

# Browns Plains Completed Houses

Rental Yield

3.62% to 3.56%

## Information Memorandum



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# Project Overview

Located in the Southern Brisbane area of Logan and approx. 30 km from Brisbane CBD, these house and land packages are ideal for owner occupiers and investors.

Comprising a selection of 35 house and land options, all featuring 4 bedrooms and 2 or 2.5 bathrooms, lots range from 190.11m<sup>2</sup> to 212.71m<sup>2</sup>.

The homes are currently under construction with an estimated completion date of June 2025.



# Project Overview

Address	Various Streets - Claussen/Lena/Vivi/Susan Street & Vine Loop
Developer	Philip Usher Constructions
Property Type	House & Land - Single Contract
Number of Total Lots	35 lots in total
Number of Stages	1
Expected Stage Completion	Under Construction & Estimated Completion June 2025
NRAS Stock	N/A
Price Range	\$1,004,000 - \$1,093,000
Body Corporate	N/A
Expected Rental Return	\$700p/w to \$750p/w
Rental Yields	3.62% to 3.56%
Property Management	Use of Preferred Property Manager for ALL Investor Sales
Project Features	<ul style="list-style-type: none"> <li>• Close to all amenities</li> <li>• Close to parks and nature reserves</li> <li>• 7 minute drive to Grand Plaza Shopping Centre</li> </ul>
Bedrooms	4 Beds
Bathrooms	2 & 2.5 Baths
Study	N/A
Size Range	190.11m <sup>2</sup> – 212.71m <sup>2</sup>
Car spaces	DLUG
Furnished	N/A
Property Features	<ul style="list-style-type: none"> <li>• Stone Benchtops</li> <li>• Stainless Steel Oven, Rangehood &amp; Ceran Cooktop</li> <li>• <b>Dishwasher will be installed for Owner Occupiers ONLY</b></li> <li>• Ducted Air-Conditioning throughout &amp; Fans to Beds</li> <li>• Security Screens to lower Doors &amp; Windows</li> </ul>

# Builder Profile

## Philip Usher Constructions

Philip Usher Constructions is a privately-owned building company boasting more than 30 years' experience within the construction industry. Established in 1987, their reputation for expertise and a complete approach to every project quickly positioned them as a leader in the building industry in South East Queensland. Specialising in the design, construction and project management of:

- Residential developments
- Luxury homes
- Multi-residential
- Industrial projects
- Commercial developments

Over the past 10 years, Philip Usher Constructions has built more than 80 new townhouse developments, developed over 13 new land estates, and has successfully completed five medium to high density high rise projects. The team at Philip Usher Constructions has developed a reputation for reliability, responsiveness and attention to detail in both large and small projects – priding themselves on style, value for money, quality and efficiency.



# QLD - The Sunny State

South East Queensland (SEQ) is a vibrant and diverse region located on Australia's eastern coast. It encompasses the state capital Brisbane, the Gold Coast, and the Sunshine Coast, along with various other urban centers, picturesque coastal towns, and lush hinterlands. Renowned for its idyllic climate, SEQ enjoys a subtropical atmosphere with warm summers and mild winters, making it an attractive destination for tourists and residents alike.

## Population of South-East Queensland

As of September 2021, the population of South East Queensland, Australia, was estimated to be around 3.6 million people. South East Queensland encompasses the major cities of Brisbane, Gold Coast, and the Sunshine Coast, along with surrounding areas. It is one of the fastest-growing regions in Australia, driven by its attractive lifestyle, strong economy, and diverse opportunities. The region's population growth has resulted in urban expansion, improved infrastructure, and increased demand for housing and services. Additionally, the area boasts beautiful beaches, national parks, and a vibrant cultural scene, making it a popular destination for both residents and tourists.

## Population growth of South-East

Over the past few decades, South East Queensland, Australia, has experienced rapid population growth, becoming one of the country's fastest-growing regions. This surge can be attributed to factors such as economic opportunities, urbanisation, and a desirable lifestyle. The area's diverse job market, including industries like tourism, technology, and education, has attracted domestic and international migrants seeking better prospects.

Additionally, the region's pleasant climate, beautiful natural surroundings, and vibrant culture have been a significant draw for people looking to settle in the area.

**Find out more about South-East Regional Queensland**



# Regional Profile

South East Queensland is becoming a world leading model in subtropic living...

Queensland is in the midst of an exciting period of change and growth. Throughout the state innovative new industries are emerging, the delivery of exciting urban renewal precincts and more and more people choosing to call Queensland home.

This growth is no more obvious than in South East Queensland (SEQ). In fact, by 2046 the population of SEQ is expected to have increased by 2.2 million people. In response to managing this growth sensibly and sustainably the Queensland State government has published the draft 'Updated Shaping SEQ Plan' 2023 to be finalised at the end of the year.

It seeks to promote the things that SEQ residents' value like a connected region, affordable mixed housing options, protecting our natural environment and our unique lifestyle.

# Grow. Prosper. Connect. Sustain. Live

The Shaping SEQ 2023 Update addresses housing challenges while updating all themes to reflect planning outcomes and the latest policy work. The themes of Connect, Sustain, and Live are interdependent and promote sustainable and ecological outcomes in line with the preferred growth pattern outlined in Grow and Prosper. All themes work together to achieve the 50-year vision for SEQ. The Draft Shaping SEQ 2023 Update was developed in conjunction with the South East Queensland Infrastructure Supplement (SEQIS) and incorporates feedback from state agencies, local government, and industry. Key changes in the 2023 Draft Regional Plan are detailed below.

The following pages contain extracts from the [Draft “Shaping SEQ Regional Plan Update 2023”](#). To download the full report please [CLICK HERE](#).



# Grow. Prosper. Connect. Sustain. Live

## GROW

- Greater emphasis on consolidation, noting there is very limited unconstrained land remaining in SEQ for expansion.
- Introduction of 'high amenity areas' as areas to support increased density in the most appropriate locations across SEQ.
- Increased focus on, and support for achieving well designed 'gentle density' in our suburbs.
- Updated dwelling supply targets to reflect fit for purpose population, demographics and household projections.
- Focus on unlocking underutilised land in the Urban Footprint 1 Urban Footprint changes to enable expansion for housing and employment purposes where appropriate.
- Additional Potential Future Growth Areas (PFGAs) to bolster the long term options and supply pipeline.
- Legislative changes, initiatives and programs to support sequencing of development and improve implementation assurance.
- New and focussed measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

## PROSPER

- Retains the Regional Activity Centres Network (RACN) with renewed focus on the importance of flexibility in local planning.
- Strengthens the role of RECs as the locations of regionally and nationally significant economic activity.
- New regional approach to strategic industrial land.
- Strengthens planning and protection for Major Enterprise and Industrial Areas (MEIAs) across SEQ.
- Identifies possible locations for strategic Recycling Enterprise Precincts (REPs to help meet ambitious targets for recycling.
- Legislative changes, initiatives and programs to support implementation assurance.
- New and focused measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

## CONNECT

- Updates the RSI list, identifying priority RSI needed to support SEQ's growth to 2046.
- Strengthens focus on planning and delivering transport infrastructure that enables housing and employment growth in the right locations.
- Further promotes and supports active transport as a primary mode of travel.

# Grow. Prosper. Connect. Sustain. Live

- Aligns growth with TMR's Movement and Place Framework currently under development.
- Updates the strategic public transport system and strategic road and freight system to reflect changes in the network at 2046. Supported by new SEQIS to help deliver on key strategic priorities for the region.
- Supported by existing SEQ RTPs.
- New and focused measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

## SUSTAIN

- Continues to recognise First Nations peoples and their connection to Country.
- Aligns with Native Title determinations, Closing the Gap Implementation Plan actions, the Reconciliation Action Plan and Path to Treaty 1. Commits to ongoing engagement with Traditional Owners and the broader First Nations community across SEQ.
- Continues to protect and nurture SEQ's biodiversity, natural assets and regional landscapes.
- Aligns with bioregional planning which replaces the strategic assessment committed to in Shaping SEQ 2017.
- Updated koala mapping and strategies that align with the SEQ Koala Conservation Strategy 2020-2025.
- New cadastral boundary for the Northern Inter Urban Break (NIUB) and strengthened outcomes sought for the NIUB.
- New strategies on resilience providing a clear pathway for managing risk in a regionally consistent way over time.
- New strategies to manage heatwave and urban heat island effect including new tree canopy targets for SEQ.
- Retains and enhances strategies to meet emission reduction targets set out in the Queensland Climate Action Plan.
- Advances circular economy principles at a regional scale.

## LIVE

- Strengthens the importance of design in place making.
- Refines strategies relating to health and wellbeing to better reflect new strategies and guidelines in effect since 2017.
- Refines strategies relating to fairness and affordable living.
- Updates the list of Great Places.
- New and focused measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

# Regional Plan Update 2023

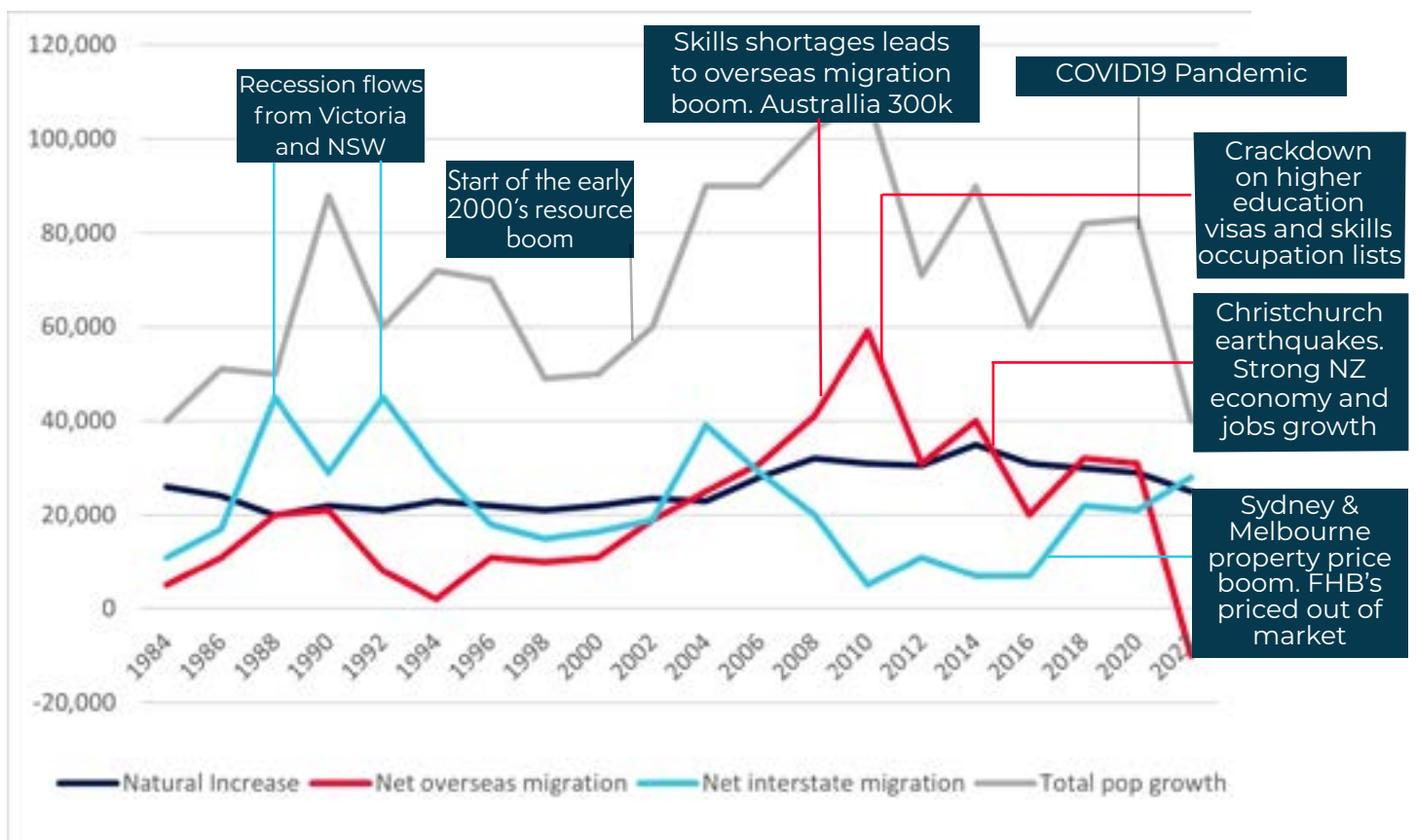
As part of the draft Shaping SEQ 2023 Update, the Queensland Government has, for the first time, taken into account factors that affect housing supply beyond the planning system, such as land availability, development rates, financial feasibility, and the relationship between land use and infrastructure. This analysis has set a new national standard for evidence-based regional planning, and it has informed the growth pattern for SEQ up to 2046. The policy direction provided in the update is designed to meet the targets for dwelling supply, with a focus on realistic developability and best practices in regional planning.

