

Arabella  
— OXLEY —



for we who  
dare to dream

for we who dare to dream





# The Australian Dream is Alive and Well

We welcome those who dare to dream.

The young families. The astute investors. The ones searching for a stylish home.

We welcome you all to Arabella, Oxley. Because this elegant collection of contemporary townhomes are made for you.



Artist Impression Featured: Type B - The Isabella



Artist Impression Featured: Type B - The Isabella



Project Highlights

Situated within the exciting growth corridor between the Brisbane CBD and the affluent suburbs of Chelmer, Graceville and Sherwood, Arabella offers a lifestyle that's the best of both worlds. Where lush greenery and parkland meets modern amenities, just a mere 20 minutes from the Brisbane CBD.

This range of stunning 3 and 4 bedroom townhomes exceed design expectations and are perfectly suited for the modern Australian family.

Feature	Benefit
Stage One	Comprising of 53, 3 and 4 bedroom townhomes.
Community Club House	Arabella will boast a traditional Queenslander home, relocated from the nearby suburb of Indooroopilly, named Arabella House this will host the residents meeting hub and club house.
Swimming Pool	Located adjacent to Arabella House, the swimming pool and daybeds offer further amenity to the residents of Arabella.
Dining Room	Within Arabella House is our residents' dining room, so if it's a special celebration or just wanting to entertain some friends, the residents' dining room and kitchen can be booked.
Barbeque Facilities	No communal outdoor area is complete without shared BBQ facilities for those long summer days with friends and family.
Library	Enjoy some quiet time reading a book in the library within Arabella House or perhaps take a book outside to the front verandah while enjoying the sunshine.
Townhomes	
Ceiling	Boasting 2.7m high ceilings, the townhomes will come with a extenuated feeling of openness and natural light.
Double Lock Up Garage	All townhomes within Arabella are offered with a double lock-up garage.
Private Courtyard	Integrating the flow of indoors and outdoors, all townhomes come with landscaped private courtyards.
Study Nooks	All residences of Arabella are provided with a built in study nook.
Walk-In Pantry	The kitchens of Arabella have been designed with the benefit and convenience of a walk-in pantry.
Walk-In Robes	All master bedroom suites have been designed with a walk-in robe.
Brisbane Infrastructure Projects	
Cross River Rail	\$5.4 Billion planned est. completion – 2022
Howard Smith Wharves	\$110 Million under construction est. completion – late 2019
Queens Wharf	\$3 Billion under construction phase 1 est. completion – 2022
Brisbane Showgrounds	\$2.9 Billion under construction est. completion – 2020
Brisbane Metro	\$944 Million planned est. completion – 2022
Brisbane Live	\$2 Billion proposed est. completion – 2023+
Airport Duplication	\$2.2 Billion under construction est. completion – 2020
Oxley Creek Common	\$100 Million under construction est. completion – 2022

Developer

Share the vision  
Share to dream



Ardian, Ascot Brisbane.



Warringah Grove, Everton Park Brisbane.

**Huon**  
PROPERTY GROUP

Huon Property Group is an Australian-based boutique development company, specialising in the design and development of luxurious residential and commercial projects. Our ambition is to consistently exceed design expectations that inspire a new essence of luxury spaces.

This is paramount to everything we do, and is evidenced by the meticulous work our experienced team of consultants and planners put into each and every development we undertake.

“

Welcome  
to your dream  
opportunity.

”

# Project Overview

- Stage 1 pg 7
- Masterplan pg 8
- Points of Interest pg 9



for we who  
dare to dream



## Stage Releases

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Arabella consists of 3 and 4 bedroom townhomes located adjacent to a natural and protected bushland. These double storey residences possess a simple and elegant design, featuring expansive living and dining spaces that flow towards your own private courtyard.

Designed with the owner occupier in mind, this collection of gorgeous homes is set to be delivered across 5 stages.

### Stage One;

- Delivering a total of 53, 3 and 4 bedroom townhomes.
- Exclusive selection of 4 bedroom homes with multi-purpose room.
- Townhomes to feature internal and outdoor living spaces.
- Arabella House, the community's central hub, includes residents' dining room, swimming pool, library, recreation and relaxing spaces.



Masterplan



Stage 1 Floorplan Types

- Type A  
The Henry
- Type B  
The Isabella
- Type C  
The Louisa
- Type D  
The Frances

Staging

- Stage 1
- Later Stages

An Unrivalled Location



Parklands

- 1 Sherwood Arboretum
- 2 Mt Coot-tha Bushlands & Picnic Grounds
- 3 Oxley Creek Precinct
- 4 Nixon Park
- 5 Rocks Riverside Park
- 6 Rikki Bailey Park

Education

- 7 Graceville State School
- 8 Brisbane Boys' College
- 9 St Aidan's Anglican Girls' School
- 10 Corinda State High
- 11 Sherwood State School
- 12 Griffith University
- 13 QLD University of Technology (QUT)
- 14 University of Queensland (UQ)

Health

- 15 Canossa Private Hospital
- 16 Wesley Hospital

Retail

- 17 Oxley Station Road Shopping Precinct
- 18 Toowong Shopping Centre
- 19 Garden City Shopping Centre
- 20 Woolworths Oxley
- 21 DFO Jindalee

- 22 Mt Ommaney Shopping Centre
- 23 Indooroopilly Shopping Town
- 24 Rocklea Markets
- Transport
- 25 Oxley Railway Station
- 26 Darra Railway Station
- 27 Corinda Railway Station

Sporting Clubs

- 28 Oxley Golf Club
- 29 Tennyson Tennis Centre
- 30 Oxley Park Memorial Pool
- 31 Oxley Soccer Club
- 32 Wests Cricket Club
- 33 Oxley Bowls Club
- 34 Taylor Bridge Rugby Club
- 35 Sherwood AFL Football Club
- 36 Indooroopilly Golf Club
- 37 Brisbane Golf Club
- 38 Jindalee Golf Club
- 39 Graceville Bowls Club

Employment

- 40 Brisbane CBD
- 41 Acacia Ridge Industry Centre
- 42 Archerfield Airport





# Townhomes

Floorplans pg 11

Renders pg 17

Schedule of Finishes pg 26

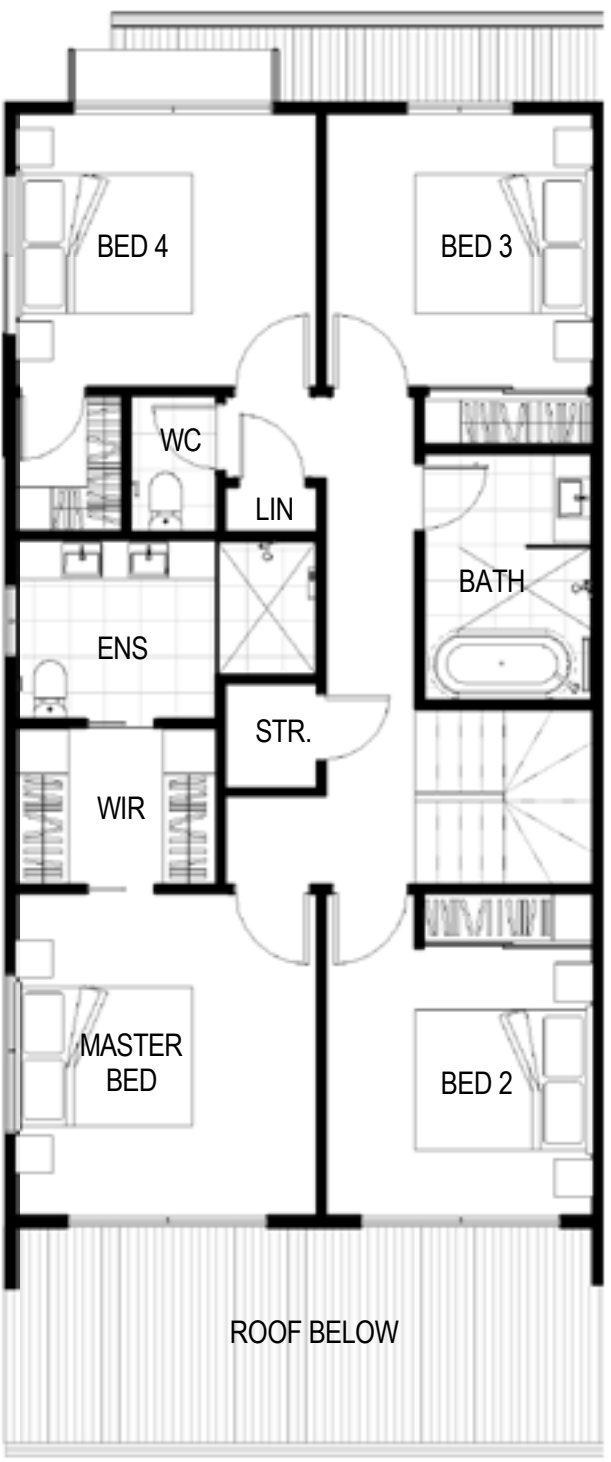


Share the vision  
Share to dream

Floorplans



GROUND



LEVEL 1



TYPE A  
The Henry

Bedroom	4
Bathroom	2.5
Study	1
Carpark	2
Internal	163m <sup>2</sup>
Patio	17m <sup>2</sup>

