



3 Beds 2 Baths 2 Car Spaces

# QLD HOUSE & LAND

LOT 56 PARKSIDE ESTATE, BETHANIA QLD

Parkside at Bethania is centrally located between Brisbane and the Gold Coast, giving you the best of both worlds with everything on your doorstep. With a prime location that's in high demand, Parkside makes it easy to invest and live in a community people love to call home. With the M1 easily accessible, and local shops and schools all within easy reach, its prime location within a well connected area is another reason to feel confident in your future at Parkside.

## INCLUSIONS

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

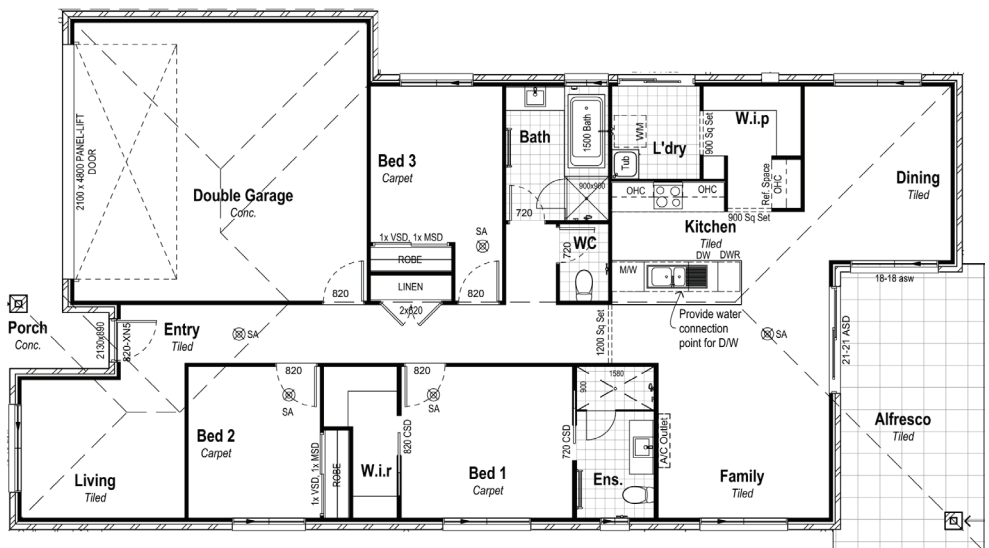
## GILLIAN "PLANTATION"

LAND SIZE 350M<sup>2</sup>  
 LAND PRICE \$210,900  
 HOUSE SIZE 188.7M<sup>2</sup>  
 HOUSE PRICE \$286,921  
 RENTAL \$400-\$425 p/w

\$13-\$17pw body corporate

TOTAL PACKAGE  
**\$497,821**

LIVING		131.5
GARAGE		37.5
ALFRESCO		17.0
PORCH		2.7
<b>TOTAL</b>	<b> </b>	<b>188.7 m2</b>



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





PARKSIDE





**Look forward**  
to an upside in  
your future.



Invest  
in a more  
**rewarding**  
lifestyle.



Parkside at Bethania is centrally located between Brisbane and the Gold Coast, giving you the best of both worlds with everything on your doorstep.

With a prime location that's in high demand, Parkside makes it easy to invest and live in a community people love to call home.

For starters, there's a sparkling pool, BBQ and gazebo area where residents can relax and entertain. You can keep fit by using the outdoor gym equipment located in the adjacent Noffke Park.

With the M1 is easily accessible, and local shops and schools all within easy reach, its prime location within a well connected area is another reason to feel confident in your future at Parkside.



# A well connected lifestyle.



This final stage in this family-friendly community offers 42 homesites that will suit a wide range of lifestyles and budgets.

Step outside and you've got shopping centres to schools, the Bethania Community and Aquatic Centre and adjacent Noffke Park. It's a short walk or bike ride to Bethania Waters Shopping Centre, plus there's an Aldi, Woolworths and other specialty stores just five minutes drive away.

The region's biggest shopping and entertainment destination - Hyperdome - is also a few minutes away by car, as is the centre of Beenleigh and nearby IKEA. When it comes to exploring further afield, the Bethania Railway Station is just down the road, connecting Parkside to the Brisbane CBD via train in 60 minutes, or 30 minutes by car, or Gold Coast in just 40 minutes by train or car.

In the surrounding suburbs of Edens Landing, Loganlea, Waterford and Beenleigh, there's more than ten private and state schools, childcare, sporting and community facilities, creating demand among young couples and families alike.