These include having regard to meeting the dwelling supply targets in terms of:

**SIZE** - Accommodating future households in accordance with a preferred spatial pattern, limiting sprawl while still providing for growth across the region

**SPEED** - Having improved knowledge about barriers to growth so we can drive the required rate of housing delivery

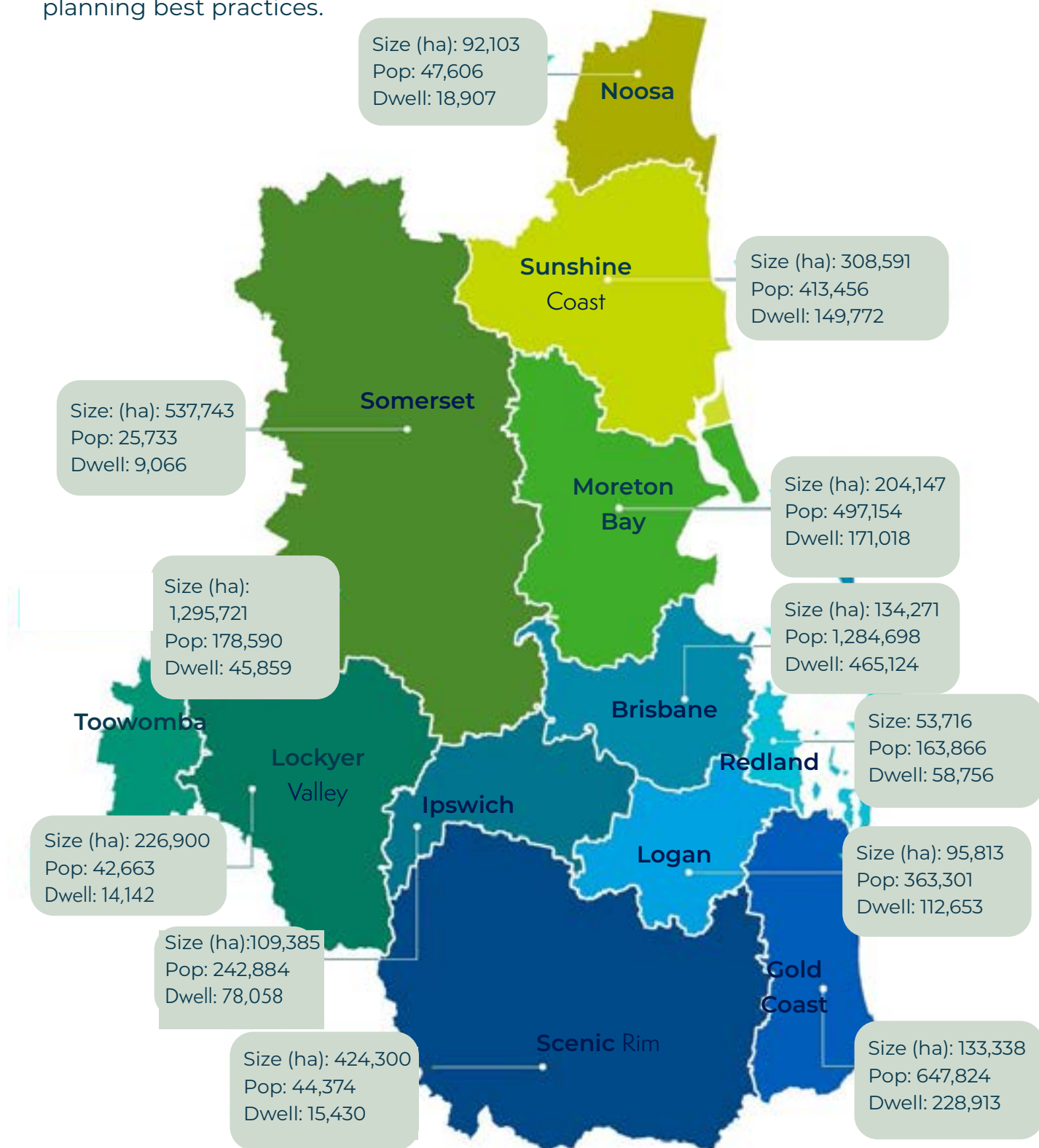
**MIX** - Delivering the necessary diversity in housing types for new and changing households demographics to provide more affordable choices.



QLD Population growth 1984 to 2022

# Regional Plan Update 2023

The Qld Government ShapingSEQ plan 2023, incorporating the 12 Local Government Areas below, categorises land in South East Queensland into three areas for efficient residential growth, economic agglomeration, and protection of natural assets. This plan sets a new national standard for evidence-based planning and provides policy direction for realistic development and regional planning best practices.



(Information provided by ABS 2022 Census)

# Shaping SEQ

The MULTI (Model for Urban Land Use and Transport) model integrates economics, transport, demographics, and land use planning to test growth scenarios across SEQ. It was developed through a partnership between the Department of Transport and Main Roads and DSDILGP, following the identified need for improved integrated land use and transport modelling in 2017.



Models housing demand, location choice and interactions with available housing supply as contained in local government planning schemes, considering infrastructure servicing across SEQ



Reflects an improved understanding of the dynamics of the housing market across the region in response to changes in accessibility, land use policy and transport outcomes



Provides a better understanding of supply pressures to inform decision making and policy actions bringing supply to market



Informs the suitability, sizing, and potential future growth requirements for the Urban Footprint and dwelling supply targets



Reflects the land use benefits unlocked from major future planned transport infrastructure investment projects, such as Cross River Rail, Coomera Connector and Brisbane Metro, which will be used to support preliminary evaluations and business cases through Infrastructure Australia



Accounts for key transport connections needed to support growth across SEQ

# Shaping SEQ MULTI

To improve policy implementation and refinement, each theme in the draft ShapingSEQ 2023 Update will be supported by new and focused monitoring measures. Transparent data will be utilized and acquired to track progress based on actual data rather than assumptions. Local government, industry, and stakeholders will work together to capture robust and tested information for a central evidence base that enables transparent and joint accountability.

Supply Factors		
	Shaping SEQ 2017	Shaping SEQ 2023 Update
Zoning	✓	✓
Land suitability	✓	✓
Ultimate development	✓	✓
Development feasibility (financial feasibility model)		✓
Transport Infrastructure		✓
Realistic take-up rates		✓
Water/waste infrastructure provision (ability to service)		✓

Demand Factors		
	Shaping SEQ 2017	Shaping SEQ 2023 Update
Household changes	✓	✓
Dwelling type requirements	✓	✓
Transport accessibility		✓
School catchments & ranking		✓
Location attractors		✓
Socioeconomic factors		✓

# SEQ Today



number of dwellings in SEQ



68.9%

detached housing



31.1% attached housing

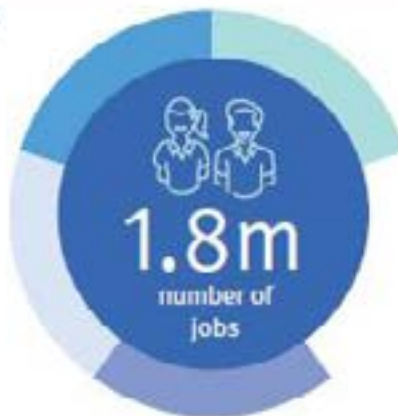


15.9%

SEQ population over the age of 65

## Top 5 Industries in SEQ

- » Health care and social assistance
- » Retail trade
- » Education and training
- » Construction
- » Professional, scientific and technical services



Home to

45%

QLD's Aboriginal and Torres Strait Islander population

2.9% of SEQs total population

>72.6% of the Queensland population live in SEQ



Australians are living in SEQ



> 2.6 Average number of people per household



> 322,190 (23.8%) Lone person households



> 0.9% Rental vacancy rate

## > past 20 years

+66,800 persons per annum

2.2% annual population growth



## > past 10 years

64,700 average annual population growth

+1.9% Per annum

## > Net overseas migration



Queensland projected to gain an additional 1,663,700 people from both interstate and overseas migration to 2046.

83.3% are projected to locate within South East Queensland.

# The Need for Shaping SEQ

The Queensland Government and key stakeholders have long recognised the need for coordinated planning across SEQ to manage growth sustainably and ensure the region's prosperity and liveability.

This is evident through the regional frameworks for growth management developed in the 1990s, and the statutory regional plans released in 2005, 2009 and 2017.

Growth has defined regional planning in SEQ and remains a significant challenge and opportunity to 2046, influencing housing, jobs, infrastructure, sustainability and the communities of SEQ.

Growth in SEQ has recovered strongly post the COVID-19 pandemic, driven by record levels of net interstate migration, and will continue to grow to almost six million people by 2046, which represents an increase of over 2.2 million people from 2021.

