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DRAWINGS TO BE READ IN CONJUNCTION WITH BUILDING, DEVELOPMENT AND COVENANT APPROVAL.

[illegible]

PRELIMINARY

<u>REAL PROPERTY DESCRIPTION</u>	<u>ORIENTATION</u>
LOT: 76 PLAN: -	
PARISH: TBA	
COUNTY: TBA	
LOCAL AUTHORITY: -	

AREA CALCULATIONS

NOTE:
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FLOOR PLANS AND ELEVATIONS ARE INDICATIVE
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BUILDING APPROVAL

PROJECT COMMENCED:	PROJECT NO:
30.01.25	DRAWING NO: 00
DRAWN BY: JM	SCALE: @A3
CHECKED BY: DC	ISSUE: Prel. - A

CLIENT -

PROJECT ADDRESS
LOT 76 - OCEAN HEIGHTS ESTATE, QLD

DRAWING TITLE:	
COVER SHEET	

HOUSE DESIGN: **NCC COMPLIANCE**
THE NORFOLK (BRICK/CLADDING) -EMPEROR

SITE LEGEND:

AC	AIR CONDITIONING UNIT
CL	CLOTHES LINE
GD	GRATED DRAIN
HWS	GAS HOT WATER SYSTEM
LB	LETTER BOX
LP	LIGHT POLE
LS	LANDSCAPE
NBN	NBN PIT
MSB	MAIN SWITCH BOARD
OMP	OUTER MOST PROJECTION
S	SEWER CONNECTION
*SL	EXT. SPOT LEVEL
SM	SEWER MANHOLE
SW	STORMWATER CONNECTION
TBM	TEMPORARY BENCH MARK
PGM	PREFERRED GAS METER LOCATION
PB	POWER BOX
POS	PRIVATE OPEN SPACE
PP	POWER POLE
RWT	RAINWATER TANK - 5000L (1150x2600x1860H)
WM	WATER METER

NOTES:
ALL ITEMS AND LEVELS SHOWN ARE INDICTIVE ONLY AND SHOULD BE CONFIRMED ON SITE.

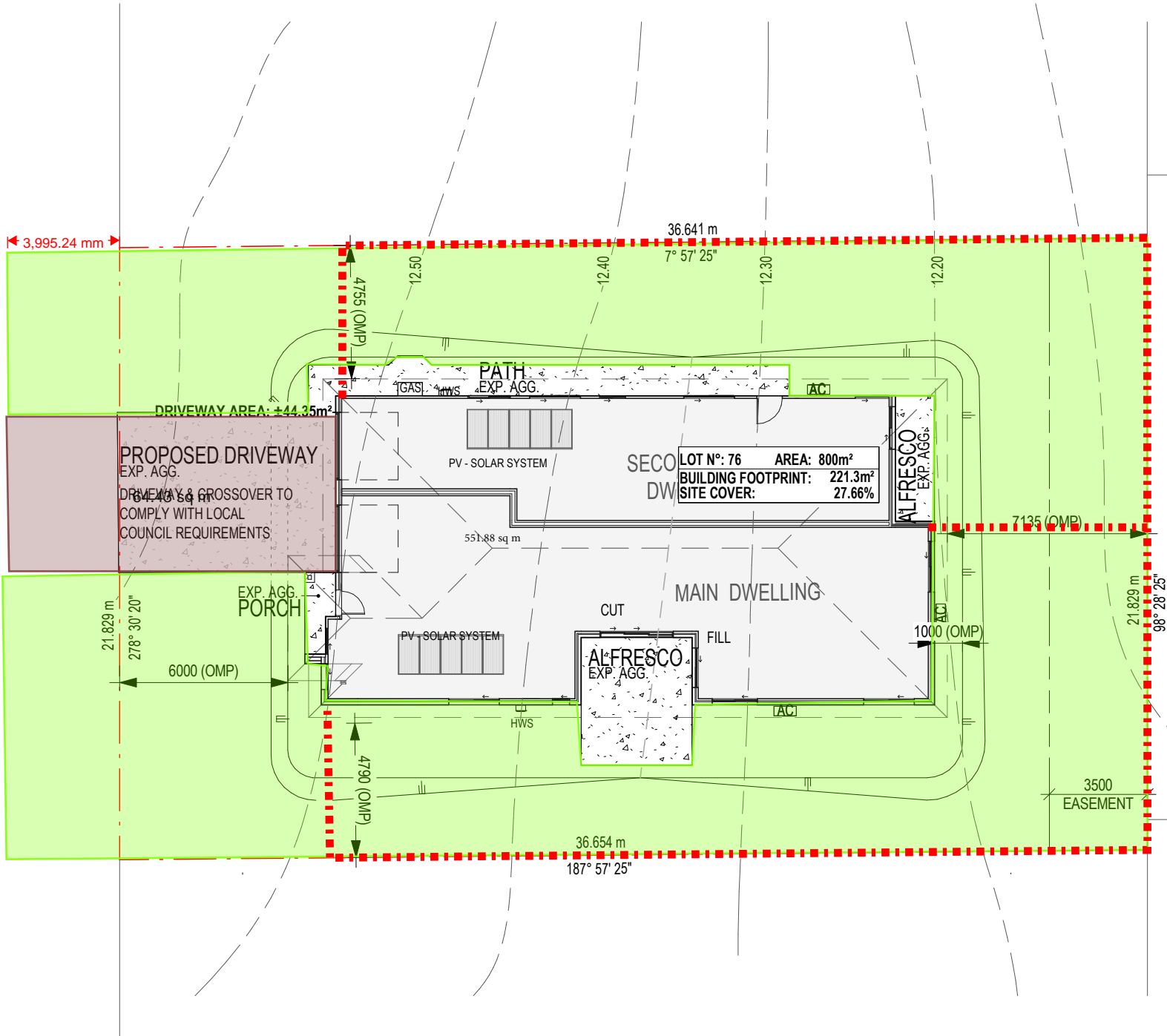
STORMWATER TAKEN TO STREET OR NEAREST PIT AS PER LOCAL AUTHORITES REQUIREMENTS.

