



THE SUNSHINE COAST'S HEALTHIEST INVESTMENT



click to view video

1, 2 and 3 bedroom waterfront apartments and
skyhomes nestled in the heart of Australia's single
largest investment in health infrastructure

www.southbankatoceanside.com.au

Invest in the heart of the \$5.3 billion Oceanside Health Hub



Key Factors for Investment in Residential Property

LOCATION

The Oceanside Health Hub is Australia's single largest investment in health infrastructure. The Health Hub is a 17 hectare, purpose-built precinct including the Sunshine Coast University Private Hospital (SCUPH), and the Sunshine Coast University Hospital (SCUH), which incorporates the Sunshine Coast Health Institute (SCHI).

Nestled in the heart of the Oceanside Health Hub SOUTH BANK at Oceanside is perfectly positioned to meet the growing accommodation demands for thousands of health and business professionals, enabling them to live on the waterfront within a short stroll of world class medical facilities, Southbank Park and new town centre.



TIMING IS EVERYTHING

The RGD Group is the largest developer and builder of apartments in the Kawana area spanning more than 30 years. Their most recent projects, NORTH SHORE Oceanside Kawana, SALT at Oceanside, WATERLINE at Oceanside and AQUARIUS at Oceanside, with a combined value of \$120 million, have SOLD OUT prior to completion over the last 24 months.

These projects attracted great demand from astute investors and owner occupiers from around Australia and overseas, who saw the growth potential and convenience of owning waterfront property adjacent to the Sunshine Coast University Hospital and within easy reach of pristine ocean beaches, the new CBD and upgraded Sunshine Coast University and Airport.

FUTURE CAREERS +2025

THE FUTURE STARTS HERE

This feature is an initiative of the Education and Research Taskforce, delivered by Sunshine Coast Council.

The Sunshine Coast is a location that offers unparalleled opportunities. A recent report from renowned demographer Bernard Salt predicts our population will reach 550,000 by 2040 and the region's game changer projects, which are

coming to life through a mixture of private and public investment, will see a more vibrant and innovative region with expanding career options.

There are seven high-value industries in the region that have been identified as part of the Regional Economic Development Strategy.

The council has teamed up with *My Weekly Preview* to highlight what these industries are, how they are the keys to future employment and economic strength in the region and how the high school students of today can gear their educational pathways towards an exciting career.

2017

SUNSHINE COAST
UNIVERSITY
HOSPITAL
(SCUH)



The Sunshine Coast University Hospital officially opened in April 2017 with 450 beds and will grow to 738 beds by 2021. The SCUH is estimated to employ 3000 full-time staff (about 3800 in staff head count) growing to 4600 when fully operational.

2020

SUNSHINE
COAST AIRPORT
EXPANSION



The \$347-million airport expansion will be completed by 2020 and will deliver a new 2450m x 45 metre runway. It is estimated the airport expansion will deliver 2230 jobs in the period through to 2040.

2017

SUNSHINE COAST
HEALTH PRECINCT



The Sunshine Coast Health Precinct, opposite the Sunshine Coast University Hospital, is the largest health precinct currently being developed in Australia. Coupled with the Sunshine Coast University Hospital, the co-located \$150-million, 200-bed private hospital, and the Sunshine Coast Health Institute (SCH), the overall precinct provides high-level medical training and translational research. On completion, the hospital and the adjacent health precinct are expected to create around 12,000 ongoing jobs.

2018

SUNSHINE PLAZA
EXPANSION



The Sunshine Plaza's \$400-million expansion began in late 2016 and on completion by Christmas 2018, will include more than 34,000 square metres of additional retail space with the region's first David Jones department store, a new BIG W and more than 100 new speciality stores, providing hundreds of new retail job opportunities.

2017

SOLAR FARM



The Sunshine Coast Council's 15 megawatt solar farm at Valdora will have more than 57,000 solar panels generating electricity into Energex's network when it is operational in mid-2017. At its peak, the solar farm will generate 15 megawatts of electricity from the sun.

2025 MAROOCHYDORE CBD

The Sunshine Coast capital, Maroochydore, is being transformed into a vibrant and sustainable 21st century city with a new CBD that will create more than 15,000 jobs. The city centre will include smart technology to assist with city guides, climate-controlled buildings, open data initiatives to monitor usage of facilities, public transport, surveillance systems and traffic management, and feature Australia's first CBD-wide underground automated waste collection system. The city centre will capture, store and reuse storm water while utilising renewable energy and efficient building design. The new CBD will also provide an estimated \$4.4 billion boost to the Sunshine Coast economy.

2025 LIGHT RAIL



Light rail connecting Maroochydore to Caloundra. While this project is in early planning stages, it will likely generate in excess of 9000 jobs over the life of the project.

2030 CALOUNDRA AERODROME

The Caloundra Aerodrome has a masterplan to expand with new sites designated for emerging and existing businesses. By 2030 it is predicted that the number of annual aviation movements will increase to 84,000. The aerodrome will evolve to cater for an increased number of small to medium, high-value businesses including aircraft systems design, manufacture and fitment, engineering, aircraft modification and repair.



STAGE ONE
COMPLETED 2017

2045 CALOUNDRA SOUTH/AURA

Aura, The City of Colour, will cover 24 square kilometres and have more than 20,000 dwellings with 50,000 residents in 30 years. The project will provide an estimated 20,000 onsite and 20,000 offsite jobs over the next three decades. Aura will also provide ongoing construction and associated employment in that time. The first suburb, Baringa, is taking shape. The main street, town square and civic parkland will be operational by the end of 2017.



FROM THE MAYOR



As one of Queensland's fastest growing regions, the Sunshine Coast is becoming one of Australia's leading city regions for the 21st century.

The Sunshine Coast is building a new \$33-billion economy based on a clear 20-year economic plan that supports transformational capital investment and encourages growth in seven high-value industries that will provide a platform for enduring employment opportunities for our young people.

The development of the new Maroochydore City Centre, the Sunshine Coast Airport expansion, and the recently opened Sunshine Coast University Hospital are among a handful of 'game changer' projects that will also provide outstanding future career opportunities.

The \$1.87-billion Sunshine Coast University Hospital is estimated to offer around 4600 jobs once fully commissioned. We want as many of our residents as possible to fill those jobs as part of pursuing a career right here on the Sunshine Coast. Events like the Future Careers + 2025 Expo on May 23 are crucial to providing our young people with a clear understanding of the career opportunities that will be available for them.

In addition to this, the Coast has again been named as one of the world's Smart21 Communities, recognised for applying digital technology to deliver economic opportunities that lead to jobs, investment and development. Our region is also pursuing the opportunity to secure an international broadband submarine cable, which will connect the region and Queensland directly to international markets. This will provide the Coast with a significant competitive edge for businesses operating in a digital environment and potentially generate new employment opportunities within our knowledge, digital and other technology dependent industries.

