

AUH13209\_Valley\_Park\_Agent\_Kit\_Flip\_Book\_420x297\_v4.indd 1 11/09/2015 4:36



AUH11794\_Valley\_Park\_Agent\_Kit\_Flip\_Book\_Cover+Tabs\_432x297\_v4.indd 3



# **FACT SHEET**

Location	Cnr Valley Park Blvd & Dimboola Rd, Westmeadows, Victoria
Size	18ha
Distance from CBD	17km
Number of dwellings	319 - 209 private houses, - 110 social houses reserved for Department of Human Services
Website	www.valleyparkhomes.com.au
Development partners	Frasers Property Australia Victorian Government
Estimated completion date	End of 2017
Project value	\$160m



## THE FUTURE OF COMMUNITY

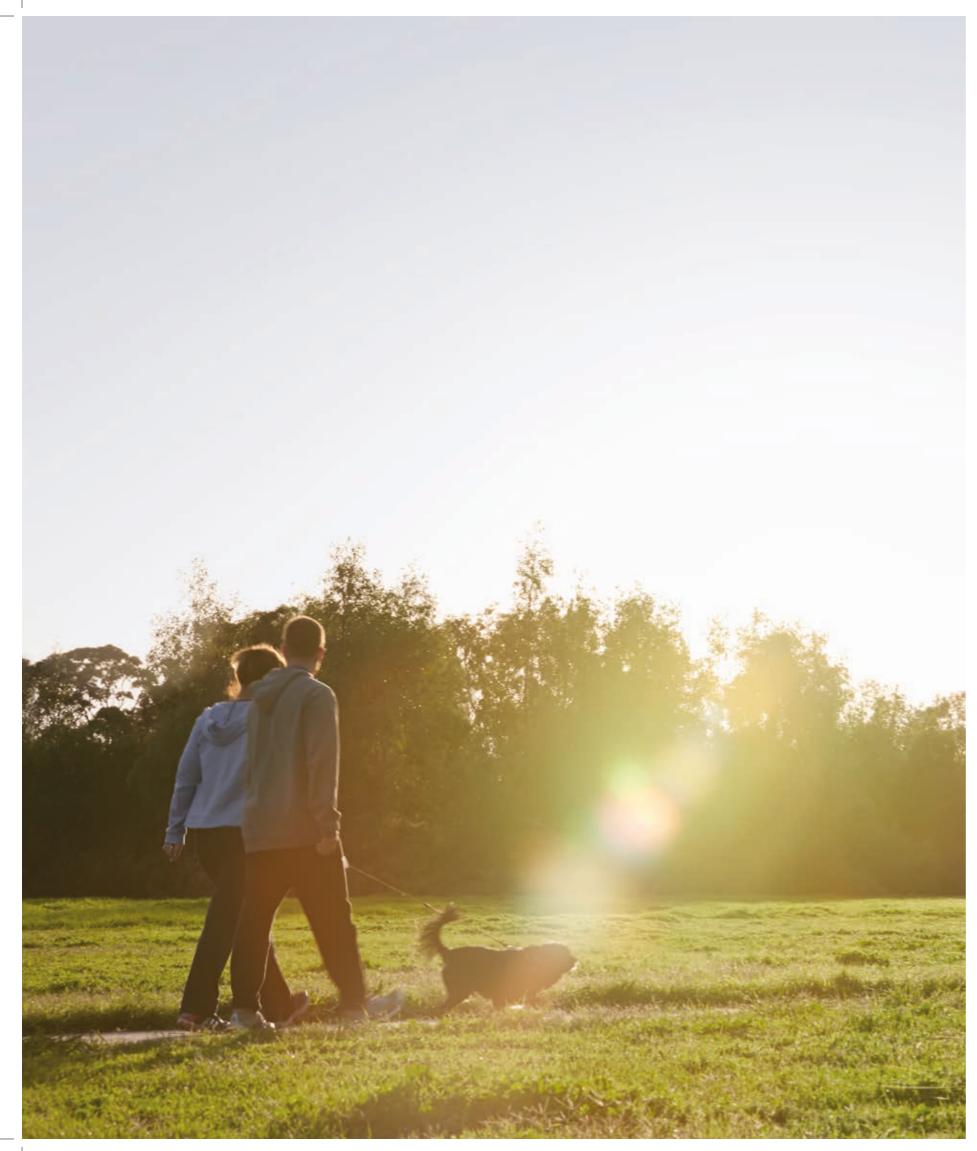
At Valley Park, Frasers Property is creating an environment to support the people who will live there, who will be its heart and soul. We're providing opportunities for a diverse mix of residents to build links and connections they'll value for years to come.

Our proven history in property development – we've been creating communities in Australia for over 90 years – means we know how to do it, and do it well.

Social housing is a type of rental housing that is provided and / or managed by the Government or non-government organisations.

The department provides public and community housing and support for low income Victorians, targeted to those most in need.

Everyone who chooses to be a part of Valley Park will be making a better choice. We're offering you the kind of lifestyle you deserve and the luxury of a vibrantly connected neighbourhood that lets you live your life on your terms.





Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our 90 years' experience in Australia guarantees quality and reliability every time. With \$22 billion in assets across 77 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise.

At Frasers Property, we understand the human side of property. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit. The difference is real.



## **SUBURB REPORT**



Westmeadows is an affordable suburb which is supported by strong regional amenity.





#### APRIL 2016

AUSTRALIA
Australia's economy has performed strongly when compared to many other developed countries.

Melbourne achieved a perfect score for health, infrastructure and education according to the Economist Intelligence Unit's annual liveability survey.

Both the median house and unit price for the City of Hume are more affordable than the respective medians for Greater Melbourne.

WESTMEADOWS
There are a variety of large open areas in Westmeadows, totalling 148 hectares.

There are a variety of employment and education options for residents of Westmeadows, including the Kangan Institute TAFE.

RESIDENTIAL MARKE I
The median price for both houses and units experienced greater total growth for Westmeadows over the decade to 2015 compared to the City of Hume (61% vs 57% for houses and 48% vs 41% for units).

Median weekly rents for one, two and three bedroom units have grown by a rate of 5.6%, 5.2% and 5.1% per annum respectively over the ten years to December 2015.





Australia's economy has experienced strong growth compared to many countries of the developed world. Melbourne has been voted as the World's Most Liveable City for five consecutive years.

### MELBOURNE •

#### **ECONOMY**

Australia has maintained strong economic growth over the past 10 years, performing well in economically turbulent times such as the 2008 Global Financial Crisis (GFC). Over the past decade, Australia achieved a higher average annual real GDP growth rate compared to other major economies of the developed world. Since 2005, Australia's annual GDP growth has averaged 2.8%. This economic growth can be attributed to prudent financial regulation, the fiscal and monetary response as well as a strong resources sector.

According to the Reserve Bank of Australia, inflation for the year ending December 2015 measured 1.7%, and, as of January 2016, the unemployment rate was at 6%. These indicators suggest that the Australian economy is strong and stable.

#### **EXCHANGE RATE**

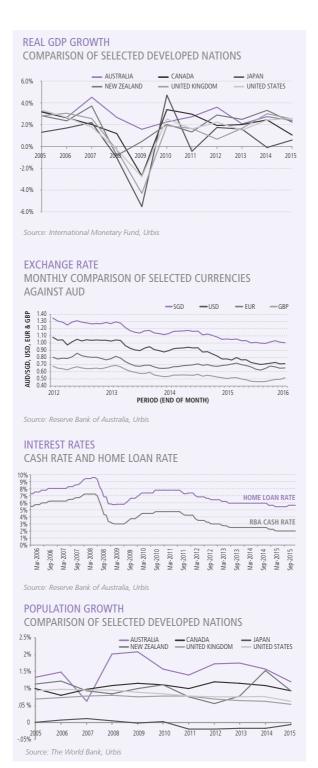
Following the GFC in 2008, the Australian dollar appreciated against many major currencies. In early 2012, the AUD reached parity with the USD. The US economy has since recovered and demand for Australian commodities has softened, resulting in the AUD declining to US \$0.71 as of February 2016. Many Asian currencies are pegged to the USD, meaning the current exchange rate makes Australia an attractive investment proposition for international investors. Over recent times, this depreciation has contributed to an increase of global capital into the Australian property market.

#### INTEREST RATE

Australia's cash rate has stabilised at the historical low of 2% since the Reserve Bank of Australia's decision to lower interest rates in May 2015. This means the cost of borrowing is also at a considerably low level compared with historic averages, stimulating economic activity and heightening real estate demand. Home loan rates currently sit at 5.7% as at February 2016. Government guarantees to Australia's banks during the GFC, supported deposit funding and encouraged low interest rates, maintaining strength in the banking sector.

#### POPULATION GROWTH

As a result of both a natural increase in population as well as immigration, Australia has experienced strong population growth in the past decade. Since 2005, Australia's population has grown at an average annual rate of 1.53%. This is one of the highest population growth rates in the developed world, with most nations growing at less than one per cent over the past ten years. According to the ABS, Australia's population reached 24 million at the end of February 2016.



#### **POPULATION**

Greater Melbourne is the area defined by the Australian Bureau of Statistics as the full metropolitan area of Melbourne. As at the end of June 2015, Greater Melbourne registered a population of over 4.5 million residents. Greater Melbourne is anticipated to grow by more than any other capital city in Australia, with a predicted average addition of 89,100 residents each year between 2015 and 2055. In 2053, Melbourne is expected to overtake Sydney as Australia's most populated city. Population growth adds to the demand for housing, which supports the property market over the long term.

