

QLD HOUSE & LAND

LOT 35 THE OUTLOOK ESTATE, GLENEAGLE

The Outlook boasts the best of contemporary living, combining country lifestyle with city convenience. This new master planned community offers a wonderful mix of generous building lots set around beautiful natural parkland within the township of historic and charming Beaudesert.

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
- 5 x split system air conditioners
- · 2550mm high ceilings
- · Roller blinds throughout

LIVING | 172.71

GARAGE | 42.05

ALFRESCO | 12.27

PORCH | 2.81

TOTAL | 229.84

- · Ceiling fans
- · Approx. 1.8kw solar power system
- · Undercover tiled alfresco area
- · Fully fenced, turfed & landscaped

CO-LIVING "COASTAL"

LAND SIZE 623M²

LAND PRICE \$186,400

HOUSE SIZE 229.84M²

HOUSE PRICE \$351,312

RENTAL \$440 - \$470 p/w

\$537,712







Developments
Home Builder



Another quality Baycrown Development









House & land packages are available from leading quality builders to suit your lifestyle.

The Outlook offers a range of lot sizes and home styles tailored to fit your individual style and budget.

Our knowledgeable, professional and friendly sales team are ready to turn your house dreams to reality with expert advice in selecting the right package for you.



Combining contemporary living with country lifestyle

The Outlook boasts the best of contemporary living, combining country lifestyle with city convenience. This new master planned community offers a wonderful mix of generous building lots set around beautiful natural parkland within the township of historic and charming Beaudesert.

With convenient shopping, dining and recreation options, Beaudesert township centre, located within 3 minutes' drive, provides all your day to day needs. The vibrant city of Brisbane is an easy 35 minute drive and the golden beaches of the Gold Coast are only 40 minutes away.

Enjoy living in a community designed to enhance the natural environment with abundant parkland and open space for active and passive relaxation. The Outlook is intelligently designed to create an ideal place to build a dream home, raise a family, and live a quality lifestyle. Many of the practical, functional and usable house lots have beautiful views and outlooks.

Kookaburras singing in the spacious parkland ensure that every effort has been made to retain local indigenous vegetation and natural habitat. Enjoy a bush walk or relax in the extensive integrated parkland with children's playground and picnic facilities designed to provide recreation activities for a wide range of lifestyles.

Beaudesert is the gateway to fantastic scenery and activities in the Scenic Rim region of South East Queensland. The township, rich in farming history and having key arts and cultural significance in the region, continues to be home to a vast array of residents and visitors.

A wide range of local amenities from shopping, dining, medical facilities, child care, primary, secondary and tertiary education are all located within the township.

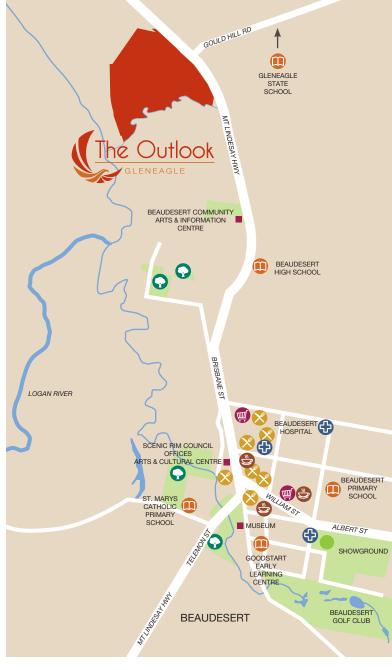




The Outlook offers an extensive selection of affordable house, land, and lifestyle choices

- Ideally located with sensational mountain views
- 3 minutes to Beaudesert township
- 35 minutes to Brisbane
- 40 minutes to the Gold Coast
- A vast range of home lot sizes
- All lots fully serviced and ready to build on
- Extensively landscaped parkland

Located just 6km from The Outlook, the Bromelton State Development Area, set to be a key major transport hub, will provide long term employment opportunities for the region in the future.



