

# QLD HOUSE & LAND PACKAGE FIXED PRICE TURN KEY



## \$465,065

LAND 406M2		\$184,400
HOUSE 211.5M2		\$280,665
RENTAL INCOME		\$440-\$460 per week

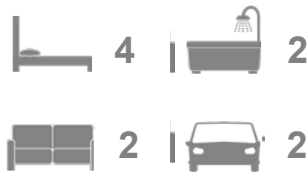
## LOT 2009 THOMPSON WAY, RIVERTON, JIMBOOMBA QLD

We're bringing Jimboomba's newest and most exciting riverside community to life. Riverton is a place where you can live a happy and fulfilled life in a community that embraces a village-like spirit. A place to grow as your family grows with you. A place where you can explore a vibrant locality and natural surrounds. Riverton is a place where loving life is part of everyday life.

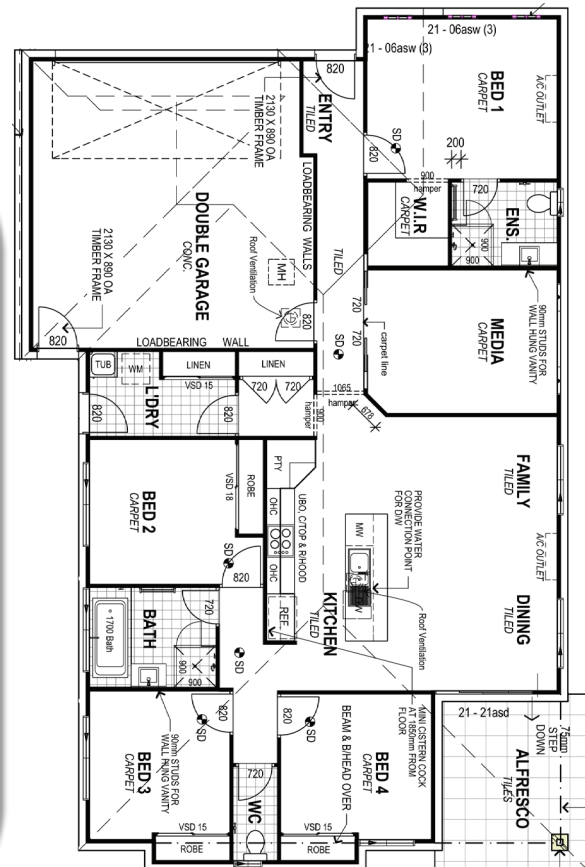
### INCLUSIONS

- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Undercover tiled alfresco area
- Fully fenced, turfed & landscaped

### CHATSWOOD HAMPTONS



LIVING		146.7
GARAGE		39.8
ALFRESCO		13.4
PORCH		11.6
<b>TOTAL</b>	<b> </b>	<b>211.5m2</b>



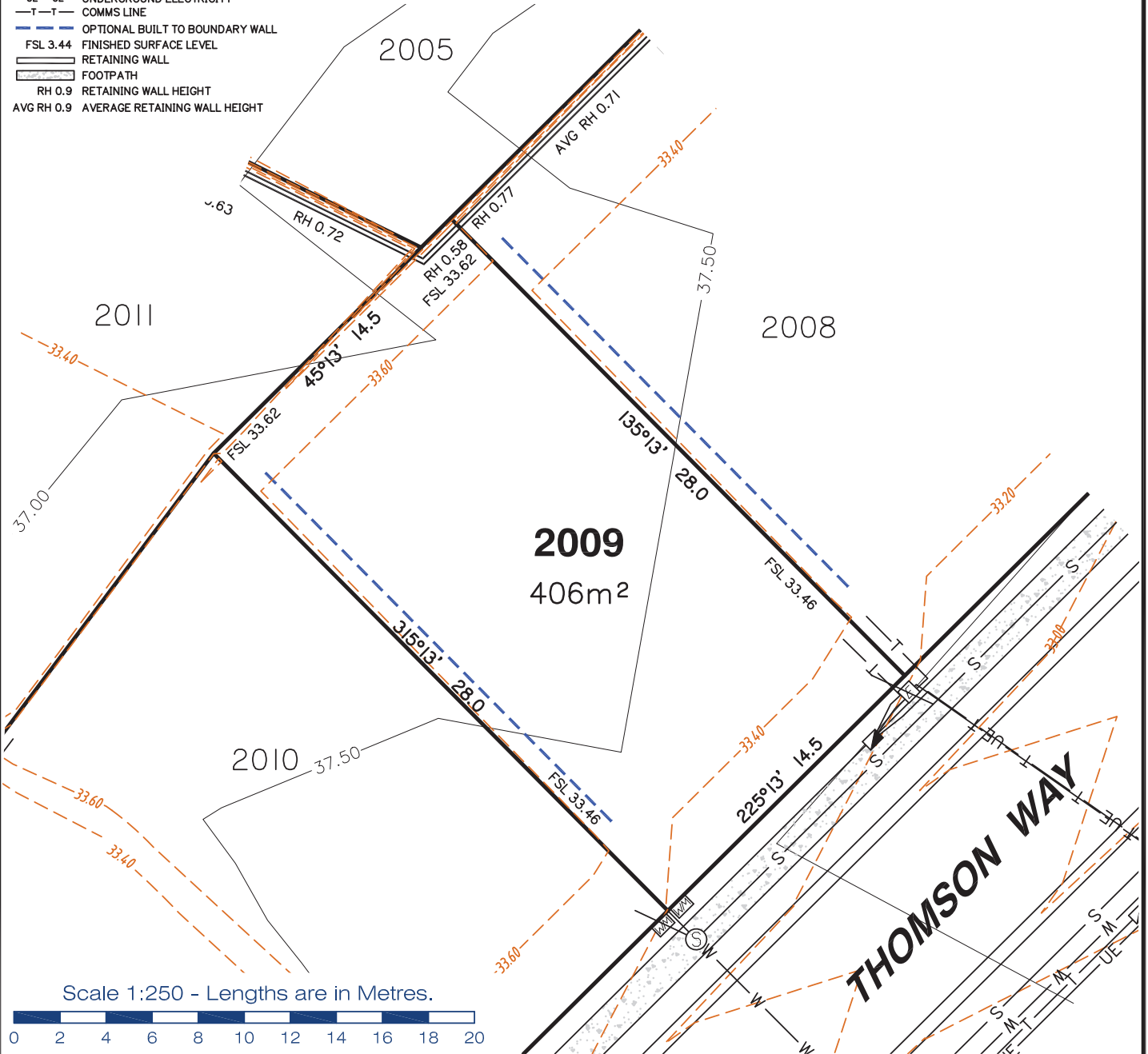
DISCLAIMER: Facade, floor plan and furniture shown is for illustrative purposes - not included in purchase. Window location and sizes may change across styles. Photographs and illustrations as a visual aid only. G Developments give(s) no warranty and make(s) no representation as to the accuracy or sufficiency of any content or statement contained in this brochure and accepts no liability for any loss which may be suffered by any person who relies either wholly or in part upon the information presented.