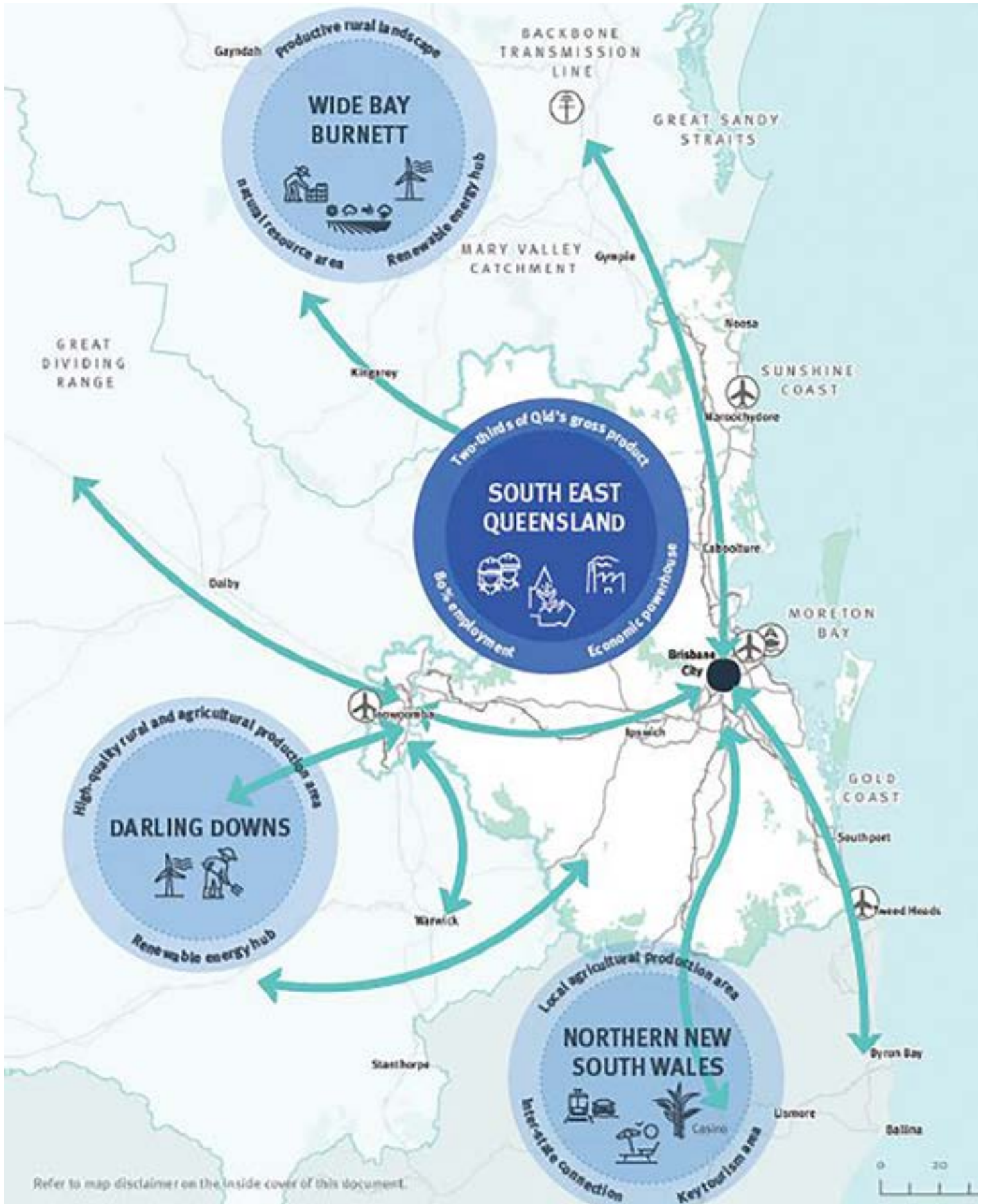
This growth is expected to be increasingly influenced by migration from interstate and overseas, with above-trend high growth expected to 2026, before returning to long-term trend levels by 2030-31.

At the same time, the demographic composition of SEQ will continue to change, with households increasingly becoming smaller. The changing nature of our growing population demands new policies and integrated responses across government, industry and community.

Building on the policy foundations of ShapingSEQ 2017, the draft ShapingSEQ 2023 Update focuses on five regional priorities that have emerged since 2017.

The draft ShapingSEQ 2023 Update sets clear direction for these priorities through updated goals, elements and strategies (from 2017) linked to an improved approach to implementation to drive meaningful change.

# Regional Relationships



# The Need for Shaping SEQ

As Queensland's capital city region, SEQ has many strengths that position it for ongoing success as a prosperous, liveable and sustainable region.

SEQ is a critical economic powerhouse for the state, being a high performing regional economy, generating almost two-thirds of the state's gross product. It supports more than 80 per cent of the state's employment in professional, scientific and technical services, financial and insurance services, and the information, media and telecommunications sectors.

The draft Shaping SEQ 2023 Update takes an integrated approach to enabling ongoing economic prosperity for SEQ and Queensland, balancing productivity and liveability across the state.

It does this by acknowledging and utilising SEQ's strong relationships across regional boundaries, with the surrounding areas of the Darling Downs, Wide Bay Burnett, the Tweed Coast and northern New South Wales.

These areas have unique social and economic linkages, which together with SEQ, present opportunities for supporting continued population growth and diverse employment market and energy solutions, as outlined in the Queensland Energy and Jobs Plan.

Building stronger connections between SEQ and surrounding regional areas through enhanced infrastructure networks is critical to the ongoing success of SEQ and Queensland. This regional plan therefore includes strategies in support of interregional passenger and freight movements, including an extensive freight network of major interstate rail and road connections.

These connections will enable access to more homes, employment and recreation and efficient movement of commodities, services and skills.

# Logan LGA Profile

SEQ Logan City is a local government area located in the southeast of Queensland, Australia. It is situated between the cities of Brisbane to the north and Gold Coast to the south, covering an area of 957 square kilometres. The city has a population of over 340,000 people as of June 2020, making it the third-largest local government area in Queensland.

Logan City is known for its diverse community, with over 217 different nationalities calling the city home. It is also a culturally rich area, with a strong Indigenous heritage, and many events and festivals showcasing the city's diversity throughout the year.

The city boasts a range of natural attractions, including parks, wetlands, and reserves, such as the Daisy Hill Conservation Park and the Logan River Parklands. Additionally, Logan City is home to a growing economy, with major industries including manufacturing, health care, and retail.

Education is also a significant focus in Logan City, with a range of schools and tertiary institutions available to residents. The city is home to Griffith University's Logan campus, offering degrees in a range of fields.

Logan City is highly liveable due to its welcoming community, diverse culture, and natural attractions. With over 217 different nationalities living in the area, residents can experience a range of cultures and lifestyles. The city is also home to a variety of parks and reserves, providing ample opportunities for outdoor recreation and relaxation. Additionally, Logan City offers excellent education opportunities, with a range of schools and tertiary institutions available. Overall, the city's focus on sustainability, community, and culture creates a high quality of life for its residents.



# Logan LGA Infrastructure

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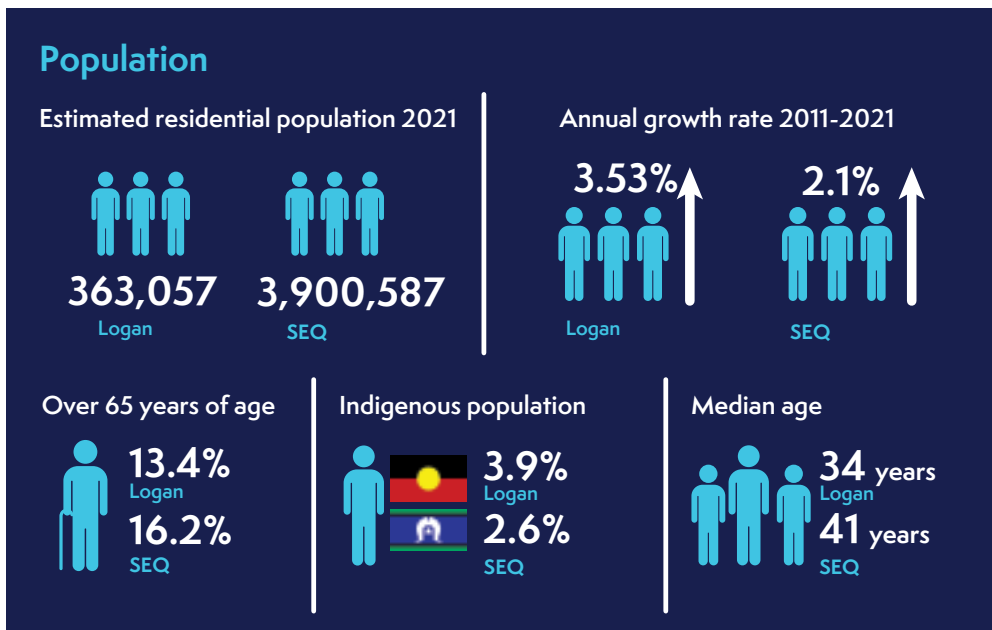
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# Logan LGA Statistics



## Land Area



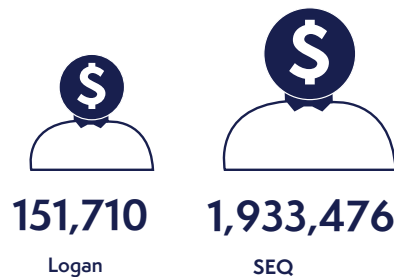
## Population Density



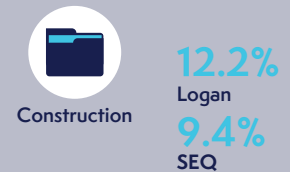
## Housing



## Number of jobs



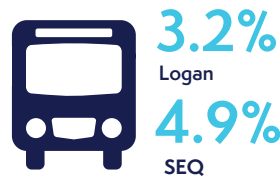
## Top industries by employment



## Detached dwellings



## Public transport usage to work



## Attached dwellings



## Tertiary qualifications



## Median house price



## Certificates (inc. trade certificates)



# Building Towards 2032

Brisbane has been chosen as the host city for the 2032 Olympic and Paralympic Games, showcasing the city's potential and opening up new opportunities for growth and development. The decision was reached through the combined efforts of all levels of government, and the Brisbane 2032 proposal is expected to generate \$8.1 billion in benefits to Queensland. This includes a \$4.6 billion economic boost to tourism and trade, as well as \$3.5 billion in social improvements such as health, volunteering, and community benefits.

The city of Brisbane has been investing in various projects to ensure that it is fully equipped to host the world's largest sporting event. These initiatives include the Brisbane Metro, Green Bridges, and transforming Victoria Park. The council has a clear vision for the city, with a plan to sustainably manage growth, protect the environment, and promote tourism, industry, and businesses. The Games will provide a 'green and gold' runway to 2032 and a 10-year legacy beyond. The Council is committed to ensuring sustainable long-term outcomes that will benefit the city, both in the lead-up to and after the Games.