TOTAL AREA 180m<sup>2</sup>



- Townhomes
- Type A  
The Henry

Type B  
The Isabella

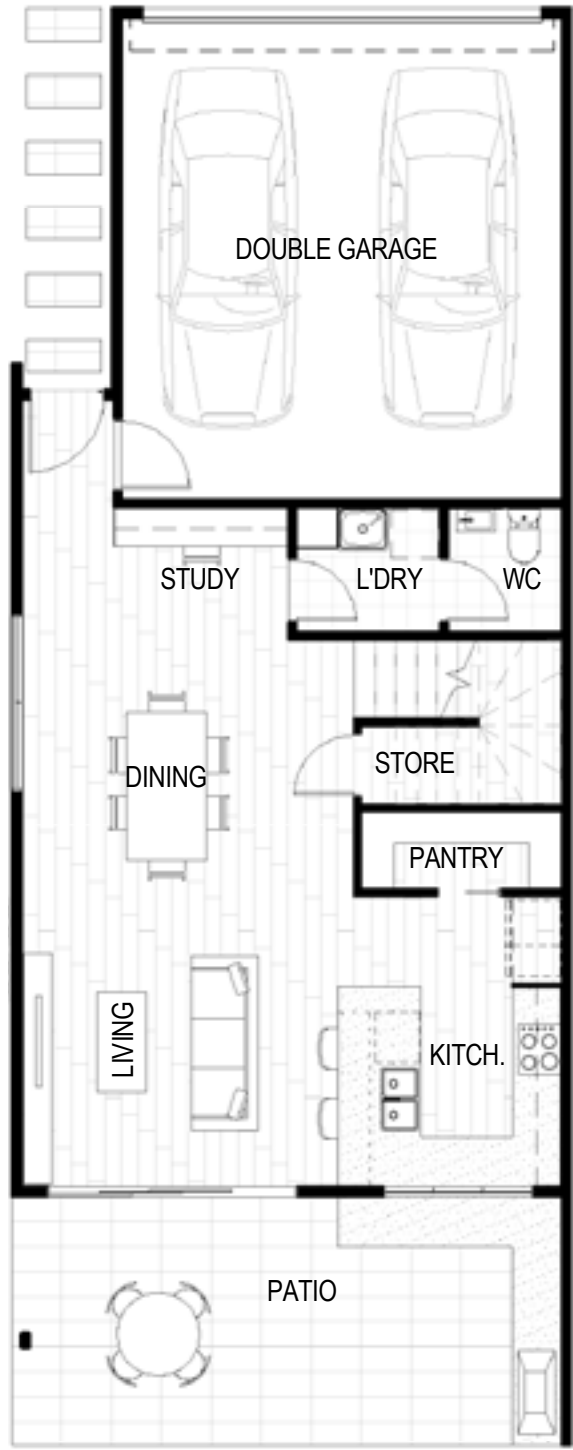
Type C  
The Louisa

Type D  
The Frances
- Staging
- Stage 1

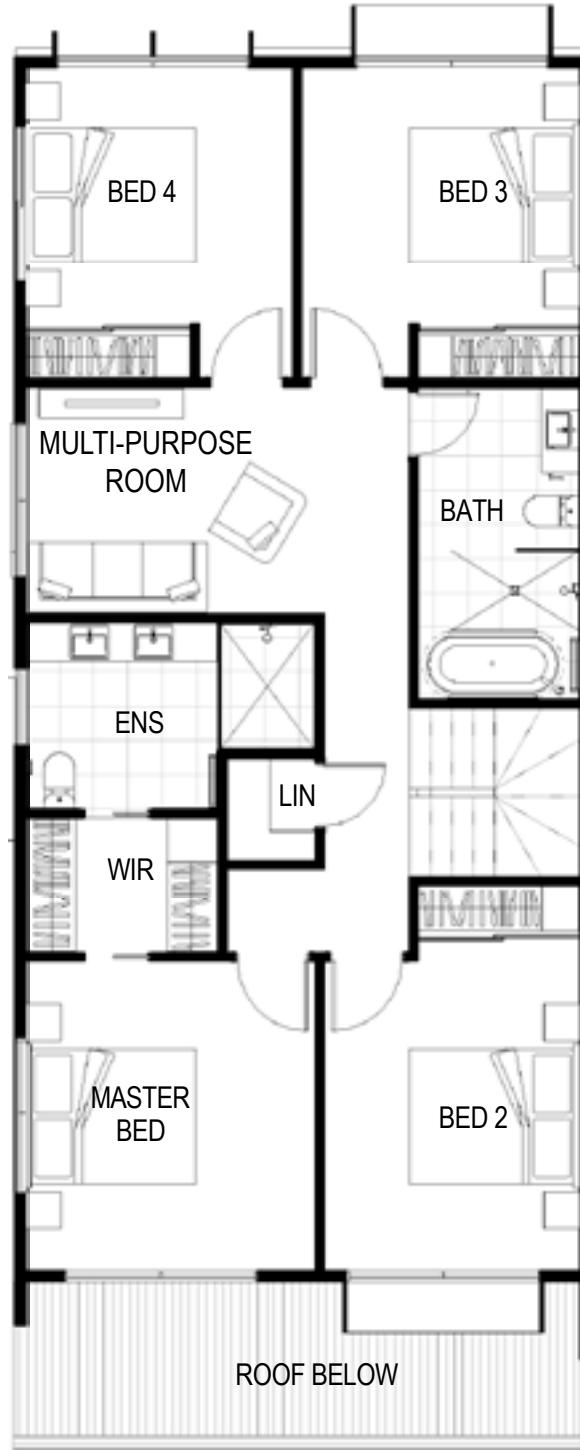
Later Stages



Note: The plan, illustration and descriptions in this floorplan are indicative only and subject to change without notice in the course of the development. For example, changes may be made to the size or dimensions of the townhome, fittings, locations of fittings, finishes and specifications so long as they do not materially affect the use or functionality of the townhome. Any areas or dimensions shown are subject to final survey. Furniture is not included.



GROUND



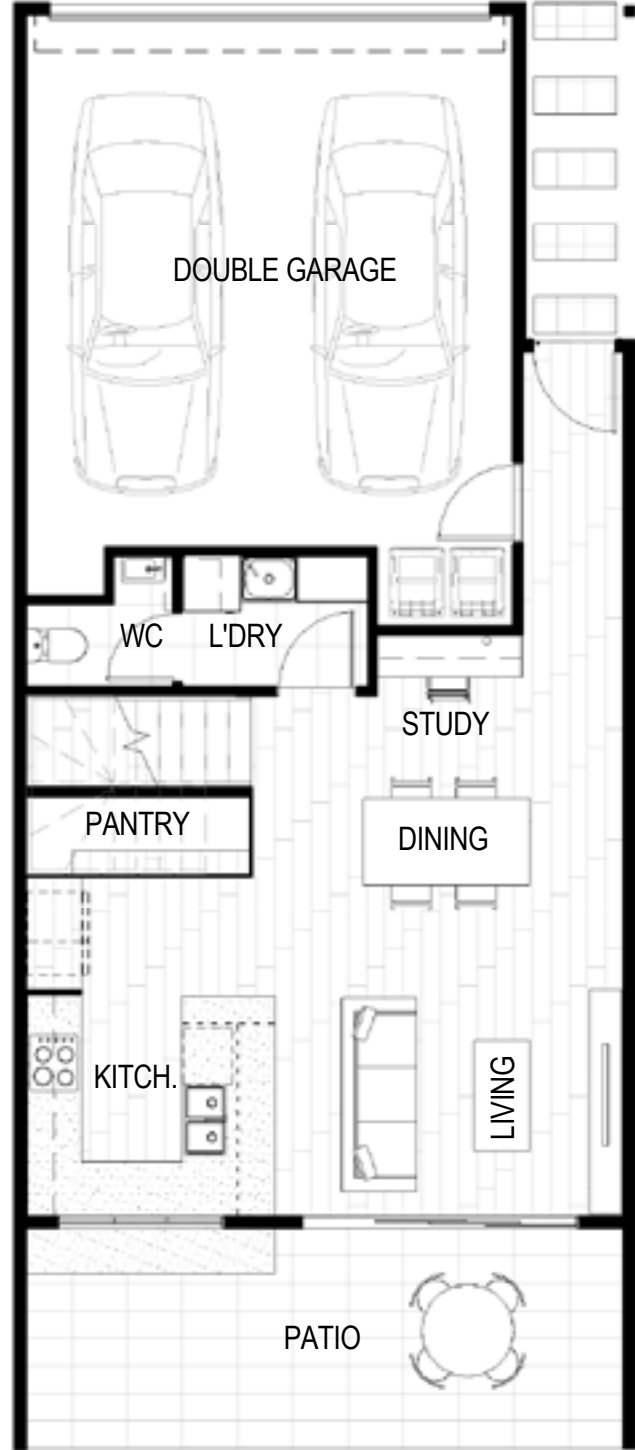
LEVEL 1



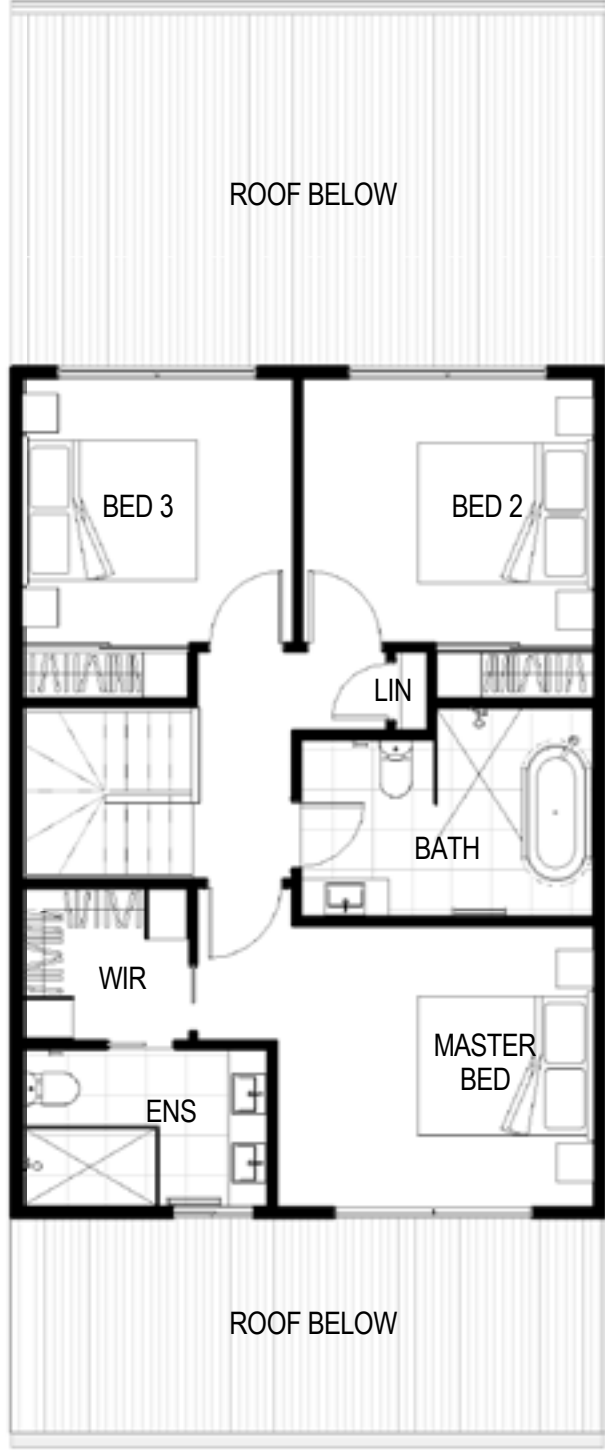
TYPE B  
The Isabella

Bedroom	4
Bathroom	2.5
MPR	1
Study	1
Carpark	2
Internal	180m <sup>2</sup>
Patio	21m <sup>2</sup>

TOTAL AREA 201m<sup>2</sup>



GROUND



LEVEL 1



TYPE C  
The Louisa

Bedroom	3
Bathroom	2.5
Study	1
Carpark	2
Internal	144m <sup>2</sup>
Patio	17m <sup>2</sup>

