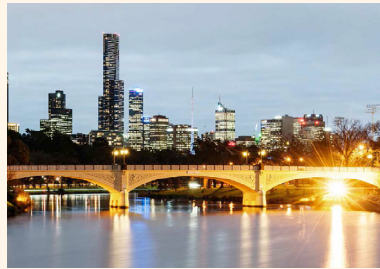


# WIL & CO

SOUTH YARRA



---

## SALES MANUAL

---

# Contents

---

1.0	Project Facts	Pg. 3
1.1	Snapshot	
1.2	Complete Overview	
1.2.1	Summary	
1.2.2	Developer	
1.2.3	Architect	
1.2.4	Builder	
1.2.5	Project Manager	

---

2.0	Building facts	Pg. 7
2.1	Amenity	
2.2	Car Parking	
2.3	Storage	
2.4	Motorbikes & Bicycles	
2.5	Acoustics	
2.6	Access	
2.7	Security	
2.8	Planning Permit	
2.9	Construction Time Frame	
2.10	Cold and Hot Water System	
2.11	Electricity	
2.12	Gas Meter	
2.13	Rubbish	
2.14	Mail boxes	
2.15	Lift	

---

3.0	Apartment facts	Pg. 9
3.1	Flooring	
3.2	Kitchens	
3.3	Appliances	
3.4	Fixtures and Fittings	
3.5	Colour Scheme	
3.6	Communication connection points	
3.7	Smoke Detectors / Alarms	
3.8	Heating & Air Conditioning	
3.9	Ceiling Heights	
3.10	Bench tops	
3.11	Cost of optional upgrades	

---

---

4.0	Location	Pg. 11
4.1	Bars & Restaurants, Parks, Sporting Facilities	

---

5.0	Market Research	Pg. 12
5.1	Melbourne Overview	
5.2	Melbourne Population growth	

---

## 1.0 Project Facts

---

### 1.1 Snapshot

#### OVERVIEW

SUMMARY								
WILL & CO   34 WILSON STREET, SOUTH YARRA								
Apartments	No.	Ave	Ave	Ave Sale	Size Range		Price Range	
	of Apt.	sqm	Sale Price	Rate \$/sqm	Min	Max	Min	Max
1 Bed, 1 Bath + Home Office	1	68.5	\$560,000	\$8,170	69	69	\$560,000	\$560,000
1 Bed, 2 Bath + Home Office	4	71.9	\$567,500	\$7,890	69	74	\$560,000	\$570,000
1 Bed, 1 Bath	31	46.2	\$403,871	\$8,736	44	46	\$360,000	\$390,000
1 Bed, 1 Bath + Study	4	56.7	\$476,250	\$8,393	49	58	\$460,000	\$495,000
2 Bed, 1 Bath	5	53.4	\$591,000	\$11,076	53	53	\$555,000	\$595,000
2 Bed, 2 Bath	22	64.1	\$621,591	\$9,693	60	68	\$585,000	\$635,000
Double Storey 2 Bed	1	91.9	\$700,000	\$7,614	92	92	\$700,000	\$700,000
<b>TOTAL</b>	<b>68</b>	<b>55.7</b>	<b>\$508,602.94</b>	<b>\$9,135</b>	<b>44</b>	<b>92</b>	<b>\$360,000</b>	<b>\$700,000</b>

#### FEATURES

- 200m to Chapel Street Shops, Restaurants, Bars
- 450m to Hawksburn Railway Station
- 2km to Royal Botanical Gardens
- 5km to CBD
- Landscaped roof top deck
- Smeg Appliances
- Timber floor boards included in the price

#### UPGRADE OPTIONS

- Roller Blinds \$2,500
- Integrated refrigerator \$2,850
- Washing Machine / Dryer \$1,400
- Moveable Island Bench \$2,500
- Shower rail (in lieu of fixed overhead shower) \$200

## 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	\$1,233 - \$2,397
Council Rates	\$645 - \$1,050
Water Rates	\$593
Stamp Duty	\$2,285 - \$8,312
Savings	\$12,003 - \$28,974

## ESTIMATED COMPLETION DATE

Mid 2016

## SUNSET CLAUSE

36 Months from the day of sale.

## 1.2 Complete Overview

### 1.2.1 Summary

Wil and Co is well located at 34 Wilson Street, South Yarra, within moments from Melbourne's famous Chapel Street. Wil and Co offers its residents proximity to the best shopping precinct, bars, cafes and restaurants in Melbourne. Only minutes from

Hawksburn train station and 5 km to the CBD, Wil and Co is situated in the heart of South Yarra.

Comprising of 68 1 and 2 bedroom apartments over 7 storeys, Wil and Co's unique architectural design reflects a balance between the heritage warehouse façade and modern finish. The landscaped roof top deck on level 8 is a place where the Wil and Co residents can enjoy the city views in the convenience of their own home.

### 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 - Mim Design

Mim Design is a diverse, creative practice that specialises in the design of interior environments. The company began in 2000 by Principal (Miriam Fanning) with 20 years experience within the design industry. In 2009 Felicity Watts became a Director adding an additional level of design and experience to the business. Mim Design is a diverse, creative practice that specialises in the design of interior environments. The company began in 2000 by Principal (Miriam Fanning) with 20 years experience within the design industry. In 2009 Felicity Watts became a Director adding an additional level of design and experience to the business.

With considerable experience delivering projects within the residential, resort, hospitality, commercial and retail sectors, Mim Design has become a company that equates itself to the customisation of interior design to suit each individual project and client. Mim Design believes all facets of design are essential in delivering a successful project; our studio has collaborated with likeminded Designers, Architects and Graphic Designers achieving outstanding results. Mim Design's holistic approach aims to create design spaces that are not only of sophisticated form and refined

detailing, but are primarily concerned with bringing the qualities of the client personality and individual brand into the design and project. Mim Design approaches each project individually and constantly seeks new and innovative ways to solve design needs. We also take advantage of opportunities that are unique to each project. We have had extensive involvement in a number of multi residential projects, which have provided the opportunity to create unique custom items.

#### 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

Aside from being exceptionally well positioned close to all the amenities South Yarra has to offer Wil & Co boasts a high quality rooftop deck offering outstanding views. The design of the rooftop deck is currently being finalised with Council.

### 2.2 Car Parking

40 car parking spaces are provided within the development. Each is allocated to a specific apartment. The spaces are located in a car parking stacker system. The stacker system will accommodate vehicles weighing up to 2000kg and have a maximum height of 1.5m.

### 2.3 Storage

A select number of storage cages may available upon request. THESE ARE NOT TO BE GIVEN AWAY OR INCLUDED ON ANY CONTRACT OF SALE WITHOUT SPECIFIC APPROVAL BY POMEROY PACIFIC OR MCLAREN.

### 2.4 Motorbikes & bicycles

A total of 23 bicycle storage spaces are provided. These are all located within the building behind the security doors.

### 2.5 Acoustics

To BCA standards

### 2.6 Access

Residents can access the building from either Wilson Street or Ellis Street.



Motor vehicles can access the basement from Ellis Street

## 2.7 Security

Both entries are secured by a resident only swipe card system. Each apartment benefits from a video intercom system connected to the entry lobby. Using this system residents can allow visitors entry to the building.

## 2.8 Planning permit

A planning permit has been secured.

## 2.9 Construction timeframe

Construction is due to commence this year. It is anticipated that Construction will take 18 months. Settlements are predicted to occur in Q3 of 2016.

## 2.10 Cold and hot water system

The final billing system is currently being developed with the Service Authorities.

## 2.11 Electricity

Each apartment will be separately billed.

## 2.12 Gas meter

Gas usage will be integrated into the Owners Corporation

## 2.13 Rubbish

A refuse chute is included on each level.

The refuse is removed by specialised employees employed by the Owners Corporation and their managers.

## 2.14 Mail Boxes

Each apartment is provided with one mail box. The mail boxes are located in the main lobby area.

## 2.15 Lift Access

There is lift access to each level.

## 3.0 Apartment Facts

---

### 3.1 Flooring

- Each apartment is provided with:
- Engineered timber flooring in the living / dining / kitchen areas
- Carpet is provided in bedrooms
- Tiles are included in Bathrooms and Laundries.

### 3.2 Kitchen

As per contract

### 3.3 Appliances

- Smeg gas stove
- Smeg electric oven
- Fisher Paykel dishdrawer (single for one bedroom apartments; double for two bedroom apartments)

### 3.4 Fixtures and Fittings

As per contract

### 3.5 Colour scheme

Light or Timber schemes

### 3.6 Communication connection point

See contract for details

### 3.7 Smoke detectors

Provided in accordance with BCA

### 3.8 Heating and cooling

Reverse cycle air-conditioning / heating to each apartment.