**LEGEND**

- ⊙ . . . SEWER MANHOLE
- ⊙ . . . SEWER RODDING END
- ⊙ . . . STORMWATER MANHOLE
- ⊙ . . . GULLY TRAP
- ⊙ . . . WATER METER
- ⊙ . . . FIRE HYDRANT
- ⊙ . . . STOP VALVE
- ⊙ . . . ELECTRICITY PILLAR
- ⊙ . . . COMMS PIT
- ⊙ . . . LIGHT POLE
- - -6.5- - - DESIGN CONTOURS
- - -8.0- - - EXISTING SURFACE CONTOURS
- █ . . . DESIGN FILL
- - -S- - - SEWERAGE
- - -S- - - STORMWATER
- - -W- - - WATER PIPE
- - -UE- - - UNDERGROUND ELECTRICITY
- - -T- - - COMMS LINE
- - - - - OPTIONAL BUILT TO BOUNDARY WALL
- FSL 3.44 FINISHED SURFACE LEVEL
- █ . . . RETAINING WALL
- █ . . . FOOTPATH
- RH 0.9 RETAINING WALL HEIGHT
- AVG RH 0.9 AVERAGE RETAINING WALL HEIGHT

**Notes:**

- Final areas are subject to design changes, Council approval and field survey and may differ from those shown on this Disclosure Plan.
- Final presentation of areas will comply with requirements of the Registrar of Titles and may vary from the format on this Disclosure Plan
- "The Seller is entitled to make a Permitted Variation (as defined in Special Condition 3 of the contract) to the lot including its location, area, size, dimensions and elevation".
- Design contours are approximate only and may change during construction
- Services have been plotted from design information only and may change during construction
- All earthworks fill to lots has been placed and compacted on Level 1 basis in accordance with Australian Standard AS3798-2007 "Guidelines on earthworks for commercial and residential developments".



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Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beenleigh 4207

**Client**  
Cusack Lane Development Joint Venture

**Project** **DISCLOSURE PLAN**  
**LOT 2009**  
(Survey plan: SP280865)  
**RIVERTON**  
**348 - 474 Cusack Lane, Jimboomba**

**Locality** JIMBOOMBA

**Local Govt** LOGAN CITY COUNCIL

**Scale (on A4 original)**  
**1:250**

**Issue Date** 28/09/2020

**Meridian** SP280865

**Level Datum** AHD

**Contour Interval** 0.2 m Design  
0.5m Existing

**Drawn** SH

**Date Drafted** 19/01/2018

**Checked** JD

**Real Property Description:**  
Lot 6 on RP55733

**REFERENCE No.** **5544-2A**

**PLAN No.** **5544 S DC LOT 2009 A**





# RIVERTON

JIMBOOMBA



# FREEDOM TO GROW IN A NATURAL RIVERSIDE SETTING

From the minute you visit Riverton you'll feel at home. It's a place designed for relaxed living. It's the home life you've been dreaming of.







# RIVERTON

Artist Impression

 **Developments**  
*Home Builder*





RIVERTON

# THIS IS YOUR PLACE FOR LOVING LIFE

We're bringing Jimboomba's newest and most exciting riverside community to life.

Riverton is a place where you can live a happy and fulfilled life in a community that embraces a village-like spirit. A place to grow as your family grows with you. A place where you can explore a vibrant locality and natural surrounds. Riverton is a place where loving life is part of everyday life.



# A BIG VISION

## FOR A CONNECTED WAY OF LIFE

At Riverton you can enjoy living in a modern community that offers a peaceful lifestyle along the banks of the Logan River.

Riverton is much more than just a place to live. It's a place where you can be part of a much bigger vision. It's a masterplan for life, your life. A life that's unique to your family.

