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# Sullivan Park

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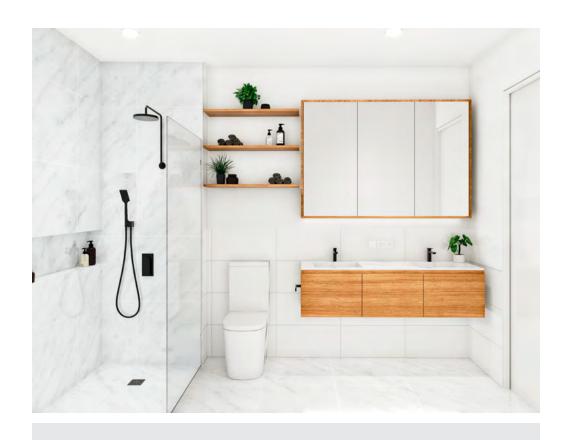
# THE DEVELOPMENT OVERVIEW

Designed by the award-winning architects at Design Works, Sullivan Park is a collection of 5 exclusive townhouse residences representing outstanding architectural design.

The luxurious townhouses are home to ideal layouts which are the perfect mix of intelligent form and functionality. The complex consists of three residences with two bedrooms, two bathrooms combined with spectacular north-facing private balconies. While residence one has three bedrooms, two bathrooms and residence five has been provided with three bedrooms and three bathrooms. All residences have secure remote control parking combined with additional storage.

The open-plan kitchens are highlighted by genuine Caesar-Stone countertops, designer matt black tapware and dark stainless steel appliances. The sum of our extensive design experience and passion, Sullivan Park, will be our finest creation yet.





#### **TACTILE MATERIALS**

By combining quality materials which appeal to the market's desire for both a premium design aesthetic and luxurious appeal.

#### **FUNCTIONAL INTERIORS**

Combining low maintenance spaces with an interior design which focuses on a harmonious neutral pallet, provides opportunity to express a personal sense of style.

# CONSIDERED DESIGN

#### MARKET APPEAL

Designed specifically for the new era of the Reservoir market, respecting the local setting while embracing modern design. Focus on designer details in functional forms bring a premium and individual element to each residence.



# LIVEABLE SPACES

These bespoke residences, combine functional, light-filled spaces with enduring modern design.



#### MONOCHROMATIC COLOUR DESIGN

Monochromatic kitchens with shades of black, white & charcoal are still proving to be at the cutting edge of design. The monochromatic colour scheme offers a sleek and elegant style that complements the modern architecture.

#### **MODERN KITCHENS**

With minimalist cabinetry, neutral colour palettes, and matt black accents, these modern kitchens provide a subtle elegance and enduring style.



#### **LESS IS MORE**

The driving force behind this design trend is the less is more approach. A modern minimalist bedroom can be at once soothing and inviting.

#### ABUNDANCE OF NATURAL LIGHT

An abundance of natural light makes colours appear more natural and true to life, improving the overall comfort and feel of the space.

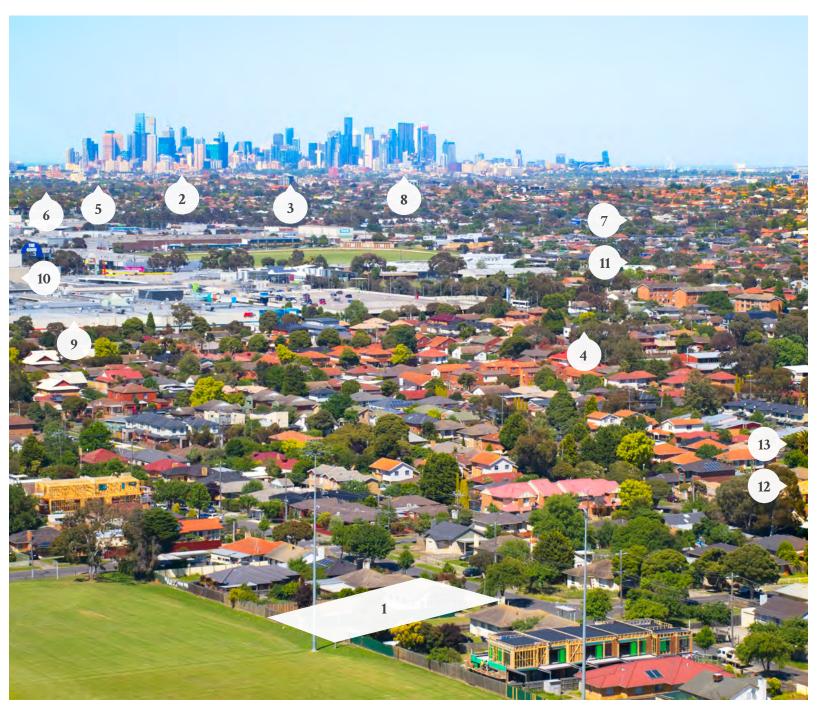


#### **BRING THE OUTSIDE IN**

Bringing the outside in is an increasingly popular goal for homeowners who not only want to maximise natural light in their home but also make the most of their natural surroundings.

