BAYSIDE

BOTANY

VIEW BROCHURE

72 - 86 BAY STREET, BOTANY, NSW

CONTENTS

04. Bayside - A Visual Representation
20. Dream Team
22. Realogic Research
31. Floor Plates and Floor Plans
43. Fixtures & Finishes

ARTIST'S VISUALISATION

A VISIONARY COMMUNITY

Mere moments from the peaceful Botany Bay foreshore and Sir Joseph Banks Park, this selection of brand new apartments showcases sophisticated contemporary design with a distinct sense of community.

Its beautiful residences are intended to accommodate a broad demographic of purchasers, from first homebuyers and investors to families looking to enjoy the area's relaxed environment. A tranquil refuge from the outside world, Bayside presents a fabulous opportunity to be part of the area's ongoing growth and rejuvenation.

TOP TEN POINTS

01. Building A, consisting of 39 impeccably designed 1, 2 and 3 bedroom apartments with premium finishes and fittings throughout designed by one of Australia's most well respected architects - Marchese Partners
02. Mostly north facing, oversized luxury apartments all with parking and storage - 2 and 3 bedroom apartments enjoy 2 car spaces
03. Spacious courtyards on the first (ground) floor and relaxing terrace area on fifth floor
04. Most apartments with media and genuine study rooms
05. Vacancy rates in Botany are at 1.25%, which is 50% lower than the Sydney average of 2.5%
06. Harmonious feel - adjacent to Booralee Park, top golf courses & Botany Aquatic Centre
07. Surrounded by $68 billion of enhanced infrastructure including transport, airport, hospitals and a multitude of private and public schools nearby
08. Easy access to CBD - arterial roads very close by
09. Moments to Westfield Eastgardens and an array of shops, cafes and restaurants
10. Strong developer, architect and builder

ARTIST'S VISUALISATION

DEVELOPMENT OVERVIEW

BUIILDING A

14 x 1

INTERNAL SIZE: 52 – 53m²
EXTERNAL SIZE: 11 - 72m²
PRICING FROM*: $599,000
STRATA EST.**: $696 - $852
RENTAL EST.***: $575 - $625

19 x 2

INTERNAL SIZE: 82 – 94m²
EXTERNAL SIZE: 12 - 169m²
PRICING FROM*: $885,000
STRATA EST.**: $908 - $1,150
RENTAL EST.***: $800 - $950

6 x 3

INTERNAL SIZE: 96m²
EXTERNAL SIZE: 12 - 79m²
PRICING FROM*: $1,099,000
STRATA EST.**: $1,221 - $1,292
RENTAL EST.***: $1,000 - $1,100

*The vendor reserves the right to adjust prices at any time of the campaign and town-homes are subject to availability at the time of your enquiry. **Strata fees quoted are rough estimates, provided in good faith and subject to confirmation. Strata fees depend on the individual unit entitlements and may be subject to change.***Rental estimates are based on current market rentals in the suburb and are provided in good faith and may be subject to change over time, depending on market conditions at the time of completion.

REFINED LIVING AT THE BAY

Sydney Harbour
Bondi Beach
Royal Randwick Racecourse
The Australian Golf Course
The Lakes Golf Course
Westfield Eastgardens
Pagewood Public School

CONTEMPORARY DESIGNER LIVING AT ITS BEST

Impeccably conceived and generously proportioned, Bayside offers a variety of 1, 2 and 3 bedroom apartments designed to suit many lifestyle requirements. Largely north facing, the light and airy residences are graced with stylish interiors achieved using warm natural materials and European appliances.

Spacious courtyard gardens and terraces provide ambient spaces for alfresco entertaining while a beautiful communal garden and barbeque area is a perfect setting in which to socialise with your neighbours. All apartments come with security parking and lift access, with the 2 and 3 bedroom apartments featuring two valuable car spaces.

BOTANY

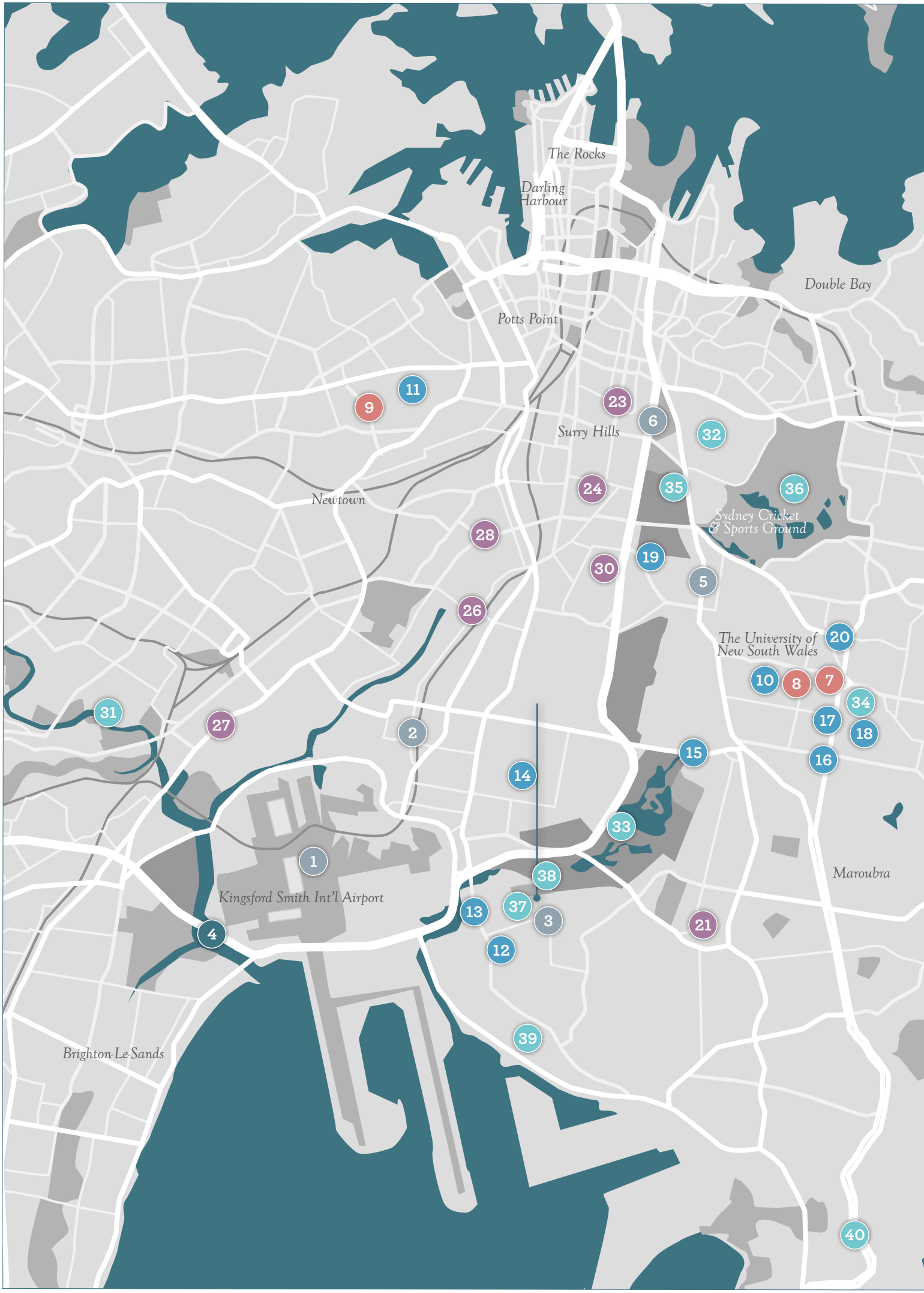
Rich in Australian history, Botany is located in the south of Sydney's Eastern Suburbs and only 10km away from the CBD. Surrounded by a natural eco system of leafy parks and open space, this beautiful suburb is only moments away from a range of transport facilities and amenities.

The precinct is undergoing major transformations. What was once an industrial heartland and barren port landscape is now transitioning into Sydney's newest hot spot for home owners and investors alike. In the last 5 years the population has grown by nearly 15 percent and by 2036 the population forecast is to reach 70,000 people.

An initiative from the Federal and State Government to invest $68 billion in infrastructure over the next 4 years includes establishing the WestConnex, an arterial road which will link Sydney's west into Botany's waterfront cultural and residential project. Once completed, it will transfer Botany and its surrounds into a cross-regional corridor connecting transit routes to Bankstown, Parramatta, Hurstville, Macquarie Park and Sydney Olympic Park.

Acclaimed schools and universities within the region are only moments away, the University of New South Wales is less than 7km away and St Bernard's Catholic Primary School is less than 800m away. Hospital and medical facilities are also close by with Randwick Hospital located only 8.3km away.

The transport facilities within Botany will connect you to anywhere in Sydney. The Airport Link operates between the Airport and Mascot at 5 minute intervals. Direct services between Central Station and Mascot frequently operate on weekdays and weekends. The bus stop from Bayside is conveniently located on Bay Street, it will take you into the CBD, Westfield shopping centre or Botany's surrounding suburbs.