Investing in our young people and creating opportunities for the future are all about building resilience and certainty for the future of our communities. The future of the Sunshine Coast is bright and we are well-placed to capitalise on the opportunities that technology and innovation will enable, and the careers that will result. The Future Careers Expo will help our youth discover the pathways they need to help us create a region that is healthy, smart and creative.

Mark Jamieson
Mayor
Sunshine Coast Council



New hospital is big news



GROWING DEMAND FOR ACCOMMODATION

Overlooking the \$2.03 billion Sunshine Coast University Hospital, SOUTHBANK at Oceanside will cater for the accommodation needs of some of the 6,000 hospital staff, and those employed at the new Stockland Birtinya Shopping Centre.

Rental vacancies in the region are already at critically low rates and SOUTHBANK at Oceanside is ideally timed to take advantage of this under supplied rental market, creating the perfect opportunity for investors.

Sunshine Coast Daily: Sunshine Coast University Hospital feature 'New Era in Health Care'

Infrastructure expenditure and employment hot spot



SUNSHINE COAST AIRPORT \$225 MILLION EXPANSION

On 1 March 2018 the Sunshine Coast Council announced a \$225 million expansion of the Sunshine Coast Airport which will create a new 2,450m runway capable of handling aircraft up to the size of an Airbus A330 or Boeing 787.

The Expansion is expected to create 2200 jobs and return \$4.1 billion to the Sunshine Coast economy over the next 20 years.



Stockland's new town centre



\$830 million Masterplanned Town Centre

Australian property group Stockland will start construction of the \$830 million masterplanned town centre before Christmas. The development will cover an 18-hectare area on Queensland's Sunshine Coast, creating a new town centre at Birtinya. The centre will comprise a 20,000sq m shopping centre, 60,000sq m of commercial space, entertainment premises, residential and hotel offerings, walkable waterfront along Lake Kawana and open green space. The Birtinya Town Centre will also be integrated with commercial, health related research facilities and high-density residential.

The first stage will be the \$87 million Stockland Birtinya Shopping Centre. "Our vision for the Birtinya Town Centre is to deliver a true people's place, with lifestyle amenity for the community now and into the future," Stockland managing director Mark Steinert said. "With the regions' above average population growth, 130,000 residents are forecast to live within the main trade area by 2031." The town centre will be centrally located on Kawana Way adjoining the Sunshine Coast Health Precinct, which incorporates the Sunshine Coast University Hospital, Sunshine Coast University Private Hospital, and the Sunshine Coast Health Institute. The town centre will also be linked to Birtinya Island, Bokarina Beach and the Business Village via cycle ways, walkways, boardwalks and bridges.

Upon completion of the first stage next year, the new centre will service a primary trade area of 15,000 people, offering a diverse dining, entertainment and retail offering while providing 14,600 new full time jobs. Stockland has committed to a 5 Star Green Star rating for the shopping centre, featuring solar panels and end of trip facilities among other sustainability measures.

Sunshine Coast Daily: 'Master plan development', Wednesday 13th December 2017





A symbol of growth



Big business investment confirms confidence in the Coast

On 1 March 2018 insurance giant Youi officially opened its \$72 million global headquarters on the Sunshine Coast.

The state-of-the-art building, located in the Sunshine Coast Technology Precinct, is home to more than 1,300 skilled workers and continues Youi's remarkable success story since setting up on the Sunshine Coast with just 30 employees in 2008. It is planned the global HQ will eventually house 3,000 employees.






Short distance from world class beaches!

NATURALLY REFRESHING

Located in the heart of Queensland's Sunshine Coast, SOUTHBANK at Oceanside is located a short distance from:

- Mooloolaba, Bokarina and Caloundra beaches
- Lake Kawana National Rowing Course
- Sunshine Coast Stadium
- Kawana Waters State College
(Years Prep – 12)
- Child Care
- University of the Sunshine Coast
- Opal Aged Care
- Stockland Birtinya Shopping Centre
(Opening late 2018)

Plus 18 kilometres of waterfront walking and cycling paths offering residents an enviable sub-tropical Sunshine Coast lifestyle.



Affordable apartments designed for both owner occupiers and investors

1 bedroom from \$360,000 Only 15 in total

- Body Corporate - **Approx \$65 p/w**
- Approx rental income - **\$400 p/w**
- Rates - **Approx \$3,000 p.a.**

2 bedrooms from \$455,000 Only 56 in total

- Body Corporate - **Approx \$71 p/w**
- Approx rental income - **\$460 p/w**
- Rates - **Approx \$3,000 p.a.**

3 bedrooms from \$695,000 Only 15 in total

- Body Corporate - **Approx \$81 p/w**
- Approx rental income - **Up to \$750 p/w**
(based on two separate tenancies)
- Rates - **Approx \$3,000 p.a.**

*Guaranteed gross return of 5% - conditions apply
*Estimate of depreciation claimable

Waterfront Units (view from Lake Kawana Boulevard)

Lot 77 Unit 701	Lot 78 Unit 702	Lot 79 Unit 703	Lot 80 Unit 704	Lot 81 Unit 705		Lot 82 Unit 706	Lot 83 Unit 707	Lot 84 Unit 708	Lot 85 Unit 709	Lot 86 Unit 710	L7
Lot 67 Unit 601	Lot 68 Unit 602	Lot 69 Unit 603	Lot 70 Unit 604	Lot 71 Unit 605		Lot 72 Unit 606	Lot 73 Unit 607	Lot 74 Unit 608	Lot 75 Unit 609	Lot 76 Unit 610	L6
Lot 55 Unit 501	Lot 56 Unit 502	Lot 57 Unit 503	Lot 58 Unit 504	Lot 59 Unit 505		Lot 60 Unit 506	Lot 61 Unit 507	Lot 62 Unit 508	Lot 63 Unit 509	Lot 64 Unit 510	L5
Lot 43 Unit 401	Lot 44 Unit 402	Lot 45 Unit 403	Lot 46 Unit 404	Lot 47 Unit 405		Lot 48 Unit 406	Lot 49 Unit 407	Lot 50 Unit 408	Lot 51 Unit 409	Lot 52 Unit 410	L4
Lot 31 Unit 301	Lot 32 Unit 302	Lot 33 Unit 303	Lot 34 Unit 304	Lot 35 Unit 305		Lot 36 Unit 306	Lot 37 Unit 307	Lot 38 Unit 308	Lot 39 Unit 309	Lot 40 Unit 310	L3
Lot 19 Unit 201	Lot 20 Unit 202	Lot 21 Unit 203	Lot 22 Unit 204	Lot 23 Unit 205		Lot 24 Unit 206	Lot 25 Unit 207	Lot 26 Unit 208	Lot 27 Unit 209	Lot 28 Unit 210	L2
Lot 07 Unit 101	Lot 08 Unit 102	Lot 09 Unit 103	Lot 10 Unit 104	Lot 11 Unit 105		Lot 12 Unit 106	Lot 13 Unit 107	Lot 14 Unit 108	Lot 15 Unit 109	Lot 16 Unit 110	L1
Podium Car Park				Lot 1 Unit G01		Lot 2 Unit G02	Lot 3 Unit G03	Lot 4 Unit G04	Lot 5 Unit G05	Lot 6 Unit G06	GL
Basement Car Park											

