



MONARCH
RESIDENCES
ON SYDNEY HARBOUR

3 RAYMOND ROAD · NEUTRAL BAY



An aerial photograph of Sydney Harbour at sunset. The Sydney Opera House is visible on the left, and the Sydney Harbour Bridge is on the right. A white ferry is moving across the water in the foreground, leaving a white wake. The sky is a mix of blue and orange, and the water is dark blue.

IMAGINE LIVING
WITH SYDNEY
HARBOUR ON
YOUR DOOR STEP



FIRST CLASS HARBOUR SIDE LIVING

Monarch Residences overlooking spectacular Sydney Harbour commands a new standard for first class living. An intimate residence of three brand new luxury apartments with sweeping views across the remarkable Sydney harbour and CBD skyline.

Designed by multi award winning and world renowned architect, Ian Moore Architects, Monarch Residences offers an unmatched configuration of large open plan living, dining and kitchen areas perfect for entertaining family and friends. Each luxurious apartment features 3 spacious bedrooms with plenty of natural sunlight, 3 bathrooms, 2 car spaces and own basement storage.

An outstanding selection of high quality finishes including crafted European oak timber floors, designer fixtures and joinery, German engineered Miele appliances and an abundance of internal storage add to these beautiful residences.

Positioned in and among Sydney's most prestigious suburbs in an enclave of leafy parks, sandy beaches and waterfront mansions, Monarch Residences offers a new standard of world class harbour side living.



ARTIST'S VISUALISATION





LIFESTYLE

Neutral Bay is positioned in the centremost of Sydney’s affluent suburbs of North Sydney, Kirribilli and Mosman.

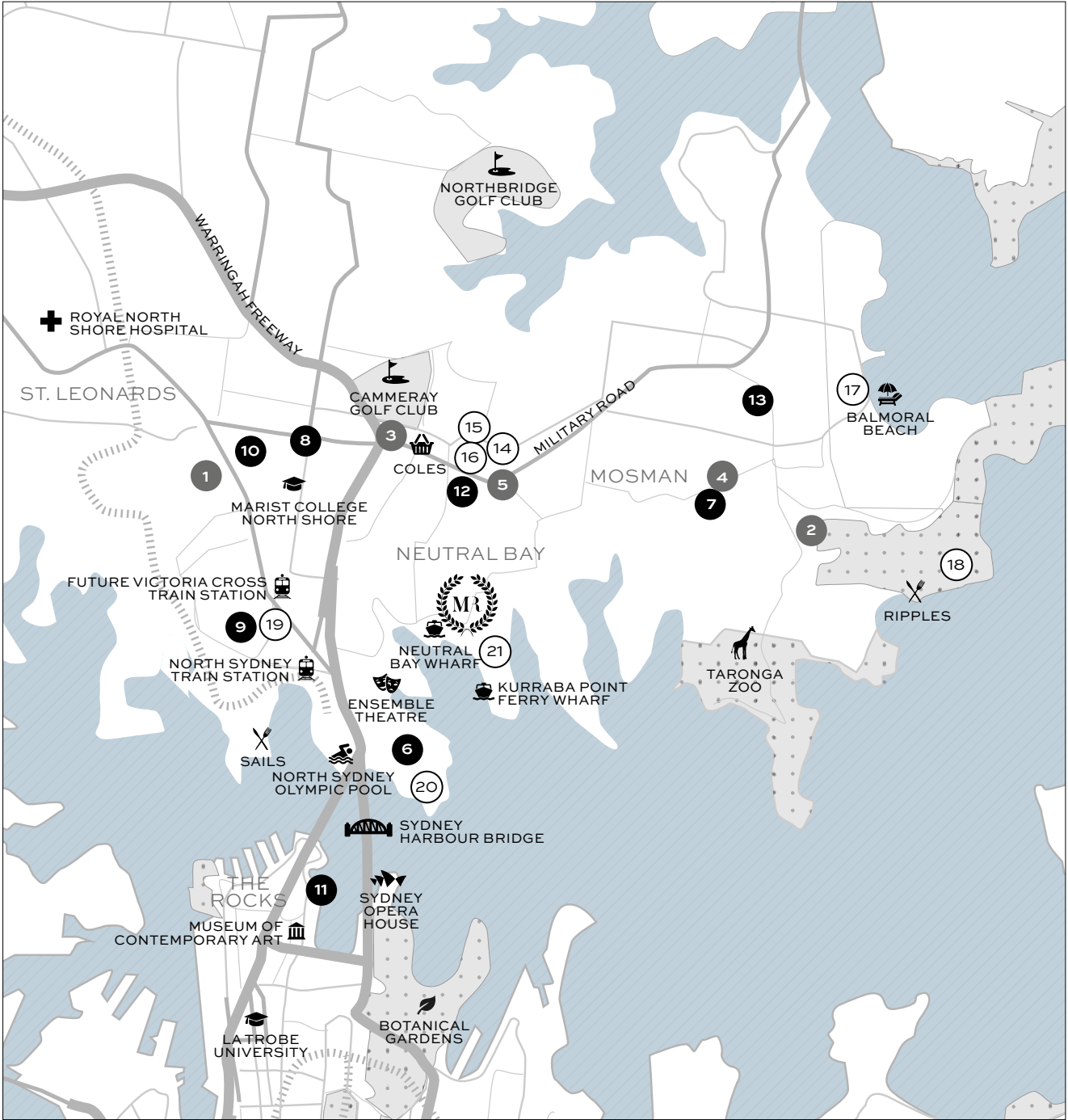
A mere 17-minute drive along the Harbour Bridge and you are in the heart of the bustling Sydney central business district. A plethora of reasons to stay local including the mouth-watering beef brisket, red wine and mushroom pie that you’ll find at your local Bourke Street Bakery. If fine dining is your forte, an à la carte lunch prepared by executive chef Marc Philpott at Gunners Barracks Mosman, overlooking Sydney Harbour is sure to ignite your taste buds. Awarded with 3 Chef Hats in the 2016 Gault & Millau Sydney Restaurant Guide is Sails on Lavender Bay. Sails is only minutes away from North Sydney, and it’s where you will find a tantalising 7 course degustation menu prepared by head chef, Nathan Darling using the freshest Australian produce.

