



Facade A

KINGSTON MK3

ADDRESS

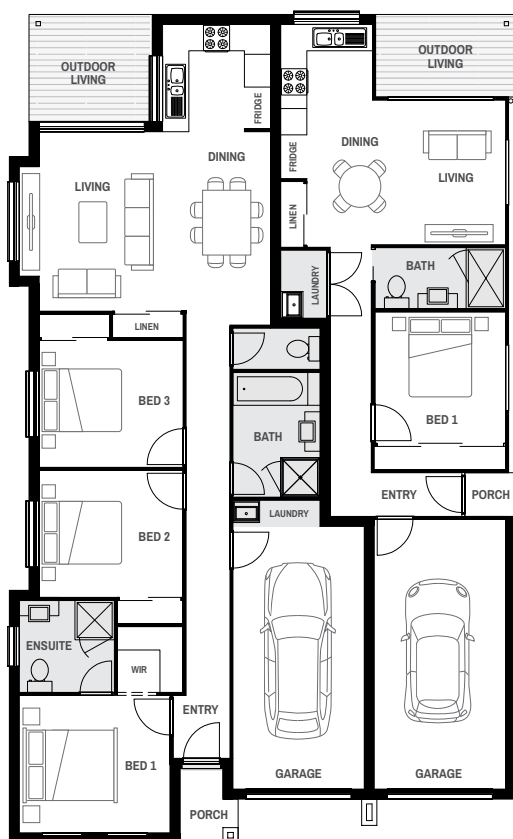
Lot 85 Azure Street, "Rosehaven Estate - Stage 6" Rosewood QLD 4340

4  3  2 

LAND PRICE	\$
HOUSE PRICE (INC. GST)	\$
TOTAL PACKAGE	\$ 477,700

PACKAGE INCLUSIONS

- Split A/C to Living Area
- Render to Front Facade
- Good Neighbour Fencing
- Fans Throughout inc Bedrooms
- Energy Efficiency
- T2 Blue Pine with 25 Year Warranty (Termite)
- Colorbond Roofing



HOUSE AREA	206.7	sqm
LAND AREA	600	m ²

BRIGHTON
BUILT
let life in.

Floor plan is based on the Facade A. Floor plan will differ slightly based on the facade chosen (for example, window locations may differ with different facades). Image is for illustrative purposes and to be used as a guide only. Image may depict fixtures, finishes and features not supplied by Brighton or included in this package or it may show an example of what your package includes such as landscaping and driveway. Package Price current at time of printing and may change at any time without notice. Brighton Built ABN 83 150 533 378. QBCC 1250787.



