

Dual Key Property Brochure

Sunset Beach, Geraldton

Western Australia

"Beach side living at it's best"



**Example dual key property

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What is the National Rental Affordability Scheme (NRAS)

NRAS is a long term commitment by the Australian Government to invest in affordable rental housing. The Scheme seeks to address the shortage of affordable rental housing by offering financial incentives to build and rent dwellings to low and moderate income households at least 20% below market.

The primary focus of NRAS is to:

- increase the supply of affordable rental dwellings;
- reduce rental costs for low to moderate income households; and
- encourage large scale investment and delivery of affordable housing.

The National Rental Affordability Scheme Act 2008 and the National Rental Affordability Scheme Regulations 2008 (the Act) passed the Senate in November 2008.

NRAS Overview

The National Rental Affordability Scheme is an initiative by the Federal and State Governments to encourage the construction of new housing in Australia.

The Federal Government has contributed \$4.5 billion and State Governments \$1.5 billion towards NRAS to create up to 50,000 high quality new affordable rental properties across Australia.

The Government Incentives are tax free incentives, available each year until 2026 to owners of NRAS Approved Properties. The State component of NRAS is paid as a non assessable, non exempt income (NANE). ATO rulings have determined that expenditure associated with deriving the NANE is non-deductible.

For an Investor to be eligible for the Government Incentives, NRAS requires you to rent your Approved NRAS Property to an Eligible Tenant at least 20% below the market rate.



Under NRAS, the Federal, State and Territory Governments will currently contribute \$11,248.09 per annum for each Approved NRAS Property.

Investment Benefits

Security of Real Property

Your Approved NRAS Property may be a house and land package or a completed apartment or townhouse not previously resided in. Your NRAS Manager has already made application to the Department of Social Services (DSS) to have an NRAS incentive allocated to the properties.

Increase in Value of Property

The value of many asset classes and investments may fluctuate over time. Investments in direct property have generally showed consistent returns and have demonstrated to be less volatile than other asset classes and investments such as listed equities.

As your underlying investment is direct real property, you will benefit in any capital growth. Any increase in the value of property has taxation implications.

Other Taxation Benefits

A significant taxation benefit of an Approved NRAS Property is that the Government Incentives are a refundable tax offset (RTO) and non assessable non exempt income (NANE), which means the income is tax free.

All property investments enable the investor the ability to deduct associated costs with managing their property, including but not limited to property management fees, insurances, rates, interest costs, as well as specific taxation benefits such as capital allowances.

By owning an Approved NRAS Property all these taxation benefits are available to you. However, recent taxation rulings have determined that expenses associated with deriving the NANE are non-deductible. As a result, the portion of expenses able to be claimed by an investor is limited to the proportion of assessable income. You should seek your own independent tax advice to find out what tax benefits are available to you.

Key features

- For the current 2019/2020 NRAS year, the scheme provides for Federal, State and Territory Government incentives of up to \$11,248.09 per annum to an investor in an Approved NRAS Property.
- The NRAS has been structured to allow investors who want to invest in new residential housing, to also access the Government Incentives available through NRAS.
- Hassle free investment as your Approved NRAS Property will be managed on your behalf to ensure compliance with the NRAS legislation and regulations.
- Government Incentives are indexed annually and available for the NRAS period.
- The Commonwealth Government Incentives are a refundable tax offset. This amount is required to be claimed through your Income Tax Return.
- The State Government Incentives are non assessable non exempt income (NANE). This means that the amount is not included in your income in your income tax return (no tax payable). This amount is paid by the respective State or Territory generally in the last quarter of the year.
- Your approved NRAS Property will be managed by professional property and tenancy managers.



Western Australian Economic Overview

PROPERTY MARKET

Perth remains the second-most affordable capital city to purchase a house or unit. This affordability, together with record low home loan rates, generous government incentives and an improved economic outlook, has boosted buyer confidence¹.

CoreLogic data revealed that Perth's home value index lifted 1.6 per cent in January 2021 and 3.8 per cent compared to three months ago, currently making it the fastest growing major market in Australia! *REIWA President Damian Collins said reiwa.com data supported these findings, with Perth's median house price increasing to \$490,000 in January.*

REIWA has predicted a tightening from the current vacancy rate, which is already at a 0.8% record low as well as noting a 13% rental increase from \$350 weekly median to \$395 on properties which had changed tenants in the past 6 months. Mr Collins predicts a 10-15 per cent increase across the board after the rental moratorium ends in March².



HIGHLIGHTS

- Perth's property market recovery is well underway with house prices recording their strongest annual growth in six years, new data shows.
- Median house prices are at a three-year high of \$563,214, while unit prices are at a median of \$347,585 – the highest in roughly a year, the latest Domain House Price Report.
- Perth house prices have increased by 6.3 per cent over the past year, and units rising 4.4 per cent as expats return, and buyers take advantage of low interest rates.
- Perth's population has increased to 2,067,000 which is an increase of 1.22% from 2020³. With more international arrivals expected per week, plus the domestic borders opening, the rental market could continue to get more competitive for renters in 2021.
- **In regional news**, median sale price in Port Hedland is up 9.3 per cent in the December quarter alone, which contributed to a staggering 17.4 per cent rise since the same period in 2019².
- President Damian Collins said Karratha was also up 17.5 per cent for the year, and towns that were "lock-step with iron ore" were benefiting from mining companies changing the way they do business in a pandemic.
- Mining companies have reassessed and there's a strong focus on getting as many as local workforce as they can up into the region, so if Perth ever got cut off again they could function.



