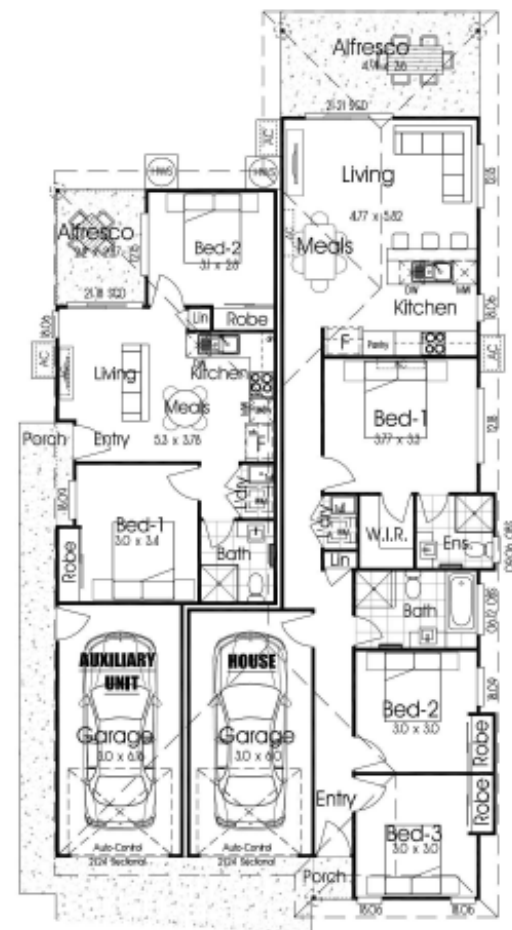


LOT 35@ GLEN HAVEN ESTATE, LOGAN RESERVE



Registered Block of Land

LAND SIZE: 557 m²

LAND PRICE: \$250,000

BUILD PRICE: \$313,900

BED: 3 + 2

BATH: 2 + 1

CAR: 1 + 1

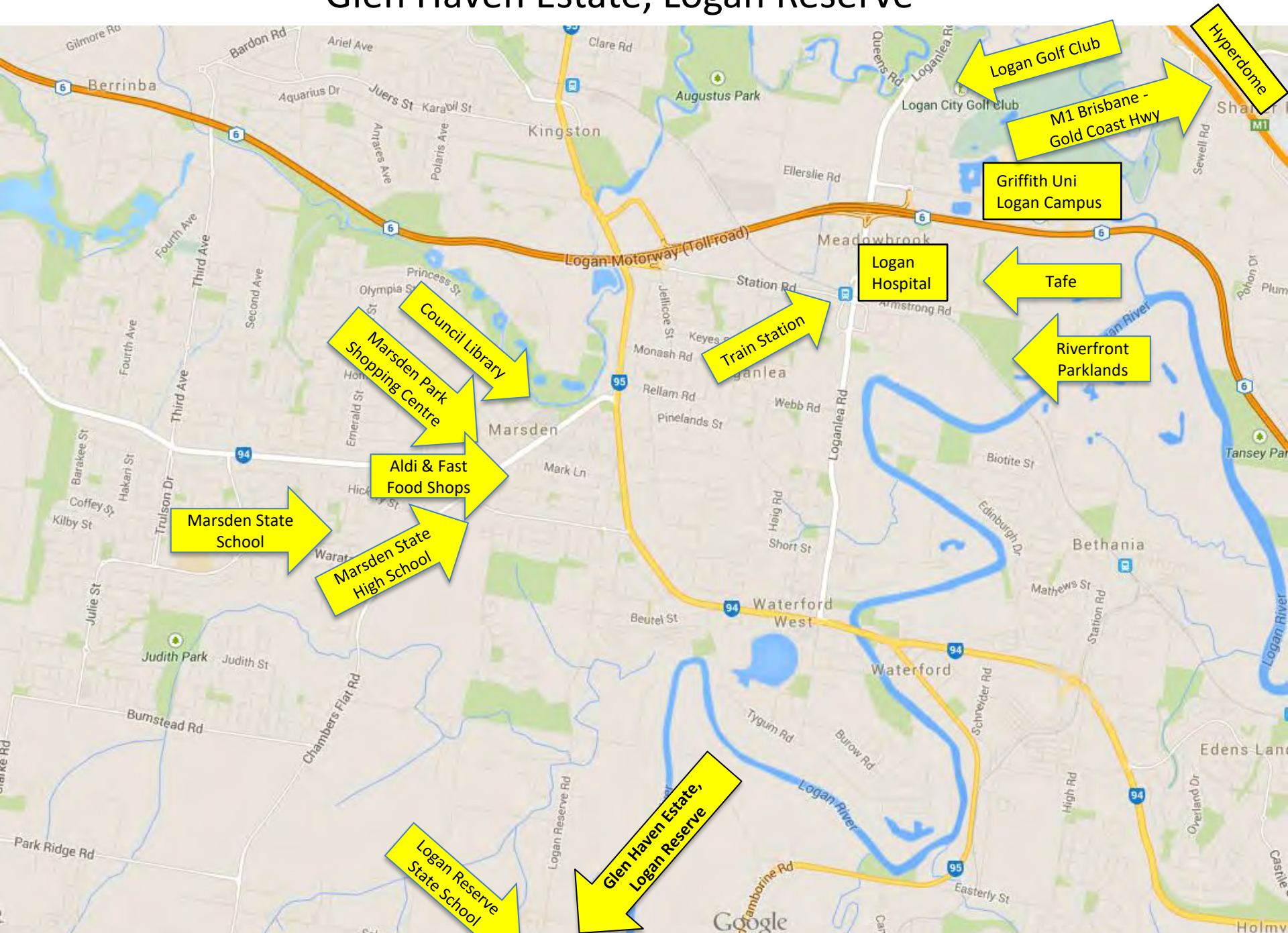
EST. WEEKLY RENT: \$650 - \$690

YIELD: 5.99% - 6.36%

DUAL OCCUPANCY AUXILIARY

\$563,900

Glen Haven Estate, Logan Reserve



10930

GENERAL NOTES

- This document is based on information provided by the builder.
- These drawings shall be read in conjunction with all other Consultants drawings and Specifications.
- All information contained is subject to change in line with local authority requirements and further detailed planning. Whilst all care and consideration has been taken in the preparation of the information contained in this document, no responsibility is accepted for any inadvertent errors or omissions.
- Before proceeding with the works any discrepancies in the drawings shall be referred for decision to the author.
- Setting out dimensions and sizes of structural members or elements shall not be obtained by scaling the structural drawings. Figure dimensions take precedence to scaled dimensions.
