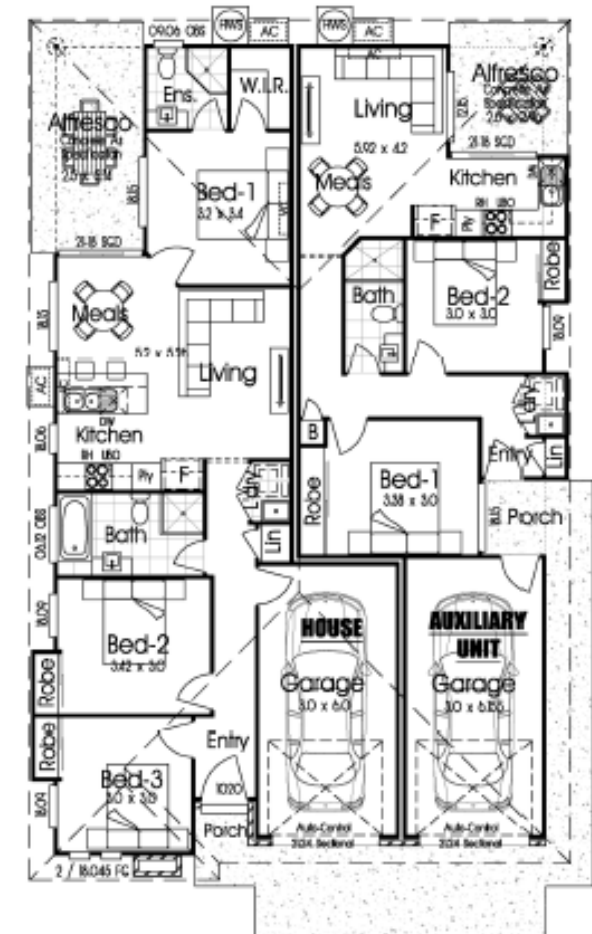


LOT 2 @ RELAM ROAD, RELAM ROAD, LOGANLEA



Registered Block of Land

LAND SIZE: 709 m²
LAND PRICE: \$245,000*
BUILD PRICE: \$354,900

BED: 3 + 2
BATH: 2 + 1
CAR: 1 + 1

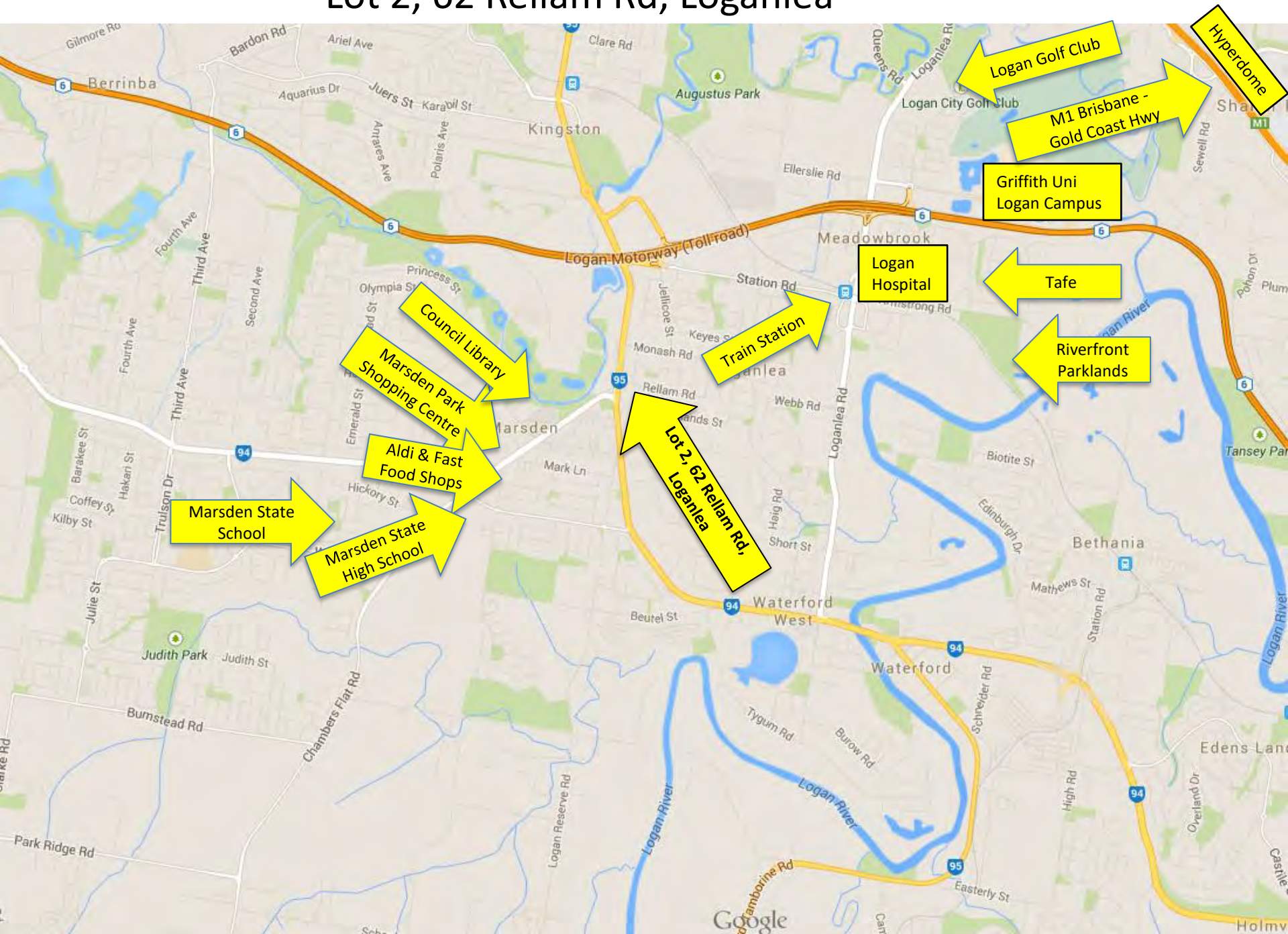
Est. WEEKLY RENT: \$670 - \$705
YIELD: 5.8% - 6.11%

