

Indicative Image Only



 **3+2**
 **2+1**
 **1+1**

QLD HOUSE & LAND

MORAYFIELD - AFFINITY ESTATE
 LOT 203 DESTINY STREET MORAYFIELD QLD 4506

Affinity – Morayfield South. Living that matches your dreams Affinity Estate is the next master planned community making the dream of living in the booming Northern Brisbane suburbs a reality. The Estate has been thoughtfully created to provide a mosaic of lifestyle choices. With over 800 lots on offer, if you are a first home buyer, custom home builder or downsizer, there will be a lot size and location to meet your needs.

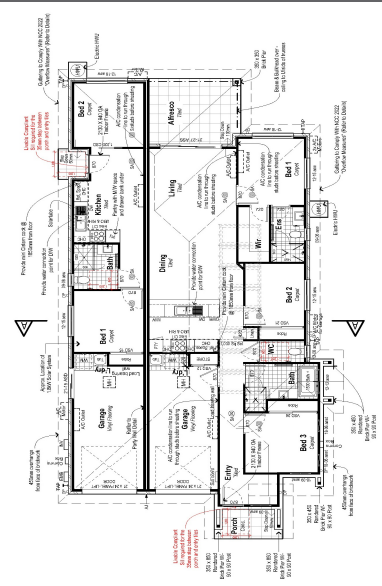
Tuvalu - Dual	
Shelley Hamptons	
HOUSE AREA	216 m ²
BUILD PRICE	\$568,229
LAND AREA	453.0 m ²
LAND PRICE	\$400,000
EST. REGISTRATION	Registered
EST. YIELD	6.99%
EST. RENTAL P/W	\$1302

PREMIUM INCLUSIONS

- ✓ Full Turnkey finish
- ✓ Fully fenced, turfed & landscaped
- ✓ 2550mm high ceilings
- ✓ Colorbond roof
- ✓ Reverse cycle/split system air-conditioner in living and main bedroom
- ✓ 40mm manufactured stone kitchen benchtop
- ✓ Approximately 1.8kw solar power system
- ✓ 900mm Stainless steel kitchen appliances
- ✓ Cold water to fridge space
- ✓ Roller blinds throughout
- ✓ Ceiling fans to bedrooms
- ✓ Undercover tiled alfresco area

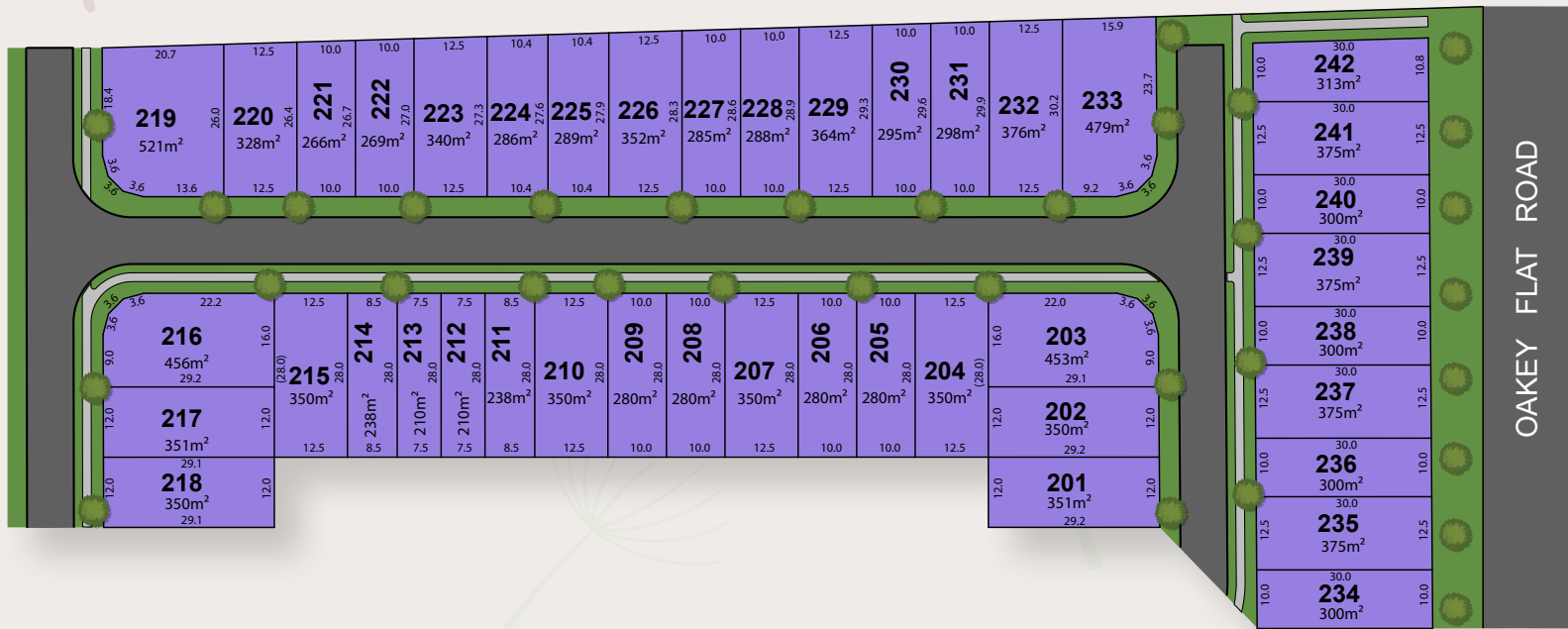
LIVING SPACES

Unit 1 - Living 108.9	Unit 2 - Living 46.9
Unit 1 - Garage 20.0	Unit 2 - Garage 20.5
Unit 1 - Alfresco 11.5	
Unit 1 - Porch 3.3	



The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.

AFFINITY STAGE 2



- All areas and distances subject to final survey
- Landscaping features including street tree locations shown on this plan are indicative only

AFFINITY
ESTATE
Morayfield South

Phone
Sales & Information Centre
Affinity Drive, (Oakey Flat Road) Morayfield

Living that matches your dreams



PRE-CONSTRUCTION

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

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling.
- (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.

- Approximately 1.8kw solar power system.

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 benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.

DISCLAIMER: G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Initial _____



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,
 - 600mm above bath (nominal),
 - 200mm skirting tile.
- Kitchen tiled splashback:
 - 600mm high off bench.
- Toilet & Laundry floors and,
 - 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.

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.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- 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.

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Initial _____

- 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.

TURN KEY PACKAGE

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 opening 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 & 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. (Excluding Wet Rooms)
- 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.