ALL WORKS TO BE IN ACCORDANCE WITH CURRENT AUSTRALIAN STANDARDS, NATIONAL CONSTRUCTIONS CODES AND LOCAL AUTHORITY REGULATIONS.

INSTALLATION OF PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTE: STORMWATER TO INTER-ALLOTMENT DRAINAGE SYSTEM OR STREET KERB & CHANNEL AS PER LOCAL AUTHORITY REQUIREMENTS

NEW ROAD



Site Plan
1 : 200

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CLIENT -
PROJECT ADDRESS LOT 76 - OCEAN HEIGHTS ESTATE, QLD
DRAWING TITLE: SITE PLAN
HOUSE DESIGN: NCC COMPLIANCE THE NORFOLK (BRICK/CLADDING) -EMPEROR



Floor Plan
1 : 100

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AREA CALCULATIONS	
EMPEROR UNIT 1	UNIT 1A
ALFRESCO 9.5 m ²	ALFRESCO 6.3 m ²
GARAGE 21.1 m ²	GARAGE 22.3 m ²
LIVING 117.6 m ²	LIVING 60.0 m ²
PORCH 2.7 m ²	
150.9 m ²	88.5 m ²
AREA TOTAL	239.4 m ²

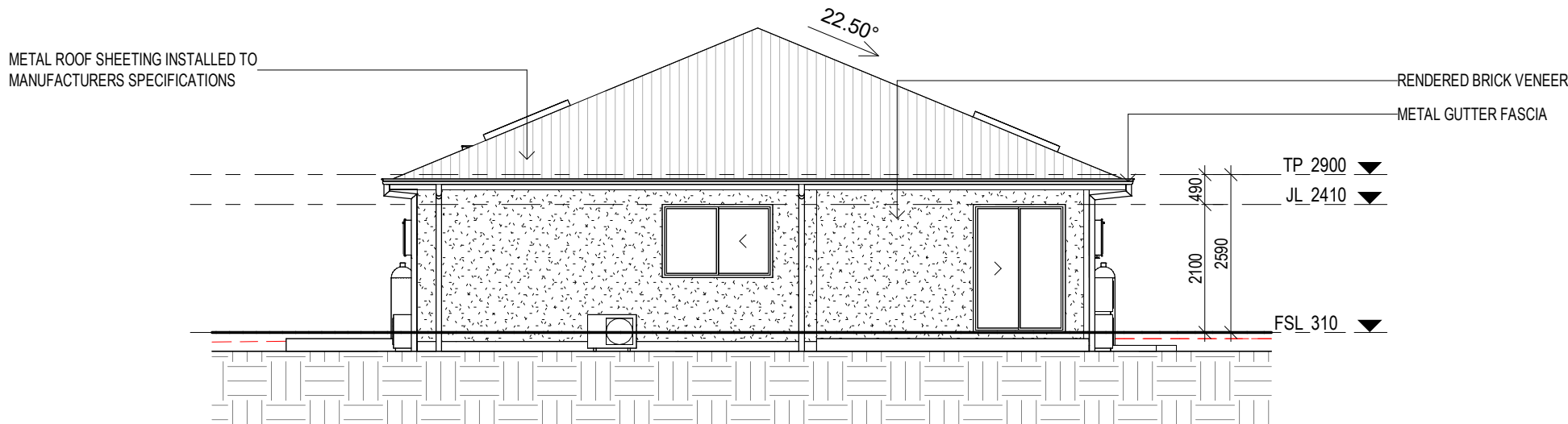
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PROJECT ADDRESS LOT 76 - OCEAN HEIGHTS ESTATE, QLD	
DRAWING TITLE: GROUND FLOOR PLAN	
HOUSE DESIGN:	NCC COMPLIANCE
THE NORFOLK (BRICK/CLADDING) -EMPEROR	




