

SALES MANUAL

P.3128

Parc

APARTMENTS

PARCAPARTMENTS.COM.AU

740 Station Street, Box Hill

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1.0 Project Facts

1.1 Snapshot

OVERVIEW

SUMMARY										
PARC 740 Station Street, Boxhill										
Apartments	No. of Apt.	Area sqm	Ave sqm	Total GR	Ave Sale price	Ave Sale Rate \$/sqm	Size Range		Price Range	
							Min	Max	Min	Max
1 Bed, 1 Bath	15	696	46	\$5,205,000	\$347,000	\$7,478	44.0	53.0	\$325,000	\$365,000
2 Bed, 1 Bath	18	1,087	60	\$8,778,000	\$487,667	\$8,075	54.0	68.0	\$465,000	\$525,000
2 Bed, 2 Bath	14	1,017	73	\$7,684,000	\$548,857	\$7,556	69.0	77.0	\$515,000	\$599,000
TOTAL	47	2,800	60	\$21,667,000	\$461,000	\$7,738	44	77	\$325,000	\$599,000

FEATURES

- Boutique development located on Station Street, Box Hill in the city of Whitehorse
- Located directly opposite Box Hill Gardens
- Located in the education zone - proximity to Box Hill Institute and Melbourne's most prestigious private schools
- 500m to Box Hill Central Shopping Centre
- 600m to Box Hill Train Station
- 500m to Box Hill Hospital
- 4 minute drive to the Eastern Freeway
- Less than 30 min drive on the Eastern Freeway to the Melbourne CBD
- Architecturally designed by Plus Architects
- Miele Appliances as a standard
- Timber floor boards included as a standard

UPGRADE OPTIONS

- Roller Blinds - \$2,200
- Integrated Fridge - \$2,850
- Washing machine/dryer - \$1,200

- Integrated Study - \$850 (only in some apartments - as noted by OS on floor plan)

DESPOSIT PAYMENT OPTIONS

Reservation: \$5,000 via EFT, Bank Cheque, Money Order
 10% Deposit: via EFT, Bank Cheque, Money Order or Bank Guarantee.

ESTIMATED OUTGOINGS

Owners Corporation - 1	\$1,457 - \$2,650
Council Rates	\$753 - \$1,302
Water Rates	\$663
Stamp Duty	\$1,085 - \$2,142
Savings	\$11,535 - \$28,868

ESTIMATED COMPLETION DATE

December 2015.

SUNSET CLAUSE

36 Months from the day of sale.

1.2 Complete Overview

1.2.1 Summary

Located at 740 Station Street, Box Hill Parc comprises of 47 premium, 1 and 2 bedroom apartments across 4 intertwined levels. Conveniently located directly opposite Box Hill Gardens and within proximity to Box Hill Central Shopping Centre, Parc delivers its residence the perfect balance between the luxuries of suburban lifestyle and the convenience of the Eastern suburbs best shops, eateries and private education. Only 500 metres from Box Hill train station and a 4 minute drive to

access the Eastern freeway, Parc connects its residents directly to the Melbourne CBD.

Parc apartments are architecturally designed by Plus Architects, run by Melbourne based Pomeroy Pacific project managers and developed by McLaren Developments. Each apartment includes quality features such as Miele kitchen appliances and timber floor boards included as a standard.

1.2.2 Developer – McLaren Developments

With over 150 apartments currently under construction in Melbourne, McLaren Developments continues to gain attention through the creation of cutting-edge residences in some of the city’s most desirable locations. McLaren conceives of each project as a unique space, with a unique identity that begins with its design and ends with the people that will live within. With meticulous attention to detail, consistent on-time delivery, and client interests always at the forefront of our thought process, McLaren Developments is distinguishing itself through its vision for creating spaces that excite and engage, laying the foundation for the rich human narratives that will unfold within.

1.2.3 Architect – Plus Architects

Plus architecture was formed in 1997 to master plan and design NewQuay Docklands, a residential, commercial and retail precinct in Melbourne Docklands. Since then, Plus has become the industry leader in residential and mixed use projects across Melbourne. Plus Architecture is recognized for their award-winning designs, but they are also recognized for their consistent track record to deliver great architecture and highly desirable spaces that always exceed expectations.

1.2.4 Builder

Building has not been appointed.

1.2.5 Project Manager – Pomeroy Pacific

Pomeroy Pacific have developed, constructed and project managed billions of dollars worth of property and are highly sought after throughout the development and construction industry for their depth of knowledge, experience and ability to deliver projects to exacting standards. Their current and completed projects stand as testimony to their contribution to the property landscape. They are presently responsible for the delivery of multiple high quality apartment, retail and office buildings throughout Melbourne and have a proven track record, providing purchasers with the confidence required in today's marketplace.

2.0 Building facts

2.1 Amenity

None.

2.2 Car Parking

One car park per apartment, 6 apartments will be required to use an independent car parking stacker system as per the Plan of Sub. The car parks are part lots of the apartment lots. None available for additional purchase.

2.3 Storage

One car park per apartment, none available for additional purchase. Size is approximately 3 cubic metres.

2.4 Motorbikes & bicycles

Secure resident's bicycle parking located in basement.

2.5 Acoustics

Compliant with building standards of Australia.

2.6 Access

Pedestrian access directly via Station Street. Vehicle access directly via Station Street.

2.7 Security

Pedestrian swipe card access system to the building and basement. Remote control entry to the basement for vehicle access. No visitor access to basement, visitor intercom system located in foyer.

2.8 Planning permit

Approved August 2014.

2.9 Construction timeframe

Construction is anticipated to commence this year and take 13 months. It is our objective to have the building ready for occupation at the end of 2015.

2.10 Cold and hot water system

Hot water is provided by a solar boosted gas hot water system.

Hot water is individually metered and each apartment will receive a bill from Origin Energy.

Cold water is individually metered and each apartment will receive a bill from SEW.

2.11 Electricity

This is individually metered and each apartment will receive a bill from retailer / embedded network provider.

2.12 Gas meter

Single bill for the whole development issued to body corporate. Will become body corporate charge to apartment owner. Those apartments with Gas Fired Air Conditioning Systems will receive a separate bill for the gas used by their a/c. The Owner's Corporation (and therefore all other apartments) will not pay for the a/c of the apartments with gas fired systems.

2.13 Rubbish

A refuse chute is provided.

A bin store is located in the basement.

The Owners Corporation will manage the refuse collection.

2.14 Mail Boxes

One per apartment located in foyer

2.15 Lift Access

1 lift provides access to the building.

3.0 Apartment Facts

3.1 Flooring

- Timber floor boards in kitchen, living and dining areas
- Carpet in bedrooms
- Tiles in bathrooms

3.2 Kitchen

- Timber floor boards
- Porcelain splashback and benchtops,
- Joinery is Timber vinyl wrap

3.3 Appliances

- Miele gas stove top
- Miele electric oven
- Rangehood – European or similar
- Fisher and Paykel dishdrawer system (1 for one bedrooms and 2 for 2 bedrooms)

3.4 Fixtures and Fittings

Refer to fixtures and fittings schedule.

3.5 Colour scheme

Light and Dark scheme

Changes between:

- Kitchen splashbacks
- Kitchen benchtop
- Bathroom wall tiles

3.6 Communication connection point

One point to living/kitchen/dinning room.

One point to study if provided or one point to the largest study if more than one provided.

3.7 Smoke detectors

Compliant as per Building Code of Australia.

3.8 Heating and cooling

Apartments 2.01, 2.12, 2.11, 2.10, 2.09, 2.08, 2.04, 3.01, 3.04, 3.05, 3.06, 3.08, 3.09.

Gas fired reverse cycled air-conditioning to wall mounted split unit to living area and condenser located on building roof.

Apartments G01 and G14

Reverse cycled air conditioning, wall mounted split to living area and condenser located in basement.

