



## Waller Square Estate Heritage Park, Queensland

Every single day's rent  
for 10 years is covered

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**OzInvest SMSF** 

## Disclaimer

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## Introduction

OzInvest have access to brand new house and land packages in Waller Square Estate at Heritage Park located only 24kms from the Brisbane CBD.

Successful Australian Developments are based primarily on location, jobs, infrastructure, population and long term forecast growth, the Heritage Park development has all of this and will offer affordable House and Land opportunities, to the end user either as an owner occupier or at the right price.

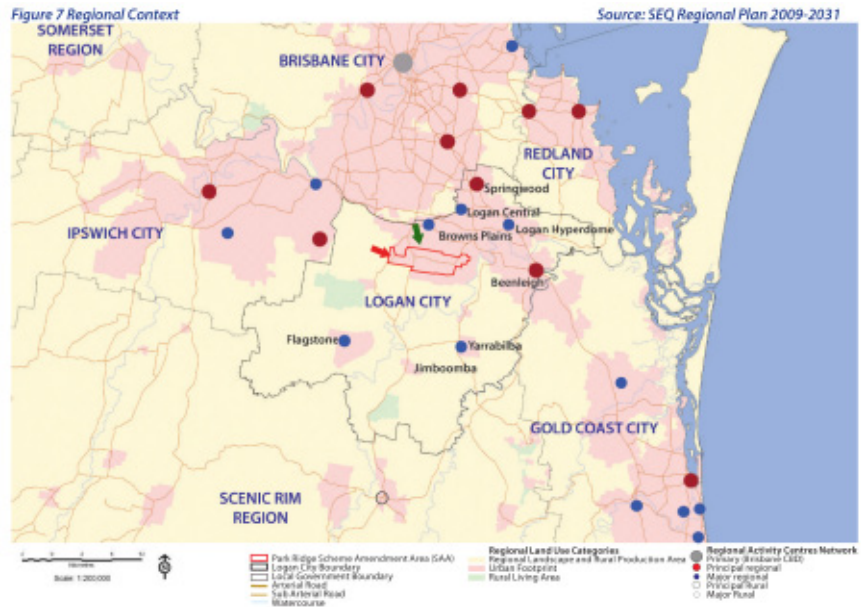
Waller Park Estate Heritage Park is strategically placed within a few hundred meters of the border of the Park Ridge MDA, this offers an enormous opportunity to be located next to a new 'satellite city' or 'hub' which is the future of townplanning in Australia.

Heritage Park is already serviced by substantial existing infrastructure such as the Grand Plaza shopping centre, major arterial roads that link Ipswich city, Brisbane city and the Goldcoast. There are numerous existing schools, and existing corridors of business parks providing local jobs. The proposed Parkridge MDA will see Heritage Park positioned perfectly between this existing infrastructure and the new, making Heritage park one of the most appealing locations available for an investor, owner occupier and tenant.

Logan City Council has outlined a vision for the Park Ridge MDA (Major Development Area) to develop as integrated, sustainable urban communities and employment areas, catering for a population of about 25,000 people, and providing up to 13,000 jobs. It will feature urban communities offering diverse housing options, as well as a full range of community facilities, to ensure each community is well serviced with essential infrastructure and can function effectively as it develops.

Enterprise precincts will provide a diverse range of knowledge based employment opportunities, and will be integrated with the urban communities. Over time, these precincts are expected to develop into a major economic hub.

As part of this vision, a key feature of the Park Ridge MDA will be a mixed-use business park where residential units, commercial offices and limited retail activities are integrated.



