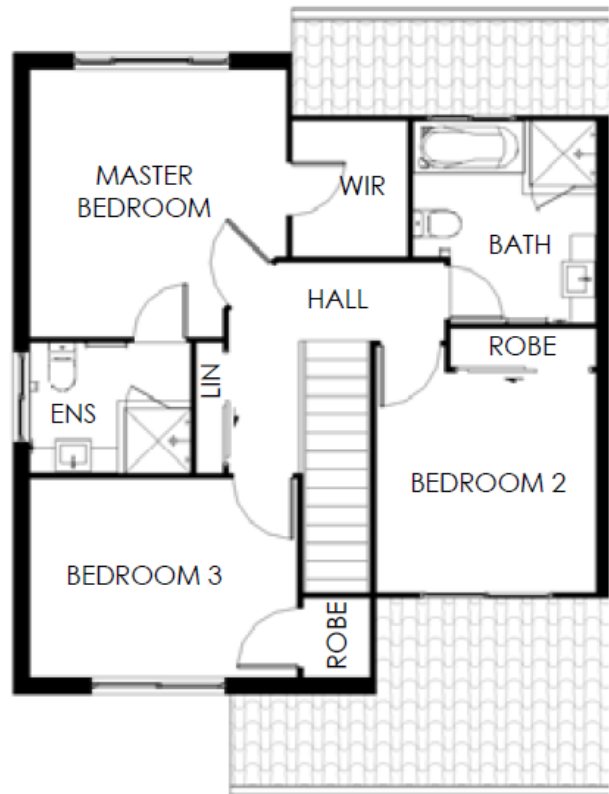
Ground Level:	51.9 m ²
First Level:	62.5 m ²
Total Living:	114.4 m²
Garage:	20.9 m ²
Porch:	1.2 m ²
GRAND TOTAL:	136.5 m²

Features:

- Two Storey Townhome
- Three Bedrooms
- Two and a half Bathrooms
- Single Lock Up Garage
- Spacious open plan living
- Master Bedroom with Ensuite



GROUND FLOOR



FIRST FLOOR

SCHEDULE OF FINISHES | STANDARD

OUTDOOR

Brick - Bagged brick and face brick external finish
Roof - Colorbond sheeting or Concrete tiles
Framing - Pine frame and roof trusses
Garage - Sectional overhead door with Colorbond finish and remote control unit
Windows & Sliding Doors - powder coat aluminium with security screens (downstairs only)
Termite Protection - penetrations & perimeter system
Courtyard - Private fully fenced
Clothesline - Wall mounted
Amenities - Swimming pool & recreation area
Landscaping - Professional landscaping to townhomes & common areas
Parking - Ample visitor car parking
Driveways - concrete driveways (exposed)
Internal Roads - asphalt
Television Antenna
Hot Water System - Electric storage unit

INDOOR

Air-Conditioning - Split system to living area
Ceiling Fans - to all bedrooms
Electrical - telephone, TV points etc, earth leakage safety switch, smoke detectors and generous amount of lighting and power points
Insulation - R2.5 to ceiling or similar
Paint - washable paint to walls
Doors - modern flush panel with stylish door furniture
Robes - Mirror sliding doors or swing doors
Stairs - Carpeted, timber balustrade & rails
Blinds - venetians & roller blinds throughout
Flooring - Ceramic tiles & carpet

KITCHEN

Bench Top - Manufactured Stone (Square Edge) top
Doors - laminate
Splash back - Tiles
Kitchen Sink - S/S sink with mixer tapware
Appliances - European s/s multifunction oven, cooktop, range hood and s/s dishwasher or similar

BATHROOM & LAUNDRY

Showers - Semi-frameless glass shower w/ pivot action
Bath - acrylic or similar
Vanities - Laminated benchtops with laminate doors, semi recessed basin or similar with mixer tapware
Toilets - Water saving dual flush cisterns to WC's
Laundry - 30L slimline tub & unit with quality taps
Towel rails and toilet roll holders included

Please note: Proposed external and internal finishes are subject to change. Heran Building Group reserves the right to substitute similar colours or products depending on availability and/or cost constraints. Correct as of February 2018.

Each townhome is designed
offering quality and convenience
and maximising value...



KPG PROPERTY MANAGEMENT PTY LTD

Address: 1/21 Second Ave Marsden
Phone: 0416 881 585
License number: 4159346

13 August 2018

To Whom It May Concern,

*Re: Appraisal of Rental Value for single garage townhouses at
665 Browns Plains Road Marsden 4132*

Description: 3 Bedrooms, 2 Bathrooms, single remote garage with additional external parking spot, built in Wardrobe, Air-Conditioner, close to park, shops, school and public transport.

I feel that a rent between \$340to \$350 per week is achievable in the current rental market. This figure has been reached by considering recent rentals in the area, Current rental prices of other houses within the complex and the location and condition of the house.

If you have any queries, please do not hesitate to contact me on the above number or by email to info@kpgtrust.com

Yours sincerely,

Nick Cockroft

Property Manager



KPG PROPERTY MANAGEMENT PTY LTD

Address: 1/21 Second Ave Marsden
Phone: 0416 881 585
License number: 4159346

13 August 2018

To Whom It May Concern,

*Re: Appraisal of Rental Value for double garage townhouses at
665 Browns Plains Road Marsden 4132*

Description: 3 Bedrooms, 2 Bathrooms, Double remote garage house, built in Wardrobe, Air-Conditioner, close to park, shops, school and public transport.

I feel that a rent between \$360to \$370 per week is achievable in the current rental market. This figure has been reached by considering recent rentals in the area, Current rental prices of other houses within the complex and the location and condition of the house.

If you have any queries, please do not hesitate to contact me on the above number or by email to info@kpgtrust.com

Yours sincerely,

Nick Cockroft

Property Manager



ASHMORE HIP END



SAMPLE DEPRECIATION ESTIMATE

This estimate is provided to assist with marketing only and represents an estimate of the likely Division 40 depreciation allowance and the Division 43 capital works deduction, as well as external structural improvements that may be claimable if the property were being used for income producing purposes (e.g. rental).