*Land price subject to vendor's acceptance

DUAL OCCUPANCY AUXILIARY

\$599,900

Lot 2, 62 Rellam Rd, Loganlea



Logan Golf Club

M1 Brisbane -
Gold Coast Hwy

Hyperdome

Griffith Uni
Logan Campus

Logan Hospital

Tafe

Riverfront
Parklands

Train Station

Council Library

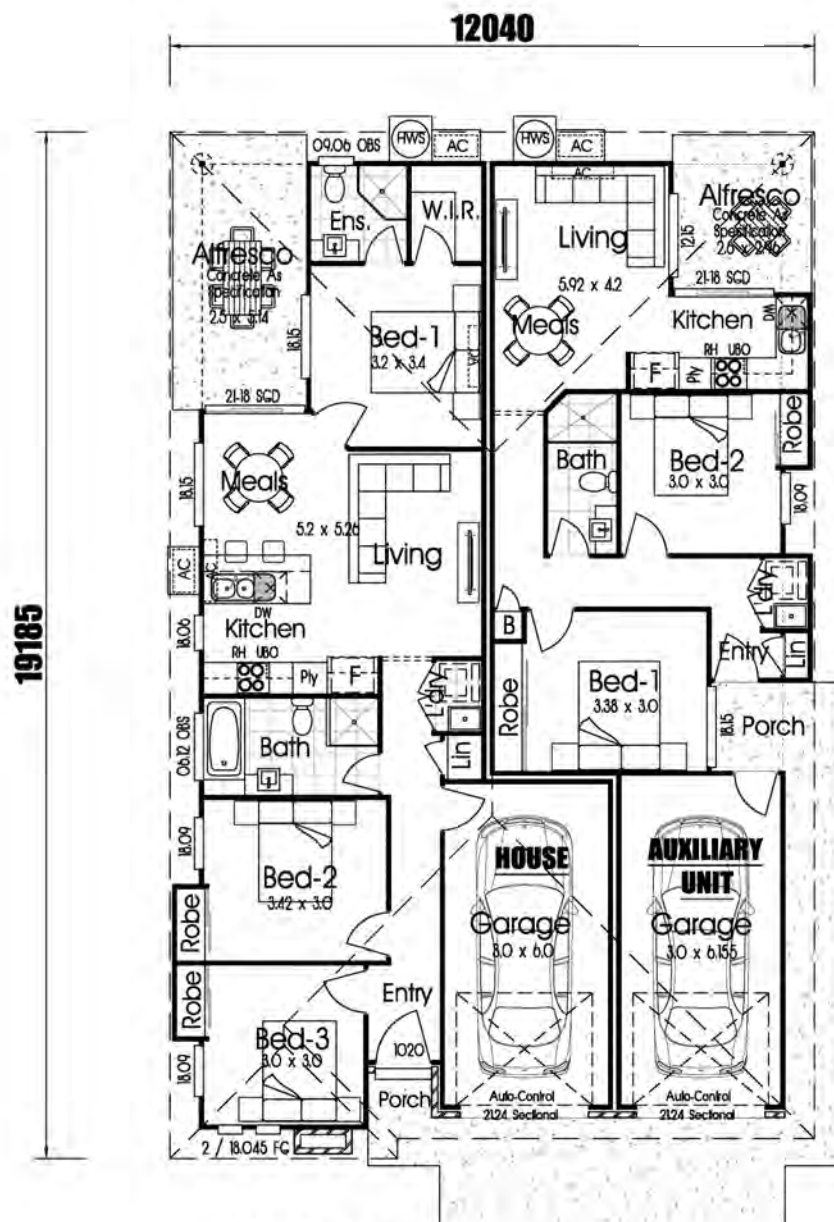
Marsden Park
Shopping Centre

Aldi & Fast
Food Shops

Marsden State
School

Marsden State
High School

Lot 2, 62 Rellam Rd,
Loganlea



Floor Plan

GENERAL NOTES

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- 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.
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- 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 girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.3.3 (N2)

BUILDING AREAS (m²)