Northern Aspect Units (view from Lake Kawana Boulevard)

Lot 66 Unit 512	Lot 65 Unit 511	L5
Lot 54 Unit 412	Lot 53 Unit 411	L4
Lot 42 Unit 312	Lot 41 Unit 311	L3
Lot 30 Unit 212	Lot 29 Unit 211	L2
Lot 18 Unit 112	Lot 17 Unit 111	L1
Ground Car Park		GL
Basement Car Park		

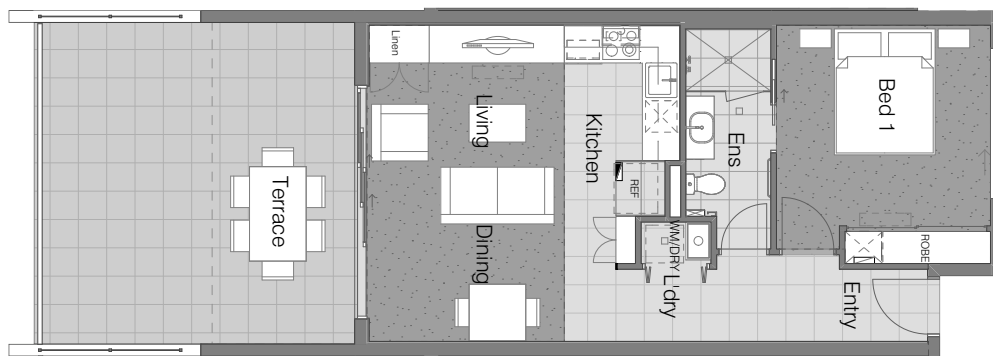
KEY

- 1 bedroom - Unit type 1A
- 2 bedroom - Unit type 2A
- 2 bedroom - Unit type 2B
- 2 bedroom - Unit type 2C
- 3 bedroom (dual key) - Unit type 3A
- 3 bedroom or 2 bedroom + Multi-Purpose Room - Unit type 3B

Southbank floor plan 1 Bedroom Apartment



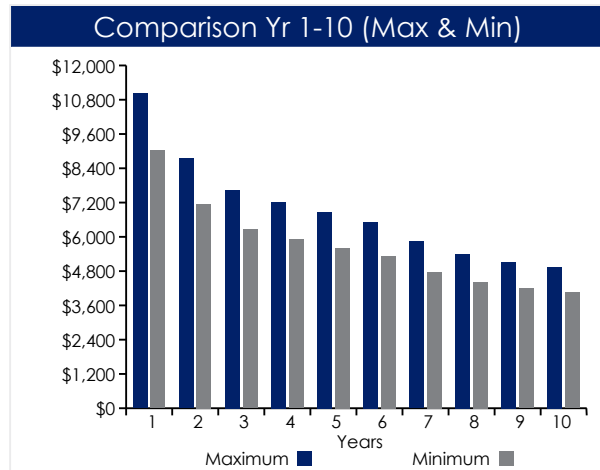
Internal: 52m² **Terrace:** up to 27m²



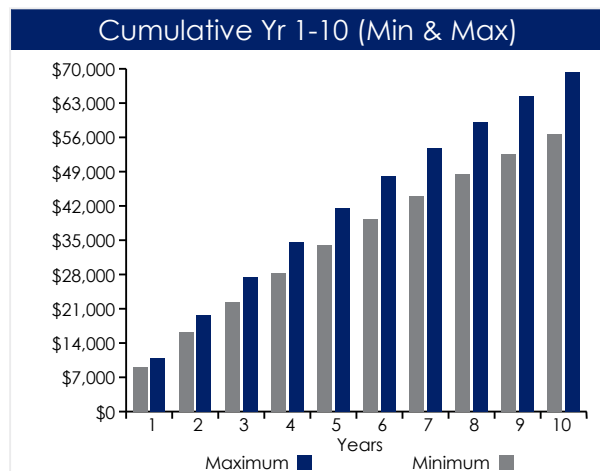
Depreciation Estimate 1 Bedroom Apartment

Estimate of Depreciation Claimable Typical 1 Bedroom Apartment, Southbank at Oceanside Lot 918 Mantra Esplanade, BIRTINYA QLD 4575

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,433	4,591	11,024
2	4,150	4,591	8,741
3	3,046	4,591	7,637
4	2,622	4,591	7,213
5	2,273	4,591	6,864
6	1,925	4,591	6,516
7	1,238	4,591	5,829
8	803	4,591	5,394
9	529	4,591	5,120
10	356	4,591	4,947
11 +	1,564	137,756	139,320
Total	\$24,939	\$183,666	\$208,605



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,263	3,757	9,020
2	3,396	3,757	7,153
3	2,492	3,757	6,249
4	2,146	3,757	5,903
5	1,859	3,757	5,616
6	1,575	3,757	5,332
7	1,013	3,757	4,770
8	657	3,757	4,414
9	433	3,757	4,190
10	292	3,757	4,049
11 +	1,280	112,710	113,990
Total	\$20,406	\$150,280	\$170,686



* 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% 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