#### **TOURISM**

Tourism generates \$13.8 billion to the Melbourne economy, with over 26 million visitors in the year ending June 2015. Key tourist destinations include

- » National Gallery of Victoria
- » Arts Centre Melbourne
- » Queen Victoria Market
- » Royal Botanic Gardens » Royal Melbourne Zoo
- » Albert Park
- » St Kilda Beach
- » Crown Casino
- » Melbourne Convention and Exhibition Centre

Victoria also provides a variety of additional tourist attractions, such as:

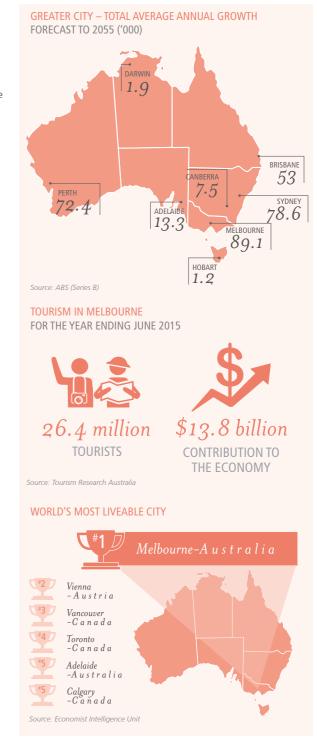
- » The Yarra Valley wine region
- » Great Ocean Road
- » Mornington Peninsula
- » Phillip Island
- » Wilsons Promontory
- » Mount Buller
- » The Grampians

Melbourne is home to many global events including:

- » Australian Open
- » Melbourne Cup
- » Melbourne F1 Grand Prix
- » Melbourne Food and Wine Festival

#### WORLD'S MOST LIVEABLE CITY

An annual study of the world's most liveable cities is conducted by the Economist Intelligence Unit. In August 2015, Melbourne was ranked as the world's most liveable city for the fifth consecutive year and received perfect scores for healthcare, education and infrastructure. Melbourne has ranked in the top three cities every year since the survey began in 2002.



2 URBIS WESTMEADOWS OUTLOOK

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# OF HUME

#### PRICE AFFORDABILITY

Westmeadows is located in the City of Hume Local Government Area, which is situated within the northern corridor of Greater Melbourne. When compared to that of Greater Melbourne, the City of Hume offers an affordable price point in the housing market. For the year ending December 2015, the median house price in the City of Hume was 33% more affordable or \$191,000 less than that of Greater Melbourne. Additionally, the median unit price in the City of Hume was 34% more affordable or \$165,000 less than that of Greater Melbourne.

	House	Unit
Greater Melbourne	\$576,000	\$480,000
City of Hume	\$385,000	\$315,000
Difference	\$191,000	\$165,000

Source: APM PriceFinder, Urbis

#### **PARKLAND & OPEN AREAS**

There are 711 hectares of open space and parkland in the City of Hume for recreational and sporting activities. This includes 33 sporting reserves and 3 aquatic and leisure centres. The Moonee Ponds Creek Trail runs through Westmeadows as well as neighbouring Gladstone Park, providing a scenic walking path through nature.



**7II HECTARES** of open space & parkland



33 sporting reserves



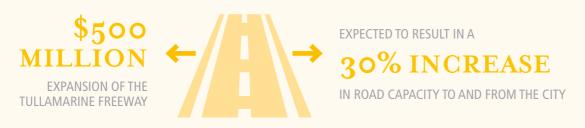
3 aquatic and leisure centres

#### **INFRASTRUCTURE & AMENITY**

The infrastructure and amenity of the City of Hume is undergoing significant investment that will benefit residents. One such key project is a \$500 million expansion of the Tullamarine freeway which is expected to result in a 30% increase in road capacity to and from the city. There is also approximately \$57 million worth of infrastructure investment currently in the pipeline for Westmeadows through to 2018. Large-scale investments include retail facilities, office space, a hotel and an aged care facility.

Westmeadows is well connected to the rest of Melbourne via arterials which provide easy access to the Tullamarine Freeway, Hume Freeway and M80 Ring Road. Additionally, the Broadmeadows train station is in proximity to Westmeadows and provides a 31 minute connection to the Melbourne CBD.

Westmeadows is located next to the Broadmeadows Metropolitan Activity Centre, which conveniently provides a range of retail, commercial, entertainment and community services that serve the local and wider community. This includes a cinema, local football, basketball and tennis facilities, an aquatic leisure centre, as well as the Broadmeadows Shopping Centre with over 170 stores including two major supermarkets and two major discount retailers.



The City of Hume provides an affordable housing alternative compared to most other Local Government Areas within Greater Melbourne, with median house and unit prices being \$191,000 and \$165,000 more affordable.



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# CONNECTIVITY& AMENITY

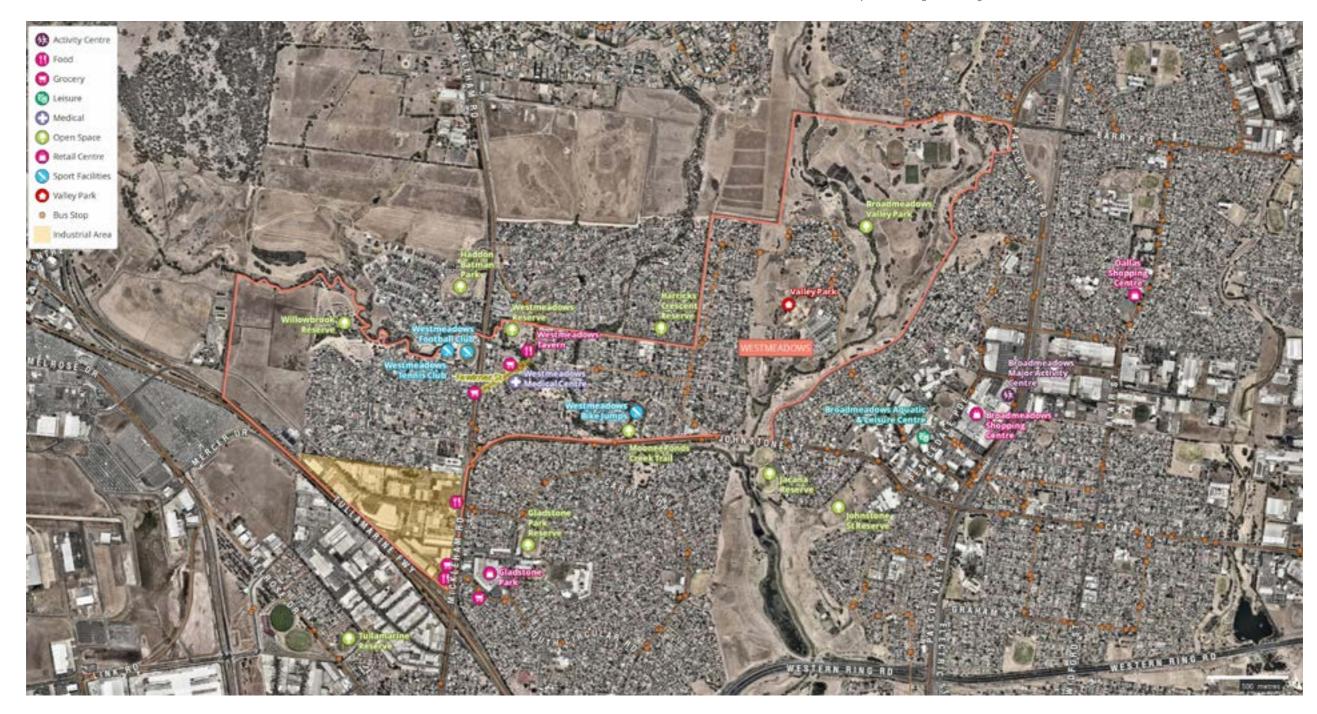
Westmeadows

The Fawkner Street retail strip consists of a medical centre, supermarket and clothing outlets, providing strong amenity for residents of Westmeadows.

Westmeadows is located approximately 16 kilometres north of the Melbourne CBD. In terms of accessibility, the Westmeadows public transport network consists of 34 bus stops providing access to and from neighbouring suburbs, all the way through to Melbourne's CBD.

Local amenity in Westmeadows includes a retail strip located on Fawkner Street that includes a supermarket, medical centre and clothing outlets. Additionally, Westmeadows has its own football oval and tennis courts, which are home to local sporting clubs. The Monee Ponds Creek Trail provides a long walk through Westmeadows, including the Westmeadows Reserve, and ending at the Willowbrook Reserve.

The Westmeadows Primary School offers residents of Westmeadows with children a convenient primary education option within the neighbourhood. In terms of employment, there were 1,042 businesses in operation within Gladstone Park and Westmeadows as of June 2014, with construction (272) and transport, postal and warehousing (142) being the most common industries of trade.



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### DEMOGRAPHICS

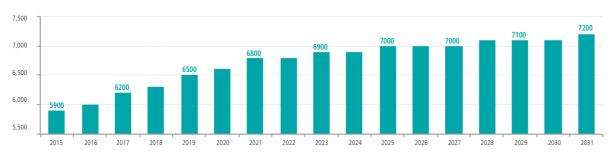
The average annual household income in Westmeadows is 25% greater than the Study Area.

