

HIGHLANDER

CRAIGIEBURN





INTRODUCTION

Located just 34km north of Melbourne's CBD, the Highlander is situated in the heart of the highly acclaimed Highlands Estate in Craigieburn and will incorporate 28 one and two bedroom contemporary apartments. It will comprise over three levels, with office and retail outlets on the ground level.

Highlander is 6 star energy rated, amongst an award winning established master planned community with more than 10,000 happy residents and families. It offers an exciting opportunity for purchasers to create their own treasured and precious memories, or invest in a unique development.

The Highlander boasts easy access to plenty of shopping and transport options located minutes from home.

With secure parking available for residents and plenty of car parking for visitors and shoppers. The complex also includes a Medical Centre, Pharmacy, Café, Grocery Store, Novelty store and much more. The Highlander truly represents the life, growth and future of the Highland community.

For those wanting to escape the hustle and bustle with a good book and a coffee, this development has a mini haven within a central courtyard filled with manicured landscaping, lawn areas, bench seats and a stunning tranquil water feature. It's the perfect place to go after a morning of shopping or for a moment to catch your breath.

With its stylish design, the apartments feature quality stone benchtops, LED energy efficient lighting throughout each home, split system in the living area, premium appliances, modern fixtures and fittings. All entry, living, dining and wet areas are tiled with all bedrooms carpeted and all apartments come complete with blinds to all windows and sliding doors including fly screens to openable windows.



ABOUT HIGHLANDS

THE LOCAL AREA

Iconic and beautiful lakes, lush greenery with open spaces and a thriving community awaits you at Highlands.

Highlands has everything that you could ask for from an abundance of parks and walking trails, shopping centres, cafes, brand new schools, childcare centres, world class sporting facilities, cinemas, entertainment, health centres, a library and an aquatics centre.

The Highlands literally sings the joys of what community is all about, offering opportunities for families and residents to do what they enjoy doing every day, whether it's exploring and taking a stroll down one of the walking trails along Highlands iconic lake, cooling off at the Splash Aqua Park and Leisure Centre or having a coffee and dining at one of the local cafes.

SHOPPING AT HIGHLANDS

There is plenty to choose from in the way of shops, with Craigieburn Central only minutes away. The shopping centre has more than 100 speciality stores, Aldi, Coles, Woolworths, Big W, Target, United Cinema and eateries. The Highlands Shopping Centre includes Woolworths, The Reject Shop, Jetts 24/7 Gym with specialty stores, including a butcher, bakery and florist.

Each village in Highlands has a strip of retail stores that includes a newsagency, fish and chip shop or general store and Craigieburn Junction, when fully completed, will include large format retailers, including Beacon Lighting, Autobarn, Supercheap Auto, Freedom Furniture and Harris Scarfe.

EDUCATION AT HIGHLANDS

Families looking to raise their children in Craigieburn are spoilt for choice when it comes to options, with 15 childcare facilities, 10 primary schools, 3 Prep to Year 12 and 2 Secondary schools within and close to Highlands. There are also over 20 parks with adventure playgrounds and plenty of walking and cycling trails throughout the community. The kids and the young-at-heart will love the \$48.5 million Splash Aqua Park and Leisure Centre with thrilling waterslides or even sightseeing at the Highlands Lake.