## Special Features

Heritage Park has easy access to all the following areas:-

**Brisbane CBD (24kms)** 25 mins drive to the Brisbane CBD.

**Brisbane Airport (32kms)** 35 mins drive to the Brisbane International Airport.

**Mt Lindesay Highway (2kms)** Provides commuters easy access to the Brisbane CBD via the Motorways.

### Shopping Centres

**Park Ridge Village Shopping Centre (1.7kms)**

Local shopping centre

**Grand Plaza Shopping Centre (2.7kms)**

Local shopping centre

**Hyperdome Shopping Centre (12.1kms)**

Major shopping centre

### Schools

**Yugumbir Primary School (850m)**

Local Primary School

**Regents Park Primary School (1.7km)**

Local Primary School

**Park Ridge Primary School (2kms)**

Local Primary School

**Browns Plains High School (1.3kms)**

Local High School

**Park Ridge High School (2.1kms)**

Local High School

**Logan Institute of TAFE, Browns Plains Campus (2.4kms)**

Local TAFE

**Griffith University, Logan Campus (10kms)**

Local University

### Public Transport

**Kingston Train Station (7.2kms)**

Local train station

### Hospitals

**Logan Public & Private Hospital (9.1kms)**

Local Hospital

### Parks & Leisure Centres

**Boronia Bushland Reserve (2.3kms)**

*\*Please note these approximate distances are calculated as the crow flies.*

## Historical Capital Growth for Heritage Park

Source:- Residex Market Facts March 11

Total rate for the past 3 years was - 4.3%

Average rate over the past 10 years was - 11.1% pa

## Griffith University, Logan Campus

Griffith University is internationally recognised for excellence, the Logan campus attracts many students from all over the world. Situated in parkland like grounds adjoining Logan Golf Course, Griffith University Logan Campus will continue to grow in size. Well serviced by public transport via buslinks and Loganlea train station. Due to popular demand, Griffith University in 2001 opened a 128 room major student accommodation complex with excellent facilities such as ensuites, swimming pools, tennis courts and a student pavilion/recreation area. Other facilities provided by the university include modern information services, careers and student recreational services, welfare support and counselling. There is also a strong community focus for the provision of retail and entertainment outlets within the campus.



## Hyperdome Shopping Centre

Hyperdome Shopping Centre is located in the Brisbane Gold Coast growth corridor, just 20 minutes south of Queensland's capital city, Brisbane. With direct access from the M1 Motorway, Hyperdome, Hyperdome Home Centre, and the Piazza appeals to the whole family and offers a shopping, restaurant dining and family fun experience in a relaxed environment. Hyperdome's major retailers include Myer, Big W, Kmart, Hyperplex Cinemas, and AMF Hyperbowl. It is also home to Coles, Bi-Lo, Woolworths, and ALDI supermarkets and approximately 220 specialty stores. With its unique combination of fashion, homewares, food, and leisure retailers, easy access and great choice, Hyperdome has become the first choice shopping destination in the region.



# Postcode Demographics – Heritage Park

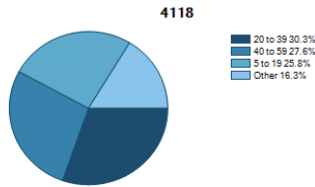
Source:- Domain – 'Property Reports' produced March 11

25,824 recorded sales in postcode 4118

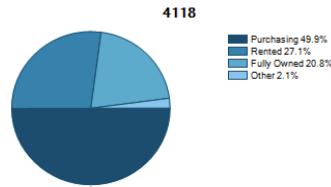
**Population 4118 Logan LGA**  
All People 26931

Access in-depth information on these property sales. Up to 20 years of data in some postcodes. Also get independently calculated price range estimates on most properties.

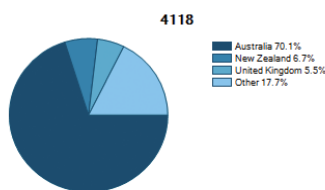
## Age Group of Population



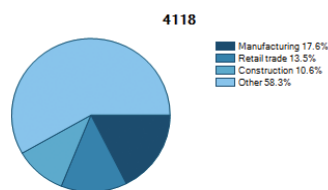
## Nature of Occupancy



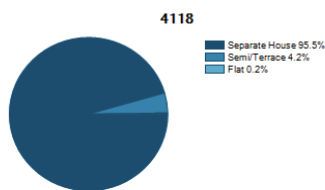
## Country of Birth



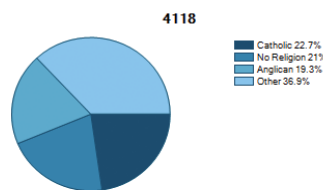
## Occupation



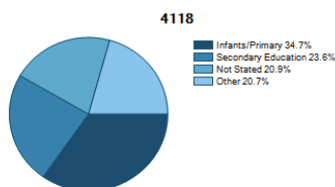
## Dwelling Structure



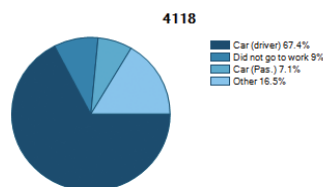
## Religion



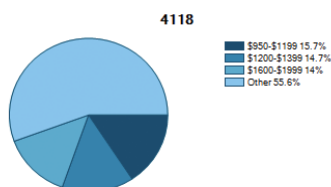
## Education Attendance



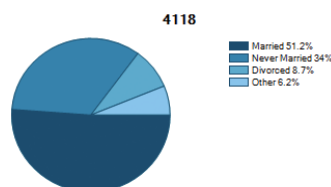
## Transport To Work



## Housing Loan Repayment



## Marital Status



# Depreciation Schedule

WASHINGTON BROWN DEPRECIATION PTY LTD



## OzInvest Vasse Felix "A"

Washington Brown's estimate is based upon a selling price of \$416,000. This is an estimate of the division 40 & 43 depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