All other apartments

Reverse cycled air conditioning, wall mounted split to living area and condenser located on balcony

3.9 Ceiling heights

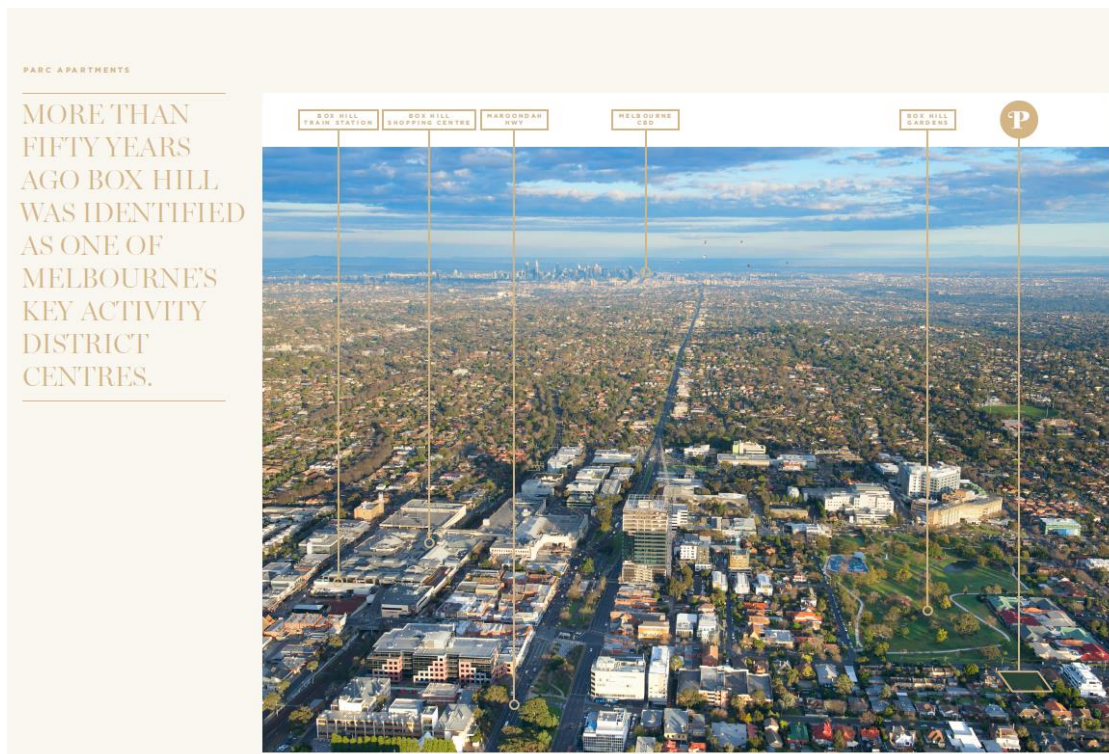
- Living areas: generally 2600mm
- Wet areas: kitchen bulkheads and passageways to architectural details: generally 2400mm
- Bedrooms: generally 2400mm

3.10 Cost of optional upgrades

- Roller Blinds - \$2,200
- Integrated Fridge - \$2,850
- Washing machine/dryer - \$1,200
- Integrated Study – \$850 (only in some apartments – as noted by OS on floor plan)

4.0 Location

Parc is located at 740 Station Street, Box Hill.



5.0 Market Research

5.1 Macro-Economic Background

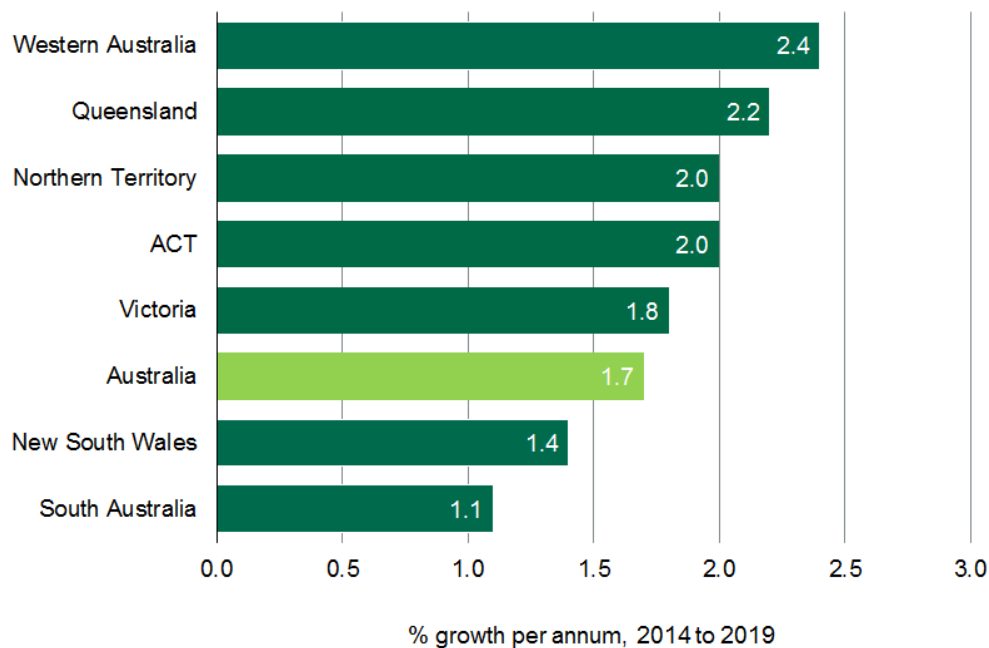
Victoria continues to grow! Importantly we are back to peak 2009/10 levels at over 105,000 per annum with skilled migrants accounting for 63,342 persons up from 56,332 in 2012, with the average population growth of 1.9% - a significant increase above the historic long term average rate of 1.6% and well above the national average (Deloitte Access Economics March 2014). Pleasingly we are also attracting net interstate migration of 6,903 persons per annum a long way up from 2013 which was 1,483 persons (Australian Bureau of Statistics)

Importantly the Victorian economy is growing which is driving the demand for skilled migrants and for net migration from interstate – at 1.7% annual growth Victoria is now less reliant on manufacturing jobs than ever before and is now more reliant on the broader based services industry – banking, education, mining, entertainment. The growth in the economy is the largest since June 2012 which is driving consumer sentiment for Melbourne up at 0.30% in April 2014. Inflation increased 2.8 points from December 2012 (102.0) to December 2013 (104.8) but most importantly the official cash rate has remained on hold at 2.50% since July 2013. The impact of the lowest cost of money since 1960 has been best felt on the free standing housing market with the housing market across Melbourne since September 2013 till end of March 2014 delivering consistently strong results.

Clearance rates for March 2014 quarter sat at 72.5% on average compared with 66.6% in the corresponding March 2013 and most importantly on significantly increased sales volume. This has generated Melbourne's best capital growth rates since 2010 with the average home growing by 7.3% over the last twelve months (Residex March 2014) with the median house price of \$545,000 and average apartment growth rate of 4.3% over the same period with a median apartment price of \$440,000. These rates in isolation may not be that impressive but when looking at a longer five year review the results are dramatic with houses growing 32.6% and apartments 23.9% over the five year period to January 2014.

5.2 Forecast Population Growth

Victoria above Australian average...



5.3 CBD/Southbank/Docklands Apartment Market

Demand for well-designed affordable apartment product within the three key centres of employment – CBD/Southbank/Docklands continues to be incredibly strong from two key sources of sale – mainland China and other international cities namely Hong Kong, Singapore, Malaysia and Indonesia coupled with the broader Australian investment networks. The clear majority of product has to be between \$350,000 and \$550,000 which remains the sweet spot for the investment community which are the majority of the market for this type and style of product.

The key drivers for this type of stock remains employment, education and affordability of product coupled with the incredibly diversity and energy of Melbourne life. Voted the most liveable city three years, Melbourne punches way above its weight on the international stage for quality of life. This is now a recognised fact that we are the best city in Australia and clearly one of the best in the world to live in for quality of life. The fact we have matured as an international city is again a major driver of demand for our core apartment stock centrally located to the CBD.

Vacancy rates within the CBD remain within normal limits and absorption rates of high quality CBD projects remains strong. The ability to sell this message remains healthy and the growth story of Melbourne assists us on a daily basis. Apartment stock continues to shrink as affordability remains the absolute key determinate of

sales. Communal facilities have increased in the priority of investors as points of difference become more important in which project they buy. So long as ongoing body corporate costs are kept to a minimum the ability of the facilities to attract tenants sits higher with the buyer than ever before, so be prepared to offer a decent level of communal facilities.