The early years spent at school are arguably the most important years for development of intellect and character. Some of the State’s top performing private and public schools are located on Sydney’s North Shore

including Loreto Kirribilli and Marist College North Shore. Both Loreto Kirribilli and Marist College are exceptional educational institutions with structured curriculums with academic support and extracurricular activities as an option.

The kudos of the Kolling Institute of Medical Research is housed within the prestigious Royal North Shore Hospital. Closely affiliated with the University of Sydney and winner of the 2013 Premier’s Awards for Outstanding Cancer Research are some of the reasons to instil assurance and that you’re in close proximity to highly educated and skilled medical professionals. Other medical facilities include Neutral Bay Medical Centre (1.6km) and Mosman Village Medical Practice (2.3km).

A new realm of expedition awaits. Monarch Residences is surrounded by luscious green parks and reserves. A brisk stroll toward Kurraba Point to the ferry wharf will embark you on a journey to Sydney’s famous landmarks including Kirribilli House: the residence of the Prime Minister, Taronga Zoo and Mrs Macquarie’s Chair to name a few.



HOSPITALS & MEDICAL

- 1. Mater Private Hospital, North Sydney – 3.2km
- 2. Mosman Private Hospital – 3.2km
- 3. Neutral Bay Medical Centre – 1.6km
- 4. Mosman Village Medical Practice – 2.3km
- 5. General Practice Cremorne – 700m

EDUCATION & CHILDCARE

- 6. Loreto Kirribilli Girl Private School – 2.5km
- 7. Mosman Church of England Preparatory School – 2.4km
- 8. North Sydney Boys High School – 2.8km
- 9. Sydney Church of England Grammar School – 2.9km
- 10. North Sydney Girls High School – 3.1km
- 11. Torrens University – 5.3km
- 12. St Johns Child Care Centre – 650m
- 13. Giraffe Child Care Centre Mosman – 2.9km

RETAIL, DINING, PARKS & RECREATION

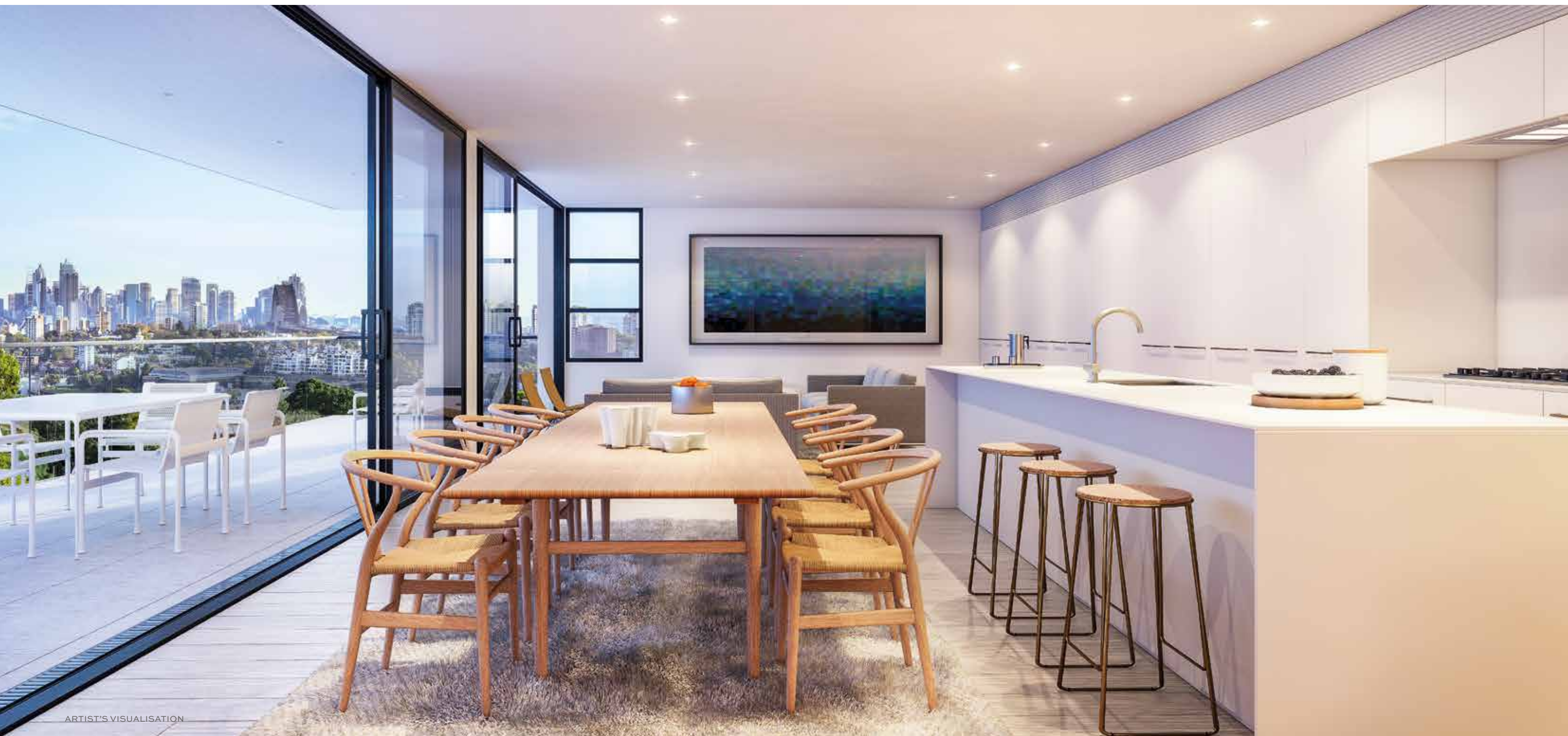
- 14. Woolworths – 900m
- 15. Bourke Street Bakery – 1km
- 16. SoCal - 750m
- 17. The Boathouse Balmoral Beach – 4.1km
- 18. Gunners Barracks, Mosman – 4.6km
- 19. Din Tai Fung – 2.6km
- 20. Kirribilli House, Residence of the Prime Minister - 1.6km
- 21. Kurraba Point Reserve – 1.2km