WORLD-CLASS SPORTS AT HIGHLANDS

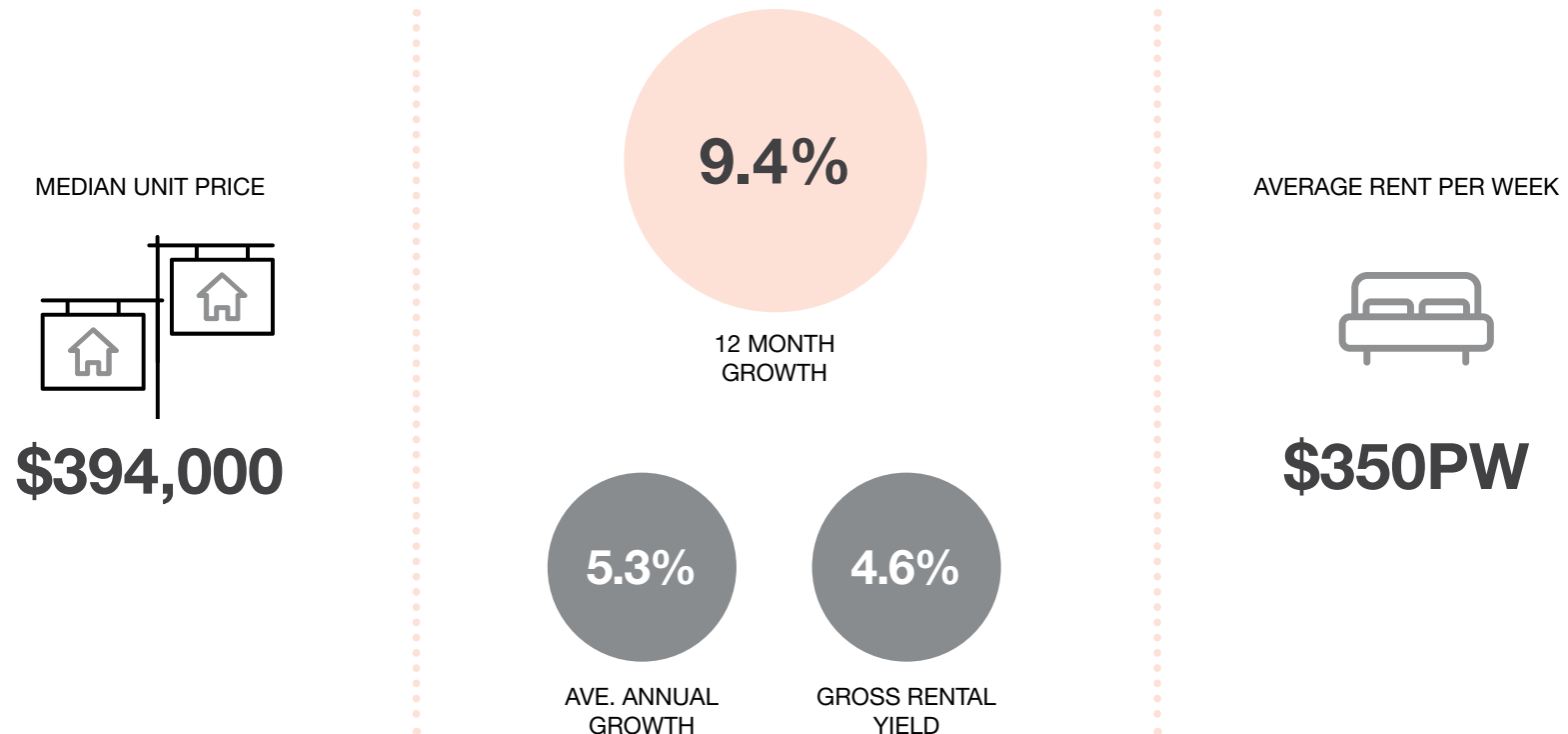
The Highlands sporting facilities and clubs are well known in the community for being extremely welcoming. There is plenty to choose from including the Hume Tennis Club, Highlands Park Run, Craigieburn Cricket Club Family Friendly club, Hume Hockey Club and the Hume City Swimming Club. There is also a huge range of health centres, multipurpose centres and other health services just minutes away.

TRANSPORT AT HIGHLANDS:

There are plenty of transport options available from Highlands whether you're traveling inside or outside the community. Craigieburn Train Station is only a 5 minute drive away so it's easy to get to Melbourne's CDB with arrival to Flinders Street Station only taking 45 minutes. There are also 5 PTV bus routes available within Highlands including routes 529, 533, 537, 528 & 541 with more planned. If you have a car, there is easy access to the Hume Freeway, Western Ring Road and Tullamarine Freeway.



CRAIGIEBURN - A COMPELLING INVESTMENT



The price of a property that falls in the middle of the total number of properties sold over a period of time, based on 47 property sales over the preceding 12 months. Data current as of 1 March 2019. The median advertised rent as a percentage of median price, based on 317 property rentals and 47 property sales over the preceding 12 months. Data current as of 13 March 2019. Data supplied by Hometrack Australia & realestate.com.au.



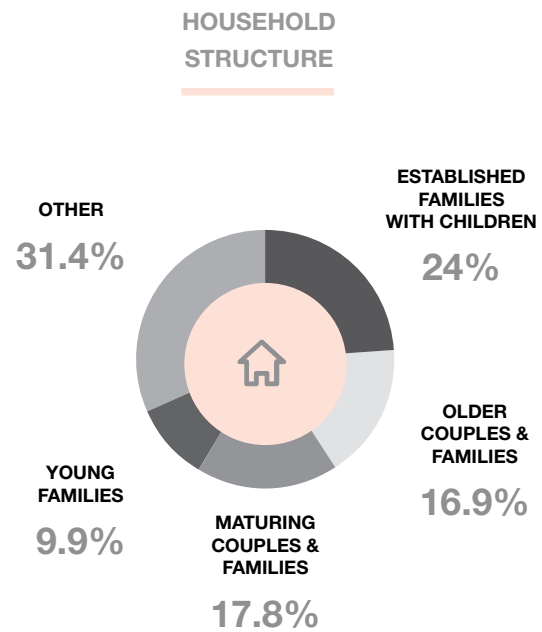
CRAIGIEBURN - MEDIAN UNIT PRICES IN SURROUNDING AREAS



The compound annual growth rate in median price, comparing the median price of property sales in the preceding 12 months to the median price of properties sold in the same 12 month period 5 years ago. This is based on 122 property sales over both periods. Data current as of 1 March 2019. Data supplied by Hometrack Australia

