



G Developments homes come standard with a Colorbond roof

3 Beds 2 Baths 1 Car

1 Bed 1 Bath 1 Car

QLD HOUSE & LAND

LOT 7 NELSON STREET BUNDAMBA

Bundamba is a substantial residential area, and its northern boundary is the Bremer River. It has local shops, a high school, a campus of the Ipswich College of TAFE, a primary school, three churches and a public hall. Bundamba's civic centre is on Brisbane Road, east of the primary school.

INCLUSIONS

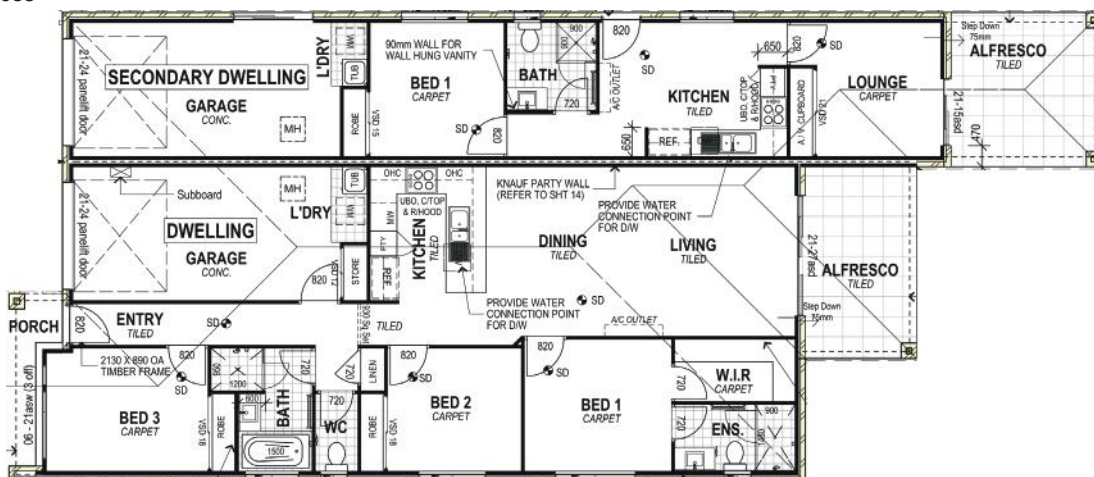
- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Roller blinds throughout
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Approx. 1.8kw solar power system
- Undercover tiled alfresco area
- Fully fenced, turfed & landscaped

GABLE "DUAL LIVING"

