



WALLER
SQUARE

Waller Square Estate Heritage Park, Queensland



1/37 Agnes Street
Morningside QLD 4170



Disclaimer

OzInvest does not provide advice on investments. The investment decision of all interested parties should be based on advice from a qualified Financial Planner or similar professional and on their own research before making any investment decision.

This document contains compiled information from various sources to assist you in conducting your due diligence. Please ensure you corroborate all information contained within this document. All sources for information contained within this Property Summary will be disclosed at your request. OzInvest will not accept responsibility for inaccurate information provided from external sources or third parties.

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Introduction

OzInvest have access to brand new house and land packages in Waller Square Estate at Heritage Park. Heritage Park is located 24kms from the Brisbane CBD. Waller Square Estate is just minutes away from shopping centres, education and transport facilities as well as direct access to nearby walking and bike trails.

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

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What a Typical House & Land Package will Cost You:

Example based on: 4 Bedroom House and Land Package in the Waller Square Estate, Heritage Park

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Annual Tax Cuts #
31.5% - \$37,001 - \$80,000 pa	\$127	\$7,388
38.5% - \$80,001 - \$180,000 pa	\$96	\$9,030
46.5% - 180,001 and above pa	\$60	\$10,906

Weekly Income

Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 7.2%

Disclaimer:

These figures should be used as a guide only as they have been generalized on the above Assumptions and will change for individual circumstances. As mortgage insurance is a variable cost, it has been excluded from our example. Figures were provided in good faith, however investors should always seek professional advice from an Accountant or other relevant professionals.

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.



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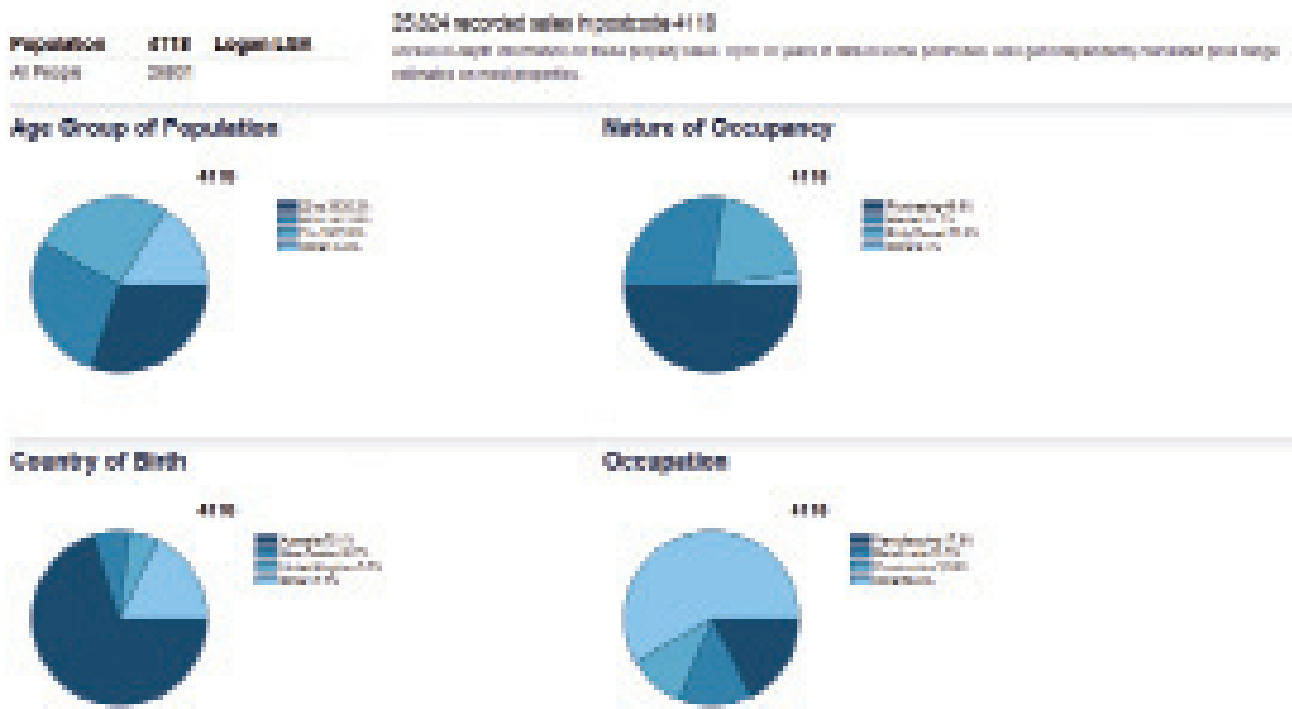
Griffith University, Logan Campus

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.