Investing in a great location is important. Parkside's prime position gives you confidence you're choosing a home with plenty of lifestyle appeal.

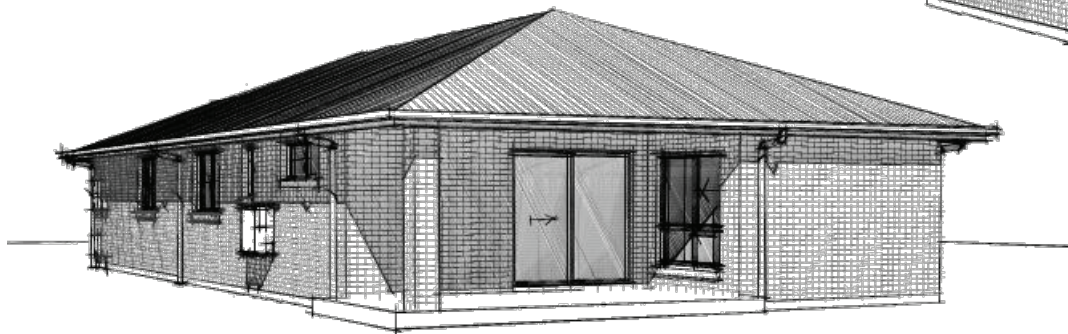
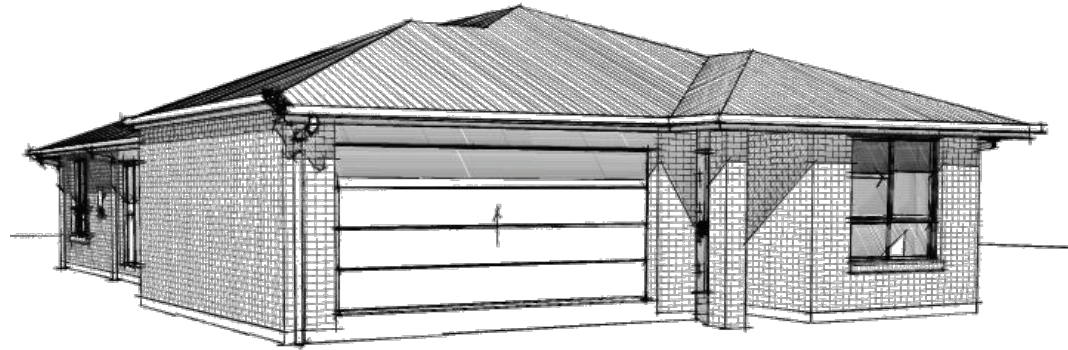


## At a glance what's nearby.



\* Distances are approximate





**Notes:**  
Images are diagrammatic only. Refer to elevations for details

PRELIMINARY SITE PLAN ONLY - 10/09/2020



Address: P.O. BOX 400  
PARADISE POINT, 4216  
www.gdevelopments.com.au  
ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689  
"Building a Shared Vision"

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GENERAL NOTE:  
Drawings are to be read in conjunction with the relevant client/builder contract. Contract is to take precedence over drawings including but not limited to: - finishes, inclusions, upgrades, exclusions, additional costs and notes by the owner/builder. Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Not sure they be used to claim any additional or alternate items or services as a result of such errors. The licensed or certified details shall be subject to subsequent correction by the building company and documentation released.  
DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