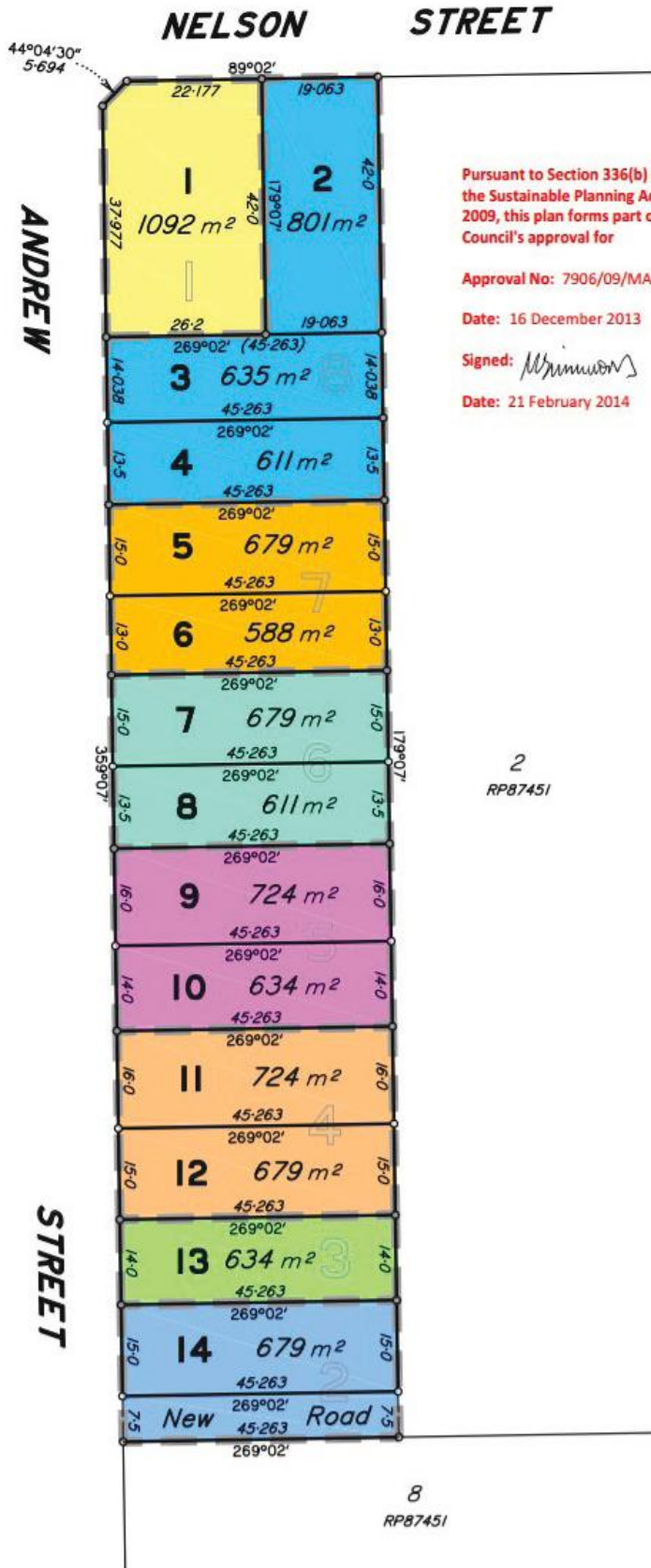
LAND SIZE	679M ²
LAND PRICE	\$254,000
HOUSE SIZE	214.1M ²
HOUSE PRICE	\$339,519
RENTAL	\$300 - \$330 & \$270 - \$300 p/w

TOTAL PACKAGE
\$593,519

LIVING		102.3
GARAGE		19.4
ALFRESCO		10.8
PORCH		3.2
U2 LIVING		45.9
U2 GARAGE		20.8
U2 ALFRESCO		11.7
TOTAL	 	214.1m²



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.



Pursuant to Section 336(b) of the Sustainable Planning Act 2009, this plan forms part of Council's approval for

Approval No: 7906/09/MA/A

Date: 16 December 2013

Signed: *[Signature]*

Date: 21 February 2014

STAGING

Stage Boundary

Stage 1

Lot 1 (& Balance)
Number of Lots: 1
Balance Area: 9167m²

Stage 2

Lot 14 & Road (& Balance)
Number of Lots: 1
Balance Area: 7999m²

Stage 3

Lot 13 (& Balance)
Number of Lots: 1
Balance Area: 7365m²

Stage 4

Lots 11 & 12 (& Balance)
Number of Lots: 2
Balance Area: 5962m²

Stage 5

Lots 9 & 10 (& Balance)
Number of Lots: 2
Balance Area: 4604m²

Stage 6

Lots 7 & 8 (& Balance)
Number of Lots: 2
Balance Area: 3314m²

Stage 7

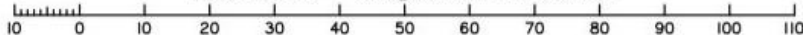
Lots 5 & 6 (& Balance)
Number of Lots: 2
Balance Area: 2047m²

Stage 8

Lots 2, 3 & 4
Number of Lots: 3
Balance Area: NIL

TOTAL AREA 1.011 ha
Area of New Road 339m²
No. of Lots 14

Scale 1:800 - Lengths are in Metres.