DWELLING AREAS

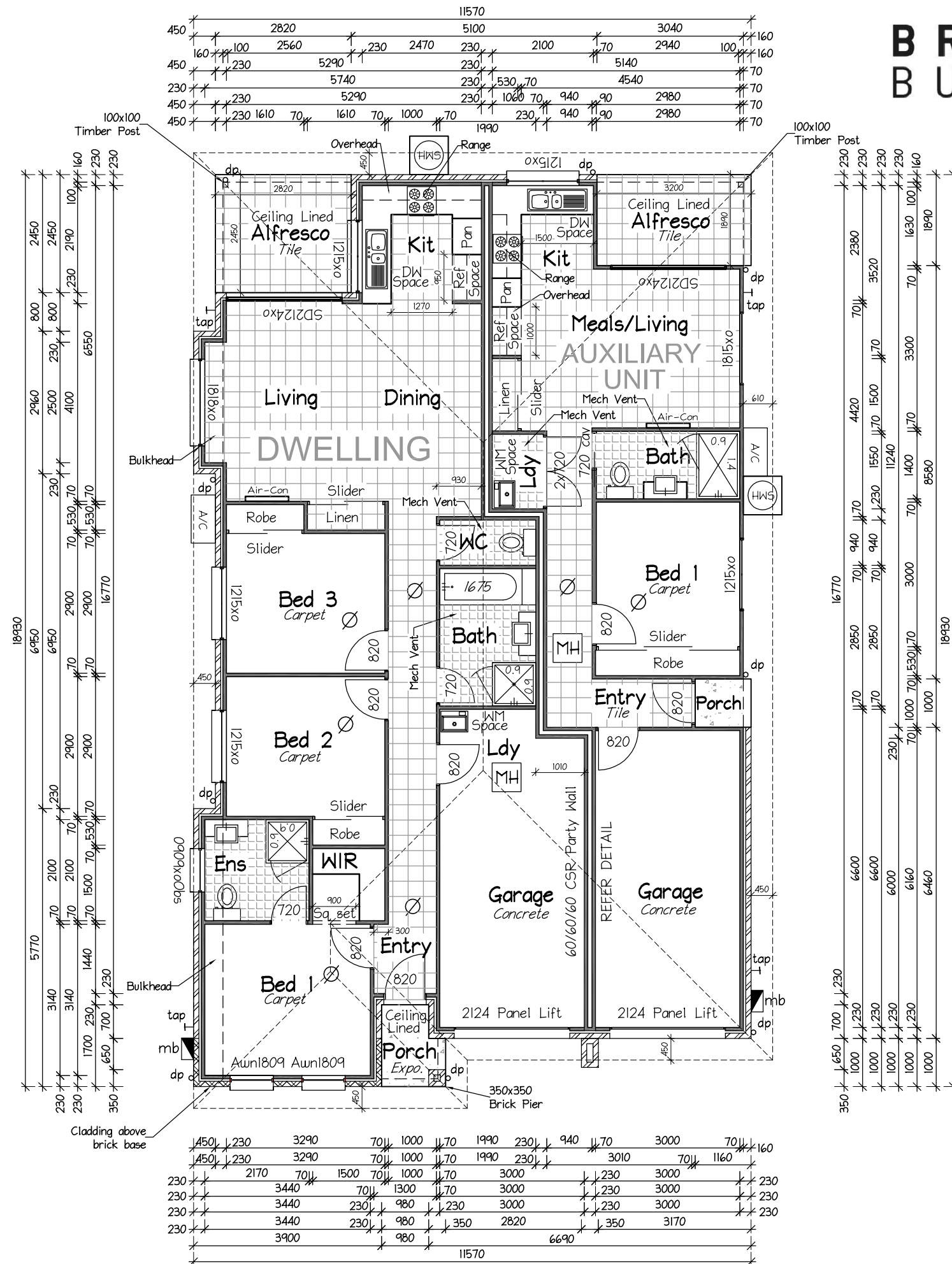
Living Area	98.5 sqm
Garage	21.0 sqm
Porch	2.0 sqm
Alfresco	6.9 sqm
TOTAL	128.4 sqm

AUXILIARY UNIT AREAS

Living Area	49.6 sqm
Garage	21.5 sqm
Porch	1.2 sqm
Alfresco	6.0 sqm
TOTAL	78.3 sqm

TOTAL AREAS

Main Dwelling	128.4 sqm
Auxiliary Unit	78.3 sqm
TOTAL	206.7 sqm



**BRIGHTON
BUILT**

ReziCAD
DESIGN AND DRAFTING
drafting@rezicad.com Ph: (07) 3363 8188 Fax: (07) 3375 4577

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(ABN 83 150 533 378)

This drawing is an original artistic work within the meaning of the Copyright Act 1968 (Cth). Brighton Built Queensland is the owner of copyright in this drawing.

You hereby agree and undertake that you will not in any way reproduce, copy, modify, use or take advantage of the drawing to build a house based on this plan (whether in whole or in part) without the prior written consent of Brighton Built Queensland.

Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, ReziCAD Pty Ltd must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.

NOTES:

- All dimensions shown on plans are to the timber frame and brickwork
- Control joint positions are at 6m intervals starting at full height window or door. Full height windows and doors are classed as control joint
- Termite treatment is in accordance with A.S. 3660.0 parts A and B
- Windows to Bath, Ens & WC are clear glass unless otherwise noted.
- Q Denotes smoke detectors hard wired to electrical system by a qualified electrician and to comply with BCA class 1 and class 10 parts 3.7.2 to A.S. 3786

BUILDER

BRIGHTON BUILT

CLIENT

SITE ADDRESS

REAL PROPERTY DESCRIPTION

Lot -
Registered Plan -
Parish of -
County Of -
Site Area -

Builders Job No.