Comfort and convenience, a short distance to all your day-to-day needs

BEAUDESERT: 3 minutes by car

BRISBANE: 35 minutes by car

GOLD COAST: 40 minutes by car

ACCESS: Mt. Lindesay Hwy and

major roads close by



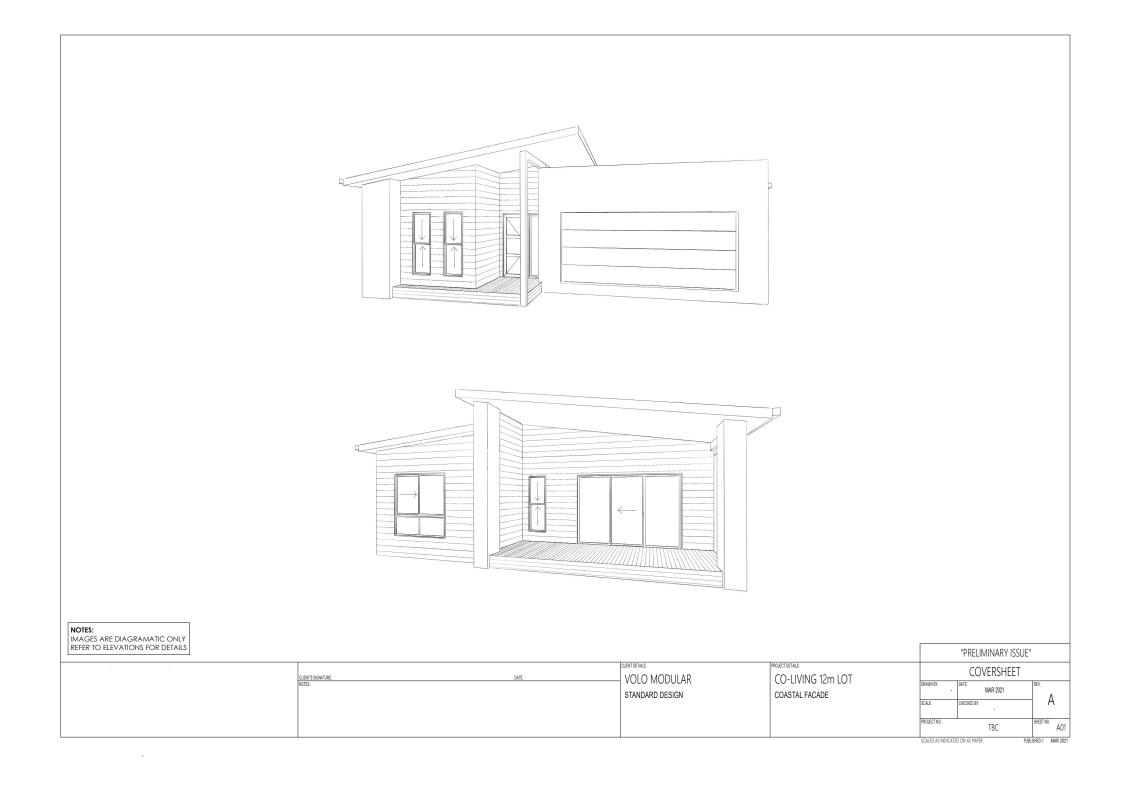










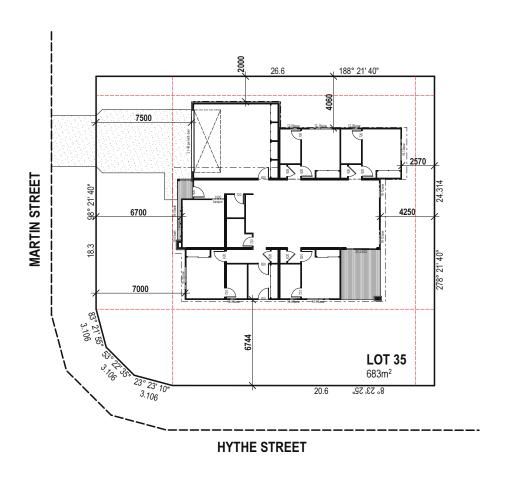


NOTE: FINAL SITING TO BE COMPLETED UPON REGISTRATION OF LAND AND COMPLETION OF FULL CONTOUR SURVEY

