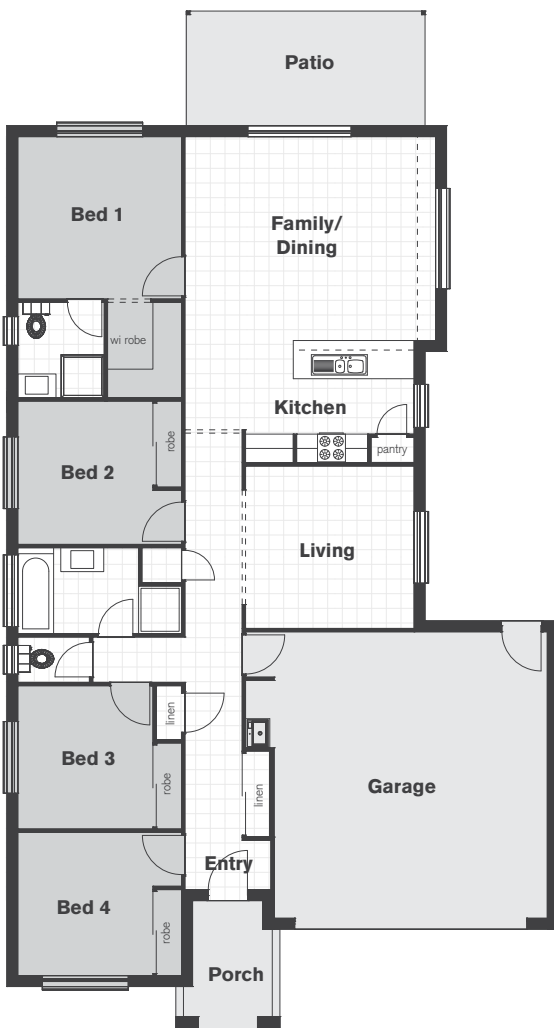




Noosa Facade D



HOUSE AREA: 188.8 sqm

LAND AREA: 420 m²

Lot 52 "New Road"
"Waterlea"
Walloon QLD 4306

4  2  2 

Land Price \$150,000
House Price (inc. GST)..... \$238,294
TOTAL PACKAGE:..... \$388,294

PACKAGE INCLUSIONS:

- Rendered Letterbox
- Pedestrian Path to Street
- Raised Portico at Entry
- Feature Front Facade
- Landscape Upgrade
- Split A/C to Living Area
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Flat Profile Roof Tiles
- Tiles to Alfresco

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haymanhomes.com.au

**QUALITY
INSIDE
AND OUT**



House & Land Package Summary

Address Lot 52 "New Road", "Waterlea", Walloon QLD 4306

House Design	Noosa
Facade	D
House & Land Price	\$388,294
Land Price	\$150,000
House Price	\$238,294
Rental appraisal	\$360 - \$390 per week
House size	188.8sqm
Land size	420m2
Bedrooms	4
Bathrooms	2
Garaging	2

Inclusions
Rendered Letterbox
Pedestrian Path to Street
Raised Portico at Entry
Feature Front Facade
Landscape Upgrade
Split A/C to Living Area
Fans Thoroughout inc Bedrooms
Energy Efficient
T2 Blue Pine with 25 Year Warranty (Termite)
Flat Profile Roof Tiles & Tiles to Alfresco

