

DUPLEX
INVESTMENT
WITH 6.4% RETURN

Includes **SMART SOLAR** to **POWER**
your passive income stream

Lot 19, Vista Estate ROSEWOOD QLD

BED

6

BATH

4

CAR

2

Land Size: 1,003m²
Build Size: 257m²
Yield: 6.4%
Land Price \$185,000
Build Price \$419,879*
Package Price: \$604,879
Weekly Income: \$740 **



Floorplan and facade are indicative only. Conceptual in nature and may be subject to change.

* Includes all council fees, approvals, siteworks and fully turnkey build including solar package for energy rebate

** Developer guaranteed for 2 years from date of settlement including weekly rental income and weekly solar rebates



General Notes :-

Do not scale plans , use written dimensions only.

The owner / builder subcontractor shall verify all dimensions, levels, setbacks and specifications prior to commencing works or ordering materials and shall be responsible for ensuring that all building works conform to the National Construction Code (NCC), current Australian standards, building regulations and town planning requirements, report any discrepancies to the office.

All works shall comply with but not limited to the NCC and Australian standards listed below.

- AS 1288 - 2006 Glass in buildings - selection and installation
- AS 1562 - 1992 Design and installation of sheet roof and wall cladding
- AS 1684 - 2010 Residential timber-framed construction - design criteria
- AS 2049 - 2002 Roof tiles
- AS 2050 - 2002 Installation of roof tiles
- AS 2870 - 2011 Residential slab and footings
- AS / NZS 2904 - 1995 Damp-proof courses and flashings
- AS 3600 - 2009 Concrete structures
- AS 3660 - 2000 Termite management
- AS 3700 - 2011 Masonry structures
- AS 3740 - 2010 Waterproofing of domestic wet areas
- AS 3786 - 1993 Smoke alarms
- AS 4055 - 2012 Wind loads for housing
- AS 4100 - 1998 Steel structures

These plans shall be read in conjunction with any structural and civil engineering computations and drawings.

Soil Classification - refer to structural engineers soil test.

All buildings shall be protected against termite attack in accordance with AS 3660.1

and a durable notice shall be placed in the meter box indicating type of barrier and required periodical inspections.

Safety glazing to be used in the following cases :-

- (1) All rooms - within 500mm vertical of the floor
- (2) Bathrooms - within 1500mm vertical of the bath base
- (3) Fully glazed doors
- (4) Shower screens
- (5) Within 300mm of a door and <1200mm above floor level
- (6) Window sizes are nominal only. Actual sizes will vary with manufacturer. Flashings all round.

Stormwater to be taken to the legal point of discharge as determined by the relevant authority.

Tiled balcony's over livable areas are to be in the following order over the floor joists.

19mm compressed fibre cement sheet, with one layer of Parchem Enerproof 750, with a second layer of sand seed with a DFT of 1300 micron, installed to manufacturers specifications, and floor tiles over. All corners to have 20mm mastic sealant under the Parchem Enerproof 750.

Footings not to encroach title boundaries or easements. It is recommended that where buildings are to be located in close proximity of boundaries, a check survey be conducted by a licenced surveyor.

All steelwork in masonry to be hot dip galvanized.

All wet areas to comply with NCC 3.8.1.2 and AS 3740. Splashbacks shall be impervious for 150mm above sinks, troughs and hand basins within 75mm of the wall.

Provide wall ties at 600mm spacings both vertical and horizontal and within 300mm of articulation joints. Brick ties to be stainless steel.

Sub-floor ventilation minimum 7500mm sq for external walls and 1500mm sq for internal walls below bearer.

Stair requirements - Minimum tread 240mm, minimum riser 115mm, maximum riser 190mm. Space between open treads maximum 125mm. Treads to be non slip surface. Balustrades to be minimum 1000mm above landings with max opening of 125mm and in accordance with NCC 3.9.2. For stainless steel balustrading, refer to table 3.9.2.1 (Wire balustrade construction - required wire tension and maximum permissible deflection) of the NCC.

The builder shall take all steps necessary to ensure the stability of existing and new structures through-out construction.

☉ Denotes location of smoke detectors (refer electrical layout plans). These are to be hard wired with emergency back-up and comply with AS 3786.

Wind speed as nominated on bracing plan.

Provide lift-off hinges to w.c. or open out door, or min 1200mm clearance from door to pan.

Exhaust fans from sanitary compartments to be ducted to the outside natural air, or to a vented roof space are as per AS 1668.2 These notes are neither exhaustive nor a substitute for regulations, statutory requirements , building practice or contractual obligations.

All construction materials supplied must take into account proximity to coastal or industrial environments, in accordance with manufacturers specifications.

These plans are protected by copyright and are the property of the author.

PROPOSED RESIDENCE AT
LOT 19 'NEW ROAD',
"ROSEWOOD VISTA ESTATE",
ROSEWOOD

Site Notes :-

All stormwater and drainage to be in compliance with NCC parts 3.1.2 and 3.5.2 as well as AS / NZS 3500.

Ensure 90mm diameter agricultural drains are provided to the base of all cuts and retaining walls and are connected to the stormwater system via silt pit/s to the RBS requirements.

The external finished surface surrounding the building must be drained to move surface water away from the building and graded to provide a slope not less than 50mm over the first 1000mm from the building.

The height of the overflow relief gully relative to drainage fittings and ground level must be a minimum of 150mm below the lowest sanitary fixture.

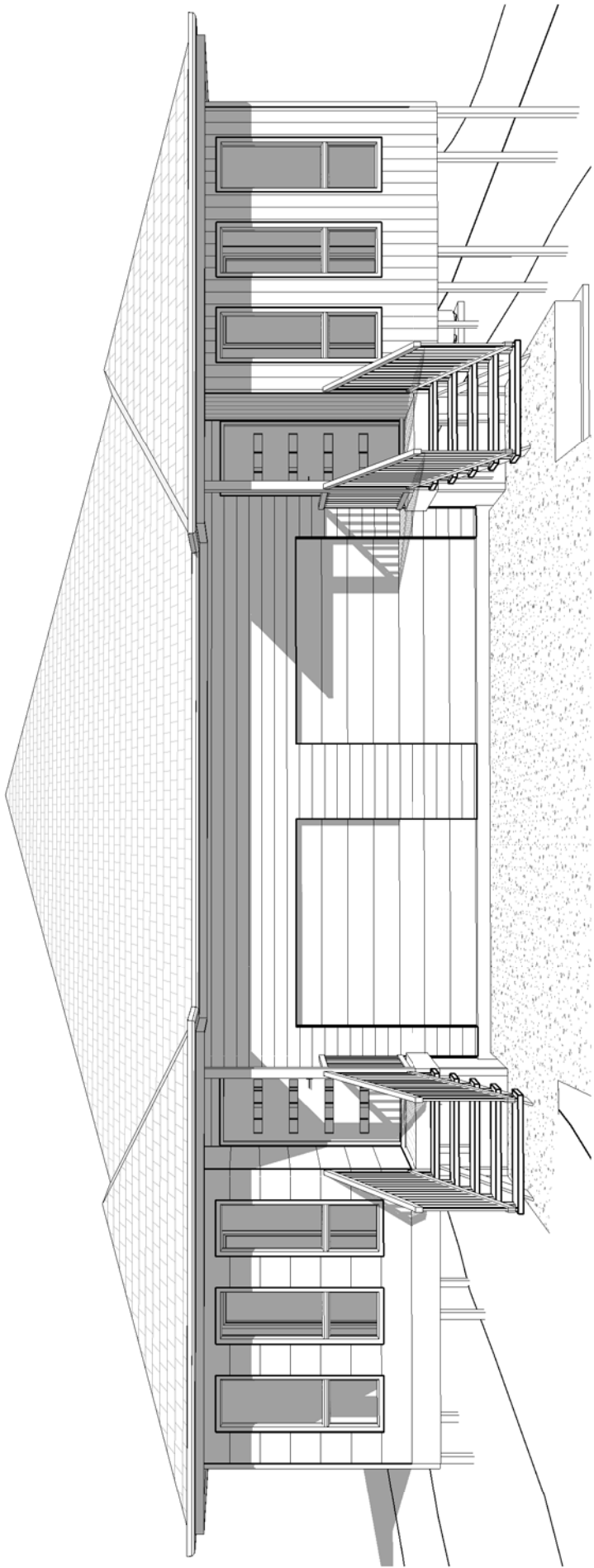
Connect downpipes to legal point of discharge via 90mm diameter UPVC stormwater pipe laid with a minimum fall of 1:80. Discharge to the satisfaction of the relevant authority.

Two downpipes max to each 90mm stormwater pipe, subsurface pipes to be 100mm diameter, any underslab piping to have an inspection opening at upper end, it is to be 100mm sewer grade piping with no joins under slab.

All pool fencing shall be minimum 1200mm high and in accordance with AS 1926.1

Legend :-

AC	Air Conditioning	MW	Microwave
AFL	Above Floor Level	NCC	National Construction Code
AW	Awning Window	NGL	Natural Ground Line
AHD	Australian Height Datum	OHC	Overhead Cupboard
AS	Australian Standards	PS	Plumbing Stack / Duct
BCA	Building Code of Australia	RL	Relative Level
CJ	Construction Joint	SL	Sidelight
CSD	Cavity Sliding Door	SP	Steel Post
DH	Double Hung Window	TRH	Toilet Roll Holder
DP	Downpipe	TP	Timber Post
DW	Dishwasher	TBC	To be confirmed
FFL	Finish Floor Level	TR	Towel Rail/Naggen Position
FG	Fixed Glass	UBO	Under Bench Oven
FW	Floor Waste	WC	Water Closet
HTR	Hand Towel Ring	WO	Wall Oven
HWS	Hot Water System	WM	Washing Machine
LBW	Load Bearing Wall	WTR	Walk In Robe



DESIGNER:



Contact Details:
Ph: 0430164161
E: prmdesign@bigpond.com
ABCC Lic: 15065912

FOR:



These drawings and documents are the sole property of PEART LAND PTY LTD.

LOT 19 'NEW ROAD',
"ROSEWOOD VISTA ESTATE",
ROSEWOOD

FOR PEART LAND PTY LTD

DESIGN: DUPLEX A 257

PLAN VERSION: PRELIMINARY PLANS

FACADE: LODGE

SCALE: 1 : 100 on A3

DATE DRAWN: 15/12/17

DRAWN: PM

CHECKED: PM

SHEET # 001

KIND CATEGORY:

CLIENT:

SOIL CLASS:

Client's signature/s:

CURRENT REVISION / ISSUED DATE

REAL PROPERTY DESCRIPTION

A

15/12/17

Lot 19 on Disclosure

"Preliminary"

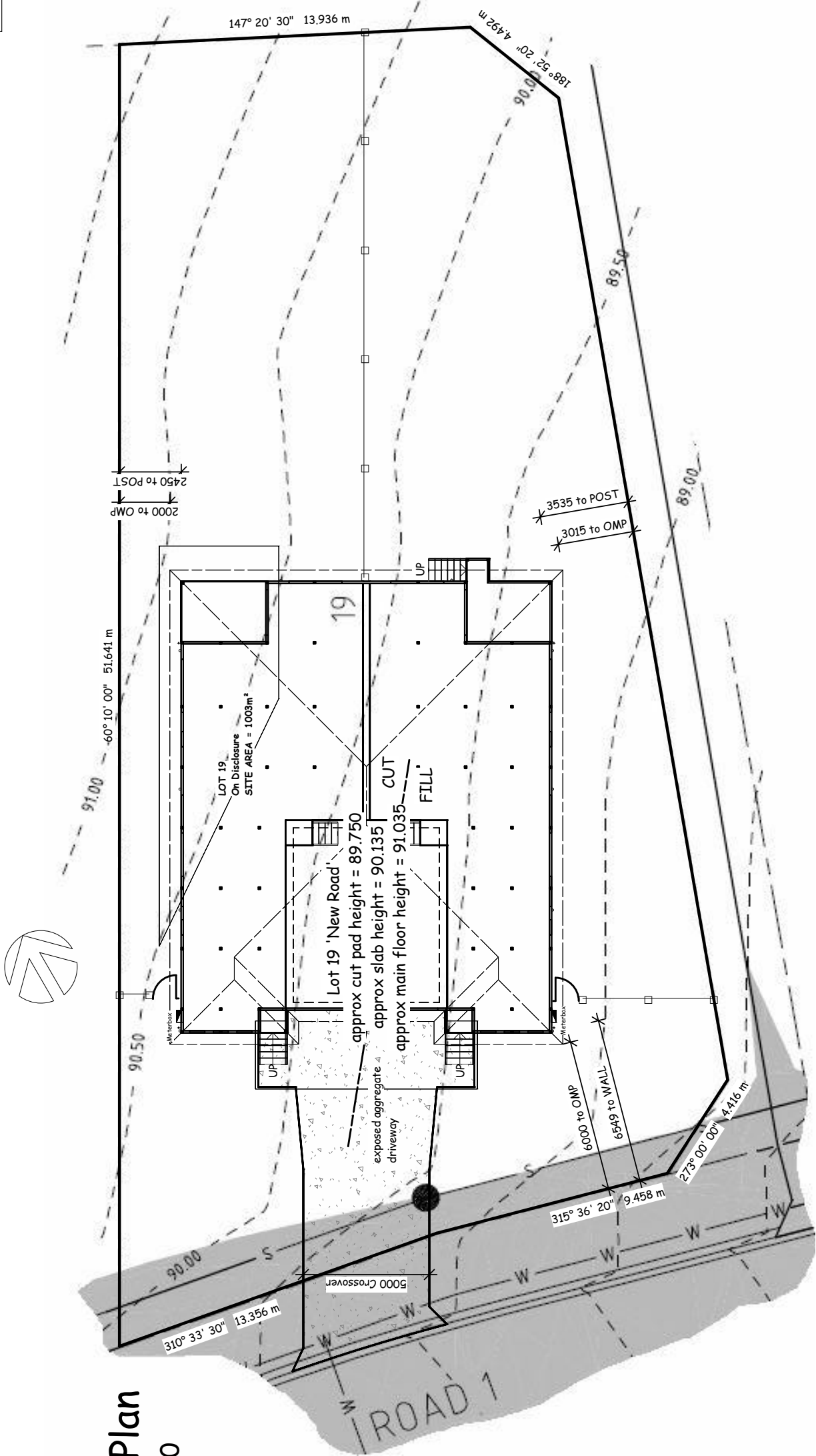
- site works, including retaining walls, may be subject to change to suit final site conditions.
- all site works are currently based on disclosure plans from developer and must be confirmed by certified surveyor prior to final construction plans being completed.
- location of services may change once final connection points are obtained.

Note:

- site works, including retaining walls, may be subject to change to suit final site conditions.