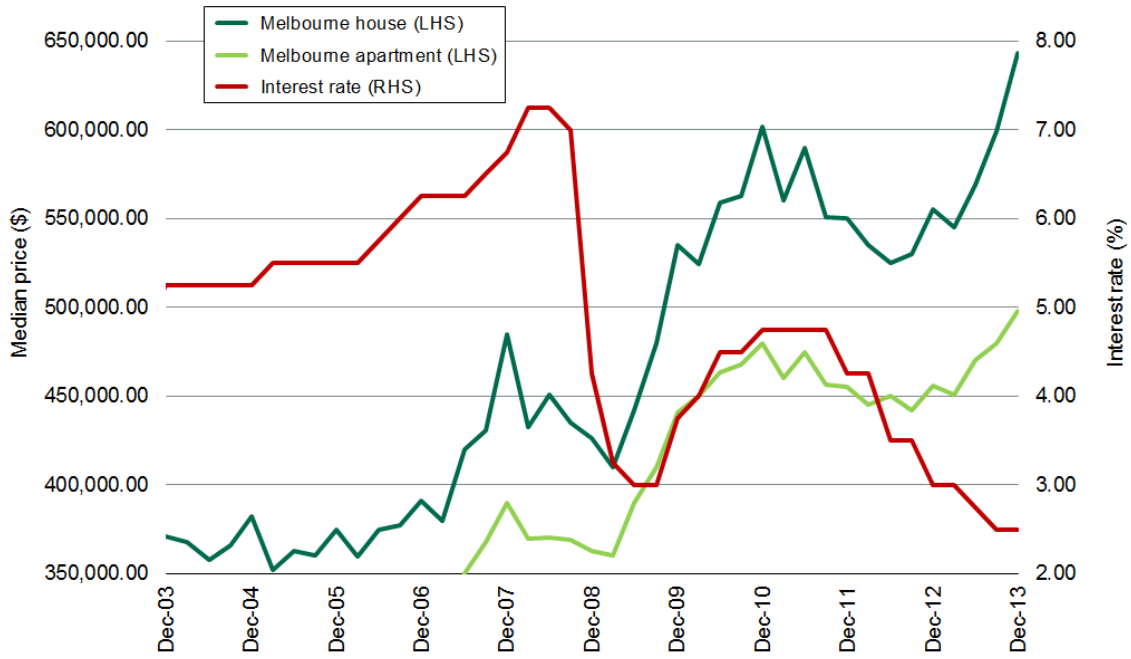
5.4 City Fringe Apartment Markets

Most excitedly apartments have now become an accepted way of life for the clear majority of Melbournians. This has led to apartment developments being well sold and delivered in all of Melbourne's best and most exclusive free standing housing suburbs. Product in the suburbs is typically larger and sold in larger proportions to owner occupiers. These projects are always lower in density and reflect a higher level of design and interior styling to cater for a more sophisticated level of demand.

CBRE Residential Projects has enjoyed its most successful 1Q of the last four years with every project we have taken to market this year reaching condition precedent pre sale hurdle rate. Importantly CBRE has sold out several projects without the assistance of third party wholesale agents who typically charge twice as much as the retail rate of commission. This local demand for well designed, well located apartments with a high level of finish has grown significantly with the key to success being high local housing prices, easy access to public transport and major road infrastructure, high levels of retail and lifestyle amenity.

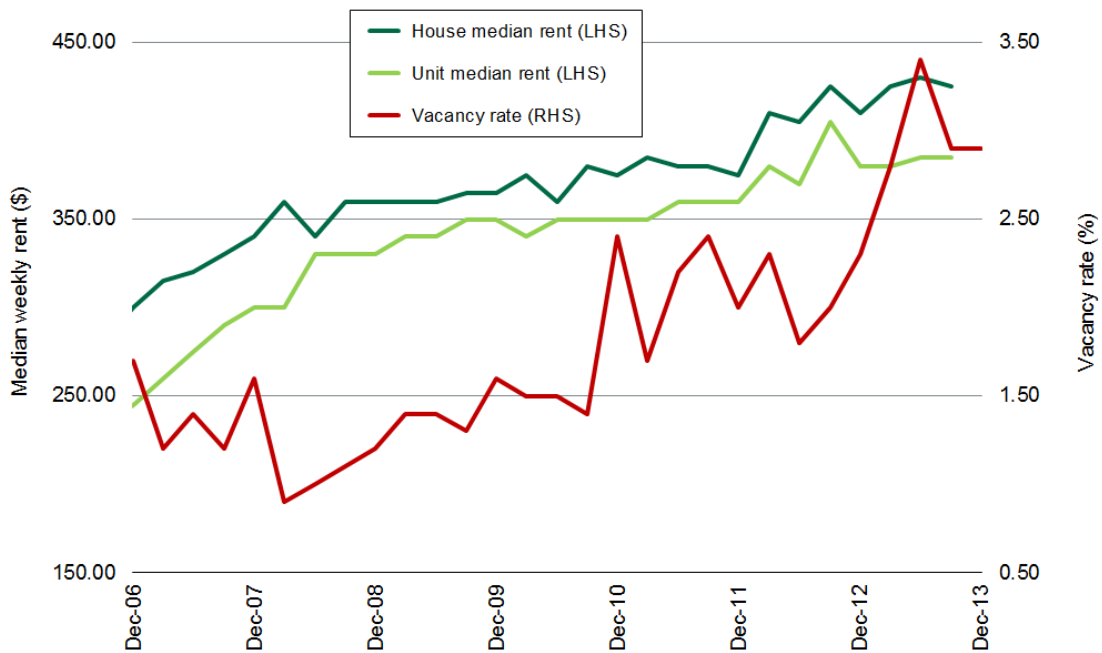
The key sources of sales continue to be the core forms of property mediums like major print advertising sources, selected online web sites and portals, site signage, direct forms of marketing and of course the onsite display experience being paramount to the success of retail sales. Capital growth and rental yields continue to be higher in key city fringe locations than in the major places for apartments like the CBD/Southbank/Docklands but of course the projects are significantly lower in density with planning policy and framework more protracted and generally more difficult.

5.5 Melbourne Residential Median Prices And Interest Rates



5.6 Melbourne Residential Median Rental Rates And Vacancy Rates

Residential rental market in Melbourne stabilising after strong housing construction growth over 2012 and 2013



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APARTMENTS

INDICATIVE OUTGOINGS SCHEDULE PARC | 740 STATION STREET, BOX HILL

Apt No.	Beds	Bath	Study	Car	Int. Area m2	Ext. Area m2	Total	Price	OC Fees	Council Rates	Water Rates	Est Weekly Rent	Est. Annual Rental	Rental Yield	Dutiable value	Stamp Duty Off The Plan	Stamp Duty Saving	Stamp Duty Established
Ground Floor																		
G01	1	1	0	Stacker	46	10	56	\$335,000	\$1,502	\$773	\$663	\$325	\$16,900	5%	\$57,238	\$1,124	\$11,996	\$13,120
G02	1	1	0	1	47	25	72	\$355,000	\$1,590	\$813	\$663	\$325	\$16,900	5%	\$60,489	\$1,202	\$12,918	\$14,120
G03	1	1	0	1	46	24	70	\$350,000	\$1,590	\$803	\$663	\$325	\$16,900	5%	\$60,270	\$1,196	\$12,674	\$13,870
G04	1	1	0	1	46	24	70	\$350,000	\$1,590	\$803	\$663	\$325	\$16,900	5%	\$60,270	\$1,196	\$12,674	\$13,870
G05	1	1	0	1	46	24	70	\$350,000	\$1,590	\$803	\$663	\$325	\$16,900	5%	\$60,270	\$1,196	\$12,674	\$13,870
G06	2	1	1	1	58	26	84	\$505,000	\$2,252	\$1,114	\$663	\$450	\$23,400	5%	\$84,866	\$1,787	\$20,483	\$22,270
G07	2	2	0	1	70	33	103	\$540,000	\$2,429	\$1,184	\$663	\$470	\$24,440	5%	\$91,149	\$1,938	\$22,432	\$24,370
G08	2	1	0	1	65	24	89	\$525,000	\$2,341	\$1,154	\$663	\$450	\$23,400	4%	\$88,117	\$1,865	\$21,605	\$23,470
G09	1	1	0	Stacker	44	23	67	\$325,000	\$1,457	\$753	\$663	\$325	\$16,900	5%	\$55,613	\$1,085	\$11,535	\$12,620
G10	1	1	0	1	50	21	71	\$360,000	\$1,634	\$823	\$663	\$325	\$16,900	5%	\$61,895	\$1,235	\$13,135	\$14,370
G11	1	1	1	1	53	21	74	\$365,000	\$1,634	\$833	\$663	\$325	\$16,900	5%	\$62,114	\$1,241	\$13,379	\$14,620
G12	2	2	1	1	72	31	103	\$550,000	\$2,473	\$1,204	\$663	\$500	\$26,000	5%	\$92,774	\$1,977	\$22,993	\$24,970
G13	2	2	0	1	72	73	145	\$550,000	\$2,473	\$1,204	\$663	\$500	\$26,000	5%	\$92,774	\$1,977	\$22,993	\$24,970
G14	2	2	1	1	72	14	86	\$545,000	\$2,429	\$1,194	\$663	\$500	\$26,000	5%	\$91,367	\$1,943	\$22,727	\$24,670
Level 1																		
101	2	2	0	1	76	12	88	\$555,000	\$2,473	\$1,214	\$663	\$500	\$26,000	5%	\$92,992	\$1,982	\$26,388	\$28,370
102	1	1	1	Stacker	45	10	55	\$335,000	\$1,502	\$773	\$663	\$325	\$16,900	5%	\$57,238	\$1,124	\$11,996	\$13,120
103	1	1	1	Stacker	45	10	55	\$335,000	\$1,502	\$773	\$663	\$325	\$16,900	5%	\$57,238	\$1,124	\$11,996	\$13,120
104	2	1	0	1	54	14	68	\$465,000	\$2,076	\$1,034	\$663	\$420	\$21,840	5%	\$78,366	\$1,631	\$18,239	\$19,870
105	2	1	0	1	59	37	96	\$480,000	\$2,164	\$1,064	\$663	\$420	\$21,840	5%	\$81,398	\$1,704	\$19,066	\$20,770
106	2	1	0	1	56	15	71	\$470,000	\$2,120	\$1,044	\$663	\$420	\$21,840	5%	\$79,772	\$1,665	\$18,505	\$20,170
107	2	1	1	1	67	37	104	\$495,000	\$2,208	\$1,094	\$663	\$450	\$23,400	5%	\$83,241	\$1,748	\$19,922	\$21,670
108	2	1	1	1	68	13	81	\$499,000	\$2,208	\$1,102	\$663	\$450	\$23,400	5%	\$83,416	\$1,752	\$20,158	\$21,910
109	2	1	1	1	61	13	74	\$480,000	\$2,164	\$1,064	\$663	\$420	\$21,840	5%	\$81,398	\$1,704	\$19,066	\$20,770
110	2	2	0	1	75	10	85	\$550,000	\$2,473	\$1,204	\$663	\$500	\$26,000	5%	\$92,774	\$1,977	\$22,993	\$24,970
111	2	2	0	1	69	14	83	\$515,000	\$2,296	\$1,134	\$663	\$470	\$24,440	5%	\$86,492	\$1,826	\$21,044	\$22,870