Riverton will offer parklands, play spaces and pathways. It's located close to schools, shops and transport. All in a place close to home, where you can connect to a winding river in a beautiful natural environment. It's an address that your family will love forever.



# LOVING YOUR HOME LIFE

They say that home is where the heart is and Riverton is such a place. It's an address you're going to love coming home to.

You probably didn't stop to think about it at the time, but when you were a kid having space to play, a loving home and knowing all the kids in the street was a pretty good start in life. Riverton will offer that lifestyle, today. A community that will really feel like home, where the neighbours not only know each other, but look out for each other.

Riverton provides a perfect opportunity to build your own new home just the way you want it. Choose a homesite that suits your family and your needs. Design Guidelines will create consistency of quality homes at Riverton. At Riverton your family can grow, be happy and feel like they belong to a special place.





# LOVING AN ACTIVE LIFE

You won't need any excuses to live the good life. Living well comes naturally at Riverton.

It's easy to live an active, healthy lifestyle at Riverton because the best things in life are all around you. Green spaces, parks and play areas will give everyone a place where you can kick the footy, play with the kids, or commit yourself to that morning exercise ritual. Or if you just want to take it easy, you will always find the perfect spot for relaxation and leisure time.

Walking and cycling paths will connect you throughout the Riverton neighbourhood, as well as to nearby schools and sporting clubs. The Jimboomba community boasts a host of local sporting clubs, with cricket, AFL and tennis just over the road and rugby league, netball, gymnastics and pony clubs nearby. Next door you can enjoy a hit on the tranquil greens of the Hills Golf Course, or further afield experience a host of recreational activities the region has to offer, including boating, fishing, kayaking, bushwalking and beaches.



# LOVING THE NATURAL LIFE

Riverton, it's the starting point for a lifestyle that will keep surprising you for years to come.

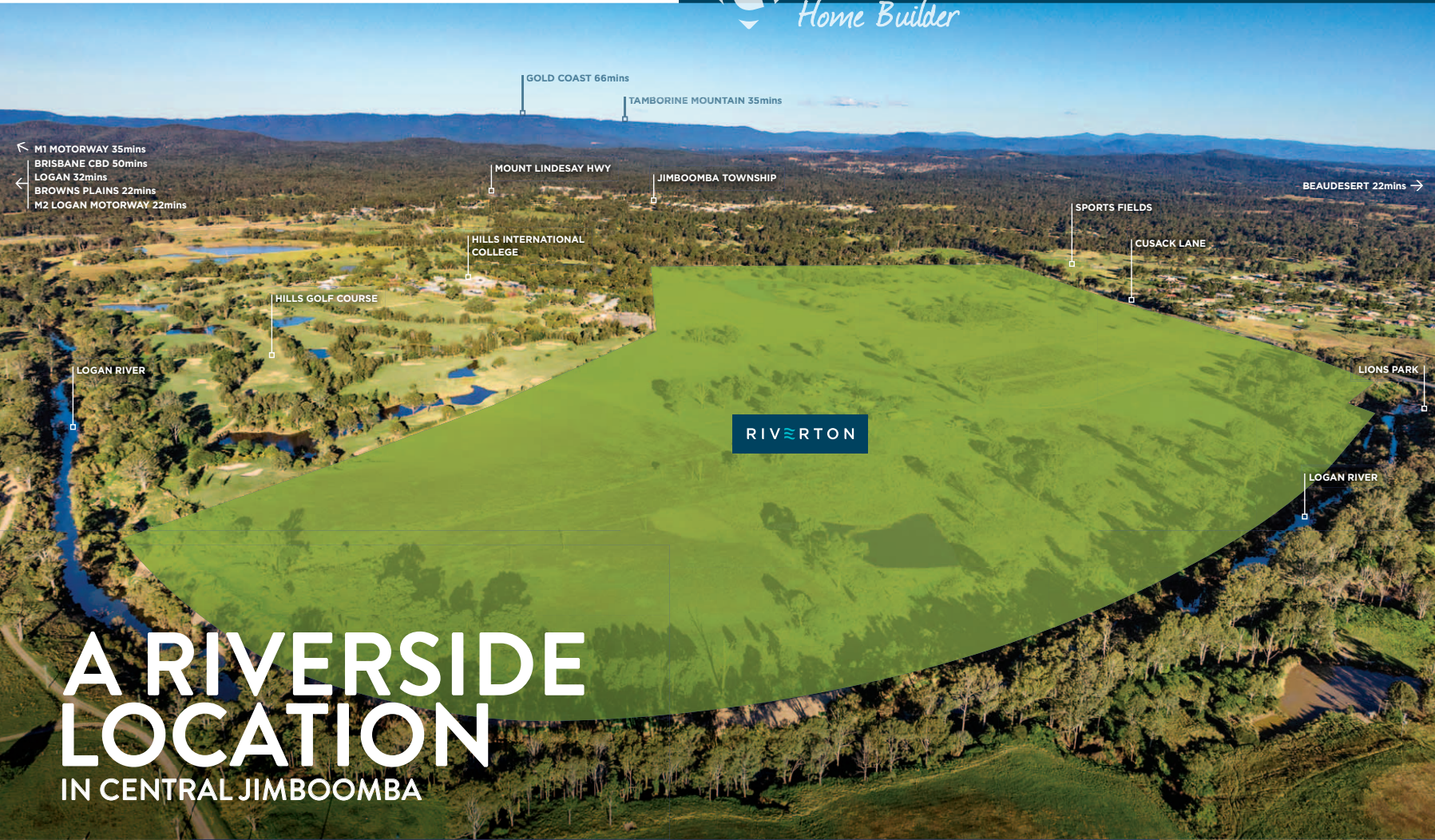
With more than a kilometre of river frontage, protected vegetation and native trees that attract wildlife and a stunning mountain backdrop of natural beauty, there are plenty of natural places to discover around Riverton. It's the perfect spot for a family picnic or to just find some quiet space to unwind. Plus, living on the doorstep to the Scenic Rim, your weekends can be whatever you want them to be.