Brisbane is set to host 18 of the 37 Olympic and Paralympic competition venues, as well as the International Broadcast Centre, the Media Press Centre, and the Olympic and Paralympic Athletes Village. This historic event will put Brisbane on the map and create a legacy that aligns with the city's commitment to making it a better place for tomorrow. The Games will showcase the city's potential as a world-class destination for tourism, trade, and investment.

The Brisbane 2032 proposal has been widely supported by the community, with many recognising the benefits that the Games will bring to the city and the state. The event is expected to create thousands of jobs and provide a boost to the local economy. It will also provide opportunities for local businesses and entrepreneurs to showcase their products and services on the world stage.

In conclusion, the decision to award Brisbane the 2032 Olympic and Paralympic Games is a testament to the city's potential and the hard work of all levels of government. The Games will provide a platform for Brisbane to showcase its strengths and potential, and create a legacy that will benefit the city and its residents for years to come. The Brisbane 2032 proposal has opened up new opportunities for growth and development, and the council is committed to ensuring that the Games are delivered in a sustainable and responsible manner.

# BRISBANE

HOST CITY OF 2032 OLYMPIC  
& PARALYMPIC GAMES



# Suburb Profile

## Browns Plains, Queensland

Browns Plains is a suburb located in the city of Logan in Queensland, Australia. The suburb is a peaceful and multicultural community that offers a high standard of living to its residents. The area is known for its beautiful parks, friendly neighbors, and excellent facilities, which make it one of the most liveable suburbs in Logan.

One of the major factors that contribute to the liveability of Browns Plains is its affordable housing. The suburb offers a range of housing options, from traditional family homes to apartments, making it an ideal place for families, couples, and individuals. The housing market is also affordable, which makes it easier for people to purchase a home and settle down in the suburb.

Another factor that makes Browns Plains a great place to live is its access to public transport. The suburb has excellent bus and train services that connect it to the rest of the city. This makes it easy for residents to commute to work or school without having to worry about driving or finding parking.

Browns Plains also boasts of top-notch schools, healthcare facilities, and shopping centers that offer a range of products and services. The suburb is home to a diverse range of restaurants and cafes that cater to all tastes and preferences. Overall, Browns Plains is a great place to live for those who are looking for a peaceful and affordable community that offers a high standard of living. With its excellent facilities and access to public transport, the suburb is a great choice for families, couples, and individuals looking to settle down in Logan.





# Suburb Profile

Browns Plains is a suburb located in the city of Logan in Queensland, Australia. The suburb is known for its excellent infrastructure that makes it a great place to live and work. From transportation to healthcare, education, and shopping, Browns Plains has it all.

Transportation is a major aspect of infrastructure in Browns Plains. The suburb has excellent access to public transportation, including buses and trains, which connects it to the rest of the city. The suburb is also located near major highways, making it easy for residents to access other parts of the city by car.

In terms of healthcare, Browns Plains has a range of medical facilities available to its residents. The suburb has a public hospital and several private clinics that offer a range of medical services, including emergency care, diagnostic services, and specialist consultations.

Education is another important aspect of infrastructure in Browns Plains. The suburb has several top-notch schools, including primary and secondary schools, that offer quality education to students. The suburb is also home to several tertiary institutions, including TAFE Queensland, which offers vocational education and training programs.

Browns Plains also has excellent shopping facilities, including shopping centers and supermarkets. The Grand Plaza Shopping Centre is the largest shopping center in the suburb and offers a range of retail outlets, restaurants, and entertainment options.

The suburb also has a range of recreational facilities, including parks and playgrounds. The Logan Metro Indoor Sports Centre is a popular sports center that offers a range of indoor sports, including basketball, netball, soccer, and volleyball.

Overall, Browns Plains has excellent infrastructure that makes it a great place to live and work. From transportation to healthcare, education, and shopping, the suburb has everything that residents need to live a comfortable and convenient life.

# Suburb Profile

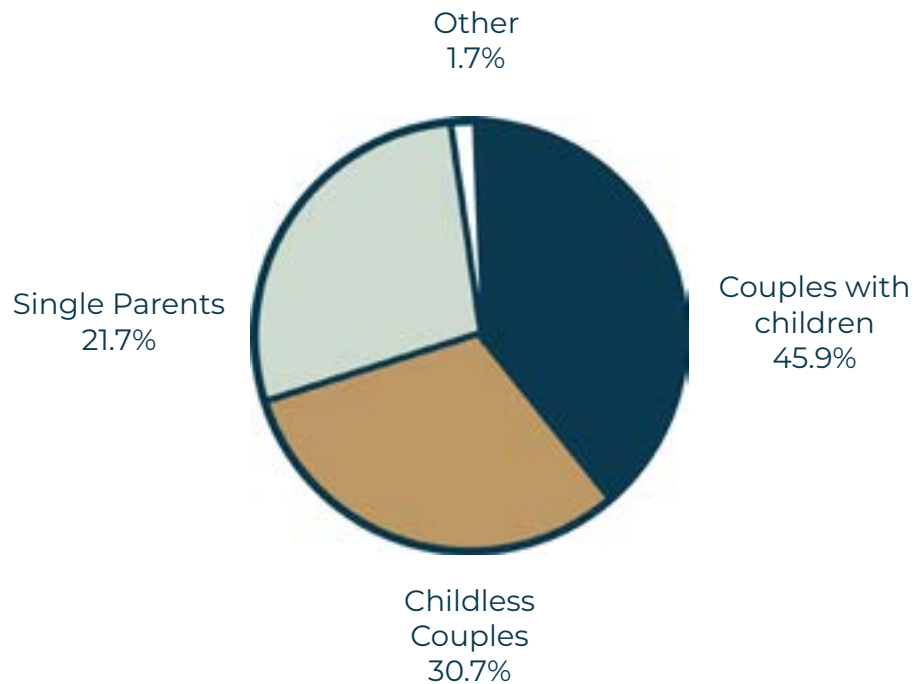
- The size of Browns Plains is approximately 4.5 square kilometres.
- It has 23 parks covering nearly 13.9% of total area.
- The population of Browns Plains in 2016 was 6,309 people. By 2021 the population was 6,632 showing a population growth of 0.5% in the area during that time.
- The predominant age group in Browns Plains is 20-29 years.
- Households in Browns Plains are primarily couples with children and are likely to be repaying \$1,517 per month on mortgage repayments.
- In general, people in Browns Plains work in a professional occupation.
- In 2016, 51.4% of the homes in Browns Plains were owner-occupied compared with 50.3% in 2021.
- Currently the median sales price of houses in the area is \$602,500 and \$410,000 for units.



# Browns Plains Demographics

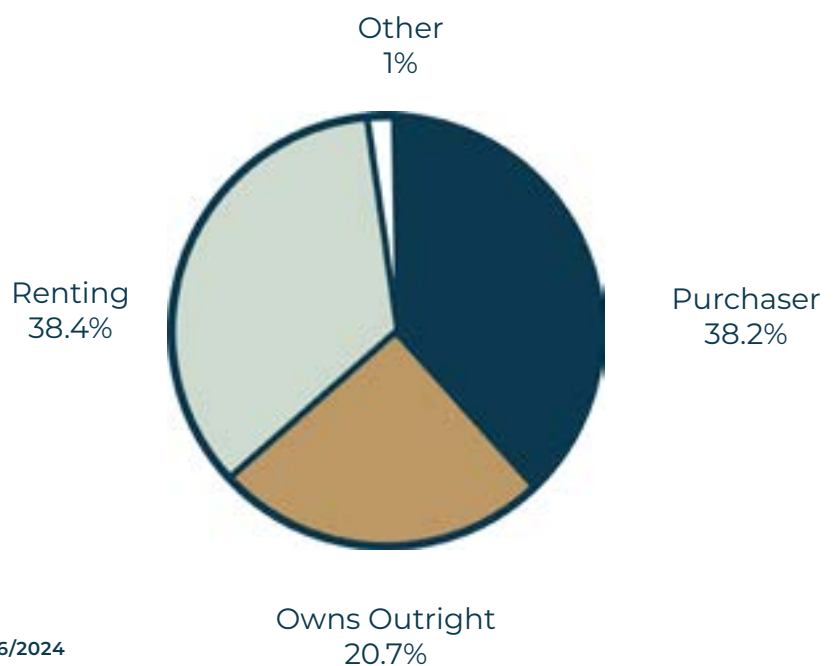
## HOUSEHOLD STRUCTURE

Type	Percent
Couples with children	45.9
Childless Couples	30.7
Single Parents	21.7
Other	1.7



## HOUSEHOLD OCCUPANCY

Type	Percent
Purchaser	38.2
Owns Outright	20.7
Renting	38.4
Other	1.0

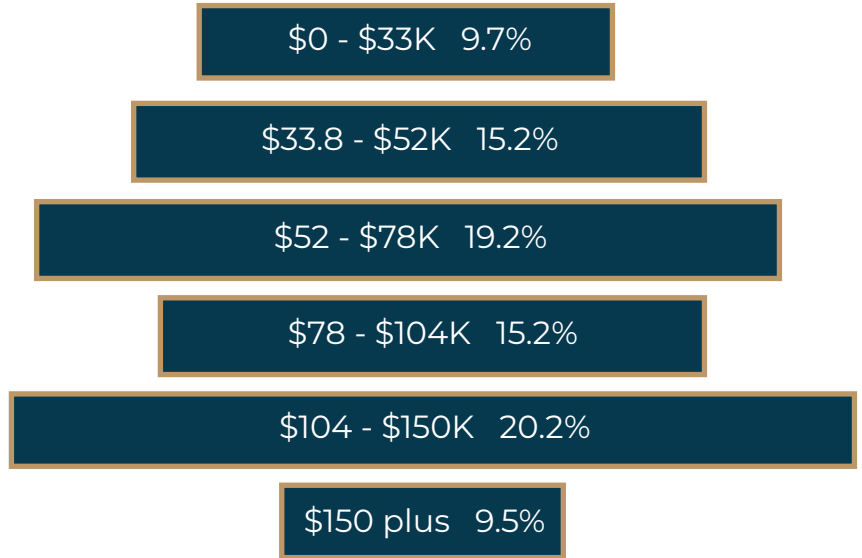


SOURCED FROM ON THE HOUSE AND ABS AS OF 27/06/2024

# Browns Plains Demographics

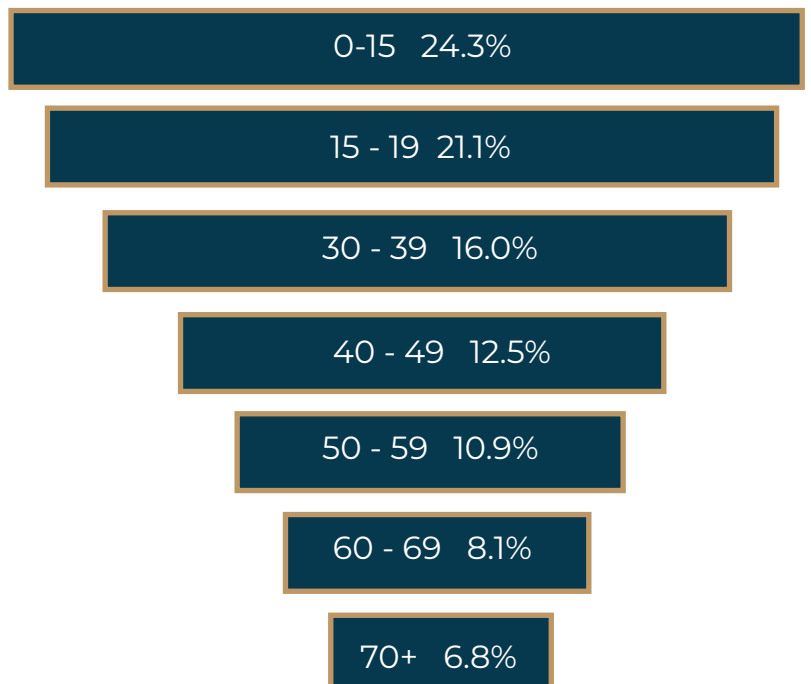
## HOUSEHOLD INCOME

Income Range	Percent
\$0 - \$33K	9.7%
\$33.8 - \$52k	15.2%
\$52k - \$78k	19.2%
\$78k - \$104k	15.2%
\$104k - \$150k	20.2%
\$150 plus	9.5%