E	STAGING BOUNDARIES	10/12/13
A	ORIGINAL ISSUE	09/11/09
ISSUE	AMENDMENTS	DATE

NOTE:

This plan is of a Proposed Subdivision to accompany a Subdivision Application and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

PROPOSED STAGED SUBDIVISION

Description
LOTS 1 to 14
 Cancelling Lot 1 on RP87451
 Parish of GOODNA
 County of Stanley
 72 Nelson Street, Bundamba

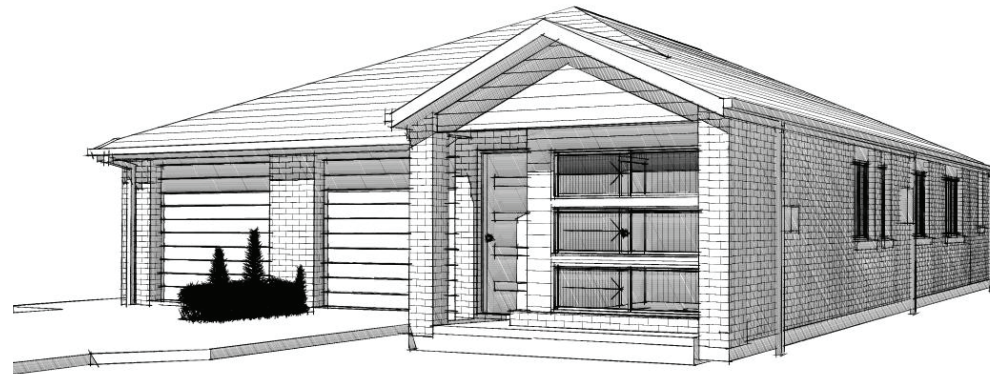
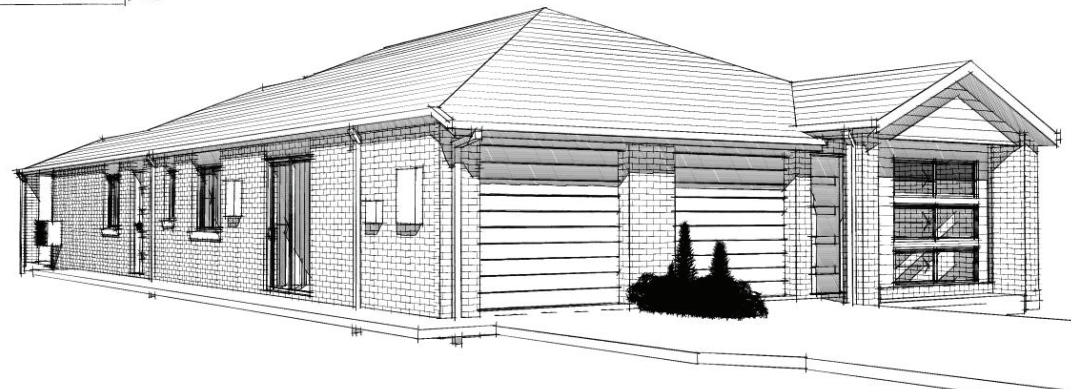
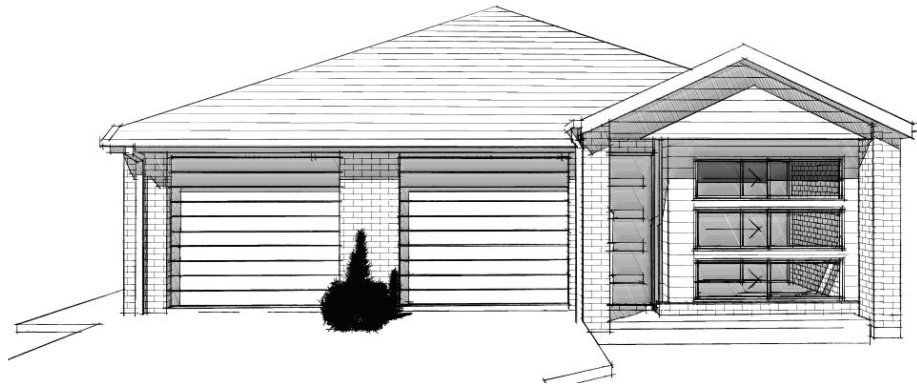
Scale in Metres
1:800 at A3