ELEVATION 1
1 : 100

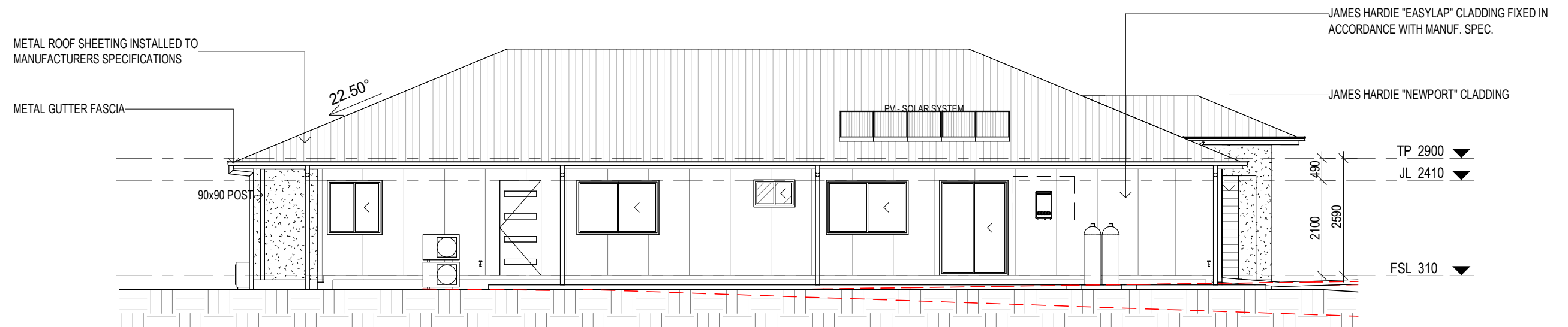


ELEVATION 2
1 : 100

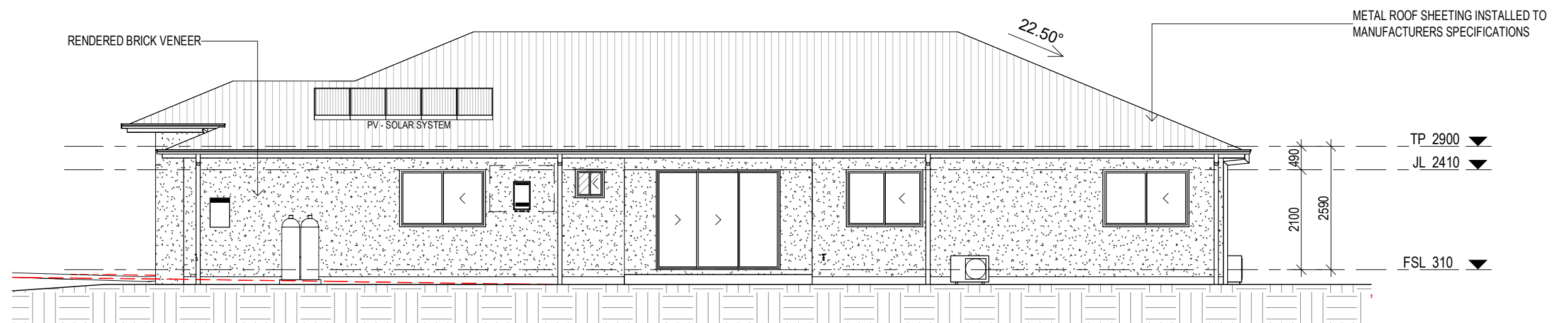
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ELEVATION 3
1 : 100



