



SANCTUARY VILLAS
— ON BUDERIM —

Sunshine Coast

Project Overview



SANCTUARY VILLAS



PROJECT	Sanctuary Villas on Buderim
LOCATION	156 Stringybark Road, Buderim, Sunshine Coast QLD 4556
DISTANCE FROM CBD	3.3km to Buderim Town Centre
DESCRIPTION	Townhouse Type A: 3 Bed, 2.5 Bath, 2 Car Townhouse Type B: 2 Bed, 2.5 Bath, 1 Car
PROJECT STATUS	Off Plan sales
ESTIMATED COMPLETION	March 2018
TITLE REGISTRATION	March 2018
SETTLEMENT	March 2018
DEPOSIT =	10% on unconditional, cash or bank guarantee
COUNCIL RATES	\$1750 p.a.
BODY CORPORATE - APPROX	\$2,746 p.a.
RENT RANGE	Type A: \$410 - \$440 per week Type B: \$385 - \$395 per week
PRICE FROM	\$389,500

*Information in red denotes data that is dynamic and subject to change.

Disclaimer: The information provided in this document is subject to change and does not form part of an offer or contract. While every care has been taken in the preparation of the document and is accurate at the time of publication, Devcon Property Services accepts no responsibility or liability for changes, errors or omissions. Photographs, illustrations, site plans and floor plans are for presentation purposes and are indicative only. Interested parties should not rely on it for their own circumstances, about which they should seek professional advice and make their own enquiries. All information is subject to change without notice.



NEARBY AMENITIES

- Access to Sunshine Mwy & Bruce Hwy
- Less than **2km** to five major schools
- **1.2km** Matthew Flinders Anglican College
- **350m** Toral Lodge Childcare
- **9.6km** Mooloolaba Beach
- **8.8km** Alexandra Headland
- **3.3km** to Buderim CBD
- **1km** University of the Sunshine Coast
- **2km** Chancellor Park Shopping Precinct
- **10km** Sunshine Plaza
- **10.3km** Kawana Shopping World
- **15km** Sunshine Coast Airport

MAJOR INFRASTRUCTURE

- **\$6M** Upgrade of Sippy Downs Drive
- **\$100M** Woolworths Sippy Downs Town Centre
- Coles Sippy Downs Town Centre
- **\$2B** Sunshine Coast University Hospital
- Sunshine Coast Airport Expansion
- Sunshine Coast Business and Technology Precinct
- Maroochydore CBD
- YOUI HQ

Sunshine Coast



SANCTUARY VILLAS





PROJECT OVERVIEW

Sanctuary Villas on Buderim showcases a selection of contemporary homes, nestled in the heart of the Sunshine Coast. Reside in a natural haven and lose yourself in the tranquil surroundings of rainforests with beautiful Queensland beaches only moments away.

Sanctuary Villas offer 27 modern townhouses; all with stylish finishes. The modern design encompasses the stunning backdrop offered by the Sunshine Coast, creating a seamless flow from indoor to out. Life's essentials are within walking distance of **Sanctuary Villas** including major shopping centres, schools, university and public transport.

Perfectly located with easy access to both northern and southern highways, Sunshine Coast Airport and the picturesque beaches of the great South East.





AMENITIES

- Local shops across the road
- **1km** to University of the Sunshine Coast
- Less than **2km** to 5 major schools & childcare
- **3.3km** to Buderim Town Centre
- **2km** Chancellor Park Shopping Precinct
- Easy access to Sunshine Mwy & Bruce Hwy
- **8.8km** to Alexandra Headland
- Under **10km** to Mooloolaba beach
- **10.3km** to Kawana Shopping World
- **15km** to Sunshine Coast Airport





INFRASTRUCTURE

- **\$6 Million** Upgrade of Sippy Downs Drive
- **\$100 Million** Woolworths Sippy Downs Town Centre
- Coles Sippy Downs Shopping Centre
- **\$2 Billion** Sunshine Coast University Hospital
- Sunshine Coast Airport Expansion
- Sunshine Coast Business and Technology Precinct
- YOUI Global HQ
- SunCentral Maroochydore





SUNSHINE COAST UNIVERSITY HOSPITAL

When the Sunshine Coast University Hospital (SCUH) opens in early 2017, it will revolutionise healthcare on the Coast & offer a range of free public hospital services. SCUH will be supported by highly trained & specialised staff, who will safely care for patients with complex or life-threatening conditions.