TOTAL AREA 161m<sup>2</sup>



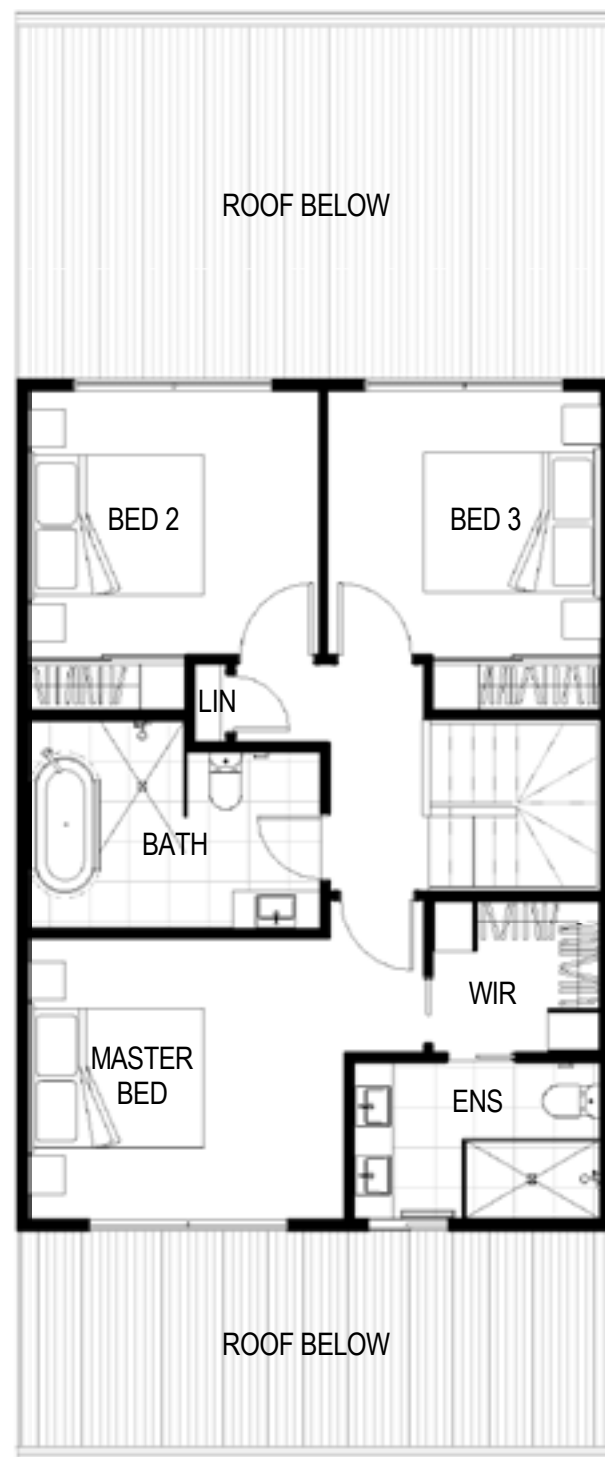
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GROUND



LEVEL 1



## TYPE D The Frances

Bedroom	3
Bathroom	2.5
Study	1
Carpark	2
Internal	141m <sup>2</sup>
Patio	20m <sup>2</sup>

TOTAL AREA 161m<sup>2</sup>



Townhomes				Staging	
Type A The Henry	Type B The Isabella	Type C The Louisa	Type D The Frances	Stage 1	Later Stages



# Renders

“  
Welcome  
to a world  
of meticulous  
detail.  
”



Artist Impression. Featured: Type C – The Louisa.









Artist Impression. Featured: Type B – The Isabella.





Artist Impression Featured: Type B - The Isabella



Artist Impression Featured: Type B - The Isabella







Study Nook

Recessed Downlights

Walk-in  
Pantry

Feature  
Joinery

Stone  
Benchtops

Outdoor  
Serving Bench

Tiled  
Courtyard



High-quality Tiles

Wool Blend Carpet

Internal Storage

2.7m Ceilings

Built-in Feature  
Book Shelf

European  
Appliances

Brushed Stainless Steel  
Sink Mixer

Built-in  
Breakfast Bar

Artist Impression. Featured: Type B – The Isabella.





## Financials



for we who  
dare to dream



## Financial Overview

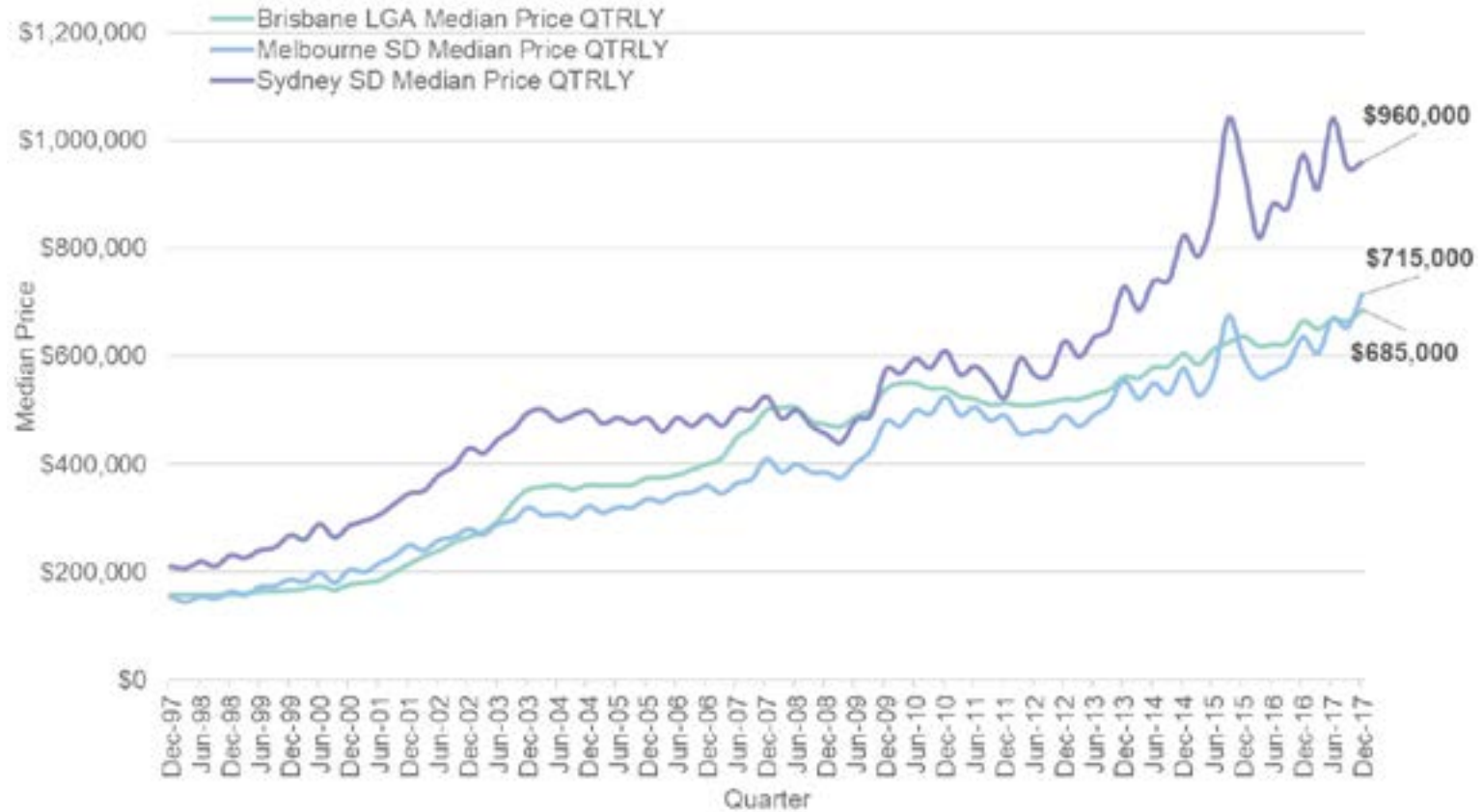
Urbis Brisbane Key Driver Summary	30
Residential Insights	31
Key Growth Areas	32
Urbis Market Outlook Oxley	38
Rental Appraisal	42
SSKB Body Corporate Budget	44