### 3.9 Ceiling heights

2.4m generally to bedrooms and kitchens and bathrooms

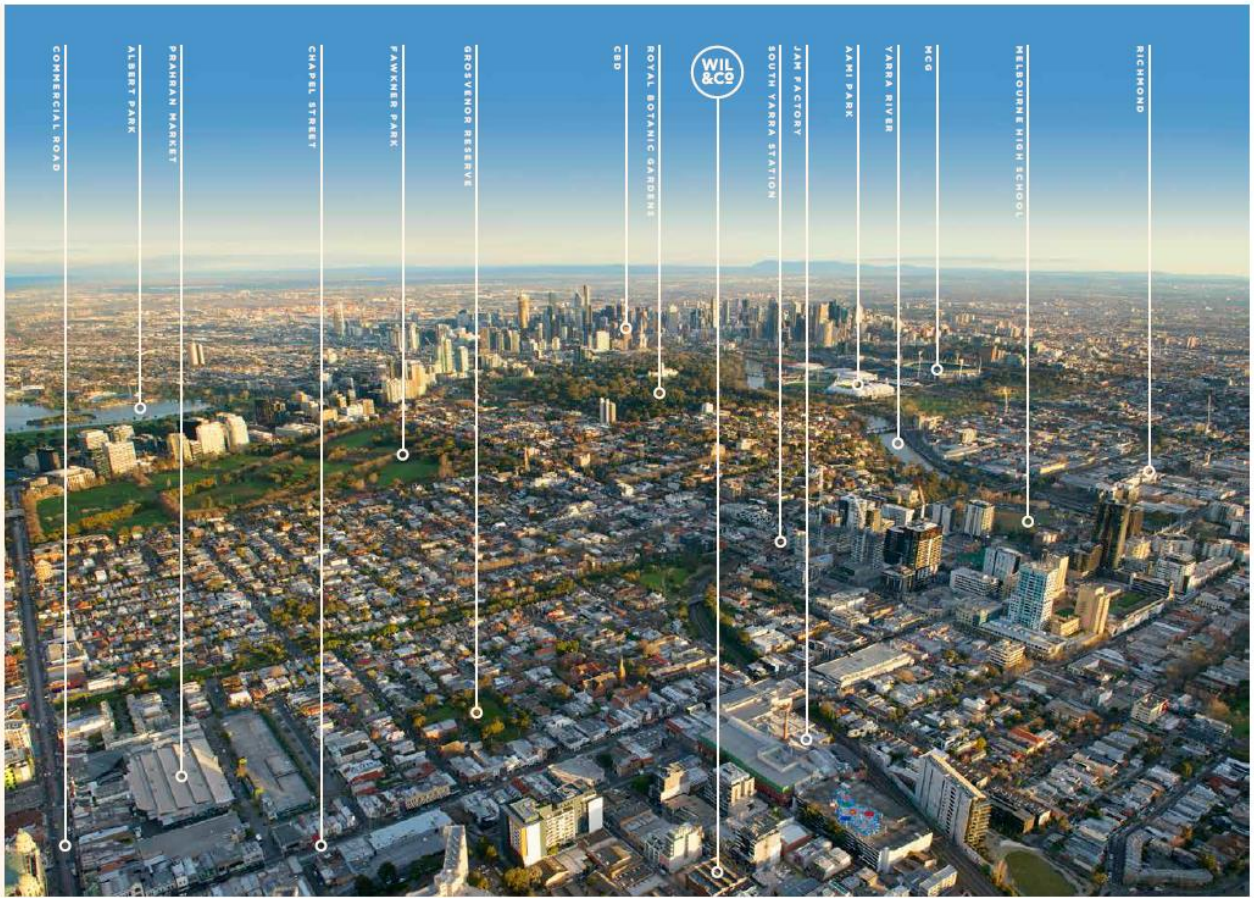
2.6m generally to living / dining options

### 3.10 Cost of optional upgrades

- Roller blinds - \$2,500
- Integrated fridge / freezer - \$2,850
- Washing machine / dryer - \$1,400
- Moveable island bench - \$2,500
- Shower rail (instead of fixed over head shower) - \$200

# 4.0 Location

Wil and Co is located at 34 Wilson Street, South Yarra 3141.



**It doesn't matter which way you walk, train, drive, or run. You'll find something new.** Just when you think you've explored all South Yarra has to offer, you realize the suburbs next-door let you start all over again. No matter which way your feet take you.

Eat & Drink	01   Mischu	02   Top Paddock
	03   Dukes Cafe	04   Kong BBQ
	05   Fonda	06   Thirty Eight Chairs
	07   Hanoi Hannah	08   Hobba
Fashion	09   Pillar of Salt	10   France Soir
	11   Ladno	12   Tall Timber
	13   Caff e Cucina	14   Speakeasy
	15   The Pound	16   The Imperial
Education	17   Yellow Bird Cafe	
	18   Autonomy	19   Design a Space
	20   FAT	21   Gorman
	22   Kookai	
Recreation	23   Sass & Bide	24   White Seude
	25   Zimmerman	
	26   Melbourne Girls Grammar	
	27   Melbourne Grammar	
Lifestyle	28   Scotch College	29   St Catherine's
	30   St Kevin's	31   Melb High School
	32   Swinburne University	
	33   Wesley College	
	34   Albert Park Lake	35   Fitness First
	36   Grams Gardens	37   Melb Bowling Club
	38   Prahran Aquatic	39   Princes Gardens
	40   Princes Park Tennis Courts	
	41   Royal Botanic Gardens	
	42   Victoria Gardens	43   Body Bliss Yoga
	44   Aesop	45   Palace Cinemas
	46   Coles	47   Greville Records
	48   Hawksburn Village	49   Magnation
	50   Prahran Central	51   Prahran Market
	52   Prahran Town Hall	53   Tulo & Graham
	54   Village Cinemas & Jam Factory	
	55   South Yarra Train Station	
	56   Hawksburn Station	
	57   N98 Tram	58   N978 Tram

## 5.0 Market Research

---

### 5.1 Macro-Economic Background

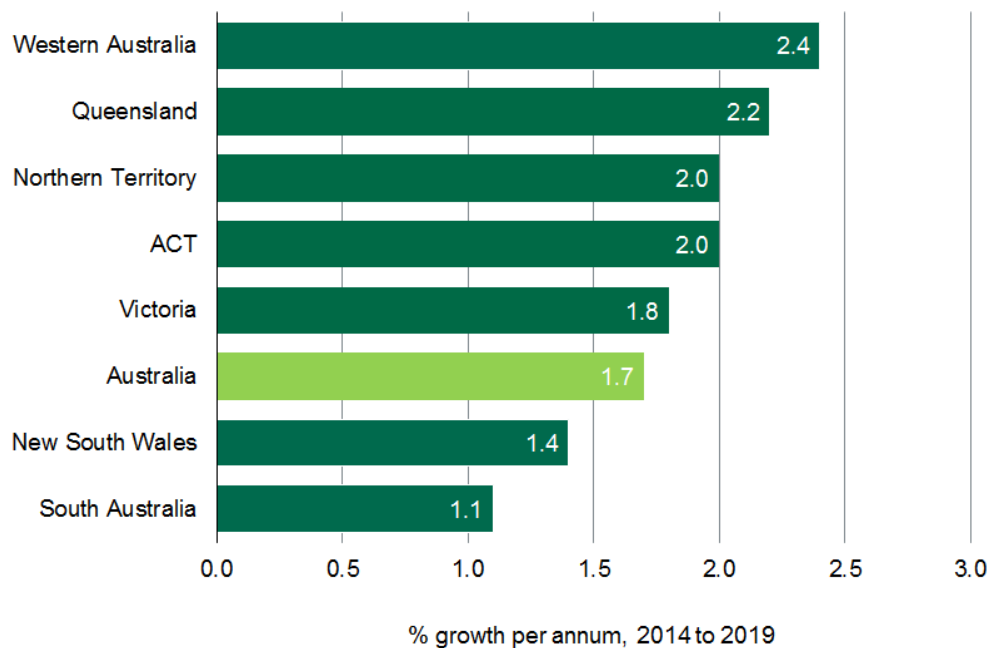
Victoria continues to grow! Importantly we are back to peak 2009/10 levels at over 105,000 per annum with skilled migrants accounting for 63,342 persons up from 56,332 in 2012, with the average population growth of 1.9% - a significant increase above the historic long term average rate of 1.6% and well 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

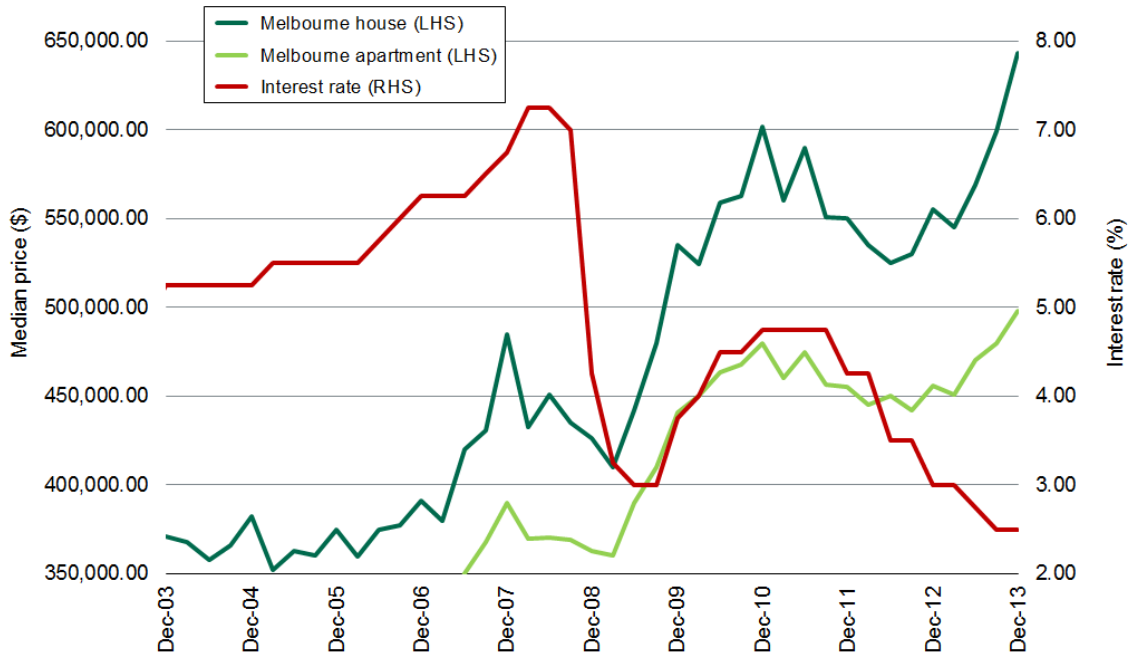
Most excitedly apartments have now become an accepted way of life for the clear majority of Melbournians. This has led to apartment developments being well sold and delivered in all of Melbourne's best and most exclusive free standing housing suburbs. Product in the suburbs is typically larger and sold 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.

