

DUO



29-33 Gordon Street
Milton BRISBANE





BRISBANE

Brisbane is the third largest and fastest growing city in Australia. With its sub-tropical climate, gardens and parks, and its ever-changing contemporary architecture, Brisbane provides a relaxed, friendly environment for everyone.

Positive and forward-thinking, generous and optimistic, Brisbane is Australia's new world city. Located on the east coast of Australia in the heart of one of the country's fastest growing regions, Brisbane is the capital of Queensland - well known for its natural beauty, world-class tourism, resources, innovation and technology.

Home to almost two million people and boasting a great outdoors lifestyle and the greatest variety of native wildlife of any capital city in Australia, Brisbane offers an impressively diverse menu of leisure and recreational activities, from art lover to outdoor adventurer it caters to all tastes.

Along with the cosmopolitan and urbane offer of world-class shopping, restaurants, nightlife, culture and entertainment, Brisbane lives and breathes outdoor experiences. From kayaking on the river, to cuddling a koala, to hand-feeding wild dolphins at sunset, a range of unique and memorable experiences to be enjoyed.

Brisbane's prime location, excellent transport infrastructure and proximity make it ideal to explore the marine sanctuaries of Moreton Bay, the Gold Coast and Sunshine Coast.

As Australia's largest city in the subtropics, it enjoys a climate of hot, bright summers and warm, mild winters that makes any time of the year a good time.

Brisbane

LOCATION

Icons and espressos – these are the words best describing Milton and Park Road.

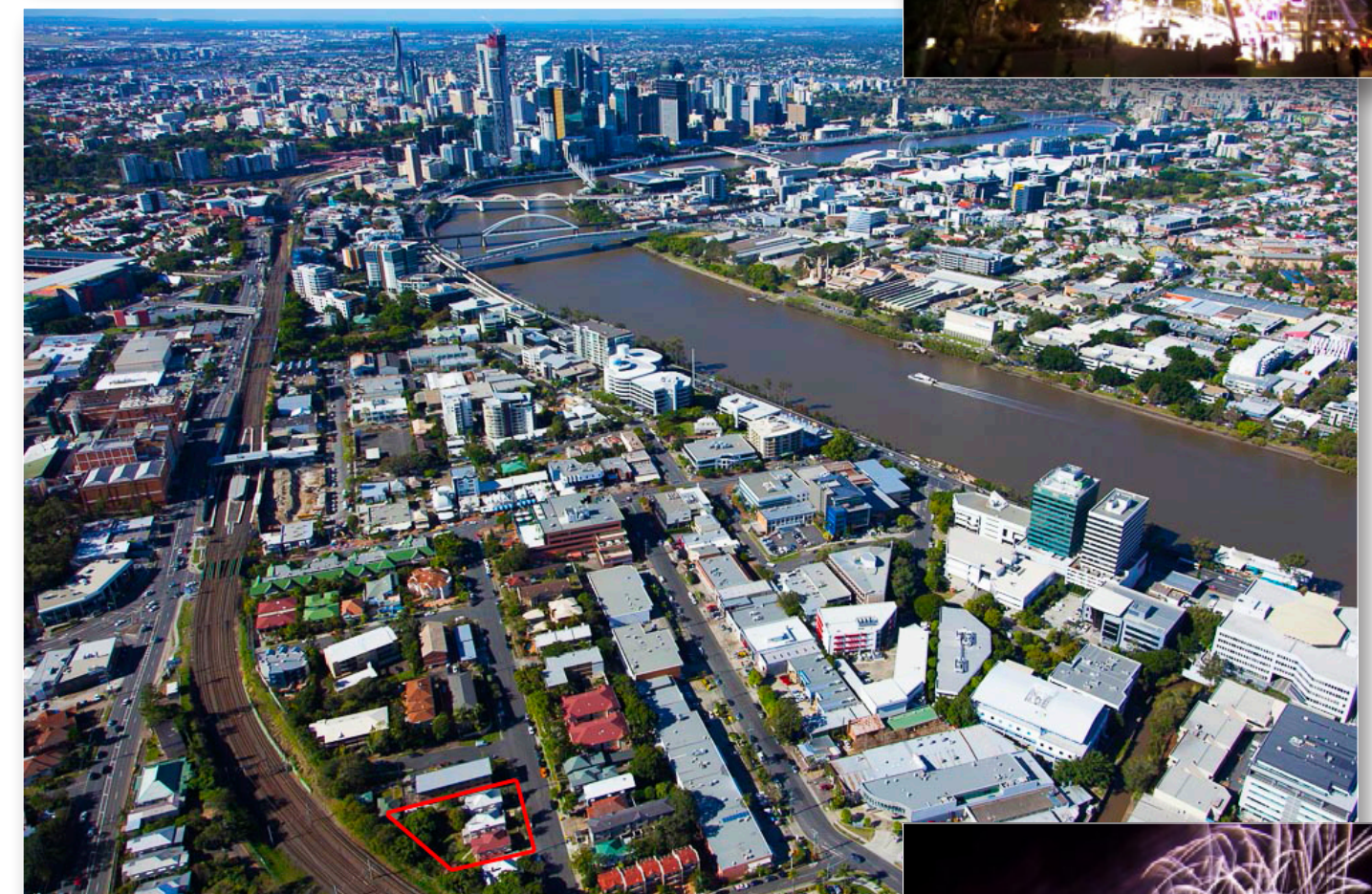
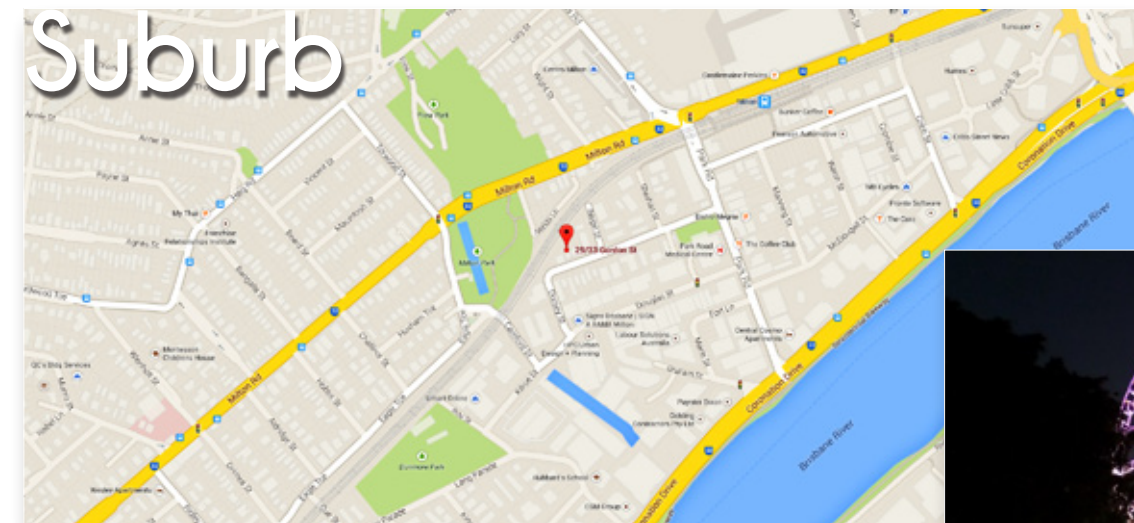
Milton was one of the first suburbs to undergo urban revitalisation, giving birth to the original cafe strip on Park Road. Football lovers flock to the suburb most weekends as Suncorp Stadium comes alive to host rugby league, rugby union or soccer games.