OPENS 2017



450 BEDS - 2017 INCREASING TO 900 - 2021



3,500 JOBS WHEN OPEN



1,800 JOBS DURING CONSTRUCTION



BY 2021, 6,000 STAFF REQUIRED



164,000SQM OVER 6 LEVELS



FIRST NEW MAJOR, NOT REPLACEMENT HOSPITAL



\$1.8B INVESTMENT INTO HEALTHCARE FACILITY



SUNCENTRAL MAROOCHYDORE CBD

SunCentral Maroochydore represents a unique opportunity to establish a new business, community & city living hub in the heart of the Sunshine Coast. SunCentral will include commercial, retail, residential & lifestyle precincts & offer multiple investment & business development opportunities.

SunCentral will be delivered over the next 20 years, transforming Maroochydore into one of the most functional & commercially cities to cater for the growth in the region with it's population expected to grow from 335,800 to 500,000 by 2040. Overall there will be 150,000m² commercial floor space,

65,000m² retail gross floor area & 1950 residential apartments.



**AUSTRALIA'S ONLY
GREENFIELD CBD**



**COMMERCIAL BUILDINGS,
RETAIL OUTLETS, PREMIUM
HOTEL, EXHIBITION
CONVENTION & ENTERTAINMENT
CENTRE**



**5,000 JOBS BY 2020 FURTHER
15,000 BY 2025 & 30,000 BY 2040
SUNCENTRAL WILL BOOST THE
ECONOMY BY \$4.4 BILLION**



**40% OF THE 53 HECTARE
SITE WILL BE PARKLANDS &
WATERWAYS**





UNIVERSITY OF THE SUNSHINE COAST

The University of the Sunshine Coast is a unique and successful regional institution, established on a greenfield site at Sippy Downs 20 years ago to support the development aspirations of the Sunshine Coast community. From this beginning, the University has grown to around 12,000 students and 120 degree programs, focussed on the catchment between Brisbane and the Fraser Coast.



**A COMPREHENSIVE
UNIVERSITY OF 20,000
STUDENTS BY 2020**



**POSITIONED IN THE GLOBAL
TERTIARY EDUCATION
COMMUNITY AS A
TOP-100 UNIVERSITY UNDER
50 YEARS OF AGE**



**A PRIMARY ENGINE OF
CAPACITY BUILDING IN THE
BROADER SUNSHINE COAST
REGION, FROM BRISBANE
TO THE FRASER COAST**



**NEW PROGRAMS,
INFRASTRUCTURE AND
STUDY LOCATIONS
INTRODUCED TO
MEET THE NEEDS OF
LOCAL INDUSTRY AND
COMMUNITY, AND SUPPORT
OTHER INITIATIVES SUCH
AS SUNSHINE COAST
UNIVERSITY HOSPITAL AT
KAWANA**