HOUSE

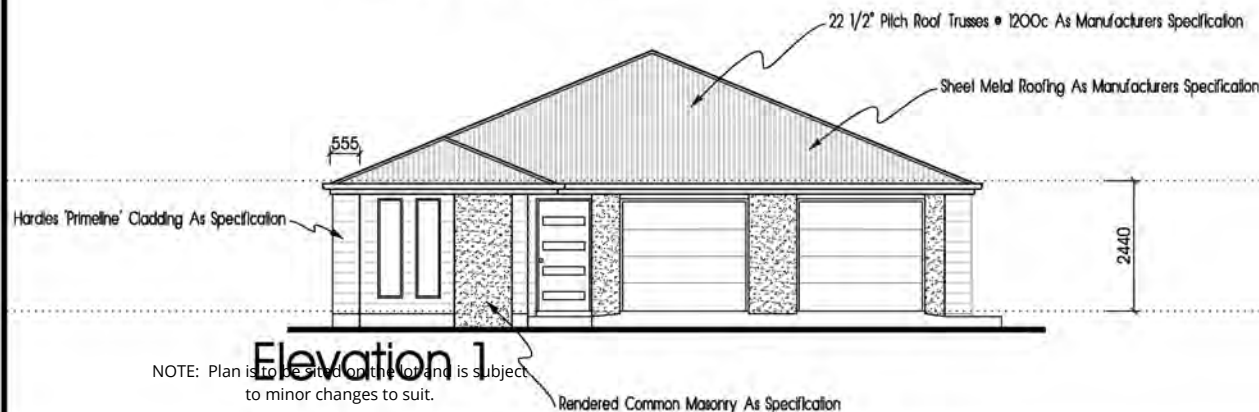
Living Area =	83.00 m ²
Garage Area =	20.51 m ²
Alfresco Area =	12.89 m ²
Porch Area =	1.08 m ²
House Area =	117.48 m²

UNIT

Living Area =	59.05 m ²
Garage Area =	20.48 m ²
Alfresco Area =	7.70 m ²
Porch Area =	2.31 m ²
Unit Area =	89.54 m²
TOTAL AREA =	207.02 m²

WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER - 66.43 lm



PAUL VENOUR BUILDING DESIGNER	HOUSE DESIGN: HARTFORD - RH
© COPYRIGHT Copyright Reproduction in Whole Or in Part is Strictly Forbidden	FACADE: CONTEMPORARY
1 As Shown Original Issue	
NO. DATE AMENDMENT	
CLIENT -	
PROJECT -	



25 March 2021

RE: Lot 2, 62 Rellam Road, Loganlea QLD

To whom it may concern.

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 \$310 - \$325 per week.

Combined weekly rental income \$670 - \$705.

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

Lot 2, 62 Rellam Rd

Loganlea Qld

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 driveway, paths and alfresco areas as per plan
- 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) P.S. \$16,192
- Site costs (tree removal or piers as required because of surrounding trees) P.S. \$11,000 inc GST
- Extended driveway to accommodate 3 x off-street carparking spaces and room to manoeuvre cars for ease of access

Owner/s Signature:

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We THOMAS JACOB CRAN 1/2
DIVYA PASUPULA 1/2

AS TENANTS IN COMMON

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *~~Lessees~~

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 8619

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15563073	Lot 9 on RP140694	1 & 2	---	Emts A & B

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719623550	1 & 2	---


1 & 2	POR 260
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: South Burnett Surveys Pty Ltd

Date: 25/11/2020

Signed: 