JUNE 2018

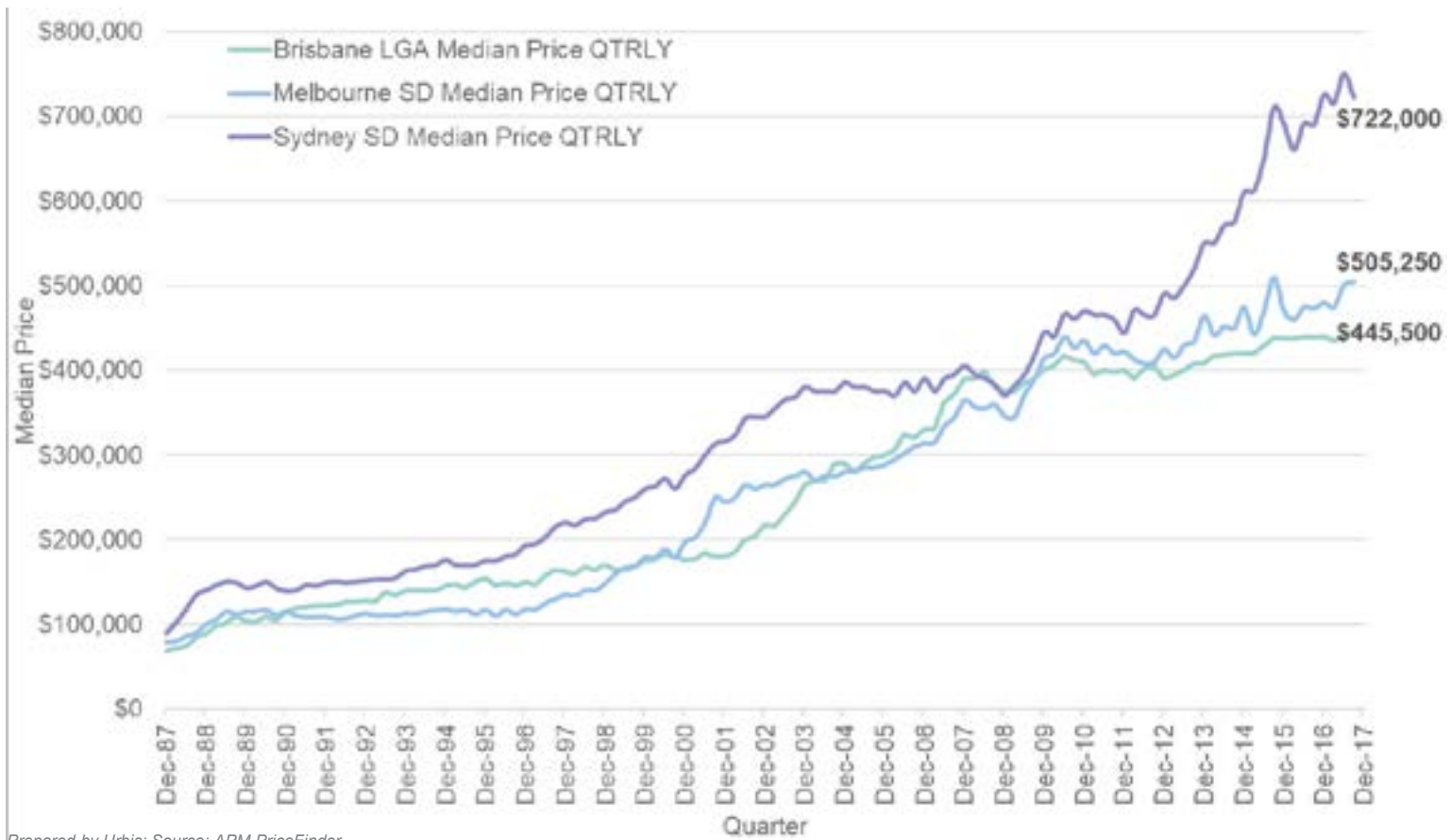
PAUL RIGA - DIRECTOR

# URBIS BRISBANE KEY DRIVER SUMMARY

CAPITAL CITY HISTORICAL HOUSE SALES CYCLE – 1997-2017



CAPITAL CITY HISTORICAL UNIT SALES CYCLE – 1997-2017





# INNER BRISBANE RESIDENTIAL FOCUS

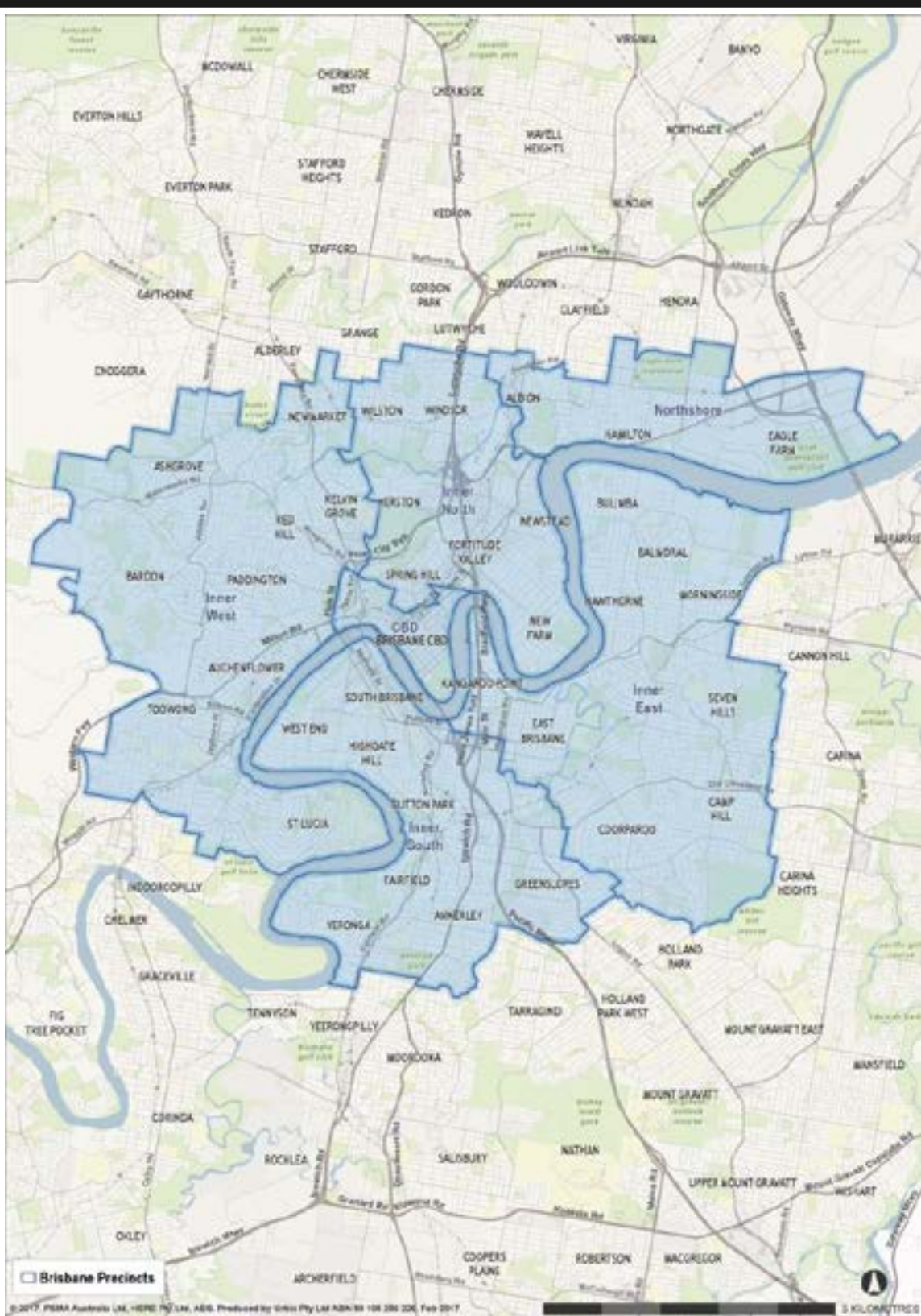


**\$920,000**  
MEDIAN HOUSE PRICE

**\$484,000**  
MEDIAN APARTMENT PRICE

**SEPT QTR 2017 - PRICE DIFFERENCE =  
\$436,000**

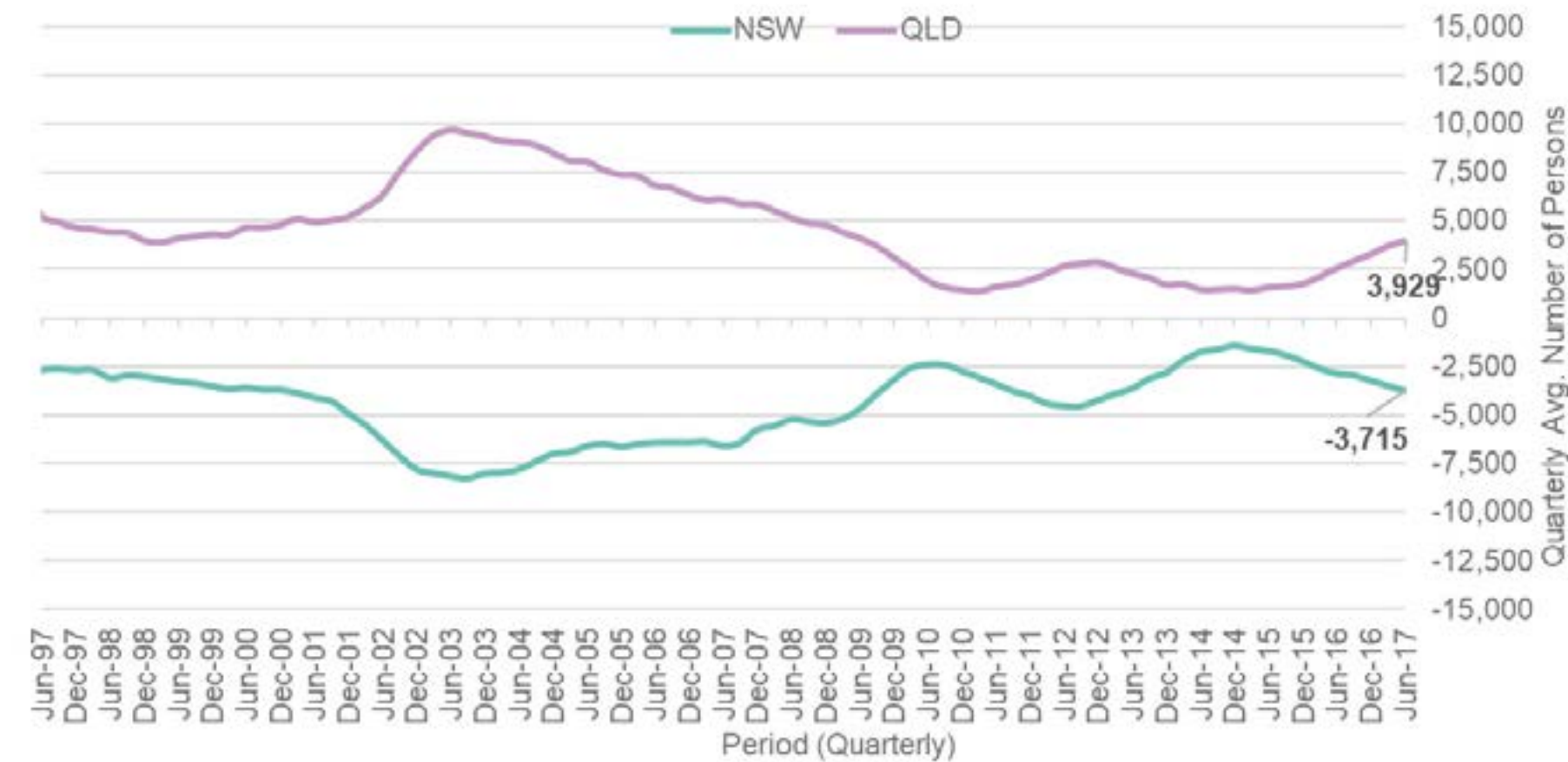
**SIGNIFICANT AFFORDABILITY IN  
APARTMENTS**



# NET INTERSTATE MIGRATION – QLD VS NSW

URBIS.COM.AU

- Net Interstate beginning to trend upwards on the back of affordability drivers.
- Queensland's net interstate migration is driven by an outflow of residents from NSW.

