

51 William Street



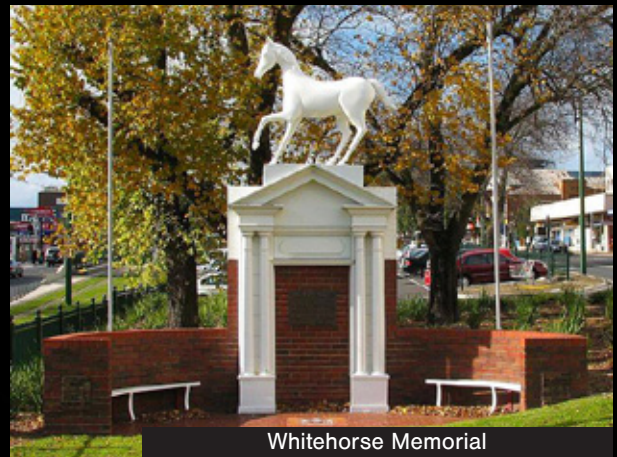
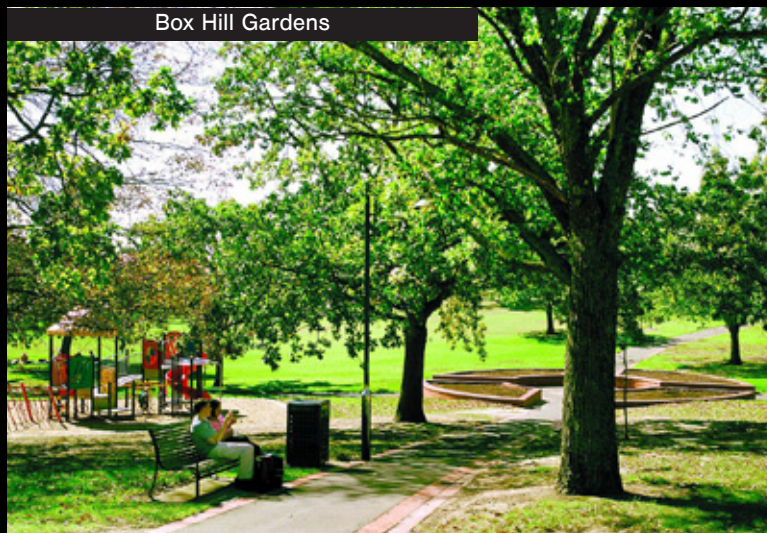
BOX HILL
MELBOURNE

PROJECT SUMMARY

Project Address	51 William Street, BOX HILL MELBOURNE, Victoria 3128
Project Location	Approx 20 kms from Melbourne CBD
Project Description	Boutique development of 6 architecturally designed triple storey 2 bedroom + study townhouses
Outgoings	Body Corporate: \$744.20 pa (approx) Council Rates: \$1200 pa (approx)
Construction Commencement	January 2014
Completion	August 2014
Settlement	September 2014
Architect	Time Architects
Builder	Kamata Homes

AREA ANALYSIS - RESIDENTIAL

Unit	Levels	Beds	Bath	Car Space	Total m ²
1	3	2+study	2	Garage	193
2	3	2+study	2	Garage	152
3	3	2+study	2	Garage	152
4	3	2+study	2	Garage	152
5	3	2+study	2	Garage	152
6	3	2+study	2	Garage	159



QUICK FACTS

- Municipality: City of Whitehorse
- Population: 15,014 (Residex 2013)
- Total number of dwellings in the suburb 6,373 (Residex 2013)
- Approximately 20 kms to Melbourne CBD
- only minutes drive to Melbourne CBD via Eastern Freeway
- Walking distance to Box Hill Central Shopping Complex, Box Hill TAFE, Box Hill train station, bus stop, Box Hill Gardens, Box Hill Cemetary, local shops, cafés & restaurants
- Close to Surrey Hills Primary School, Kingswood College Burwood, Hays International College, Wembley Park, Laburnum Primary, retirement village, Westfield Shopping Complex
- Capitalised Annual Yield Nov 2013 was 5% (Residex 2013)
- Current percentage of suburb properties on the market 1.35% (Residex 2013)

51 William

THE INVESTMENT

With a focus on providing the best value 6 star townhouses at 51 William Street goes beyond expectation to offer astute buyers the perfect opportunity to secure a sound, lifestyle investment both for living in or investment, perfectly positioned to take full advantage of the consistent annual growth across Box Hill.

THE DEVELOPMENT

These architecturally designed ultra modern villa units are built by Melbourne's most reputable builders with a track record of high end builds that must be seen to be believed!

The open plan living zones are spoiled with luxury features and fittings. The full "Turn Key" properties feature Caesar stone bench tops, gleaming bathrooms, Stainless Steel appliances, carpets, blinds, reverse cycle duct heating/cooling or reverse cycle split systems with panel heaters to bedrooms, one of wither solar panels or water tanks with landscaping and driveways.

With a modern façade these stylish and classy executive double storey townhouses have more than just sophistication to it..

All villa units offer quality fixtures and fittings throughout, have generous open spaces, low maintenance gardens and are energy efficiency compliant.

AREA SNAPSHOT

Box Hill is a suburb of Melbourne, Victoria, Australia, 20kms east of Melbourne's Central Business District, in the local government area of the City of Whitehorse.

Once a large independent city, Box Hill was absorbed into Melbourne as part of the eastward expansion of the metropolis in the late 1950s. As a result, it once had its own large historic Central Business District, its own municipality in the former City of Box Hill and its own suburbs.