SHOWCASING DESIGN EXCELLENCE

The facade, perfectly in situ among a streetscape of luscious tree lined greenery. Earthy tones kindling from the elegant stone retaining wall provide the perfect contrast to the smooth white exterior render.

Grand open living spaces transform into an entertainer's delight offering a lifetime dowry of joy and laughter amongst family and friends overlooking the iconic Sydney harbour view.



ARTIST'S VISUALISATION

Unleash your inner Masterchef and create delectable savoury and sweets with the state of the art German engineered Miele appliances. The kitchen is fitted with a steam combination oven, speed oven, integrated fridge, microwave oven and dishwasher. The range hood is also elegantly concealed and is externally ducted.

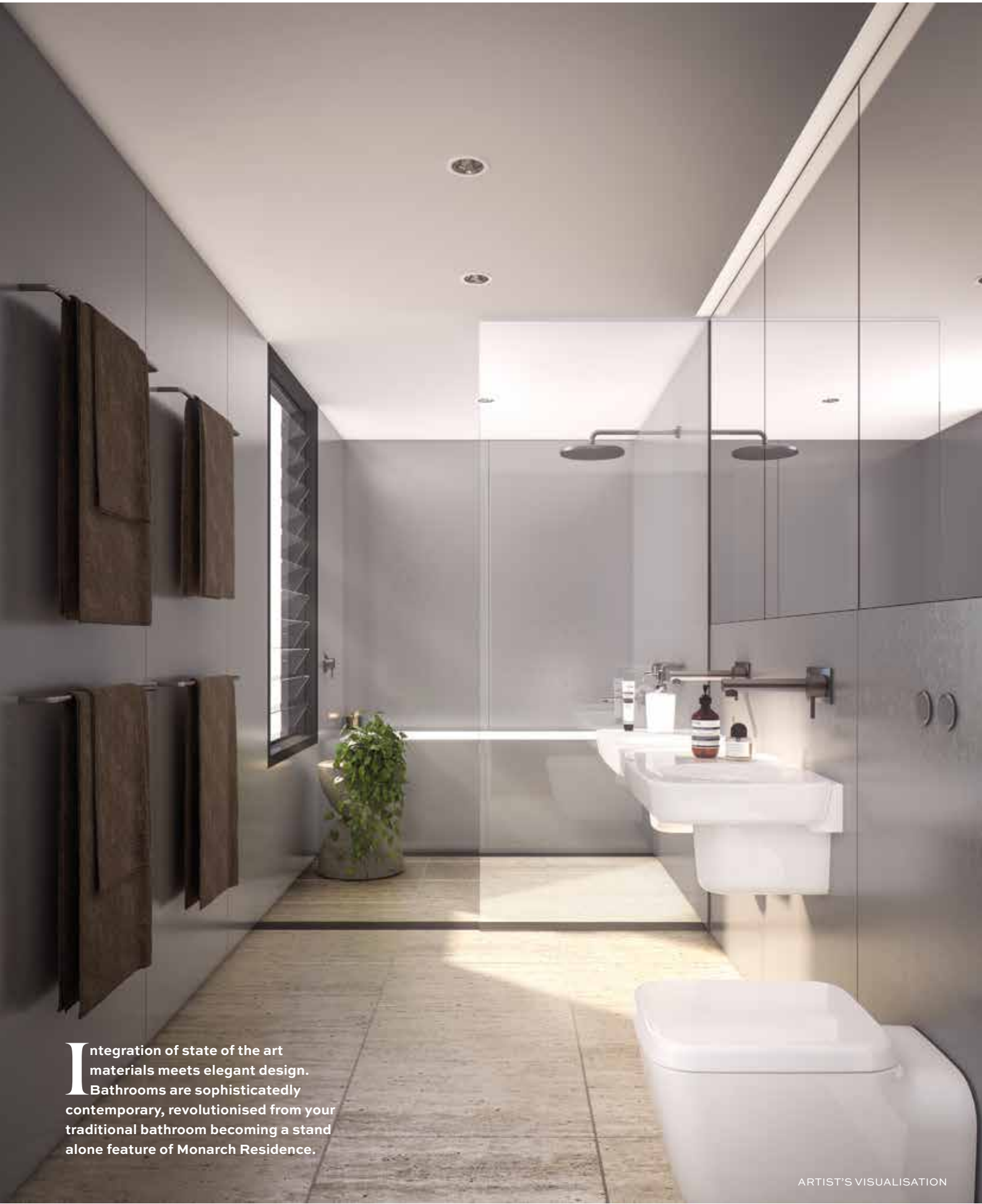


HALCYON RETREAT

ARTIST'S VISUALISATION

SUMPTUOUSLY
LARGE





Integration of state of the art materials meets elegant design. Bathrooms are sophisticatedly contemporary, revolutionised from your traditional bathroom becoming a stand alone feature of Monarch Residence.

ARTIST'S VISUALISATION

NATIONAL MARKET & SYDNEY MARKET

Across individual capital city markets, the annual change in sales over the past 12 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.corelogic.com.au, www.yourinvestmentpropertymag.com.au, Cordell Core Logic Construction Report and the Herron Todd month in review report.