Site Plan



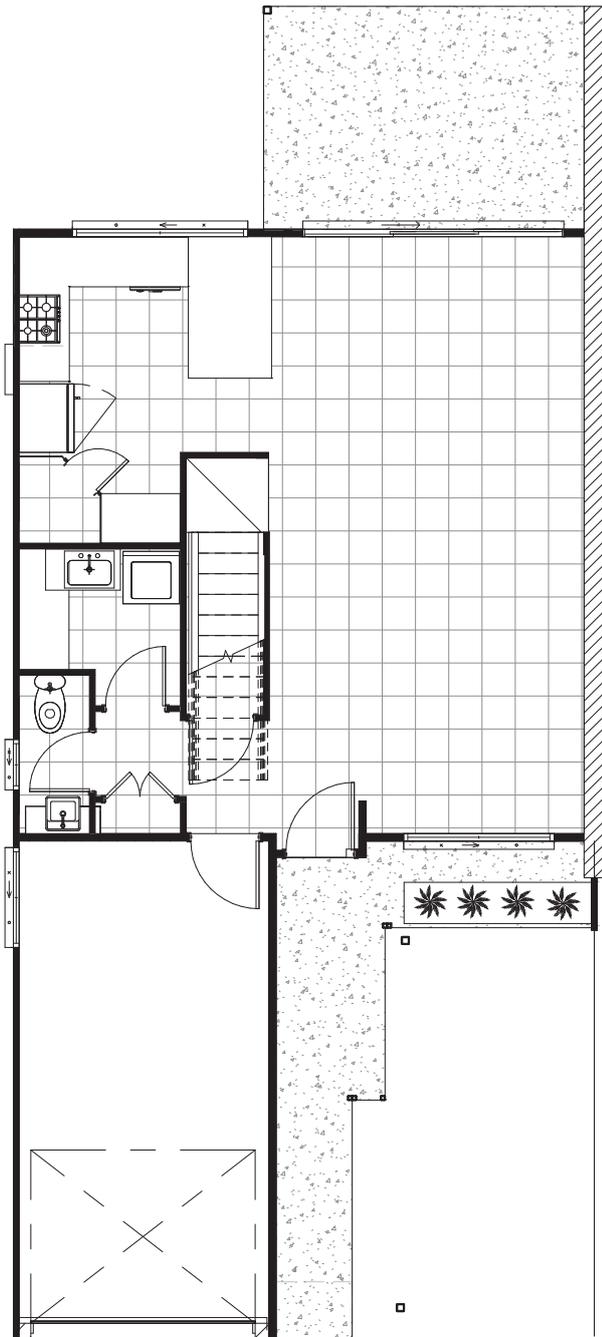
SANCTUARY VILLAS



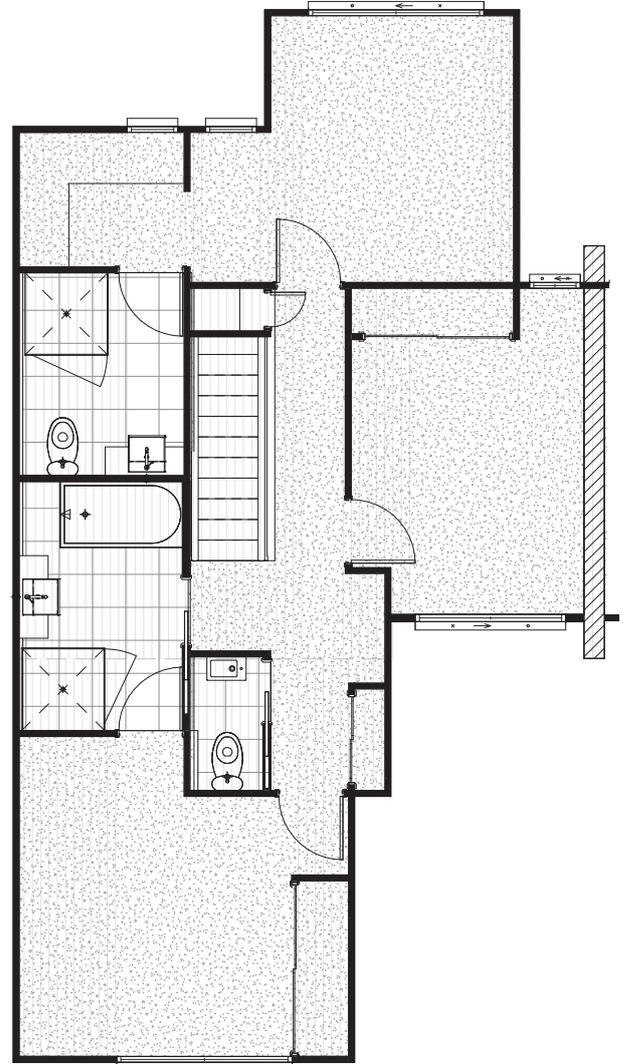
STRINGYBARK ROAD

TYPE A: SCHEDULE OF AREAS (sqm)

Ground Internal	52.17m ²
First Floor Internal	68.05m ²
Garage	18.82m ²
Alfresco	11.14m ²
Patio	4.21m ²
TOTAL	154.38m²