#### **OPEN FLOOR PLANS**

The open floor plan layout creates a sophisticated open space, while intelligent design choices add to the grand visual.



## **LOCATION**

#### **Property Location**

1 Sullivan Park's Location Melbourne CBD - 13.2 km

#### Education

- 2 RMIT University 11.3 km
- **3** Melbourne University 10.9 km
- **4** Preston North Primary School 800 m

#### Food & Dining

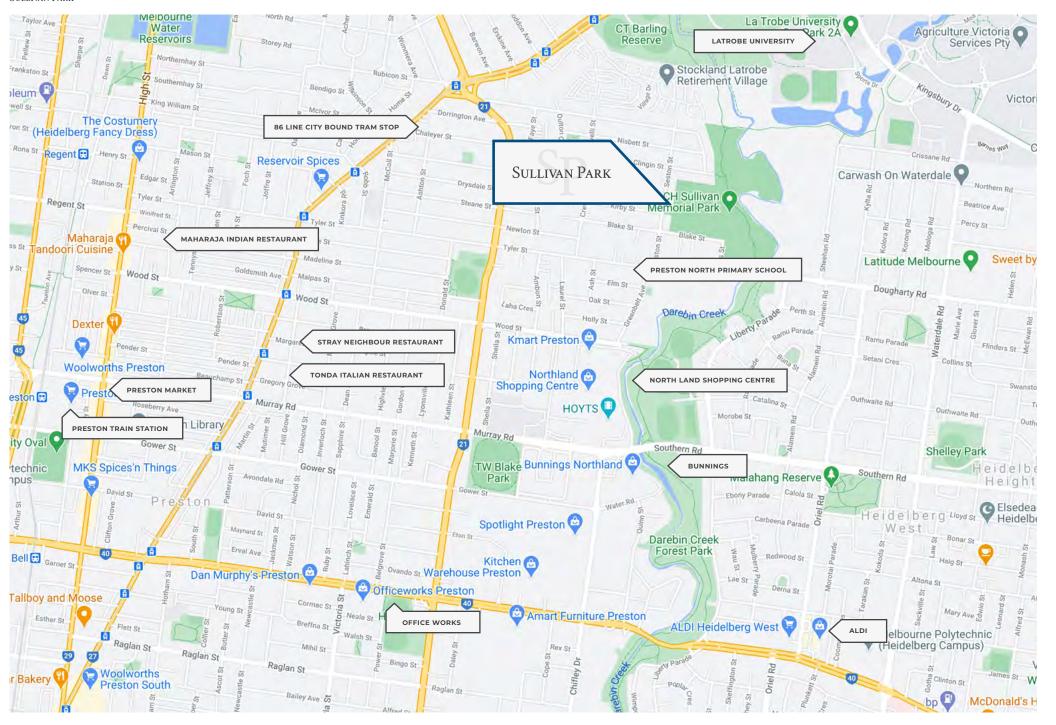
- 5 Lygon St Carlton 11.8 km
- 6 Brunswick Street Fitzroy 10.9 km
- 7 Preston Market 3 km
- 8 Queen Victoria Market 13 km

#### **Shopping**

- 9 Northland Shopping Centre 1.2 km
- 10 Bunnings 1.3 km
  Good Guys 1.3 km
  JB Hi Fi 1.2 km
  Northland Medical Centre 1.1 km

#### **Transport**

- 11 Preston Train Station 3.9 km
- 12 Reservoir Train station 3.1 km
- 13 86 Tram City Line 1.2 km



#### **PARKS**

Despite primarily being a suburban centre, the area boasts an abundance of parks and open spaces throughout both Reservoir and Preston. Reservoir has 47 parks covering nearly 7.9% of the total area.

From walking trails along the Darebin River, open parkland, sports grounds and the large children's playgrounds at the CH Sullivan Memorial Park, to the historical Ray Braham Gardens and Edwards Lake Park, there is no shortage of green spaces to cater to the evolving demographic.