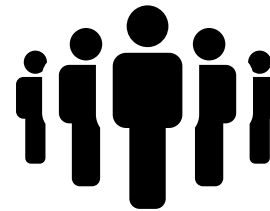


CRAIGIEBURN - WHO LIVES HERE



THE CURRENT POPULATION IS

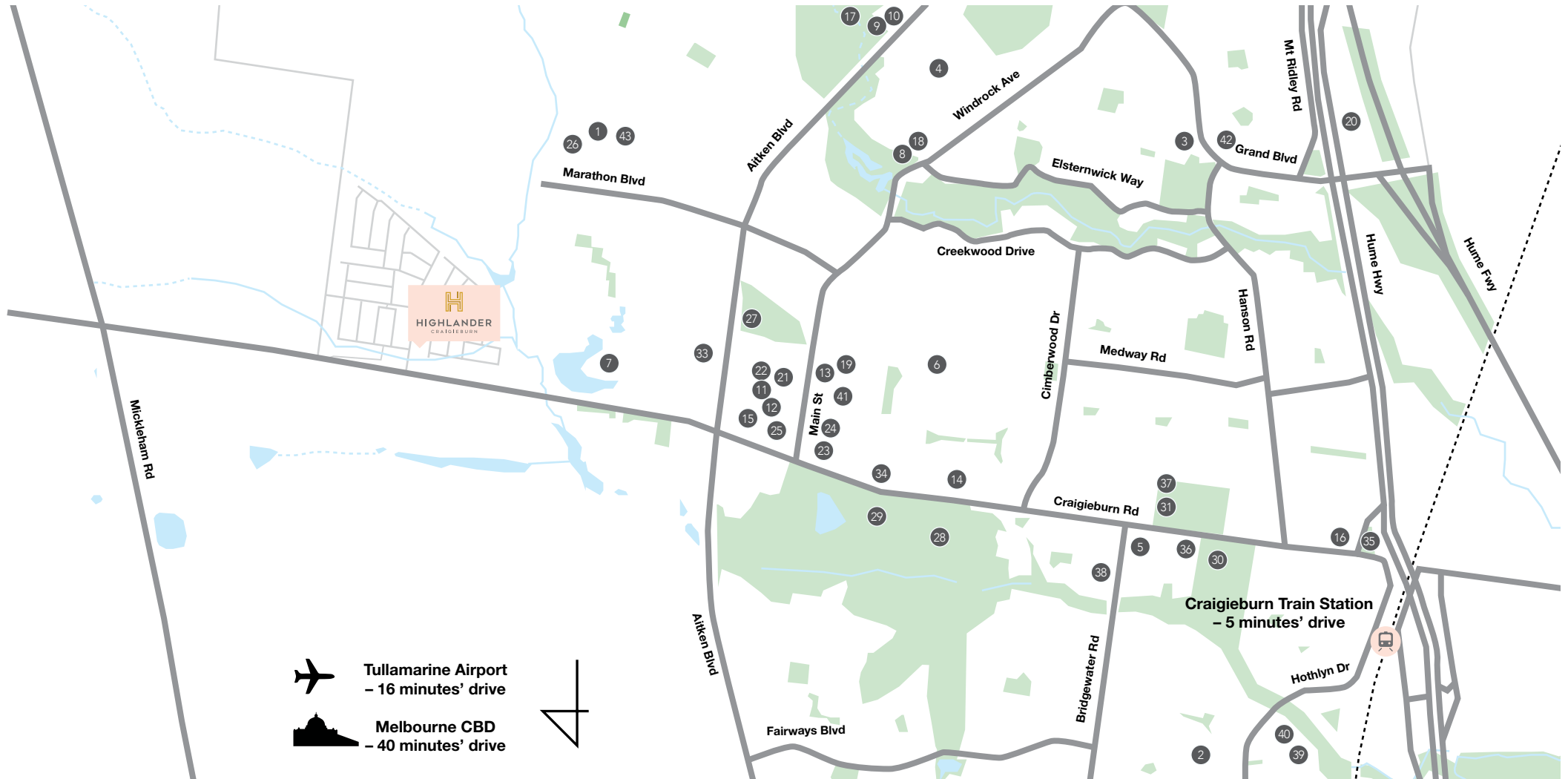
32,756



Data current as of 14 March 2019. Data supplied by realestate.com.au



LOCATION MAP



SCHOOLS & COLLEGES

- 1 - Aitken Creek Primary School
- 2 - Craigieburn Secondary College
- 3 - Craigieburn Primary School
- 4 - Mount Ridley College
- 5 - Our Lady's Catholic Primary School
- 6 - Willmott Park Primary School

FOOD & DRINK

- 7 - Waterside Cafe
- 8 - Rich Chilli Thai
- 9 - Seasonal Appetite
- 10 - Highlands Hotel
- 11 - Ribs & Burgers
- 12 - Salt N Pepper Indian Cuisine
- 13 - Max Brenner Chocolate Bar
- 14 - Fieste Family Restaurant