DIMINISHING VALUE METHOD

Property Type:

**Ashmore Hip - End
Browns Plains Views**

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$16,300
Estimated value of Remaining Building Costs	\$220,300
Total Building Costs	\$236,600
Less depreciation foregone or non-depr. items	-\$1,200
Total Estimated Depreciable Items	<u>\$235,400</u> Incl. GST

	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,400	\$3,200	\$8,600
Year 2	\$5,400	\$3,300	\$8,700
Year 3	\$5,400	\$2,300	\$7,700
Year 4	\$5,400	\$1,800	\$7,200
Year 5	\$5,400	\$1,500	\$6,900
Year 6	\$5,400	\$1,300	\$6,700
Year 7	\$5,400	\$800	\$6,200
Year 8	\$5,400	\$500	\$5,900
Year 9	\$5,400	\$300	\$5,700
Year 10	\$5,400	\$200	\$5,600
Year 11 onwards	\$165,100	\$1,100	\$166,200
Total Depreciation:	\$219,100	\$16,300	\$235,400

Please note the following:

1. This estimate is generic and not to be used for the preparation of a tax return.
2. The total value used in the preparation of this estimate have been supplied by Heran Building Group
3. Year 1 represents ownership for the full year - this will vary depending upon when in the financial year the property is completed and becomes available for income producing purposes.
4. Low value pooling of groups of items valued at under \$1,000 and deductions for groups of items costing no more than \$300 have been included.
5. As quantity surveyors, our expertise is in the analysis of construction costs. Whilst due care has been given in the preparation of this report, we are not experts in taxation law or associated legal matters and we recommend that you seek professional ratification by appropriate experts in these matters before relying upon the contents of this report.
6. Final tax depreciation schedules may be purchased directly from Accurate Estimating Services for a fee of \$220 incl. GST by phoning 07 3012 9996, fax 07 3012 9997, mob. 0411 030 569 or email enquiries@accurateestimating.com.au



SAMPLE DEPRECIATION ESTIMATE

This estimate is provided to assist with marketing only and represents an estimate of the likely Division 40 depreciation allowance and the Division 43 capital works deduction, as well as external structural improvements that may be claimable if the property were being used for income producing purposes (e.g. rental).

DIMINISHING VALUE METHOD

Property Type:

**Ashmore Hip - Single
Browns Plains Views**

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$17,400
Estimated value of Remaining Building Costs	\$232,400
Total Building Costs	\$249,800
Less depreciation foregone or non-depr. items	-\$1,200
Total Estimated Depreciable Items	\$248,600 Incl. GST

	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,700	\$3,400	\$9,100
Year 2	\$5,700	\$3,500	\$9,200
Year 3	\$5,700	\$2,500	\$8,200
Year 4	\$5,700	\$1,800	\$7,500
Year 5	\$5,700	\$1,500	\$7,200
Year 6	\$5,700	\$1,600	\$7,300
Year 7	\$5,700	\$1,000	\$6,700
Year 8	\$5,700	\$600	\$6,300
Year 9	\$5,700	\$400	\$6,100
Year 10	\$5,700	\$200	\$5,900
Year 11 onwards	\$174,200	\$900	\$175,100
Total Depreciation:	\$231,200	\$17,400	\$248,600

Please note the following:

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2. The total value used in the preparation of this estimate have been supplied by Heran Building Group
3. Year 1 represents ownership for the full year - this will vary depending upon when in the financial year the property is completed and becomes available for income producing purposes.
4. Low value pooling of groups of items valued at under \$1,000 and deductions for groups of items costing no more than \$300 have been included.
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MONTEREY CONTEMPORARY END



SAMPLE DEPRECIATION ESTIMATE

This estimate is provided to assist with marketing only and represents an estimate of the likely Division 40 depreciation allowance and the Division 43 capital works deduction, as well as external structural improvements that may be claimable if the property were being used for income producing purposes (e.g. rental).

DIMINISHING VALUE METHOD

Property Type:

Monterey Contemporary - End
Browns Plains Views

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$16,700
Estimated value of Remaining Building Costs	\$219,400
Total Building Costs	\$236,100
Less depreciation foregone or non-depr. items	-\$1,200
Total Estimated Depreciable Items	<u>\$234,900</u> Incl. GST

	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,400	\$3,200	\$8,600
Year 2	\$5,400	\$3,400	\$8,800
Year 3	\$5,400	\$2,400	\$7,800
Year 4	\$5,400	\$1,900	\$7,300
Year 5	\$5,400	\$1,500	\$6,900
Year 6	\$5,400	\$1,400	\$6,800
Year 7	\$5,400	\$800	\$6,200
Year 8	\$5,400	\$500	\$5,900
Year 9	\$5,400	\$300	\$5,700
Year 10	\$5,400	\$200	\$5,600
Year 11 onwards	\$164,200	\$1,100	\$165,300
Total Depreciation:	\$218,200	\$16,700	\$234,900

Please note the following:

1. This estimate is generic and not to be used for the preparation of a tax return.
2. The total value used in the preparation of this estimate have been supplied by Heran Building Group
3. Year 1 represents ownership for the full year - this will vary depending upon when in the financial year the property is completed and becomes available for income producing purposes.
4. Low value pooling of groups of items valued at under \$1,000 and deductions for groups of items costing no more than \$300 have been included.
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MONTEREY CONTEMPORARY MIDDLE



SAMPLE DEPRECIATION ESTIMATE

This estimate is provided to assist with marketing only and represents an estimate of the likely Division 40 depreciation allowance and the Division 43 capital works deduction, as well as external structural improvements that may be claimable if the property were being used for income producing purposes (e.g. rental).

