



Photo is indicative only



BODY CORP:
\$49.20 p/w
Approximately



EXPECTED RENT:
\$330 - \$375 p/w
Approximately

KIMBERLEY EDGE

12 Kimberley Close, Redbank Plains QLD 4301
(Previously known as 415 Redbank Plains Rd – Access via Argyle St)



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ENJOY THE SCENIC SURROUNDINGS
AND RELAXED LIFESTYLE OF
KIMBERLEY EDGE

OVERVIEW | DEVELOPMENT

Complete, tenanted and perfectly located in one of the largest and fastest growing precincts in South East Queensland, with easy access to everyday conveniences, Kimberley Edge provides an ideal investment opportunity at a very affordable price with low ongoing costs.

Featuring spacious dwellings of either 3 bedroom, 2 bathroom, single lock up garage or 4 bedroom, 3 bathroom, study and double lock up garage, quality finishes including air-conditioning to main living areas and master bedroom, all are ready and accepting tenants in each property to maximise every investors returns.

Conveniently located only a 10 minute drive to Springfield Central, 20 minutes to Ipswich CBD and 35 minutes to Brisbane CBD and being within close proximity to the Western Corridor as well as Springfield areas where the growth potential is rising due to the master-planned communities and regionally significant industrial area.

PROPERTY DETAILS

Address:	12 Kimberley Close, Redbank Plains QLD 4301
Developer:	Philip Usher Constructions
Property Type:	Townhouses
Number of Total Lots:	95
Number of Stages:	1
Expected Stage Completion:	Complete, tenanted & registered
NRAS Stock:	N/A
Price Range:	\$335,000 - \$365,000
Body Corporate / Week:	Approximately \$49.20 per week
Expected Rental Return:	Approximately \$330 - \$375 per week
Approx. Rental Yields:	Approximately 5.12% - 5.34% p/a
Property Management:	Use of Onsite management is required
Project Features:	<ul style="list-style-type: none">PoolEntertainment areaGymnasium
Bedrooms:	3 & 4 Bedrooms
Bathrooms:	2 & 3 bathrooms with powder room downstairs
Study:	Study available on some designs
Size Range:	148.53m ² - 185.91m ²
Car Spaces:	SLUG or DLUG depending on floor plan
Furnished:	No
Property Features:	<ul style="list-style-type: none">Air conditioner to living area and bedroom 1Security screens to windows of lowset lots, and lower level of highset lots & external doorsFlyscreens to upper floor where applicableStone Benchtops to kitchenCeiling fan light to each bedroomRemote control garage doorFoldaway clothesline (wall or fence mounted)Mulching and selected planting to rear yard garden

PHILIP USHER CONSTRUCTIONS

Philip Usher Constructions is a privately-owned building company boasting more than 26 years' experience within the construction industry. Established in 1987, their reputation for expertise and a complete approach to every project quickly positioned them as a leader in the building industry in South East Queensland. Specialising in the design, construction and project management of:

- Residential Developments
- Luxury homes
- Multi-residential
- Industrial projects
- Commercial Developments

Over the past 10 years, Philip Usher Constructions have built more than 80 new townhouse developments, developed over 13 new land estates, and have successfully completed 5 medium to high density high rise projects.

The team at Philip Usher Constructions have developed a reputation for reliability, responsiveness and attention to detail in both large and small projects - priding themselves on style, value for money, quality and efficiency.

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.dilgp.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. ”

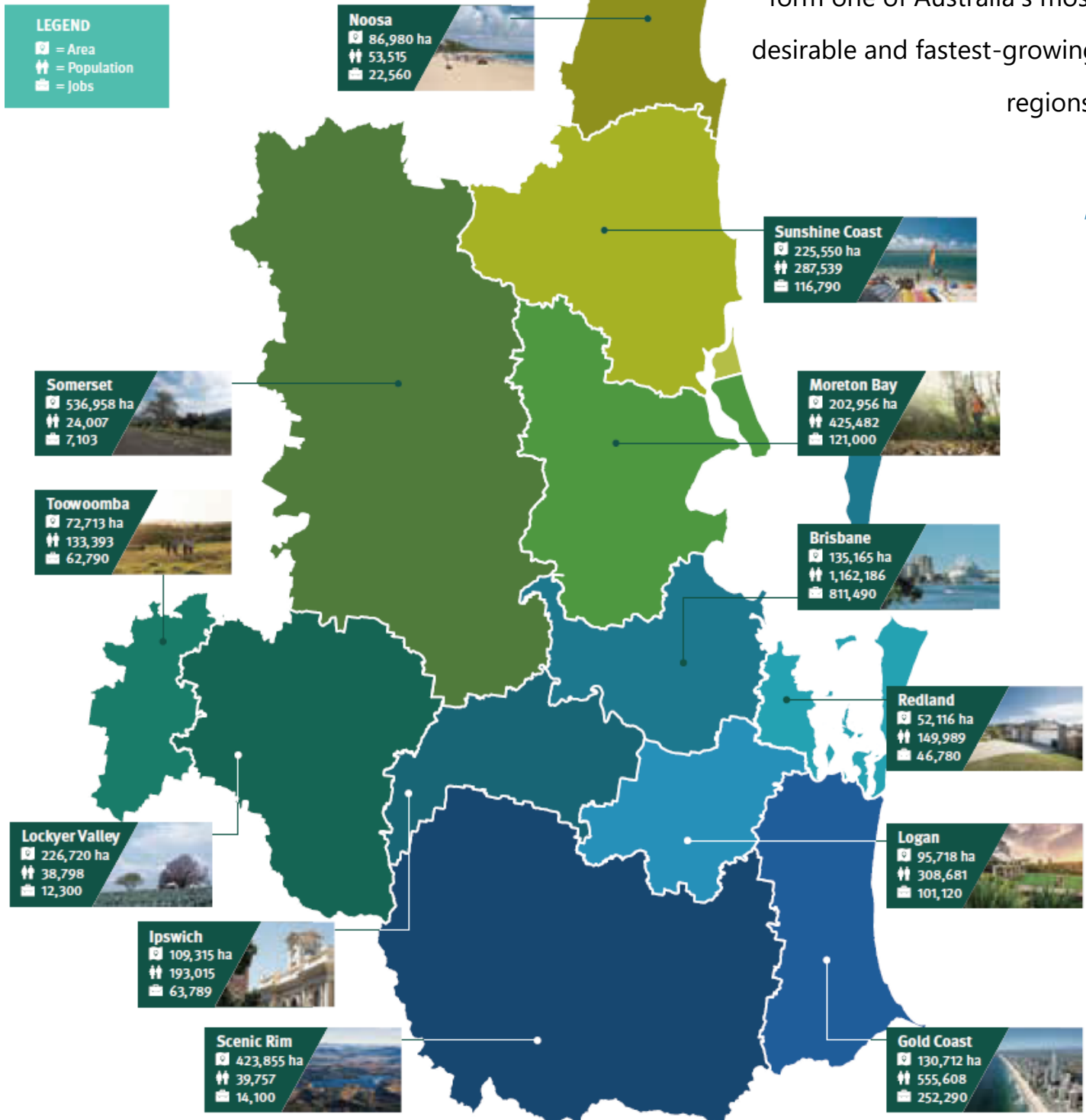


Figure 1: A snapshot of SEQ
 Source: Estimates derived for Shaping SEQ, as at 2015, from various Queensland Government and ABS sources



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.