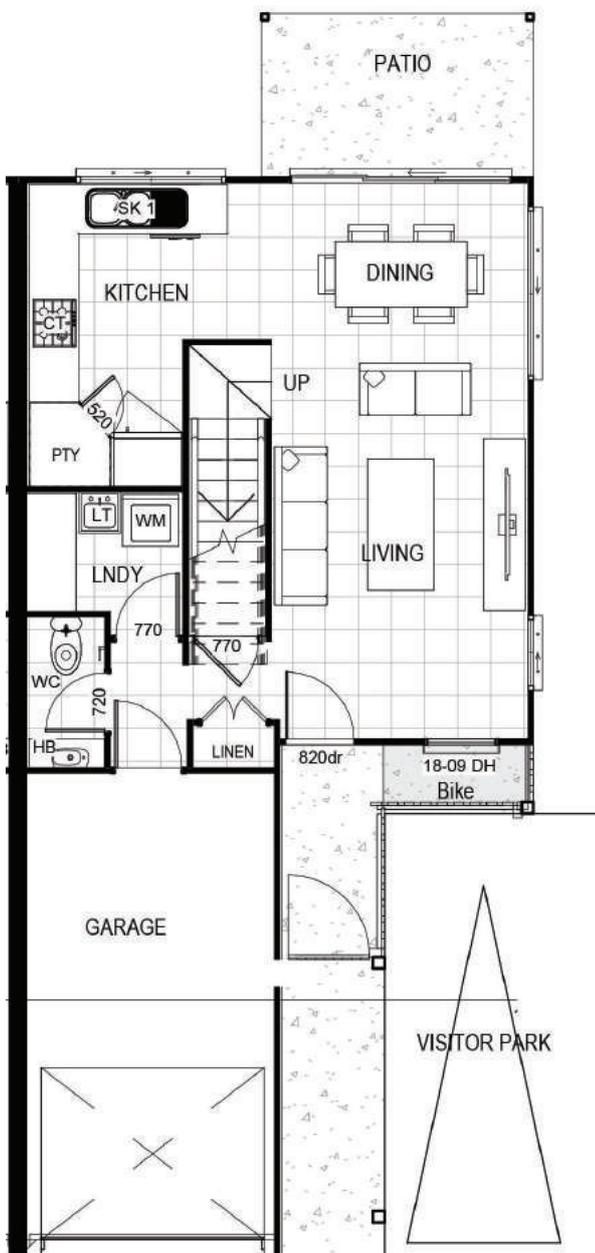
GROUND FLOOR



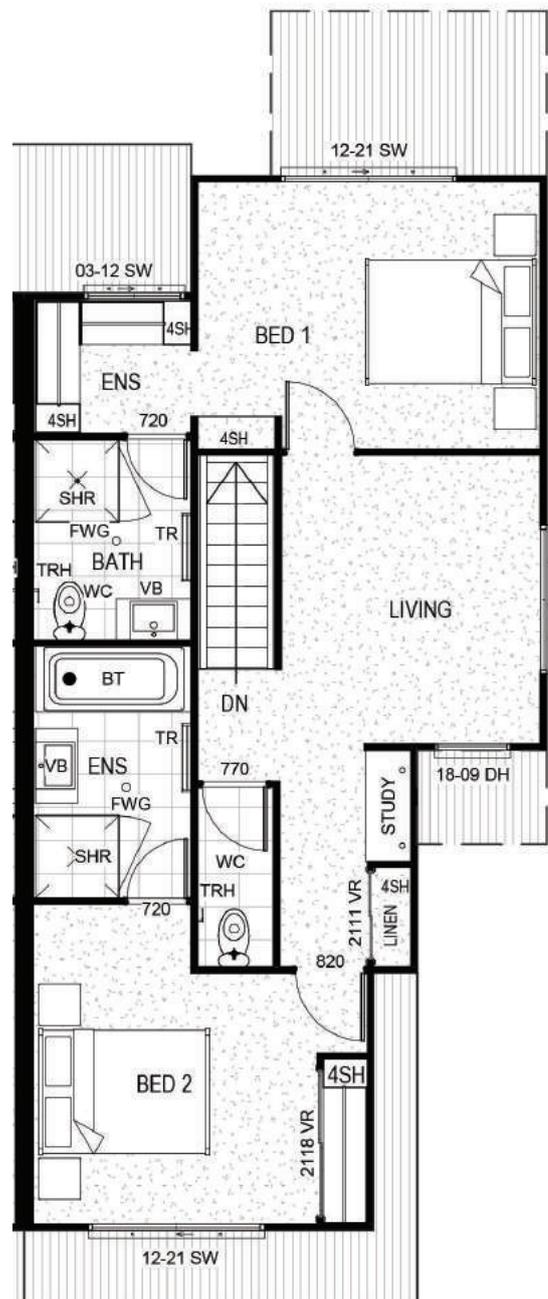
FIRST FLOOR

TYPE B: SCHEDULE OF AREAS (sqm)