DIMINISHING VALUE METHOD

Property Type:

Monterey Contemporary - Middle
Browns Plains Views

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$16,000
Estimated value of Remaining Building Costs	\$218,500
Total Building Costs	<u>\$234,500</u>
Less depreciation foregone or non-depr. items	<u>-\$1,200</u>
Total Estimated Depreciable Items	<u><u>\$233,300</u></u> Incl. GST

	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,400	\$3,100	\$8,500
Year 2	\$5,400	\$3,500	\$8,900
Year 3	\$5,400	\$2,400	\$7,800
Year 4	\$5,400	\$1,700	\$7,100
Year 5	\$5,400	\$1,400	\$6,800
Year 6	\$5,400	\$1,300	\$6,700
Year 7	\$5,400	\$800	\$6,200
Year 8	\$5,400	\$500	\$5,900
Year 9	\$5,400	\$300	\$5,700
Year 10	\$5,400	\$200	\$5,600
Year 11 onwards	\$163,300	\$800	\$164,100
Total Depreciation:	\$217,300	\$16,000	\$233,300

Please note the following:

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2. The total value used in the preparation of this estimate have been supplied by Heran Building Group
3. Year 1 represents ownership for the full year - this will vary depending upon when in the financial year the property is completed and becomes available for income producing purposes.
4. Low value pooling of groups of items valued at under \$1,000 and deductions for groups of items costing no more than \$300 have been included.
5. As quantity surveyors, our expertise is in the analysis of construction costs. Whilst due care has been given in the preparation of this report, we are not experts in taxation law or associated legal matters and we recommend that you seek professional ratification by appropriate experts in these matters before relying upon the contents of this report.
6. Final tax depreciation schedules may be purchased directly from Accurate Estimating Services for a fee of \$220 incl. GST by phoning 07 3012 9996, fax 07 3012 9997, mob. 0411 030 569 or email enquiries@accurateestimating.com.au

NORTHPORT COLONIAL END



SAMPLE DEPRECIATION ESTIMATE

This estimate is provided to assist with marketing only and represents an estimate of the likely Division 40 depreciation allowance and the Division 43 capital works deduction, as well as external structural improvements that may be claimable if the property were being used for income producing purposes (e.g. rental).

DIMINISHING VALUE METHOD

Property Type:

Northport Colonial - End
Browns Plains Views

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$16,900
Estimated value of Remaining Building Costs	\$226,700
Total Building Costs	\$243,600
Less depreciation foregone or non-depr. items	-\$1,200
Total Estimated Depreciable Items	\$242,400 Incl. GST

	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,600	\$3,300	\$8,900
Year 2	\$5,600	\$3,400	\$9,000
Year 3	\$5,600	\$2,400	\$8,000
Year 4	\$5,600	\$1,700	\$7,300
Year 5	\$5,600	\$1,600	\$7,200
Year 6	\$5,600	\$1,400	\$7,000
Year 7	\$5,600	\$900	\$6,500
Year 8	\$5,600	\$500	\$6,100
Year 9	\$5,600	\$300	\$5,900
Year 10	\$5,600	\$200	\$5,800
Year 11 onwards	\$169,500	\$1,200	\$170,700
Total Depreciation:	\$225,500	\$16,900	\$242,400

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SAMPLE DEPRECIATION ESTIMATE

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DIMINISHING VALUE METHOD

Property Type:

**Northport Hip - End
Browns Plains Views**

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$16,900
Estimated value of Remaining Building Costs	\$226,500
Total Building Costs	\$243,400
Less depreciation foregone or non-depr. items	-\$1,200
Total Estimated Depreciable Items	\$242,200 Incl. GST

	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,600	\$3,300	\$8,900
Year 2	\$5,600	\$3,500	\$9,100
Year 3	\$5,600	\$2,400	\$8,000
Year 4	\$5,600	\$1,700	\$7,300
Year 5	\$5,600	\$1,600	\$7,200
Year 6	\$5,600	\$1,400	\$7,000
Year 7	\$5,600	\$900	\$6,500
Year 8	\$5,600	\$500	\$6,100
Year 9	\$5,600	\$300	\$5,900
Year 10	\$5,600	\$200	\$5,800
Year 11 onwards	\$169,300	\$1,100	\$170,400
Total Depreciation:	\$225,300	\$16,900	\$242,200

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NORTHPORT HIP SINGLE



SAMPLE DEPRECIATION ESTIMATE

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DIMINISHING VALUE METHOD

Property Type:

Northport Hip - Single
Browns Plains Views

Estimated Value of Depreciable Items:

Estimated value of Depreciable Items	\$17,400
Estimated value of Remaining Building Costs	\$236,000
Total Building Costs	\$253,400
Less depreciation foregone or non-depr. items	-\$1,200
Total Estimated Depreciable Items	<u>\$252,200</u> Incl. GST

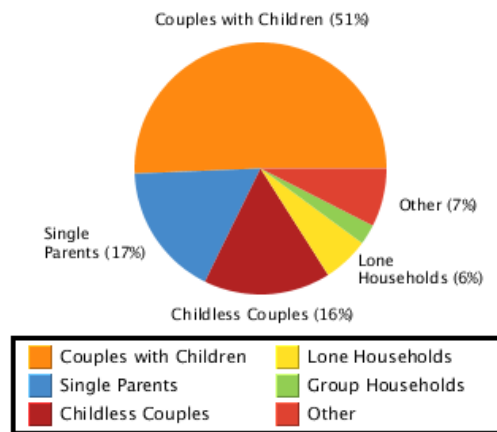
	Buildings & Structural Improvements	Annual Depreciation	Total Annual Deduction
Depreciation since being available for rental			
Year 1	\$5,800	\$3,400	\$9,200
Year 2	\$5,800	\$3,500	\$9,300
Year 3	\$5,800	\$2,500	\$8,300
Year 4	\$5,800	\$1,800	\$7,600
Year 5	\$5,800	\$1,500	\$7,300
Year 6	\$5,800	\$1,500	\$7,300
Year 7	\$5,800	\$1,000	\$6,800
Year 8	\$5,800	\$600	\$6,400
Year 9	\$5,800	\$400	\$6,200
Year 10	\$5,800	\$200	\$6,000
Year 11 onwards	\$176,800	\$1,000	\$177,800
Total Depreciation:	\$234,800	\$17,400	\$252,200

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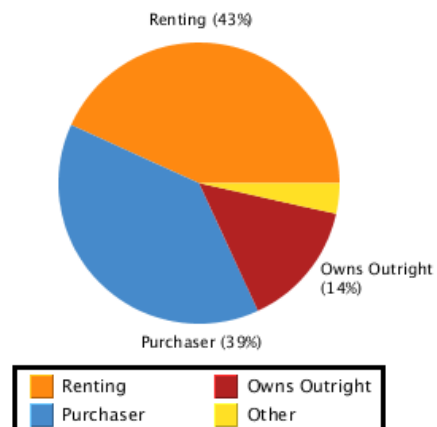
HOUSEHOLD STRUCTURE