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**GREAT
VALUE
INCLUDED**



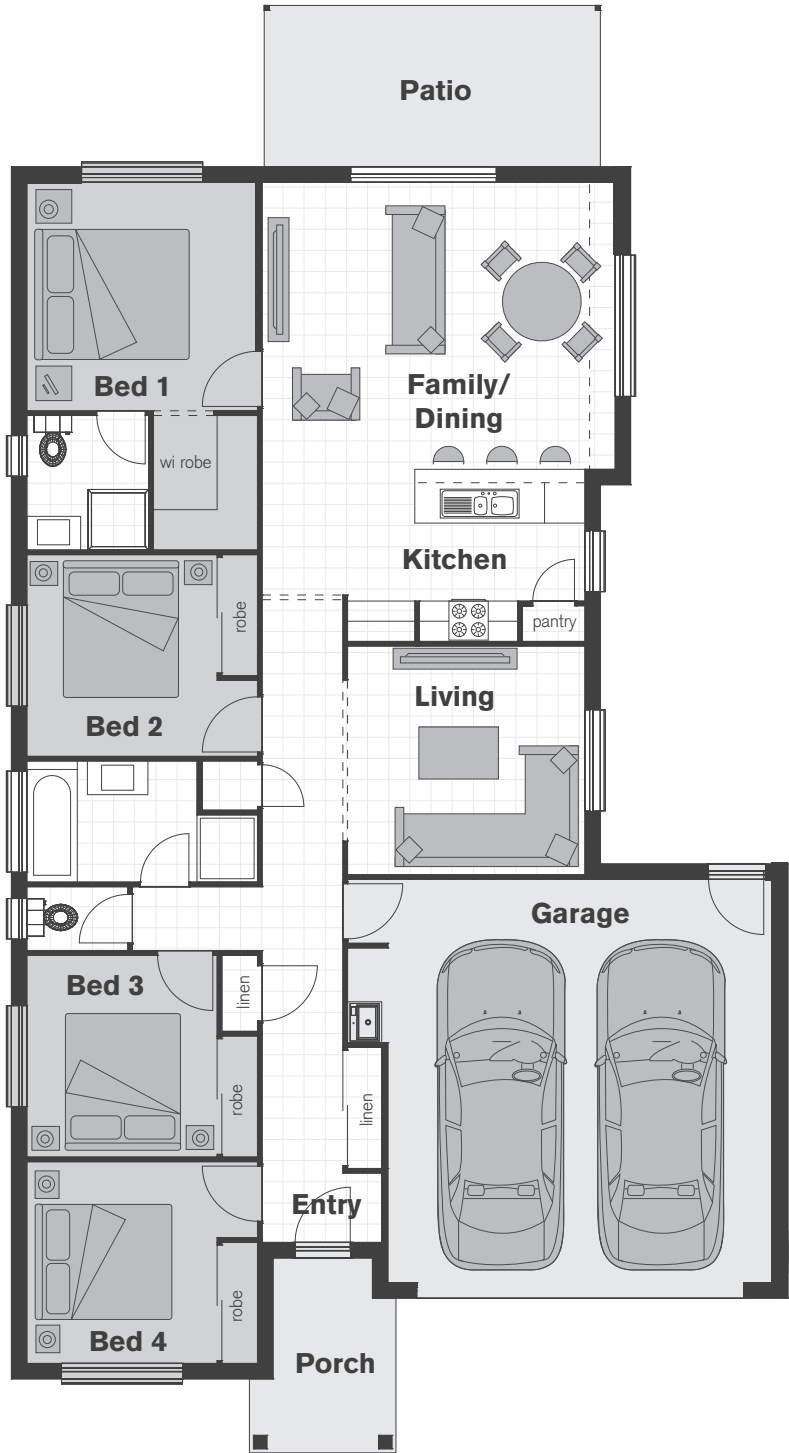
Standard Inclusions Summary

These fantastic inclusions come standard in your brand new investment property. You can have peace of mind you are providing a great lifestyle to your tenants.

- ✓ R2.0 Batts to full ceiling area
- ✓ R1.5 Batts and Foil insulation to external walls
- ✓ Energy Efficiency compliance (min 6stars)
- ✓ WELS rating tapware and sanitary ware
- ✓ Feature panels to face of breakfast bar
- ✓ Smooth action panel door to garage
- ✓ Fully landscaped (turf to front and rear with feature garden bed to front)
- ✓ Full perimeter timber fencing including returns and side access gate
- ✓ Premium floor tiles to main floor area and wet areas
- ✓ Heavy duty surface stormwater pipes to perimeter of house
- ✓ Retaining walls as required
- ✓ Feature concrete driveway (stone exposed)
- ✓ Bushfire and Acoustic compliance as required
- ✓ Security screens to all windows and doors (excluding awning)
- ✓ Mirror robe door to each bedroom (as per plan)
- ✓ Full perimeter termite compliance
- ✓ Executive stainless steel appliances
- ✓ None slip tiles to alfresco
- ✓ Window treatments (vertical easy slide)
- ✓ Ceiling fans to all bedrooms and living areas
- ✓ T2 Blue Pine frame (25 year termite warranty)
- ✓ Flat profile roof tiles
- ✓ Split cycle A/C to main living area