EMPLOYMENT - MAKING THE MOVE TO WA⁴

The State Government plans on capitalising on workers that have been forced to stay in WA during the pandemic restrictions by positioning the state as an economically and socially desirable place for them to live and work post-pandemic.

Thousands of workers, from over east have moved to WA to quarantine and go to their jobs on the mines. Many of these workers have never spent a significant amount of time here, but now they have, and so have their families, which means they have a better understanding of the lifestyle and advantages Western Australia has to offer.

WA Premier Mark McGowan has said that the Government will now examine opportunities to incentivise these workers to remain in our state. Housing incentives are being considered to entice workers to stay as well as a directive for future industry recruitment to be focused more locally.



“This is a huge opportunity ... to get those people to come and live here with their families permanently and keep their incomes right here in WA,” Mr McGowan said.

Discussions around the campaign are in preliminary stages, but the resources sector is working with the WA Government on the Campaign. **This takes us to WA's largest industry.....resources.**

WA RESOURCES INDUSTRY

Over 2019-2020 Australia has recorded its largest-ever surplus according to the latest statistics data from the Australian Bureau of Statistics.

During the 2020 financial year, Australia's trade surplus was a massive \$77.4 billion. That is a \$28.3 billion increase on the 2019 financial year⁵.

AND WA IS DEFINITELY HOLDING THE FORT.....

A big reason for the continued international trade success is Western Australia's prolific resources sector. WA's international exports increased by 13.3 per cent over the 2020 financial year, despite most other States and Territories seeing exports decline over this period.



WA's largest resources sector, iron ore, has been the catalyst for WA's export success, with demand for the material under WA soil remaining strong.

If WA's exports can hold steady as they did over the last financial year, they could play a key role in minimising the economic damage from the coronavirus.

WA'S \$5.5 BILLION RECOVERY PLAN⁶

The State Government's \$5.5 billion dollar Recovery Plan is the recovery vision for Western Australia to get back on the road to becoming a thriving innovative community in which to live, work, visit and do business. Central to the plan is restoring business and consumer confidence, getting people back into work and rebuilding the economy.

The WA Recovery Plan will help create more jobs and open up training opportunities, which will help drive increased economic activity. It will also provide a strong foundation so that individuals and families can once again be active members of their communities.



SO WHAT'S THE PLAN?

The plan is set around 21 priority streams, each driven by a clear and direct commitment from the Government to create more WA Jobs. These range from new technologies, local manufacturing and training through to tourism, patient care and the environment.

Each stream will have a range of initiatives that may include capital works, grants, programs and projects. Some of these initiatives have been brought forward and have already been announced by the Government. Over time, other initiatives and more specific details will be announced and progress will be tracked.

WA RECOVERY PLAN HIGHLIGHTS

MANUFACTURING⁷

- The WA government is taking the next step to being more self-sufficient and bringing more local manufacturing back to Western Australia.
- Building on the successful METRONET Railcar Manufacturing and Assembly facility, currently under construction in Bellevue, the WA state government will now invest an additional \$40.1 million to build a new diesel railcar maintenance facility as well.

"WA is primed to join the supply chain of major industries and sectors like renewable energy, conservation, mining and construction. This package is about giving local businesses confidence to establish themselves, make local products and keep jobs here in WA. Boosting our manufacturing industry means more local jobs, more training and more apprenticeship opportunities for Western Australians for generations to come." Premier Mark McGowan said.



INFRASTRUCTURE⁸

- Major infrastructure project investments are getting a boost under the Western Australian Government's WA Recovery Plan in order to create jobs and support the economy.
- Investments in defence, port and harbour infrastructure, and serviced land to help establish new business and research facilities will deliver a pipeline of jobs for Western Australians
- The Western Australian Government will accelerate infrastructure works to expand the state's defence industry capability, increasing the state's already strong footprint in marine repair, maintenance and construction.
- This aligns with Western Australia's commitment to the defence industry development and will leverage its skills and training.

Western Australian Defence Issues Minister, Paul Papalia, said, "Defence industry projects offer incredible opportunities for the state, and these investments in the AMC will further strengthen our capacity to secure high-value, job-creating work.

RECENT UPDATE

UNEXPECTED BONUS BUDGET SURPLUS⁹

- The government has announced that they have **AGAIN** revised the surplus from 2.2 billion, already up \$1 billion from the original surplus, to a whopping 3.1 billion.
- The figure was released by the Department of Treasury as part of its pre-election financial projections statement.
- The major windfall was primarily due to a higher-than-expected iron ore price boosting royalties, plus strong activity in the residential property market increasing taxation revenue.
- The statement also showed the jobs recovery was proceeding quicker than anticipated in the wake of the pandemic, with 99 per cent of jobs lost between February and May last year recovered by December.





Geraldton

Economic Overview

GERALDTON PROPERTY MARKET

Western Australia continues to see a drastic decline in available rental properties. Whilst this is a difficult time for renters, this has become increasingly enticing for investors, with the demand for rental properties leading to increased rental yields the state over.

Geraldton Property Team leasing officer Kyle Bigos said at his real estate firm, they have seen a dramatic drop in stock.

He said the market had become so competitive people were often offering a lot more to secure a property.

“We have roughly around 100 people looking for properties and only 18 to go around,” Mr Bigos said.

REIWA President, Damian Collins, has reported that Geraldton has experienced a 53 per cent drop in rentals in the last quarter.

Mr Collins said that the last time the rental market was in such short supply was in 2007.