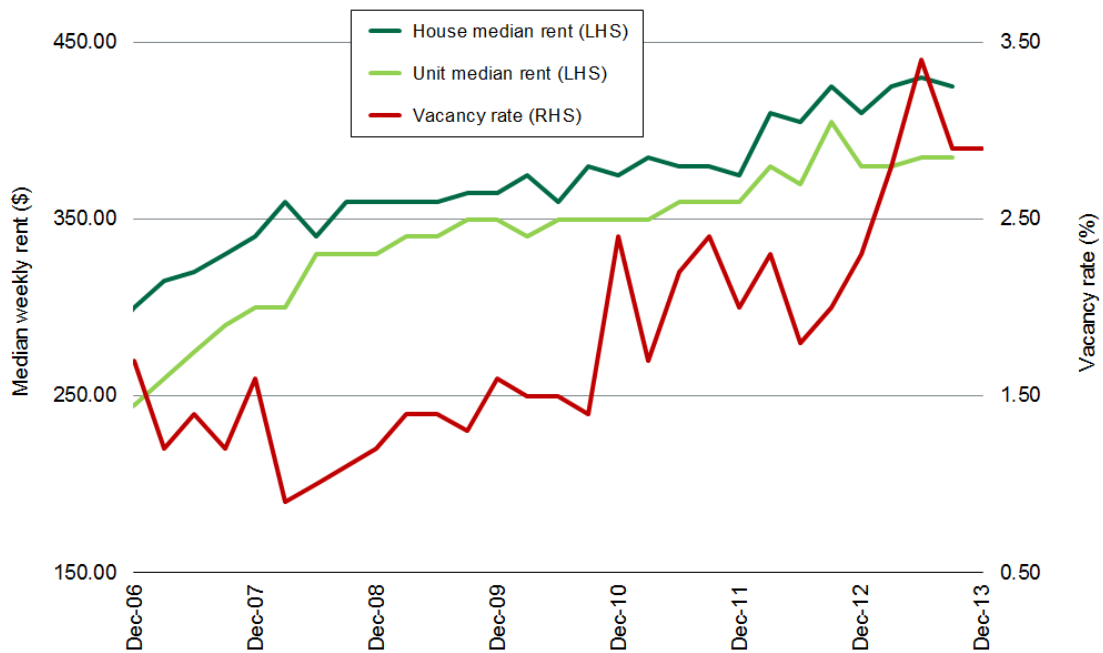
## 5.5 Melbourne Residential Median Prices And Interest Rates





### 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



### 5.7 Summary

CBRE Residential Projects has never been more bullish on the apartment market than in the second quarter of 2014. Why? Low cost of debt, a significantly growing population base that is attracted to a growing and diversifying economy coupled with excellent approval process, fantastic architecture and interior design. Melbourne is the best city in Australia to live with the most optimistic population and designers and developers of high quality and credibility. Sources to sale have never been broader and depth of market never deeper. We look forward to discussing your next project with you at your earliest convenience.

# WIL & CO

## SOUTH YARRA

### INDICATIVE OUTGOINGS SCHEDULE WIL & CO | 34 WILSONS STREET, SOUTH YARRA

Apt No.	Beds	Bath	Study	Car	Int Area	Ext Area	Total	Price	Body Corp	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																		
G.01	1 + HO	1	0	1.0	68.5	9.0	78	\$560,000	\$1,918	\$883	\$593	\$420	\$21,840	4%	\$188,533	\$5,797	\$22,873	\$28,670
G.02	1 + HO	2	0	1.0	71.6	14.1	86	\$570,000	\$1,952	\$895	\$593	\$420	\$21,840	4%	\$194,451	\$6,093	\$23,177	\$29,270
G.03	1 + HO	2	0	1.0	74.5	14.1	89	\$570,000	\$1,952	\$895	\$593	\$420	\$21,840	4%	\$197,876	\$6,264	\$23,006	\$29,270
G.04	1 + HO	2	0	1.0	72.5	9.1	82	\$570,000	\$1,952	\$895	\$593	\$420	\$21,840	4%	\$196,163	\$6,178	\$23,092	\$29,270
G.05	1 + HO	2	0	1.0	69.1	9.4	79	\$560,000	\$1,918	\$883	\$593	\$420	\$21,840	4%	\$188,533	\$5,797	\$22,873	\$28,670
Level 1																		
1.01	1	1	1	1.0	57.8	10.7	68	\$480,000	\$1,644	\$787	\$593	\$420	\$21,840	5%	\$163,460	\$4,543	\$16,227	\$20,770
1.02	1	1	1	1.0	55.7	8.0	64	\$470,000	\$1,609	\$776	\$593	\$420	\$21,840	5%	\$159,255	\$4,333	\$15,837	\$20,170
1.03	2	2	0	1.0	68.3	10.0	78	\$595,000	\$2,089	\$924	\$593	\$520	\$27,040	5%	\$190,327	\$5,886	\$25,484	\$31,370
1.04	2	2	0	1.0	68.0	14.1	82	\$600,000	\$2,089	\$930	\$593	\$520	\$27,040	5%	\$190,717	\$5,906	\$25,764	\$31,670
1.05	1	1	0	0.0	46.0	12.3	58	\$360,000	\$1,233	\$645	\$593	\$380	\$19,760	5%	\$109,036	\$2,367	\$12,003	\$14,370
1.06	1	1	0	0.0	43.6	12.0	56	\$360,000	\$1,233	\$645	\$593	\$380	\$19,760	5%	\$105,611	\$2,285	\$12,085	\$14,370
1.07	1	1	0	0.0	45.8	12.3	58	\$360,000	\$1,233	\$645	\$593	\$380	\$19,760	5%	\$109,036	\$2,367	\$12,003	\$14,370
1.08	DS2	2	1	1.0	91.9	14.1	106	\$700,000	\$2,397	\$1,050	\$593	\$520	\$27,040	4%	\$238,835	\$8,312	\$28,758	\$37,070
1.09	2	2	0	1.0	62.8	10.8	74	\$585,000	\$2,055	\$913	\$593	\$520	\$27,040	5%	\$180,985	\$5,419	\$25,351	\$30,770
Level 2																		
2.01	1	1	1	1.0	57.8	10.7	68	\$485,000	\$1,678	\$793	\$593	\$380	\$19,760	4%	\$163,850	\$4,562	\$16,508	\$21,070
2.02	1	1	1	1.0	55.7	8.0	64	\$470,000	\$1,609	\$776	\$593	\$380	\$19,760	4%	\$159,255	\$4,333	\$15,837	\$20,170
2.03	2	2	1	1.0	68.3	10.0	78	\$605,000	\$2,123	\$936	\$593	\$520	\$27,040	4%	\$191,107	\$5,925	\$26,045	\$31,970
2.04	2	2	1	1.0	68.0	5.0	73	\$605,000	\$2,123	\$936	\$593	\$520	\$27,040	4%	\$191,107	\$5,925	\$26,045	\$31,970
2.05	1	1	0	0.0	46.0	3.5	49	\$365,000	\$1,267	\$651	\$593	\$380	\$19,760	5%	\$109,426	\$2,376	\$12,244	\$14,620
2.06	1	1	0	0.0	43.6	3.2	47	\$365,000	\$1,267	\$651	\$593	\$380	\$19,760	5%	\$106,000	\$2,294	\$12,326	\$14,620
2.07	1	1	0	0.0	45.8	3.3	49	\$365,000	\$1,267	\$651	\$593	\$380	\$19,760	5%	\$109,426	\$2,376	\$12,244	\$14,620
2.08	2	2	1	1.0	69.6	4.9	74	\$610,000	\$2,123	\$942	\$593	\$520	\$27,040	4%	\$194,922	\$6,116	\$26,154	\$32,270
2.09	2	2	0	1.0	62.8	10.8	74	\$595,000	\$2,089	\$924	\$593	\$520	\$27,040	5%	\$181,764	\$5,458	\$25,912	\$31,370
Level 3																		
3.01	1	1	1	1.0	48.8	9.4	58	\$460,000	\$1,575	\$764	\$593	\$380	\$19,760	4%	\$146,487	\$3,694	\$15,876	\$19,570