Spectacular drives through the hinterland of South-East Queensland, Mount Tamborine and Wyalong Dam. Discover World Heritage Listed rainforest and national parks, wineries, arts and crafts, historic attractions, fishing, watersports and endless outdoor adventures.

Whether you're at home or close to home, there's always something new to discover at Riverton.







← M1 MOTORWAY 35mins  
 ← BRISBANE CBD 50mins  
 ← LOGAN 32mins  
 ← BROWNS PLAINS 22mins  
 ← M2 LOGAN MOTORWAY 22mins

GOLD COAST 66mins  
 TAMBORINE MOUNTAIN 35mins

MOUNT LINDESAY HWY  
 JIMBOOMBA TOWNSHIP

BEAUDESERT 22mins →

HILLS GOLF COURSE

HILLS INTERNATIONAL COLLEGE

SPORTS FIELDS

CUSACK LANE

LOGAN RIVER

RIVERTON

LIONS PARK

LOGAN RIVER

# A RIVERSIDE LOCATION IN CENTRAL JIMBOOMBA

Riverton is a tranquil community that sits neatly alongside the banks of the Logan River and is tightly connected to all the area's amenities and services that bring people together.

Finding the perfect balance of work and play has never been easier. Living just a stones throw from the heart of Jimboomba, you will enjoy an address of convenience and lifestyle opportunities. In as little as three minutes you're in the middle of the Jimboomba township, where you will find all of life's modern conveniences.

Further afield, it's an easy commute to the major employment hubs of Logan, Springfield, Springwood and Browns Plains. The Mount Lindsey Highway will link you to major road networks connecting you to Ipswich in 50 minutes, Brisbane in 50 minutes and the Gold Coast in 66 minutes.

So if you want to make the most of your leisure time whilst still enjoying all the conveniences of urban living, Riverton is the address you've been looking for.

### WHAT'S NEARBY

#### 1 MIN

- Logan River
- Jimboomba Lions Park
- Jimboomba Tennis Club
- Jimboomba Little Athletics Club
- Jimboomba Redbacks AFL Club
- Jimboomba Bushrangers Cricket Club

#### 3 MINS

- Jimboomba State School
- Jimboomba Town Centre
- Jimboomba Shopping Centre
- Jimboomba Junction Shopping Centre
- Rotary Park Jimboomba

#### 5 MINS

- Hills Golf Course
- Hills International College
- Jimboomba Pony Club
- Emmaus College Jimboomba
- Jimboomba Thunder Rugby League Club

Approximate drive times shown



# JIMBOOMBA, WHERE CONVENIENCE MEETS COUNTRY LIVING

Jimboomba is your kind of place. Peaceful, but vibrant. It's a community that's bursting with personality and good old traditional values.

Jimboomba has long been a favourite amongst homebuyers seeking a quieter, more traditional way of life. Best of all, the ongoing growth of major infrastructure and amenities means residents can now enjoy all the benefits of metropolitan living and still maintain a relaxed lifestyle. There are plenty of options for education with a number of local schools and childcare centres nearby. Hills International College, Jimboomba State School and Emmaus College are right on your doorstep and there are two university options just 30 minutes away.

Parks, playgrounds and sporting clubs are ready for you to explore. Popular picnic spots include Jimboomba Lions Park, just over the bridge from Riverton, also a favourite fishing spot. Rotary Park is just a stone's throw away and there are plenty of great playgrounds for kids and leafy spots for family gatherings.