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Noosa Floor Plan C

4  2  2 

Floor	171.4 sqm
Porch	5.4 sqm
Alfresco	12.0 sqm
TOTAL:	188.8 sqm

Enlightenment

External Colour Palette



Coolum Mk4 Facade E

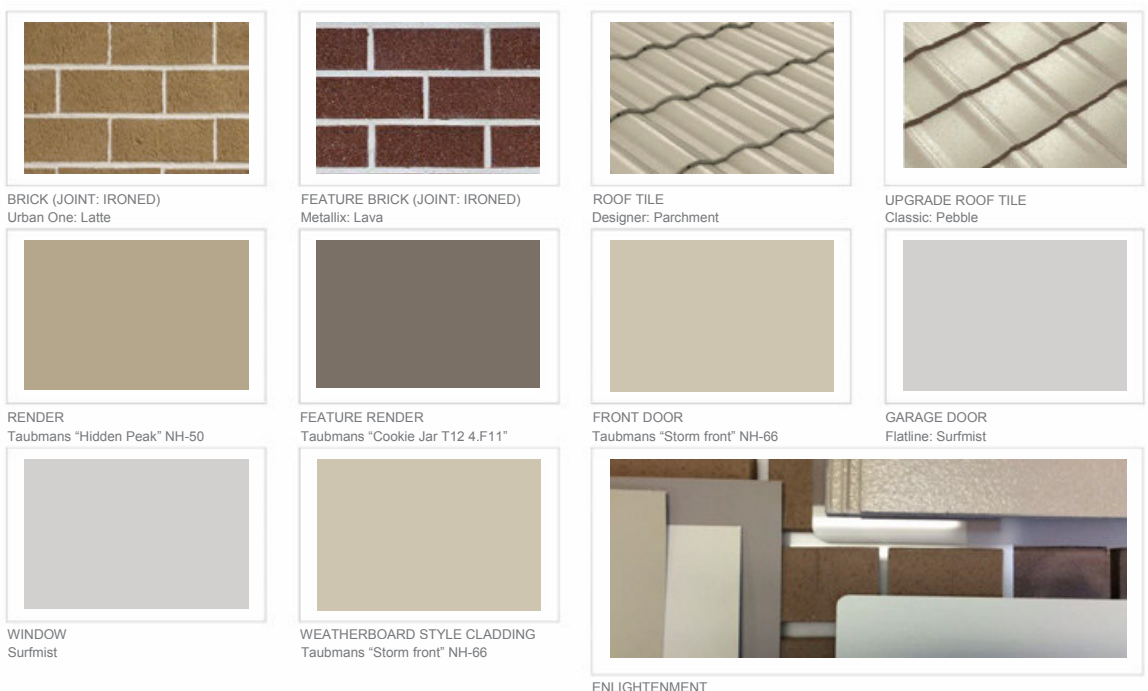


Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Hayman Homes such as alfresco decking, internal and external fireplaces, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges

• Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase • For more details please talk to one of our consultants. Hayman Homes (Australia) Pty Ltd ABN 83 150 533 378 QBCC 1286528

DISCLOSURE PLAN

FOR PROPOSED LOT 52

Proposed Lot 52 is described as part of Lot 2 on RP35630 Parish of Walloon, County of Churchill, as shown on the approved plan 0714-0249-00 LD 001 (Revision 03), approved by Ipswich City Council on 11 May 2015, subject to conditions.



LEGEND

- 46.0 DESIGN SURFACE CONTOURS BASED ON AHD(DER) AT AN INTERVAL OF 0.5m
- TOP OF BATTER
- BOTTOM OF BATTER
- AREAS TO BE FILLED
- DESIGN LEVEL
DEPTH OF FILL
- RETAINING WALL
RETAINING WALL HEIGHT, AVERAGE HEIGHT

COMPACTION OF FILL IN ACCORDANCE WITH AS3798

LOCATION OF RETAINING WALLS ARE INDICATIVE ONLY. SITE CONDITIONS WILL DICTATE CONSTRUCTION LIMITS TO THE MATERIAL, LOCATION, LENGTH AND THICKNESS OF THESE WALLS.