# INDICATIVE OUTGOINGS SCHEDULE

## WIL & CO | 34 WILSONS STREET, SOUTH YARRA

Apt No.	Beds	Bath	Study	Car	Int Area	Ext Area	Total	Price	Body Corp	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
3.02	1	1	1	1.0	48.8	7.0	56	\$475,000	\$1,644	\$782	\$593	\$380	\$19,760	4%	\$147,656	\$3,753	\$16,717	\$20,470
3.03	2	2	0	1.0	59.6	8.1	68	\$590,000	\$2,055	\$918	\$593	\$520	\$27,040	5%	\$176,236	\$5,182	\$25,888	\$31,070
3.04	2	2	1	1.0	64.0	8.8	73	\$595,000	\$2,089	\$924	\$593	\$520	\$27,040	5%	\$183,477	\$5,544	\$25,826	\$31,370
3.05	1	1	0	0.0	45.6	3.5	49	\$370,000	\$1,267	\$656	\$593	\$380	\$19,760	5%	\$109,815	\$2,386	\$12,484	\$14,870
3.06	1	1	0	0.0	43.6	3.2	47	\$370,000	\$1,267	\$656	\$593	\$380	\$19,760	5%	\$106,390	\$2,303	\$12,567	\$14,870
3.07	1	1	0	0.0	45.8	3.3	49	\$370,000	\$1,267	\$656	\$593	\$380	\$19,760	5%	\$109,815	\$2,386	\$12,484	\$14,870
3.08	2	2	0	1.0	65.1	8.8	74	\$595,000	\$2,089	\$924	\$593	\$520	\$27,040	5%	\$185,189	\$5,629	\$25,741	\$31,370
3.09	2	1	0	1.0	53.4	8.8	62	\$555,000	\$1,952	\$877	\$593	\$480	\$24,960	4%	\$161,520	\$4,446	\$24,524	\$28,970
Level 4																		
4.01	1	1	1	0.0	48.8	0.0	49	\$465,000	\$1,644	\$770	\$593	\$380	\$19,760	4%	\$123,135	\$2,705	\$17,765	\$20,470
4.02	1	1	1	0.0	48.8	0.0	49	\$480,000	\$1,472	\$787	\$593	\$380	\$19,760	4%	\$119,629	\$2,621	\$15,249	\$17,870
4.03	2	2	0	1.0	59.6	0.0	60	\$600,000	\$2,089	\$930	\$593	\$520	\$27,040	5%	\$177,016	\$5,221	\$26,449	\$31,670
4.04	2	2	1	1.0	64.0	0.0	64	\$605,000	\$2,123	\$936	\$593	\$520	\$27,040	4%	\$184,256	\$5,583	\$26,387	\$31,970
4.05	1	1	0	0.0	45.6	0.0	46	\$375,000	\$1,301	\$662	\$593	\$380	\$19,760	5%	\$110,205	\$2,395	\$12,725	\$15,120
4.06	1	1	0	0.0	43.6	0.0	44	\$375,000	\$1,301	\$662	\$593	\$380	\$19,760	5%	\$106,780	\$2,313	\$12,807	\$15,120
4.07	1	1	0	0.0	45.8	0.0	46	\$375,000	\$1,301	\$662	\$593	\$380	\$19,760	5%	\$110,205	\$2,395	\$12,725	\$15,120
4.08	2	2	0	1.0	65.1	0.0	65	\$605,000	\$2,123	\$936	\$593	\$520	\$27,040	4%	\$185,969	\$5,668	\$26,302	\$31,970
4.09	2	1	0	1.0	53.4	0.0	53	\$565,000	\$1,986	\$889	\$593	\$480	\$24,960	4%	\$162,299	\$4,485	\$25,085	\$29,570
Level 5																		
5.01	1	1	1	0.0	48.8	0.0	49	\$470,000	\$1,644	\$776	\$593	\$380	\$19,760	4%	\$123,525	\$2,715	\$18,055	\$20,770
5.02	1	1	1	0.0	48.8	0.0	49	\$485,000	\$1,507	\$793	\$593	\$380	\$19,760	4%	\$120,018	\$2,630	\$15,490	\$18,120
5.03	2	2	0	1.0	59.6	0.0	60	\$610,000	\$2,123	\$942	\$593	\$520	\$27,040	4%	\$177,795	\$5,260	\$27,010	\$32,270
5.04	2	2	1	1.0	64.0	0.0	64	\$615,000	\$2,157	\$948	\$593	\$520	\$27,040	4%	\$185,035	\$5,622	\$26,948	\$32,570
5.05	1	1	0	0.0	45.6	0.0	46	\$380,000	\$1,301	\$668	\$593	\$380	\$19,760	5%	\$110,595	\$2,404	\$12,966	\$15,370
5.06	1	1	0	0.0	43.6	0.0	44	\$380,000	\$1,301	\$668	\$593	\$380	\$19,760	5%	\$107,169	\$2,322	\$13,048	\$15,370
5.07	1	1	0	0.0	45.8	0.0	46	\$380,000	\$1,301	\$668	\$593	\$380	\$19,760	5%	\$110,595	\$2,404	\$12,966	\$15,370
5.08	2	2	0	1.0	65.1	0.0	65	\$615,000	\$2,157	\$948	\$593	\$520	\$27,040	4%	\$186,748	\$5,707	\$26,863	\$32,570
5.09	2	1	0	1.0	53.4	0.0	53	\$575,000	\$2,020	\$901	\$593	\$480	\$24,960	4%	\$163,079	\$4,524	\$25,646	\$30,170
Level 6																		
6.01	1	1	1	0.0	48.8	0.0	49	\$475,000	\$1,678	\$782	\$593	\$380	\$19,760	4%	\$124,304	\$2,733	\$18,637	\$21,370
6.02	1	1	1	0.0	48.8	0.0	49	\$490,000	\$1,541	\$799	\$593	\$380	\$19,760	4%	\$121,187	\$2,658	\$16,312	\$18,970
6.03	2	2	0	1.0	59.6	0.0	60	\$620,000	\$2,226	\$954	\$593	\$520	\$27,040	4%	\$179,743	\$5,357	\$28,413	\$33,770
6.04	2	2	1	1.0	64.0	0.0	64	\$625,000	\$2,192	\$960	\$593	\$520	\$27,040	4%	\$185,814	\$5,661	\$27,509	\$33,170
6.05	1	1	0	0.0	45.6	0.0	46	\$385,000	\$1,335	\$674	\$593	\$380	\$19,760	5%	\$110,984	\$2,414	\$13,206	\$15,620
6.06	1	1	0	0.0	43.6	0.0	44	\$385,000	\$1,335	\$674	\$593	\$380	\$19,760	5%	\$107,559	\$2,331	\$13,289	\$15,620
6.07	1	1	0	0.0	45.8	0.0	46	\$385,000	\$1,335	\$674	\$593	\$380	\$19,760	5%	\$110,984	\$2,414	\$13,206	\$15,620
6.08	2	2	0	1.0	65.1	0.0	65	\$625,000	\$2,226	\$960	\$593	\$520	\$27,040	4%	\$188,696	\$5,805	\$28,265	\$34,070
6.09	2	1	0	1.0	53.4	0.0	53	\$585,000	\$2,089	\$913	\$593	\$480	\$24,960	4%	\$165,027	\$4,621	\$27,049	\$31,670
Level 7																		
7.01	1	1	1	0.0	48.8	0.0	49	\$480,000	\$1,712	\$787	\$593	\$380	\$19,760	4%	\$124,694	\$2,743	\$18,927	\$21,670
7.02	1	1	1	0.0	48.8	0.0	49	\$495,000	\$1,575	\$805	\$593	\$380	\$19,760	4%	\$121,577	\$2,668	\$16,602	\$19,270
7.03	2	2	0	1.0	59.6	0.0	60	\$630,000	\$2,260	\$966	\$593	\$520	\$27,040	4%	\$180,522	\$5,396	\$28,974	\$34,370
7.04	2	2	1	1.0	64.0	0.0	64	\$635,000	\$2,226	\$972	\$593	\$520	\$27,040	4%	\$186,594	\$5,700	\$28,070	\$33,770

**INDICATIVE OUTGOINGS SCHEDULE  
WIL & CO | 34 WILSONS STREET, SOUTH YARRA**

Apt No.	Beds	Bath	Study	Car	Int Area	Ext Area	Total	Price	Body Corp	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
7.05	1	1	0	0.0	45.6	0.0	46	\$390,000	\$1,335	\$680	\$593	\$380	\$19,760	5%	\$111,374	\$2,423	\$13,447	\$15,870
7.06	1	1	0	0.0	43.6	0.0	44	\$390,000	\$1,335	\$680	\$593	\$380	\$19,760	5%	\$107,948	\$2,341	\$13,529	\$15,870
7.07	1	1	0	0.0	45.8	0.0	46	\$390,000	\$1,335	\$680	\$593	\$380	\$19,760	5%	\$111,374	\$2,423	\$13,447	\$15,870
7.08	2	2	0	1.0	65.1	0.0	65	\$635,000	\$2,260	\$972	\$593	\$520	\$27,040	4%	\$189,475	\$5,844	\$28,826	\$34,670
7.09	2	1	0	1.0	53.4	0.0	53	\$595,000	\$2,123	\$924	\$593	\$480	\$24,960	4%	\$165,806	\$4,660	\$27,610	\$32,270



# TAX DEPRECIATION



9 October 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  
Level 34  
8 Exhibition Street  
Melbourne VIC 3000

T 61 3 8621 3333 Tel  
F 61 3 8621 3330 Fax

neale.scott@cbre.com.au  
www.cbre.com.au

Dear Stefanie  
Assessment of Stamp Duty Savings/Amount payable  
WILL & CO - 2 Wilson Street, South Yarra VIC 3141

Further to our discussions, please find enclosed our estimate of potential stamp duty savings based on our interpretation of Revenue Ruling DA.048 affecting all contracts entered into on or after 1 July 2013 for eligible first home buyers and 6 May 2008 for all other property buyers.