Residential real estate underpins Australia’s wealth and has reached \$6.5 trillion.

In the year to May 2016 the national market saw an aggregate growth of +7.46%. Dwelling prices rose in six of eight Australian capital cities with Melbourne leading with recorded growth of +10.14%. Sydney recorded an increase of +8.93% followed on by Brisbane +6.38%, Canberra +4.54%, Adelaide +3.61% and Hobart +1.07%.

In two of Australia’s capital cities, however, prices actually declined over the year: Darwin -3.68% and Perth -2.07%.

Rental returns are also expected to remain healthy. Current returns show an average yield of +3.3% for houses and +4.35% for units across greater Sydney.

For the March 2016 quarter, Cordell reports 4302 projects are entering the construction phase in comparison to 3931 for the same time last year with the strongest sector being civil engineering in the roads and infrastructure sector. This totals \$74 billion compared to \$47 billion for the period previously.

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: Barangaroo Project and James Packer’s Crown Casino; CBD & South East Light Rail; Sydney Metro City & Southwest; Badgerys Creek Airport; WestConnex; Parramatta Urban Growth Project and Sydney Metro Northwest.

Overall the Sydney property market has enjoyed a sustained period of growth over the past 12 months and the market provides an exciting opportunity 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 investments 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, Melbourne, Brisbane (ic. Gold Coast), Adelaide and Perth. Month and Year Changes are updated monthly and calculated as at the end of each calendar month respectively.

DEVELOPMENT OVERVIEW

DEVELOPMENT SUMMARY

3 LEVELS

3 APARTMENTS

3 BED | 3 BATH | 2 CAR

INTERNAL SIZE
169m²

BALCONY SIZE
29m²

GROUND FLOOR EXTERNAL SIZE
191m²

NON-RESIDENTIAL COMPONENT
None

COMMUNAL FACILITIES
None (Low Strata Fees)

VIEW LINES

LEVEL 3: Uninterrupted Harbour and City Views

LEVEL 2: Harbour and City Views

LEVEL 1: City and Expansive Garden Views

PEDESTRIAN ACCESS

Secure pedestrian entrance on Raymond Road

VEHICLE ACCESS

Access to basement via Raymond Road

PARKING

2 private car spaces per unit. 1 visitor space

LIFTS

1x Lift

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 contract.

SECURITY

Audio and video intercom. Main entry, lobby, lift landing on all levels, carpark entry and car park are fitted with surface mounted dome cameras.

OUTGOINGS

STRATA LEVIES P/Q**
\$1,800

COUNCIL RATES P/A
\$1,500

WATER RATES P/A
\$800

DEPRECIATION

PURCHASE PRICE *
\$3.8 MILLION

DEPRECIATION ALLOWANCE FOR PLANT & EQUIPMENT
\$10,996

DEPRECIATION ALLOWANCE DIVISION 43
\$24,713

TOTAL
\$35,709

KEY DATES

The following tables provides estimated dates for delivering this development:

STAGE OF CONSTRUCTION
DA APPROVED

CONSTRUCTION TO COMMENCE
JULY 2016

EXPECTED COMPLETION
OCTOBER 2017

SUNSET CLAUSE
SEE CONTRACT

*The vendor reserves the right to adjust prices at any time of the campaign and apartments are subject to availability at the times of your enquiry. **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. ***Strata fees 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.

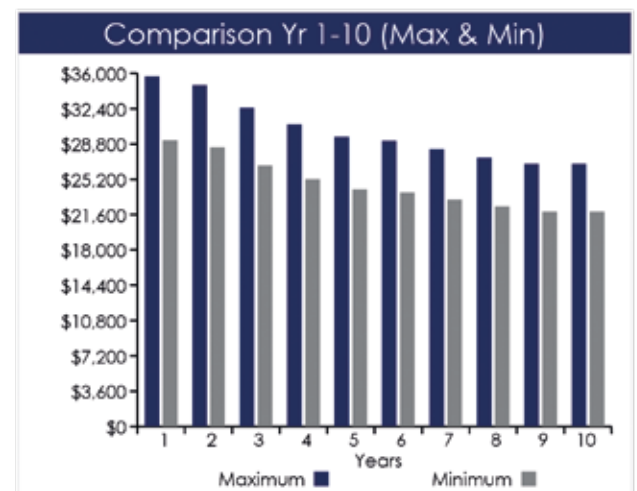
BMT Tax Depreciation

QUANTITY SURVEYORS

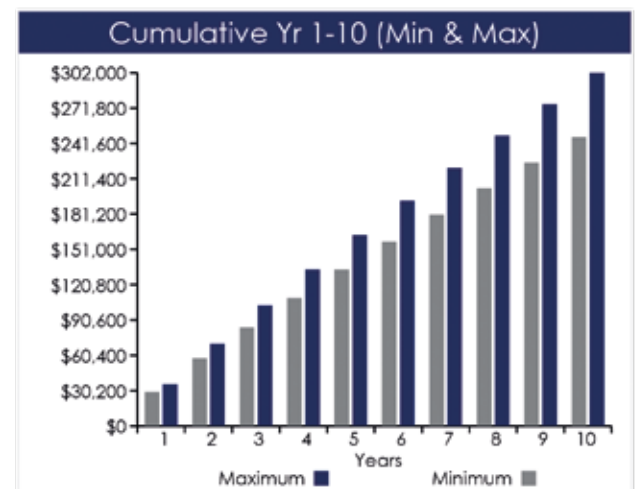
Level 33, 264 George Street
Sydney NSW 2000, Australia
PO Box N314
Grosvenor Place NSW 1220
t 02 9241 6477 e info@bmtqs.com.au
f 02 9241 6499 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 3 Bedroom Apartment 3 Raymond Road, NEUTRAL BAY, NSW 2089