## AVERAGE AGE

Type	Percent
0-15	24.3%
15 - 29	21.1%
30 - 39	16.0%
40 - 49	12.5%
50-59	10.9%
60-69	8.1%
70 +	6.8%



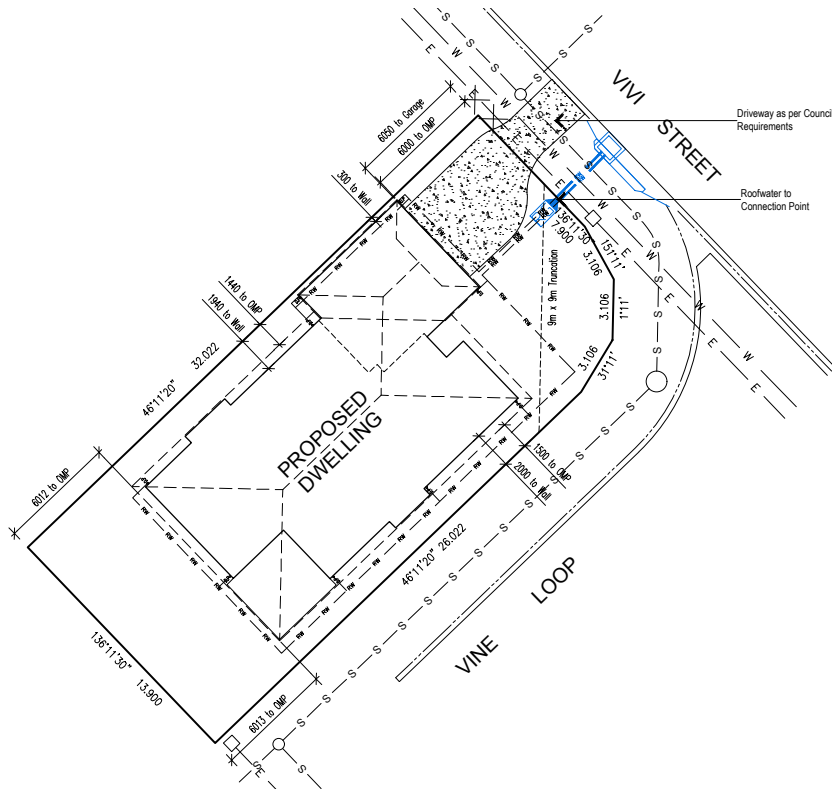
# Masterplan - SITE PLAN



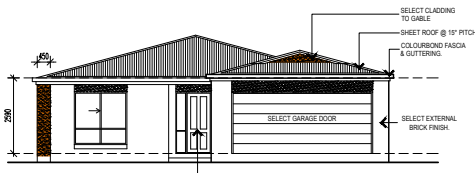


# Floor Plans

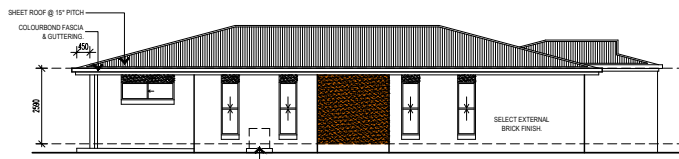
## Lot 8 - Lewis-195 - SITED PLAN



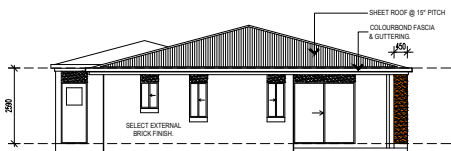
## Lot 8 - Lewis-195 - ELEVATION



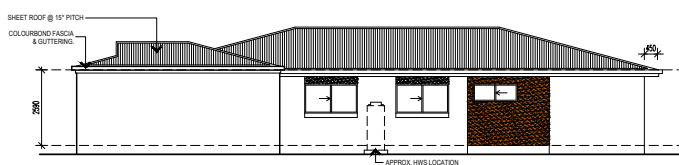
**ELEVATION 1**  
Design Lewis-195 1:100 @ A3



**ELEVATION 2**  
Design Lewis-195 1:100 @ A3



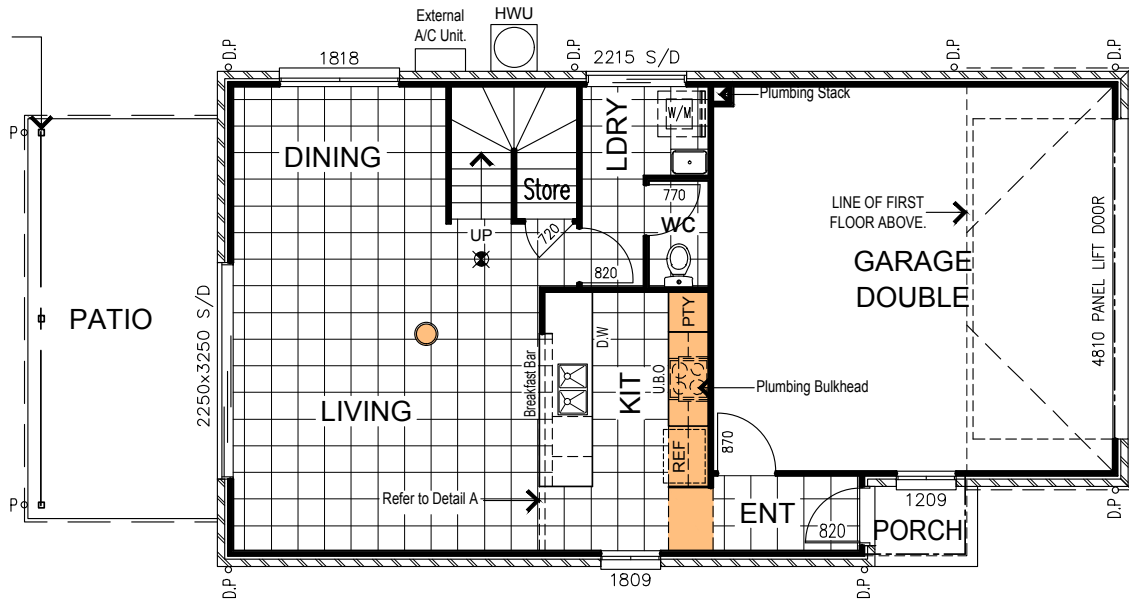
**ELEVATION 3**  
Design Lewis-195 1:100 @ A3



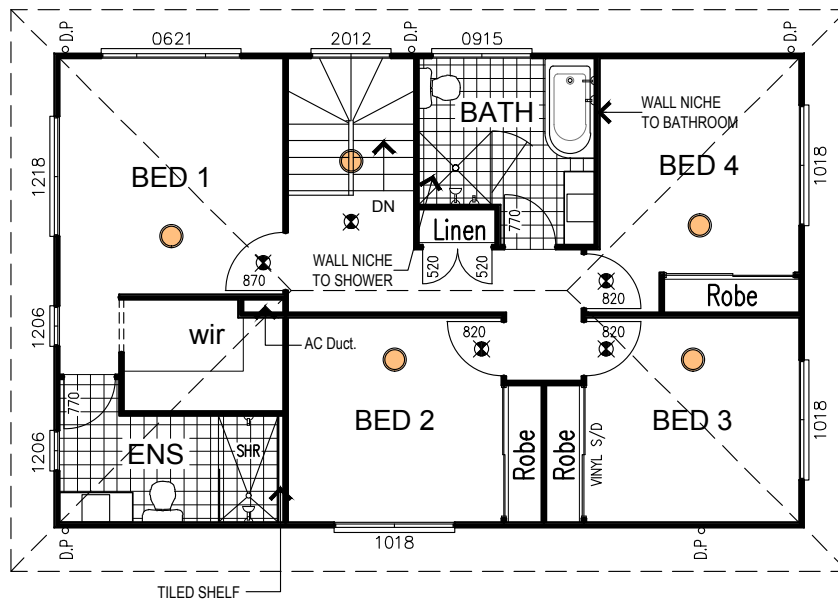
**ELEVATION 4**  
Design Lewis-195 1:100 @ A3

# Floor Plans

## Lots 10, 12, 27, 29 & 32 - DG-196 - FLOOR PLAN



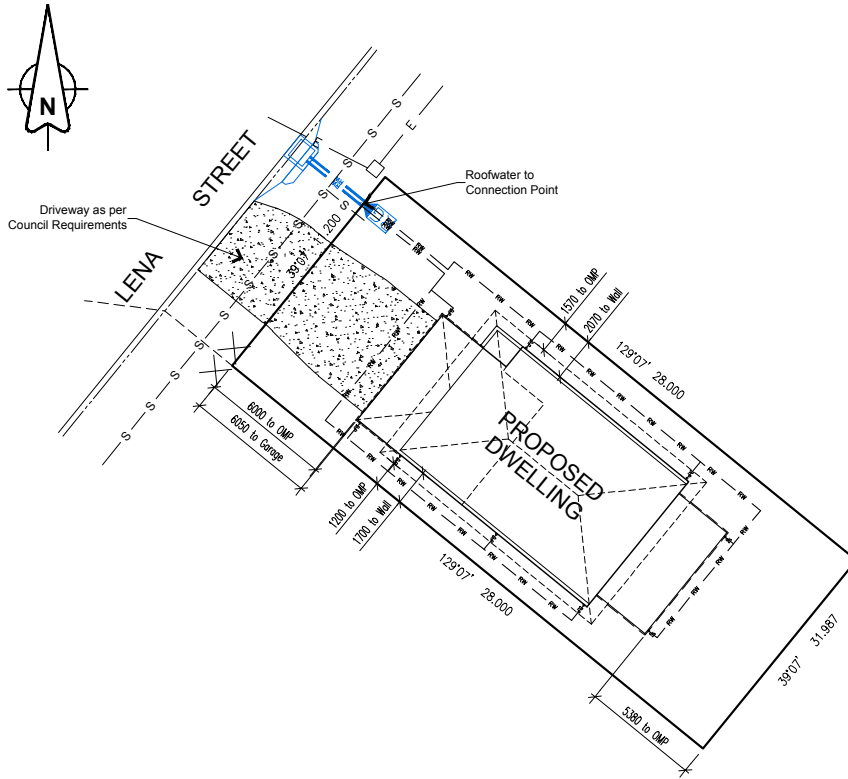
**GROUND FLOOR PLAN**  
Design DG-196 1:100 @ A3