Name _____ Signature _____ Date _____

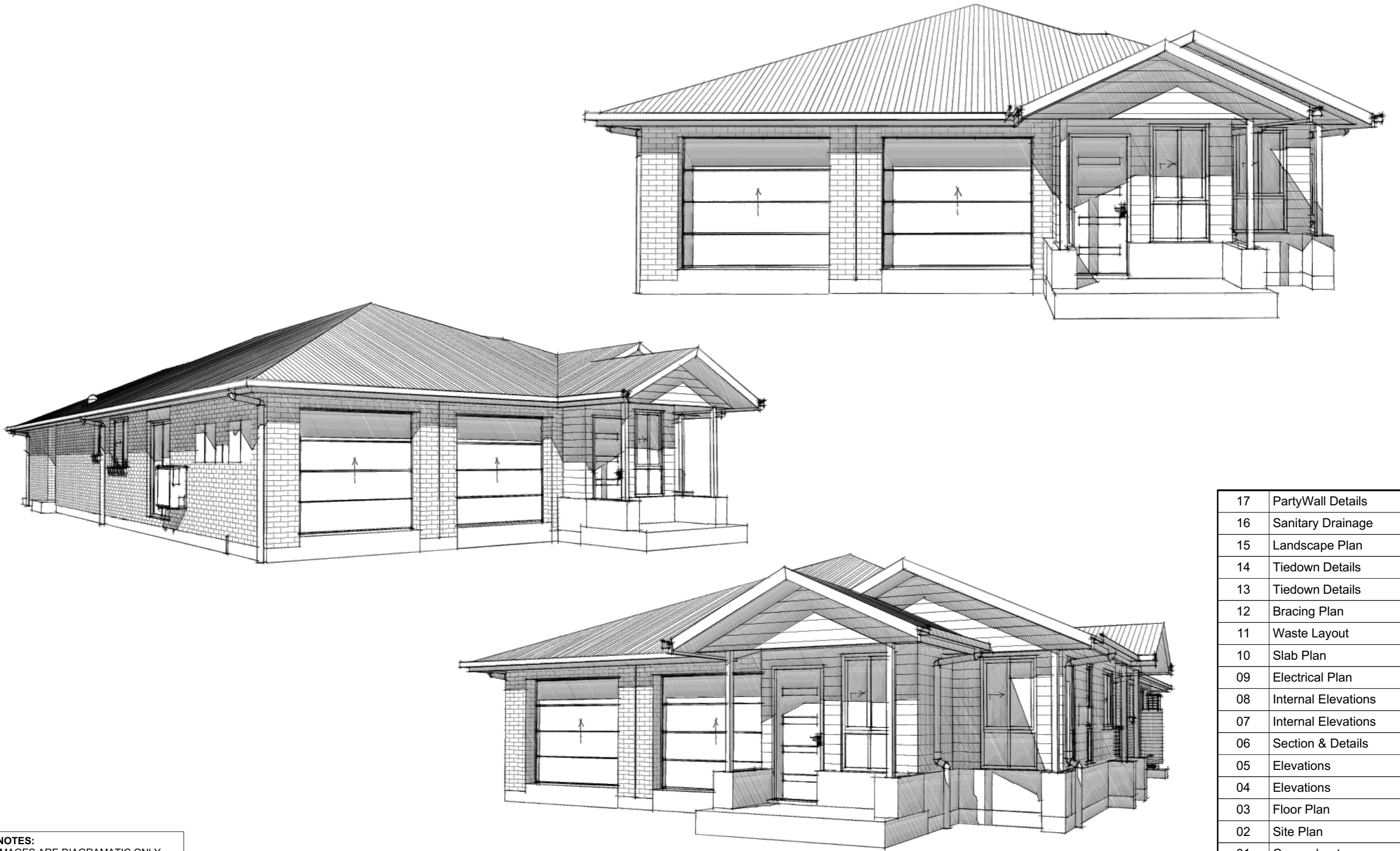
Name _____ Signature _____ Date _____

Name GDevelopments Signature _____ Date _____

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N3 Wind Category

Communications Pre-wired



NOTES:
IMAGES ARE DIAGRAMATIC ONLY
REFER TO ELEVATIONS FOR DETAILS

17	PartyWall Details
16	Sanitary Drainage
15	Landscape Plan
14	Tiedown Details
13	Tiedown Details
12	Bracing Plan
11	Waste Layout
10	Slab Plan
09	Electrical Plan
08	Internal Elevations
07	Internal Elevations
06	Section & Details
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet
SHEET	DESCRIPTION

Once this set of plans has been signed off, G Developments will not accept any more changes



Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au

ACN: 116332220
ABN: 77116332220
QBSA: 1086689

"Building a Shared Vision"

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GENERAL NOTES:
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 works 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. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by the building company and documentation re-issued.

Rev	Date	Amendments	By
A	04.09.2023	Pre Construction Copy	JV

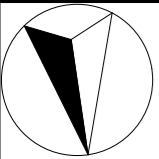
Client:
**PAIG Investor 3 (HTCB 3) ACN:
601 790 774**

Product:
**Tuvalu
Hamilton Facade
Garage to Left**

Site Address:
**Lot 203
#15 Destiny Street
Affinity Estate - Stage 2
Morayfield QLD 4506
SP: 324733
LGA: Moreton Bay Regional Council**

Cover sheet

Plot Date: 04/09/2023	Drawn: J.V.	Rev: A
Scale:	Checked: M.F.	Checked Date: 25.08.23
Sheet: 01	Job No: 408652	



N3 Wind Category

Communications Pre-wired

SITE:
#15 DESTINY STREET
MORAYFIELD
LOT 203 ON SP324733

LOCAL AUTH: MORETON BAY R.C.
AREA: 453m²
UBD REF: 67 M1

CONTOUR AND DETAIL SURVEY

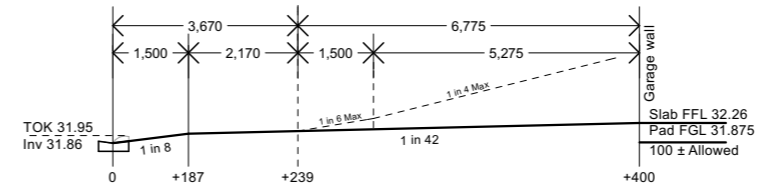
THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

SERVICES

O/H POWER	⊕	NO
U/G POWER	⊗	YES
WATER	⊕	YES
TELECOM	⊕	YES (NBN)
GAS	— GAS —	NOT FOUND
SEWER	— S —	NOT FOUND
ROOFWATER	— RW —	ROAD
STORMWATER	— SW —	ROAD

LEGEND

O/H LIGHT	⊙
S/WATER PIT	⊕
FIRE HYDRANT	⊕
WATER VALVE	⊕
MOUNTABLE KERB	— — — —
NON-MOUNT KERB	== == == ==
REF RL.	31.69
DATUM	AHD (VIA LOT 237) [22-768]



Moreton Bay Regional Council
Proposed driveway profile
Scale 1:150
Note: Refer to "New Access Driveway Approval"

◆ NORTH POINT WARNING ◆
The north point shown relates to the subject survey plan. The user should ensure this is suitable for their purpose

G Developments Turn Key Package
75.0m² - Exposed aggregate concrete to driveway, path, porch and exit pad.

Note:
Approximate height and positions of retaining walls and fences shown. The heights and positions may vary from the plans due to site conditions at the builders discretion.

(SWR HC)
Approx. Position of sewer 'house connection'. Plumber to confirm on site prior to commencement of excavation

Best practice procedures for erosion & sediment control as outlined by Moreton Bay Regional Council regulations to be adhered to

Please discuss proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining wall is appropriate to suit the finish ground level on adjacent blocks

Site Coverage: 47.50%
(as per Building Act 1975)

RETAINING WALL LEGEND
Timber retaining wall
Approx. Height of retaining walls (mm) 1000

