



Sovereign Views

BODY CORP

\$58.94 p/w

Approximately

EXPECTED RENT

\$328 (NRAS) - \$450 p/w

Approximately



Enjoy the scenic surroundings
and relaxed lifestyle of

Sovereign Views

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Development

Sovereign Views located in Algester is only 20 minutes from Brisbane CBD and approximately 55 minutes to the beautiful Gold Coast. These townhouses are made up of 3 & 4 bedrooms, 2 & 3 bathrooms with an additional toilet or powder room downstairs along with a single or double lock up garage. The complex is also complemented by private courtyards and a communal swimming pool.

The development offers an open plan living and dining area, stone benches and spacious carpeted bedrooms with built-in robes, split system air-conditioning, ceiling fans and contemporary bathrooms. Algester residents are primarily couples with children, with a professional occupation and with a staggering 70.1% are owner occupiers.

Algester feeds directly into the growing employment node Brisbane CBD, via the M3 which is also only minutes away, providing easy access to all employment locations surrounding Brisbane CBD.



PROPERTY DETAILS

Address	10 Sovereign Place, Algester QLD 4115
Developer	Philip Usher Constructions
Property Type	Townhouses
Number of Total Lots	Stage 1 - 87 Lots Stage 2 - 74 Lots
Number of Stages	2
Expected Stage Completion	Stage 1 - Completed, Tenanted & Registered Stage 2 - Completed, Tenanted & Awaiting Registration
NRAS Stock	Yes
Price Range	\$580,000 - \$650,000
Body Corporate/Week	Approximately \$58.94 per week
Expected Rental Return	Approximately \$328 (NRAS) - \$455 per week
Approx. Rental Yields	Approximately 2.94% - 3.64% per annum
Property Management	Use of Onsite management is required
Project Features	<ul style="list-style-type: none"> • Onsite Management • Swimming Pool • Entertainment Area • Gym
Bedrooms	3 & 4 Bedrooms
Bathrooms	2 & 3 Bathrooms with Additional Toilet Downstairs
Study	To some plans
Size Range	145.79m ² – 185.91m ²
Car Spaces	SLUG & DLUG
Furnished	No
Property Features	<ul style="list-style-type: none"> • Free flowing, tiled open plan living areas • Stone benches, stainless-steel oven, cooktop with stainless steel range-hood & stainless-steel dishwasher or similar • Air-conditioning unit to living area & bedroom 1 & ceiling fans to all bedrooms • Spacious carpeted bedrooms with built-in mirrored robe doors



| OVERVIEW



Developer

PHILIP USHER CONSTRUCTIONS

Philip Usher Constructions is a privately owned building company boasting more than 26 years' experience within the construction industry.

Established in 1987, their reputation for expertise and a complete approach to every project quickly positioned them as a leader in the building industry in South East Queensland.

A reputation for reliability, responsiveness and attention to detail - priding themselves on style, value for money, quality and efficiency.

Their range of houses covers the entire market spectrum - from the lower end which provides affordable quality homes, right through to the upper market estates.

Their craftsmanship and quality are enriched only by their listening skills. Accommodating your needs is their main concern.

Where their name and reputation are concerned, they employ only the best people in their respective fields and take great pride in each and every one of their employees.

Their continued success is the result of team commitment and quality service. With this in mind, we are confident in assuring you that Philip Usher Constructions will continue building a strong foundation for South East Queensland.



Why South East QLD?

South East Queensland offers an unmatched way of life combining a dynamic and growing choice of sporting, arts, entertainment and cultural facilities and events, with spectacular natural wonders that can be enjoyed year-round in a sub-tropical climate that boasts an average of 300 days of sunshine per year.

Covering a 22,890 square kilometre region, South East Queensland stretches from the beautiful beaches of the popular Noosa in the north, extending south to the Queensland-New South Wales border and out west to the city of Toowoomba.

South East Queensland is home to 3,178,030 people, around two-thirds of the State's total population; and continues to be one of Australia's fastest growing metropolitan regions.

Safe and secure family-oriented communities, world-class public health and education systems, sophisticated community infrastructure and a multicultural, friendly and active lifestyle, are all key elements of South East Queensland's attraction.

The region's success is also sustained by its strong manufacturing and export infrastructure, world-class business services, and thriving tourism sector, with the area offering:

- Major transport and export hubs with assets such as the Brisbane Airport, Port of Brisbane, the Acacia Ridge Intermodal Terminal, and Australia TradeCoast, which connects regional Queensland to Australian and international markets.
- A powerful service economy with specialised skills in professional services such as information and communications technology and biomedical services.
- Proximity to the major energy and gas corridors continues to provide opportunities to capitalise on mining services and mining technology capabilities to service regional industries.
- A significant tourist destination and the gateway to the rest of Queensland, welcoming millions of Australian and international visitors each year.

Since 2001 SEQ's population has grown from 2.4 to 3.4 million people. By 2041 the population is expected to be 5.3 million. This growth will require more than 30,000 new dwellings each year as well as more transport, jobs and services.





Shaping SEQ

South East Queensland is becoming a world leading model in subtropic living...

Queensland is in the midst of an exciting period of change and growth. Throughout the state innovative new industries are emerging, the delivery of exciting urban renewal precincts and more and more people choosing to call Queensland home. This growth is no more obvious than in South East Queensland (SEQ). In fact, by 2041 the population of SEQ is expected to have increased by 2 million people. In response to managing this growth sensibly and sustainably the Queensland State government has published the draft 'Shaping SEQ Plan' for community consultation. It seeks to promote the things that SEQ residents value like a connected region, affordable housing, protecting our natural environment and our unique lifestyle.

GROW. PROSPER. CONNECT. SUSTAIN. LIVE.

The draft 'Shaping SEQ Plan' is an overarching document that will guide local government areas forward in sustainable outcomes for future generations. During Community Consultations 5 key areas of importance were identified for consideration and provide evidence of a population that is progressive and innovative, which creates an environment for positive growth:

www.dilgp.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf

GROW

- Higher density living provides easier access to the CBD/town centres and jobs as well as shopping, entertainment and recreation options.
- Ensuring that the features that make SEQ a great place to live are maintained as it grows.
- Businesses should cluster around shopping centres. There should be a strong relationship between density and amenity and access, particularly public transport, to ensure development for high- and medium-density growth is supported by a vibrant lifestyle.

PROSPER

- Population growth means a stronger economy and more jobs.
- New jobs to be located together to form employment hubs and new industries in prime location with reliable freight connections.
- Supporting innovation by establishing and enhancing tourism and technology.
- Providing for an international level of service in health and education, and value-added clean/green agriculture and livestock products for national and international markets.

CONNECT

- The transport system, particularly public transport, will improve liveability by providing access to the city, employment and recreation, especially beaches and bushland
- Utilising new housing and transport technology – live where there is a mix of shops, offices and recreational opportunities – get around by public transport, walking or cycling
- Access to good schools and universities

SUSTAIN

- SEQ's natural assets to be protected from development by establishing wildlife corridors to allow safe passage and protection for the region's fauna
- Promoting new technologies in energy production and transport, especially electric cars – conserving and protecting food production
- The size and shape of rural communities to be maintained and surrounding land protected for rural production.

LIVE

- Population growth brings density, it also brings diversity in employment, entertainment and recreation
- Quality of life improvements are due to: affordable lifestyle, easy access to open space and recreation areas, easy access to good schools and universities
- Achieving quality lifestyles that include higher densities by creating mid-rise developments that incorporate mixed-use and climate-responsive design
- The availability of entertainment, cultural experience, and sport and recreation options, as well as education options, will benefit from population growth



"Covering 22,900 km², SEQ's 12 local government areas provide various lifestyle options, diverse economies and healthy natural environments. Collectively, they form one of Australia's most desirable and fastest-growing regions."

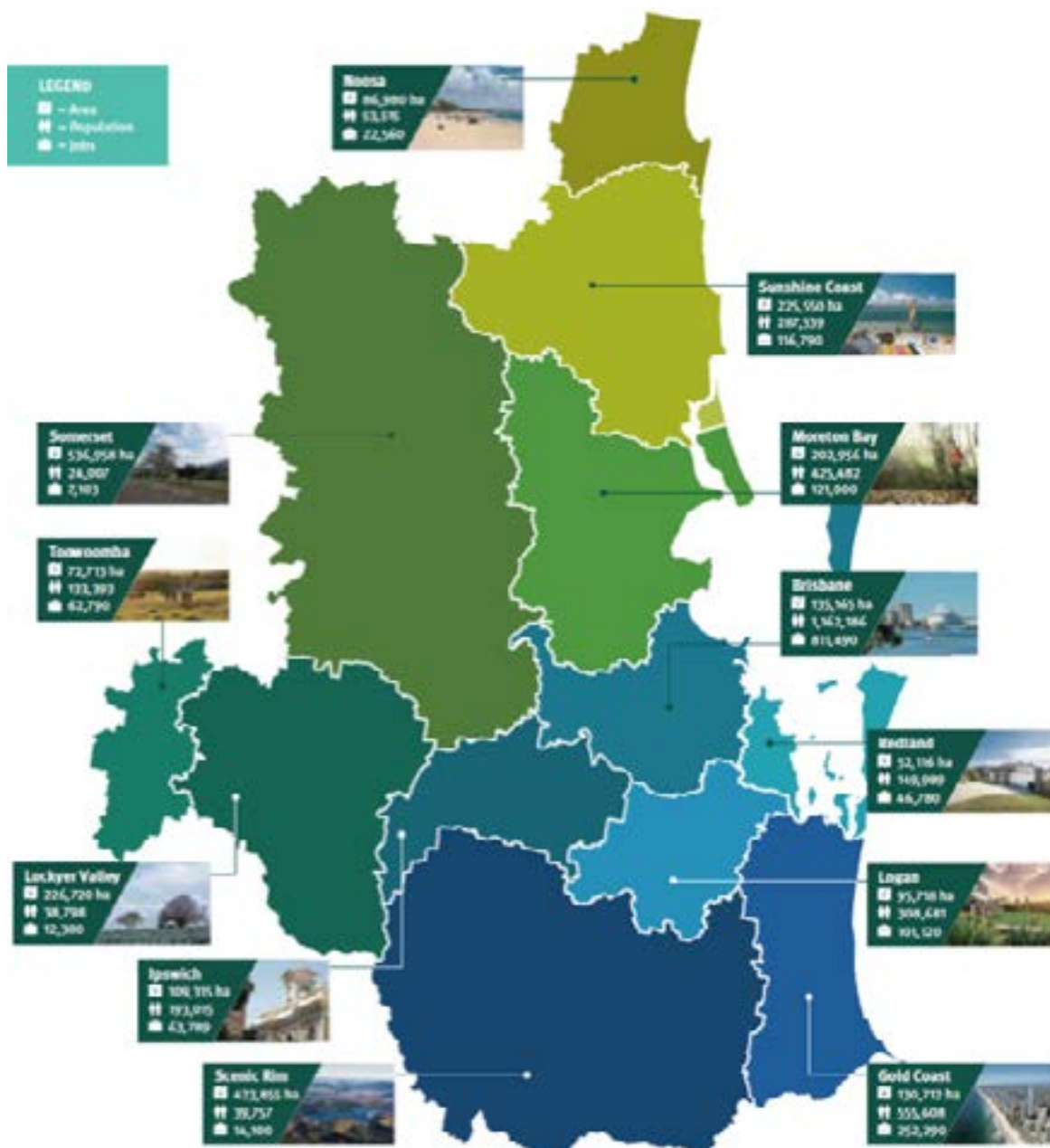


Figure 1: A snapshot of SEQ

Source: Estimates derived for Shaping SEQ, as at 2015, from various Queensland Government and ABS sources



1.3M

number of dwellings



27%

attached housing



26%

SEQ population with tertiary qualifications



73%

detached housing



TOP 5 INDUSTRIES

- ▲ Health and social assistance
- ▲ Retail trade
- ▲ Construction
- ▲ Manufacturing
- ▲ Education and training



1 IN 7

Australians living in SEQ



65,000

average annual population growth (past 10 years)



70%

of Queensland's population live in SEQ



2.2%

average annual growth rate (last 10 years)



74%

SEQ population living within 400 m of a public transport stop



Around

2400

fauna species



14%

SEQ population aged over 65 years



1.64M

number jobs



Home to almost one-third of Queensland's Aboriginal and Torres Strait Islander population



Around

6000

flora species

SEQ's Relationships

SEQ has strong relationships with surrounding regions and through its export orientation, liveability, biodiversity corridors and transport networks the rest of Australia and the world.

GLOBAL

Major land, air and sea freight and passenger routes begin or end in SEQ, providing direct access to major interstate and global markets.

At the heart of SEQ is Australia TradeCoast's Port of Brisbane—SEQ's gateway to international trade. Port of Brisbane is one of Australia's largest and its northernmost capital city port, and has significant growth potential. Its proximity to major overseas trading partners strengthens the region's productive capabilities and provides access to a growing global market for local produce, manufactured goods and other regional commodities.

SEQ also accesses the world stage via four major airports in Brisbane, Gold Coast, Sunshine Coast and Toowoomba, which include international connections. These airports further enhance SEQ's trade and logistic capabilities, enable migration and give international travellers access to SEQ's diverse and world-renowned tourism destinations.

This region has the opportunity to leverage its brand as a major tourist destination to enhance its capability in exporting services, such as education and finance. It offers numerous world-class knowledge and technology precincts with

links to high-quality research and development facilities, training and education institutions, and organisations that specialise in commercialising innovation.

SEQ can capitalise on these growing sectors by providing strong investment and support in the digital economy and human capital. This will prepare the region to respond to emerging international trends, such as access to, and transfer of, information. The potential for an international submarine communications cable in SEQ, only the second point of communication for Australia's east coast—the other being Sydney—will deliver direct, high speed internet connection that could lead to new businesses and employment opportunities. This will enable SEQ to compete with other major regions on the east coast of Australia in attracting high value, technology dependent enterprises, including the globally competitive finance and banking sectors.

In coming years, SEQ will build on its historical strengths to be able to adapt innovatively to a fast-changing international economy and contribute significantly to the growing Asia-Pacific region.

NATIONAL

SEQ's important relationship with the rest of Australia arises from strong economic foundations, its desirable climate, and high levels of liveability and opportunity:

- Over the past 10 years, 20 per cent of Australia's economic and employment growth has occurred in SEQ.
- SEQ contributes to 17.4 per cent of Australia's tourism gross domestic product.
- SEQ is one of Australia's premium food bowls.
- SEQ's unique environment, climate and liveability are all key to our status as Australia's most biodiverse and only subtropical capital city region.
- Transport connections including the National Highway and the interstate rail network including the proposed inland rail.

STATE

SEQ performs the key administrative, political and service functions for Queensland:

- The region generates almost two-thirds of Queensland's gross state product.
- More than 80 percent of Queensland's employment in professional, scientific and technical services, financial and insurance services, and information, media and telecommunications sectors is located in SEQ.
- SEQ is home to most of Queensland's key health, education and research clusters, with nine world-class universities and more than 100,000 international students.
- The region is the apex of Queensland's strategic freight network and the primary hub for goods movement within the state.