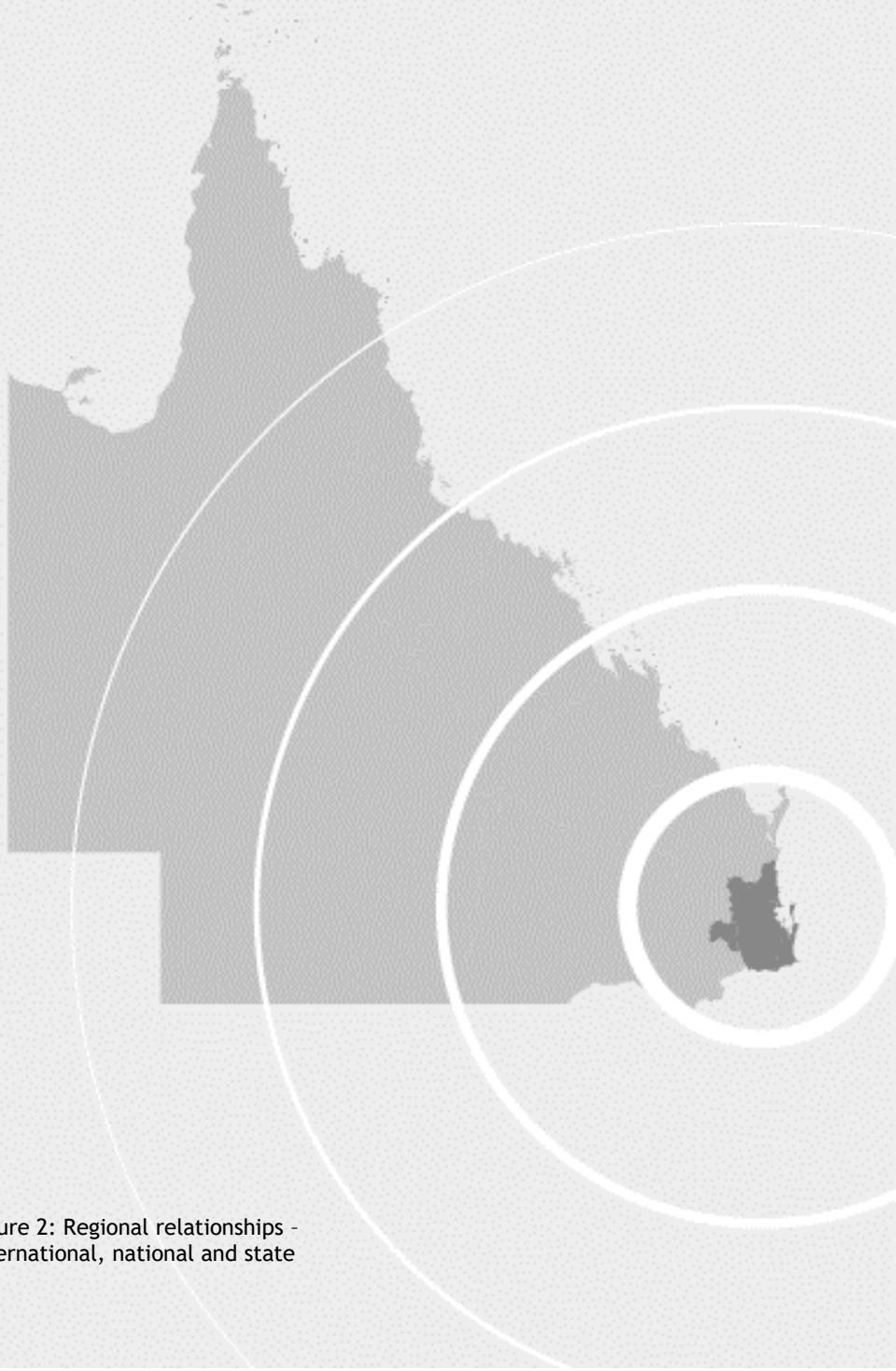


Figure 2: Regional relationships - international, national and state

SEQ'S REGIONAL RELATIONSHIPS

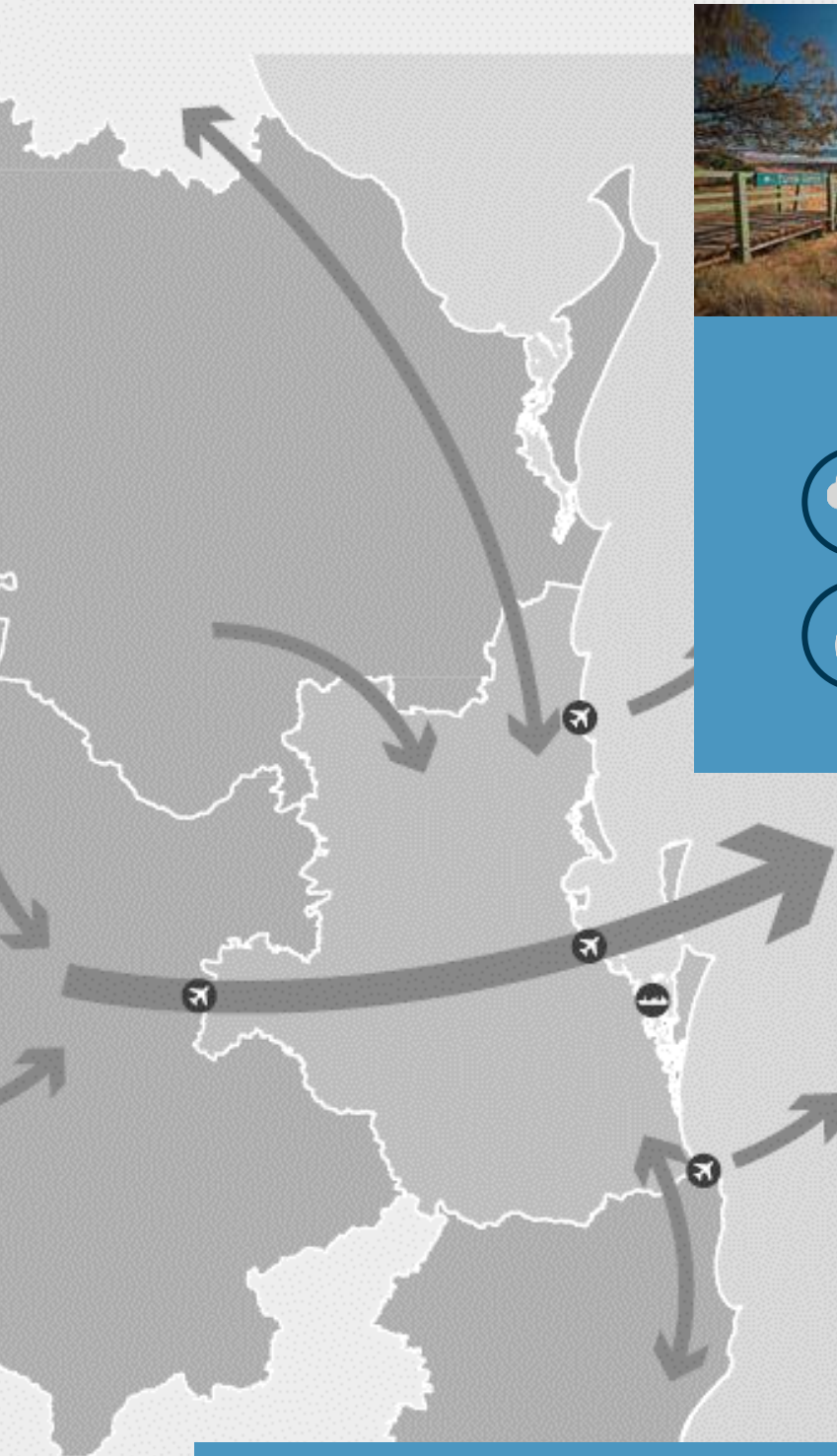
SEQ has close relationships across regional boundaries with the surrounding areas of the Darling Downs, Wide Bay Burnett and the Tweed Coast in northern New South Wales. These areas have unique social and economic linkages, and can leverage opportunities provided by SEQ's strong population growth and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

Ipswich...

Logistics and distribution centre of Queensland



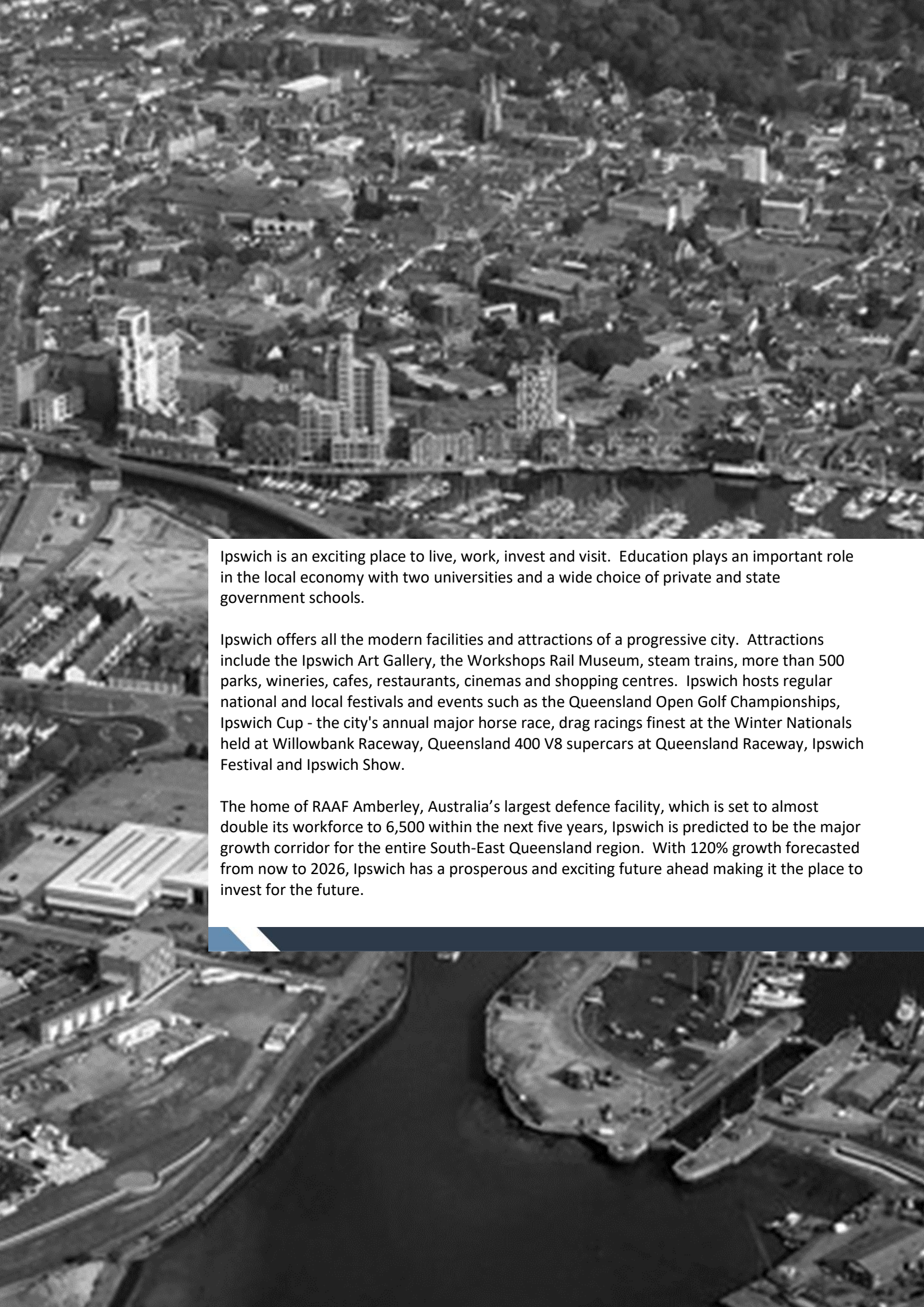
LOCAL GOVERNMENT AREA PROFILE | IPSWICH

Ipswich, one of the oldest and most heritage-rich cities in Queensland is now one of the world's best cities in which to live. Ipswich has agreeably been voted by an international, multi-cultural panel of experts on sustainable living as the world's most liveable mid-sized city.

Ipswich is centrally located in the booming South East Queensland region of Australia. To the east is the capital city Brisbane, and to the west are the rural and agricultural areas of the Brisbane, Lockyer and Fassifern Valleys. The city is ideally positioned on the national road network - 30 minutes drive from Brisbane, an hour's drive from the Gold Coast and 40 minutes drive from domestic and international air and seaports.

Comprising an area of 1090 square kilometres and has a population of 180,000 people, Ipswich enjoys a subtropical climate and is a safe, friendly and multicultural city. Residents come from 115 different ethnic backgrounds, speaking 84 languages.

As Queensland's oldest provincial city, Ipswich has a rich history. It is renowned for its architectural, natural and cultural heritage. Ipswich proudly preserves and still operates from many of its historical buildings and homes, with more than 6000 heritage-listed sites.

An aerial, black and white photograph of Ipswich, Queensland, Australia. The image shows a dense urban area with numerous buildings, streets, and green spaces. A prominent river, the Ipswich River, flows through the city, with several bridges crossing it. In the foreground, there are large industrial or commercial buildings, including what appears to be a race track or large parking area. The overall scene depicts a well-developed city with a mix of residential, commercial, and industrial zones.

Ipswich is an exciting place to live, work, invest and visit. Education plays an important role in the local economy with two universities and a wide choice of private and state government schools.

Ipswich offers all the modern facilities and attractions of a progressive city. Attractions include the Ipswich Art Gallery, the Workshops Rail Museum, steam trains, more than 500 parks, wineries, cafes, restaurants, cinemas and shopping centres. Ipswich hosts regular national and local festivals and events such as the Queensland Open Golf Championships, Ipswich Cup - the city's annual major horse race, drag racings finest at the Winter Nationals held at Willowbank Raceway, Queensland 400 V8 supercars at Queensland Raceway, Ipswich Festival and Ipswich Show.

The home of RAAF Amberley, Australia's largest defence facility, which is set to almost double its workforce to 6,500 within the next five years, Ipswich is predicted to be the major growth corridor for the entire South-East Queensland region. With 120% growth forecasted from now to 2026, Ipswich has a prosperous and exciting future ahead making it the place to invest for the future.

SUBURB PROFILE | REDBANK PLAINS

Redbank Plains is a residential suburb located in the local government area of Ipswich City Council, 29.9km west of the Brisbane CBD and 12.7km east of Ipswich CBD. The size of Redbank Plains is approximately 18 square kilometers. Residents of the area benefit from close proximity to both Ipswich and Brisbane CBD, with many residents commuting or utilizing public transport to Ipswich for work, while some work in Brisbane City.

The region is very popular with families of school age children due to its close proximity to a vast array of primary & secondary schools, including Collingwood Park state School in Collingwood Park. Redbank state School, Redbank State School, Redbank Plains state High School and Staines Memorial College, this coupled with affordable prices the suburb is becoming increasingly attractive to young families, first home buyers and investors.

The area also contains around ten child care centres and pre-schools. The University of Southern Queensland is located ten minutes from Redbank Plains within Springfield together with the Bremer Institute of TAFE. The University of Queensland's Ipswich Campus is also within close proximity, accessible by both private car and public transport.

Throughout Redbank Plains and its surrounds are a plethora of parklands, sporting and recreational clubs. The Redbank Plains Recreational Reserve is one of the largest parklands in the area and houses the Rebels Softball and Teeball Club, the Westminster Soccer Club, a Rugby field, and a Skate park together with a children's playground and barbeque areas. There are several additional parks within the area, all containing children's playgrounds and barbeque areas. Redbank Plains has its own golf course in addition to the world-class, Greg Norman designed golf course located at nearby Brookwater.

Residents of Redbank Plains have four medical centres on their doorstep; within a ten minute drive is the state-of-the-art Springfield Medical Centre and an additional three medical centres. Not to mention Redbank Plains is extremely well serviced by both recreational and retail amenities. There are three shopping centres within the immediate vicinity; Redbank Plains Shopping Centre and Redbank Plaza which offers a range of retailers including Coles, Kmart and the Reading Cinemas. The Redbank Plains Shopping Centre has recently undergone a multi-million dollar upgrade which has seen the likes of Big W, Aldi and Best and Less join the retail mix.

The area is well serviced by public transport with regular bus services and a new train station, vastly opening access to the South East Queensland Region. Improvements and upgrades to the Ipswich Motorway have recently been completed and have already significantly improved travel times and access to the greater Brisbane area and the Gold Coast. The Queensland government injected more \$1.95 Billion into the Ipswich Motorway upgrade. Investing in Ipswich has already proven to be prosperous, as Ipswich city valuations have increased from \$2.12 Billion in 2004 - 2005 to \$12.16 billion in 2011- 2012.

The culmination of infrastructure investment will result in continued demand for residential dwellings across Ipswich stemming from new residents moving to the area in support of the area's economic growth and significant job creation opportunities.



Ipswich is...
Queenslands Fastest
Growing City.



ORION SPRINGFIELD CENTRAL



LOCATION:
SPRINGFIELD
VALUE:
\$158 MILLION

Located in Brisbane's rapidly growing South-Western corridor, Orion was developed by Mirvac in March 2007 and recently underwent a major expansion that completed in March 2016.

The latest development introduced an expanded casual dining, fashion and entertainment offer to

position the centre as the dominant retail offer in its catchment.

The centre is anchored by Woolworths, Coles, Aldi, Target, Big W and Event Cinemas with over 180 specialty stores and nine pad sites, with significant sundry land holdings for future expansion.

Orion Springfield Central combines the best of a traditional town centre - with its main street, town square, public spaces and parks - and integrates this with a carefully planned retail environment unlike any other in Australia. Visitors can shop, be entertained, do business and belong to a vibrant community.

Orion Springfield Central is a pioneer retail development in the world's best practice for environmental design. It has been awarded a 6 star Green rating by the Green Building Council of Australia. This flagship development demonstrates Mirvac's commitment to innovation and sustainability.