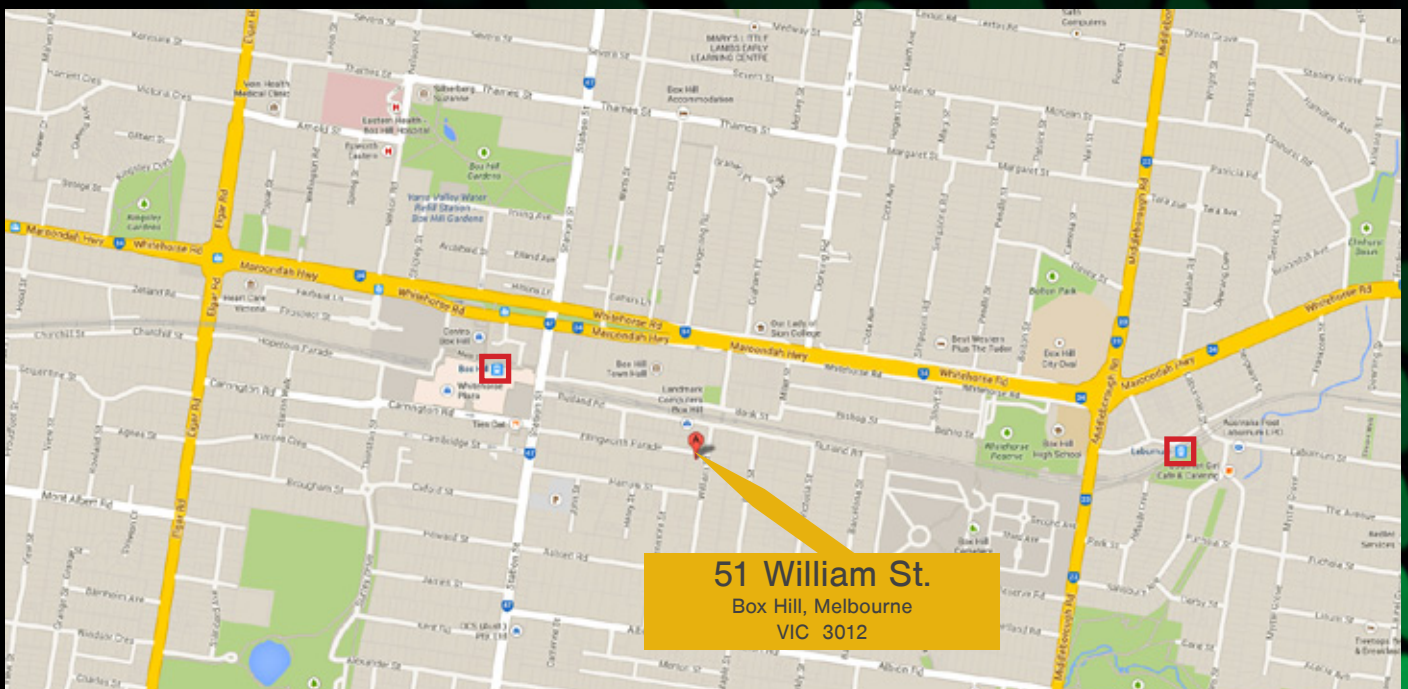
Box Hill is known for its multicultural diversity, and its resulting large range of restaurants and cafes of various international cuisines.

The popularity of the suburb is largely due to it's proximity to the CBD which has caused an increase in demand for homes in the area and, as a result, foreseen significant price growth.

STATISTIC	BOX HILL
Population	15,014
Largest Statistical Group	
Couples with children	32.3%
Household Occupancy - Renting	49.4%
Age Ratio	15 - 24 years



Box Hill Rail Service



Developer

THE DEVELOPER'S VISION

Over 15 years ago I had a vision to create the finest property company in Melbourne. What motivated me was the excitement of shaping an organisation that excels on every level. That still drives me today.

My company's aim is to be the best, we strive to shine in every area of our business, continually reinventing our self as we find better ways to achieve our goals. We are a learning organization and regularly review our structure, systems and processes, asking ourselves: How can we improve our service to our clients in every way?

All this is supported by a dedicated team of professionals and is committed to total awareness and satisfaction.



Architect



THE ARCHITECT

Time Architects are committed to producing innovative and cutting edge architecture through design excellence.

The team accepts the challenges associated with making projects a reality, by working designs through a process of rethinking and collaboration.

Builder

THE BUILDER

Kamata Homes prides themselves in punctuality in delivering a quality service according to the agreed timelines without compromising quality or finish. Kamata Homes increases the value of your property for future sales!

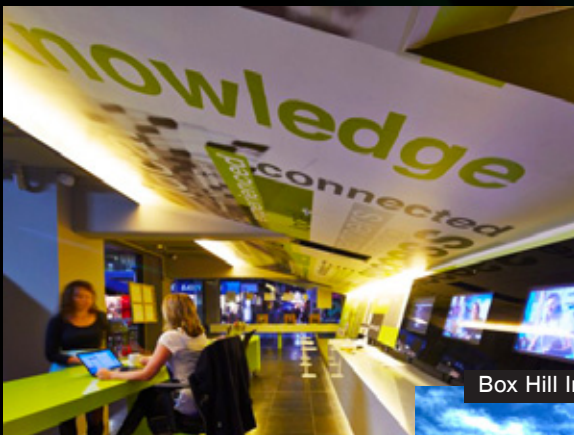


KAMATA HOMES PTY. LTD.

