



## Hallet Mews Estate Littlehampton, Adelaide



Every single day's rent  
for 10 years is covered

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**OzInvest**



## Hi my name is Phil Kelly - CEO and owner of OzInvest,



I didn't invest in property until late in life. Had I known then what I now know, I'd have started years earlier. I spent the majority of my life in the armed services which offers a reasonably high disposable income due to various employment subsidies. Rather than making the most of my income I lived week by week and gave little thought to the future, let alone investing in property.

The future seemed a long way off, but as I was to discover, it arrives sooner than you think! I finally reached a stage in my life where I wasn't happy with how my financial future looked. It was time for me to do something about it. What I did turned my life and fortunes around.

I set about learning everything there was to know about investing in property and have since accumulated a personal portfolio of properties worth over \$6 million dollars.

From what I've learnt, and my belief in property as the best way for average Australians to build wealth, I established OzInvest which is one of Australia's leading property investment companies.

Over the last 20 years OzInvest has helped thousands of people just like me build wealth through property and secure their financial future.

But my life has taught me it doesn't just happen; you have to make it happen. If only there'd been an OzInvest to talk to when I started my property investment journey! At OzInvest we make property investing safe and easy for you.

We constantly monitor the market Australia-wide to provide you with the best investment opportunities. Nothing is left to chance, we guide you every step of the way, from first enquiries to managing your property.

**We even guarantee the rental income for the first 10 years under our exclusive 'Leaseback Guarantee.' Every day covered for 10 years, you have my word on it.**

It's a measure of how much we believe in what we do.

What's also a measure of OzInvest is that today over 60% of our business is repeat business from existing clients or referrals from existing clients. It's a record that I'm proud of and one we've worked hard for. OzInvest is literally built on the success of our clients.

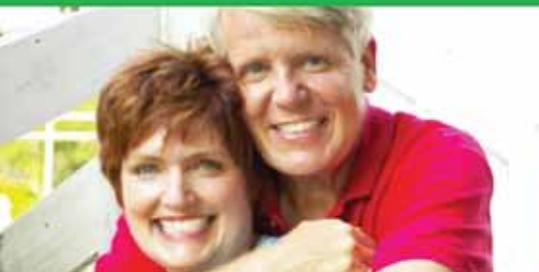
For me, the OzInvest story is a very personal one, marking a major turning point in my life. But know this, the financial security I've achieved you can also achieve. The fact is that most wealth isn't inherited; it's created by average Australians just like you and me who look to the future and act to take control of their lives.

**I extend an invitation to you to contact OzInvest to find out about the safe and easy way to build your wealth through property.**

**Your future is in your hands, I encourage you to make the most of it.**

Wishing you all the best for the future,

**OzInvest** 



## Disclaimer

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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 at Hallet Mews Estate in Littlehampton. Littlehampton is only 27kms from the Adelaide CBD. Hallet Mews Estate is just minutes away from shopping centres, education and transport facilities.

## Special Features

Littlehampton has easy access to all the following areas:-

**Adelaide CBD (27kms)** 25 mins drive to the Adelaide CBD via the South Eastern Freeway.

**South Eastern Freeway Access Ramp (900m)** Provides commuters easy access to the Adelaide CBD.

**Mt Barker Town Centre (2kms)** 5 mins drive to Mt Barker Town Centre

### Shopping Centres

#### **Mt Barker Central (1.4kms)**

Local shopping centre anchored by Coles

#### **Adelaide Hills Homemaker Centre (1.6kms)**

Local retail centre anchored by Harvey Norman

#### **Mt Barker Village Shopping Centre (1.9kms)**

Local shopping centre

### Schools

#### **Littlehampton Primary School (800m)**

Local Primary School

#### **Mt Barker Primary School (1.8kms)**

Local Primary School

#### **Cornerstone College (600m)**

Local Lutheran Secondary College catering for years 8-12

#### **St Francis De Sales College (1.7kms)**

Local Catholic College catering for years R-12

#### **Mt Barker High (2.4kms)**

Local High School

#### **TAFE of SA, Mt Barker Campus (1.9kms)**

Local TAFE

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

### Public Transport

#### **Local Bus Service**

#### **Mt Barker Train Station (1.4kms)**

Local train station

### Hospitals

#### **Mount Barker District Soldiers Memorial Hospital (3.3kms)**

Local Hospital

### Parks & Leisure Centres

#### **Mt Barker Golf Course (3.5kms)**

18 hole golf course

#### **Aquatic Centre (1km)**

#### **Anernbo Park (300m)**

#### **Recreation Reserves**

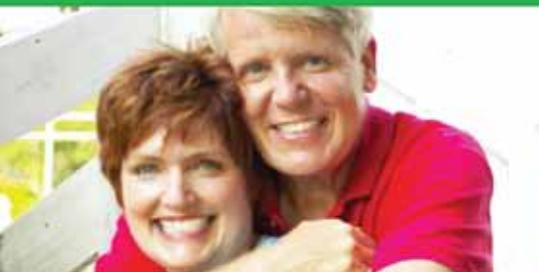
## Historical Capital Growth for Littlehampton

Source:- Residex Market Facts February 10

**Total rate for the past 3 years was** - 18.1%

**Average rate over the past 10 years was-** 10.4% pa

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# What a Typical House & Land Package will Cost You:

**Example based on:** 4 Bedroom House and Land Package at Hallet Mews Estate in Littlehampton

Tax Bracket / Salary	Weekly Cost / (Weekly Income) #	Tax Cuts #
30% - \$35,001 - \$80,000 pa	\$37	\$5,098
38% - \$80,001 - \$180,000 pa	\$11	\$6,457
45% - 180,001 and above pa	+\$12)	\$7,647

# Weekly Income

# Assumptions:

- Interest Only loan
- 90% LVR (10% deposit paid)
- Interest rate @ 6.2%

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. Figures were provided in good faith, however investors should always seek professional advice from an Accountant or other relevant professionals.*

## Mount Barker

One of the fastest growing regional centres in Australia, Mount Barker is the major service centre at the southern end of the Adelaide Hills. In Mount Barker are a number restaurants, petrol stations, supermarkets and speciality shops, as well as sporting facilities, a hospital and several banks. As an established town, Mt Barker offers many recreational and community facilities for residents to access and enjoy. Looming over the town is Mount Barker Summit, which has excellent views of the surrounding area.