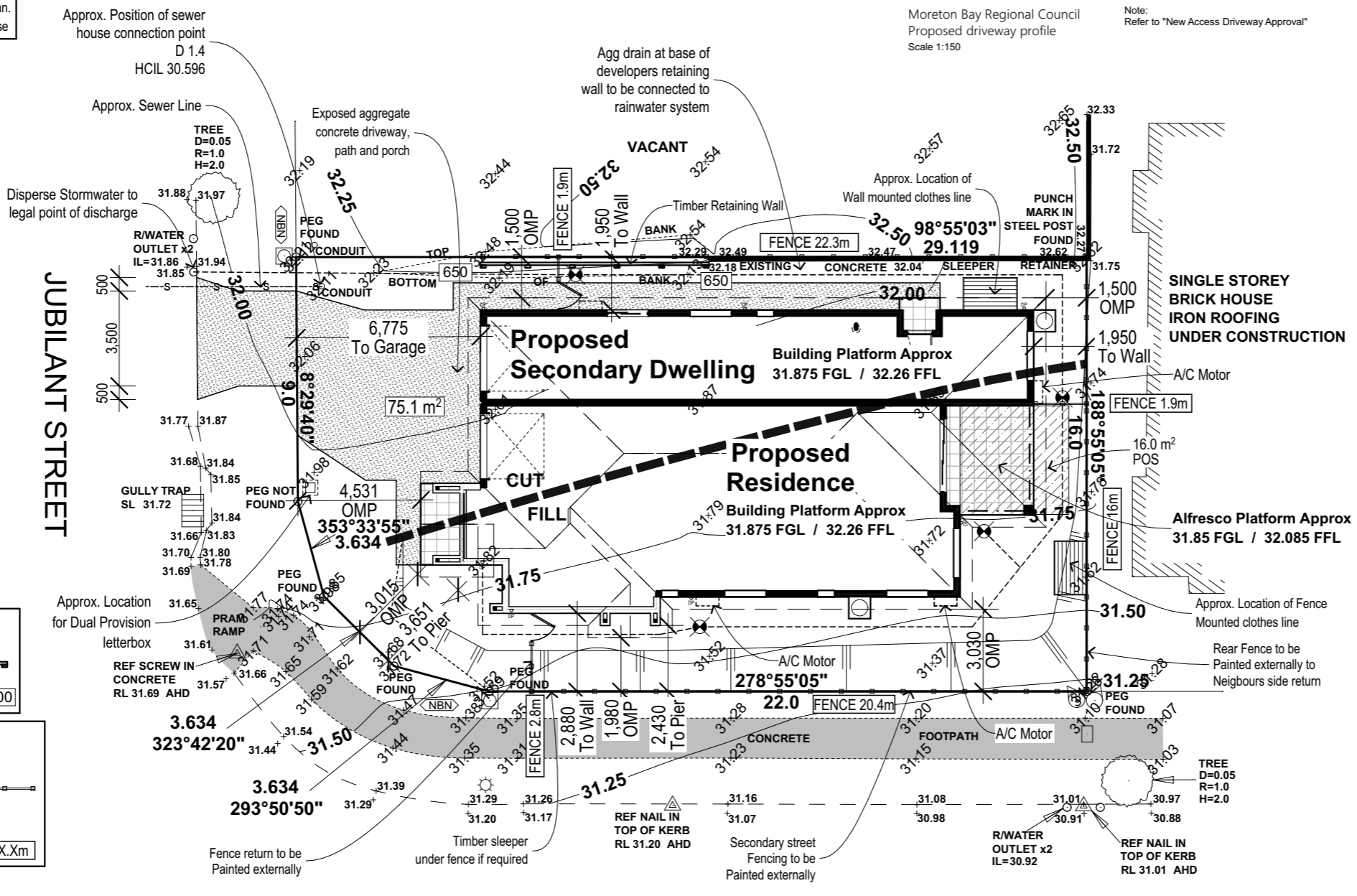
Fence Legend
1800mm High Treated Pine Good Neighbour Capped timber fence
Approx. Total length of fence = 65.3m
Approx. Length of fence FENCE XX.Xm

OVERLAND FLOW POTENTIAL:
(PER QBCC SUBSIDENCE POLICY) We have inspected the subject site during survey and consider that it is **UNLIKELY** there is any potential for concentrated stormwater overland flow. The aim is to identify features such as a drain, gully or low point. No specific **Local Council** searches have been conducted and engineering analysis may be required.

NOTE: NOT ALL BOUNDARY CORNERS ARE DEFINED IN THE FIELD. CLIENT SHOULD CONSIDER AN IDENTIFICATION SURVEY BEFORE CONSTRUCTION COMMENCES.
NOTE: SEWER AS-CONSTRUCTED PLANS WERE UNAVAILABLE AT THE TIME OF SURVEY. FOR THE EXACT POSITION OF SEWER LINES CONTACT THE LOCAL AUTHORITY.

Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant authorities where available. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services.

Levels & Contours shown hereon are related to AHD. Prior to any construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.



DESTINY STREET

Siteworks / Notes	- Subject to full covenant approval by client prior to council lodgement.
Cut Batter: 1:3 / Fill Batter: 1:3	- Subject to local government authority energy efficiency requirements.
NO HEAVY COMPACTION OVER SERVICES	- G Developments takes no responsibility for damage to existing access way, retaining walls or fences.
Engineers Wind Classification: N3	Location of yard gullies are indicative only and may be moved at the discretion of the builder on site to suit site conditions

SITWORKS - MAIN	
Cut:-	600mm
Fill:-	400mm
Pad R.L.:-	31.875m
Main Slab R.L.:-	32.26m
Critical AHD Pad Level	
NO	YES
Building platform height shown is approx. Only & may vary on site due to site conditions.	

SITWORKS - ALFRESCO	
Cut:-	N/A
Fill:-	150mm
Alfresco Pad R.L.:-	31.85m
Alfresco Slab R.L.:-	32.085m
Critical AHD Pad Level	
NO	YES
Building platform height shown is approx. Only & may vary on site due to site conditions.	

Address: P.O. BOX 600
PARADISE POINT, 4216
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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Rev	Date	Amendments	JV
A	04.09.2023	Pre Construction Copy	By

Client: PAIG Investor 3 (HTCB 3) ACN: 601 790 774
Product: **Tuvalu Hamilton Facade Garage to Left**

Site Address: Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733 LGA: Moreton Bay Regional Council

Site Plan		
Plot Date: 04/09/2023	Drawn: J.V.	Rev: A
Scale: 1:200	Checked: M.F.	Checked Date: 25.08.23
Sheet: 02	Job No: 408652	

Once this set of plans has been signed off, G Developments will not accept any more changes

N3 Wind Category

Communications Pre-wired

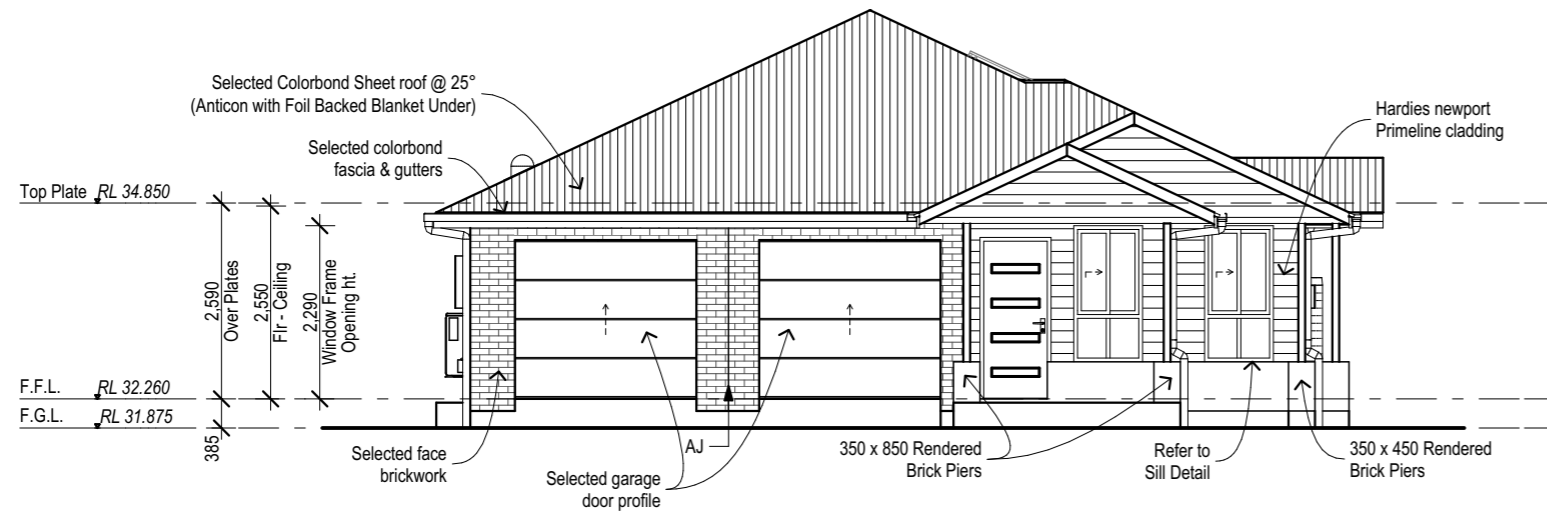
Note:
Provide steel wall frames and roof trusses Provide R 0.2 thermal break to external wall frame and lightweight cladding