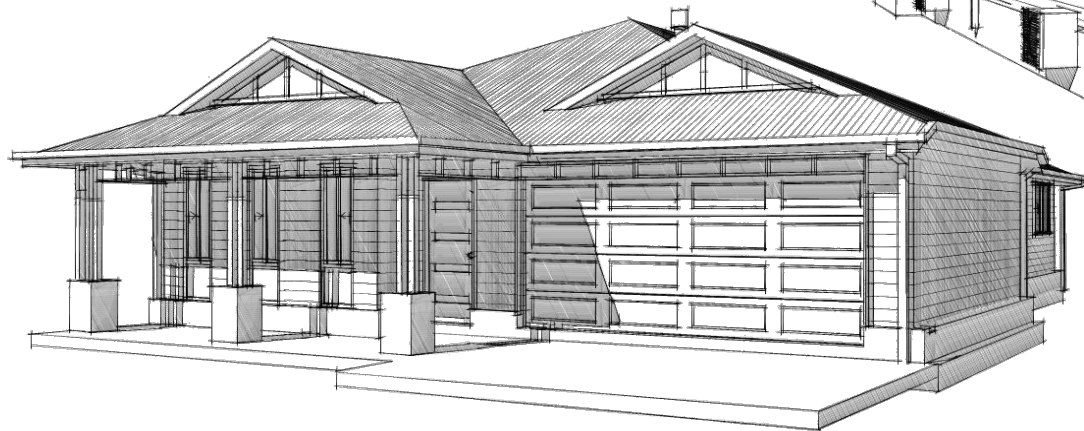
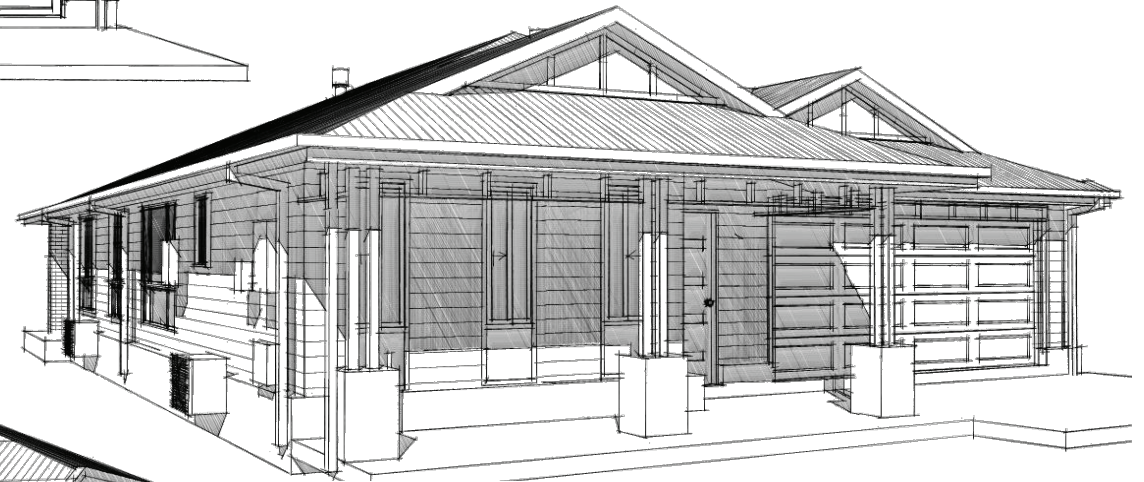
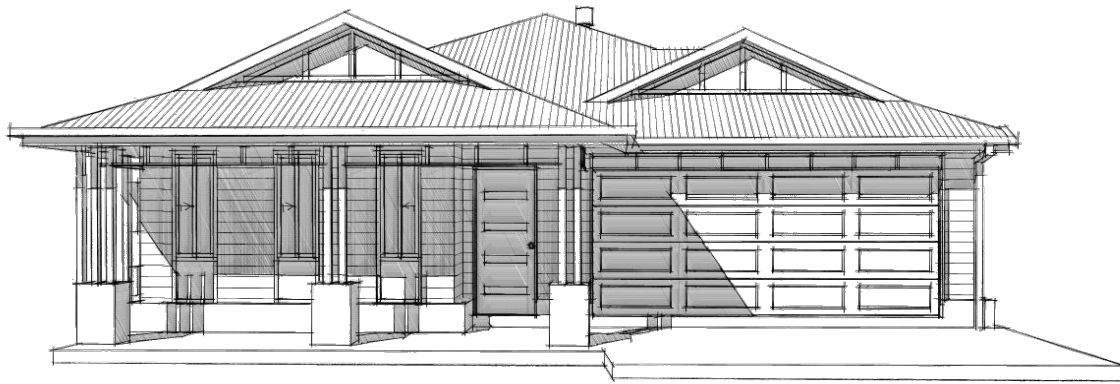