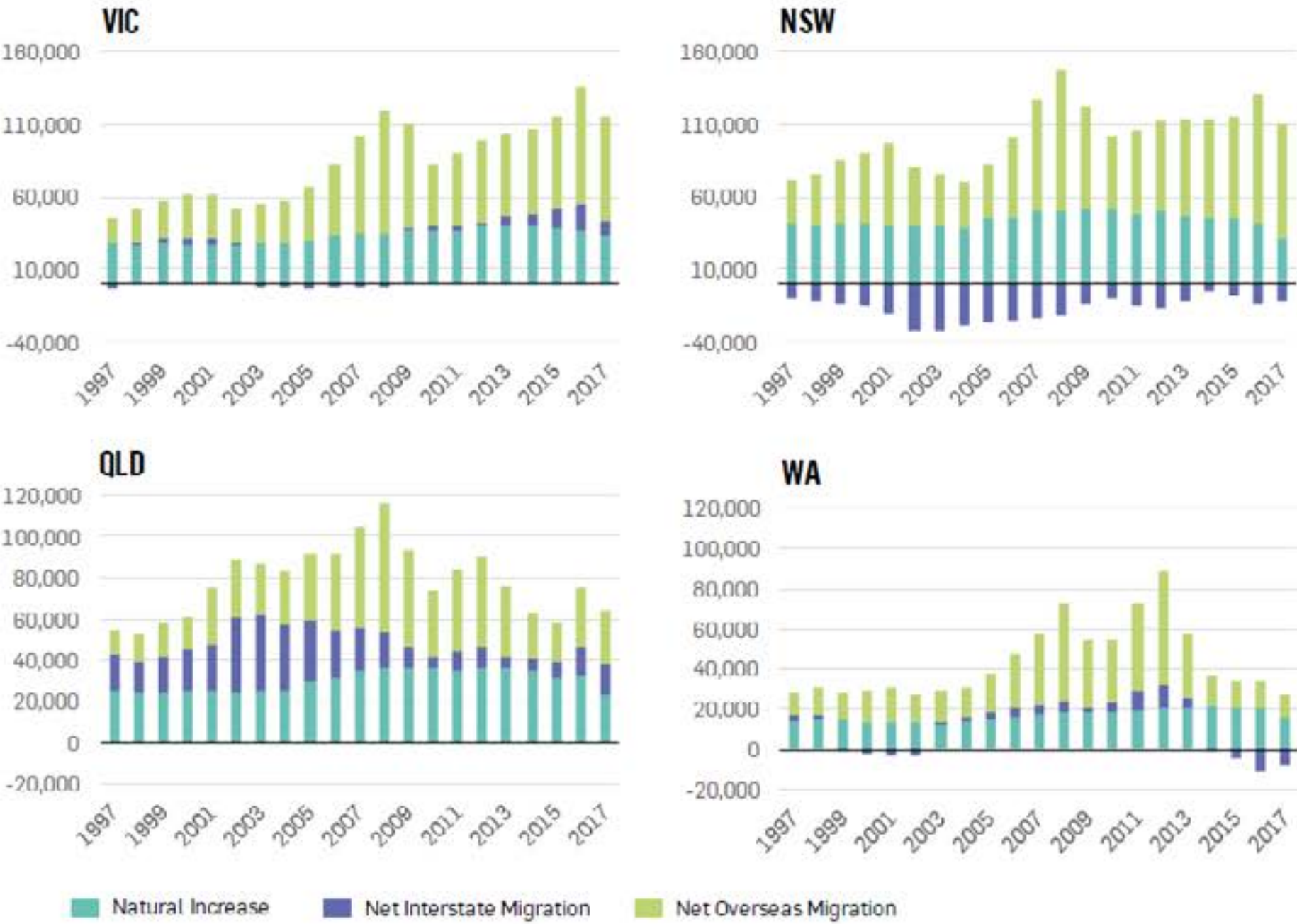


Prepared by Urbis, Source: ABS



# MIGRATION DRIVING POPULATION GROWTH

## COMPONENTS OF GROWTH



Source: ABS, Urbis

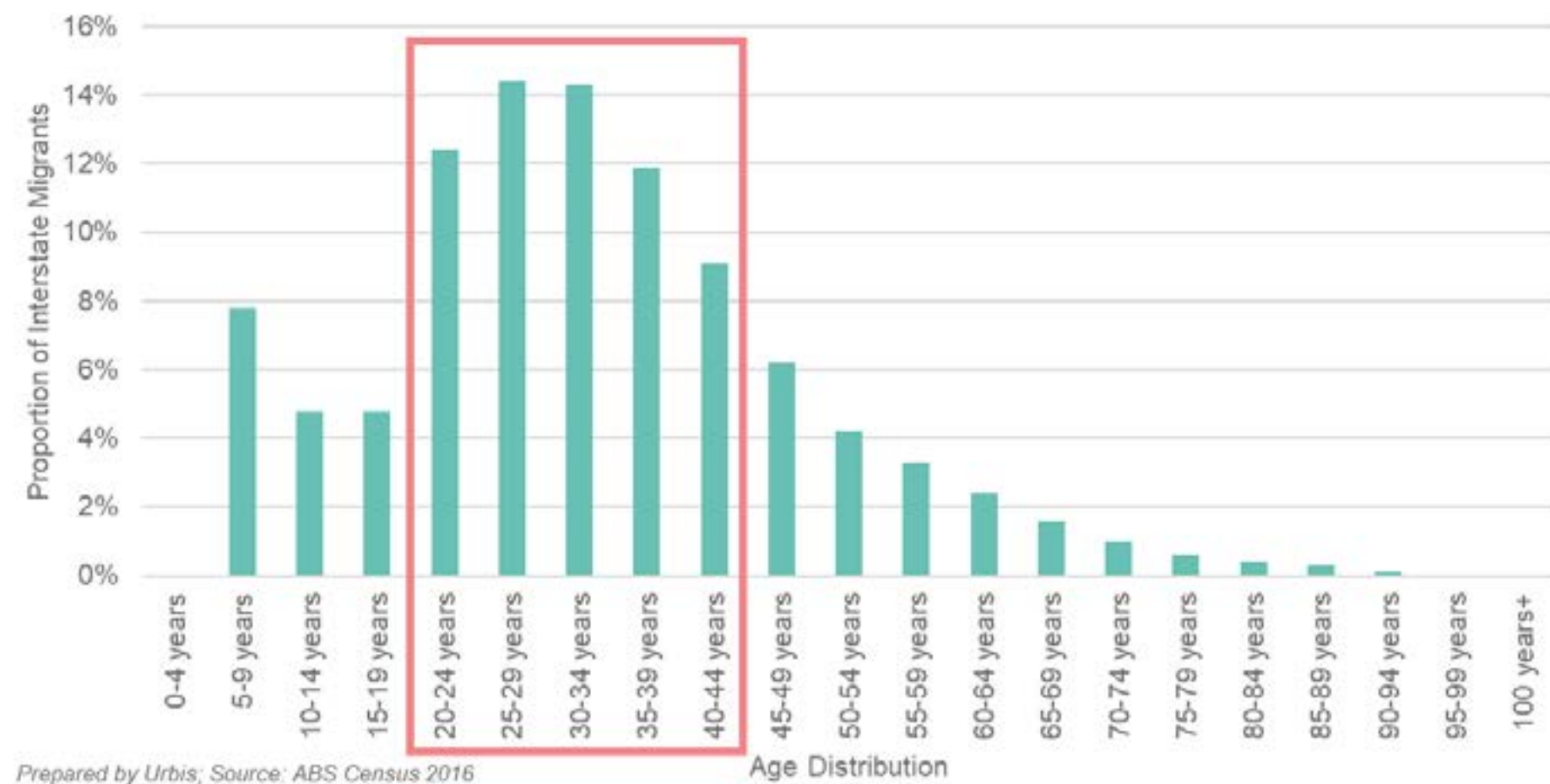
# AGE DISTRIBUTION OF INTERSTATE MIGRANTS – BRISBANE LGA

P
POPULATION  
GROWTH

I
INVESTMENT &  
INFRASTRUCTURE

E
EMPLOYMENT  
OPPORTUNITIES

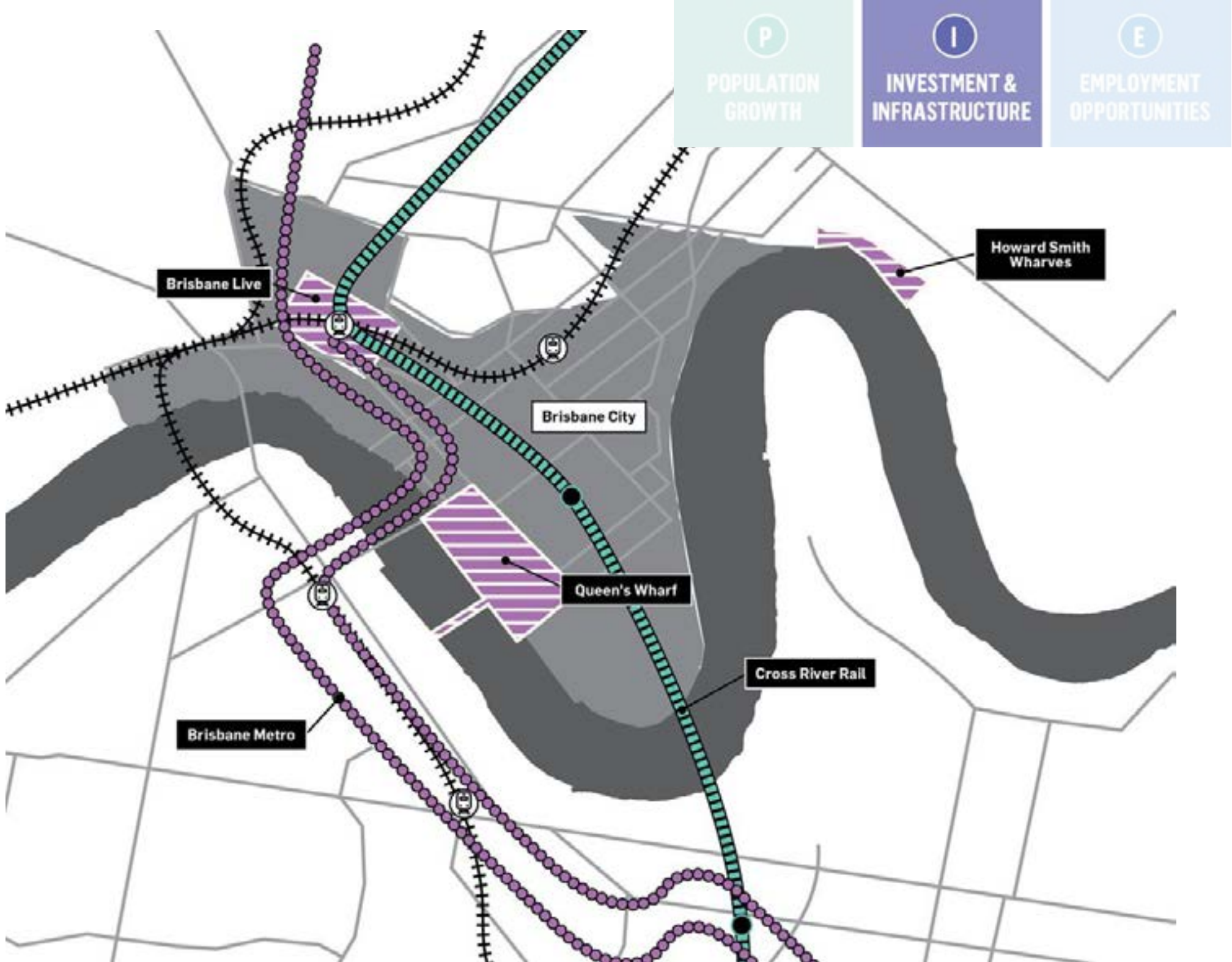
## Gen Y and Gen X (Aged 20 – 44) – The Inner City Population Shift



Prepared by Urbis; Source: ABS Census 2016

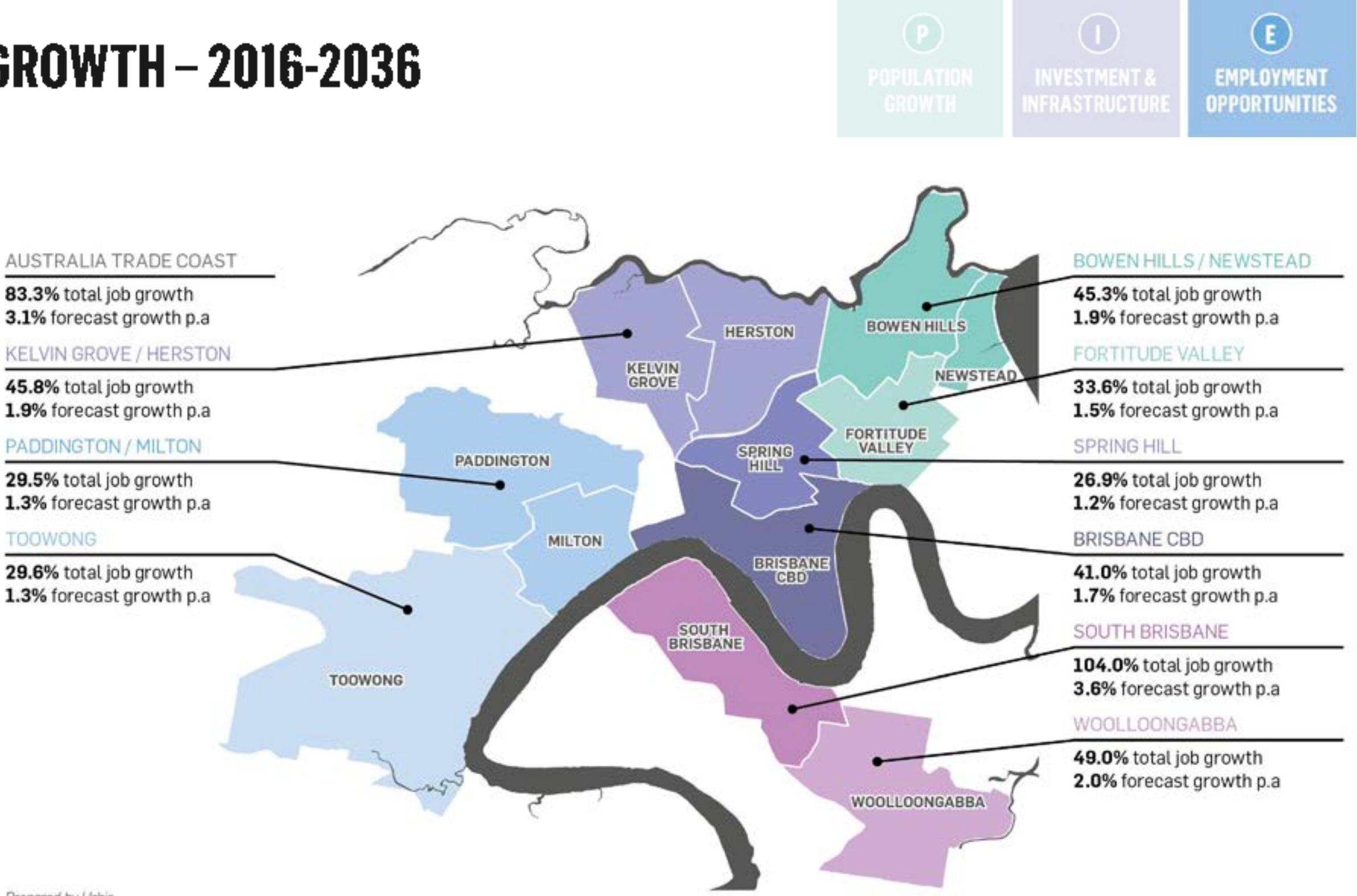


INNER BRISBANE  
WILL BENEFIT FROM  
\$11.4 BILLION  
WORTH OF KEY  
INFRASTRUCTURE  
PROJECTS



EMPLOYMENT GROWTH – 2016-2036

Queensland experienced over 100,000 new jobs in 2017. The most growth occurred in the healthcare industry with just under 30,000 new jobs.