Note:
Provide Security screens to all openable windows & sliding glass doors

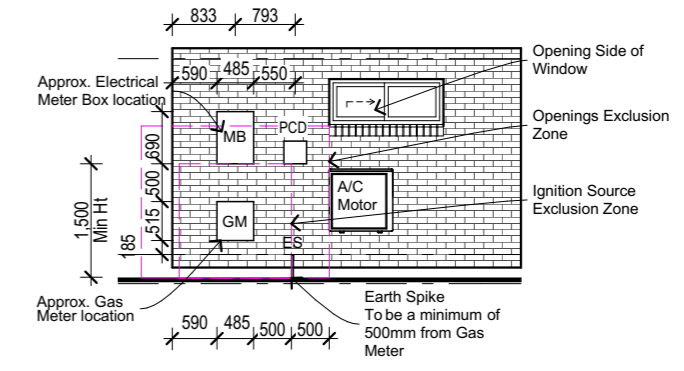
Entry door note:
Entry door style shown is indicative only. Refer to the contract for further details

Note:
450mm Eave U.N.O.

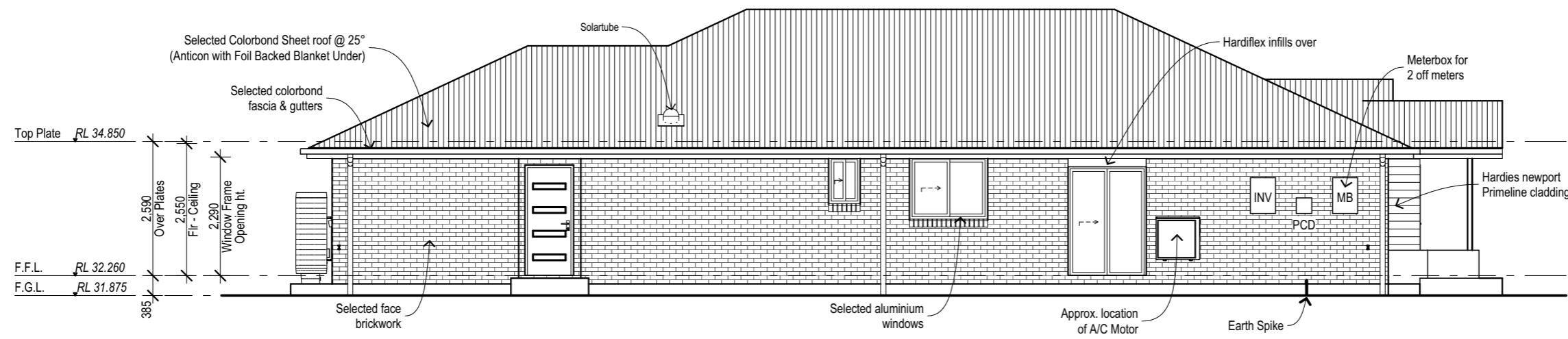
Provide full ht. Masonry articulation as per engineers report



Elevation 1



TYP. SERVICES DETAIL QLD:100



Elevation 2

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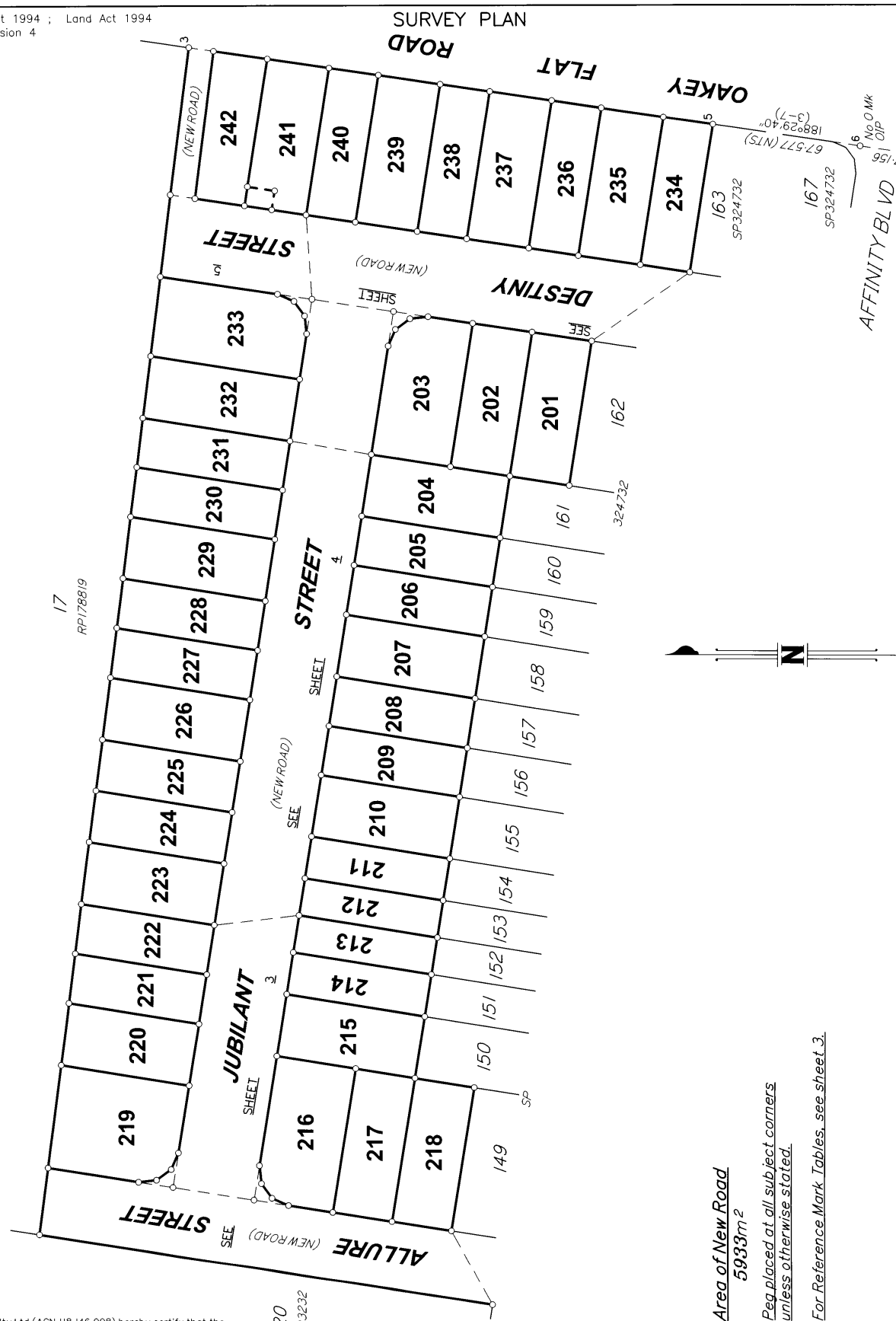
Client:
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Product:
Tuvalu Traditional Facade Garage to LH

Site Address:
Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733
LGA: Moreton Bay Regional Council

Elevations		
Plot Date: 04/09/2023	Drawn: J.V.	Rev: A
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23
Sheet: 04	Job No: 408652	

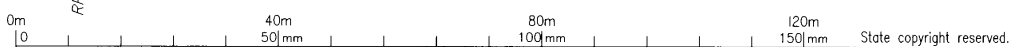
Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

Sheet **1** of **5**



MGA COORDINATES GDA-2020					
STATION	EAST	NORTH	ZONE	P.U.	LINEAGE METHOD
OIP off Stn 1	493 705-205	6 999 115-270	56	0-031	Derived AUSPOS
O Screw off Stn 4	493 949-838	6 999 110-472	56	0-024	Derived AUSPOS

LandPartners Pty Ltd (ACN 118 146 008) hereby certify that the land comprised in this plan was surveyed by the corporation, by Lei MA, surveyor, for whose work the corporation accepts responsibility, under the supervision of Michael Lewis MILESTONE, cadastral surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 9/03/2022.