# OUTSTANDING EDUCATION OPTIONS RIGHT ON YOUR DOORSTEP

# ADDITIONAL LOCAL EDUCATION FACILITIES

- Maharishi School Of Enlightenment Coeducational Private
- St Gabriel's Primary School Co-educational
- Reservoir District Secondary College Coeducational
- Reservoir East Primary School Co-educational
- Reservoir Primary School Co-educational
- Reservoir Views Primary School Coeducational
- Reservoir West Primary School Coeducational
- William Ruthven Primary School Coeducational
- William Ruthven Secondary College Coeducational





LA TROBE UNIVERSITY

# NORTH PRESTON PRIMARY SCHOOL

#### SCHOOLS PROXIMITY TO SULLIVAN PARK

#### 0.9km

Preston East Primary

#### 0.95km

East Preston Islamic College

#### 1.9km

Holy Name School

#### 2.3km

Reservoir High

#### 2.3km

Northern College of the Arts and Technology

#### UNIVERSITIES PROXIMITY TO SULLIVAN PARK

#### 3.5km

La Trobe University

#### 5.3km

Melbourne Polytechnic Preston Campus

#### 11km

**RMIT Brunswick Campus** 

#### 13km

RMIT Melbourne Campus

#### 13km

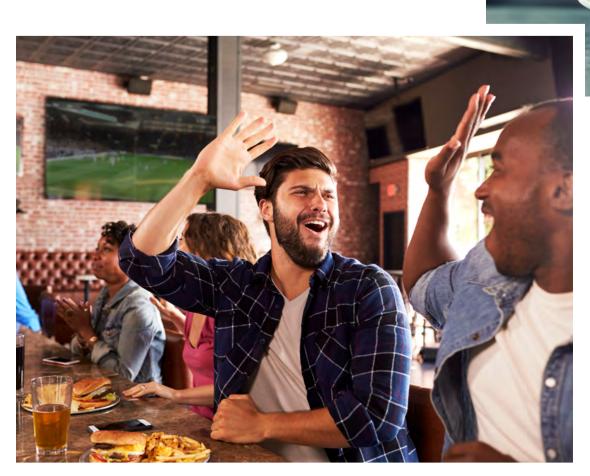
University of Melbourne





ELBOURNE POLYTECHNIC COLLAGE

# RESTAURANT & CAFE CULTURE



The area has been steadily carving out a vibrant, culinary culture. The neighbourhood offers many destination restaurants and cafes with more opening each year. The area's multicultural community has helped produce a diverse lineup of dining options, from signature Melbourne cafes, modern Australian restaurants, busy pizzerias and bustling noodle houses serving an array of authentic eats. Relaxed cock- tail bars and gastropubs are beginning to pop up in the area's evolving dining scene. The dining precinct is expanding rapidly from the Plenty Road centre to the smaller local pockets, demonstrating the gentrification movement within the area.

#### **CHEW BURGERS**

Best burgers in the entire north

#### THE RACCOON CLUB

Antipasto or takeaway pizza, local brews & Victorian wines

#### **SARTORIA**

A cafe in old dress factory perfect for brunch with a side of cocktails

#### LITTLE HENRI CAFE

The perfect place for breakfast & lunch

#### SHOP RAMEN PRESTON RESTAURANT

Take a low stool and slurp up Tokyo-style ramen loaded with handmade wheat noodles and untraditional toppings.

#### **SARTORIA CAFE**

Fifty years of family history underpin this modern cafe

#### TONDA ITALIAN RESTAURANT

The very best of Italian cuisine





#### **DEXTER RESTAURANT**

Pig's head buns, hot meat doughnuts, prime cuts with salted caramel. Dexter is in a league of its own

#### CHUMANCHU AUTHENIC

Outstanding Vietnamese cuisine

#### STRAY NEIGHBOUR RESTAURANT AND BAR

Here you'll find a bar with that perfect balance of comfort and class

#### THIS BORDERLAND RESTAURANT

This old-school diner does threecheese poutine, beef brisket burgers, deep-fried pickles and slices of classic cherry pie. And every item on the menu can be made vegan

#### MOON DOG WORLD

An indoor waterfall which cascades into a lagoon. A hidden tiki disco bar. A giant beer garden. Beyond the bells and whistles, its also one of Melbourne's earlier independent breweries



# **SHOPPING**



900m to Sullivan Park



568,745

People in total trading area



300+

**Speciality Stores** 



15.2m

Foot traffic per annum

Northland is a major shopping centre located approximately 900m from Sullivan Park. With a host of large and boutique retailers, complemented by a popular outdoor entertainment and dining precinct, the centre caters to the growing family and youth demographic of the area.