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# Mount Barker



Auchendarroch House



Mount Barker Church



Mount Barker Central Shopping Centre



Wallis Tavern and Cinema

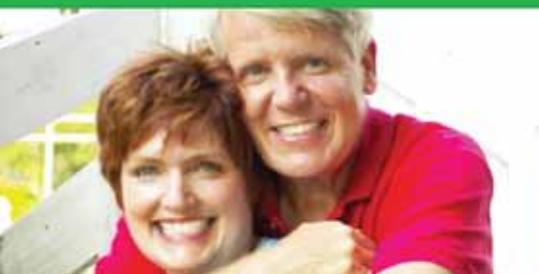


Mount Barker Train Station



Mount Barker Bus Station

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**ADELAIDE** is known as one of the best-planned cities in the world.

It was designed by Colonel William Light, the first surveyor-general of South Australia, when it was founded in the 1830s.

His design, known as 'Light's Vision', involved the city being laid out in a straightforward grid pattern.

It's got wide streets, parklands surrounding it and is easy to get around.

Light's plan was criticised at the time but he managed to overcome all the challenges of the day and today his design has become one of the best urban plans in the world, even making it to the National Heritage List.

Located on the coast like all major Australian cities, Adelaide is surrounded by hills and has maintained its heritage over the years with Victorian and Edwardian architecture.

Since Light's original plan for Adelaide back in the 1800s, the city has of course grown considerably, with satellite cities like Elizabeth in the north springing up to cope with urban expansion and sprawl.

The city will undoubtedly continue to grow into the future, which is why the SA Government has formulated a 30-year Plan for Greater Adelaide that sets out the way in which growth will be managed.

The plan points out that growth could be simply allowed to happen in an unplanned

way without any vision or purpose, but that would result in a sprawling city with poorly located housing, insufficient access to transport or jobs and an over-consumption of water, energy and other natural resources.

A draft plan was released in July and consultation took place over a period of three months.

It's believed there were hundreds of submissions for the plan when consultation ended on September 30.

It's not yet known when the final 30-year Plan for Greater Adelaide will be completed but the idea is state government agencies will use the document to plan infrastructure and services and councils will also use it to plan local infrastructure and guide their development decisions.

#### THE 30-YEAR PLAN

The SA Government has described the 30-year Plan for Greater Adelaide as a long-term vision for the future of the state.

The Greater Adelaide region covers an area of around 9000 square kilometres from Victor Harbor and Goolwa in the south, the Adelaide Hills through to Murray Bridge in the east, Gulf St Vincent to the west and the Barossa Valley and Mallala to the north.

It covers 28 council areas and seven SA Government regions including Western Adelaide, Northern Adelaide, Southern

Adelaide, Eastern Adelaide, Fleurieu, Adelaide Hills and Barossa.

During the next 30 years the government is planning for steady population growth of 560,000 people in Greater Adelaide which will require the construction of 258,000 additional homes.

It's also planning for economic growth of \$127.7 billion, the creation of 282,000 jobs and record infrastructure investment of \$11.4 billion over four years from 2009 to 2010 with a focus on major transport projects.

The 30-year plan promises to make two fundamental changes to planning in Greater Adelaide – specifically creating a new urban form and building Australia's most competitive and efficient planning system.

Minister for Urban Development and Planning Paul Holloway has described the plan as a blueprint for tackling economic and environmental challenges to ensure SA remains one of the most liveable, competitive and sustainable cities in the world.

The draft plan shows how the government will tackle the challenges of population growth, an ageing population, climate change, rising fuel prices, technological change, demand for affordable housing, economic growth and increasing pressure on the availability of infrastructure and resources such as energy and water.

"There are significant consequences for

Source:- Australian Property Investor, December 09

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failing to plan for these changes, such as falling behind on infrastructure needs, inadequate budgeting for long-term infrastructure priorities, failing to provide enough land for housing and jobs and inadequate planning for the services that communities will need, such as health and education," the plan reads.

"Collectively these failures will act as a handbrake on the economy.

"The plan seeks to provide a set of practical and achievable policies and targets to manage the forecast changes that will confront Greater Adelaide during the next 30 years."

The State Government formulated SA's *Strategic Plan* nearly six years ago and Property Council of Australia SA division executive director Nathan Paine says the 30-year plan provides the community with a visual and spatial representation of how that will play out over coming decades.

Basically the government's aim is to improve quality of life in SA, maintaining its heritage and culture while also providing for inevitable change and growth.

The 30-year plan outlines where people will live, where jobs will be located and where new transport and infrastructure will be.

It aims to locate the majority of new housing in current urban lands, particularly around transport corridors, which means about 80 per cent of the existing urban character will remain largely unchanged.

The government intends to create 13 new transit-oriented developments with the idea of creating 'walkable' neighbourhoods, where people can live close to public transport, employment and services.

The plan will also set aside 11,600 hectares of land to create new growth areas, which will be based on the principles of mixed use development, higher densities, a greater mix of housing and ideally will be located next to transport corridors.

By having a plan for the next 30 years, the government can ensure it provides adequate infrastructure well in advance in areas targeted for growth.

#### GROWTH IN GREATER ADELAIDE

According to the 30-year plan Greater Adelaide has a population of about 1.3 million people, which is just over 80 per cent of the SA total and it provides 68 per cent of the state's employment.

The plan forecasts a population increase in Greater Adelaide of 560,000 in the next 30 years and it's expected SA's population will reach two million by 2027.

During the consultation period for the 30-year plan there was some controversy and debate over its population projections.

Greens Member of the Legislative Council

FACT FILE				
	MEDIAN SEP 09 (\$,000)	MEDIAN SEP 08 (\$,000)	12-MONTH GROWTH	MEDIAN RENT (\$)
Adelaide (H)	355	352	0.85%	300
Adelaide (U)	280	264	6%	250

Source: APM; H = houses, U = units

Mark Parnell claimed the population targets were "vastly overblown" by as much as a quarter of a million people, citing Australian Bureau of Statistics (ABS) figures to back his argument.