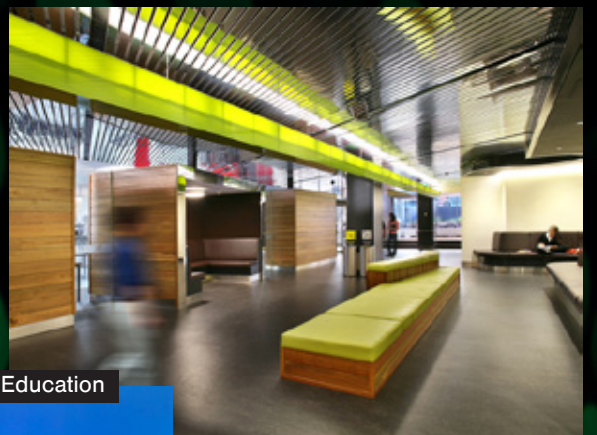




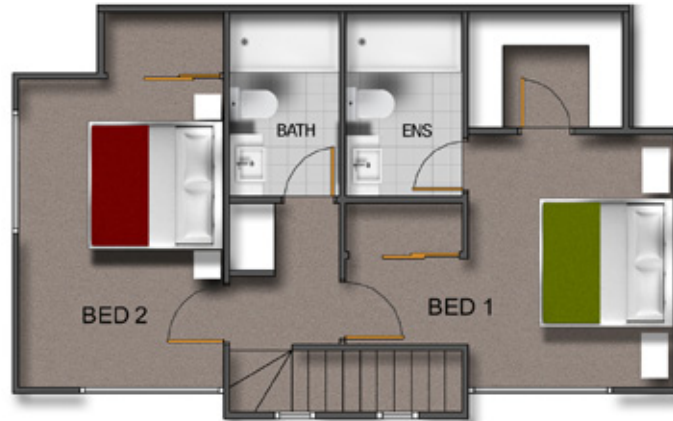
Artistic Impression



Box Hill Institute - Local Tertiary Education



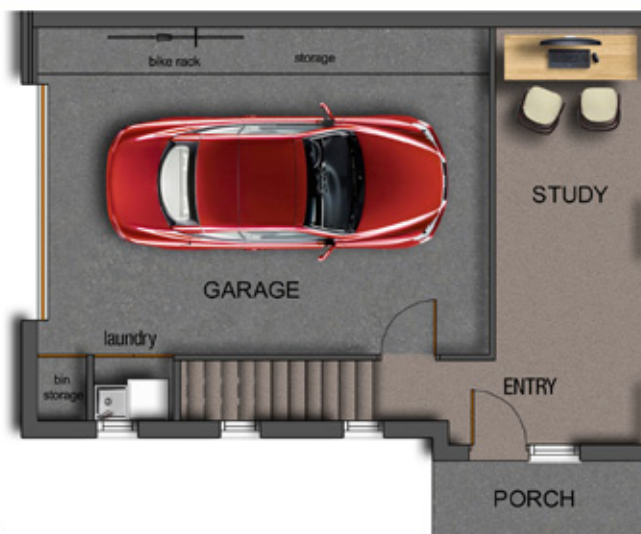
Unit 1



SECOND FLOOR



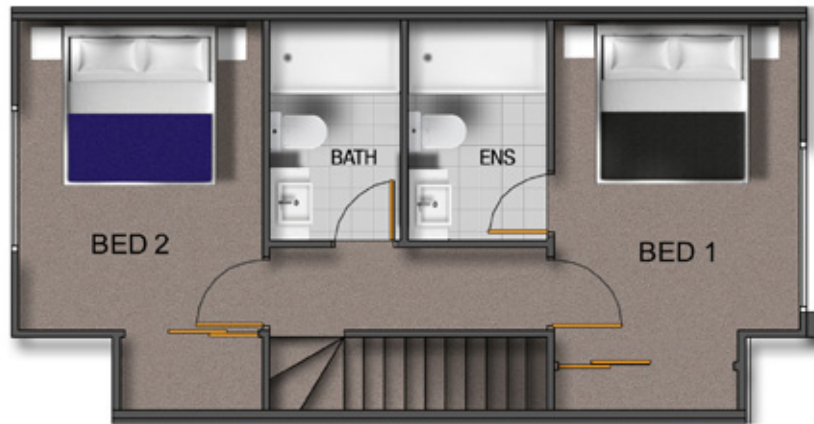
FIRST FLOOR



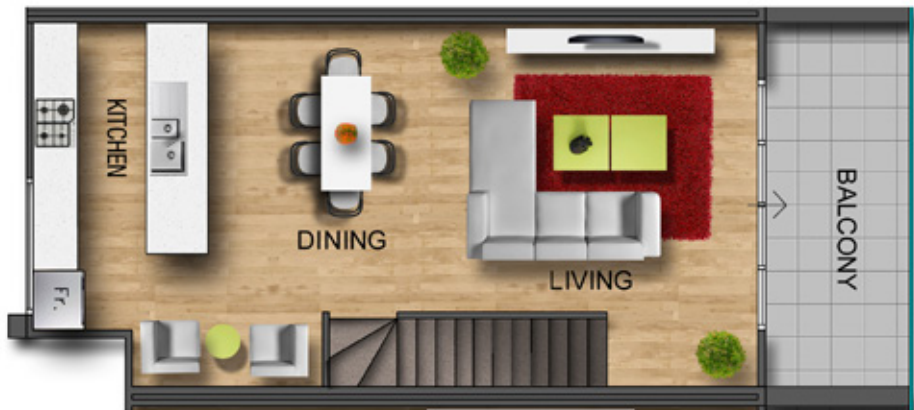
GROUND FLOOR

51 William