Designation: Liaison Officer

9. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

* delete words not required

10. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

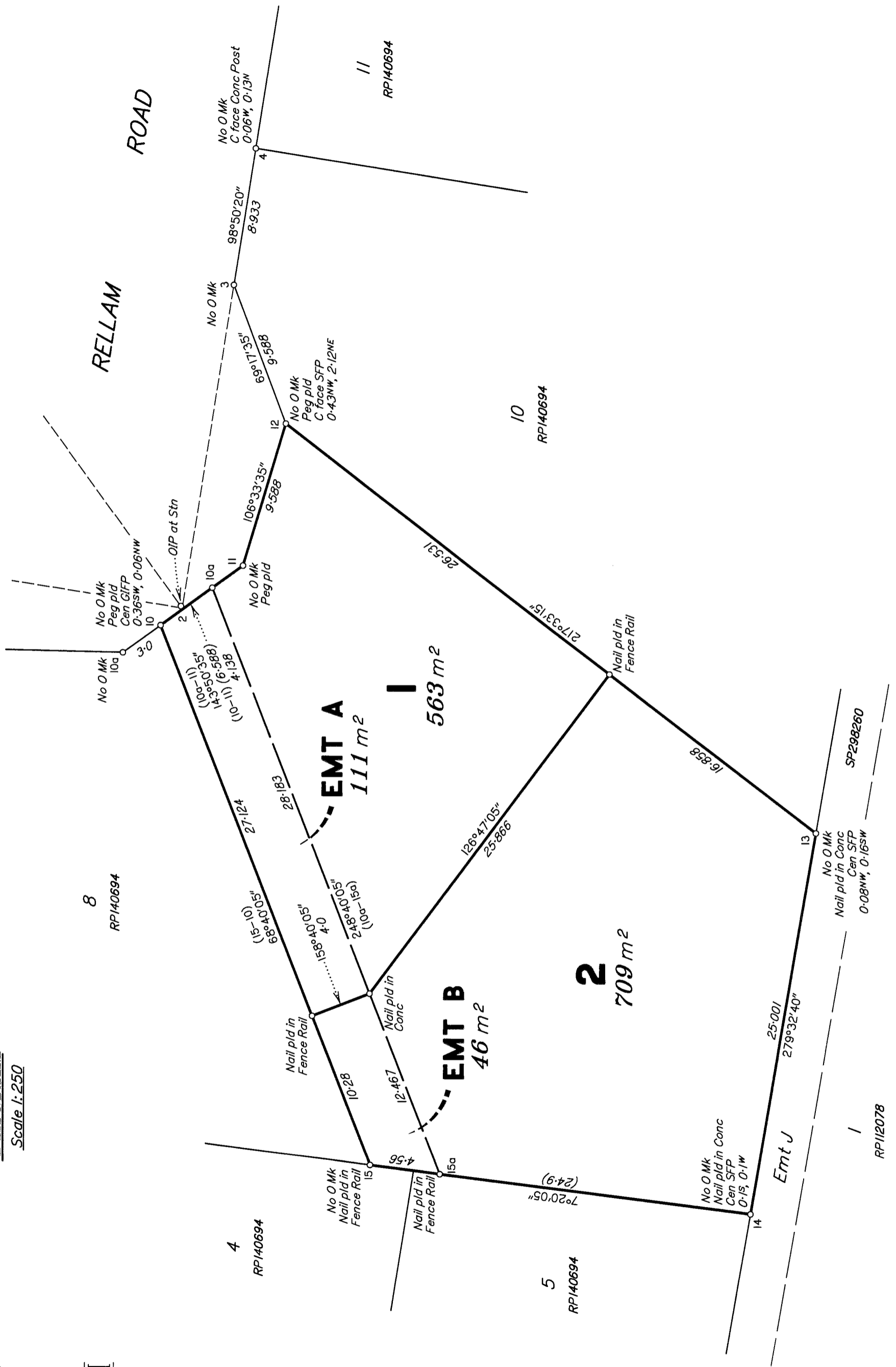
11. Insert Plan Number

SP318255

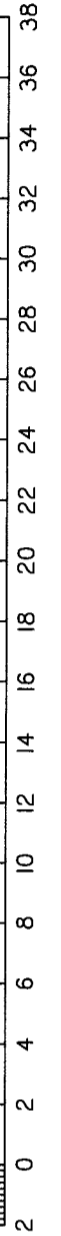
DIAGRAM
Scale 1:250



0 50mm 100mm 150mm

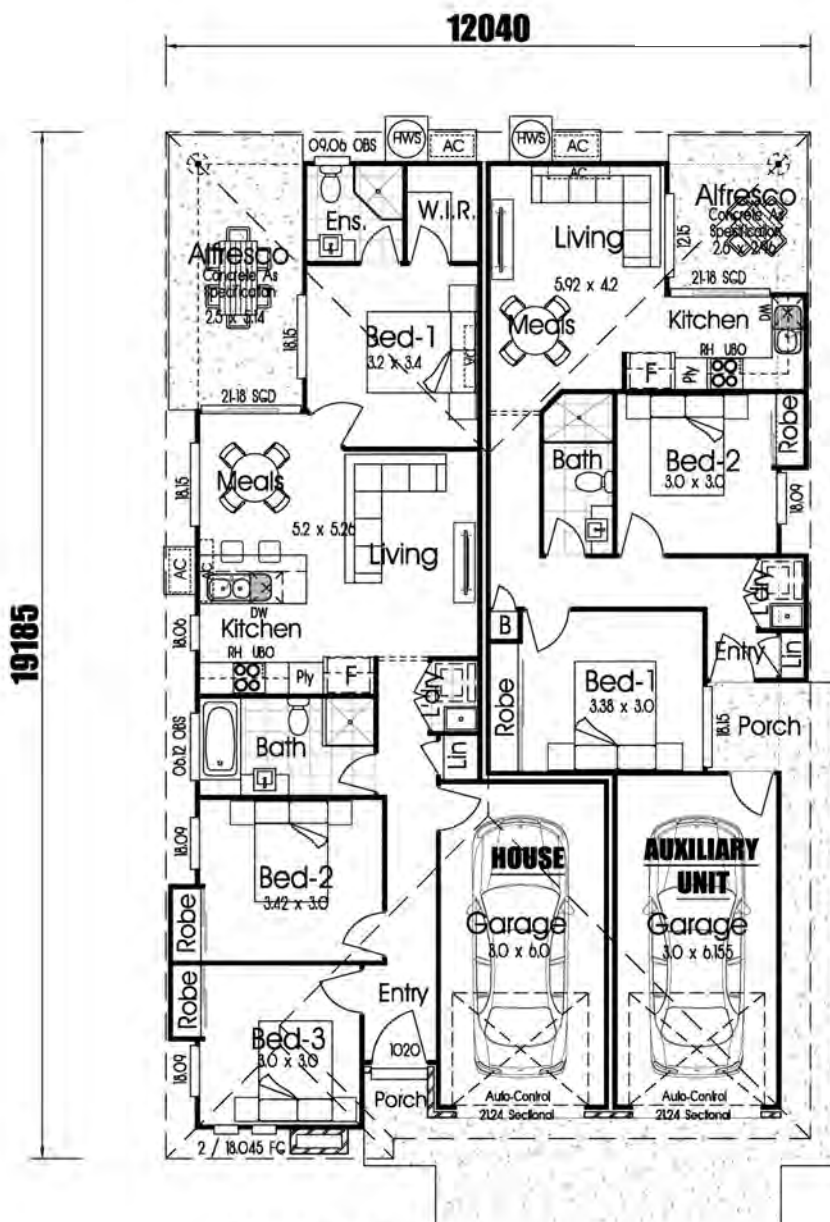


Scale 1:250 - Lengths are in Metres.