He said discrepancies in population forecasts would have major implications for the plan by affecting land releases on the fringes of Adelaide for housing development, where the government was choosing to spend money on infrastructure and decisions made by investors about where to invest.

Parnell claimed the government was loading up population forecasts to create a false argument that more housing estates on Adelaide's outskirts were needed which would cause unnecessary, unsustainable sprawl into places like Mount Barker, Gawler and Buckland Park.

Holloway rejected Parnell's claims, explaining that the discrepancies between the population figures in the plan and the ABS were possibly due to a failure to take into account the fact that the plan covers the Greater Adelaide region, rather than just the Adelaide region.

He said the plan's population estimates were consistent with ABS projections.

The current average weekly population increase for Greater Adelaide is 310 people and the 30-year plan anticipates an average weekly increase of around 360 people, which Holloway said was "hardly an overly ambitious target".

It's believed there's a need to plan for a high-growth scenario, especially as projections for Australia's population have recently increased.

SA executive director of the Urban Development Institute of Australia (UDIA)

## SA NEWS

### HINDMARSH ISLAND

Rezoning for Hindmarsh Island, south of Adelaide, that will provide a framework for orderly development while also protecting Ramsar-listed wetlands has been approved.

Minister for Urban Development and Planning Paul Holloway says the rezoning reflects the increased demand for housing since the construction of the bridge to Goolwa.

Holloway says the government has attempted to strike an appropriate balance between the demand for new housing on the island and the need to protect its conservational values.

### VACANCY RATE TIGHTENS

The metropolitan Adelaide rental vacancy rate tightened in August to reach 1.29 per cent, according to the Real Estate Institute of South Australia (REISA).

REISA president Robin Turner says although figures showed the vacancy rate remained low during August, property managers have claimed there was a slowing in tenant demand.

"Traditionally the market tends to pick up in spring, however tenant enquiry levels have been unseasonably low this year," he says.

"Anecdotal evidence from property managers suggests that the tightening vacancy rate can be attributed to a smaller amount of available properties coming onto the market."

Turner says with first homeowners less active in the market and investors returning to the rental market, there was likely to be an increase in rental stock.

In August, rental properties in the CBD continued to be a popular option for renters with the vacancy rate sitting at a low 0.44 per cent.

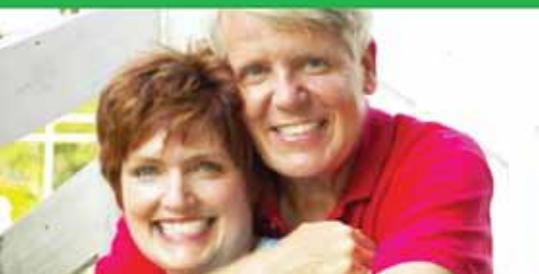
Terry Walsh says the increase projected for Adelaide is very moderate compared with projections for other states.

If population projections are wrong it could have an impact on investors buying in particular areas expecting growth, however most industry professionals believe the targets are basically correct.

According to the plan, about 70 per cent of the new housing to be created in Greater Adelaide over the next 30 years will be within

Source:- Australian Property Investor, December 09

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current city limits which is designed to reduce urban sprawl and make it easier for people to be within walking distance of public transport.

Walsh says the target of 70 per cent infill is an ambitious one and is going to be a difficult challenge to meet.

"It will need government to ensure the transport corridors are planned and changed and these land parcels are ready well ahead of requirement," he says. "It's a very long-term change."

But he says infill is good because it stops urban sprawl which can cause a city to lose its culture and you can have a greater value return from infrastructure investment, for example by maximising the use of rail transport systems.

### EXPANSION OUTSIDE ADELAIDE

About 11,600 hectares of land beyond the existing urban and township boundaries have been identified as new growth areas in Greater Adelaide.

According to the plan they include Mount Barker, Victor Harbor, Goolwa and Hindmarsh Island and, north of the city, Two Wells, Roseworthy, Concordia, Buckland Park, Buckland Park South, Cheetham, Globe Derby Park and the Playford North extension.

Priority for new broadacre developments will be given to land close to existing transport corridors, places of major employment or areas where development will have minimal impact on valuable agricultural lands and native vegetation.

According to the Housing Industry Association's regional executive director for SA and the Northern Territory, Robert Harding, the plan predicts the majority of growth will be in the north, with far less dramatic growth in the south.

"What growth is predicted for the south is along the fast rail track to Noarlunga," he says.

Following the release of the draft plan, there has been some opposition from Adelaide residents about where population growth will be targeted.

In particular Mount Barker residents have expressed concerns about growth in their area, with plans for another 29,000 people in the Adelaide Hills and Murray Bridge area.

The Adelaide Hills are about 20 minutes southeast of Adelaide and Mount Barker has become one of the fastest-growing areas in SA.

People have increasingly been moving to the area – which was once prime agricultural land – in recent years seeking a tree change and a more relaxing lifestyle.

According to a news report Mount Barker's population has increased about 17 per cent

### REGIONAL TARGETS FOR GREATER ADELAIDE

Area	Net additional dwellings	Net additional population
Adelaide City	9,700	16,300
Eastern Adelaide	20,300	41,700
West Adelaide	46,000	90,000
Northern Adelaide	57,000	140,000
Southern Adelaide	40,500	82,000
Barossa	57,000	139,000
Adelaide Hills and Murray Bridge	13,000	29,000
Fleurieu	14,500	22,000

to 12,500 in the past two years and about one house is built every day in the area.

The community of Mount Barker is reportedly worried about more housing development because it's concerned valuable farming land will be compromised, as well as the town's unique and relaxed character.

It also believes there won't be enough infrastructure to cope with expansion.

However the SA Government has said there'll be enough infrastructure provided to accompany growth and the plan won't encroach on good farming land.

Barossa, including Gawler and Roseworthy, is expected to have an additional 139,000 people and farmers at Roseworthy have also reportedly expressed concerns about their town being overrun by development.

While the communities seem to be averse to growth, Harding points out that it has to take place somewhere.