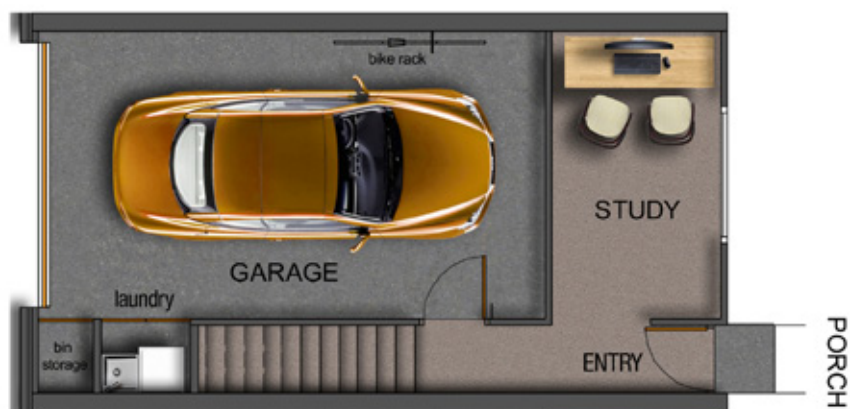
Unit 2



SECOND FLOOR



FIRST FLOOR

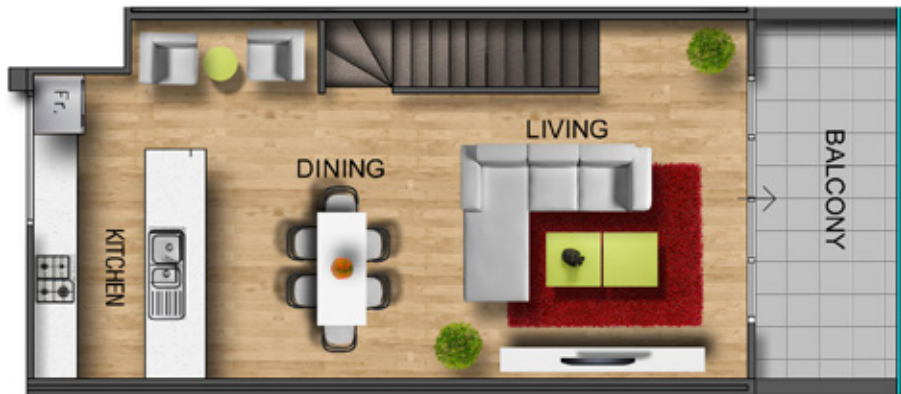


GROUND FLOOR

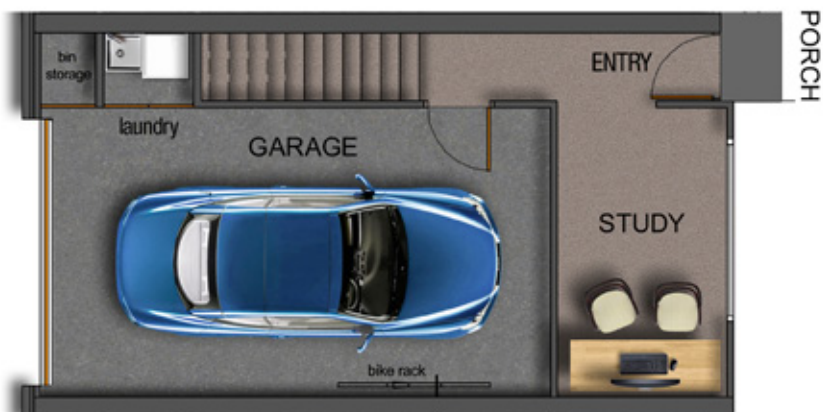
Unit 3



SECOND FLOOR

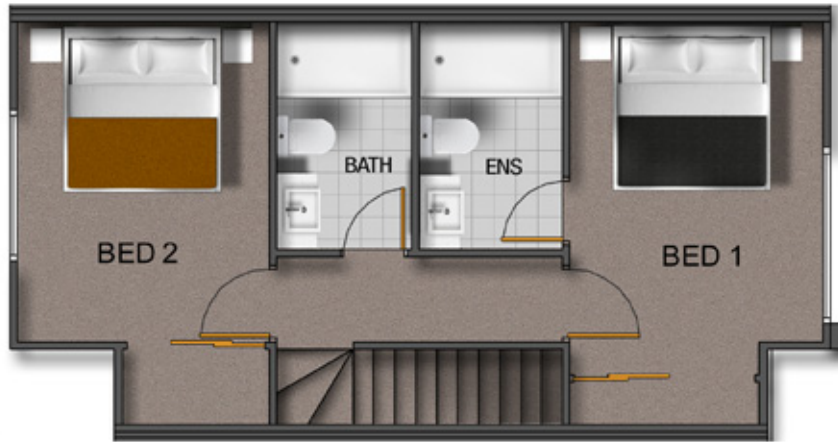


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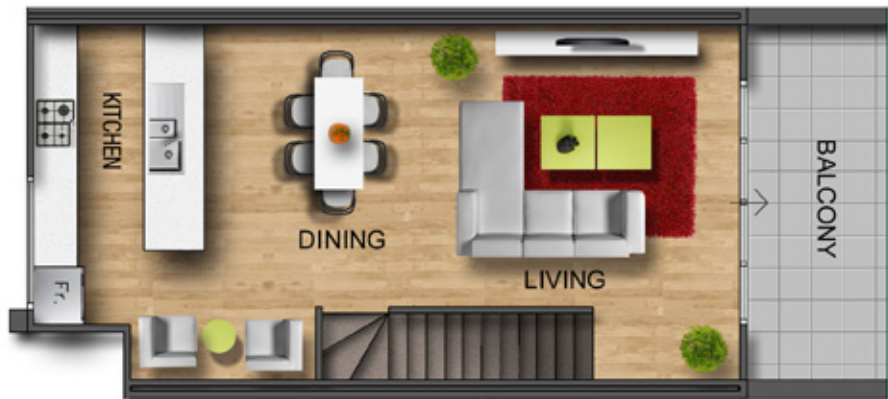