Milton is a little corner of Europe, with the iconic La Dolce Vita holding centre stage since 1989. Park Road is characterised by sports cars taking prime parking positions outside gift shops, fashion houses and restaurants. Then there is the replica Eiffel Tower – a symbol of the area's cosmopolitan nature.

The Coro drive strip is a nice mix of lifestyle, indulgence, entertainment, dining, shopping and corporate, beautifully positioned between the Brisbane River and the rail line providing easy access to the CBD and Southbank to enjoy the best nightlife and spectacular events.



Suburb



Innercity



AREA OVERVIEW

Milton is an inner suburb of Brisbane, Australia, approximately 2 kilometres west of the central business district. The suburb is a mixture of light industry, warehouses, commercial offices, retail plus single and multiple occupancy residences.

The main roads are Milton Road, which runs beside the main western rail line and Coronation Drive (formerly River Road), which runs along the Brisbane River.

Location Features:

- Located only 2 km to the Brisbane CBD
- Close to Park Road restaurants, cafes, specialty retail, fashion boutiques & more
- Close to Suncorp Stadium, Wesley Hospital, Toowong Shopping Centre
- 3 km to Southbank & festivities, Queensland Museum, Art Gallery, Theatre & Convention Centre
- Public transport within walking distance to CityCat, bus stop, Milton train station
- Easy access to north, south & west motorways to the Sunshine Coast, Gold Coast & the Outback
- Great dining, shopping, riverwalks, primary & high schools are all close by





PROJECT SUMMARY

Description

- Boutique development 25 x 2 & 3 bedroom apartments
- Each has a private balcony, dedicated car space & additional storage facilities
- Elegant, modern light tones with high-quality finishes
- Timber floors in living room & kitchen with European appliances & wool carpet through bedrooms
- Full security for the residential & parking areas + on-site security & off-site building management



29-33 Gordon Street, MILTON

INTRODUCTION

Pleasantly positioned right in the heart of the Coronation Drive riverside lifestyle DUO takes advantage of being close to almost everything required for a healthy, exciting, entertaining adventure. Top level sporting events, terrific dining, the nightlife, riverwalks, CBD, shopping and more all within 10 minutes.

The units will cater for busy individuals and investors wanting a practical lifestyle with the convenience of nearby shopping and transport facilities.

All finishes are to be of a high modern quality, producing a modern, elegant and timeless product.

The information in this report is intended to give a brief overview of the site and its development potential as at 30th May 2014 to stakeholders, potential purchasers, consultants, financiers and other intended recipients.



DEMOGRAPHICS

Through several sources Brisbane has been identified as one of the fastest growing cities in the Asia Pacific in terms of its economy.

Almost 230,000 people live within the inner city area of Brisbane, approximately 35 suburbs enjoying a healthy annula growth of approximately 5,000 new residents catering for about 25% of Brisbane City's overall population growth, requiring around 2,700 new dwellings each year.

The 2011 Census indicated that Milton and surrounding suburbs were some of the most desirable places to live in Brisbane due to it's varied demographic, location and ease of accessibility.

Brisbane Inner West Chamber of Commerce president Lynne Brown said while council projects would draw tourists, there were private projects on the cards that would also spur progress in the area. She said the chamber has pushed for more than 12 years to see the ferry terminal come on line and it would be good value for both businesses, residents and council - due to be completed later this year. Under Council's draft new City Plan, Milton is one of three key corridor hubs crucial for transport in Brisbane.

With approximately 800 dwellings going up and most expected to be tenanted within two years, Milton businesses would see more competition but also far more customers, improving the area allround.

Local Milton Stats:

Median house price: \$710,000
Median unit price: \$461,000
Number of houses sold in 12 months to October: 18
Number of units sold in 12 months to October: 25
Source: RPData Suburb Scorecard



KEY ATTRACTION

Suncorp Stadium is a 52,500 seat, world-class & state-of-the-art sports venue with a range of uses including local and international rugby league, rugby union and soccer. Big name entertainment acts also host concerts here. Suncorp Stadium is home to the Brisbane Broncos and also the Queensland State of Origin matches.