Orion Springfield Central has a Community Room available to hire for group events. The facility can accommodate up to 50 people in theatre style or up to 25 people in teaching style. Equipped with an in house kitchenette for preparation of catering or alternatively, you can contact one of our retailers to supply catering.

A bus interchange is conveniently located behind Aldi and Spotlight in the Lower Ground Carpark, with Westside bus services including routes 526, 534 and 522.

Springfield Central Train Station is also located within easy walking distance from the centre.



<http://www.orionspringfieldcentral.com.au> & <http://www.mirvacretail.com.au/centres/orion-springfield-central/>



LOCATION:
BUNDAMBA
VALUE:
\$50 MILLION

COSTCO—BUNDAMBA

Retail giant Costco is opening its second Queensland warehouse in Ipswich - which will be the equivalent in size to two football fields and create up to 280 new jobs.

Planning and development applications were lodged with Council August 2017 to develop a 6.5 hectare site at Ashburn Road, Bundamba, which is within Stage 1 of the Citiswich Industrial Estate. There would also be a 24-bowser Costco fuel station on site and 825 car parking spaces.

Site preparation works at Walker Corporation's \$1 billion Citiswich Business Park will commence immediately with Costco's construction program scheduled for a 2018 store opening.

<https://www.ipswichfirst.com.au/costco-commits-bundamba-site/>



LOCATION:
SPRINGFIELD
VALUE:
NOT RELEASED

HEALTH CITY

Health City Springfield Central is the designated central core of the health and wellness offering in Greater Springfield. It is a 52 hectare integrated health precinct which aims to deliver a health and wellness experience for the region through the provision of quality healthcare, medical education and research as well as aged and seniors living

The development of health services within Health City has started with the delivery of Mater Private Hospital Springfield (MPHS). Stage One of MPHS provides a range of medical and surgical services as well as a combination of inpatient, day and chemotherapy beds supported by \$21.4 million investment from the Australian Government. Aveo Group is constructing up to 2,500 dwellings as Australia’s biggest and most modern, integrated seniors living precinct.

http://www.greaterspringfield.com.au/wp-content/uploads/2015/03/GS_Business-Brochure_Web_2Mb.pdf



LOCATION:
SPRINGFIELD
VALUE:
\$22 MILLION

SPRINGFIELD SPORTS FIELDS

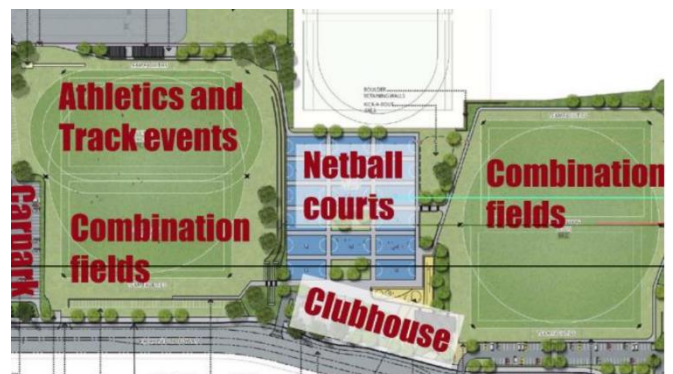
The precinct, led by Lendlease, includes four new rectangular fields, or two ovals, 16 netball courts and clubhouses. Cr Ireland said the fields were expected to be completed by the middle of 2017. City Works, Parks, Sport and Environment Committee chairman Cr David Morrison said four additional rectangular fields and eight tennis courts near Sinnathamby Boulevard were expected to be completed by the end of 2018.

He said the exciting project would see more sporting fields developed within Greater Springfield in next two years than the previous 24 years.

“There certainly has been a shortage in the Greater Springfield area,” Cr Morrison said. “Council really only has Bob Gibbs and Summit Oval and a partnership with Education Queensland for Woodcrest College. “There are sport clubs crying out for more space and these two ovals will be welcomed.”

JMac Constructions has been contracted to build the project in conjunction with BMD Urban. Lendlease’s Guy Gibson said his group was excited to work with the major project stakeholders.

<http://www.couriermail.com.au/questnews/22m-springfield-sport-fields-construction-a-major-boost-for-clubs/news-story/18ae256f97408d3bc933639396563108>



Artist impression of the precinct.



IPSWICH MOTORWAY UPGRADE: ROCKLEA TO DARRA STAGE 1

The Department of Transport and Main Roads is upgrading the eastern end of the Ipswich Motorway between Rocklea and Darra in a staged approach reducing traffic and delivering value for money on one of Queensland's major motorways.

Rocklea to Darra - Stage 1 covers a 3km section of the Ipswich Motorway from Granard Road, Rocklea to just east of the Oxley Road Interchange, Oxley. This is the next most critical section of the remaining 7kms of the Ipswich Motorway still to be upgraded.

Rocklea to Darra - Stage 1 includes:

- Upgrading the motorway from 4 to 6 lanes
- Higher bridges over Oxley Creek, including 7 new bridges
- New southern service road connection from Rocklea industrial precinct to the Oxley commercial and retail areas
- New northern service road connection over Oxley Creek floodplain
- New traffic signals at the Suscatand Street intersection.

The project will improve travel time, reliability, safety, local connectivity and flood immunity by:

- Providing safer access to and from the motorway
- Increasing the motorway's capacity
- Constructing higher bridges over the Oxley Creek area
- Providing improved active transport facilities
- Providing better local road connectivity.

PROJECT TIMELINE

March 2016	Project Announced
June 2016	Start of tendering phase
November 2016	Start of early works—public utility service relocations
April 2017	Contract awarded and start of detailed design
Late October 2017	Start of construction
Mid-2018	Detailed design due for completion
Late 2020	Construction due for completion

<https://www.tmr.qld.gov.au/Projects/Name//Ipswich-Motorway-Upgrade-Rocklea-to-Darra-Stage-1-Granard-Road-to-Oxley-Road>

LOCATION:
ROCKLEA TO DARRA
VALUE:
\$400 MILLION



LOCATION:
SPRINGFIELD
VALUE:
\$70 MILLION

THE RESERVE SPRINGFIELD - BRISBANE LIONS NEW HOME

The demand for AFL Women's matches in South East Queensland exceeds the capacity of available community grounds and as the AFLW season occurs during the cricket season there is limited opportunity to play at the Gabba.

The Brisbane Lions are proud of their club's combined VFL/AFL history that spans 135 years and two cities. As they celebrate over 150 years of Australian football in Queensland, the club enjoys access to one of the best match-day stadiums in Australia, partnerships with some of Australia's leading businesses and a passionate supporter base drawn from across the nation.

Their main priorities moving forward are to develop a home for our AFLW team and a high-performance training and administration centre to support their male and female elite athletes, the Hyundai Help for Kids Academy and provide a platform for greater engagement with their fans and community partners.

Over the past three years, they have completed an extensive analysis of available sites and have negotiated with several landowners to develop a facility plan that provides the best elite training, boutique arena along with community and commercial outcomes that can be achieved to guarantee their success into the future. We are confident that the selected site at Springfield in southern Brisbane will become the best community sports precinct in Australia and enable them to grow their presence both within Brisbane and nationally.

'The Reserve' will be a complete regional sports and events precinct. The project centres upon a boutique arena that will accommodate up to 10,000 spectators to witness elite sports matches and major community events staged on the main oval. The Reserve will be the home of AFL Women's matches and second-tier AFL events in South East Queensland. It will also provide facilities such as training fields, aquatic centre, education spaces and additional fields opposite available to the community.

Subject to confirmation of funding being sought from the Queensland Government, the Club hopes to be in the new facility sometime in 2020.

<https://thereservespringfield.com.au/>





CBD MASTER PLAN UPDATE - SEPTEMBER 2017 - MEDIA RELEASE

29 SEPTEMBER 2017

IPSWICH City Council today released a detailed update to the CBD Master Plan. It features further enhancements to the proposed civic space and follows the initial concept plan released in December 2016.

One of the most important changes include the relocation of the new Ipswich Central Library to the southern side of the new civic square to allow for better integration with the square as well as structural considerations.

Mayor Andrew Antoniolli said as the project evolved it became evident that a number of elements needed to change owing to design and engineering requirements.

“Importantly, these changes retain all of the original key recommendations from the public feedback sessions,” Cr Antoniolli said.

“All major projects undergo variations during design and construction. This update reflects our desire to offer a wide variety of experiences for the family while sticking to the original budget. These will be focused on summertime play, entertainment, retail, food and beverage and community facilities. We have also boosted the food, beverage and entertainment options planned for the civic space based on a report by retail food consultants Brain and Poulter and peer reviewed by Urbis.”

Ipswich City Properties (ICP) chairman Cr Paul Tully said the updated plan was a more effective way to deliver the redevelopment in a shorter timeframe by repurposing some buildings.

“To proceed with the open square proposal known as the Bell Street link would have taken the project over budget by more than \$5 million. The existing building will be retained and converted into two levels of mid to high end retail and a third level for office space. The external facade of the building will also be upgraded to reflect the new design elements planned for the mall. The reopening of the Bell Street level will allow for easy pedestrian access between Nicholas and Bell streets,” Cr Tully said.

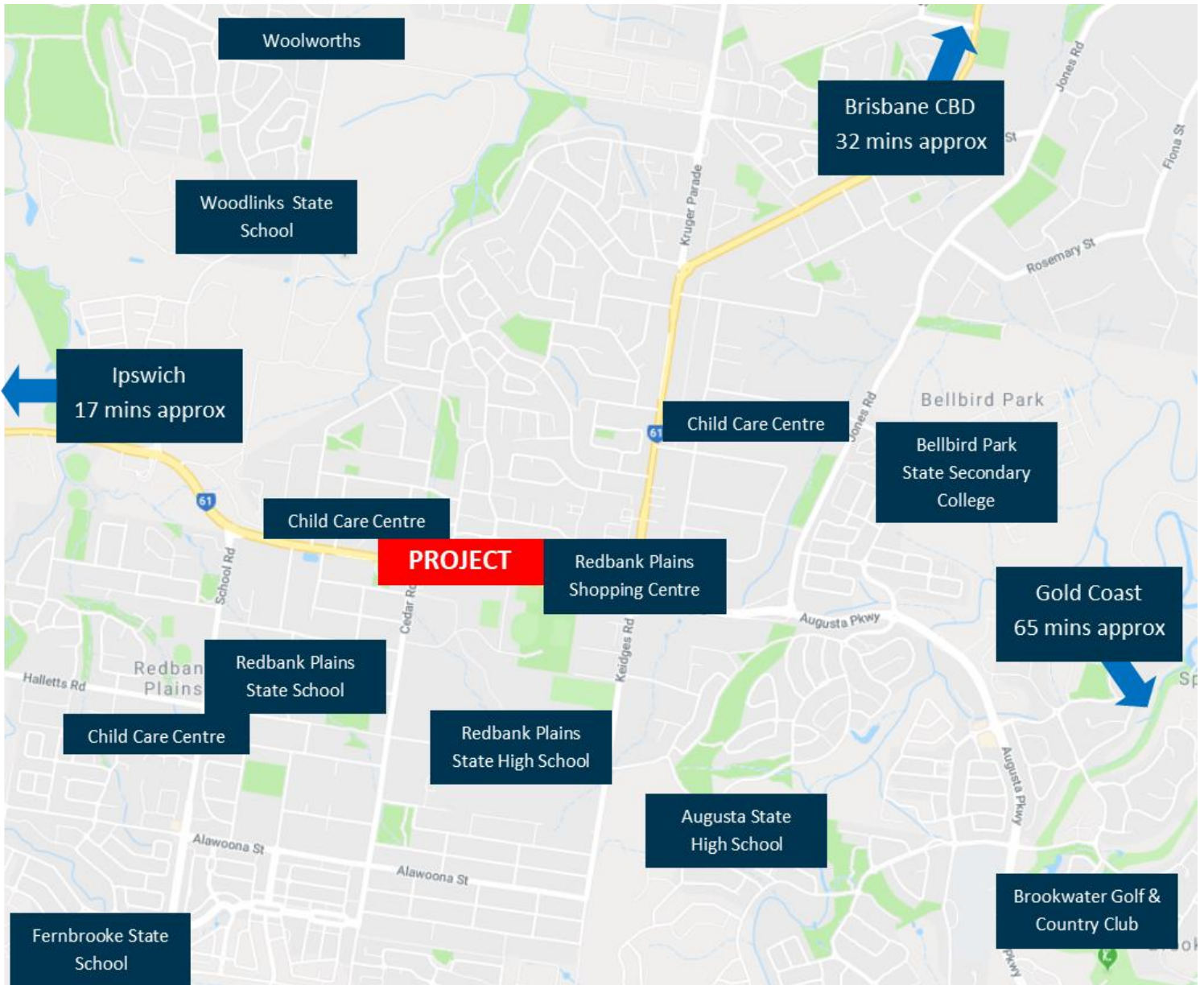
For detailed images click to www.ipswichfirst.com.au/full-view-updated-cbd-master-plan/

http://www.ipswich.qld.gov.au/about_council/media/articles/2017/cbd-master-plan-update-september-2017