GROUND FLOOR

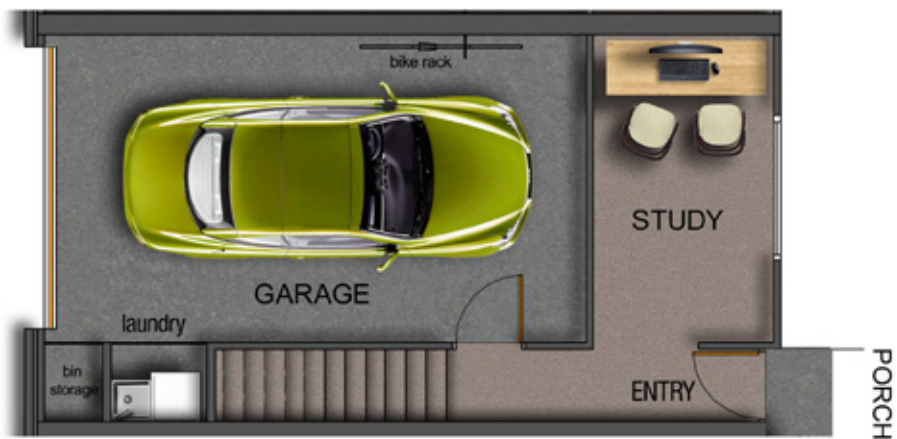
Unit 4



SECOND FLOOR



FIRST FLOOR

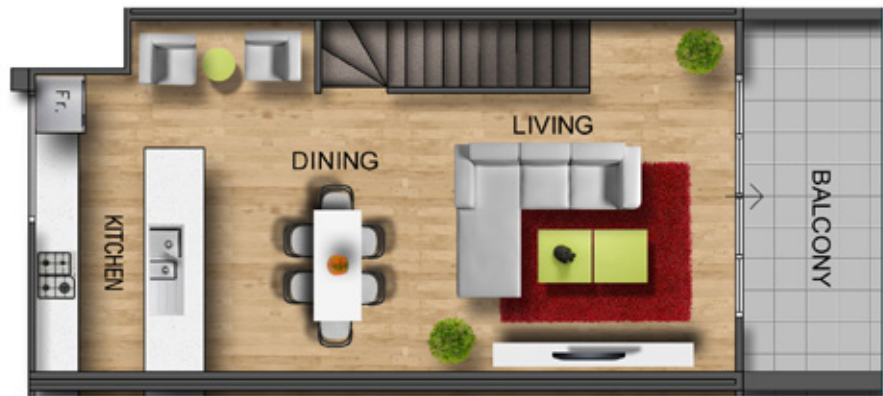


GROUND FLOOR

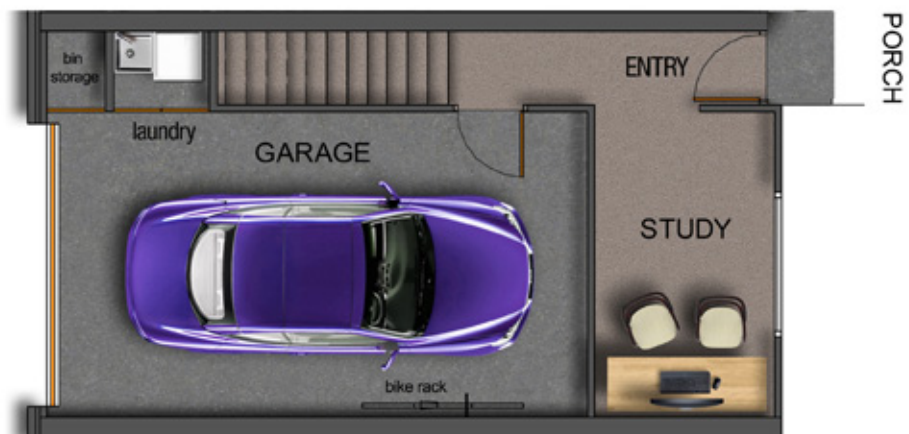
Unit 5



SECOND FLOOR

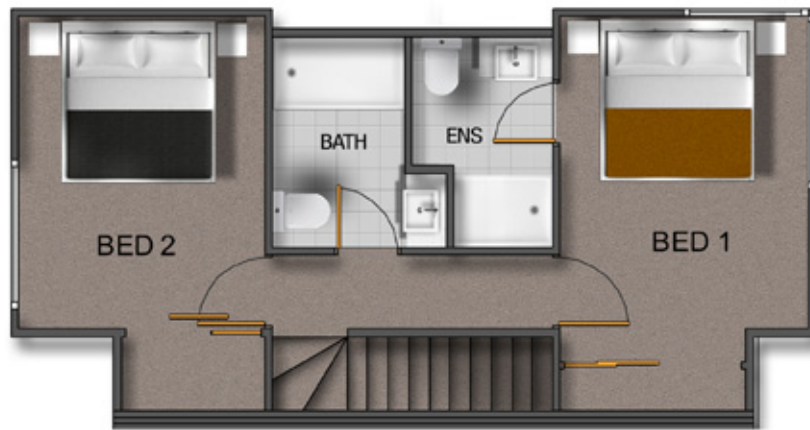


FIRST FLOOR



GROUND FLOOR

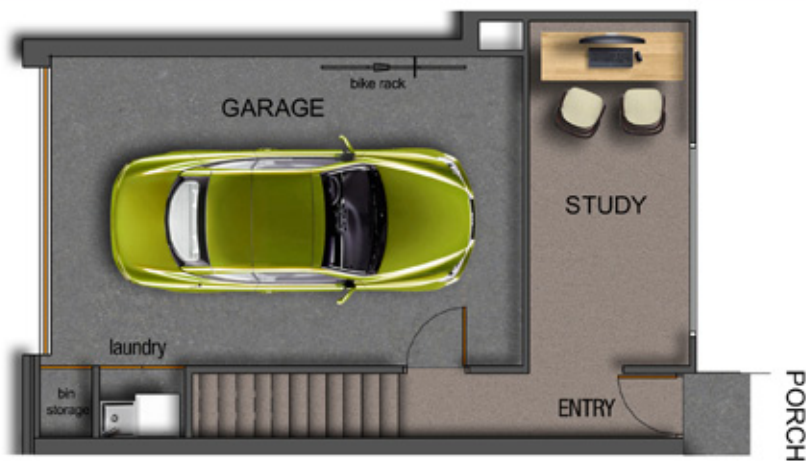
Unit 6



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

51 William

EXTERNAL FEATURES

Brickwork	Clay bricks
Mortar Joints	Natural colour rolled joints
Light Weight Cladding	Weatherboard / lightweight cladding and/or Rendered Harditex Blue board to first floor as per plans
Roof Cover	Tiles: concrete roof tiles Metal: Colorbond corrugated sheet roof or Zincalume tray deck
Roof Plumbing	Colorbond fascia, barge & guttering Colorbond downpipes
Front Entry	Feature entry door or as indicated on plan
Door Furniture	Front Door: Trilock or similar External Hinged Doors: Trilock or similar Door Stop: Air cushion
Entry Frame	Front Entry: Timber All External Hinged Doors: Timber
Windows	Power coated aluminium awning/sliding windows including locks as indicated on plans
Window Coverboards	Acrylic powder coated

FRAMING

Walls	90mm thick stabilized timber frame throughout
Roof	Stabilized timber roof trusses

INSULATION

Ceiling	Batts to house as per energy rating report
External Walls	Batts (including party wall between house & garage) plus weather wrap to ground & first floor, joins in weather wrap to be taped & gaps around windows/doors sealed as per energy rating report
Party Walls	Acoustic glass wool insulation/sona batts to firewall shaftliner system

PLASTER