N2 WIND CATEGORY

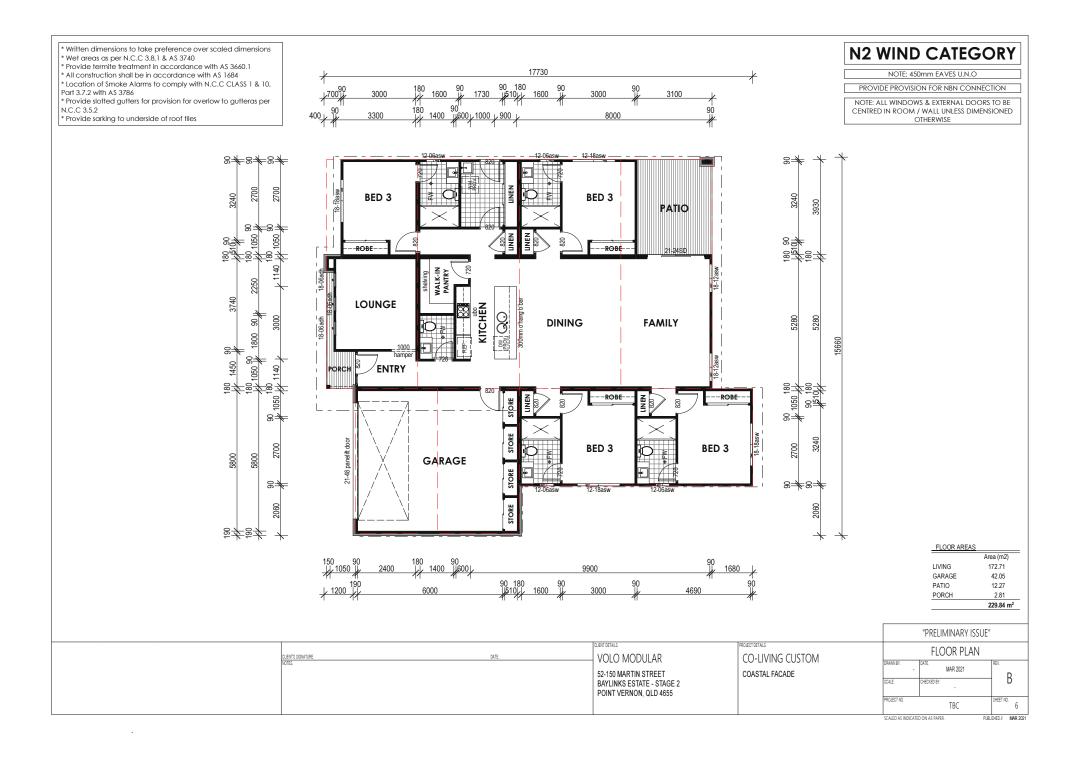
NOTE: 450mm EAVES U.N.O

PROVIDE PROVISION FOR NBN CONNECTION



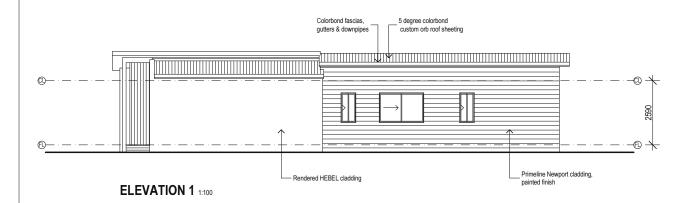
SITE COVERAGE - 229.84 / 683 = 33.65%

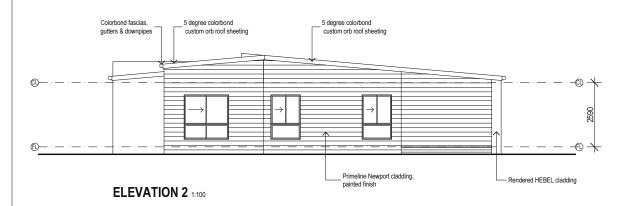
"PRELIMINARY ISSUE"	
TBC	REV. B SHEET NO. 5
SCALED AS INDICATED ON A3 PAPER. PUBLIS	ISHED // MAR 2021