Currently Geraldton has a vacancy rate sits at 1%.

It could not be a better time to invest in this location. With the Government stimulating the economy through building grants, interest rates below 2%, increasing rental yields and prices still being affordable, there has never been a better time to get into the property market.

ABOUT THE AREA

Geraldton is a thriving regional city that is located to the north of Perth and supports a rapidly growing community of over 40,000. Geraldton’s local government is The City of Geraldton, which has been named one of Australia’s regional capitals. The City boasts a prosperous economy with a number of diverse industries including mining, fishing, manufacturing, construction, retail and tourism. *The City’s Gross Regional Product is estimated at \$3.085 billion.*



GERALDTON PORT



Greater Geraldton plays a critical role in the provision of key export infrastructure (port, heavy rail and airport) for resource operations, the supply of skilled labour, as well as public and private support services. *Geraldton Port is one of the largest trade ports in WA and the second largest grain export terminal in Australia.* Despite having the reputation as a grains exporter, Geraldton's port is also a major minerals export hub shipping gold, iron ore, copper, nickel and bauxite.

One of Geraldton's greatest economic strengths is its diversity. In addition to catering for exports of grains and minerals, the port also facilitates imports of fertiliser, mineral sands, mining project cargo and fuels. Importantly, it also supports the very lucrative local fishing industry by providing birthing facilities, maintenance, waste disposal and security services.

Geraldton Port has seen continued growth in trade since the last financial year. In the 2018/19 Annual Report released by Mid West Ports Authority they recorded that 15.905 million tonnes had made its way through the Port with an estimated value of trade exceeding \$4.4 billion. Mid West Ports are preparing for continued growth announcing in July 2020 a \$11.6m in upgrade of the port¹¹. Increasing throughput by maximising their existing infrastructure ensures that when additional mining projects come online, the Port of Geraldton has capacity to provide that vital link in the mining supply chain. It is expected that a huge amount of opportunity will be realised over the next 10-15 years.

OAKAJEE PORT & RAIL PROJECT

There have been exciting projects and developments announced recently that look to provide further opportunities for growth in the area. It has long been an ambition to have another port in the Mid West that was capable of birthing the large Cape-class vessels that Geraldton Port is unable to accept. Oakajee was identified as a preferred site for the deepwater port and is considered the key to opening up further development in the Mid West. Whilst plans for the Oakajee Port and Rail project have hit a few hurdles over the years due to funding, recent news has inspired confidence that this is something that could finally be realised.



Geraldton

Economy Cont.

In late 2019, Sinosteel, a Chinese Government-owned company announced that they were purchasing Jack Hills iron ore mine from Mitsubishi. Sinosteel who was previously being considered as one of the potential investors in Oakajee had made the decision not to participate in the project. However, with the announcement that they were buying a mine in the Mid West that is rich in premium grade iron ore, Sinosteel may now be more likely to revisit Oakajee. *Further to this, Sinosteel announced on the 21st October 19 that they had just snapped up Mitsubishi's stake in the \$10 billion Okajee Port and Rail Project.*

This news is huge being that the reason they pulled out of the Oakajee in the first place was due to a dispute over high port tariffs. Now with this acquisition, Sinosteel will control the port tariffs ensuring that these would be economically viable for them. With the regions trade currently exceeding \$4.4 billion dollars, having an additional port capable of servicing larger vessels would look to transform the Mid West.

OTHER PROJECTS

The aquaculture industry is also setting the scene for future economic growth. With an already thriving Rock Lobster industry, which contributes more than **half a billion dollars to the WA economy**, attention is now being given to growing other areas of the industry. Geraldton is receiving a \$7 million boost to build and operate a state-of-the-art marine finfish nursery. Over the next three years this funding will help fast-track the growth of the Mid-West aquaculture industry and create thousands of regional jobs in Western Australia.



There have also been eight Mid-West projects announced that will be receiving more than \$750,000 in regional economic development funding. Two Mid-West businesses that are Geraldton-based will receive \$250,000 to establish a rock oyster industry at the Abrolhos Islands. Rock oyster aquaculture is new in Western Australia, and this project provides the opportunity to explore potential growth and share learnings with other growers to help build the industry.

The City of Greater Geraldton is seeing a number of key infrastructure projects occurring in the 2019/20 financial year. The city will invest on record levels with more that \$19.9 million dollars allocated to renewing existing assets and \$6.9 million allocated to building new Capital Works. This investment will provide an important boost to the local economy and will offer residents and visitors better services, amenities, facilities and experiences unique to the region.

Geraldton's long awaited airport expansion is also about to take off. The extension to the airport runway will go ahead with a further \$10 million boost from the Federal Government.



The \$24 million airport upgrade project will enable development of direct interstate and international services for tourism and airfreight. This should also give the private sector greater confidence to invest in Geraldton.