	<ul style="list-style-type: none"> - 10mm plaster for walls - 10mm Unispan to ceiling - Steel battens to ceiling (where required) - Square set or 75mm cove cornice
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PAINT WORK

	<ul style="list-style-type: none"> - Dulux Wash and Wear interior / exterior paint as required - 2 coat application
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INTERNAL FEATURES

Ceiling Heights	As per working drawings
Room Doors	Flush panel
Moulding	Skirtings: Half splay 67mm high PMDF Architraves: Half splay 67mm wide PMDF
Blinds	Holland Blinds or similar installed to all windows (excluding frosted glazed windows)

HEATING / COOLING

	Reverse Cycle gas ducted heating/cooling to bedrooms & living areas (excluding wet areas).
OR	Reverse cycle split system

SUSTAINABLE ENERGY

Solar Hot Water	Gas mains pressure hot water unit with single solar collector
OR	
Rain Water Tank	2000 ltr slimline tank with pump fitted (in accordance with energy rating)

APPLIANCES

Cook Top	Stainless Steel 600mm gas
Rangehood	Stainless Steel 600mm slide out
Oven	Stainless Steel 600mm under bench
Dishwasher	Stainless Steel 600mm



KITCHEN

Sink	Stainless Steel
Tap	Chrome flip mixer tapware
Draw	Easy clean cutlery tray fitted to drawer
Refrigerator Provision	As indicated on plans

BATHROOM / ENSUITE / POWDERROOM / WC

Mirrors	Frameless mirrors over vanity units
Basins	White poly-marble with chrome waste
Bath	White acrylic with chrome waste
Shower Screens	Semi frameless with pivot door & clear laminate glass
Taps & Outlets	Chrome tapware
Shower Outlet	Chrome finish
Toilet Suite	White toilet suite with concealed waste & dual flush cistern & chrome mini cistern stop tap
Accessories	Chrome finish towel rails & toilet roll holders