He says it's a bit unrealistic for residents to not want anyone else to move to these areas and in the past, the local government areas, especially in Mount Barker, have been careful about the way in which development has taken place.

Paine says the plan provides clear indications as to where SA is going to grow, which is beneficial for investors.

"If you're a major residential developer, while it doesn't show specifically what parcels, what it does is tell you where the state will grow over time.

"It says to investors if you want to invest in SA we now have a clarity of process, we know what we're going to do.

"And it will make it easy to deliver product to the market – as an investor you couldn't ask for much more, except maybe to lower taxes."

Walsh says it's hoped the plan will create opportunities for investors in Adelaide.

"Without a strong property investor sector then you have a dearth of rental properties, which are a really critical part of the mix.

### The plan at a glance

During the next 30 years the SA Government is planning for:

- Steady population growth of 560,000 people
- The construction of 258,000 additional homes
- Economic growth of \$127.7 billion
- The creation of 282,000 additional jobs
- Record infrastructure investment of \$11.4 billion over four years starting from 2009 to 2010, with a focus on major transport projects including the electrification and modernisation of the existing rail system, as well as the Noarlunga to Seaford rail extension, western tram extension and O-Bahn extension.

Source: The 30-Year Draft Plan for Greater Adelaide

"If you don't have property investors you have a very shallow rental market."

### RESPONSE TO THE PLAN

Industry professionals have welcomed the creation of the 30-Year Plan for Greater Adelaide.

Since Light's original plan for Adelaide, Paine says the state has only addressed planning in a relatively ad hoc manner.

He says SA hasn't had a document like the 30-year plan for the past four decades.

"We haven't had a true strategic spatial plan for Adelaide," he says.

The plan will give certainty to SA in the medium to long term, according to Paine, particularly for homebuyers, investors and employers, and it will enable the state to grow in a planned, cohesive manner.

"At the very highest level it's a strategic planning document that sets out where SA is going to grow, how it's going to develop and cope with the significant population growth as we move forward," he says.

"This will help us avoid the chaotic, unplanned approach to population growth seen in many cities around the world."

Paine acknowledges the plan will undoubtedly draw criticism, particularly because SA is innately parochial.

He says change is a dirty word in SA and that will be one of the biggest challenges for the implementation of the plan.

But Paine's confident it will only be beneficial for the state and he says people need to start accepting that SA must grow along its natural path.

"The reality is that this plan will deliver things like increased densities and SA has for

Source:- Australian Property Investor, December 09

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a long time pushed back against that without truly understanding the issues involved.

"At the end of the day people understand if you want your kids to have an affordable home and you want them to have jobs, then you have to accept some growth."

Paine says it's important to remember density, which is not common in SA at the moment, will come over the life of the plan, not straight away.

The UDIA says the plan recognises that people want a choice between having houses on blocks of land or higher-density urbanised communities that are close to jobs and services through public transport.

Walsh says it's inevitable that with infill there'll be a broader range of housing with more apartments and townhouses in Adelaide.

He says the changing demographics of the population will demand it; there'll be a greater proportion of older people, single people and couples without children.

While there will be change, Harding believes Adelaide will be able to keep its heritage and character.

"There will always be those who believe infill development has to some extent compromised the heritage of the area," he says. "But the simple fact of the matter is that people have to live somewhere."

Harding believes this is the first time SA has a comprehensive plan which balances the needs of the development industry with those of the community.

"Particularly, unlike previous plans, it has a realistic population growth figure and a comprehensive infrastructure plan which deals with transport and water supply.

"But most importantly, it delivers a rolling stock aspect which can give comfort to the development industry, provided the govern-

## **PAINE SAYS THE PLAN PROVIDES CLEAR INDICATIONS AS TO WHERE SA IS GOING TO GROW, WHICH IS BENEFICIAL FOR INVESTORS.**

ment is strong in implementing the targets they have set."

Harding says the majority of urban land in Adelaide is owned by the Land Management Corporation, which was taken by surprise when the housing boom occurred.

"Land releases didn't keep up with demand and that meant an increase in prices," he says.

"This plan recognises there has to be an orderly release and if it's implemented in the proper way it should avoid that (price rises) happening. If it's not implemented in the proper way we'll be back to the same problems we had in 2005 and 2006."

The UDIA says there's a need for more land to be released to house the state's growing population.

Having an adequate supply of land during the next few years will be crucial to avoid price rises and decreasing affordability.

While property in Adelaide is affordable compared to other states in Australia, Walsh says SA's capacity to provide affordable land is a real challenge.

"That's a product of needing a good supply and increasing the efficiency of our planning system."

In the past Harding says growth boundaries have been extended but then rezoning doesn't occur to allow them to be utilised for residential purposes.

"Although those boundaries (in the plan) at first seem to be quite comprehensive, what

we have to remember is we have a sad history of actually rezoning land within growth areas," he says.

"I hope while these areas identified are comprehensive, the actual mechanics to carry that forward takes place."

Walsh says the UDIA will be urging the government to take control of growth areas abridging various councils so as to get the necessary land available in a rezoned state ready for redevelopment.

"That's what's been lacking over the last decade – there's been a slowness of getting the necessary land to the market," he says.

While the industry response to the plan has been positive overall, there has been some suggestion that more detail is needed in various areas.

Paine says the plan could clarify the roles of the different levels of government, because one of the issues arising out of the plan will be the way in which it's implemented by local government.

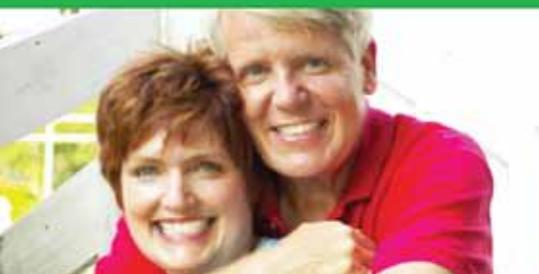
Walsh says the UDIA applauds the notion of the plan, but there does need to be some spatial illustrations of growth areas and infrastructure to be delivered.

He says the government needs to put the necessary infrastructure in place – such as water, transport and electricity – before it's needed.