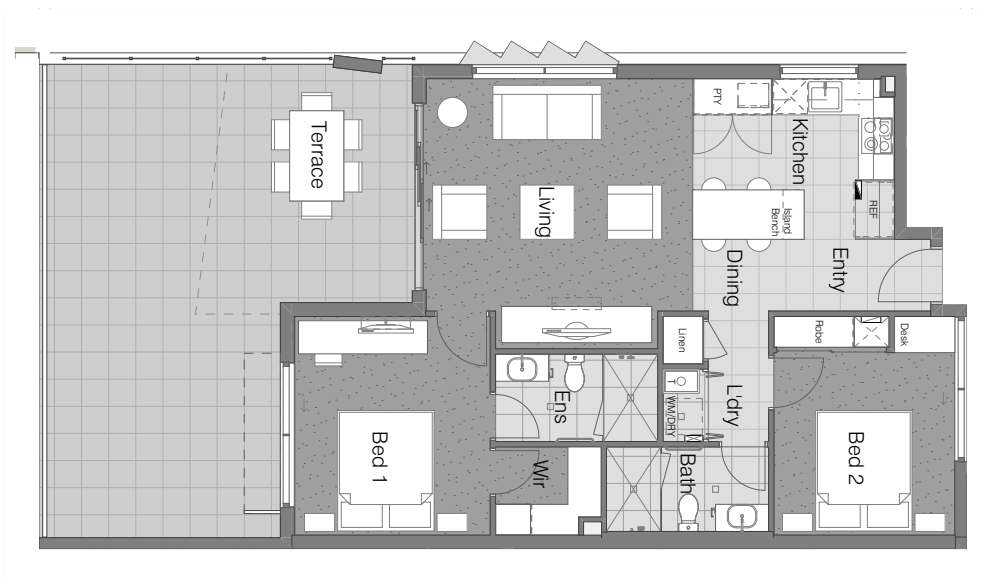
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

Southbank floor plan

Waterfront 2 Bedroom Apartment



Internal: 75m² **Terrace:** up to 40m²



Southbank floor plan

Park View 2 Bedroom Apartment

 2  2  1

Internal: 70m² **Balcony:** 14m²

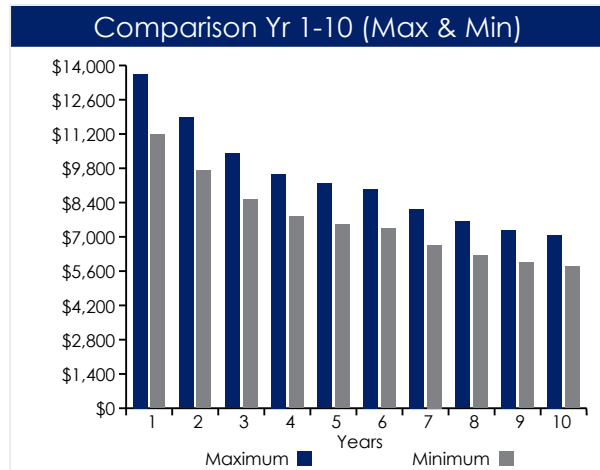


Depreciation Estimate

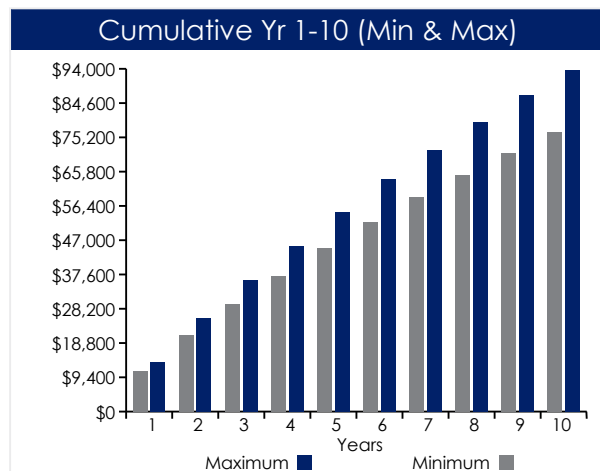
2 Bedroom Apartment

Estimate of Depreciation Claimable Typical 2 Bedroom Apartment, Southbank at Oceanside Lot 918 Mantra Esplanade, BIRTINYA QLD 4575

Maximum			
Year	Plant & Equipment	Division 43	Total
1	7,021	6,635	13,656
2	5,238	6,635	11,873
3	3,772	6,635	10,407
4	2,930	6,635	9,565
5	2,537	6,635	9,172
6	2,327	6,635	8,962
7	1,503	6,635	8,138
8	982	6,635	7,617
9	651	6,635	7,286
10	447	6,635	7,082
11 +	2,141	199,057	201,198
Total	\$29,549	\$265,407	\$294,956



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,745	5,429	11,174
2	4,286	5,429	9,715
3	3,086	5,429	8,515
4	2,398	5,429	7,827
5	2,075	5,429	7,504
6	1,904	5,429	7,333
7	1,229	5,429	6,658
8	804	5,429	6,233
9	533	5,429	5,962
10	365	5,429	5,794
11 +	1,751	162,865	164,616
Total	\$24,176	\$217,155	\$241,331



* assumes settlement on 1 July in any given year.

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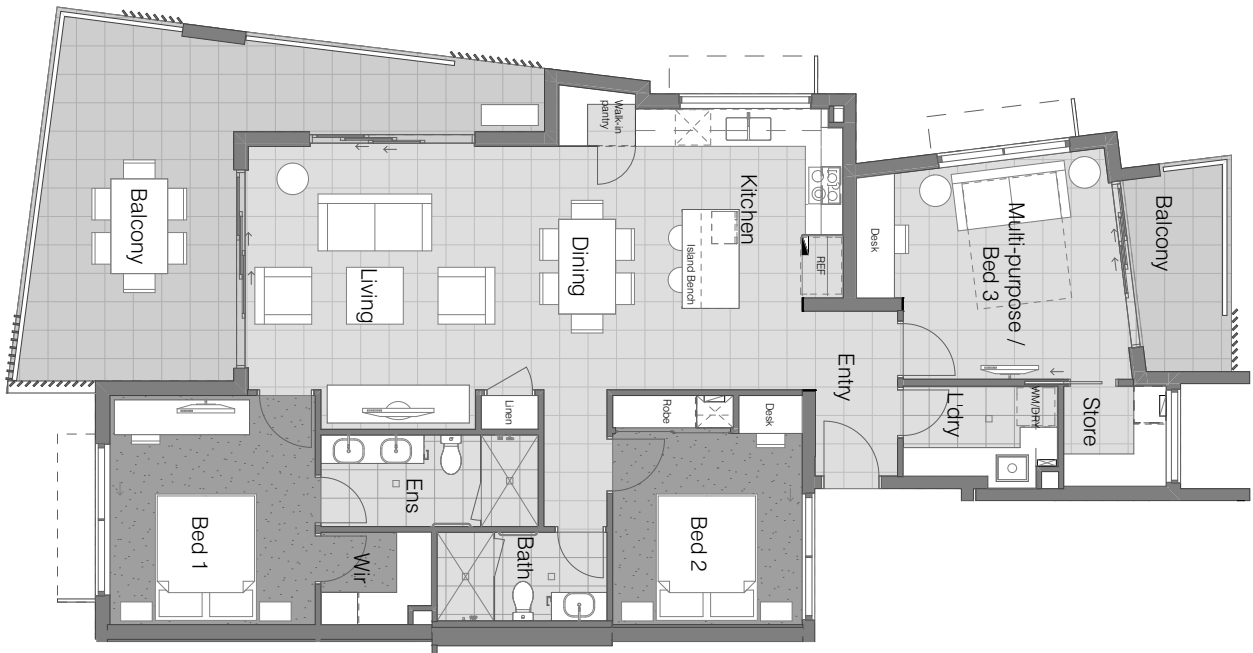
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Southbank floor plan