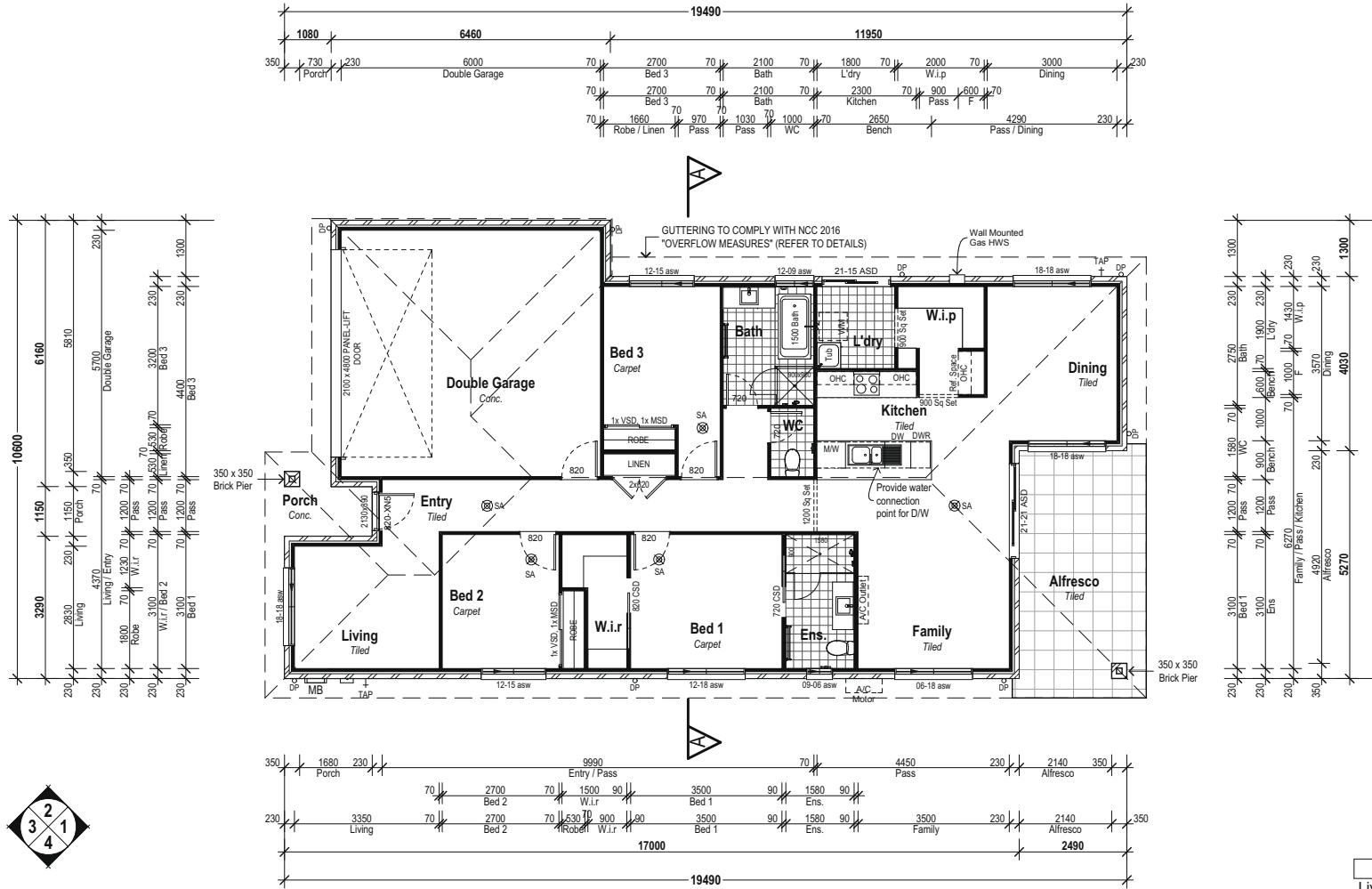
**Preliminary Site Plan Only:**

This siting indicative only and is subject to local council regulations & requirements.  
G developments reserves the right to alter the siting if required.

This siting based on preliminary disclosure information plan pending on soil test, survey and as-constructed information to finalise locations / earthworks

Product:  
**189 Gillian  
Traditional Facade  
Garage to LHS**

SALES - 3D images		
Plot Date: 10/09/2020	Drawn: EDD	Rev: A
Scale:		
Sheet: <b>1</b>	Job No: <b>TBA</b>	



Floor Areas	
Living	131.5
Garage	37.5
Alfresco	17.0
Porch	2.7
<b>Total</b>	<b>188.7 m<sup>2</sup></b>

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ACN: 116332220  
ABN: 77116332220  
QBSA: 1086489

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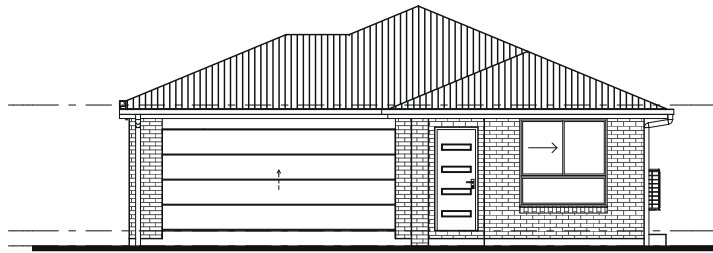
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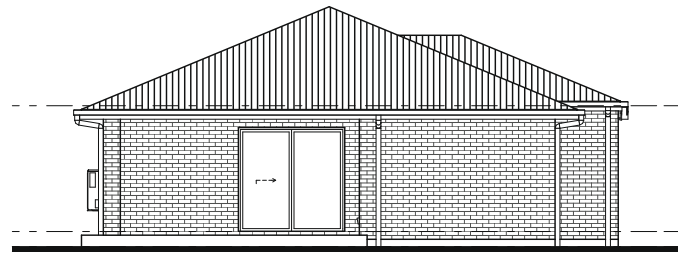
Client Signature