IMPORTANT NOTE:
BUILDERS SHALL NOT BUILD OFF THE DESIGN LEVELS SHOWN; A SITE SURVEY IS REQUIRED.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

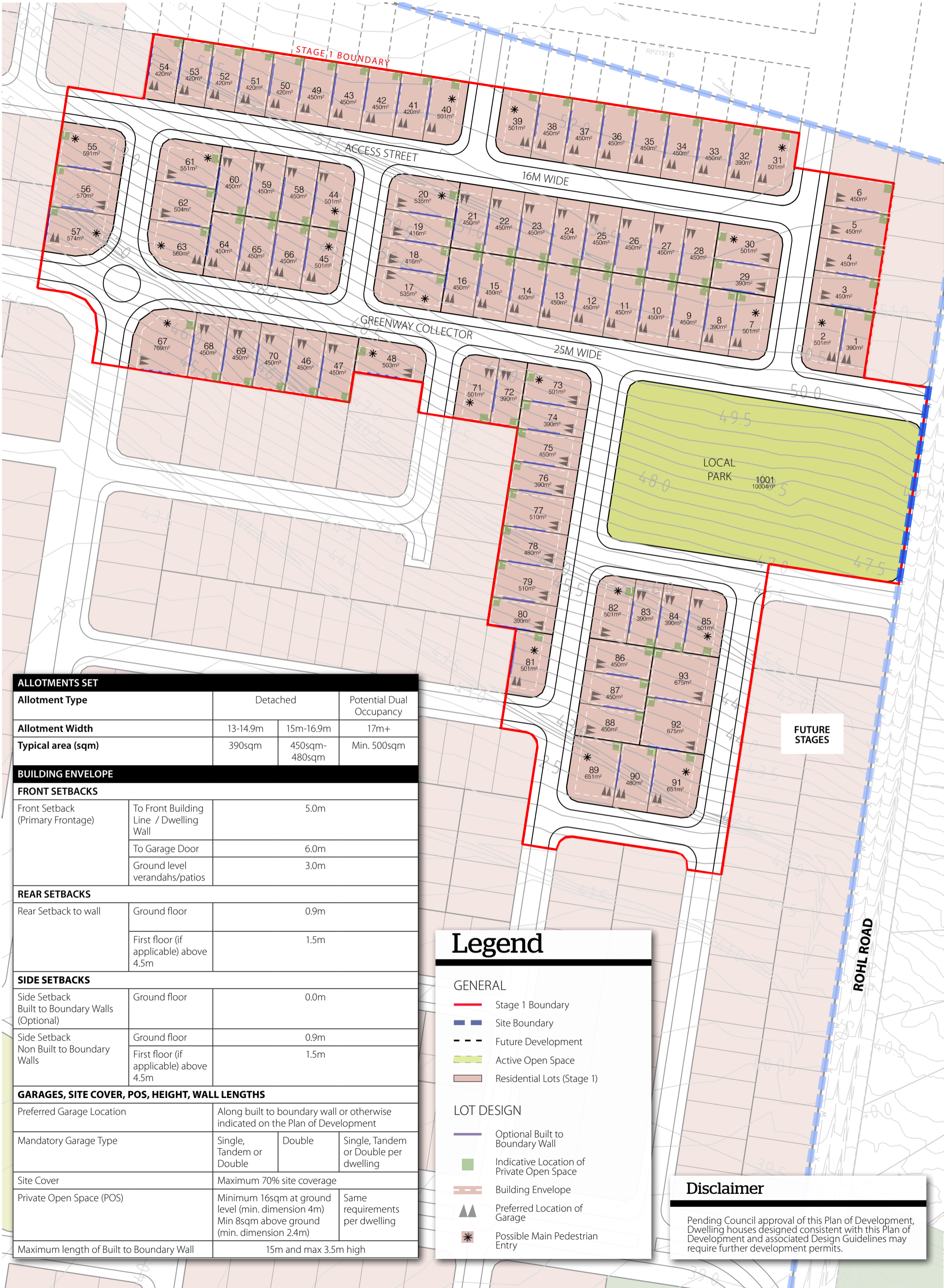


Planning
 Urban Design
 Landscape
 Environment
 Surveying
www.wolterconsulting.com.au
surveying@wolterconsulting.com.au

Contour Interval: 0.5m	Local Authority: Ipswich City Council
Scale: 1:200	Level Datum: AHD.
Date: 15-07-2015	Level Origin: PM133152 RL37.869