#### **POPULATION**

Over the decade to 2014, the City of Hume has seen a 31% increase in the number of residents from 144,500 to 188,800. The Victorian Government's planning strategy, Plan Melbourne, aims to increase the population of the Northern Subregion, of which the City of Hume is a part of, by between 400,000 to 470,000 residents by 2031. Westmeadows currently has a population of 5,900. This is set to grow steadily over the next 15 years at a rate of 1.25% per annum to 7,200 by 2031. This forecast growth will add to the demand for dwellings in Westmeadows.

#### POPULATION FORECAST

WESTMEADOWS



#### HOUSEHOLD INCOME

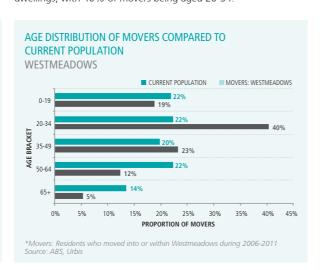
To provide a benchmark comparison, a study area has been defined, which includes the suburbs of Gladstone Park, Jacana, Broadmeadows, Attwood, Tullamarine, Meadow Heights, Coolaroo, Dallas and Campbellfield. Compared with the study area, households in Westmeadows have a 25% greater annual income on average. This is supported by there being a greater proportion of employed residents in Westmeadows that are working in white collar jobs when compared with the study area.

#### AGE PROFILE

The average age of Westmeadows residents is 39, with a relatively even proportion of residents aged 0-19 (22%), 20-34 (22%), 35-49 (20%), 50-64 (22%) and 65 and over (14%). This indicates Westmeadows is suitable to all age groups.

Westmeadows has an attractive lifestyle and affordable property market, which has enticed a significant proportion of young people to move into or remain within Westmeadows when moving dwellings, with 40% of movers being aged 20-34.





Residents of Westmeadows have access to 26 schools within the study area.

### EDUCATION AND • **EMPLOYMENT**

#### **EDUCATION**

There are 26 schools within the study area, offering education options to residents of Westmeadows at kinder, primary, secondary and tertiary level. This includes three catholic schools, the Holy Child School, the School of the Good Shepherd and St Dominic's School. Additionally, the study area consists of three distinct special needs schools, Hume Valley School, Broadmeadows Special Developmental School and Jacana School for Autism. In terms of higher education, The Kangan Institute TAFE is located in neighbouring Broadmeadows. Within Westmeadows itself, the Westmeadows Primary School offers a local primary education option for residents.

#### **EMPLOYMENT**

Due to its proximity to Melbourne Airport, over 1,000 people are employed in the industrial, service and logistics businesses that operate within the south-west of Westmeadows. Many of these businesses service the Airport's operations. This industrial hub provides nearby employment opportunities for residents of Westmeadows.

According to the ABS, 29% of employed residents within Gladstone Park and Westmeadows are employed in jobs within the City of Hume. Key employment hubs within the City of Hume include the Melbourne Airport, the Broadmeadows Metropolitan Activity Centre and the Northern Industrial Precinct of Campbellfield and Somerton. This indicates that many working residents of Gladstone Park and Westmeadows reside in proximity to their place of employment. Further, 9% of employed residents of Gladstone Park and Westmeadows are employed in the white collar employment hubs of Melbourne, including the Melbourne CBD, Docklands, Southbank and South Melbourne, which is a 30 minute train ride away. This suggests that there are both convenient blue and white collar employment options to Westmeadows residents.

LOCATION OF WORK GLADSTONE PARK AND WESTMEADOWS RESIDENTS



Melbourne CBD, Docklands, Southbank and South Melbourne

Education Other Points of Interest atlamic Airport MEADOW HEIGHTS Primary 6 Industrial Secondary O Valley Park OCCOLARGO Special: Tertiary 0 ATTWOOD 0 DALLAS Major Activity Centre JACANA 0 0 GLENROY TULLAMARINE

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### RESIDENTIAL MARKET

The median price for both houses and units are \$149,500 and \$94,000 more affordable than the Greater Melbourne average.

The Westmeadows Region, as defined by the Department of Human Services, has enjoyed long term rental growth with a low vacancy rate of 2.5%, indicative of a healthy rental market.



#### MEDIAN SALE PRICE

Residential property in Westmeadows is generally more affordable than that throughout Greater Melbourne. The median house price in Westmeadows for the December 2015 quarter registered \$426,500, which is \$149,500 lower than the median for Greater Melbourne of \$576,000. The median unit price in Westmeadows for the December 2015 quarter registered \$386,000. When compared to the median unit price in Greater Melbourne of \$480,000, Westmeadows is \$94,000 more affordable.

#### WESTMEADOWS PRICE GROWTH

In Westmeadows, both houses and units have appreciated over the decade to December 2015. The median price for houses increased from \$266,000 in December 2005 to \$426,500 in December 2015. The median price for units over the decade to December 2015 increased from \$312,500 to \$386,000.

#### WESTMEADOWS TOTAL GROWTH RATE

The median price for both houses and units in Westmeadows has experienced a trend of steady growth over the past decade. The median house price in Westmeadows has experienced a total appreciation of 61% over the ten years to December 2015, which is above that of the appreciation for the City of Hume, 57%. Similarly, units in Westmeadows experienced a total median price growth of 48% for the decade, which is above the City of Hume total growth of 41%. This indicates residential properties in Westmeadows have experienced greater long term capital growth than in the City of Hume.

#### WESTMEADOWS AFFORDABILITY

Westmeadows, which is located 16 kilometres from the Melbourne CBD, is more affordable than many suburbs that are of similar or greater distance to Melbourne's city centre, including Blackburn, Burwood East, Huntingdale, Cheltenham and Black Rock. Compared to these suburbs, the median house price in Westmeadows is between 49% and 74% more affordable, whilst for units it is between 20% and 51% more affordable.



MEDIAN WEEKLY RENTS As at December 2015 WESTMEADOWS GREATER REGION MELBOURNE. 1 BED \$263 \$324 2 BED \$300 \$402 \$458 2 3 BED \$345 **MEDIAN WEEKLY RENTS - UNITS** WESTMEADOWS \$350 ROLLING ANNUAL - OUARTERS RENTAL YIELD (DECEMBER 2015) 3.5% HOUSES 4.6% 4.1% GREATER MELBOURNE Source: APM PriceFinder, Urbis **VACANCY RATE (FEBRUARY 2016)** 

GREATER MELBOURNE

#### MEDIAN WEEKLY RENTS

The Department of Human Services records all rental contracts in Victoria, calculating the median weekly rental rate per region. Westmeadows is grouped with Attwood, Gladstone Park, Melbourne Airport and Tullamarine. The average median weekly rent in the Westmeadows Region for one, two and three bedroom units registered \$263, \$300 and \$345 respectively as at December 2015.

#### RENTAL GROWTH

The median weekly rent for units in the Westmeadows Region have grown consistently over the long term for all unit sizes, with one, two and three bedroom units achieving an annual growth rate of 5.6%, 5.2% and 5.1% respectively over the decade to December 2015. This suggests demand has been consistent over the long term.

#### **RENTAL YIELD**

As of December 2015, the rental yield for both houses and units in Westmeadows of 4.2% and 4.6% respectively, are greater than that of Greater Melbourne, with 3.5% and 4.1% respectively. This suggests that residential investment properties are earning greater rental income relative to property values, than Greater Melbourne.

#### **VACANCY RATE**

As of February 2016, Westmeadows registered a vacancy rate of 1.8%, which is lower than the vacancy rate of 2.0% for Greater Melbourne. A low vacancy rate indicates a healthy rental market, as the majority of dwellings which are available for rent are tenanted, earning the owner rental income.

Source: RP Data, Urbis

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Source: SQM Research



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Valley Park

MASTERPLAN



House types currently available

1⊨ 1= 1≘

Lomat

1**⊨** 1**=** 2**ਵ** 

Lomat

2 = 1-2 = 1 =

Soland

1-2 = 1 = 1 =

Indigo

3 = 2 = 2 =

Viola

3-4 2 2 2 2

Rivula



# **INCLUSIONS & UPGRADES**

Roof Cover		Concrete tiles or metal deck as nominated on drawings
Fascia & Gutter	Colorbond steel	Colour and profile as nominated on drawings
Downpipes	Colorbond steel	Rectangular profile, finish to match gutters
Eaves		FC painted sheeting
Bricks	Clay and concrete	Colour and pattern as per housing finishes
External Cladding 1 External Cladding 2	Colorbond Lightweight	Colorbond metal finish Painted finish
Floor Base		Concrete slab or timber floor
Garage		Colorbond sectional overhead door
Windows		Powder coated aluminium windows
Hot Water Service		175 litre gas boosted solar hot water unit
Heating		Ducted heating system (2 – 5 bedroom houses) Electric panel heating (1 bedroom houses)
Insulation		In accordance with energy requirements
Electrical	Power  Lights internal Lights external TV and phone Fan Voice intercom	Internal circuit breaker switchboard with earth leakage protection (safety switches) to relevant circuits.  Smoke detectors as required As per electrical design As per electrical design TV point to main living area and master bedroom Exhaust fan to WC and over shower Front audio panel and 2x internal handsets (Wattle only)
Electrical Upgrade	Voice intercom	Front audio panel and 1x internal handset
Ceiling Heights	Ground First floor Second floor (if applicable)	2590mm nominal 2440mm nominal 2440mm nominal
Doors	Front Internal Laundry External sliding doors Garage rear (if applicable)	Solid core door Flush panel (height 2040mm) As nominated on drawings Powder coated aluminium sliding Semi glazed door
Door Furniture	Internal External	Satin chrome levers Key in knob deadlock to entry, laundry, garage, internal garage access
Wardrobe Doors	Sliding as indicated	Mirrored sliding doors to bedroom 1, vinyl faced sliding doors to all other bedrooms