Concrete Schedule	
Name	Material
driveway	exposed aggregate concrete slab

Pad RL Details			
PAD	89.750	AHD	
CUT	250mm		
FILL	150mm		
SLAB	90.135	AHD	



Site Plan

1 : 200

NOTE: STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND/OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
MIN 100x75 DOWNPIPES (EACH TO DRAIN MAX 40.00m SQU ROOF AREA) DISCHARGING INTO 100mm S/W DRAINAGE PIPEWORK (EACH RUN CARRYING MAX CAPACITY OF 8 litres/sec) MIN GRADE TO RUBBLE PITTS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.3.2 AS WELL AS AS/NZS3500

DISCLAIMER : AS THE SITE LEVELS HAVE BEEN SUPPLIED BY OTHERS WE CANNOT TAKE RESPONSIBILITY FOR THEIR ACCURACY. ALL SITE LEVELS TO BE CHECKED AND CONFIRMED BY BUILDER BEFORE STARTING ANY WORKS.

NOTE : FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

Site Coverage Schedule		
Site Area	Total House Area	Site Coverage
1003 m ²	257.45	25.67%

FENCING LEGEND	
	existing fence on site
	new 1800 high timber fencing

PRM Design
~ building design specialists ~

Contact Details:
Ph: 0430164161
E: prmdesign@bigpond.com
ABCC Lic: 15065912

PEARTland
LIFESTYLES SHAPED FROM LAND

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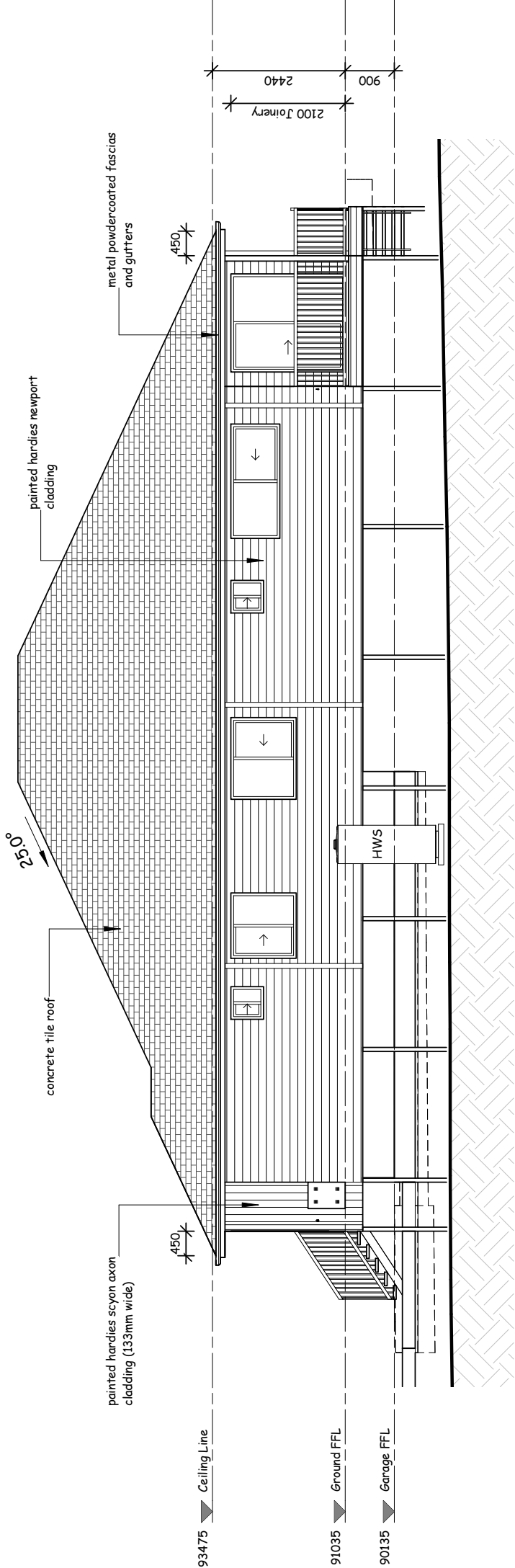
LOT 19 'NEW ROAD',
"ROSEWOOD VISTA ESTATE",
ROSEWOOD
FOR PEART LAND PTY LTD

DESIGN:	DUPLEX A 257	KIND CATEGORY:	CLIENT:
PLAN VERSION:	PRELIMINARY PLANS		
FACADE:	LODGE		
SCALE:	As indicated on A3	SOIL CLASS:	Client's signature/s:
DATE DRAWN:	15/12/17	JOB #:	CURRENT REVISION / ISSUED DATE
DRAWN:	FM	CHECKED:	REAL PROPERTY DESCRIPTION
		SHEET #	101

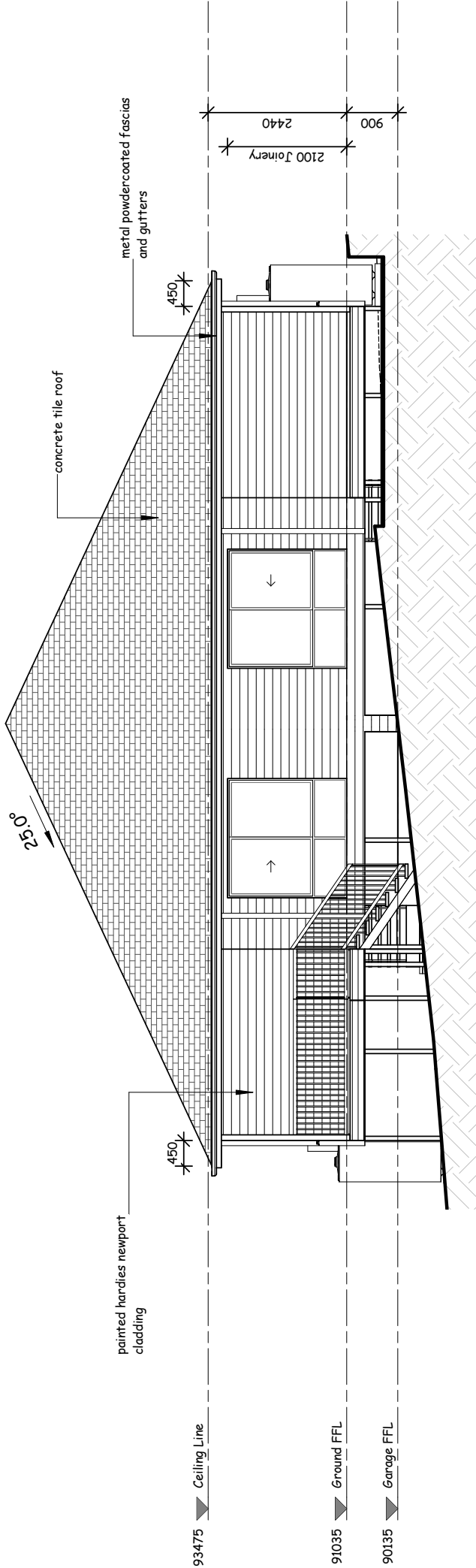
Site Plan

Note:

- Refer to colour specifications schedule for detailed internal and external colours/materials
- Articulation joints as per engineering details





Elevation 1 (East)



Elevation 2 (North)



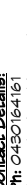

Elevations

DESIGNER:  PRM Design ~ building design specialists ~ Contact Details: Ph: 0430164161 E: prmdesign@bigpond.com ABCC Lic: 15065912	FOR:  LIFESTYLES SHAPED FROM LAND <small>These drawings and documents are the sole property of PEART LAND PTY LTD</small>	LOT 19 'NEW ROAD', "ROSEWOOD VISTA ESTATE", ROSEWOOD FOR PEART LAND PTY LTD										
		DESIGN:	DUPLEX A 257			WIND CATEGORY:			CLIENT:			
		PLAN VERSION:	PRELIMINARY PLANS									
		FACADE:	LODGE									
		SCALE:	1 : 100 on A3			SOIL CLASS:			Client's Signature/s:			
		DATE DRAWN:	15/12/17			JOB #:			CURRENT REVISION / ISSUED DATE			
		DRAWN:	FM			CHECKED: PM			REAL PROPERTY DESCRIPTION			
						SHEET #			Lot 19 on Disclosure			

- Refer to colour specifications schedule for detailed internal and external colours/materials
- Articulation joints as per engineering details



Elevations

DESIGNER:  PRM Design ~ building design specialists ~   Contact Details: PH: 0430164161 E: prmdesign@optusnet.com.au GEBCO Lic: 150655972	FOR:  PEARTland LIFESTYLES SHAPED FROM LAND	LOT 19 'NEW ROAD', "ROSEWOOD VISTA ESTATE", ROSEWOOD FOR PEART LAND PTY LTD	DESIGN: PLAN VERSION: FACADE: SCALE: DATE DRAWN: DRAWN:	DUPLEX A 257 PRELIMINARY PLANS LODGE 1 : 100 ON A3 15/12/17 FM	WIND CATEGORY: SOIL CLASS: JOB #: CHECKED:	CLIENT: CLIENT'S SIGNATURE/s: _____ CURRENT REVISION / ISSUED DATE REAL PROPERTY DESCRIPTION	A Lot 19 on Disclosure 15/12/17	SHEET # 302 FM
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STANDARD INCLUSIONS

RE: NEW DWELLING - UPPER JOHN STREET,
ROSEWOOD VISTA ESTATE

PRELIMINARIES

- Safety Signage and Implementation
- Site Toilet
- Supervision
- Lodgement of Plans
- QBCC Insurance
- Contract Works Insurance
- Site Clean Ups
- Final Clean

FOOTINGS

- Profiles
- Machine Hire for Excavation of Footings
- Footings as per Civiltech Engineer's Documentation
- Supply Concrete for Footings
- Labour
- 5x75 x4 mm SHS Duragal steel posts with adjustable steel heads

FRAMING

- Supply Sub Floor Structural Timber Framing, Wall Frames and Trusses
- Fixings and Tie downs
- Sisalation to walls with R 1.5 Insulation to all External Walls
- Labour to Install Frames and Trusses

ROOFING

- Supply and Install Metal Roof Battens
- Supply and Install 150mm Quad Gutter & Metal Fascia
- Supply and Install 60mm Anticon Blanket to Roof
- Supply and Install Custom Orb Zinalume roofing and Associated Flashings
- Supply and Install Safety Battens

PLUMBING AND DRAINAGE

- Supply and Install Suspended Drainage and connected to sewer as per Local Council regulations
- Water service fitted to mains pressure
- Stormwater 90mm PVC Downpipes taken to kerb
- Fit off of fixtures

ELECTRICAL (per unit)

- Supply and Install Standard House Metre Box to external wall
- A/C to living area & main bedroom & ceiling fans to bedrooms
- Twenty (20) Standard Lights
- Two (2) by two Way Light Switches
- Two (2) IXL Tastics
- Four (4) External Lights
- Two (2) Flood Lights
- Twenty (20) Double GPO Power Outlets
- Dishwasher Power Point under Bench
- One (1) External GPO
- Connection of Stove, Oven, Range hood and Hot Water System
- Five (5) Smoke Alarms
- Supply and Install One(1) Digital TV Antenna with Two (2) Internal Outlets
- Telephone Pre wire
- Duplex Smart Solar System

EXTERNAL FITOUT

- Supply and Install FC Soffit Sheets and Trims to Verandas
- Hardwood timber decking 88x19 to veranda
- Timber Bread loaf top rail with timber balustrading
- Hardwood timber step treads on metal stringers

INTERNAL LININGS

- All Internal Linings to be 10mm Plasterboard, Set and Sanded
- All Wet Areas to be 6mm Villa board
- 90mm Cornice to Ceiling Line

CARPENTRY FIXOUT

- Supply of Pre Hung Front Door to Include Frame
- Internal Doors to be Corinthian, Oakfield or similar
- 68 x 12 Finger Joint Pine Skirtings
- 42 x 12 Finger Joint Pine Architraves

WINDOWS

- Flyscreens to all windows & barrier screens to external doors
- Bradman Windows Powder coated with Standard flyscreens

TILER

- Wall and Floor tiling to wet areas as per plans
- (PC Amount \$85.00/m2 allowed to supply and install tiling)

WATERPROOFING

- Waterproofing to Wet Area Floors and Walls where required

SHOWERSCREENS AND MIRRORS

- Supply and Install 2 x Shower screens in Frames
- Supply and Install 2 x Mirrors 900mm x 900mm

PAINTER

- Ceiling White to be used on Ceilings
- Internal Walls to be Low Sheen One (1) Colour Throughout
- Shelving to be Low Sheen
- Doors and Architraves to be Full Gloss
- External Painting to be Solaguard or Similar

PLUMBING ITEMS, MISCELLANEOUS FITTINGS AND FIXTURES

- Plumbing Fixtures as per Standard Builder's Range (Reece Posh Solus range)
- Kitchen Pack: Range hood, Oven, Hot Plate and Dishwasher \$2,500.00 per unit
- 2 @ IXL Tastics per unit
- Rheem 250 Litre Electric Hot Water System per unit

FLOOR COVERINGS

- Vinyl plank tiling to Entry, Kitchen, Dining and Living
- Carpet to Bedrooms, Media and WIR PS Amount \$40.00/m2

DRIVEWAY

- Brushed concrete finish

CLOTHESLINE

- Mounted folding clothesline fitted to home or fence (per plan)

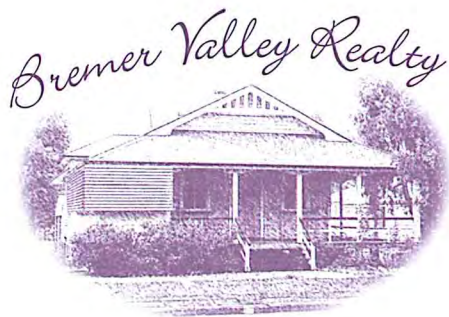
LETTERBOX

- Builders range powder coated letterbox

LANDSCAPING

- Turf to entire site (plan specific)





1a John Street
PO Box 166
Rosewood Qld 4340
Phone: 07 5467 9099
Fax: 07 5467 9077

Email: sales@bremervalleyrealty.com.au
rentals@bremervalleyrealty.com.au
Website: www.bremervalleyrealty.com.au

Stuart Ross Realty Pty Ltd
ACN 118 111 381
ABN 28 209 746 998

17 January 2018

To Whom It May Concern:

**PROPERTY RENTAL APPRAISAL
LOT 19 NEW ROAD VISTA ESTATE ROSEWOOD QLD 4340**

Area: 1,003m2

Land use: Duplex Freehold

R.P.: Lot 19 on SP

Parish: Walloon

Water: Town water, sewage.

Improvements: New duplex, each side containing three bedrooms, main with Ensuite & walk-in robe, open plan living/dining/kitchen, main bathroom with shower & bath, separate toilet, laundry in single lock-up garage, rear outdoor Alfresco entertainment area.

General: The property would be situated in township of Rosewood, close schools, shops & electric rail to Brisbane.

Suggested Rental: This property is should achieve \$640.00 to \$740.00 per week rent in the current market.