The Rocks
Darling Harbour
Double Bay
Potts Point
Surry Hills
Newtown
Sydney Cricket & Sports Ground
The University of New South Wales
Kingsford Smith Int'l Airport
Maroubra
Brighton-Le-Sands
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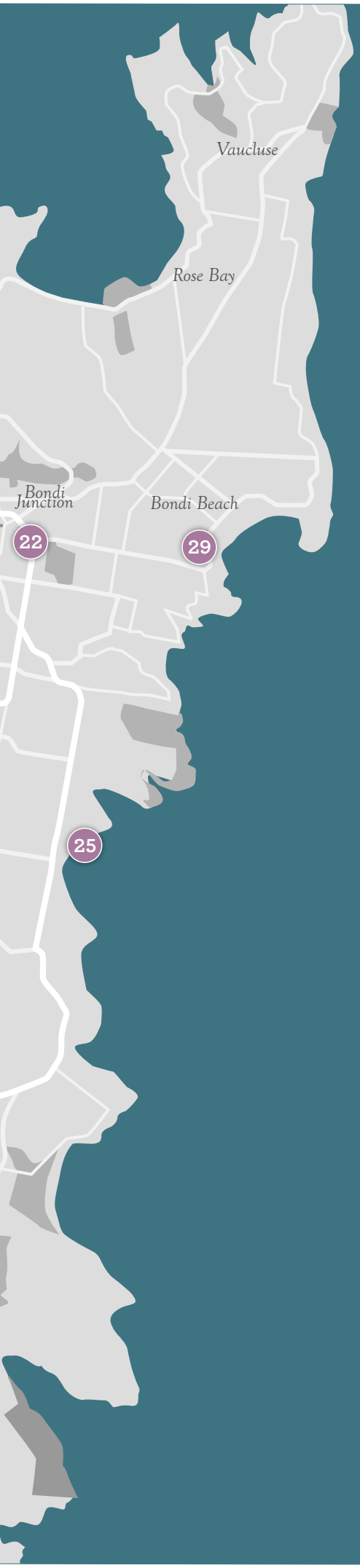


ROADS & TRANSPORT

01. Sydney Airport – 2.9km
02. Mascot Train Station – 3.7km
03. Express bus to Sydney CBD – 400m
04. M5 Motorway – 19km
05. Anzac Parade – 7.3km
06. M1 Motorway – 13.2km

HOSPITALS

07. Randwick Hospital – 8.3km
08. Sydney Children's Hospital – 7.3 km
09. Royal Prince Alfred Hospital – 8.8km

EDUCATION & CHILDCARE

10. University of New South Wales – 7km
11. University of Sydney – 8.8km
12. St Bernard's Catholic Primary School – 800m
13. Botany Public School – 1km
14. JJ Cahill Memorial High School – 3.1km
15. St Spyridon College Primary – 6.1km
16. Randwick Boys' High School – 6.2km
17. Randwick Girls' High School – 6.9km
18. The Spot Preschool – 7.2km
19. Goodstart Early Learning – 7.1km
20. Marcellin College – 7.8km

RETAIL & DINING

21. Westfield Eastgardens – 4.1km
22. Bondi Junction Westfield – 12.2km
23. Toko Sydney – 8.6km
24. Mojo by Luke Mangan – 6.6km
25. Coogee Pavilion – 9km
26. The Grounds of Alexandria – 5.2km
27. IKEA – 8.1km
28. Bread & Circus – 6.3km
29. Bills – 12.6km
30. East Village – 6.8km

PARKS & RESERVES/SPORT & RECREATION/ EVENT CENTRES

31. Carriageworks – 7.9km
32. Sydney Cricket & Sports Ground – 8.9km
33. The Lakes Golf Course – 4km
34. The Ritz Cinema – 7.3km
35. Moore Park Golf – 8.5km
36. Centennial Park – 10.6km
37. Boralee Park – 300m
38. Botany Aquatic Centre – 400m
39. Sir Joseph Banks Park – 2km
40. Little Bay - 8km

A MODERN OASIS TO CALL HOME

ARTIST'S VISUALISATION

INDULGE IN YOUR SURROUNDINGS

ARTIST'S VISUALISATION

Disclaimer: The kitchen benchtop in Building A is Caesar stone and may vary slighty from image.

Disclaimer: The bathroom tiles in Building A are ceramic and may vary slightly from image.

ARTIST'S VISUALISATION

ARTIST'S VISUALISATION

DEVELOPER

Landmark Group is a wholly Australian-owned property development company with success founded on the strength of their relationships. From key consultants to local governments, they have forged trusted, durable partnerships with a large number of investors.

Backed by more than a decade of solid experience, their key focus remains on building exceptional properties in Sydney's most desirable areas. Their expertise encompasses all facets of property development including sourcing prime sites, project management, architectural design, council approval, sales and marketing.

Every Landmark Group development exemplifies the company's commitment to best standards. Underpinned by market knowledge and governed by integrity, they are currently realising a number of projects to add their impressive portfolio.

Previous projects: The Mills Apartments - Holroyd, The Madison - Caringbah

LANDMARK
group

www.landmarkgr.com

ARCHITECTS

As one of Australia's largest architectural practices, BVN is widely acknowledged for award-winning design across a broad and diverse portfolio both domestically and internationally.

BVN

www.bvn.com.au

Marchese Partners is an award winning, Australian based international firm that delivers leading edge masterplanning, architecture, interior design and engineering right accross the full spectrum of 'lifestyle living' projects.

marchesepartners

www.marchesepartners.com

The Ivy

LANDSCAPE ARCHITECT

360°Landscape Architects have been involved in significant projects for public and private sector clients, locally regionally and internationally since 2001. The practice prides themselves on providing a collaborative consultancy that responds to the essence of the site and the client's vision for the project.

360°

www.360.net.au

REALOGIC RESEARCH

DEVELOPMENT OVERVIEW

DEVELOPMENT SUMMARY - BUILDING A

39 Units

Mix of 1, 2 and 3 bed apartments

6 floors in total

COMMUNAL FACILITIES

Private landscaped courtyard garden and terrace areas. No pool or gym (low strata fees)

PEDESTRIAN ACCESS

Secure pedestrian entrance on Bay Street

VEHICLE ACCESS

Access to basement carpark via Bay Street

LIFTS

There is one lift with secure keycard access to each level.

VIEW LINES

Leafy district views

PARKING

64 car spaces + 32 visitor parking. Every unit has at least 1 car space, 2 and 3 bedroom apartment come with 2 car spaces

SECURITY

Audio intercom security. Key cards to all residents are required to gain access to the building and individual floors, as well as accessing the car park (remote). Visitors can gain access through residents allowing them into the building using the intercom within the unit.

OWNERS CORPORATION

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. Refer to contact.

THE INVESTMENT

DWELLING MAKE-UP

The following provides an overview of stock available in the development.

(Prices subject to change):

1 BED

No. of units: 14

Internal size: 52 – 53m²

External size: 11 - 72m²

Pricing from*: $599,000

Ave. Price p/sqm: $11,300 - $12,800

Strata est.**: $696 - $852

Rental est.***: $575 - $625

Yield: 4.9%

2 BED

No. of units: 19

Internal size: 82 – 94m²

External size: 12 - 169m²

Pricing from*: $885,000

Ave. Price p/sqm: $10,300 - $11,400

Strata est.**: $908 - $1,150

Rental est.***: $800 - $950

Yield: 4.7%

3 BED

No. of units: 6

Internal size: 96m²

External size: 12 - 79m²

Pricing from*: $1,099,000

Ave. Price p/sqm: $11,300 - $12,000

Strata est.**: $1,221- $1,292

Rental est.***: $1,000 - $1,100

Yield: 4.5%

KEY DATES

The following table provides estimated dates for delivering this development:

STAGE OF CONSTRUCTION	Under Construction
COMPLETION EXPECTED	November 2017
SUNSET CLAUSE	See contract

OUTGOINGS

The following costs are estimates only and final costs will be provided on settlement:

	1 BED	2 BED	3 BED
STRATA LEVIES (P/Q)	$696 - $852	$908 - $1,150	$1,221- $1,292
COUNCIL RATES (P/A)	$800	$1,500	$1,500
WATER RATES (P/A)	$400	$1,000	$1,000

DEPRECIATION

	I BED	2 BED	3 BED
PURCHASE PRICE	$599K - $669K	$873K - $1,043K	$1,093K - $1,158K
DEPRECIATION ALLOWANCE PLANT & EQUIPMENT	$5,743	$6,998	$7,633
DEPRECIATION ALLOWANCE DIVISION 43	$4,052	$6,030	$7,512
TOTAL	$9,795	$13,028	$15,145

*The vendor reserves the right to adjust prices at any time of the campaign and town-homes are subject to availability at the time of your enquiry. **Strata fees quoted are rough estimates, provided in good faith and subject to confirmation. Strata fees depend on the individual unit entitlements and may be subject to change.***Rental estimates are based on current market rentals in the suburb and are provided in good faith and may be subject to change over time, depending on market conditions at the time of completion.

RENTAL MARKET

RENTABILITY STATEMENT

Rental returns

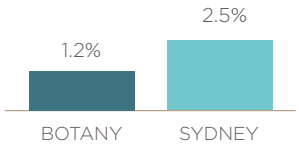
Proximity to retail and commercial hubs, schools, hospitals, infrastructure and transport and amenities means there is a very strong tenant base and rents are forecast to continue their strong trajectory.