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APARTMENTS

INDICATIVE OUTGOINGS SCHEDULE PARC | 740 STATION STREET, BOX HILL

Apt No.	Beds	Bath	Study	Car	Int. Area m2	Ext. Area m2	Total	Price	OC Fees	Council Rates	Water Rates	Est Weekly Rent	Est. Annual Rental	Rental Yield	Dutiable value	Stamp Duty Off The Plan	Stamp Duty Saving	Stamp Duty Established
112	2	2	0	1	71	8	79	\$530,000	\$2,385	\$1,164	\$663	\$470	\$24,440	5%	\$89,524	\$1,899	\$21,871	\$23,770
Level 2																		
201	2	2	0	1	76	12	88	\$560,000	\$2,517	\$1,224	\$663	\$500	\$26,000	5%	\$94,399	\$2,016	\$26,654	\$28,670
202	1	1	1	Stacker	45	10	55	\$340,000	\$1,502	\$783	\$663	\$325	\$16,900	5%	\$57,456	\$1,129	\$12,241	\$13,370
203	1	1	1	Stacker	45	10	55	\$340,000	\$1,502	\$783	\$663	\$325	\$16,900	5%	\$57,456	\$1,129	\$12,241	\$13,370
204	2	1	0	1	54	14	68	\$470,000	\$2,120	\$1,044	\$663	\$420	\$21,840	5%	\$79,772	\$1,665	\$18,505	\$20,170
205	2	1	0	1	59	15	74	\$485,000	\$2,164	\$1,074	\$663	\$420	\$21,840	5%	\$81,616	\$1,709	\$19,361	\$21,070
206	2	1	0	1	54	8	62	\$470,000	\$2,120	\$1,044	\$663	\$420	\$21,840	5%	\$79,772	\$1,665	\$18,505	\$20,170
207	2	1	1	1	67	17	84	\$499,000	\$2,252	\$1,102	\$663	\$450	\$23,400	5%	\$84,604	\$1,781	\$20,129	\$21,910
208	2	1	1	1	68	13	81	\$505,000	\$2,252	\$1,114	\$663	\$450	\$23,400	5%	\$84,866	\$1,787	\$20,483	\$22,270
209	2	1	1	1	61	13	74	\$485,000	\$2,164	\$1,074	\$663	\$420	\$21,840	5%	\$81,616	\$1,709	\$19,361	\$21,070
210	2	2	0	1	75	10	85	\$555,000	\$2,473	\$1,214	\$663	\$500	\$26,000	5%	\$92,992	\$1,982	\$26,388	\$28,370
211	2	2	0	1	69	14	83	\$520,000	\$2,341	\$1,144	\$663	\$470	\$24,440	5%	\$87,898	\$1,860	\$21,310	\$23,170
212	2	2	0	1	71	8	79	\$535,000	\$2,385	\$1,174	\$663	\$470	\$24,440	5%	\$89,742	\$1,904	\$22,166	\$24,070
Level 3																		
301	2	2	1	1	72	51	123	\$580,000	\$2,606	\$1,264	\$663	\$500	\$26,000	4%	\$97,650	\$2,094	\$27,776	\$29,870
302	1	1	1	1	46	9	55	\$355,000	\$1,590	\$813	\$663	\$325	\$16,900	5%	\$60,489	\$1,202	\$12,918	\$14,120
303	1	1	1	1	46	9	55	\$355,000	\$1,590	\$813	\$663	\$325	\$16,900	5%	\$60,489	\$1,202	\$12,918	\$14,120
304	2	1	0	1	54	12	66	\$475,000	\$2,120	\$1,054	\$663	\$420	\$21,840	5%	\$79,991	\$1,670	\$18,800	\$20,470
305	2	1	0	1	60	9	69	\$490,000	\$2,208	\$1,084	\$663	\$450	\$23,400	5%	\$83,023	\$1,743	\$19,627	\$21,370
306	2	1	1	1	58	14	72	\$485,000	\$2,164	\$1,074	\$663	\$420	\$21,840	5%	\$81,616	\$1,709	\$19,361	\$21,070
307	1	1	0	1	46	12	58	\$355,000	\$1,590	\$813	\$663	\$325	\$16,900	5%	\$60,489	\$1,202	\$12,918	\$14,120
308	2	1	1	1	64	19	83	\$495,000	\$2,208	\$1,094	\$663	\$450	\$23,400	5%	\$83,241	\$1,748	\$19,922	\$21,670
309	2	2	0	1	77	64	141	\$599,000	\$2,650	\$1,302	\$663	\$500	\$26,000	4%	\$99,668	\$2,142	\$28,868	\$31,010

11th September 2014

111 Clarendon Street
Southbank VIC 3006
tel 61 (0)3 8102 0200
fax 61 (0)3 8080 3289
southbank.vic@raywhite.com
raywhitesouthbank.com

To Whom It May Concern

RE: Parc Apartments, 740 Station Street, Box Hill

It is with great pleasure that I provide you with rental appraisals for the new Parc Apartments in Box Hill

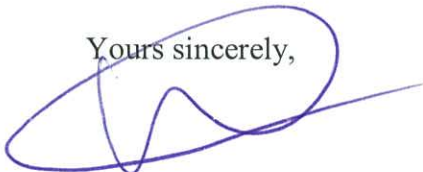
Given the location of the apartments we expect a very strong tenant demand. And based on comparable evidence for similar apartments in the area we would expect to achieve the following rental estimates.

One Bedroom Apartments	\$320 - \$370 per week
Two Bedroom, One Bathroom Apartments	\$400 - \$450 per week
Two Bedroom, Two Bathroom Apartments	\$430 - \$500 per week

Should demand prove higher than present market indications, the above figures may be perceived as being conservative and quality of furnishings will affect market value. We do expect growth of rental prices in this area over the coming quarters.

Should you require any further assistance please do not hesitate to contact me

Yours sincerely,



Matthew Wallace
Business Development Manager



TAX DEPRECIATION



9 September 2014

Stefanie Enconniere
CBRE (RP) Pty Ltd | Melbourne
Level 34, 8 Exhibition Street
Melbourne VIC 3000

CBRE (A) Pty Ltd
ABN 21 083 694 320
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Tel: +61 1300 665 571
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Depreciation@cbre.com.au
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Dear Stefanie

**Indicative Depreciation Schedules (Capital Allowances)
740 Wilson Street Box Hill VIC 3127 ("Property")**

Further to our discussions, please find enclosed our estimate of depreciation deductions that may be available to the tax paying entity as a result of the acquisition of the Property.

The estimate of capital allowances or depreciation deductions contained in the Schedule – Depreciation Estimate ("Estimate") below has been based upon preliminary information provided to us, but has not been independently verified. The Estimate that has been prepared is general in nature, using our understanding of similar assets, adopting our interpretation of the Income Tax Assessment Act 1997, applicable tax rulings and court cases.