ELEVATION 4
1 : 100

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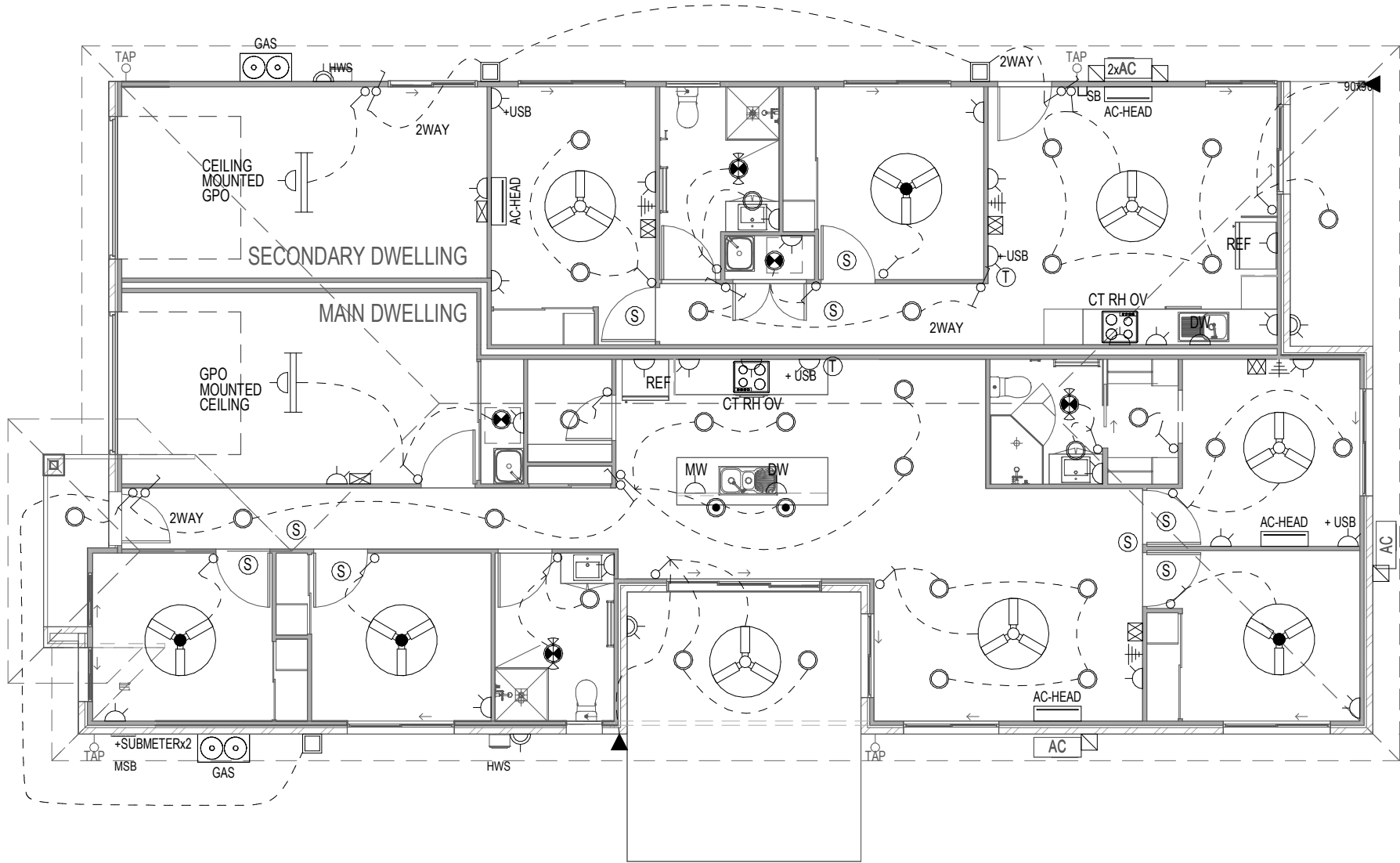
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DRAWN BY:	DRAWING NO:
JM	06
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	ISSUE:
	Prel. - A

CLIENT -
PROJECT ADDRESS LOT 76 - OCEAN HEIGHTS ESTATE, QLD
DRAWING TITLE: ELEVATIONS
HOUSE DESIGN: NCC COMPLIANCE THE NORFOLK (BRICK/CLADDING) -EMPEROR



Electrical Plan
1 : 100

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Electrical Schedule		
Mark	Description	Count
	AC HEAD	4
	CEILING FAN	5
	CEILING FAN with LIGHT	4
	DOUBLE GPO	20
	DOUBLE GPO + USB	4
	DOWNLIGHT	29
	EXHAUST FAN with LIGHT	2
	EXHAUST FAN with LIGHT & HEATER	3
	FLOODLIGHT	2
	FLURO DOUBLE	2
	ISOLATION SWITCH	4
	LIGHT SWITCH	20
	LIGHT SWITCH 2 WAY	6
	NBN PATCH PANEL	2
	NBN POINT	4
	PENDANT LIGHT	2
	SINGLE GPO	9
	SMOKE DETECTOR	9
	TELEPHONE POINT	2
	TV POINT	4
	WALL LIGHT	3
	WEATHERPROOF DOUBLE GPO	2
	WEATHERPROOF SINGLE GPO	2

ELECTRICAL NOTES:


- ALL SMOKE ALARMS TO BE INTER-CONNECTED AND PHOTOELECTRIC
- SMOKE ALARMS TO BE LOCATED MINIMUM 300mm FROM LIGHT FITTINGS, 400mm FROM CEILING FAN BLADES AND BE IN ACCORDANCE WITH NCC 3.7.2 AND AS 3786.
- ALL ELECTRICAL WORK CARRIED OUT TO COMPLY WITH AS3000-2007
- DW & MW = DISHWASHER AND MICROWAVE GPOS UNDERBENCH
- RH = RANGEHOOD GPO 1800mm
- KITCHEN BENCH GPO 1100mm
- REF = REFRIGERATOR GPO 1600mm
- LAUNDRY GPO 1000mm
- BATHROOM/ENSUITE GPO 950mm
- LIGHT SWITCHES 1350mm
- GENERAL GPO, DATA, TV AND PHONE OUTLETS 300mm
- CT = MAINS CONNECTION FOR COOKTOP
- OV = MAINS CONNECTION FOR OVEN

PCD LOCATION TO COMPLY WITH NBN REQUIREMENTS - TYPICALLY UNDER MSB. ELECTRICAL CONTRACTOR TO CONFIRM LOCATION ON SITE.

SUB BOARD (SB) TO BE INSTALLED IN UNIT 1a. POWER FROM MSB TO BE RUN UNDER SLAB

PROVIDE ANTENNA FOR BOTH UNITS

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BUNDABERG

A REGIONAL POWERHOUSE ON THE RISE



LOCATION OVERVIEW

INVESTMENT OPPORTUNITY

Due to unprecedented infrastructure expansion that is creating tens of thousands of new jobs, Bundaberg's thriving and diverse economy will soon make it a region of national significance.

It's widely regarded as a investment hot spot by property experts due to its incredible affordability, high rental returns and fantastic lifestyle on offer.

With demand to buy and rent properties far and away outstripping supply, now is the time to invest in this boom location.

REGION HIGHLIGHTS



New \$1.2 Billion Bundaberg Hospital under construction



SDA approved Bundaberg Port Expansion to create 20,000 new jobs



\$250M Gateway Marina with 2 bed apartments starting from \$795,000



\$600M Paradise Dam project to provide local agriculture water security



\$800M in local resources and energy projects



\$120M Bargara lifestyle resort



\$2 Billion South Beach master-planned development



BUNDABERG – DRIVING THE FUTURE OF OUR IMPORT AND EXPORT ECONOMY

Most people have heard of Bundaberg, and they usually relate it to its popular drinks or sugar cane farms. But very few people understand the real story behind 'Bundy', its strategic importance for Queensland and Australia, and how much is going on there right now.

Bundaberg's prime location makes it an essential base for our country's future import and export economy. Uniquely positioned North of Brisbane in Queensland, the Bundaberg region is one of Australia's fastest growing regional cities. Rapid jobs growth and huge infrastructure investment over the next five years will see the region's already booming economy surge into national significance. Over this period, the region's agricultural, health, education and tourism industries will see unprecedented investment.

Construction has recently commenced for the new \$1.2 Billion Bundaberg Hospital. Nothing affects local house price growth more than a new hospital. They create thousands of ongoing well paid jobs. [Early works commence on New Bundaberg Hospital - Ministerial Media Statements.](#)

Bundaberg's diverse economy is also positioning for growth in its next wave of successful industries including ag-tech, bioproducts, advanced food & beverage manufacturing and defence supply. It really is Australia's regional city of the future. Bundaberg's biggest secret, and biggest asset, is its Port. It is the most northerly port in Australia that is below The Great Barrier Reef Marine Park. It offers safe waters unlike the cyclone prone regions in northern Australia.

Sea freight is expected to experience exponential growth in coming years and the port of Brisbane is already nearing capacity. Bundaberg was given State Development Area (SDA) status in February 2017 due to the significance of its port to Queensland and Australians economies. Both state and federal governments would prefer to invest in the expansion of Bundaberg than direct more freight in and out of Brisbane. [Click here](#) for further details.

The city is the commercial and service centre for the Wide Bay- Burnett region, which is Queensland's most populous region outside of South-East Queensland. This region has ideal climate, plentiful water supply and enviable rich soils. So is home to some just over Australia's best agricultural land. The massive expanse of green fields are clear to see when flying in and out of Bundy.

Australia has been referred to as the food bowl of Asia, and the Port of Bundaberg will be its gateway. It's estimated over 20,000 new jobs will be created at the port and its surrounding commercial and industrial business parks.





INFRASTRUCTURE

Nothing gives local property prices a bigger boost than a new hospital. The new hospital to be built in Bundaberg is estimated to cost up to \$1.2 Billion dollars. That is a crazy big hospital, and it is required to service this massive and rapidly expanding region.