DEMOGRAPHICS

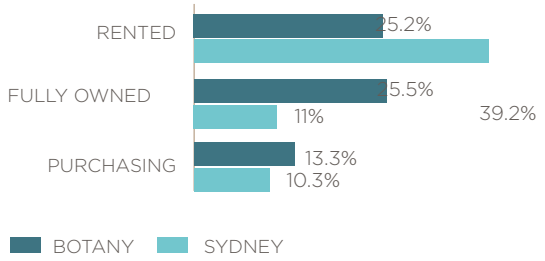
36yrs IS THE AVERAGE AGE GROUP IN **BOTANY**

59% OF THE POPULATION ARE SINGLE OR **UN-MARRIED COUPLE HOUSE-HOLDS**

VACANCY RATES – VERY LOW



TENURE – ALMOST EQUAL PROPORTIONS OF OWNING AND RENTING



This area simply continues to expand and flourish with the introduction of new lifestyle developments, restaurants and cafes and luxury amenities. The recent upgrades to the precinct will ensure continued high demand in the future.

PRIMARY INDICATION OF THIS DATA:

Market demand for rentals is increasingly on the rise.

RENTAL YIELDS - STRONG

ONE BEDROOM

PRICE FROM

$599,000

RENT P/W

$575 - 625

YIELD

4,9%

TWO BEDROOM

PRICE FROM

$885,000

RENT P/W

$800 - 950

YIELD

4,7%

THREE BEDROOM

PRICE FROM

$1,099,000

RENT P/W

$1,000 - 1,100

YIELD

4,5%

SOURCES:

www.smartpropertyinvestment.com.au, www.sqmresearch.com.au, www.realestate.com.au

1ST April 2016

Munro Donen
C/ - Whiterock Capital Partners
E: md@whiterockcapital.com.au

Dear Munro,

RE: BAYSIDE APARTMENTS – BOTANY, NSW

We have today visited the site and inspected all the associated detailed plans of these units, as well as researching comparable sites and rentals in the immediate area and we believe that rentals would be in the vicinity of the following:

1 BEDROOM	$575 – 625 p/w
2 BEDROOM	$800 – 950 p/w
3 BEDROOM	$1,000 – 1,100 p/w

This area simply continues to expand and gentrify with the conversion and relocation of warehouses and industrial units and the introduction of new lifestyle developments, cafes, galleries and interesting destinations. The whole nature of this area is changing in a positive manner and we see continuing demand for this type of product in the future.

These figures are given in a good faith and may be subject to fluctuation at the time of completion.

If you have any further questions, please feel free in contacting myself on 0418 775 557 or Antonio on 0411 624 634, or through the office on 9908 4511.

Yours Sincerely

NORTH SYDNEY REAL ESTATE

Bruce Meppem

Licensee

NORTH SYDNEY REAL ESTATE ABN 36 134 015 539
Shop 18, Cremorne Garden Plaza, 1st Floor, 332 – 338 Military Road, Cremorne, NSW 2090
T: 02 9908 4511 F: 02 9909 1240 E: NorthSydneyRE@bigpond.com

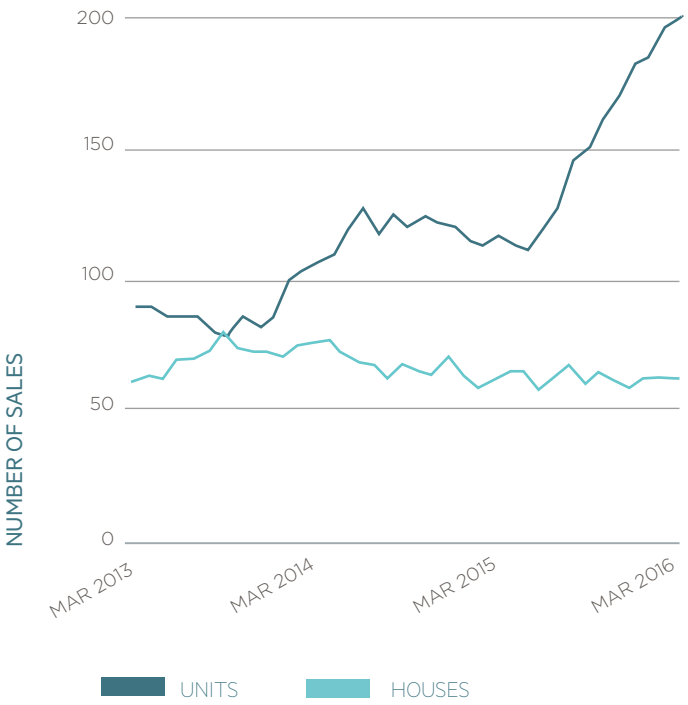
CAPITAL GROWTH

AFFORDABILITY/MEDIAN PRICE

Median prices in Botany are still considerably lower than the broader Sydney market. This indicates growth potential as the area regenerates through upcoming residential developments and major transport infrastructure.

Currently on the market are a combination of old and new apartments. The increasing demand for new apartments in the area is expected to drive the median price up to record numbers for Botany.

HOUSE VS UNIT SALES



MEDIAN *UNIT PRICE

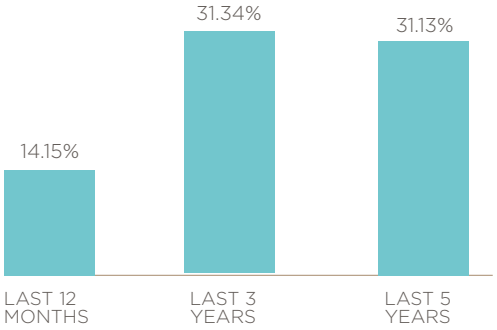
Botany: $781,500

Sydney: $800,000

*2 Bedroom unit

HISTORIC CAPITAL GROWTH

Capital Growth in Botany has remained strong at 14.15% despite the decline over the last three years.



FORECAST GROWTH

High rental yields and low vacancy rates infers rents have increased throughout the last 12 months. The market driven forces may push more investors into the market in the coming years, in turn driving competition with prices likely to continue their strong performance to date.

With the median unit price in Botany being lower than the Sydney average, a number of prudential people choosing to purchase and reside in Botany is undeniably a strong indicator of the affordability within Sydney's Eastern suburbs. Demand for buyers – both owner-occupiers and investors will see strong growth and no signs of slowing for this increasingly popular suburb.

Botany will continue to flourish over the next 12 months, demand will increase and in turn investors will see favourable rental yields and consistent capital growth.

SOURCES:
www.smartpropertyinvestment.com.au, www.sqmresearch.com.au, CoreLogic RP Data

NATIONAL MARKET & SYDNEY MARLET

Across individual capital city markets, the annual change in sales over the past 12-18 months is quite varied and dependent upon where each city is within the property cycle. The following comments are on general historic trends according to the following sources: www.yourinvestmentmag.com.au, www.smartcompany.com.au and the Herron Todd month in view reports.

The Sydney property market is seeing substantial growth and in the year to March 2016, dwelling prices rose in Hobart (+13.31%), Sydney (+10.5%), followed with a considerable margin by Brisbane (+2.85%), Melbourne (+2.51%) and Adelaide (+2.02%). In three of Australia's capital cities, however, prices actually declined over the year: Darwin (-2.93%), Perth (-1.92%) and Canberra (0.86%).

In regional Australia dwelling prices increased by 1.9% over the last year. In 2015 the Australian market shows a great deal of diversity with Australia's two largest cities, Sydney and Hobart showing a substantially higher rate of growth than the other capital cities. The resilient Sydney market continues to produce extraordinary results and property growth continues to track at decade-high levels boosted by record investor activity. Rental returns are also expected to remain healthy. Current returns show an average yield of 2.52% for houses and 2.91% for units across Greater Sydney.

Within metropolitan Sydney, transport infrastructure is becoming an increasingly important fundamental as the population continues to grow. There are seven key infrastructure plans which aim to boost the economy and accommodate for future population growth: Barangroo Project and James Packer's Crown Casino; CBD & South East Light Rail; Inner West Light Rail Extension; Badgerys Creek Airport; West Connex; Parramatta Urban Growth Project and North West Rail Link.

Herron Todd White Residential month in review reports a prediction of a few pockets of Sydney that will continue to perform well in 2016 as a result of plans to build and enhance public transport infrastructure connecting people closer to arterial roads and amenities. The CBD & South East Light Rail to be established along Centennial Park, Kensington, Randwick and Kingsford will ensure the rental market remains strong in these suburbs.

Overall the Sydney property market has enjoyed a sustained period of growth over the past 12-18 months and the market provides exciting opportunities for investors. Sydney's long-term economic outlook, planned infrastructure spending, the projected population growth rates and its changing demographics all combine to provide exceptional long-term investment prospects..