- Internal dimensions between wall framing do not include the allowance for lining thicknesses. External wall dimensions do not include allowance for cladding thickness.
- Any setting out dimensions shown on the drawings shall be checked by the contractor before construction work commences.
- During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading. If in doubt ask.
- Lintels under all gable trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification - W,33 (N2)

BUILDING AREAS (m²)

HOUSE

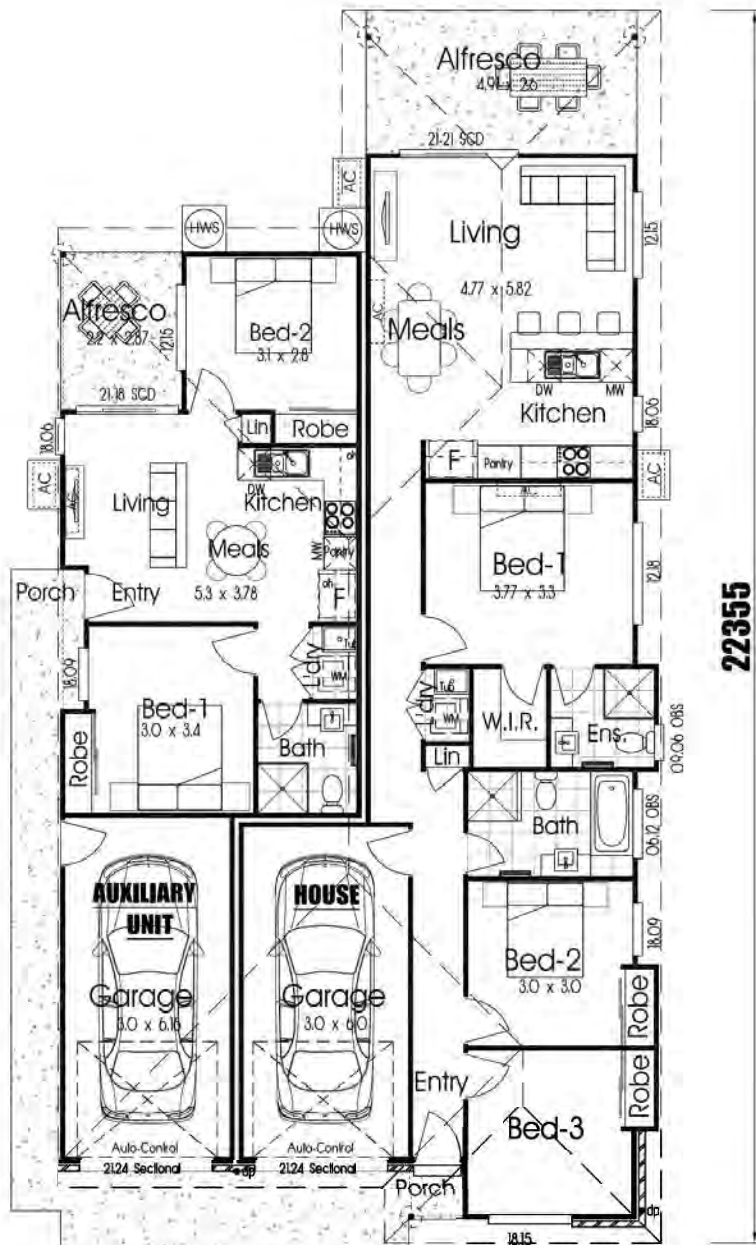
Living Area =	91.43 m ²
Garage Area =	19.65 m ²
Alfresco Area =	12.77 m ²
Porch Area =	0.90 m ²
House Area =	124.75 m²

UNIT

Living Area =	50.12 m ²
Garage Area =	20.26 m ²
Alfresco Area =	6.31 m ²
Porch Area =	0.43 m ²
Unit Area =	77.12 m²
TOTAL AREA =	201.87 m²

WALL PERIMETER (Im)

EXTERNAL WALL PERIMETER - 62.67 Im



NOTE: Proposed dwelling is to be sited on the lot and is subject to minor changes.

Floor Plan

22 1/2° Pitch Roof Trusses • 1200c As Manufacturers Specification



Elevation 1

Hardies 'Primeline' Cladding As Specification

PAUL VENOUR BUILDING DESIGNER © COPYRIGHT No. DATE AMENDMENT CLIENT - PROJECT -	QBCC Lic No: 1159343 Ph: 0402 286 948 paul.venour@bigpond.com	HOUSE DESIGN: KLIMBERLEY - LH
	Copyright Reproduction in Whole Or in Part is Strictly Forbidden	FACADE:



22 1/2° Pitch Roof Trusses • 1200c As Manufacturers Specification

Face Brick As Specification
Note: Face brick to be render finished



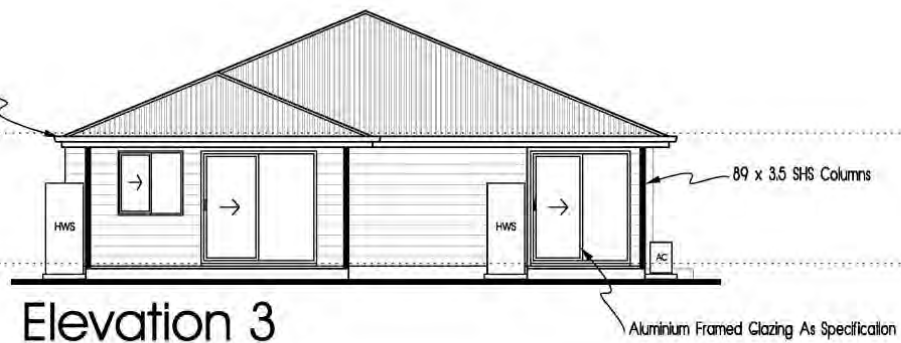
Elevation 1

Sheet Metal Roofing As Manufacturers Specification

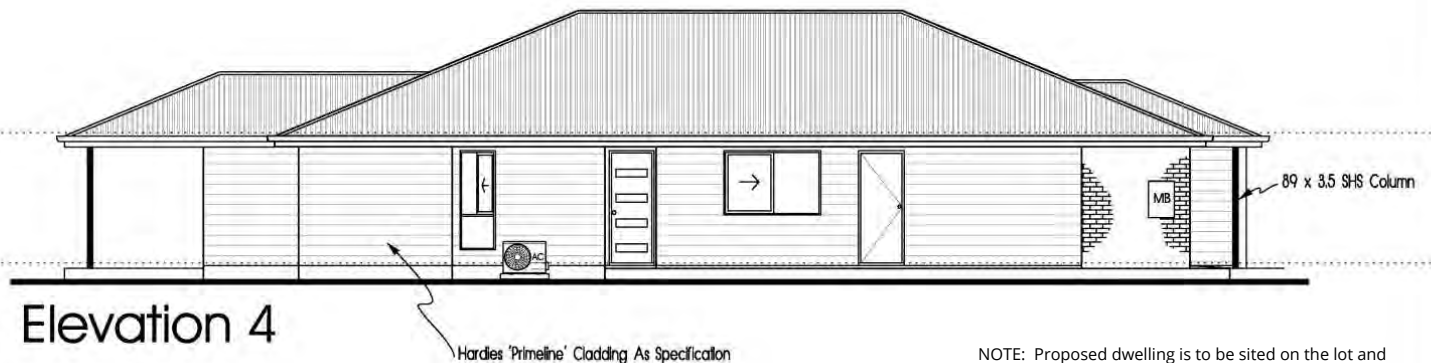


Elevation 2

Metal Culler & Fascia



Elevation 3



Elevation 4

NOTE: Proposed dwelling is to be sited on the lot and is subject to minor changes.

PAUL VENOUR
BUILDING DESIGNER
QBCC Lic No: 1150343
Ph: 0402 286 948
paul.venour@qdesign.com.au

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1	As Shown	Original Issue
No.	DATE	AMENDMENT

CLIENT -
PROJECT -

HOUSE DESIGN:
KLIMBERLEY - LH

FACADE:
CONTEMPORARY 2

RELIMINARY ONLY





24 March 2021

To whom it may concern

RE: Lot 35 (#12) Stinson Way "Glen Haven Estate" Logan Reserve QLD

Thank you for the opportunity to offer a rental appraisal for the above property.

When undertaking an appraisal, we endeavour to recommend a rental figure that we feel would gain good interest from prospective tenants while at the same time providing a strong outcome for the owner.

When appraising the property, we take into consideration the following: -

- Comparison with similar properties
- Features and benefits of the property
- Condition and presentation of the property
- Location of the property
- Overall condition of the rental market at the time (i.e. vacancy rates, supply and demand)

The rental appraisal is based on a single storey dwelling consisting of: -

- House – 3 bedrooms, 2 bathrooms, single lock up garage
- Unit – 2 bedrooms, 1 bathroom, single lock up garage

At the date of this appraisal and based on the current market, rental for the House would achieve \$360 - \$380 per week. Rental for the Unit would achieve \$290 - \$310 per week.

Combined weekly rental income \$650 - \$690.

This appraisal may vary depending on the supply and demand of tenants and properties at the actual date of rental.

The Brookview Property Group specialises in leasing and managing dual key properties for investors.

Thank you for this opportunity to appraise the property.

BROOKVIEW PROPERTY GROUP

Nicky Kapp



Senior Property Manager

House with Annexure Unit

Full 'Turn-Key' Builder Inclusions

General Inclusions (where required)

- All standard council plans and specifications
- Standard council building application fees & certification
- Engineers Soil Report, classification & Slab Design
- QBCC insurance and other relevant fees
- Twelve (12) months maintenance period

Site Works and Services

- Earth works to cut and fill (500mm)
- Standard slab engineer designed to H-Class
- Sewerage, drainage and stormwater connections from consumer connection point
- Water supply and single-phase power connections from consumer connection point, including sub-meters to Annexure Unit

Termite Protection

- Termite protection as per Australian Standards AS3660.1.

External Works

- Concrete (smooth or broom finished) driveway, paths and alfresco areas
- Electric Hot Water System - 250ltr as nominated by Builder. Separate system to Annexure Unit
- Panel lift doors with remote controls - "Contemporary" design
- 1.8m high timber paling fences to rear and side of lot (where required) with side returns & gate/s. Includes 1.8m high timber fencing to close off Annexure Unit rear yard
- Four (4) garden taps (positions determined by Builder)
- Mounded, mulched and planted garden to front yard with Concrete/Brick edging
- Turf &/or stone combination to balance of lot area (as nominated by Builder on site)
- Clothesline to side of house/annex unit yard with separate line for Annexure Unit

External Finishes

- Face brick and/or James Hardie cladding combinations (as shown on plan)

Roof

- Concrete roof tiles or Colorbond roof sheeting as per plan (from Builder's Range)