Then there is The Gateway Marina at Burnett Heads which is a \$250 Million dollars mixed-use marina village development located on the shore of Burnett Heads Boat Harbour. The project will offer 318 marina berths and a waterfront residential community along with boutique retail, restaurants and open space. Two-bedroom units are currently selling from \$795,000.

International air freight expansion is needed and council is investigating the feasibility of upgrading the Bundaberg Regional Airport to international air freight designation. With technical and costing investigations complete, the business case is now being examined to determine options to fund the airfreight expansion project.





AFFORDABILITY

Then let's have a look at affordability. A block of land in the most affordable growth location 40-50kms from Sydney will set you back around \$600k. Lots here, walking distance from the beach, start from only around \$300k. With record numbers of urban refugees fleeing the capital cities in search of affordable lifestyle, this estate represents amazing value.

Someone from Sydney could sell an average home for over \$1.5M, buy a beautiful home by the beach and pocket well over \$600,000. That opens up so many lifestyle opportunities that would have seem impossible only a year ago. Relocators could buy that boat or caravan, retire, or start that business they have been dreaming of all these years.



PROJECTS



Added to those massive projects are the Bundaberg Aviation Precinct project along with the Bundaberg Aeronautical Hub, the new Civic and Cultural Arts Precinct, the \$156 Million dollar Bundaberg Brewed Drinks expansion, an AgTec precinct, the CBD leisure and water play precinct and regional aquatic centre projects and The Challenger Learning Centre. To learn on all of these projects please see the following links - [click here](#) & [click here](#).

We haven't even mentioned tourism and construction. Are you starting to get the picture? That is \$4.2 Billion dollars for a city of just over 110,000 people. That is massive!!!



SUMMARY

According to recent research up to 1 in 5 capital city residents have considered moving to a regional location. Please see the following article - [click here](#).

Australia's most respected property economist Terry Ryder believes the strongest trend affecting property prices in the 21st century is the exodus to affordable lifestyle locations. Please see the following link for more details - [click here](#).

Terry has nominated the Bundaberg region as one of the most desirable locations in Australia for people wanting to relocate to an affordable lifestyle region. Please see his following report - [click here](#).

Imagine the possibilities this creates. Demand is at record levels and building approvals in this region are higher than anywhere else in Queensland - [click here](#) to read further.

The supply of land is being eroded rapidly and building prices are also rising fast. Investing for under \$800,000 for a new house in this region will soon be a thing of the past. Rental demand is insatiable and all of the local property managers have a cue of tenants waiting for something to become available. We spoke to the regions leading property managers who advertised a house on www.realestate.com.au at 10am on a Monday morning and they had over 100 applications by 4pm that day.





CLASSIC RANGE INCLUSIONS

We set the standard high

General, Site Works & Foundations

- Standard council building application fees and certification
- Builder's construction insurances
- Wind loading applicable to region
- Site scrape of grass on flat block
- Soil classification and contour survey
- Engineer designed footings and slab based on an 'H' group site
- Classification with maximum 500mm diagonal fall over the block

Services

- Single phase underground power and water connection from consumer connection point up to 6 meter setback
- Sewer and storm water connection from consumer connection point up to 6 meter setback
- 1 x gas connection point to hot water system

EXPERTS IN DESIGN AND CONSTRUCTION.





Roof, Windows & Framing

- Metal roof sheeting
- Insulation as per Energy Efficiency requirements (NatHERS - Nationwide House Energy Rating Scheme)
- Metal fascia and gutter
- Powder coated aluminum windows and sliding doors with locks
- Clear glazing throughout excluding bathroom, ensuite and WC which is obscure glass
- Security screens to all openable windows and sliding doors (excluding front door and rear garage door if applicable)
- Window coverings to all aluminum windows and sliding doors (excluding wet areas)
- Engineer designed T2 treated pine frame and roof trusses to comply with AS 1684.2
- 2550mm ceiling height
- Square set cornice
- Wall niche to bathroom and ensuite (400mm H x 600mm W)

EXPERTS IN DESIGN AND CONSTRUCTION.



Kitchen

- Laminate cabinetry including overheads and pantry to 2250mm high with bulkhead to ceiling
- Solid Surface Benchtops ilo Stone
- Pantry cupboard with 4 x melamine shelves
- Tiling to kitchen splashback to underside of overheads
- Stainless steel 600mm electric oven
- Ceramic 600mm cooktop (black glass)
- Stainless steel 600mm slideout rangehood (ducted to eaves)
- Stainless steel 600mm dishwasher
- Stainless steel double bowl sink with drainer
- Soft close hinges to drawers and cupboards
- No handles to overheads, recessed under panel
- Lip pull handles to drawers and lower cupboards
- 2x pendant lights to island bench

EXPERTS IN DESIGN AND CONSTRUCTION.