Yours faithfully
BREMER VALLEY REALTY

Stuart Ross
Principal

DISCLAIMER: The information contained herein has been obtained from sources we deem to be reliable. However, **Bremer Valley Realty** cannot guarantee its accuracy and interested persons should rely on their own enquiries.



Rental Guarantee Agreement

BETWEEN

THE "BUYER" _____

AND

THE "SELLER: WITHCOTT LAND PTY LTD ACN 611 300 335 of PO Box 2822 Toowoomba Qld 4350

PROPERTY LOT _____ VISTA ESTATE, ROSEWOOD QLD

BACKGROUND

- A. Withcott Land is the developer of Vista Estate on Upper John Street, Rosewood QLD and the Buyer has entered into a presale Contract to purchase the Lot stated above from the Seller.
- B. The Buyer will also be entering into a building contract with _____ to construct a dwelling on such land for tenancy and rental purposes. As Withcott Land is offering a rental guarantee to the Buyer pursuant to this agreement, Withcott Land will be required to approve in writing, the Buyer's plans and the Buyer's builder to ensure product rentability.
- C. The Buyer is entering into a 2 year (104 weeks) rental guarantee with Withcott Land at _____ gross income on the package purchase price. To ensure continuity for the Buyer following the 2 year period rental guarantee period, the appropriate PAMD and tenancy agreements will be between the letting agent and the Buyer.
- D. As Withcott Land Pty Ltd is offering this rental guarantee the letting agent(s) shall be chosen by Withcott Land at any time prior to the availability of the dwelling for rent and at the end of the 2 year period the Buyer shall be at liberty to choose a different letting agent.
- E. Upon completion of the dwelling for rental purposes by the builder the rental agent shall certify that the dwelling is suitable for rental purposes and accordingly the rental guarantee shall commence for 2 years.

RENT GUARANTEE – IT IS HEREBY AGREED

- 1. Withcott Land hereby guarantees the Buyer _____ of the land and build package price of \$ _____
being \$ _____ per week, or \$ _____ for a 4 week period, for a term of 104 weeks.
- 2. That Withcott Land shall agree in writing as to the Buyer's selected builder and the proposed dwelling plans and finishes schedule for the dwelling.
- 3. The Buyer will enter into an Appointment of Agent and other appropriate letting documentation with a rental agent chosen by Withcott Land.
- 4. The Buyer will enter into a General Tenancy Agreement and other required and appropriate documentation with a tenant approved by Withcott Land and the rental agent. The tenancy shall be no greater than a 104 week period unless approved by Withcott Land.

Rental Guarantee Agreement

5. The commencement of the rental guarantee shall be when the rental agent chosen by Withcott Land certifies that the dwelling is ready for rental to achieve a fair and reasonable rental following construction, practical completion and the issue of any required occupancy certificates.
6. At the commencement of the tenancy, the Agent shall advise the parties as to the gross rental payable for the Lot tenancy (as opposed to the amount paid to the Buyer which would include deductions such as rental commission to the rental agent) for a four (4) week period.
7. The Buyer will pay their rent to the Agent as per the standard agreement with the rental agent.
8. In the event the amount in 6 above is less than that stated Item 1 of this Agreement for a 4 week period, Withcott Land will pay the shortfall to the rental agent within 5 business days.
9. For each 4 week period in the event the amount in 6 above is greater than that stated for the 4 week period in Clause 1 then the Buyer agrees that the rental agent shall pay Withcott Land the difference from the next rental payment to the Buyer.
10. That the Buyer shall be responsible for all ownership expenses and not Withcott Land.
11. In the event the Buyer desires to sell their Lot they shall be at liberty to do so and this Rental Guarantee shall then be at an end and not transferrable to any subsequent owner.

SIGNED SEALED AND DELIVERED by

the Buyer in the presence of:

) Date
)

.....
(Signature of Witness)

.....
(Name of Witness in Full)

.....
(Signature)

.....
(Signature)

SIGNED SEALED AND DELIVERED by

the Buyer in the presence of:

) Date
)

.....
(Signature of Witness)

.....
(Name of Witness in Full)

.....
(Signature)

.....
(Signature)

EXECUTED by WITHCOTT LAND in accordance with its
Constitution and pursuant to the provisions of Section
127(1) of the Corporations Act 2001

) Date
)

.....
Directors

Boost your Investment Returns with Energy Income



ENERGY INCOME

A new income stream for your investment property is now possible. Get paid for solar power supplied to your tenants and back to the grid to supercharge your income stream and achieve more from your investment.



TENANTS SAVE ON THEIR POWER BILLS

With energy prices on the rise many households are under pressure just to keep the lights on. Typically, our smart solar program will provide your tenants with 1 free quarter of power per year. Clearly, this puts your home ahead of the competition in the area.



EXCLUSIVE NEW SMART SOLAR TECHNOLOGY

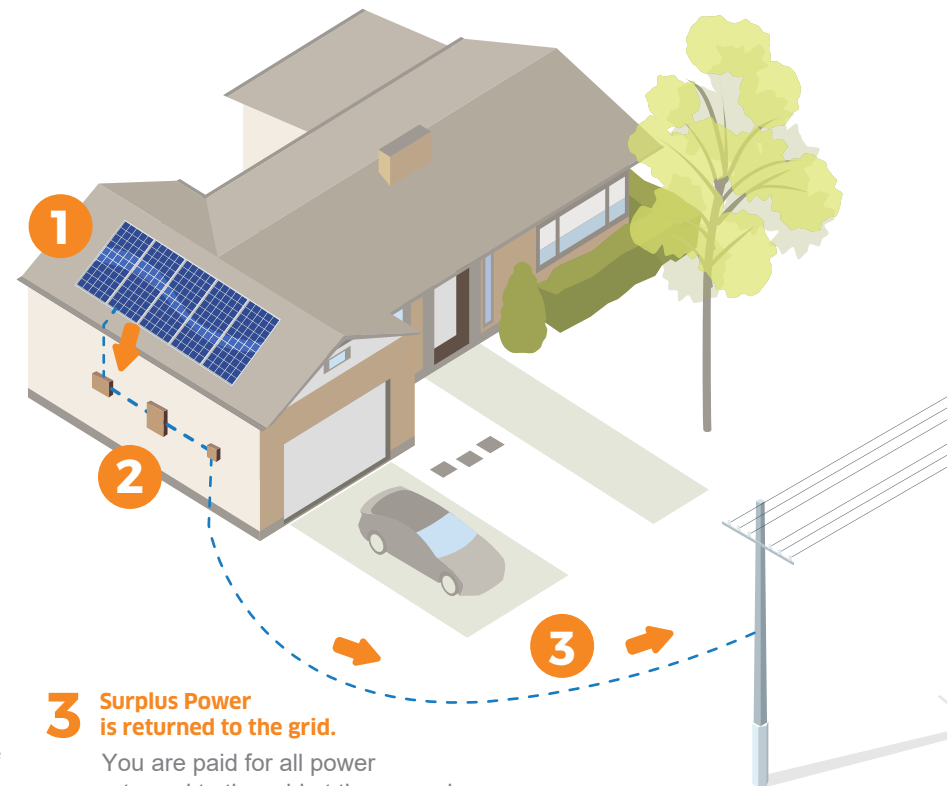
Ecosupply Australia have partnered with Diamond Energy to deliver Australia's only OneBill system for property investors. Our innovative Solar Analytics and Bi-directional calibrated metering enables us to unlock the potential of Energy Income for property investors.

How it Works

Ecosupply Australia smart technology makes it an attractive proposition and easy to achieve more from your investment property.

INVESTORS ARE PAID FOR ALL OF THE SOLAR POWER

- 1 Solar Power System installed with Ecosupply Australia Smart System.**
Your tenants sign a supply agreement with our retail energy partners, Diamond Energy for the supply of both solar and grid power.
- 2 Solar Power consumed by tenants.**
Your tenants save big \$\$\$\$ on their power bills with a 25% discount off the Diamond Energy grid supply rate. And, you are paid for the solar power that they use. The more solar power that they use, the higher your Energy Income stream.
- 3 Surplus Power is returned to the grid.**
You are paid for all power returned to the grid at the agreed feed-in rate. So, you are being paid for all of the power that your Smart Solar System generates.



An Ecosupply Australia Smart Solar Solution For Your Investment Property

Achieve more from your investment property. Lead the way with a new income stream and see your bottom line improve.



IT'S ALL DONE FOR YOU

- ✓ We make it easy for you to achieve more from your investment property with Energy Income
- ✓ Optimised system design
- ✓ Installation and commissioning
- ✓ Property Manager kit to arrange Diamond Energy supply agreement
- ✓ Financial details for your finance broker
- ✓ Consultation and co-ordination with your builder
- ✓ Diamond Energy/ESA supply agreement for owners for payments
- ✓ User guide for tenants to show them how to get the most out of the system for maximum savings



LIVE MONITORING GIVES YOU REAL-TIME INSIGHTS

You can monitor your system live to see what it is doing for you. How much power is being generated? How is the system performing? How much Energy Income are you earning? And, your tenants can also use live monitoring to get the most out of the system.

OUR PRODUCT WARRANTIES



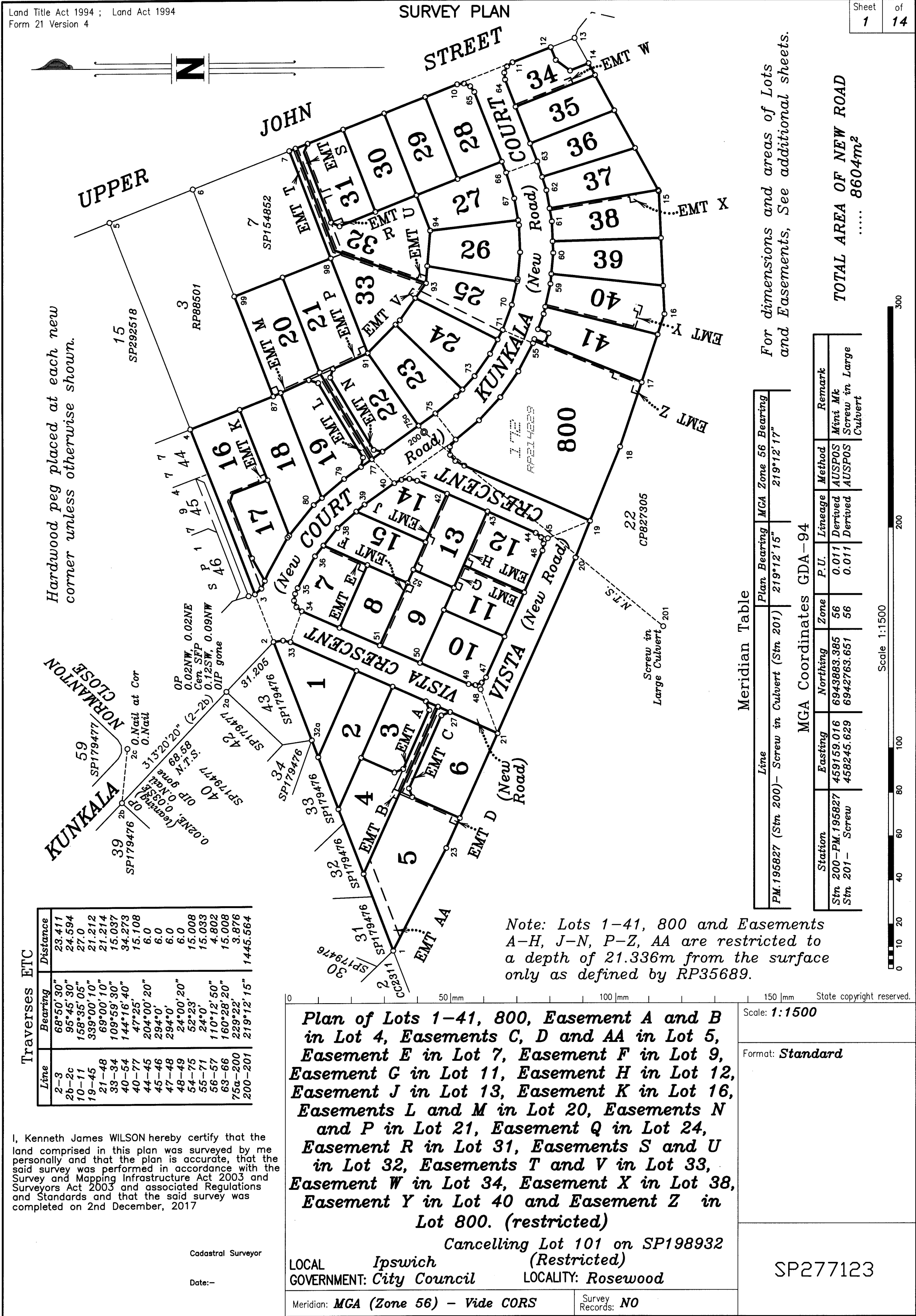
SPECIFICATIONS		TOWNHOUSE	HOUSE	DUAL LIVING	DUPLEX
SMART SOLAR PACKAGE	KWH	3.6	5.0	6.24	3.6+3.6
PANELS	BYD	14	20	24	14+14
INVERTER	SOLAX			2X	Dual System
TYPICAL GROSS ENERGY INCOME (SEQ P.W)		\$20	\$28	\$39	\$41

8 REASONS WHY THIS IS RIGHT FOR YOU, RIGHT NOW

- 1 Energy prices are rising. The more they rise, the higher your Energy Income.
- 2 Solar system subsidies are falling so the price to install the system is rising.
- 3 Your property has more appeal in the rental market.
- 4 Energy cost savings will give you 'stickier' tenants that stay longer.
- 5 Higher market value and more appeal in the resale market.
- 6 Hedge against future interest rate hikes.
- 7 System costs are claimed in your depreciation schedule.
- 8 EXTRA NET CASH-FLOW and incremental ROI well above average.

Talk to your consultant about what Ecosupply Australia Smart Solar can do for your investment property.





WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. **Certificate of Registered Owners or Lessees.**

I/We Withcott Land Pty Ltd
A.C.N. 611 300 335 as trustee
under instrument No.717485665

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Leesees of this land agree to this plan.