Postcode Demographics – Heritage Park

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

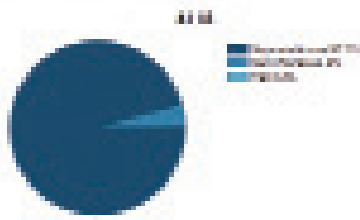


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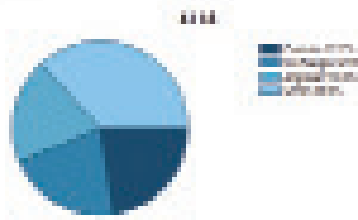


Postcode Demographics Cont.

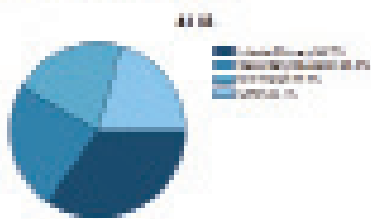
Swelling Structure



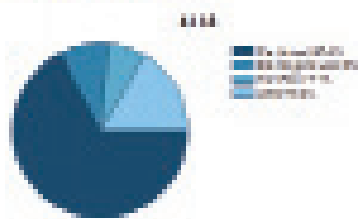
Religion



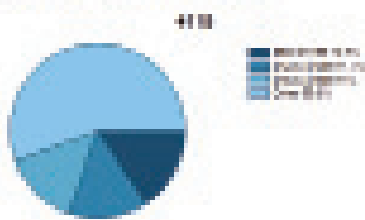
Education Attendance



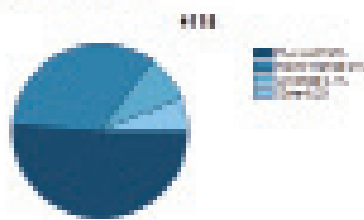
Transport To Work



Home Loan Repayment



Marital Status



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

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Depreciation Schedule

WASHINGTON BROWN DEPRECIATION PTY LTD

OzInvest Vasse Felix "A"

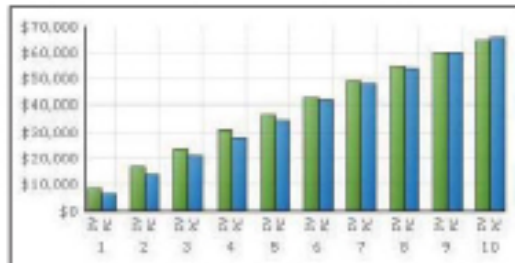
Washington Brown's estimate is based upon a selling price of \$416,000. This is an estimate of the division 40 & 43 depreciation allowances claimable over a 10 year period, and utilizes both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

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

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 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, 1090 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: 1360 99 06 12 Fax: 1300 99 06 13 Web: www.washingtonbrown.com.au Email: info@washingtonbrown.com.au

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Deposit Details & Land Registration

Deposit	\$1,500 Initial OzInvest holding deposit, \$2,000 Initial land holding deposit
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.