This estimate of Stamp Duty Savings/Amounts payable has been based upon preliminary information provided to us, but has not been independently verified. Information provide to us that has been utilized in this assessment include:

Land Value	\$ 5,425,000
Agents Commission	\$ 1,900,000
Legal Fees	\$ 136,000 (made allowance)
Marketing Fees	\$ 550,000
Infrastructure	25% of base land value
Plan of Sub-Division	Nil

We have applied the apportionment using the area schedule as the plan of sub-division was not provided.

'First Home Buyers' - dutiable transactions settled on or after 1 September 2014 an additional 10 per cent reduction of duty applied.

The estimate has been prepared in a general nature, using our knowledge of similar assets, adopting our interpretation of the Duties Act 2000 and Revenue Ruling DA.048 (State Revenue Office Victoria).

This is an estimate only and cannot be used for calculating the final stamp duty liability 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 Stamp Duty or this estimate please contact Neale Scott on +61468 382 711.

Yours Faithfully,

CBRE (A) Pty Ltd

CBRE (A) Pty Ltd  
TPB No. 24664811



# STAMP DUTY

## Estimate

WILL & CO - 2 Wilson Street

South Yarra VIC 3141

Lot No.	Purchase Price (Incl GST)	Land Value	Construction Complete %	Construction Complete \$	Total Works After Contract Date (Incl GST)	Dutiable Value	Principle Place of Residence			Eligible First Home Buyers			No Concession (All other Property)		
							Stamp Duty Payable	Stamp Duty Savings	Stamp Duty Payable if complete	Stamp Duty Payable	Stamp Duty Savings	Stamp Duty Payable if complete	Stamp Duty Payable	Stamp Duty Savings	Stamp Duty Payable if complete
G.01	\$560,000	\$103,779	0%	\$0	\$371,467	\$188,533	\$5,797	\$22,873	\$28,670	\$2,898	\$11,437	\$14,335	\$6,382	\$22,288	\$28,670
G.02	\$570,000	\$107,516	0%	\$0	\$375,549	\$194,451	\$6,093	\$23,177	\$29,270	\$3,046	\$11,589	\$14,635	\$6,737	\$22,533	\$29,270
G.03	\$570,000	\$110,007	0%	\$0	\$372,124	\$197,876	\$6,264	\$23,006	\$29,270	\$3,132	\$11,503	\$14,635	\$6,943	\$22,327	\$29,270
G.04	\$570,000	\$108,761	0%	\$0	\$373,837	\$196,163	\$6,178	\$23,092	\$29,270	\$3,089	\$11,546	\$14,635	\$6,840	\$22,430	\$29,270
G.05	\$560,000	\$103,779	0%	\$0	\$371,467	\$188,533	\$5,797	\$22,873	\$28,670	\$2,898	\$11,437	\$14,335	\$6,382	\$22,288	\$28,670
1.01	\$480,000	\$90,077	0%	\$0	\$316,540	\$163,460	\$4,543	\$16,227	\$20,770	\$2,272	\$8,113	\$10,385	\$4,878	\$18,992	\$23,870
1.02	\$470,000	\$87,586	0%	\$0	\$310,745	\$159,255	\$4,333	\$15,837	\$20,170	\$2,166	\$7,919	\$10,085	\$4,625	\$18,645	\$23,270
1.03	\$605,000	\$102,533	0%	\$0	\$414,673	\$190,327	\$5,886	\$25,484	\$31,370	\$2,943	\$28,427	\$31,370	\$6,490	\$24,880	\$31,370
1.04	\$610,000	\$102,533	0%	\$0	\$419,283	\$190,717	\$5,906	\$25,764	\$31,670	\$2,953	\$28,717	\$31,670	\$6,513	\$25,157	\$31,670
1.05	\$360,000	\$57,297	0%	\$0	\$250,964	\$109,036	\$2,367	\$12,003	\$14,370	\$1,183	\$6,002	\$7,185	\$2,367	\$14,303	\$16,670
1.06	\$360,000	\$54,806	0%	\$0	\$254,389	\$105,611	\$2,285	\$12,085	\$14,370	\$1,142	\$6,043	\$7,185	\$2,285	\$14,385	\$16,670
1.07	\$360,000	\$57,297	0%	\$0	\$250,964	\$109,036	\$2,367	\$12,003	\$14,370	\$1,183	\$6,002	\$7,185	\$2,367	\$14,303	\$16,670
1.08	\$700,000	\$132,427	0%	\$0	\$461,165	\$238,835	\$8,312	\$28,758	\$37,070	\$4,156	\$32,914	\$37,070	\$9,400	\$27,670	\$37,070
1.09	\$595,000	\$96,305	0%	\$0	\$414,015	\$180,985	\$5,419	\$25,351	\$30,770	\$2,710	\$12,675	\$15,385	\$5,929	\$24,841	\$30,770
2.01	\$485,000	\$90,077	0%	\$0	\$321,150	\$163,850	\$4,562	\$16,508	\$21,070	\$2,281	\$8,254	\$10,535	\$4,901	\$19,269	\$24,170
2.02	\$470,000	\$87,586	0%	\$0	\$310,745	\$159,255	\$4,333	\$15,837	\$20,170	\$2,166	\$7,919	\$10,085	\$4,625	\$18,645	\$23,270
2.03	\$615,000	\$102,533	0%	\$0	\$423,893	\$191,107	\$5,925	\$26,045	\$31,970	\$2,963	\$29,007	\$31,970	\$6,536	\$25,434	\$31,970
2.04	\$615,000	\$102,533	0%	\$0	\$423,893	\$191,107	\$5,925	\$26,045	\$31,970	\$2,963	\$29,007	\$31,970	\$6,536	\$25,434	\$31,970
2.05	\$365,000	\$57,297	0%	\$0	\$255,574	\$109,426	\$2,376	\$12,244	\$14,620	\$1,188	\$6,122	\$7,310	\$2,376	\$14,594	\$16,970
2.06	\$365,000	\$54,806	0%	\$0	\$259,000	\$106,000	\$2,294	\$12,326	\$14,620	\$1,147	\$6,163	\$7,310	\$2,294	\$14,676	\$16,970
2.07	\$365,000	\$57,297	0%	\$0	\$255,574	\$109,426	\$2,376	\$12,244	\$14,620	\$1,188	\$6,122	\$7,310	\$2,376	\$14,594	\$16,970
2.08	\$620,000	\$105,025	0%	\$0	\$425,078	\$194,922	\$6,116	\$26,154	\$32,270	\$3,058	\$29,212	\$32,270	\$6,765	\$25,505	\$32,270
2.09	\$605,000	\$96,305	0%	\$0	\$423,236	\$181,764	\$5,458	\$25,912	\$31,370	\$2,729	\$28,641	\$31,370	\$5,976	\$25,394	\$31,370
3.01	\$460,000	\$78,867	0%	\$0	\$313,513	\$146,487	\$3,694	\$15,876	\$19,570	\$1,847	\$7,938	\$9,785	\$3,859	\$18,811	\$22,670
3.02	\$475,000	\$78,867	0%	\$0	\$327,344	\$147,656	\$3,753	\$16,717	\$20,470	\$1,876	\$8,359	\$10,235	\$3,929	\$19,641	\$23,570
3.03	\$600,000	\$92,569	0%	\$0	\$423,764	\$176,236	\$5,182	\$25,888	\$31,070	\$2,591	\$12,944	\$15,535	\$5,644	\$25,426	\$31,070
3.04	\$605,000	\$97,551	0%	\$0	\$421,523	\$183,477	\$5,544	\$25,826	\$31,370	\$2,772	\$28,598	\$31,370	\$6,079	\$25,291	\$31,370
3.05	\$370,000	\$57,297	0%	\$0	\$260,185	\$109,815	\$2,386	\$12,484	\$14,870	\$1,193	\$6,242	\$7,435	\$2,386	\$14,884	\$17,270
3.06	\$370,000	\$54,806	0%	\$0	\$263,610	\$106,390	\$2,303	\$12,567	\$14,870	\$1,152	\$6,283	\$7,435	\$2,303	\$14,967	\$17,270
3.07	\$370,000	\$57,297	0%	\$0	\$260,185	\$109,815	\$2,386	\$12,484	\$14,870	\$1,193	\$6,242	\$7,435	\$2,386	\$14,884	\$17,270
3.08	\$605,000	\$98,797	0%	\$0	\$419,811	\$185,189	\$5,629	\$25,741	\$31,370	\$2,815	\$28,555	\$31,370	\$6,181	\$25,189	\$31,370
3.09	\$565,000	\$83,850	0%	\$0	\$403,480	\$161,520	\$4,446	\$24,524	\$28,970	\$2,223	\$12,262	\$14,485	\$4,761	\$24,209	\$28,970
4.01	\$475,000	\$61,034	0%	\$0	\$351,865	\$123,135	\$2,705	\$17,765	\$20,470	\$1,353	\$8,882	\$10,235	\$2,705	\$20,865	\$23,570
4.02	\$430,000	\$61,034	0%	\$0	\$310,371	\$119,629	\$2,621	\$15,249	\$17,870	\$1,311	\$7,624	\$8,935	\$2,621	\$18,249	\$20,870
4.03	\$610,000	\$92,569	0%	\$0	\$432,984	\$177,016	\$5,221	\$26,449	\$31,670	\$2,610	\$29,060	\$31,670	\$5,691	\$25,979	\$31,670