- Colorbond fascia and gutters
- Insulation to roof as per energy efficiency requirements

Frame

- T2 treated pine frame to comply with Australian Standards
- R1.0 Builders Sarking to external walls (as required)
- 2400mm internal ceiling height

Windows

- Powder-coated aluminium windows and sliding doors with keyed locks
- Clear glazing to all windows, excluding Bathroom, Ensuite & WC which are to be Obscure
- Diamond grill safety screens to all doors and windows

Floor Covering

- Ceramic tiles from Builder's Range to Entry, Kitchen, Meals, Living, wet areas and Laundry to both the House and Annexure Unit
- Carpet from Builder's Range to all bedrooms & robes

Internal Finishes

- Corinthian external solid core panel Entry Doors painted (gloss) with deadlock
- Corinthian internal doors - painted (Gloss)
- Brushed chrome lever door furniture
- Insulation to walls as per energy efficiency requirements
- Metal shelf and rail to all robes
- Four (4) shelves and door to all linen
- Safety switch & wired direct smoke detectors as per Australian standard
- Light, power points & switches (Builder's Range)
- Roller blinds from builder's range to all windows and sliding doors (except WC and windows in shower recess).
- TV points to Living area & Bed 1 in both House and Annexure Unit
- Ceiling fans to all bedrooms, living areas & alfresco (main house only)
- Taubmans 2-coat system

Kitchen Inclusions

- Laminate bench tops
- Overhead cupboards as per plan
- 600mm Stainless Steel Oven, Ceramic Hotplates & Slimline Range-hood (Builder's Range – 5yr warranty)
- Stainless Steel sink to both Kitchens

- Flick mixer tap to sink
- Under bench dishwasher to both Kitchens

Bathroom & Ensuite Inclusions

- White acrylic bath (Main House only, If shown on plan)
- 2200mm high tiled shower recess
- 2 Pak vanity with white Poly-marble top to bathroom and ensuite
- Powder-coated aluminium shower screens with clear toughened glass
- Hand-held shower rose and rail to ensuite
- Flick-mixer tap to sink
- 250mm exhaust ceiling fan

Laundry Inclusions

- Narrow single bowl combination laundry tub and cabinet with powder coated finish
- Standard polished chrome plated laundry tub tapware, wall mounted

Special Finishes & Upgraded Inclusions:

- Fire rated party wall designed to meet Council Standards
- Manufactured 20mm Stone Kitchen bench tops from Builder's range
- Mirrored sliding robe doors
- Double letterbox (colour to match house) – location to be confirmed to meet DA requirements
- Quality tapware from Builder's GOLD Range
- 1 x split system air conditioning unit to Living area to both dwellings
- 1 x split system air conditioning unit to Bed 1 (main house only)
- Bulkheads above overhead cupboards in kitchen to both dwellings
- Water tap to fridge cavity space (both dwellings)
- Infrastructure Charges (if applicable)

Owner/s Signature:

Builder Signature:



HOUSE & AUXILIARY UNIT

**LAND &
HOMES**
for Sale in South
East Qld



GLEN HAVEN
ESTATE



CREATING MEMORIES TO LAST A LIFETIME

Creating memories to last a lifetime

At Glen Haven, you'll never feel fenced-in by suburbia. Instead, you'll be surrounded by beautiful, semi-rural properties in a picture-perfect location; where horses graze in lush, green paddocks and kids can enjoy being kids.

This impressive estate is releasing 71 properties over four stages with the first stage of 25 lots just released. The estate features quiet, safe streets purpose-built for Glen Haven's residents.

Centrally located in the rapidly growing community of Logan Reserve, Glen Haven is only 35 km from Brisbane and 59 km from Queensland's iconic Gold Coast beaches. You and your family can enjoy a true Queensland lifestyle all year-round while still only minutes away from everything you'll ever need. Shopping, schools, childcare, parklands and

a world-class public transport network are all close by giving you the freedom to work, rest and enjoy precious time with your family. An exciting new Shopping Village with a supermarket, service station, retail shops, restaurants and health services are also planned less than 5 km from your doorstep.

Building a brand new home close to everything is not just great for the family, it's also a very smart investment.

Finally you can feel like you're home!



Brisbane CBD

Marsden Park Shopping Centre

Springwood

Train, Griffith Uni, TAFE & Hospital

↙ M1 H'way ↘
↙ Logan M'way ↘

Childcare

Logan Reserve State School

GLEN HAVEN ESTATE



Community

A connected lifestyle that's close to everything:

- ✓ Convenient two street access surrounded by semi-acreage properties
- ✓ Marsden Park Shopping Centre - 5.7 km (Coles, Ausfresh Farmers Market)
- ✓ Enjoy afternoons with the kids at Tygum Park & Lagoon - 5.6 km
- ✓ Get to work or head to the Gold Coast easily from Loganlea Train Station - 8 km
- ✓ Discover a world of shopping, dining and entertainment at Loganholme Hyperdome –
- ✓ Less than 10 minutes to Logan Hospital - 8.4 km



Education

Close to quality childcare, schools and higher education:

- ✓ Crestmead Early Education Centre - 4.9 km
- ✓ C&K Kindergarten – 1.2 km
- ✓ Logan Reserve State School - 1.3 km
- ✓ Saint Philomena School - 4.8 km
- ✓ Marsden State High School - 5.3 km
- ✓ St Francis College - 7.1 km
- ✓ Griffith University, Logan Campus - 9.6 km
- ✓ TAFE Qld, Loganlea Campus – 8.8km



Investment*

Strong investment growth in Logan City: A city on the move!

- ✓ A \$200 million Logan Central Master Plan is set to encourage future development while attracting investors and visitors to the community.
- ✓ The precinct will comprise of commercial buildings, schools, retail, health, along with aged care and residential buildings around a central town square.
- ✓ \$460 million of the Queensland Government's budget is going towards the Logan Hospital to cater for its growing population.

Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 5

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P.U.	LINEAGE	METHOD	REMARKS
OPM 203313	510 947.161	6 933 278.255	56	0-024	Derived	Network RTK	Standard
OPM 50095	511 672.303	6 933 626.727	56	0-022	Derived	Network RTK	

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO	TYPE
1-OPM	1/SP184576	168°20'10"	20.557	203313	Standard
4-OPM	4/SP184576	80°21'25"	427.295	50095	
7-OPM (not searched)	5/SP213460	22°52'50"	1093.196	130133	

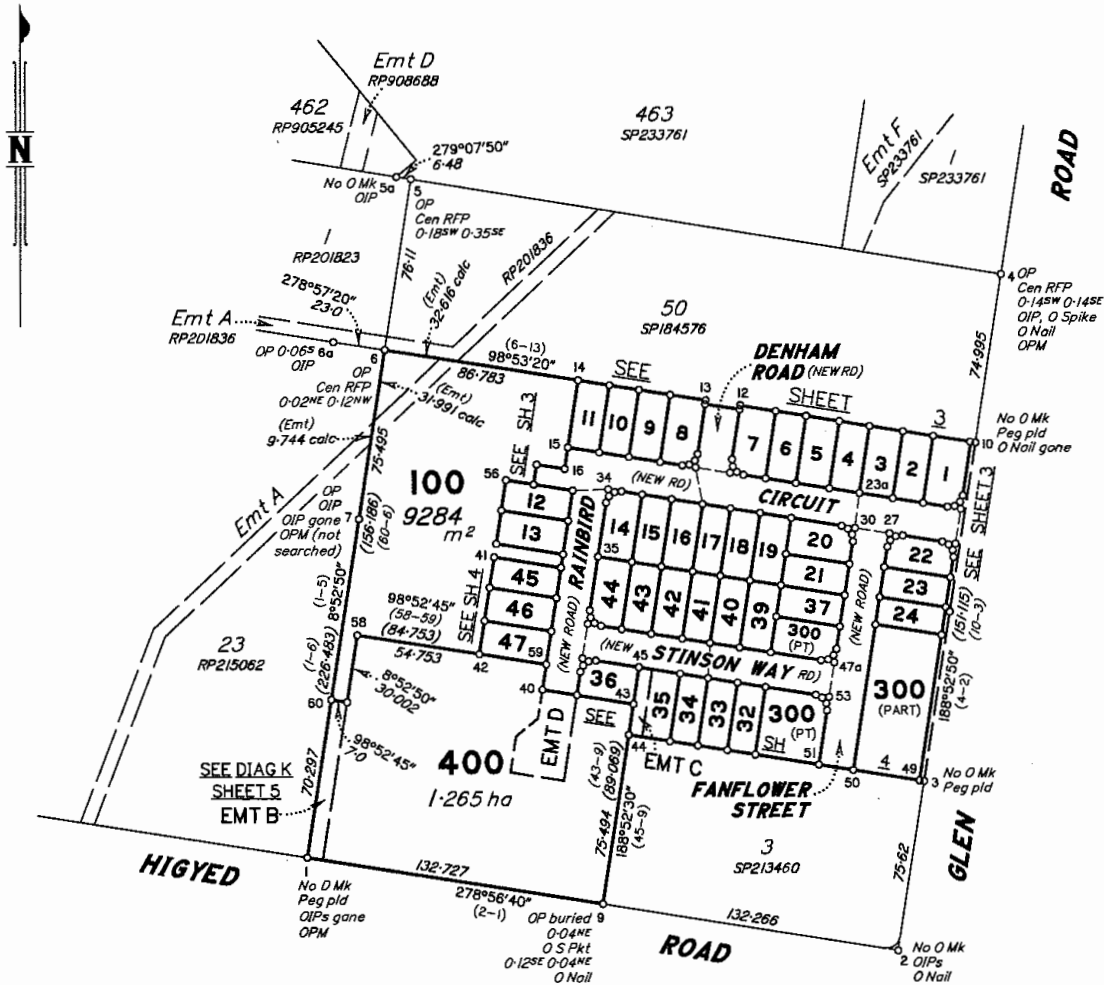
MERIDIAN TABLE

LINE	PLAN BEARING	MGA ZONE 56 BEARING
OPM 203313-OPM 50095	64°19'59"	64°19'59"

Area of New Road
8417m²

Peg placed at all new corners unless otherwise shown.

FOR REFERENCE MARKS
SEE SHEET 5



I, Roy Arthur SOMERVILLE hereby certify that the land comprised in this plan was surveyed by David Andrew HEYCOCK, Registered Surveyor, for whose work I accept responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17/06/2020.

[Signature]
Cadastral Surveyor

Date 3/7/20

Metres 0 100m 200m 300m
0 50mm 100mm 150mm State copyright reserved.

PLAN OF **Lots 1 to 24, 32 to 37, 39 to 47, 100, 300 and 400 and Easements B and D in Lot 400 and Easement C in Lot 35**