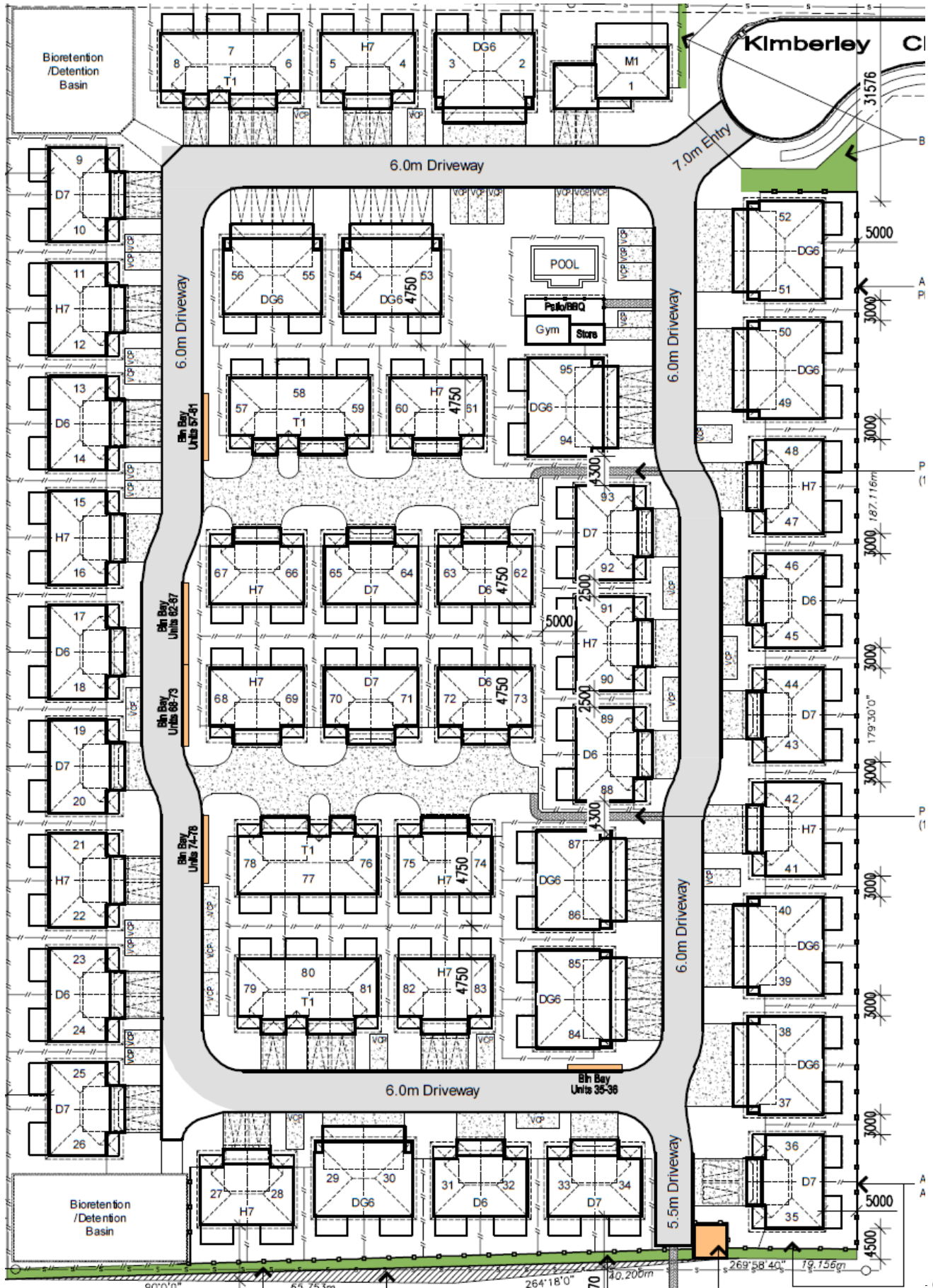




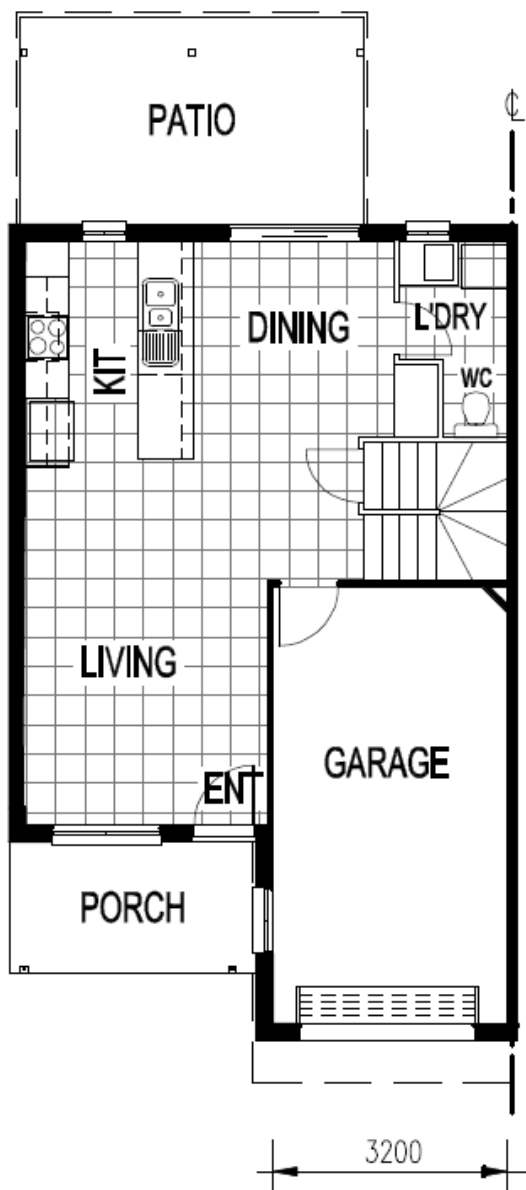
LOCATION | 12 KIMBERLEY CLOSE, REDBANK PLAINS QLD



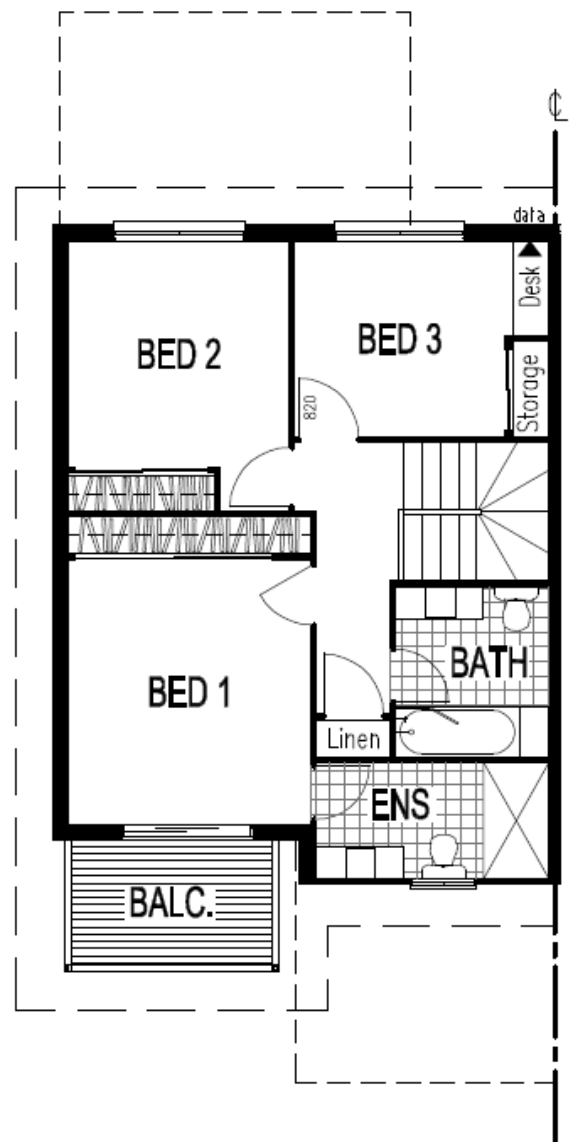
SITE PLAN | KIMBERLEY EDGE



AREA (m ² per Unit)	
Ground Floor:	46.96
Garage:	21.00
Patio (construction):	13.39
Porch:	5.31
First Floor:	60.47
Balcony:	5.31
TOTAL:	152.44



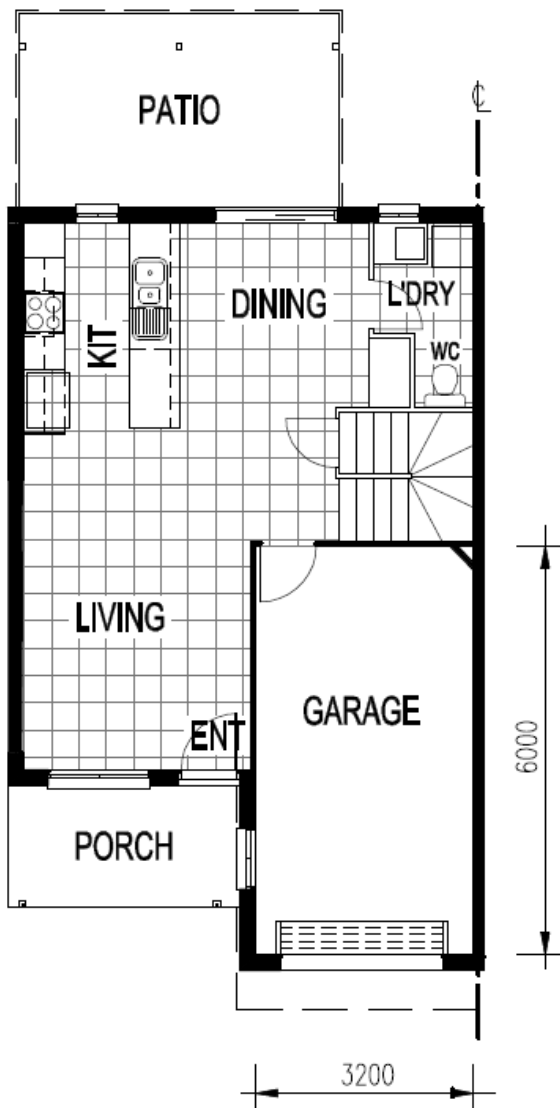
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F L O O R**



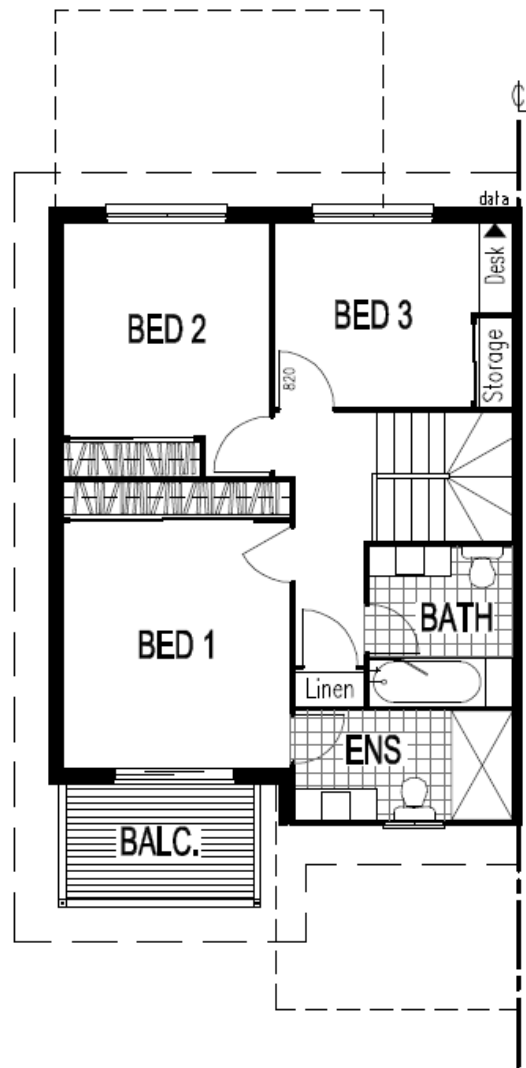
**F I R S T
F L O O R**

D7

AREA (m ² per Unit)	
Ground Floor:	46.96
Garage:	21.00
Patio (construction):	13.39
Porch:	5.31
First Floor:	60.47
Balcony:	5.31
TOTAL:	152.44