For the purposes of this estimate, we have assumed that the tax paying entity is eligible to claim depreciation deductions and that there are no restrictive clauses in the contract of sale of the Property affecting the re-valuation of the depreciating assets.

This is an estimate only and cannot be used for tax purposes and also subject to any terms and conditions annexed. We will not assume or accept any liability or loss should you rely on this estimate for any purpose whatsoever. For information on depreciation, this estimate or having a detailed depreciation schedule prepared please contact us on 1300 665 571 or depreciation@cbre.com.au.

Yours Faithfully,

CBRE (A) Pty Ltd

CBRE (A) Pty Ltd
TPB No. 24664811

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Depreciation@cbre.com.au



What is Depreciation?

Property investors use depreciation as non-cash expense to improve the after tax cash flow of the investment. Depreciation reflects the deterioration of an asset, with the annual depreciation amount used to offset the tax paying entities (building owner's) assessable income. The total Depreciation claimable on an income producing property is the total claim for the Capital Allowances (Div 40 – ITAA 1997 Depreciating Assets – Plant & Equipment) and the Capital Works (Div 43 – ITAA 1997).

Division 40 ITAA – Capital Allowances (Depreciating Assets)

We identify depreciating assets within a property as they generate higher deductions,

Key Features

- Depreciating assets have short effective life; as such depreciate at accelerated rates.
- The opening value of a depreciating asset is based on the cost of the asset. In the instance of a property acquisition the cost of the assets is an apportionment of the purchase price (plus other associated costs).
- Depreciating assets include, items such as carpet, door closers, fire services and mechanical services.
- You can choose to depreciate the assets using the Diminishing Value Method or Prime Cost Method.

Division 40 -195 ITAA 1997 - Depreciating Assets			
The below shows the expected Division 40 (Depreciating Assets) component of total Capital Expenditure			
		Lower	Upper
Residential	Standalone	8%	15%
Residential	Strata	15%	20%
*Excludes Land Value			

Typical Residential Comparison		
Typical Residential Purchase price \$400,000	Investment Without Depreciation	Investment With Depreciation
Income	\$ 20,000	\$ 20,000
Depreciation (prepared by CBRE)		\$ 12,000
Taxable Income	\$ 20,000	\$ 8,000
Tax Payable 30%	\$ 6,000	\$ 2,400
Tax Payable 37%	\$ 7,400	\$ 2,960
Tax Payable 45%	\$ 9,000	\$ 3,600
After Tax Income 30%	\$ 14,000	\$ 17,600
After Tax Income 37%	\$ 12,600	\$ 17,040
After Tax Income 45%	\$ 11,000	\$ 16,400

Division 43 ITAA – Capital Works Deductions

The opening value of Division 43 claim based on the historical construction cost (original cost), the rate of depreciation (only Prime Cost method) is dependent on the year of construction and the type of asset. As per the table below. When you acquire an asset you adopt the Capital Works Deduction at its written down value.

Division 43 -20 ITAA 1997 - Capital Works				
	21-Jul-79	18-Jul-85	15-Sep-87	27-Feb-92
Residential		4%		2.5%
Structural Improvement				2.5%

TAX DEPRECIATION



740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 1Bed, 1Bath, 1Car
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$700	\$3,984	\$3,572	\$8,255	\$2,477	\$3,054	\$3,715
Year 2	\$1,137	\$3,773	\$3,903	\$8,813	\$2,644	\$3,261	\$3,966
Year 3	\$710	\$3,255	\$3,903	\$7,869	\$2,361	\$2,911	\$3,541
Year 4	\$444	\$2,831	\$3,903	\$7,178	\$2,153	\$2,656	\$3,230
Year 5	\$278	\$2,476	\$3,903	\$6,657	\$1,997	\$2,463	\$2,996
Year 6	\$173	\$2,176	\$3,903	\$6,252	\$1,876	\$2,313	\$2,814
Year 7	\$108	\$1,919	\$3,903	\$5,930	\$1,779	\$2,194	\$2,669
Year 8	\$68	\$1,697	\$3,903	\$5,668	\$1,700	\$2,097	\$2,550
Year 9	\$42	\$1,504	\$3,903	\$5,449	\$1,635	\$2,016	\$2,452
Year 10	\$26	\$1,336	\$3,903	\$5,265	\$1,580	\$1,948	\$2,369
Year 11	\$17	\$1,188	\$3,903	\$5,108	\$1,532	\$1,890	\$2,299
Year 12	\$10	\$1,058	\$3,903	\$4,972	\$1,492	\$1,840	\$2,237
Year 13	\$6	\$944	\$3,903	\$4,854	\$1,456	\$1,796	\$2,184
Year 14	\$4	\$843	\$3,903	\$4,750	\$1,425	\$1,758	\$2,138
Year 15	\$3	\$753	\$3,903	\$4,659	\$1,398	\$1,724	\$2,097
Year 16	\$2	\$674	\$3,903	\$4,578	\$1,374	\$1,694	\$2,060
Year 17	\$1	\$603	\$3,903	\$4,507	\$1,352	\$1,668	\$2,028
Year 18	\$1	\$540	\$3,903	\$4,444	\$1,333	\$1,644	\$2,000
Year 19	\$0	\$484	\$3,903	\$4,387	\$1,316	\$1,623	\$1,974
Year 20	\$0	\$434	\$3,903	\$4,337	\$1,301	\$1,605	\$1,952
Year 20+	\$0	\$3,823	\$78,075	\$81,898	\$24,569	\$30,302	\$36,854
TOTAL	\$3,731	\$36,292	\$155,808	\$195,830	\$58,749	\$72,457	\$88,124

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TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

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740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 1Bed, 1Bath, Stacker
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$650	\$3,700	\$3,333	\$7,683	\$2,305	\$2,843	\$3,458
Year 2	\$1,056	\$3,504	\$3,643	\$8,203	\$2,461	\$3,035	\$3,691
Year 3	\$660	\$3,023	\$3,643	\$7,326	\$2,198	\$2,711	\$3,297
Year 4	\$412	\$2,629	\$3,643	\$6,684	\$2,005	\$2,473	\$3,008
Year 5	\$258	\$2,300	\$3,643	\$6,200	\$1,860	\$2,294	\$2,790
Year 6	\$161	\$2,021	\$3,643	\$5,825	\$1,747	\$2,155	\$2,621
Year 7	\$101	\$1,782	\$3,643	\$5,525	\$1,658	\$2,044	\$2,486
Year 8	\$63	\$1,576	\$3,643	\$5,282	\$1,584	\$1,954	\$2,377
Year 9	\$39	\$1,397	\$3,643	\$5,079	\$1,524	\$1,879	\$2,286
Year 10	\$25	\$1,240	\$3,643	\$4,908	\$1,472	\$1,816	\$2,209
Year 11	\$15	\$1,103	\$3,643	\$4,762	\$1,429	\$1,762	\$2,143
Year 12	\$10	\$983	\$3,643	\$4,635	\$1,391	\$1,715	\$2,086
Year 13	\$6	\$877	\$3,643	\$4,526	\$1,358	\$1,674	\$2,037
Year 14	\$4	\$783	\$3,643	\$4,429	\$1,329	\$1,639	\$1,993
Year 15	\$2	\$700	\$3,643	\$4,345	\$1,303	\$1,608	\$1,955
Year 16	\$1	\$626	\$3,643	\$4,270	\$1,281	\$1,580	\$1,921
Year 17	\$1	\$560	\$3,643	\$4,204	\$1,261	\$1,555	\$1,892
Year 18	\$1	\$501	\$3,643	\$4,145	\$1,243	\$1,534	\$1,865
Year 19	\$0	\$449	\$3,643	\$4,092	\$1,228	\$1,514	\$1,842
Year 20	\$0	\$403	\$3,643	\$4,046	\$1,214	\$1,497	\$1,821
Year 20+	\$0	\$3,550	\$72,868	\$76,418	\$22,926	\$28,275	\$34,388
TOTAL	\$3,465	\$33,707	\$145,416	\$182,588	\$54,776	\$67,557	\$82,164