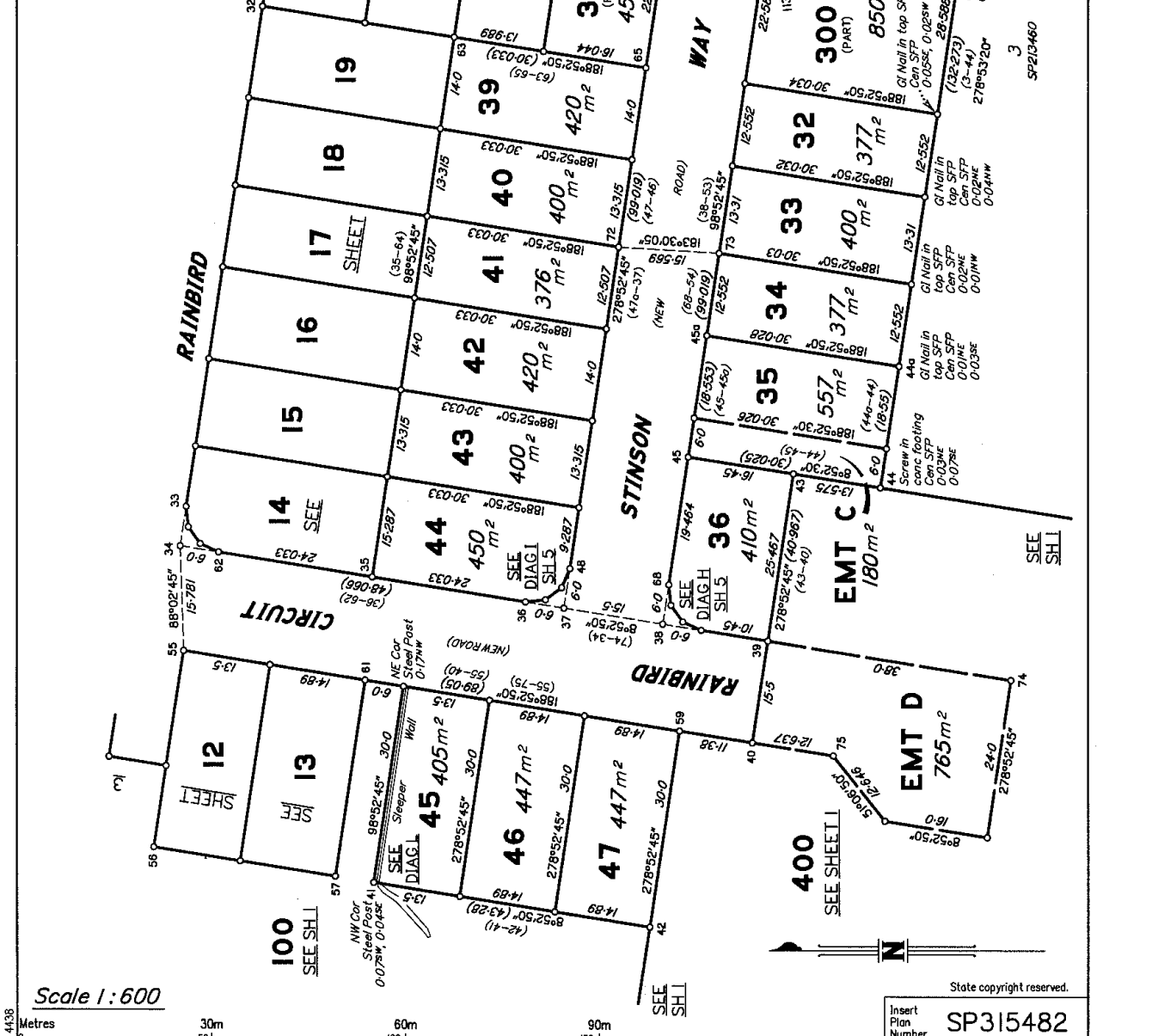
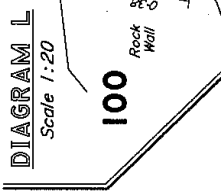
Scale: 1:2000
Format: STANDARD

LOCAL GOVERNMENT: LOGAN C.C LOCALITY: LOGAN RESERVE



SP315482

Meridian: MGA (Zone 56) GDA-94 vide SP184576 Survey Records: NO



Scale 1:600

4438



State copyright reserved.

Insert Plan Number **SP315482**

DISCLOSURE PLAN

For Lot 35 (on SP315482)
 60-66 & 68-74 HIGYED ROAD,
 77-83 & 85-89 GLEN ROAD,
 LOGAN RESERVE, QLD, 4133

Described as Part of:
 Lot 1 & 2 on SP213460 (Higyed),
 Lot 7 on RP217947 & Lot 60 on SP184576 (Glen)

Locality: Logan Reserve
 Local Authority: Logan City Council

NOTES:

This plan has been prepared for, QLCL MEMBER DEVELOPMENT FUND MANAGER Pty Ltd for the purpose of A DISCLOSURE PLAN UNDER THE LAND SALES ACT 1984.


It is not to be used by any other person or corporation for any other purposes & is subject to the following limitations:

Areas and Dimensions are subject to plan registration and any requirements from council and any other authority which may have requirements under any relevant legislation and subject to the variations permitted by the Contract Terms.

Proposed location of road infrastructure, retaining walls and lot contours have been obtained through the as-constructed data by Somerville Consultants. The obtained data is an accurate representation of the constructed site on the 17/06/2020.

Somerville Consultants takes no responsibility for any variations that occur after the 17/06/2020, which may affect a lot.

AUTHORISATION:

 20/07/2020
 Date: 20/07/2020

Roy Arthur SOMERVILLE
 Cadastral Surveyor

DATE:	20/07/2020	SCALE:	1:250 (A3)
SURVEYED BY:	DH	DRAWN:	JK
LEVEL DATUM:	AHD	CHECKED:	RA

SOMERVILLE CONSULTANTS

ABN 41 731 627 282 ACN 165 966 629

Licensed Surveyors &
 Development Consultants



P.O. Box 1198 Springwood Qld 4127
 t: 07 34232066 f: 07 34232077
 e: roy@roysom.com.au

DRAWING NO: 4438-DP35-A

NOTES

EARTHWORKS (GENERAL)

All fill material placed shall be compacted and trimmed to final earthworks levels and profiles shown on the contract drawings and tested in accordance with the project specification.

Depth of fill can be extrapolated using original and proposed surface levels shown.

COMPACTION STANDARDS

The compaction of earth fill will be undertaken in accordance with the requirements of the Australian Standard AS3798-2007.













All earthworks shall be monitored and assessed using a Level 1 inspection and testing plan, carried out by an approved Geotechnical and Inspection Authority. (GITA).