N2 WIND CATEGORY

NOTE: 450mm EAVES U.N.O

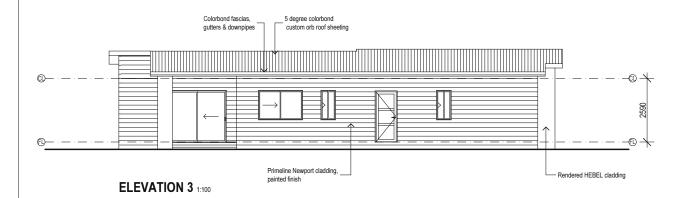


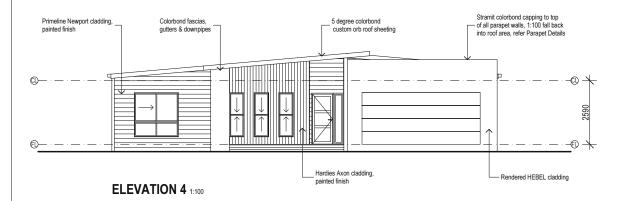


		CLIENT DETAILS.	PROJECT DETAILS.		"PRELIMINARY ISS	
CLENTS SON TUPE NOTES.	DATE	VOLO MODULAR 52-150 MARTIN STREET BAYLINKS ESTATE - STAGE 2 POINT VERNON, QLD 4655	CO-LIVING CUSTOM COASTAL FACADE	DRAWN BY.	DATE. MAR 2021 CHECKED BY.	REV. B
		,		PROJECT NO.	TBC	SHEET NO. 8
				SCALED AS INDICAT	TED ON A3 PAPER.	PUBLISHED // MAR 2021