RETAIL & AMENITIES

- 15 - Craigieburn Central – Shopping
- 16 - Craigieburn Plaza – Shopping
- 17 - Highlands Shopping Centre
- 18 - Chemist Warehouse
- 19 - Coles
- 20 - Bunnings
- 21 - Target
- 22 - JB Hi-Fi
- 23 - Aldi

- 24 - Woolworths
- 25 - Big W

ENTERTAINMENT & RECREATION

- 26 - Hume Tennis & Community Centre
- 27 - Splash Aqua Park & Leisure Centre
- 28 - Craigieburn Sporting Club
- 29 - Craigieburn Public Golf Course
- 30 - Craigieburn Sports Stadium

- 31 - Craigieburn Tennis Club
- 32 - United Cinemas

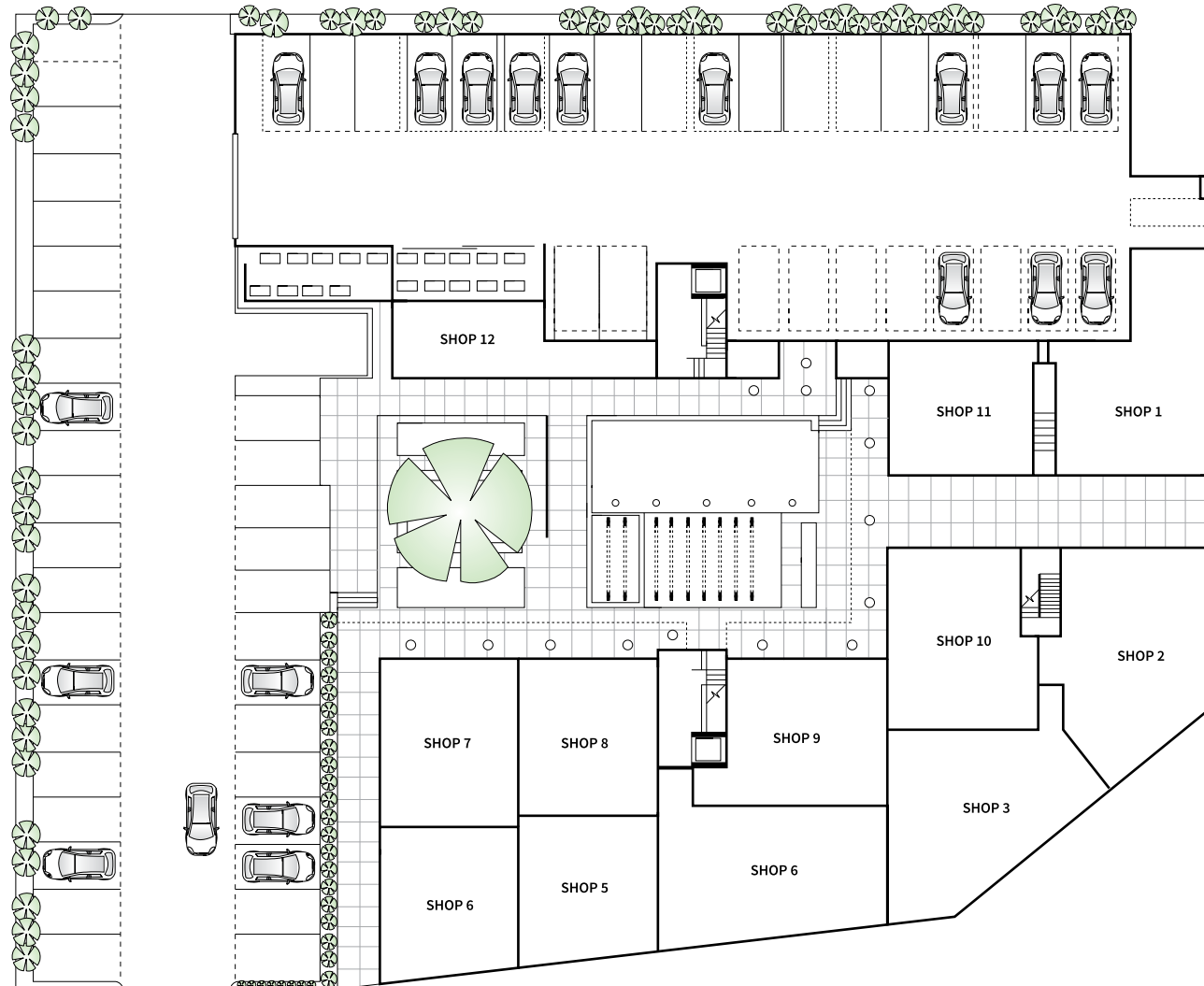
FACILITIES & CHILDCARE

- 33 - Craigieburn Library
- 34 - Craigieburn Health Service
- 35 - Craigieburn Animal Hospital
- 36 - Craigieburn Early Childhood Services