Type	Percent
Couples with Children	50.7
Single Parents	17.1
Childless Couples	16.3
Other	7.5
Lone Households	5.9
Group Households	2.6



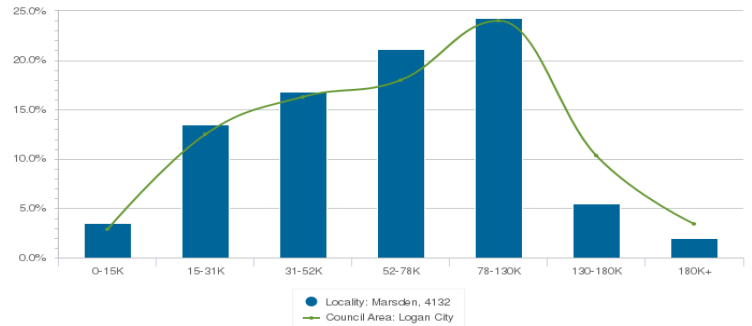
HOUSEHOLD OCCUPANCY

Type	Percent
Renting	43.2
Purchaser	38.7
Owens Outright	14.6
Other	3.5



HOUSEHOLD INCOME

Income Range	Marsden %	Logan City %
0-15K	3.5	2.9
15-31K	13.5	12.5
31-52K	16.8	16.3
52-78K	21.1	18.0
78-130K	24.3	24.0
130-180K	5.5	10.3
180K-	2.0	3.4



Statistics are provided by the Australian Bureau of Statistics (ABS)

AGE SEX RATIO

Age group	Marsden		Logan City	
	Male %	Female %	Male %	Female %
0-14	14.7	13.7	12.1	11.5
15-24	8.7	8.1	7.6	7.3
25-34	7.5	8.0	6.8	7.1
35-44	6.4	6.8	7.1	7.6
45-54	5.5	5.9	6.5	6.9
55-64	4.3	4.3	5.5	5.6
65-74	2.0	1.8	2.9	2.7
75-84	0.8	1.0	1.0	1.2
85-	0.1	0.4	0.2	0.5



Statistics are provided by the Australian Bureau of Statistics (ABS)

RP DATA AREA PROFILE

The size of Marsden is approximately 7 square kilometres. It has 3 parks covering nearly 4% of total area.

The population of Marsden in 2006 was 8,987 people. By 2011 the population was 11,283 showing a population growth of 25% in the area during that time.

The predominant age group in Marsden is 0-14 years.

Households in Marsden are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

In general, people in Marsden work in a non-specific occupation.

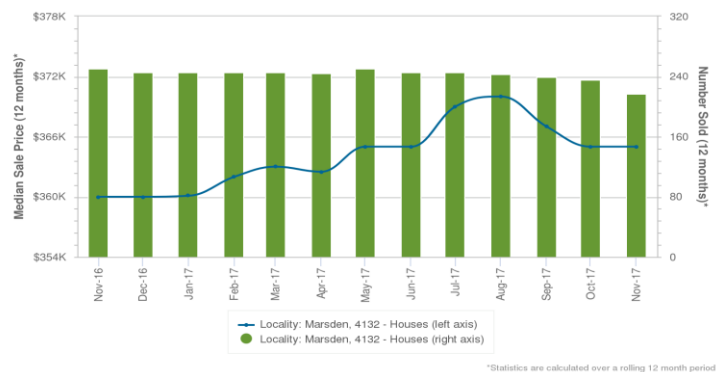
In 2006, 60.4% of the homes in Marsden were owner-occupied compared with 53.3% in 2011.

Currently the median sales price of houses in the area is \$361,000

SALES STATISTICS | SOURCED FROM RP DATA

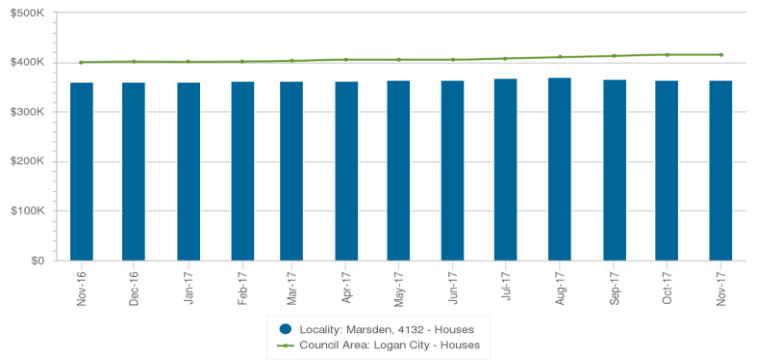
MEDIAN SALE PRICE

	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price
January	\$318,000	\$346,500	\$260,100
February	\$325,000	\$345,000	\$362,100
March	\$330,000	\$345,000	\$363,000
April	\$329,500	\$345,000	\$362,500
May	\$330,000	\$345,000	\$365,000
June	\$330,000	\$346,500	\$365,000
July	\$333,500	\$349,000	\$369,000
August	\$333,000	\$356,850	\$370,000
September	\$335,000	\$357,850	\$367,000
October	\$337,500	\$357,850	\$365,000
November	\$339,500	\$360,000	\$365,000
December	\$345,000	\$360,000	n/a