Prepared by Urbis



# Urbis Market Outlook Oxley

## CONNECTIVITY

### HIGHLIGHTS:

- Forecast increase of  
**2,860 NEW JOBS**  
in the Oxley Catchment by 2036
- Population set to grow by  
**1,719 NEW RESIDENTS**  
over next 10 years within the Oxley Catchment
- Oxley's Median House price has  
**INCREASED 4.1%**  
in the last 12 months
- During the last 3 years, townhouse rents within Oxley  
**INCREASED BY 1.6%**,  
while Brisbane LGA recorded no growth
- MORE THAN 71%**  
of Oxley residents are owner occupiers,  
in comparison to Brisbane LGA's 63%

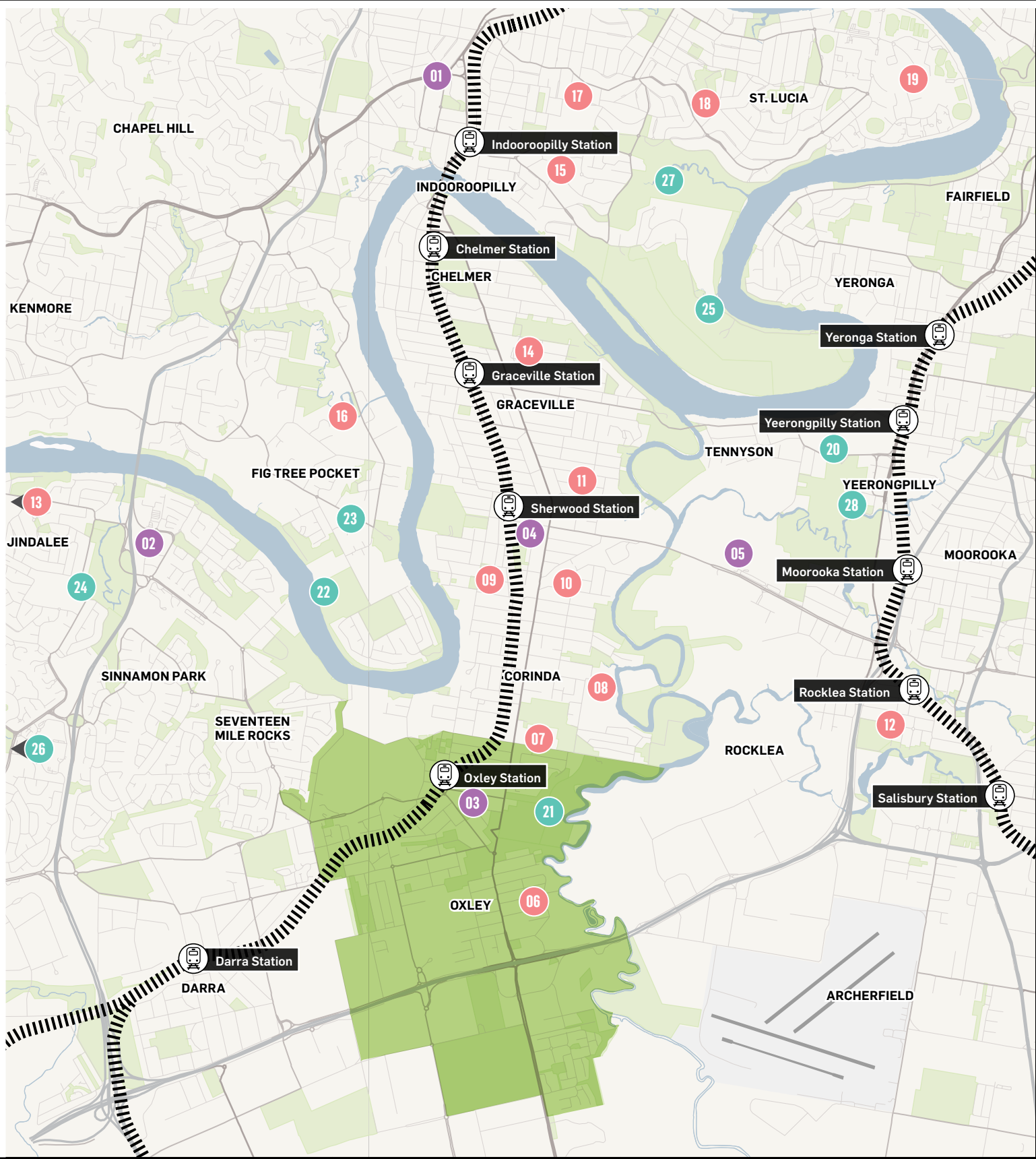
Located 10km from the Brisbane CBD, the suburb is home to local centres including The Station Oxley which includes a range of retail stores and services. Oxley is also in proximity to major retail centres including Indooroopilly Shopping Centre, Westfield Garden City and DFO Jindalee.

Arterial road connections including Oxley Road, the Ipswich Motorway and the Centenary Highway provide direct access to surrounding employment, and retail precincts including the Brisbane CBD. Both Oxley and Darra Train Station are centrally located and provide direct services to the Brisbane CBD.

Oxley is within proximity to a wide range of education facilities including Oxley State School, Corinda State School, St Aidan's Anglican Girls School and Yeronga State High School. Tertiary education is also within easy reach for Oxley residents with Griffith University's Nathan and Mount Gravatt Campuses and the University of Queensland's St Lucia Campus less than a 15-minute drive away.

Oxley also offers residents a wealth of recreation and greenspace including the Oxley Golf Complex, Centenary Memorial Gardens and local parks including the Rocks Riverside Park which includes scenic cycling paths and a water play area.

Dominated by families and working professionals, Oxley offers residents easy access to a wide range of education, retail and outdoor recreation.



- Train station
- RETAIL AND DINING**
  - 01 Indooroopilly Shopping Centre
  - 02 Jindalee DFO
  - 03 The Station Oxley
  - 04 Sherwood Woolworths and Retail
  - 05 Brisbane Markets
- EDUCATION**
  - 06 Oxley State School
  - 07 Corinda State School
  - 08 Corinda State High School
  - 09 St Aidan's Anglican School
  - 10 St Joseph's Primary School
  - 11 Sherwood State School
  - 12 Rocklea State School
  - 13 Jindalee State School
  - 14 Graceville State School
  - 15 St Peters Lutheran College
  - 16 Fig Tree Pocket State School
  - 17 Indooroopilly State High School
  - 18 Ironside State School
  - 19 University of Queensland
- OPEN SPACE AND RECREATION**
  - 20 Queensland Tennis Centre
  - 21 Oxley Golf Complex
  - 22 Fig Tree Pocket Equestrian Centre
  - 23 Lone Pine Koala Sanctuary
  - 24 Jindalee Golf Club
  - 25 Indooroopilly Golf Club
  - 26 McLeod Country Golf Club
  - 27 St Lucia Golf Links
  - 28 Brisbane Golf Club




# INFRASTRUCTURE & EMPLOYMENT

Oxley is home to an abundance of local infrastructure including retail, employment and lifestyle offerings. It is also able to leverage off major hubs within close proximity including Indooroopilly Shopping Centre, University of Queensland, Griffith University and numerous hospitals. The area is supported by arterial roads including the Ipswich Motorway and Oxley Road as well as strong bus and rail links such as the Oxley Train Station.

## EMPLOYMENT

Oxley is located within proximity to key employment drivers in both the immediate catchment and surrounding areas. Employment in the Oxley Catchment is set to increase by more than 2,800 jobs to reach a total of 15,866 employment opportunities by 2036. Oxley's location to arterial road positions it with easy access to surrounding major employment nodes including Rocklea, Archerfield, Acacia Ridge and Queensland's largest employment node – the Brisbane CBD. The suburbs surrounding the Oxley Catchment and Brisbane CBD are projected to increase by a substantial 104,705 jobs to reach more than 323,500 employment opportunities by 2036.

### KEY EMPLOYMENT NODES

	2016	2036 Forecast	New Jobs (2016-2036)
Oxley Catchment	13,006	15,866	2,860
Surrounding Suburbs	70,451	114,313	43,862
Brisbane CBD	148,399	209,242	60,843
<b>TOTAL</b>	<b>231,856</b>	<b>339,421</b>	<b>107,565</b>

Prepared by Urbis; Source: Urbis  
\* Oxley Catchment is based on SA2 for Oxley, Chelmer - Graceville, Corinda, Sherwood and Seventeen Mile Rocks - Sinnamon Park  
\*\* Surrounding Suburbs include SA2 for Rocklea - Acacia Ridge, Darra - Summer, Inala - Richlands, Salisbury - Nathan & Woolol

## KEY INFRASTRUCTURE

**OXLEY GOLF COMPLEX**  
The Oxley Golf Complex encompasses two venues including the Oxley Golf Range and Corinda Golf Course & Pitch 'n' Putt. This unique offering of a golf driving range, 9-hole golf course, 18-hole pitch 'n' putt and family fun zone, provides a comprehensive facility with entertainment for the whole family.

**STATION OXLEY SHOPPING CENTRE**  
The Station Oxley Shopping Centre contains approximately 15 speciality retail stores including Woolworths. The centre and immediate surroundings also offer a wide range of services including a medical centre, bank, barber, vet and post office.

**INDOOROOPILLY SHOPPING CENTRE**  
Accommodating more than 360 speciality stores, Indooroopilly Shopping Centre is the largest shopping centre in the western suburbs of Brisbane and is just 10 minutes' drive from Oxley. Majors stores include David Jones, Myer, Kmart, Target, H&M, Uniqlo, and the Indooroopilly Library as well as a 16-screen cinema.

### WESTFIELD GARDEN CITY

In 2014, a major refurbishment of Westfield Garden City was completed at a value of \$400 million. The centre now contains 380 stores, as well as a cinema, childcare, library and gym.

### DIRECT FACTORY OUTLET (DFO) JINDALEE

With more than 85 retail stores, DFO Jindalee offers leading Australian and International brands at up to 70 per cent off original retail prices.