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TAX DEPRECIATION



740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 2Bed, 1Bath, 1Car
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$934	\$5,320	\$4,515	\$10,769	\$3,231	\$3,984	\$4,846
Year 2	\$1,518	\$5,038	\$4,934	\$11,490	\$3,447	\$4,251	\$5,171
Year 3	\$949	\$4,346	\$4,934	\$10,229	\$3,069	\$3,785	\$4,603
Year 4	\$593	\$3,780	\$4,934	\$9,307	\$2,792	\$3,443	\$4,188
Year 5	\$371	\$3,306	\$4,934	\$8,611	\$2,583	\$3,186	\$3,875
Year 6	\$232	\$2,905	\$4,934	\$8,071	\$2,421	\$2,986	\$3,632
Year 7	\$145	\$2,562	\$4,934	\$7,641	\$2,292	\$2,827	\$3,438
Year 8	\$90	\$2,265	\$4,934	\$7,290	\$2,187	\$2,697	\$3,281
Year 9	\$57	\$2,008	\$4,934	\$6,999	\$2,100	\$2,590	\$3,149
Year 10	\$35	\$1,783	\$4,934	\$6,753	\$2,026	\$2,499	\$3,039
Year 11	\$22	\$1,586	\$4,934	\$6,543	\$1,963	\$2,421	\$2,944
Year 12	\$14	\$1,413	\$4,934	\$6,361	\$1,908	\$2,354	\$2,863
Year 13	\$9	\$1,260	\$4,934	\$6,203	\$1,861	\$2,295	\$2,791
Year 14	\$5	\$1,125	\$4,934	\$6,065	\$1,819	\$2,244	\$2,729
Year 15	\$3	\$1,006	\$4,934	\$5,943	\$1,783	\$2,199	\$2,674
Year 16	\$2	\$899	\$4,934	\$5,836	\$1,751	\$2,159	\$2,626
Year 17	\$1	\$805	\$4,934	\$5,740	\$1,722	\$2,124	\$2,583
Year 18	\$1	\$721	\$4,934	\$5,656	\$1,697	\$2,093	\$2,545
Year 19	\$1	\$646	\$4,934	\$5,581	\$1,674	\$2,065	\$2,511
Year 20	\$0	\$579	\$4,934	\$5,513	\$1,654	\$2,040	\$2,481
Year 20+	\$1	\$5,104	\$98,697	\$103,802	\$31,141	\$38,407	\$46,711
TOTAL	\$4,982	\$48,458	\$196,961	\$250,402	\$75,121	\$92,649	\$112,681

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TAX DEPRECIATION



740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 1Bed, 1Bath, 1Study, Stacker
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$681	\$3,879	\$3,419	\$7,980	\$2,394	\$2,952	\$3,591
Year 2	\$1,107	\$3,674	\$3,737	\$8,517	\$2,555	\$3,151	\$3,833
Year 3	\$692	\$3,169	\$3,737	\$7,598	\$2,279	\$2,811	\$3,419
Year 4	\$432	\$2,756	\$3,737	\$6,925	\$2,078	\$2,562	\$3,116
Year 5	\$270	\$2,411	\$3,737	\$6,418	\$1,925	\$2,375	\$2,888
Year 6	\$169	\$2,118	\$3,737	\$6,024	\$1,807	\$2,229	\$2,711
Year 7	\$106	\$1,868	\$3,737	\$5,710	\$1,713	\$2,113	\$2,570
Year 8	\$66	\$1,652	\$3,737	\$5,455	\$1,636	\$2,018	\$2,455
Year 9	\$41	\$1,464	\$3,737	\$5,242	\$1,573	\$1,940	\$2,359
Year 10	\$26	\$1,300	\$3,737	\$5,063	\$1,519	\$1,873	\$2,278
Year 11	\$16	\$1,157	\$3,737	\$4,909	\$1,473	\$1,817	\$2,209
Year 12	\$10	\$1,030	\$3,737	\$4,777	\$1,433	\$1,768	\$2,150
Year 13	\$6	\$919	\$3,737	\$4,662	\$1,399	\$1,725	\$2,098
Year 14	\$4	\$821	\$3,737	\$4,561	\$1,368	\$1,688	\$2,053
Year 15	\$2	\$733	\$3,737	\$4,472	\$1,342	\$1,655	\$2,013
Year 16	\$2	\$656	\$3,737	\$4,394	\$1,318	\$1,626	\$1,977
Year 17	\$1	\$587	\$3,737	\$4,325	\$1,297	\$1,600	\$1,946
Year 18	\$1	\$526	\$3,737	\$4,263	\$1,279	\$1,577	\$1,918
Year 19	\$0	\$471	\$3,737	\$4,208	\$1,262	\$1,557	\$1,894
Year 20	\$0	\$422	\$3,737	\$4,159	\$1,248	\$1,539	\$1,872
Year 20+	\$0	\$3,722	\$74,742	\$78,465	\$23,539	\$29,032	\$35,309
TOTAL	\$3,633	\$35,336	\$149,157	\$188,126	\$56,438	\$69,607	\$84,657

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740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 2Bed, 2Bath, 1Study, 1Car
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$1,167	\$6,644	\$5,544	\$13,355	\$4,007	\$4,942	\$6,010
Year 2	\$1,896	\$6,293	\$6,059	\$14,248	\$4,274	\$5,272	\$6,411
Year 3	\$1,185	\$5,429	\$6,059	\$12,672	\$3,802	\$4,689	\$5,703
Year 4	\$741	\$4,721	\$6,059	\$11,520	\$3,456	\$4,262	\$5,184
Year 5	\$463	\$4,130	\$6,059	\$10,651	\$3,195	\$3,941	\$4,793
Year 6	\$289	\$3,629	\$6,059	\$9,977	\$2,993	\$3,691	\$4,490
Year 7	\$181	\$3,200	\$6,059	\$9,439	\$2,832	\$3,493	\$4,248
Year 8	\$113	\$2,830	\$6,059	\$9,001	\$2,700	\$3,331	\$4,051
Year 9	\$71	\$2,508	\$6,059	\$8,638	\$2,591	\$3,196	\$3,887
Year 10	\$44	\$2,227	\$6,059	\$8,330	\$2,499	\$3,082	\$3,749
Year 11	\$28	\$1,981	\$6,059	\$8,068	\$2,420	\$2,985	\$3,631
Year 12	\$17	\$1,765	\$6,059	\$7,841	\$2,352	\$2,901	\$3,529
Year 13	\$11	\$1,574	\$6,059	\$7,644	\$2,293	\$2,828	\$3,440
Year 14	\$7	\$1,406	\$6,059	\$7,471	\$2,241	\$2,764	\$3,362
Year 15	\$4	\$1,256	\$6,059	\$7,319	\$2,196	\$2,708	\$3,294
Year 16	\$3	\$1,123	\$6,059	\$7,185	\$2,155	\$2,658	\$3,233
Year 17	\$2	\$1,005	\$6,059	\$7,066	\$2,120	\$2,614	\$3,180
Year 18	\$1	\$900	\$6,059	\$6,960	\$2,088	\$2,575	\$3,132
Year 19	\$1	\$807	\$6,059	\$6,866	\$2,060	\$2,540	\$3,090
Year 20	\$0	\$723	\$6,059	\$6,782	\$2,035	\$2,509	\$3,052
Year 20+	\$1	\$6,375	\$121,194	\$127,570	\$38,271	\$47,201	\$57,406
TOTAL	\$6,223	\$60,527	\$241,856	\$308,606	\$92,582	\$114,184	\$138,872

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TAX DEPRECIATION



740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 2Bed, 1Bath, 1Study, 1Car
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$995	\$5,667	\$4,772	\$11,434	\$3,430	\$4,231	\$5,145
Year 2	\$1,617	\$5,367	\$5,215	\$12,199	\$3,660	\$4,514	\$5,490
Year 3	\$1,011	\$4,630	\$5,215	\$10,856	\$3,257	\$4,017	\$4,885
Year 4	\$632	\$4,026	\$5,215	\$9,873	\$2,962	\$3,653	\$4,443
Year 5	\$395	\$3,522	\$5,215	\$9,132	\$2,740	\$3,379	\$4,109
Year 6	\$247	\$3,095	\$5,215	\$8,557	\$2,567	\$3,166	\$3,851
Year 7	\$154	\$2,729	\$5,215	\$8,098	\$2,430	\$2,996	\$3,644
Year 8	\$96	\$2,413	\$5,215	\$7,725	\$2,317	\$2,858	\$3,476
Year 9	\$60	\$2,139	\$5,215	\$7,415	\$2,224	\$2,743	\$3,337
Year 10	\$38	\$1,900	\$5,215	\$7,153	\$2,146	\$2,646	\$3,219
Year 11	\$24	\$1,690	\$5,215	\$6,929	\$2,079	\$2,564	\$3,118
Year 12	\$15	\$1,505	\$5,215	\$6,735	\$2,021	\$2,492	\$3,031
Year 13	\$9	\$1,343	\$5,215	\$6,567	\$1,970	\$2,430	\$2,955
Year 14	\$6	\$1,199	\$5,215	\$6,420	\$1,926	\$2,375	\$2,889
Year 15	\$4	\$1,071	\$5,215	\$6,290	\$1,887	\$2,327	\$2,831
Year 16	\$2	\$958	\$5,215	\$6,176	\$1,853	\$2,285	\$2,779
Year 17	\$1	\$857	\$5,215	\$6,074	\$1,822	\$2,247	\$2,733
Year 18	\$1	\$768	\$5,215	\$5,984	\$1,795	\$2,214	\$2,693
Year 19	\$1	\$688	\$5,215	\$5,904	\$1,771	\$2,184	\$2,657
Year 20	\$0	\$617	\$5,215	\$5,832	\$1,750	\$2,158	\$2,625
Year 20+	\$1	\$5,437	\$104,321	\$109,759	\$32,928	\$40,611	\$49,392
TOTAL	\$5,307	\$51,619	\$208,185	\$265,112	\$79,533	\$98,091	\$119,300