Plan of Lots 201-242 and Easement TB in Lot 241

Scale: **1:800**
Format: **STANDARD**

cancelling Lot 9001 on SP324732

LOCAL GOVERNMENT: MORETON BAY R.C. LOCALITY: MORAYFIELD

Meridian: **MGA (Zone 56) Vide CORS**

Survey Records: **No**



SP324733

[Signature]
Director

[Signature]
Director

Date **15/03/2022**

BRMM7083_000_65_4-SP324733

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

721659091

\$4791.00

03/05/2022 14:49

CE 400 NT

4. Lodged by
TRASK LAND CORPORATION *006*
PO Box 3013
COUNTARK DC 4019
07 34804200
deb.davis@traskland.com.au
(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
	Lot 9001 on SP324732	201-242	New Rd	Emt TB

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
717843616	201 & 234-236	202, 204-206 & 237
718181332	203 , 207-233 & 238-242	202, 204-206 & 237

Date...**12/05/2022** .

Amendments By:
LANDPARTNERS PTY LTD
A.C.N. 118 146 008

H. White
DIRECTOR
[Signature]
DIRECTOR

Easements SA & WA on SP324732 to be surrendered prior to lodgement of this plan.

Easement DA on SP324732 fully absorbed by new road

Reinstatement Report

This plan follows and adopts the reinstatement of SP324732. Sufficient marks were found & connected to at stations I, 3 - 8 & 17 with good agreement with previous plans.

201-242	Por 8V
Lots	Orig

2. Orig Grant Allocation :

3. References :
Dept File :
Local Govt :
Surveyor : BRMM7083.000

5. Passed & Endorsed :

By: LandPartners Pty Ltd
Date: **15/03/2022**
Signed: *[Signature]*
Designation: Liaison Officer

6. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.
* Part of the building shown on this plan encroaches onto adjoining * lots and road
Cadastral Surveyor/Director* Date
* delete words not required

7. Lodgement Fees :

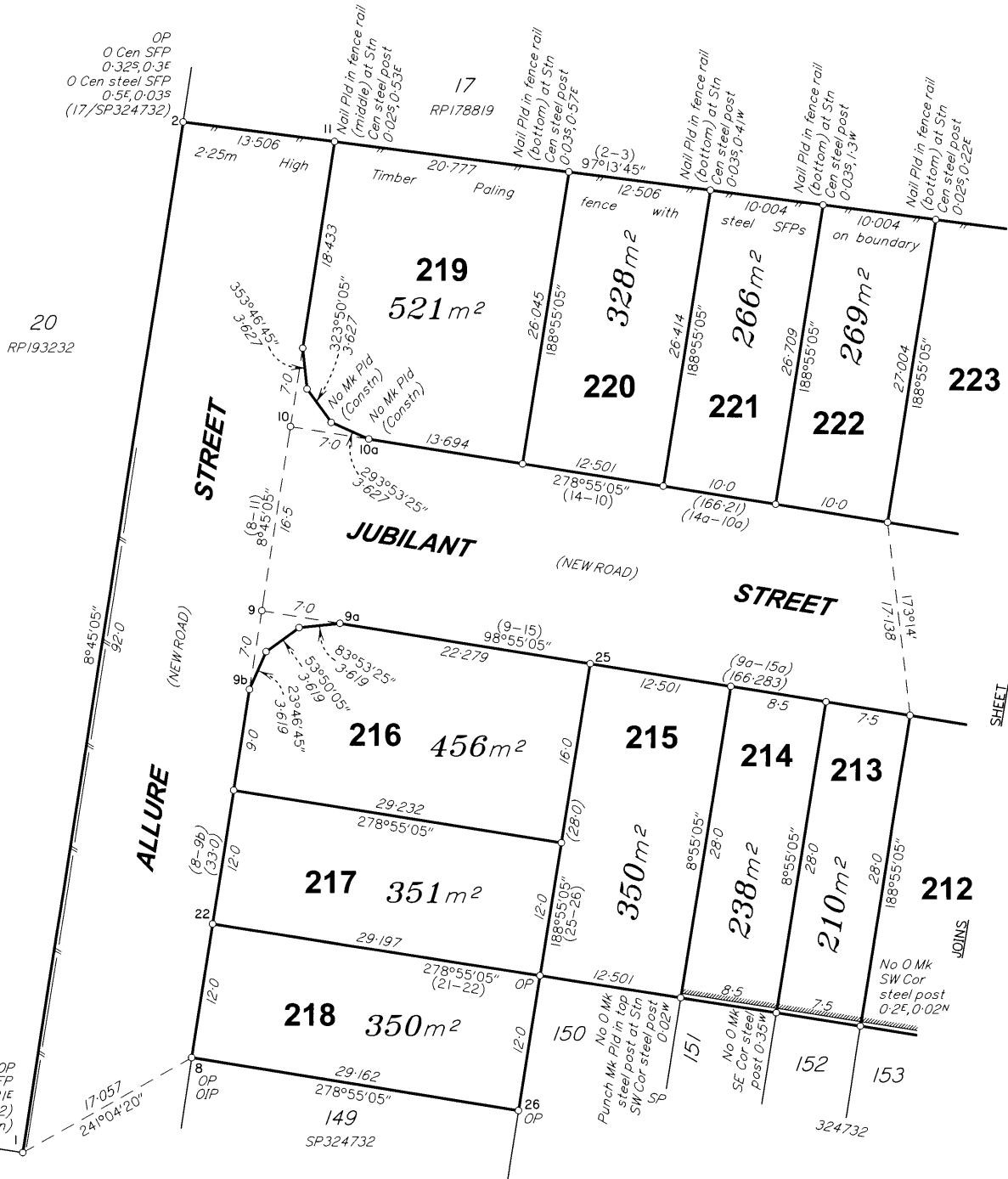
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

8. Insert Plan Number **SP324733**



REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	OIP	11/RP193232	8°45'05"	0.977	
1	OIP	16/SP324732	137°39'	1.004	MGA Conn
2	I Pin		121°06'25"	0.903	
3	OIP	8/1S272849	33°09'	2.351	
3	O Nail in Conc	1/SP324732	97°10'	5.386	
3	O Screw in Conc	8/1S272849	148°50'	9.694	
4	OIP	4/RP79449	358°32'45"	3.443	New Conn
4	O Screw in M/H	9/1S272849	32°41'30"	7.509	New Conn, MGA Conn
6	OIP	3/SP324732	9°15'	6.094	
7	OIP	7/RP196576	44°13'25"	0.906	
7	OIP	10/1S272849	104°01'	3.169	
7	O Screw in Conc	4/SP324732	90°09'30"	6.808	
8	OIP	26/SP324732	299°27'	1.035	
10	I Pin		259°51'20"	13.507	
11	I Pin		262°01'	0.759	
12	I Pin		127°43'	0.749	
13	I Pin		89°34'	0.913	
14	I Pin		286°46'	5.066	
15	I Pin		213°10'	3.466	
15	OIP	22/SP324732	189°21'30"	4.574	New Conn
16	I Pin		211°33'	0.943	
17	OIP	24/SP324732	277°50'	1.561	
21a	OIP	25/SP324732	209°30'25"	11.744	