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Insert Plan Number **SP318255**



Floor Plan

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- Lintels under all girder trusses shall be checked by truss supplier.
- Angled walls shall be @ 45° unless noted otherwise.
- WIND classification :- W.3.3 (N2)

BUILDING AREAS (m²)

HOUSE

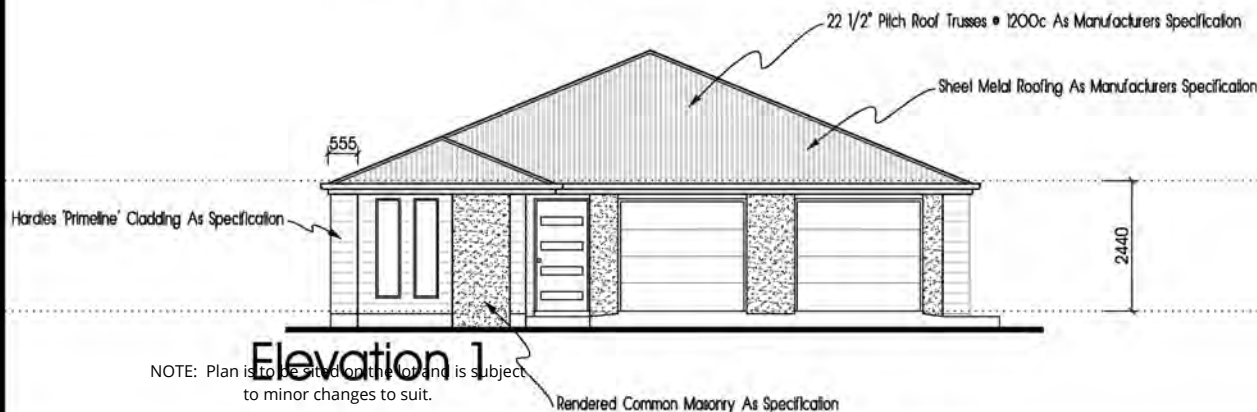
Living Area =	83.00 m ²
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Alfresco Area =	12.89 m ²
Porch Area =	1.08 m ²
House Area =	117.48 m²

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Garage Area =	20.48 m ²
Alfresco Area =	7.70 m ²
Porch Area =	2.31 m ²
Unit Area =	89.54 m²
TOTAL AREA =	207.02 m²

WALL PERIMETER (lm)

EXTERNAL WALL PERIMETER - 66.43 lm



Elevation 1

NOTE: Plan is to be situated on the lot and is subject to minor changes to suit.

PAUL VENOUR BUILDING DESIGNER © COPYRIGHT Copyright Reproduction in Whole Or in Part is Strictly Forbidden	HOUSE DESIGN:	HARTFORD - RH
	FACADE:	CONTEMPORARY
1 As Shown Original Issue NO DATE AMENDMENT		
CLIENT -		
PROJECT -		

House with Annexure Unit

Full 'Turn-Key' Builder Inclusions

Lot 2, 62 Rellam Rd

Loganlea Qld

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)
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- Sewerage, drainage and stormwater connections from consumer connection point
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- Site costs (tree removal or piers as required because of surrounding trees) P.S. \$11,000 inc GST
- Extended driveway to accommodate 3 x off-street carparking spaces and room to manoeuvre cars for ease of access

Owner/s Signature:

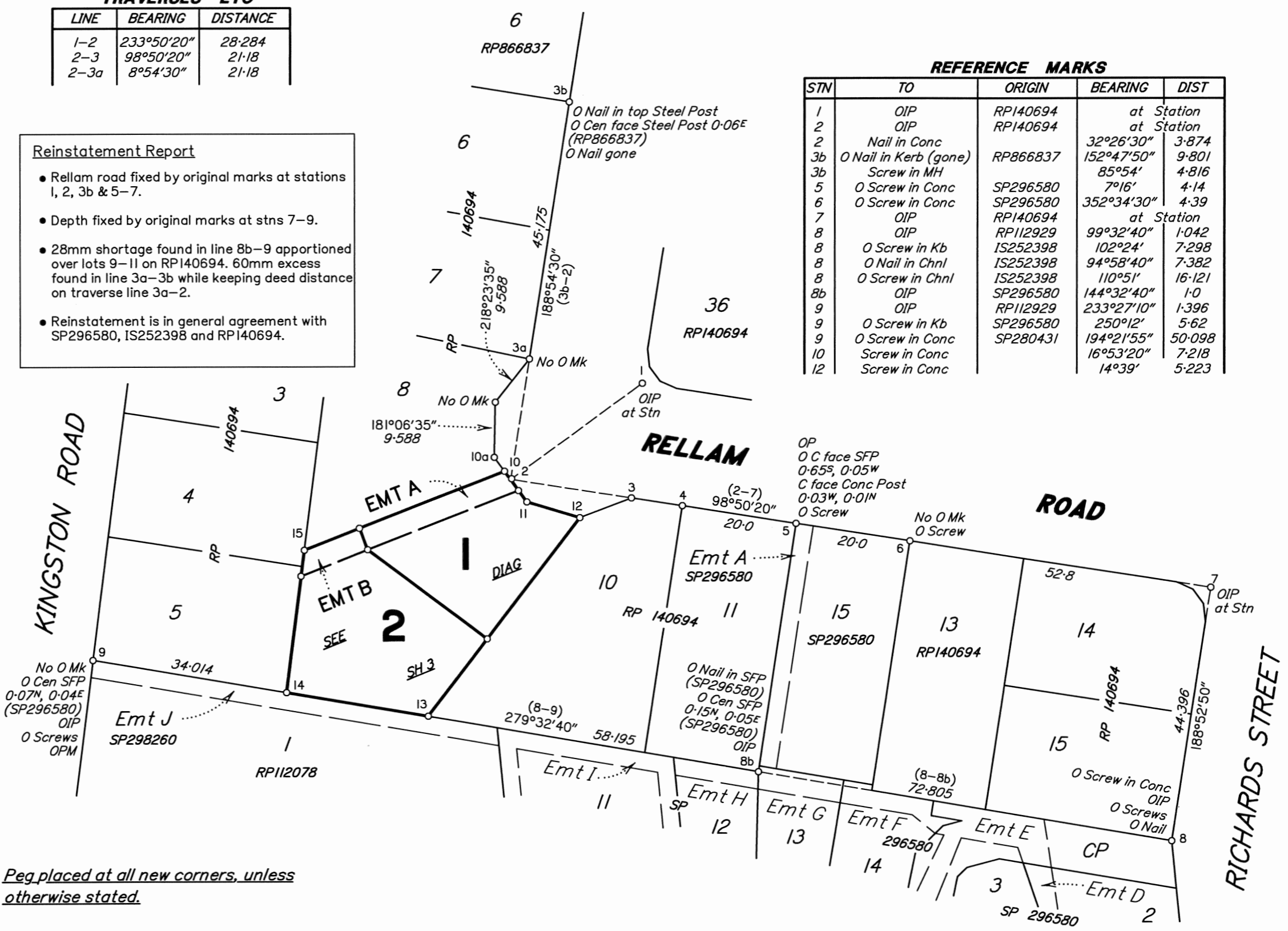
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9-OPM	SP296580	299°45'45"	69.17	50089	