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TAX DEPRECIATION



740 Wilson Street Box Hill VIC 3127

DEPRECIATION ESTIMATE

Property Type: TYPE - 2Bed, 2Bath, 1Car
 Prepared For: CBRE (RP) Pty Ltd | Melbourne

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$1,207	\$6,874	\$5,630	\$13,711	\$4,113	\$5,073	\$6,170
Year 2	\$1,961	\$6,510	\$6,153	\$14,624	\$4,387	\$5,411	\$6,581
Year 3	\$1,226	\$5,616	\$6,153	\$12,995	\$3,898	\$4,808	\$5,848
Year 4	\$766	\$4,884	\$6,153	\$11,803	\$3,541	\$4,367	\$5,311
Year 5	\$479	\$4,272	\$6,153	\$10,904	\$3,271	\$4,034	\$4,907
Year 6	\$299	\$3,754	\$6,153	\$10,206	\$3,062	\$3,776	\$4,593
Year 7	\$187	\$3,310	\$6,153	\$9,650	\$2,895	\$3,570	\$4,342
Year 8	\$117	\$2,927	\$6,153	\$9,197	\$2,759	\$3,403	\$4,139
Year 9	\$73	\$2,595	\$6,153	\$8,820	\$2,646	\$3,264	\$3,969
Year 10	\$46	\$2,304	\$6,153	\$8,503	\$2,551	\$3,146	\$3,826
Year 11	\$29	\$2,050	\$6,153	\$8,231	\$2,469	\$3,045	\$3,704
Year 12	\$18	\$1,826	\$6,153	\$7,997	\$2,399	\$2,959	\$3,598
Year 13	\$11	\$1,629	\$6,153	\$7,792	\$2,338	\$2,883	\$3,507
Year 14	\$7	\$1,454	\$6,153	\$7,614	\$2,284	\$2,817	\$3,426
Year 15	\$4	\$1,300	\$6,153	\$7,456	\$2,237	\$2,759	\$3,355
Year 16	\$3	\$1,162	\$6,153	\$7,318	\$2,195	\$2,707	\$3,293
Year 17	\$2	\$1,040	\$6,153	\$7,194	\$2,158	\$2,662	\$3,237
Year 18	\$1	\$931	\$6,153	\$7,085	\$2,126	\$2,621	\$3,188
Year 19	\$1	\$835	\$6,153	\$6,988	\$2,096	\$2,585	\$3,145
Year 20	\$0	\$748	\$6,153	\$6,901	\$2,070	\$2,553	\$3,105
Year 20+	\$1	\$6,595	\$123,069	\$129,665	\$38,899	\$47,976	\$58,349
TOTAL	\$6,438	\$62,618	\$245,598	\$314,653	\$94,396	\$116,422	\$141,594

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.

Attachment 1 Conditions

Intellectual Property

Intellectual Property in any written work, drawing, compilation, table, graph and similar works we create will remain Our property and may not be disclosed without our prior written consent.

You will indemnify us against any losses or damages we may suffer from the use, or disclosure of Our Intellectual Property.

Limitation of Liability

We do not assume or accept any responsibility, losses, liability or damages, however arising, to You or any third party should this Estimate be relied upon for any reason. You (including any Third Party that You provide the Estimate to) should obtain further advice for claiming any tax allowances or deductions or for the purposes of investment.

Indemnity

You acknowledge and agree to indemnify Us and keep us indemnified for any losses, damages, liability, costs, expenses or any other fees, however arising, in connection with any claim including any contractual, tortious, intellectual property or third party claims.

Assumptions

We assume that the information provided to Us by You (or sourced from Third Parties) and contained in or underpinning the Estimate is accurate and correct. We will not take further steps to verify the accuracy of the information.

Disclaimers

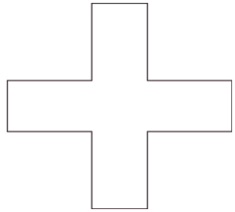
We have prepared the Estimate based on our interpretation of the *Income Tax Assessment Act 1997* and any relevant tax rulings. These are Our interpretations only and do not constitute legal or financial advice.

Interpretation

“We” or “Us” means CBRE (A) Pty Ltd, its directors, employees and registered agents and “Our” has a corresponding meaning.

“You” means any person We have provided this Estimate to or have consented to the release of the Estimate and “Your” has a corresponding meaning.

“Third Party” is any person, body corporate, trustee, trust or legal entity including any entity to whom you may provide or disclose this Estimate.



Project: 740 Station St Box Hill
 Level/Building: Level/Building Name

For: **POMERY PACIFIC**

Job Number: 11590
 Date: 19/08/2014
 File Number: 12.5



FF&E SCHEDULE Stage DD

Issue /Revision: 1

FOR COORDINATION

APARTMENTS

NOTE: SCHEDULE MUST BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCY FOR CLARIFICATION.
 ALL SAMPLES TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION OF ANY ITEM.

CODE	ITEM	PRODUCT SPECIFICATION	SUPPLIER/CONTACT	NOTES	REV No.	REV DATE
BATHROOM: (headings for FF&E are according to room spaces)						
BM	BASIN MIXER	RAM YEVA BASIN MIXER OR SIMILAR FINISH: CHROME 160MM REACH EXTENSION CODE:2286576 WELS RATING: 5 STAR		\$290 - NOTE ALL PRICES ARE INDICATIVE RRP\$ NOT TRADE PRICES		
WB-1	WASH BASIN	PORCHER QUATRE ABOVE COUNTER BASIN 600 OR SIMILAR SIZE: 600mm x 500mm x 135mm HIGH FINISH: WHITE		\$300 1		
WB-2	WASH BASIN	CAROMA CUBUS OR SIMILAR SIZE: 550mm x 400mm x 214mm HIGH FINISH: WHITE		\$300 1		
TS	TOILET SUITE	ROCA MERIDIAN BACK TO WALL TOILET SUITE OR SIMILAR WITH SOFT CLOSE SEAT COLOUR: WHITE WELS RATING: 4 STAR	REECE T: 03 9500 9978	\$789 -		
TRH	TOILET ROLL HOLDER	MIZU SOOTHE OR SIMILAR 130mm LONG FINISH: CHROME	REECE T: 03 9500 9978	\$59.00 -		
TR	TOWEL RAIL	MIZU SOOTHE 600 SINGEL TOWEL RAIL OR SIMILAR	REECE	\$109.00 -		



CODE	ITEM	PRODUCT SPECIFICATION	SUPPLIER/CONTACT	NOTES	REV No.	REV DATE
		600mm LONG FINISH: CHROME	T: 03 9500 9978			
RH	ROBE HOOK	MIZU SOOTHE 600 SINGEL TOWEL RAIL OR SIMILAR 600mm LONG FINISH: CHROME	REECE T: 03 9500 9978		\$25 -	
SH	SHOWER ROSE	NIKLES TECHNO 250 OVERHEAD SHOWER WITH NIKLES XL HORIZONTAL SHOWER ARM OR SIMILAR 150 HIGH 200mm REACH FINISH: CHROME 3 STAR WELS RATING	REECE T: 03 9500 9978		\$390 -	
SM	SHOWER MIXER	RAM YEVA ROUND SHOWER MIXER OR SIMILAR FINISH: CHROME CODE:2286476	REECE T: 03 9500 9978		\$180 -	
L1	PENDANT LIGHT	PERRIN FINISH: NATURAL MANGO WOOD WITH BEIGE IRON SHADE OVERALL SIZE: 310MM HIGH X 80MM DIA	ABOUT SPACE T: 03 9417 4635		-	
DL	DOWN LIGHT	DIRO TRIMLESS LED FINISH: WHITE	INLITE JAMES ZAGARI T: 0437 266 880		-	