Suncorp Stadium enjoys a close working relationship with the local residents and businesses. The Stadium Management Advisory Committee was established as part of the Stadium redevelopment in 2002.

SMAC comprises representatives of local community, local businesses, community groups, Christ Church Milton, the respective elected State and Local Government representatives and various Government agencies such as Queensland Police, Translink and Emergency Services. They meet regularly with representatives of the Stadium Manager, AEG Ogden to discuss and raise issues of importance to the local community. Local residents and businesses are also welcome to raise issues directly with the Stadium.

In addition, the Stadium undertakes local letterbox drops to communicate important information pertaining to event day traffic conditions and upcoming concerts.

In 2011, as part of community consultation associated with a review of the limit on the number of events over 25,000, local residents were able to provide feedback on a range of Stadium issues and operations. Since then, the Stadium has been working with Queensland Police, the Brisbane City Council, the State Government, local businesses and Sinclair Knight Merz, the Stadium's transport and traffic consultants, to make some positive changes based on the feedback received.

Specifications

INAUGURAL ADMINISTRATIVE FUND BUDGET

| Body Corporate for 29-33 Gordon Street MILTON | |
|--|------------------------|
| COMMUNITY TITLES SCHEME | BUDGET 2014 to 2015 |
| Bank charges (estimate) | \$ 200.00 |
| Body Corporate Manager - Additional Duties (estimate) | \$ 300.00 |
| Body Corporate Management Fees (fixed) | \$ 4,625.00 |
| Community Power (estimate) | \$ 10,000.00 |
| Gardens & Grounds (supplied by caretaker) | \$ 0 |
| Backflow Valve Testing (x3 incl registration) | \$ 475.00 |
| Disbursements (estimate) | \$ 1,000.00 |
| Remote Gate Servicing (estimate) | \$ 600.00 |
| Offsite Caretaker Salary | \$ 27,500.00 |
| Insurance | \$ 6,400.00 |
| Fire Systems Servicing | \$ 4,500.00 |
| Lift Telephone | \$ 600.00 |
| Lift Contract (estimate) | \$ 5,200.00 |
| Rubbish Removal Contract | \$ 2,080.00 |
| Common Property Repairs (estimate) | \$ 500.00 |
| Tax Accountant - Inc IAS & BAS | \$ 1,000.00 |
| Common Area Cleaning (weekly - supplied by caretaker) | \$ 0 |
| Inaugural Meeting Fee | \$ 250.00 |
| TOTAL | \$ 65,230.00 |
| | |
| TOTAL levies payable for the year | \$ 65,230.00 |
| | |
| Total units of entitlement (contribution) | 650 |
| Total number of lots | 25 |
| Levy per lot entitlement per annum | \$ 100.35 |
| Levy per lot entitlement per quarter | \$ 25.09 |

CONTRACTORS

| | |
|----------------|------------------------------|
| Architect – | Wiltshire Stevens Architects |
| Town Planner – | Tam Dang Town Planning |
| Surveyor – | Simpson Rayner Surveys |
| Builder – | Entice Projects |

INAUGURAL SINKING FUND BUDGET

| Body Corporate for 29-33 Gordon Street MILTON | |
|---|------------------------|
| COMMUNITY TITLES SCHEME | BUDGET 2014 to 2015 |
| Provision for capital expenditure | \$ 5,000.00 |
| TOTAL | \$ 5,000.00 |
| | |
| TOTAL levies payable for the year | \$ 5,000.00 |
| | |
| Total units of entitlement (contribution) | 650 |
| Total number of lots | 25 |
| Levy per lot entitlement per annum | \$ 7.69 |
| Levy per lot entitlement per quarter | \$ 1.92 |