Dwg. No:
SB3473-02-52
ISSUE A



ALLOTMENTS SET

Allotment Type	Detached		Potential Dual Occupancy
Allotment Width	13-14.9m	15m-16.9m	17m+
Typical area (sqm)	390sqm	450sqm-480sqm	Min. 500sqm

BUILDING ENVELOPE

FRONT SETBACKS			
Front Setback (Primary Frontage)	To Front Building Line / Dwelling Wall	5.0m	
	To Garage Door	6.0m	
	Ground level verandahs/patios	3.0m	

REAR SETBACKS			
Rear Setback to wall	Ground floor	0.9m	
	First floor (if applicable) above 4.5m	1.5m	

SIDE SETBACKS			
Side Setback Built to Boundary Walls (Optional)	Ground floor	0.0m	
	Non Built to Boundary Walls	Ground floor	0.9m
	First floor (if applicable) above 4.5m	1.5m	

GARAGES, SITE COVER, POS, HEIGHT, WALL LENGTHS

Preferred Garage Location	Along built to boundary wall or otherwise indicated on the Plan of Development		
Mandatory Garage Type	Single, Tandem or Double	Double	Single, Tandem or Double per dwelling
Site Cover	Maximum 70% site coverage		
Private Open Space (POS)	Minimum 16sqm at ground level (min. dimension 4m) Min 8sqm above ground (min. dimension 2.4m)	Same requirements per dwelling	
Maximum length of Built to Boundary Wall	15m and max 3.5m high		

Legend

GENERAL

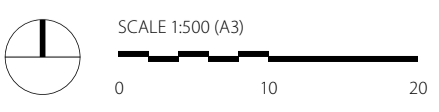
- Stage 1 Boundary
- Site Boundary
- Future Development
- Active Open Space
- Residential Lots (Stage 1)

LOT DESIGN

- Optional Built to Boundary Wall
- Indicative Location of Private Open Space
- Building Envelope
- Preferred Location of Garage
- Possible Main Pedestrian Entry

Disclaimer

Pending Council approval of this Plan of Development, Dwelling houses designed consistent with this Plan of Development and associated Design Guidelines may require further development permits.