# RIVERTON

JIMBOOMBA



**NOTES:**  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS



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www.gdevelopments.com.au

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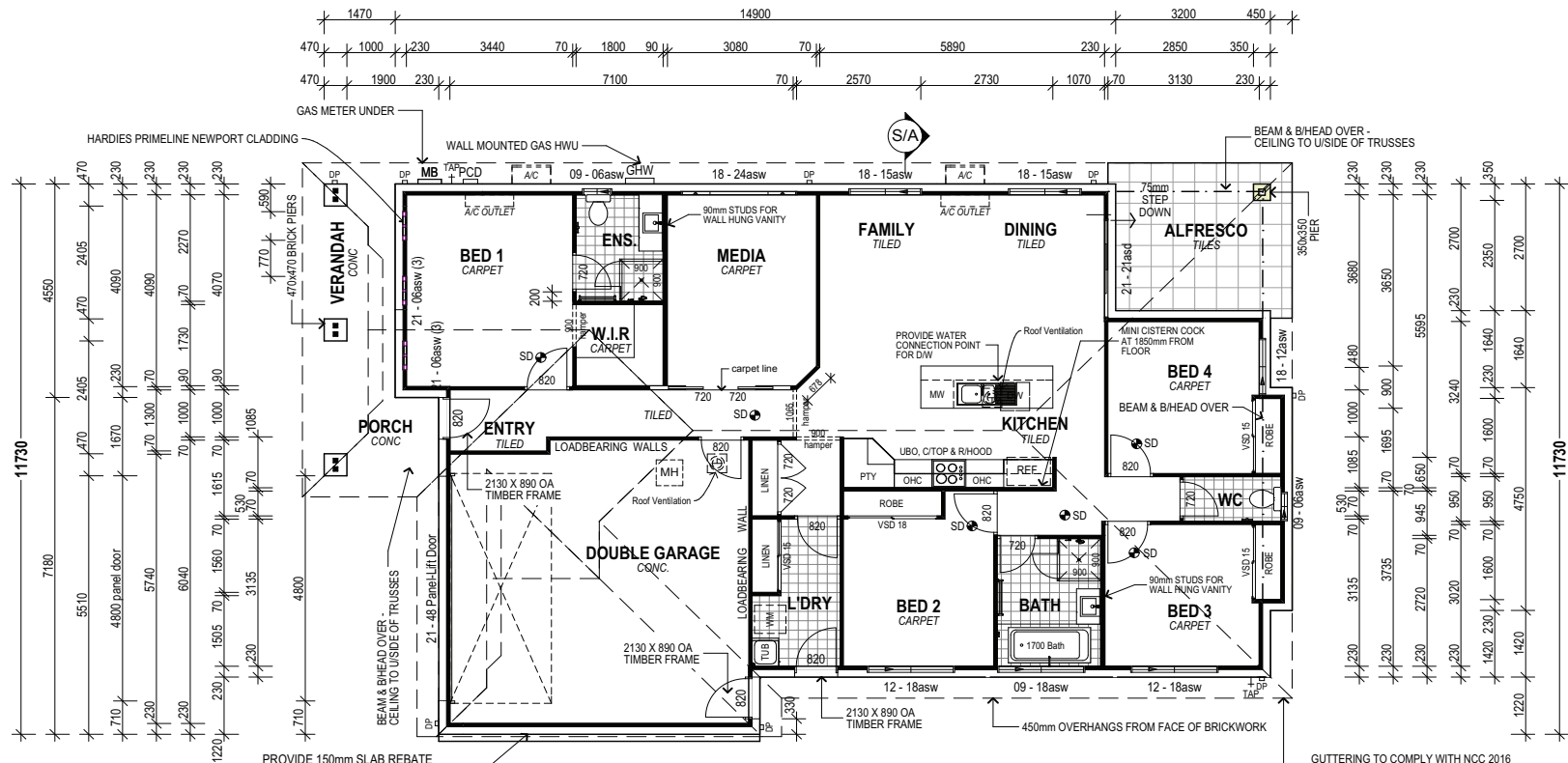
PRODUCT:

**Chatswood Mod 200  
Hamptons Facade  
Garage to RH**

**SALES - 3D images**

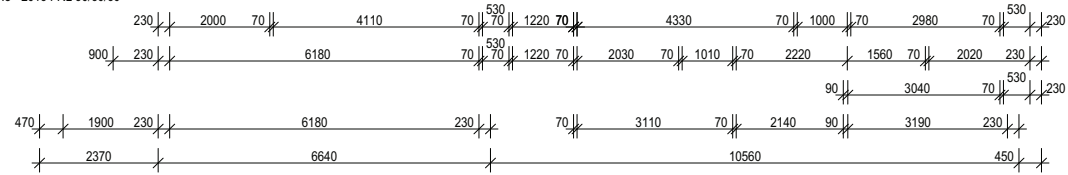
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SCALE: 1:33.33	CHECKED: --/--	
SHEET: <b>1</b>	JOB No: <b>405???</b>	





PROVIDE 150mm SLAB REBATE EXTENSION FOR VISUAL INSPECTION BARRIER ZERO LOT CONSTRUCTION TO 'NCC' 3.7.1.5 - 2016 FRL 60/60/60

GUTTERING TO COMPLY WITH NCC 2016 "OVERFLOW MEASURES" (REFER TO DETAILS)



Floor Areas	
Living	146.7
Garage	39.8
Porch / Verandah	13.4
Alfresco	11.6
<b>Total</b>	<b>211.5</b>



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PRODUCT:  
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Hamptons Facade  
Garage to RH**

SALES - Floor Plan

DRAWN: M.F.	DATE: 03/10/19	Rev: <b>A</b>
SCALE: 1:100	CHECKED: ---	
SHEET: <b>3</b>	JOB No: <b>405???</b>	





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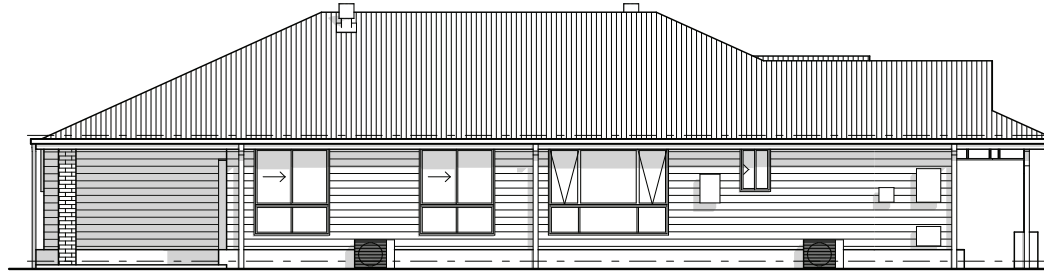
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PRODUCT:

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Hamptons Facade  
Garage to RH**

**SALES - Elevations**

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SHEET: <b>4</b>	JOB No: <b>405???</b>	



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**Hamptons Facade**

**Garage to RH**

**SALES - Elevations**

DRAWN: M.F.	DATE: 03/10/19	Rev: <b>A</b>
SCALE: 1:100	CHECKED: ---	
SHEET: <b>5</b>	JOB No: <b>405???</b>	



*Building a shared vision*



# HOUSE SPECIFICATIONS QLD



## PRE-CONSTRUCTION

- HIA fixed price contract.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

## SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m<sup>2</sup> in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

## ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles).
- 500 KPA water pressure limiting device.
- LED down-lights

## BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and

sliding doors.

- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

## KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1<sup>3</sup>/<sub>4</sub> bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

## BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

## CERAMIC TILING

- Bathroom & ensuite floors, and:
  - 2000mm high to showers
  - 500mm above bath (nominal)
  - 200mm skirting tile.
- Kitchen tiled splashback:
  - 600mm high off bench.
- Toilet & Laundry floors:
  - 400mm splash back over tub
  - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.



## STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

## QUALITY

All products are high quality and sourced from reputable Australian suppliers.

## FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek, practical and tactile.



STAINLESS STEEL KITCHEN SINK



UNDER-BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOILET SUITE

## ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.

## STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
  - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
  - Two (2) coats to ceiling to Paint Manufacturers standard specifications,
  - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.

- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

## WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

## EXCLUSIONS

- Bushfire reports and/or build form upgrades required to meet BAL levels.
- Acoustic reports and/or build form upgrades required to meet acoustic requirements.
- Hydraulic reports and/or site work and build form upgrades required to meet hydraulic requirements.
- ENM/VNM reports.
- Additional bulk import and/or export of fill.
- Removal and/or disposal of old fencing.
- Removal and/or disposal of retaining walls.
- Property power poles.
- Sewer connection points.
- Water meter connection points.
- Water meters.
- Development Application fees and/or Town Planner costs.
- Relaxation Application fees.
- Any specialist consultant reports.
- Council Contribution and/or Infrastructure costs.
- More than one NBN connection per lot.
- Inter-allotment stormwater drainage systems.
- Build Over/ Near Sewer Infrastructure applications.
- Arborist reports, when required.
- Landscape architect, when required.
- Demolition, including any associated Development Permits, for existing structures located on the relevant lot.



## PRE CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

## SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

## WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to openable windows.

## LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

## INTERNAL AND EXTERNAL FEATURES

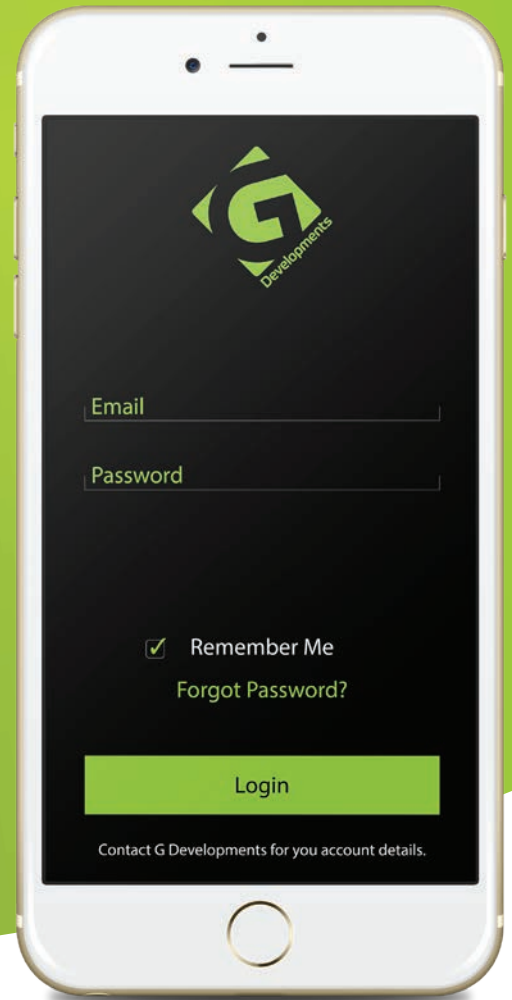
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Vertical blinds to all windows and sliding glass doors (excluding wet areas).
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom
- Provide internal & external builders house clean.

# THE ULTIMATE HOUSE BUILD APP

KEEP UP TO DATE WITH YOUR BUILD INFORMATION AT THE TOUCH OF A FINGER

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



## FEATURES

### DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

### MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

### MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

### DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

### PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

### MILESTONES

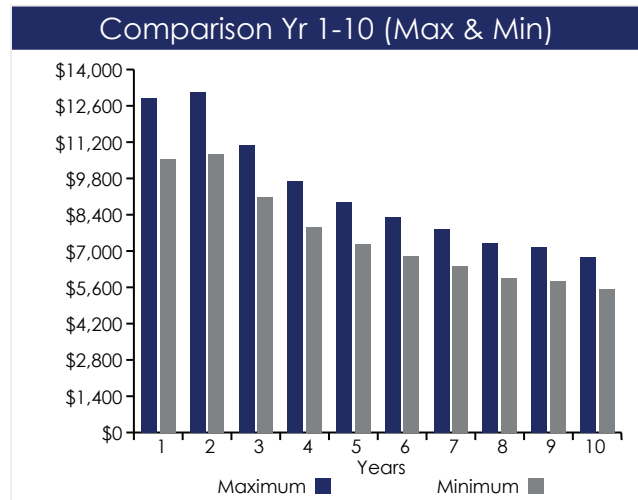
Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.