2 Bedroom + MPR Skyhome

 3
  2
  2

Internal: 110m² **Balcony:** 30m²



Southbank floor plan

3 Bedroom Dual Key Apartment

 3
  3
  2

Internal: 110m² **Terrace:** up to 57m²

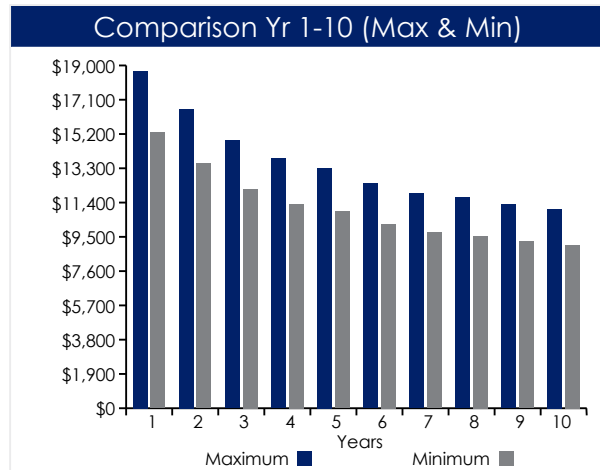


Depreciation Estimate

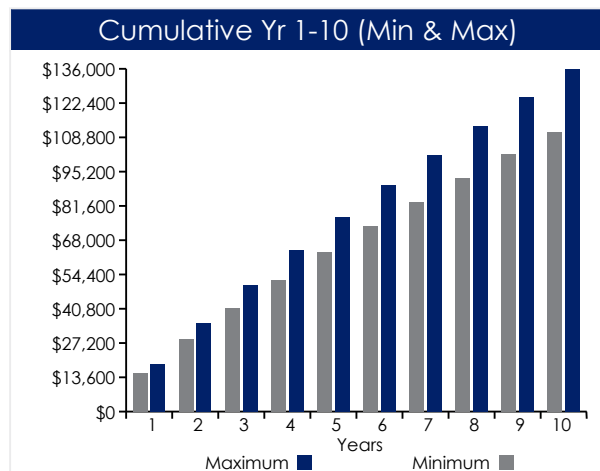
3 Bedroom Apartment

Estimate of Depreciation Claimable Typical 3 Bedroom Apartment, Southbank at Oceanside Lot 918 Mantra Esplanade, BIRTINYA QLD 4575

Maximum			
Year	Plant & Equipment	Division 43	Total
1	8,465	10,227	18,692
2	6,361	10,227	16,588
3	4,627	10,227	14,854
4	3,607	10,227	13,834
5	3,093	10,227	13,320
6	2,244	10,227	12,471
7	1,674	10,227	11,901
8	1,450	10,227	11,677
9	1,079	10,227	11,306
10	825	10,227	11,052
11 +	5,139	306,807	311,946
Total	\$38,564	\$409,077	\$447,641



Minimum			
Year	Plant & Equipment	Division 43	Total
1	6,926	8,367	15,293
2	5,205	8,367	13,572
3	3,785	8,367	12,152
4	2,951	8,367	11,318
5	2,531	8,367	10,898
6	1,836	8,367	10,203
7	1,370	8,367	9,737
8	1,186	8,367	9,553
9	883	8,367	9,250
10	675	8,367	9,042
11 +	4,205	251,024	255,229
Total	\$31,553	\$334,694	\$366,247



* assumes settlement on 1 July in any given year.

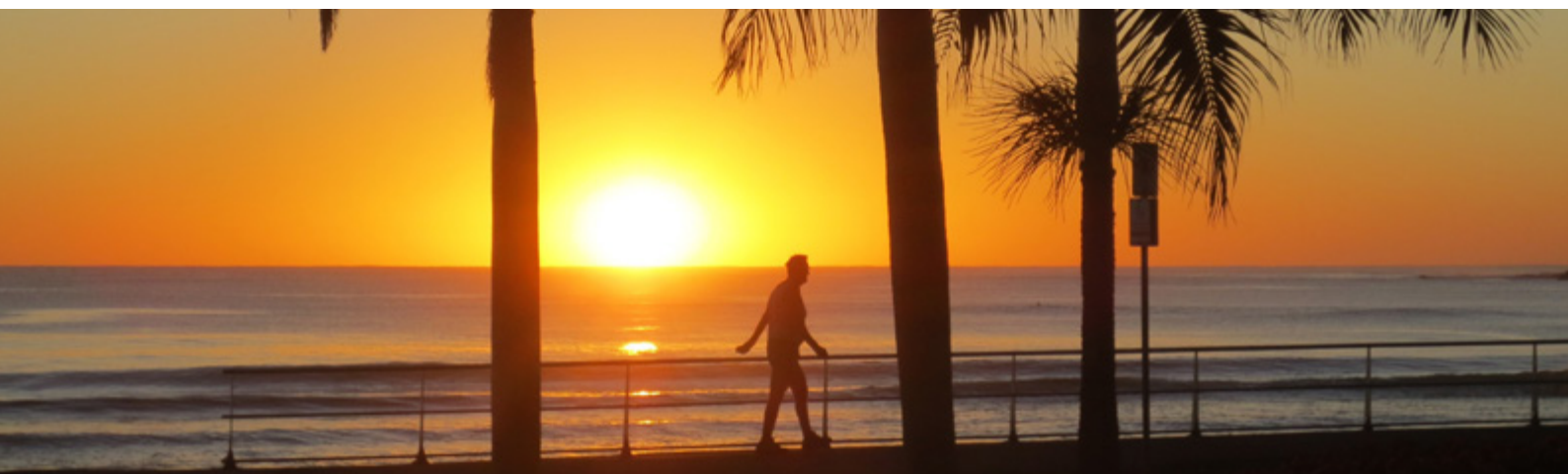
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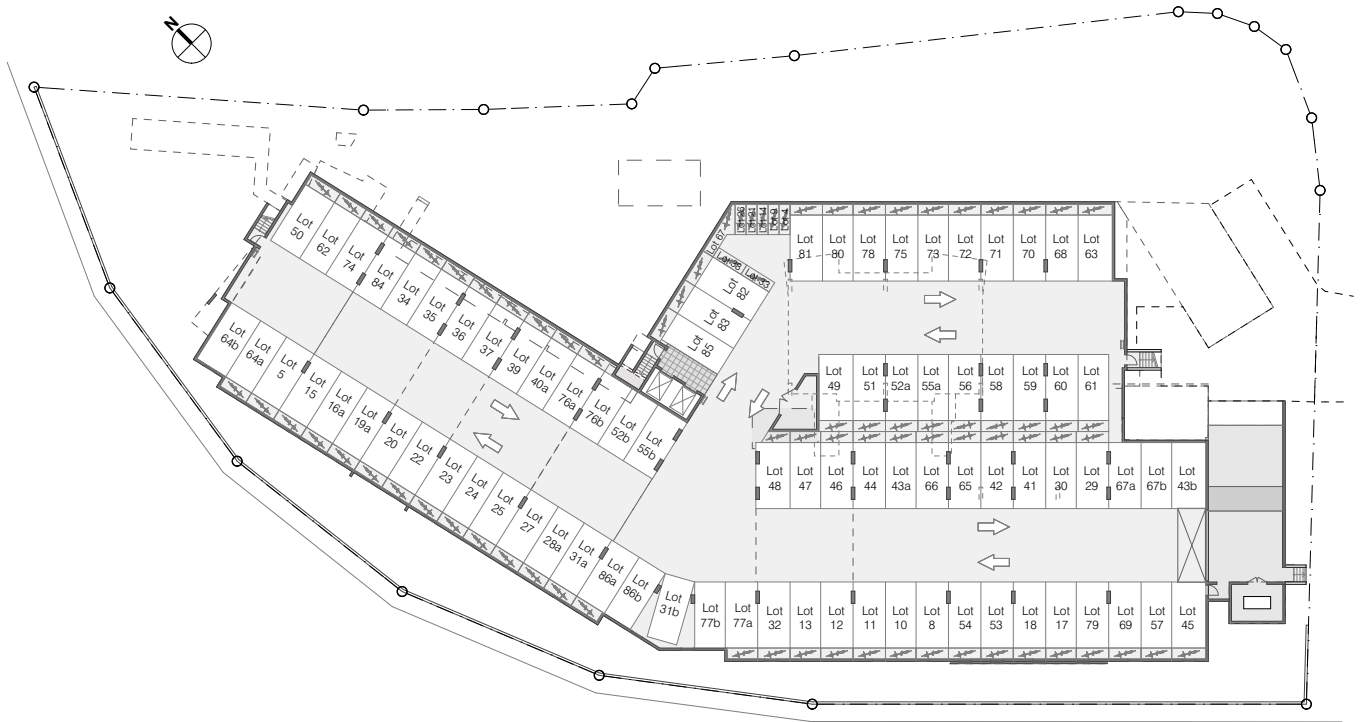
Southbank carpark plan