### Assumptions

The Company assumes that the information provided to it by the Instructing Party (or sourced from third parties) and contained in the assessment/report is accurate and correct. The Company will not take further steps to verify the accuracy of the information. The Company also assumes that the any plant and equipment in the property is owned by the Instructing Party. The assessment/report will be based on this assumption. If this is not the case, then the Instructing Party must notify the Company immediately so that assessment or report is adjusted accordingly.

### Disclaimers

The Company has prepared the assessment/report, based on the Company's interpretation of the Duties Act 2000 and any relevant tax rulings. It has been prepared for the sole and limited purpose for claiming property tax allowances and cannot be used for any other purpose. The assessment/report is for the Instructing Party and cannot be relied upon by any third party and the Company does not assume or accept any responsibility, losses, liability or damages, however arising, to any other person acting upon, using or relying on the assessment/report.



# STAMP DUTY

## Estimate

WILL & CO - 2 Wilson Street

South Yarra VIC 3141

Lot No.	Purchase Price (Incl GST)	Land Value	Construction Complete %	Construction Complete \$	Total Works After Contract Date (Incl GST)	Dutiable Value	Principle Place of Residence			Eligible First Home Buyers			No Concession (All other Property)		
							Stamp Duty Payable	Stamp Duty Savings	Stamp Duty Payable if complete	Stamp Duty Payable	Stamp Duty Savings	Stamp Duty Payable if complete	Stamp Duty Payable	Stamp Duty Savings	Stamp Duty Payable if complete
4.04	\$615,000	\$97,551	0%	\$0	\$430,744	\$184,256	\$5,583	\$26,387	\$31,970	\$2,791	\$29,179	\$31,970	\$6,125	\$25,845	\$31,970
4.05	\$375,000	\$57,297	0%	\$0	\$264,795	\$110,205	\$2,395	\$12,725	\$15,120	\$1,197	\$6,363	\$7,560	\$2,395	\$15,175	\$17,570
4.06	\$375,000	\$54,806	0%	\$0	\$268,220	\$106,780	\$2,313	\$12,807	\$15,120	\$1,156	\$6,404	\$7,560	\$2,313	\$15,257	\$17,570
4.07	\$375,000	\$57,297	0%	\$0	\$264,795	\$110,205	\$2,395	\$12,725	\$15,120	\$1,197	\$6,363	\$7,560	\$2,395	\$15,175	\$17,570
4.08	\$615,000	\$98,797	0%	\$0	\$429,031	\$185,969	\$5,668	\$26,302	\$31,970	\$2,834	\$29,136	\$31,970	\$6,228	\$25,742	\$31,970
4.09	\$575,000	\$83,850	0%	\$0	\$412,701	\$162,299	\$4,485	\$25,085	\$29,570	\$2,242	\$12,543	\$14,785	\$4,808	\$24,762	\$29,570
5.01	\$480,000	\$61,034	0%	\$0	\$356,475	\$123,525	\$2,715	\$18,055	\$20,770	\$1,357	\$9,028	\$10,385	\$2,715	\$21,155	\$23,870
5.02	\$435,000	\$61,034	0%	\$0	\$314,982	\$120,018	\$2,630	\$15,490	\$18,120	\$1,315	\$7,745	\$9,060	\$2,630	\$18,540	\$21,170
5.03	\$620,000	\$92,569	0%	\$0	\$442,205	\$177,795	\$5,260	\$27,010	\$32,270	\$2,630	\$29,640	\$32,270	\$5,738	\$26,532	\$32,270
5.04	\$625,000	\$97,551	0%	\$0	\$439,965	\$185,035	\$5,622	\$26,948	\$32,570	\$2,811	\$29,759	\$32,570	\$6,172	\$26,398	\$32,570
5.05	\$380,000	\$57,297	0%	\$0	\$269,405	\$110,595	\$2,404	\$12,966	\$15,370	\$1,202	\$6,483	\$7,685	\$2,404	\$15,466	\$17,870
5.06	\$380,000	\$54,806	0%	\$0	\$272,831	\$107,169	\$2,322	\$13,048	\$15,370	\$1,161	\$6,524	\$7,685	\$2,322	\$15,548	\$17,870
5.07	\$380,000	\$57,297	0%	\$0	\$269,405	\$110,595	\$2,404	\$12,966	\$15,370	\$1,202	\$6,483	\$7,685	\$2,404	\$15,466	\$17,870
5.08	\$625,000	\$98,797	0%	\$0	\$438,252	\$186,748	\$5,707	\$26,863	\$32,570	\$2,854	\$29,716	\$32,570	\$6,275	\$26,295	\$32,570
5.09	\$585,000	\$83,850	0%	\$0	\$421,921	\$163,079	\$4,524	\$25,646	\$30,170	\$2,262	\$12,823	\$15,085	\$4,855	\$25,315	\$30,170
6.01	\$490,000	\$61,034	0%	\$0	\$365,696	\$124,304	\$2,733	\$18,637	\$21,370	\$1,367	\$9,318	\$10,685	\$2,733	\$21,737	\$24,470
6.02	\$450,000	\$61,034	0%	\$0	\$328,813	\$121,187	\$2,658	\$16,312	\$18,970	\$1,329	\$8,156	\$9,485	\$2,658	\$19,412	\$22,070
6.03	\$645,000	\$92,569	0%	\$0	\$465,257	\$179,743	\$5,357	\$28,413	\$33,770	\$2,679	\$31,091	\$33,770	\$5,855	\$27,915	\$33,770
6.04	\$635,000	\$97,551	0%	\$0	\$449,186	\$185,814	\$5,661	\$27,509	\$33,170	\$2,830	\$30,340	\$33,170	\$6,219	\$26,951	\$33,170
6.05	\$385,000	\$57,297	0%	\$0	\$274,016	\$110,984	\$2,414	\$13,206	\$15,620	\$1,207	\$6,603	\$7,810	\$2,414	\$15,756	\$18,170
6.06	\$385,000	\$54,806	0%	\$0	\$277,441	\$107,559	\$2,331	\$13,289	\$15,620	\$1,166	\$6,644	\$7,810	\$2,331	\$15,839	\$18,170
6.07	\$385,000	\$57,297	0%	\$0	\$274,016	\$110,984	\$2,414	\$13,206	\$15,620	\$1,207	\$6,603	\$7,810	\$2,414	\$15,756	\$18,170
6.08	\$650,000	\$98,797	0%	\$0	\$461,304	\$188,696	\$5,805	\$28,265	\$34,070	\$2,902	\$31,168	\$34,070	\$6,392	\$27,678	\$34,070
6.09	\$610,000	\$83,850	0%	\$0	\$444,973	\$165,027	\$4,621	\$27,049	\$31,670	\$2,311	\$29,359	\$31,670	\$4,972	\$26,698	\$31,670
7.01	\$495,000	\$61,034	0%	\$0	\$370,306	\$124,694	\$2,743	\$18,927	\$21,670	\$1,371	\$9,464	\$10,835	\$2,743	\$22,027	\$24,770
7.02	\$455,000	\$61,034	0%	\$0	\$333,423	\$121,577	\$2,668	\$16,602	\$19,270	\$1,334	\$8,301	\$9,635	\$2,668	\$19,702	\$22,370
7.03	\$655,000	\$92,569	0%	\$0	\$474,478	\$180,522	\$5,396	\$28,974	\$34,370	\$2,698	\$31,672	\$34,370	\$5,901	\$28,469	\$34,370
7.04	\$645,000	\$97,551	0%	\$0	\$458,406	\$186,594	\$5,700	\$28,070	\$33,770	\$2,850	\$30,920	\$33,770	\$6,266	\$27,504	\$33,770
7.05	\$390,000	\$57,297	0%	\$0	\$278,626	\$111,374	\$2,423	\$13,447	\$15,870	\$1,211	\$6,724	\$7,935	\$2,423	\$16,047	\$18,470
7.06	\$390,000	\$54,806	0%	\$0	\$282,052	\$107,948	\$2,341	\$13,529	\$15,870	\$1,170	\$6,765	\$7,935	\$2,341	\$16,129	\$18,470
7.07	\$390,000	\$57,297	0%	\$0	\$278,626	\$111,374	\$2,423	\$13,447	\$15,870	\$1,211	\$6,724	\$7,935	\$2,423	\$16,047	\$18,470
7.08	\$660,000	\$98,797	0%	\$0	\$470,525	\$189,475	\$5,844	\$28,826	\$34,670	\$2,922	\$31,748	\$34,670	\$6,439	\$28,231	\$34,670
7.09	\$620,000	\$83,850	0%	\$0	\$454,194	\$165,806	\$4,660	\$27,610	\$32,270	\$2,330	\$29,940	\$32,270	\$5,018	\$27,252	\$32,270
68	\$34,585,000	\$5,425,000	0%	\$0	\$24,281,025	\$10,303,975	\$281,400	\$1,363,760	\$1,645,160	\$140,700	\$1,057,485	\$1,198,185	\$301,056	\$1,438,804	\$1,739,860

### Assumptions

The Company assumes that the information provided to it by the Instructing Party (or sourced from third parties) and contained in the assessment/report is accurate and correct. The Company will not take further steps to verify the accuracy of the information. The Company also assumes that the any plant and equipment in the property is owned by the Instructing Party. The assessment/report will be based on this assumption. If this is not the case, then the Instructing Party must notify the Company immediately so that assessment or report is adjusted accordingly.