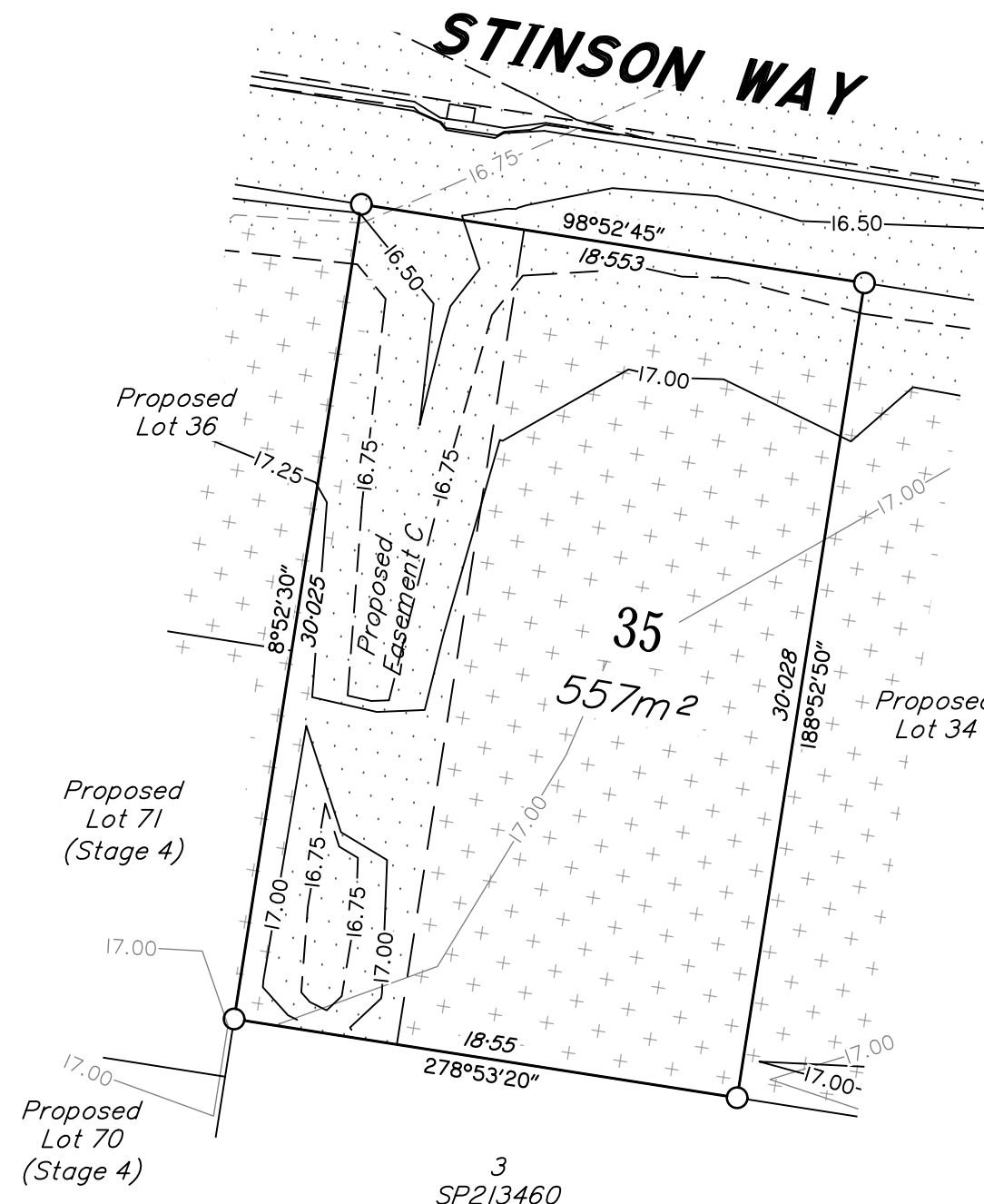


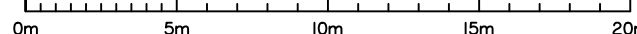
LOCALITY DIAGRAM



LEGEND

-  STORMWATER GULLYTRAP
-  KERB AND CHANNEL
-  CONCRETE FOOTPATH/ DRIVEWAY
-  PROPOSED CONTOUR DESIGN MAJOR
-  PROPOSED CONTOUR DESIGN MINOR
-  -15.0- PROPOSED CONTOUR LABEL
-  EXISTING CONTOUR DESIGN MAJOR
-  EXISTING CONTOUR DESIGN MINOR
-  -15.0- EXISTING CONTOUR LABEL
-  PROPOSED RETAINING WALL
-  EARTHWORKS FILL
-  EARTHWORKS CUT



SCALE 1:250 (A3) 

Suburbs of Opportunity

The L Series – Logan Reserve

The suburb of Logan Reserve covers an area of 14.6 square kilometres. Logan Reserve falls within the greater statistical area of Chambers Flat–Logan Reserve which covers 36.3 square kilometres.



The suburb is bordered to the east by the Logan River and has a strong sense of community. Logan Reserve is playing a key role in catering to the growing demand for new homes in the city.

Logan Reserve is home to two parks – Henderson Park and Stoneleigh Reserve Park. “Must Do Brisbane” ranks Stoneleigh Reserve Park in the top ten parks in Logan City and is recommended by “Brisbane Kids” for a unique country farm experience. The Park is divided into three main areas – the farmyard, the farmhouse and orchard, and the paddock. In place of traditional play equipment the park provides a range of country themed activities with artificial animals, word search games and a network of paths for bikes, scooters and skateboards.¹

Economy and Employment

The Chambers Flat–Logan Reserve area has a small employment base with the bulk of its workers leaving the area to work in other locations. There are 587 jobs in the area, with the primary employment industry being construction (197 jobs) followed

by agriculture, forestry and fishing (129 jobs) and education and training (80 jobs).²

There is currently more than \$64.5 million in approved future development within Logan Reserve all in varying stages. This development includes two child care centres, an IGA supermarket, 450 residential lots, 36 townhouses and units, and 180 aged care beds.