Norris Clarke & O'Brien Pty Ltd
NCOB Licensed Surveyors
 Town Planners
 Development Consultants

Level 1 - 19 Hope Street
 South Brisbane QLD 4101
 ph: 07 3012 0000 fax: 07 3012 0099
 email: info@ncob.com.au
 ACN 056 870 770 ABN 15 056 870 770

Date 09/11/2009 Dwg. 8813PP3-E.DWG

Ref. 8813PP3 Issue E



NOTES:
 IMAGES ARE DIAGRAMATIC ONLY
 REFER TO ELEVATIONS FOR DETAILS



ADDRESS: P.O. BOX 400
 PARADISE POINT, 4216
 www.gdevelopments.com.au

ACN: 11 6332220
 ABN: 7711 6332220
 QBSS: 1086689

"Building a Shared Vision"

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DIMENSIONS TO BE READ IN
 PREFERENCE TO SCALING

Rev	Date	Amendments	X.X.	By
A	XX/XX/19	Sales Plans		

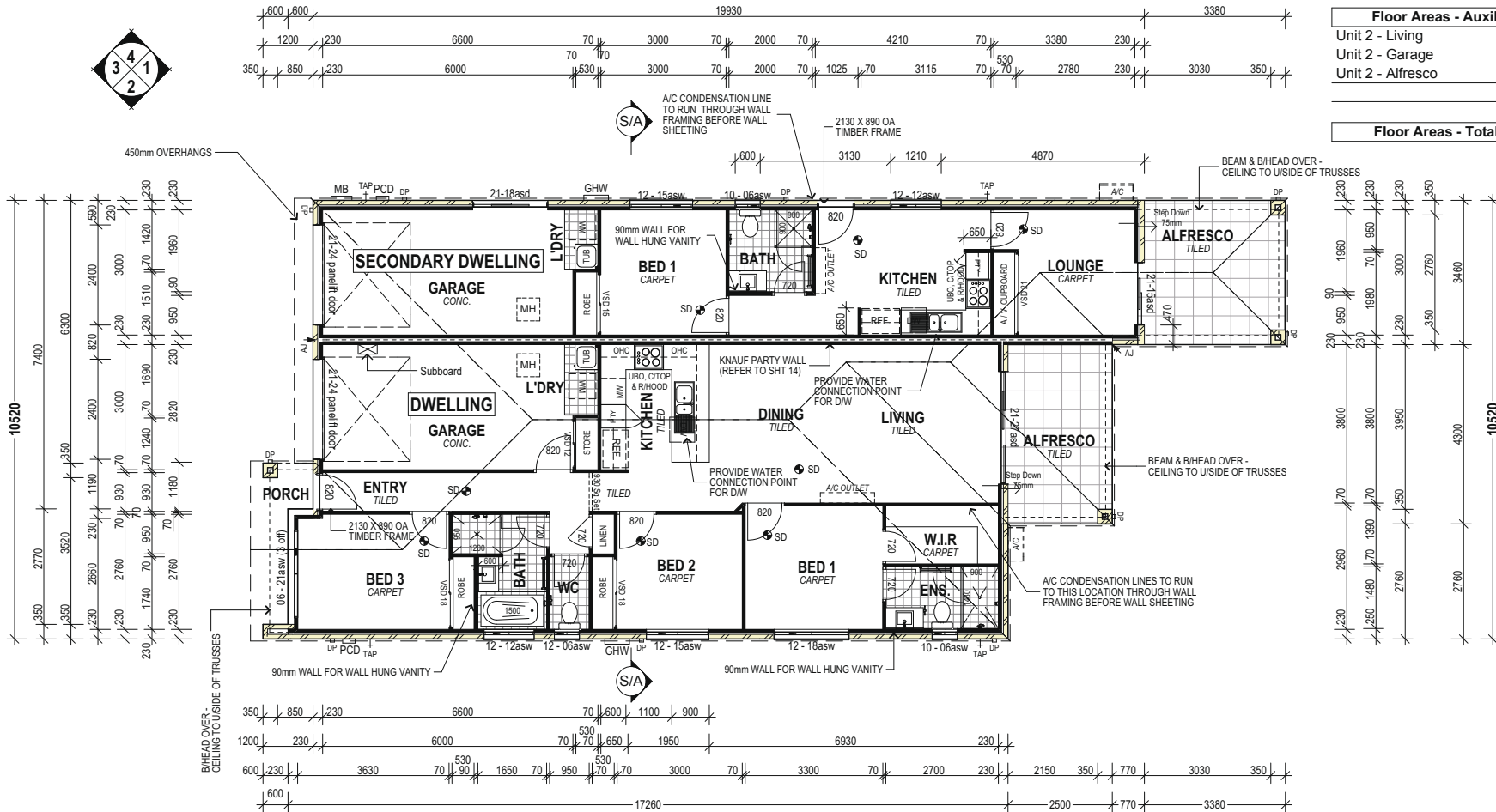
Client:

Product:
Dual Living (3 bed - 1 bed)
Gable Facade
Garage to LH

SALES - 3D images

DRAWN: M.P.	DATE: 30.07.19	Rev: A
SCALE:	CHECKED: --/--	
SHEET: 1	JOB No: 405###	

DATE: _____ CLIENT'S SIGNATURE: _____



Floor Areas - Dwelling	
Unit 1 - Living	102.3
Unit 1 - Garage	19.4
Unit 1 - Alfresco	10.8
Unit 1 - Porch	3.2
Total	135.7 m²

Floor Areas - Auxiliary Unit	
Unit 2 - Living	45.9
Unit 2 - Garage	20.8
Unit 2 - Alfresco	11.7
Total	78.4 m²

Floor Areas - Total	
Total	214.1

DATE: _____ CLIENT'S SIGNATURE: _____

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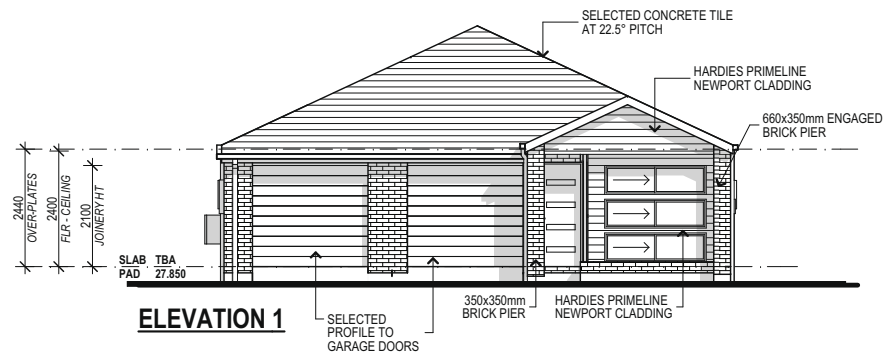
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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Rev	Date	Amendments	X.X	By
A	XX/XX/19	Sales Plans		

Product:
**Dual Living (3 bed - 1 bed)
Gable Facade
Garage to LH**

Bundamba, QLD, 4304

SALES - Floor Plan		
DRAWN: M.P.	DATE: 30.07.19	Rev: A
SCALE: 1:100	CHECKED: ---	
SHEET: 3	JOB No: 405###	



KNAUF Party Wall System Installed as per Manufacturers Spec. to provide FRL of 60/60/60 and Rw+Ctr 51