# PRESTON MARKET

Get a cultural experience at the Preston Market with a range of healthy daily produce, including fresh seafood, meat, fruit & vegetables. With more than 6000sqm of markets to choose from, there's something special for everyone.





#### SAM & SONS FRUIT AND VEGETABLES

Location: Shop: E157/158

#### GENCARELLI FRUIT & VEGETABLES

Location: Shop: E159/160

#### **GM FRESH FRUITS**

Location: Shop: E161/169

#### PARADISE FRUIT & VEGETABLES

Location: Shop: E176

#### **PRESTON SEAFOOD**

Location: Meat, Poultry & Seafood

Shop: W201

#### **NICK THE FISHMONGER**

Location: Shop: W193



# 57 d.

#### **BLUE PACIFIC WAVE**

Location: Shop: W199, W200

#### **JETTY FRESH SEAFOOD**

Location: Shop: W188/W189

# **TRANSPORT**

Reservoir is serviced by multiple forms of public transport as well as a range of walking trails along the Darebin River and various bike paths. Well connected public transport infrastructure is a key benefit of the inner northern suburbs



#### **ROAD**

Preston and Reservoir are only minutes drive from major road connections; the Hume Freeway, the Western Ring Road and Tullamarine Melbourne Airport.

#### BUS

Sullivan Park is situated directly on the 567 bus line which provides multiple bus services options, with direct routes to the CBD and throughout the entire north.

#### **TRAINS**

The Darabin area boasts direct access to the metropolitan train network with four train stations located within the precinct, running direct services to Melbourne CBD everyday.

#### RESERVOIR PREMIUM STATION

DISTANCE 3.3 KM

Reservoir Station is a new premium station that's recently undergone major infrastructure upgrade works, involving level crossing removal and the construction of a new open space public plaza. Trains are now running on the elevated rail bridge and servicing the newly constructed station every day.

Located within travel zone one, Reservoir station is serviced by the Mernda train line that commutes more than 4000 people a day north through Collingwood and Richmond to the CBD. The new rail precinct enables convenient pedestrian access between Broadway and Edwards Street, providing connectivity to the surrounding business on both sides of the rail line.





#### **NEW PRESTON PREMIUM STATION**

**DISTANCE 3.7 KM** 

Designs have now been revealed for the new Bell St and Preston premium train stations. The new rail lines will be raised over the roads, creating the two new train stations.

The modern rail precincts will provide Improved local connectivity, direct public transport links to local shopping facilities, ease of access to various employment networks and Preston Markets.

The design incorporates the construction of an open space public plaza and shared pedestrian walkway/ cycling path. The shared path will run between Oakover Road and Murray Road providing locals with convenient access to the new station precinct.

#### **TRAMS**

Sullivan Park is located within 1.2 km from the 86 tram line which provides direct access to Bundoora and LaTrobe University, with the city bound line running along Plenty Road to Waterfront City Docklands via Collingwood, Fitzroy and the Melbourne CBD.



#### **BIKES**

The Darebin River bike path is leafy river-side ride that originates way up in Epping and travels for almost 30 kilometres through to Kew where it meets up with the Iconic Yarra River.

# SPECIFICATIONS SCHEDULE

#### **GENERAL**

- · Six-star energy rating
- · Gas hot water systems
- Tiling to the toilet, bathroom and laundry floors
- · Black Butt timber veneer flooring to living, dining, kitchen,
- Carpet with extra thick 10 mm Dunlop underlay to all bedrooms
- · Down-lights to all living areas and bedrooms
- · Pendant lights to stone kitchen bench-tops
- Split system air conditioning to all living rooms and all bedrooms

#### **BATHROOMS AND LAUNDRY**

- · Quality matt black designer tap-ware including mixers
- · Architectural designer marble top vanities
- · Matt black shower frames with clear glass
- Tiling to all wet floor areas Wall tiles to the ceiling in shower areas
- · Matt Black towel rails and toilet roll holders
- · White ceramic toilet suites

#### **BEDROOMS**

- · Built-in /walk-in robes
- · Carpet with extra thick 10 mm Dunlop underlay

#### KITCHEN

- · Custom joinery with built-in oven space and pantry
- · Caesar-stone kitchen bench-tops with waterfall edging
- · Dark stainless steel appliances
- · Square stainless steel double under-mount sinks
- · Designer matt black tap mixer with swivel bases
- · Kitchen splash-backs Gloss reflections white