### Disclaimers

The Company has prepared the assessment/report, based on the Company's interpretation of the Duties Act 2000 and any relevant tax rulings. It has been prepared for the sole and limited purpose for claiming property tax allowances and cannot be used for any other purpose. The assessment/report is for the Instructing Party and cannot be relied upon by any third party and the Company does not assume or accept any responsibility, losses, liability or damages, however arising, to any other person acting upon, using or relying on the assessment/report.

## 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.

# Residential Depreciation



**CBRE**

9 October 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  
CBRE | National Operations Centre  
Level 5  
3350 Pacific Highway  
Springwood QLD 4127  
Tel: +61 1300 665 571  
Fax: +61 1300 301 966  
Depreciation@cbre.com.au  
www.cbre.com.au

Dear Stefanie

**Indicative Depreciation Schedules (Capital Allowances)  
WILL & CO - 2 Wilson Street South Yarra VIC 3141 ("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](mailto:depreciation@cbre.com.au).

Yours Faithfully,

*CBRE (A) Pty Ltd*

CBRE (A) Pty Ltd  
TPB No. 24664811

Tel +61 1300 665 571  
Fax +61 1300 301 966  
Depreciation@cbre.com.au

---

**CBRE**

# Residential Depreciation

## 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	\$ <b>8,000</b>
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%



# Residential Depreciation



## WILL & CO - 2 Wilson Street South Yarra VIC 3141

### DEPRECIATION ESTIMATE

Property Type: TYPE - 1Bed + HO, 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	\$1,090	\$6,206	\$5,547	\$12,843	\$3,853	\$4,752	\$5,779
Year 2	\$1,771	\$5,878	\$6,062	\$13,710	\$4,113	\$5,073	\$6,170
Year 3	\$1,107	\$5,070	\$6,062	\$12,239	\$3,672	\$4,528	\$5,508
Year 4	\$692	\$4,409	\$6,062	\$11,163	\$3,349	\$4,130	\$5,023
Year 5	\$432	\$3,857	\$6,062	\$10,351	\$3,105	\$3,830	\$4,658
Year 6	\$270	\$3,389	\$6,062	\$9,721	\$2,916	\$3,597	\$4,375
Year 7	\$169	\$2,989	\$6,062	\$9,219	\$2,766	\$3,411	\$4,149
Year 8	\$106	\$2,643	\$6,062	\$8,810	\$2,643	\$3,260	\$3,965
Year 9	\$66	\$2,343	\$6,062	\$8,470	\$2,541	\$3,134	\$3,812
Year 10	\$41	\$2,080	\$6,062	\$8,184	\$2,455	\$3,028	\$3,683
Year 11	\$26	\$1,851	\$6,062	\$7,938	\$2,382	\$2,937	\$3,572
Year 12	\$16	\$1,649	\$6,062	\$7,727	\$2,318	\$2,859	\$3,477
Year 13	\$10	\$1,470	\$6,062	\$7,542	\$2,263	\$2,791	\$3,394
Year 14	\$6	\$1,313	\$6,062	\$7,381	\$2,214	\$2,731	\$3,321
Year 15	\$4	\$1,173	\$6,062	\$7,239	\$2,172	\$2,678	\$3,258
Year 16	\$2	\$1,049	\$6,062	\$7,114	\$2,134	\$2,632	\$3,201
Year 17	\$2	\$939	\$6,062	\$7,003	\$2,101	\$2,591	\$3,151
Year 18	\$1	\$841	\$6,062	\$6,904	\$2,071	\$2,554	\$3,107
Year 19	\$1	\$753	\$6,062	\$6,816	\$2,045	\$2,522	\$3,067
Year 20	\$0	\$675	\$6,062	\$6,738	\$2,021	\$2,493	\$3,032
Year 20+	\$1	\$5,955	\$121,255	\$127,210	\$38,163	\$47,068	\$57,244
<b>TOTAL</b>	<b>\$5,812</b>	<b>\$56,533</b>	<b>\$241,977</b>	<b>\$304,322</b>	<b>\$91,297</b>	<b>\$112,599</b>	<b>\$136,945</b>

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](mailto: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.



# Residential Depreciation



## WILL & CO - 2 Wilson Street South Yarra VIC 3141

### DEPRECIATION ESTIMATE

Property Type: TYPE - DS2, 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	\$1,358	\$7,734	\$6,946	\$16,038	\$4,811	\$5,934	\$7,217
Year 2	\$2,207	\$7,324	\$7,591	\$17,122	\$5,137	\$6,335	\$7,705
Year 3	\$1,379	\$6,318	\$7,591	\$15,289	\$4,587	\$5,657	\$6,880
Year 4	\$862	\$5,495	\$7,591	\$13,948	\$4,184	\$5,161	\$6,276
Year 5	\$539	\$4,807	\$7,591	\$12,936	\$3,881	\$4,786	\$5,821
Year 6	\$337	\$4,224	\$7,591	\$12,151	\$3,645	\$4,496	\$5,468
Year 7	\$210	\$3,724	\$7,591	\$11,526	\$3,458	\$4,264	\$5,187
Year 8	\$132	\$3,293	\$7,591	\$11,016	\$3,305	\$4,076	\$4,957
Year 9	\$82	\$2,919	\$7,591	\$10,592	\$3,178	\$3,919	\$4,767
Year 10	\$51	\$2,593	\$7,591	\$10,235	\$3,070	\$3,787	\$4,606
Year 11	\$32	\$2,306	\$7,591	\$9,929	\$2,979	\$3,674	\$4,468
Year 12	\$20	\$2,054	\$7,591	\$9,665	\$2,900	\$3,576	\$4,349
Year 13	\$13	\$1,832	\$7,591	\$9,436	\$2,831	\$3,491	\$4,246
Year 14	\$8	\$1,636	\$7,591	\$9,235	\$2,770	\$3,417	\$4,156
Year 15	\$5	\$1,462	\$7,591	\$9,058	\$2,717	\$3,351	\$4,076
Year 16	\$3	\$1,308	\$7,591	\$8,902	\$2,670	\$3,294	\$4,006
Year 17	\$2	\$1,170	\$7,591	\$8,763	\$2,629	\$3,242	\$3,943
Year 18	\$1	\$1,048	\$7,591	\$8,640	\$2,592	\$3,197	\$3,888
Year 19	\$1	\$939	\$7,591	\$8,531	\$2,559	\$3,156	\$3,839
Year 20	\$0	\$842	\$7,591	\$8,433	\$2,530	\$3,120	\$3,795
Year 20+	\$1	\$7,420	\$151,838	\$159,260	\$47,778	\$58,926	\$71,667
<b>TOTAL</b>	<b>\$7,243</b>	<b>\$70,449</b>	<b>\$303,011</b>	<b>\$380,703</b>	<b>\$114,211</b>	<b>\$140,860</b>	<b>\$171,316</b>

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](mailto: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.