CORELOGIG RP DATA DAILY HOME VALUE INDEX:

MONTHLY VALUES - 31 MARCH 2016

CITY	ALL DWELLINGS			HOUSES			UNITS		
	Month end value	% Change Year on Year	% Change Month on Month	Month end value	% Change year on year	% Change Month on Month	Month end value	% Change Year on Year	% Change Month on Month
SYDNEY	932.91	7.43▲	1.01▲	1010.35	7.47▲	1.05▲	688.10	7.27▲	0.83▲
MELBOURNE	776.06	9.82▲	-0.56▼	821.34	10.72▲	-0.52▼	522.71	2.51▲	-0.92▼
BRISBANE (incl. Gold Coast)	528.47	4.92▲	-0.59▼	548.54	5.16▲	-0.64▼	398.68	2.85▲	-0.12▼
ADELAIDE	463.71	3.17▲	0.50▲	475.97	3.27▲	0.27▲	360.86	2.02▲	3.21▲
PERTH	601.99	-1.95▼	1.20▲	613.18	-1.95▼	1.30▲	482.68	-1.92▼	-0.24
5 CAPITAL CITY AGGREGATE	731.58	6.55▲	0.31▲	763.54	6.80▲	0.30▲	569.43	4.90▲	0.33▲
BRISBANE	517.23	4.50▲	-1.17▼	532.78	4.93▲	-1.22▼	402.46	0.49▲	-0.68▼
DARWIN	512.51	-1.78▼	2.09▲	541.60	-1.52▼	2.62▲	414.15	-2.93▼	-0.19▼
CANBERRA	626.82	1.74▲	-0.78▼	649.21	1.94▲	-1.10▼	427.83	-0.86▼	3.66▲
HOBART	350.20	4.82▲	-1.07▼	353.45	4.00▲	-1.53▼	322.25	13.31▲	3.56▲

Note: 5 capital city aggregate includes Sydney, Melboure, Brisbane (ic. Gold Coast), Adelaide and Perth. Month and Year Changes are updated monthly and calculated as at the end of each calandar month respectively.

SOURCES

www.htw.com.au, www.theadviser.com.au, www.yourinvestmentpropertymag.com.au

DEPRECIATION

BMT Tax Depreciation
QUANTITY SURVEYORS

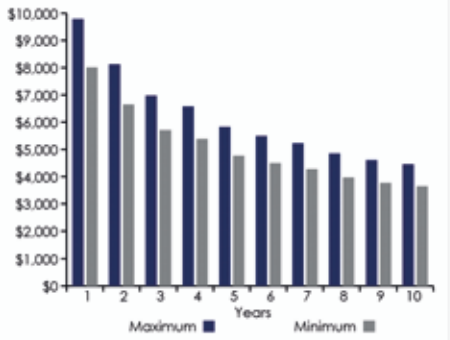
Level 33, 264 George Street
Sydney NSW 2000, Australia
PO Box N314
Grosvenor Place NSW 1220
t 02 9241 6477 e info@bmtqs.com.au
f 02 9241 6499 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Unit Type 1
72-86 Bay Street, BOTANY, NSW 2019

Maximum

Year	Plant & Equipment	Division 43	Total
1	5,743	4,052	9,795
2	4,079	4,052	8,131
3	2,927	4,052	6,979
4	2,532	4,052	6,584
5	1,779	4,052	5,831
6	1,445	4,052	5,497
7	1,177	4,052	5,229
8	802	4,052	4,854
9	560	4,052	4,612
10	408	4,052	4,460
11 +	2,818	121,542	124,360
Total	$24,270	$162,062	$186,332

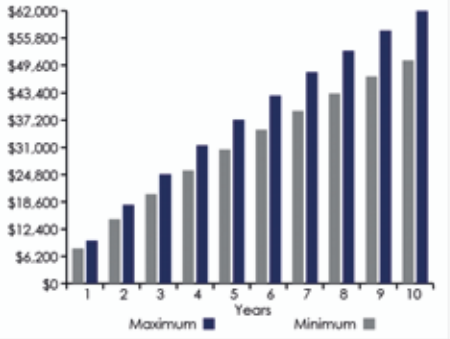
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	4,699	3,316	8,015
2	3,337	3,316	6,653
3	2,395	3,316	5,711
4	2,072	3,316	5,388
5	1,455	3,316	4,771
6	1,183	3,316	4,499
7	963	3,316	4,279
8	656	3,316	3,972
9	458	3,316	3,774
10	334	3,316	3,650
11 +	2,306	99,444	101,750
Total	$19,858	$132,604	$152,462

Cumulative Yr 1-10 (Min & Max)



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 9241 6477

BMT Tax Depreciation
QUANTITY SURVEYORS

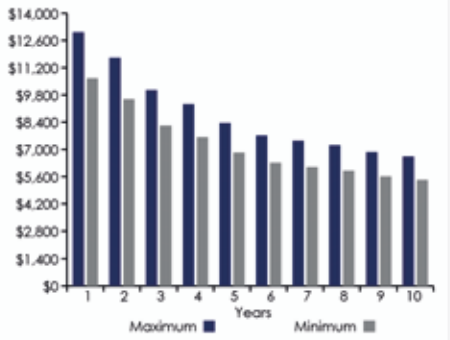
Level 33, 264 George Street
Sydney NSW 2000, Australia
PO Box N314
Grosvenor Place NSW 1220
t 02 9241 6477 e info@bmtqs.com.au
f 02 9241 6499 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Unit Type 2
72-86 Bay Street, BOTANY, NSW 2019

Maximum

Year	Plant & Equipment	Division 43	Total
1	6,998	6,030	13,028
2	5,686	6,030	11,716
3	4,026	6,030	10,056
4	3,301	6,030	9,331
5	2,331	6,030	8,361
6	1,687	6,030	7,717
7	1,419	6,030	7,449
8	1,187	6,030	7,217
9	835	6,030	6,865
10	612	6,030	6,642
11 +	4,340	180,917	185,257
Total	$32,422	$241,217	$273,639

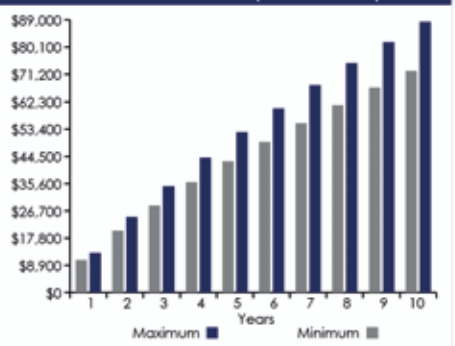
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	5,726	4,934	10,660
2	4,652	4,934	9,586
3	3,294	4,934	8,228
4	2,701	4,934	7,635
5	1,907	4,934	6,841
6	1,381	4,934	6,315
7	1,161	4,934	6,095
8	971	4,934	5,905
9	683	4,934	5,617
10	500	4,934	5,434
11 +	3,551	148,023	151,574
Total	$26,527	$197,363	$223,890

Cumulative Yr 1-10 (Min & Max)



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 9241 6477

BMT Tax Depreciation
QUANTITY SURVEYORS

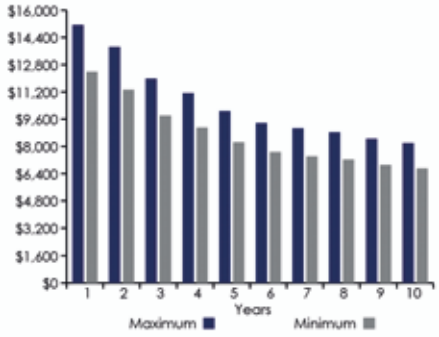
Level 33, 264 George Street
Sydney NSW 2000, Australia
PO Box N314
Grosvenor Place NSW 1220
t 02 9241 6477 e info@bmtqs.com.au
f 02 9241 6499 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable
Unit Type 3
72-86 Bay Street, BOTANY, NSW 2019

Maximum

Year	Plant & Equipment	Division 43	Total
1	7,633	7,512	15,145
2	6,343	7,512	13,855
3	4,483	7,512	11,995
4	3,627	7,512	11,139
5	2,571	7,512	10,083
6	1,868	7,512	9,380
7	1,561	7,512	9,073
8	1,328	7,512	8,840
9	943	7,512	8,455
10	693	7,512	8,205
11 +	5,039	225,347	230,386
Total	$36,089	$300,467	$336,556

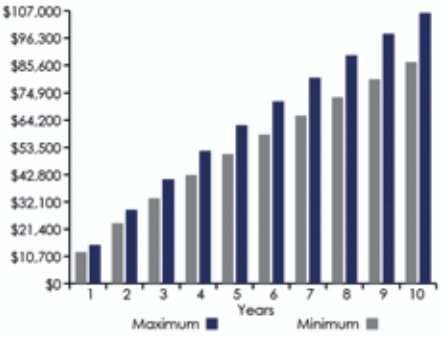
Comparison Yr 1-10 (Max & Min)



Minimum

Year	Plant & Equipment	Division 43	Total
1	6,245	6,146	12,391
2	5,189	6,146	11,335
3	3,668	6,146	9,814
4	2,967	6,146	9,113
5	2,103	6,146	8,249
6	1,528	6,146	7,674
7	1,277	6,146	7,423
8	1,086	6,146	7,232
9	771	6,146	6,917
10	567	6,146	6,713
11 +	4,123	184,375	188,498
Total	$29,524	$245,835	$275,359

Cumulative Yr 1-10 (Min & Max)



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FLOOR PLATES & FLOOR PLANS

FIRST FLOOR
(GROUND FLOOR)