SUMMARY OF LEVIES PAYABLE BY LOT - 29-33 Gordon Street MILTON

| Lot Number | Contribution Entitlement | Interest Entitlement | Admin Fund per quarter | Sinking Fund per quarter | TOTAL levies per quarter | TOTAL levies per annum | Levies per lot per week |
|------------------|--------------------------|----------------------|------------------------|--------------------------|--------------------------|------------------------|-------------------------|
| 1 | 20 | 20 | \$ 501.80 | \$ 38.46 | \$ 540.26 | \$ 2,161.05 | \$ 41.56 |
| 2 | 20 | 20 | \$ 501.80 | \$ 38.46 | \$ 540.26 | \$ 2,161.05 | \$ 41.56 |
| 3 | 20 | 20 | \$ 501.80 | \$ 38.46 | \$ 540.26 | \$ 2,161.05 | \$ 41.56 |
| 4 | 20 | 20 | \$ 501.80 | \$ 38.46 | \$ 540.26 | \$ 2,161.05 | \$ 41.56 |
| 5 | 20 | 20 | \$ 501.80 | \$ 38.46 | \$ 540.26 | \$ 2,161.05 | \$ 41.56 |
| 6 | 23 | 23 | \$ 577.00 | \$ 44.60 | \$ 621.60 | \$ 2,486.40 | \$ 47.82 |
| 7 | 23 | 23 | \$ 577.00 | \$ 44.60 | \$ 621.60 | \$ 2,486.40 | \$ 47.82 |
| 8 | 23 | 23 | \$ 577.00 | \$ 44.60 | \$ 621.60 | \$ 2,486.40 | \$ 47.82 |
| 9 | 23 | 23 | \$ 577.00 | \$ 44.60 | \$ 621.60 | \$ 2,486.40 | \$ 47.82 |
| 10 | 23 | 23 | \$ 577.00 | \$ 44.60 | \$ 621.60 | \$ 2,486.40 | \$ 47.82 |
| 11 | 26 | 26 | \$ 652.40 | \$ 49.90 | \$ 702.30 | \$ 2,809.20 | \$ 54.02 |
| 12 | 26 | 26 | \$ 652.40 | \$ 49.90 | \$ 702.30 | \$ 2,809.20 | \$ 54.02 |
| 13 | 26 | 26 | \$ 652.40 | \$ 49.90 | \$ 702.30 | \$ 2,809.20 | \$ 54.02 |
| 14 | 26 | 26 | \$ 652.40 | \$ 49.90 | \$ 702.30 | \$ 2,809.20 | \$ 54.02 |
| 15 | 26 | 26 | \$ 652.40 | \$ 49.90 | \$ 702.30 | \$ 2,809.20 | \$ 54.02 |
| 16 | 29 | 29 | \$ 727.60 | \$ 55.68 | \$ 783.28 | \$ 3,133.12 | \$ 60.25 |
| 17 | 29 | 29 | \$ 727.60 | \$ 55.68 | \$ 783.28 | \$ 3,133.12 | \$ 60.25 |
| 18 | 29 | 29 | \$ 727.60 | \$ 55.68 | \$ 783.28 | \$ 3,133.12 | \$ 60.25 |
| 19 | 29 | 29 | \$ 727.60 | \$ 55.68 | \$ 783.28 | \$ 3,133.12 | \$ 60.25 |
| 20 | 29 | 29 | \$ 727.60 | \$ 55.68 | \$ 783.28 | \$ 3,133.12 | \$ 60.25 |
| 21 | 32 | 32 | \$ 802.88 | \$ 61.44 | \$ 864.32 | \$ 3,457.28 | \$ 66.49 |
| 22 | 32 | 32 | \$ 802.88 | \$ 61.44 | \$ 864.32 | \$ 3,457.28 | \$ 66.49 |
| 23 | 32 | 32 | \$ 802.88 | \$ 61.44 | \$ 864.32 | \$ 3,457.28 | \$ 66.49 |
| 24 | 32 | 32 | \$ 802.88 | \$ 61.44 | \$ 864.32 | \$ 3,457.28 | \$ 66.49 |
| 25 | 32 | 32 | \$ 802.88 | \$ 61.44 | \$ 864.32 | \$ 3,457.28 | \$ 66.49 |
| Aggregate | 650 | 650 | \$ 16,308.40 | \$ 1250.41 | \$ 17,558.81 | \$ 70,235.23 | |



| SELECTIONS | |
|--|---|
| Colours & Finishes: | |
| Roof, gutters & fascias | Colourbond Shale Grey |
| Garage Door | Panel Lift - Roller Door 'Squareline Wideline' profile (with provision for ventilation) Monument colour |
| Window & Door Frames | Powdercoated in Anotec Silver or Ultra Silver Gloss with clear glass |
| Entry Door from ground floor | Powdercoated in Anotec Silver or Ultra Silver Gloss with clear glass Commercial entry door - clear glass |
| Entry Door Handle to all units | Gainsborough 8904 All PS external Allure Leverset double cylinder polished stainless - Bright Chrome |
| Feature Screening to front of building | Powdercoated in Anotec Silver or Ultra Silver Gloss |
| Balcony Soffits (where applicable) | Painted in a light stipple finish |
| Balcony Soffits to unit (where applicable) | Painted external plasterboard & joints set |
| Handrail to fire stairwell | Galvanised steel - basic handrail to meet requirements |
| Internal Stairs | Off form concrete & stair nosing to conform to BCA |
| Pedestrian entry to foyer around to lift & in the lift floor | Floor tile - 600x600mm Everstone 'Durastone' in charcoal/dark grey in a rockface / external floor finish - grout colour to match as close as possible |
| Driveway | Boral 'Midnight' exposed aggregate |
| Aluminium Battened Screen generally | Horizontal screening - Monument in colour |
| Powdercoated Aluminium to wheelie bin enclosure - (if required) | Frame & vertical powdercoated battens in Monument colour |
| Sunhoods generally | Powdercoated sunhoods according to builder's design |
| Mailboxes in front rendered wall | Powdercoated finish in Interpon Ultra Silver Gloss |
| Remaining Boundary Fence | Timber paling, hardwood posts with 3 pine rails & 100 x 16 pine palings with a 10mm gap (not painted) |
| External Finishes: | |
| External tiling to Entry Pathway | Floor tile - 600x600mm Everstone 'Durastone' in charcoal/dark grey in a rockface / external floor finish - grout colour to match as close as possible |
| External tiles to common areas generally (if required) | Floor tile - 600x600mm Everstone 'Durastone' in charcoal/dark grey in a rockface / external floor finish - grout colour to match as close as possible |
| Foyer Floor Tiles | Floor tile - 600x600mm Everstone 'Durastone' in charcoal/dark grey in a rockface / external floor finish - grout colour to match as close as possible |
| External tiling to balconies to all units | Floor tile - 600x600mm Everstone 'Durastone' in Noce in a rockface / external floor finish - grout colour to match as close as possible |
| Paint Colours: | |
| Soffits | Painted - Lexicon half strength PW1 G9H |
| Main rendered wall colour generally | Rendered & painted - Lexicon half strength PW1 G9H |
| Feature wall colour 1 to South & Northeast elevations & Northwest elevations | Rendered & painted - Domino PG1 A8 |
| Feature wall colour 2 to Northeast elevations, North & Southwest elevations only | Rendered & painted - Barnfloor P15 B4 |
| Front Blockwork walls to entry & pathway | Rendered & painted - Domino PG1 A8 |
| Party walls generally | Rendered & painted - Lexicon half strength PW1 G9H |
| Verandah Beams | Rendered & painted - Lexicon half strength PW1 G9H |
| Columns generally | Rendered & painted - Domino PG1 A8 |
| Front Timber paling fence colour only (if required) | Rendered & painted - Domino PG1 A8 |
| Downpipes | Painted to match appropriate wall colour |