SEQ's Regional Relationships

SEQ has close relationships across regional boundaries with the surrounding areas of the Darling Downs, Wide Bay Burnett and the Tweed Coast in northern New South Wales. These areas have unique social and economic linkages, and can leverage opportunities provided by SEQ's strong population growth and diversified employment market.

Maintaining and enhancing the extensive infrastructure networks that connect these regions will support mutual social and economic benefits by providing access to employment and recreation, and enabling the efficient movement of commodities, services, and skills.

DARLING DOWNS

- High-quality agricultural production with access to growing global food markets.
- Diverse and abundant natural resources including renewable energy, coal, natural gas, petroleum for international and domestic consumption, and power generation.
- Strategic highways and railway lines connecting SEQ to southern and western Queensland and connecting Darling Downs to the nation and the world through the Australia TradeCoast.





WIDE BAY BURNETT

- Productive rural landscapes and natural resources framing coastal communities.
- A central location to the Port of Gladstone, Australia TradeCoast and Surat Basin.
- Attractive tourism opportunities and a source of labour for growth in resource development in the Surat Basin and Central Queensland.

NORTHERN NSW

- Coastal and inland interstate connections facilitating a strong tourism network between the south-eastern coast of Queensland and northern New South Wales.
- Local agricultural production with access to SEQ markets.
- Hinterland and coastal lifestyle opportunities with access to SEQ markets and world-class environmental reserves.



Megatrends Influencing Change in SEQ



The world is currently experiencing a wide range of rapid changes that will fundamentally influence our future. Some of the most important to SEQ are outlined below.

Increased urbanisation

The world population is becoming more urbanised, creating more demand for diverse forms of housing, infrastructure and services. SEQ is already highly urbanised and is expected to experience significant further growth. Innovative planning and design can help deliver attractive, compatible and sustainable urban places.

New Technology

Extraordinary technological change is transforming how people live, work, communicate and pursue ideas. The pace of technological advancement is increasing and likely to intensify. These changes include the 'internet of things', autonomous and electric vehicles, affordable renewable energy and complete digital connectivity. By supporting and investing in the digital economy, SEQ will be well placed to take advantage of these changes, which will require new thinking on how we plan for jobs, commerce and retailing.

Health, ageing and changing preferences

Ageing populations have implications for the size of the workforce, economic growth, government revenue and services such as healthcare. Household sizes and structures are also changing, as are housing preferences for older and younger generations. Planning for the region must allow for these changes by enabling new models of living, services and lifestyle, including the ability to age in place.

Resource dependency

As worldwide demand for natural resources increases, pressure on our diminishing reserves will also continue to increase. This applies to water, agricultural land, minerals and fisheries. Long-term planning for our region can ensure our finite resources are managed sustainably for current and future generations.

Pressure on biodiversity

Around the world, valuable ecosystems are under pressure from urban expansion, agricultural clearing and the effects of climate change. As well as its intrinsic ecological values, our environment contributes economically and provides community benefits (such as clean air and water, and scenic amenity) and health benefits (such as access to nature, rural lifestyle, and outdoor sport and recreation). Planning must protect these ecosystems.

Climate change and disaster resilience

Queensland has long experienced the impacts of extreme weather, tropical cyclones, floods, heatwaves and bushfires. Climate change is expected to amplify the frequency and severity of these events. Scientists warn that Queensland will increasingly be affected by changes in temperature, rainfall, sea level and extreme weather events. These changes will impact on our communities and natural systems and key sectors of the economy. Through effective and timely planning, we can limit the adverse impacts and better manage our climate risks.

Global connectedness

The world is becoming more interconnected and the global economic focus is shifting towards Asia. Geographically, we are well positioned to take advantage of the opportunities that will arise from this. Planning for SEQ can play a fundamental part in unlocking the region's potential and creating new, globally competitive and value-adding industries and business.



The Next 25 Years

By 2041, SEQ is expected to accommodate an additional 1.98 million people, bringing its total population to 5.35 million.

Table 1: SEQ's current and projected population

Local government area	Population	
	2015 (estimated resident population [^])	2041 (based on medium series projections*)
Brisbane	1,162,200	1,572,000 (↑ 409,800)
Gold Coast	555,600	928,000 (↑ 372,400)
Ipswich	193,000	520,000 (↑ 327,000)
Lockyer Valley	38,800	61,000 (↑ 22,200)
Logan	308,700	586,000 (↑ 277,300)
Moreton Bay	425,500	655,000 (↑ 229,500)
Noosa	53,500	63,000 (↑ 9500)
Redland	150,000	188,000 (↑ 38,000)
Scenic Rim	39,800	62,000 (↑ 22,200)
Somerset	24,000	38,000 (↑ 14,000)
Sunshine Coast	287,500	495,000 (↑ 207,500)
Toowoomba	133,400	180,000 (↑ 46,600)
SEQ	3,372,000	5,349,000 (↑ 1.98 million)

[^] Australian Bureau of Statistics, *Regional Population Growth, Australia* (March 2016)

* SEQ total is Queensland Government population projection 2015 edition (medium series); growth distribution by local government area based on *ShapingSEQ* policy

Table 2: Dwelling supply benchmarks 2011–41

Local government area	2011	2011–16	2011–41				2011–31*		
	Existing dwellings	Estimated total additional dwellings**	Total additional dwellings	Additional infill dwellings***	Total % of additional dwellings as infill	Additional greenfield dwellings	Total additional dwellings	Additional infill dwellings***	Additional greenfield dwellings
Brisbane	423,800	37,900	223,400	210,600	94%	12,800	145,500	139,400	6100
Gold Coast	217,100	20,300	176,500	139,000	79%	37,500	108,200	81,100	27,100
Ipswich	62,500	8800	121,300	31,600	26%	89,700	67,200	18,200	48,900
Lockyer Valley	13,300	1900	10,600	0	0%	10,600	7000	0	7000
Logan	99,900	9500	98,700	25,000	25%	73,700	53,600	16,700	37,000
Moreton Bay	146,900	17,200	105,600	54,900	52%	50,700	72,400	36,000	36,400
Noosa	24,200	2000	8100	4600	57%	3500	5900	3,200	2700
Redland	55,100	3500	21,100	14,400	68%	6700	16,200	10,800	5400
Scenic Rim	15,500	1600	10,800	0	0%	10,800	7200	0	7200
Somerset	9200	1500	7100	0	0%	7100	4800	0	4800
Sunshine Coast	113,600	11,200	99,300	64,200	65%	35,100	61,900	38,600	23,300
Toowoomba	50,300	4100	24,700	4400	18%	20,300	16,700	3,600	13,100
Total	1,231,400	119,400	907,200	548,700	60%	358,500	566,600	347,600	219,000

* Provided only for guidance about growth assumptions over time, the 2011–31 growth provides an indication of the additional dwelling supply which needs to be accommodated by 2031 if the 2041 benchmarks are to be accommodated.

** Estimates subject to revision based on better information about recent dwelling construction activity.

*** Infill dwellings are calculated using the existing urban area boundary as shown in Figure 17 and discussed in Chapter 4.

Table 3: Indicative minimum residential densities in and around centres

Centre type	Dwellings/ha (net residential density) ^	
	In or within 400 m of the centre	Within 400–800 m of the centre
Capital city centre/ Principal regional activity centre	150–400	100–175
Major regional activity centre	80–200	40–100
Principal/Major rural activity centre	As determined by local government	As determined by local government

^ These densities must be addressed by detailed local planning to determine form and distribution.

Missing middle is a form of housing offering greater density and diversity in a manner that is compatible with surrounding lower density residential environments. This may include 'Fonzie' flats, 'plexes' (duplexes, triplexes, quadplexes etc), row/terrace housing and medium rise apartments.

Existing urban area is a statistical boundary, as defined in Figure 17, used to measure infill and greenfield development.

Infill development is development occurring on land inside the existing urban area.

Greenfield development is development occurring on land outside the existing urban area.

Table 4: SEQ employment planning benchmarks

Industry	Total number of jobs						
	2011 Base	2016	2021	2026	2031	2036	2041
Agriculture, forestry and fishing	14,158	12,665	12,574	12,768	13,068	13,372	13,713
Mining	13,925	14,515	17,341	18,367	19,138	20,013	21,042
Manufacturing	140,618	137,873	149,082	161,458	179,985	202,697	228,594
Electricity, gas, water and waste services	17,822	15,417	17,883	23,568	32,931	41,279	47,439
Construction	145,389	135,204	177,386	199,890	215,420	228,531	241,124
Wholesale trade	64,056	57,807	60,054	61,962	64,127	66,310	68,679
Retail trade	177,311	184,443	185,032	186,432	188,245	189,767	190,988
Accommodation and food services	112,407	134,505	146,982	160,910	175,968	190,893	206,237
Transport, postal and warehousing	84,437	84,778	90,662	97,070	104,132	110,442	117,048
Information media and telecommunications	23,225	22,678	23,338	24,666	26,223	27,526	28,864
Financial and insurance services	51,729	61,005	59,264	57,027	57,078	60,143	64,991
Rental, hiring and real estate services	31,855	27,520	33,202	39,698	46,796	53,978	62,246
Professional, scientific and technical services	123,185	131,743	153,857	179,350	207,075	235,366	269,442
Administrative and support services	55,580	50,527	55,651	64,714	74,940	85,596	97,961
Public administration and safety	106,435	112,996	120,975	132,219	144,419	157,190	170,399
Education and training	130,179	140,843	155,073	173,935	194,595	215,896	237,530
Health care and social assistance	199,978	231,888	259,917	294,798	332,771	371,882	410,931
Arts and recreation services	26,278	26,531	27,858	29,668	31,785	34,074	36,548
Other services	62,314	66,144	69,765	73,545	77,879	82,236	86,727
Total	1,580,881	1,649,082	1,815,896	1,992,045	2,186,575	2,387,191	2,600,503

See Appendix 1 for employment planning benchmarks by industry for each local government area.

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

Use of figures in the plan

Throughout *ShapingSEQ* the most accurate figures available for dwellings, population and jobs have been used as the base year. For dwellings, the 2011 census figure has been used as this is the most accurate. Therefore, all dwelling supply benchmarks are provided for a 2011 to 2041 timeframe. To provide an indication of relative activity and change, some tables include 2015 or 2016 estimates of dwellings, population or jobs.

LONG-TERM PROJECTIONS OF POSSIBLE FUTURE EMPLOYMENT GROWTH

Employment planning benchmark by industry for each local government area to 2041...

LGA	Agriculture, forestry and fishing	Mining	Manufacturing	Electricity, gas, water and waste services	Construction	Wholesale trade	Retail trade	Accommodation and food services	Transport, postal and warehousing	Information media and telecommunications
Brisbane	1203	14,545	113,281	15,460	81,964	37,460	66,276	89,893	74,847	17,907
Logan	824	246	17,845	2070	26,617	4950	17,624	10,143	6012	862
Redland	402	516	5151	1389	9960	1693	6506	6152	1835	739
Ipswich	241	889	18,008	1178	10,355	2036	12,404	6318	4520	370
Moreton Bay	1981	844	18,272	4706	24,089	4367	19,111	13,499	5644	849
Gold Coast	829	1487	30,885	12,074	49,250	9810	37,511	47,376	12,890	5048
Somerset	867	134	1538	289	1185	238	863	443	492	34
Lockyer Valley	2389	188	2352	731	1240	582	1552	1154	1008	45
Noosa	259	78	1406	497	3993	724	3157	5754	774	293
Sunshine Coast	2559	584	11,368	5326	23,096	3816	17,312	17,452	5416	1658
Toowoomba City (SEQ)	773	1235	7277	2877	7202	2607	7017	5957	3006	891
Scenic Rim	1385	297	1210	842	2173	396	1655	2097	604	170
SEQ total	13,712	21,043	228,593	47,439	241,124	68,679	190,988	206,238	117,048	28,866

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

LGA	Financial and insurance services	Rental, hiring and real estate services	Professional, scientific and technical services	Administrative and support services	Public administration and safety	Education and training	Health care and social assistance	Arts and recreation services	Other services	Totals
Brisbane	40,403	26,422	176,984	45,167	107,889	101,991	183,400	15,351	37,164	1,247,607
Logan	2233	3459	8739	7389	7119	17,556	26,519	1332	6586	168,125
Redland	1039	1672	5053	3012	2812	7032	11,041	686	2504	69,194
Ipswich	1516	1918	5079	4151	10655	15,507	28,357	756	4541	128,799
Moreton Bay	2712	4173	11,186	6577	8167	20,163	33,431	1809	7601	189,181
Gold Coast	9584	15,484	36,778	19,395	16,544	37,492	63,351	12,021	15,623	433,432
Somerset	42	167	306	193	428	1263	1079	130	325	10,016
Lockyer Valley	131	272	797	452	821	2816	1979	112	557	19,178
Noosa	647	1381	3151	1622	961	2759	4549	428	1022	33,455
Sunshine Coast	4137	5457	14,866	7235	7978	18,803	36,497	2805	6725	193,090
Toowoomba City (SEQ)	2347	1459	5340	2167	5424	9699	17,362	760	3242	86,642
Scenic Rim	200	383	1163	601	1598	2446	3367	356	838	21,781
SEQ total	64,991	62,247	269,442	97,961	170,396	237,527	410,932	36,546	86,728	2,600,500



Brisbane

Brisbane has the largest public infrastructure spending program in Australian history.

Across Australia, Brisbane is known as a lifestyle destination – a place where business and pleasure easily work in tandem under sunlit skies.

For pleasure...

... the Brisbane region offers an amazing array of attractions. Dynamic urban experiences that cover everything from culture and art, live music, alfresco dining and impressive fashion, play alongside all manner of outdoor activities and a stunning natural backdrop of national parks and island escapes.

And business...

... a leading destination for business and investment, major events and international education, Brisbane is rapidly emerging as a diverse and energised global city with a \$135 billion economy.

The Brisbane economy accounts for almost half (48%) of Queensland's economic output and 9 per cent of Australia's as a whole.

Brisbane's economic growth is being powered by a competitive base for doing business, high levels of business investment and innovation, and the largest public infrastructure spending program in Australia's history.

As Australia's new world city, Brisbane is built on a strong foundation of infrastructure. Assets include: a world-class international airport; a busy international port; a comprehensive road and rail network; a fully-integrated public transport and ticketing system; vibrant entertainment and sporting venues; and an exceptional range of health and education amenities.



Internationally recognised as one of the best privatised airports in the world, Brisbane Airport is conveniently located just 20 minutes and 12km from the city centre and manages more than 600 flights per week and in excess of 21 million passengers per year.

Already a world-class facility, Brisbane Airport will continue to go from strength-to-strength in the years ahead as billions of dollars' worth of infrastructure and improvement works are implemented. Designed to meet ongoing growth in the region, the works will enhance the existing airport precinct over the next two decades through the construction of a new parallel runway, expansion of the domestic terminal and development of aviation-related industry precincts.

Brisbane's fully-integrated public transport network offers a cost-effective option for road, rail and river travel. Spanning the South-East Queensland corner, the TransLink system represents one of the largest public transport networks in the world. Airtrain, Australia's first dedicated rail link for airport patrons, runs every 15 minutes in peak hours, stops at five inner-city stations and takes just 20 minutes from the airport to the city.

Brisbane draws great strength from its education sector – boasting three world-class universities, outstanding technical and trade programs and comprehensive primary and secondary schooling.