TOURISM

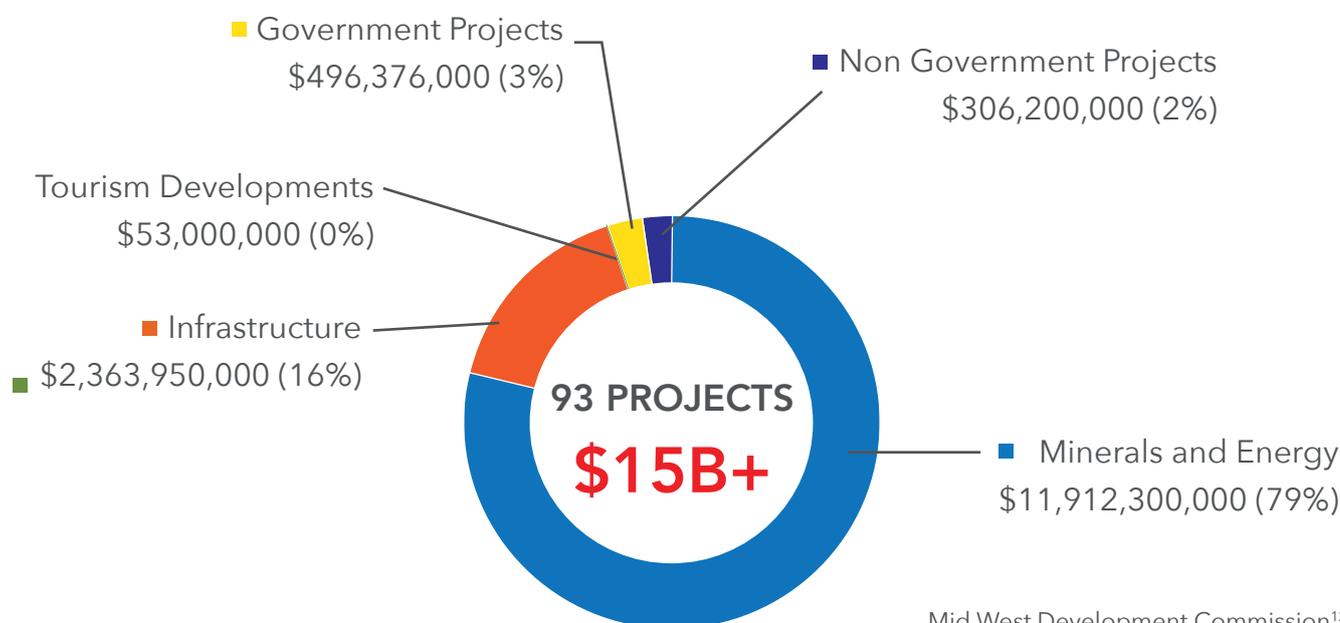
Geraldton is well positioned for direct tourism services with South East Asia, China and Japan. Tourists are drawn to the area due to the diverse range of activities and the natural wonders on offer. From the amazing beaches, to the breathtaking Abrolhos Islands and the fields of wildflowers, this is fast becoming a very popular location.

Geraldton also now has a booming cruise ship industry that welcomes in visitors all year round. Out of Greater Geraldton's total output of \$5.872 billion it is estimated that \$193.406 million is generated from the tourism industry.

SUMMARY

With the number of projects and growth forecasted across almost all industries, there are many reasons to invest in this unique location. Geraldton has learnt from past experience that you cannot solely rely on one industry to drive the economy. With such a diverse and unique offering it's clear that Geraldton intends to take full advantage of this. Now is a great time to invest in a fabulous location that is showing real signs of turning itself into an economic powerhouse.

Estimated Value of Projects occurring in the Mid West Region by Category¹²





Geraldton & Sunset Beach

Overview

Geraldton is a growing regional city that offers its residents the best of coastal and rural living. Establishing itself as a trendy seaside escape, Geraldton offers residents a wide range of sensational dining experiences, from top quality restaurants overlooking the waterfront to award winning local fish and chip shops.

Geraldton has all the major facilities that you would expect to find in a city, yet it has a more relaxed lifestyle, typical of the country. There are a number of schools in the area as well as the opportunity for higher education studies with the Geraldton University Centre, Durack Institute of Technology and the Batavia Coast Marine Institute.

With its incredible coastline and warm, windy climate Geraldton is a popular destination for water sports enthusiasts and maritime historians. The Abrolhos Islands are also located just 80 kilometres off the coast. Here residents and visitors can explore the islands flora and fauna including endangered sea lions and extremely rare birdlife. You can also go snorkelling on the reef and see the 1429 Batavia ship wreck up-close, find coloured pearls and even cast a line out.

Just 20 minutes south of Geraldton you'll find the historic Greenhough. The town is known for its unique leaning trees, picturesque river and the Greenough Wildlife Park. To the north-east, you'll find Chapman Valley and Northampton - both these towns are characterised by their vast fields of golden wheat and canola that cover the mountains during the winter months, whilst Chapman Valley is also one of the hotspots for magnificent wildflowers during spring.



Located just 5 kilometres from Geraldton's vibrant city centre is Sunset Beach, one of the most popular beaches for wind surfing and kite surfing. This stunning location with over 2 kilometres of pristine coastline, offers its residents the culture and excitement of city life with a relaxed coastal feel. There are several shops, schools and major facilities in close proximity. And the beach is just a short stroll away.

The sense of community in Geraldton and Sunset Beach is strong. It's the type of town where everyone knows each other and perfect strangers smile and nod. It's a great location to raise a family and the employment opportunities are diverse and many. With more projects and developments occurring in the area as well as the spectacular environment, this is a fabulous location with plenty to offer.