Ground Floor



Southbank carpark plan

Basement



Body corporate schedule Budget entitlements

SOUTHBANK AT OCEANSIDE

Schedule of Proposed Contributions (Incl. GST) - Year 1 Only

22.2.18

LOT NO.	Contribution Schedule Lot Entitlement	Caretaker's Fees (Included in Administration Fund Total)	Common Property Electricity Consumption (Included in Administration Fund Total)	Body Corporate Management Fees (Included in Administration Fund Total)	Interest Schedule Lot Entitlement	Building Insurance Contribution (Included in Total Per Year)	Administration Fund (Included in Total Per Year)	Sinking Fund (Included in Total Per Year)	Total Per Lot Per Year	Amount Per Lot Per Week
1	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
2	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
3	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
4	108	\$1,319.48	\$389.47	\$219.28	89	\$176.29	\$2,484.82	\$731.73	\$3,392.84	\$65.25
5	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
6	130	\$1,588.26	\$468.81	\$263.95	164	\$324.85	\$2,990.98	\$880.79	\$4,196.62	\$80.70
7	130	\$1,588.26	\$468.81	\$263.95	164	\$324.85	\$2,990.98	\$880.79	\$4,196.62	\$80.70
8	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
9	108	\$1,319.48	\$389.47	\$219.28	88	\$174.31	\$2,484.82	\$731.73	\$3,390.86	\$65.21
10	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
11	116	\$1,417.21	\$418.32	\$235.53	109	\$215.91	\$2,668.88	\$785.93	\$3,670.72	\$70.59
12	116	\$1,417.21	\$418.32	\$235.53	109	\$215.91	\$2,668.88	\$785.93	\$3,670.72	\$70.59
13	116	\$1,417.21	\$418.32	\$235.53	108	\$213.93	\$2,668.88	\$785.93	\$3,668.73	\$70.55
14	108	\$1,319.48	\$389.47	\$219.28	82	\$162.42	\$2,484.82	\$731.73	\$3,378.97	\$64.98
15	116	\$1,417.21	\$418.32	\$235.53	108	\$213.93	\$2,668.88	\$785.93	\$3,668.73	\$70.55
16	130	\$1,588.26	\$468.81	\$263.95	159	\$314.95	\$2,990.98	\$880.79	\$4,186.71	\$80.51
17	116	\$1,417.21	\$418.32	\$235.53	105	\$207.98	\$2,668.88	\$785.93	\$3,662.79	\$70.44
18	116	\$1,417.21	\$418.32	\$235.53	105	\$207.98	\$2,668.88	\$785.93	\$3,662.79	\$70.44
19	130	\$1,588.26	\$468.81	\$263.95	160	\$316.93	\$2,990.98	\$880.79	\$4,188.70	\$80.55
20	116	\$1,417.21	\$418.32	\$235.53	110	\$217.89	\$2,668.88	\$785.93	\$3,672.70	\$70.63
21	108	\$1,319.48	\$389.47	\$219.28	85	\$168.37	\$2,484.82	\$731.73	\$3,384.91	\$65.09
22	116	\$1,417.21	\$418.32	\$235.53	110	\$217.89	\$2,668.88	\$785.93	\$3,672.70	\$70.63
23	116	\$1,417.21	\$418.32	\$235.53	111	\$219.87	\$2,668.88	\$785.93	\$3,674.68	\$70.67
24	116	\$1,417.21	\$418.32	\$235.53	111	\$219.87	\$2,668.88	\$785.93	\$3,674.68	\$70.67
25	116	\$1,417.21	\$418.32	\$235.53	110	\$217.89	\$2,668.88	\$785.93	\$3,672.70	\$70.63
26	108	\$1,319.48	\$389.47	\$219.28	85	\$170.35	\$2,484.82	\$731.73	\$3,384.91	\$65.09
27	116	\$1,417.21	\$418.32	\$235.53	110	\$217.89	\$2,668.88	\$785.93	\$3,672.70	\$70.63
28	130	\$1,588.26	\$468.81	\$263.95	160	\$316.93	\$2,990.98	\$880.79	\$4,188.70	\$80.55
29	116	\$1,417.21	\$418.32	\$235.53	104	\$206.00	\$2,668.88	\$785.93	\$3,660.81	\$70.40
30	116	\$1,417.21	\$418.32	\$235.53	104	\$206.00	\$2,668.88	\$785.93	\$3,660.81	\$70.40
31	130	\$1,588.26	\$468.81	\$263.95	161	\$318.91	\$2,990.98	\$880.79	\$4,190.68	\$80.59
32	116	\$1,417.21	\$418.32	\$235.53	111	\$219.87	\$2,668.88	\$785.93	\$3,674.68	\$70.67
33	108	\$1,319.48	\$389.47	\$219.28	86	\$170.35	\$2,484.82	\$731.73	\$3,386.89	\$65.13
34	116	\$1,417.21	\$418.32	\$235.53	111	\$219.87	\$2,668.88	\$785.93	\$3,674.68	\$70.67
35	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
36	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
37	116	\$1,417.21	\$418.32	\$235.53	111	\$219.87	\$2,668.88	\$785.93	\$3,674.68	\$70.67
38	108	\$1,319.48	\$389.47	\$219.28	86	\$170.35	\$2,484.82	\$731.73	\$3,386.89	\$65.13
39	116	\$1,417.21	\$418.32	\$235.53	111	\$219.87	\$2,668.88	\$785.93	\$3,674.68	\$70.67
40	130	\$1,588.26	\$468.81	\$263.95	161	\$318.91	\$2,990.98	\$880.79	\$4,190.68	\$80.59