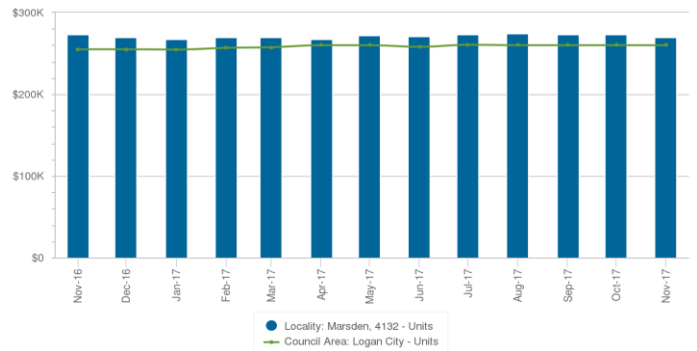
RECENT MEDIAN SALE PRICES

HOUSE	Marsden	Logan City
Period	Median price	Median price
November 2017	\$365,000	\$415,000
October 2017	\$365,000	\$415,000
September 2017	\$367,000	\$412,500
August 2017	\$370,000	\$410,000
July 2017	\$369,000	\$407,500
June 2017	\$365,000	\$405,000
May 2017	\$365,000	\$405,000
April 2017	\$362,500	\$405,000
March 2017	\$363,000	\$402,500
February 2017	\$362,000	\$401,250
January 2017	\$360,000	\$400,580
December 2016	\$360,000	\$401,000



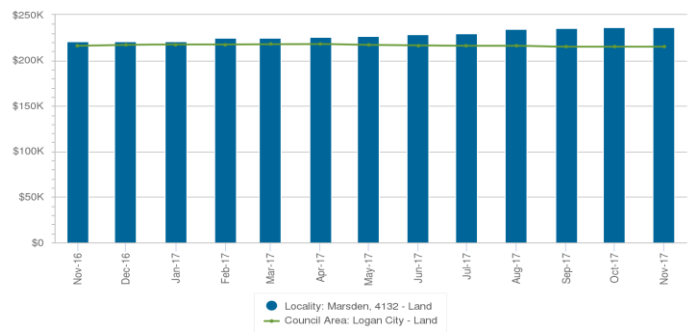
Statistics are calculated over a rolling 12 month period

UNIT	Marsden	Logan City
Period	Median price	Median price
November 2017	\$269,250	\$260,000
October 2017	\$273,000	\$260,000
September 2017	\$273,250	\$260,000
August 2017	\$75,000	\$260,000
July 2017	\$273,000	\$260,500
June 2017	\$271,250	\$258,000
May 2017	\$272,500	\$260,000
April 2017	\$268,000	\$260,000
March 2017	\$270,000	\$257,500
February 2017	\$270,000	\$256,750
January 2017	\$268,000	\$254,650
December 2016	\$270,000	\$255,000



Statistics are calculated over a rolling 12 month period

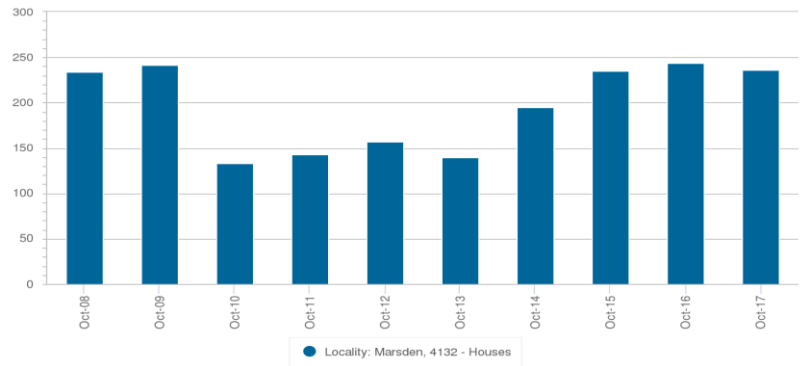
LAND	Marsden	Logan City
Period	Median price	Median price
November 2017	\$236,600	\$215,000
October 2017	\$236,500	\$215,000
September 2017	\$235,000	\$215,000
August 2017	\$234,800	\$215,990
July 2017	\$230,000	\$216,000
June 2017	\$228,400	\$216,500
May 2017	\$226,900	\$217,000
April 2017	\$226,000	\$217,900
March 2017	\$224,700	\$217,750
February 2017	\$224,750	\$217,500
January 2017	\$221,000	\$217,500
December 2016	\$220,850	\$217,500



Statistics are calculated over a rolling 12 month period

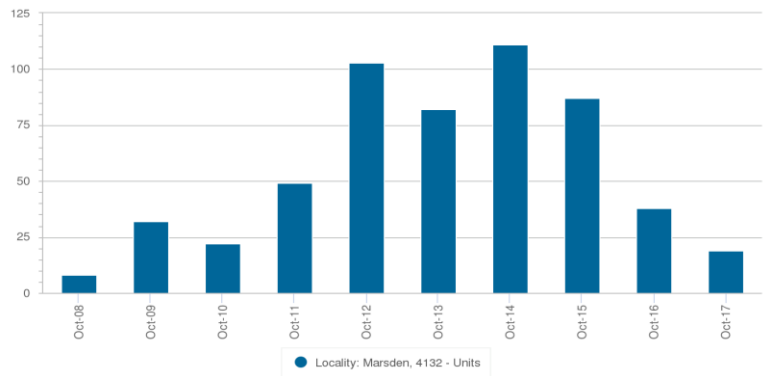
SALES PER ANNUM

HOUSE	Marsden
Period	Number
Oct 2017	236
Oct 2016	244
Oct 2015	235
Oct 2014	195
Oct 2013	140
Oct 2012	157
Oct 2011	143
Oct 2010	133
Oct 2009	242
Oct 2008	234



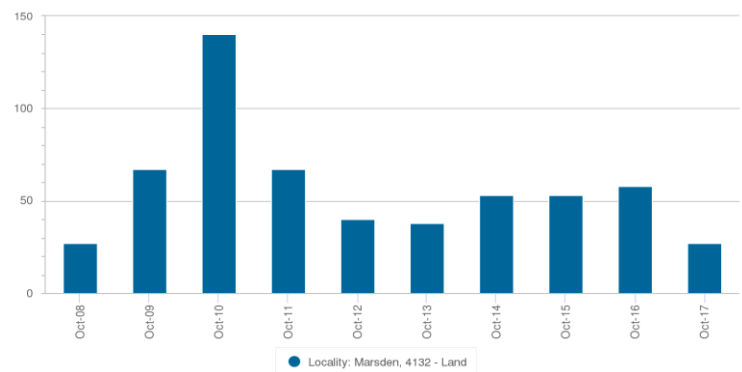
Statistics are calculated over a rolling 12 month period