PLUMBING	
	External taps (where required)
LAUNDRY	
Trough & Cabinet	Stainless Steel (single bowl) with bypass & white metal cabinet underneath OR Single Stainless Steel inset bowl with fully lined modular cabinet & 20mm Caesar Stone bench top
Tapware	Chrome tapware
Electrical	Double power outlet to washing machine
ELECTRICAL	
Power Points	Doubles throughout
Internal Light	Low voltage downlights throughout entry, meals, family living, lounge & kitchen & batten holders to the remainder
External Light	External lighting to exit points
Switch Plates	White wall mounted switches
Smoke Detector	Hardwired with battery backup
Exhaust Fans	Ceiling exhaust fans to WC & laundry & IXL heating ceiling exhaust fans fitted to bathrooms
TV Points	Two points
TV Antenna	Supplied & fitted
Telephone Point	Two points
Safety Switch	RCD safety switch & circuit breakers
TILING	
Wall Tiles	Builder's range wall tiles
Floor Tiles	Floor tiles to laundry, bathroom, ensuit, powder room(s) & water closets
Skirting Tiles	Floor or wall tiles to laundry, bathroom, ensuite, powder room(s) & water closets
Kitchen Splash Backs	Featured tiles to kitchen splash back

FLOOR COVERINGS	
Bedrooms	Quality carpets with underlay
Other Areas	Builder's range floor tiles or timber floorboards to entry, kitchen, meals, living & hallways
Staircase	Quality carpets to treads & rises
STORAGE	
Shelving	White melamine shelving with hanging rail
Robe Doors	Quick slide sliding doors to bedroom robes or flush panel hinged door(s)
Handles	Builder's range
LANDSCAPING	
	<ul style="list-style-type: none"> - Soft landscaping including small shrub style plants, chip bark or mulch on garden beds - Pebble toppings and/or lilydale toppings - Letterbox installed in accordance with style of dwelling with house number - Timber paling fence dividing dwellings - Clothesline (builder's range) - Concrete driveways, porch & path to front door - Cross over & permits
GARAGE / CARPORT	
	<ul style="list-style-type: none"> - Remote controlled garage doors - Corinthian weatherproof flush panel access doors to laundry exists OR - Single car space carport
External Pedestrian Door	Door Frame: Timber or metal frame Door: Weatherproof flush panel door
Internal Access Door	Door Frame: Timber or MDF Door: Flush panel Door Furniture:
CLEANING	
	Detailed builders clean to inside & outside prior to hand over



Centro Box Hill Shopping Centre



Centro Box Hill Shopping Centre



Box Hill Multi-purpose Area



Box Hill Skate Park

BODY CORPORATE SCHEDULE

Proposed Levy Schedule

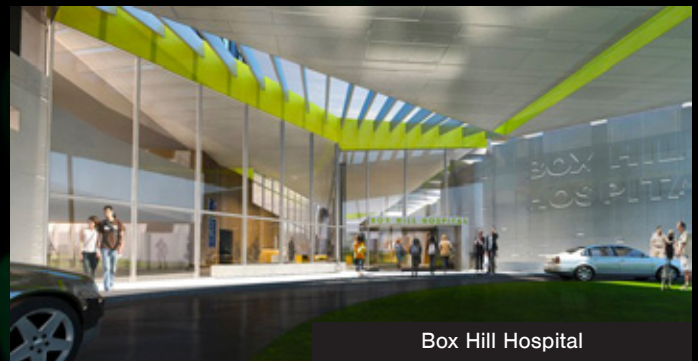
Owners Corporation
PS724460C

51 William Street,
BOX HILL
Melbourne Victoria 3128

Lot	Unit Entitlement	Quarterly Total	Council Rates
1	10.00	\$186.05	\$1000pa
2	10.00	\$186.05	\$1000pa
3	10.00	\$186.05	\$1000pa
4	10.00	\$186.05	\$1000pa
5	10.00	\$186.05	\$1000pa
6	10.00	\$186.05	\$1000pa

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 above 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. Financial forecasts have been produced using industry standard financial software.



Box Hill Hospital



51 William

25th November 2013



Re: Rental Appraisal
Property: 51 William Street, Box Hill

Thank you for the opportunity to conduct an appraisal on the above property for the purpose of determining a rental appraisal.

Following our research into comparable properties the indications are that subject to market conditions, a fair and reasonable weekly rental would as follows:

Two bedroom plus study tri-level townhouse would be in the vicinity of \$450 - \$495 per week.

Whilst every care has been taken in arriving at this figure, I would stress that it is only an opinion and not to be taken as a sworn valuation.

Should you decide to rent the property we will be happy to discuss any further details in this regard.

Yours Faithfully,

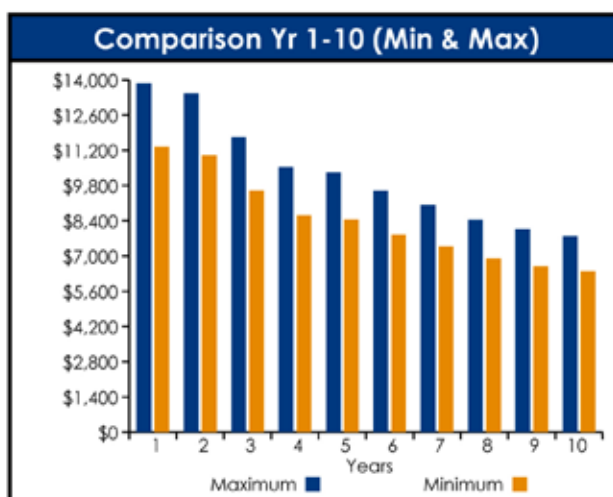
A handwritten signature in black ink, appearing to read 'Jason Lee', with a long horizontal flourish extending to the right.