41	116	\$1,417.21	\$418.32	\$235.53	105	\$207.98	\$2,668.88	\$785.93	\$3,662.79	\$70.44
42	116	\$1,417.21	\$418.32	\$235.53	105	\$207.98	\$2,668.88	\$785.93	\$3,662.79	\$70.44
43	130	\$1,588.26	\$468.81	\$263.95	162	\$320.89	\$2,990.98	\$880.79	\$4,192.66	\$80.63
44	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
45	108	\$1,319.48	\$389.47	\$219.28	87	\$172.33	\$2,484.82	\$731.73	\$3,388.87	\$65.17
46	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
47	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
48	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
49	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
50	108	\$1,319.48	\$389.47	\$219.28	87	\$172.33	\$2,484.82	\$731.73	\$3,388.87	\$65.17
51	116	\$1,417.21	\$418.32	\$235.53	112	\$221.85	\$2,668.88	\$785.93	\$3,676.66	\$70.70
52	130	\$1,588.26	\$468.81	\$263.95	162	\$320.89	\$2,990.98	\$880.79	\$4,192.66	\$80.63
53	116	\$1,417.21	\$418.32	\$235.53	106	\$209.96	\$2,668.88	\$785.93	\$3,664.77	\$70.48
54	116	\$1,417.21	\$418.32	\$235.53	106	\$209.96	\$2,668.88	\$785.93	\$3,664.77	\$70.48
55	130	\$1,588.26	\$468.81	\$263.95	164	\$324.85	\$2,990.98	\$880.79	\$4,196.62	\$80.70
56	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
57	108	\$1,319.48	\$389.47	\$219.28	88	\$174.31	\$2,484.82	\$731.73	\$3,390.86	\$65.21
58	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
59	116	\$1,417.21	\$418.32	\$235.53	114	\$225.81	\$2,668.88	\$785.93	\$3,680.62	\$70.78
60	116	\$1,417.21	\$418.32	\$235.53	114	\$225.81	\$2,668.88	\$785.93	\$3,680.62	\$70.78
61	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
62	108	\$1,319.48	\$389.47	\$219.28	88	\$174.31	\$2,484.82	\$731.73	\$3,390.86	\$65.21
63	116	\$1,417.21	\$418.32	\$235.53	113	\$223.83	\$2,668.88	\$785.93	\$3,678.64	\$70.74
64	130	\$1,588.26	\$468.81	\$263.95	164	\$324.85	\$2,990.98	\$880.79	\$4,196.62	\$80.70
65	116	\$1,417.21	\$418.32	\$235.53	107	\$211.94	\$2,668.88	\$785.93	\$3,666.75	\$70.51
66	116	\$1,417.21	\$418.32	\$235.53	107	\$211.94	\$2,668.88	\$785.93	\$3,666.75	\$70.51
67	130	\$1,588.26	\$468.81	\$263.95	166	\$328.81	\$2,990.98	\$880.79	\$4,200.58	\$80.78
68	116	\$1,417.21	\$418.32	\$235.53	114	\$225.81	\$2,668.88	\$785.93	\$3,680.62	\$70.78
69	108	\$1,319.48	\$389.47	\$219.28	89	\$176.29	\$2,484.82	\$731.73	\$3,392.84	\$65.25
70	116	\$1,417.21	\$418.32	\$235.53	114	\$225.81	\$2,668.88	\$785.93	\$3,680.62	\$70.78
71	116	\$1,417.21	\$418.32	\$235.53	116	\$229.77	\$2,668.88	\$785.93	\$3,684.58	\$70.86
72	116	\$1,417.21	\$418.32	\$235.53	116	\$229.77	\$2,668.88	\$785.93	\$3,684.58	\$70.86
73	116	\$1,417.21	\$418.32	\$235.53	114	\$225.81	\$2,668.88	\$785.93	\$3,680.62	\$70.78
74	108	\$1,319.48	\$389.47	\$219.28	89	\$176.29	\$2,484.82	\$731.73	\$3,392.84	\$65.25
75	116	\$1,417.21	\$418.32	\$235.53	114	\$225.81	\$2,668.88	\$785.93	\$3,680.62	\$70.78
76	130	\$1,588.26	\$468.81	\$263.95	166	\$328.81	\$2,990.98	\$880.79	\$4,200.58	\$80.78
77	130	\$1,588.26	\$468.81	\$263.95	168	\$332.77	\$2,990.98	\$880.79	\$4,204.54	\$80.86
78	116	\$1,417.21	\$418.32	\$235.53	117	\$231.75	\$2,668.88	\$785.93	\$3,686.56	\$70.90
79	108	\$1,319.48	\$389.47	\$219.28	91	\$180.25	\$2,484.82	\$731.73	\$3,396.80	\$65.32
80	116	\$1,417.21	\$418.32	\$235.53	116	\$229.77	\$2,668.88	\$785.93	\$3,684.58	\$70.86
81	116	\$1,417.21	\$418.32	\$235.53	117	\$231.75	\$2,668.88	\$785.93	\$3,686.56	\$70.90
82	116	\$1,417.21	\$418.32	\$235.53	117	\$231.75	\$2,668.88	\$785.93	\$3,686.56	\$70.90
83	116	\$1,417.21	\$418.32	\$235.53	116	\$229.77	\$2,668.88	\$785.93	\$3,684.58	\$70.86
84	108	\$1,319.48	\$389.47	\$219.28	91	\$180.25	\$2,484.82	\$731.73	\$3,396.80	\$65.32
85	116	\$1,417.21	\$418.32	\$235.53	117	\$231.75	\$2,668.88	\$785.93	\$3,686.56	\$70.90
86	130	\$1,588.26	\$468.81	\$263.95	168	\$332.77	\$2,990.98	\$880.79	\$4,204.54	\$80.86
TOTALS	10066	\$122,980.00	\$36,300.00	\$20,438.00	9996	\$19,800.00	\$231,594.00	\$68,200.00	\$319,594.00	\$6,146.04