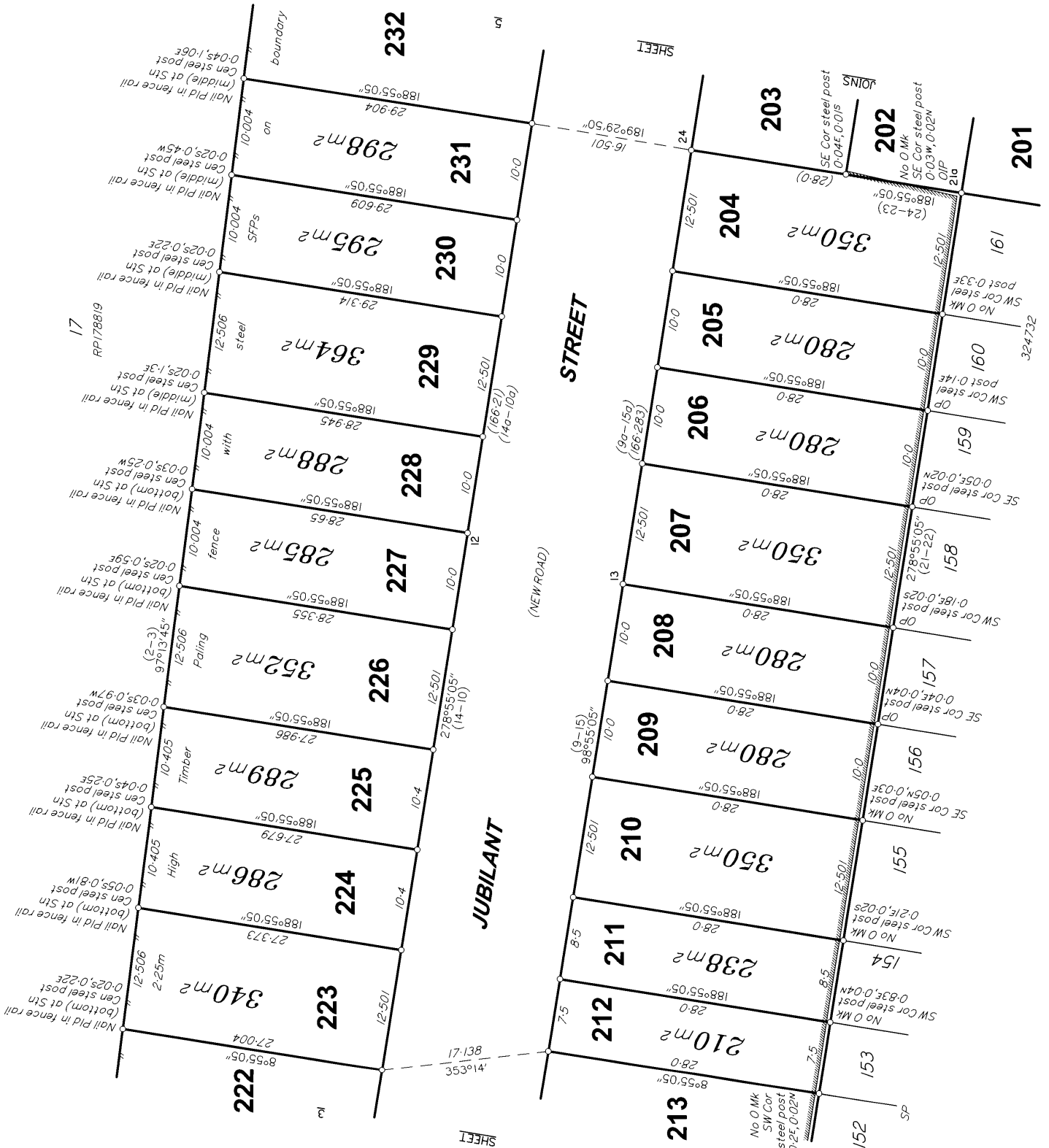
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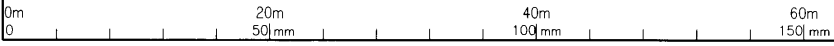
State copyright reserved

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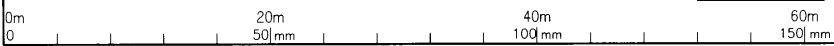
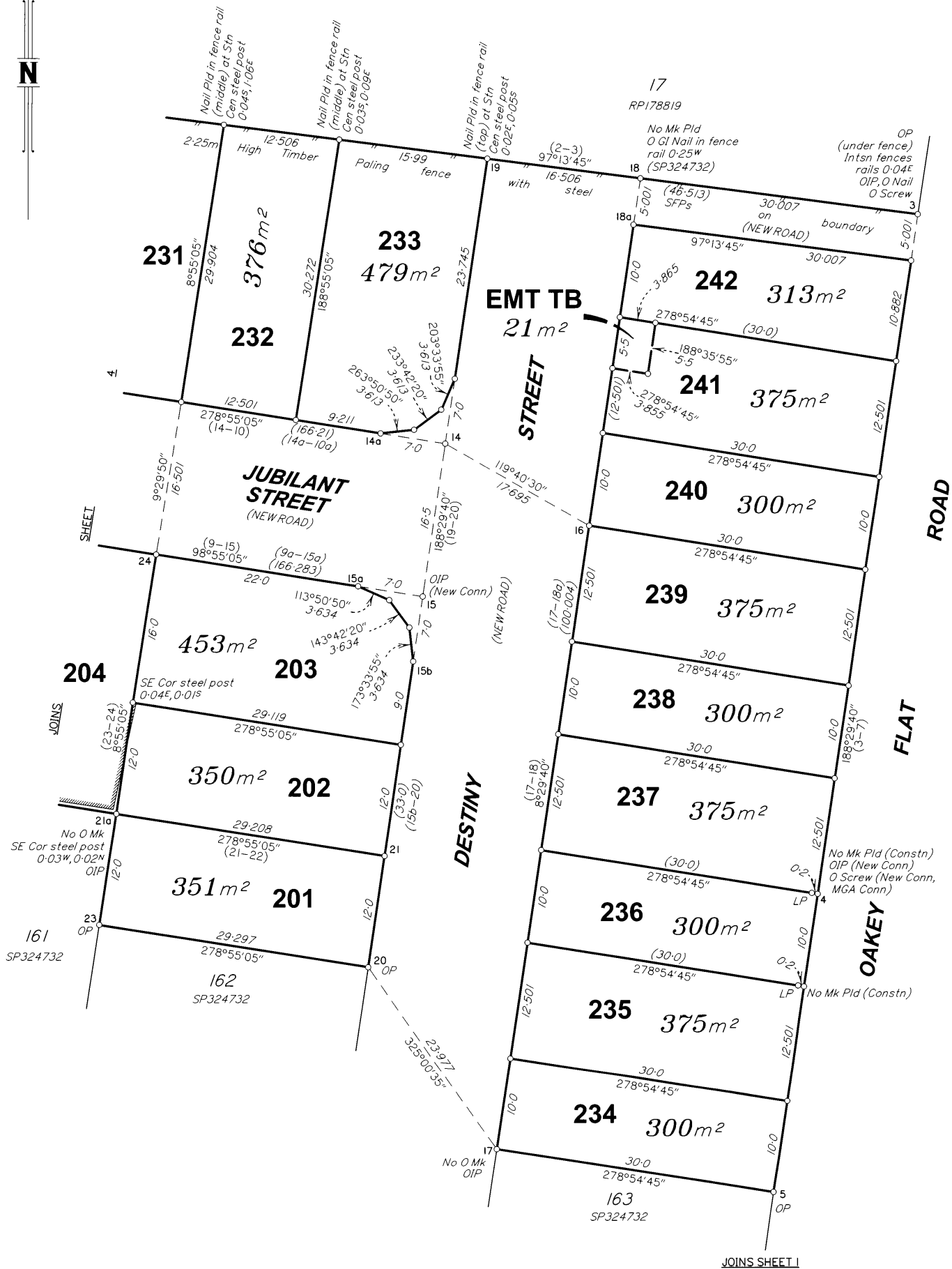
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Insert Plan Number **SP324733**