SALES - Floor Plan		
Plot Date: 10/09/2020	Drawn: EDD	Rev: <b>A</b>
Scale: 1:200, 1:100	Job No: <b>TBA</b>	
Sheet: <b>3</b>		

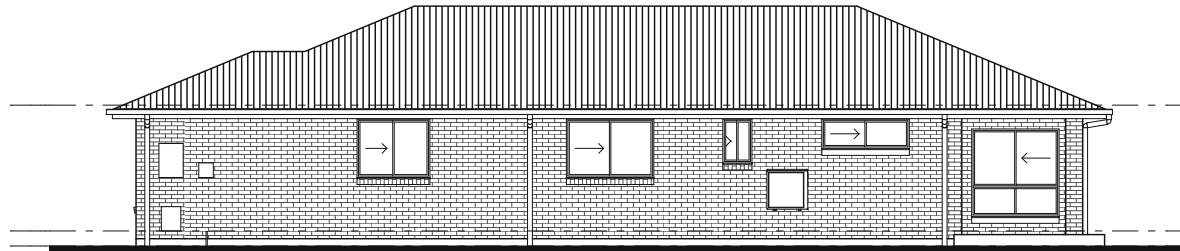




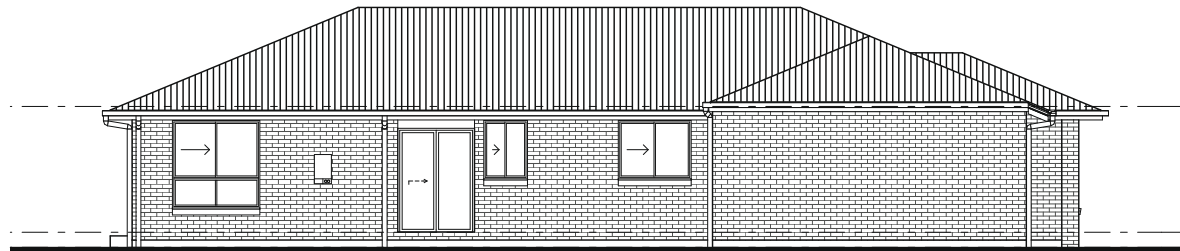
**Elevation 1**



**Elevation 3**



**Elevation 2**



**Elevation 4**

Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_

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Traditional Facade  
Garage to LHS**

**SALES - Elevations**

Plot Date: 10/09/2020	Drawn: EDD	Rev: <b>A</b>
Scale: 1:100		
Sheet: <b>4</b>	Job No: <b>TBA</b>	

*Building a shared vision*



# HOUSE SPECIFICATIONS QLD



## PRE-CONSTRUCTION

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

## SITE WORKS FOUNDATIONS & CONNECTIONS

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

## ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- 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.
- 1<sup>3</sup>/<sub>4</sub> bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