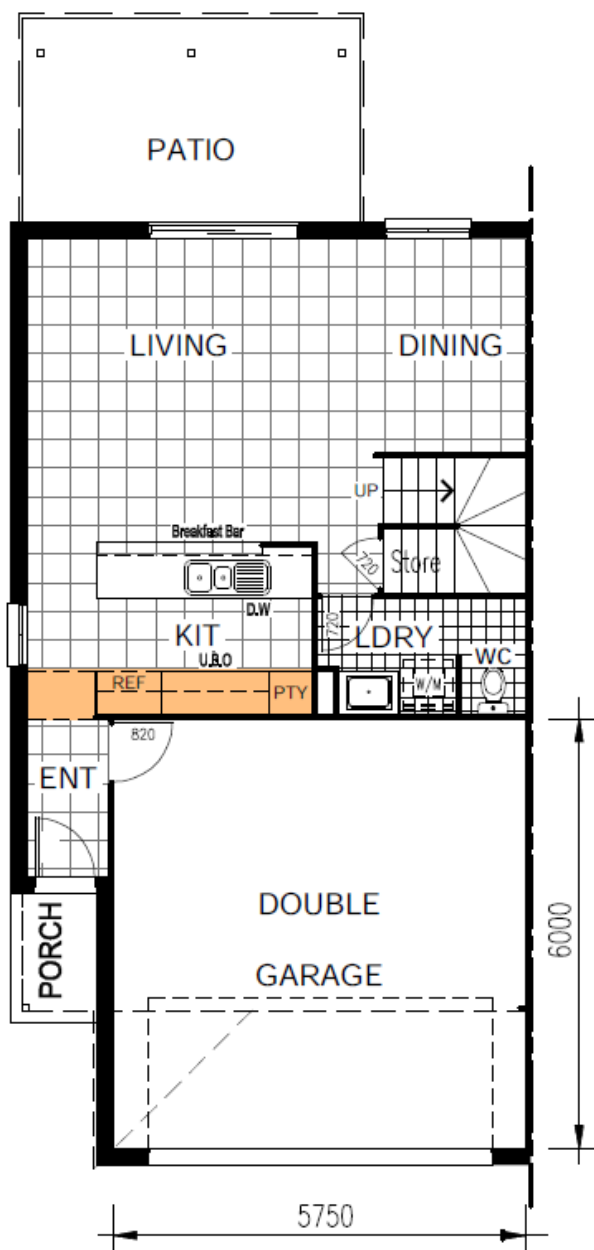
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F L O O R**



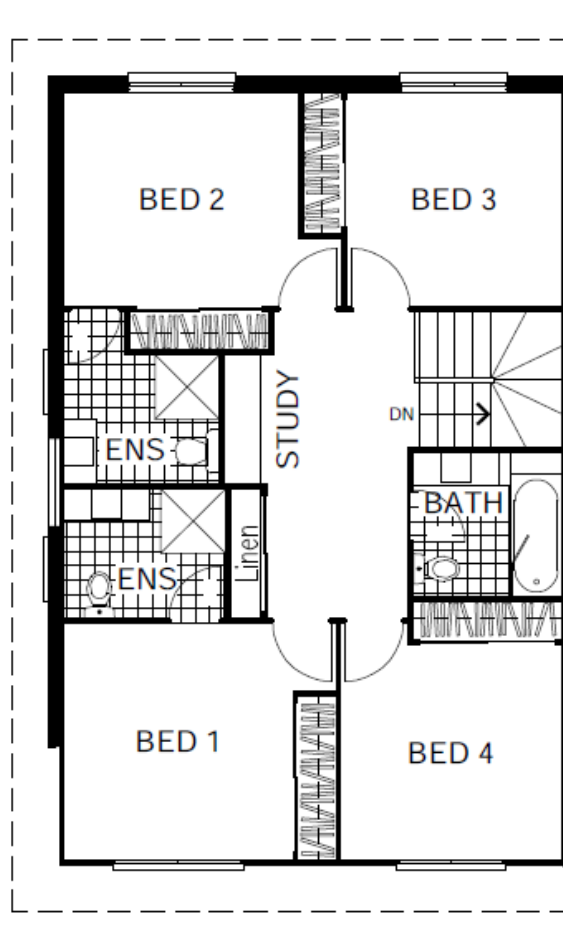
**F I R S T
F L O O R**

DG6

AREA (m ² per Unit)	
Ground Floor:	54.37
Garage:	37.00
Patio:	13.39
Porch:	1.64
First Floor:	79.51
TOTAL:	185.91



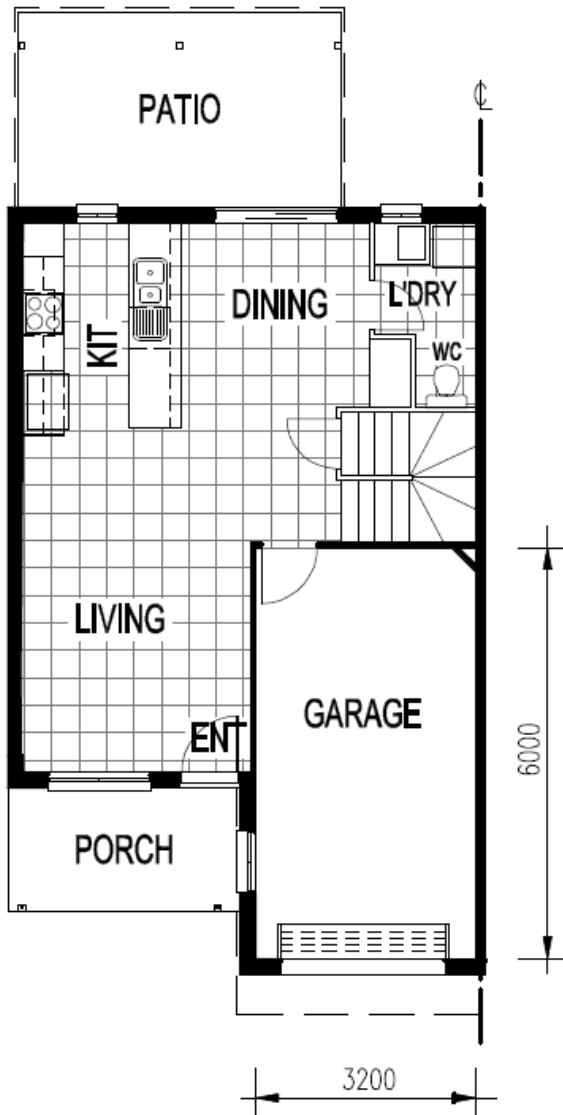
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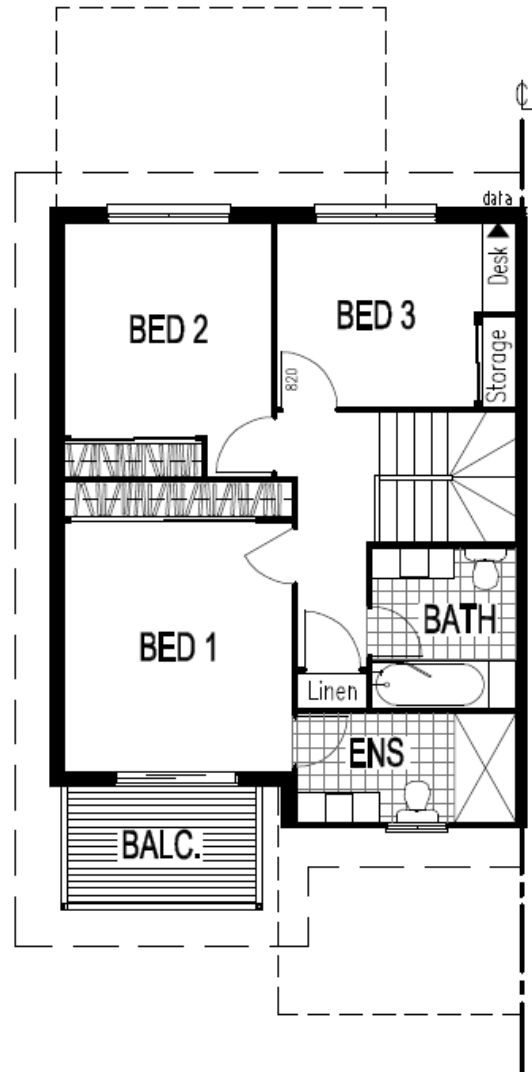
**F I R S T
F L O O R**

H7

AREA (m ² per Unit)	
Ground Floor:	46.96
Garage:	21.00
Patio (construction):	13.39
Porch:	5.31
First Floor:	60.47
Balcony:	5.31
TOTAL:	152.44

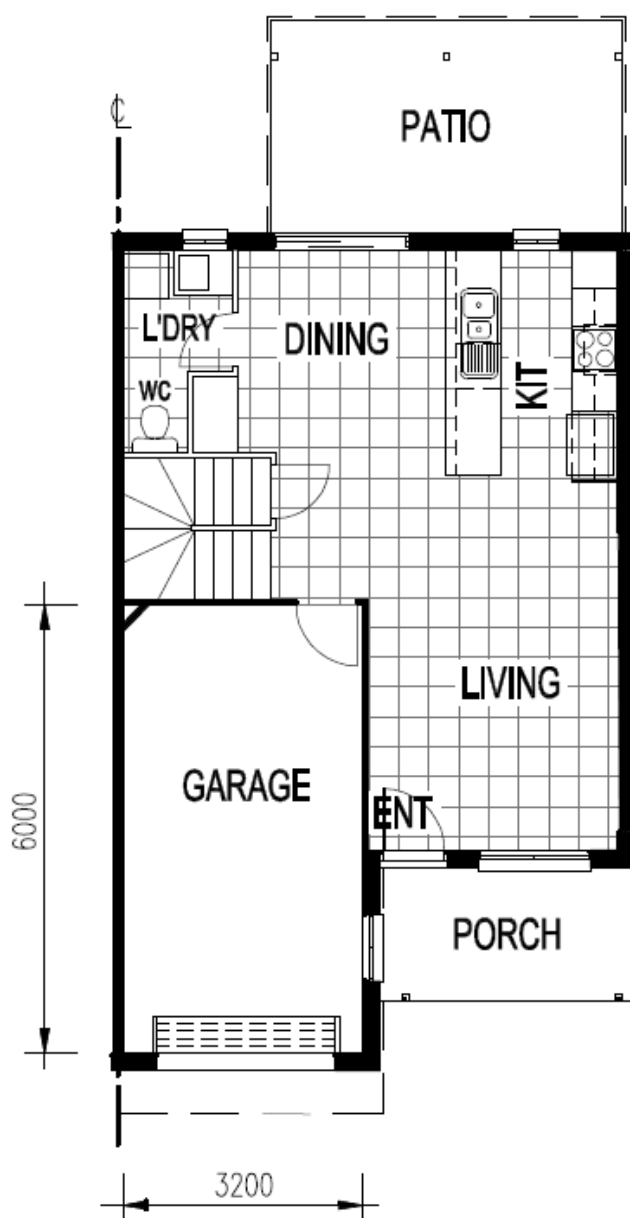


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F L O O R**

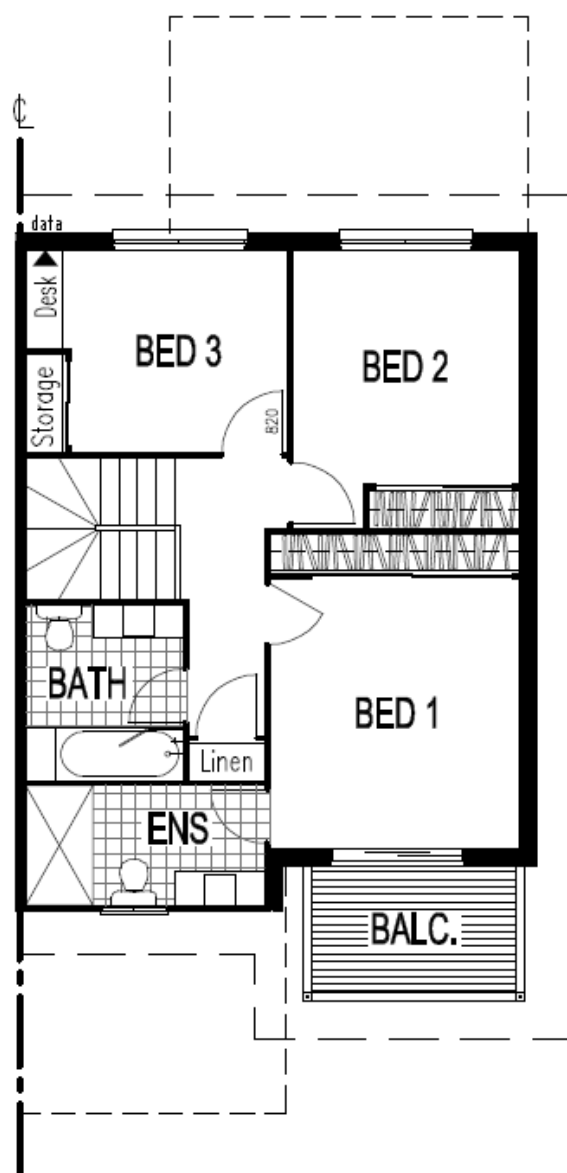


**F I R S T
F L O O R**

AREA (per End Unit)		AREA (per Center Unit)	
GROUND FLOOR:	46.96	GROUND FLOOR:	45.65
GARAGE:	21.00	GARAGE:	21.00
PORCH:	5.31	PORCH:	4.68
PATIO:	13.40	PATIO:	13.40
FIRST FLOOR:	60.47	FIRST FLOOR:	59.12
BALCONY:	5.31	BALCONY:	4.68
TOTAL:	152.45	TOTAL:	148.53