Caretaker
10066
122980

Body Corp Mgr
20438

Elec
10066
36300

Contributions-A
10066
\$231,594

Contributions-S
10066
\$68,200

Insurance
9996
19800



Schedule of finishes

Construction features include:

- ✓ High plasterboard ceilings
- ✓ Air conditioning + fans
- ✓ Full height floor to ceiling sliding doors onto glass balustrade waterfront balcony
- ✓ LED downlights
- ✓ Dishwasher, clothes dryer, instant 3 phase hot water and quality European appliances
- ✓ Stone bench tops in kitchens and bathrooms
- ✓ 2 bed + MPR skyhomes: floor tiles in living areas with carpet in bedrooms only
- ✓ 1 & 2 bed: carpet in living and bedrooms
- ✓ High speed internet access
- ✓ Discounted power supply via bulk contract
- ✓ The 3 bedroom apartments have separate hot water and air conditioning to bedroom 3, are metered separately and come with sink
- ✓ Pet friendly for owner occupiers
- ✓ Secure car parking plus lockable storage cage
- ✓ 2 lifts
- ✓ Furniture packages available
- ✓ Designer pool with sun deck



Birtinya at Oceanside

A master planned community






SOUTHBANK at Oceanside is the latest project from the RGD Group, one of Australia's most innovative multi-award developers with the largest portfolio of completed projects in the Kawana area.

RGD Group has a long-standing quality driven team, hand-picked to control the integrity of each development throughout every stage, from planning and design, through to construction, marketing and sales.

By concentrating almost exclusively on waterfront land, for both residential and commercial developments, RGD has created one of the most successful and dynamic development portfolios in Queensland.



[click to view website](#)



Southbank management



Oceanside Management Pty Ltd is your appointed on-site management team at SOUTHBANK at Oceanside.

- Appointing our team to manage your apartment brings enormous benefits
- Our office will be located on-site for the convenience of you and your tenants
- On a daily basis, we look after the management and letting of the apartments
- We are the caretakers and responsible for all the common areas
- We ensure that your investment is maintained to a high standard attracting the best tenants
- The majority of tenants enquire with our on-site management office in person
- Our on-site presence ensures tenants live harmoniously and allow others the quiet enjoyment of their apartment
- We liaise directly with the hospital to provide accommodation for staff, visiting registrars and families of patients

Our team looks forward to meeting all of SOUTHBANK at Oceanside's buyers and tenants, building a strong and trusted relationship over the coming years in the management of these stunning waterfront apartments.

Rob Gowland
ON-SITE MANAGER

[click to view website](#)



Rental appraisal letter



Supporting SCUH with Accommodation

21 February 2018

Rental Appraisal

Thank you for the opportunity to undertake a rental estimate for apartments at SOUTHBANK Oceanside Kawana, Lot 918, Lake Kawana Boulevard, Birtinya, Qld, 4575.

We understand that completion of the Development will be early 2020.

Oceanside Management holds the on-site management rights to the following waterfront apartment buildings within Birtinya – *SALTWATER, BROADWATER, SALT, NORTH SHORE WATERLINE and AQUARIUS*. Our expert management team therefore has a thorough understanding of the rental market in the area.

Based on current demand for unfurnished properties within walking distance of the Sunshine Coast University Hospitals, we feel an achievable weekly rental at settlement, on a permanent tenancy basis, would be:

1 bedroom 1 bathroom 1 car parks (unfurnished)	\$400 - \$420 per week
2 bedroom 2 bathroom 1 car parks (unfurnished)	\$450 - \$470 per week
3 bedroom 3 bathroom 2 car parks (unfurnished)	\$700 - \$750 per week

Kind regards


LISA LIVINGSTONE
General Manager
lisa@ospm.com.au
0499 936 900

Postal:
PO Box 1370
Buddina QLD 4575

Oceanside Management Pty Ltd
ACN: 161 348 045
www.ospm.com.au

Head Office:
11/5 Innovation Parkway
Birtinya QLD 4575

Key reasons to buy in Southbank at Oceanside



- One of the last remaining waterfront sites in the Oceanside Health Hub
- Accommodation needed for thousands of hospital and local business staff
- Unprecedented infrastructure spending in region driving growth and employment
- Critically low vacancy rates
- Trusted proven developer and construction team



Looking to invest in Southbank at Oceanside

Secure Now - 10% Deposit, settle end of 2019, It's as easy as 1, 2, 3...

1. \$1,000 initial deposit

2. A total of 10% once documents are signed
(cash, bank guarantee or deposit bond are acceptable)

3. Balance on completion

END OF 2019 - Assisting you to grow wealth through property

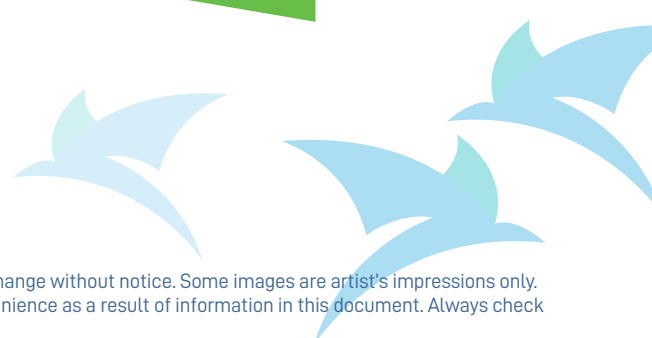


Gail Hunter **0419 513 529**
gail.hunter@rgdgroup.com.au

www.southbankatoceanside.com.au



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Looking to invest in Southbank at Oceanside

Secure Now - 10% Deposit, settle end of 2019, It's as easy as 1, 2, 3...

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2. A total of 10% once documents are signed
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3. Balance on completion
END OF 2019 - Assisting you to grow wealth through property

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