## BATHROOM ENSUITE AND TOILETS

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

## CERAMIC TILING

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

## STYLE

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

## QUALITY

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

## FUNCTIONALITY

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



STAINLESS STEEL KITCHEN SINK



UNDER BENCH OVEN



CERAMIC COOKTOP



ACRYLIC BATHROOM BASIN & MIXER



WHITE BATH



CHROME BATH TAPWARE



RAIL SHOWER MIXER



DOUBLE TOWEL RAIL



VITREOUS CHINA TOILET SUITE

## ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external 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

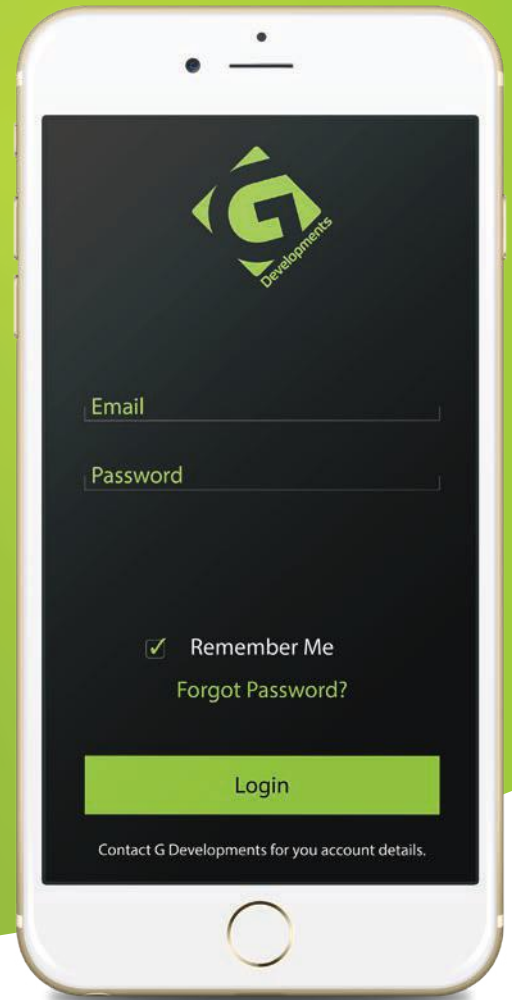
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down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



Wednesday 14<sup>th</sup> April



estate  
agents

GC: Level 1, Suite 6/84 Brisbane Road, Labrador QLD 4215  
Brisbane: 609/27 Commercial Road, NEWSTEAD, QLD 4006  
M: 0466 626 838  
P: 07 5537 1054  
F: 1300 887 913  
W: gmea.com.au  
E: michael@gm-homes.com.au  
ABN: 28167765504

**RE: RENTAL APPRAISAL**  
**PROPERTY: LOT 56 PARKSIDE ESTATE, BETHANIA QLD 4205**

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

- Double lock up garage with internal access.
- Two bathrooms, main with separate toilet.
- Modern kitchen with stones benches and water to fridge space.
- AC to master and main living area.
- Covered alfresco area.
- Separate laundry with external access.

**We estimate that the property would lease for approximately \$400-\$425 per week depending on the time of year and subject to normal market fluctuations.**

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

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

Warm regards,  
GM Estate Agents

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

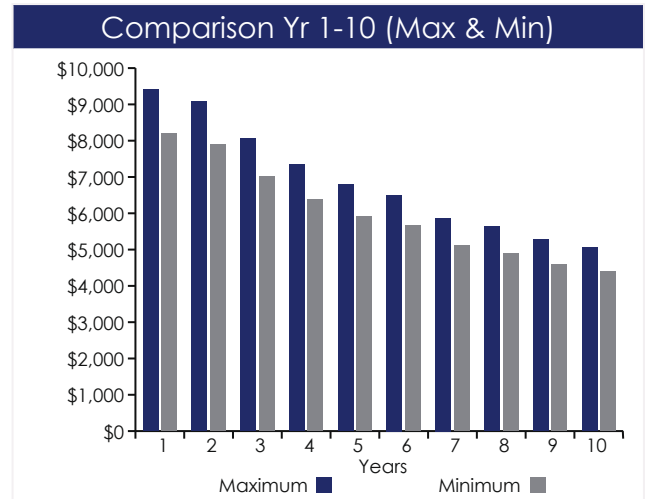
Michael Elder-Mitchell  
Senior Property Manager  
B.BUS (PROP), LREA