Maximum			
Year	Plant & Equipment	Division 43	Total
1	10,996	24,713	35,709
2	10,094	24,713	34,807
3	7,794	24,713	32,507
4	6,106	24,713	30,819
5	4,844	24,713	29,557
6	4,448	24,713	29,161
7	3,586	24,713	28,299
8	2,714	24,713	27,427
9	2,096	24,713	26,809
10	2,098	24,713	26,811
11 +	7,099	741,371	748,470
Total	\$61,875	\$988,501	\$1,050,376



Minimum			
Year	Plant & Equipment	Division 43	Total
1	8,996	20,219	29,215
2	8,258	20,219	28,477
3	6,377	20,219	26,596
4	4,996	20,219	25,215
5	3,964	20,219	24,183
6	3,640	20,219	23,859
7	2,934	20,219	23,153
8	2,220	20,219	22,439
9	1,715	20,219	21,934
10	1,716	20,219	21,935
11 +	5,809	606,577	612,386
Total	\$50,625	\$808,767	\$859,392



* 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

THE INVESTMENT

RENTAL MARKET

DEMOGRAPHICS

35 is the average age.

50.6% of the population in Neutral Bay are married or in de facto relationships.

VACANCY RATES

Vacancy rates in Neutral Bay are considerably lower than the Sydney average. A high percentage in renting over purchasing or fully owned suggest there is a strong appetite for demand in the rental market.

NEUTRAL BAY	1.8%
SYDNEY	2.5%

TENURE

RENTED	41.5%
FULLY OWNED	19.9%
PURCHASING	16.3%

CAPITAL GROWTH

AFFORDABILITY/MEDIAN PRICE

The median house price in Neutral Bay is considered unaffordable to most Australian households sitting at \$2.3 million. Two of Neutral Bay's surrounding suburbs (McMahons Point and Lavender Bay) were listed in smartpropertyinvestment.com.au highest growth suburbs in NSW. The increased profile of McMahons Point and Lavender Bay will likely spike demand in Neutral Bay.

HISTORIC CAPITAL GROWTH IN NEUTRAL BAY

LAST 12 MONTHS	17.69%
LAST 3 YEARS	34.84%
LAST 5 YEARS	44.24%

FORECAST GROWTH

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 trajectory to date.

Capital growth in Neutral Bay remains very strong with an increase of 17.69% in the last 12 months.

Realestate.com.au reports an average visit of 1236 people per property in Neutral Bay compared to an average of 591 visits per property in Sydney. Demand is expected to remain strong in Neutral Bay due to its prestige locality and convenience the suburb brings



1ST June 2016

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

Dear Munro,

RE: 3 RAYMOND ROAD, NEUTRAL BAY

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:

3 BEDROOM 2.5 BATH 2 CAR

\$2,750 – 3,250 p/w

This is one of Sydney's most desirable suburbs with world class views, schools and local amenity.

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

INDICATIVE VIEW FROM LEVEL 3



INDICATIVE VIEW FROM LEVEL 2



INDICATIVE VIEW FROM LEVEL 1





DREAM TEAM

IAN MOORE ARCHITECTS

Ian Moore is the renaissance of progressive architecture. Firmly ingraining respect and stature since 1990 where the firm was once known as Engelen Moore between 1996 and 2005, the practice is renowned through numerous accolades of international design awards, publications and exhibitions. Awards date back to 1987 and exhibitions date back to 1988.

Ian Moore, the founder and principal of the design practice embarked on his career by studying civil and structural engineering before working for two international architecture tycoons, Ove Arup and Foster+Partners abroad. Relocating to Sydney he attained Honours in architecture at the University of Technology in Sydney and later a Master of Architecture from RMIT University, Melbourne.

Words cannot explain the polite exuberance of an Ian Moore designed home. Each living, eating and breathing space has been well considered serving more than its purpose. The interior and finishes of each project are also carefully selected by Ian Moore and his team of veteran architects.

www.ianmoorearchitects.com

PROJECTS

HOWE ALLAN HOUSE
THE OLIVE GROVE
HASTINGS | VAN NUNEN HOUSE
BOUSTRED HOUSE
DAVIS HOUSE
RUZZENE HOUSE
FINK HOUSE
GEORGE TAWAF



DEVELOPER

Monarch Residences is a collaboration between respected Sydney developer, Tawaf, and award winning internationally distinguished architects, Ian Moore Architects, who have drawn inspiration from their renowned waterfront homes and premium penthouse apartment developments in Sydney's eastern, inner west and lower north shore suburbs, including 'The George' (Dover Heights), 'Chelsea' (Mosman), and 'St John's Terraces' (Lewisham). The Monarch Residences site provides the perfect topography to deliver their vision.