Sunset Beach

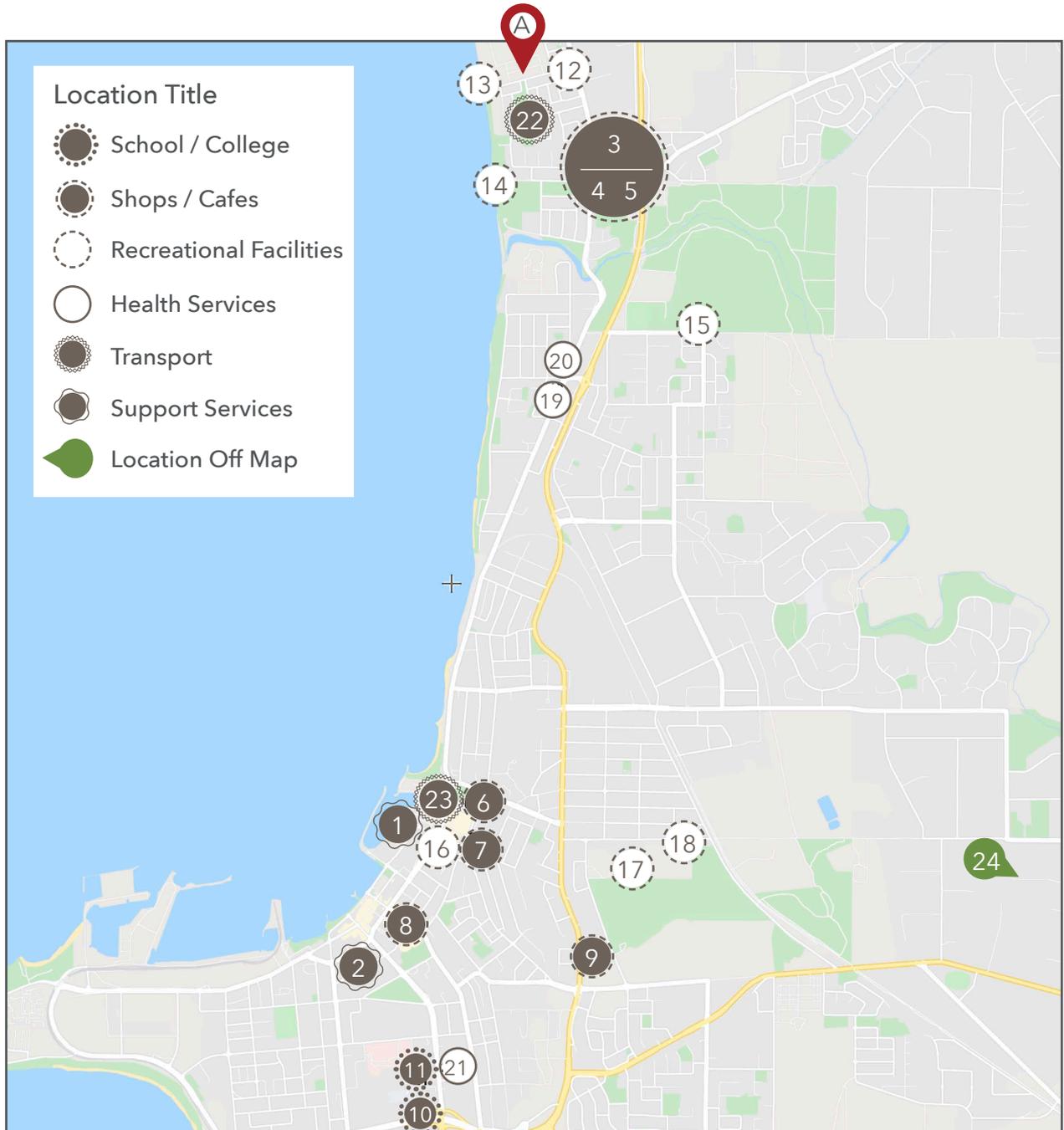
Places of Interest

	Location Title	Driving Distance from Location	Estimated Travel Time
A	Sunset Beach, Geraldton		
1	CHL	10 minutes	7 kilometres
2	ACTIV Geraldton	12 minutes	8 kilometres
3	Glenfield Shopping Centre	3 minutes	1.3 kilometres
4	Chapman Rd Sunset Shopping Centre	3 minutes	1.3 kilometres
5	IGA Glenfield	3 minute	1.4 kilometres
6	Coles	10 minutes	6.6 kilometres
7	Target	10 minutes	7.3 kilometres
8	Woolworths	12 minutes	7.7 kilometres
9	ALDI Wonthella	10 minutes	8 kilometres
10	Central Regional TAFE	14 minutes	9.1 kilometres
11	Geraldton Universities Centre	15 minutes	9.2 kilometres
12	Sail Park	7 minutes	550 metres
13	Beach	4 minutes (WALK)	335 metres (WALK)
14	Sunset Beach	3 minutes	1 kilometre
15	Spalding Park Golf Club	6 minutes	3.7 kilometres
16	Cafes	11 minutes	7.3 kilometres
17	Geraldton Tennis Club	10 minutes	7.7 kilometres
18	Wonthella Bowling Club	11 minutes	7.9 kilometres
19	Geraldton Bluff Point Doctors Surgery	5 minutes	3.1 kilometres
20	TerryWhite Chemmart	5 minutes	3.1 kilometres
21	St John of God Geraldton Hospital	15 minutes	8.8 kilometres
22	Closest Bus Stop	11 minutes (WALK)	950 metres (WALK)
23	Geraldton Railway Station	10 minutes	6.9 kilometres
24	Geraldton Airport	19 minutes	15.5 kilometres



Sunset Beach

Places of Interest Location Map





What is Dual Key and What are the Benefits?

Dual Key property contain two dwellings, a common wall and usually one smaller side than the other (*perhaps a 5 bedroom property split into a 3 bed and 2 bed*). Some dual key properties can share a hallway or entry, with the main door to each side accessible from this shared hallway/entry.