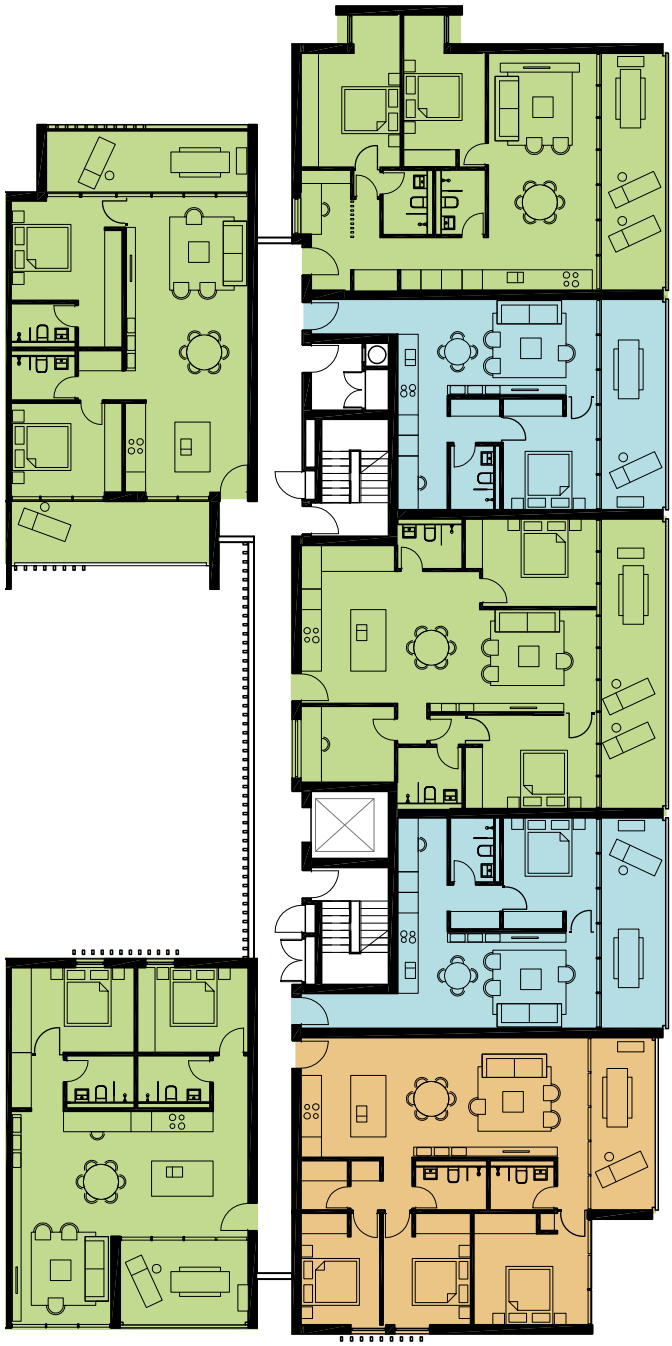
N

1 BEDROOM

2 BEDROOM

3 BEDROOM

SECOND, THIRD & FOURTH FLOOR



TYPE J
UNIT 205, 305 & 405

TYPE D
UNIT 204, 304 & 404

TYPE I
UNIT 203, 303 & 403

TYPE C
UNIT 202, 302 & 402

TYPE N
UNIT 201, 301 & 401

TYPE K
UNIT 206, 306 & 406

TYPE L
UNIT 207, 307 & 407

N

1 BEDROOM

2 BEDROOM

3 BEDROOM

FIFTH FLOOR

TYPE K
UNIT 506

TYPE E
UNIT 505

TYPE D
UNIT 504

TYPE I
UNIT 503

TYPE C
UNIT 502

TYPE N
UNIT 501

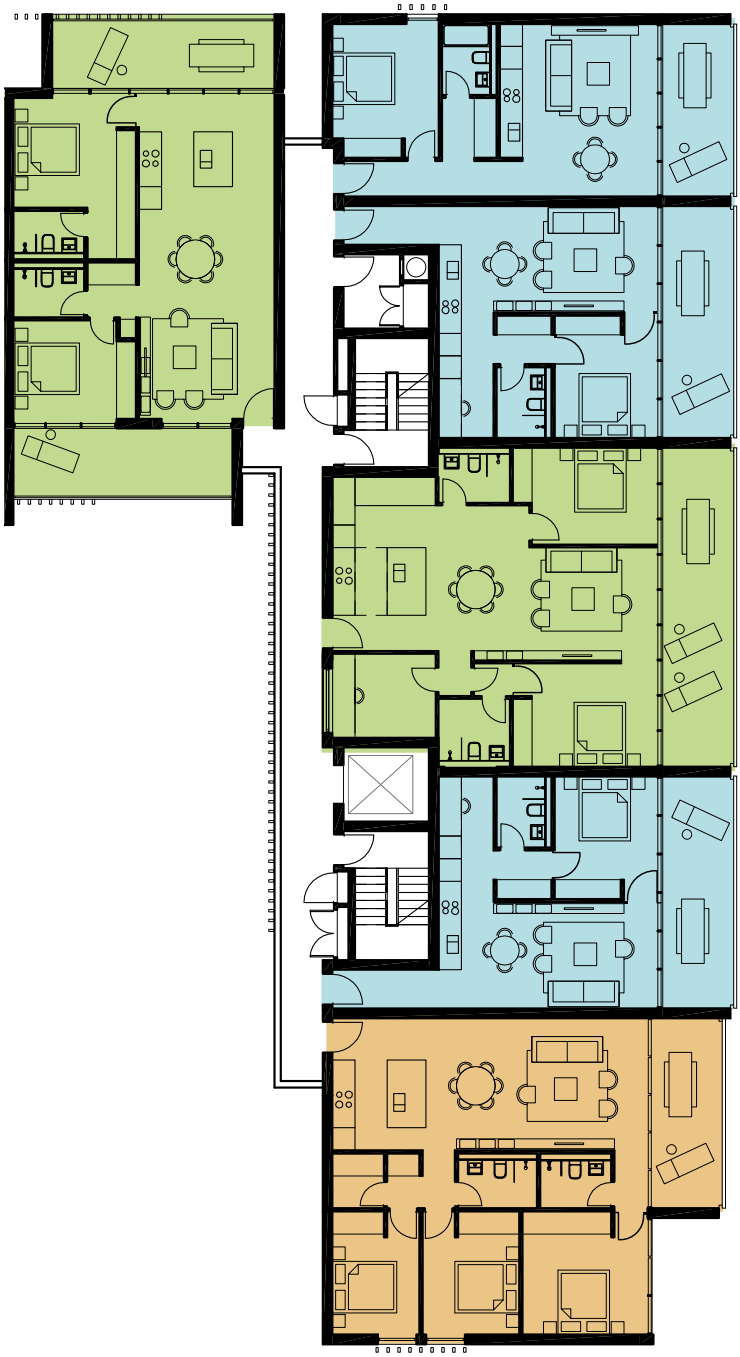
N

1 BEDROOM

2 BEDROOM

3 BEDROOM

SIXTH FLOOR



TYPE K
UNIT 606

TYPE E
UNIT 605

TYPE D
UNIT 604

TYPE I
UNIT 603

TYPE C
UNIT 602

TYPE N
UNIT 601

N

1 BEDROOM

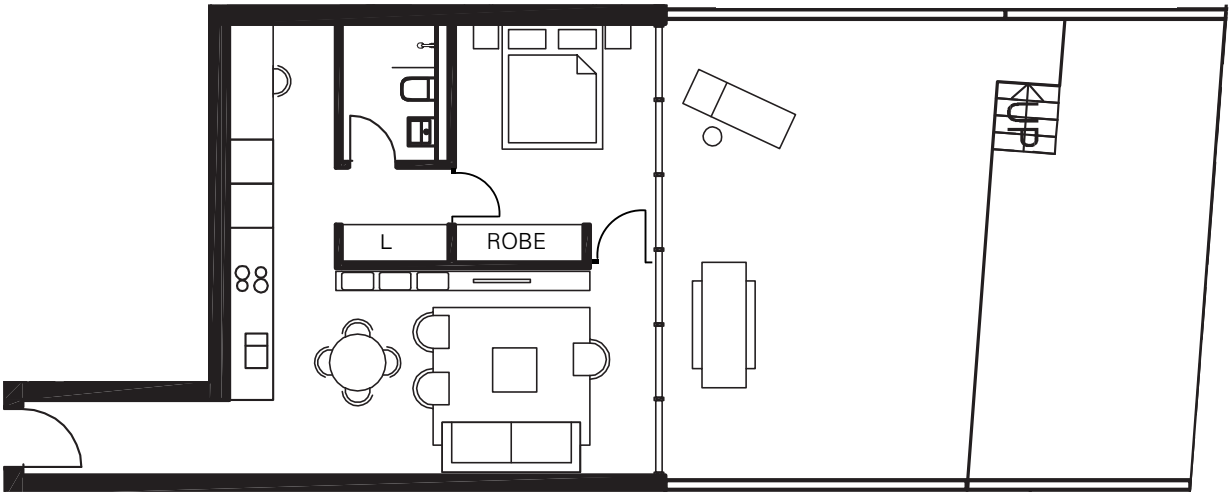
2 BEDROOM

3 BEDROOM

- ONE BEDROOM APARTMENTS -

TYPE A

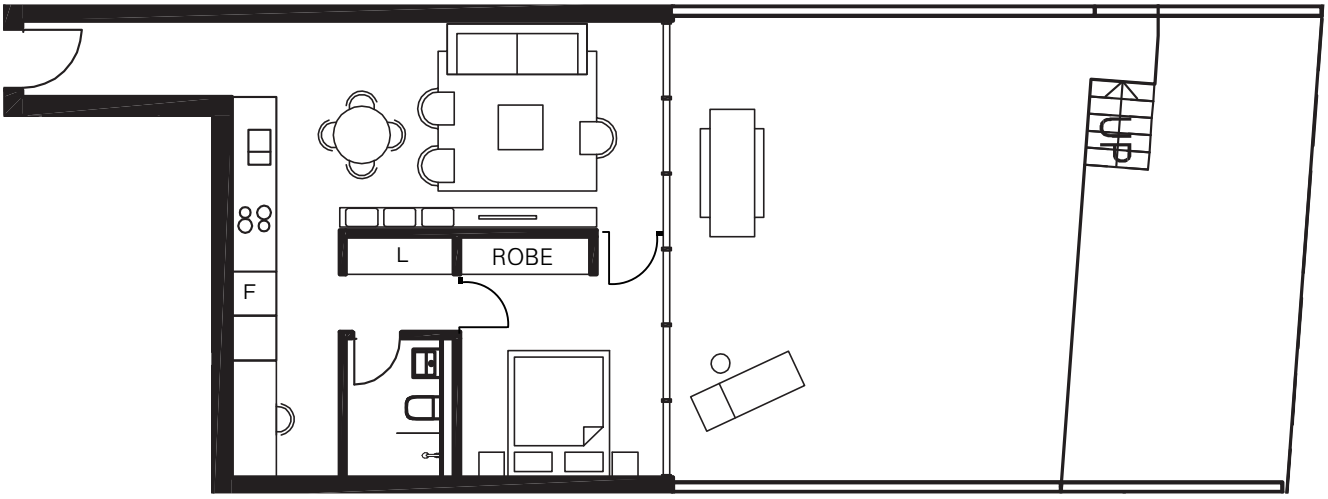
INTERNAL: 53m² | EXTERNAL: 63m²



N

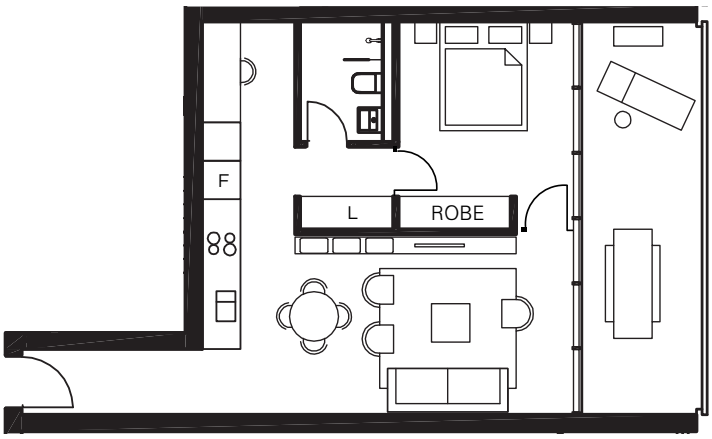
TYPE B

INTERNAL: 53m² | EXTERNAL: 72m²



TYPE C

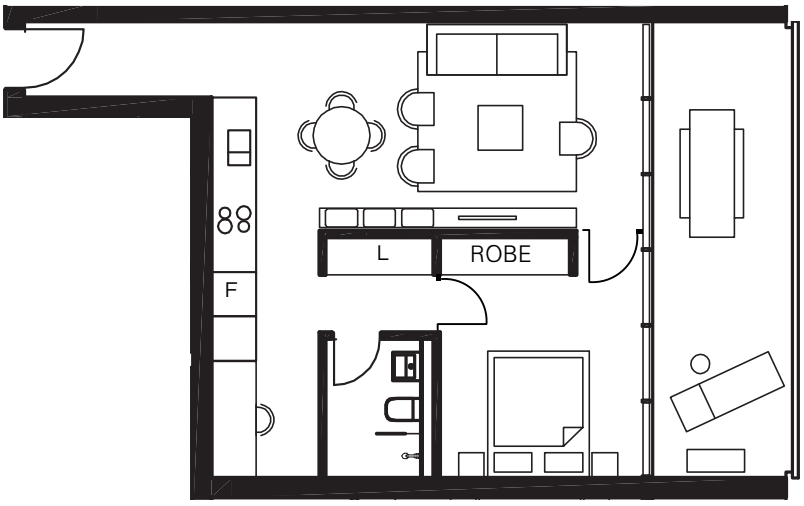
INTERNAL: 53m² | EXTERNAL: 15m²



TYPE D

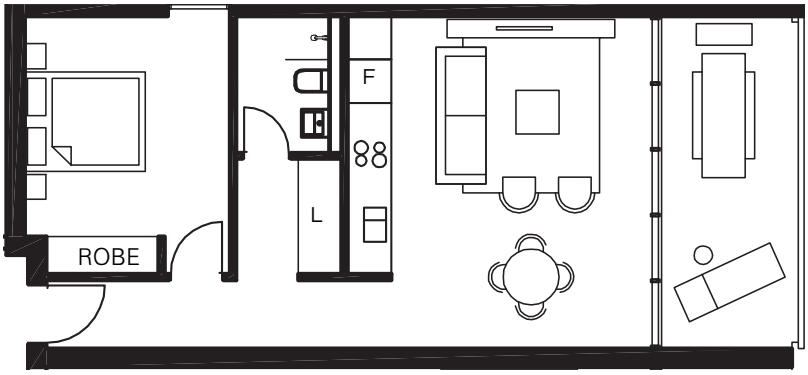
INTERNAL: 52m² | EXTERNAL: 15m²

N



TYPE E

INTERNAL: 53m² | EXTERNAL: 11m²

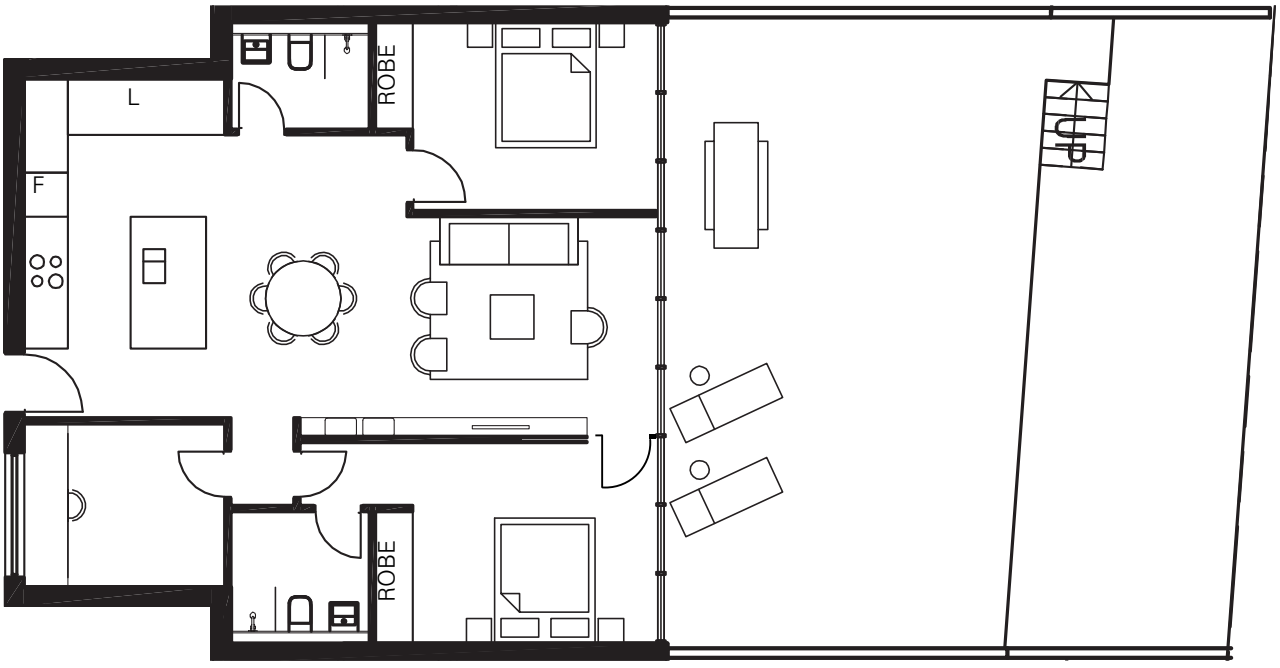