Floor Coverings	Ceramic tiles	To nominated areas (bathroom, WC, laundry, entry and where applicable)  Domestic carpet		
	Timber-look laminate	Entries, kitchen, hallways, meals, family (house specific)		
Flooring Upgrades	Laminate overlay to staircase	Upgraded carpet stairs to laminate overlay flooring - refer to contract drawings for extent		
	Timber veneer flooring	Laminate flooring upgraded to timber veneer - preference European oak 10mm - excluding stairs. Refer to contract drawings for extent, excluding wet areas (i.e. laundry, powder room and bathroom)		
	Timber veneer flooring	Upgraded carpet stairs to timber veneer - preference		
	to staircase	European oak 10mm. Refer to contract drawings for extent		
Cabinets	Kitchen	<ul> <li>Fully lined melamine interior. Square edge plastic laminated bench tops and doors (Lot numbers up to 1616).</li> <li>Fully lined melamine interior. 20mm reconstituted stone square edge bench tops. Square edge plastic laminated doors (Lot numbers 1701 and above).</li> </ul>		
	Bathroom vanities	Fully lined melamine interior. Square edge ABS laminated bench tops and doors		
	Laundry	Fully lined melamine interior broom cupboard.		
		Square edge ABS laminated doors with handle		
Cabinet Upgrades	Kitchen island bench Laundry cabinetry	Outside island bench with floating shelves Laminex - natural finish bench tops and Polytec cabinetry		
Bench Top Upgrades	Caesar Stone bench tops	40mm Caesar Stone bench tops to kitchen (including end panels to island bench), Bathroom & ensuite bench tops (in lieu of laminate finish)		
Fixtures	Kitchen tap ware En-suite, & bathroom tap ware Laundry trough tap ware WC Laundry trough	Mixer tap - chrome (AAA rated) Mixer tap - chrome (AAA rated, excluding bath outlet) Mixer tap - chrome Vitreous china pan with matching cistern - white Trough/cabinet 45 litre stainless steel trough and white Colorbond cabinet with by-pass		
	Vanity basin	Vitreous china inset basin - white		
	Bath	Hob mounted acrylic - white		
	Shower	Fully-framed, pivot door, clear glass, silver frame		
Appliances	Freestanding oven Cooktop Oven Rangehood Sink Sink Dishwasher	900mm stainless steel (4 & 5 bedroom houses) 600mm gas stainless steel (1 - 3 bedroom houses) 600mm stainless steel undermount oven (1 - 3 bedroom houses) Concealed 2 bowl with drainer - stainless steel (2 - 5 bedroom houses) 1 bowl with removable drainer (1 bedroom houses) Stainless steel		

# **INCLUSIONS & UPGRADES**



Tiles	Ceramic wall tiles Kitchen splashback	All areas as required  Ceramic tiles from benchtop to underside of overhead cabinets.		
Kitchen Splashback Upgrades	Mirror splashback Glass splashback	Full height mirror incl. edgework, cutouts and installation Full height feature glass incl. edgework, cutouts & installation		
Paint	Internal ceilings Internal walls Skirtings and architraves	As per internal colour selection As per internal colour selection As per internal colour selection		
Accessories	Toilet roll holder Towel rail Bathroom mirror	Chrome plate Double rail - polished chrome plate Polished mirror with MDF backing board		
Landscaping	Front	Natural finish concrete driveway  Natural finish concrete path or access to front entry  Garden bed and selected assorted drought tolerant plants  Letterbox		
Rear		Natural finish concrete area or timber landing and steps to external door of home (dependant on topography of allotment) Rear yard top dressed and seeded (for certain house types) Rear yard top dressed with mulch and selected plantings (Wattle only) Stepper pavers from house to clothesline Fencing Includes side and boundary fencing as nominated on drawings		
Other upgrade options	Window coverings	Roller blinds. Sheer weave to living, meals, dining and kitchen and blockout to bedrooms		
	Security system	Wireless security alarm system: ext strobe, keypad master, 2 x PIRs, remotes and tags		

Image shows custom changes and examples of upgraded options available for an extra cost.

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# **INTERNAL COLOUR SCHEMES**

(WITH UPGRADES)







Chestnut Slate Seashell

Images are artist's impressions and are indicative only. Images show upgraded options available for an extra cost, including glass splashback, 40mm reconstituted stone bench top, feature shelving to island bench and timber veneer flooring.

# **INTERNAL COLOUR SCHEMES**

(WITH UPGRADES)







Chestnut Slate Seashell

Images are artist's impressions and are indicative only. Images show upgraded 40mm reconstituted stone bench top, available for an extra cost



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### **LOMAT**

The Lomat is a neat and tidy design for those who don't want to spend all their time cleaning and maintaining their home and garden.

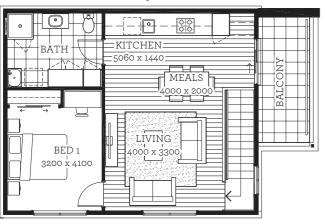
Perfect for easy entertaining the open plan meals and living space leads onto a private 9sqm balcony for plenty of fresh air.

Your convenient European-style laundry is tucked away with minimum fuss. Choose from two floor plan options - prioritise the bedroom with some extra space perfect for a study desk or chest of drawers, or opt for the dedicated study/guest bedroom instead.

Each Lomat also contains a secure lockup garage to keep your car safe; take a look at the contract plans for the number of car spaces and location for your lot.

	Single Garage		Double	Garage
Lomat	$m^2$	squares	$m^2$	square
Ground floor	4.80	0.52	4.80	0.52
First floor	60.90	6.55	60.90	6.55
Total floor area	65.70	7.07	65.70	7.07
Garage	32.37	3.48	59.65	6.42
Porch	9.24	0.99	9.24	0.99
Balcony	8.67	0.93	8.67	0.93
Total	115.98	12.48	143.26	15.42





BATH KITCHEN/

MEALS

5300 x 2500

STUDY/GUEST

SEXYLIGHT

3000 x 1930

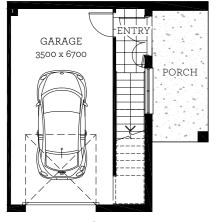
LIVING

4100 x 3600

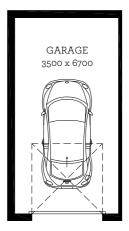
3000 x 3600

PORCH

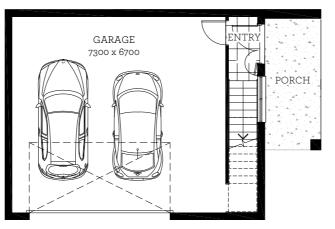
FIRST FLOOR



Single garage, internal access to apartment



Single garage, external access to apartment, (not shown in position)



Double garage, internal access to apartment

#### GROUND FLOOR



Lomat - Light B colour scheme

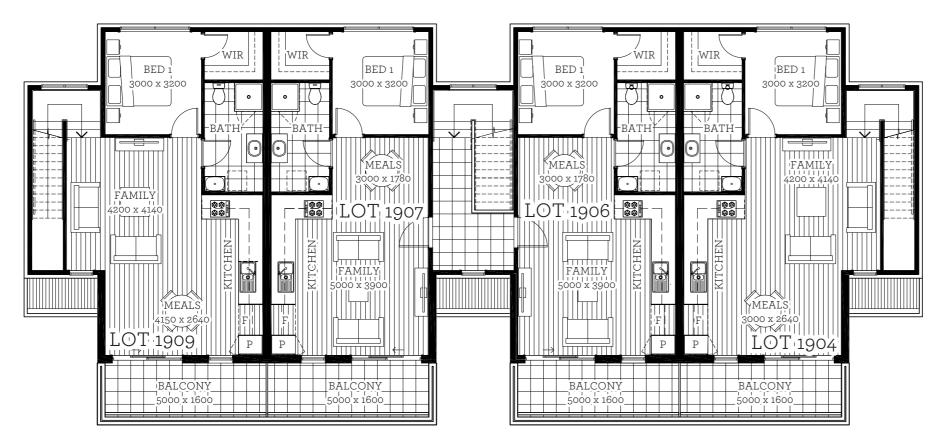


Lomat - Dark B colour scheme

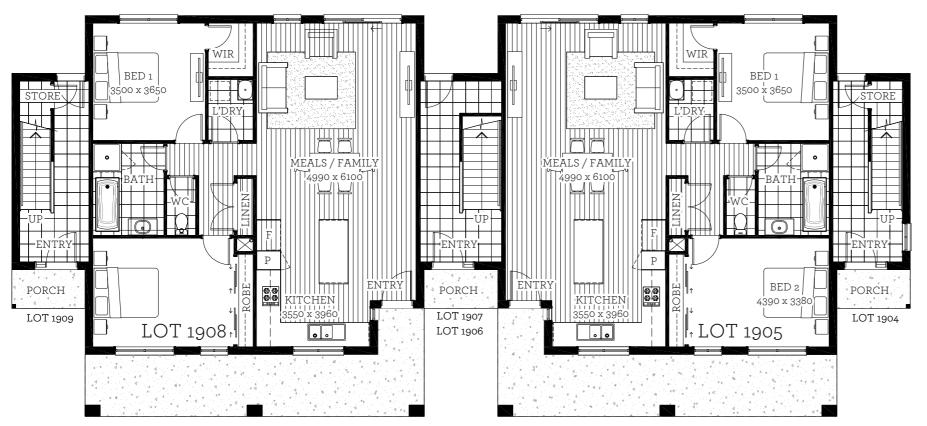








FIRST FLOOR



GROUND FLOOR



### **INDIGO**

The Indigo looks just like a large double storey home from the outside yet is cleverly made up of two 1 bedroom units and a 2 bedroom unit. Each unit comes with its own secure lockup single garage accessible via a rear laneway.