"Without the necessary infrastructure the plan doesn't achieve what a plan should." **api**

Source:- Australian Property Investor, December 09

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# Postcode Demographics – Littlehampton

Source:- Home Price Guide – 'Postcode Snapshot Report' produced February 10

## Demographics

Demographic*	Target Region	Comparison Region
<b>Population Size</b>	<b>5250</b>	<b>Adelaide</b>
All people	2,757	1,128,597
<b>Country of Origin</b>	<b>5250</b>	<b>Adelaide</b>
Australian born	84%	70%
<b>Born Overseas - Top 5</b>	<b>5250</b>	<b>Adelaide</b>
United Kingdom	7%	8%
Germany	0%	0%
New Zealand	0%	0%
Netherlands	0%	0%
South Africa	0%	0%
<b>Age Statistics</b>	<b>5250</b>	<b>Adelaide</b>
40 to 59	29%	28%
20 to 39	25%	27%
5 to 19	25%	19%
60+	12%	20%
0 to 4	7%	5%
<b>Family Statistics - Top 5</b>	<b>5250</b>	<b>Adelaide</b>
Married	61%	48%
Never Married	27%	33%
Divorced	7%	8%
Widowed	2%	6%
Separated	1%	2%
<b>Religion - Top 5</b>	<b>5250</b>	<b>Adelaide</b>
No Religion	27%	24%
Catholic	14%	21%
Anglican	13%	13%
Other	12%	12%
Uniting Church	10%	8%
<b>Occupation - Top 5</b>	<b>5250</b>	<b>Adelaide</b>
Retail trade	13%	12%
Health care & social assistance	11%	13%
Manufacturing	10%	12%
Construction	8%	6%
Education & training	7%	7%

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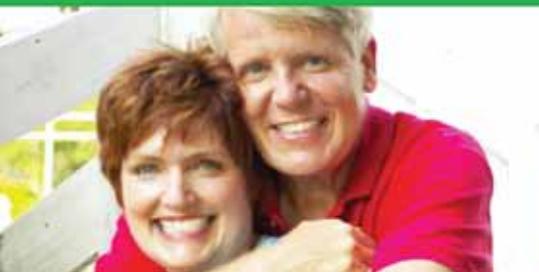


## Postcode Demographics Cont.

Education - Top 5	5250	Adelaide
Not Attending (Working)	60%	60%
Infants/Primary	15%	11%
Secondary Education	9%	7%
University or other Tertiary Institution	3%	5%
Pre-School	2%	1%
Transport to Work - Top 5	5250	Adelaide
Car (driver)	68%	62%
Car (passenger)	5%	5%
Worked at home	4%	3%
Bus Only	2%	5%
Walked	1%	2%
Type of Dwelling - Top 3	5250	Adelaide
Separate house	98%	84%
Semi/Terrace	1%	18%
Flat	0%	6%
Nature of occupancy - Top 3	5250	Adelaide
Purchasing	53%	35%
Fully Owned	30%	33%
Rented	14%	26%

Source:- Home Price Guide – 'Postcode Snapshot Report' produced February 10

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# Depreciation Schedule



## OzInvest Bert Farina Constructions

Washington Brown's estimate is based upon a selling price of \$417,000. This is an estimate of the division 40 & 43 tax 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.

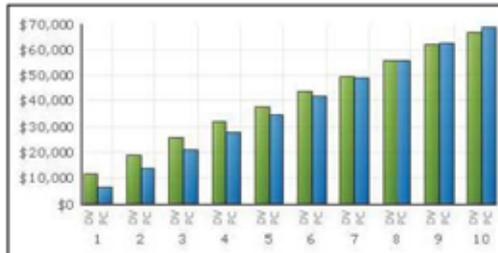


	<b>DIMINISHING VALUE</b>	<b>PRIME COST</b>
<b>YEAR 1*</b>	<b>\$13,900</b>	<b>\$7,200</b>
<b>YEAR 2</b>	<b>\$7,700</b>	<b>\$7,200</b>
<b>YEAR 3</b>	<b>\$7,000</b>	<b>\$7,200</b>
<b>YEAR 4</b>	<b>\$6,500</b>	<b>\$7,200</b>
<b>YEAR 5</b>	<b>\$6,100</b>	<b>\$7,200</b>
<b>YEAR 6</b>	<b>\$5,900</b>	<b>\$6,600</b>
<b>YEAR 7</b>	<b>\$5,500</b>	<b>\$6,600</b>
<b>YEAR 8</b>	<b>\$5,400</b>	<b>\$6,600</b>
<b>YEAR 9</b>	<b>\$5,300</b>	<b>\$6,600</b>
<b>YEAR 10</b>	<b>\$5,200</b>	<b>\$6,600</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 contact Craig Hogg 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  
Registration Registration expected March/April 2010

## The Construction

Brick veneer dwelling with colorbond roof

## House Description

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

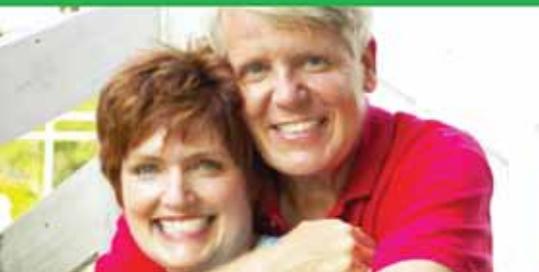
## 10 Year Leaseback Option

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.