KI18

- WALL LINING:** [Both sides] 2 layers of 10mm MastaShield or WaterShield
- FRAME:** Double timber studs at maximum 600mm centres
Minimum 20mm air gap to central fire barrier
Insulation required in both cavities
- INSULATION:** Insulation required in both cavities
- CENTRAL FIRE BARRIER:** 1 layer of 25mm ShaftLiner encased in InterHome H-Stud at 600mm max centres
(1.6mm FireShield laminated to one side of central fire barrier at sub-floor area, floor junctions and roof eaves)

DATE _____ CLIENT'S SIGNATURE _____



ADDRESS: P.O. BOX 600
PARADISE POINT, 4214
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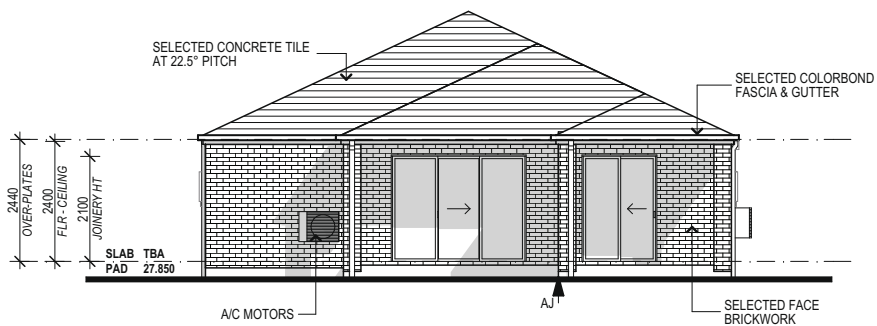
Rev	Date	Amendments	By
A	XX/XX/19	Sales Plans	XX

Client: _____
Product: **Dual Living (3 bed - 1 bed) Gable Facade Garage to LH**

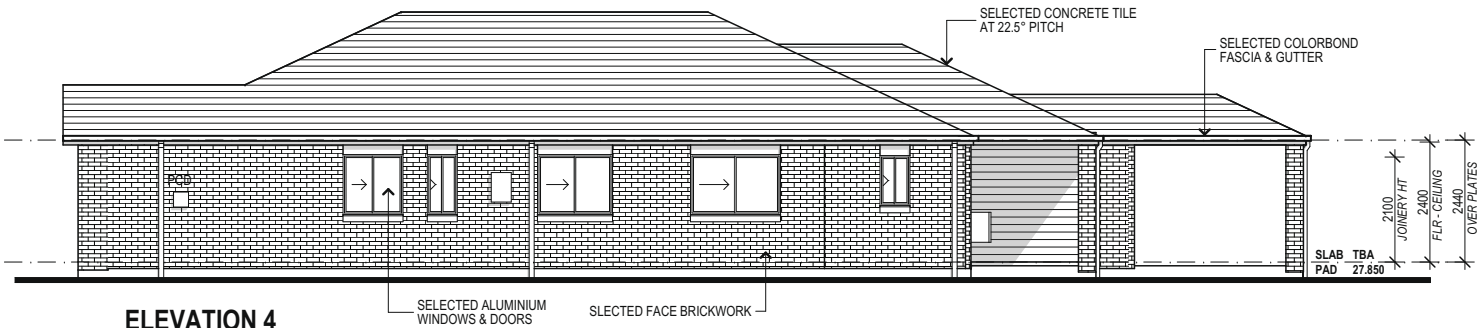
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SALES - Elevations		
DRAWN: M.P.	DATE: 30.07.19	Rev: A
SCALE: 1:100	CHECKED: --/--/--	
SHEET: 4	JOB No: 405###	

DATE: _____ CLIENT'S SIGNATURE: _____



ELEVATION 3



ELEVATION 4



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au
ACN: 116332220
ABN: 77116332220
QBSA: 1084689

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Rev	Date	Amendments	By
A	XX/XX/19	Sales Plans	X.X.