**G R O U N D
F L O O R**



**F I R S T
F L O O R**

SCHEDULE OF FINISHES | STANDARD

EXTERNAL

Brick veneer with reinforced slab lower floor and timber upper floor
Face brick or bagged and painted brick with flat sheet or planking to selected areas of upper levels
Concrete roof tiles in pre-selected colour scheme
Colorbond fascia & gutter in pre-selected colours to match
Powder coated aluminium window and sliding door frames
Security screens to windows of lowset lots, and lower level of highset lots
Flyscreens to upper floor where applicable
Security screens to all external doors
Chrome plated front door lock with matching deadlock
Moulded front door to suit, timber painted to suit colour scheme
Foldaway clothesline (wall or fence mounted)
Pre-wired TV antenna
1.8m CCA treated pine fencing to individual yards with side access gated where applicable
Exposed concrete driveway with concrete path
Exposed concrete with planted garden beds to rear of lots
2 external brass garden taps to each lot
Mulching and selected planting to rear yard garden

KITCHEN

Fully laminated cupboards in pre-selected colours to match
Stone benchtops
1 + 3/4 bowl stainless steel sink
Pre-selected floor or vinyl planks and wall tiles with feature tiles to match
Microwave space
Generous fridge space
Stainless Steel Oven
Ceran Cooktop
Stainless Steel Range hood
Chrome Flickmixer

BATHROOMS / ENSUITE / WC'S

Fully laminated cupboards in pre-selected colours to match
Exhaust fans to bathrooms and ensuites where applicable
Pre-selected wall and floor tiles plus feature tiles to match
2-meter-high wall tiling to all shower areas, with matching feature tiles
White dual-flush toilets
Tiled shower trays with polymer based waterproofing treatment
Wall mounted vanity units with white china basins
Chrome flick mixer taps in vanity basins
White acrylic bath tub in bathroom
Clear glass, powdercoated shower screen frames
Pivoting glass shower doors
Mirrors above vanities, powdercoated frames
Chrome towel rails or rings and toilet roll holders
Privacy latches to bathroom and WC doors, privacy latch to Bedroom 1 in lieu of ensuite latch

BEDROOMS

Ceiling fan light to each bedroom
Pre-selected carpet to bedrooms
Swing door for walk in robes (where available) and fitted vinyl or mirrored glass sliders to wardrobes, colour co-ordinated
Back of painted timber shelves to wardrobe

LAUNDRY

Colour coordinated or chrome taps
Glo-Tub or Laminated cupboard, with laundry tub
Pre-selected wall & floor tiling to match

MISCELLANEOUS

Remote control garage door

Pre-selected internal and external light fittings, with white switches and light to rear courtyards
Fully painted throughout - two coats, gloss to doors and architraves in pre-selected colour schemes
Chrome door knobs
90mm cove cornice throughout
Pencil round mouldings throughout
Vertical blinds throughout
Air-conditioner to living area and bedroom 1
Electric hot water system
Hard-wired smoke detectors with battery back up
Pre-wired TV point in living or family room and bedroom 1
Pre-wired telephone point in kitchen and bedroom1
Ample power points throughout
Pest control treatment
Ceiling insulation
Water conserving tapware and shower heads

COMMUNITY ITEMS

Entertainment area
Gymnasium
Swimming Pool



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

RENTAL APPRAISAL | ONSITE MANAGEMENT



12 Kimberley Close Redbank Plains Qld 4301
Ph 04555 04 119
Info@kimberleyedge.com kimberleyedge.com

01/10/2019

To whom it may concern

Re: Townhouses – 12 Kimberley Close Redbank Plains Qld 4301

Kimberley Edge is currently achieving between -
\$365 to \$375 per week for 4 Bedroom townhouses
\$330 to \$340 per week for 3 Bedroom Townhouses.

This appraisal may vary depending on the supply and demand of the tenants and properties at the time of renting.

Kind regards

A handwritten signature in black ink, appearing to read 'Brooke Johnston', with a large, sweeping flourish at the end.

Brooke Johnston
Kimberley Edge

DEPRECIATION SCHEDULES | BMT TAX DEPRECIATION

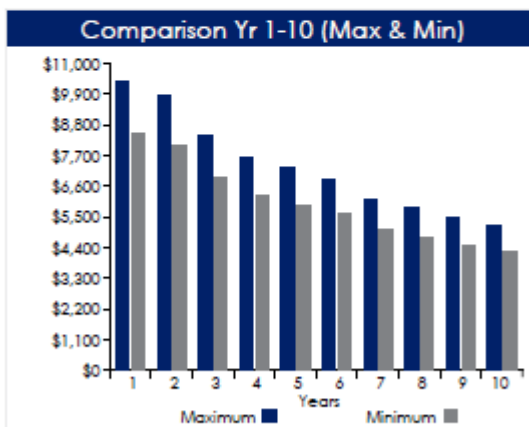
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BMT Tax Depreciation
QUANTITY SURVEYORS

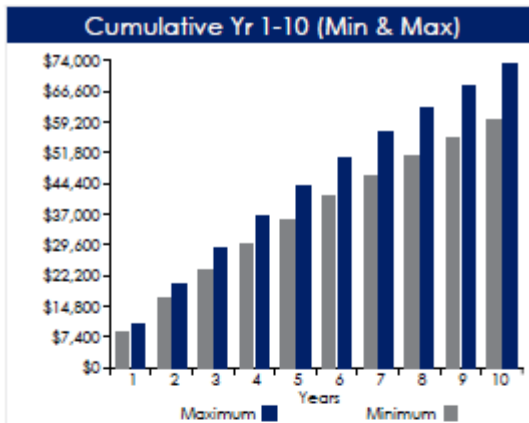
Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3221 9922 e info@bmtas.com.au
f 07 3221 9933 w www.bmtas.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 3 Bedroom Apartment, Kimberley Edge 12 Kimberly Close, REDBANK PLAINS QLD 4301

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,597	4,798	10,395
2	5,066	4,798	9,864
3	3,645	4,798	8,443
4	2,828	4,798	7,626
5	2,462	4,798	7,260
6	2,067	4,798	6,865
7	1,342	4,798	6,140
8	1,053	4,798	5,851
9	657	4,798	5,455
10	411	4,798	5,209
11 +	683	143,928	144,611
Total	\$25,811	\$191,908	\$217,719



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,579	3,926	8,505
2	4,145	3,926	8,071
3	2,983	3,926	6,909
4	2,314	3,926	6,240
5	2,014	3,926	5,940
6	1,691	3,926	5,617
7	1,098	3,926	5,024
8	861	3,926	4,787
9	537	3,926	4,463
10	337	3,926	4,263
11 +	559	117,760	118,319
Total	\$21,118	\$157,020	\$178,138



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

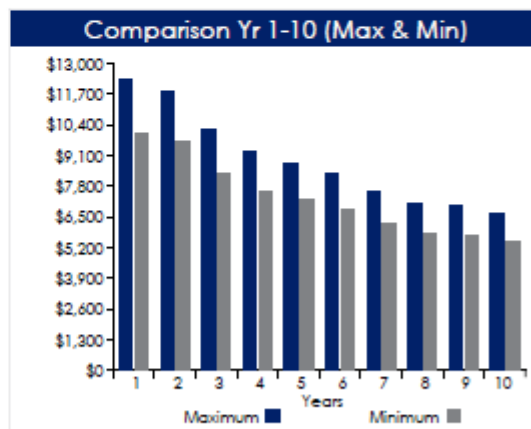
DEPRECIATION SCHEDULES | BMT TAX DEPRECIATION 4 BED

BMT Tax Depreciation
QUANTITY SURVEYORS

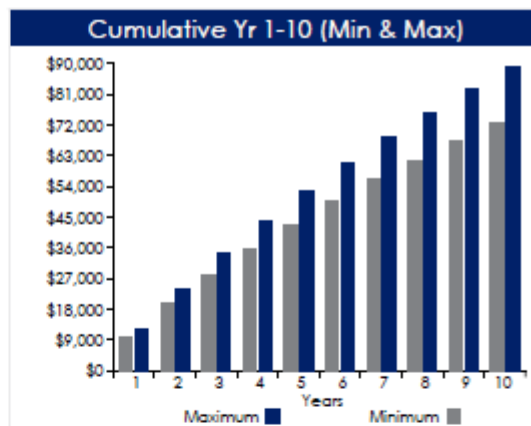
Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3221 9922 e info@bmtas.com.au
f 07 3221 9933 w www.bmtas.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 4 Bedroom Apartment, Kimberley Edge 12 Kimberly Close, REDBANK PLAINS QLD 4301

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,159	6,148	12,307
2	5,687	6,148	11,835
3	4,065	6,148	10,213
4	3,117	6,148	9,265
5	2,663	6,148	8,811
6	2,209	6,148	8,357
7	1,447	6,148	7,595
8	956	6,148	7,104
9	811	6,148	6,959
10	507	6,148	6,655
11 +	842	184,427	185,269
Total	\$28,463	\$245,907	\$274,370



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,039	5,030	10,069
2	4,653	5,030	9,683
3	3,326	5,030	8,356
4	2,551	5,030	7,581
5	2,179	5,030	7,209
6	1,807	5,030	6,837
7	1,184	5,030	6,214
8	782	5,030	5,812
9	663	5,030	5,693
10	415	5,030	5,445
11 +	689	150,895	151,584
Total	\$23,268	\$201,195	\$224,463



* assumes settlement on 1 July in any given year.

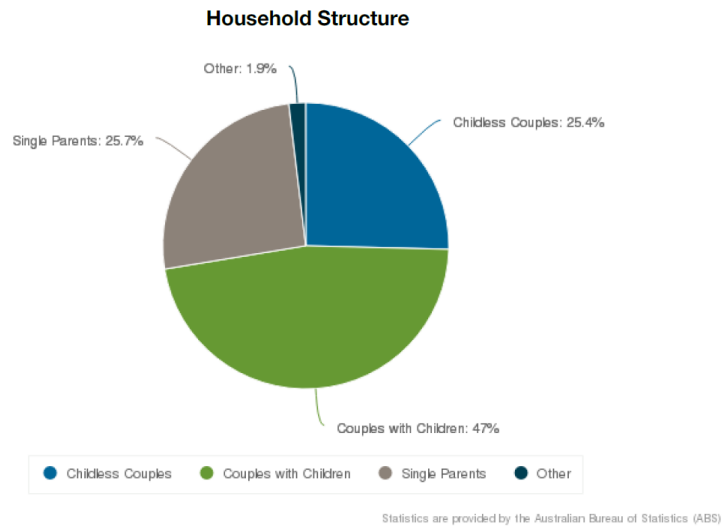
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

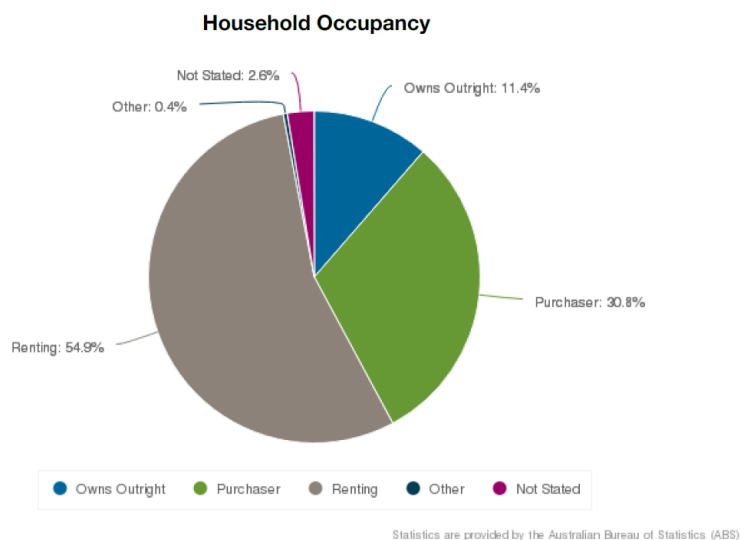
HOUSEHOLD STRUCTURE

Type	Percent
Couples with Children	47.0
Single Parents	25.7
Childless Couples	25.4
Other	1.9