Major investments have been made in port, airport, road and rail infrastructure in recent years as the city grows to accommodate its booming population.



Brisbane is the fastest growing capital city in Australia. The Brisbane Statistical Division has a current population of approximately 2.01 million people with a cumulative annual population growth of 2.0% or 40,000 people a year. Population and economic growth are well above the Australian average, with overseas and interstate migration contributing approximately two-thirds of the state's new residents in 2012.

By 2031, the Queensland Government is forecasting the population of region to grow to nearly 3 million, with population and employment growth being driven by the strong economic performance of resource rich Queensland.

Algester

Algester is an outer Northern suburb of the City of Brisbane, Queensland. It is 20.5 kilometres (20 mins) South-West of the Brisbane Central Business District. In the 2016 Australian Census the suburb recorded a population of 8,433. The suburb's Southern boundary is partially aligned with M3 Motorway and Logan Motorway.

Neighbouring suburbs such as Logan City and Browns Plains contain retail and commercial shopping centres, educational facilities, retirement services and recreational areas which offer walking and cycle trails, barbecue facilities, picnic spots and playgrounds. There is also the Queen Elizabeth 2 Jubilee Hospital, Griffith University Nathan Campus, Westfield Garden City Shopping Centre, restaurants, medical centres and a range of services are located conveniently within close proximity to Algester.

The suburb is well-served by public transport, with the Runcorn train station only minutes away and bus services running at regular intervals.

Major roads such as the M3, Logan Motorway, Pacific and Gateway Motorways are all within convenient access making an easy commute to the Brisbane CBD, the beaches of the Gold Coast, award winning Mount Tamborine wineries and all of south-east Queensland's natural beauties.

There are local employment opportunities stemming from an abundance of nearby industrial and commercial centres, accommodating office-based businesses and mixed-use precincts. A close commute to Brisbane makes this suburb the perfect place to live and work.



Brisbane City

CROSS RIVER RAIL

Cross River Rail is a 10.2km rail line between Dutton Park and Bowen Hills, that includes a 5.9km twin tunnel under the Brisbane River and Brisbane CBD. The project also includes construction of four new high-capacity underground stations at Boggo Road, Woolloongabba, Albert Street, Roma Street and redevelopment of two existing over ground stations at Dutton Park and the Exhibition. Cross River Rail will integrate with proposed Brisbane Metro services.

Cross River Rail includes five new high-capacity stations at Boggo Road, Woolloongabba, Albert Street, Roma Street and the Exhibition, which will be used by 164,000 passengers daily

In June 2017, the Queensland Government committed to fully fund the Cross River Rail project. The 2017-2018 State Budget allocated \$2.8 billion for Cross River Rail with a further \$2.6 billion committed over subsequent years

The population in SEQ is forecast to grow from 3.5 million today to 4.9 million in 2036. While over 80 per cent of that growth is occurring outside the Brisbane local government area, in the same time period 45 per cent of SEQ jobs growth will be concentrated inside the Brisbane metropolitan area.



Driven by population and employment growth in the region, demand for passenger rail services is forecast to almost triple by 2036. This means that getting people to and from Brisbane will be of critical importance.

During the five-year construction period, the project will create an average of 1500 jobs each year, and up to 3000 jobs in the most intensive year of the construction.

Northshore Hamilton

LOCATION: HAMILTON VALUE: NOT PROVIDED

COMPLETION: STAGED COMPLETION OVER 20 YEARS

Northshore — the largest waterfront urban renewal project in Queensland. Just six kilometres from Brisbane's CBD, this precinct is home to riverside living; commercial space; an open, active environment, and easy connectivity via land, air and sea.

Over the next 20 years, this 304-hectare precinct will see this former industrial area, strategically situated just 6kms from Brisbane, transformed into a vibrant, cutting edge, riverside precinct covering an area larger than the Brisbane CBD and incorporating extensive parklands and natural, open spaces, cruise ship facilities, CityCat terminals plus outstanding residential, retail and commercial precincts.

Upon completion the precinct will provide approximately 7,500 homes for 15,000 residents, plus job opportunities for more than 15,00 people.

Northshore Hamilton will form a precinct within a precinct.



www.northshorebrisbane.com.au

www.frasersproperty.com.au





Brisbane Showgrounds

LOCATION: BOWEN HILLS VALUE: \$2.9 MILLION

The RNA owns and operates the Brisbane Showgrounds and is a not for dividend member based organisation governed by a 21 member council. Its charter is to celebrate and champion agriculture and the critical role it plays in our everyday lives, as well as promote and encourage the development of Queensland agriculture and business.

Lend Lease is the RNA's project partner for the Brisbane Showgrounds Regeneration. The project includes the upgrade of the Brisbane Showgrounds including the completed state-of-the-art Royal International Convention Centre, Plaza and Porte-Cochere together with 5.5 hectares of new development comprising of The Green and The Yards residential apartments, Kingsgate commercial precinct and the creation of King Street. It's becoming a vibrant new destination where 15,000 people will live, work and play.

The project is being delivered via Lend Lease's integrated business model, with the Group providing funding partners, development management, project management, design management and construction.

22 hectares and represents the largest Brownfield development of its kind in Australia. The project includes 340,000m² of new residential, commercial and retail buildings, together with an additional 76,000m² of new development on RNA retained land.

The project value of new residential/commercial/retail development is estimated at \$2.9 billion. This is funded primarily by Lend Lease and through a \$65 million loan from the Queensland Treasury Corporation.

www.brisbaneshowgrounds.com.au

Queen's Wharf Brisbane

LOCATION: BRISBANE VALUE: \$3.6 BILLION

On Monday 16 November 2015 the Queensland Government reached contractual close on the \$3 billion Queen's Wharf Brisbane Integrated Resort Development, representing a key aspect of the final stage of the procurement process, successfully delivered by the Department of State Development.

The Queensland Government in partnership with Destination Brisbane Consortium will deliver economic growth for Queensland with the creation of more than 2000 jobs during peak construction and 8000 jobs when the Integrated Resort Development is operational in around 2022.

Queen's Wharf Brisbane is set to attract new visitors and investment as it reconnects the activity of Brisbane's defining parts of the city like the Botanic Gardens, the Queen Street Mall, the Cultural Precinct, South Bank, the Parliamentary Precinct and the Brisbane River.

Queen's Wharf will include:

- Five new hotels– including premium brands like the Ritz-Carlton
- Three residential towers
- A new department store
- About 50 food and beverage outlets
- A riverfront moonlight cinema
- A Queensland Hotel and Hospitality School in partnership with TAFE Queensland.

The development is expected to deliver \$1.69 billion annual increase in tourism and 1.39 million additional tourists per annum, along with \$4 billion to the Gross State Product.

The development will transform the Queensland capital's CBD and river edge with its stunning subtropical design. Outdoor dining and entertainment spaces will maximise Brisbane's average 300+ days of sunshine every year, including the iconic Sky Deck at 102 metres above ground level. From hatted dining to pop-up stalls, mixed retail and local artisanal products, the precinct will showcase local fresh produce and Brisbane's friendly, laid-back lifestyle.



www.theurbandeveloper.com

www.queenswharfbrisbane.com.au

Millennium Square

LOCATION: BOWEN HILLS VALUE: \$2 MILLION

Australian media giant News Corp has confirmed plans that it will be developing a \$2 billion "world class innovation and media hub" in Brisbane's Bowen Hills.

Brisbane's property industry had been awash with speculation of the development, which has been in the pipeline since 2015. The proposed urban redevelopment, "Millennium Square" will take up the company's current four-hectare base in Bowen Hills, which has been the company's Brisbane base for the past 50 years.

Pricewaterhouse Coopers (PwC) is leading the Millennium Square project as News Corp starts the process of securing a joint venture partner. Millennium Square will add another billion-dollar project to the wave of major development and infrastructure projects in Queensland's capital.

According to News Corp, the first stage would include a 44,000 sqm commercial tower accommodating News Corp's business divisions such as The Courier Mail, The Sunday Mail, The Australian, Quest, News Regional Media and Sky News. It is understood that the first stage may commence as soon as the end of 2018.

The tower would also house space for other private enterprises which are focused on technology, media and knowledge industries to form a new media hub for Queensland.

A second stage would feature up to seven apartment buildings, a hotel, underground retail centre with a supermarket, market, cinemas, cafes, bars and restaurants. Along with new landscaped gardens and extension of Hudd Street, a new public plaza would be developed which would connect to a redeveloped Bowen Hills Station.



www.theurbandeveloper.com
www.brisbanedevlopment.com



Brisbane Live

LOCATION: BOWEN HILLS VALUE: \$2M

AEG-Ogden, a subsidiary company of AEG, the world's largest entertainment venue operator has unveiled plans for a massive \$2 billion 'Brisbane Live' ultra-entertainment precinct to be built above the Roma Street rail lines which will be presented to the state government this week.

Similar to Madison Square Garden in New York City, or Melbourne's Federation Square, the new precinct complex would make use of valuable air space above existing rail lines as well as the connectivity that Roma Street has to every rail line in the SEQ rail network with no land swap or sale required.

At the centrepiece of the Brisbane Live plan which is based on AEG's LA Live complex is a new 17,000 seat world class arena which will showcase international superstar concerts and performances as well as world sporting events.

The masterplan put forward by AEG-Ogden features a sliding front wall that opens to reveal live acts on stage, the \$450 million arena will also include a 4000-capacity rock club and be surrounded by multiplex cinemas, restaurants and bars, and a giant screen and amphitheatre catering for around 15,000 people.

Brisbane Live, coupled with Queens Wharf are likely to set off a chain reaction for Brisbane to finally move out of the shadows and truly become what our City Council has been marketing, a New World City, and one that is taken very seriously.

Thanks to the G20 summit in 2014, Brisbane's name has already become known to most of the international community with a successful New World City image being realized.

Brisbane Metro

LOCATION: BRISBANE VALUE: \$944 MILLION

Brisbane Metro is a high-frequency public transport system that will cut travel times, reduce Central Business District (CBD) bus congestion and improve services to the suburbs. By fixing critical bottlenecks in the inner-city, and introducing new, high-capacity metro vehicles, it provides a cost-effective solution to Brisbane's bus congestion issues.

In May 2017, Brisbane City Council released the Brisbane Metro Business Case, following a 12-month detailed assessment of the benefits, costs and impacts of delivering the project. The Business Case confirms the project is a value-for-money investment in our public transport network that will provide significant benefits for both the city and the region.

Based on assessments undertaken as part of the Business Case, Brisbane Metro is expected to cost \$944 million and will deliver a benefit cost ratio of 1.91, meaning for every \$1 of total expenditure, the Project is expected to return \$1.91 of benefits to Brisbane's economy.

Brisbane Metro will be delivered through five key elements, including providing new and upgraded infrastructure, high-frequency 'turn-up-and-go' metro services, a new fleet of high-capacity metro vehicles, policy and operational improvements and new passenger and vehicle management systems.

Brisbane Metro comprises a high-frequency metro network across 21 kilometres of existing busway that links the Eight Mile Plains, Royal Brisbane and Women's Hospital (RBWH) and University of Queensland (UQ) Lakes and all busway stations in between. The

alignment will feature two new high-capacity, high-frequency metro lines:

- Metro 1 - Eight Mile Plains busway station to Roma Street busway station
- Metro 2 - RBWH busway station to UQ Lakes busway station.

The expanded project will introduce a new fleet of 60 metro vehicles, each with capacity for up to 150 people, that can use the busway alongside other bus services.



Brisbane Quarter

LOCATION: BRISBANE VALUE: \$800 MILLION

Brisbane Quarter (also known as 300 George Street) is a development consisting of three buildings; residential apartments, an office tower and hotel tower.

The proposed developments include;

The One - (Tower 1) 263.5-metre (865 ft), 82-storey residential tower on the corner of North Quay and Adelaide Street. The tower, designed by Zenx Architects, will include 467 apartments. It will become Brisbane's second tallest building when completed;

W Brisbane Hotel - (Tower 2) Encompassing a complete city block with Brisbane River views and will include Australia's first purpose-built W Hotel, two levels of riverside dining and luxury retail shopping beneath a 40 storey state-of-the-art Prime Grade office tower, as well as an 82 storey luxury residential apartment building.

Tower 3 - 182-metre (597 ft), Comprising approximately 48,000sqm of net lettable area, the 40 level office tower to be known as 300 George Street will feature large floor plates of 1,400sqm, a double height glass lobby fronting George Street and an unprecedented level of onsite amenity. A retail shopping mall, that will include a master ballroom, conference facilities and retail stores is proposed underneath the towers on the first three floors.

Tenants will have direct access to an exciting food and beverage precinct with alfresco dining overlooking the Brisbane River; meeting and conference facilities, premium accommodation; some of Brisbane's most exciting bars and restaurants; 2 levels of spa facilities at the W Hotel; and a rooftop park land on level 4.



www.brisbanedevlopment.com

www.en.wikipedia.org



Brisbane Airport

LOCATION: BRISBANE VALUE: \$1.35 BILLION

Brisbane's New Runway will be 3.3km long, 60m wide, located 2km west of and parallel to the existing runway. More than 12km of taxiways, navigational aids, airfield infrastructure and hundreds of hectares of airfield landscaping

The biggest aviation project in Australia, when complete will give Brisbane the best runway system in the country. Reclaimed 360 hectares of soft marshland by pumping 11 million cubic metres of sand onto the site. Over four years, the weight of the sand, working with 330,000 wick drains funnelling the water to the surface, will create a solid base for the runway. Once the base is ready, construction of the new runway and taxiways will begin.

The new pavement will be 3.3 kilometres long, 60 metres wide and will have 12km of taxiways. Lighting,

navigational aids and landscaping will also take place in this phase. Environmentally sound and award winning, the project will create 2,700 construction jobs.

Brisbane's New Runway: Key Facts

- The runway will deliver a regional economic benefit of around \$5 billion per year by 2035
- 7,800 jobs will be created for the Brisbane/Moreton region by 2035 due to additional capacity.
- The runway will allow the same level of capacity as Hong Kong and Singapore airports
- The new runway will give Brisbane the best runway system in Australia
- Flights are forecast to grow from 227,000 in 2014/15 to over 360,000 by 2035
- Tourism facilitated by the airport has been quantified at \$3.1 billion in the FY13. This is estimated to grow to a national contribution of \$7.6 billion by 2033-34

www.bne.com.au

Howard Smith Wharves

LOCATION: BRISBANE VALUE: \$110 MILLION

The Howard Smith Wharves redevelopment is transforming an underutilised site to create a new Brisbane landmark.

Works have commenced on the 3.43-hectare site. The site will be transformed into a riverside precinct with more than 2.7 hectares of public open space, a 164-room hotel, an exhibition centre and restaurants and cafes. The development will connect the New Farm Riverwalk and the CBD, revitalise Petrie Bight and respect the heritage of the site.

Public space and parkland dominate the site and the existing heritage buildings will be restored and reused.

Key features of the design include:

- New public open spaces for markets and festivals
- A 5-star boutique hotel
- Underground car park for 359 vehicles
- Parkland and public open spaces with lifts providing access to the top of the cliffs
- A 1500 square metre exhibition space
- World class restaurants

The open space will be the venue for a range of public events. The buildings will be low scale, below the height of the cliffs and with lower building density than allowable under Brisbane City Council's code. Cycle connections will be maintained during construction and a dedicated cycle track through the precinct is being constructed.