- 37 - Craigieburn Education and Community Centre
- 38 - 3 2 5 Early Education
- 39 - Mitford Crescent Kindergarten
- 40 - Maternal & Child Health Services
- 41 - Australia Post
- 42 - Pelican Childcare
- 43 - Craigieburn West YMCA Early Learning Centre

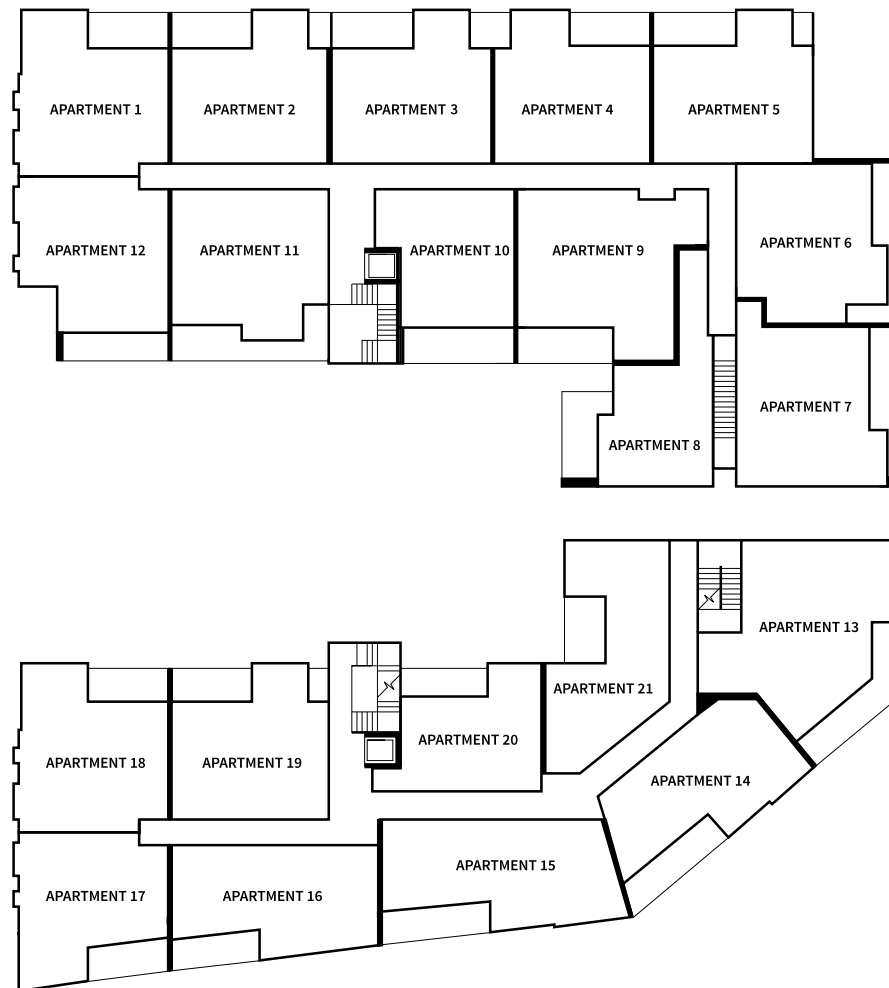


MASTERPLAN - GROUND FLOOR



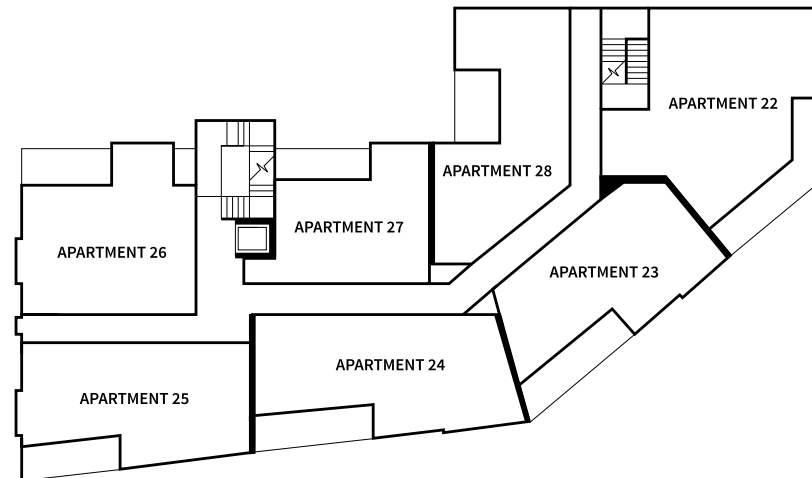


MASTERPLAN - FIRST FLOOR





MASTERPLAN - SECOND FLOOR







INCLUSIONS

PLUMBING FIXTURES KITCHEN

Kitchen sink – 1 and 3/6 bowl stainless steel sink
Kitchen sink – 1 and 1/3 bowl stainless steel sink
(for only units 14, 15, 16, 20, 23, 24, 25 and 27)
Kitchen mixer - sink mixer chrome