Plan of Development - Stage 1

WATERLEA WALLOON

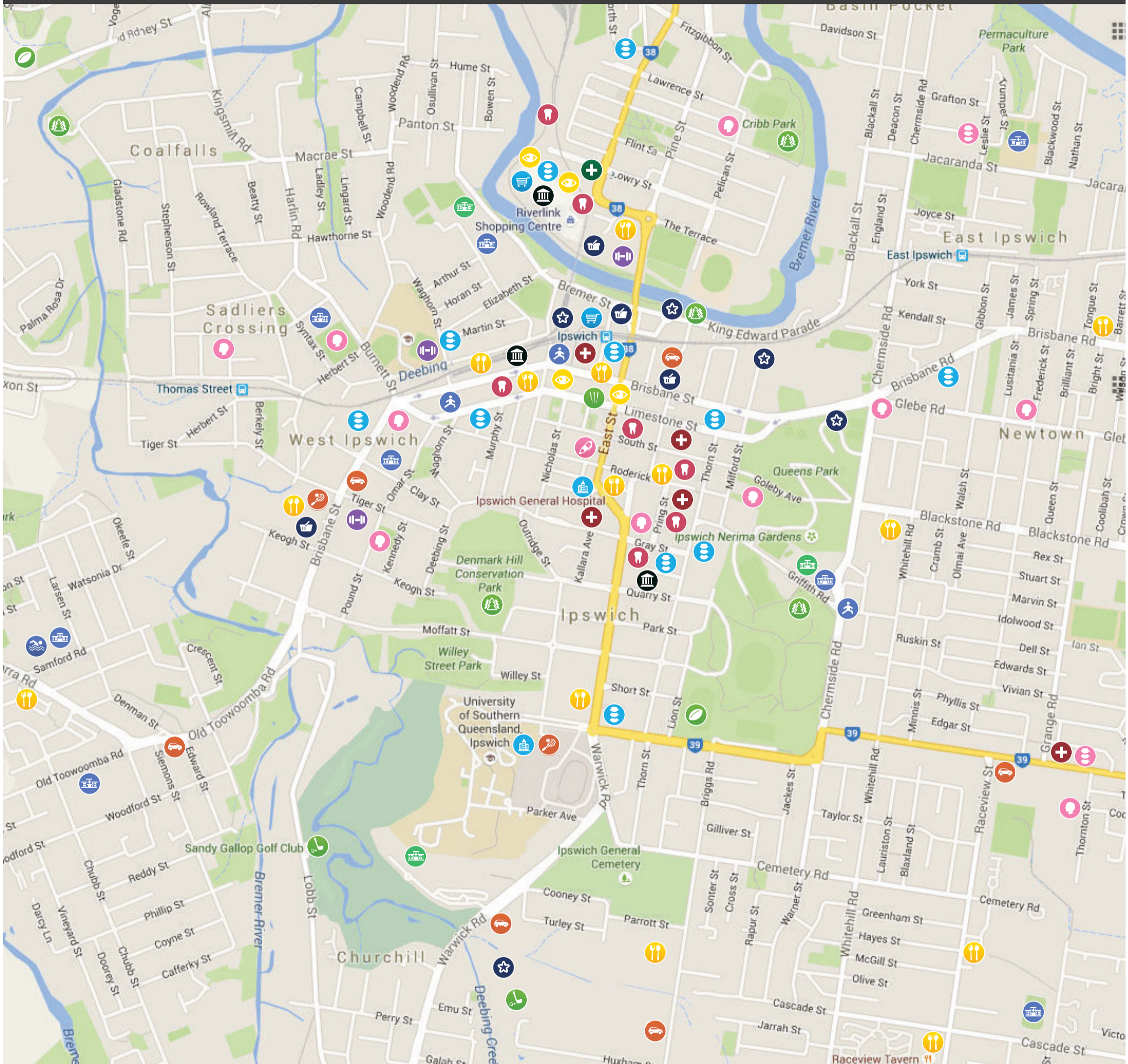


Living in Ipswich

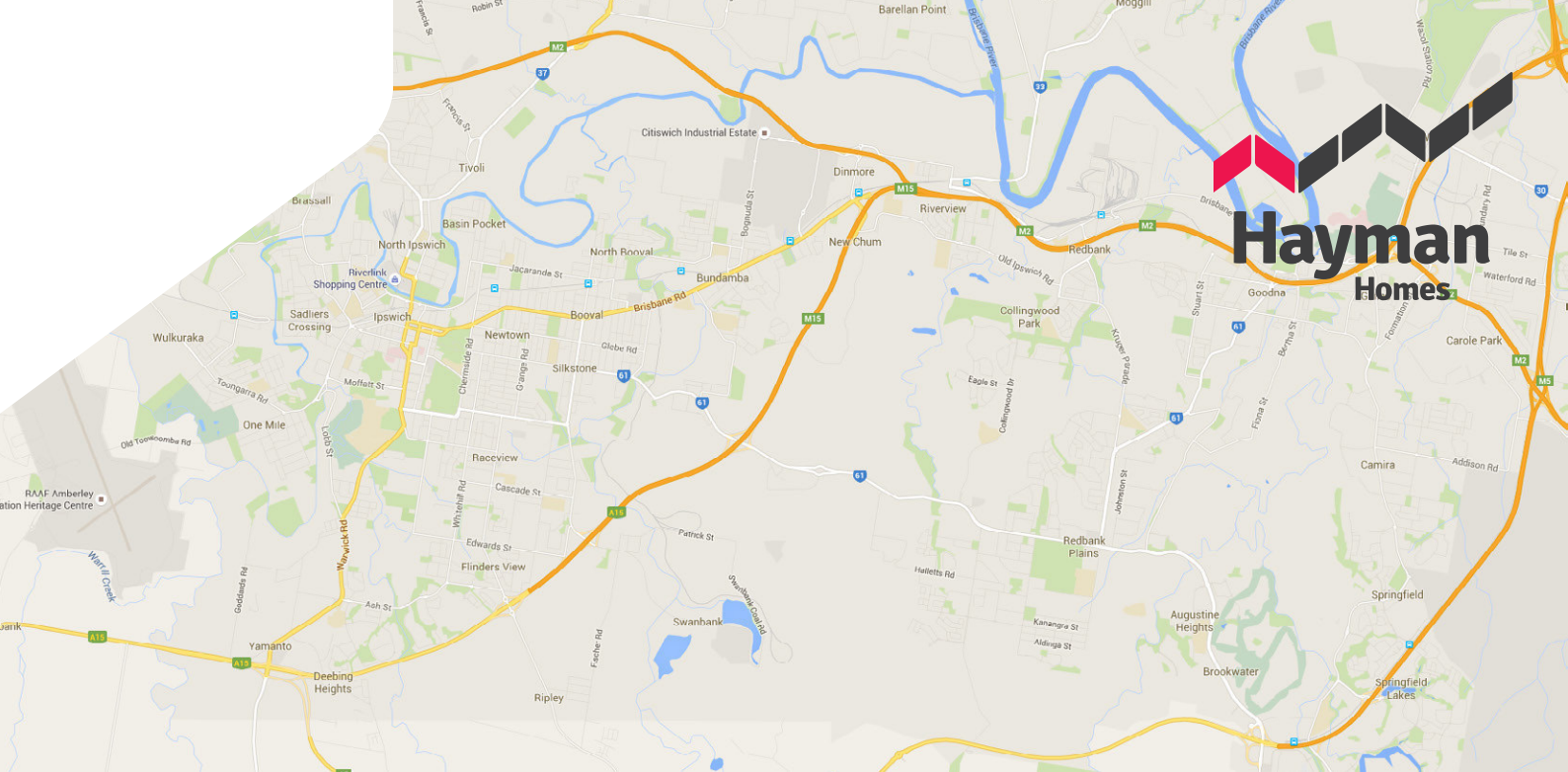


Ipswich residents are in close proximity to the Riverlink Shopping Centre which is home to a wide range of everyday amenities. With the side range of local restaurants, cafes and local parks to choose from, tenants will be spoiled for choice.

Home to the University of Southern Queensland, university students do not have to venture far. Parents have a variety of great local primary and high schools to send their children to, providing an added bonus.



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Centrally located in the booming South East Queensland and with a fast growing population placing more demand on new housing, Ipswich presents an exceptional opportunity to property investors.

Only a short distance from Brisbane CBD and Gold Coast, Ipswich offers an alluring mix of expansive countryside spaces, charming urban neighbourhoods and quaint township living. As Queensland's oldest provincial city, the region offers a historic richness to its residents through architectural, natural and cultural heritage sites, easily accessed thanks to a bus and train service.

Local museums, restaurants, cafes, shopping centres and cinemas offer a mix of entertainment opportunities to suit a variety of tastes while regular local and national festivals and events draw tourism in to enjoy everything that Ipswich has to offer.

Ipswich provides easy access to nearby international and domestic airports and Brisbane sea port, is ideally positioned on the national road network and offers many educational, recreational and employment facilities to local residents.