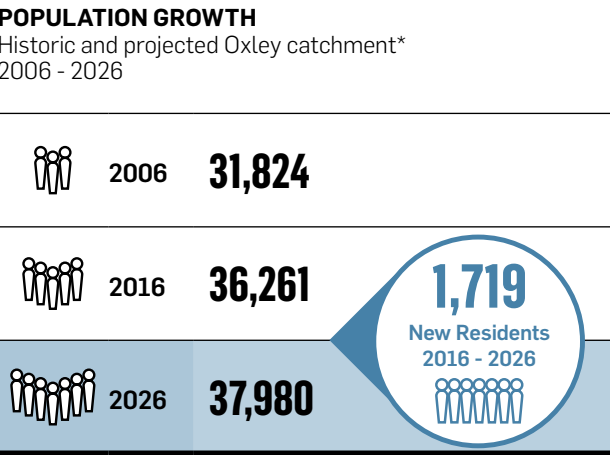
<b>UNIVERSITY OF QUEENSLAND, ST LUCIA CAMPUS</b> 44,474 Students	<b>GREENSLOPES PRIVATE HOSPITAL</b> 676 Beds, 2,000 Staff
<b>GRIFFITH UNIVERSITY, MOUNT GRAVATT &amp; NATHAN CAMPUS</b> 16,520 Students	<b>THE WESLEY HOSPITAL</b> 535 Beds, 2,270 Staff
<b>PRINCESS ALEXANDRA HOSPITAL</b> 780 Beds, 6,000 Staff	<b>QUEEN ELIZABETH II JUBILEE HOSPITAL</b> 161 Beds, 1,200 Staff

# POPULATION & DEMOGRAPHICS

## POPULATION GROWTH

Population estimates from the Australian Bureau of Statistics (ABS) identified the population within the Brisbane LGA increased by 188,976 persons between 2006 and 2016, equating to 18,898 additional persons per annum. Based on Queensland Government Statistician's Office projections, population growth within the LGA is predicted to increase annually by 12,838 new residents between 2016 and 2026.

With a focus on the Oxley Catchment, population estimates provided by ABS identified that Oxley's population was 31,824 in 2006. This increased by 4,437



Prepared by Urbis; Source: QGSO  
\* Oxley Catchment is based on SA2 for Oxley, Chelmer - Graceville, Corinda, Sherwood and Seventeen Mile Rocks - Sinnamon Park

## DEMOGRAPHICS

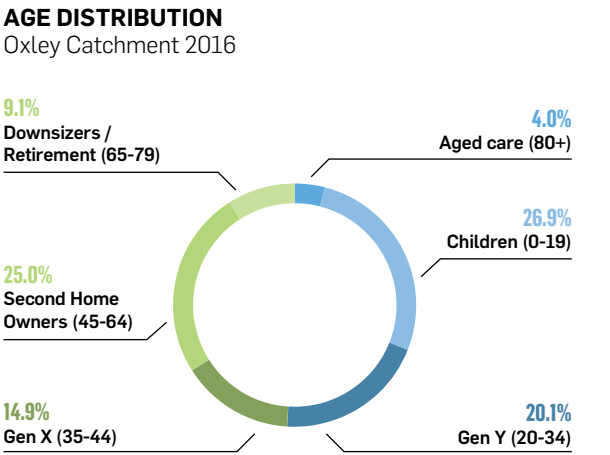
Within the Oxley Catchment, the population is evenly distributed between key age groups. There is a slightly higher proportion of families, with 52 per cent of people being children, or second home owners.

The Oxley Catchment is represented by a high proportion of high income professionals. On average, households within the Oxley Catchment earn 13 per cent more annually than the Brisbane LGA benchmark. This is attributed to the high proportion of managers and professionals living in the catchment at 50 per cent compared to 44 per cent for the Brisbane LGA.

The Oxley Catchment is also dominated by a high proportion of owner-occupiers at 71 per cent compared to 63 per cent for the Brisbane LGA. These demographic characteristics will likely contribute to the demand for townhouses going forward as both professionals and downsizers seek affordable and low-maintenance alternatives to houses.





new residents between 2006 and 2016 to reach a total of 36,261 residents.

Looking forward, the population growth within the Oxley Catchment is predicted to increase by approximately 1,720 new residents between 2016 and 2026, to reach a total of 37,980 residents. However, given historic growth trends it can be said that these figures appear to be conservative and are a likely to reach levels even higher than projected, particularly with the level of recent development activity.



Prepared by Urbis; Source: QGSO

## WHO LIVES IN THE OXLEY CATCHMENT?

	Oxley catchment	Brisbane LGA
 Average annual household income	\$119,829	\$105,757
 Family households	75%	69%
 Owner-occupiers	71%	63%
 Managers & professionals	50%	44%

Prepared by Urbis; Source: ABS Census 2016

# RESIDENTIAL MARKET ANALYSIS

The Oxley Catchment, encompassing the suburbs of Oxley, Chelmer, Graceville, Corinda, Sherwood and Seventeen Mile Rocks has experienced strong ongoing demand for houses in the catchment.

This is demonstrated by the Oxley Catchments median house price growth which was recorded at 4.1 per cent over the 12 months ending December 2017. Oxley has also seen strong long-term price growth, with median house prices increasing by 3.1 per cent per annum over the 10 years ending December 2017.

New houses within the Oxley Catchment have experienced on average an 11 per cent price premium over established houses within the same catchment. The median house price for established houses in the Oxley

### MEDIAN HOUSE PRICE GROWTH

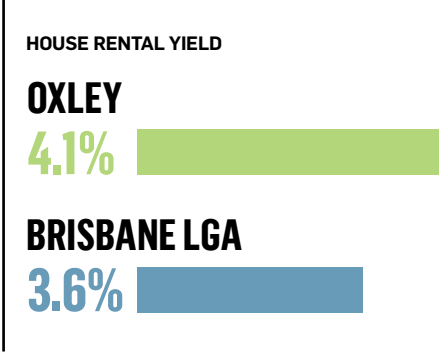
Oxley catchment - Dec 2017



Prepared by Urbis; Source: APM PriceFinder

### RENTAL YIELD - HOUSES

Oxley catchment vs Brisbane LGA - Dec 2017



Prepared by Urbis; Source: APM PriceFinder

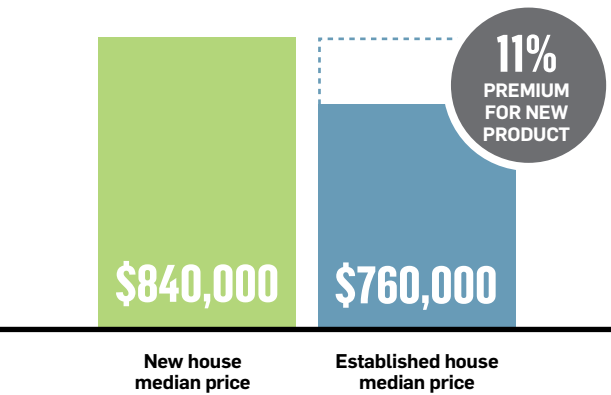
Catchment was recorded at \$760,000 for the December quarter 2017. Compared to the median price of new houses in the same catchment at \$840,000 for the same period. The price premium is indicative of the demand for new product in the area.

Houses within the Oxley Catchment also support key investment criteria recording an indicative gross rental yield of 4.1 per cent compared to 3.6 per cent for the Brisbane LGA over the quarter ending December 2017.

Looking forward, consistent long-term price growth of houses paired with the demand for new product are likely to drive future demand for townhouses as downsizers and savvy investors seek an affordable alternative to houses.

### NEW VS ESTABLISHED HOUSE PRICE

Oxley catchment - Dec 2017

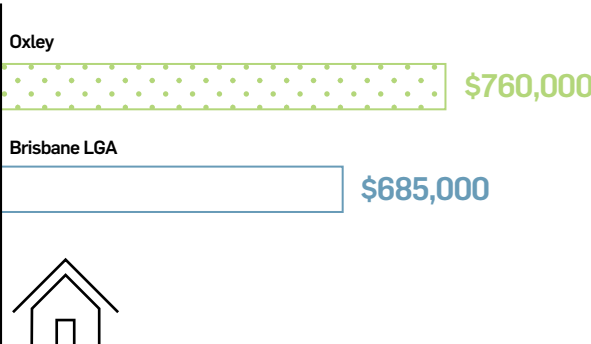


Prepared by Urbis; Source: APM PriceFinder

\*Oxley Catchment includes Oxley, Chelmer, Graceville, Corinda, Sherwood and Seventeen Mile Rocks

### MEDIAN PRICE - HOUSES

Oxley catchment vs Brisbane LGA - Dec 2017



Prepared by Urbis; Source: APM PriceFinder

# RENTAL MARKET

Ongoing demand for new townhouses, paired with solid employment and population growth has fuelled strong rental growth. This is likely to drive significant interest from investors purchasers.

Townhouses within the Oxley Catchment (based on the Postcode 4075) have demonstrated consistent rental demand which is confirmed by the medium-term rental price growth recorded. Data collected by the Residential Tenancies Authority (RTA) provides median weekly rental data on typical rents for recently rented dwellings based on bond lodgements, incorporating both established and new product. According to this data, three-bedroom townhouses in the Oxley Catchment have recorded 1.6 per cent per annum rental price growth over the past three years to December 2017. This is significant growth when compared to the Brisbane LGA which recorded no price growth for the same period.

The Oxley Catchment offers an abundance of local lifestyle amenity. The ongoing demand for rentals in the Oxley Catchment due to these lifestyle drivers is evident when examining the price premium of 2.5 per cent that three-bedroom townhouses in the Oxley Catchment achieve over the Brisbane LGA benchmark.

With an added focus on new townhouses, data collected illustrates there is demand for new product within the Oxley Catchment. This is demonstrated by the rental premium being achieved for new townhouses over established townhouses. New and near-new three-bedroom townhouses recorded a median weekly rental price of \$520 for the December quarter 2017. This is a premium of 24 per cent over established stock which had a median weekly rent price of \$420 for the same period.

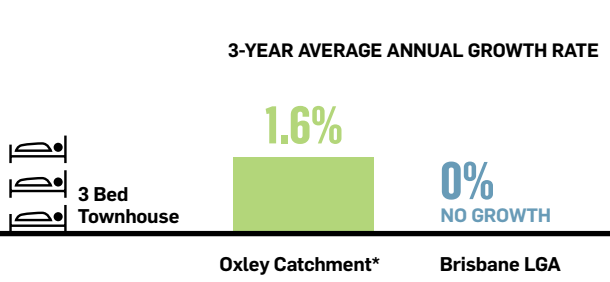
From the above analysis it can be determined that townhouse rentals in the Oxley Catchment are outperforming the Brisbane LGA benchmark which is likely to drive future interest from investors.