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 Insert Plan Number **SP324733**

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South East Queensland

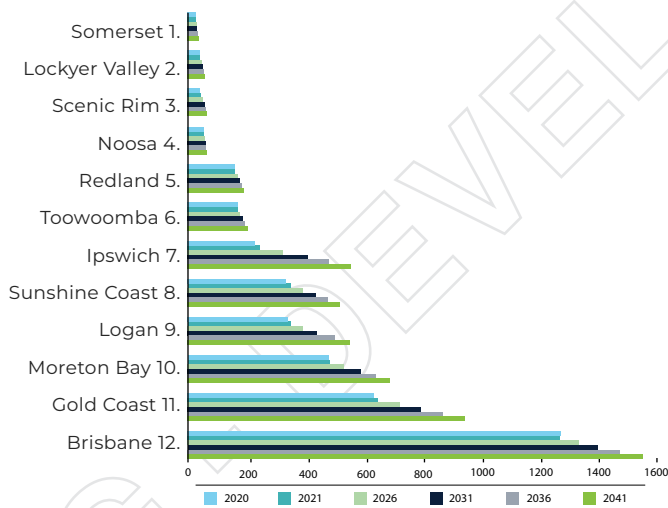


SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population



SEQ Population Forecast in 2041 5.44 Million an increase of 1.65M, 43.4% from 2020



2.62 Million Projected Employment in 2041



SEQ New Dwellings 794,000 added between 2016 and 2041



SEQ Gross Domestic Product \$170 Billion



SEQ \$1.8 Billion 20 Year City Deal 730,00 New Jobs



Brisbane Olympic Bid 2032

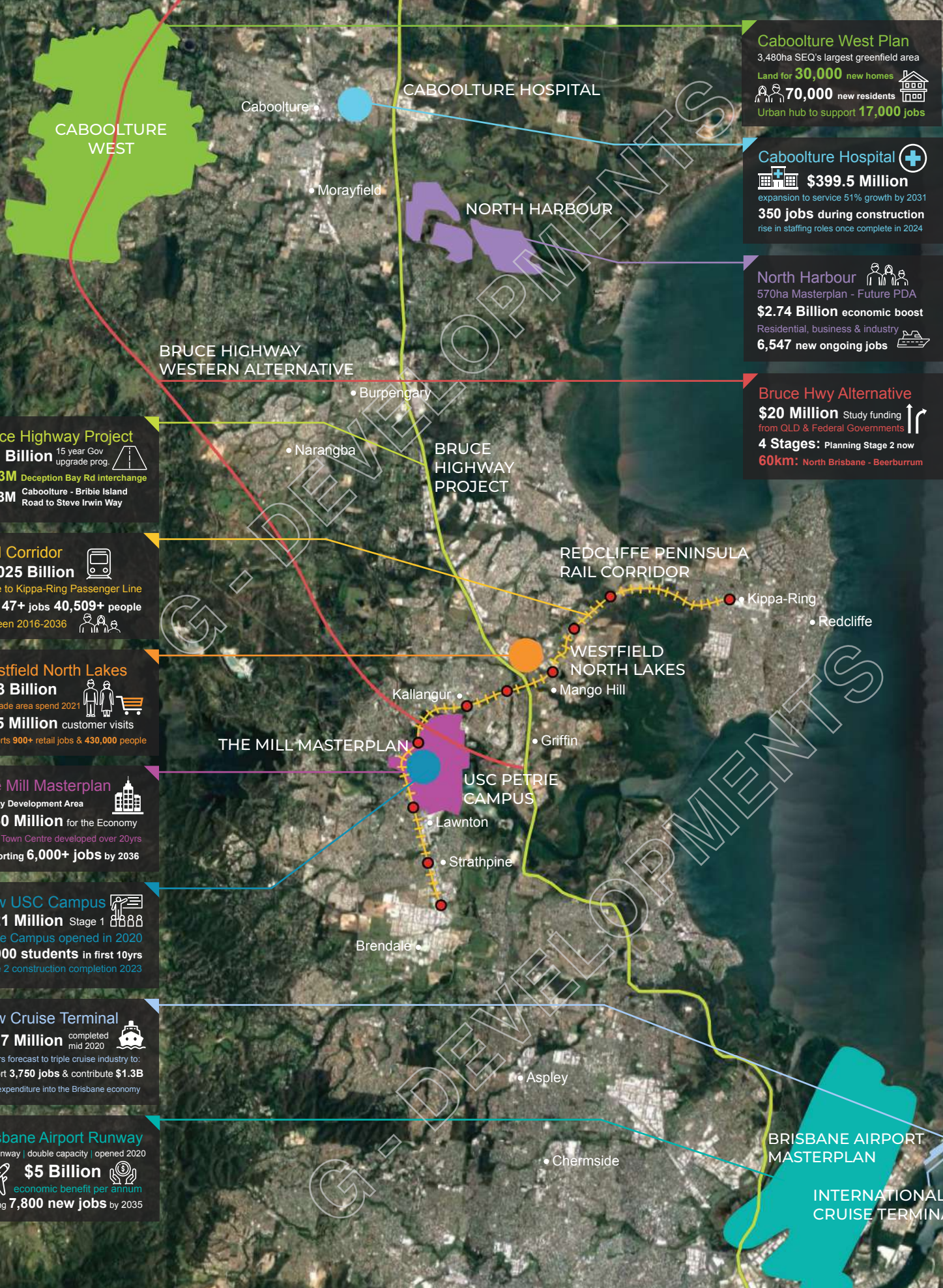
The Games are set to deliver \$8.1B in benefits to Queensland including a \$4.6B economic boost to tourism and \$3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a \$20B uplift from 2021-2036.



SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than \$1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.

Brisbane North



Caboolture West Plan
 3,480ha SEQ's largest greenfield area
 Land for **30,000** new homes
70,000 new residents
 Urban hub to support **17,000** jobs

Caboolture Hospital
\$399.5 Million
 expansion to service 51% growth by 2031
350 jobs during construction
 rise in staffing roles once complete in 2024

North Harbour
 570ha Masterplan - Future PDA
\$2.74 Billion economic boost
 Residential, business & industry
6,547 new ongoing jobs

Bruce Hwy Alternative
\$20 Million Study funding from QLD & Federal Governments
4 Stages: Planning Stage 2 now
60km: North Brisbane - Beerburrum

Bruce Highway Project
\$13 Billion 15 year Gov upgrade prog.
\$163M Deception Bay Rd interchange
\$663M Caboolture - Bribie Island Road to Steve Irwin Way

Rail Corridor
\$1.025 Billion
 Petrie to Kippa-Ring Passenger Line
19,147+ jobs **40,509+** people between 2016-2036

Westfield North Lakes
\$6.3 Billion total trade area spend 2021
11.5 Million customer visits
 Supports **900+** retail jobs & **430,000** people

The Mill Masterplan
 Priority Development Area
\$950 Million for the Economy
 Petrie Town Centre developed over 20yrs supporting **6,000+** jobs by 2036

New USC Campus
\$121 Million Stage 1
 Petrie Campus opened in 2020
10,000 students in first 10yrs
 Stage 2 construction completion 2023

New Cruise Terminal
\$177 Million completed mid 2020
 In 20yrs forecast to triple cruise industry to: support **3,750** jobs & contribute **\$1.3B** in net expenditure into the Brisbane economy

Brisbane Airport Runway
 2nd runway | double capacity | opened 2020
\$5 Billion economic benefit per annum
 creating **7,800** new jobs by 2035



Moreton Bay Population

The Moreton Bay Region is one of Australia's fastest growing urban regions with its population forecast to grow by over 40% to more than 690,000 by 2041.