Product:
**Dual Living (3 bed - 1 bed)
Gable Facade
Garage to LH**

Bundamba, QLD, 4304

SALES - Elevations		
DRAWN: M.P.	DATE: 30.07.19	Rev: A
SCALE: 1:100	CHECKED: --/--	
SHEET: 5	JOB No: 405###	

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 600m² 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.
- Electric storage hot water system.
- 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.
- Electric Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ 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 paraflood 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.
- Single Approx. 1.8kw solar power system
- USB/double power point to the end of kitchen cabinetry.

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

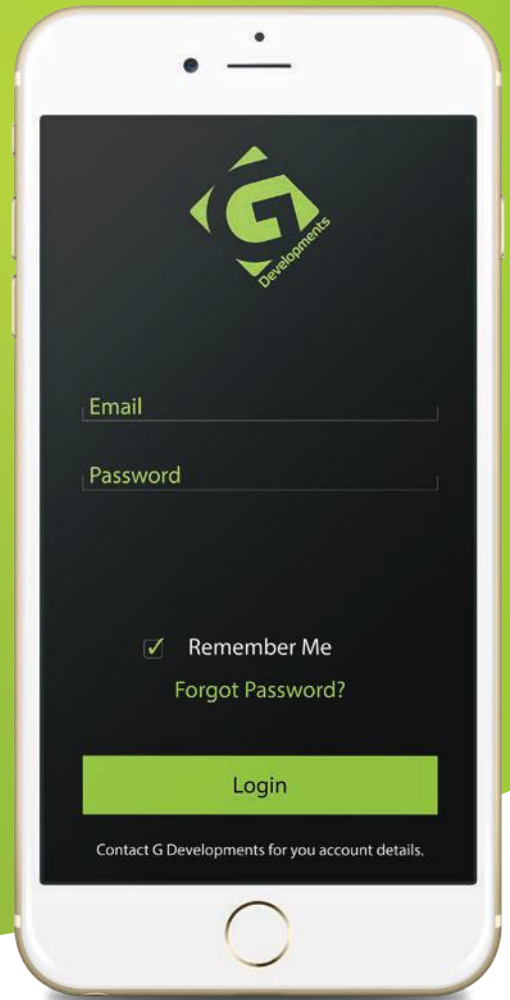
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down 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 Roller blinds throughout.
- 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'.



Rental Appraisal

RayWhite

APPRAISAL DATE:	21/04/2021
PROPERTY ADDRESS:	Lot 7 Nelson Street, Bundamba QLD
RENTAL:	\$570.00 - \$630.00 per week (\$300.00 - \$330.00 / \$270.00-\$300.00 per dwelling)
PROPERTY DETAILS:	3  2  1  1  1  1 

Dear Investor,

It is our pleasure to provide you with a rental appraisal for the above property. When assessing the rental amount for an investment property, we take into account factors that assist in leasing the home promptly. This includes comparison of similar properties in the area, 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 for you.

Our team would be delighted to manage your investment property. With over 19 years experience in managing new build properties for investors, we are one of Australia's leading property management companies managing properties in Victoria, New South Wales and Queensland.

Landlord incentives are available, exclusive to this property. Please contact me for further details.

Warm regards,



Leanne Brown
National Operations Manager
Ray White (IMS) Investment Management Services
E: leanne.brown@raywhite.com
P: +61 431 581 319
W: rwims.com.au



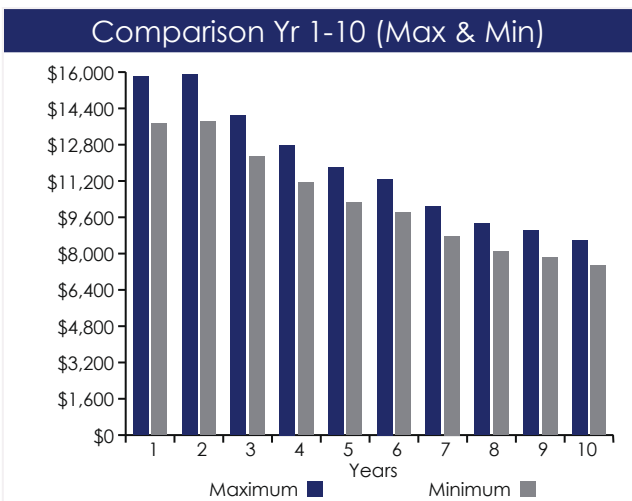
Ray White (IMS) Investment Management Services – servicing investment clients across Australia for over 18 years in Queensland, New South Wales and Victoria