N2 WIND CATEGORY

NOTE: 450mm EAVES U.N.O



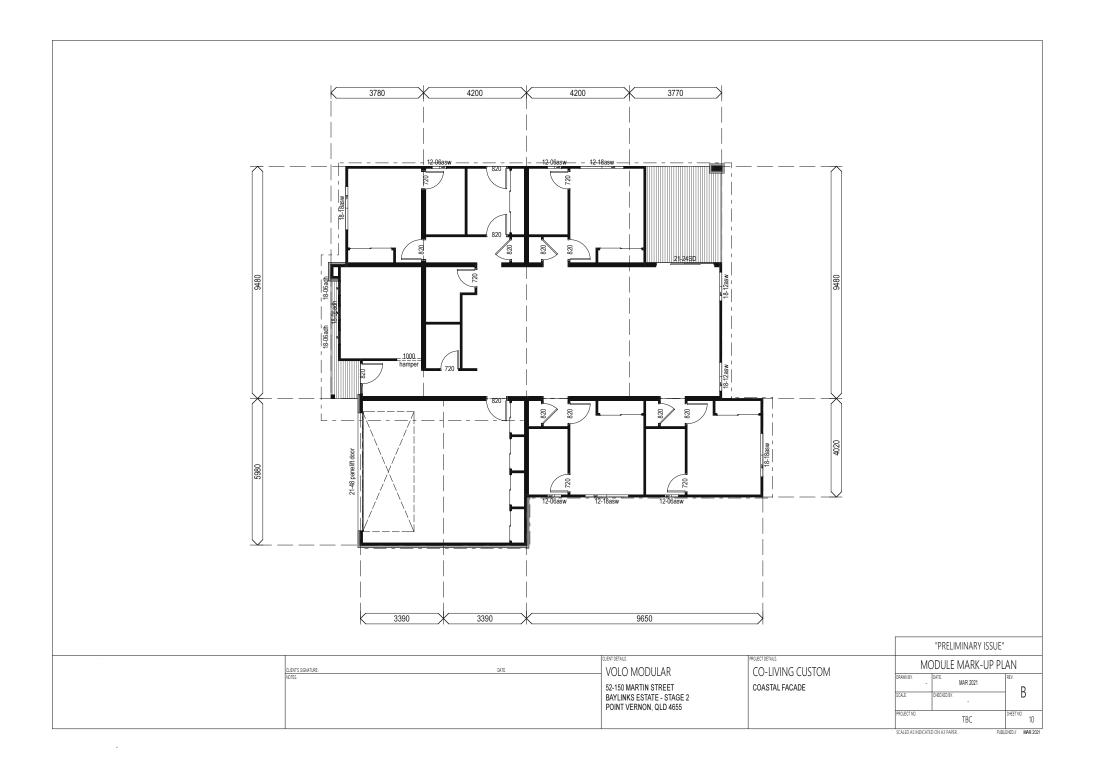


CLENTS SGNATURE NOTES.	DATE.	CLERICEPILS. VOLO MODULAR 52-150 MARTIN STREET BAYLINKS ESTATE - STAGE 2 POINT VERNON, QLD 4655	COASTAL FACADE	DRAWN BY. SCALE. PROJECT NO.

	"PRELIMINARY ISSUE"	
	ELEVATIONS 3 & 4	
DRAWN BY:	DATE. MAR 2021	REV.
SCALE.	CHECKED BY:	D
PROJECT NO.	TBC	SHEET NO. 9

SCALED AS INDICATED ON A3 PAPER.

PUBLISHED // MAR 2021





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 piering (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.
- 13/4 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.



QLD MARKETING SPECS 4-21

HOUSE SPECIFICATIONS QLD

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



HOUSE SPECIFICATIONS QLD

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. 1colour 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.

WARRANITES

- · Statuary 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 nonmountable 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.

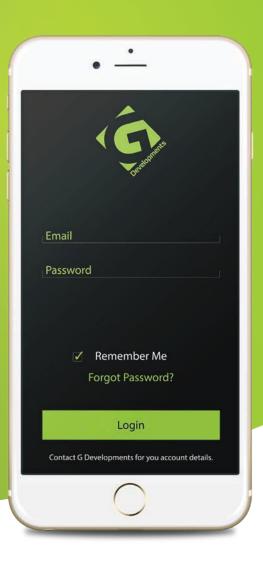


THE ULTIMATE HOUSE BUILD APP

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'.



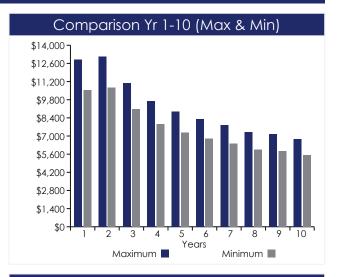




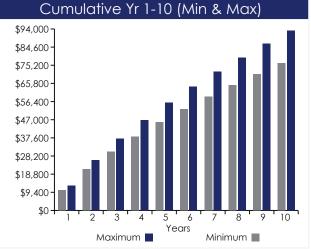


Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL QLD SUBURB QLD 4000

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	
Total	\$34,992	\$240,013	\$275,005	



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	
Total	\$28,630	\$196,375	\$225,005	



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

 $^{^{}st}$ assumes settlement on 1 July in any given year.

Rental Appraisal

RayWhite

APPRAISAL DATE: 16/04/2021

PROPERTY ADDRESS: Lot 35 The Outlook Estate, Gleneagle QLD

RENTAL: \$440.00 - \$470.00 per week

PROPERTY FEATURES: 4 4 2

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

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 not to 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 month to ascertain and ensure it remains current.



	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 DETAIL	S	
SOLICITOR / COMPANY:	CONTACT NUMBER:		
CONTACT NAME:	CONTACT NAME 2:		
POSTAL ADDRESS:	<u></u>		
EMAIL(S):			
· · · · · · · · · · · · · · · · · · ·	AGENT DETAILS		
SELLING AGENT:			
POINT OF CONTACT:	CONTACT NUMBER:		
POINT OF CONTACT 2:	CONTACT NUMBER 2:		
EMAIL(S):	<u></u>		