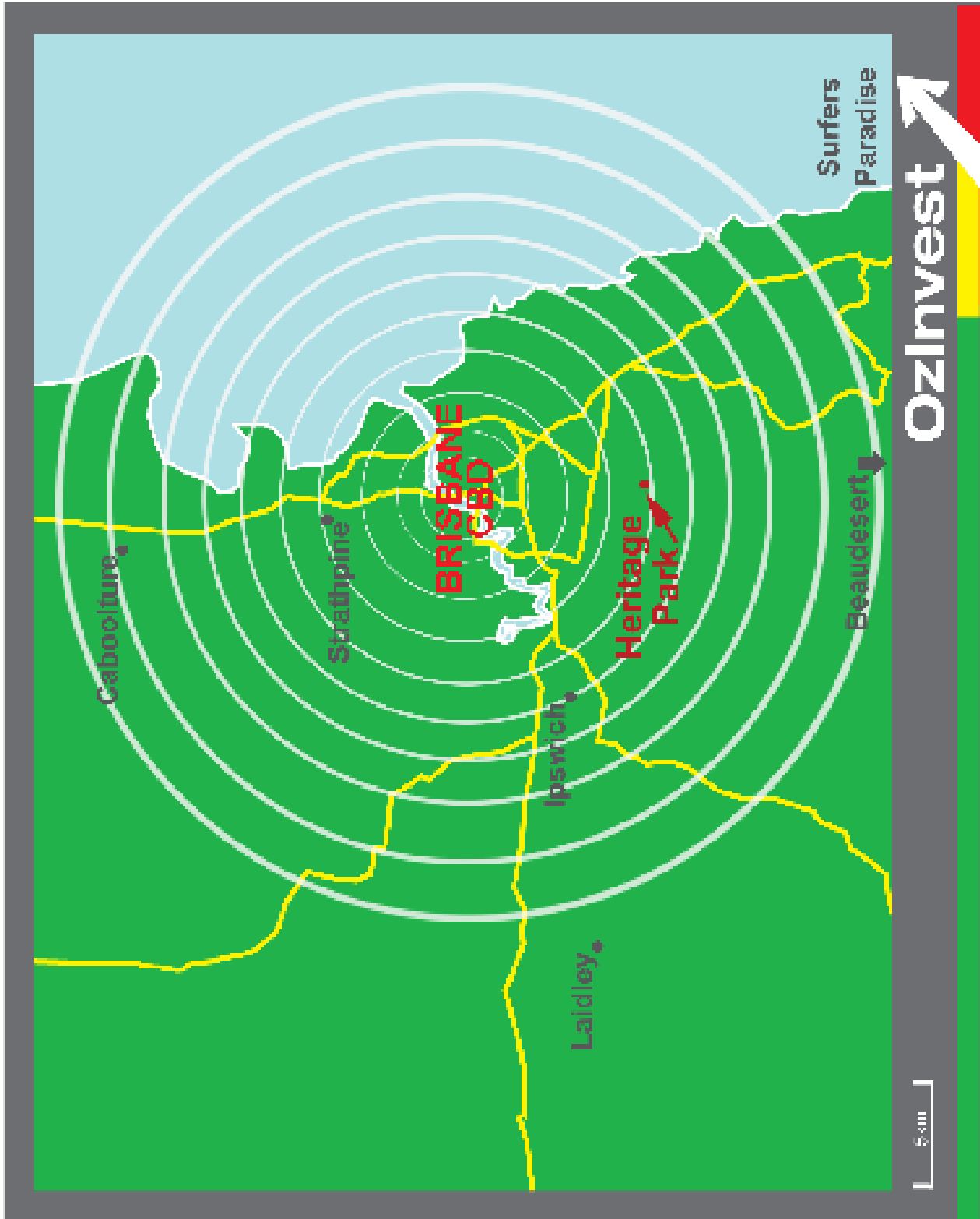
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Suburb Location Map



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Suburb Location Map



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Land Plan



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Rent Appraisal



5 January 2011

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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 \$405 - \$440 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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Premium Inclusions List

General

- ✓ Fixed price Building Contract (including Rock excavation if required)
- ✓ All Council building application fees, including preparation of plans and specifications
- ✓ Home Owners Warranty and contractors all-risk insurance
- ✓ Soil test including contour survey and engineering
- ✓ 6 year Structural guarantee.
- ✓ Professional house clean and Site clean on completion.
- ✓ Six months maintenance period.

Site Preparation

- ✓ Site works to suit house pad area as per site plans.
- ✓ Sewer connected to house.
- ✓ Single phase power connection to house
- ✓ Telephone line connected to home.
- ✓ Storm water connected to water tank and kerb as per council requirements
- ✓ Retaining Walls – BCA/Engineer designed (located as and where required by site conditions)

Slab

- ✓ Engineer Designed Foundations to suit soil classification with exposed edge for visual termite inspection.
- ✓ Termite protection to perimeter and collars to all slab penetrations to Australian standards
- ✓ Concrete pump included for slab placement

Framing

- ✓ Engineer Designed timber wall framing and trusses to suit required wind rating
- ✓ Roof pitch as indicated on plans.

External

- ✓ Tiled roof with Colorbond fascia, quad gutter and PVC downpipes from Builders range of colours
- ✓ Eaves as per plans
- ✓ Mix of Render and Face brickwork finish to front elevation as per plans.
- ✓ Brick veneer exterior finish from Builders range of colours.
- ✓ Insulation to roof and all external walls as per required energy efficiency rating

Internal Linings

- ✓ Plasterboard to walls and ceilings with Villaboard to wet areas

Sliding Windows and Doors

- ✓ Powder coated aluminium sliding window and door frames.
- ✓ Obscure glass to bathrooms and WC's. Windows glazing to suit wind classification.
- ✓ Keyed locks to all windows and doors.
- ✓ Security screens to all sliding windows and external doors. (exc Garage car entry)
- ✓ Vertical or venetian blinds to all windows and external sliding doors. (exc Garage doors)