PLUMBING FIXTURES BATHROOM & ENSUITE

Ceramic vanity basins
Basin mixer - chrome
Basin plug - push/plug
Toilet suite - white soft close ceramic
Shower/bath mixers
Shower head - shower rail chrome
Shower bases - polymarble base white (size as per plan)
Toilet roll holder - chrome
Shower towel rail 600mm chrome

PLUMBING FIXTURES LAUNDRY

Laundry - base laundry trough & cabinet white 45ltr
and direct washing machine bypass
Laundry sink mixer - chrome
Washing machine taps & stops - chrome

PLUMBING FIXTURES MISCELLANEOUS

Rough in & fit-off as per plan
Instantaneous 20l hot water system

HEATING AND COOLING

1x split system in living area

ELECTRICAL

Internal light points – led downlights to entrance, kitchen, meals & living
Internal light points – led downlights to bedrooms and bathrooms
External light points – led downlights to balconies
White double light switches - as per Australian standard
White single light switches - as per Australian

standard
White double power points - as per Australian standard
White single power points - as per Australian standard
Hardwired smoke detectors - Australian standard (located as per plan)
Exhaust fans - self sealing to bathroom
Telephone point located as per plan x 1
Safety switch
TV point (as per plan) x1
Data point located (as per plan) x1

INSULATION

Wall insulation to meet energy rating requirements
Ceiling insulation to meet energy rating requirements

INTERNAL FEATURES – INTERNAL LININGS & CORNICES

Walls – 10mm csr
Ceiling - 10mm csr
Cove cornices - 75mm csr

INTERNAL FEATURES – DOOR FURNITURE

Passage set - lever
Passage set - lever
Door stops

INTERNAL FEATURES – FIXING TIMBER

Architraves - 67mm single bevelled
Skirting 67mm single bevelled
Internal doors - radicote 2040mm height x 620-820mm width x 35mm with chrome hinges - hinged & latched
Primed MDF jamb set 110mm- 2040mm height

INTERNAL FEATURES – SHELVING

Robes - 1 melamine shelf 450mm deep with single hanging rail (if applicable)

Linen - 4 melamine shelves - 450mm deep
Pantry - 4 melamine shelves - 450mm deep

INTERNAL FEATURES – CABINETS

Supply and install laminate kitchen as per plan
20mm stone to kitchen bench tops
20mm stone to vanities

PAINTING (INTERNAL)

Semi-gloss enamel finish to doors, jambs and moulding
Flat acrylic paint to ceiling - 2 coat
Flat acrylic washable paint to walls - 2 coat
Semi-gloss finish to front entry door
Semi-gloss finish to front entry door, skirting boards & architraves
Painted infills above windows and where applicable
External paint- builders discretion

WATERPROOFING

Water proofing - 2000mm height in shower walls
Waterproof - 600mm height to bath splashback
Waterproof - wall to floor junction in laundry and WC

CERAMIC WALL TILING

Tiled kitchen splashback - from benchtop to underside of overhead cupboards
Bathroom - min. 400mm high above vanity
Bathroom - 1800mm high above shower base to all sides
Bathroom - skirting tile where applicable
Laundry - min. 400mm high above trough including return, skirting tiles where applicable

CERAMIC FLOOR TILING

Ceramic floor tiles to entry, living, dining and wet areas or as builders discretion

SHOWER SCREENS

Framed shower screens- as per plan

SPLASHBACK

Tiled kitchen splash back

APPLIANCES

Stainless steel fan forced electric oven
600mm - Venini
Stainless steel gas cook top 600mm – Venini
Stainless steel rangehood slide out 600mm – Venini
Stainless steel dishwasher 600mm – Venini

INTERNAL CAULKING

Bathroom - shower recess, wall and floor and shower base junctions
Bathroom - bath hob wall and floor and top of hob
Bathroom - vanity tops to wall tiles and under mirror and end of all bench tops to walls
Laundry - trough splashback, junctions and top of trough
Kitchen - splashback to bench top and ends of all benchtop's walls
Skirting tiles - caulk skirting tiles to all wet areas

MISCELLANEOUS

2550mm ceiling heights
Blinds to all windows and sliding doors (terrace areas)
Flyscreens to windows
Ceramic tiles to balconies

WAIVER ACKNOWLEDGEMENT

The purchaser acknowledges the builder reserves the right to provide alternative products that will be similar quality and colour as of anything listed above. The exact location & or method of installation is at the discretion of the builder in accordance with the Australian Building Code Standards.