UNIT	Marsden
Period	Number
Oct 2017	19
Oct 2016	38
Oct 2015	87
Oct 2014	111
Oct 2013	82
Oct 2012	103
Oct 2011	49
Oct 2010	22
Oct 2009	32
Oct 2008	8



Statistics are calculated over a rolling 12 month period

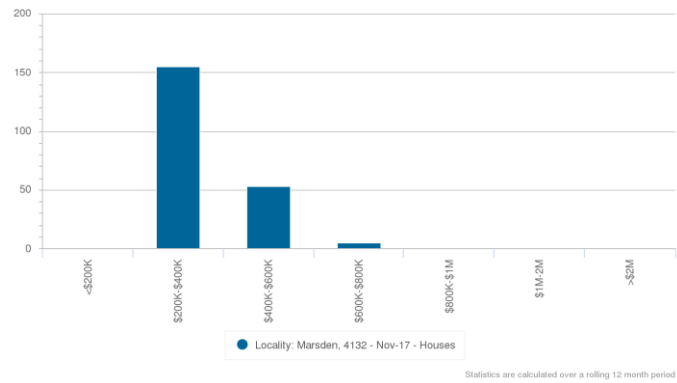
LAND	Marsden
Period	Number
Oct 2017	27
Oct 2016	58
Oct 2015	53
Oct 2014	53
Oct 2013	38
Oct 2012	40
Oct 2011	67
Oct 2010	140
Oct 2009	67
Oct 2008	27



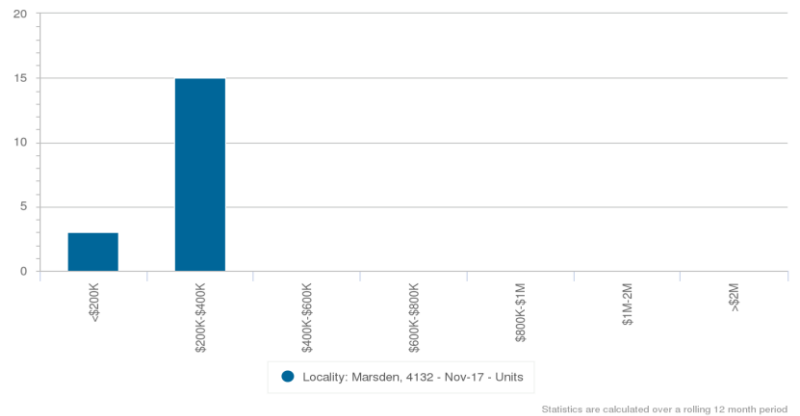
Statistics are calculated over a rolling 12 month period

SALES BY PRICE

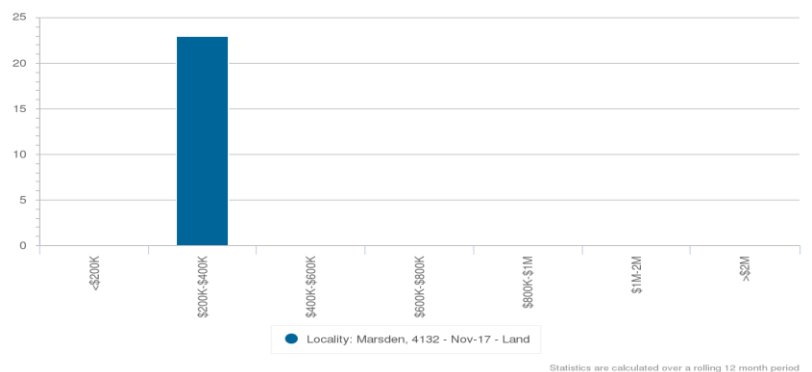
HOUSE	Marsden
Price	Number
<\$200K	0
\$200K-\$400K	155
\$400K-\$600K	53
\$600K-\$800K	5
\$800K-\$1M	1
\$1M-\$2M	1
>\$2M	0



UNIT	Marsden
Price	Number
<\$200K	3
\$200K-\$400K	15
\$400K-\$600K	0
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0



LAND	Marsden
Price	Number
<\$200K	2
\$200K-\$400K	23
\$400K-\$600K	0
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

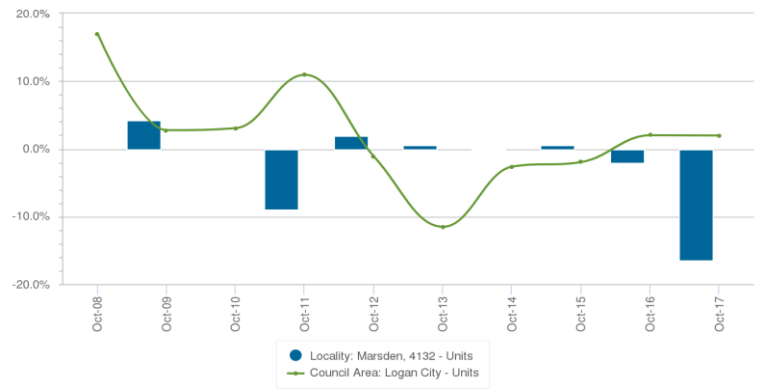


CAPITAL GROWTH IN MEDIAN PRICES

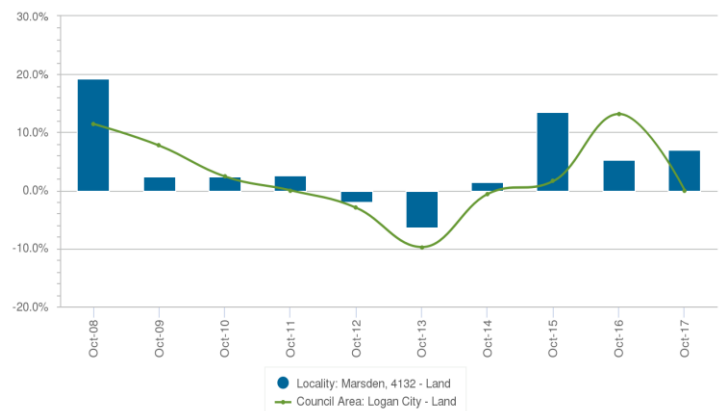
HOUSE	Marsden	Logan City
Period	% change	% change
Oct 2017	2%	3.75%
Oct 2016	6.03%	3.9%
Oct 2015	7.14%	4.05%
Oct 2014	2.02%	3.06%
Oct 2013	-0.4%	0.84%
Oct 2012	-5.34%	-3.78%
Oct 2011	0%	-3.14%
Oct 2010	3.97%	6.41%
Oct 2009	-1.25%	1.13%
Oct 2008	13.93%	10.94%