Rev.	Revision Description	Date
A	Sales Plan	09/05/18

DRAWING NAME

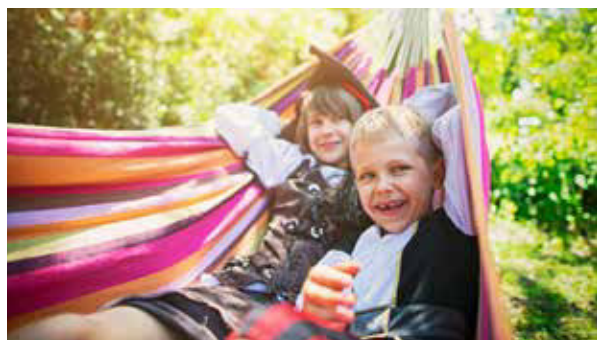
GROUND FLOOR

WIND N2 (W33)	SCALE 1:100
LICENCE 1153526	DATE -
Sheet No. 1 of 2	JOB No. -



This façade is to show colours only and may not be the façade chosen.

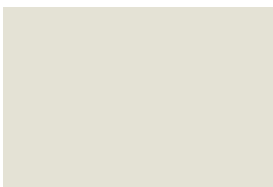
BEACHMERE



EXTERNAL COLOUR PALETTE



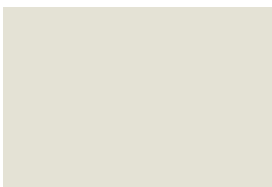
BRICK (JOINT: IRONED)
Austral Urban One -
Pepper



COLORBOND ROOF
Colorbond Surfmist



CONCRETE ROOF TILE
Bristle Classic Shingle -
Pearl



GUTTER & FASCIA
Colorbond Surfmist



**FEATURE BRICK
(JOINT: IRONED)**
Austral Urban One -
Grecian Gold



RENDER COLOUR 1
Taubmans Smooth Pebble



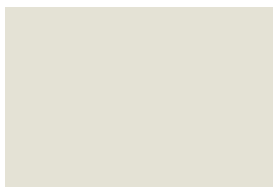
RENDER COLOUR 2
Taubmans Apache Stone



GARAGE DOOR
Dune



WINDOW FRAMES
Dune



FRONT DOOR & CLADDING
Taubmans Surfmist

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B U I L T
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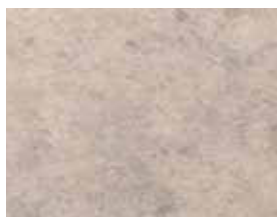
Image is for illustrative purposes only. Image may depict fixtures, finishes and features not supplied by Brighton such as alfresco decking, window and household furnishings and landscaping. Published price does not include the supply of these items. Image may depict optional variations to the house such as pendant and down lights which incur additional charges • Purchasers should inform and assure themselves by inspection, independent advice or as otherwise necessary prior to purchase • For more details please talk to one of our consultants. Brighton Built Pty Ltd ABN 83 150 533 378 QBCC 1250787



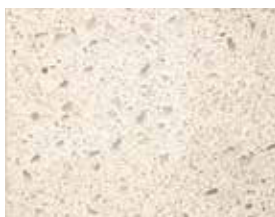
SONOMA



INTERNAL COLOUR PALETTE



KITCHEN BENCHTOP
Polytec Pietra Stone Matt



**KITCHEN BENCHTOP
UPGRADE**
Caesarstone Ice Snow



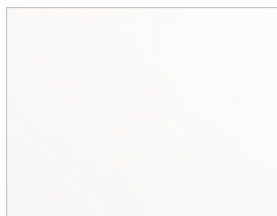
KITCHEN UNDERBENCH
Polytec Stone Grey Matt



KITCHEN OVERHEAD
Polytec Whitewood Matt -
Vertical Grain



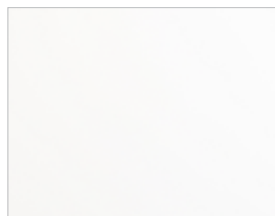
CARPET
News 0506 - In the Loop



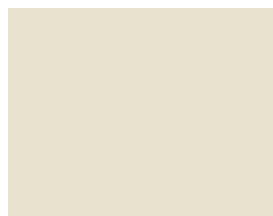
WET AREA WALL TILE
White Gloss 250 x 400



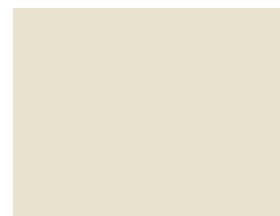
**LIVING & WET AREA
FLOOR TILE**
Promenade Greige Matt
450 x 450