PURE

01 > FLOOR TILE
Tang Light Grey Matt

02 > KITCHEN, BATHROOM & LAUNDRY TILE
Easy White Gloss

03 > CEILING, DOORS & SKIRTING PAINT
Greyology 1

04 > WALL PAINT
Aura

05 > KITCHEN BENCH
Blanco Norte

06 > CARPET
In The Loop, SC0502 Confidential

07 > BATHROOM BENCH
Ice Quarstone Velour

08 > KITCHEN & BATHROOM CABINetry
Snowdrift Velour



INTERNAL COMPLETED PROJECT EXAMPLES





VESTBUILD COMPLETED PROJECT EXAMPLES





VESTBUILD COMPLETED PROJECT EXAMPLES





TRUST IN VESTBUILD

Vestbuild was established in 1997 as a vertically integrated property development and construction group which continues to thrive today. Vestbuild has a clear vision to produce quality properties and affordable communities by providing complete and specialised services from property development, construction, through to capital funding, real estate and project management.

The Vestbuild brand is based on four key principles: Design, Quality, Technology and Service. We continuously invest in our workers, our business and the latest technologies with revolutionary new systems available only through Vestbuild. Our homes stand out from the rest like our core values and are underpinned by our details focus on quality and the importance we put on making the home ownership journey with our brands memorable.

Vestbuild is a trusted property company with a growing pipeline of quality projects. Our highly experienced project teams manage the entire development process from inception to completion, working tirelessly to build a solid future for all clients and stakeholders.

With Highlander, Vestbuild continues to deliver projects that suit the changing demand and requirements of its customers. Vestbuild Developments embrace a lifestyle that includes recreation, work, relaxation, entertainment, family and community. By daring to imagine such visionary projects such as Bellin, The Surrey, Clover and Chambers Park, Vestbuild is playing a significant role in reshaping the environments in which we live, work and play,



February 27, 2019

TO WHOM IT MAY CONCERN

**RE: 1 Bedroom Apartment 4 Highlander Drive,
Craigieburn Vic 3064**

Thank you for giving Barry Plant the opportunity to provide a rental appraisal on the above property. Having inspected the property we believe if the premises were to be offered for lease as unfurnished accommodation, on a medium to long-term basis, a rental of \$325.00 per week should be achievable in the current rental market.

Once again, thank you for the opportunity of providing this appraisal and please do not hesitate to contact the undersigned should we be of any further assistance.

Yours sincerely



**Robert Bella
Senior Property Manager**

PLEASE NOTE THAT THIS OPINION OF VALUE HAS BEEN PREPARED SOLELY FOR YOUR OWN INFORMATION AND NOT FOR ANY THIRD PARTY. EVERY CARE HAS BEEN TAKEN IN ARRIVING AT THE FIGURES HEREIN, HOWEVER WE STRESS THAT THIS IS AN OPINION ONLY AND CANNOT BE TAKEN AS A SWORN VALUATION.

LICENSED ESTATE AGENTS,
AUCTIONEERS & PROPERTY
MANAGERS

Select Realty Sales Pty Ltd trading
as Barry Plant Craigieburn

ABN 92 104 558 698
Director: David A Devlin O.I.E.C

barryplant.com.au

February 27, 2019

TO WHOM IT MAY CONCERN

**RE: 2 Bedroom Apartment 4 Highlander Drive,
Craigieburn Vic 3064**

Thank you for giving Barry Plant the opportunity to provide a rental appraisal on the above property. Having inspected the property we believe if the premises were to be offered for lease as unfurnished accommodation, on a medium to long-term basis, a rental of \$360.00 per week should be achievable in the current rental market.

Once again, thank you for the opportunity of providing this appraisal and please do not hesitate to contact the undersigned should we be of any further assistance.

Yours sincerely



Robert Bella
Senior Property Manager

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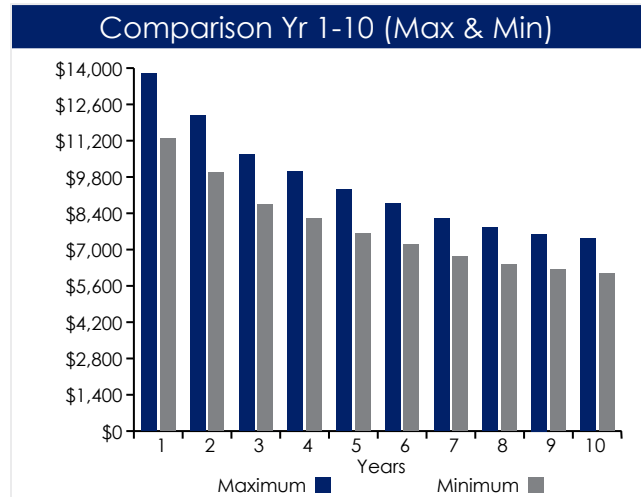
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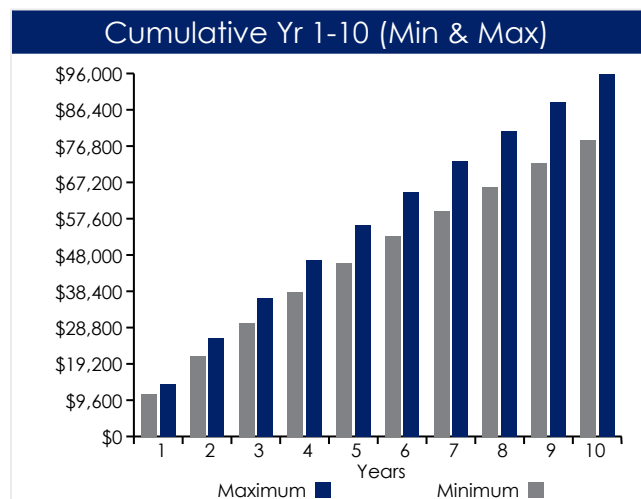
barryplant.com.au