Signature of * Registered Owners * Lessees

* Rule out whichever is inapplicable

2. **Planning Body Approval.**

*
hereby approves this plan in accordance with the :
%

Dated this day of

#

#

* Insert the name of the Planning Body % Insert applicable approving legislation
Insert designation of signatory or delegation

3. **Plans with Community Management Statement :**

CMS Number :

Name :

4. **References :**

Dept File :

Local Govt :

Surveyor : K3608

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50877685	Lot 101 on SP198932	1-41, 800	New Road	A-H, J-N, P-Z, AA

Administrative Advices

NIL

Mortgage Allocation

Dealing	Lots Fully Encumbered	Lots Partially Encumbered
717485666	1-41, 800	

1-41, 800	Por 357B
Lots	Orig

7. **Orig Grant Allocation:**

8. **Passed & Endorsed :**

By : *K.J.Wilson*

Date : / /

Signed :

Designation : *Cadastral Surveyor*

9. **Building Format Plans only.**

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining *lots and road

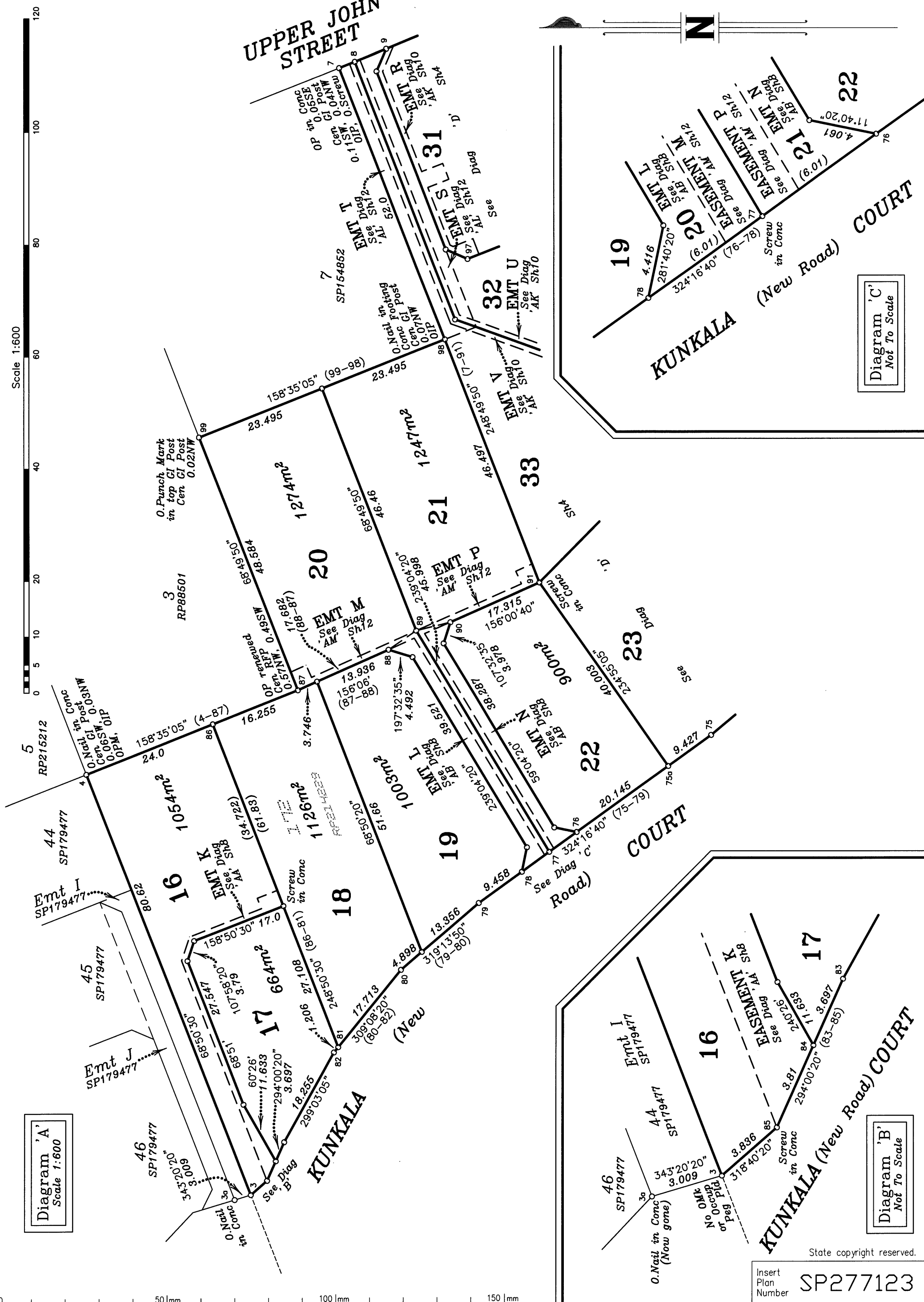
Cadastral Surveyor/Director * Date
*delete words not required

10. **Lodgement Fees :**

Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert Plan Number

SP277123



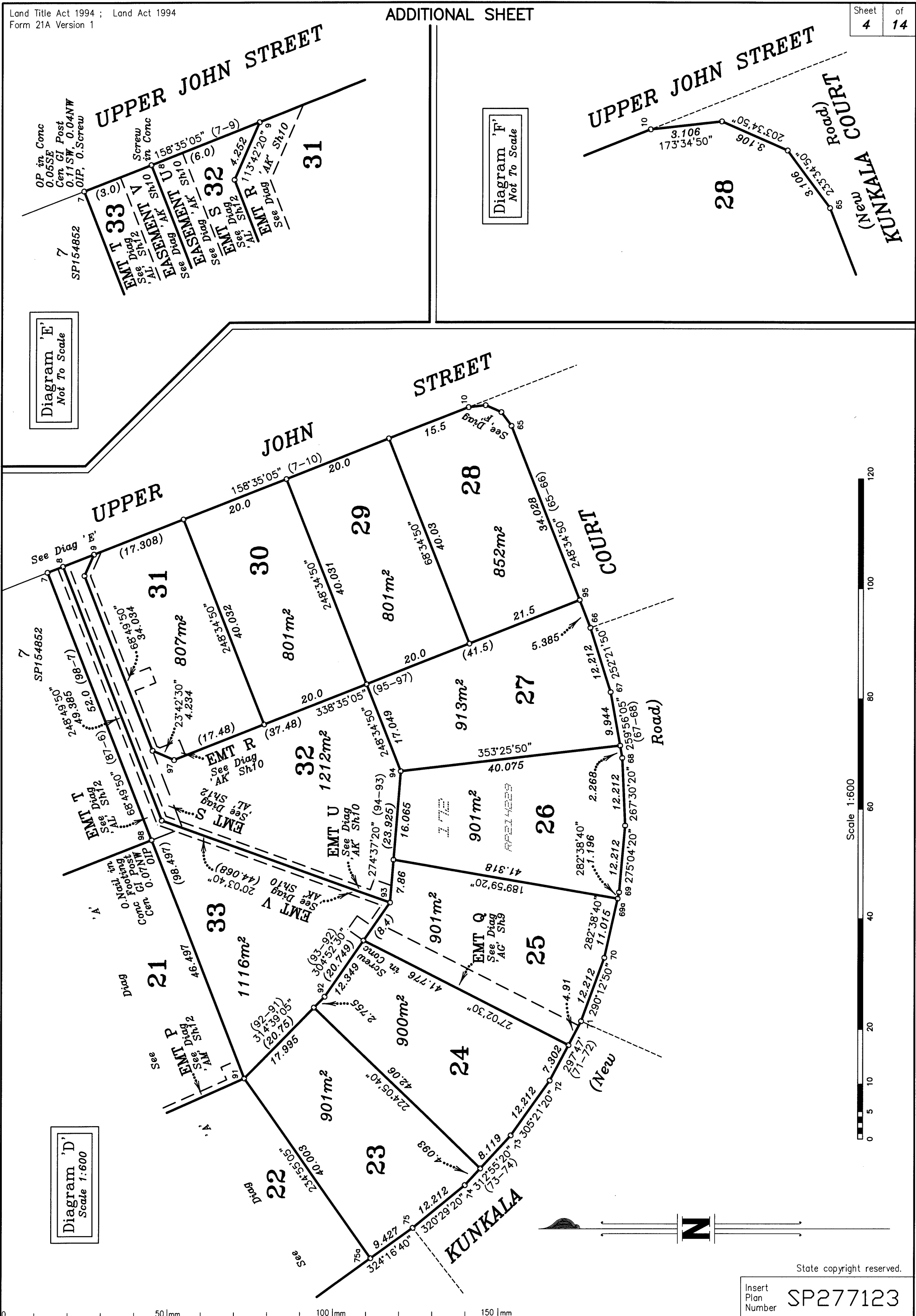
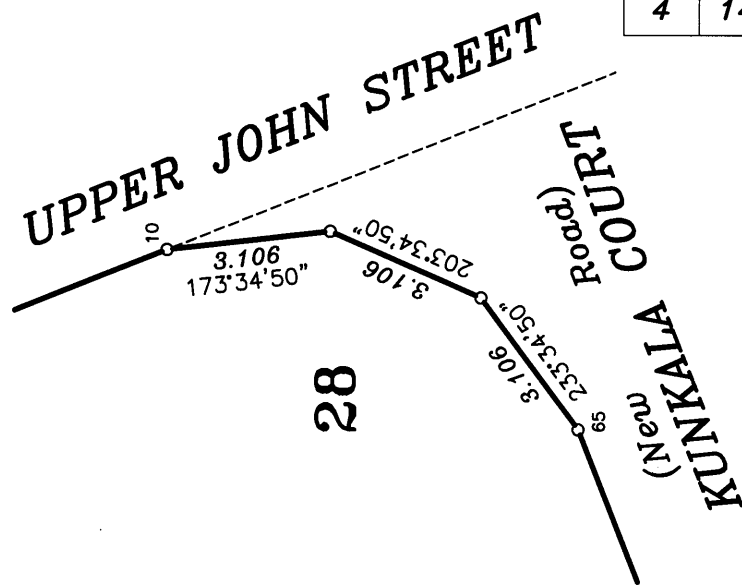
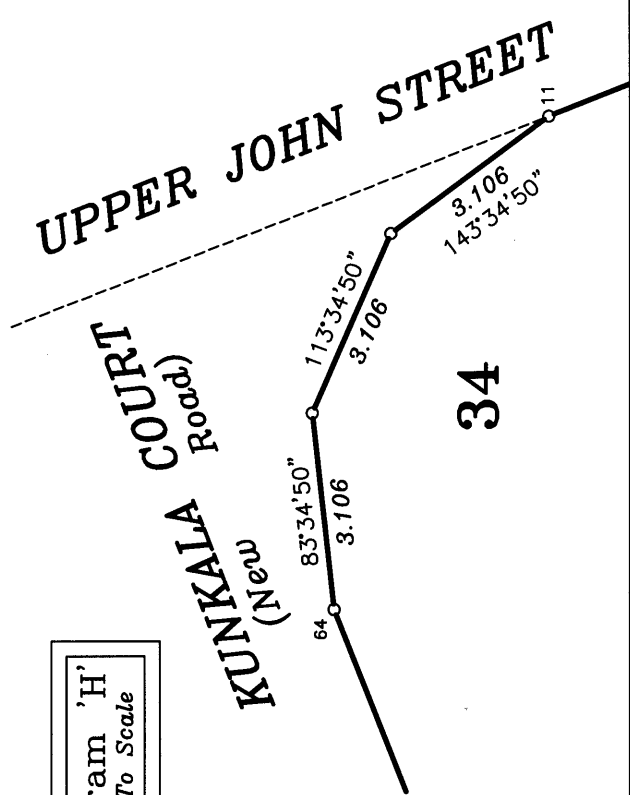
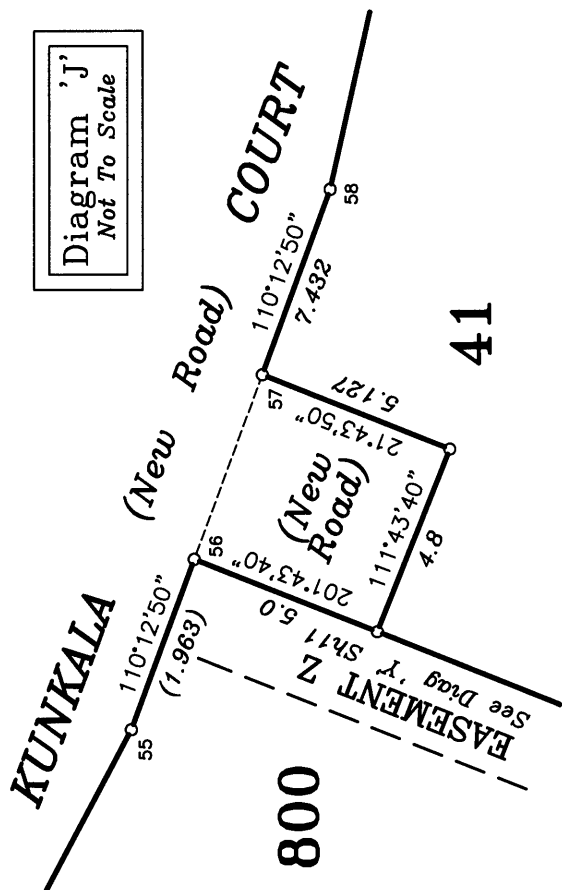
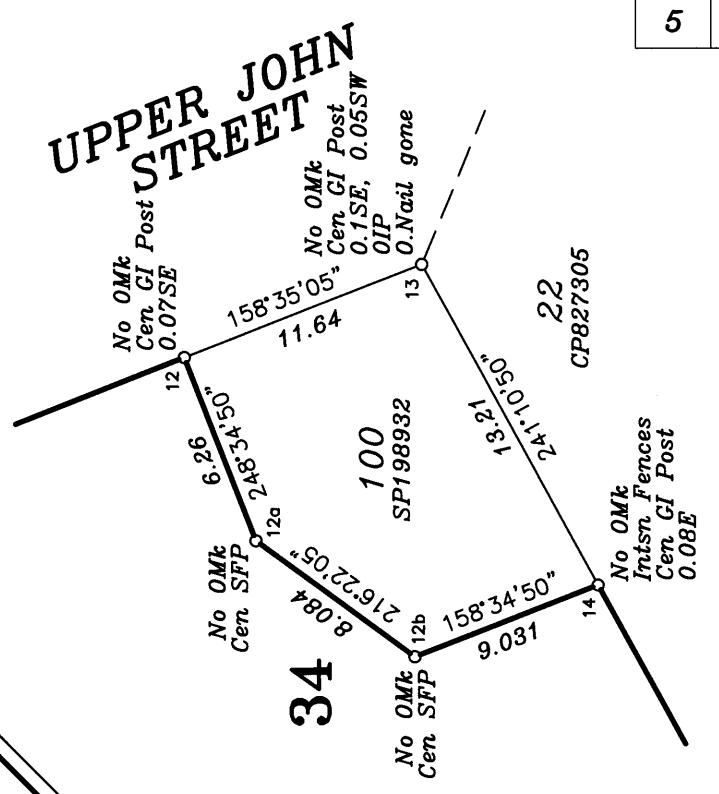
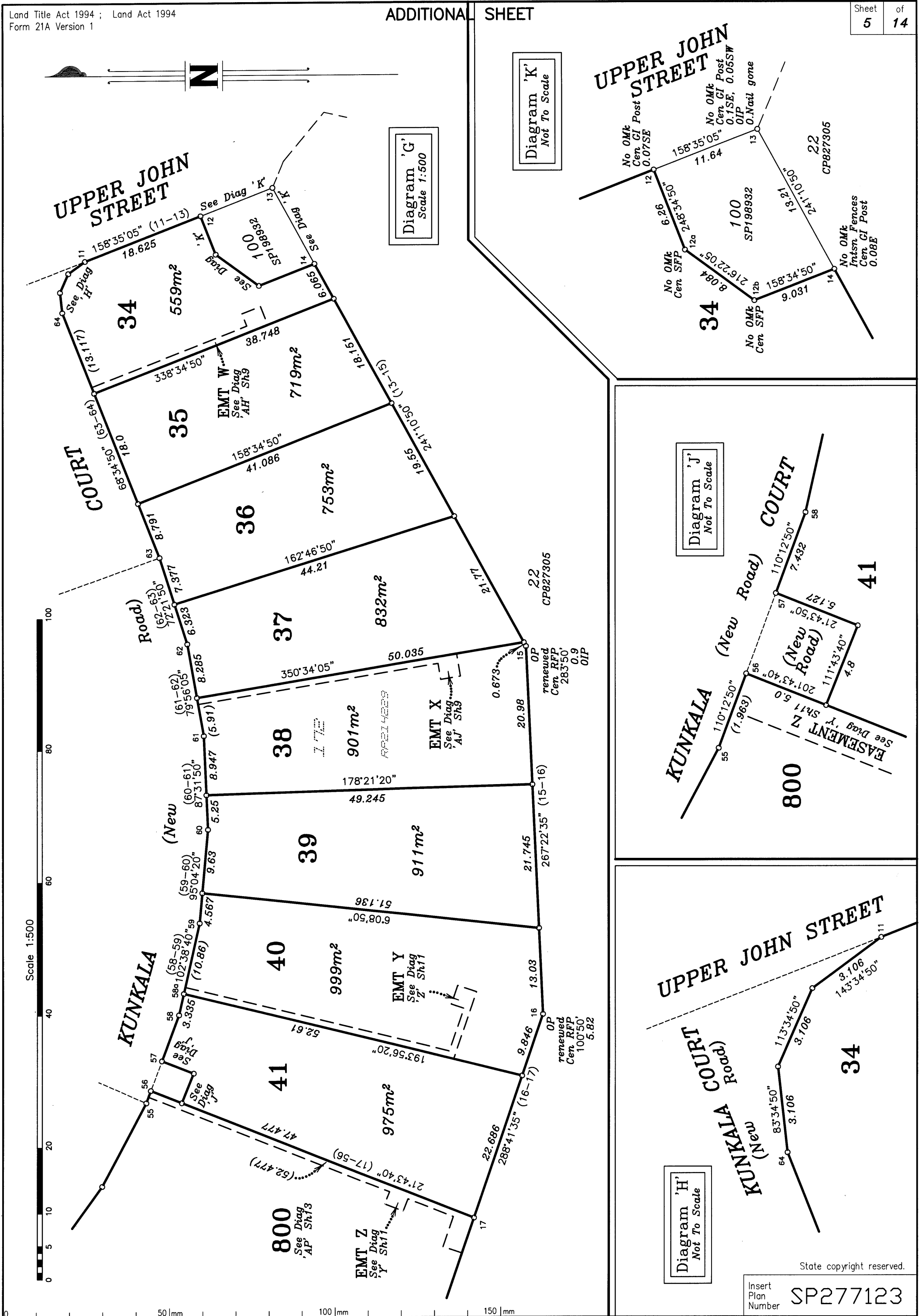