The boutique five-star hotel will be developed and operated by award winning hotel owners and operators Deague Group as their flagship property. Deague Group operates the 'Art Series' hotels and a portfolio of properties in Victoria, South Australia and Queensland.



The historic wharf buildings on the site are rare evidence of the pre-1940s Port of Brisbane. They have been unused for more than 20 years. These heritage buildings and wharf will be carefully converted into new restaurants and cafes run by some of Australia's leading operators. There is a strong focus on making food on site with seasonal menus making use of the produce cultivated as part of the urban agriculture program.

A craft brewery will add to the attraction of the precinct and Brisbane's growing reputation for quality craft brewing. The air-raid shelters will be features of the landscaped public open space.

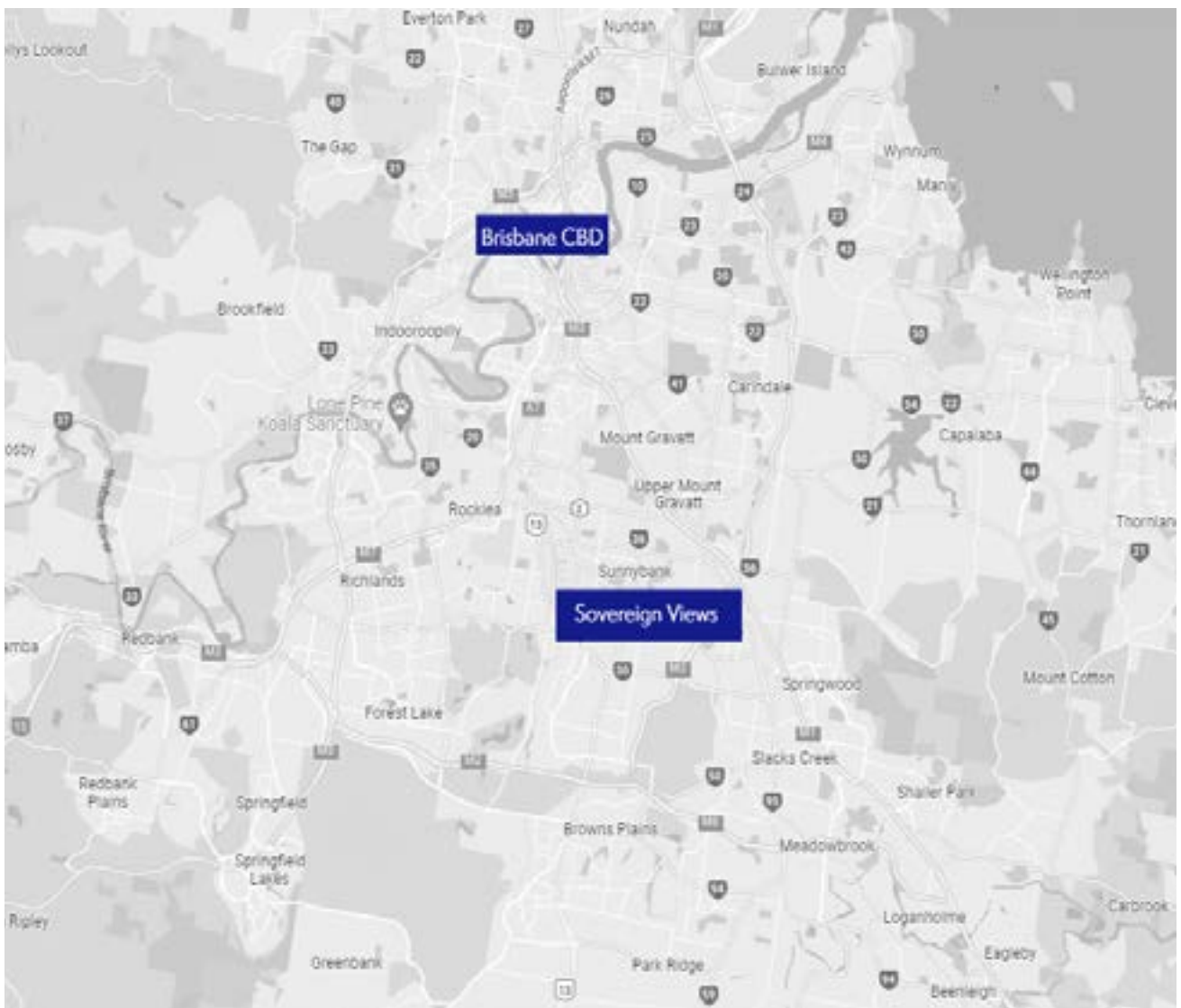
Low scale development and a \$17 million landscaping budget will turn Howard Smith Wharves into a new riverside meeting place for residents and visitors with grassed play areas, gardens, a walking track and dedicated cycle path. A range of events will be scheduled to make the open space an active destination.

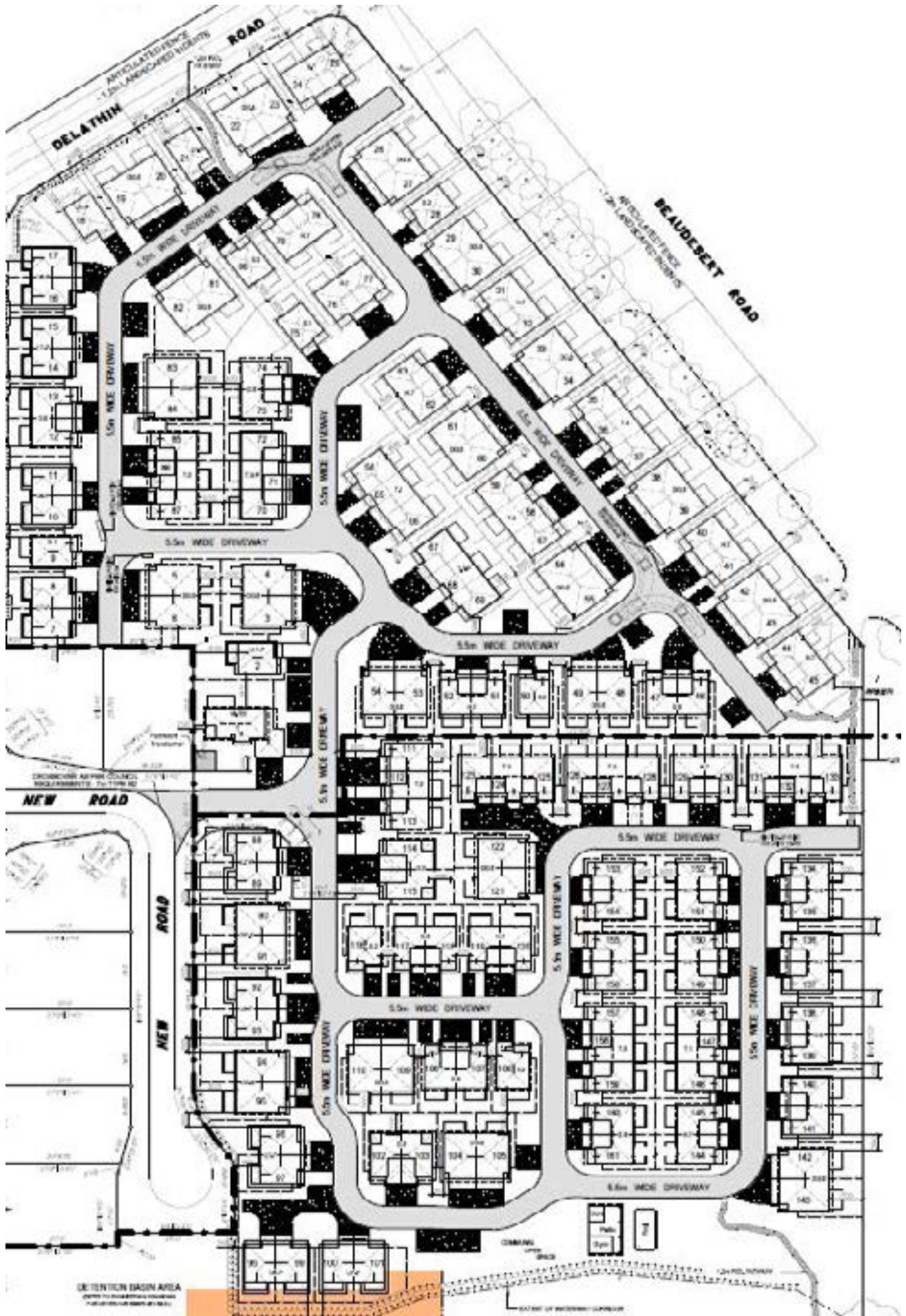
www.howardsmithwharves.com



10 Sovereign Place, Algester

Experience the lifestyle that is Sovereign Views...





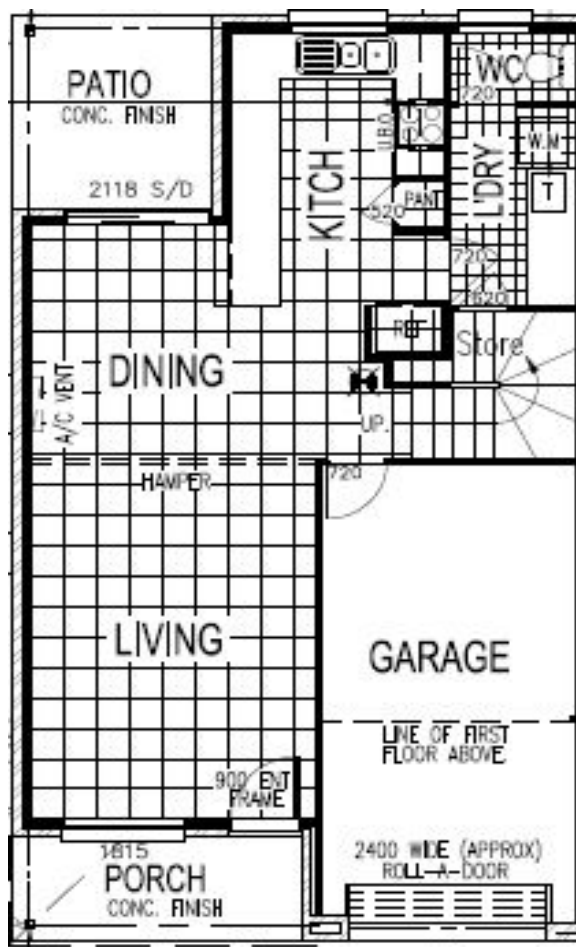
D3

Internal Living: 120.54m²

Garage: 20.06m²

Outdoor Area: 20.26m²

Total Area: 160.86m²



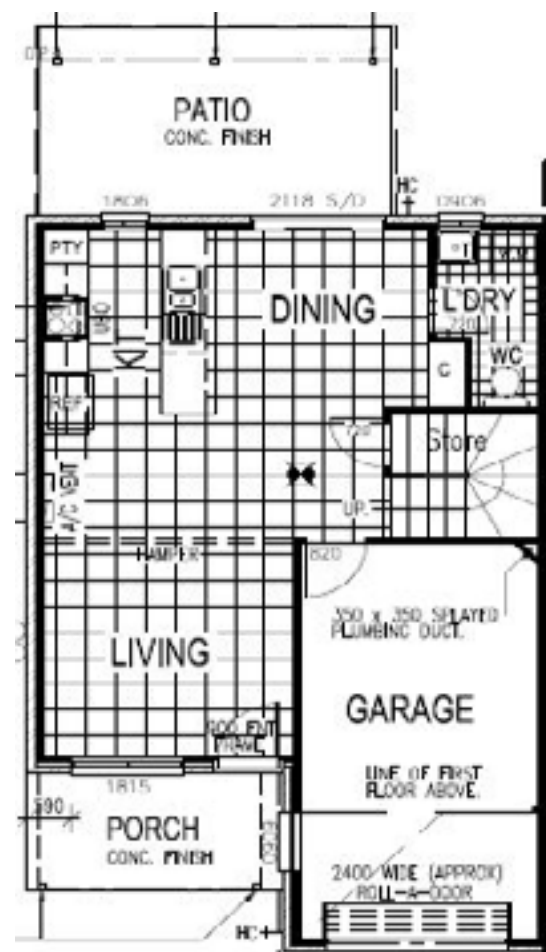
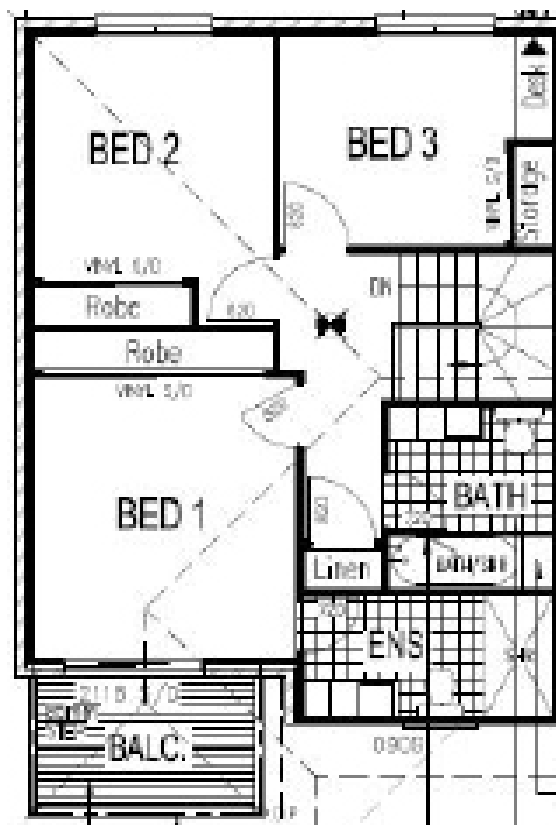
D6