#### **EXTERNAL**

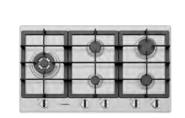
- Rendered concrete downstairs, upstairs James Hardy Stira cladding
- · Colour-bond Roofing
- · Powder-coated gutter and facia
- · Aluminium powder coated windows with latch locks







WESTINGHOUSE 60CM DARK STAINLESS STEEL BUILT-IN OVEN



WESTINGHOUSE 5 BURNER
GAS COOKTOP



WESTINGHOUSE 60CM SLIDE-OUT STAINLESS STEEL RANGE-HOOD

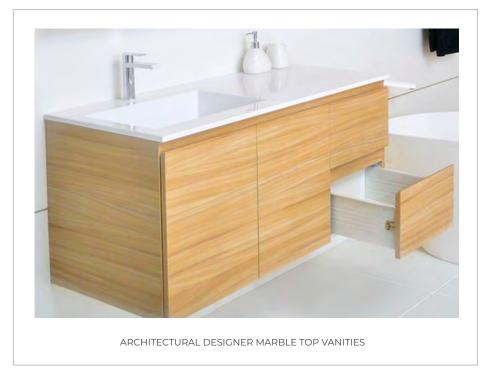


# EDEN SQUARE HAND SHOWER OUTLET IN MATT BLACK









Form and function are a key focus. Through the use of accessible but considered, quality fittings and fixtures to meet the markets demand.









**FORM & FUNCTION** 

#### **FINISHES**





**FLOORING**Beau Hybrid Natural Black Butt Flooring



**FLOORING**Grey Winds Premium Soft
Carpet

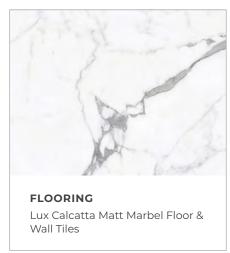




Elegant Oak Featured Kitchen

Joinery







#### **TOWNHOUSE 1**

LEVEL 1



#### LUXURIOUS FINISHES WITH A LARGE TOP FLOOR BALCONY

This unique 3-storey townhome combines modern finishes with a captivating style, creating a living space that is as thoughtful as it is luxurious.

This townhouse has been provided with a large landscaped front yard, spacious open floor plan combined with a large top floor balcony ideal for relaxing in the sun.

The spacious living/dining room area is the perfect place to prepare a 5-star meal for your dinner party guests or hold a family-friendly event.

**TOTAL** =  $173.5 \text{ m}^2 + 32 \text{ m}^2 \text{ balcony}$ 



BEDROOM: 3



BATHROOM: 2



CARPARK: 2

## **TOWNHOUSE 1**

LEVEL 2 GROUND LEVEL



## **TOWNHOUSE 2,3,4**

LEVEL 1



#### BRIGHT, AIRY INTERIORS WITH EXTRA HIGH CEILINGS

The architects have carefully considered each design element to create a unique vision of modern living.

These residences have been provided with generously sized bedrooms, extra high ceilings and bright, airy interiors optimised for the flow of perfected daily life.

The private balconies overlook the parkland next door and beyond to the expansive outdoor spaces of Sullivan Park.

**TOTAL** = 133.9 m<sup>2</sup> + 8 m<sup>2</sup> balcony



BEDROOM: 2



BATHROOM: 2



CARPARK: 1

# **TOWNHOUSE 2,3,4**

LEVEL 2 GROUND LEVEL



#### **TOWNHOUSE 5**

LEVEL 1



# UNOBSTRUCTED PARKLAND VIEWS WITH PRIVATE BACK YARD

Townhouse five takes advantage of its prime location by offering unobstructed views over Sullivan Park.

You enter into an expansive living/ dining room which flows directly out onto the spacious outdoor entertaining area, the large balcony and private yard are both flooded with natural light providing multiple options for entertain your guests or relaxing in the sun.

**TOTAL** = 170.1 m<sup>2</sup> - 51.5 m<sup>2</sup> POS



BEDROOM: 3



BATHROOM: 3



CARPARK: 2

## **TOWNHOUSE 5**

LEVEL 2 GROUND LEVEL



# DEVELOPMENT PERMIT APPROVALS

This planning approval map provides an overview of the new wave of high-density development projects taking place within the local neighbourhood and surrounding streets. The strong emerging trend of multi-unit developments projects with planning approval is demonstrated on the map via the green highlighted sections. The RGZ3 development density formula allows for a maximum construction height of four stories with a total of 80% site cover.