PROJECTS

THE GEORGE - DOVER HEIGHTS
CHELSEA - MOSMAN
ST JOHN'S TERRACES - LEWISHAM
BEAUCHAMP - MARRICKVILLE



EXTERNAL

DRIVEWAY

BRUSHED CONCRETE

GENERAL WALL

DULUX FINISHED TEXTURED RENDER

CAR PARK STREET FACE

THICK STONE

WINDOWS, DOORS & AWNINGS

DELUXE POWDER COATED

ROOF

WATERPROOF REINFORCED CONCRETE

LIGHTING

DOWNLIGHT & WALL MOUNTED LIGHTS

BALCONY

GLASS BALCONY WITH STAINLESS STEEL TOP RAIL

FENCING

POWDER COATED BLACK CHAIN LINK FENCE

GATE

POWDER COATED BLACK CHAIN LINK GATE

GENERAL

AIR CONDITIONING

DUCTED TO LIVING, DINING AND ALL BEDROOMS

MAIN ENTRY WALLS

RITEK RENDERED WALL, DULUX PAINTED FINISH

INTERCOM

AIPHONE VIDEO & SPEAKER STATION

SECURITY CAMERA

MAIN ENTRY, CAR PARK ENTRY, CAR PARK & LIFT
LANDING ON ALL LEVELS

STAIR LIGHTING

WALL MOUNTED LIGHTS

KITCHEN

FLOORS

ENGINEERED EUROPEAN TIMBER OAK

BENCHTOP & ISLAND BENCHTOP

12MM DEKTON SMOOTH MATTE

SPLASHBACK

12MM DEKTON SMOOTH MATTE

CUPBOARD DOORS

VIVID WHITE POLYURETHANE

DRAW FRONTS

VIVID WHITE POLYURETHANE WITH STAINLESS STEEL
FINISH PULL HANDLE

SINK

FRANKE PLANAR STAINLESS STEEL UNDERMOUNT
SINK

TAPWARE

TARTANA STAINLESS STEEL MIXER

COOKTOP

MIELE 5X GAS BURNER

RANGE HOOD

CONLEY CONCEALED TWIN MOTOR RANGE HOOD
DUCTED EXTERNALLY

FRIDGE/FREEZER

MIELE INTEGRATED FRIDGE

STEAM COMBINATION OVEN

MIELE

SPEED OVEN

MIELE

MICROWAVE OVEN

MIELE

DISHWASHER

MIELE, FULLY INTEGRATED

LIGHTING

DOWNLIGHT & RECESSED STRIP LIGHTS



ENGINEERED
EUROPEAN TIMBER
OAK FLOORING

12MM DEKTON
SMOOTH MATTE
BENCHTOP



MIELE
MICROWAVE
OVEN



TARTANA
STAINLESS
STEEL MIXER



MIELE FULLY
INTEGRATED
DISHWASHER



MIELE
5X GAS