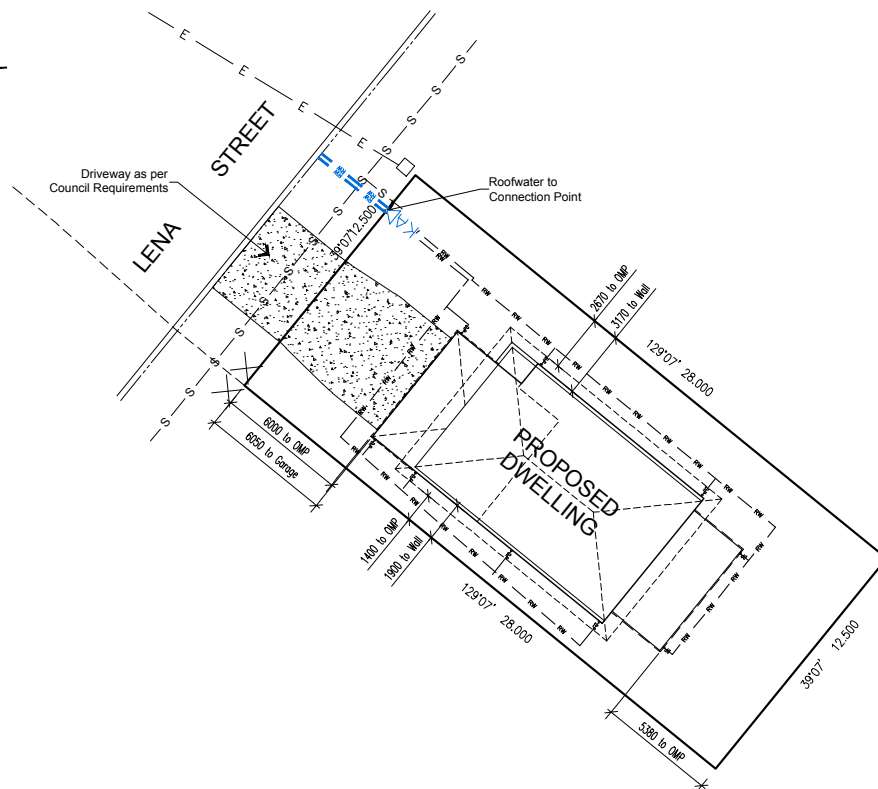
**FIRST FLOOR PLAN**  
Design DG-196 1:100 @ A3

# Floor Plans

## Lot 10 - DG-196 - SITED PLAN

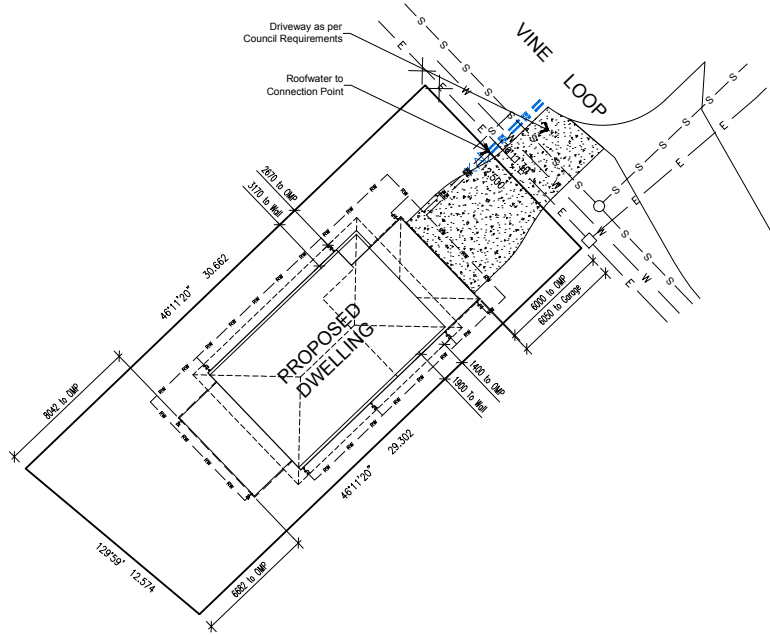
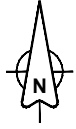


## Lot 12 - DG-196 - SITED PLAN

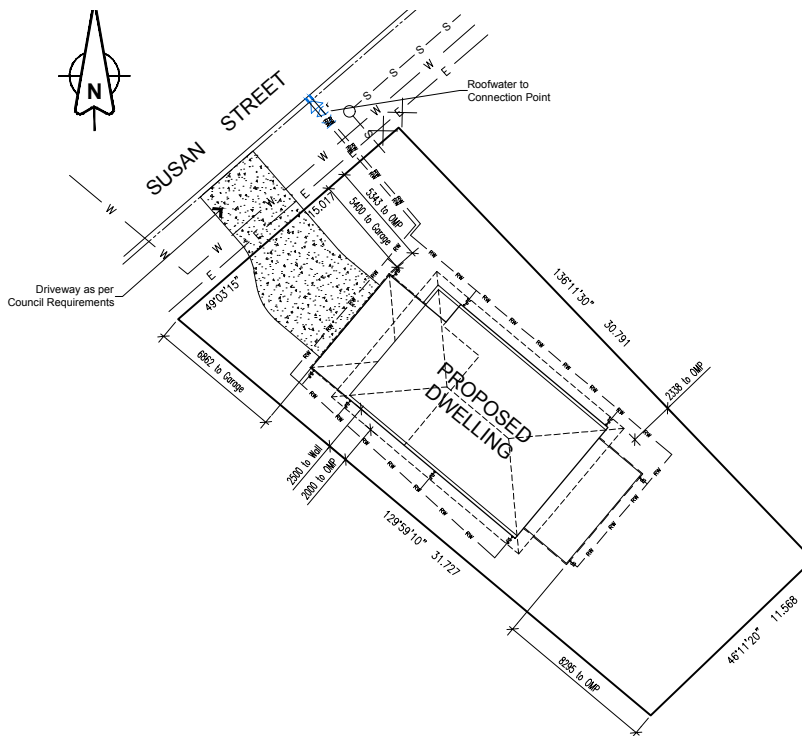
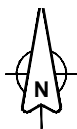


# Floor Plans

## Lot 27 - DG-196 - SITED PLAN

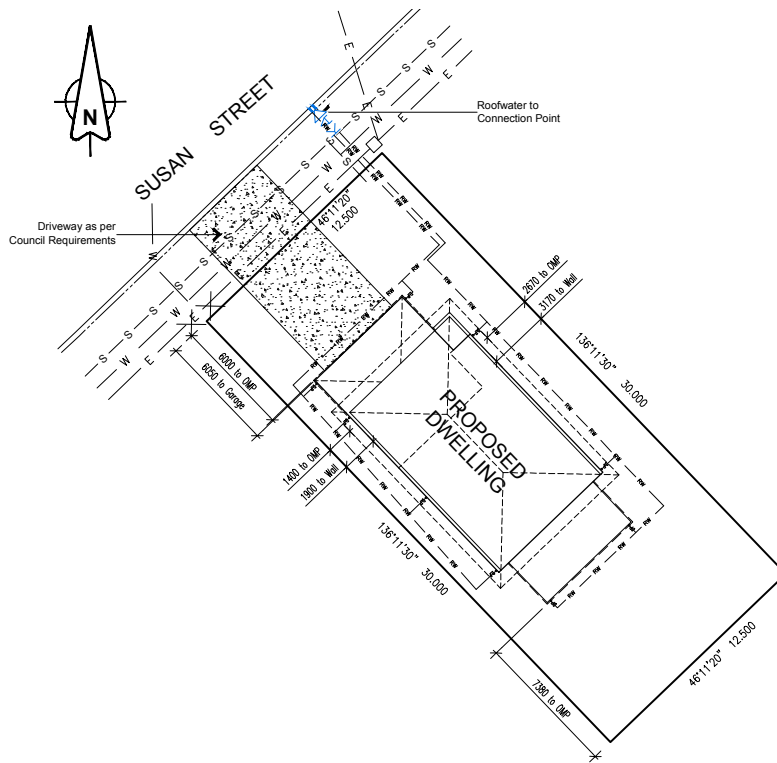


## Lot 29 - DG-196 - SITED PLAN

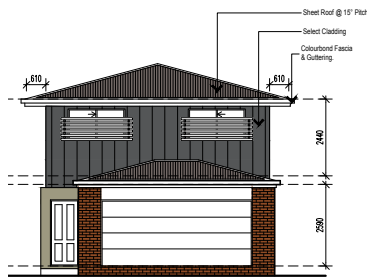


# Floor Plans

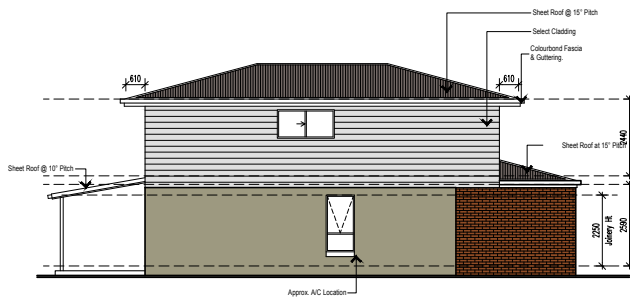
## Lot 32 - DG-196 - SITED PLAN



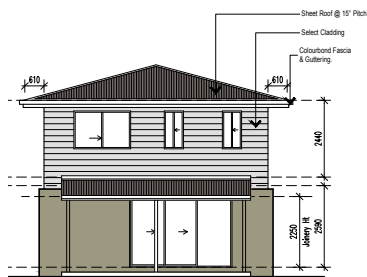
## Lots 10, 12, 27 & 29 - DG-196 - ELEVATION