#### LOOKING TO THE FUTURE

DAREBIN'S FORECAST
POPULATION GROWTH BY 2041 IS

48.5%

Between 2016 and 2041, the population for the City of Darebin is forecast to increase by 75,102 persons. (1) NET OVERSEAS MIGRATION

92%

Melbourne is set to receive an estimated 92% of the state's net overseas migration.<sup>(1)</sup>

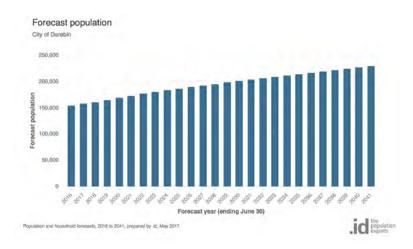
#### MELBOURNES POPULATION PROJECTIONS

B E I W E E N

5.9

6.2

by 2027, which is higher than the average annual growth rate projected for Australia.<sup>(1)</sup>



#### **CAPITAL GROWTH**

PAST 12 MONTH GROWTH IN RESERVOIR

9.92%

Over the last year, property investments in Reservoir, 3073 have provided investors with an average capital gain of 9.92%. This compares favourably with the 7.81% for VIC as a whole. <sup>[2]</sup>

AVERAGE ANNUAL GROWTH RATE IN RESERVOIR

7.3%

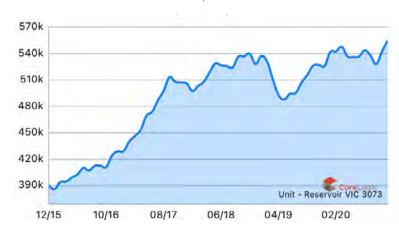
Based on five years of unit & townhouse sales, Reservoir has experienced a compound capital growth rate of 7.3% (3)

#### 5 YEAR CAPITAL GROWTH RATE IN RESERVOIR

Two bed Units / Townhouses.<sup>(4)</sup> 40.6%

Three bed Units / Townhouses.<sup>(4)</sup> 32.3%

#### CORELOGIC - 5 YEAR CAPITAL GROWTH | RESERVOIR 3073



RP Data chart created December 2020

#### REFERENCE:

Australian Bureau Of Statistics, [22/11/2018]. Population Projections, Australia. Available: https://www.abs.gov.au/statistics/people/population/population-projections-australia/latest-release#victoria. Last accessed 20/12/2020

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(a) Preal Estatectoric (2020). Saburb Profile Report: Available: https://www.earestatectoric.org/in/profile/reservoir-vic-3073. Last accessed 20 to December 2020.
 (4) Domain. (2020). Market Trends By Room. Available: https://www.domain.com.au/suburb-profile/reservoir-vic-3073. Last accessed 20 th December 2020.

#### WHY BUY OFF THE PLAN?

#### 1) STAMP DUTY SAVINGS & FIRST HOME OWNER GRANT

 The Victorian Government has reduced stamp duty by 50 % on purchases of newly built or offthe-plan residential properties valued up to \$1 million as follows:

The 50 % waiver applies to contracts entered into on or after 25 November 2020 and before 1 July 2021.

- As a first home buyer, you will receive a oneoff stamp duty exemption for a principal place of residence valued up to \$600,000, or a concession rate for a principal place of residence with a dutiable value from \$600,001 to \$750,000.
- Additionally, a \$10,000 First Home Owner Grant (FHOG) is available when you buy or build your first new home.

#### 2) HOME BUILDERS GOVERNMENT GRANTS 25K - 15K

- 4 June 2020-31 December 2020 enter into a contract to build between these dates, and you will be eligible for the \$25,000 grant.
- 1 January 2021-31 March 2021 enter into a contract to build between these dates, and you will be eligible for the \$15,000 grant.

#### 3) DEPRECIATION CASHFLOW BENEFITS

As the owner of a new residential investment property, investors have an opportunity to claim the maximum amount of depreciation. Depreciation deductions will significantly improve the investors overall cashflow position.

#### 4) FIXED PRICE

Purchasers are committing to a fixed price contract which will not change, and there are no progress payments requirements throughout the construction phase.

#### 5) POTENTIAL CAPITAL GROWTH

The opportunity for capital growth may occur in a rising market with the typical construction cycle running over a period of approximately 10 - 12 months. In addition, the range of financial incentives currently available for off-plan contracts will also reduce the purchases initial capital requirements.