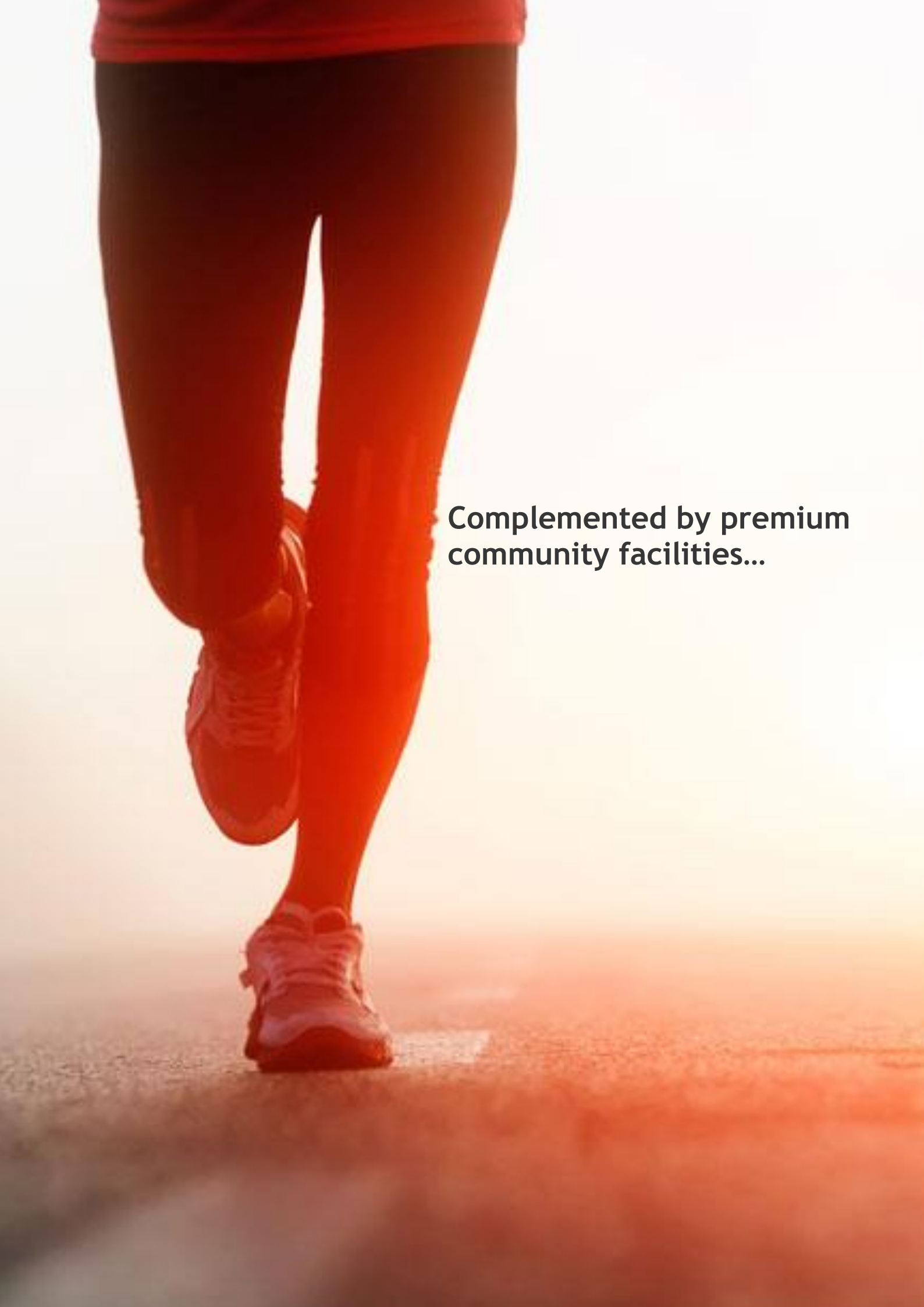


UNIT	Marsden	Logan City
Period	% change	% change
Jun 2017	-15.54%	1.96%
Jun 2016	-2.11%	2%
Jun 2015	0.61%	-1.96%
Jun 2014	-0.3%	-2.63%
Jun 2013	0.61%	-11.52%
Jun 2012	1.86%	-1.17%
Jun 2011	-9.01%	10.93%
Jun 2010	0%	3.05%
Jun 2009	4.22%	2.75%
Jun 2008	0%	16.97%



LAND	Marsden	Logan City
Period	% change	% change
Oct 2017	7.04%	0%
Oct 2016	5.21%	13.16%
Oct 2015	13.51%	1.6%
Oct 2014	1.37%	-0.61%
Oct 2013	-6.41%	-9.76%
Oct 2012	-2.01%	-3.02%
Oct 2011	2.58%	0%
Oct 2010	2.43%	2.38%
Oct 2009	2.38%	7.69%
Oct 2008	19.35%	11.43%






A low-angle, close-up shot of a person's legs and feet as they run on a paved path. The person is wearing dark leggings and light-colored sneakers. The scene is bathed in the warm, golden light of a sunset or sunrise, with the sun low on the horizon, creating a soft, hazy glow. The background is a bright, overexposed sky. The overall mood is energetic and serene.