**ELEVATION 1**  
Design DG-196 1:100 @ A3



**ELEVATION 2**  
Design DG-196 1:100 @ A3



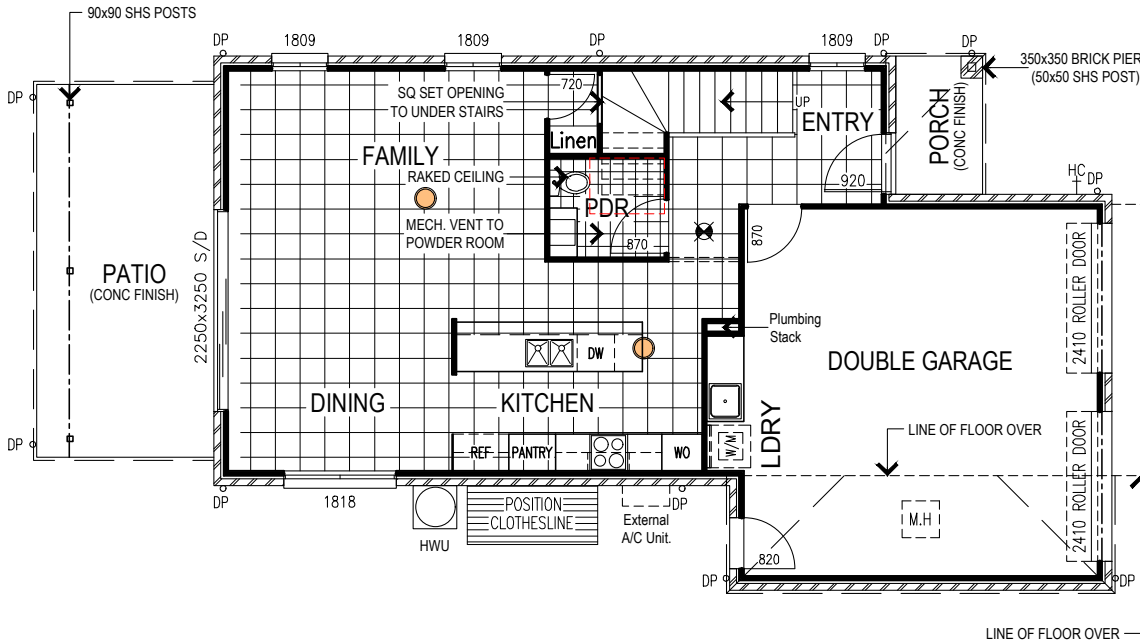
**ELEVATION 3**  
Design DG-196 1:100 @ A3



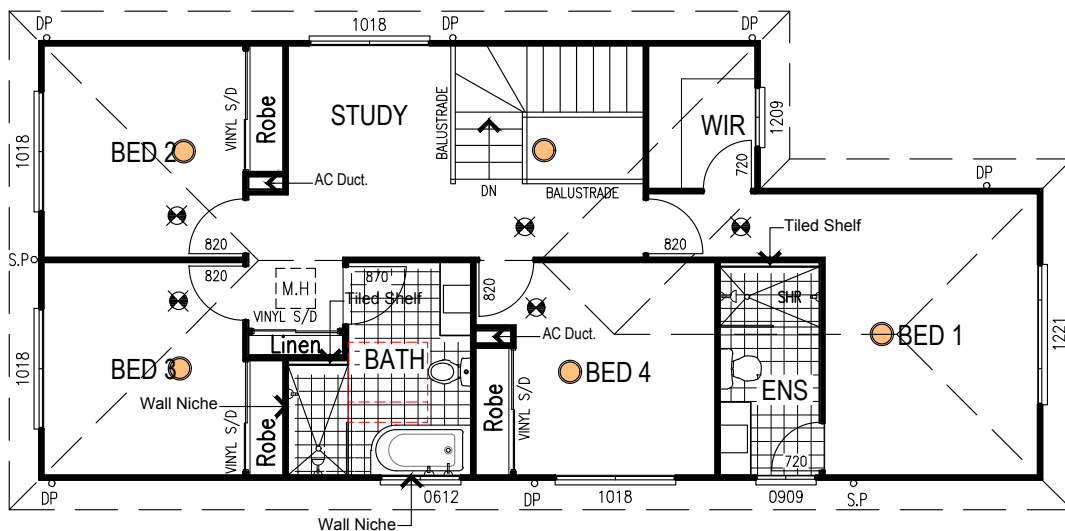
**ELEVATION 4**  
Design DG-196 1:100 @ A3

# Floor Plans

## Lot 20 - HS-213 - FLOOR PLAN

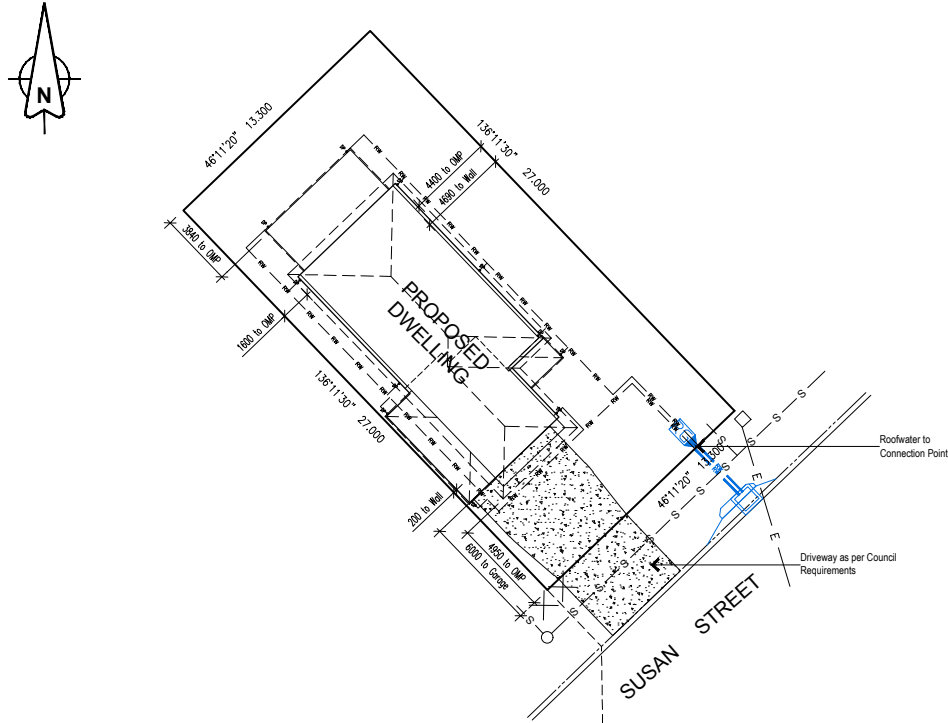


**GROUND FLOOR PLAN**  
 Design HS-213 Hip 1:100 @ A3

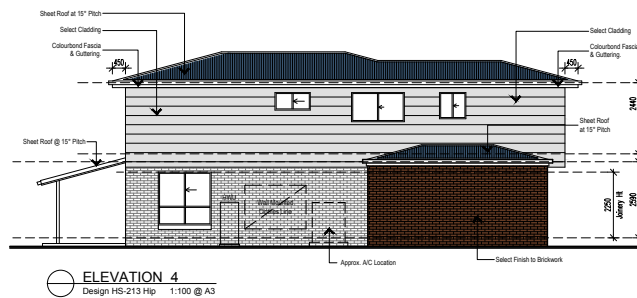
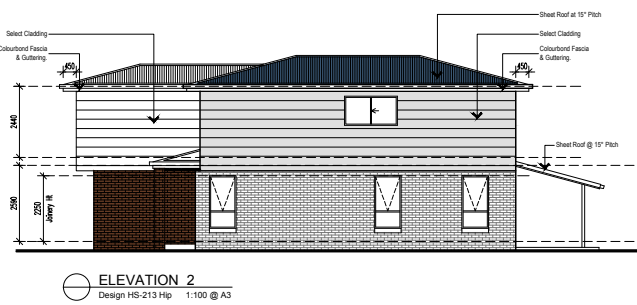
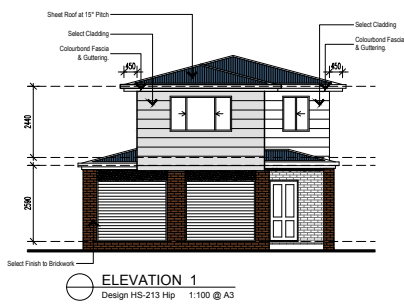


# Floor Plans

## Lot 20 - HS-213 - SITED PLAN



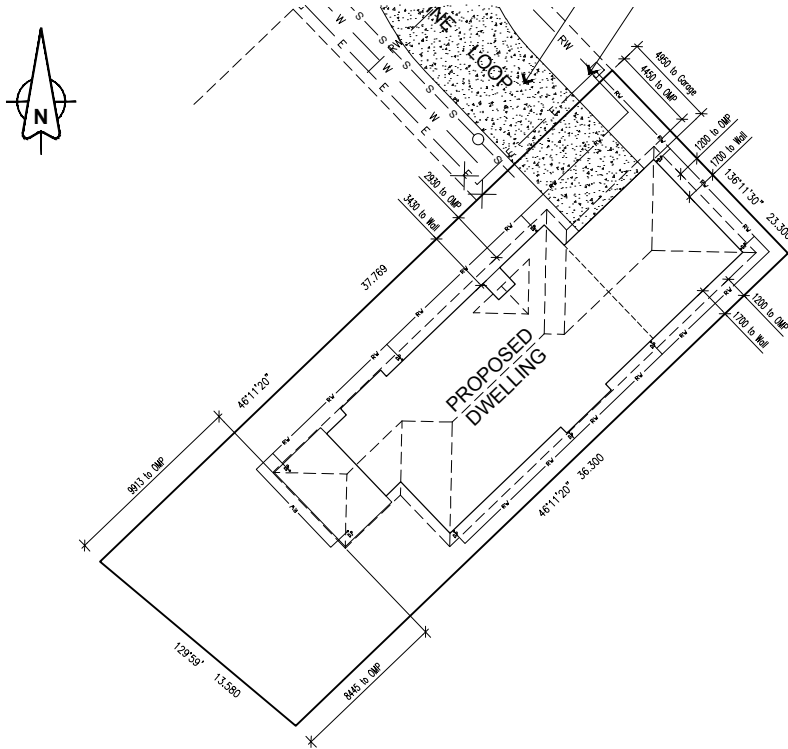
## Lot 20 - HS-213 - ELEVATION



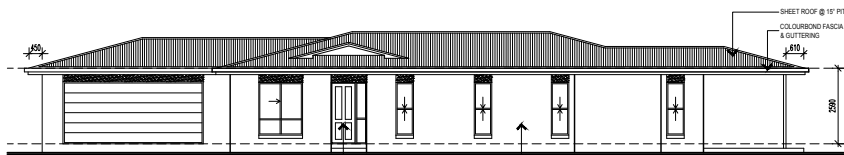


# Floor Plans

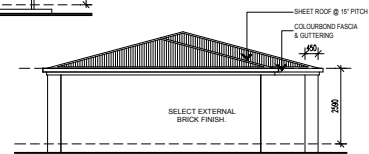
## Lot 25 - Banksia-197 - SITED PLAN



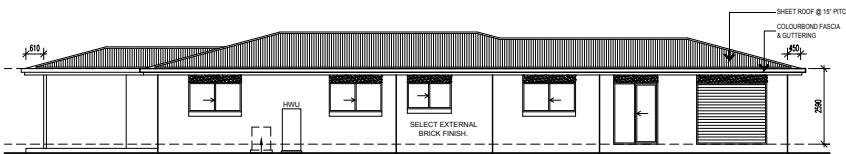
## Lot 25 - Banksia-197 - ELEVATION



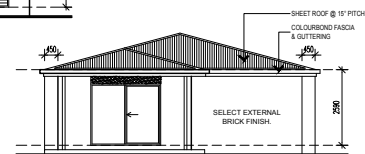
**ELEVATION 1**  
Design Banksia-197 1:100 @ A3