Internal Living: 107.43m²

Garage: 21.00m²

Outdoor Area: 24.01m²

Total Area: 152.44m²



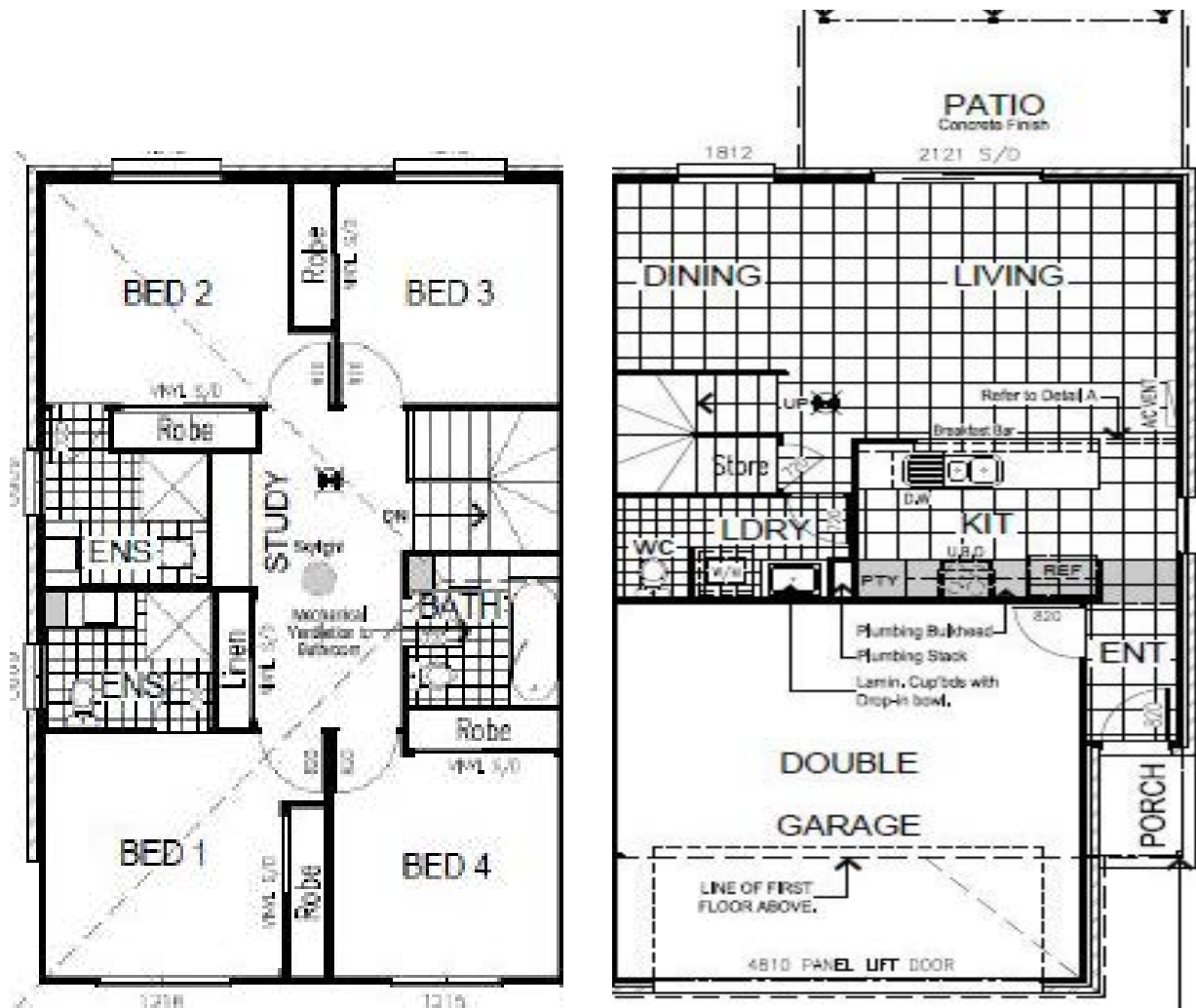
DG6

Internal Living: 133.88m²

Garage: 37.00m²

Outdoor Area: 15.03m²

Total Area: 185.91m²



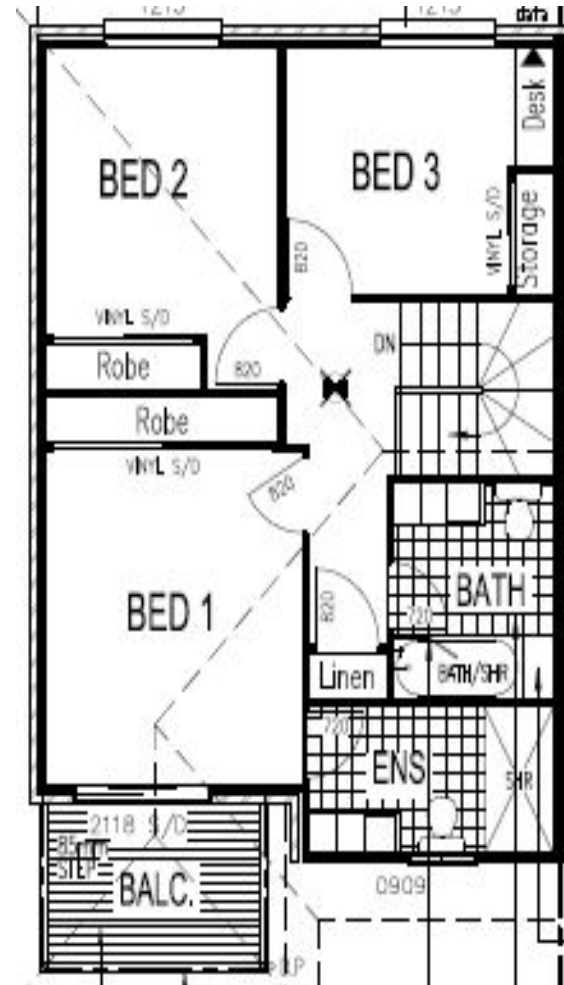
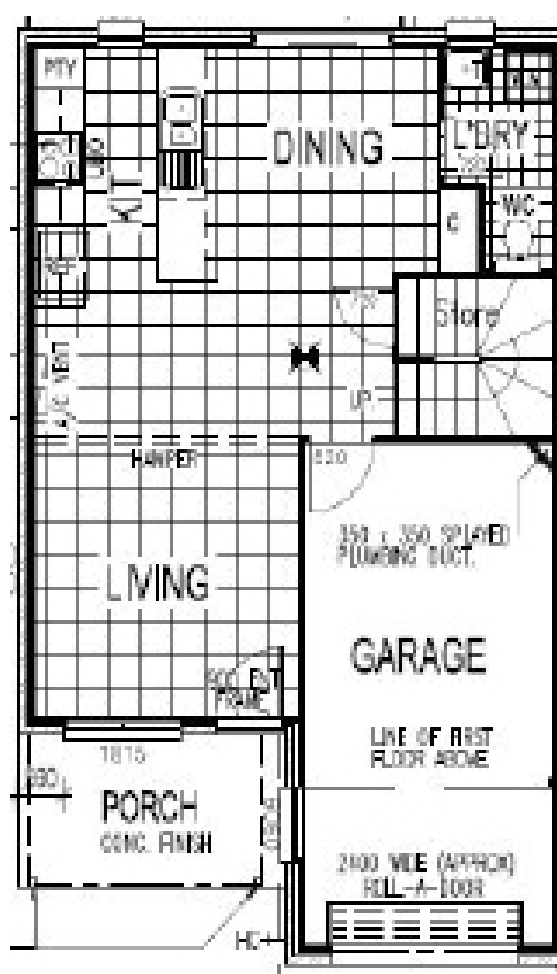
H7

Internal Living: 107.43m²

Garage: 21.00m²

Outdoor Area: 24.01m²

Total Area: 152.44m²



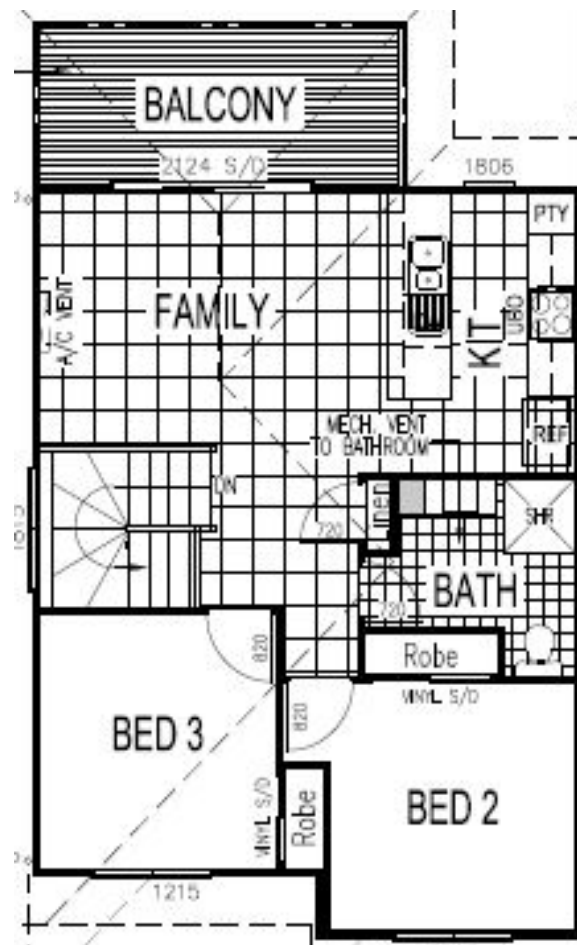
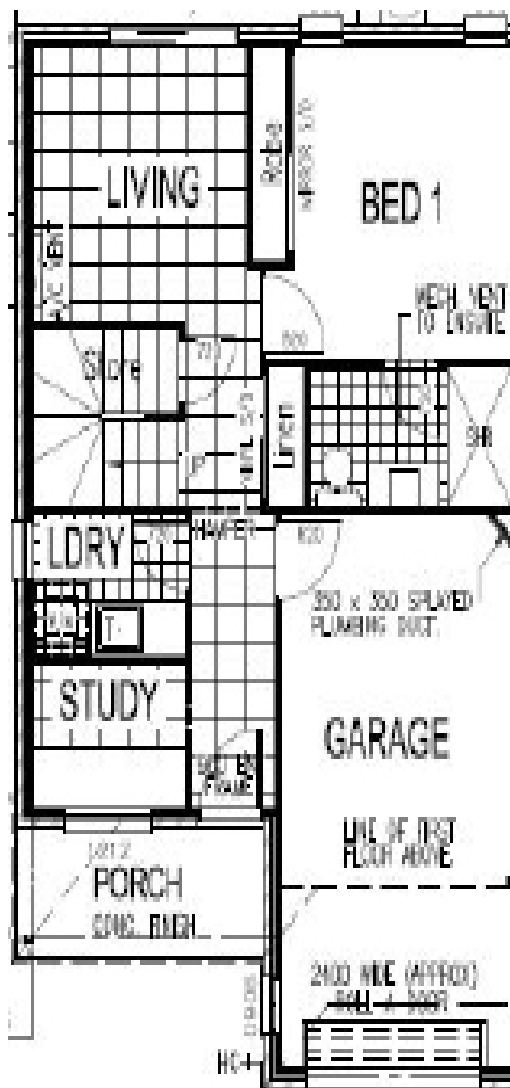
U7P

Internal Living: 107.75m²

Garage: 20.02m²

Outdoor Area: 24.17m²

Total Area: 151.94m²



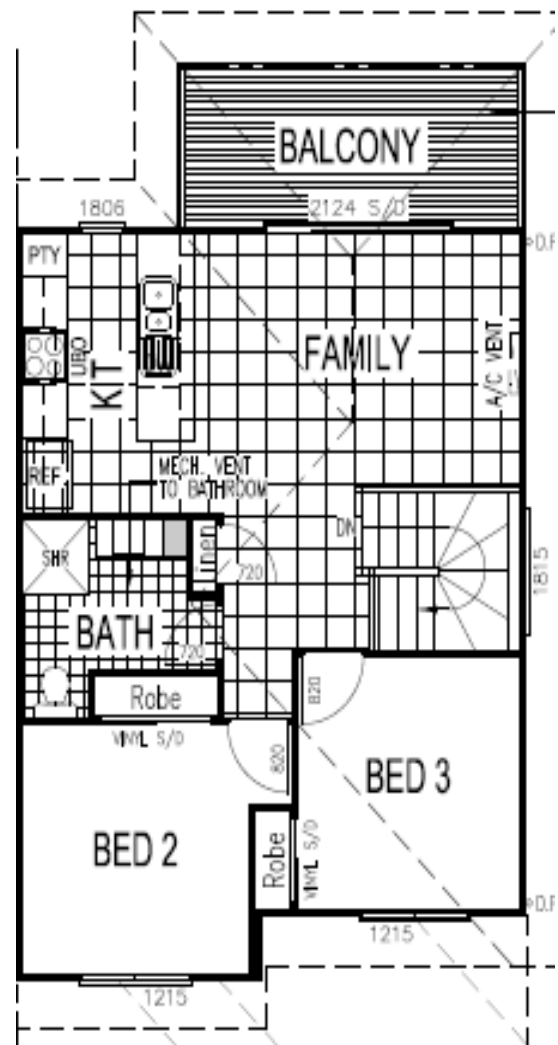
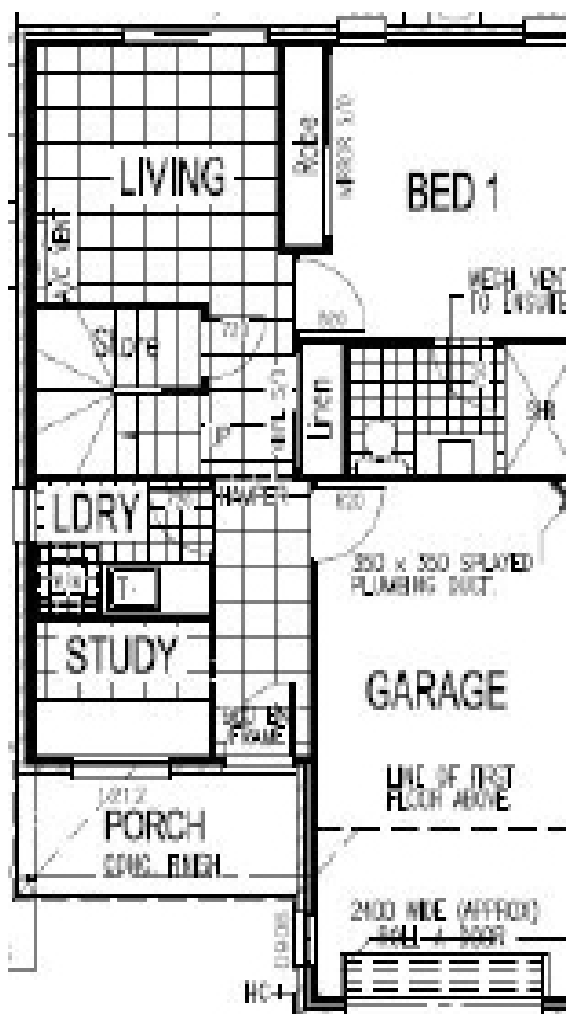
U6P