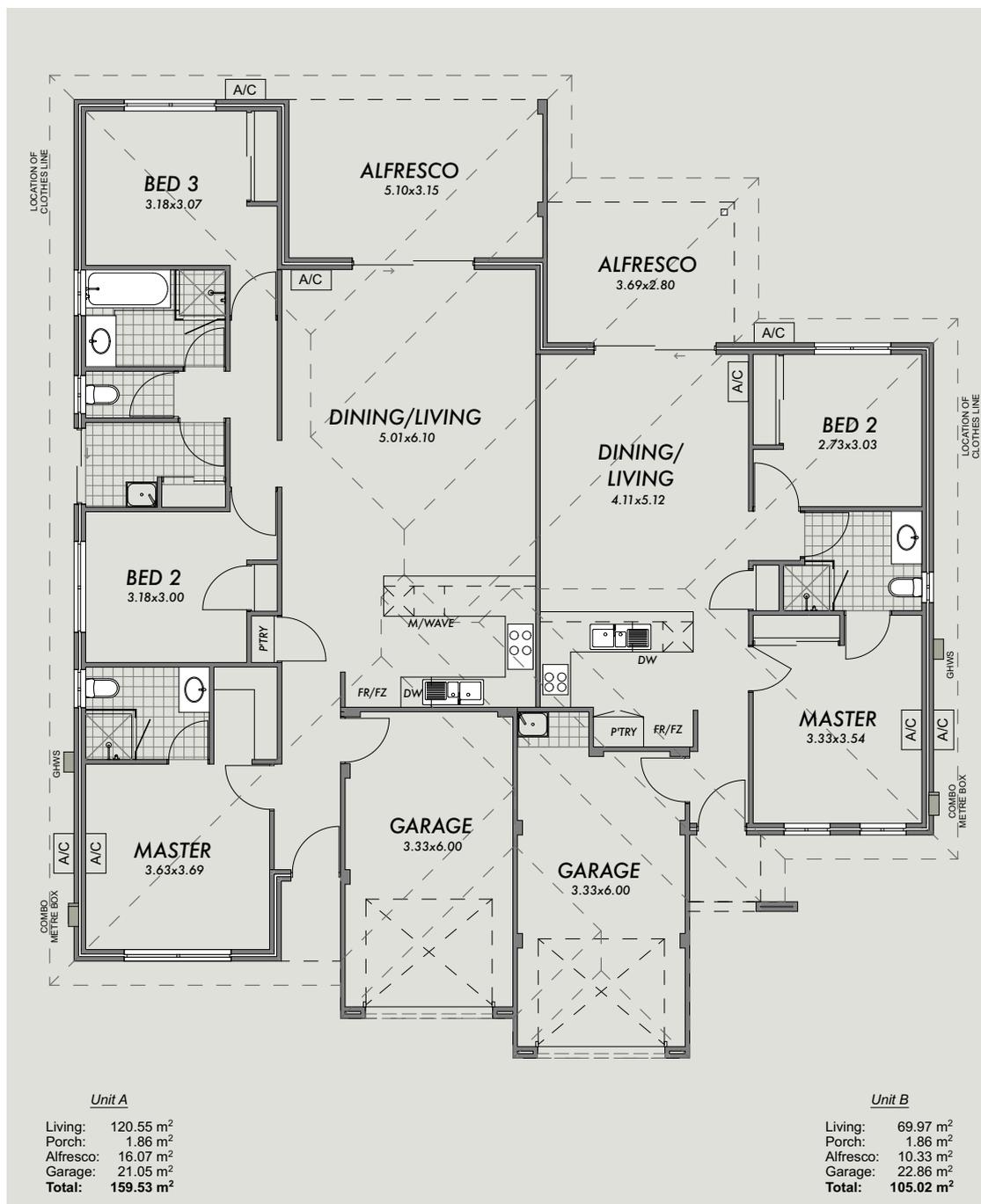
What are the benefits of Dual Key?

- Often cheaper to build than a duplex pair (in comparable circumstances/locations)
- Two income producing properties on one title if rented
- Can be positively geared if fully rented
- Lower risk. With two potential incomes, if one dwelling is vacant the other property is still working for you, it is unlikely you will be without both tenants at the same time.
- **Investors.** A high yield that appeals to you now and will appeal to another investor when it comes time to sell.
- **First / Second home buyers want help to pay mortgage.** First home owners move into unit-side, rent out house-side. Second home buyers / family move into house-side, rent out unit-side.
- Traditional 'granny' flat style. Family in house side, granny/grandpa in unit side.