Estimate of Depreciation Claimable Typical 2 Bedroom Apartment Highlander Drive, CRAIGIEBURN VIC 3064

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,905	6,871	13,776
2	5,312	6,871	12,183
3	3,794	6,871	10,665
4	3,134	6,871	10,005
5	2,439	6,871	9,310
6	1,910	6,871	8,781
7	1,342	6,871	8,213
8	972	6,871	7,843
9	732	6,871	7,603
10	569	6,871	7,440
11 +	4,349	206,124	210,473
Total	\$31,458	\$274,834	\$306,292



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,649	5,621	11,270
2	4,346	5,621	9,967
3	3,104	5,621	8,725
4	2,564	5,621	8,185
5	1,995	5,621	7,616
6	1,562	5,621	7,183
7	1,098	5,621	6,719
8	796	5,621	6,417
9	599	5,621	6,220
10	465	5,621	6,086
11 +	3,559	168,647	172,206
Total	\$25,737	\$224,857	\$250,594



* assumes settlement on 1 July in any given year.

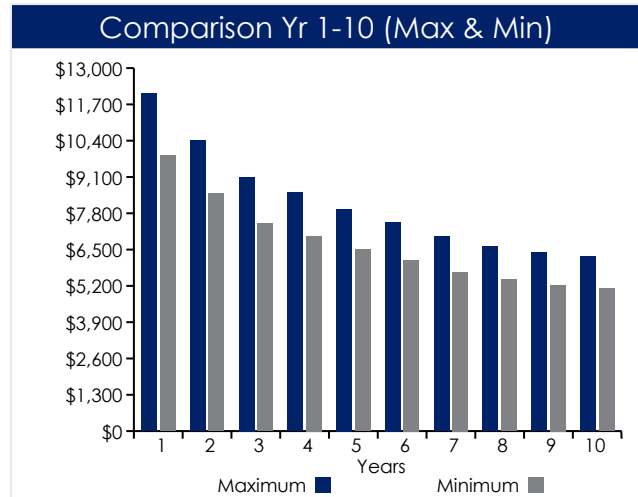
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

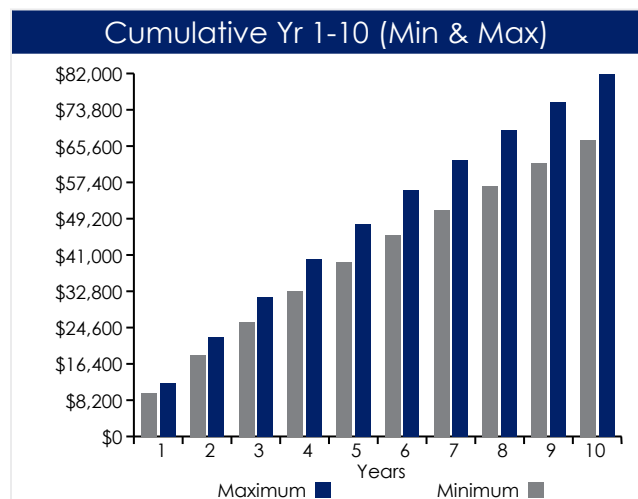
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9296 6200

Estimate of Depreciation Claimable Typical 1 Bedroom Apartment Highlander Drive, CRAIGIEBURN VIC 3064

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,362	5,718	12,080
2	4,693	5,718	10,411
3	3,383	5,718	9,101
4	2,825	5,718	8,543
5	2,236	5,718	7,954
6	1,770	5,718	7,488
7	1,244	5,718	6,962
8	903	5,718	6,621
9	677	5,718	6,395
10	528	5,718	6,246
11 +	3,972	171,511	175,483
Total	\$28,593	\$228,691	\$257,284



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,206	4,678	9,884
2	3,839	4,678	8,517
3	2,768	4,678	7,446
4	2,311	4,678	6,989
5	1,830	4,678	6,508
6	1,448	4,678	6,126
7	1,018	4,678	5,696
8	739	4,678	5,417
9	554	4,678	5,232
10	432	4,678	5,110
11 +	3,250	140,327	143,577
Total	\$23,395	\$187,107	\$210,502



* assumes settlement on 1 July in any given year.

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ANOTHER QUALITY PROJECT BY



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