Doors / Robes

- Paint grade translucent glazed front entry door
- Weatherproof 1/3 clear glass external door to laundry/garage (if applicable)
- Flush panel hollow core to all internal doors
- Built-in robes with mirrored sliding doors, melamine shelf and rail under with 4 x white melamine shelves
- Linen cupboard with 4 x white melamine shelves
- Designer door furniture



Flooring

- Tiles (450mm x 450mm) as per plan
- Carpet to bedrooms, study and media as per plan



Laundry

- Freestanding unit with upright cabinet
- Tiling to laundry tub splashback
- Choice of either chrome, black or brushed nickel sink mixer



WC / Toilets

- Dual flush porcelain toilet suite
- Choice of either chrome, black or brushed nickel toilet roll holder

EXPERTS IN DESIGN AND CONSTRUCTION.



Bathroom / Ensuite

- Wall hung vanity with 20mm stone benchtop and laminate cabinetry
- Above counter basin
- Solid Surface Benchtops ilo Stone
- Semi-frameless glass shower screen
- Shower on rail in bathroom and ensuite
- Acrylic bath
- Frameless mirror over vanity unit
- Double towel rail
- Wall niche (400mm H x 600mm W)
- Soft close hinges to doors
- Lip pull grip handles to cupboards

Electrical

- 3 in 1 heat/fan/light to bathroom and ensuite
- Split system air-conditioning units to living and master bedroom
- Ceiling fans to bedrooms, living and media, with and without lights
- 100mm recessed downlights (energy efficient) as per plan
- 2 x double power points to kitchen and main bedroom
- 1 x double power point to each room except WC
- 3 x TV points to bed 1, living and media (if applicable)
- 1 x telephone point to kitchen or study (if applicable)
- 2 x USB ports – 1 x kitchen & 1 x study (if applicable) or 1 x bed
- 1 x double 1200mm fluoro with diffuser to garage
- External weatherproof general power outlet to alfresco
- 1 x external ceiling fan to alfresco
- 1 x TV antenna

EXPERTS IN DESIGN AND CONSTRUCTION.



Painting, External Finishes & Termite Protection

- Internal – 3 coat wall paint system with builders white to ceiling and cornice
- External – External doors, eaves and downpipes
- Rendered masonry as per plan
- Feature cladding as per plan
- Termite control system to AS 3660.1



External Works

- Steel water tank with pump if required by covenant guidelines
- Exposed aggregate, or coloured concrete (NSW only), to driveway
- Builders landscape package
- Prefabricated letterbox
- Wall mounted clothesline
- 1800mm high Colorbond metal, or lapped and capped timber fencing, to sides, returns and rear as required, with single gates*
- Perimeter path - stepping pavers and crushed gravel (if applicable)