Internal Living: 107.75m²

Garage: 20.02m²

Outdoor Area: 24.17m²

Total Area: 151.94m²



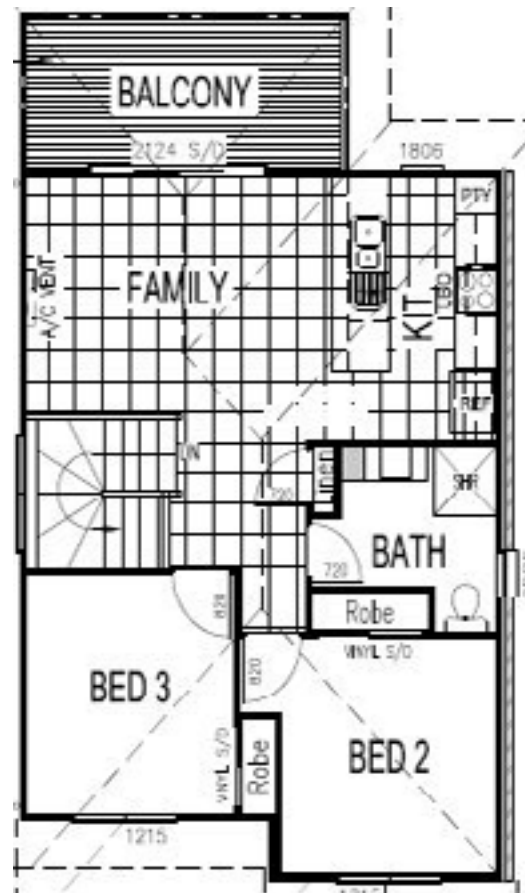
U1P

Internal Living: 108.25m²

Garage: 21.31m²

Outdoor Area: 24.17m²

Total Area: 153.73m²



T3P

End Unit

Internal Living: 106.77m²

Garage: 21.00m²

Outdoor Area: 18.02m²

Total Area: 145.79m²

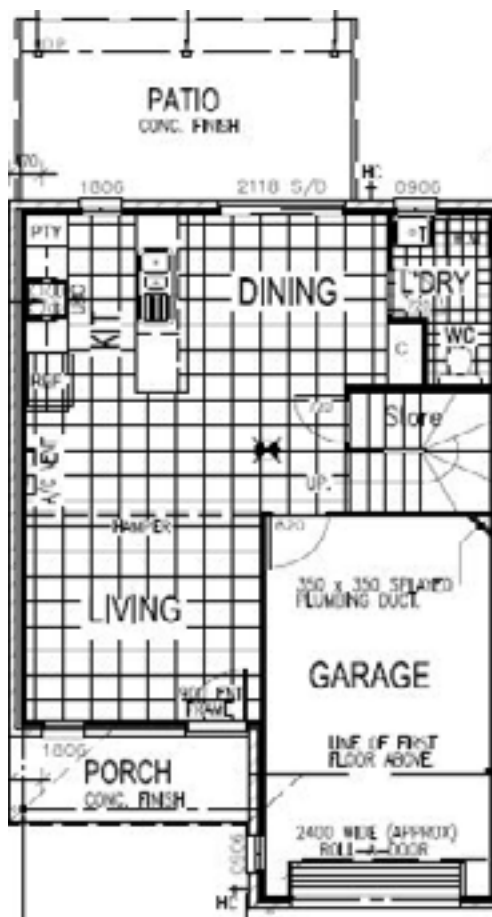
Middle Unit

Internal Living: 104.13m²

Garage: 21.00m²

Outdoor Area: 17.60m²

Total Area: 142.73m²



T3

End Unit

Internal Living: 107.43m²

Garage: 21.00m²

Outdoor Area: 24.02m²

Total Area: 152.45m²

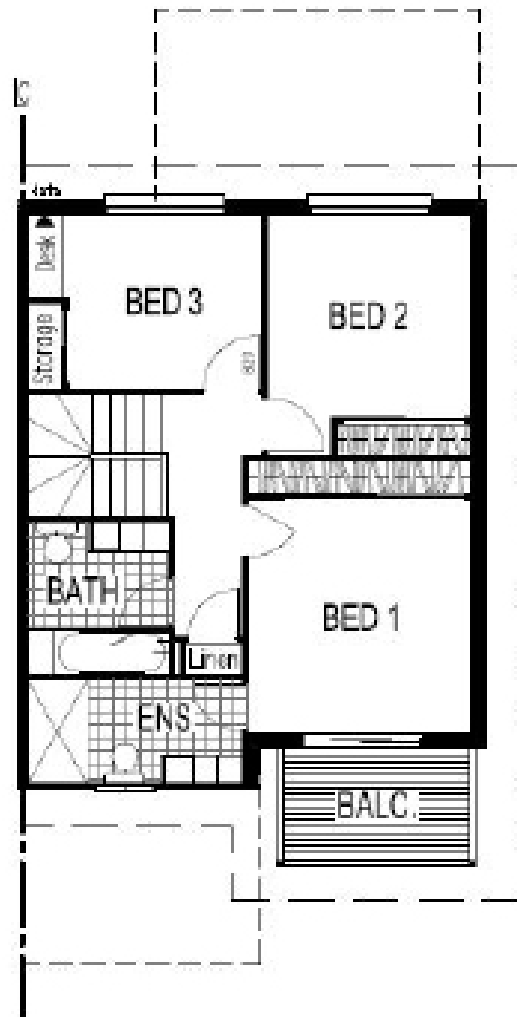
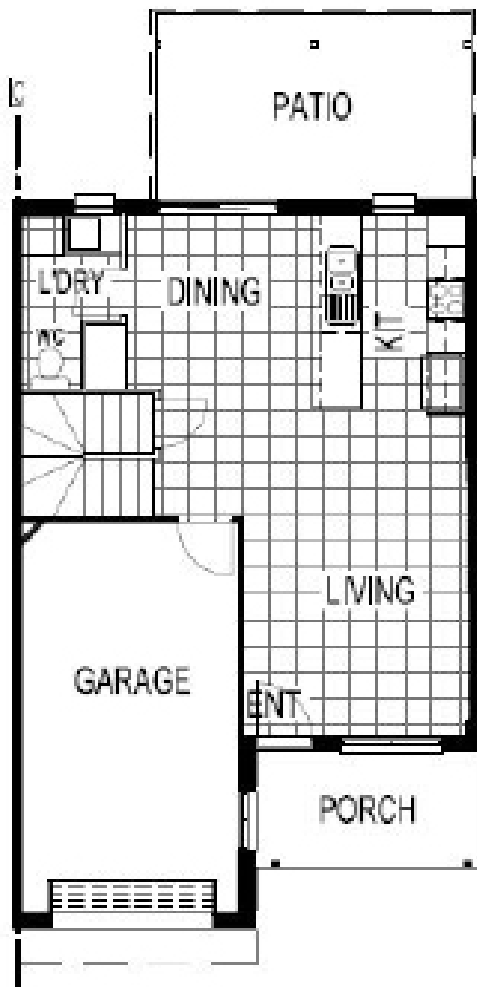
Middle Unit

Internal Living: 104.77m²

Garage: 21.00m²

Outdoor Area: 22.76m²

Total Area: 148.53m²



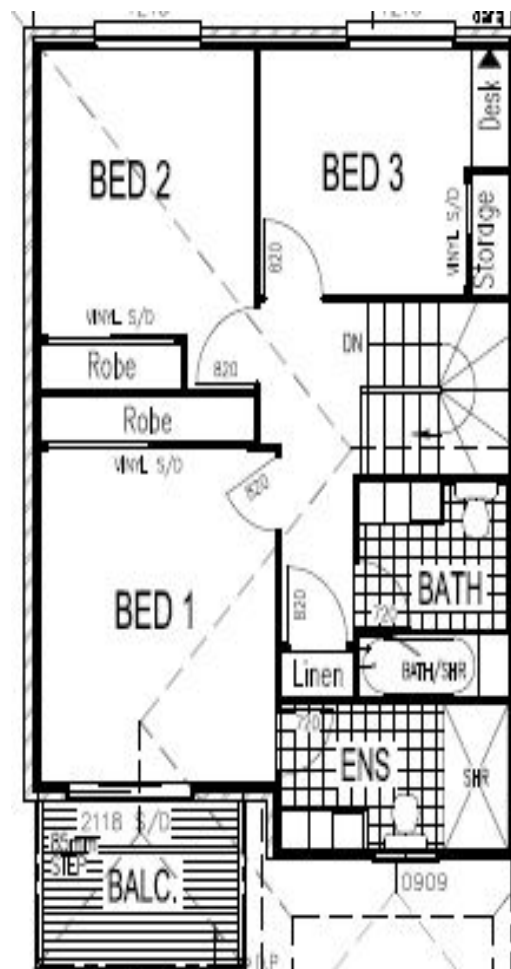
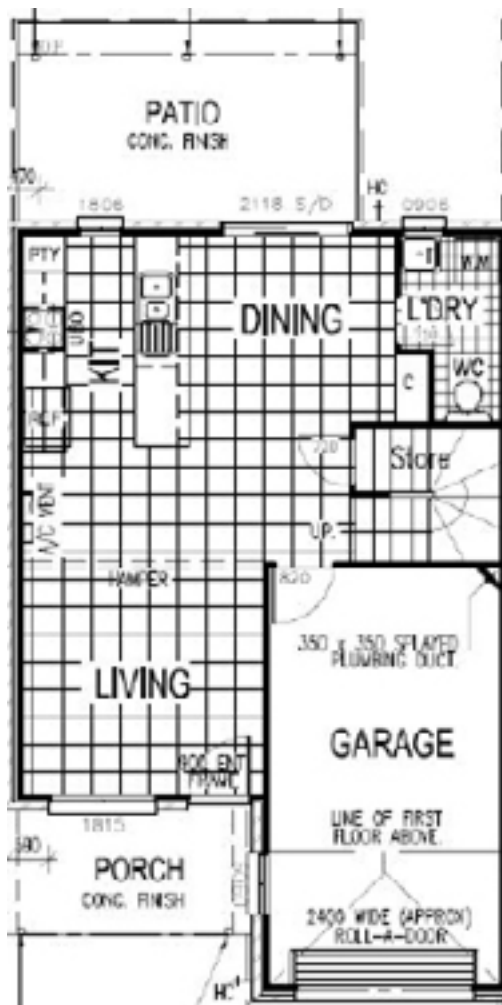
T1

End Unit

Internal Living: 107.43m²
 Garage: 21.00m²
 Outdoor Area: 24.02m²
 Total Area: 152.45m²

Middle Unit

Internal Living: 104.77m²
 Garage: 21.00m²
 Outdoor Area: 22.76m²
 Total Area: 148.53m²



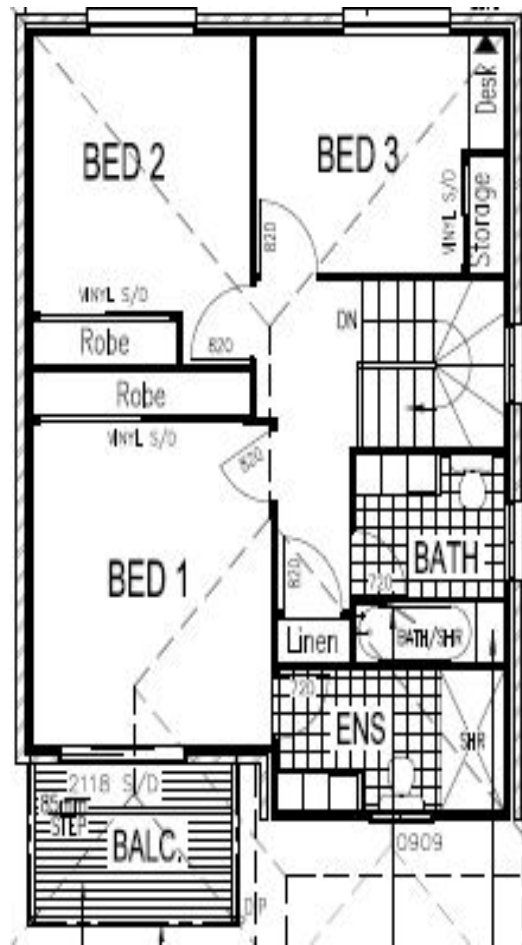
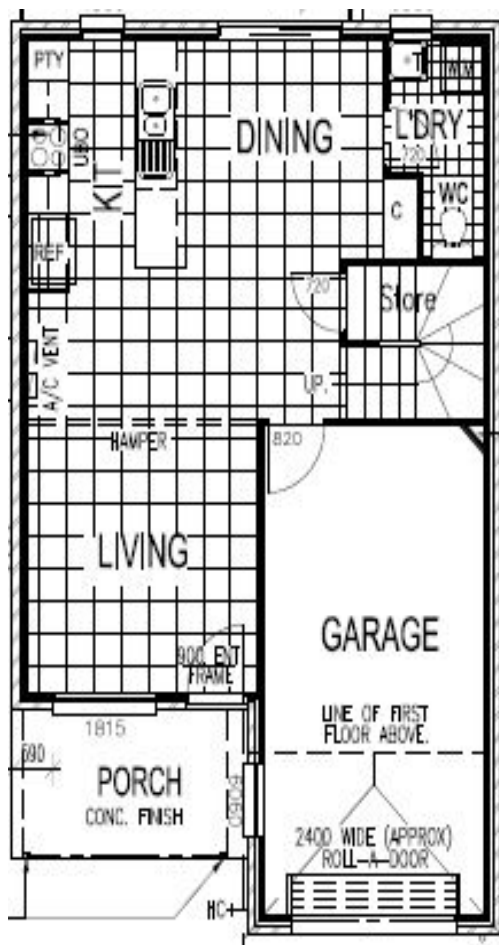
S2

Internal Living: 109.68m²

Garage: 22.00m²

Outdoor Area: 24.01m²

Total Area: 155.69m²



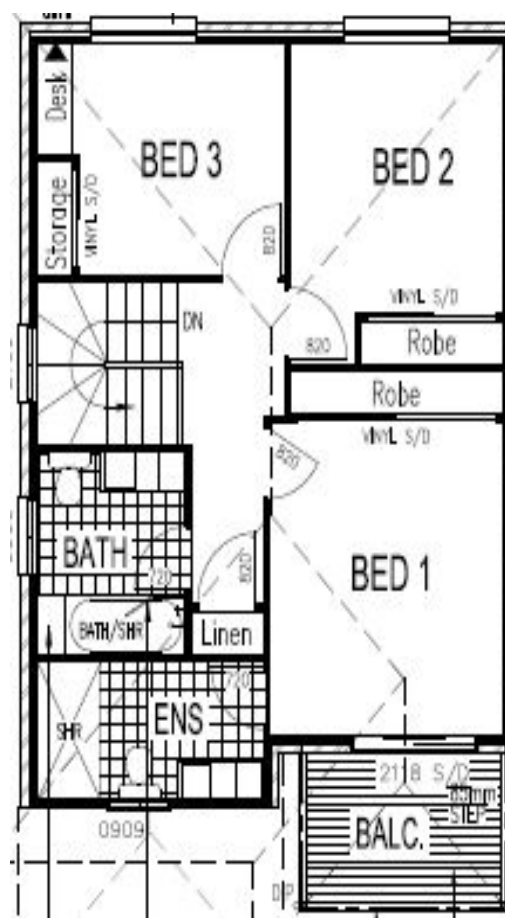
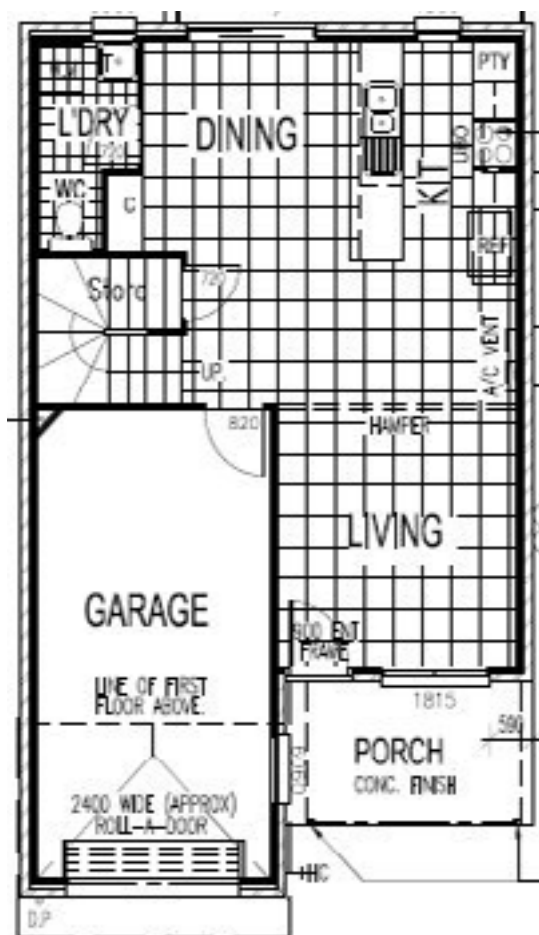
S1