#### 1 bed, 1 bath, 1 garage

A great first home or investment opportunity, these upstairs units make smart use of space to deliver maximum liveable area while keeping the price and maintenance to a reasonable level.

#### 2 bed, 1 bath, 1 garage

These units located on the ground floor offer a spacious family room and a private backyard. The kitchen features an island bench while the generously sized master bedroom provides ample room for clothes storage and furniture.

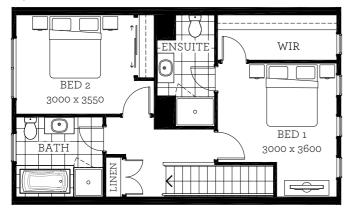
Indigo	1904/1909		190	6/1907
1 bedroom	m <sup>2</sup>	squares	m <sup>2</sup>	squares
Ground floor	15.00	1.61	53.50	5.76
First floor	66.90	7.20		
Total floor area	81.90	8.82	53.50	5.76
Balcony	10.10	1.09	10.10	1.09
Garage	25.23	2.72	24.58	2.65
Porch	2.70	0.29		
Total	119.93	12.91	88.18	9.49

Indigo	1905/1908			
2 bedroom	m² squa			
Ground floor	107.00	11.52		
Garage	24.44	2.63		
Porch	22.30	2.40		
Total	153.74	16.55		

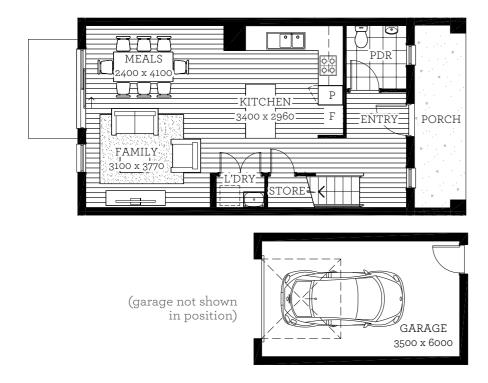




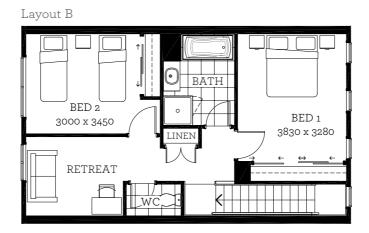
Layout A - Based on Lot 1403

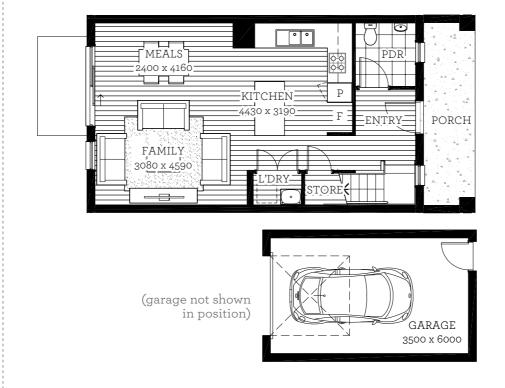


FIRST FLOOR



GROUND FLOOR





## **SOLAND**

The Soland puts the opportunity of home ownership at your fingertips with an efficient and functional design providing great value.

Just inside the house the large welcome space allows you to hang a painting or place a bench with ornaments. The contemporary kitchen features an island bench for easy preparation space, while the tidy European-style laundry leaves more room for the family and meals area.

Upstairs there's a sizeable master bedroom and second bedroom. And you have the choice of either a second bathroom or a retreat space you might choose to use as a study, guest bedroom or hobby room.

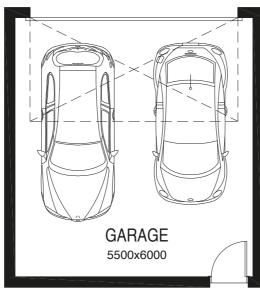
Soland	$m^2$	squares
Ground floor	58.69	6.32
First floor	57.36	6.17
Total floor area	116.05	12.49
Garage	24.12	2.60
Porch	8.98	0.97
Total	149.15	16.05

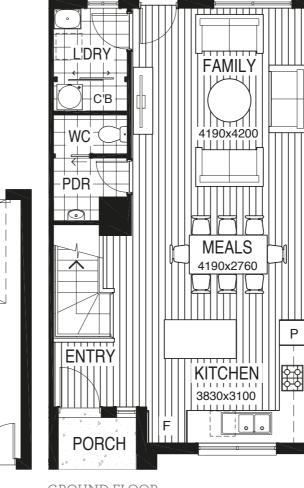




AUH12223\_Valley\_Park\_Agent\_Kit\_Crest\_Incl\_Update\_420x297\_v2.indd 6

# BED 3 2900x3230 BED 2 3000x3000 **BATH** BED 1 4100x3300 **ENS**





ALFRESCO

(not shown in position)

GROUND FLOOR

Viola

**VIOLA** 

The Viola is a versatile family home perfect for entertaining, with almost the whole ground floor dedicated to the kitchen, meals and family area. The modern kitchen features a window above the splashback, letting sunlight flood in and offering views of the tree lined streets. Upstairs your master bedroom is carefully designed with space for a TV unit, a private ensuite and an enviable 3 metres of built-in robe.

Park your cars in the secure lockup double garage at the rear of the block, with direct access through your own private and secluded back yard.

Ground floor	66.10	7.11
First floor	69.70	7.50
Total floor area	135.80	14.61
Garage	37.20	4.00
Alfresco	3.90	0.42
Porch	2.10	0.22
Total	179.00	19.26

 $m^2$ 

squares



FIRST FLOOR





Viola 2 Gable roof Dark B colour scheme



Viola 3 Hip roof Dark A colour scheme



Viola 3 Gable roof Dark B colour scheme

AUH12223\_Valley\_Park\_Agent\_Kit\_Crest\_Incl\_Update\_420x297\_v2.indd 7 3/06/2015 4:36 pm





### **RIVULA**

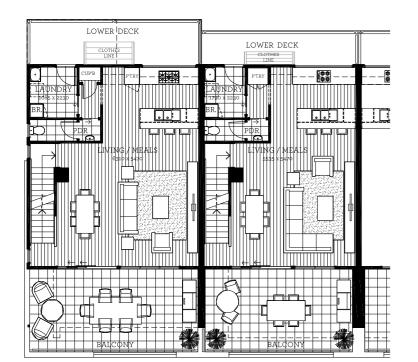
The Rivula is an entertainer's dream and comes in 3 and 4 bedroom variants. The huge, covered balcony includes an external gas point and is perfect for barbecues. You'll want to host a Sunday lunch every weekend for friends and family with this impressive outdoor space at your fingertips.

The spacious open plan design makes the interior light and cheerful and you'll find the bedrooms securely tucked away on the top floor. The master bedroom features a walk-in robe, ensuite and private balcony for unparalleled views, while the remaining bedrooms each come with a built-in robe.

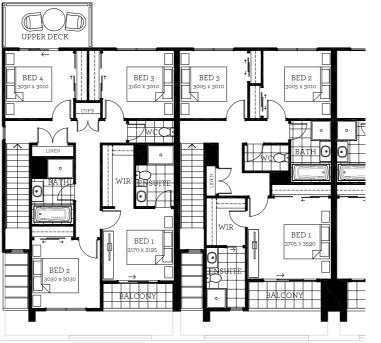
The exterior features a striking facade design, and together with the included landscaping presents an attractive appearance as you arrive home along Valley Park Boulevard.