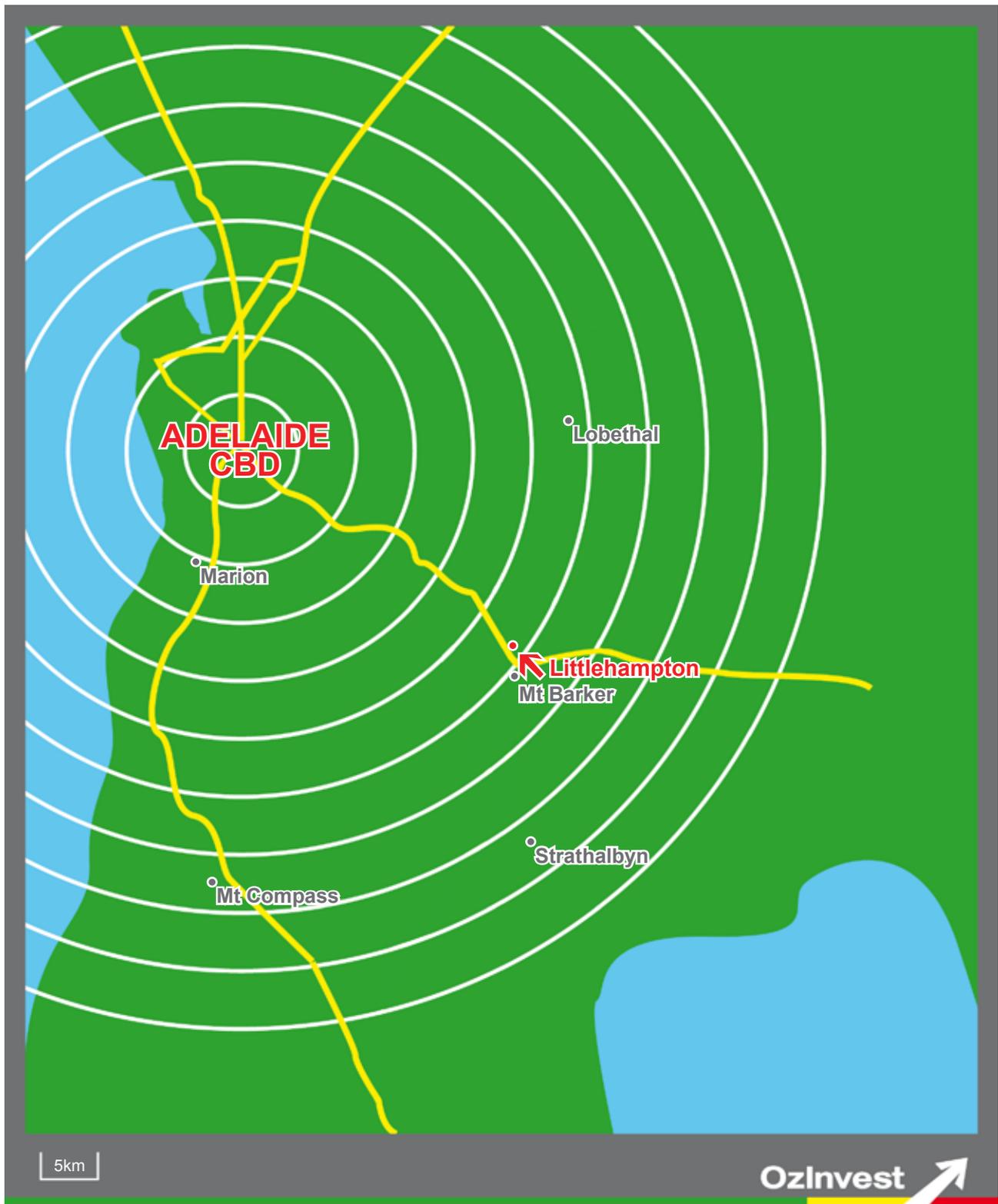


Every single day's rent  
for 10 years is covered

**OzInvest** 



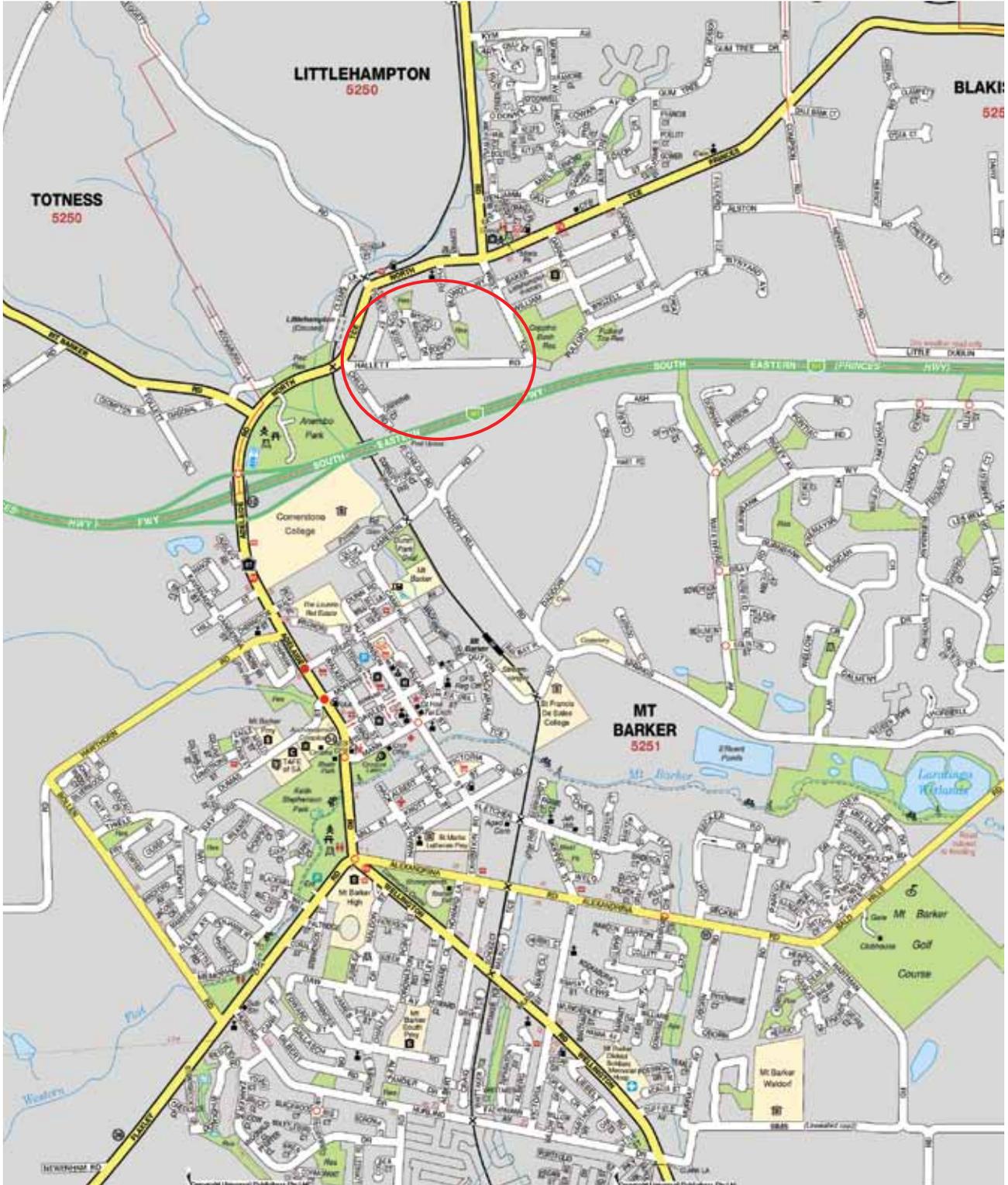
## Suburb Location Map



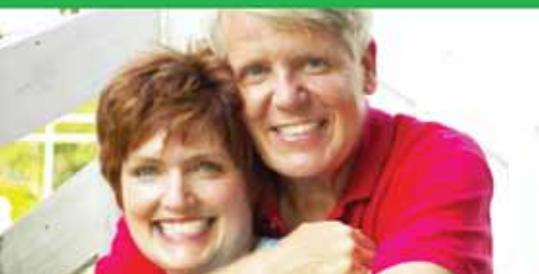
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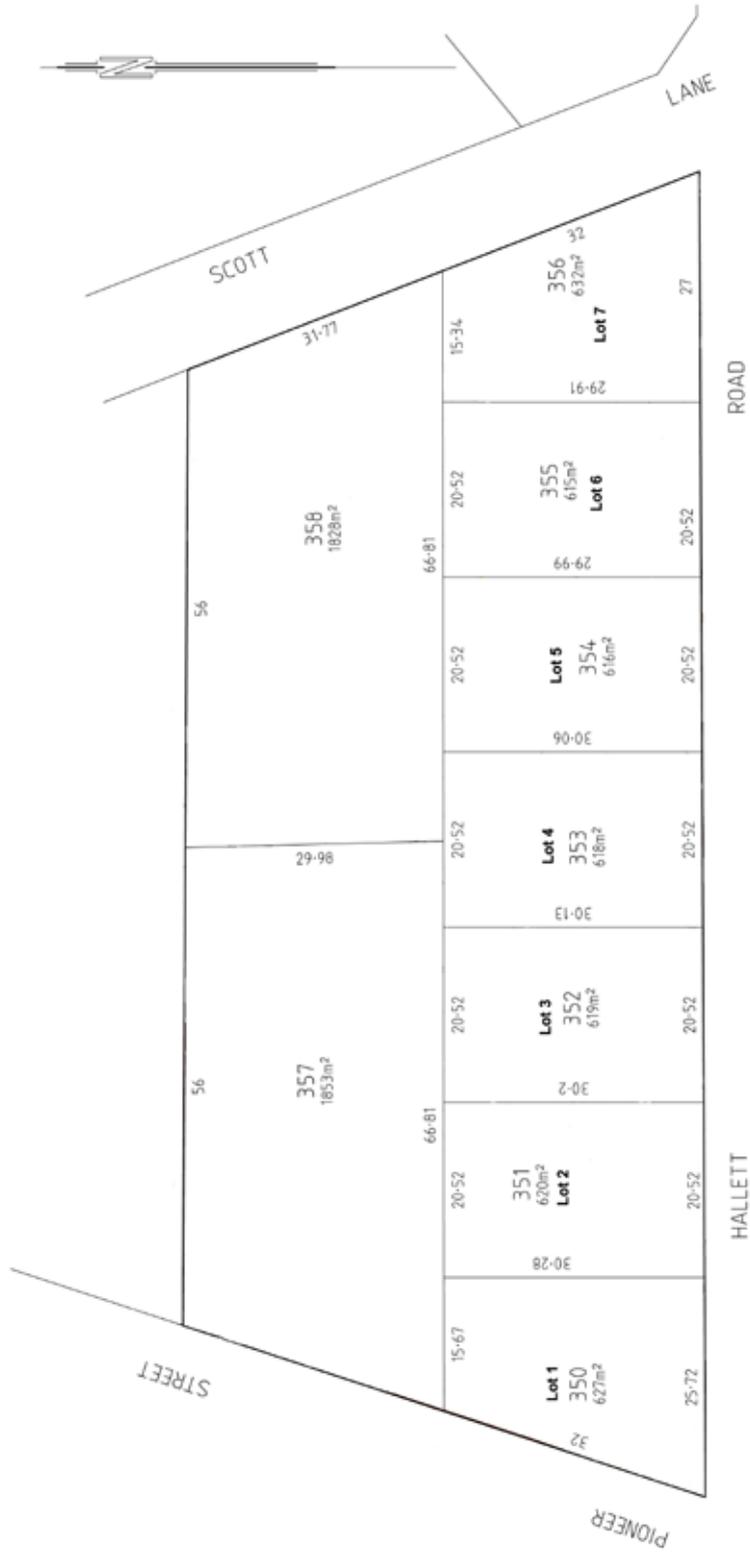
# Suburb Location Map



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# Land Plan



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# Rent Appraisal



RLA 222741

9 February 2010

Oz Invest Group  
Attention: Richard Dunn  
PO Box 6662  
Baulkham Hills NSW 2153

Dear Richard,

Thank you for the opportunity to provide you with an appraisal on your proposed property investments in Littlehampton.

We see properties in Littlehampton and surrounding areas achieving high rental returns.

Given the current market I would estimate that the likely rental return would be in the vicinity of \$400 - \$420 per week.

If you require any further information, please do not hesitate to contact one of the team at David Pascoe Real Estate on 1300 163 119.