Internal Living: 109.68m²

Garage: 22.00m²

Outdoor Area: 24.01m²

Total Area: 155.69m²



Standard Inclusions

EXTERNAL

Brick veneer with reinforced slab lower floor and timber upper floor

Face brick or bagged and painted brick with flat sheet or planking to selected areas of upper levels

Concrete roof tiles in pre-selected colour scheme

Colorbond fascia & gutter in pre-selected colours to match

Powdercoated aluminium window and sliding door frames

Security screens to windows of lowset lots, and lower level of highset lots

Flyscreens to upper floor where applicable

Security screens to all external doors

Chrome plated front door lock with matching deadlock

Moulded front door to suit, timber painted to suit colour scheme

Foldaway clothesline (wall or fence mounted)

Pre-wired TV antenna

1.8m high CCA treated pine fencing to individual yards with side access gated where applicable

Exposed concrete driveway with concrete path

Exposed concrete with planted garden beds to rear of lots

2 external brass garden taps to each lot

Mulching and selected planting to rear yard garden

KITCHEN

Stone Benchtops

Fully laminated cupboards in pre-selected colours to match

1 + 3/4 bowl stainless steel sink

Pre-selected floor or vinyl plank and wall tiles and feature tiles to match

Microwave space

Generous fridge space

Stainless Steel Oven

Ceran Cooktop

Stainless Steel Rangehood

Chrome Flickmixer

BATHROOMS/ENSUITE/WC's

Stone Benchtops

Fully laminated cupboards in pre-selected colours to match

Exhaust fans to bathrooms and ensuites where applicable

Pre-selected wall and floor tiles plus feature tiles to match

2 metre high wall tiling to all shower areas, with matching feature tiles

White dual-flush toilets

Tiled shower trays with polymer based waterproofing treatment

Wall mounted vanity units with white china basins

Chrome flick mixer taps in vanity basins

White acrylic bath tub in bathroom

Clear glass, powdercoated shower screen frames

Pivoting glass shower doors

Mirrors above vanities, powdercoated frames

| SCHEDULE OF FINISHES

Chrome towel rails or rings and toilet roll holders

Privacy latches to bathroom and WC doors, privacy latch to Bedroom 1 in lieu of ensuite latch

LAUNDRY

Stone Benchtops

Glo-Tub or Laminated cupboard, with Laundry Tub

Colour coordinated taps

Pre-selected wall & floor tiling to match

BEDROOMS

Ceiling fan light to each bedroom

Pre-selected carpet to bedrooms

Swing door for walk in robes (where available) and fitted vinyl or mirrored glass sliders to wardrobes, colour co-ordinated

Bank of painted timber shelves to wardrobe

MISCELLANEOUS

Remote control garage door

Pre-selected internal and external light fittings, with white switches and light to rear courtyards

Fully painted throughout - two coats, gloss to doors and architraves in pre-selected colour schemes

90mm cove cornice throughout

Pencil round mouldings throughout

Vertical blinds throughout

Air conditioning unit to living area and bedroom 1 only

Electric hot water system

Hard-wired smoke detectors with battery back up

Pre-wired TV point in living or family room and bedroom 1

Pre-wired telephone point in kitchen and bedroom 1

Ample power points throughout

Pest control treatment

Ceiling insulation

Water conserving tapware and shower heads

COMMUNITY ITEMS (Common Property)

Entertainment Area

Gym

Pool

CCTV





Each townhome is designed offering
quality and convenience and
maximising value



**SOVEREIGN
VIEWS**

10 SOVEREIGN PLACE
ALGESTER QLD 4115
MB 0403 973 230
www.algestersovereignviews.com

3 March 2022

To whom it may concern

Thank you for the opportunity to submit a rental appraisal for the townhouses within the "Sovereign Views" residential complex, located at 10 Sovereign Place, Algester, Qld. 4115.

The complex comprises of 161 townhouse units over two stages. The two storey premises are either a stand-alone, duplex or triplex configurations with an on-site Manager's unit. The complex also has a pool and gymnasium for tenants use plus a large landscaped common area.

The "Sovereign Views" complex consists of three bedrooms and four bedroom townhouses of various floor plan designs. All units have air-conditioned lounge room and master bedroom, landscaped courtyard and either a single or double lock up garage with remote access.

Taking into consideration the geographical location of the complex, the design of the properties, the quality fittings, and the current rental returns within the complex, we anticipate the three bedroom units to rent from between \$370 to \$425 per week; the 3 bedroom stand-alone units to rent from between \$395 to \$420 per week and the four bedroom units rent from \$435 to \$455 per week.

Sincerely,

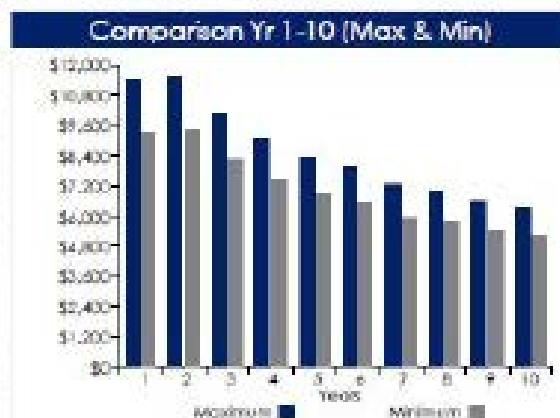
Kim Nutley

Kim Nutley
Onsite Property Manager
Tel: 0403 973 230
Email: rentals.algester@gmail.com

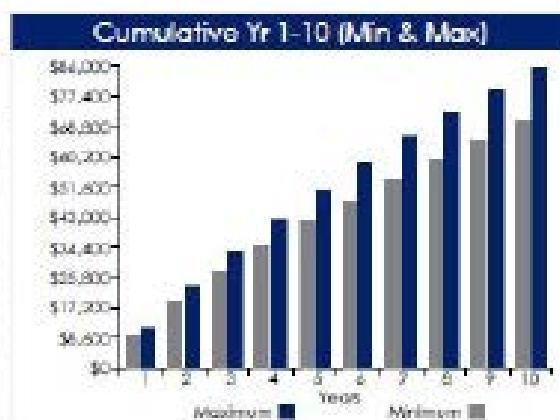
BMT Tax Depreciation (Estimate Only)

Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling, Sovereign Views 10 Sovereign Place, ALGESTER QLD 4115

Maximum			
Year	Plant & Equipment	Division 43	Total
1	\$4,449	\$6,959	\$11,407
2	\$6,891	\$6,959	\$11,490
3	4,113	\$6,959	10,072
4	3,128	\$6,959	9,087
5	2,409	\$6,959	8,368
6	2,031	\$6,959	7,990
7	1,821	\$6,959	7,280
8	1,030	\$6,959	6,997
9	645	\$6,959	6,005
10	405	\$6,959	4,364
11 +	873	175,752	179,625
Total	\$26,743	\$268,842	\$295,585



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,459	4,875	9,333
2	4,825	4,875	9,400
3	3,965	4,875	8,240
4	2,840	4,875	7,495
5	1,971	4,875	6,846
6	1,661	4,875	6,536
7	1,051	4,875	5,926
8	830	4,875	5,725
9	525	4,875	5,400
10	331	4,875	5,206
11 +	551	146,252	146,803
Total	\$21,893	\$195,002	\$216,895



* assumes settlement on 1 July in any given year.

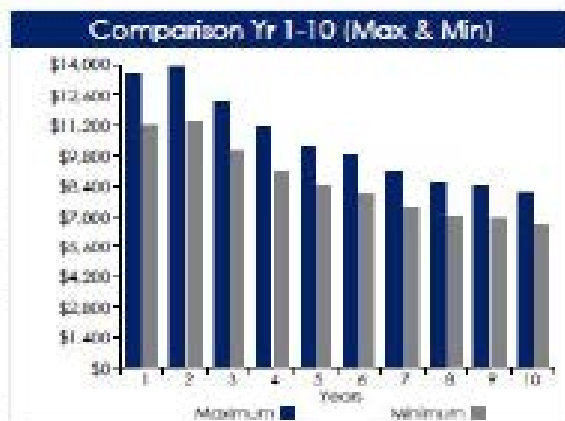
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate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

This Estimate Cannot Be Used For Taxation Purposes

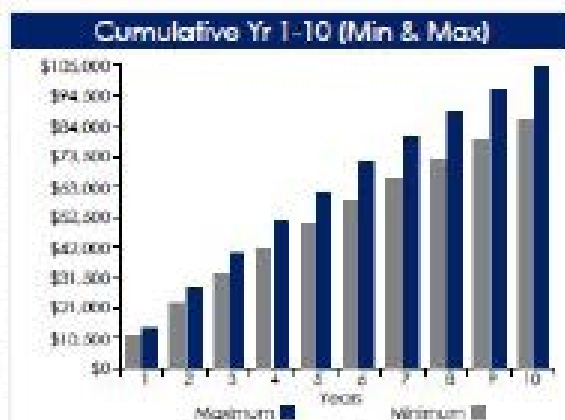
To discuss the contents of this report please contact Bradley Bear at BMT Tax Depreciation on 07 3513 7400

Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling, Sovereign Views 10 Sovereign Place, ALGESTER QLD 4115

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,038	7,665	11,703
2	4,302	7,665	11,967
3	4,527	7,665	12,192
4	3,473	7,665	11,138
5	2,640	7,565	10,205
6	2,196	7,565	9,761
7	1,430	7,565	8,995
8	953	7,565	8,518
9	605	7,565	8,170
10	504	7,565	8,069
11 +	528	117,512	118,040
Total	\$25,922	\$102,363	\$128,285



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,040	6,206	10,246
2	5,156	6,206	11,362
3	3,786	6,206	10,041
4	2,941	6,206	9,147
5	2,166	6,206	8,372
6	1,796	6,206	8,002
7	1,176	6,206	7,382
8	779	6,206	6,985
9	659	6,206	6,865
10	412	6,206	6,618
11 +	656	156,147	156,803
Total	\$24,396	\$162,353	\$186,749



* 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.

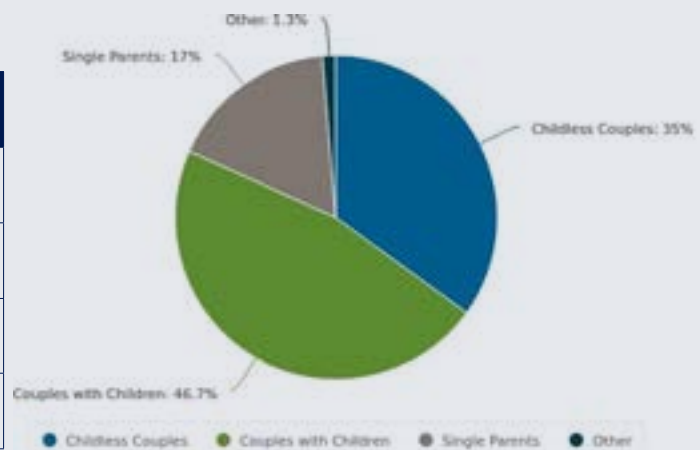
This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 2513 7400

Demographics (Sourced from RP Data)

HOUSEHOLD STRUCTURE

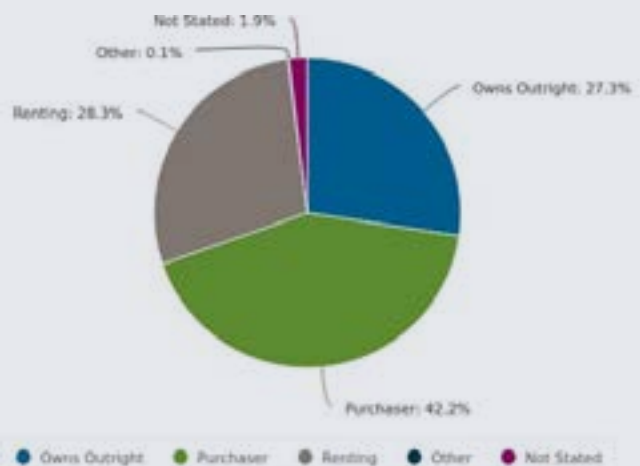
TYPE	PERCENT
Couples with Children	46.7
Childless Couples	35.0
Single Parents	17.0
Other	1.3



Statistics are provided by the Australian Bureau of Statistics (ABS)

HOUSEHOLD OCCUPANCY

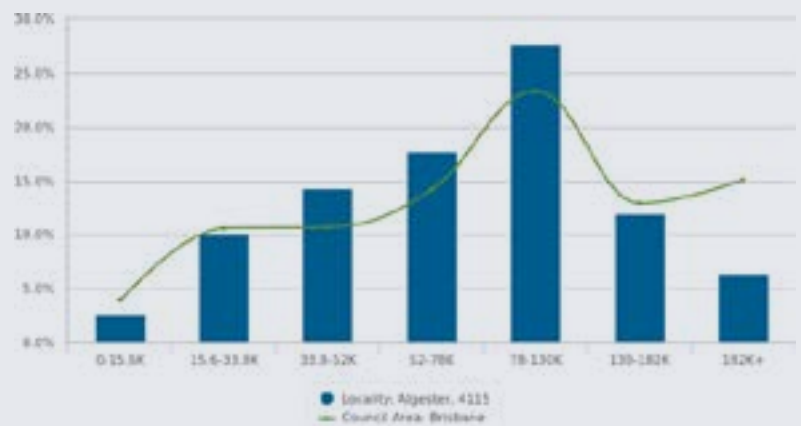
TYPE	PERCENT
Purchaser	42.2
Renting	28.3
Owens Outright	27.3
Not Stated	1.9
Other	0.1



Statistics are provided by the Australian Bureau of Statistics (ABS)

HOUSEHOLD INCOME

INCOME RANGE	ALGESTER %	BRISBANE %
0-15.6K	2.6	3.9
15.6-33.8K	10.1	10.6
33.8-52K	14.3	10.7
52-78K	17.7	14.2
78-130K	27.6	23.3
130-182K	12.0	12.9
182K+	6.4	15.1



AGE SEX RATIO

AGE GROUP	ALGESTER %		BRISBANE %	
	MALE %	FEMALE %	MALE %	FEMALE %
0-9	7.7	6.7	6.2	5.9
10-19	5.8	5.4	6.0	5.8
20-29	6.8	6.4	8.7	8.8
30-39	8.8	8.9	7.9	8.0
40-49	6.4	6.5	6.9	7.2
50-59	5.3	5.5	5.7	5.9
60-69	5.1	5.5	4.2	4.5
70-79	3.0	2.9	2.4	2.7
80-89	1.1	1.4	1.1	1.6
90-99	0.3	0.4	0.2	0.5
100+	n/a	n/a	0.0	0.0



RP DATA AREA PROFILE

- The size of Algester is approximately 3.6 square kilometres.
- It has 10 parks covering nearly 7.6% of total area.
- The population of Algester in 2011 was 8,262 people.
- By 2016 the population was 8,416 showing a population growth of 1.9% in the area during that time.
- The predominant age group in Algester is 30-39 years.
- Households in Algester are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments.
- In general, people in Algester work in a professional occupation.
- In 2011, 70.1% of the homes in Algester were owner-occupied compared with 69.5% in 2016.
- Currently the median sales price of houses in the area is \$544,500.