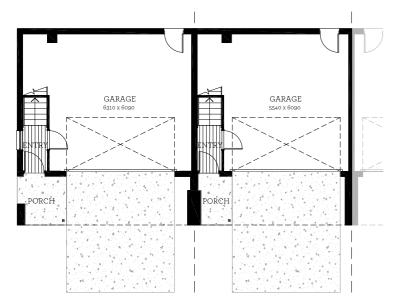




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

3 Bedroom				4 Be	droom
Rivula	$m^2$	squares		m²	squares
Ground floor	4.70	0.50	Ground floor	5.10	0.55
First floor	63.80	6.87	First floor	70.90	7.63
Second floor	75.50	8.13	Second floor	84.50	9.09
Total floor area	144.00	15.50	Total floor area	160.50	17.27
Balcony	31.70	3.41	Balcony	34.70	3.73
Deck	10.50	1.13	Decks (combined)	23.50	2.53
Porch	3.60	0.39	Porch	4.70	0.50
Garage	41.30	4.44	Garage	46.80	5.04
Total	231.10	24.87	Total	270.20	29.08



AUH11794\_Valley\_Park\_Agent\_Kit\_Flip\_Book\_Cover+Tabs\_432x297\_v4.indd 7

## RENTAL ESTIMATES & APPRAISALS

LOMAT 1







LOMAT 3







INDIGO 1 1 = 1 = 1 =

Frasers Property Australia Pty Limited



12 May 2016

N. Mowat. Project Sales Manager Valley Park

Dear Neil

Rental Appraisal Valley Park- Indigo, 1 Bedroom, 1 Bathroom, 1 Car Space

I am pleased to provide you with a with a rental appraisal for the abovementioned property.

After taking into account current market conditions and comparable brand new properties leased in the California Park area. If this property was available for rental today, I articipate that the gross weekly rental rate would be \$270 to \$290 per week.

This figure is a gross rental amount and does not factor in holding costs, including council rates, water rates, stratis levies and any property management fees payable on the property.

I may need to re assess the rental estimate upon completion of the development which will enable me

This appraisal is provided for information purposes only and therefore should not be taken as a swom valuation to be relied upon for investment purposes or by a third party.

Should you have any queries, please do not hesitate to contact me via enial on johnyoung@frasersproperty.com.au or 0418 848 193.

Shop 2, 860 Collins St. Docklands VIC 3008 P: 0390883368 E: mlo@apervictoria.com.au

29" May 2016

To whom it may concern.

Re: Indigo 1 bed, Valley Park

The Indigo unit is comprised of 1 bedroom with a built in robes and its own secure lockup. garage accessible via a rear laneway.

This is a brand new apartment much in demand by tenants.

I expect that this property will lease very easily for approximately \$320 - \$350 per week.

If you wish to discuss this with me further, you can contact me on 0430127170 or email infe@apervictoria.com.ay.

Kind regards Effie Parthimos State Manager

Apex Victoria Real Estate Pty Ltd.

ypa

Friday, May 20, 2016

Nell Mowat Level 9, 484 St Kilda Road

Dear Neil.

Parick Killerwy Liceraed Doste Agent

RE: Rental Appraisal - Indigo 1 bed

Thank you for requesting an opinion of rental value for the above mentioned property.

After taking into account comparable properties currently leased and having regard for the property's excellent condition our opinion is that the property should obtain a reetal in the vicinity of \$280.00 - \$300.00 per week range.

Demand for well-maintained properties, offered at an accurate and realistic market rental, continues to be strong. We would envisage being able to secure a quality tenant in a relatively short period of time, on a suitable lease term.

Kindly contact me during business hours on \$338,7111 if you have any queries or wish to further discuss our views on the restal market.

We look forward to being of assistance,

Yours faithfully,

YPA Estate Agents

It is the recommendation of our company's Professional Indemnity Insurers to state that this rental worth has been prepared solely for the information of the client in which it is addressed to and not any other third party. Although every case has been taken in performing this worth, it must only be taken into consideration as an opinion and not a certified valuation.

INDIGO 2

2 = 1 = 1 =

### Frasers Property Australia Pty Limited



12 May 2016

N. Mowat. Project Sales Manager

Dear Net

RE:

Rental Appraisal Valley Park- Indige, 2 Bedroom, 1 Bathroom, 1 Car Space

I am pleased to provide you with a with a rental appraisal for the abovementioned property.

After taking into account current market conditions and comparable brand new properties leased in the Callamay Park area, if this property was available for rental today, I anticipate that the gross weekly rental rate would be \$300 to \$320 per week.

This figure is a gross rental amount and does not factor in holding costs, including council rates, water rates, strata levies and any property management fees payable on the property

I may need to re assess the rental estimate upon completion of the development which will enable me to consider factors such as market conditions, aspect, views and vacancy rates.

This appraisal is provided for information purposes only and therefore should not be taken as a swom valuation to be relied upon for investment purposes or by a third party.

Should you have any queries, please do not healate to contact me via email on johnyoung@frasersproperty.com.au or 0418 848 193.

Process Property Assembly Pty Limited ASM 101405-449 T26 Lines' Is, 464 To Krida Knad, Assibourna (IC 1004 Australia Tali vol.) 2 9218 1200.



Shop 2, 860 Collins St, Decktands V/C 3008 P: 0390883368 E: info@spesylctoria.com.au

29th May 2016

To whom it may concern.

Ar: Indigo 2 bed, Valley Park

The Indigo unit is comprised of 2 bedrooms (the master having built in robes), a spacious family room, a private backyard. This is a brand new apartment much in demand by

I expect that this property will lease very easily for approximately \$320 - \$350 per week.

If you wish to discuss this with me further, you can contact me on 0430127170 or email info@apenvictoria.com.au-

Kind regards Effie Parthimos

State Manager Apex Victoria Real Estate Pty Ltd

Friday, May 20, 2016

Neil Moust Level 9, 484 St Kilds Road

ypa

Dear Neil.

RE: Rental Appraisal - Indigo 2 bed

Thank you for requesting an opinion of rental value for the above mentioned property.

After taking into account comparable properties currently leased and having regard for the property's excellent condition our opinion is that the property should obtain a rental in the vicinity of \$350.00 per week range.

Demand for well-maintained properties, offered at an accurate and realistic market rental, continues to be strong. We would envisage being able to secure a quality tenant in a relatively short period of time, on a suitable lease term.

Kindly contact me during business hours on \$238,7111 if you have any queries or wish to further discuss our views on the rental market.

We look forward to being of assistance.

Yours faithfully,

YPA Estate Agents

It is the recommendation of our company's Professional Indemnity Insurers to state that this rental worth has been prepared solely for the information of the client in which it is addressed to and not any other third party. Although every case has been taken in performing this worth, it must only be taken into consideration as an opinion and not a certified valuation.

SOLAND 2 ⊨ 2 = 1 ₽







VIOLA 3 ⊨ 2 = 2 ≅







RIVULA

4 = 2 = 2 =

### Frasers Property Australia Pty Limited



16 March 2016

N. Mowat Project Sales Manager Valley Park

Dear Neil,

E: Rental Appraisal Lot 401 Valley Park- Rivula

I am pleased to provide you with a with a rental appraisal for the above mentioned property.

After taking into account current market conditions and comparable brand new properties leased in the Westmeadows area, if this property was available for rental today, I anticipate that the gross weekly rental rate would be in the vicinity of \$410 to \$425 per week.

This figure is a gross rental amount and does not factor in holding costs, including council rates, water rates, strata levies and any property management fees payable on the property.

I may need to re assess the nental estimate upon completion of the development which will enable me to consider factors such as market conditions, aspect, views and vacancy rates.

This appraisal is provided for information purposes only and therefore should not be taken as a sworn valuation to be relied upon for investment purposes or by a third party.

Should you have any queries, please do not hesitate to contact me via email on theo mounalids.@frasensproperty.com.au or 0413 865 888.

Tyleo Mouratidis Property Manager Frasers Property Australia

Assess Printerly Australia Phy Carthell Advicts and the Cart



Shop 2, 860 Cotins St. Docklands VIC 3008 P. 0390883368 E. info@assevictoria.com.au

29" May 2016

To whom it may concern

Re: Rivola 4 bed, Valley Park

The Rivula house is comprised of 4 bedrooms (one being the master with its own enough, walf-in robe and private balcony), open kitchen dining and family area, a large huge covered balcony which includes an external gas point, and a double Garage enabling parallel parking.

I expect that this property will lease very easily for approximately \$420 - \$450 per week.

If you wish to discuss this with me further, you can contact me on 0430127170 or email info@apervictoria.com.au.

Kind regards Effic Parthimos State Manager Apex Victoria Real Estate Pty Ltd ура

Friday, May 20, 2016

Neil Mowat Level 9, 484 St Kilda Road Malhourne, VIC 3864

Dear Neil,

Overtons Luke Attenti ORC Unamond Extens Age

> Patrick Effectory Command Estate Agent

11/1

RE: Rental Appraisal - Rivula 4 bed

Thank you for requesting an opinion of rental value for the above mentioned property.

After taking into account comparable properties currently leased and having regard for the property's excellent condition our opinion is that the property should obtain a rental in the vicinity of \$\$425.00 - \$440.00 per week range.

Demand for well-maintained properties, offered at an accurate and realistic market rental, continues to be strong. We would envisage being able to secure a quality tenant in a relatively short period of time, on a suitable lease term.

Kindly contact me during business hours on 9338 7111 if you have any queries or wish to further discuss our views on the rental market.

We look forward to being of assistance.

Yours faithfully,

YPA Estate Agents

Victoria Galea Senior Property Manage

It is the recommendation of our company's Professional Indemnity Insurers to state that this rental worth has been prepared solely for the information of the client in which it is addressed to and not any other third party. Although every case has been taken in performing this worth, it must only be taken into consideration as an opinion and not a certified valuation.

The business is independently record and spaces of the properties (A Really Pty Ltd Tooling at 19th Evalu Agrees Distance Park ACM 15H 475 516

your property agent.