Jason Lee
Property Manager
NEW KEY REAL ESTATE

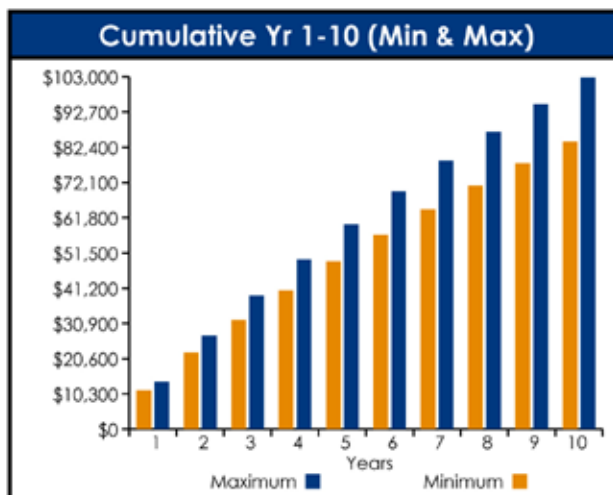


Estimate of Depreciation Claimable Typical 2 Bedroom + Study Townhouse 51 William Street, BOX HILL, VIC 3128

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,613	7,241	13,854
2	6,215	7,241	13,456
3	4,484	7,241	11,725
4	3,290	7,241	10,531
5	3,086	7,241	10,327
6	2,346	7,241	9,587
7	1,789	7,241	9,030
8	1,200	7,241	8,441
9	813	7,241	8,054
10	558	7,241	7,799
11 +	1,477	210,133	211,610
Total	\$31,871	\$282,543	\$314,414



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,411	5,925	11,336
2	5,085	5,925	11,010
3	3,668	5,925	9,593
4	2,692	5,925	8,617
5	2,525	5,925	8,450
6	1,920	5,925	7,845
7	1,463	5,925	7,388
8	982	5,925	6,907
9	665	5,925	6,590
10	456	5,925	6,381
11 +	1,209	171,927	173,136
Total	\$26,076	\$231,177	\$257,253



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% or 4% 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

PAST PROJECTS



FOOTSCRAY - 28 Eleanor Street

Impressive ultra-modern triple storey town residence where top quality and distinctive style is truly in abundance. Architecturally designed and brilliantly positioned townhouses in Melbourne's booming area. Walking distance to the hospital, bus lines, shops with great access to parks and school..

Townhouses:	Development:	Start Date:	Finish Date:
8	\$4,000,000	March 2012	October 2012

PASCOE VALE - 136 Derby Street

Exclusive & boutique development of these magnificent two bedroom townhouses offering quality fixtures & fittings throughout. Open plan living & dining area, complimented by a stunning kitchen. Secure one of these architecturally designed residences built to very high standard, with a long list of excellent features..

Townhouses:	Development:	Start Date:	Finish Date:
7	\$3,500,000	March 2012	November 2012



GLENROY - 85 - 87 View Street

Modern day living with these ultra-modern and architecturally designed townhouses situated in Glenroy, only minutes to the CBD via Western Ring Road. Spacious enough for the one looking for comfort with low maintenance featuring European appliances, granite benches, down-lights and much more..

Townhouses:	Development:	Start Date:	Finish Date:
8	\$3,000,000	March 2012	September 2012

GLENROY - 16 Ogden Street

Brilliant builder with track record of high end builds! Spacious enough property for one looking for comfort with low maintenance with quality fixtures & fittings throughout. Modern façade with spacious living areas, open plan living with full turnkey inclusions..

Townhouses:	Development:	Start Date:	Finish Date:
4	\$1,300,000	December 2011	June 2012



COBURG - 11 McKay Street

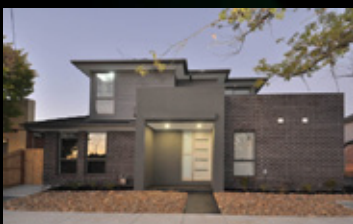
Perfect Location for Modern living... Location simply doesn't come much better than "Coburg" where this development of townhouses is a perfect example of being close to the CBD. One of four double storey townhouses with open plan living to enjoy endless lifestyle & benefits. Walking distance to all amenities.

Townhouses:	Development:	Start Date:	Finish Date:
4	\$1,500,000	August 2011	January 2012

GLENROY - 62 Chapman Avenue

Fantastic opportunity for all investors and first home buyers to secure one of ten double storey townhouses in one of Melbourne's hot growth spots... Modern façade with spacious living areas and open plan living with full turnkey inclusions. Hurry and secure this residence that incorporates the best of everything...

Townhouses:	Development:	Start Date:	Finish Date:
6	\$2,700,000	November 2011	September 2012



PASCOE VALE - 14 Devon Rd

This immaculately presented quality townhouses in one of Pascoe Vale's best street location. Open plan living areas with "full turnkey" inclusions comprising of stainless steel appliances & much more. Stylish & classy, this outstanding executive townhouse has more than just sophistication to it..

Townhouses:	Development:	Start Date:	Finish Date:
6	\$2,200,000	June 2011	January 2012

PASCOE VALE - 60 View Street

Be prepared to be impressed with this boutique development of quality townhouses in one of Pascoe Vale's most sought after street locations. These architecturally inspired town homes feature ultra-modern fittings and finishes by one of the area's most experienced quality builders...

Townhouses:	Development:	Start Date:	Finish Date:
12	\$6,000,000	January 2012	October 2012