STN	TO	ORIGIN	BEARING	DIST
1	OIP	RP140694		at Station
2	OIP	RP140694		at Station
2	Nail in Conc		32°26'30"	3-874
3b	O Nail in Kerb (gone)	RP866837	152°47'50"	9-801
3b	Screw in MH		85°54'	4-816
5	O Screw in Conc	SP296580	7°16'	4-14
6	O Screw in Conc	SP296580	352°34'30"	4-39
7	OIP	RP140694		at Station
8	OIP	RP112929	99°32'40"	1-042
8	O Screw in Kb	IS252398	102°24'	7-298
8	O Nail in Chnl	IS252398	94°58'40"	7-382
8	O Screw in Chnl	IS252398	110°51'	16-121
8b	OIP	SP296580	144°32'40"	1-0
9	OIP	RP112929	233°27'10"	1-396
9	O Screw in Kb	SP296580	250°12'	5-62
9	O Screw in Conc	SP280431	194°21'55"	50-098
10	Screw in Conc		16°53'20"	7-218
12	Screw in Conc		14°39'	5-223

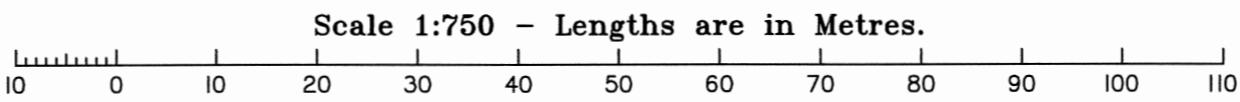
LINE	BEARING	DISTANCE
1-2	233°50'20"	28.284
2-3	98°50'20"	21.18
2-3a	8°54'30"	21.18

Reinstatement Report

- Rellam road fixed by original marks at stations 1, 2, 3b & 5-7.
- Depth fixed by original marks at stns 7-9.
- 28mm shortage found in line 8b-9 apportioned over lots 9-11 on RP140694. 60mm excess found in line 3a-3b while keeping deed distance on traverse line 3a-2.
- Reinstatement is in general agreement with SP296580, IS252398 and RP140694.



Peg placed at all new corners, unless otherwise stated.



SOUTH BURNETT SURVEYS PTY LTD (ABN 26 010 622 189)
(t/a ONF Surveyors)
herby certify that the land comprised in this plan was surveyed by the corporation, by Trevor Dean DHAMU, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Howard John CUTLER, Cadastral Surveyor. 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 16/11/2020.

Director
Date: 25/11/2020

Plan of Lots 1 & 2,
Easement A in Lot 1 &
Easement B in Lot 2
Cancelling Lot 9 on RP140694

LOCAL GOVERNMENT: COUNCIL
LOGAN CITY
LOCALITY: LOGANLEA

Meridian: SP296580

Survey Records: No

Scale: 1:750
State copyright reserved.