| SELECTIONS | |
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| Paint Colours - General: | |
| Ceilings generally | Plasterboard painted in Natural White 73711 - flat finish |
| Architraves | Timber 42x12mm splayed - painted in Natural White 73711 - semi gloss finish |
| Skirting | Timber 62x12mm splayed - painted in Natural White 73711 - semi gloss finish |
| Entry doors to all individual units to all levels | Solidcore Flushpanel Door @ 2340mm high - painted in Domino PG1 A8 - semi gloss finish |
| Internal doors to all units to all levels | Sliding or hinged flush mdf @ 2340mm high - painted in Heifer P14 B2 - semi gloss finish |
| Internal lobby wall colour to level 1 only | Plasterboard painted in Natural White 73711 - wash & wear acrylic low sheen finish |
| Internal foyer wall colour to levels 2, 3, 4 & 5 (unless otherwise specified) | Plasterboard painted in Natural White 73711 - wash & wear acrylic low sheen finish |
| Feature entry lobby wall colour to level 1 only | Plasterboard painted in Domino PG1 A8 - wash & wear acrylic low sheen finish |
| Feature foyer wall colour to levels 2, 3, 4 & 5 | Plasterboard painted in Barnfloor P15 B4 - wash & wear acrylic low sheen finish |
| Walls generally | Plasterboard painted in Natural White 73711 - wash & wear acrylic low sheen finish |
| Ensuite & Bathroom walls | Plasterboard painted in Natural White 73711 - wash & wear acrylic semi gloss finish |
| Internal foyer & entry doors to all individual units to all levels | Solidcore Flushpanel door @ 2040mm high - painted in Domino PG1 A8 - semi gloss finish |
| Internal doors generally including linen & wardrobe (where applicable) | RMDF flush hinged door @ 2340mm high - painted in Heifer P14 B2 - semi gloss finish |
| General - Doors & Trims: | |
| Internal door pulls to all individual entry doors to units | Gainsborough 8904 all PS internal Allure Leverset double cylinder polished stainless - Bright Chrome |
| Internal door handles generally | 1805 ANG BC Angular - Square Passage Leverset Bright Chrome |
| Wardrobe Doors generally | Semi frameless mirrored sliding wardrobe doors @ 2100mm high with satin chrome frame |
| Built-in shelving in all robes | Long hang section & 2 short hang sections - 4 open shelves to one side made of white melamine |
| Door pulls to linen doors generally | Cabinetry handles generally - 80x80mm in bright chrome or 1805 ANG BC Angular - Square Passage Leverset Bright Chrome |
| General - suggested feature lighting & electrical: | |
| Featured wall lighting - 3 of in entry lobby walls internal - 4 of along boundary wall of pedestrian entry | Four (4) No. 220882 LED Lux Vice 6W square up & down lights IP44 (40W x 123H) 240 volts exterior wall bracket to be placed along walkway to lobby entry door |
| Lighting in the ceiling of lobby | LED downlights - Powdercoated Silver |
| Foyer lights to levels 2, 3 & 4 only | 'Florio' oyster fluoro light with extruded aluminium frame powdercoated in silver |
| Switch Plates | Slimline SC2000 series - white |
| Lighting living, dining, kitchen & balconies (where possible) | LED Downlights - Powdercoated silver |
| Lighting in bedrooms, bathrooms, laundry & WIR | LED Downlights - Powdercoated white |
| Featured LED lighting to underside of island benchtop & back wall of kitchen, full length of kitchen splashback (where applicable to all units) | LED strip lighting - warm white |
| Fans to living & external balcony areas | Ceiling fans - no. 210862 Futura 90cm fan in brushed chrome with silver blades |
| Fans to bedrooms | White ceiling fans |