BURNER

BEDROOMS

WALLS

PLASTERBOARD, DULUX PAINTED FINISH

CEILING

PLASTERBOARD, DULUX PAINTED FINISH

ROBE DOORS

VIVID WHITE 18MM POLYURETHANE

DRAW FRONTS

VIVID WHITE POLYURETHANE WITH STAINLESS STEEL
FINISH PULL HANDLE

LIGHTING

DOWNLIGHT



LIVING & DINING

WALLS
PLASTERBOARD, DULUX PAINTED FINISH

CEILING
PLASTERBOARD, DULUX PAINTED FINISH

STORAGE
VIVID WHITE POLYURETHANE

LIGHTING
DOWNLIGHT

BATHROOM & ENSUITE

FLOORS
TRAVERTINE TILES

WALLS
DEKTON SMOOTH MATTE FINISH

CEILING
MOISTURE RESISTANT PLASTERBOARD, DULUX PAINTED FINISH

CUPBOARD DOORS
THICK MIRROR WITH POLISHED EDGES

CUPBOARD SHELVES
GLASS WITH POLISH EDGES

BASIN
MARC NEWSON WALL MOUNTED BASIN

TOILET PAN
MARC NEWSON WALL HUNG PAN

BATH
PORCELAIN ENAMEL KALDEWEI CONODUO BATH

TAPWARE
STAINLESS STEEL WALL MIXER

SHOWER HEAD
STAINLESS STEEL

TOWEL RAIL & SHAMPOO SHELF
MADINOZ STAINLESS STEEL

TOILET ROLL HOLDER
MADINOZ WALL MOUNTED STAINLESS STEEL

TOILET BRUSH HOLDER
MADINOZ STAINLESS STEEL

MECHANICAL EXHAUST
FRAMELESS EXTRACT GRILLE

LIGHTING
DOWNLIGHT & RECESSED STRIP LIGHTS



MARC
NEWSON WALL
MOUNTED
BASIN



STAINLESS
STEEL WALL
MIXER



TRAVERTINE
TILES

LAUNDRY

FLOORS
TRAVERTINE TILES

WALLS
DEKTON SMOOTH MATTE FINISH

CEILING
MOISTURE RESISTANT PLASTERBOARD, DULUX PAINTED FINISH

CUPBOARD DOORS
VIVID WHITE POLYURETHANE

BENCHTOP
THICK LINISHED STAINLESS STEEL FINISH

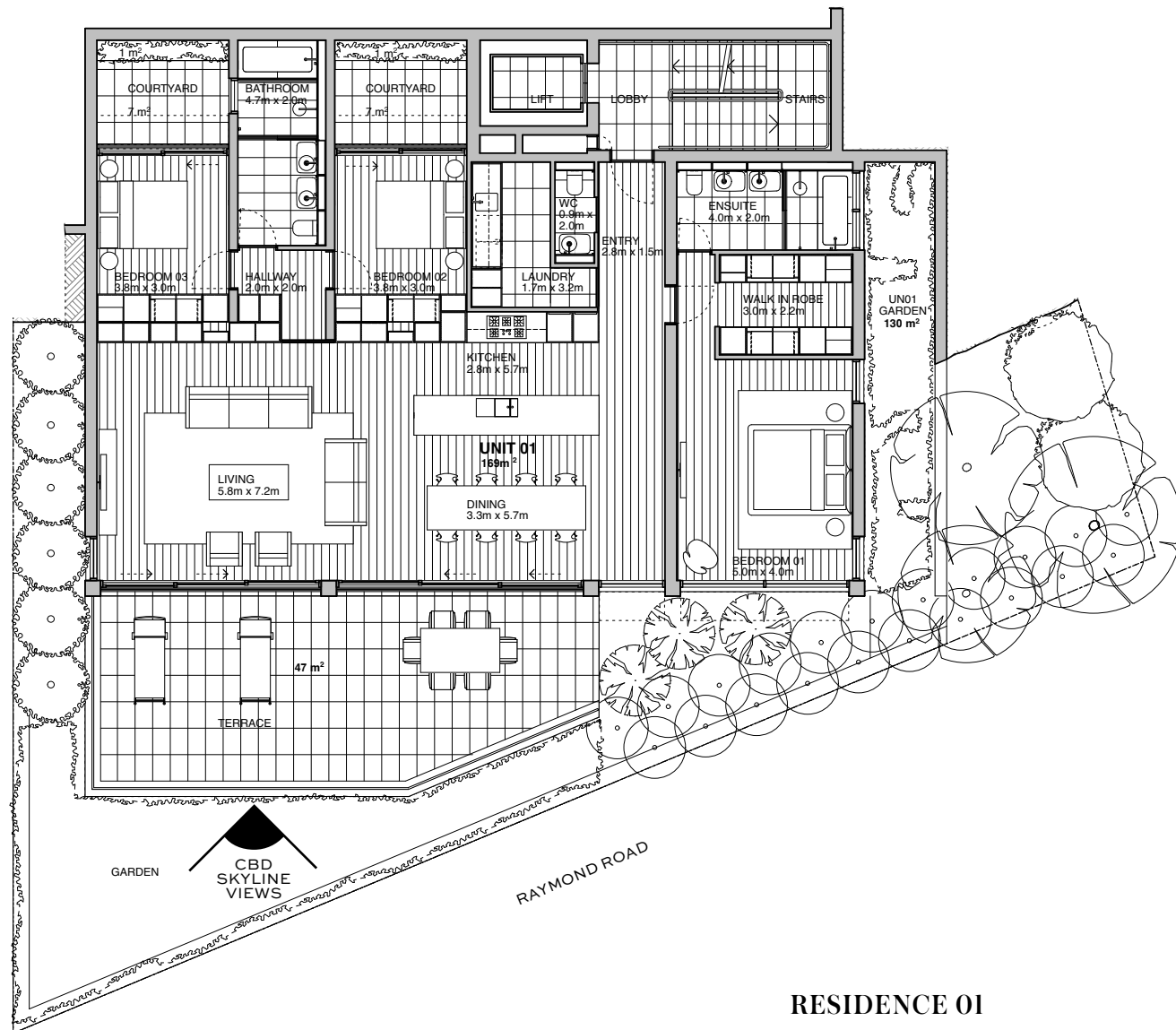
LAUNDRY TUB
CUSTOM MADE STAINLESS STEEL TUB

TAPWARE
STAINLESS STEEL MIXER

LIGHTING
DOWNLIGHT & RECESSED STRIP LIGHTS



FLOOR PLANS

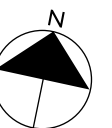
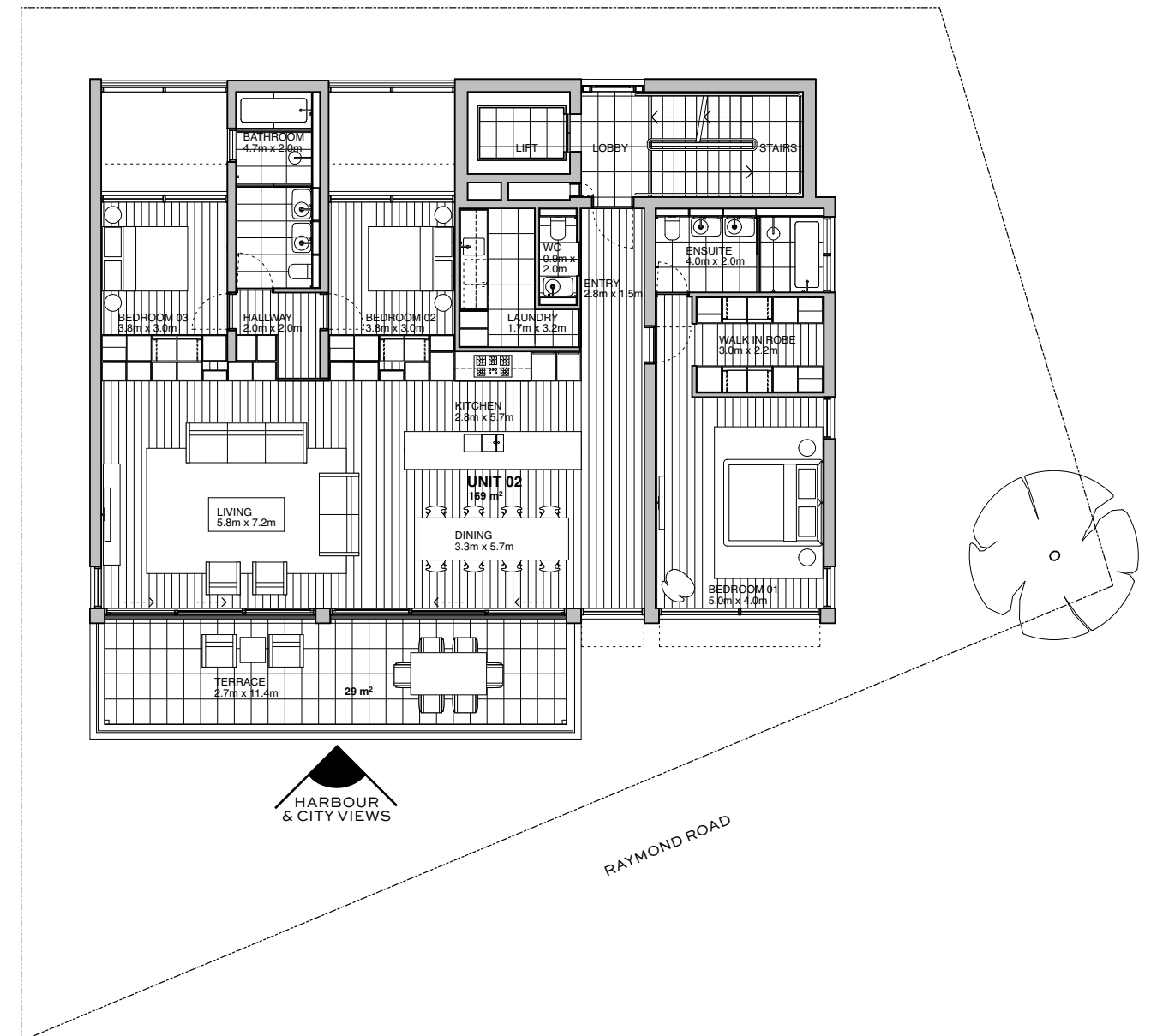