Format: STANDARD

SP318255

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We THOMAS JACOB CRAN 1/2
DIVYA PASUPULA 1/2

AS TENANTS IN COMMON

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *~~Lessees~~

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : 8619

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
15563073	Lot 9 on RP140694	1 & 2	---	Emts A & B

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
719623550	1 & 2	---


1 & 2	POR 260
Lots	Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: South Burnett Surveys Pty Ltd

Date: 25/11/2020

Signed: 

Designation: Liaison Officer

9. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

* delete words not required

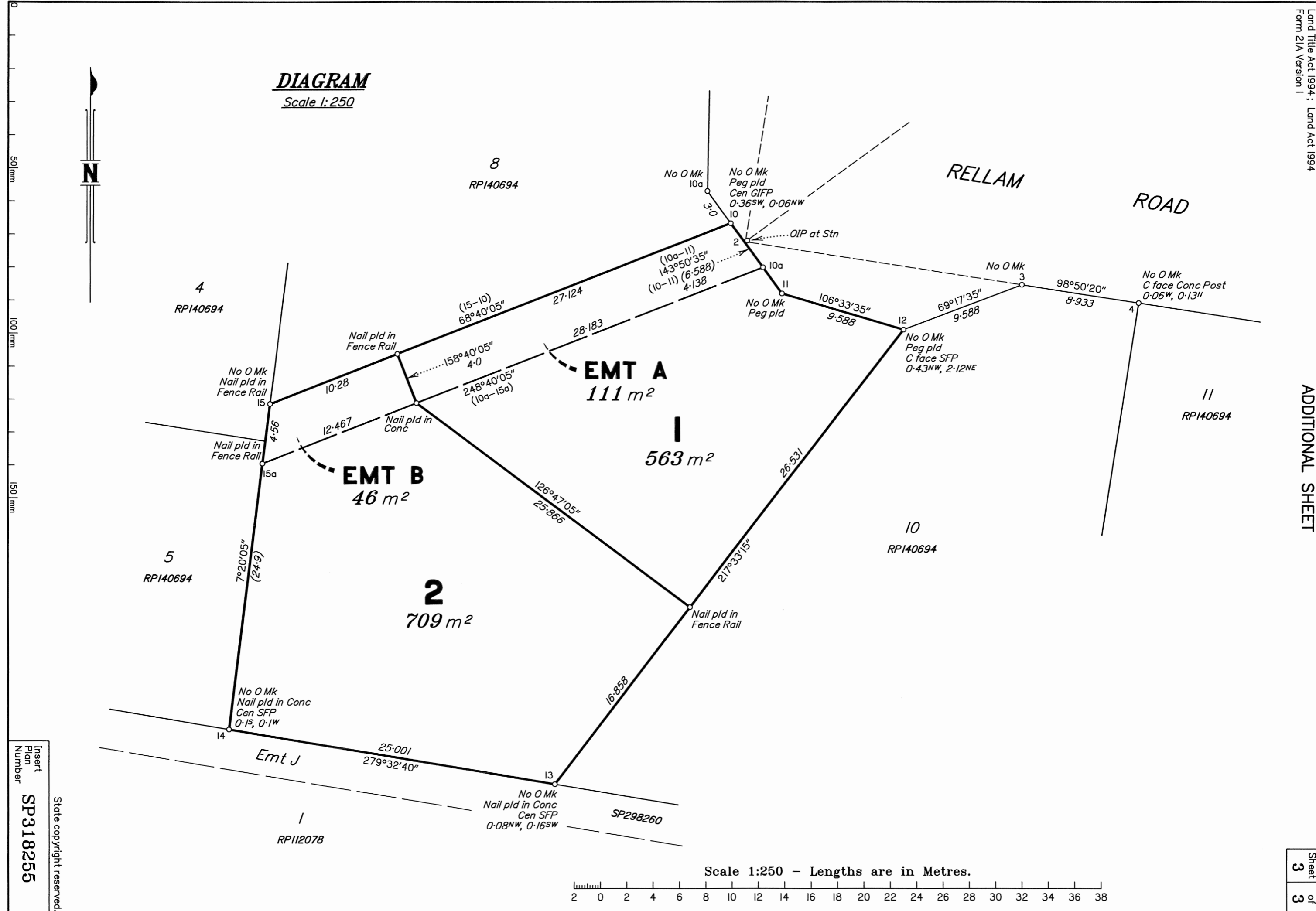
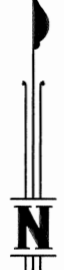
10. Lodgement Fees :

Survey Deposit \$
Lodgement \$
.....New Titles \$
Photocopy \$
Postage \$
TOTAL \$

11. Insert Plan Number

SP318255

DIAGRAM
Scale 1:250



Insert
Plan
Number
SP318255

State copyright reserved.

Suburbs of Opportunity

The L Series – Loganlea

The suburb of Loganlea covers an area 5.5 square kilometres and falls with the greater Loganlea Statistical area covers 11.3 square kilometres.



Image Courtesy of First National Browns Plains

Evergreen Park is the suburb's major recreational area. It has barbecues, a basketball court, cricket practice nets, a children's playground, a dog off-leash area and a picnic area. Additional parks within Loganlea include Ryan Park, Packett Park and Cadagi Park.

Loganlea Train Station is serviced by both the Beenleigh/Ferry Grove line and the Airport/Varsity Lakes-Gold Coast Line together with a number of TransLink bus services.

Economy and Employment

Loganlea has 1,256 local jobs, with transport, postal and warehousing the largest industry of employment accounting for 307 jobs. Health care and social assistance is the second largest industry of employment (177 jobs) followed by education and training (172 jobs).¹

The majority of future development within Loganlea is focused around infill townhouse sites. The most notable project on the drawing board is the \$5 million Oz Seals development which was approved in 2018. The development is proposed to include industrial sheds, a showroom/warehouse space and purpose-built student accommodation.