| SELECTIONS | |
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| Ensuite & Bathroom: | |
| Ensuit vanity mirror to all units | Frameless mirror (pencil edge) to be placed along full length of vanity unit & start at approx. 200mm up from vanity unit |
| Bathroom vanity mirror to all units | Frameless mirror (pencil edge) to be placed along full length of vanity unit & start at approx. 200mm up from vanity unit |
| Laundry / bathroom combo vanity mirror to all units (where applicable) | Frameless mirror (pencil edge) to be placed along full length of vanity unit & start at approx. 200mm up from vanity unit |
| Showerscreen to ensuites to all units | Semi Frameless showerscreen @ 2100mm high with clear glass with satin chrome fixings |
| Showerscreen to bathrooms to all units | Semi Frameless showerscreen @ 2100mm high with clear glass with satin chrome fixings |
| Showerscreen to laundry / bathroom to all units | Semi Frameless pivot showerscreen door @ 2100mm high with clear glass with satin chrome fixings |
| Flooring other than tiling: | |
| Floor treatment to all common area flooring | Victoria carpet 'Decimal' colour '56-4440 Informal' commercial grade 100% SDN |
| Scheme One - entry, kitchen, living & dining (to all scheme one units only) | Timber floorboards - rustic grade, brushed & matt lacquered, micro bevelled (long edges), click system, engineered timber flooring length/width 1820 x 140mm thickness 12.7mm Hawwoods Oak Chalet Natural Rustic grade engineered floor code - HW659 |
| Scheme Two - entry, kitchen, living & dining (to all scheme two units only) | Timber floorboards - rustic grade, brushed & matt lacquered, micro bevelled (long edges), click system, engineered timber flooring length/width 1820 x 140mm thickness 12.7mm Havwoods Smoked Oak Rustic grade engineered floor code - HW668 |
| Bedrooms to all units to both schemes ONE & TWO | 100% solution dyed nylon carpet - Royal PLush 30 coloured Pewter Illusion colour no. 3201 |
| Joinery: | |
| Kitchens to Scheme One units only | Benchtop & island benchtop - reconstituted stone 40mm thick (20mm with a 40mm apron to front) Location of joins to be confirmed with client & waterfall edge to be finished with a mitre join - 'Shitake' Caesar Stone |
| | Shadowline - melamine @ 20mm high between underside of bench & top of door / drawer - Polar White sheen finish |
| | All underbench cupboard & drawer fronts - melamine - Polar White sheen finish |
| | Overhead cupboard fronts & tall cabinetry - melamine - Polar White sheen finish |
| | Counter front to island bench - melamine - Polar White sheen finish |
| | Featured shadowlines to counter front to island bench. Shadowlines to be placed to island counter front approx 300 x 900mm running horizontally (where applicable) - Polar White sheen finish |
| | Kickboard - Laminate - Brushed Stainless Steel |
| | Splashback - reconstituted stone @ 20mm thick - 'Shitake' Caesar Stone |
| | Cabinetry handles generally - no. 1534-222 Margo 224mm long bar polished chrome to be placed horizontally across drawer & cupboard fronts |
| | Cabinetry handles to overheads - 20mm overhang to underside of carcass or push button catches |
| | Kickboard - laminate - Brushed stainless steel |
| Kitchens to Scheme Two - Units only | Benchtop & island benchtop - reconstituted stone 40mm thick (20mm with a 40mm apron to front) Location of joins to be confirmed with client & waterfall edge to be finished with a mitre join - 'Cararra' Caesar Stone |
| | Shadowline - melamine @ 20mm high between underside of bench & top of door / drawer - Polar White sheen finish |
| | Overhead cupboard fronts & tall cabinetry - melamine - Polar White sheen finish |
| | Overhead cupboard fronts & tall cabinetry - melamine - Polar White sheen finish |
| | Counter front to island bench - melamine - Polar White sheen finish |
| | Featured shadowlines to counter front to island bench. Shadowlines to be placed to island counter front approx 300 x 900mm running horizontally (where applicable) - Polar White sheen finish |
| | Kickboard - Laminate - Brushed Stainless Steel |
| | Splashback - reconstituted stone @ 20mm thick - 'Cararra' Caesar Stone |
| | Cabinetry handles generally - no. 1534-222 Margo 224mm long bar polished chrome to be placed horizontally across drawer & cupboard fronts |
| | Cabinetry handles to overheads - 20mm overhang to underside of carcass or push button catches |
| | Kickboard - laminate - Brushed stainless steel |

| SELECTIONS | |
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| Laundry cabinetry to all units for Scheme ONE & TWO | Benchtop - laminate - Classic white sheen finish |
| (please note: laundry / bathroom combos will have the same benchtop as bathroom where applicable) | Cupboard door front - melamine - Classic white sheen finish |
| | Cabinetry handles generally - if required - no. 0115 157 Pro Decor handles 'Messana' 50x50mm in bright chrome |
| | Kickboard - laminate - Brushed Stainless Steel |
| Ensuite & Main bathroom vanity unit to scheme ONE - wall hung vanity units (to include laundry / bathroom combos where applicable) | Benchtop - reconstituted stone 20mm thick - 'Shitake' Caesar stone |
| | Shadowline - melamine @ 20mm high between underside of bench & top of door/drawer - Polar White sheen finish |
| | Cupboard, drawer fronts & apron - melamine - Polar White sheen finish |
| | Cabinetry handles generally - if required - no. 0115 157 Pro Decor handles 'Messana' 50x50mm in bright chrome |
| | Vanity splashback - 20mm thick reconstituted stone @ 100mm high - 'Shitake' Caesar stone |
| Ensuite & main bathroom vanity unit to Scheme TWO only - wall hung vanity units (to include laundry / bathroom combos where applicable) | Benchtop - reconstituted stone 20mm thick 'Cararra' Smartstone |
| | Shadowline - melamine @ 20mm high between underside of bench & top of door/drawer - Black Wenge matt finish |
| | Cupboard, drawer fronts & apron - melamine - Black Wenge matt finish |
| | Cabinetry handles generally - if required - no. 0115 157 Pro Decor handles 'Messana' 50x50mm in bright chrome |
| | Vanity splashback - 20mm thick reconstituted stone @ 100mm high - 'Cararra' Caesar stone |
| Study to all units (where applicable) | Suspended benchtop @ 40mm thich - laminate - Classic white sheen finish |
| External balconies to all units | Gas Bayonet to be installed at the general area of the BBQ - to be discussed with client - where possible |
| Tiling - all tiles to run to ceiling to all wet areas & to be placed horizontally & in set rows | |
| Laundry to Scheme One to all units | Floor tile - to laundry floor only - Timber floor tile colour light Walnut code no. D615093 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Skirting tiles generally - One tile high off timber floor - tile colour light Walnut code no. D615093 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Splashback tile - 600mm high - 300x600mm White gloss rectified wall tiles - Grout colour to match as close to floor colour |
| Laundry to Scheme Two to all units | Floor tile - to laundry floor only - Timber floor tile colour dark Walnut code no. D615099 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Skirting tiles generally - One tile high off timber floor - tile colour dark Walnut code no. D615099 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Splashback tile - 600mm high - 300x600mm White gloss rectified wall tiles - Grout colour to match as close to floor colour |
| Ensuite to Scheme One to all units | Floor tile - excluding shower recess - Timber floor tile colour light Walnut code no. D615093 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Shower recess floor tiles - 300x3000mm TF Rocco Cementi matt full vitrified porcelain floor tile code: TF Rocco Cementi - Grout colour to match as close to floor colour |
| | Feature wall tile to back wall to shower only - 600x600mm Rocco Cementi polished full vitrified porcelain floor tile code: TF Rocco Cementi - Grout colour to match as close to wall colour |
| | Remaining wall tiles excluding vanity splashback (unless otherwise specified) - 300x600mm White gloss rectified tiles to be laid horizontal & in set rows - code: WCR36001 - Grout colour to match as close to wall colour |
| Ensuite to Scheme Two to all units | Floor tile - excluding shower recess - Timber floor tile colour dark Walnut code no. D615099 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |

SELECTIONS

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|---|--|
| | Shower recess floor tiles - 300x3000mm TF Rocco Nero matt full vitrified porcelain floor tile code: CR6005 - Grout colour to match as close to floor colour |
| | Feature wall tile to back wall to shower only - 600x600mm Rocco Nero polished full vitrified porcelain floor tile code: CR6005 - Grout colour to match as close to wall colour |
| | Remaining wall tiles excluding vanity splashback (unless otherwise specified) - 300x600mm White gloss rectified tiles to be laid horizontal & in set rows - code: WCR36001 - Grout colour to match as close to wall colour |
| Bathroom to Scheme One to all units (where applicable) | Floor tile - excluding shower recess - Timber floor tile colour light Walnut code no. D615093 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Shower recess floor tiles - 300x3000mm TF Rocco Cementi matt full vitrified porcelain floor tile code: TF Rocco Cementi - Grout colour to match as close to floor colour |
| | Feature wall tile to back wall to shower only - 600x600mm Rocco Cementi polished full vitrified porcelain floor tile code: TF Rocco Cementi - Grout colour to match as close to wall colour |
| | Remaining wall tiles excluding vanity splashback (unless otherwise specified) - 300x600mm White gloss rectified tiles to be laid horizontal & in set rows - code: WCR36001 - Grout colour to match as close to wall colour |
| Bathroom to Scheme Two to all units (where applicable) | Floor tile - excluding shower recess - Timber floor tile colour dark Walnut code no. D615099 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Shower recess floor tiles - 300x3000mm TF Rocco Nero matt full vitrified porcelain floor tile code: CR6005 - Grout colour to match as close to floor colour |
| | Feature wall tile to back wall to shower only - 600x600mm Rocco Nero polished full vitrified porcelain floor tile code: CR6005 - Grout colour to match as close to wall colour |
| | Remaining wall tiles excluding vanity splashback (unless otherwise specified) - 300x600mm White gloss rectified tiles to be laid horizontal & in set rows - code: WCR36001 - Grout colour to match as close to wall colour |
| Laundry / bathroom combos to Scheme One to all units (where applicable) | Floor tile - excluding shower recess - Timber floor tile colour light Walnut code no. D615093 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Feature wall tile to back wall to shower/bath only - 600x600mm Rocco Cementi polished full vitrified porcelain floor tile code: TF Rocco Cementi - Grout colour to match as close to wall colour |
| | Feature shower/bath front & hob tile only - 600x600mm Rocco Cementi polished full vitrified porcelain floor tile code: TF Rocco Cementi - Grout colour to match as close to wall colour |
| | Remaining wall tiles excluding vanity splashback (unless otherwise specified) - 300x600mm White gloss rectified tiles to be laid horizontal & in set rows - code: WCR36001 - Grout colour to match as close to wall colour |
| Laundry / bathroom combos to Scheme Two to all units (where applicable) | Floor tile - excluding shower recess - Timber floor tile colour dark Walnut code no. D615099 - size: 150x600mm or 150x900mm - Grout colour to match as close to floor colour |
| | Feature wall tile to back wall to shower/bath only - 600x600mm Rocco Nero polished full vitrified porcelain floor tile code: CR6005 - Grout colour to match as close to wall colour |
| | Feature shower/bath front & hob tile only - 600x600mm Rocco Nero polished full vitrified porcelain floor tile code: CR6005 - Grout colour to match as close to wall colour |
| | Remaining wall tiles excluding vanity splashback (unless otherwise specified) - 300x600mm White gloss rectified tiles to be laid horizontal & in set rows - code: WCR36001 - Grout colour to match as close to wall colour |



example only

SELECTIONS

| | |
|---------------------------------------|---|
| Electrical - standard scheme | |
| Cooktop | SMEG - 600mm Classic gas topmount cooktop - CIR66XS |
| Oven | SMEG - 600mm electric oven - SA561X-9 |
| Rangehood | SMEG - 600mm front recirculating slideout rangehood - SAH460SS-1 |
| Dishwasher | SMEG - 600mm dishwasher in stainless steel - DWA1214X |
| Electrical - deluxe scheme | |
| Cooktop | SMEG - 900mm Gas cooktop in stainless steel - CIR93AXS |
| Oven | SMEG - 900mm Classic thermoseal multifunction oven in stainless steel - SA990XR-8 |
| Rangehood | SMEG - 900mm telescopic rangehood in stainless steel - SAH490SS |
| Dishwasher | SMEG - 600mm Semi integrated dishwasher - DWA1214X |
| Dryers for all units | Haiger 6kg dryer - white - HDY60M |
| Plumbing & Sanitaryware | |
| Kitchen | Stainless steel sink - 785x445mm double bowl (no drainer) undermount sink (190 deep) - D56B |
| | Sinkmixer - bright chrome |
| Laundry Tub (where applicable) | Tub 32 ltr insert tub - stainless steel |
| | Skinny Mini - 45 ltr laundry tub & cabinet |
| Laundry Tapware for all units | Matherson Mixer with pull-out spray - Bright chrome |
| | Washing machine stops to be mounted under laundry tub inside the storage of the laundry cabinetry - bright chrome |
| | Floor waste - Bermuda 100mm square tile grate with puddle flange in chrome plated |
| Ensuite (where applicable) | Vanity Basin 'Sarah' ceramic under counter basin - white |
| All other vanities (where applicable) | Vanity Basin Semi Recessed Evo square 450mm - white |
| | Vanity Basin Mixer Jet Square - bright chrome |
| | Shower Wall Mixer Jet Square - bright chrome |
| | Handheld shower on rail with soap holder - bright chrome |
| | WC ceramic toilet suite flush to wall with soft close seat - white |
| | WC roll holder combo - bright chrome |
| | Single towel rail combo (2 per bathroom) - bright chrome |
| | Robe hook combo - bright chrome |