While the region is already buzzing and experiencing rapid growth (particularly in suburbs between Springfield Lakes and Ripley Valley), the local council are focused on investing further in the local Ipswich community by rejuvenating the city centre and expanding the central business districts to enhance the employment opportunities offered in the region, making this a prime time and ideal region for property investment.

- University of Southern Queensland Ipswich Campus
- Choice of excellent private and state government schools
- Queensland South West TAFE Springfield Campus

- Train service operating between 7 suburbs
- Train links to Brisbane and Gold Coast
- Established bus network

- Ipswich City Centre
- Orion shopping centre
- Willowbank and QLD Raceway
- Parks and recreation
- Library

- Ipswich Hospital
- St Andrew's Ipswich Private Hospital

- Close proximity to major employment areas (including Brisbane)
- Major employment regions in Archerfield and Richmond industrial areas
- Amberley RAAF base

- Direct access to the Ipswich Motorway, Cunningham Highway, Warrego Highway and Centenary Highway
- Brisbane CBD 40 minutes
- Gold Coast 75 minutes



Rental Market Appraisal for HAYMAN HOMES

18/01/2017

It gives us great pleasure to submit this Rental Market Appraisal for the nominated property.

Type House **Bed** 4 **Bath** 2 **Car** DLUG

Our Approach to Marketing Your Investment

Infinity Property Solutions promote and market your property at the earliest possible time. Once your property has reached the “lock-up” stage Infinity places a for lease sign in the front window.