Population

At the time of the 2016 Census Logan Reserve was home to 3,521 people, up from 2,154 in 2011. More up-to-date data is not available on an individual suburb level, however it is available for the greater Chambers Flat–Logan Reserve area which is estimated to be home to 5,562 people.³

The area is projected to see its population increase to 8,133 by 2021 and to reach 10,899 by 2026.⁴ This equates to an increase of 5,337 persons, which is expected to generate demand for around 1,721 new homes.

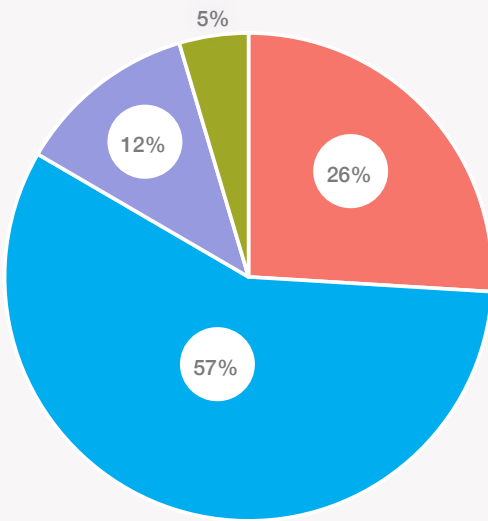
Demographics

The dwelling landscape in Logan Reserve is almost entirely comprised of detached houses, which made up 98% of all dwellings at the time of the last Census. The balance was made up of semi-detached/townhouse dwellings. Although the area is witnessing strong growth in new dwellings, the profile of dwellings is likely to remain consistent, with only a handful of townhouses and units proposed for the suburb.

Logan Reserve is a popular address for families who occupy 57% of homes in the suburb. Couples accounted for a further 26% of household types, single-persons 12% of all households and group/share households the remaining 5%.

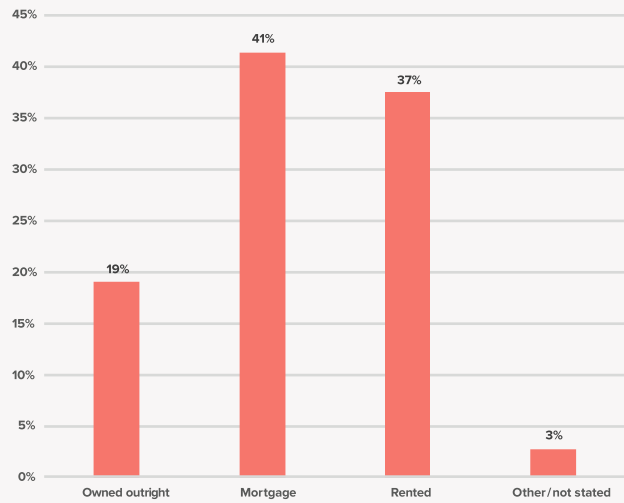
Unsurprisingly, given the prevalence of detached in Logan Reserve, homes are typically large with the majority (65%) containing four or more bedrooms. Just under one third (29%) of homes within are three-bedroom houses and only 4% have two or fewer bedrooms.⁵

Logan Reserve – Household Composition



- Couples
- Families
- Lone parent
- Group/share

Logan Reserve – Dwelling Tenure Type



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Rates of home-ownership in Logan Reserve are high with 60% of homes owner-occupied. 41% are occupied under mortgage tenure and the remaining 19% are owned outright. Despite the high number of owner-residents, Logan Reserve is a popular address for renters, who occupy 37% of homes.⁶

Logan Reserve's population are typically high income-earners with the median personal, family and household weekly incomes all higher than those recorded for the City of Logan. The median weekly personal income of \$708 is \$73 higher than the Logan median, the family median weekly income of \$1,651 is \$105 per higher and the median weekly household income of \$1,655 is \$239 higher.

Residential Market Fundamentals

Logan Reserve's residential market has been quite active over the past few years with a number of large sites being acquired by developers for subdivision and the subsequent emergence of more urban development. Over the five-

year period to December 2018 the median house price for a home on a traditional suburban lot⁸ was recorded at \$393,500. The median house price is \$36,500 more affordable than that recorded throughout Logan City. Since 2014 the median house price has grown by an average of 3.5% per annum, peaking in 2015 with an 11% lift in values. Over this time frame there has been an average annual demand for 54 homes.

Houses on acreage properties have been purchased both for development and standard ownership. Across the standard ownership market, the median house price has grown by an average of 2.5% per annum over the past five years to reach \$665,000 for the year ended December 2018. Over this timeframe there has been an average of 13 sales of this nature.

There have been almost 40 sales of houses on acreage lots which have been sold for redevelopment purposes over the past five years. Across 2018 the median sale price for these sales was recorded at \$2.776 million. On a rate per square metre, development sites have traded at an average of \$90/m² across 2018.

Demand for vacant urban residential lots has been strong, averaging 165 sales per annum over the past five years. Commensurate with this strong demand has been solid growth in land values, which have risen by an average of 6.1% per annum. The average lot size in this market is recorded at 387m². For the year ended December 2018 the median sale price for a vacant urban residential lot was \$210,000.

- 1 Brisbane Kids – Family Friendly Playgrounds
- 2 Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014/2015 National Input Output Tables and June 2017 Gross State Product
- 3 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018
- 4 Queensland Government Statistician's Office – Population Projections 2018 Edition
- 5 2% of dwellings with number of bedrooms "not stated"
- 6 3% of dwellings with tenure type "other/not stated"
- 7 Less than 2,500m²
- 8 Greater than 2,500m²