Sales Statistics (Sourced from RP Data)

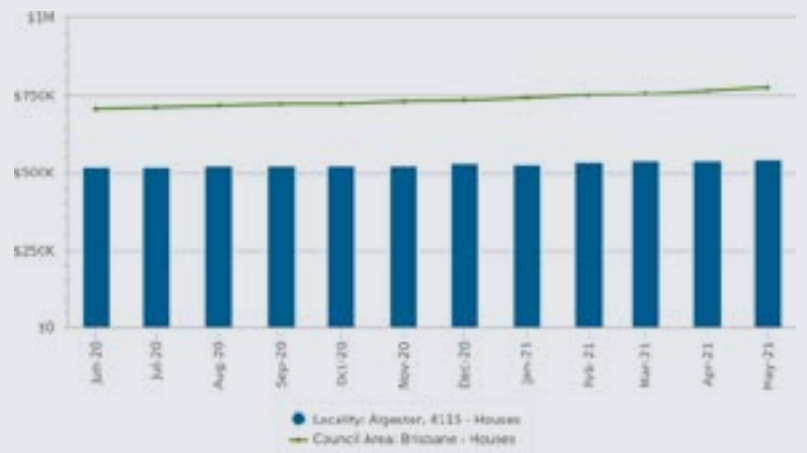
MEDIAN SALE PRICE

	2019	2020	2021
PERIOD	MEDIAN PRICE		
January	\$512,500	\$510,000	\$529,000
February	\$520,000	\$510,000	\$535,000
March	\$520,000	\$510,000	\$540,000
April	\$520,000	\$510,000	\$540,000
May	\$520,000	\$512,000	\$544,500
June	\$510,000	\$519,000	n/a
July	\$510,000	\$520,000	n/a
August	\$510,000	\$522,500	n/a
September	\$510,000	\$525,000	n/a
October	\$510,000	\$522,500	n/a
November	\$517,500	\$525,000	n/a
December	\$516,000	\$530,000	n/a



RECENT MEDIAN SALE PRICE - HOUSE

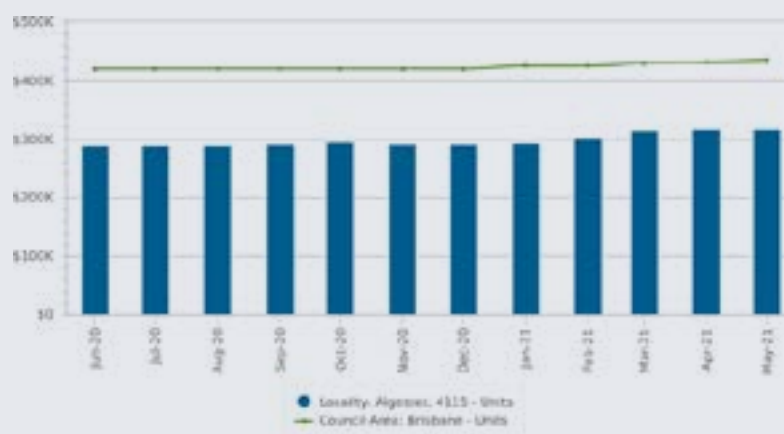
	ALGESTER	BRISBANE
PERIOD	MEDIAN PRICE	
May 2021	\$544,500	\$777,000
April 2021	\$540,000	\$765,000
March 2021	\$540,000	\$755,000
February 2021	\$535,000	\$749,999
January 2021	\$529,000	\$739,450
December 2020	\$530,000	\$731,500
November 2020	\$525,000	\$728,650
October 2020	\$522,500	\$721,500
September 2020	\$525,000	\$720,000
August 2020	\$522,500	\$715,000
July 2020	\$520,000	\$710,000
June 2020	\$519,000	\$705,000



Sales Statistics (Sourced from RP Data)

RECENT MEDIAN SALE PRICE - UNIT

	ALGESTER	BRISBANE
PERIOD	MEDIAN PRICE	
May 2021	\$316,000	\$435,000
April 2021	\$316,000	\$431,000
March 2021	\$315,000	\$430,000
February 2021	\$304,000	\$425,000
January 2021	\$293,000	\$425,000
December 2020	\$292,000	\$420,000
November 2020	\$292,000	\$420,000
October 2020	\$296,000	\$420,000
September 2020	\$292,000	\$420,000
August 2020	\$290,000	\$420,000
July 2020	\$290,000	\$420,000
June 2020	\$290,000	\$420,000



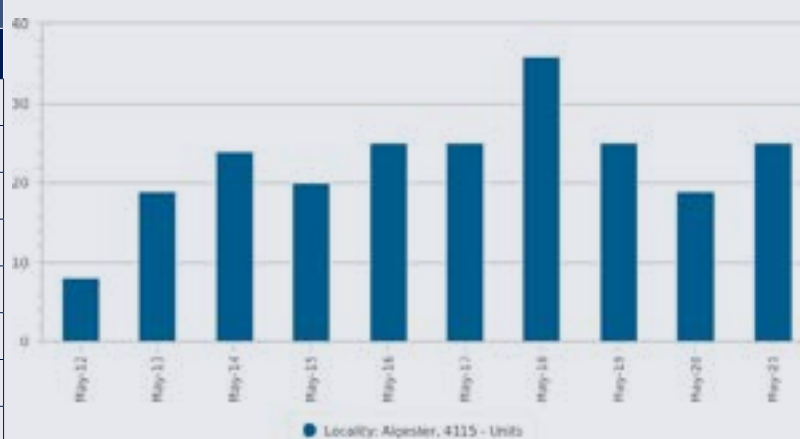
SALES PER ANNUM - HOUSE

	ALGESTER
PERIOD	NUMBER
May 2021	128
May 2020	123
May 2019	109
May 2018	105
May 2017	131
May 2016	143
May 2015	148
May 2014	129
May 2013	108
May 2012	108



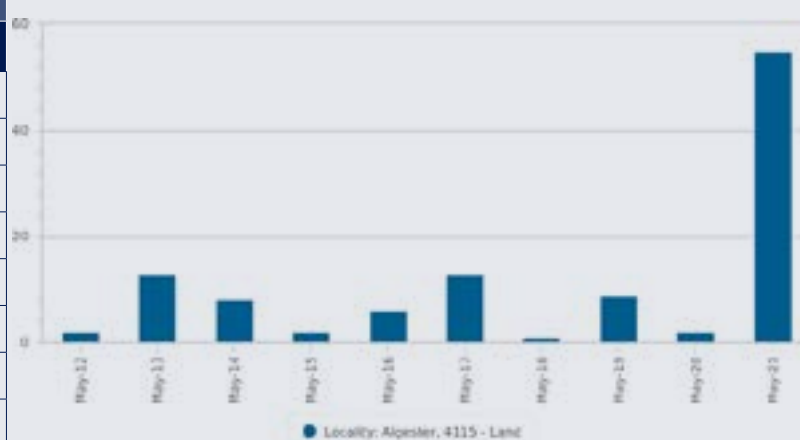
SALES PER ANNUM - UNIT

	ALGESTER
PERIOD	NUMBER
May 2021	25
May 2020	19
May 2019	25
May 2018	36
May 2017	25
May 2016	25
May 2015	20
May 2014	24
May 2013	19
May 2012	8



SALES PER ANNUM - LAND

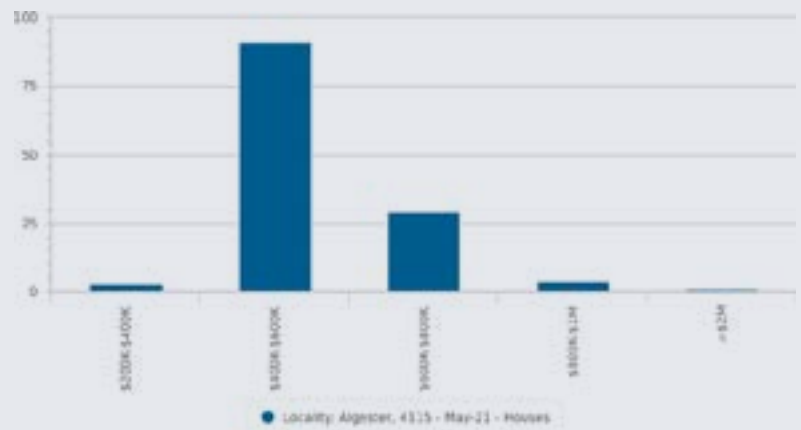
	ALGESTER
PERIOD	NUMBER
May 2021	55
May 2020	2
May 2019	9
May 2018	1
May 2017	13
May 2016	6
May 2015	2
May 2014	8
May 2013	13
May 2012	2



Sales Statistics (Sourced from RP Data)

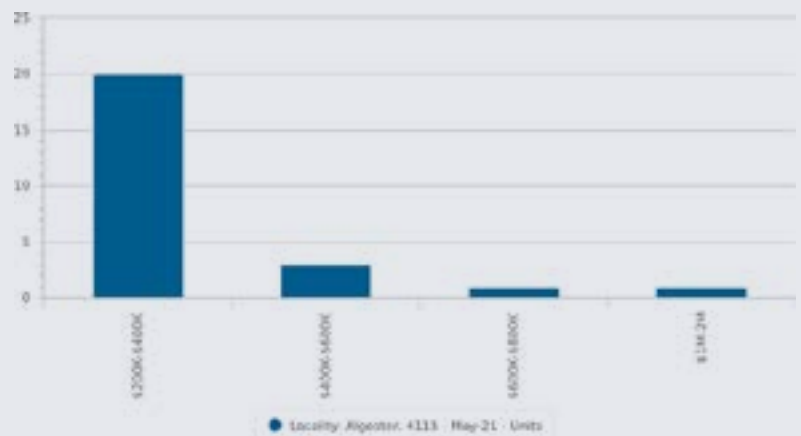
SALES BY PRICE - HOUSE

	ALGESTER
PRICE	NUMBER
\$200K-\$400K	3
\$400K-\$600K	91
\$600K-\$800K	29
\$800K-\$1M	4
>\$2M	1



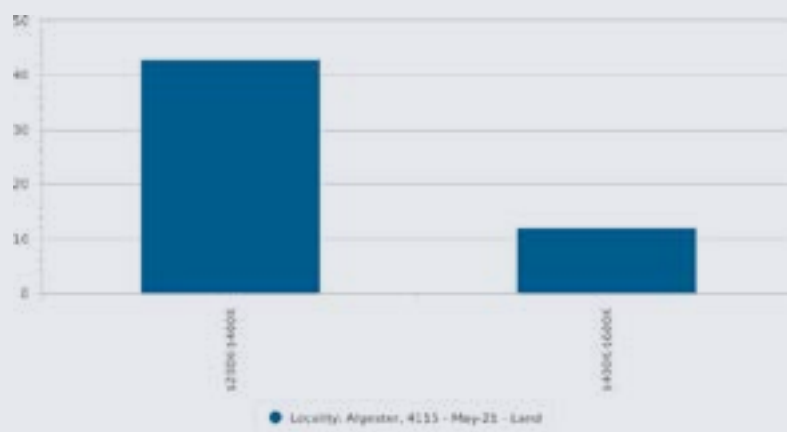
SALES BY PRICE - UNIT

	ALGESTER
PRICE	NUMBER
\$200K-\$400K	20
\$400K-\$600K	3
\$600K-\$800K	1
\$1M-\$2M	1
>\$2M	1



SALES BY PRICE - LAND

PRICE	ALGESTER
	NUMBER
\$200K-\$400K	43



CAPITAL GROWTH IN MEDIAN PRICES - HOUSE

	ALGESTER	BRISBANE
PERIOD	% CHANGE	
May 2021	6.35%	11%
May 2020	-1.54%	2.19%
May 2019	-0.57%	1.48%
May 2018	6.73%	2.35%
May 2017	-1.31%	4.52%
May 2016	5.75%	5.52%
May 2015	7.81%	6.79%
May 2014	8.33%	6.67%
May 2013	0.28%	2.84%
May 2012	-2.23%	-4.58%



Sales Statistics (Sourced from RP Data)

CAPITAL GROWTH IN MEDIAN PRICES - UNIT

	ALGESTER	BRISBANE
PERIOD	% CHANGE	
May 2021	12.06%	3.57%
May 2020	-2.76%	1.2%
May 2019	-6.3%	-1.89%
May 2018	0.81%	-3.86%
May 2017	0.66%	-2.22%
May 2016	1.5%	0.22%
May 2015	-1.31%	4.42%
May 2014	5%	4.37%
May 2013	0%	1.73%
May 2012	0%	-1.22%



CAPITAL GROWTH IN MEDIAN PRICES - LAND

	ALGESTER	BRISBANE
PERIOD	% CHANGE	
Apr 2014	-1.02%	8.33%
Apr 2013	0%	3.73%
Apr 2012	0%	-9.62%
Apr 2011	0%	0%
Apr 2010	0%	0%
Apr 2009	0%	0%
Apr 2008	0%	0%
Apr 2007	0%	0%
Apr 2006	0%	0%
Apr 2005	0%	0%






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Comparable Sales

(Sourced from RP Data)

<p>1 6/16 ADIOS CLOSE SUNNYBANK HILLS QLD 4109</p> 	<p>4 3 2 509m² 173m²</p> <p>Year Built 2011 DOM -</p> <p>Sold Date 03-Feb-21 Distance -</p> <p>First Listing -</p> <p>Last Listing -</p>	<p>Sold Price \$660,000</p>
<p>2 27/35 WOODLAND STREET ALGESTER QLD 4115</p> 	<p>4 2 2 694m² 175m²</p> <p>Year Built 1988 DOM 4</p> <p>Sold Date 24-Apr-21 Distance 0.31km</p> <p>First Listing FOR SALE \$539,000</p> <p>Last Listing FOR SALE \$539,000</p>	<p>Sold Price \$655,000</p>
<p>3 32 DIAMOND PLACE RUNCORN QLD 4113</p> 	<p>4 3 2 412m² 168m²</p> <p>Year Built 2000 DOM 38</p> <p>Sold Date 24-Nov-21 Distance 3.84km</p> <p>First Listing Not Disclosed</p> <p>Last Listing \$600,000</p>	<p>Sold Price R3 UN</p>

Comparable Listings

(Sourced from RP Data)

1 4/338 ALGESTER ROAD CALAMVALE QLD 4116



3 3 1 144m² 124m²
Year Built 2016 DOM 238 days
Listing Date 30-Jan-21 Distance -
Listing Price POA

2 12/338 ALGESTER ROAD CALAMVALE QLD 4116



3 3 2 164m² 121m²
Year Built 2016 DOM 407 days
Listing Date 10-Aug-20 Distance -
Listing Price POA

3 5/1 BLAND STREET COOPERS PLAINS QLD 4108



4 3 2 196m² 132m²
Year Built 2014 DOM 20 days
Listing Date 02-Aug-21 Distance -
Listing Price \$582,000 | Under Contract

All information in this report is collated from third parties and provided in good faith. No representation is given or implied as to its accuracy or its interpretation. All interested parties must rely on their own research before making an investment decision.