- Control of the Land



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Level 50, 120 Collins Street Melbourne VIC 3000 GPO Box 4260 Melbourne VIC 3001 t 03 9654 2233 e <u>info@bmtqs.com.au</u> f 03 9654 2244 w <u>www.bmtqs.com.au</u>

Australia Wide Service ABN 44 115 282 392

20 May, 2015

Level 9 484 St Kilda Road MELBOURNE, VIC 3000

Lot 1302, WESTMEADOWS, VIC 3049 - 371014

Dear Sir/Madam,

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

The following information was used in the preparation of the schedules:

Written and verbal information provided by Australand Holdings Melbourne.

### 2.0 Depreciation Potential - Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment; and
- Division 43, Capital Works Allowance (2.5 % pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (TR2014/4).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (42-65 ITAA97).

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

Maximising Property Tax Depreciation Deductions



The allowance for capital works will be based on the historical cost of construction less nondepreciable items.

#### 4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price at this time is not known.

This estimate has been provided for the purpose of informing the investor of the depreciation potential, Different depreciation returns are available and are influenced by the purchase price of

Please note that the first year calculations are based on ownership over a full financial year.

### 5.0 Disclaimer

This report has been based on very preliminary documentation, and the figures provided should be

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of depreciation.

As can be extracted from the attached tables, the units will obtain maximum depreciation notential within the first 5 years of ownership.

BMT Tax Depreciation would be pleased to provide a complete detailed tax depreciation report on any of the units in the above property upon request.

Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after tax return.

Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

BMT Tax Depreciation

BMT Tax Depreciation Pty Ltd Quantity Surveyors

Maximising Property Tax Depreciation Deductions

# BMT Tax Depreciation QUANTITY SURVEYORS

Level 50, 120 Collins Street Melbourne VIC 3000 GPO Box 4260 Melbourne VIC 3001

t 03 9654 2233 e info@bmtqs.com.au f 03 9654 2244 w www.bmtqs.com.au

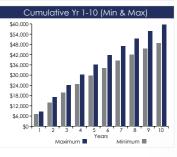
Australia Wide Service ABN 44 115 282 392

## Estimate of Depreciation Claimable Lomat 1 Lot 1302, WESTMEADOWS, VIC 3049





Minimum					
			Total		
1	4,481	2,694	7,175		
2	4,048	2,694	6,742		
3	3,051	2,694	5,745		
4	2,487	2,694	5,181		
5	2,067	2,694	4,761		
6	1,913	2,694	4,607		
7	1,492	2,694	4,186		
8	1,056	2,694	3,750		
9	769	2,694	3,463		
10	576	2,694	3,270		
11+	2,926	80,819	83,745		
Total	\$24,866	\$107,759	\$132,625		



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 03 9654 2233

Maximising Property Tax Depreciation Deductions

LOMAT 3 1 = 1 = 2 =



Level 50, 120 Collins Street Melbourne VIC 3000 GPO Box 4260 Melbourne VIC 3001

t 03 9654 2233 e <u>info@bmtqs.com.au</u> f 03 9654 2244 w <u>www.bmtqs.com.au</u> Australia Wide Service ABN 44 115 282 392

20 May, 2015

Level 9 484 St Kilda Road MELBOURNE, VIC 3000

Lot 1314, WESTMEADOWS, VIC 3049 - 371017

Dear Sir/Madam,

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

The following information was used in the preparation of the schedules:

Written and verbal information provided by Australand Holdings Melbourne.

### 2.0 Depreciation Potential - Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment; and
- Division 43, Capital Works Allowance (2.5 % pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (TR2014/4).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (42-65 ITAA97).

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

Maximising Property Tax Depreciation Deductions



The allowance for capital works will be based on the historical cost of construction less nondepreciable items.

#### 4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price at this time is not known.

This estimate has been provided for the purpose of informing the investor of the depreciation potential, Different depreciation returns are available and are influenced by the purchase price of

Please note that the first year calculations are based on ownership over a full financial year.

### 5.0 Disclaimer

This report has been based on very preliminary documentation, and the figures provided should be

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of depreciation.

As can be extracted from the attached tables, the units will obtain maximum depreciation notential within the first 5 years of ownership.

BMT Tax Depreciation would be pleased to provide a complete detailed tax depreciation report on any of the units in the above property upon request.

Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after tax return.

Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

BMT Tax Depreciation

BMT Tax Depreciation Pty Ltd

Maximising Property Tax Depreciation Deductions

# BMT Tax Depreciation QUANTITY SURVEYORS

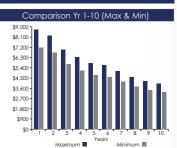
Level 50, 120 Collins Street Melbourne VIC 3000 GPO Box 4260 Melbourne VIC 3001

t 03 9654 2233 e info@bmtqs.com.au f 03 9654 2244 w www.bmtqs.com.au

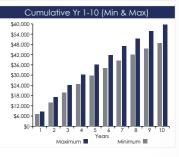
Australia Wide Service ABN 44 115 282 392

## Estimate of Depreciation Claimable Lomat 3 Lot 1314, WESTMEADOWS, VIC 3049

Maximum				
	Plant & Equipment	Division 43	Total	
1	5,477	3,292	8,769	
2	4,948	3,292	8,240	
3	3,729	3,292	7,021	
4	3,039	3,292	6,331	
5	2,527	3,292	5,819	
6	2,339	3,292	5,631	
7	1,824	3,292	5,116	
8	1,290	3,292	4,582	
9	939	3,292	4,231	
10	704	3,292	3,996	
11+	3,576	98,779	102,355	
	\$30.392	\$131.699	\$162.091	



Minimum				
Year	Plant & Equipment	Division 43	Total	
1	4,481	2,694	7,175	
2	4,048	2,694	6,742	
3	3,051	2,694	5,745	
4	2,487	2,694	5,181	
5	2,067	2,694	4,761	
6	1,913	2,694	4,607	
7	1,492	2,694	4,186	
8	1,056	2,694	3,750	
9	769	2,694	3,463	
10	576	2,694	3,270	
11+	2,926	80,819	83,745	
Total	\$24,866	\$107,759	\$132,625	



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 03 9654 2233

Maximising Property Tax Depreciation Deductions

INDIGO 1

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# BMT Tax Depreciation

Cevel 50, 120 Collins Sheet Midbourne VIC 3000 GPO Box 4040 Midbourne VIC 3001 † 03 9654 2233 — info@bmfas.com.cu † 03 9654 2244 — www.bmfas.com.cu

Australia Wide Service Allin 44 113 362 373

10 May, 2016

#### Level 9 484 St Kildo Road MILBOURNE, VIC 3004

#### Lot 1994, WESTMEADOWS, VIC 3049 - 440445

#### Dear Sk/Madam.

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

The following information was used in the preparation of the schedules:

Written and verbal information provided by Frasen Property Melbourne Residential.

### 2.0 Depreciation Potential - Flant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- . Division 40, Depreciation of Plant and Equipment; and
- Division 43. Capital Works Allowance (2.5 % pg).

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The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

Maximising Property Tax Depreciation Deductions



The allowance for capital works will be based on the historical cost of construction less nondepreciable items.

#### 4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price

This estimate has been provided for the purpose of informing the investor of the depreciation potential. Different depreciation returns are available and are influenced by the purchase price of the property.

Please note that the first year calculations are based on ownership over a full financial year.

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This report has been based on very preliminary documentation, and the figures provided should be treated as a guide only.

As documentation improves, BMT Tax Depreciation will be able to provide more accurate estimates of degreciation.

As can be extracted from the attached tables, the units will obtain maximum depreciation potential within the first 5 years of ownership.

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Our results suggest employing a specialist to maximise the various tax allowances has a significant effect on improving the after tax return.

Should you or the purchaser with to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

Yours Sincerely

Quantity Surveyors

BITT Tax Depreciation BMT Tax Depreciation Pty Ltd

Maximising Property Tax Depreciation Deductions

## BMT Tax Depreciation

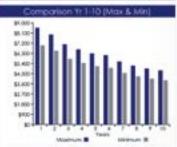
Level 50, 120 Collins Sheet Midbourne VIC 3000 GPO Box 4240 Melbourne VIC 3001

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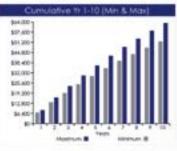
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## Estimate of Depreciation Claimable Typical Indigo 1 Bedroom Dwelling, Valley Park Lot 1904, WESTMEADOWS, VIC 3049

Maximum				
1	4340	4.238	8,569	
2	3,740	4.238	7,948	
3	2864	4,039	7,112	
4	2.432	4.238	8.660	
5	2,079	4.228	4,304	
4	1,912	4.228	6,140	
3	1.333	4.228	3.561	
	F95	4,329	5.213	
	736	4.238	4.966	
10.	348	A.228	4,796	
11.0	3.197	134,850	129,877	
necous		I SERVICE AND ADDRESS OF THE PERSON NAMED IN	SECURIOR STATES	



Minimum				
1.0	3.581	2.440	7,011	
T.	3,040	2.480	4.500	
1	3.560	2.480	1.900	
4.	1,990	7,460	.8.400	
5	1,700	3.460	5.160	
4	1,544	3.460	5.004	
7	1.107	2.460	4.567	
	804	2.440	A246	
	604	3.440	4.044	
10.	464	3,410	3.934	
11.4	2.554	103,764	196349	
20798	\$19,755	\$2.00.004	1000	



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

This is an extinate only and should not be applied or acted upon. Depreciation of gight is based on the Diministring Value method of depreciation applying Low-Value Fooling. The Dihalom 43 Write Off Allowance is calculated using 2.5% depending on the properly 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 decuse the contents of this report precise contact brackes been of the Rox Depreciation on 19 fe64 2200.

