

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

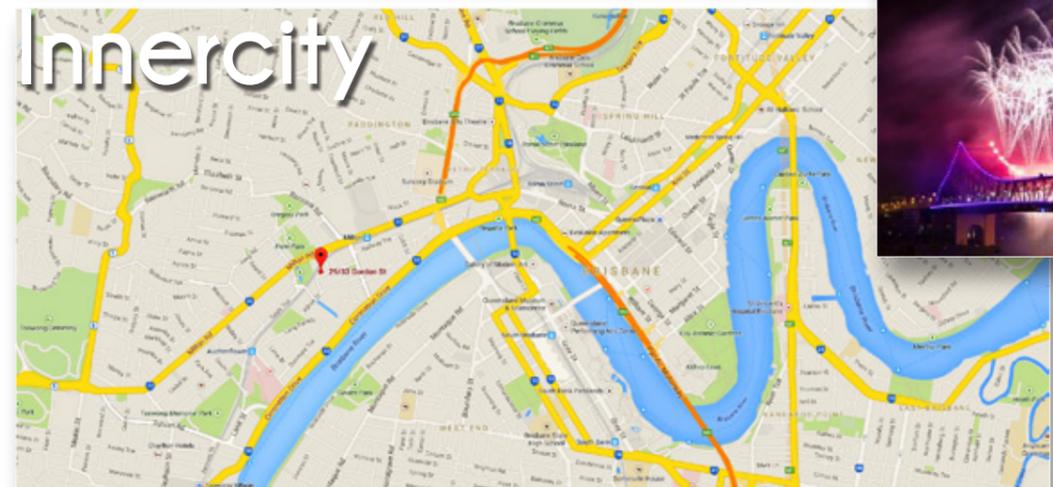
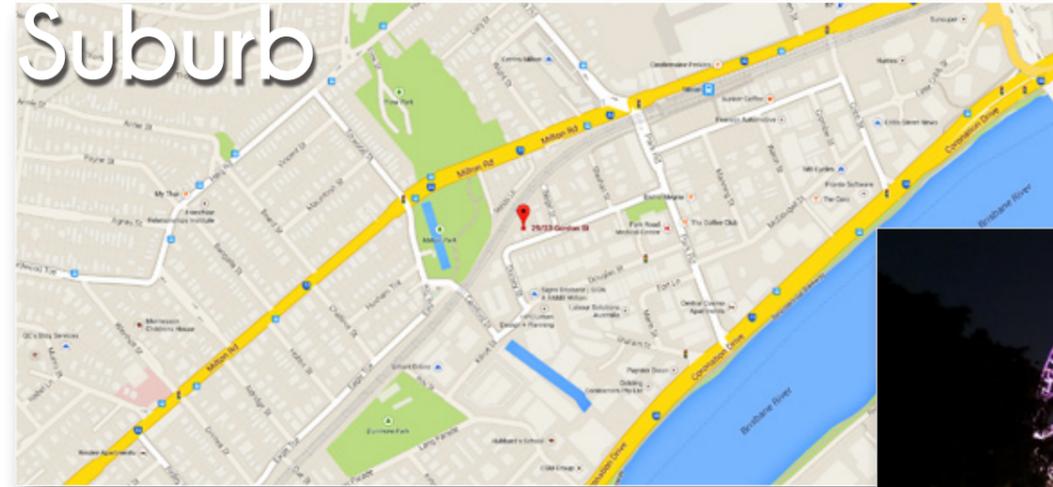
LOCATION

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.



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.

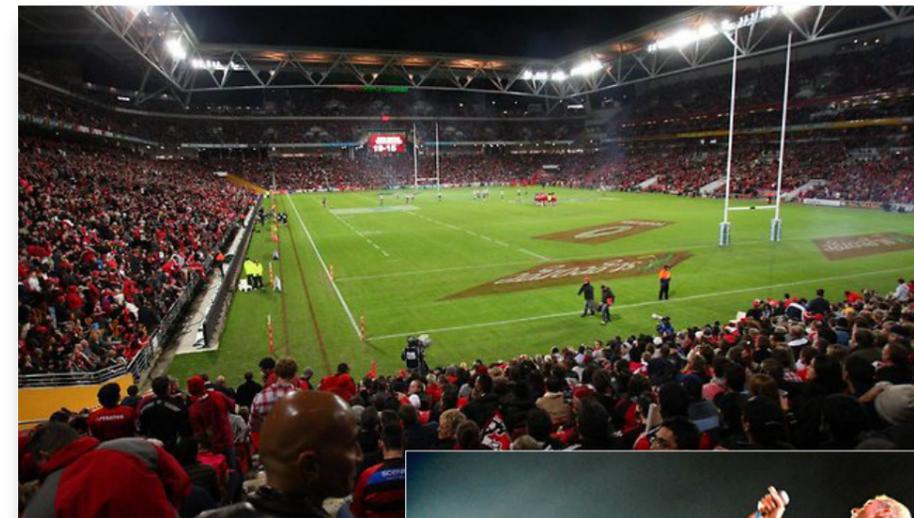
The 2011 Census indicated that Milton and surrounding suburbs were some of the most desirable places to live in Brisbane due to it's varied demographic, location and ease of accessibility.

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	
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 fluro 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	
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 Hawwoods 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	
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 thick - 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 - 300x300mm 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

	Shower recess floor tiles - 300x300mm 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 - 300x300mm 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 - 300x300mm 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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