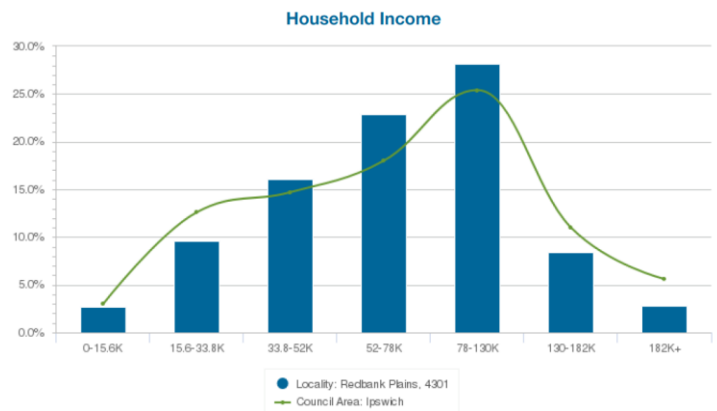
HOUSEHOLD OCCUPANCY

Type	Percent
Renting	54.9
Purchaser	30.8
Owns Outright	11.4
Not Stated	2.6
Other	0.4



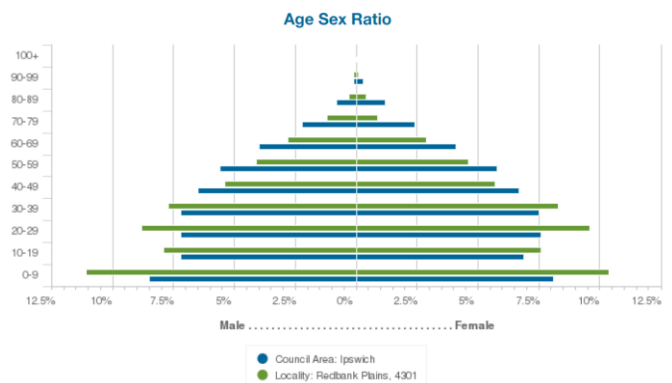
HOUSEHOLD INCOME

Income Range	Redbank Plains %	Ipswich %
0-15.6K	2.7	3.0
15.6-33.8K	9.6	12.6
33.8-52K	16.1	14.7
52-78K	22.9	18.0
78-130K	28.2	25.4
130-182K	8.4	11.0
182K+	2.8	5.6



AGE SEX RATIO

Age group	Redbank Plains		Ipswich	
	Male %	Female %	Male %	Female %
0-9	11.1	10.4	8.5	8.1
10-19	7.9	7.6	7.2	6.9
20-29	8.8	9.6	7.2	7.6
30-39	7.7	8.3	7.2	7.5
40-49	5.4	5.7	6.5	6.7
50-59	4.1	4.6	5.6	5.8
60-69	2.8	2.9	4.0	4.1
70-79	1.2	0.9	2.2	2.4
80-89	0.3	0.4	0.8	1.2
90-99	0.1	0.1	0.1	0.3
100+	n/a	n/a	0.0	0.0



RP DATA AREA PROFILE

The size of Redbank Plains is approximately 18 square kilometres.

It has 36 parks covering nearly 7.2% of total area.

The population of Redbank Plains in 2011 was 14,976 people.

By 2016 the population was 19,285 showing a population growth of 28.8% in the area during that time.

The predominant age group in Redbank Plains is 0-9 years.

Households in Redbank Plains are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Redbank Plains work in a labourer occupation.

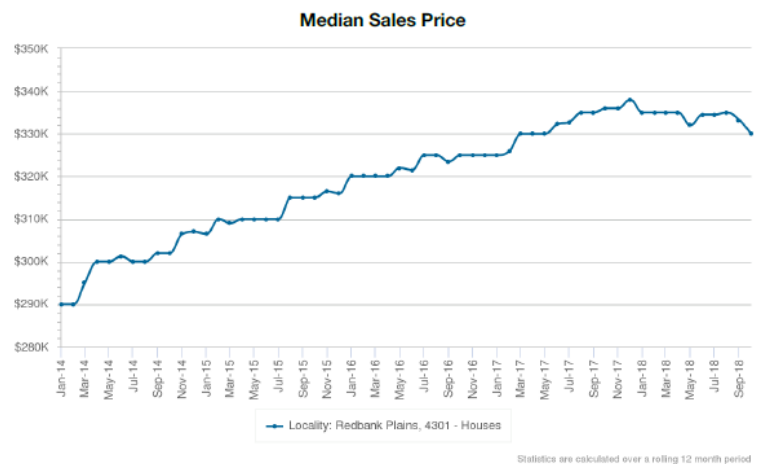
In 2011, 47.5% of the homes in Redbank Plains were owner-occupied compared with 42.2% in 2016.

Currently the median sales price of houses in the area is \$330,000.

SALES STATISTICS | SOURCED FROM RP DATA

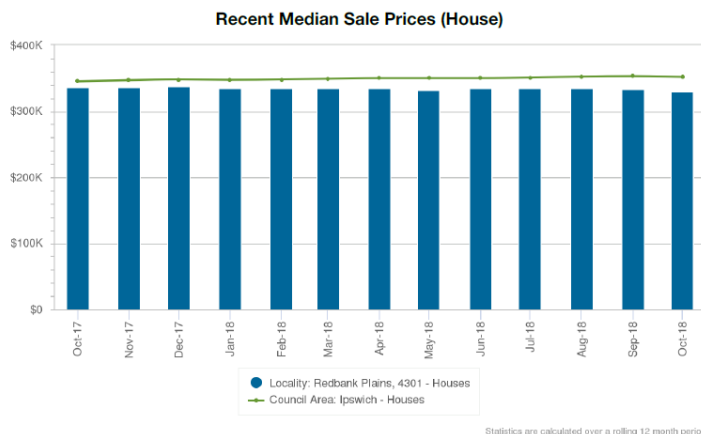
MEDIAN SALE PRICE

	Year 2016	Year 2017	Year 2018
Period	Median Price	Median Price	Median Price
January	\$320,000	\$325,000	\$335,000
February	\$320,000	\$326,000	\$335,000
March	\$320,000	\$330,000	\$335,000
April	\$320,000	\$330,000	\$335,000
May	\$322,000	\$330,000	\$332,000
June	\$321,500	\$332,250	\$334,500
July	\$325,000	\$332,750	\$334,500
August	\$325,000	\$335,000	\$335,000
September	\$323,500	\$335,000	\$333,250
October	\$325,000	\$336,000	\$330,000
November	\$325,000	\$336,000	n/a
December	\$325,000	\$338,000	n/a

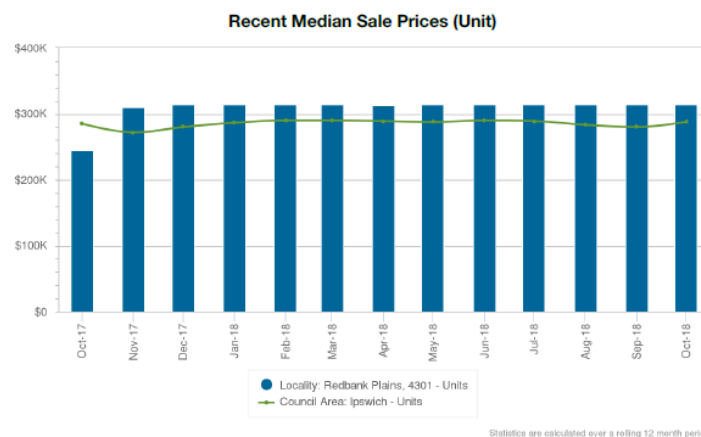


RECENT MEDIAN SALE PRICES

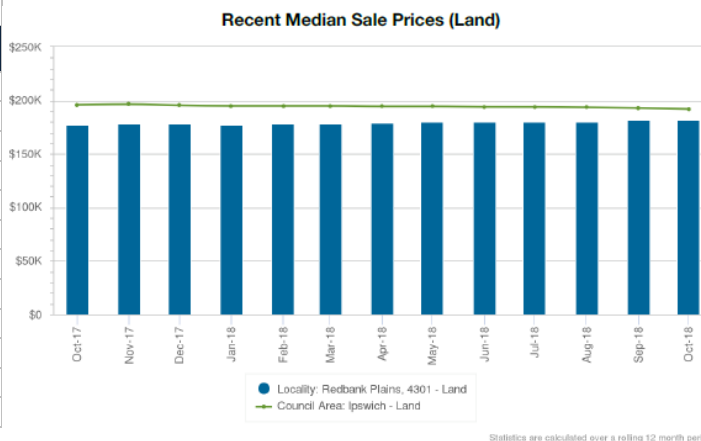
HOUSE	Redbank Plains	Ipswich
Period	Median price	Median price
October 2018	\$330,000	\$352,000
September 2018	\$333,250	\$353,000
August 2018	\$335,000	\$352,500
July 2018	\$334,500	\$351,000
June 2018	\$334,500	\$350,000
May 2018	\$332,000	\$350,000
April 2018	\$335,000	\$350,000
March 2018	\$335,000	\$349,000
February 2018	\$335,000	\$348,000
January 2018	\$335,000	\$347,500
December 2017	\$338,000	\$348,000
November 2017	\$336,000	\$347,000



UNIT	Redbank Plains	Ipswich
Period	Median price	Median price
October 2018	\$315,000	\$288,000
September 2018	\$315,000	\$280,000
August 2018	\$315,000	\$283,250
July 2018	\$315,000	\$289,000
June 2018	\$315,000	\$290,000
May 2018	\$315,000	\$287,750
April 2018	\$312,450	\$289,000
March 2018	\$315,000	\$290,000
February 2018	\$315,000	\$290,000
January 2018	\$315,000	\$286,500
December 2017	\$315,000	\$280,000
November 2017	\$309,900	\$272,000

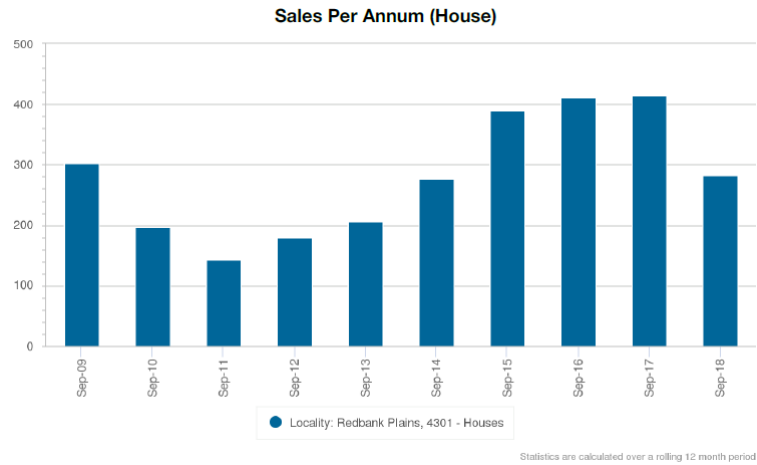


LAND	Redbank Plains	Ipswich
Period	Median price	Median price
October 2018	\$182,000	\$192,000
September 2018	\$182,000	\$192,900
August 2018	\$180,500	\$193,500
July 2018	\$180,500	\$193,950
June 2018	\$180,250	\$194,000
May 2018	\$180,000	\$194,500
April 2018	\$179,450	\$194,500
March 2018	\$178,250	\$195,000
February 2018	\$178,500	\$195,000
January 2018	\$177,500	\$195,000
December 2017	\$178,500	\$195,500
November 2017	\$178,500	\$196,500