KITCHEN SPLASHBACK
White Gloss 100 x 300



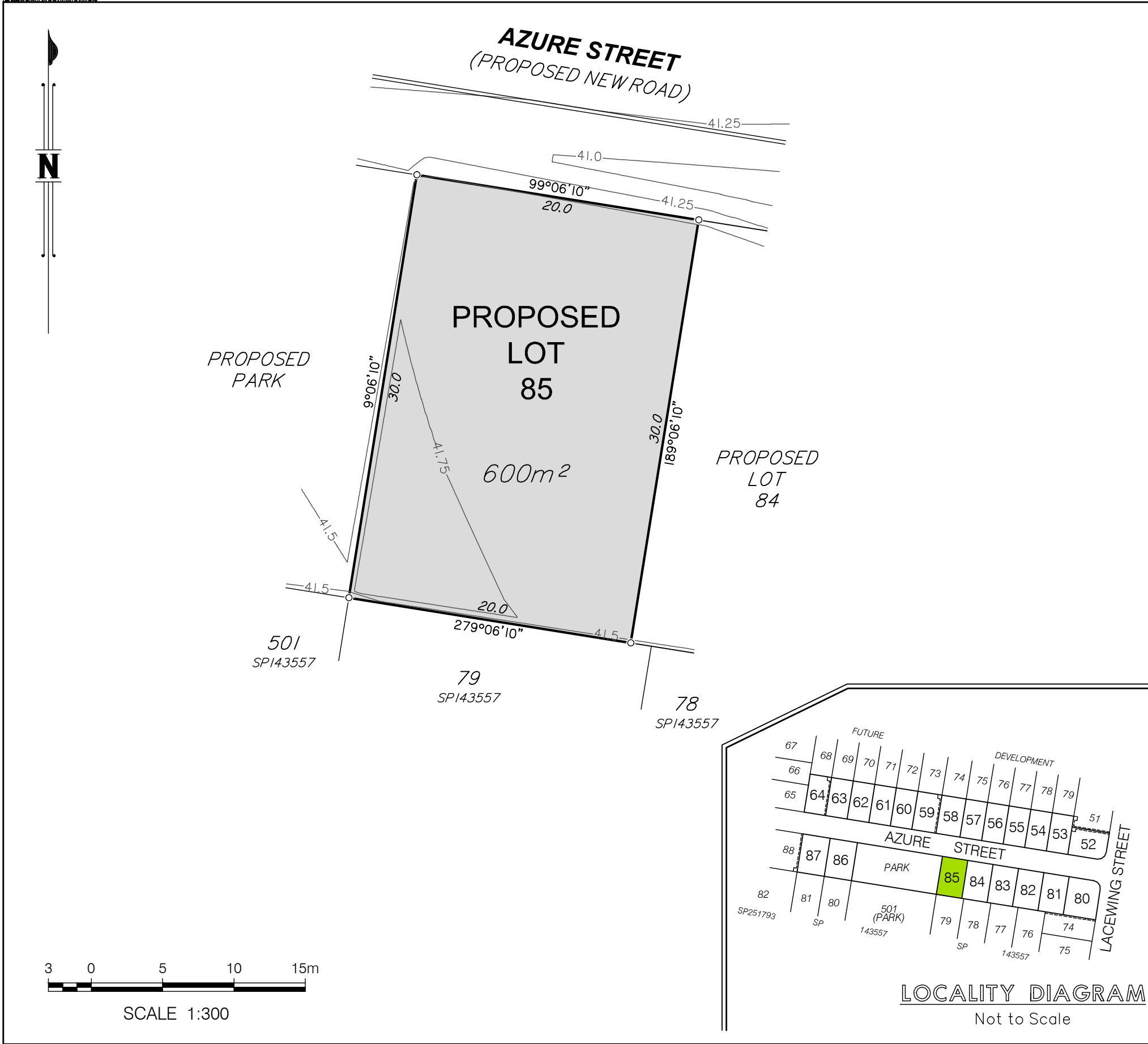
WALL PAINT COLOUR
Taubmans Ageless



**DOORS, SKIRTING &
ARCHITRAVES**
Taubmans Ageless Gloss

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B U I L T
let life in.

Please note:
Due to printing, colours and finishes are not exact and true and should be used as a guide only.