Annual Population Growth Rate

The population estimate for Moreton Bay Region as of the 30th June 2021 is 484,428. Since the previous year, the population has grown by 1.47%. Population growth in Greater Brisbane was 0.73%

Population Migration

For the 5 years 2016 to 30 June 2021, the Moreton Bay LGA had a net migration of +27,236.

Economy

Moreton Bay Regional Council's plans to turn the region into a \$40 billion economic powerhouse with more than 1,000 new local businesses.

"Consumer spending has grown to \$7.3 billion in just one year. We will create 100,000 new jobs, a \$40 billion economy and 16,000 new businesses in the next 20 years."

- Mayor Peter Flannery



Population 484,428
2021 Estimated Population



Population Growth
2021 to 2041 is 42.44%
2041 Population Forecast is 690,000

2021 Economy
\$18.703
(NIEIR 2021 Gross Regional Product)

2041 Economy
\$40B
(REDS 2041 Economic GRP Forecast)

New Jobs Created
100,000
(REDS 2041 Jobs Forecast)



Business Precincts

- Moreton Bay's six dedicated business and industry precincts by Gross Revenue: Strathpine \$6.82B, Caboolture \$6.5B, Brendale \$5.4B, Redcliffe \$5.18B, North Lakes \$4.42B and Petrie \$420M.
- Corporate Park East 40ha, Caboolture's first major industrial estate, first 3 stages are sold out.



Major Industrial Precincts

- Narangba Innovation Precinct plays an important role in the region's economy, contributing \$1.287B in output in 2021 with \$740M manufacturing, \$320M industry, \$227M exports and 589 new jobs forecasted.
- Brendale Industrial Precinct is 471ha. Moreton Bay manufacturing value is \$3.3B, supporting 9,389 jobs.

Growth Drivers



University in Moreton Bay

In 2022, UniSC Moreton Bay is delivering over 60 degrees to more than 3,000 students. Enrolments are expected to grow to 10,000 students by 2030.

Moreton Bay Tourism

Moreton attracts 4.85M visitors to the region every year, a 25.5% increase since 2017. Visitors spend \$1.137B, staying 4.5M nights, supporting 13,300 jobs.



Millovate The Mill PDA

The Mill Priority Development Area (PDA) is 204,000m² with a 110ha Koala Habitat, 65ha of mixed use commercial area and 12ha planned for a sports precinct. The Mill will build 3,400 homes and aims to create 2,200 jobs, which will grow to 6,000 by 2036. It is forecast to contribute \$950M in annual industry output and \$1.5B p.a. towards the Gross Domestic Product of the Moreton Bay Region.



Caboolture Hospital Upgrade

\$399.5M | 5 Levels | Open 2023



\$1.06 Billion
204 Bed Upgrade
Redcliffe Hospital expansion 2,573 jobs during construction



The Mill EOI Private Hospital
Expanding Healthcare infrastructure with an Integrated Health Village



Transport Infrastructure

Kippa Ring Rail Line

Redcliffe Peninsula Line opened in 2016, 12.6km passenger rail between Petrie and Kippa Ring. The rail line created 10 major corridor precincts.

Bruce Highway Upgrade Program

The Bruce Highway Upgrade Program is the largest road infrastructure program QLD has ever seen with \$13B upgrades over 15 years: 2013-2028.

Proposed Bruce Highway Western Alternative

Bruce Highway Western Alternative will support Caboolture West future development. Stage 1 planning is complete with stage 2 underway.



North Harbour Marina PDA

North Harbour 570 ha Marina Precinct is on track to become QLD's next Priority Development Area. North Harbour's \$2.74B economic boost would contribute \$882M p.a. to the QLD economy, with more than \$760M or 90% in the Moreton Bay region, as well as create 6,547 new ongoing jobs.

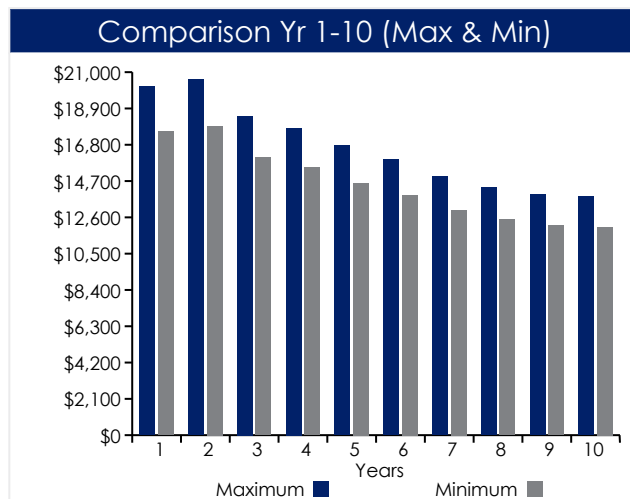


Caboolture West Development

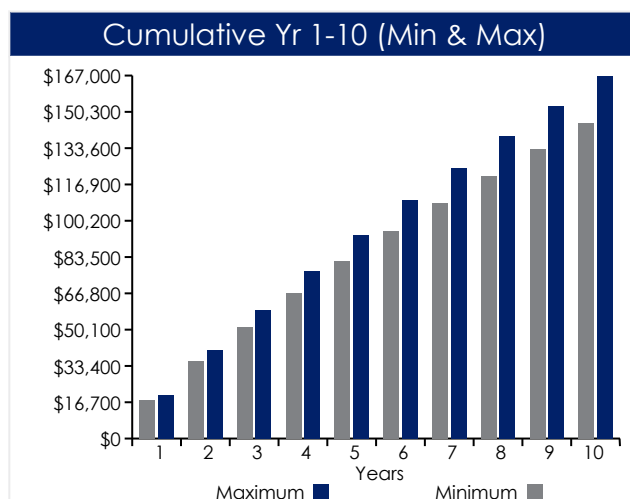
Legislation will be introduced to plan SEQ's largest greenfield area Caboolture West, where 30,000 homes could be built to attract 70,000 people and support 17,000 jobs. Up to 9 primary schools, 4 secondary schools as well as a major state transport corridor will be planned to support the area.

Estimate of Depreciation Claimable Typical 3 + 2 Bedroom Dual Living Plan Dual Living, TYPICAL QLD SUBURB QLD 4000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,048	13,123	20,171
2	7,436	13,123	20,559
3	5,340	13,123	18,463
4	4,647	13,123	17,770
5	3,647	13,123	16,770
6	2,830	13,123	15,953
7	1,845	13,123	14,968
8	1,214	13,123	14,337
9	810	13,123	13,933
10	703	13,123	13,826
11 +	1,171	393,679	394,850
Total	\$36,691	\$524,909	\$561,600



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,134	11,422	17,556
2	6,472	11,422	17,894
3	4,647	11,422	16,069
4	4,045	11,422	15,467
5	3,174	11,422	14,596
6	2,463	11,422	13,885
7	1,606	11,422	13,028
8	1,057	11,422	12,479
9	705	11,422	12,127
10	612	11,422	12,034
11 +	1,019	342,647	343,666
Total	\$31,934	\$456,867	\$488,801



* 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

Maximising Property
Tax Depreciation Deductions