- TWO BEDROOM APARTMENTS -

N

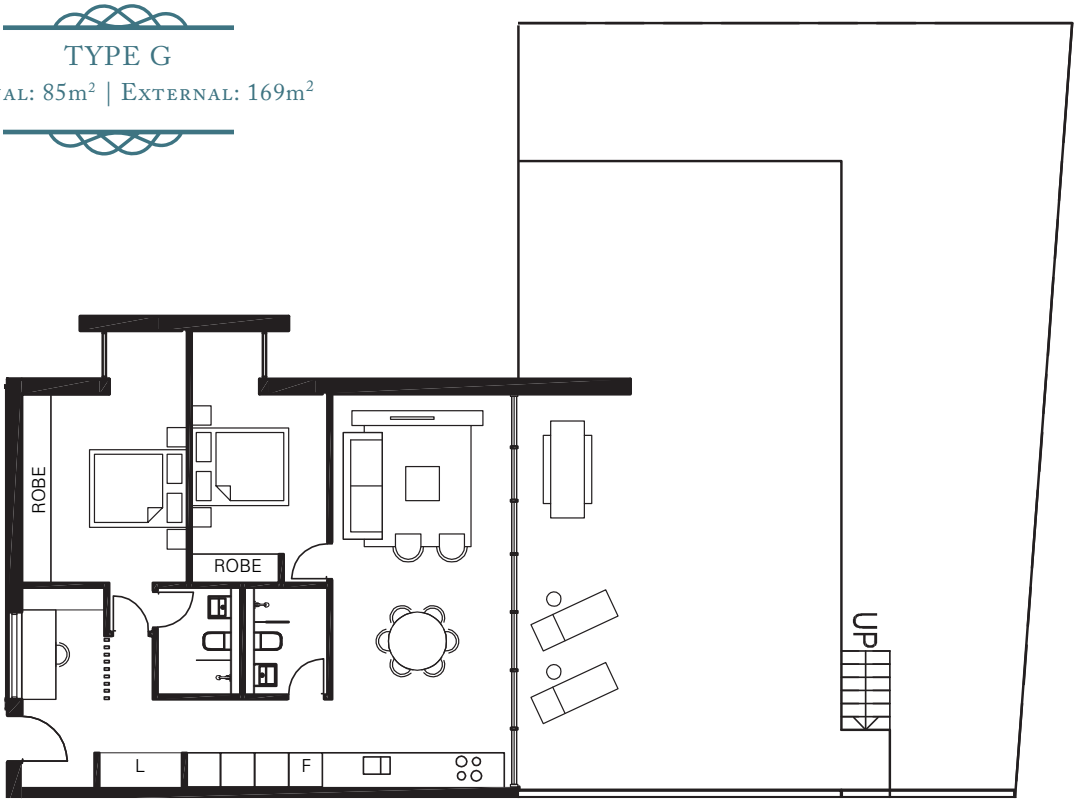
TYPE F

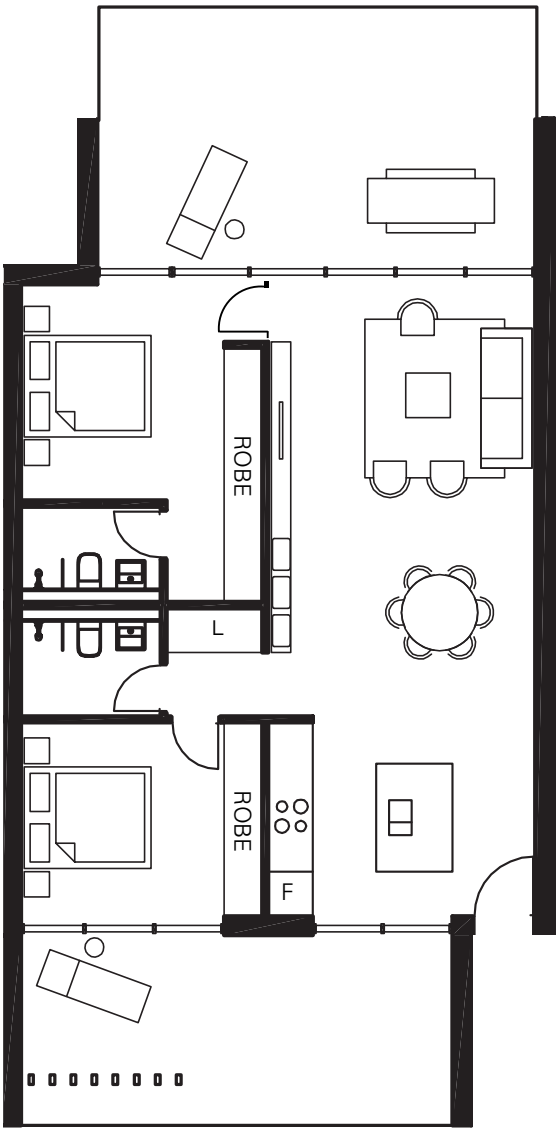
INTERNAL: 94m² | EXTERNAL: 93m²



TYPE G

INTERNAL: 85m² | EXTERNAL: 169m²





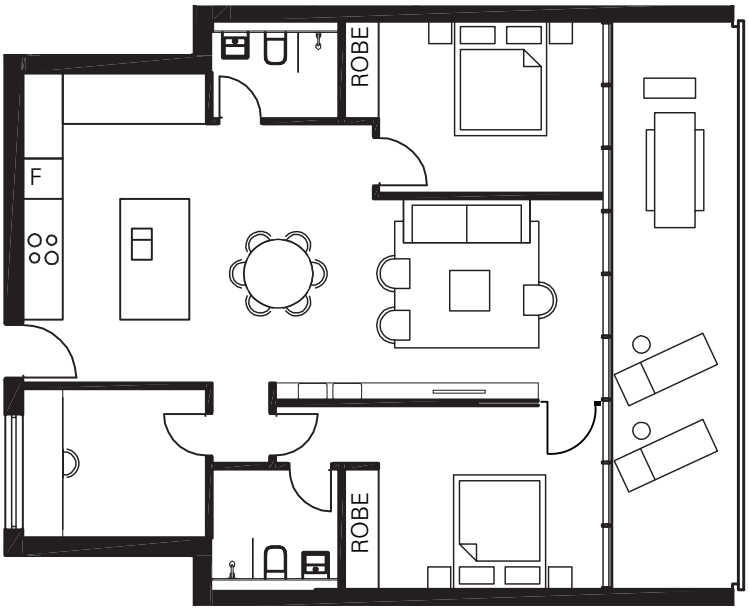
N

TYPE H

INTERNAL: 82m² | EXTERNAL: 54m²

TYPE I

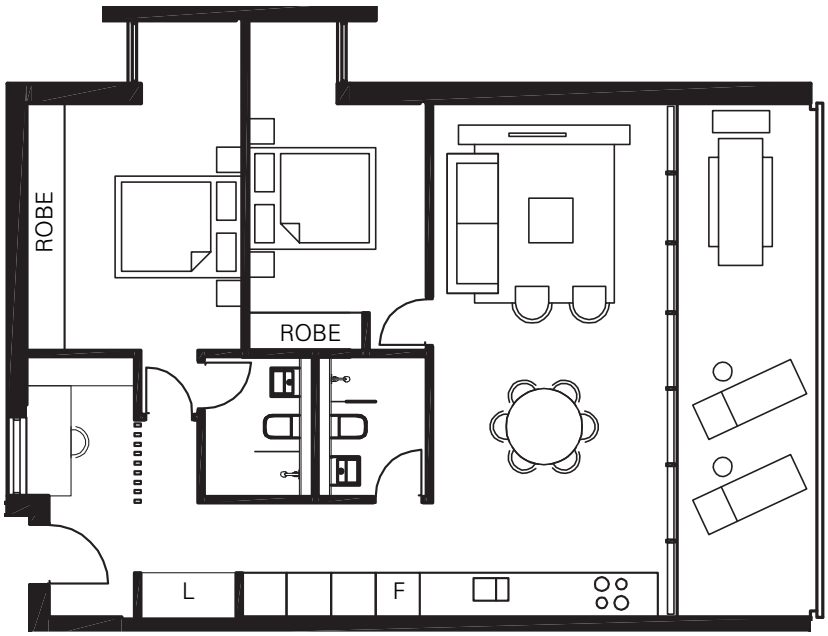
Internal: 94m² | External: 21m²



N

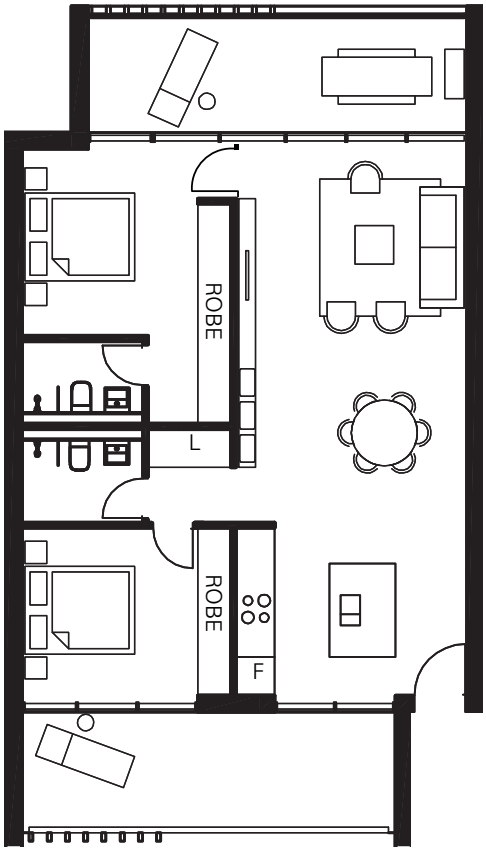
TYPE J

Internal: 85m² | External: 17m²

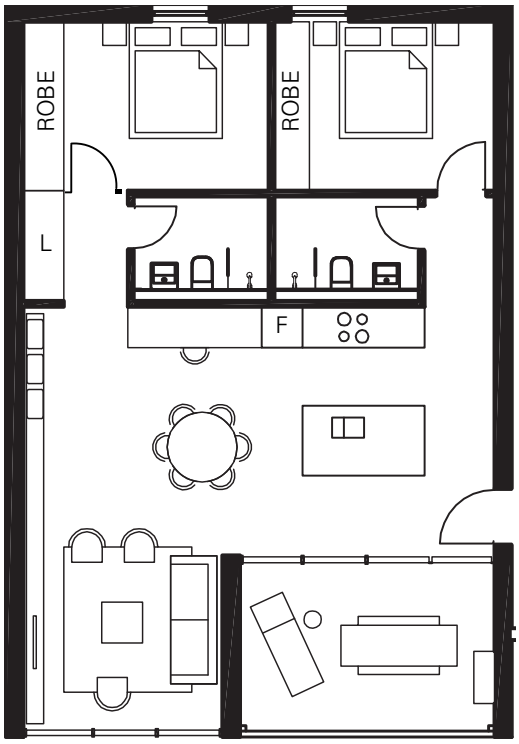


TYPE K

INTERNAL: 82m² | EXTERNAL: 30m²



N



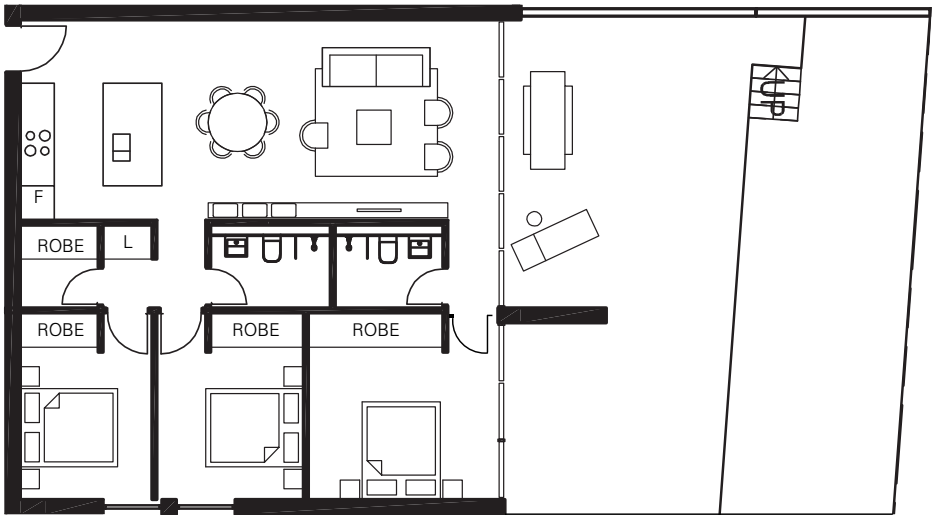
TYPE L

INTERNAL: 84m² | EXTERNAL: 12m²

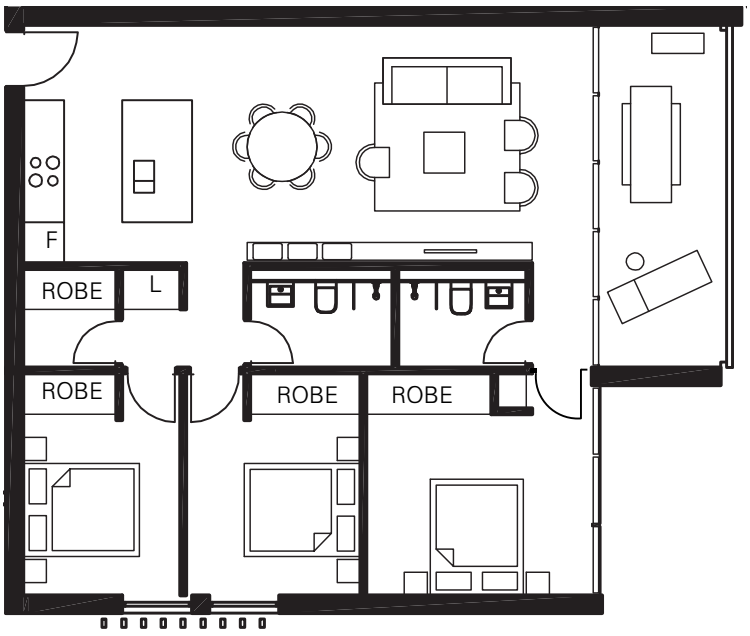
- THREE BEDROOM APARTMENTS -

TYPE M

INTERNAL: 96m² | EXTERNAL: 79m²



N



TYPE N

INTERNAL: 96m² | EXTERNAL: 12m²

FIXTURES & FINISHES

Please refer to your contract for final specification as this list is subject to change.

COMMON FOYER

- WALLS – CONCRETE CONSTRUCTION WITH PAINT FINISH
- FLOOR – TIMBER TILES, CARPET
- ENTRY DOOR – GLASS DOOR, ALUMINIUM FRAME
- STAIRS – FIRE EGRESS ONLY

LIVING, DINING & BEDROOMS

- WALLS – PLASTERBOARD WALLS, PAINT FINISH
- CEILING – PLASTERBOARD AND SET PLASTER CEILINGS WITH PAINT FINISH