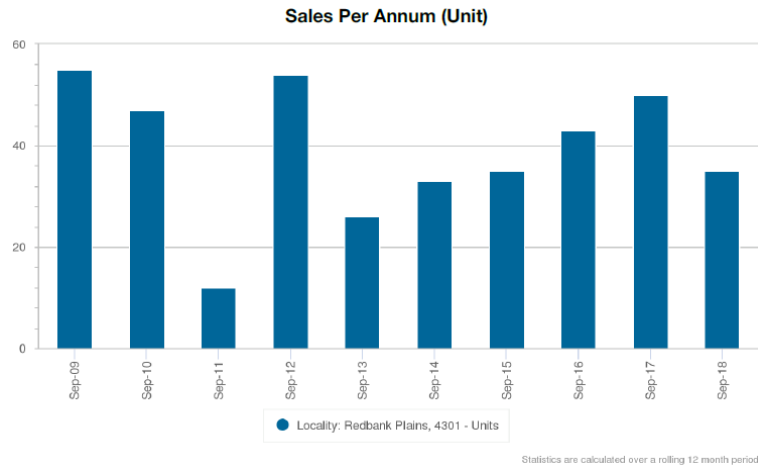


SALES PER ANNUM

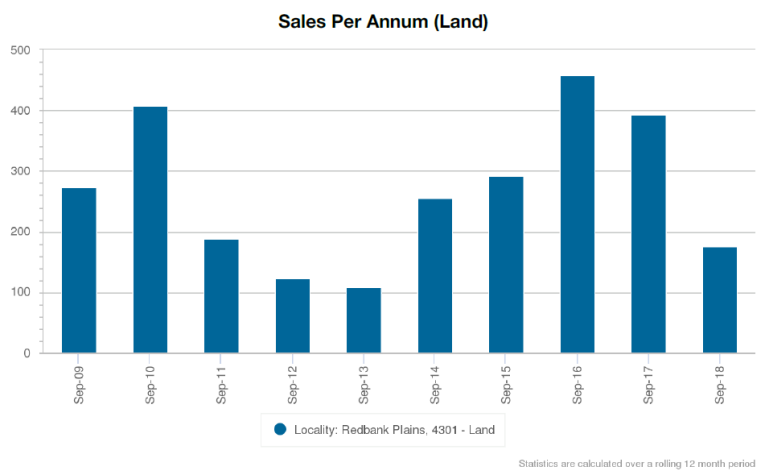
HOUSE	Redbank Plains
Period	Number
Sep 2018	282
Sep 2017	414
Sep 2016	412
Sep 2015	389
Sep 2014	277
Sep 2013	207
Sep 2012	179
Sep 2011	143
Sep 2010	198
Sep 2009	302



UNIT	Redbank Plains
Period	Number
Sep 2018	35
Sep 2017	50
Sep 2016	43
Sep 2015	35
Sep 2014	33
Sep 2013	26
Sep 2012	54
Sep 2011	12
Sep 2010	47
Sep 2009	55

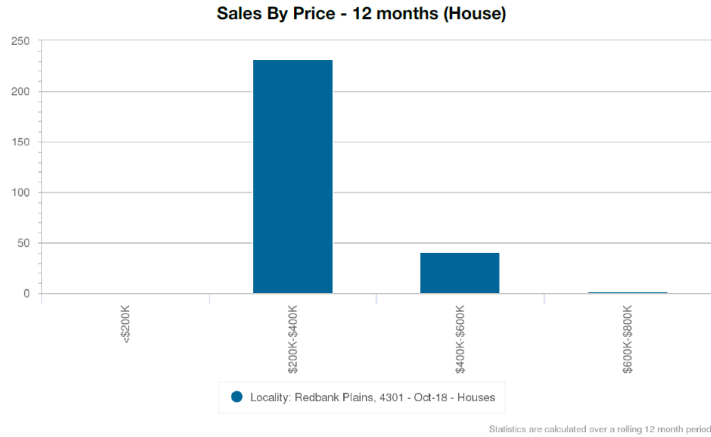


LAND	Redbank Plains
Period	Number
Sep 2018	175
Sep 2017	393
Sep 2016	459
Sep 2015	291
Sep 2014	255
Sep 2013	109
Sep 2012	123
Sep 2011	189
Sep 2010	408
Sep 2009	273

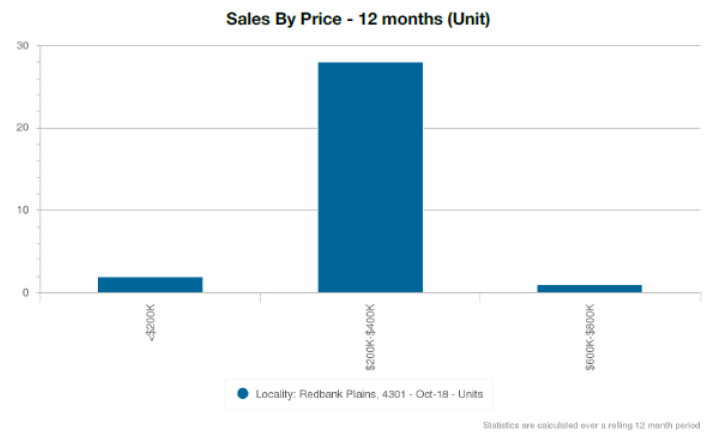


SALES BY PRICE

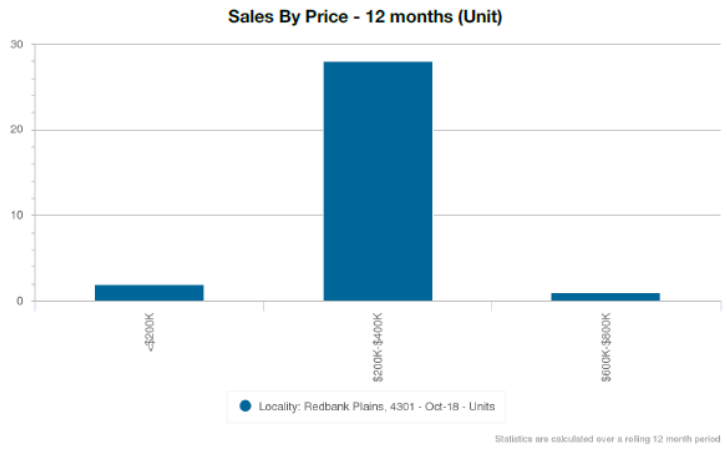
HOUSE	Redbank Plains
Price	Number
<\$200K	1
\$200K-\$400K	232
\$400K-\$600K	41
\$600K-\$800K	2



UNIT	Redbank Plains
Price	Number
<\$200K	2
\$200K-\$400K	28
\$600K-\$800K	1

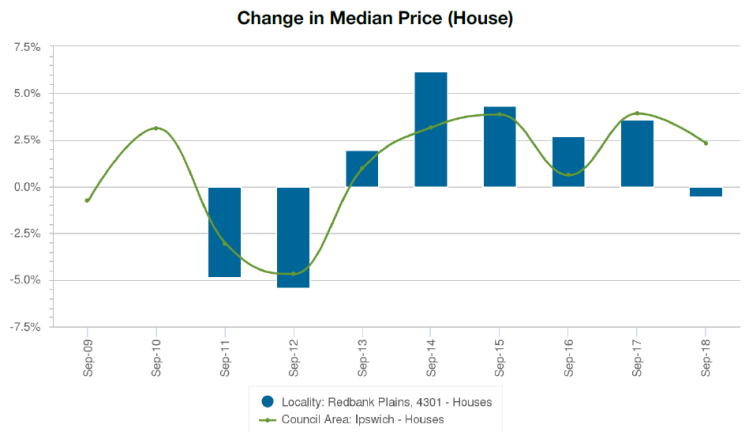


LAND	Redbank Plains
Price	Number
<\$200K	130
\$200K-\$400K	19
>\$2M	2



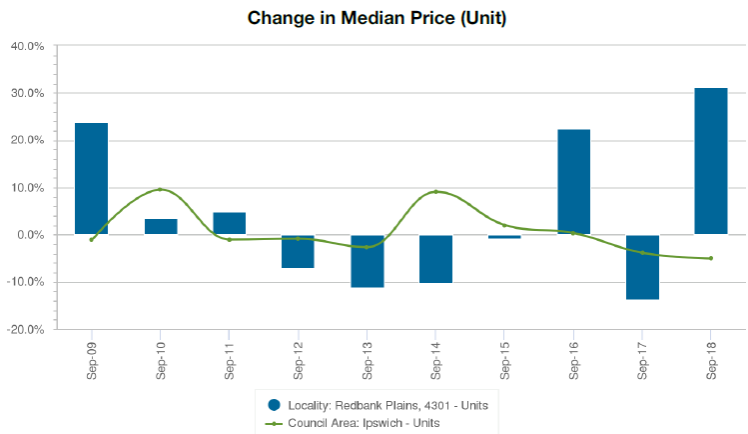
CAPITAL GROWTH IN MEDIAN PRICES

HOUSE	Redbank Plains	Ipswich
Period	% change	% change
Sep 2018	-0.52%	2.32%
Sep 2017	3.55%	3.92%
Sep 2016	2.7%	0.61%
Sep 2015	4.3%	3.86%
Sep 2014	6.15%	3.17%
Sep 2013	1.97%	0.98%
Sep 2012	-5.42%	-4.69%
Sep 2011	-4.84%	-3.03%
Sep 2010	0%	3.12%
Sep 2009	0%	-0.78%



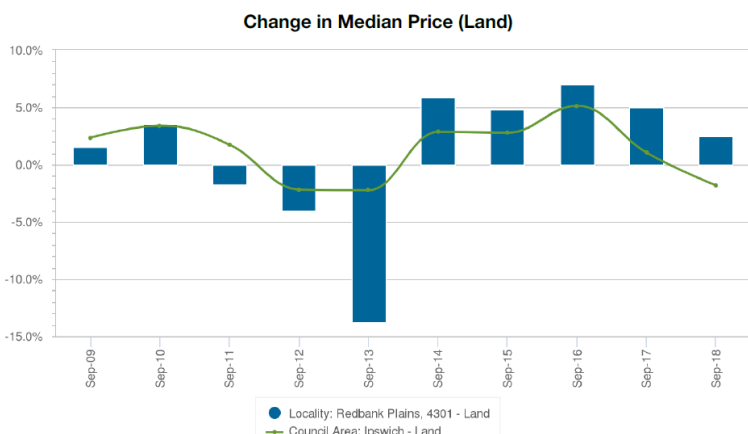
Statistics are calculated over a rolling 12 month period

UNIT	Redbank Plains	Ipswich
Period	% change	% change
Sep 2018	31.25%	-5.08%
Sep 2017	-13.67%	-3.88%
Sep 2016	22.47%	0.31%
Sep 2015	-0.87%	2.02%
Sep 2014	-10.35%	9.05%
Sep 2013	-11.12%	-2.65%
Sep 2012	-7.14%	-0.88%
Sep 2011	4.92%	-1.04%
Sep 2010	3.51%	9.51%
Sep 2009	23.91%	-1.13%



Statistics are calculated over a rolling 12 month period

LAND	Redbank Plains	Ipswich
Period	% change	% change
Sep 2018	2.54%	-1.83%
Sep 2017	5.03%	1.03%
Sep 2016	7.03%	5.14%
Sep 2015	4.78%	2.78%
Sep 2014	5.85%	2.86%
Sep 2013	-13.71%	-2.23%
Sep 2012	-4.01%	-2.19%
Sep 2011	-1.77%	1.72%
Sep 2010	3.55%	3.39%
Sep 2009	1.5%	2.35%



Statistics are calculated over a rolling 12 month period



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

RECENT COMPARATIVE SALES | SOURCED FROM RP DATA

Comparable Sales



LOT 32/20 Brent Lane Bellbird Park QLD 4300

Sold Price **\$359,900**

3 2 1 146m² -

Sold Date 05-Oct-18 Price Change -
DOM - First Listing -
Distance 3.21km Last Listing -

Year Built -



55/21 Springfield Parkway Springfield QLD 4300

Sold Price **\$396,900**

3 2 1 143m² 121m²

Sold Date 07-Dec-17 Price Change -
DOM - First Listing -
Distance 6.32km Last Listing -

Year Built 2017



19/9 Springfield College Drive Springfield QLD 4300

Sold Price **\$399,900**

3 2 1 141m² -

Sold Date 15-Oct-18 Price Change ▼-0%
DOM 244 First Listing \$400,000
Distance 6.44km Last Listing \$400,000

Year Built -



48/51 River Road Bundamba QLD 4304

Sold Price **\$345,000**

3 2 1 157m² -

Sold Date 07-Aug-17 Price Change -
DOM - First Listing -
Distance 8.12km Last Listing -

Year Built -



Comparable Listings



15/84 The Promenade Springfield Lakes QLD 4300

🏠 3 🚗 2 🚗 1 📏 64m² 🏠 -

Listing Price	Listed Date	13-Aug-18	Year Built	-
\$359,000 - Price Reduction	DOM	171 days	Distance	7.25km



12/54A Briggs Road Raceview QLD 4305

🏠 3 🚗 2 🚗 1 📏 144m² 🏠 101m²

Listing Price	Listed Date	01-Oct-18	Year Built	2012
Negotiable \$355,000	DOM	122 days	Distance	8.66km



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.