CODE	ITEM	PRODUCT SPECIFICATION	SUPPLIER/CONTACT	NOTES	REV No.	REV DATE
KITCHEN:						
SK	SINK (SINGLE BOWL)	FRANKE KUBUS KBX 110-45 HW UNDERMOUNT SINGLE BOWL SINK OR SIMILAR WITH OVERFLOW BOWL SIZE: 450 X 400 X 180 HIGH OVERALL SIZE: 480 X 430 X 180 HIGH STAINLESS STEEL			\$1 159	1
SM	SINK MIXER	SUSSEX SCALA SQUARE SINK MIXER LARGE OR SIMILAR 300 HIGH 200 REACH FINISH; CHROME 5 STAR WELS RATING	REECE T: 03 9500 9978		\$449	-
CT	COOK TOP	MIELE KM 362-1 G 4 BURNER GAS COOKTOP OR SIMILAR FINISH: STAINLESS STEEL SIZE: 58.50 CM	HARVEY NORMAN T: 03 8530 6300 SCOTT KING		-	-
OV	OVEN	MIELE H2260 B OVEN W/OUT CLOCK OR SIMILAR FINISH: STAINLESS STEEL SIZE: 60CM	HARVEY NORMAN T: 03 8530 6300 SCOTT KING		-	-
RH	RANGEHOOD	CONCEALED BY BUILDER			-	-
DW - 1	DISHWASHER	FISHER & PAYKEL FULLY - INTEGRATED DD60SLI7 SINGLE DISHDRAWER OR SIMILAR (1 BED APTS)	HARVEY NORMAN T: 03 8530 6300 SCOTT KING		-	-
DW - 2	DISHWASHER	FISHER & PAYKEL FULLY INTEGRATED DD60DI7 DOUBLE DISHDRAWER OR SIMILAR (2 BED APTS)	HARVEY NORMAN T: 03 8530 6300 SCOTT KING		-	-
DL	DOWN LIGHT	DIRO TRIMLESS LED FINISH: WHITE	INLITE JAMES ZAGARI T: 0437 266 880		-	-
PP	PULL OUT PANTRY	HAFELE CONVOY CENTRO	HAFELE		1	-



CODE	ITEM	PRODUCT SPECIFICATION	SUPPLIER/CONTACT	NOTES	REV No.	REV DATE
LAUNDRY:						
LT	LAUNDRY TROUGH & CABINET	MILENA SKINNY MINI MTC 35MS SIZE: 370W X 570D X 880 HIGH :35 LITRE CAPACITY ONE TAP HOLE AND SIDE ENTRY FOR TAP CONNECTION	REECE T: 03 9500 9978		-	

CODE	ITEM	PRODUCT SPECIFICATION	SUPPLIER/CONTACT	NOTES	REV No.	REV DATE
		COLOUR: WHITE CABINET STAINLESS STEEL TROUGH				
TM	TROUGH MIXER	PHOENIX CRUISE LAUNDRY MIXER WITH PULL OUT OR SIMILAR - 250 HIGH 150 REACH CHROME FINISH 6 STAR WELS RATING	REECE T: 03 9500 9978		-	
WMT	WASHING MACHINE TAPS	ARCO LEVER HANDLE WASH STOP OR SIMILAR CHROME FINISH	REECE T: 03 9500 9978		1	
BEDROOM ROBES:						
		TBC BY CLIENT				



'Parc Apartments', 740 Station Street, Box Hill

Instructions for completing contracts

Vendor's Statements must be executed by an authorised signatory of the Vendor.

For each apartment, three contracts are to be signed by the purchaser or purchasers.

The signed contracts are to be returned to Hall & Wilcox Lawyers for checking and distribution.

Please follow the instructions below.

Contract of Sale	Instructions	Tick
Front page	Please record the apartment number on the front page	<input type="checkbox"/>
Page 2	Please record the apartment number at the top of page 2	<input type="checkbox"/>
Particulars of Sale	Vendor's agent Please complete details of the vendor's agent	<input type="checkbox"/>
	Purchaser If the purchaser is one or more individuals : (a) include all first names and surnames; (b) include a current address; and (c) if there are two or more purchasers whether they are purchasing jointly and, if not, the shares of the apartment each of them will own. If the purchaser is a company : (a) include the company's registered name; (b) include the company's ACN or ABN; and (c) include a current address. If the purchaser is a trust or a superannuation fund, the trustee of the trust or fund must be named as the purchaser. If the purchaser requires the trust or fund to be named, use word such as '# [purchaser] as trustee for the # [trust/fund]'.	<input type="checkbox"/>

Purchaser's Legal Practitioner or conveyancer

Please insert details if known.

Please encourage the purchaser to appoint a lawyer or conveyancer as soon as possible and to confirm those details to Hall & Wilcox.

Property address and Land

Insert the lot number (by reference to the plan of subdivision) of the apartment.

Colour scheme

Indicate which colour scheme is required by the purchaser.

If no preference is indicated, the 'Light' colour scheme will be included

Optional additions

Carefully complete which of the options the purchaser has chosen.

Include the additional costs in the final column and, when this section is complete:

- (a) add up the total cost of the additional options; and
 - (b) put this total in the second box on page 4.
-

Contract Price

Please insert:

- (a) the base price of the apartment;
 - (b) the total of the additional options (refer above);
 - (c) the deposit (which must be 10% of the total price);
 - (d) if the whole deposit is not paid, how much is paid, the balance outstanding and when it will be paid (no later than 14 days after the date of the contract); and
 - (e) the residue to be paid at settlement.
-

	<p>Loan approval</p> <p>If the contract is subject to the purchaser obtaining loan approval, please complete the details on page 5</p>	<input type="checkbox"/>
	<p>Foreign residents</p> <p>Please indicate on page 5 whether the purchaser is a foreign person</p>	<input type="checkbox"/>
<p>Vendor's Statement</p>	<p>The Purchaser should sign and date the Vendor's Statement to acknowledge receipt</p>	<input type="checkbox"/>
<p>Execution of the Contract</p>	<p>The purchaser/s must execute the contract where indicated on page 2 of the document.</p>	<input type="checkbox"/>
	<p>The name of the person signing must also be printed below.</p>	<input type="checkbox"/>
	<p>If the purchaser is a company, the authority of the person signing must also be recorded i.e. director/secretary.</p>	<input type="checkbox"/>
	<p>If the person is signing pursuant to a power of attorney, this must be noted and a copy of the power of attorney must be obtained to confirm the authority.</p>	<input type="checkbox"/>

Details of our trust account are below:

Name of Bank	Bank of Melbourne
Account name:	Hall & Wilcox Trust Account
BSB:	333-037
Account:	700109373

Variations **Please do not make any variations to the contract of sale without the vendor's approval**

‘Parc Apartments’, 740 Station Street, Box Hill

Bank Guarantee requirements

Under the terms of the contract, the vendor may accept a bank guarantee instead of a cash deposit. Acceptance of a bank guarantee is in the vendor’s discretion. If the vendor agrees to accept a bank guarantee, the bank guarantee must comply with the following requirements.

- 1 It must be issued by an Australian-owned Bank which is licenced under the *Banking Act 1959* and has an office in Melbourne, Victoria.
- 2 The ‘Beneficiary’ or ‘Favouree’ named in the bank guarantee must be:

‘Hall & Wilcox Lawyers ABN 58 041 376 985’
- 3 The ‘Customer’ named in the bank guarantee must be the purchaser named in the contract of sale and, if there is more than one purchaser, all of them must be named.
- 4 The amount of the bank guarantee must be the amount agreed with the vendor (which must not exceed 10% of the price of the apartment).
- 5 The purpose of, or the agreement referred to in, the bank guarantee must be:

‘A contract of sale dated # [contract date] between McLaren Property Construction Pty Ltd ACN 164 849 512 and # [the customer] for the property known as Apartment # [apartment number] ‘Parc Apartments’, 740 Station Street, Box Hill, Victoria’
- 6 The bank guarantee must either not have an expiry date or, if the bank requires one, an expiry date not earlier than the date which is forty-two months (three and a half years) after the date the contract is signed.
- 7 The bank guarantee must:
 - (a) be unconditional and irrevocable; and
 - (b) provide for payment of the amount of the bank guarantee:
 - (i) on demand by the beneficiary or favouree;
 - (ii) without reference to the customer; and
 - (iii) despite any direction to the contrary by the customer.
- 8 The law governing the bank guarantee must be the law of Victoria.

A draft of the proposed form of bank guarantee must be submitted to us for approval before it is issued by the bank.

Under no circumstances will a deposit bond or other form of security be accepted