**NEW TOWNHOUSES ARE ACHIEVING A PREMIUM OF 24 PER CENT OVER ESTABLISHED TOWNHOUSES**

### TOWNHOUSE RENTAL PRICE GROWTH

Oxley catchment vs Brisbane LGA - Dec 2017

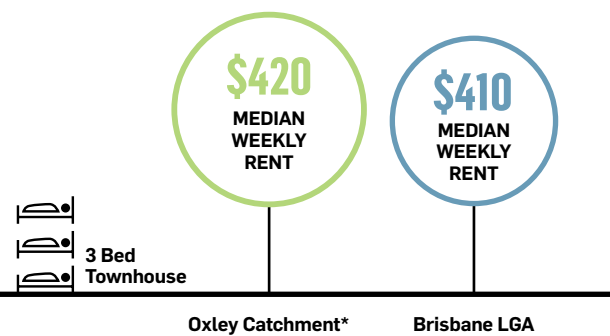


Prepared by Urbis; Source: Residential Tenancies Authority (RTA)

\*Oxley Catchment is based on Postcode 4075

### TOWNHOUSE RENTAL PRICE PREMIUM

Oxley catchment vs Brisbane LGA - Dec 2017

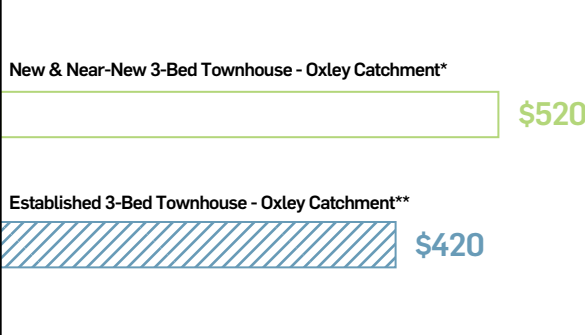


Prepared by Urbis; Source: Residential Tenancies Authority (RTA)

\*Oxley Catchment is based on Postcode 4075

### NEW VS ESTABLISHED TOWNHOUSES

Oxley catchment - Dec 17



Prepared by Urbis; Source: Residential Tenancies Authority (RTA), Realestate.com.au

\* Oxley Catchment for New & Near-New Townhouses includes suburbs of Oxley, Chelmer, Graceville, Corinda, Sherwood and Seventeen Mile Rocks

\*\*Oxley Catchment for established townhouses includes postcode 4075



# Rental Appraisal

# Pricing your property.

## Arabella Oxley

It's a big question – too low and you miss out on the best return, too high and you miss out on valuable income and a good tenant. Fortunately, there are a number of ways to lessen this risk.

Realistically priced properties generate more enquiry – this means higher levels of interest, increased lease applications and a far greater chance of securing the perfect tenant and property match.

## Your New Arabella Investment

**Townhouse Specifications**  
Floor Plans: 10x11  
Bedrooms: 4  
Bathrooms: 2  
Living Area/Storage  
Car Accommodation: 2 (on street parking)

We priced this property to achieve a rental income of \$525 to \$550 per week based on the latest market conditions and property type.

**Townhouse Specifications**  
Floor Plans: 10x11  
Bedrooms: 4  
Bathrooms: 2  
Living Area/Storage  
Car Accommodation: 2 (on street parking)

We priced this property to achieve a rental income of \$450 to \$485 per week based on the latest market conditions and property type. Please note it is important to ensure you are pricing your property to attract the right tenant for the property type and location.

**Townhouse Specifications**  
Floor Plans: 10x11  
Bedrooms: 4  
Bathrooms: 2  
Living Area/Storage  
Car Accommodation: 2 (on street parking)

We priced this property to achieve a rental income of \$450 to \$485 per week based on the latest market conditions and property type.

**Townhouse Specifications**  
Floor Plans: 10x11  
Bedrooms: 4  
Bathrooms: 2  
Living Area/Storage  
Car Accommodation: 2 (on street parking)

We priced this property to achieve a rental income of \$450 to \$485 per week based on the latest market conditions and property type.

- Features taken into consideration when arriving at appraisal prices:
- Location and surrounding area (proximity to schools, shops, etc.)
  - Property condition and quality of finishes and materials
  - Current market conditions and demand
  - Land size and potential for expansion
  - Age of the property and any improvements

We have used the information provided for a preliminary appraisal only. For a more accurate appraisal, we would need to see the property in person and conduct a detailed inspection. Please note that the rental income is an estimate and is not guaranteed.



SSKB Body Corporate Budget



Arabella Oxley

Huon Brisbane No. 3 Pty Ltd

PROPOSED 12 MONTH BUDGET		STAGE 1	
Number of Lots:		54	
Total Contribution Schedule Lot Entitlement:		3,868	
Total Interest Schedule Lot Entitlement:		10,016	
Administration Fund Contribution Per Contribution Schedule Lot Entitlement:		\$27.14	
Sinking Fund Contribution Per Contributions Schedule Lot Entitlement:		\$11.41	
Insurance Provision (Building) per Interest Schedule Lot Entitlement:		\$1.66	
ADMINISTRATIVE FUND	AMOUNT	PER LOT	DESCRIPTION
Audit Fees	\$1,458.00	\$27.00	Annual audit by KPMG (capped at \$4,200 per annum)
Bank Fees	\$30.00		Transaction fees for levies, EFT
Cleaning Materials	\$500.00		
Electricity	\$56,808.00		WINconnect Embedded Network Agreement
Electricity Recovered	(\$52,848.00)		Recovery from individual occupiers
Fee & Permits	\$200.00		Backflow Testing
Insurance - PL & DO	\$1,850.00		\$20M P&L & \$5M Directors/Office Bearers
Manager / Caretaker	\$67,500.00	\$1,250.00	Full Service Agreement
Maxsoft Licensing Fee	\$868.32	\$16.08	Software licence fee
Pest Control	\$350.00		Common property only
Pool Chemicals	\$500.00		
Printing Postage & Stationery	\$2,700.00	\$50.00	
Printing Postage & Stationery - FFS	\$650.00		
Process BAS Statement	\$1,200.00		Quarterly report
R & M Airconditioning	\$350.00		Common area air conditioning
R & M Building	\$500.00		Repairs such as touch up painting etc
R & M Electrical	\$300.00		Replacement of light bulbs, repairs and maintenance etc
R & M Gardens & Grounds	\$500.00		
R & M Plumbing	\$300.00		
R & M Pool	\$500.00		Repairs / adjustments
Secretarial Fees	\$6,750.00	\$125.00	Agreed services as per agreement
Secretarial Fees - FFS	\$1,350.00		Fee for Additional services
Set up Fees	\$1,000.00		Establishment of electronic records, year 1 only
Security	\$50.00		Fobs & keys
Sundry Expenses	\$150.00		
Tax Return Fee	\$400.00		Annual tax return
Water Rates	\$700.00		Gold Coast Properties
Workers Compensation	\$309.00		
Workplace Health & Safety Report	\$500.00		Annual report covering common property
ADMIN FUND	AMOUNT		
TOTAL OF ADMIN FUND (EX GST)	\$95,425.32		
GST	\$9,542.53		
TOTAL OF ADMIN FUND (INCL GST)	\$104,967.85		
INSURANCE PROVISION	AMOUNT		
TOTAL OF INSURANCE PROVISION (EX GST)	\$15,100.00		Based on quote from IAGB Insurance
GST	\$1,510.00		
TOTAL OF INSURANCE PROVISION (INCL GST)	\$16,610.00		
SINKING FUND	AMOUNT		
SINKING FUND (EX GST)	\$40,121.71		Based on Report by Star BMS
GST	\$4,012.17		
SINKING FUND (INCL GST)	\$44,133.88		
GRAND TOTAL	AMOUNT		
TOTAL (EX GST)	\$150,647.03		
GST	\$15,064.70		
TOTAL (INCL GST)	\$165,711.73		

This SSKB Body Corporate Budget document is a draft and is provided for information only.  
The information contained herein may be subject to change.

Schedule of Proposed Contributions - Stage 1 (Year 1)										
Total Number of Lots										54
Total Contribution Schedule Lot Entitlement:										3,868
Total Interest Schedule Lot Entitlement:										10,016
Administration fund (without insurance reimbursement (building)) per contribution schedule lot entitlement										\$ 27.14
Sinking fund per contribution schedule lot entitlement										\$ 11.41
Insurance Provision (Building) per interest schedule lot entitlement										\$ 1.66
BODY CORPORATE LEVY INFORMATION										
Lot Number	Contribution Schedule Lot Entitlements "CSLE"	Interest Schedule Lot Entitlements "ISLE"	Administration Fund Inc GST by CSLE	Sinking Fund Inc GST by CSLE	Insurance Provision (Building) Inc GST by ISLE	Total Annual Contribution Inc GST	Included in A Manager Fees Inc GST by CSLE	Included in A Body Corporate Manager Inc GST by CSLE	Included in A WinEnergy Embedded network Agreement Inc GST by CSLE	Total Weekly Contribution Inc GST
1	62	70	\$1,682.53	\$707.42	\$116.08	\$2,506.03	\$1,190.15	\$201.88	\$69.82	\$48.19
2	62	68	\$1,682.53	\$707.42	\$112.77	\$2,502.71	\$1,190.15	\$201.88	\$69.82	\$48.13
3	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
4	58	61	\$1,573.98	\$661.78	\$101.16	\$2,336.91	\$1,113.37	\$188.86	\$65.32	\$44.94
5	60	66	\$1,628.25	\$684.60	\$109.45	\$2,422.30	\$1,151.76	\$195.37	\$67.57	\$46.58
6	62	68	\$1,682.53	\$707.42	\$112.77	\$2,502.71	\$1,190.15	\$201.88	\$69.82	\$48.13
7	62	68	\$1,682.53	\$707.42	\$112.77	\$2,502.71	\$1,190.15	\$201.88	\$69.82	\$48.13
8	62	68	\$1,682.53	\$707.42	\$112.77	\$2,502.71	\$1,190.15	\$201.88	\$69.82	\$48.13
9	62	67	\$1,682.53	\$707.42	\$111.11	\$2,501.05	\$1,190.15	\$201.88	\$69.82	\$48.10
10	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
11	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
12	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
13	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
14	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
15	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
16	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
17	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
18	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
19	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
20	58	57	\$1,573.98	\$661.78	\$94.53	\$2,330.28	\$1,113.37	\$188.86	\$65.32	\$44.81
21	58	57	\$1,573.98	\$661.78	\$94.53	\$2,330.28	\$1,113.37	\$188.86	\$65.32	\$44.81
22	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
23	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
24	58	57	\$1,573.98	\$661.78	\$94.53	\$2,330.28	\$1,113.37	\$188.86	\$65.32	\$44.81
25	58	57	\$1,573.98	\$661.78	\$94.53	\$2,330.28	\$1,113.37	\$188.86	\$65.32	\$44.81
26	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
27	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
28	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
29	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
30	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
31	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
32	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
33	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
34	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
35	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
52	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
53	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
54	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
55	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
56	58	59	\$1,573.98	\$661.78	\$97.84	\$2,333.60	\$1,113.37	\$188.86	\$65.32	\$44.88
57	58	59	\$1,573.98	\$661.78	\$97.84	\$2,333.60	\$1,113.37	\$188.86	\$65.32	\$44.88
58	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
84	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
85	58	59	\$1,573.98	\$661.78	\$97.84	\$2,333.60	\$1,113.37	\$188.86	\$65.32	\$44.88
86	58	59	\$1,573.98	\$661.78	\$97.84	\$2,333.60	\$1,113.37	\$188.86	\$65.32	\$44.88
87	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
117	60	65	\$1,628.25	\$684.60	\$107.79	\$2,420.64	\$1,151.76	\$195.37	\$67.57	\$46.55
118	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
119	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
120	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
121	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
122	58	60	\$1,573.98	\$661.78	\$99.50	\$2,335.26	\$1,113.37	\$188.86	\$65.32	\$44.91
123	60	64	\$1,628.25	\$684.60	\$106.13	\$2,418.98	\$1,151.76	\$195.37	\$67.57	\$46.52
800	710	6,669	\$19,267.63	\$8,101.10	\$11,059.51	\$38,428.24	\$13,629.14	\$2,311.91	\$799.58	\$739.00
54	3,868	10,016	\$104,967.85	\$44,133.88	\$16,610.00	\$165,711.73	\$74,250.00	\$12,595.00	\$4,356.00	



# Arabella

— OXLEY —

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