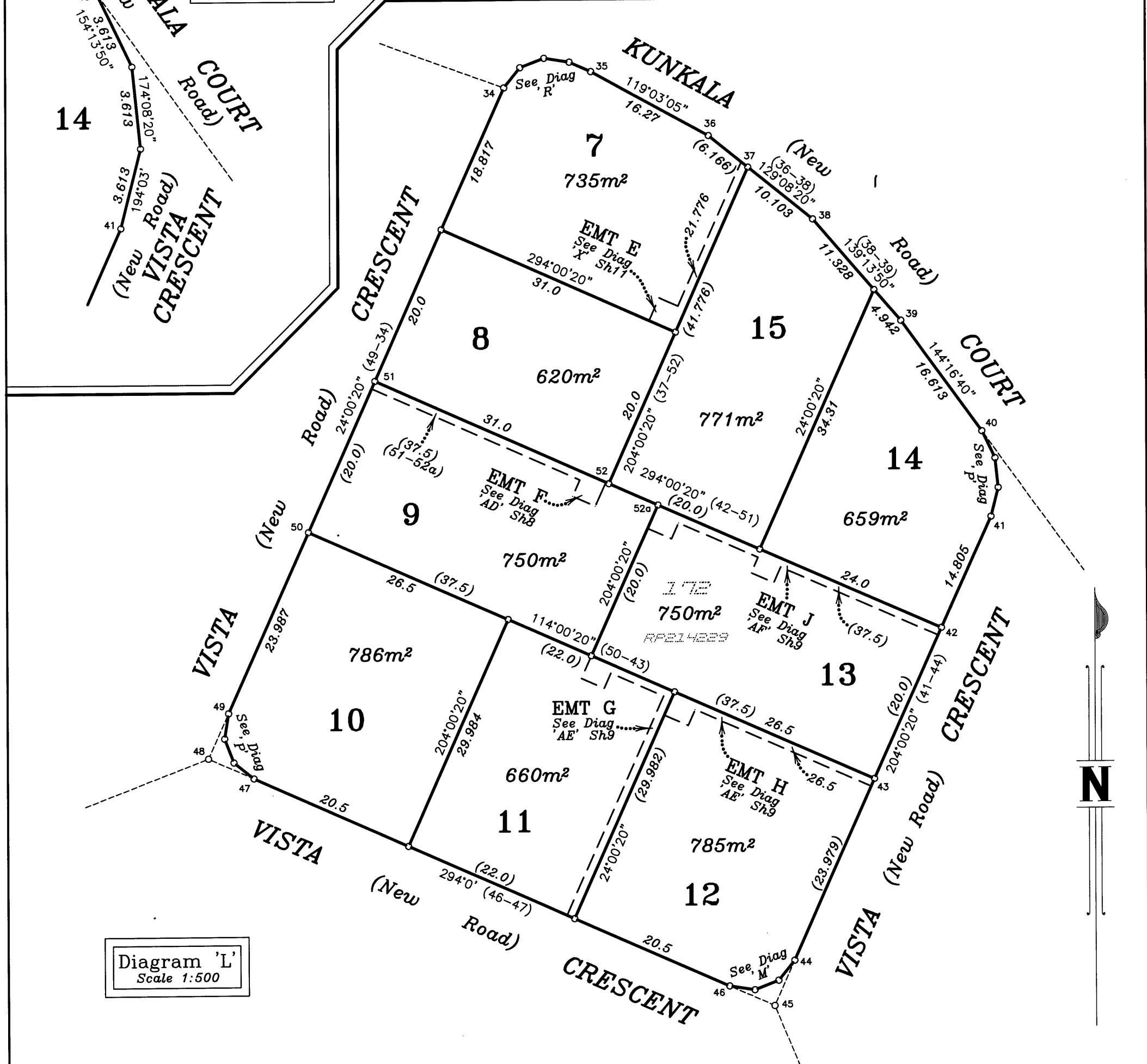
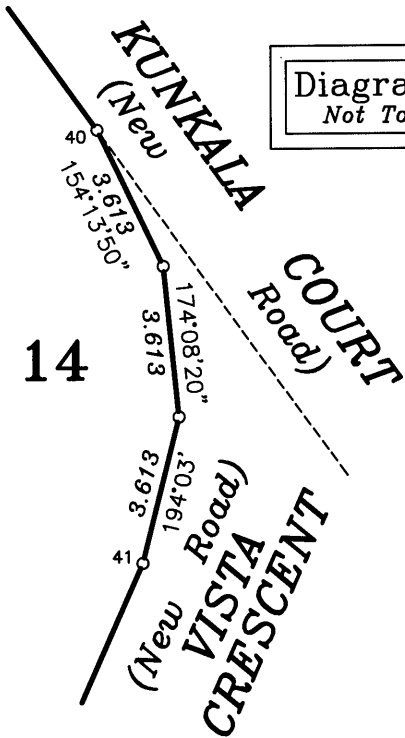
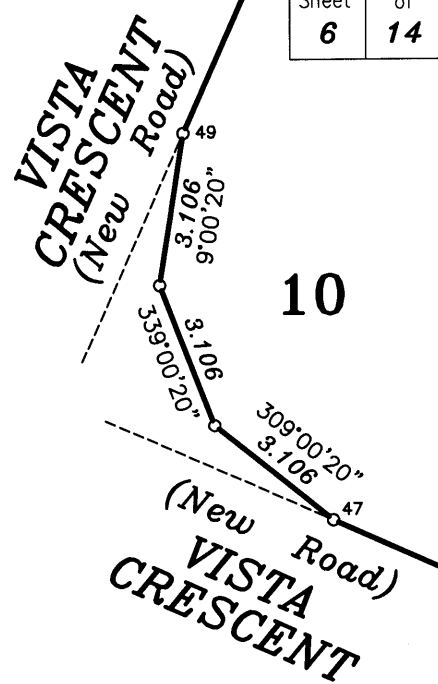
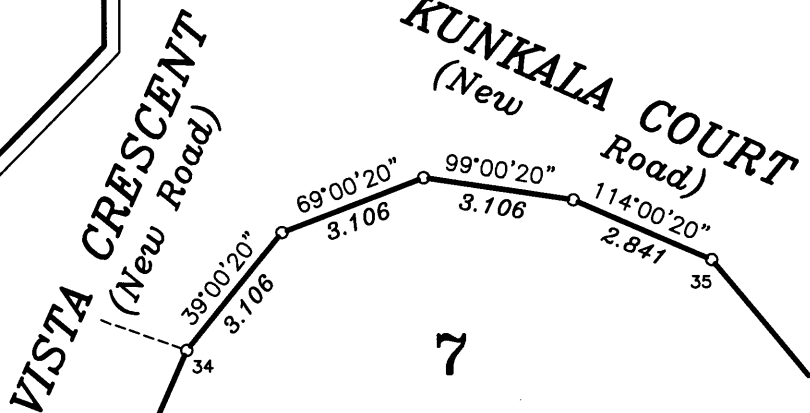
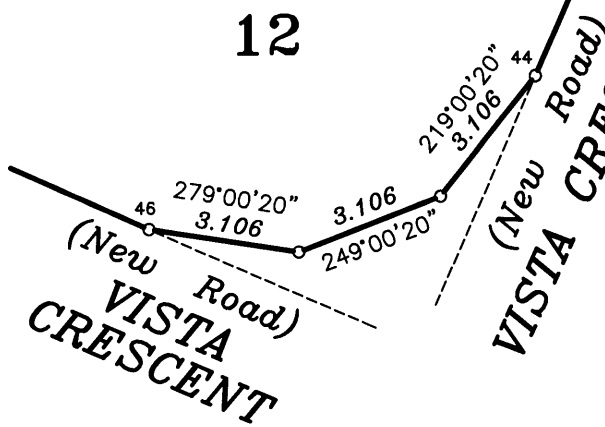
Diagram 'E'
Not To Scale