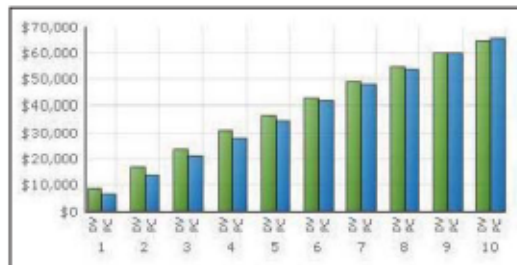


	DIMINISHING VALUE	PRIME COST
<b>YEAR 1*</b>	<b>\$11,000</b>	<b>\$8,000</b>
<b>YEAR 2</b>	<b>\$9,000</b>	<b>\$7,000</b>
<b>YEAR 3</b>	<b>\$7,000</b>	<b>\$7,000</b>
<b>YEAR 4</b>	<b>\$7,000</b>	<b>\$7,000</b>
<b>YEAR 5</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 6</b>	<b>\$6,000</b>	<b>\$7,000</b>
<b>YEAR 7</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>YEAR 8</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>YEAR 9</b>	<b>\$5,000</b>	<b>\$6,000</b>
<b>YEAR 10</b>	<b>\$5,000</b>	<b>\$6,000</b>

The figures above are an estimate only and should only be used as a guide.

Data from this report cannot be used for taxation purposes, a more detailed report is required by the Tax Commissioner.

Washington Brown Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.



Washington Brown are able to provide discounts to investors for preparing final tax depreciation schedules in this development. Please email [craig@washingtonbrown.com.au](mailto:craig@washingtonbrown.com.au) for more information.

**YEAR 1\* --- IS BASED UPON FULL YEAR CLAIM (365 DAYS)**



**Sydney**  
Level 2, 270 Pacific Highway  
Crows Nest NSW 2065

**Melbourne**  
Level 2, 222 Latrobe Street  
Melbourne VIC 3000

**Brisbane**  
Level 23, 127 Creek Street  
Brisbane QLD 4000

**Perth**  
Level 3, 1060 Hay Street  
West Perth WA 6005

**Cairns**  
181 Mulgrave Street  
Cairns QLD 4870

**Adelaide**  
213 Greenhill Road  
Eastwood SA 5063

**Hobart**  
127 Bathurst Street  
Hobart Tasmania 7000

Phone: 1300 99 06 12 Fax: 1300 99 06 13 Web: [www.washingtonbrown.com.au](http://www.washingtonbrown.com.au) Email: [info@washingtonbrown.com.au](mailto:info@washingtonbrown.com.au)

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## Deposit Details & Land Registration

Deposit \$1000 cash holding deposit, 5% on finance approval  
Registration Already registered

## The Construction

Brick veneer dwelling with tiled roof

## House Description

- ✓ 4 Bedrooms
- ✓ Built-in robes to all bedrooms
- ✓ Ensuite to main bedroom
- ✓ Open plan living areas
- ✓ Double garage