Doors

- ✓ Solid core feature entrance door with weather seals and deadlock
- ✓ Weather seals to all external doors
- ✓ Feature panel internal doors and door furniture from Builders standard range
- ✓ Auto panel-lift door to double garage with 2 x handsets

Electrical

- ✓ Circuit breaker and safety switch to internal switch board. Earth leakage protection
- ✓ Hard wired in smoke detectors as required
- ✓ Energy efficient downlights to Kitchen/Lounge/ Family rooms
- ✓ Energy efficient light fittings to all bedrooms/ hallways/wet areas/outdoor areas from the Builders standard range (fittings to be oyster light fittings or similar)
- ✓ Light points as per electrical drawing.
- ✓ Double GPO's to each bedroom, bathroom and garage with 2 double GPO's to main bedroom/ kitchen/family/lounge rooms. Single GPO to hallway (depending on length)
- ✓ Two telephone points.
- ✓ Two TV points and roof antenna fully connected

Air-conditioning and Ventilation

- ✓ 1 x 2.5 hp reverse cycle split system to Family/Living area.
- ✓ Ceiling fans to all bedrooms/living/family/meals area.

Appliances

- ✓ Stainless Steel Oven, Hotplate, Rangehood and Dishwasher from Builders standard range
- ✓ Dishwasher provision included as standard
- ✓ Hotwater system as per Builders standard inclusion to suit council and energy efficiency regulations

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Premium Inclusions List - cont.

Cupboards

- ✓ Kitchen - 600mm designer bench tops and laminated cupboard doors with colour selection from Builders standard range.
- ✓ Kitchen – designer splashback behind bench tops.
- ✓ Melamine carcass to cupboards and draws
- ✓ Over head cupboards to kitchen as shown on plans
- ✓ Pantry with 4 melamine shelves
- ✓ Vinyl sliding doors to all robes and linen cupboard
- ✓ Single painted shelf and chrome hanging rail to each robe.
- ✓ Linen cupboard with 4 painted shelves

Sanitary Items and Tapware

- ✓ Kitchen Sink – stainless steel 1 ¾ bowl sink with chrome flick mixer
- ✓ Laundry – 45 Litre acrylic sink with cupboard underneath
- ✓ Chrome taps to laundry from Builders standard range.
- ✓ Bath from Builders standard range
- ✓ Vanities from the Builders standard range or as indicated on plans
- ✓ Dual Flush Toiletpan and cisterns (white china with acrylic seats) to ensuite and bathroom

Tiling

- ✓ Ceramic wall and floor tiles to wet areas and kitchen splashbacks from the Builders standard range
- ✓ Bathroom – Fully tiled floor, 1900mm high to shower, 300mm high behind bath, single row of skirting to rest of walls.
- ✓ Laundry – Fully tiled floor, 300mm over sink, single row of skirting to rest of walls.
- ✓ WC – Fully tiled floor, single row of skirting to rest of walls

Skirting and Architraves

- ✓ 68mm skirtings and 42mm internal architraves throughout

Bathroom Fittings

- ✓ Clear laminated shower screens with powder coated aluminium frame and pivot door
- ✓ Towel rails, toilet roll holders and soap holders from the Builders standard range
- ✓ Aluminium framed mirror above vanities
- ✓ Exhaust fans to all bathrooms and WC's

Painting

- ✓ Painting
- ✓ Two coat paint system to walls (single colour) and ceiling and cornice (single colour) with colours selected from the Builders standard range.
- ✓ Two coat gloss paint system to timber architraves, skirtings and internal doors (single colour) with colours selected from the Builders standard range

Floor Coverings

- ✓ Builders range carpets to all bedrooms and lounge
- ✓ Builders range ceramic floor tiles to entry/hallway/living/family/meals/kitchen areas

Landscaping

- ✓ Exposed Aggregate/Coloured/Stencilled concrete driveway to kerb and external front paths
- ✓ Plain Concrete to all rear external foot paths, including path to clothes line
- ✓ Broom finished concrete under all outdoor roofed areas
- ✓ Clothesline and letter box (including street number) from the Builders standard range
- ✓ Turf to front and rear yard, stones or similar to sides or as specified on site plan
- ✓ 12sqm garden bed, including plants/bark/edging, to front as indicated on site plan
- ✓ 1.8m high timber paling fence to both rear and side boundaries including side returns to front of house as per estate guidelines
- ✓ 1.8m high by 900mm wide Single gate to side of house
- ✓ Water tanks to suit council regulations
- ✓ Two external hose taps

'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'.

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Contact Details

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25/11/11

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