Population

Up-to-date population data is only available for the greater Loganlea statistical area which shows the suburb's population sits at 11,048² which is an increase of 173 persons on the previous year.

Given the limited availability of any large parcels of land within Loganlea for future development, population growth within the suburb is expected to be moderate. By 2021 the population is projected to increase by 533 persons to reach 11,581 and by 2026 it is expected to expand by an additional 458 persons to sit at 12,039.³ The total population growth across this period equates to 991 persons which translates into expected demand for 340 new dwellings.

Demographics

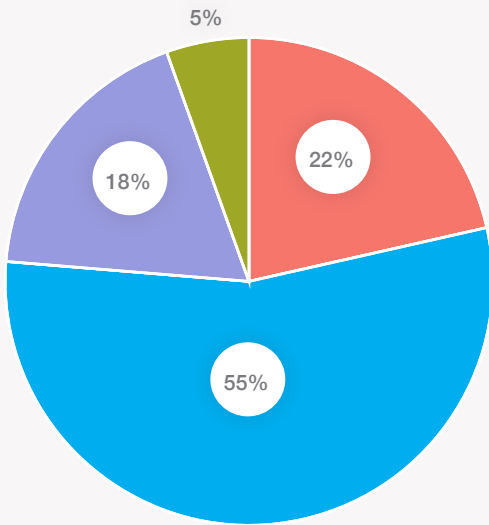
At the time of the last Census in 2016, the dwelling landscape in Loganlea was primarily comprised of detached houses, which made up 80% of all dwellings. Since this time the suburb seen a number of new townhouse developments emerge, which will result in a higher proportion of the suburb's dwelling stock at the next Census than the 13% recorded in

2016. Loganlea is one of the few suburbs in the City of Logan with apartments, although they represent just 7% of dwellings in the suburb.

As with all suburbs in Logan City, families are the dominant household type in Loganlea making up just over half (55%) of all households. Couple households make up 22% of all homes in Loganlea with a further 18% of households occupied by single persons. The remaining 5% of homes are occupied by group/share households.

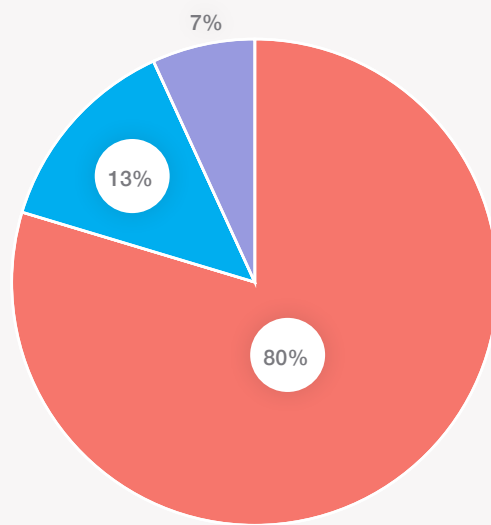
Census data shows that homes containing three bedrooms are the most common dwelling type within Loganlea, making up nearly half (48%) of all dwelling types. A further 40% of homes have four or more bedrooms with one- and two-bedroom homes making up just 10% of Loganlea's total residential housing stock.⁴ As 40% of all households have one or two people, a shift towards smaller dwelling types in the area would better cater to market demand.

Loganlea – Household Composition



- Couples
- Families
- Lone parent
- Group/share

Loganlea – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Loganlea is a popular suburb for renters, with just over half (52%) of all dwellings occupied under rental tenure. Homes occupied under mortgage tenure account for 29% of all dwellings and a further 16% of homes are occupied by persons who own their home outright.⁵

The median weekly personal, family and household incomes within Loganlea are all lower than those recorded throughout the City of Logan which is reflected in the lower cost of housing in the area. At the time of the 2006 Census the median monthly mortgage repayment in Loganlea was \$1,600 which is \$133 lower than that recorded throughout Logan City.

Significant opportunities exist for more contemporary models of housing to be delivered within Loganlea, which recognise the diversity of its population and look to create pathways to higher levels of home-ownership.

Residential Market Fundamentals

Over the five years to December 2018, Loganlea's median house price rose by an average of 5.3% per annum to reach \$390,000, which was \$40,000 more affordable than the median house price recorded throughout Logan. This means the suburb's median house price has risen by \$76,500 or by 24.4%. Over this timeframe there has been an average annual demand for 102 houses throughout Loganlea.

Over the past five years, there has been considerable interest and activity in the acquisition of dwellings on larger blocks which have been zoned to accommodate higher density development. The values achieved for these sales are not considered to be representative of typical market values and have therefore been removed from this study.

The introduction of new townhouse developments within Loganlea, has resulted in peaks and troughs in prices in its medium density market. Between 2015 and 2016

the median price jumped 39% as a consequence of a high volume of new townhouses which were sold. Between 2017 and 2019 the median value declined by 26%, as the number of new townhouses sold declined significantly.

For the year ended December 2018 the median price of an established townhouse or apartment within Loganlea was recorded at \$235,000, compared with a median value of \$325,900 achieved across new townhouses. This equates to a premium of \$90,000 (or 38.3%) achieved by new townhouses.

- 1 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.
- 2 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018
- 3 Queensland Government Statistician's Office – Population Projections 2018 Edition
- 4 2% of dwellings with number of bedrooms "not stated"
- 5 3% of dwellings with tenure type "other/not stated"