## 10 Year Leaseback Option

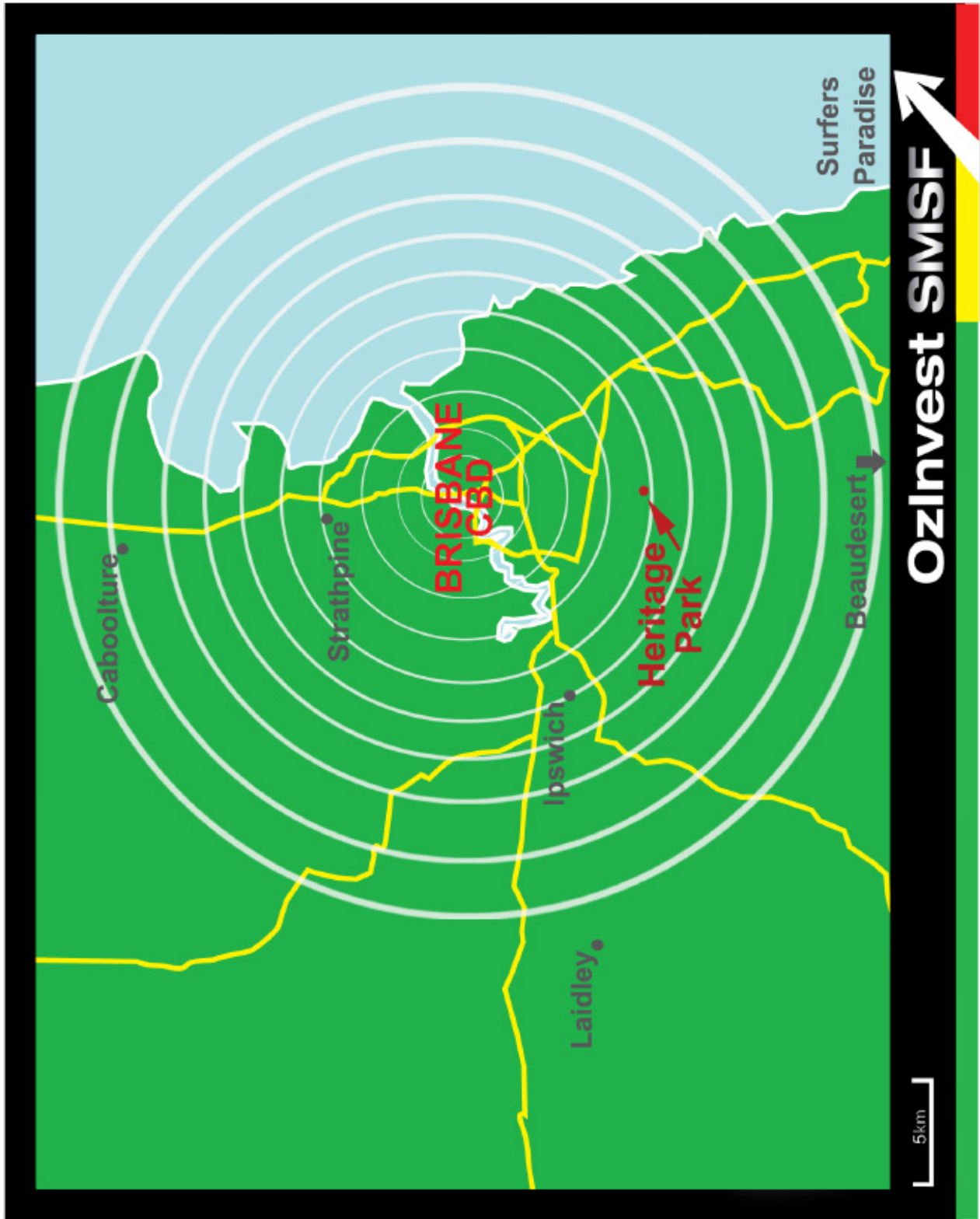
We offer a Guaranteed 10 Year Leaseback to all investors who acquire a property in this Estate through OzInvest. The lease agreement will cover owners for any shortfall in rent caused by vacancies or rental arrears. The rental income is set at normal market rent.



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for 10 years is covered**



# Suburb Location Map



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# Suburb Location Map



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# Land Plan



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# Rent Appraisal



8 March 2011

3928 Pacific Highway Loganholme QLD 4129

**Phone:** (07) 3806 4022

**Fax:** (07) 3806 4622

**Email:** reception@ozinvestrealty.com.au

**Website:** www.ozinvestrealty.com.au

To whom it may concern,

**Correspondence to:**

PO Box 4633 Loganholme QLD 4129

**Re: Rental Appraisal  
Waller Square Estate, Heritage Park**



This letter is to confirm that properties in the above mentioned estate are expected to achieve a rental income of \$430 - \$450 per week.

This rental appraisal is based on our extensive research within the local area and from comparable properties that are currently renting in the same vicinity.

Should you have any queries, please feel free to contact the under signed on (07) 3806 4022 or via email at rentals@ozinvest.com.au.

Yours sincerely,

A handwritten signature in blue ink that reads "Melainie White".