Diagram 'D'
Scale 1:600

Diagram 'F'
Not To Scale







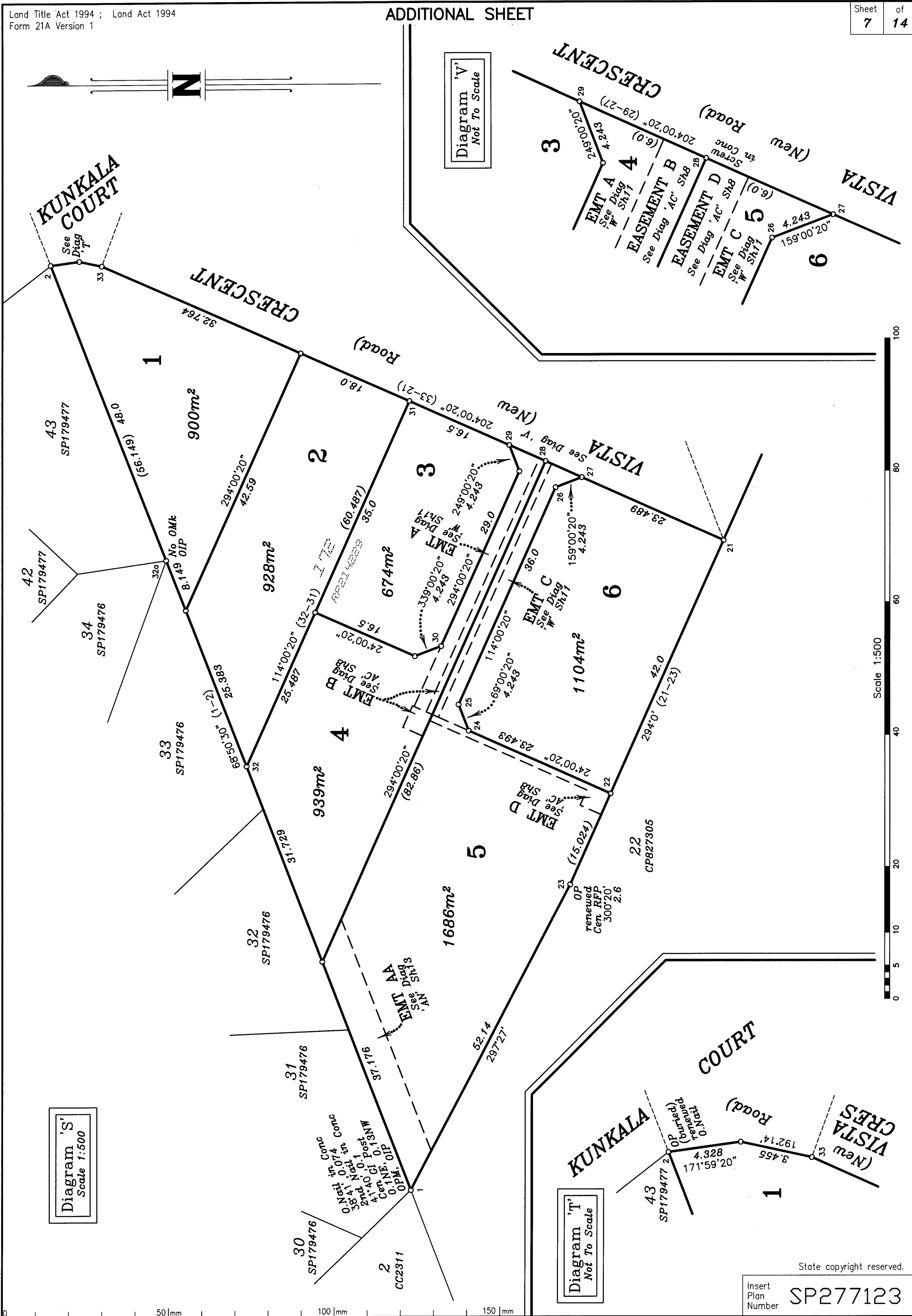
Scale 1:500

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Insert
Plan
Number

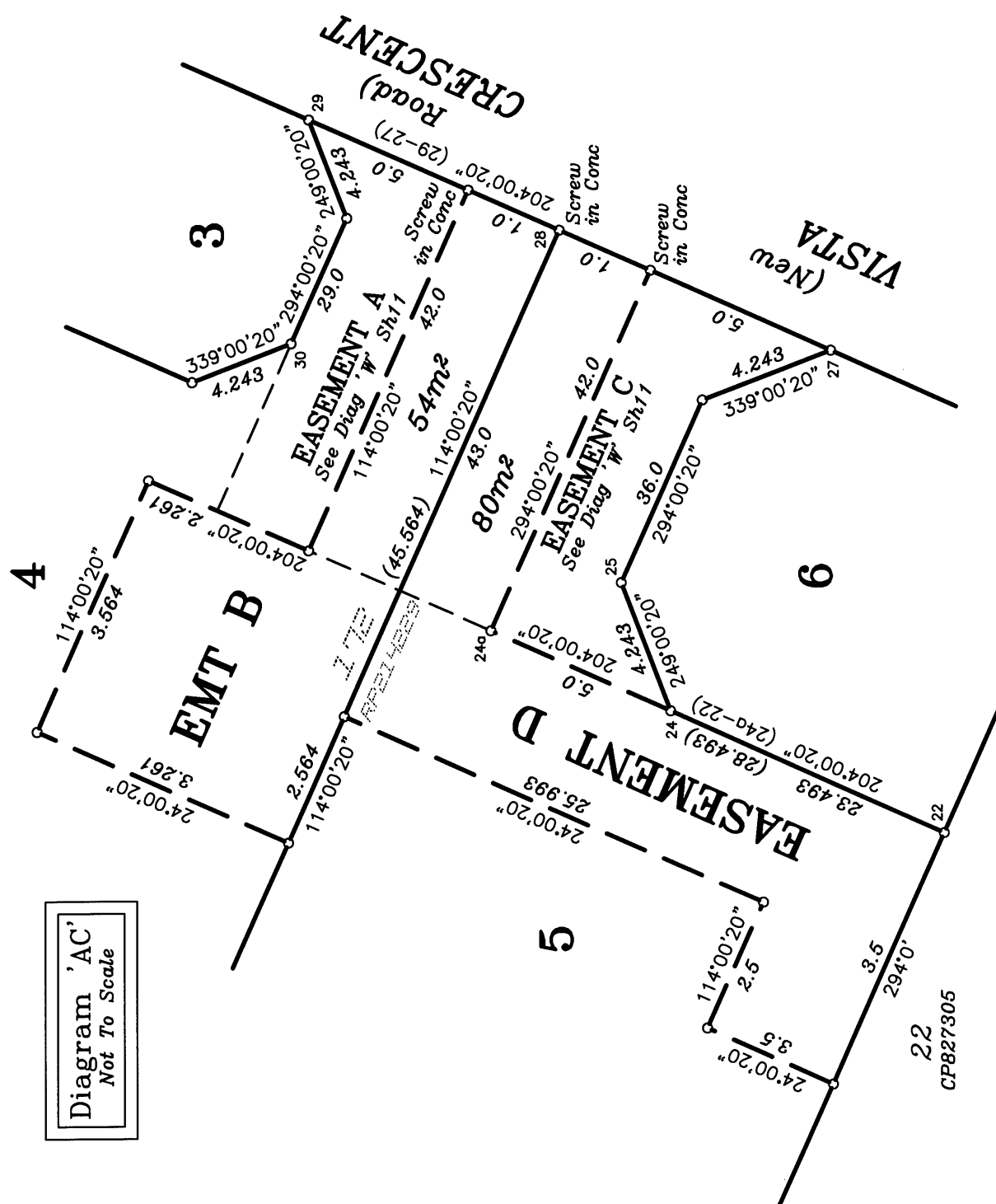
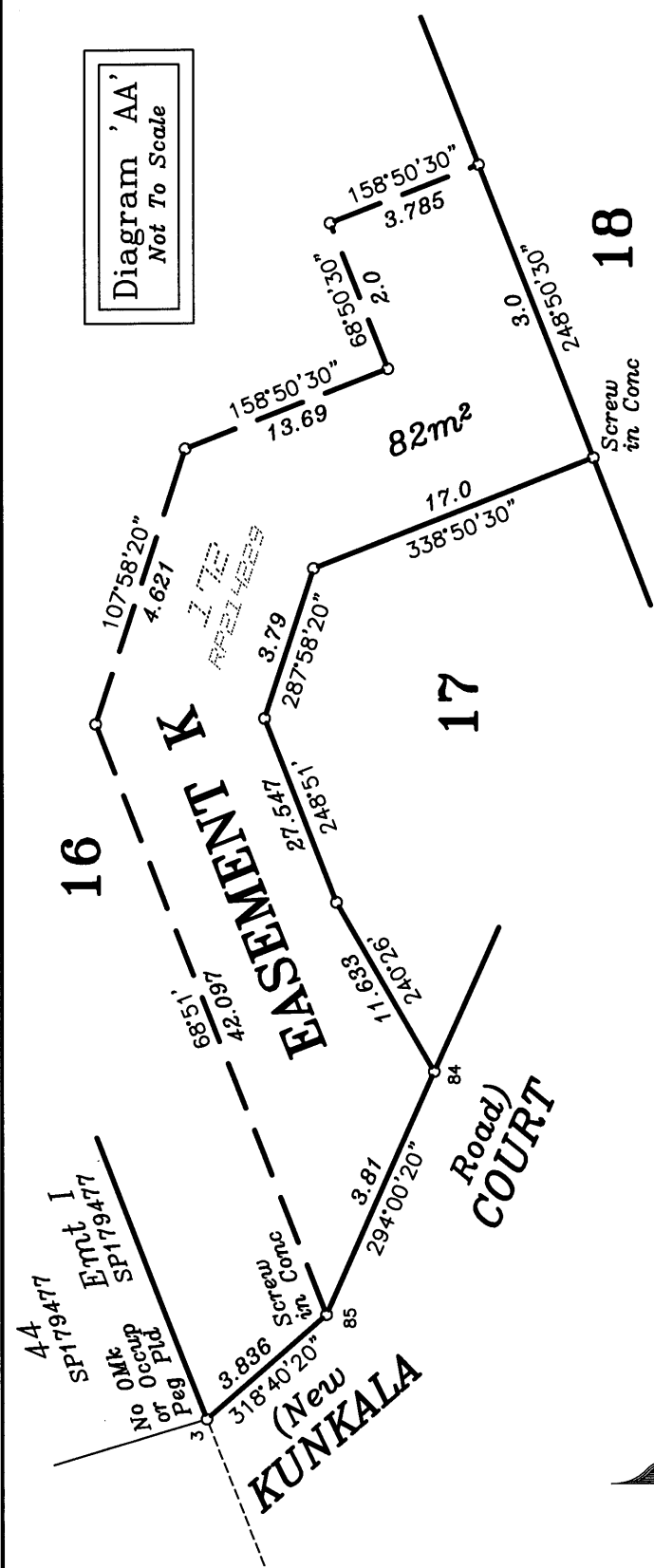
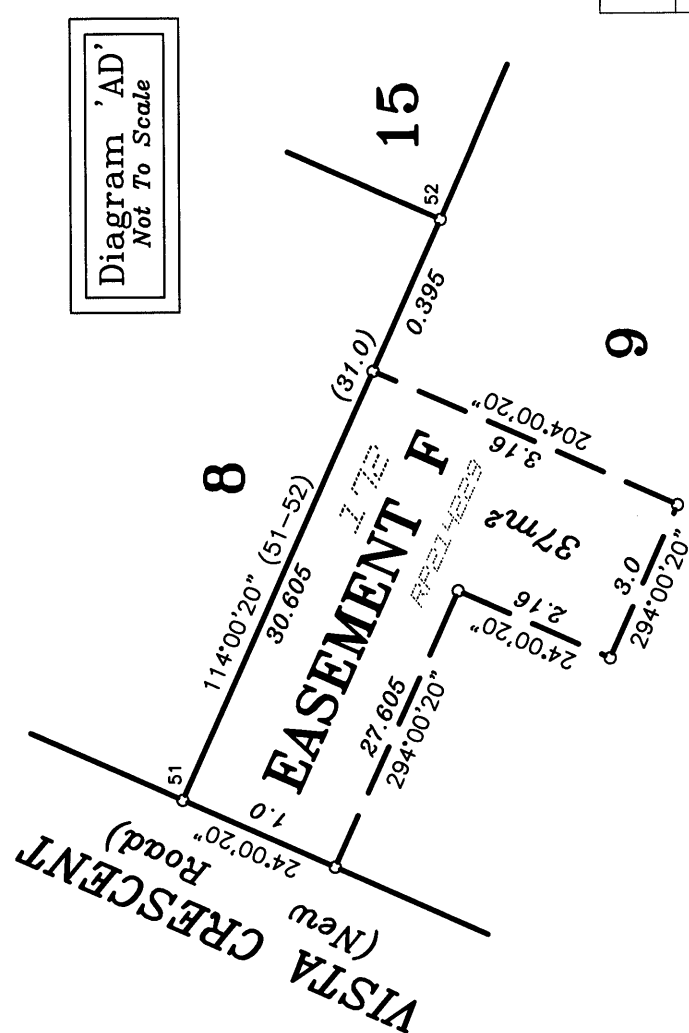
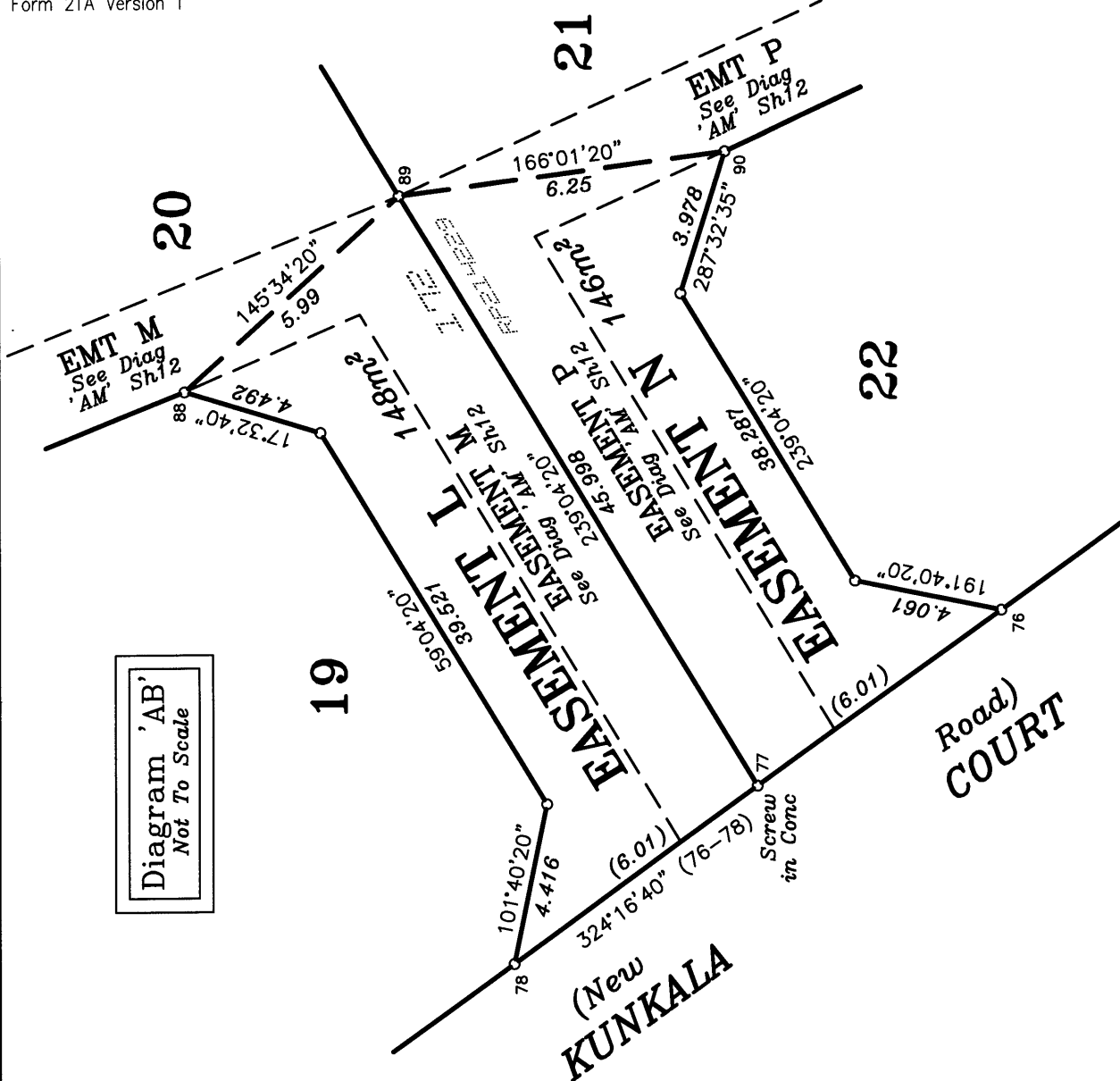
SP277123