**Complemented by premium
community facilities...**






RECENT COMPARATIVE SALES | SOURCED FROM RP DATA

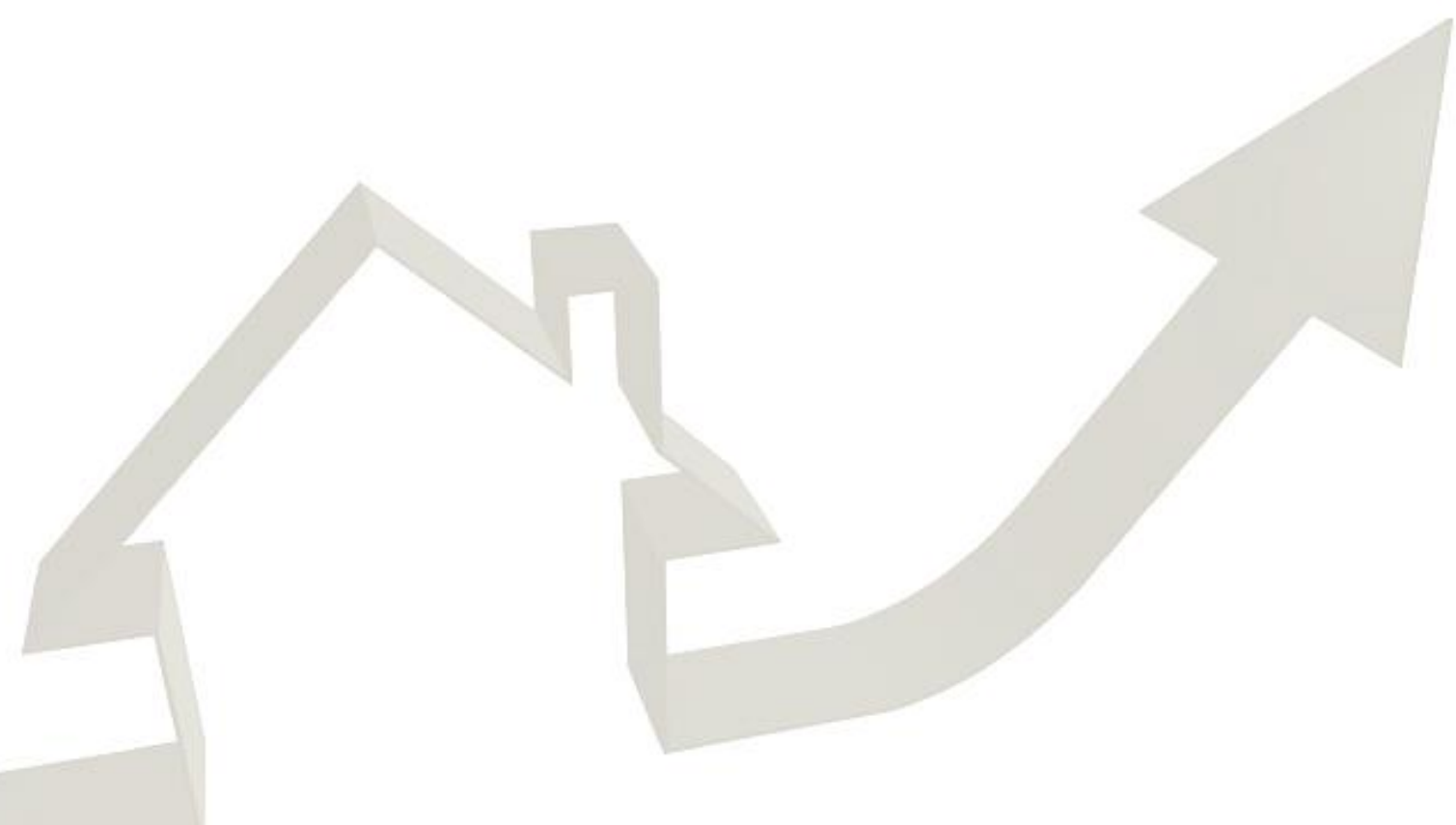
SOLD PROPERTIES

	10/26-28 Laughlin Street Kingston QLD 4114	 3	 2	 2	 214m ²
Sold Price: \$364,000		Distance:			
Sold Date: 25 Jan 2018					
Category: Unit					
Lot Plan: 10/SP210438 KINGSTON QLD					





















	20/21-29 Second Avenue Marsden QLD 4132	 3	 2	 1	 141m ²
Sold Price: \$329,000		Distance:			
Sold Date: 17 Mar 2017					
Category: Unit					
Lot Plan: 20/SP241865 MARSDEN QLD					

	41/31 Lyrebird Street Loganlea QLD 4131	 3	 2	 1	 143m ²
Sold Price: \$336,000		Distance:			
Sold Date: 1 Aug 2017					
Category: Unit					
Lot Plan: 41/SP271495 LOGANLEA QLD					

	46/31 Lyrebird Street Loganlea QLD 4131	 3	 2	 1	 143m ²
Sold Price: \$336,000		Distance:			
Sold Date: 5 Apr 2017					
Category: Unit: Townhouse/villa					
Lot Plan: 46/SP271495 LOGANLEA QLD					



ON THE MARKET

	1/39-41 Ariel Avenue Kingston QLD 4114 <hr/> Listing Price: \$339,000 Listing Date: 12 Jan 2018 Agency: First Prestige Realty - Brisbane Lot Plan: 1/SP222108 KINGSTON QLD	 3	 3	 2	 161m ²	Listing Type: Normal Sale Distance:
	23/4 Myola Street Browns Plains QLD 4118 <hr/> Listing Price: \$330,000 Listing Date: 23 Feb 2018 Agency: LJ Hooker - Browns Plains Lot Plan: 23/SP234794 BROWNS PLAINS QLD	 3	 2	 1	 145m ²	Listing Type: Normal Sale Distance:
	23/2-24 Macarthy Road Marsden QLD 4132 <hr/> Listing Price: \$355,000+ Listing Date: 20 Feb 2018 Agency: All Properties Group - Head Office Lot Plan: 23/SP234792 MARSDEN QLD	 3	 2	 1	 338m ²	Listing Type: Normal Sale Distance:
	1/665-671 Browns Plains Road Marsden QLD 4132 <hr/> Listing Price: Priced from \$340,900 Listing Date: 14 Feb 2018 Agency: Momentum Property Solutions Lot Plan:	 3	 2	 2	 Approx 3,994m ²	Listing Type: Normal Sale Distance:



All information in this report is collated from third parties and provided in good faith. No representation is given or implied as to its accuracy or its interpretation. All interested parties must rely on their own research before making an investment decision.