**Regards and Thanks**

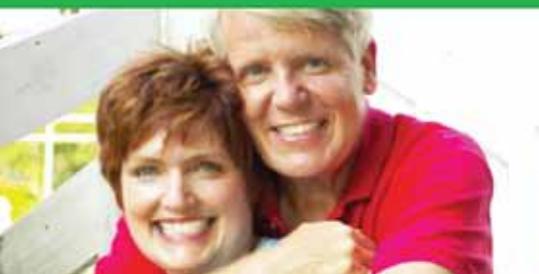
**David Pascoe**  
**Your Real Estate Partner**

P.O. Box 1577 Mount Barker, SA 5251  
P 1300 163 119 F 1300 163 139  
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ACN 118 912 164 ABN 93 790 523 944

*"Success Through Superior Service"*



**OzInvest**



# Standard Inclusions List

## General

Fixed price H.I.A. Building agreement (including Rock excavation if required)

All Council building application fees. Preparation of plans and specifications.

QBSA insurance, contractors all-risk insurance and 6 year Structural guarantee.

Soil test, contour survey and engineering included.

Professional house clean and Site clean on completion.

Six months maintenance period.

All homes come with an under main roof " Alfresco Area" Included.

## 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

## Slab

Foundations engineered 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. Recess in slab for showers.

## Framing

Timber or Steel wall framing and trusses with construction methods to suit required wind rating.

22.5% Roof pitch as indicated on plans.

Nominal 2400mm ceiling height throughout.

## External

Colorbond roof with fascia, quad gutter and PVC downpipes from Builders range of colours.

600mm eave overhang included as per plans.

Bagged and painted finish to front elevation only as per plans.

Brick veneer exterior finish from Builders range of colours.

Insulation to roof and all external walls to BSA requirements.

CFS 5000 Litre water tank with 5hp fuel driven pump.

## Internal Linings

10mm plasterboard to walls and ceilings. 10mm wet area plasterboard to bathroom, laundry and ensuite.

55mm plaster cornice throughout.

## Sliding Windows and Doors

Powder coated aluminium sliding window and door frames.

Obscure glass to bathrooms, and toilets. All windows and doors glazed to suit wind classification.

Keyed Locks to all windows and doors.

Security screens to all sliding windows and external doors. (excluding Garage)

Thermal Roller blinds (Chain Driven) to all windows and external sliding doors. (excluding Garage)

## Doors

Solid core feature entrance door with weather seals, and Deadlock.

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.

Two wired in smoke detectors. Light points and double GPO's as per electrical drawing.

Energy efficient down lights to Kitchen/Lounge and Family rooms

Energy efficient light fittings to all bedrooms/Hallways/ wet areas and outdoor areas from the Builders standard range

Two Phone points. Two TV points and roof antenna fully connected with Two outlets each

## Air-conditioning and Ventilation

1 x 2.5 Hp Reverse cycle split system to Family/Living area.

Ceiling fans to all bedrooms, Living, Family, and meals area.

Cupboards

Kitchen - 600mm wide 180° post-formed laminated bench tops and laminated cupboard doors with colour selection from Builders standard range.

Melamine carcass to cupboards and draws. Raised breakfast bar to kitchen bench top if shown on plans.

Over head cupboards to kitchen as shown on plans

Four shelves to pantry and one intermediate shelf to cupboards.

Vinyl sliding doors to all robes and linen. Single painted shelf and chrome hanging rail to each robe.

Four painted shelves to linen cupboard.

*'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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## Standard Inclusions List Cont.

### **Appliances**

Stainless Steel Oven, Hotplate, Range hood and Dishwasher from Builders standard range.  
Dishwasher provision included as standard  
Hot water system to suit council and energy efficiency regulations.

### **Sanitary Items and Tap ware**

Kitchen Sink – stainless steel 1 ¾ bowl sink with chrome flick mixer.  
Laundry – 45 Litre acrylic sink with cupboard under.  
Chrome taps to laundry from Builders standard range.  
Bath – acrylic white.  
Vanities from the Builders standard range or as indicated on plans  
Toilet pan and cistern – dual flush with plastic cistern?

### **Tiling**

Ceramic wall and floor tiles to wet areas and kitchen splashbacks from the Builders standard range  
Kitchen – 300mm splashback behind bench tops.  
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 68mm 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, toilets and laundry

### **Painting**

Double Colour coated paint system using Solver Premium Maxi-Wash (with tinted sealing coats) to walls (single colour), ceiling and cornice (single colour) with colours selected from the Builders standard range.  
Three coat gloss paint system to timber architraves, skirtings and internal doors (single colour).

### **Floor Coverings**

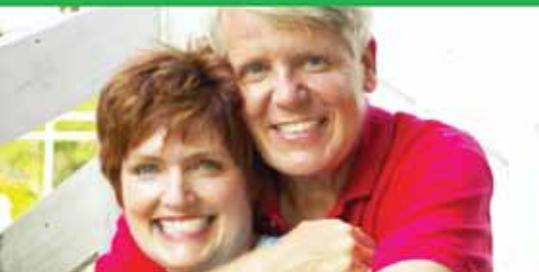
Builders range carpets to all bedrooms and Living room  
Builders range ceramic floor tiles to entry/hallway/family/meals and Kitchen areas

### **Landscaping**

Exposed Aggregate concrete driveway to kerb  
Plain Concrete under all outdoor covered areas and foot paths  
Swirl finished concrete under all outdoor roofed areas.  
Clothesline and letter box from the Builders standard range  
Turf to front and rear yard, stones or similar to sides or as specified on site plan  
1.8m high Colour bond fence to both rear and side boundaries including side returns to front of house  
1.8m high by 900mm wide Single gate to side of house  
Front & Rear completed landscaping with 30 native plants per home site including mulch and galvanized garden edging.  
Water tanks to suit council regulations if required  
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'.*

**OzInvest**



# Contact Details

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## OzInvest Pty Ltd

Unit 18/7 Anella Ave  
Castle Hill NSW 2154

PO Box 6662  
Baulkham Hills NSW 2153

Freecall: 1800 800 775  
Ph: (02) 9659 2400  
Fax: (02) 9659 2444

Email: [invest@ozinvest.com.au](mailto:invest@ozinvest.com.au)  
Website: [www.ozinvest.com.au](http://www.ozinvest.com.au)

16/02/10

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