- FLOORS – TIMBER TILE TO LIVING AND KITCHEN, PRESTIGE PLUSH CARPET TO BEDROOM
- INTERNAL DOORS – PAINT FINISH WITH STAINLESS STEEL DOOR HARDWARE
- APARTMENT ENTRY DOOR – SOLID CORE FIRE RATED DOOR PAINTED FINISH
- WARDROBES – MIRRORED SLIDING DOORS TO ALL BEDROOMS PROVIDED WITH HANGERS
- WINDOWS – ALUMINIUM POWDER COATED PAINT FINISH WITH WINDOW LOCKS AND VERTICAL BLINDS ON WINDOWS AND BALCONY DOORS
- AIR-CONDITIONING – DAIKIN SPLIT SYSTEM OR EQUIVALENT

BATHROOMS & ENSUITES

- FLOOR – TIMBER TILE
- WALL – FLOOR TO CEILING CERAMIC TILES
- VANITY – BUILT-IN MIRRORED CABINETS
- SHOWER SCREEN – GLASS SHOWER SCREEN
- TAPWARE – POLISHED CHROME SINGLE LEVER
- TOILET ENSUITE – PORELAIN PAN WITH DUAL FLUSH CISTERN
- SHOWER ROSE – POLISHED CHROME
- RAILS, HOLDERS – POLISHED CHROME

LAUNDRY

- FLOOR – TIMBER TILES
- CEILING – PAINT FINISH
- LAUNDRY TUB – STAINLESS TUB IN WHITE CABINETRY
- CLOTHES DRYER – FISHER & PAYKEL OR EQUIVALENT
- TAPWARE – POLISHED CHROME

KITCHENS

- FLOOR – TIMBER TILES
- BENCH TOP – CAESAR STONE OR EQUIVALENT
- SPLASHBACK - CAESAR STONE OR EQUIVALENT
- CUPBOARD DOORS/HANDLES – POLYURETHANE DOORS WITH POLISHED HANDLES