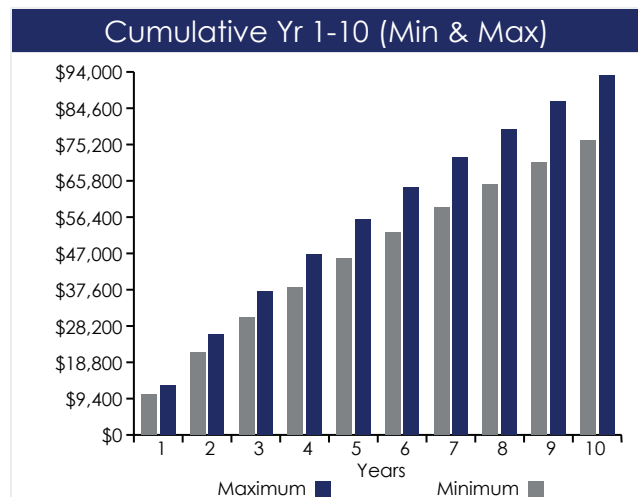


## Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	6,001	12,907
2	7,129	6,001	13,130
3	5,095	6,001	11,096
4	3,705	6,001	9,706
5	2,897	6,001	8,898
6	2,322	6,001	8,323
7	1,849	6,001	7,850
8	1,296	6,001	7,297
9	1,143	6,001	7,144
10	770	6,001	6,771
11 +	1,880	180,003	181,883
<b>Total</b>	<b>\$34,992</b>	<b>\$240,013</b>	<b>\$275,005</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	4,910	10,560
2	5,833	4,910	10,743
3	4,169	4,910	9,079
4	3,031	4,910	7,941
5	2,371	4,910	7,281
6	1,900	4,910	6,810
7	1,513	4,910	6,423
8	1,060	4,910	5,970
9	935	4,910	5,845
10	630	4,910	5,540
11 +	1,538	147,275	148,813
<b>Total</b>	<b>\$28,630</b>	<b>\$196,375</b>	<b>\$225,005</b>



\* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% 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

Tuesday 27<sup>th</sup> October 2020



estate  
agents

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Brisbane: 609/27 Commercial Road, NEWSTEAD, QLD 4006

M: 0466 626 838

P: 07 5537 1054

F: 1300 887 913

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E: michael@gm-homes.com.au

ABN: 28167765504

**RE: RENTAL APPRAISAL**  
**PROPERTY: LOT 2009 THOMPSON WAY, RIVERTON, JIMBOOMBA QLD**

We have completed a rental comparative market analysis in respect to the above property, being a four-bedroom house with the following components:

- Double lock up garage with internal access.
- 2 bathrooms, main with separate toilet.
- AC to living area and master bedroom.
- Modern kitchen with stone benches and water to fridge space.
- Master with walk-in wardrobe and en-suite.
- Covered alfresco area.
- Separate enclosed media room.

**We estimate that the property would lease for approximately \$440 - \$460 per week depending on the time of year and subject to normal market fluctuations.**

Thank you for the opportunity to appraise this property. Should you have any further queries please do not hesitate to contact me using the above.

When assessing the estimated rental amount of an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties available or recently leased in the suburb, current vacancies and enquiry levels. Obtaining a realistic rental amount ensures that the property is let as quickly as possible to maximise the annual rental income.

Warm regards,  
GM Estate Agents

A handwritten signature in black ink, appearing to read 'Michael Elder-Mitchell'.

Michael Elder-Mitchell  
Senior Property Manager  
B.BUS (PROP), LREA

**Disclaimer:** Whilst every care is taken in the preparation of this document from information and sources, we believe to be correct, we do not accept any legal responsibility for any error or omission which may inadvertently occur. This is an opinion only and may not be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given, and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain correctness and ensure it remains accurate.



PROPERTY \_\_\_\_\_  
 SALE DATE \_\_\_\_\_

### AGENT DETAILS

Selling Agent: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Mobile: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax: \_\_\_\_\_

### VENDORS DETAILS

Vendor: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Solicitor: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_ Ref: \_\_\_\_\_

### PURCHASERS DETAILS

Purchaser 1: \_\_\_\_\_  
 Purchaser 2: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email 1: \_\_\_\_\_ Email 2: \_\_\_\_\_  
 Mobile 1: \_\_\_\_\_ Mobile 2: \_\_\_\_\_  
 Solicitor: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Owner Occupier: \_\_\_\_\_ Investor: \_\_\_\_\_

### HOUSE DETAILS

House Price: \_\_\_\_\_ Site Costs: \_\_\_\_\_  
 TOTAL BUILD: \_\_\_\_\_  
 Deposit: \_\_\_\_\_  
 House Design: \_\_\_\_\_ Façade: \_\_\_\_\_  
 Inclusions: \_\_\_\_\_ Internal Scheme: \_\_\_\_\_  
 External Scheme: \_\_\_\_\_

### LAND DETAILS

Land Status: \_\_\_\_\_ Land Price: \_\_\_\_\_  
 Deposit: \_\_\_\_\_  
 TOTAL PACKAGE: \_\_\_\_\_

### LENDERS DETAILS

Institution: \_\_\_\_\_ Branch: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Mobile: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_

### SPECIAL CONDITIONS

1. \_\_\_\_\_
2. \_\_\_\_\_