#### 6) RENTAL YIELDS

On completion, Investors will benefit from having the newest townhouses in the market place, resulting in lower vacancy rates and higher rent yields.

#### HOW DOES THE DEPOSIT PROCESS WORK

A deposit equal to 10% of the total purchase price will be required upon contract signing, with the 90% balance due on completion.

#### SHOULD I USE A LAWYER OR CONVEYANCER?

Depending on your individual circumstances you may decide to use a lawyer or a conveyancer to represent you at settlement, however, conveyancers will not be able to provide legal advice on matters relating to the contract of sale.

#### WILL MY DEPOSIT BE PROTECTED?

Yes, you're 10% deposit will be protected, your deposit funds will be held in a trust account until the settlement date.

#### CAN I BUY THIS PROPERTY IN MY SUPERFUND?

Yes, you can purchase these townhouses in either your superannuation fund, in your own name or in the name of a company/trust.

#### **SERVICES**

#### **ELECTRICITY, GAS AND WATER METERING**

Each townhouse will have their, electricity, gas and hot water metered individually.

#### WHAT TYPE OF HEATING AND COOLING WILL BE PROVIDED

Each townhouse will be provided with split system heating and cooling to the central living spaces and bedrooms.

#### OWNERS CORPORATION

#### WHO WILL MANAGE THE BUILDING AFTER THE TOWNHOUSES HAVE SETTLED?

MBCM Strata Specialists Preston has been appointed to manage the townhouses at project completion. MBCM is known for providing professional and reliable strata management solutions in Melbourne for more than 25 years. Specialising in the professional management of residential, Owners Corporations, they are committed to providing their clients with industry-leading service and expertise.

#### WHAT DO THE BODY CORPORATE EXPENSES COVER?

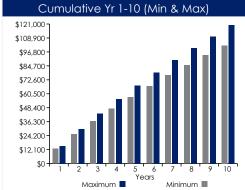
The body corporate expenses go towards maintaining all common areas around your townhouse, like gardens, plants, general repairs, common driveway lighting etc. The annual expense amount will vary depending on your individual townhouse.

# Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling - Townhouse 1 28 Seston Street, RESERVOIR VIC 3073

#### Maximum 5.886 9,306 15,192 2 5,486 9,306 14,792 3 3,984 9,306 13,290 3,094 9,306 12.400 5 2,667 9,306 11,973 1.863 9,306 11,169 6 7 1,629 9,306 10,935 8 1,083 9,306 10,389 9 730 9,306 10,036 10 667 9,306 9,973 11+ 1,115 279,197 280,312



Minimum				
Year	Plant & Equipment	Division 43	Total	
1	5,014	7,928	12,942	
2	4,674	7,928	12,602	
3	3,394	7,928	11,322	
4	2,636	7,928	10,564	
5	2,271	7,928	10,199	
6	1,587	7,928	9,515	
7	1,387	7,928	9,315	
8	923	7,928	8,851	
9	622	7,928	8,550	
10	569	7,928	8,497	
11+	949	237,835	238,784	
Total	\$24,026	\$317,115	\$341,141	



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

#### This Estimate Cannot Be Used For Taxation Purposes

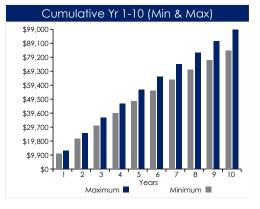
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9296 6200

# Estimate of Depreciation Claimable Typical 2 Bedroom Dwelling - Townhouse 2 28 Seston Street, RESERVOIR VIC 3073

	Maximum			
Year	Plant & Equipment	Division 43	Total	
1	5,468	7,331	12,799	
2	5,045	7,331	12,376	
3	3,668	7,331	10,999	
4	2,865	7,331	10,196	
5	2,497	7,331	9,828	
6	1,737	7,331	9,068	
7	1,533	7,331	8,864	
8	1,011	7,331	8,342	
9	846	7,331	8,177	
10	526	7,331	7,857	
11 +	881	219,923	220,804	
Total	\$26,077	\$293,233	\$319,310	

Comp	parison Yr 1-10 (Max & Min)
\$13,000	
\$11,700-	
\$10,400	ht .
\$9,100-	HB LL .
\$7,800 -	
\$6,500 -	
\$5,200 -	
\$3,900 -	
\$2,600 -	
\$1,300 -	
\$0 1	2 3 4 5 6 7 8 9 10
	Years Minimum ■
	MIGAITIOTT WITHINGTO

Minimum				
Year	Plant & Equipment	Division 43	Total	
1	4,658	6,245	10,903	
2	4,297	6,245	10,542	
3	3,124	6,245	9,369	
4	2,441	6,245	8,686	
5	2,127	6,245	8,372	
6	1,479	6,245	7,724	
7	1,305	6,245	7,550	
8	861	6,245	7,106	
9	720	6,245	6,965	
10	448	6,245	6,693	
11 +	751	187,341	188,092	
Total	\$22,211	\$249,791	\$272,002	



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.