- SINK (1 BED) – SINGLE BOWL STAINLESS STEEL FINISH
- SINK (2 BED) - ONE AND A HALF BOWL STAINLESS STEEL FINISH
- SINK (3 BED) – ONE AND A HALF BOWL STAINLESS STEEL FINISH
- TAPWARE – SINGLE LEVER SINK MIXER POLISHED CHROME FINISH
- COOKTOP – ILVE APPLIANCES
- RANGE HOOD – EUROPEAN APPLIANCES
- OVEN – EUROPEAN APPLIANCES
- DISHWASHER – EUROPEAN APPLIANCES

TERRACES/BALCONIES

- FLOORS – TILES
- BALUSTRADES – POWDER COATED ALUMINIUM
- LIGHTING – POWDER COATED WALL MOUNTED LIGHT FITTING
- WINDOWS/DOORS – ALUMINIUM POWDER COATED WITH PAINT FINISH

EXTERNAL FINISHES

- WALL – SOLID CONSTRUCTION/PAINT FINISH
- FACIAS AND GABLES - PAINTED
- ROOF – CONCRETE SLAB
- GUTTER AND DOWNPIPES – PAINT FINISH
- BASEMENT – CONCRETE FLOORS, COLUMNS AND CEILINGS WITH FLUORESCENT LIGHTING
- GARBAGE ROOM – AS PER COUNCIL SPECIFICATION
- COMMON AREA PATHWAYS – TILE
- LETTERBOXES – ALUMINIUM
- LANDSCAPING – AS PER LANDSCAPING PLAN SUBMITTED TO COUNCIL
- FENCING - TIMBER
- SECURITY – VOICE INTERCOM TO PEDESTRIAN ENTRIES
- GARAGE – SECURITY PARKING, 2 SWIPE CARDS/KEYS FOR 2 AND 3 BEDROOM UNITS
- STORAGE – CHAIN MESH CAGE

LANDMARK
group

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