DISCLOSURE PLAN FOR PROPOSED LOT 85

This plan shows:
Details of Proposed Lot 85 on the approved Reconfiguration Plan WC006320.000–002D dated 10/02/2015 which accompanied the development application for reconfiguration of Lot 2 on RP119434 at 23–45 Bassett Lane, Rosewood. A minor development approval was approved by Ipswich City Council on 14/10/2016 subject to conditions (Council Ref: 4713/2015/RAL)

This Disclosure Plan was prepared in accordance with the Land Sales Act 1984 to enable the sale of proposed lots. This plan should not be used for design purposes as the details shown on this plan may vary from final site conditions.

Design surface contours based on A.H.D.D. datum at an interval of 0.25m, shown as: —48.25—

Area of Fill shown as: [shaded area]


Fill ranges in depth from 0.3m to 0.8m.

Compaction of fill will be carried out in accordance with Ipswich City council Planning Scheme Policy #3, compliant with Australian Standard AS 3798–2007, with Level 1 certification.

Areas and dimensions shown on this plan are subject to approval by Council and registration with the Department of Natural Resources and Mines. Design contours shown hereon have been plotted from data supplied by ACOR Consultants on 12/12/2016. Fill areas and depth have been calculated from data supplied by ACOR Consultants on 12/12/2016 and survey by Landpartners Limited dated 25/10/2006.


Project:
**ROSEHAVEN
STAGE 6**

Client:
Residev QLD Pty Ltd



Brisbane Office
Level 1 - CDOP6
18 Little Cribb Street
Milton QLD 4064
PO Box 1399
Milton QLD 4064

(07) 3842 1000
(07) 3842 1001
info@landpartners.com.au
www.landpartners.com.au



ISO 9001: FS 535063
OHS 613906
OHS 608321

LEVEL DATUM	AHD		
LEVEL ORIGIN	PM20284 RL42.904		
COMPUTER FILE	61666AB2		
SCALE	1:300 @ A3		
DRAWN	MIS	DATE	2/02/2017
CHECKED	LFB	DATE	2/02/2017
APPROVED	SRS	DATE	2/02/2017
PLAN NUMBER	WC006166.06A-021 B		

Items included in this section are in addition to standard Disclosure Plan requirements (as defined in the Land Sales Act 1984)

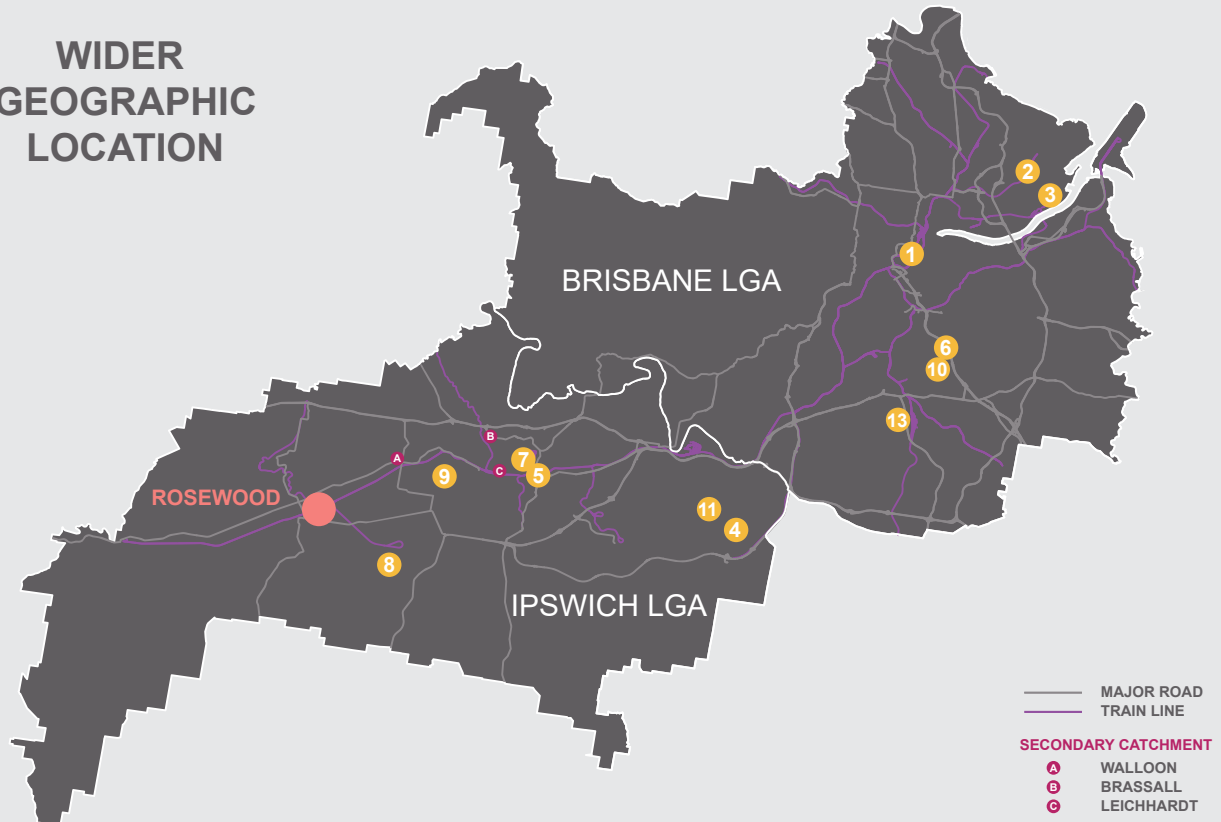
Where applicable,
Easements are shown as: [dashed line]
Kerb lines are shown as: [double line]