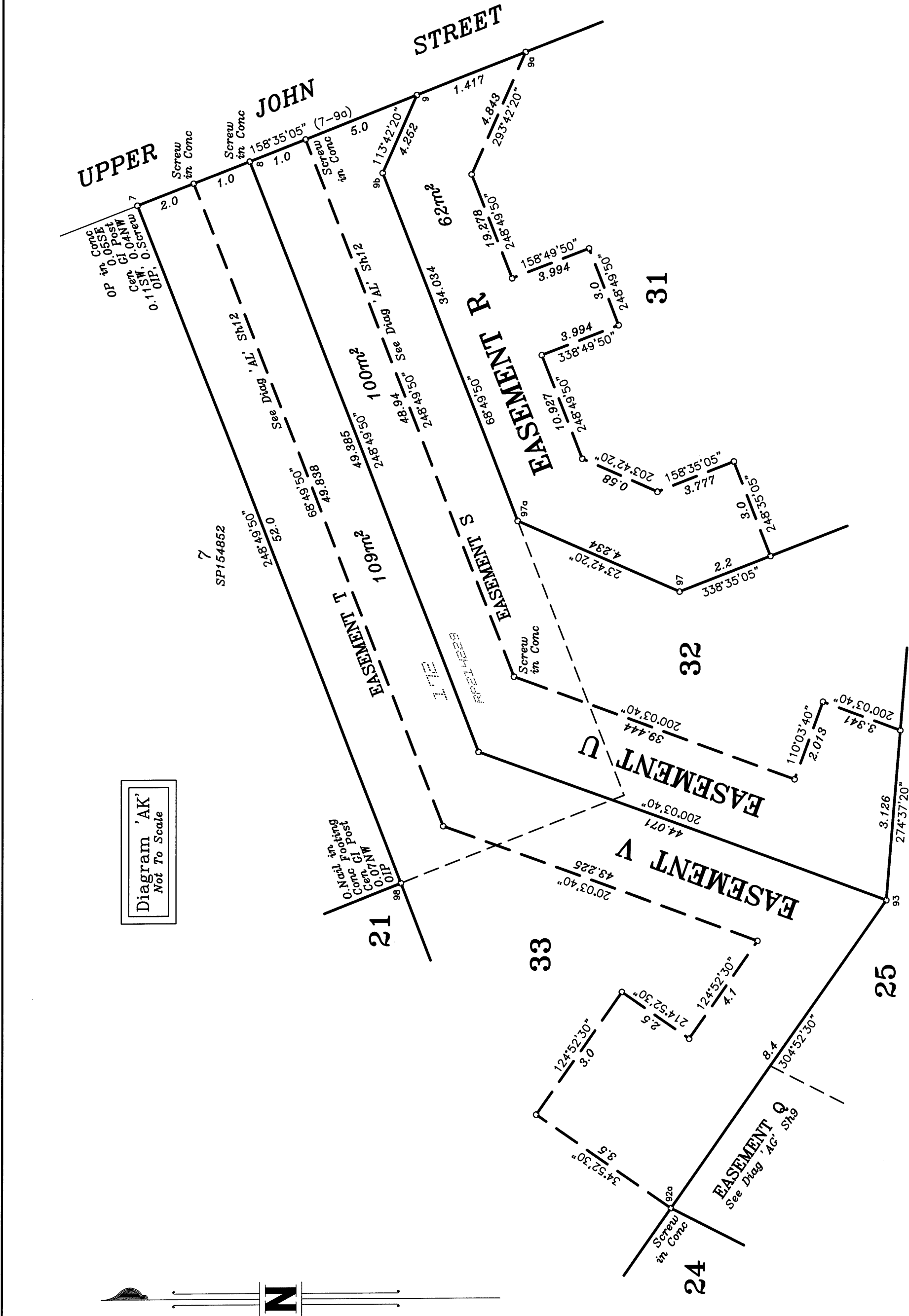
Diagram 'V'
Not To Scale



Insert
Plan
Number

SP277123





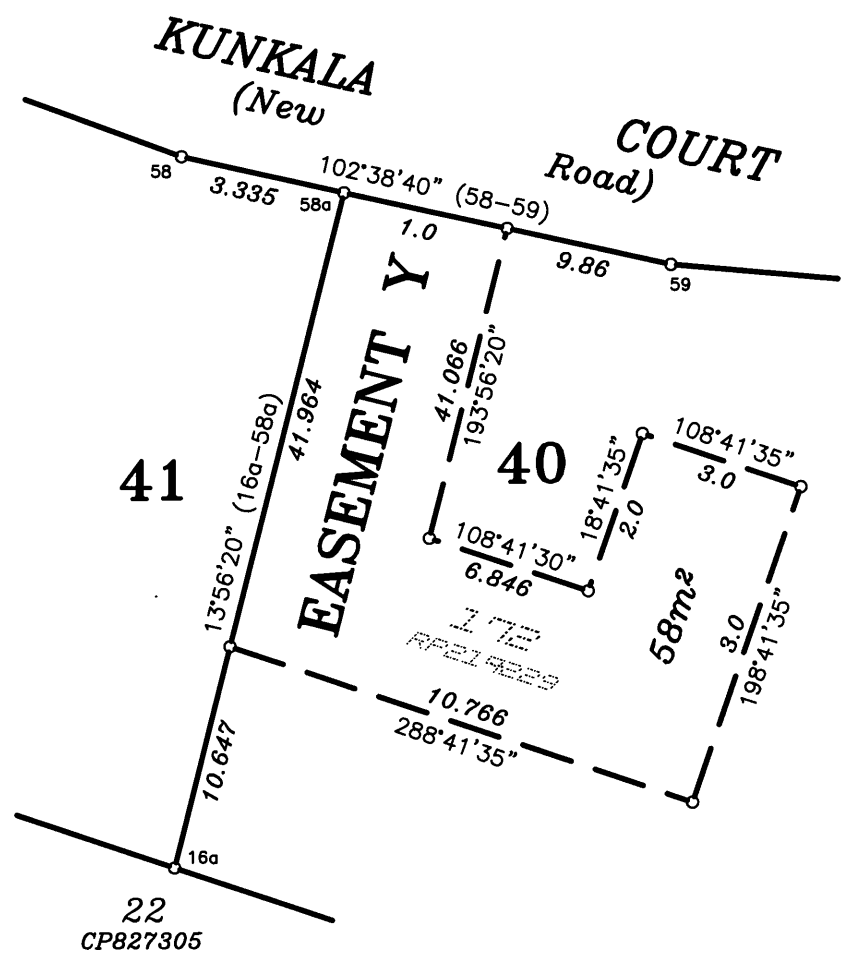
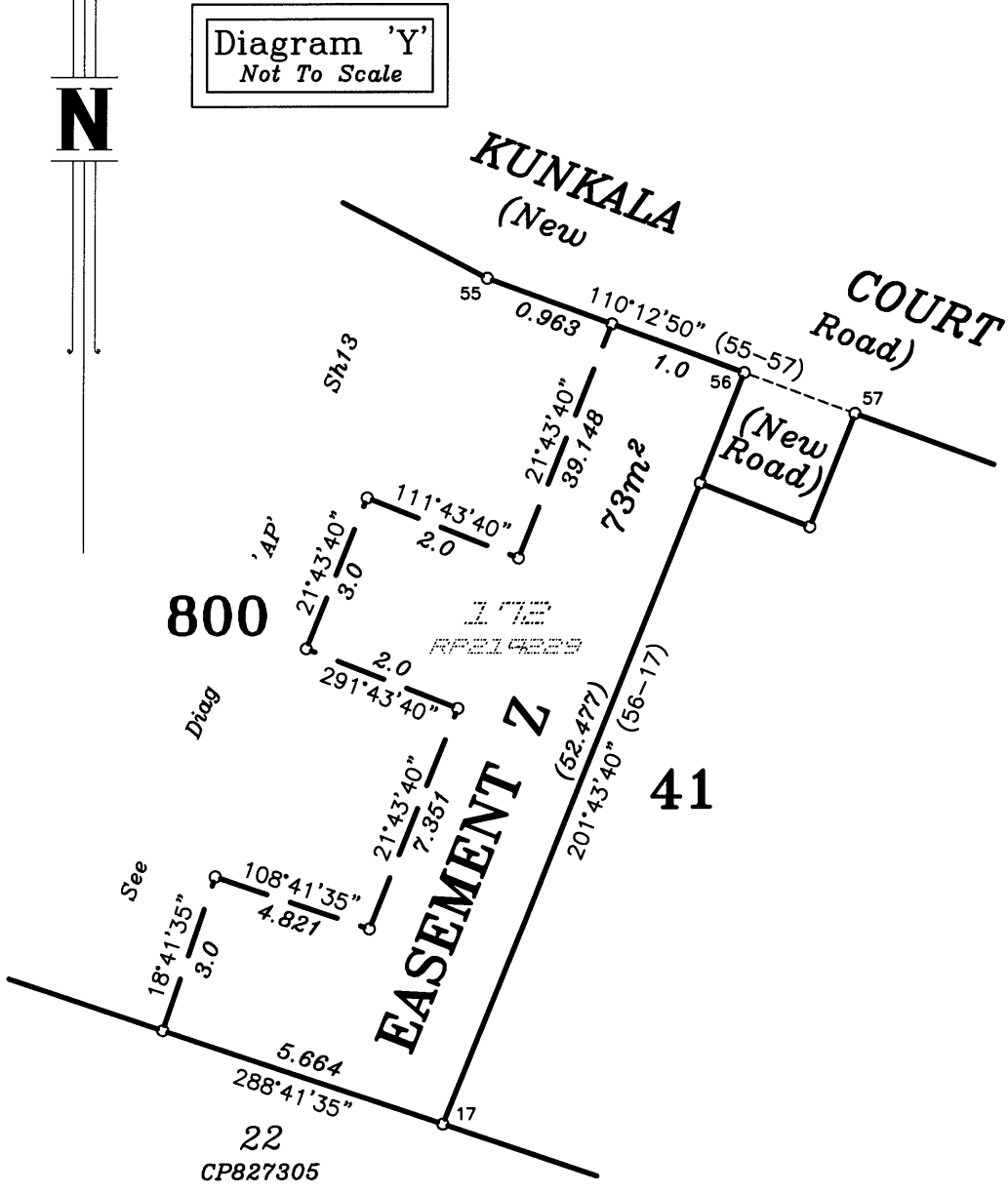
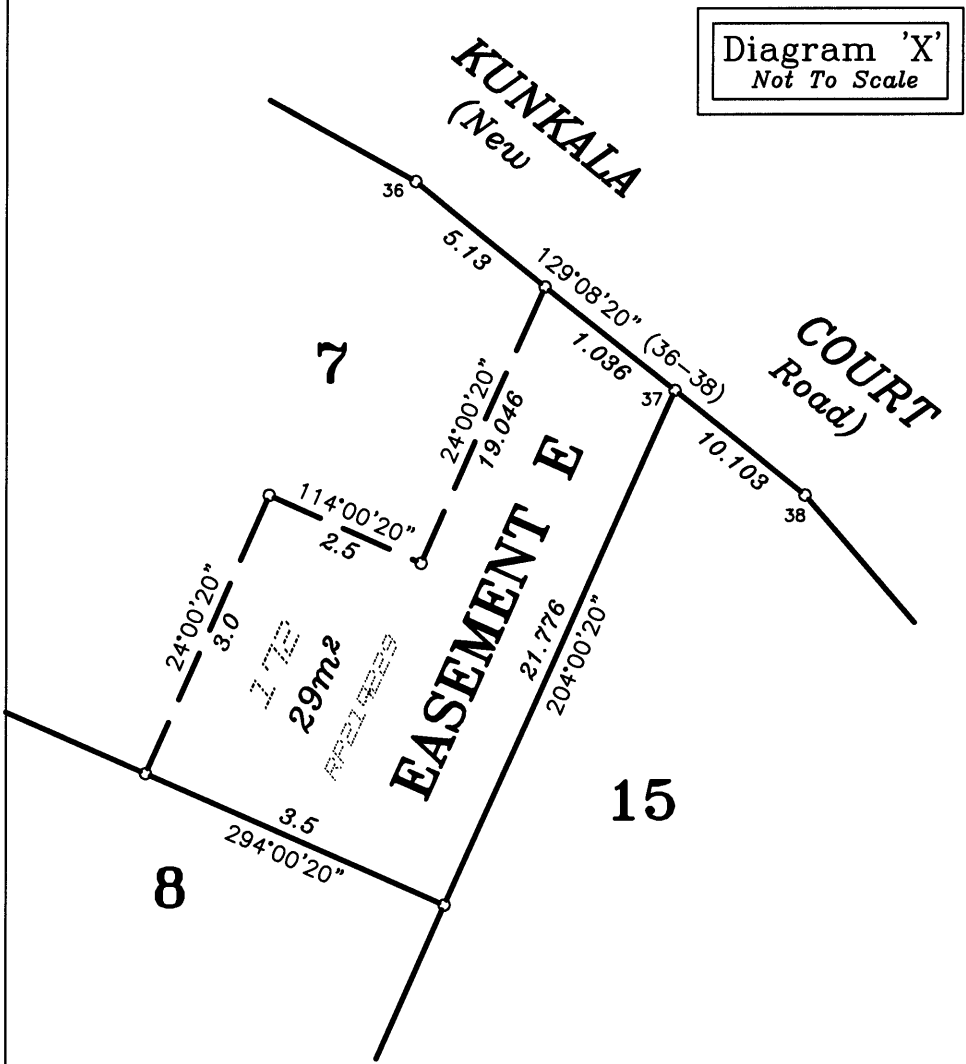
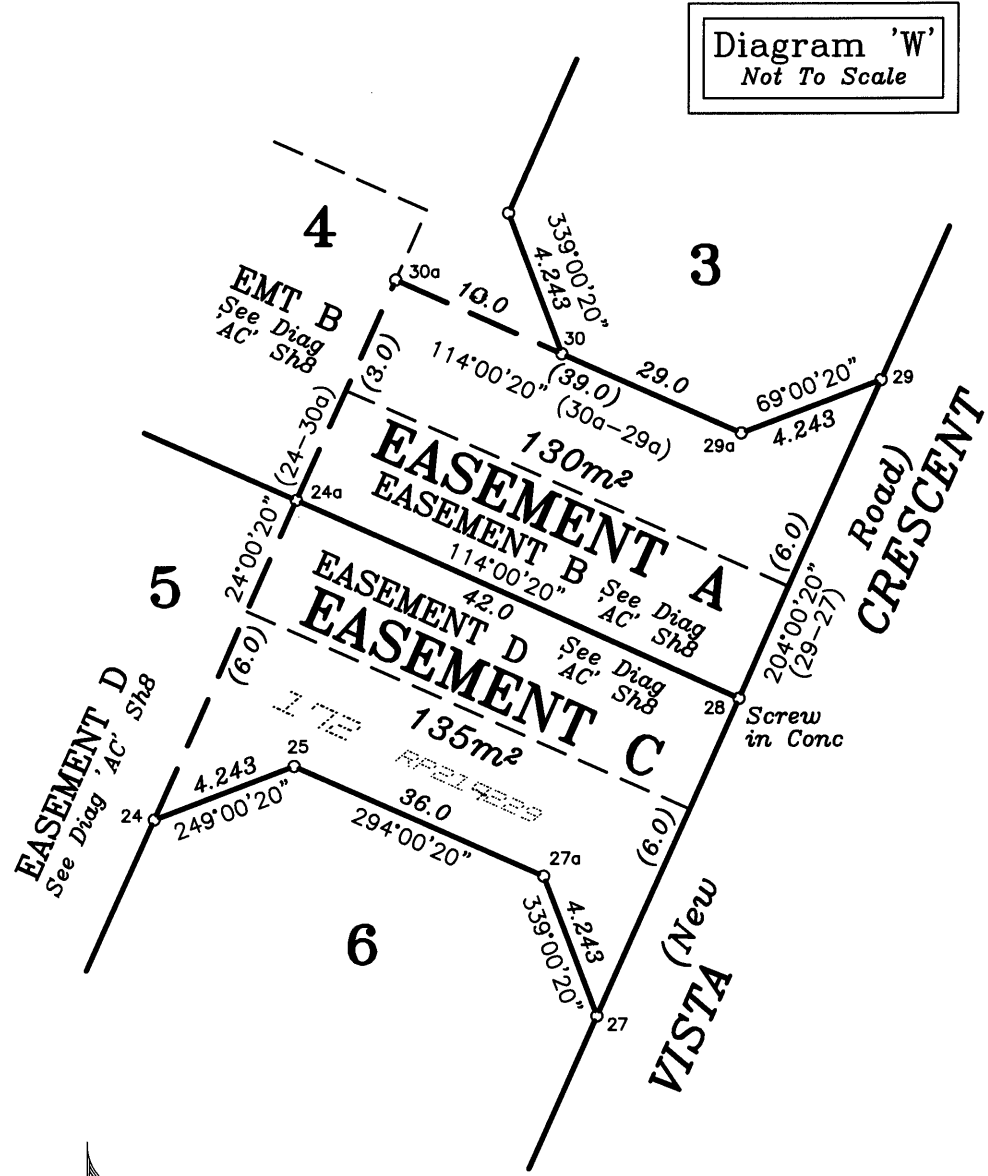