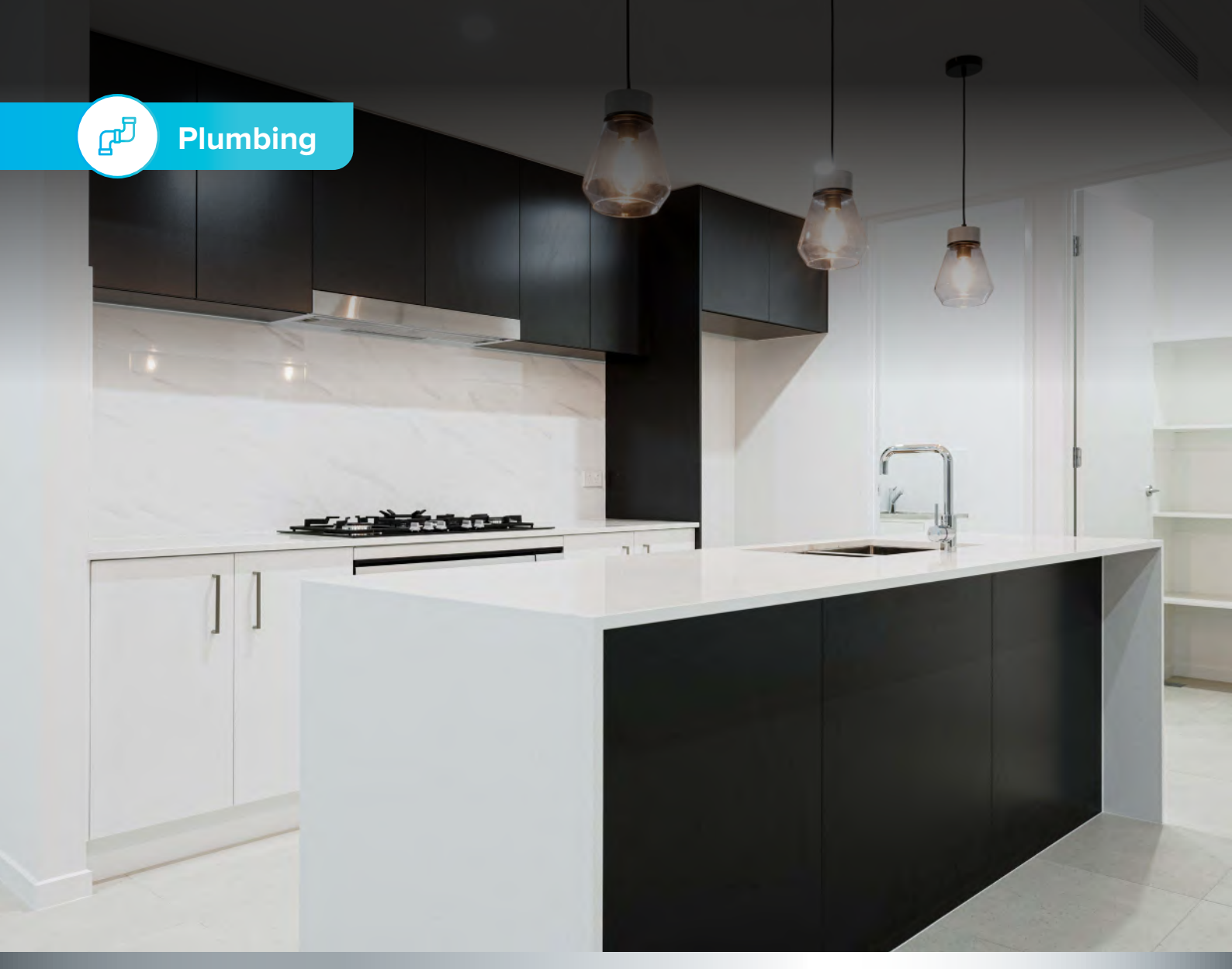


EXPERTS IN DESIGN AND CONSTRUCTION.

* Fencing material type is region specific



Plumbing



Product Brochure

ELEMENTS AND CLASSIC SPECIFICATION
WIDE BAY-BURNETT, FNQ AND NSW



mpbuildco.com.au



Bathroom & Ensuite



Bath

Base Acrylic Bath 1520 X 715 X 380 White



Bath Mixer

Base Mk2 Shower Mixer Chrome



Bath Spout

Posh Solus Bath Outlet



Vanity Basin

Posh Domaine Counter Basin



Basin Mixer

Base Mk2 Basin Mixer Chrome (6*)



Bathroom & Ensuite



Shower

Posh Solus Mke3 Rail Shower 1F (4*)



Shower Mixer

Base Mk2 Shower Mixer Chrome



Towel Rail

Posh Solus Mk2 Double Towel Rail 750 CP



Toilet

Posh Solus Rnd CC Suite S Scqrs W/Cp(4*)



Toilet Roll Holder

Posh Solus Mk2 Toilet Roll Holder Chrome



Shower Shelf

Posh Solus Mk2 Glass Shelf



Laundry



Laundry Trough

Posh Solus Ldry Trough &
Cab 45l 1th Ss/Wh



Trough Mixer

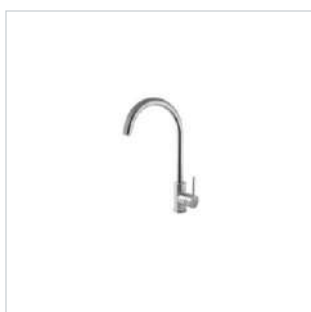
Base Mk2 Sink Mixer
Chrome (6*)

Kitchen



Kitchen Sink

Base Mk3 1 ¾ Bowl Sink



Kitchen Sink Mixer

Elle Project G/N Sink Mixer
CP (4*)



Oven

Bellissimo Technika electric,
60cm, Stainless steel



Gas Cooktop - NSW

Bellissimo Technika gas, 60cm,
Stainless steel with black trivet



Ceramic Cooktop _ QLD

Bellissimo Technika 60cm,
black glass



Rangehood

HAPL ducted slide-out, 60cm,
Stainless steel



Dishwasher

Bellissimo Technika, 60cm,
Stainless steel

EXPRESSION OF INTEREST

Property Details

Lot #

Estate Name

Land Price

Build Price

Purchaser Details

Buyer 1

Full Name *(As Per Identification)*

Address

Phone

Email

Buyer 2

Full Name *(As Per Identification)*

Address

Phone

Email

Company Name or SMSF *(If Applicable)*

ABN

ACN

Conveyancer

Company

Contact Person

Address

Phone

Email

Finance Broker

Name

Phone

Email

Contract Details

Colour Scheme Selected *(If Applicable)*

Build Upgrades Selected

Signature

Date

Signature

Date

**Please provide a copy of your ID when submitting this EOI.*