Ground Internal	45.67m ²
First Floor Internal	66.13m ²
Garage	18.8m ²
Alfresco	6.96m ²
Patio	4.90m ²
TOTAL	142.46m²



GROUND FLOOR



FIRST FLOOR

Schedule of Finishes



SANCTUARY VILLAS

Construction of townhouses to Australian Standards, SSCRC development approvals and compliance with energy ratings. All colour schemes selected by professional design consultant. Items contained in this schedule are indicative only. If any product is unavailable at the time of construction a similar product of equal quality will be selected and used without notice.

WHITE ANT TREATMENT	Termite treatment to AS3660.1 -2000 to service penetrations and perimeter
FOUNDATIONS & FLOORS	Engineer designed concrete slab system AS2870-1996 Upper level floors are timber with carpet underlay
EXTERNAL WALLS	Engineer designed Fire party walls AS1530.4 Brick with render & Stria , FC sheeting & weatherboard to external walls
INSULATION	60MM Anticon to main roof areas
ROOF EAVES	Engineer designed pine trusses with Colour bond metal roof FC sheeting to eaves
WINDOWS & SCREENS	Powder coated aluminium sliding windows and doors Flyscreens to all aluminium openings Window coverings to all aluminium openings
INTERNAL WALLS	Pine frames to engineer's specifications
INTERNAL LININGS	Finished ceiling heights 2400mm Walls 10mm plasterboard Wet areas 6mm villa board Ceilings 10mm plaster board 55mm cornice throughout
MOULDING	Skirtings 66mm x 11mm single bevel splayed profile Architraves 42mm x 11 single bevel splayed profile
DOORS	Internal swing doors redicote Internal sliding doors satin chrome frames mirror fronts Entry doors Exterior ducacote with translucent glass panels Door furniture Internal swing doors lever passage sets Internal cavity sliding doors flush pull sets Entry door entrance set
KITCHEN FITTINGS	Cupboards PVC edging doors and draw fronts Stone bench tops Over head cupboards to 2110mm Sink 1.5 bowl SS sink/Tap ware Mixer
KITCHEN APPLIANCES	Under bench oven SS builders range Ceramic cook top builders range Concealed range hood SS builders range Dishwasher SS builders range



Schedule of Finishes



SANCTUARY VILLAS

BATHROOM ENSUITE & LAUNDRY FITTINGS

Shower screens aluminium frame clear laminate glass
Bath tub white acrylic
Vanity basin Laminated cabinet laminated bench tops, drop in basin
Mirrors frames to width of vanity
Towel rails double rail
Toilet roll holder
Tap ware mixers, Shower roses & Spouts
Toilet suites – white vitreous china dual flush
Laundry tub – 35 lt Skinny mini, mixer tap ware

WET AREA TILING

Builders range ceramic tiles to wall and floor, see color boards,
water proofing to Australian standards

MAIN FLOORS

Builders range ceramic tiles to lounge, dining, kitchen, laundry,
Carpet to bedrooms. See colour boards
Stair case – timber

WARDROBES

1 Hat shelf with chrome hanging rail
Linen Cupboard – 4 shelves

BROOM CUPBOARD

1 Shelf

HOT WATER SERVICE

250 Lt off peak electric hot water unit

ELECTRICAL

Electrical layout available upon request
Smoke detectors to Australian standards
Ceiling Fans x 4
Split System A/C x 2

PAINTING

Two coat builders range paint, see colour board

GARAGE DOOR

Colorbond motorised door with 2 handsets

EXTERIOR

Turfed yard, landscaped gardens
Timber 1800 pine
Exposed aggregate to entry, patio & Court yard
Driveways and carport exposed aggregate
and concrete
Wall mounted cloths line