Diagram 'AM'
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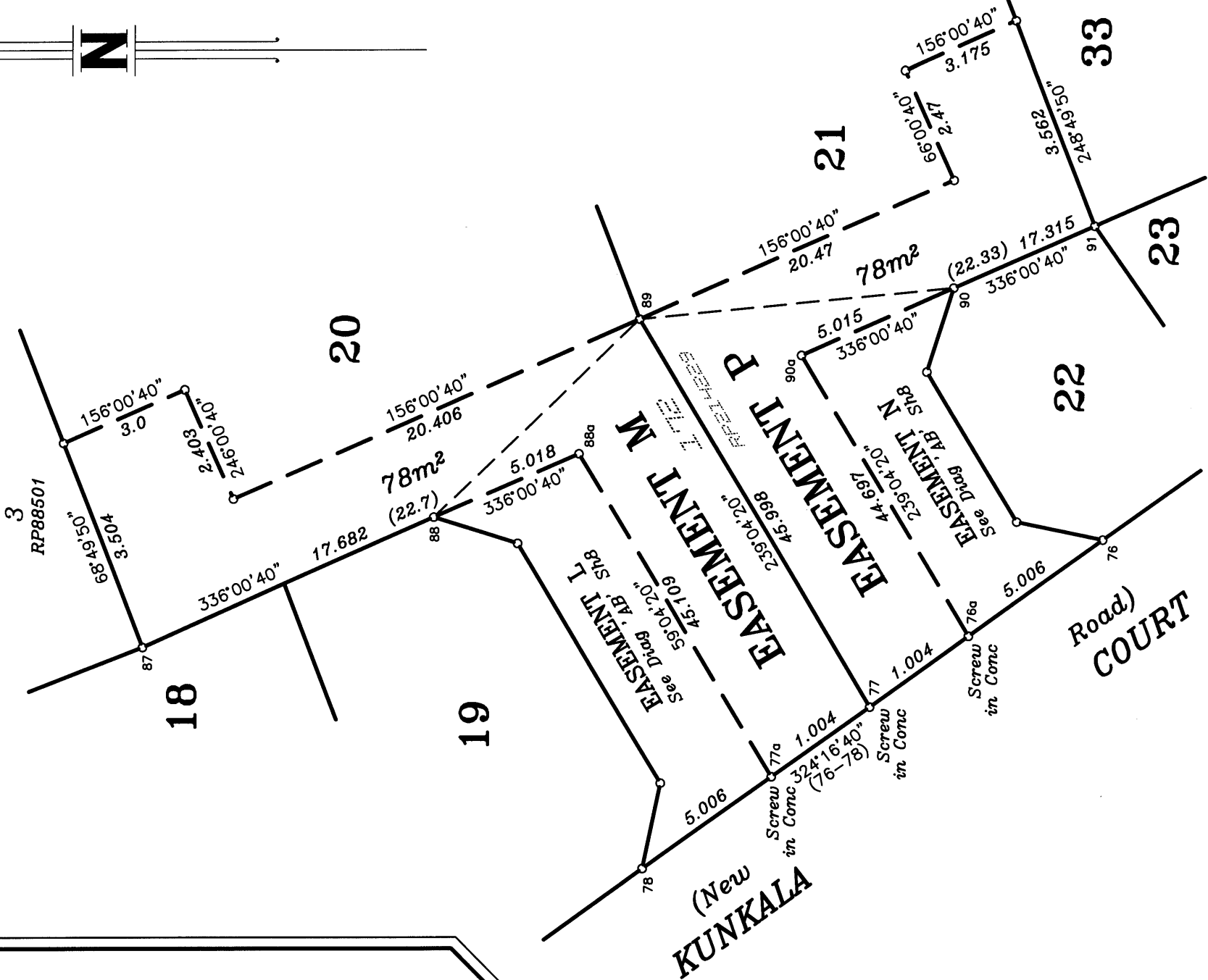


Diagram 'AL'
Not To Scale

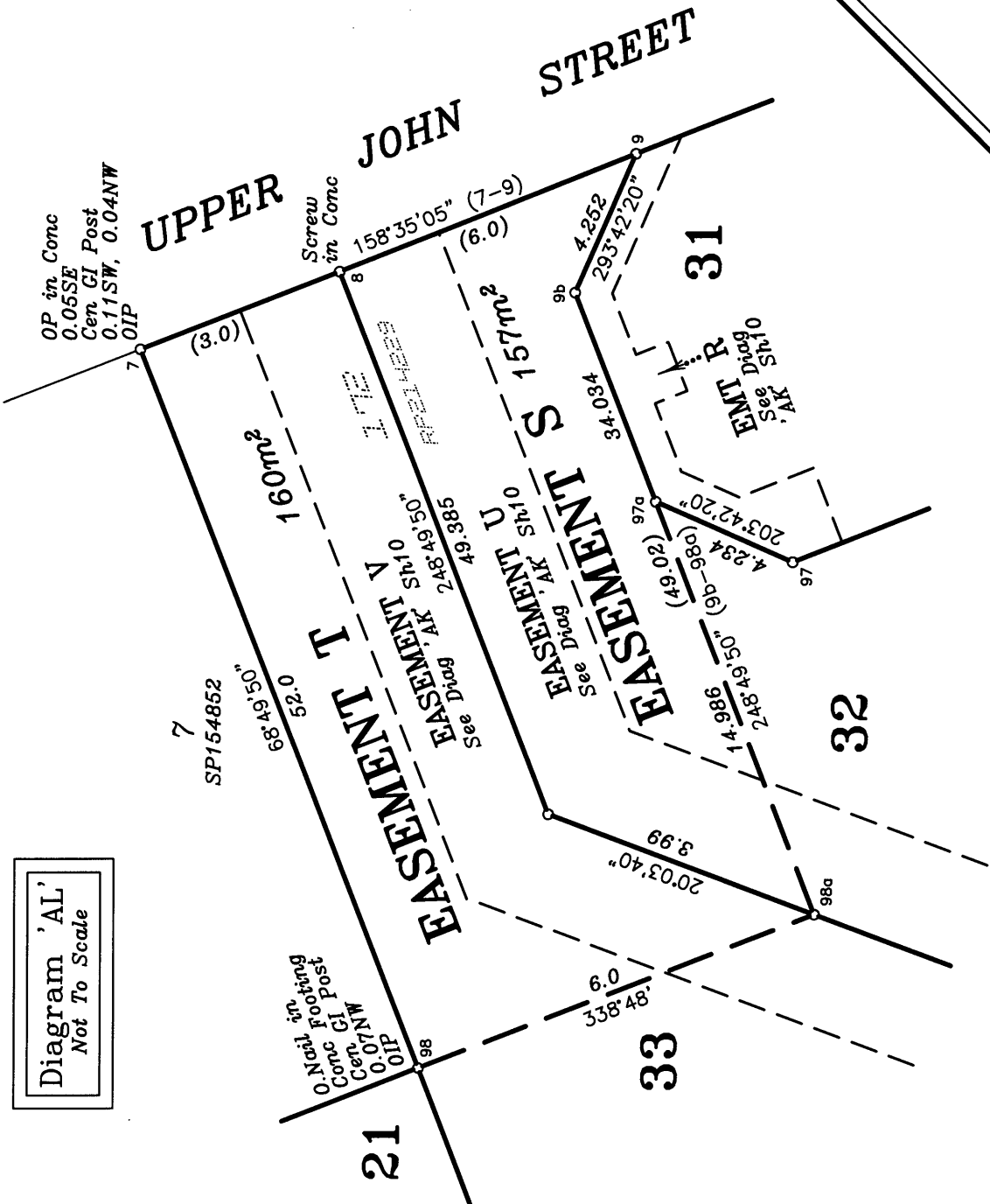




Diagram 'AP'
Not To Scale

KUNKALA
(New)

COURT
Road)

41

EASEMENT
Z
See Diag 'Y' Sh11
(62.477)
201'43'40" (56-17)

800
4027m²

No OMk
Peg Pld
Cen RFP
278'40'
0.46
OIP

CRESCENT
Road)

VISTA
(New)

VISTA CRESCENT
Road)
(New

22
CP827305

32
SP179476

4

31
SP179476

AA

EASEMENT
187m²

5

0. Natl in Conc
38'4" Natl in
2nd N 0.1 Post
41'40' CI 0.13NW
Cen 0.1NE OIP
0.1NE OIP
CC2311

22
CP827305

Diagram 'AN'
Not To Scale

Reference Table

Stn	To	Origin	Bearing	Distance	
1	OIP	SP198932	138°16'	16.875	New Ref
2	O.Nail in Kerb (now gone)	SP179477	350°13' 40"	7.354	New Ref
2	Pin		165°49'	1.16	
2	SE Hold Down Bolt L.Pole		47°21'	3.02	
2a	OIP gone	SP179477	42°04' 20"	1.0	
2b	OIP gone	SP179477	43°20' 20"	1.0	
2b	O.Nail in Conc Path	SP179477	98°18' 40"	3.996	
2c	O.Nail in Kerb	SP179477	265°27' 45"	5.064	
4	OIP	SP292518	36°06' 35"	0.933	
5	OIP	RP215212	68°45' 35"	0.832	
5	O.Screw in Conc Pipe Culvert	SP292518	118°34'	8.97	New Ref
5	O.Nail in Kerb	DP261644	344°49' 35"	60.735	
7	O.Screw in Conc (Not Searched)	DP261644	349°25' 35"	29.485	
7	OIP	DP261644	67°52' 35"	1.12	
10	Screw in G.Pit		72°29'	6.045	
11	Pin		152°25'	1.21	
13	OIP	SP198932	124°24' 35"	6.077	
13	O.Screw in Conc	SP292518	23°34' 55"	24.045	
13	Screw in Conc fd		37°06'	22.393	
13	O.Nail in Bit gone	IS189364	348°26' 20"	68.5	
13	Screw in Conc fd		67°03' 45"	13.842	
15	OIP	SP198932	231°03' 45"	13.131	
18	OIP	SP198932	144°17' 15"	18.075	
19	Pin		27°16'	3.815	
19	Screw in Path		332°24'	10.476	
20	OIP	SP198932	278°47' 35"	48.41	

Additional Reference Table

Stn	To	Origin	Bearing	Distance
21	Pin		105°47'	0.825
27	S/S Pin 'W' in Kerb		124°02'	3.624
32a	OIP	SP198932	80°31' 45"	9.69
33	Screw in Kerb		93°53'	4.12
34	Pin		41°30'	0.905
34	Screw in Conc		26°06'	7.844
34	Nth Lug in G.Pit H.Wall		257°15'	4.36
35	Screw in Conc Path		23°30'	2.65
40	Pin		149°18'	1.15
40	SE Hold Down Bolt L.Pole		56°18'	2.97
41	S/S Pin 'E' in Kerb		93°08'	7.21
44	NW Hold Down Bolt L.Pole		183°08'	4.267
46	Pin		118°40'	0.765
46	Screw in Kerb		222°03'	4.24
47	Pin		283°02'	0.795
47	Screw in Kerb		190°41'	4.14
49	Nth Hold Down Bolt L.Pole		207°34' 40"	5.38
53	Pin		29°26'	5.593
53	Screw in Path		7°15'	5.3
54	Screw in Conc Path		96°04'	2.12
58a	Screw in Conc Path		26°44'	1.22
64	Screw in Conc Path		356°29'	1.21
65	Pin		63°43'	0.71
65	Screw in G.Pit		114°52'	5.1
69a	Screw in Kerb		191°51'	3.91
84	W.Lug in G.Pit		203°54'	3.195

Permanent Marks

PM	Origin	Bearing	Distance	Number	Type
1-OPM	IS189364	262°56' 50"	56.862	67027	Str Pkt
6-OPM	DP261644	71°43' 35"	0.385	22500	Plaque
11-PM		68°11'	6.213	195829	Mini Mk
49-PM		3°35'	10.796	195828	Mini Mk
75a-PM		229°22'	3.876	195827	Mini Mk
200-PM		at stn		195827	Mini Mk

REINSTATEMENT REPORT:

Station 1 was fixed from the OPM (8/SP198932).
Station 32a was fixed from the OIP (9/SP198932).
Deed distance was measured between Stations 1 and 32a.
The OP was adopted at Station 2.
Station 3 was fixed by the original connection from the O.Nail at Station 3a.
Deed distance was measured between Stations 32a-2 and 2-3.
Station 2b was fixed from the O.Nail in Conc Path (11/SP179477).
Station 2c was fixed by the O.Nail in Path and the connection to the O.Nail in Kerb (12/SP179477).
Deed distance was measured between Stations 2-2b.
The angle, Stations 1-2-2b agrees with original.
The connection, Stations 2b-2c agrees with original (calc).
The connections verify the fixation of the boundary between Stations 1 and 3.
I do not agree with the reinstatement shown on SP292518.
Station 4 was fixed from the OIP (7/SP292518).
Station 5 was fixed by the OP (orig ref) and connection to the OIP (3/RP215212) and O.Nail in Kerb (1/DP261644).
Station 6 was fixed by the O.Screw in Concrete and the connection to the OPM (3/DP261644).
Deed distance was measured between Stations 4-5 and 5-6.
Station 13 was fixed from the OIP (4/SP198932) and O.Screw in Path (6/SP292518).
The angle, Stations 4-5-13 agrees with SP292518.
An excess of 0.031m (SP179477) was measured between Stations 3 and 4 (accepted).
The angle, Stations 1-4-5 differs from SP198932 by 0°00'15" (accepted).
The OP was adopted at Station 87.
The O.Punch Hole in the top of the Steel Post at Station 99 was adopted.
Station 98 was fixed by the O.Nail in Concrete footing and connection to the OIP (13/SP198932).
Station 7 was fixed from the OIP (4/DP261644).
Good agreement with previous plans was found between Stations 4-87-99-6-98 and 7.
Station 12 was fixed deed distance from Station 13.
The occupation was adopted at Station 12a, 12b and 14.
Good agreement with original was found between Stations 12-14, 12a and 12b.
Station 15 was fixed by the OP and connection to the OIP (5/SP198932).
The OP was adopted at Station 16.
Station 18 was fixed from the OIP (6/SP198932).
Station 20 was fixed from the OIP (7/SP198932).
The OP was adopted at Station 23.
Good agreement (only small variations) with SP198932 was found between Stations 13-14-15-16-18-20-23-1.