Melainie White  
**Manager / Licencee**  
OzInvest Realty Pty Ltd

The property management & investment specialists

**OzInvest Realty** 

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# Standard Inclusions List

## PRE CONSTRUCTION & SITE WORKS:

- \* Construction insurance
- \* Concrete Footings and Slab
- \* Council Plans & associated fees & charges
- \* Energy Efficiency to BCA Energy Code
- \* All Site Works
- \* Soil Test including Engineer Designed Footings and slab
- \* Standard Working Drawings
- \* Stormwater and Sewer Drains
- \* Termite Treatment to Australian Standards

## FRAME:

- \* Engineer Designed Roof Trusses
- \* Engineer Designed Timber Frame

## ELECTRICAL:

- \* Air Conditioning to family room
- \* Circuit Breaker & Safety Switch.
- \* Ceiling fans to lounge/family/all bedrooms.
- \* Double Power Point per Room
- \* Additional Double Power Point  
Kitchen/Lounge/Family
- \* Single Power Point to fridge.
- \* Exhaust Fans to bathrooms
- \* External weatherproof Power Point
- \* Fluro's to garage and patio cover.
- \* Hard wired smoke detectors to Aust Stds.
- \* Remote controlled garage door
- \* Single Light fittings per Room including hallways (and porch, if applicable)
- \* Standard Power to House
- \* Telephone pre wire
- \* Two telephone points
- \* TV Aerial
- \* Three TV points
- \* Two external Lights

## EXTERNAL FINISHES:

- \* Colorbond garage doors
- \* Alfresco outdoor living (refer to working drawings)
- \* Designer range of clay bricks
- \* Clothes Line
- \* Colorbond Fascias and Gutters
- \* Concrete tile roof
- \* Deadlocks to external doors
- \* Front façade – full render and brick combinations (refer to attached working drawings)
- \* Designer Front door. (refer to working drawings)
- \* Key locks to all windows
- \* Letter box
- \* Powder coated windows & sliding doors
- \* Security screens to external doors

- \* Security screens to windows.
- \* Two outside Taps
- \* Slimline Water Tank (to Council requirements)

## KITCHEN & ELECTRICAL APPLIANCES

- \* Dishwasher
- \* Flickmixer to kitchen sink
- \* Kitchen Cupboards-Caesar Stone Tops & Melamine Frame
- \* Kitchen Drawers on Runners
- \* Kitchen appliances to be s/steel
- \* Oven Tower inc Microwave provision
- \* Overhead Cupboards & Rangehood Inc bulkhead (as shown on working drawings)
- \* Glass top hot plates
- \* Designer glass splashback.
- \* Hot Water Service (Heat Pump)

## BATHROOM/ENSUITE/TAPWARE

- \* Bath Tub
- \* Base/Posh Tapware
- \* Bathroom/Ensuite Mirrors
- \* Dual Flush Toilet Cisterns and Pan
- \* 2 Pak vanity in main bathroom
- \* 2 Pak semi-recessed vanity in ensuite
- \* Shower Screens
- \* Towel rail/rings/Toilet Roll Holders

## FLOOR COVERINGS

- \* Carpets to lounge/bedrooms
- \* Ceramic Floor & Wall Tiles to Wet Areas
- \* Ceramic Floor Tiles to kitchen/family/meals

## INTERNAL FINISHES

- \* Built In Robes- (where shown on working drawings)
- \* Designer Architrave's and Skirting
- \* Fully Painted Inside
- \* Gyprock Internal Lining
- \* Vertical blinds
- \* 45 Litre Laundry Tub with Cabinet
- \* 90mm Cornice

## LANDSCAPING:

- \* Backyard fenced in timber 1.8m (Inc single gate)
- \* Fully turfed/Landscaped garden to front yard
- \* Stencilled/coloured/exposed concrete to entrance path, driveway and alfresco.
- \* Plain concrete to any external paths/clothes line
- \* Engineer designed Retaining walls (where applicable)

## WARRANTIES

- \* Associated material supplier warranties
- \* Building Services Authority Insurance
- \* Six year Structural Guarantee
- \* Six months maintenance period

*'Whilst every care has been taken when outlining the above inclusions supplied with these packages, the contracts should always be referred to for the exact inclusions at the time of purchase'.*

# Contact Details

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## OzInvest Pty Ltd

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Baulkham Hills NSW 2154

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Baulkham Hills NSW 2153

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Website: [www.ozinvest.com.au](http://www.ozinvest.com.au)

8/03/11

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