EXTERNAL SCHEME ONE

ROOF	Colorbond Surfemist
FASCIA	Colorbond Surfemist
GUTTER	Colorbond Surfemist
WINDOWS	Ultra Silver
RENDER WALLS	Resene Double Gravel N37-005-114
F/C SHEET WITH COVER STRIP	Painted: Colorbond Surfemist
WEATHERBOARD	Resene Half Delta G76-011-122
STRIA	Resene Double Gravel N37-005-114
SOFFIT/EAVES	½ strength Colorbond Surfemist
VERANDAH POSTS	Painted: Colorbond Surfemist
TIMBER BATTEN SCREENS	Resene Double Gravel N37-005-114
DOWNPIPES	To match wall colour
VISITOR'S PARKING PERGOLA	Galvanised Steel
GARAGE DOOR	Colorbond Surfemist
FRONT DOOR & JAMB	Style: Corinthian PMAD 106 Painted: Resene Renew G80-045-181 Handle: Polished Chrome Lever
POWDERCOATED FEATURE GATE	Resene Renew G80-045-181
WINDOW AWNINGS	Resene Double Gravel 3 schemes



Schedule of Finishes



SANCTUARY VILLAS

INTERNAL SCHEME TWO

KITCHEN

Benchtop:	Quantam Quartz Tornado 20mm
Doors/Cabinets:	Formica Snowdrift 0723 Gloss Finish
Kicks:	Formica Snowdrift 0723 Gloss Finish
Overhead Cupbrds to Cooktop Area Only:	Laminex Impressions Licorice Linea Riven Finish 279
Study Desk in Kitchen:	Quantam Quartz Tornado 20mm
Handles:	Lincoln Sentry Barra Polished Chrome (or similar)

POWDER ROOM

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen
Mirror:	Frame: Polished Chrome

LAUNDRY

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen

BATHROOM

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen
Mirror to run over bath:	Frame: Polished Chrome
Shower Screen:	Frame: Polished Chrome

ENSUITE

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen
Mirror to run over bath:	Frame: Polished Chrome
Shower Screen:	Frame: Polished Chrome

STUDY DESK

Benchtop:	Laminex Licorice Linea Natural Finish
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INTERNAL PAINTING

Main Walls:	Dulux Natural White 73711
Skirting Boards, Architraves & Internal Doors:	½ strength Dulux Natural White
Ceilings:	1/3 strength Dulux Natural White or White
Carpet:	Quest carpets Canadian Bay Colour:Gust
Internal Robes & Linen:	Frame: Polished Chrome Infill: Mirror
Internal Doors:	Style: Flush Handle: Polished Chrome
Tilings:	(Supplier: National Tiles)
Main Floor:	Colorado Grey Gloss NT11-535FL (450x450mm)
Kitchen Splashback:	MAXWL017 Café Grind (100x300mm) Matt
	To be tiled horizontally Brick Bond Grout to match base colour of tile

Schedule of Finishes



SANCTUARY VILLAS

LAUNDRY

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)
Splashback: Mosaic NT11-203GM (298x298mm) (150mm high)
Leadglass Stainless Steel Mix Mosaic

BATHROOM

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Walls: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)

ENSUITE BATHROOM

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Walls: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)
Splashback to Vanity: BELWP200 Gloss White (100x300mm) To be tiled horizontally Brick Bond

UPSTAIRS POWDER ROOM

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)
Splashback: Mosaic NT11-203GM (298x298mm) (150mm high)
Leadglass Stainless Steel Mix Mosaic

GROUT TO COLORADO GREY

Floor: Grey
Walls: White
Grout to BELWP200: White
Grout to Mosaic: White
Grout to MAXWL017 Café Grid: Grout to match base colour of tile





Friday, February 10, 2017



ADAMS & JONES
PROPERTY SPECIALISTS

7B/5 Lutana Street, Buddina

P: 1800 875 875

W: www.adamsandjones.com.au

RE: Appraisal – ‘Sanctuary Villas’ 156 Stringybark Road, Buderim Q 4556

Thank you for allowing Adams & Jones the opportunity to provide you with a rental appraisal on the proposed investment property located in Buderim.