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<sup>&#</sup>x27;assumes settlement on 1 July in any given year.

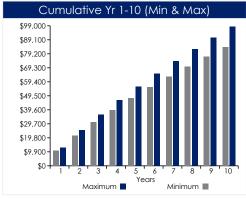
<sup>\*</sup> assumes settlement on 1 July in any given year.

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3	3,668	7,331	10,999	
4	2,865	7,331	10,196	
5	2,497	7,331	9,828	
6	1,737	7,331	9,068	
7	1,533	7,331	8,864	
8	1,011	7,331	8,342	
9	846	7,331	8,177	
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8	861	6,245	7,106	
9	720	6,245	6,965	
10	448	6,245	6,693	
11+	751	187,341	188,092	
Total	\$22,211	\$249,791	\$272,002	



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 eport production.

#### This Estimate Cannot Be Used For Taxation Purposes

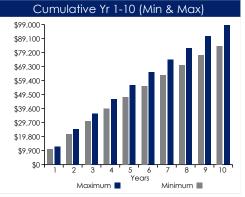
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9296 6200

#### Estimate of Depreciation Claimable Typical 2 Bedroom Dwelling - Townhouse 4 28 Seston Street, RESERVOIR VIC 3073

	Maximum			
Year	Plant & Equipment	Division 43	Total	
1	5,468	7,331	12,799	
2	5,045	7,331	12,376	
3	3,668	7,331	10,999	
4	2,865	7,331	10,196	
5	2,497	7,331	9,828	
6	1,737	7,331	9,068	
7	1,533	7,331	8,864	
8	1,011	7,331	8,342	
9	846	7,331	8,177	
10	526	7,331	7,857	
11 +	881	219,923	220,804	
Total	\$26,077	\$293,233	\$319,310	



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,658	6,245	10,903
2	4,297	6,245	10,542
3	3,124	6,245	9,369
4	2,441	6,245	8,686
5	2,127	6,245	8,372
6	1,479	6,245	7,724
7	1,305	6,245	7,550
8	861	6,245	7,106
9	720	6,245	6,965
10	448	6,245	6,693
11 +	751	187,341	188,092
Total	\$22,211	\$249,791	\$272,002



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 03 9296 6200

<sup>&#</sup>x27;assumes settlement on 1 July in any given year.

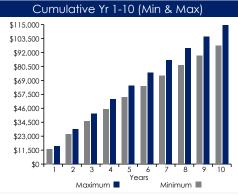
<sup>\*</sup> assumes settlement on 1 July in any given year.

#### Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling - Townhouse 5 28 Seston Street, RESERVOIR VIC 3073

Maximum				
Year	Plant & Equipment	Division 43	Total	
1	5,820	8,774	14,594	
2	5,413	8,774	14,187	
3	3,932	8,774	12,706	
4	3,059	8,774	11,833	
5	2,641	8,774	11,415	
6	1,844	8,774	10,618	
7	1,615	8,774	10,389	
8	1,074	8,774	9,848	
9	721	8,774	9,495	
10	657	8,774	9,431	
11+	1,099	263,224	264,323	
Total	\$27,875	\$350,964	\$378,839	



Minimum				
Year	Plant & Equipment	Division 43	Total	
1	4,958	7,474	12,432	
2	4,611	7,474	12,085	
3	3,350	7,474	10,824	
4	2,605	7,474	10,079	
5	2,249	7,474	9,723	
6	1,570	7,474	9,044	
7	1,375	7,474	8,849	
8	914	7,474	8,388	
9	615	7,474	8,089	
10	559	7,474	8,033	
11+	937	224,228	225,165	
Total	\$23,743	\$298,968	\$322,711	



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 03 9296 6200  $\,$ 

 $<sup>\</sup>ensuremath{^*}$  assumes settlement on 1 July in any given year.

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# Sullivan Park

28 SESTON STREET RESERVOIR SULLIVANPARK.COM.AU

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