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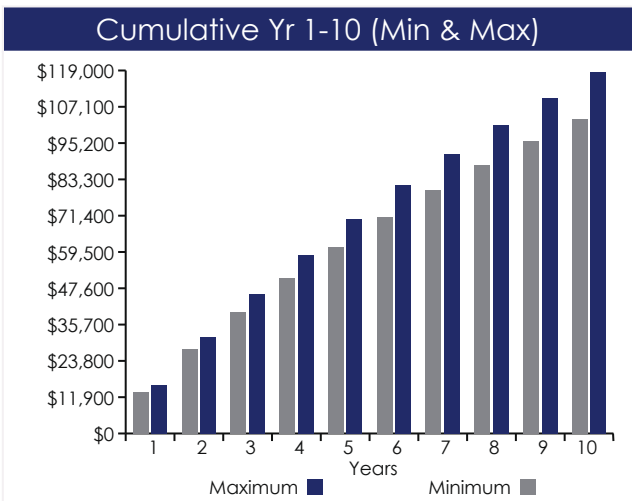
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PIMS (QLD) Pty Ltd t/as Ray White (IMS) | ABN 62 167 289 867

Estimate of Depreciation Claimable Typical Dwelling Queensland Standard Dual 3+1, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,903	7,887	15,790
2	7,998	7,887	15,885
3	6,200	7,887	14,087
4	4,903	7,887	12,790
5	3,890	7,887	11,777
6	3,398	7,887	11,285
7	2,196	7,887	10,083
8	1,429	7,887	9,316
9	1,124	7,887	9,011
10	703	7,887	8,590
11 +	1,169	236,614	237,783
Total	\$40,913	\$315,484	\$356,397



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,879	6,865	13,744
2	6,962	6,865	13,827
3	5,397	6,865	12,262
4	4,268	6,865	11,133
5	3,386	6,865	10,251
6	2,957	6,865	9,822
7	1,911	6,865	8,776
8	1,244	6,865	8,109
9	979	6,865	7,844
10	612	6,865	7,477
11 +	1,017	205,942	206,959
Total	\$35,612	\$274,592	\$310,204



* 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

LAND DETAILS

LOT #	ESTATE:
STREET:	SUBURB/POSTCODE:
LAND SIZE:	REGISTRATION ETA:
LAND PRICE:	LAND DEPOSIT:

HOUSE DESIGN DETAILS

HOUSE DESIGN:	FACADE:
HOUSE PRICE:	DEPOSIT:

UPGRADE DETAILS

DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:

PACKAGE DETAILS / SUMMARY

BUILD PRICE:	BUILD DEPOSIT:
UPGRADE PRICE:	UPGRADE DEPOSIT:
LAND PRICE:	LAND DEPOSIT:
PACKAGE PRICE:	PACKAGE DEPOSIT:

PURCHASER DETAILS

OWNER OCCUPIER?
PURCHASER 1:
ADDRESS:
CONTACT NUMBER:
EMAIL ADDRESS:
PURCHASER 2:
ADDRESS:
CONTACT NUMBER:
EMAIL ADDRESS:

CLIENT SOLICITOR / CONVEYANCER DETAILS

SOLICITOR / COMPANY:	CONTACT NUMBER:
CONTACT NAME:	CONTACT NAME 2:
POSTAL ADDRESS:	
EMAIL(S):	

AGENT DETAILS

SELLING AGENT:	
POINT OF CONTACT:	CONTACT NUMBER:
POINT OF CONTACT 2:	CONTACT NUMBER 2:
EMAIL(S):	