After careful consideration and research into the current market, taking into account the features, size, location and attributes of the property, it is our opinion that the property will receive an estimated rental return as outlined below.

3 bedroom, 2.5 bathroom residence = \$410 - \$440 per week.

This appraisal has been formulated on current market conditions and may vary at the time the property is available for rent.

Should you require any further information or wish to discuss this appraisal further please don't hesitate to contact me directly on the number provided below.

Yours sincerely,

Tiffany Brinsmead

Property Manager

M: 0455 223 231 | P: 1800 875 875 | E: tiffany@adamsandjones.com.au

7B/5 Lutana Street, Buddina QLD 4575



ADAMS & JONES
PROPERTY SPECIALISTS

Central QLD | Sunshine Coast | Brisbane | Gold Coast | Toowoomba

1800 875 875

www.adamsandjones.com.au

BMT Tax Depreciation QUANTITY SURVEYORS

Level 7, 320 Adelaide Street
Brisbane QLD 4001
GPO Box 3229
Brisbane QLD 4001

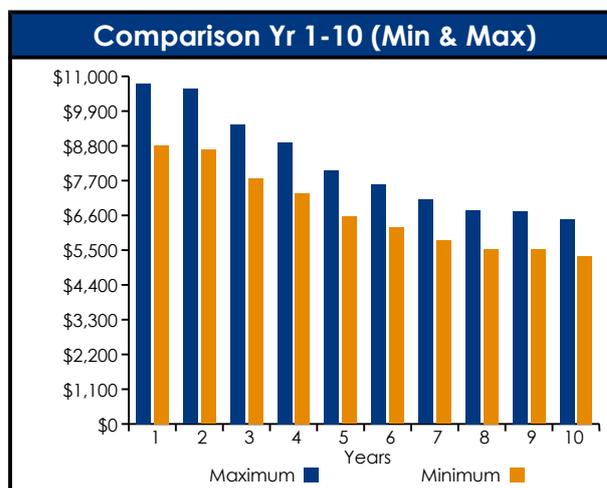
t 07 3221 9922 e info@bmtqs.com.au
f 07 3221 9933 w www.bmtqs.com.au

Australia Wide Service ABN 44 115 282 392

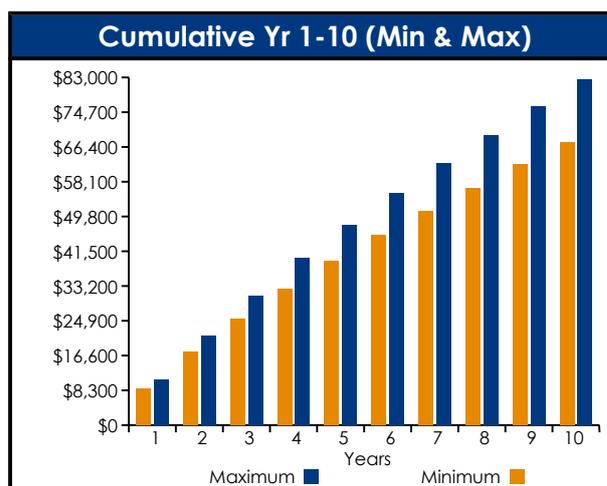


Estimate of Depreciation Claimable Townhouse Type A Corner Jorl Court & Stringybark Road, BUDERIM, QLD 4556

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,698	6,064	10,762
2	4,535	6,064	10,599
3	3,423	6,064	9,487
4	2,855	6,064	8,919
5	1,955	6,064	8,019
6	1,529	6,064	7,593
7	1,032	6,064	7,096
8	705	6,064	6,769
9	679	6,064	6,743
10	422	6,064	6,486
11 +	706	181,943	182,649
Total	\$22,539	\$242,583	\$265,122



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,844	4,962	8,806
2	3,711	4,962	8,673
3	2,801	4,962	7,763
4	2,336	4,962	7,298
5	1,599	4,962	6,561
6	1,251	4,962	6,213
7	844	4,962	5,806
8	577	4,962	5,539
9	555	4,962	5,517
10	346	4,962	5,308
11 +	578	148,863	149,441
Total	\$18,442	\$198,483	\$216,925



* 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 07 3221 9922



SANCTUARY VILLAS

ON BUDERIM

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