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

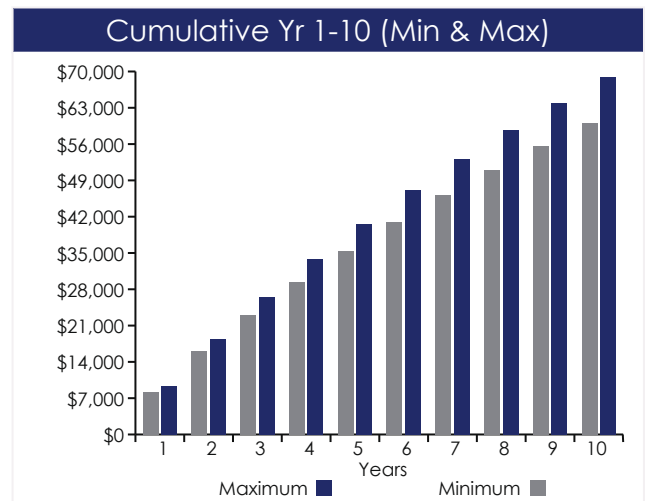


## Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling Queensland Standard, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,719	4,700	9,419
2	4,370	4,700	9,070
3	3,363	4,700	8,063
4	2,640	4,700	7,340
5	2,083	4,700	6,783
6	1,803	4,700	6,503
7	1,171	4,700	5,871
8	926	4,700	5,626
9	580	4,700	5,280
10	362	4,700	5,062
11 +	600	140,983	141,583
<b>Total</b>	<b>\$22,617</b>	<b>\$187,983</b>	<b>\$210,600</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,107	4,091	8,198
2	3,803	4,091	7,894
3	2,927	4,091	7,018
4	2,297	4,091	6,388
5	1,813	4,091	5,904
6	1,569	4,091	5,660
7	1,019	4,091	5,110
8	806	4,091	4,897
9	505	4,091	4,596
10	315	4,091	4,406
11 +	523	122,708	123,231
<b>Total</b>	<b>\$19,684</b>	<b>\$163,618</b>	<b>\$183,302</b>



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

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3513 7400

## Request for Preparation of Contract

Sales Consultant: Jessica Osborne		Date:
<b>1. Property Details:</b>		
Lot No:		
Project Name: Parkside, Bethania		Product Type: LAND
<b>2. Buyers Details:</b>		<b>QD Number:</b>
Buyer: <input type="checkbox"/> FHB <input type="checkbox"/> Owner occ <input type="checkbox"/> Investor <input type="checkbox"/> Builder sale		Is the buyer a foreign person? <input type="checkbox"/> Yes <input type="checkbox"/> No
Buyers Given Names and gender:		Buyers Surname:
1. (M)		1.
2. (F)		2.
Buyer's Address:		
Buyer 1 Mobile/Phone:		Buyer 1 Email:
Buyer 2 Mobile/Phone:		Buyer 2 Email:
<b>3. Buyer's Details if a Company:</b>		
Company Name & ABN:		
Registered Office Address:		
Phone:	Fax:	Mobile:
<b>4. Buyers Solicitors/Conveyancer Details: TBA</b>		
Company Name:		Contact:
Address:		
Email:		
Phone:	Fax:	Mobile:
<b>5. Purchase Price and Finance Details:</b>		List Price: \$
Initial Deposit: \$1,000		Balance Deposit due at the date of unconditional finance: \$
Lender or Class of Lender: Any bank or financial institution of buyers choice		
Finance Approval Date: 21 days from the date of contract		Loan Amount: \$ Sufficient to complete
<b>6. Guarantor Details (if buyer is a company or trustee):</b>		
Name:		
Address:		
<b>SPECIAL CONDITIONS:</b>		
1.		
2.		
3.		
4.		

**REQUEST FOR PREPARATION OF CONTRACT**

INSTRUCTIONS TO AGENTS/APPLICANT/S

Upon completing this form and paying a refundable deposit, a Contract will be prepared and issued by AVJennings Properties Limited in accordance with the details provided by you on this form.

If you choose not to enter into a Contract your money will be refunded to you. If you choose to proceed and enter into a Contract of Sale, the deposit money paid by you will represent the initial deposit and be credited towards the total deposit payable under the Contract.

PRIVACY NOTIFICATION

AVJennings Properties Limited (and its associated entities) respects your privacy and is committed to protecting the personal information you provide to us. The personal information requested on this form is collected so that we may provide and market our real estate and property development services to you.

Personal information collected on this form may be disclosed by AVJennings Properties Limited to entities within AVJennings Homes Limited. Please advise if you do not wish this to occur.

You may access the personal information that AVJennings Properties Limited holds about you and you may request to correct such information should it be inaccurate.

.....  
Signed by Applicant

.....  
Dated

.....  
Signed by Applicant

.....  
Dated

**INSTRUCTIONS FOR DEPOSITS:**

Deposits are to be paid into the following account of AVJennings Solicitor, HWL Ebsworth Lawyers Law Practice Trust Account

<u>Name of Bank:</u>	Westpac Banking Corporation
<u>Name of Account:</u>	HWL Ebsworth Lawyers
<u>BSB Number:</u>	034-003
<u>Account Number:</u>	246634
<u>Reference:</u>	See note below
<u>Swift Code:</u>	WPACAU2S (for international use only)

**Note – Deposit Reference: “L# Surname” (at # insert the relevant lot no – e.g. L3456Smith)**

Email completed form to Jessica Osborne Email: <a href="mailto:josborne@avjennings.com.au">josborne@avjennings.com.au</a>
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