Maximising Property Tax Depreciation Deductions

INDIGO 2

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## BMT Tax Depreciation

Cevel 50, 120 Collins Sheet Midbourne VIC 3000 GPO Box 4040 Midbourne VIC 3001 † 03 9654 2233 — info@bmfas.com.cu † 03 9654 2244 — www.bmfas.com.cu

Australia Wide Service Allin 44 113 362 373

10 May, 2016

#### Level 9 484 St Kildo Road MILBOURNE, VIC 3004

#### Lot 1905, WESTMEADOWS, VIC 3049 - 440444

#### Dear Sk/Madam.

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

The following information was used in the preparation of the schedules:

Written and verbal information provided by Frasen Property Melbourne Residential.

### 2.0 Depreciation Potential - Flant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- . Division 40, Depreciation of Plant and Equipment; and
- Division 43. Capital Works Allowance (2.5 % pg).

The depreciation of plant and equipment items is based on the diminishing value effective life rates. as published by the commissioner of taxolion (2015/2).

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Maximising Property Tax Depreciation Deductions



The allowance for capital works will be based on the historical cost of construction less nondepreciable items.

#### 4.0 Estimate Calculation

This report is based on a just attribution of the total expenditure to estimate the allowances for plant. The estimates provided are based on the sale price as indicated, as the final purchase price

This estimate has been provided for the purpose of informing the investor of the depreciation potential. Different depreciation returns are available and are influenced by the purchase price of the property.

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As can be extracted from the attached tables, the units will obtain maximum depreciation potential within the first 5 years of ownership.

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Should you or the purchaser with to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

Yours Sincerely

BITT Tax Depreciation BMT Tax Depreciation Pty Ltd

Quantity Surveyors

Maximising Property Tax Depreciation Deductions

## BMT Tax Depreciation

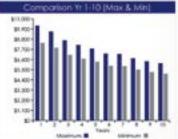
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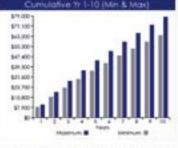
Australia Wide Service Abry 44 110 340 340

## Estimate of Depreciation Claimable Typical Indigo 2 Bedroom Dwelling, Valley Park Lot 1905, WESTMEADOWS, VIC 3049

Maximum				
1	4,709	5.563	10.272	
2	4,065	3.563	9.428	
3	2,130	3,363	8,654	
4	3.636	5.543	8.107	
5:	2,229	1.543	3,792	
4	3,460	5.543	7,246	
3	1.652	5.565	7,215	
	1.173	5.563	6.736	
	854	5.563	4.479	
10.	661	3.563	8.254	
11.0	1347	166,676	170,125	
recess		SECURIO PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN 1	THE RESIDENCE AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IN COLUMN TO THE PERSON NAMED IN COLUMN TWO IN COLUMN	



Minimum				
1.0	3.853	4300	8.64	
T.	3.326	4.331	7,677	
3	2.543	4,551	7,134	
4.	2146	4.181	4.609	
5	1,625	4.557	6.574	
4	1,307	4300	5,938	
7	1.352	4.331	5.900	
	959	4,000	8.510	
	700	4.551	3.251	
10.	325	4.557	3.076	
11.4	2.459	136.535	138,194	
		1100 545		



\* assumes selflement on 1 July in any given year

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Maximising Property Tax Depreciation Deductions

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Level 50, 120 Collins Street Melbourne VIC 3000 GPO Box 4260 Melbourne VIC 3001 † 03 9654 2233 e info@bmtqs.com.au f 03 9654 2244 w www.bmtqs.com.au ustralia Wide Service ABN 44 115 282 392

20 May, 2015

#### Level 9 484 St Kilda Road MELBOURNE, VIC 3000

### Lot 1404, WESTMEADOWS, VIC 3049 - 371026

Dear Sir/Madam.

Please find attached the BMT Tax Depreciation Estimates for the above property detailing the depreciation and associated tax allowances that may be available to the owner under the Income Tax Assessment Act 1997 (ITAA97).

This document is intended to provide a guide to the potential depreciation and building allowances available from the purchase of the above residential property, facilitating the estimation of the after tax return on the investment over the first 10 full years of ownership.

The following information was used in the preparation of the schedules:

Written and verbal information provided by Australand Holdings Melbourne.

### 2.0 Depreciation Potential – Plant and Capital Allowance

The purchaser of the property, intending to use it for income producing purposes, is entitled to depreciation including:

- Division 40, Depreciation of Plant and Equipment: and
- Division 43, Capital Works Allowance (2.5 % pa).

The depreciation of plant and equipment items is based on the diminishing value effective life rates as published by the commissioner of taxation (TR2014/4).

In the scenario where plant and equipment items are not sold at an agreed value these items will be depreciated on the basis of a just attribution of the total expenditure (42-65 ITAA97).

The special building write off allowance is based on the industry specific eligible dates. If the property qualifies for the special building write off, the applicable depreciation rate will be used. Where properties do not qualify for the special building write off allowance, no capital works allowance will be used.

Maximising Property Tax Depreciation Deductions



The allowance for capital works will be based on the historical cost of construction less nondepreciable items.

#### 4.0 Estimate Calculation

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This estimate has been provided for the purpose of informing the investor of the depreciation potential. Different depreciation returns are available and are influenced by the purchase price of

Please note that the first year calculations are based on ownership over a full financial year.

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Should you or the purchaser wish to discuss the contents of this report in more detail, please do not hesitate to contact Bradley Beer at the office.

BMT Tax Depreciation

BMT Tax Depreciation Pty Ltd Quantity Surveyors

Maximising Property Tax Depreciation Deductions

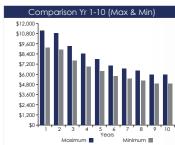


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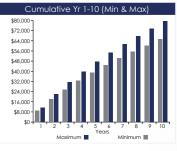
† 03 9654 2233 e <u>info@bmtqs.com.au</u> f 03 9654 2244 w <u>www.bmtqs.com.au</u> Australia Wide Service ABN 44 115 282 392

### Estimate of Depreciation Claimable Soland Lot 1404, WESTMEADOWS, VIC 3049





Minimum				
1	5,213	3,921	9,134	
2	4,972	3,921	8,893	
3	3,715	3,921	7,636	
4	2,975	3,921	6,896	
5	2,432	3,921	6,353	
6	1,835	3,921	5,756	
7	1,542	3,921	5,463	
8	1,323	3,921	5,244	
9	973	3,921	4,894	
10	951	3,921	4,872	
11 +	3,550	117,638	121,188	
Total	\$29,481	\$156,848	\$186,329	



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

Maximising Property Tax Depreciation Deductions

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20 May, 2015

Level 9 484 St Kilda Road MELBOURNE, VIC 3000

Lot 1206, WESTMEADOWS, VIC 3049 - 369999

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Maximising Property Tax Depreciation Deductions

BMT<sub>Tax</sub> Depreciation

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### 4.0 Estimate Calculation

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BMT Tax Depreciation

BMT Tax Depreciation Pty Ltd Quantity Surveyors

Maximising Property Tax Depreciation Deductions

BMT Tax Depreciation QUANTITY SURVEYORS

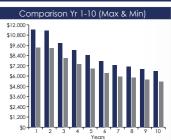
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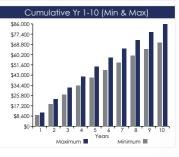
Australia Wide Service ABN 44 115 282 392







Minimum				
			Total	
1	4,644	4,718	9,362	
2	4,566	4,718	9,284	
3	3,371	4,718	8,089	
4	2,687	4,718	7,405	
5	2,191	4,718	6,909	
6	1,634	4,718	6,352	
7	1,252	4,718	5,970	
8	1,126	4,718	5,844	
9	846	4,718	5,564	
10	653	4,718	5,371	
11+	3,521	141,535	145,056	
			\$215,206	
serumes sottlement on 1. July in any given year				



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Maximising Property Tax Depreciation Deductions

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Visit the Valley Park Display Suite, Cnr Valley Park Boulevard & Dimboola Road, Westmeadows 3049 Mel. Ref. 6 E6

The information and images in this brochure are intended as a general introduction to Valley Park and do not form an offer, guarantee or contract. Please note that whilst reasonable care is taken to ensure that the contents of this brochure are correct, this information is to be used as a guide only. All plans and images are conceptual only and may change at any time without notice. The computer generated images of dwellings are indicative only. The developer reserves the right to amend the finish and selections that constitute the external and internal fabric of the development due to unforeseen building constraints and product availability. The dimensions and depictions of the layout of the houses in these floor plans are approximations only, not to scale and may vary to the house when built. All areas shown are to the outside face of external walls or centreline of party walls. All house floor areas include the open voids, ducts & stair void on all floor levels. Purchasers must rely on their own enquiries and the contract for sale.

Published September 2015.