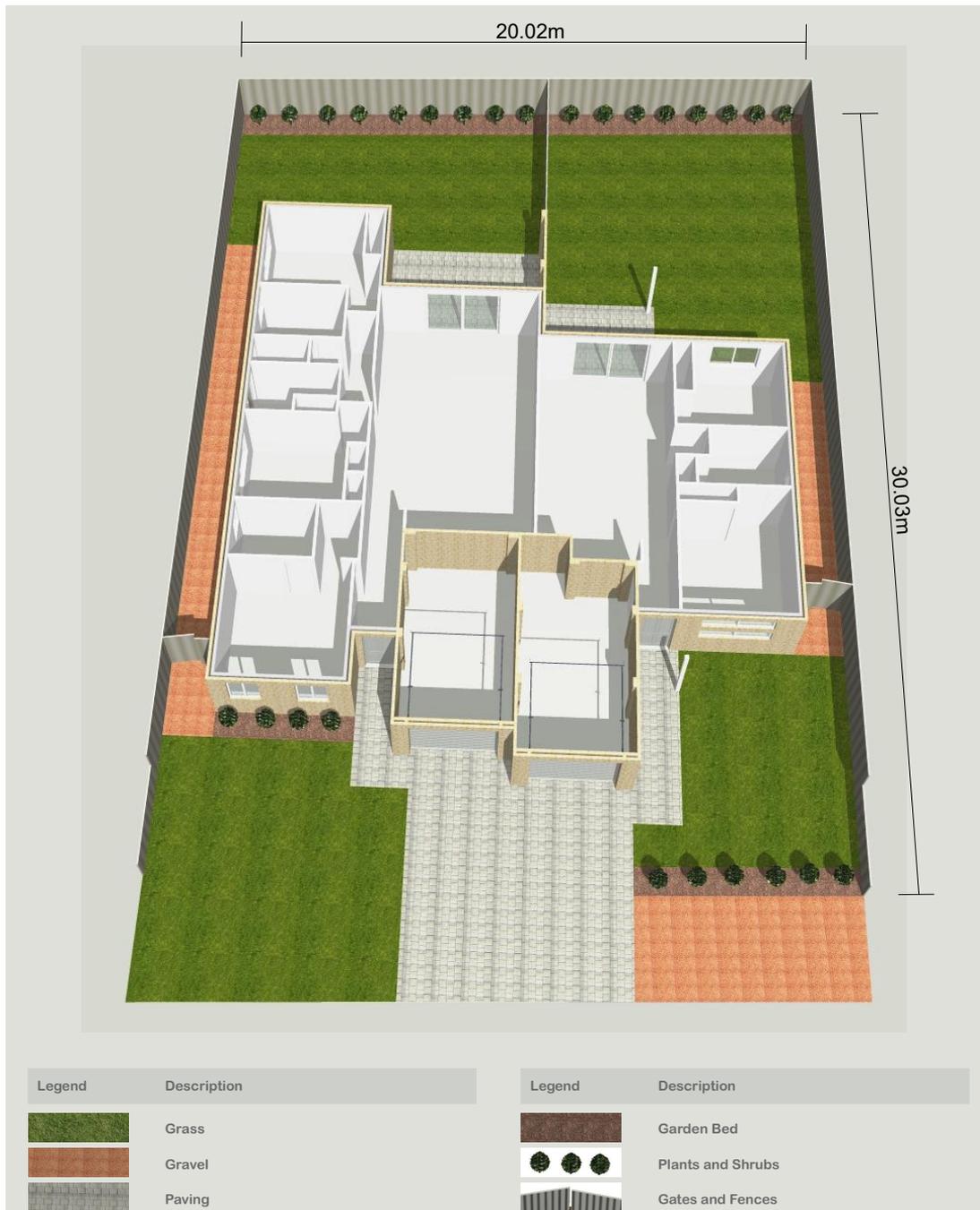
Floor Plan: Dual Key



**Images are illustrative only



Landscape Plan





Elevation Render: Dual Key





Price List

Lot#	Street	Unit	Bed	Bath	Car	Purchase Price
675	9 Corallina Quays	A	3	2	1	\$499,000
		B	2	1	1	
720	7 Swordfish Vista	A	3	2	1	\$499,000
		B	2	1	1	
770	15 Forecastle Street	A	3	2	1	\$499,000
		B	2	1	1	
788	9 Bridge Street	A	3	2	1	\$499,000
		B	2	1	1	
795	20 Forecastle Street	A	3	2	1	\$499,000
		B	2	1	1	





Example Investment

Property Price		\$499,000
Amount of Deposit (20%)	\$99,800	
Loan		\$399,200
Property Value		\$499,000
Costs	\$5,200	
		YEAR ONE
Weekly Rental Income after 20% Discount for NRAS (\$420 market rent)	\$336	
Annual Rental Income		\$17,472
Property Expenses:		
Management Fees	(\$2,402)	
Interest on Loan (interest only)	(\$11,976)	
Allowance for Council Rates, Water Rates, Strata & Strata Insurance	(\$6,100)	
Total Property Expenses		(\$20,478)
Pre - Tax Cash-Flow		(\$3,006)
Tax Position		
Property Expenses	(\$20,478)	
Depreciation Example on Building, Fitout & Fittings	(\$18,000)	
Total Tax Allowances Available	(\$38,478)	
Total Tax Allowances NANE Adjusted	(\$29,095)	
Income for Tax Return	(\$11,623)	
Tax Return (at 39%)		\$4,533
Cash-flow After Tax Allowances		\$1,527
2 X NRAS Incentive	\$22,540	
2 X Less: QRIF Fee	(\$1,860)	
Net Cash-Flow After NRAS Incentives		\$22,207

The information included in this example is provided as a guide only and all potential investors should consult their professional advisor.

Assumptions: Gearing Level on Property 80%. Interest rate at 3%. Market Value Weekly Rent of \$420 (before NRAS discount). Investor Marginal Tax Rate 37%, plus Medicare Levy 2.0%. NRAS incentive indexed based on 2019/2020 NRAS year.

Note: The State component of NRAS is paid as a non assessable, non exempt income (NANE). ATO rulings have determined that expenditure associated with deriving the NANE is non-deductible which has been calculated above.

**Images are illustrative only



About the Builder

Campbell Homes is a family owned and run business. From B.H. & V.M. Campbell Builders, to Steele Campbell Building, and finally now Campbell Homes, the Campbell's have been building homes in Western Australia for over 40 Years, and locally here in Geraldton for the last 10 years.