RESIDENCE 01

LEVEL	1
BEDROOMS	3
CAR SPACES	2
INTERNAL AREA	169m ²
TERRACE	47m ²
COURTYARD	14m ²
GARDEN AREA	130m ²
BASEMENT STORAGE	3m ²
TOTAL	363m ²

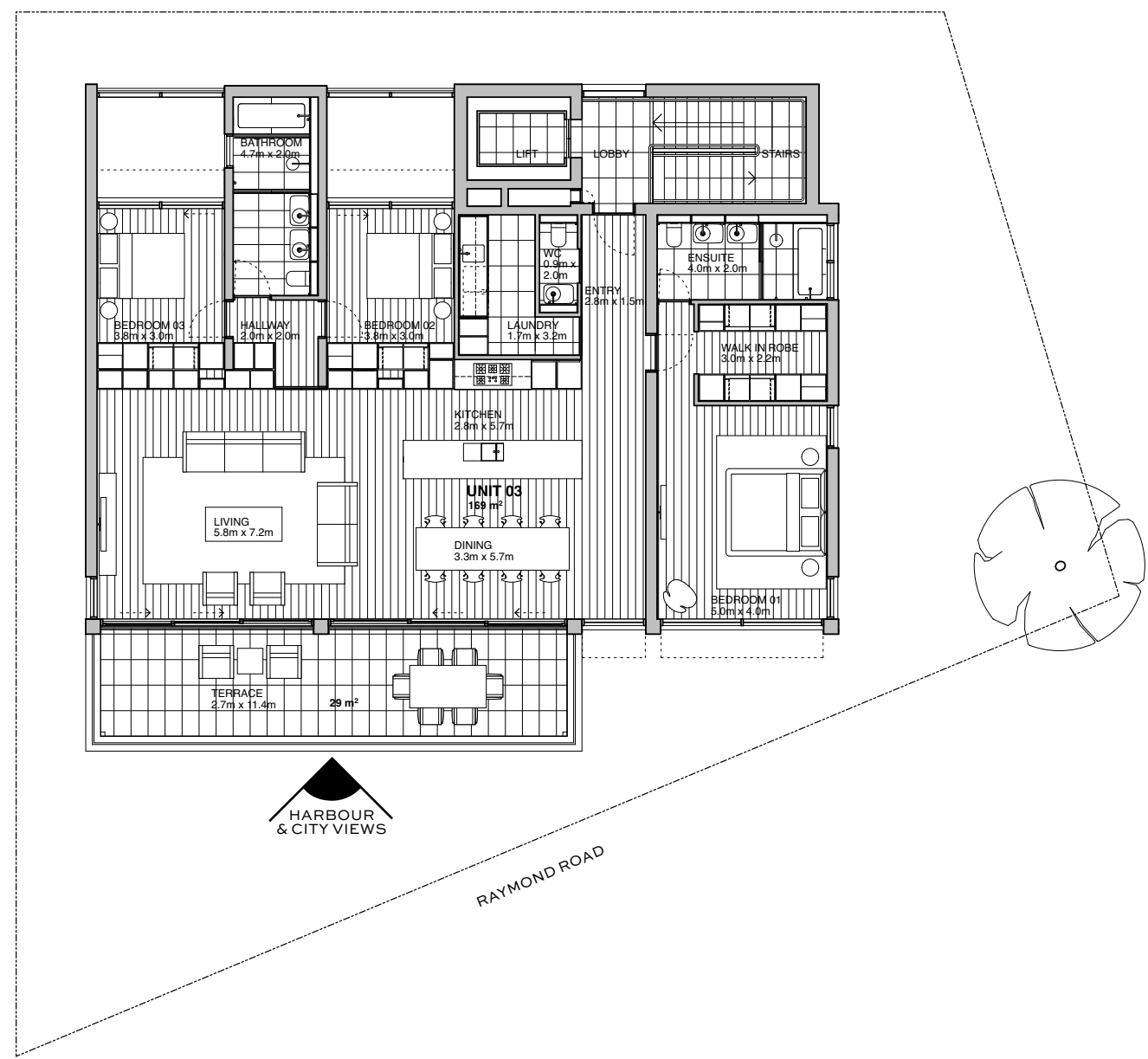
RESIDENCE 02

LEVEL	2
BEDROOMS	3
CAR SPACES	2
INTERNAL AREA	169m ²
EXTERNAL AREA	29m ²
BASEMENT STORAGE	3m ²
TOTAL	201m ²



RESIDENCE 03

LEVEL	03
BEDROOM	3
CAR SPACES	2
INTERNAL AREA	169m ²
EXTERNAL AREA	29m ²
BASEMENT STORAGE	3m ²
TOTAL	201m ²



SOURCES:
NATIONAL MARKET AND SYDNEY MARKET
Table from www.corelogic.com.au/research/monthly-indices.html
CAPITAL GROWTH
www.smartpropertyinvestment.com.au/data/nsw/2089/neutral-bay
www.smartpropertyinvestment.com.au/data/highest-growth-suburbs
www.sqmresearch.com.au/graph_vacancy.php?t=1

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