UNITS

Unit One



UNITS

Units 2, 7, 12, 17, 22



UNITS

Units 3, 8, 13, 18, 23



UNITS

Units 4, 9, 14



UNITS

Unit 5



UNITS

Units 6, 11, 16, 21



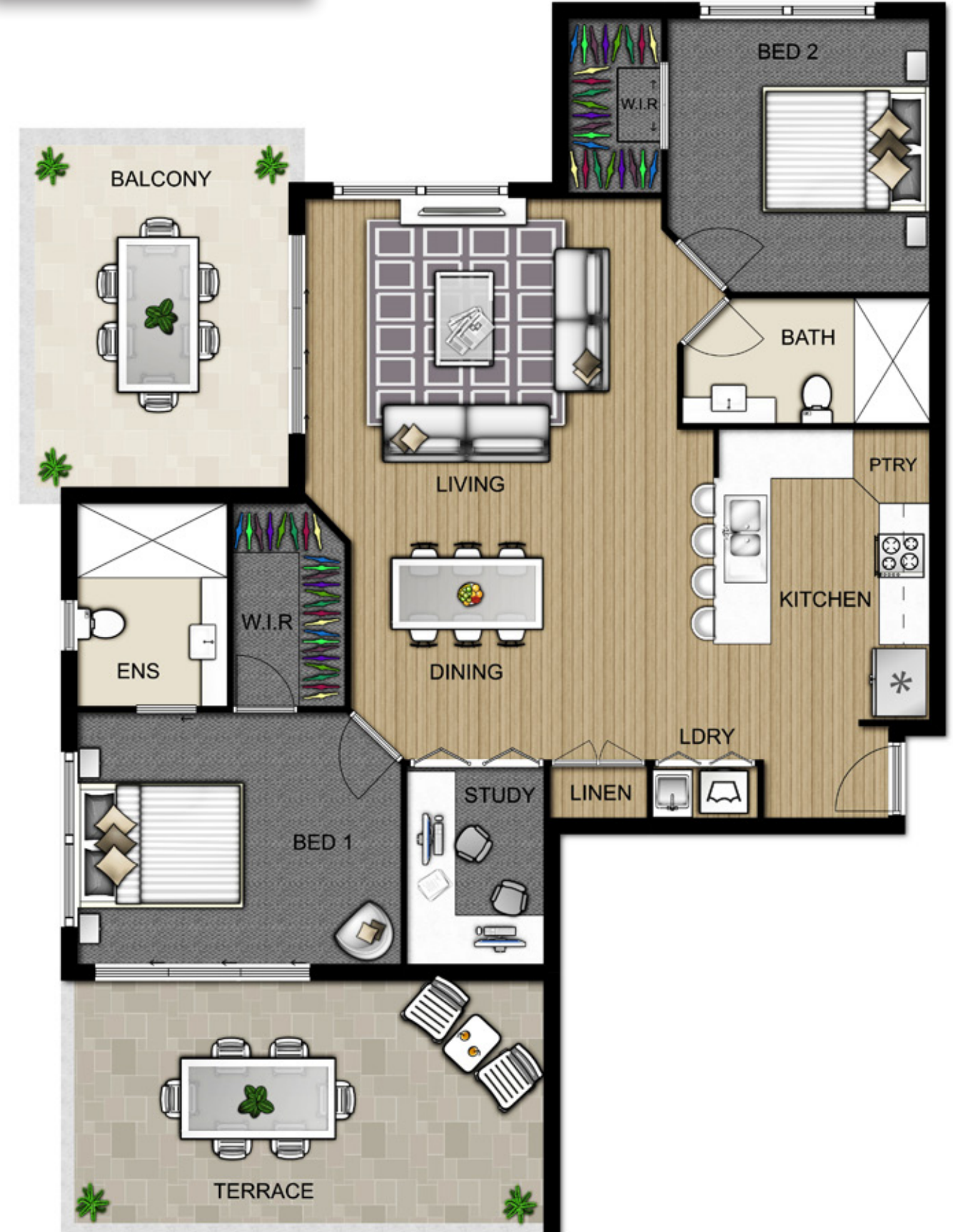
UNITS

Units 10 & 15



UNITS

Units 19 & 24



UNITS

Units 20 & 25



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[the nick team]

03 June 2014

Ms Elisabeth Pernod
Blue Morph Pty Ltd
One Park Road
Milton Qld 4006

Dear Elisabeth,

Thank you for the opportunity to appraise the development located at 29-33 Gordon Street, Milton for rental.

Based on the size and amenity of the development, the location and comparable rentals in the area, we have formed the opinion the properties would achieve the following rent:

Units 1-5: \$550-580 per week (courtyard units)
Units 6-9, 11-14, 16-18: \$530-550 per week
Units 10 & 15: \$720 - \$750 per week (3 bedrooms)
Units 19 & 24: \$580-600 per week (2 terraces + study)
Units 20, 21, 22, 23 & 25: \$540-560 per week (city views)

Please do not hesitate to contact the undersigned should you have any questions or require further clarification.

We look forward to being of service to you in the future.

Yours sincerely,

Chris Preston
Property Manager

DUO

For more information on this property please contact:

DISCLAIMER – Whilst we have taken great care in compiling this information, we make no warranty or promise as to its accuracy. The information contained within the document has been collated from numerous sources and is accurate at the time of collation. Note that all costings, projections or financial examples listed simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. This is not Investment Advice – It is suggested that prospective investors seek independent financial advice from your own professional advisors whilst considering the project.

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