It is in our experience that the majority of prospective tenants start sourcing a new home up to six weeks prior to vacating their current residence. By advertising your investment at such an early stage of the construction ensures a tenant is gained prior to the hand over of your property. This equals maximum returns for you the investor.

As we have homes at many various stages of construction the prospective tenant can view a completed package of a property but have the choice of a property that is under construction and is due for completion within a time frame that suits their needs.

Our “For Lease” signs acts as 24-hour advertising and unlike most real estate agents, Infinity works 24/7 for our clients. Inspections are conducted at any time and any day that suits the busy schedule of our prospective tenants.

Infinity’s ability to service the needs of both investors and tenants is enhanced by our mobility. Infinity does not believe in wall-to-wall “paper pushers” - your properties are in the field and that’s where 99% of our time is spent.

Potential Rental Income for SPECS provided for the market conditions on this dated appraisal

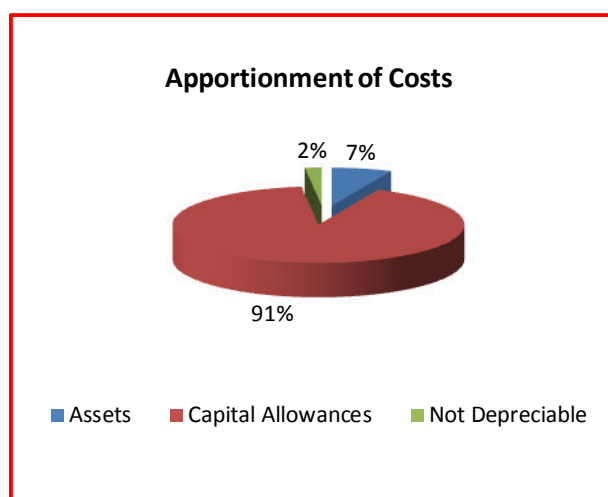
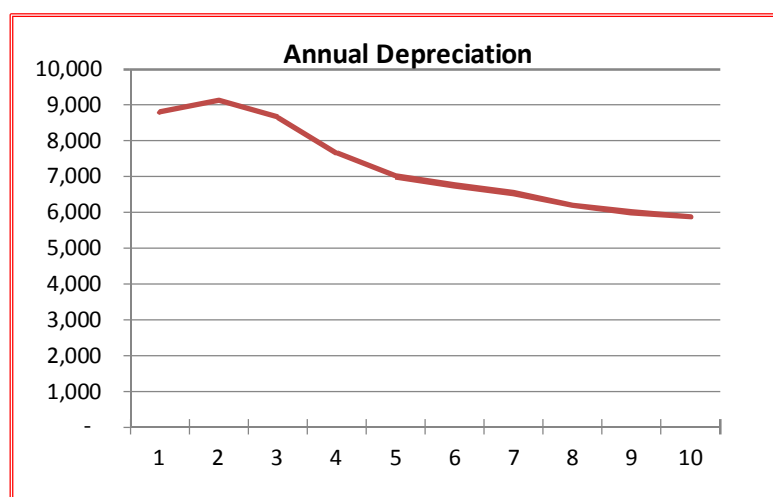
Weekly Rent Appraisal	\$ 350	Average CPI increase to weekly value	\$ 10
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Tip: To achieve maximum rental income, don’t over-estimate a prospective tenant’s disposable income. Calculate affordability by ensuring 1/3 of their net weekly income meets the appraised value at a minimum.

If you require any additional information over and above what is included in this Rental Market Appraisal or you have any questions, please feel free to contact us on the numbers below.

Indicative Tax Depreciation and Capital Allowances Schedule for
Hayman Homes Typical "Noosa" House Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	3,150	5,645	8,795
2	3,500	5,645	9,145
3	3,000	5,645	8,645
4	2,000	5,645	7,645
5	1,375	5,645	7,020
6	1,125	5,645	6,770
7	900	5,645	6,545
8	550	5,645	6,195
9	350	5,645	5,995
10	225	5,645	5,870
Balance Yrs 11-41	400	169,350	169,750
TOTAL	\$ 16,575.00	\$ 225,800.00	\$ 242,375.00



Notes:

This Schedule is based on a Construction Cost of **\$247,000** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**