NOTE:
This additional information is indicative only and has been taken from various sources and is a representation of the proposed infrastructure. The actual location should be checked on site after completion of construction.

The dimensions and locations of proposed easements may vary and are subject to final Council approval.

LOCATION & INFRASTRUCTURE

WIDER GEOGRAPHIC LOCATION



PROXIMITY TO MAJOR EMPLOYMENT & ECONOMIC DRIVERS

1) Brisbane CBD:	46 km:	10,500 + Businesses.
2) Brisbane Airport:	55 km:	400 + Businesses & 21,000 + Jobs.
3) Port of Brisbane:	55 km:	\$50 B in Annual Trade.
4) Springfield Central:	32 km:	\$85 B Project, 52,000 Exp Jobs by 2030.
5) Ipswich CBD:	16 km:	\$7.9 B GRP & 7,900 + Businesses.
6) University of Southern QLD Springfield:	31 km:	Under and Post Graduate Education, 2,200 + Students.
7) Riverlink Shopping Centre:	15 km:	Over 150 Specialty Stores and Cinemas.
8) Ipswich Motorsport Precinct:	8 km:	Multi Faceted Motorsports and Raceway Precinct
9) Amberley RAAF Base:	9 km:	Largest Operational Airforce Base in Australia, 5,000+ Jobs.
10) Ipswich Hospital:	16 km:	Major Acute Hospital, 351 Bed Capacity.
11) Brookwater Golf Course & Resort:	30 km:	18 Hole Greg Norman Golf Course & Proposed \$750 M Resort
13) Archerfield & Acacia Ridge Industrial Precinct:	44 km:	2,100 + Businesses

CENTRAL ROSEWOOD



13th September 2017

Hayman Homes

To whom it may concern,

**RE: Lot 85 Azure St, Rosewood
Brand New 3 Bedroom Dwelling (Dual Occupancy Design)**

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

House is described as featuring:

- 3 Bedrooms, all with Built-In Wardrobes
- 2 Bathrooms, Master bedroom with Ensuite
- Modern kitchens with quality appliances
- Tiled family, meals and dining
- Air-Conditioning
- Fenced, Landscaped Yard
- Automatic Single Garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$290.00 to \$310.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email a.bowes@oliverhume.com.au

Yours Faithfully,



Amanda Bowes
Manager – Property Manager
Oliver Hume Queensland Property Management

Brisbane

Ground Floor, 26 Reddacliff Street
Gasworks Precinct Newstead Queensland 4006
Mail PO Box 1447, Broadbeach QLD 4218
T 07 3216 1666
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E queensland@oliverhume.com.au

Gold Coast

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17 Elizabeth Avenue, Broadbeach QLD 4218
Mail PO Box 1447, Broadbeach QLD 4218
T 07 5564 3200
www.oliverhume.com.au
ABN 66 18 624 867



13th September 2017

Hayman Homes

To whom it may concern,

**RE: Lot 85 Azure St, Rosewood
Brand New 1 Bedroom Auxiliary Dwelling (Dual Occupancy Design)**

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

House is described as featuring:

- 1 Bedrooms, all with Built-In Wardrobes
- 1 Bathrooms, Master bedroom with Ensuite
- Modern kitchens with quality appliances
- Tiled family, meals and dining
- Air-Conditioning
- Fenced, Landscaped Yard
- Automatic Single Garage
- Outdoor alfresco area

I confirm that the estimated rental capacity of approximately \$200.00 to \$220.00 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email a.bowes@oliverhume.com.au

Yours Faithfully,



Amanda Bowes
Manager – Property Manager
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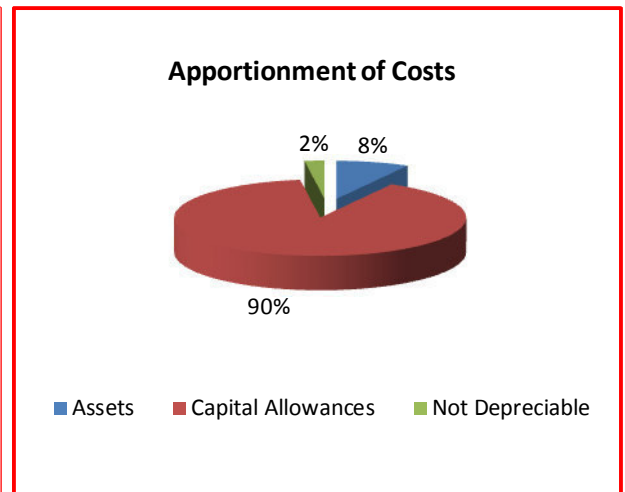
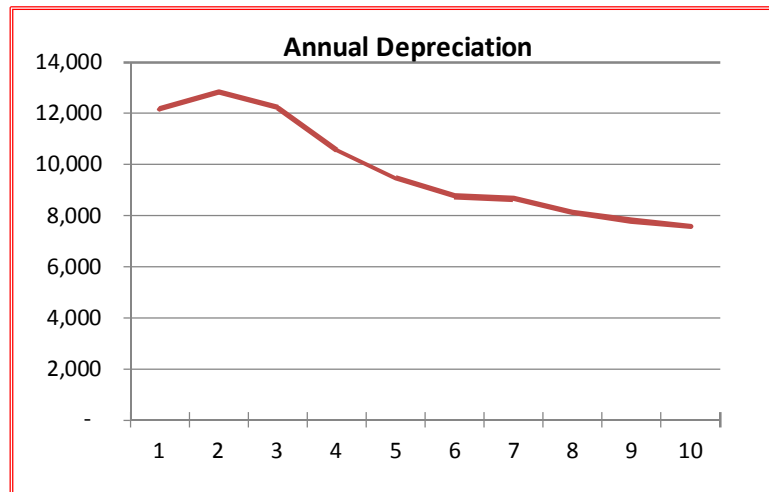
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Indicative Tax Depreciation and Capital Allowances Schedule for
Brighton Built Typical "Kingston Mk III" Dual Occupancy Design

Year	Depreciable Assets	Capital Allowances	Total Depreciation Allowance
	\$	\$	\$
1 (365 Days)	4,950	7,240	12,190
2	5,600	7,240	12,840
3	4,975	7,240	12,215
4	3,300	7,240	10,540
5	2,200	7,240	9,440
6	1,500	7,240	8,740
7	1,400	7,240	8,640
8	875	7,240	8,115
9	550	7,240	7,790
10	350	7,240	7,590
Balance Yrs 11-41	600	217,200	217,800
TOTAL	\$ 26,300.00	\$ 289,600.00	\$ 315,900.00



Notes:

This Schedule is based on a Construction Cost of **\$323,000** and the assumption that the first year will comprise 365 days*.

This Preliminary Tax Depreciation Schedule is intended to be an indicative representation of the allowances expected on the completion of the above property and is provided for the purposes of Sales and Marketing only. This Schedule has been prepared based on preliminary documentation provided to us and our own indicative calculations and as such is not suitable for the preparation of income tax returns to the Australian Taxation Office.

This Schedule has been prepared in accordance with the current Australian tax provisions and is exclusive of any future amendments thereto beyond the date of this assessment.

Please contact **Redline Quantity Surveyors Pty Ltd on 1300 732 667** to arrange for the completion of a detailed Tax Depreciation Schedule suitable for your individual Income Tax requirements.

***Adjustment to first year figures based on period of ownership is required prior to cashflow forecasts.**