The company has been awarded countless awards for their work in the building industry, including relevant awards for best unit developments and most liveable homes several times each. They are also the current holder (3 years running) of the coveted Master Builders Association - Brian Neil Award, for overall building excellence.

They strive for a high quality of finish and a structurally sound home to stand the test of time.



2018 Winner

Contract Home
\$400,000 - \$450,000



2018 Winner

Contract Home
\$450,000 - \$500,000



2018 Winner

Brian Neil Award
For the pursuit of excellence



2017 Winner

Custom Built Home
\$450,001 - \$600,000



2017 Winner

Custom Built Home
Up to \$450,000



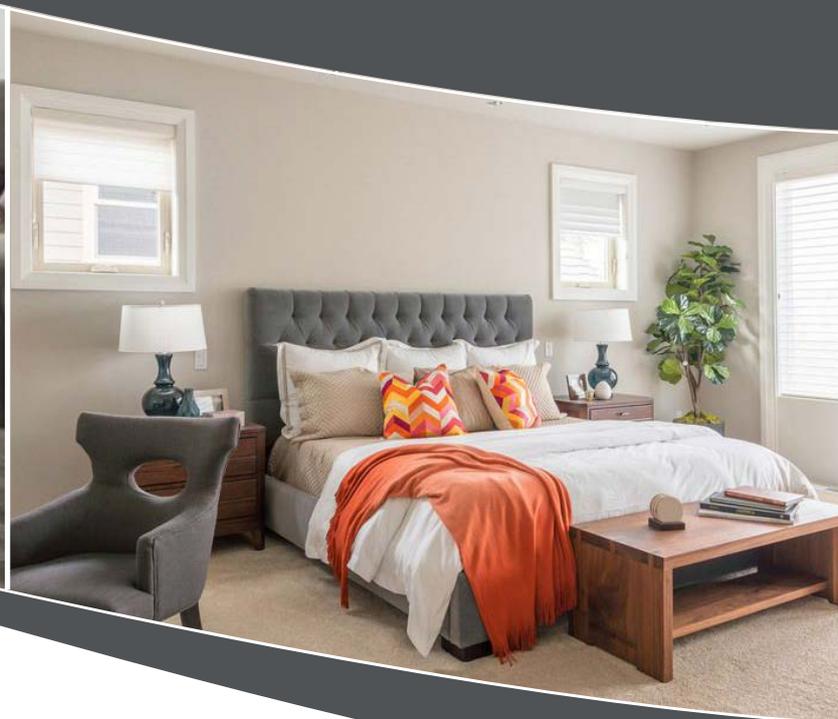
2017 Winner

Contract Home
\$300,000 to \$350,000



2017 Winner

Contract Home
\$650,000 to \$850,000



Property Specifications

KITCHEN

- 20mm Q-Stone Benchtops
- Premium Range of Laminate Colours to Cupboards
- Soft Closing Doors to Cupboards & Drawers
- Tiled Floors
- Gas Cooktop
- Rangehood
- Electrical Oven
- Dishwasher

BATHROOM & ENSUITE

- Soft Closing Doors to Cupboards & Drawers
- Tiled Floors
- 750mm - Double Towel Rail
- Privacy Lock
- Laminate Tight Form Premium Range Bench Tops
- Laminate Doors with Satin Chrome T-Handles

ELECTRICAL

- Power Points
- Water Proof Powerpoints Two (2)
- LED Lights
- TV Points
- TV Antenna
- Phone points Two (2)
- Exhaust Fans
- Smoke Detectors
- NBN Unit

OTHER

- Air-conditioning to Living and Master Bedroom
- Window Treatments
- Carpets to all Bedrooms
- Privacy Locks to all Bedrooms
- Flooring: Polyflor Vinyl Planking
- Landscaping: Hunter Sprinkler System
- Fencing
- Garage: CSI Panel Range
- Alfresco Area

EXTERNAL PLUMBING

- Stormwater: 1 common tank to all front down pipes
- Taps (4)

WINDOW FRAMES & GLAZING

- Aluminium Windows and Sliding Doors
- Standard Key Locks to Sliding Doors & Windows

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KIM·TURNER
REAL ESTATE

KIM•TURNER

REAL ESTATE

Date: _____

Property Reservation Form

Please return completed form via email to: kim@kimturner.com.au

Purchaser Contact & Address Details

Proposed Purchaser #1 - Given name(s), Surname, Company or Trustee (i.e. for SMSF)		Split	%
Proposed Purchaser #2 - Given name(s), Surname, Company or Trustee (i.e. for SMSF)		Split	%
Street Number	Street		
Suburb / Town	State	Postcode	
Business Telephone	Mobile Phone	Contact Name	
Email Address			

Reservation of Property

I / We would like to reserve the property being described as:	Purchase Price
	\$

Conditions of Property Reservation

- 1) Payment of \$1,000 (fully refundable) holding deposit to be paid within 48 hours of signing Property Reservation form.
- 2) The Contract of Sale must be signed within 7 days of Property Reservation form or the property hold will be void and holding deposit refunded.

SIGNED BY: Purchaser 1

Signature
Date of Signing

SIGNED BY: Purchaser 2

Signature
Date of Signing

Adviser Details

Advisor / Agent Name
Address
Telephone

Conveyancer Details

Conveyancer / Agent Name
Address
Telephone

Finance Broker Details

Finance Broker Name
Address
Telephone

WAI Realty Trust Account

Commonwealth Bank

BSB: 066 110

Acc: 1029 6354

Ref: property address or your surname

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