# Residential Depreciation



## WILL & CO - 2 Wilson Street South Yarra VIC 3141

### DEPRECIATION ESTIMATE

Property Type: TYPE - 1Bed, 1Bath  
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	\$750	\$4,269	\$2,677	\$7,695	\$2,309	\$2,847	\$3,463
Year 2	\$1,218	\$4,043	\$2,925	\$8,186	\$2,456	\$3,029	\$3,684
Year 3	\$761	\$3,488	\$2,925	\$7,174	\$2,152	\$2,655	\$3,228
Year 4	\$476	\$3,033	\$2,925	\$6,434	\$1,930	\$2,381	\$2,895
Year 5	\$297	\$2,653	\$2,925	\$5,876	\$1,763	\$2,174	\$2,644
Year 6	\$186	\$2,332	\$2,925	\$5,442	\$1,633	\$2,014	\$2,449
Year 7	\$116	\$2,056	\$2,925	\$5,097	\$1,529	\$1,886	\$2,294
Year 8	\$73	\$1,818	\$2,925	\$4,816	\$1,445	\$1,782	\$2,167
Year 9	\$45	\$1,611	\$2,925	\$4,582	\$1,375	\$1,695	\$2,062
Year 10	\$28	\$1,431	\$2,925	\$4,385	\$1,315	\$1,622	\$1,973
Year 11	\$18	\$1,273	\$2,925	\$4,216	\$1,265	\$1,560	\$1,897
Year 12	\$11	\$1,134	\$2,925	\$4,070	\$1,221	\$1,506	\$1,832
Year 13	\$7	\$1,012	\$2,925	\$3,943	\$1,183	\$1,459	\$1,775
Year 14	\$4	\$903	\$2,925	\$3,832	\$1,150	\$1,418	\$1,725
Year 15	\$3	\$807	\$2,925	\$3,735	\$1,120	\$1,382	\$1,681
Year 16	\$2	\$722	\$2,925	\$3,649	\$1,095	\$1,350	\$1,642
Year 17	\$1	\$646	\$2,925	\$3,572	\$1,072	\$1,322	\$1,607
Year 18	\$1	\$578	\$2,925	\$3,504	\$1,051	\$1,297	\$1,577
Year 19	\$0	\$518	\$2,925	\$3,444	\$1,033	\$1,274	\$1,550
Year 20	\$0	\$465	\$2,925	\$3,390	\$1,017	\$1,254	\$1,525
Year 20+	\$0	\$4,096	\$58,508	\$62,605	\$18,782	\$23,164	\$28,172
<b>TOTAL</b>	<b>\$3,998</b>	<b>\$38,890</b>	<b>\$116,760</b>	<b>\$159,648</b>	<b>\$47,894</b>	<b>\$59,070</b>	<b>\$71,842</b>

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](mailto: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.



# Residential Depreciation



## WILL & CO - 2 Wilson Street South Yarra VIC 3141

### 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	\$909	\$5,175	\$4,330	\$10,414	\$3,124	\$3,853	\$4,686
Year 2	\$1,477	\$4,901	\$4,732	\$11,110	\$3,333	\$4,111	\$5,000
Year 3	\$923	\$4,228	\$4,732	\$9,883	\$2,965	\$3,657	\$4,448
Year 4	\$577	\$3,677	\$4,732	\$8,986	\$2,696	\$3,325	\$4,044
Year 5	\$361	\$3,216	\$4,732	\$8,309	\$2,493	\$3,074	\$3,739
Year 6	\$225	\$2,826	\$4,732	\$7,784	\$2,335	\$2,880	\$3,503
Year 7	\$141	\$2,492	\$4,732	\$7,365	\$2,210	\$2,725	\$3,314
Year 8	\$88	\$2,204	\$4,732	\$7,024	\$2,107	\$2,599	\$3,161
Year 9	\$55	\$1,953	\$4,732	\$6,741	\$2,022	\$2,494	\$3,033
Year 10	\$34	\$1,735	\$4,732	\$6,502	\$1,950	\$2,406	\$2,926
Year 11	\$21	\$1,543	\$4,732	\$6,297	\$1,889	\$2,330	\$2,834
Year 12	\$13	\$1,375	\$4,732	\$6,121	\$1,836	\$2,265	\$2,754
Year 13	\$8	\$1,226	\$4,732	\$5,967	\$1,790	\$2,208	\$2,685
Year 14	\$5	\$1,095	\$4,732	\$5,832	\$1,750	\$2,158	\$2,625
Year 15	\$3	\$978	\$4,732	\$5,714	\$1,714	\$2,114	\$2,571
Year 16	\$2	\$875	\$4,732	\$5,609	\$1,683	\$2,075	\$2,524
Year 17	\$1	\$783	\$4,732	\$5,517	\$1,655	\$2,041	\$2,483
Year 18	\$1	\$701	\$4,732	\$5,434	\$1,630	\$2,011	\$2,445
Year 19	\$1	\$628	\$4,732	\$5,361	\$1,608	\$1,984	\$2,413
Year 20	\$0	\$563	\$4,732	\$5,296	\$1,589	\$1,959	\$2,383
Year 20+	\$1	\$4,966	\$94,660	\$99,626	\$29,888	\$36,862	\$44,832
<b>TOTAL</b>	<b>\$4,847</b>	<b>\$47,143</b>	<b>\$188,904</b>	<b>\$240,893</b>	<b>\$72,268</b>	<b>\$89,131</b>	<b>\$108,402</b>

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](mailto: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.





# Residential Depreciation



## WILL & CO - 2 Wilson Street South Yarra VIC 3141

### 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	\$1,321	\$7,523	\$5,000	\$13,844	\$4,153	\$5,122	\$6,230
Year 2	\$2,147	\$7,125	\$5,464	\$14,735	\$4,421	\$5,452	\$6,631
Year 3	\$1,342	\$6,146	\$5,464	\$12,952	\$3,885	\$4,792	\$5,828
Year 4	\$839	\$5,345	\$5,464	\$11,647	\$3,494	\$4,309	\$5,241
Year 5	\$524	\$4,676	\$5,464	\$10,663	\$3,199	\$3,945	\$4,799
Year 6	\$328	\$4,109	\$5,464	\$9,900	\$2,970	\$3,663	\$4,455
Year 7	\$205	\$3,623	\$5,464	\$9,291	\$2,787	\$3,438	\$4,181
Year 8	\$128	\$3,204	\$5,464	\$8,795	\$2,639	\$3,254	\$3,958
Year 9	\$80	\$2,840	\$5,464	\$8,383	\$2,515	\$3,102	\$3,772
Year 10	\$50	\$2,522	\$5,464	\$8,036	\$2,411	\$2,973	\$3,616
Year 11	\$31	\$2,243	\$5,464	\$7,738	\$2,321	\$2,863	\$3,482
Year 12	\$20	\$1,999	\$5,464	\$7,482	\$2,244	\$2,768	\$3,367
Year 13	\$12	\$1,783	\$5,464	\$7,258	\$2,177	\$2,686	\$3,266
Year 14	\$8	\$1,592	\$5,464	\$7,063	\$2,119	\$2,613	\$3,178
Year 15	\$5	\$1,422	\$5,464	\$6,891	\$2,067	\$2,550	\$3,101
Year 16	\$3	\$1,272	\$5,464	\$6,739	\$2,022	\$2,493	\$3,032
Year 17	\$2	\$1,138	\$5,464	\$6,604	\$1,981	\$2,443	\$2,972
Year 18	\$1	\$1,019	\$5,464	\$6,484	\$1,945	\$2,399	\$2,918
Year 19	\$1	\$913	\$5,464	\$6,378	\$1,913	\$2,360	\$2,870
Year 20	\$0	\$819	\$5,464	\$6,283	\$1,885	\$2,325	\$2,827
Year 20+	\$1	\$7,218	\$109,287	\$116,506	\$34,952	\$43,107	\$52,428
<b>TOTAL</b>	<b>\$7,045</b>	<b>\$68,531</b>	<b>\$218,094</b>	<b>\$293,671</b>	<b>\$88,101</b>	<b>\$108,658</b>	<b>\$132,152</b>

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](mailto: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.



# Fixtures & Fittings



**ITEM:**  
BASIN



**ITEM:**  
BASIN MIXER



**ITEM:**  
ROBE HOOK



**ITEM:**  
SHOWER RAIL *(optional upgrade)*



**ITEM:**  
SHOWER ROSE *(standard)*



**ITEM:**  
SHOWER MIXER



**ITEM:**  
TOILET ROLL HOLDER



**ITEM:**  
TOWEL RAIL



**ITEM:**  
TOILET SUITE



**ITEM:**  
COOKTOP



**ITEM:**  
INTEGRATED SINGLE  
DISHDRAWER *(1 bedroom only)*



**ITEM:**  
INTEGRATED DOUBLE  
DISHDRAWER *(2 bedroom only)*



**ITEM:**  
LAUNDRY MIXER



**ITEM:**  
OVEN



**ITEM:**  
INTEGRATED  
RANGHOOD



**ITEM:**  
SINK



**ITEM:**  
LAUNDRY TUB



**ITEM:**  
SINK MIXER



**ITEM:**  
DOOR LEVER

## ‘Wil & Co Apartments’, 34-40 Wilson Street, South Yarra

### 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
<b>Front page</b>	Please record the apartment number on the front page	<input type="checkbox"/>
<b>Page 2</b>	Please record the apartment number at the top of page 2	<input type="checkbox"/>
<b>Particulars of Sale</b>	<p><b>Vendor's agent</b> Please complete details of the vendor's agent</p> <p><b>Purchaser</b> If the purchaser is one or more <b>individuals</b>:</p> <p>(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.</p> <p>If the purchaser is a <b>company</b>:</p> <p>(a) include the company's registered name;            (b) include the company's ACN or ABN; and            (c) include a current address.</p> <p>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]'.</p>	<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><b>Loan approval</b></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><b>Foreign residents</b></p> <p>Please indicate on page 5 whether the purchaser is a foreign person</p>	<input type="checkbox"/>
<p><b>Vendor's Statement</b></p>	<p>The Purchaser should sign and date the Vendor's Statement to acknowledge receipt</p>	<input type="checkbox"/>
<p><b>Execution of the Contract</b></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**

---



## **'Wil & Co Apartments', 34-40 Wilson Street, South Yarra**

### **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 AJB Group Pty Ltd ACN 120 555 428 and # [the customer] for the property known as Apartment # [apartment number] 'Wil & Co Apartments', 34-40 Wilson Street, South Yarra, 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**