**ELEVATION 2**  
Design Banksia-197 1:100 @ A3



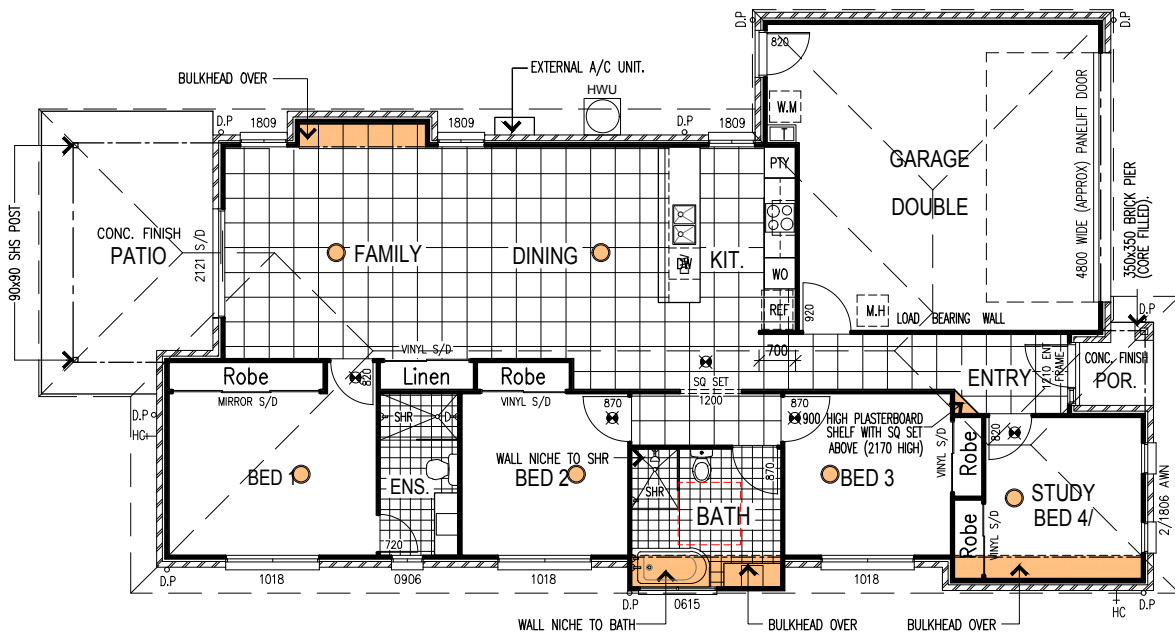
**ELEVATION 3**  
Design Banksia-197 1:100 @ A3



**ELEVATION 4**  
Design Banksia-197 1:100 @ A3

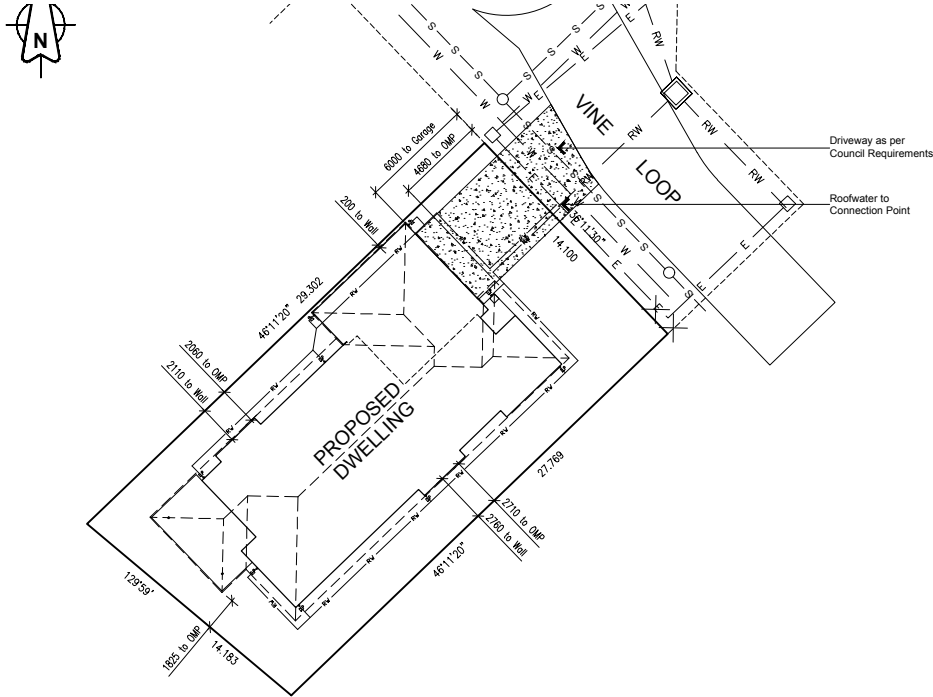
# Floor Plans

## Lot 26 - Bella-190 - FLOOR PLAN



# Floor Plans

## Lot 26 - Bella-190 - SITED PLAN



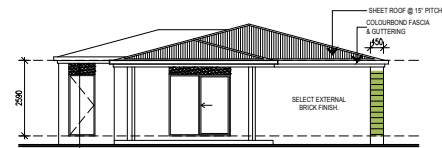
## Lot 26 - Bella-190 - ELEVATION



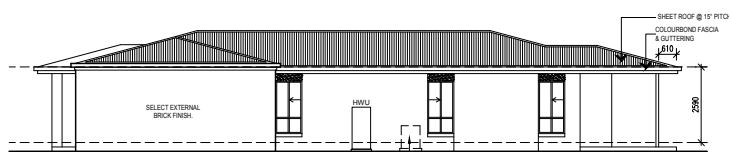
**ELEVATION 1**  
Design Bella-190 1:100 @ A3



**ELEVATION 2**  
Design Bella-190 1:100 @ A3



**ELEVATION 3**  
Design Bella-190 1:100 @ A3



**ELEVATION 4**  
Design Bella-190 1:100 @ A3

Scale 1:100 @ A3



# Schedule of Finishes

## EXTERNAL

- Brick veneer with reinforced slab lower floor and timber upper floor
- Face brick or bagged and painted brick with flat sheet or planking to selected areas of upper levels
- Colorbond/concrete roof tiles in pre-selected colour scheme
- Colorbond fascia & gutter in pre-selected colours to match
- Powdercoated aluminium window and sliding door frames
- Security screens to windows of lowset lots, and lower level of highset lots
- Security screens to all external doors
- Chrome plated front door lock with matching deadlock
- Moulded front door to suit, timber painted to suit colour scheme
- Foldaway clothesline (wall or fence mounted)
- Pre-wired TV antenna
- 1.8m high CCA treated pine fencing to individual yards with side access gated where applicable
- Exposed concrete driveway with concrete path
- Exposed concrete with planted garden beds to rear of lots
- 2 external brass garden taps to each lot
- Mulching and selected planting to rear yard garden

## KITCHEN

- Stone Benchtops
- Fully laminated cupboards in pre-selected colours to match
- 1 + 3/4 bowl stainless steel sink / under-mount stainless steel sink
- Pre-selected floor or vinyl plank and wall tiles and feature tiles to match
- Microwave space / or Microwave where applicable
- Generous fridge space
- Stainless Steel Oven
- Ceran Cooktop
- Stainless Steel Rangehood
- Chrome Flickmixer

## BATHROOM/ ENSUITE/ WC's

- Polymarble benchtops with integrated bowl
- Fully laminated cupboards in pre-selected colours to match
- Exhaust fans to bathrooms and ensuites where applicable
- Pre-selected wall and floor tiles plus feature tiles to match
- 2 metre high wall tiling to all shower areas, with matching feature tiles
- White dual-flush toilets
- Tiled shower trays with polymer based waterproofing treatment
- Wall mounted vanity units with white china basins
- Chrome flick mixer taps in vanity basins

- White acrylic bath tub in bathroom where applicable
- Clear glass, powdercoated shower screen frames
- Pivoting glass shower doors
- Mirrors above vanities, powdercoated frames
- Chrome towel rails or rings and toilet roll holders
- Privacy latches to bathroom and WC doors, privacy latch to Bedroom 1 in lieu of ensuite latch

## LAUNDRY

- Glo-Tub / OR Laminated cupboard, with Laundry Tub
- Colour coordinated taps
- Pre-selected wall & floor tiling to match

## BEDROOMS

- Ceiling fan light to each bedroom
- **Pre-selected carpet to bedrooms**
- Walk in robes to master (where available)/ or swing door to walk in robe to master/ robes fitted vinyl or mirrored glass sliders to wardrobes, colour coordinated
- Bank of painted timber shelves to wardrobe

## MISCELLANEOUS

- Remote control garage door
- Pre-selected internal and external light fittings, with white switches and light to rear courtyards
- Fully painted throughout - two coats, gloss to doors and architraves in pre-selected colour schemes
- 90mm cove cornice throughout
- Pencil round mouldings throughout
- Ducted air conditioning unit
- Electric hot water system
- Hard-wired photoelectric smoke detectors
- Pre-wired TV point in living or family room and bedroom 1
- Pre-wired telephone point in kitchen and bedroom 1
- Ample power points throughout
- Pest control treatment
- Ceiling insulation
- Water conserving tapware and shower heads

### Disclaimer:

Whilst every effort is made to provide accurate information within our contracts, site and floor plan designs, renderings (all conceptual in nature), photos, variations in sizing, brands, types and the use of different materials installed by PUC may be subject to change without notice.

# Rental Appraisal



The Plains Realty  
ABN: 59 532 349 596  
Licence Number: 4682301

## *Residence on Claussen*

Address: 1/29 Claussen St, Browns Plains 4118  
Mobile: 0439 444 558  
Email: [manager@theplainsrealty.com.au](mailto:manager@theplainsrealty.com.au)

24/05/2025

### *Rent Appraisal Letter for H&L Package, Browns Plains Qld 4118*

To Whom It May Concern,

This is to verify that we have taken into consideration, the area, age, size and fittings of the 4-bedroom houses at Browns Plains Qld 4118 and surrounding areas, we believe the rental price for a 4-bedroom house may rent between \$700-\$750 per week.

The price is dependent on the rental market at the time for the area and style of the particular property at Browns Plains Qld 4118. No warranties or guarantees implied and is subject to current market conditions at the time of advertising.

If you require any further information, please contact us on the details below.

Yours sincerely

*Sean Hsu*

Sean Hsu  
Property Managers  
The Plains Realty  
0439 444 558  
[manager@theplainsrealty.com.au](mailto:manager@theplainsrealty.com.au)

# Depreciation Schedule

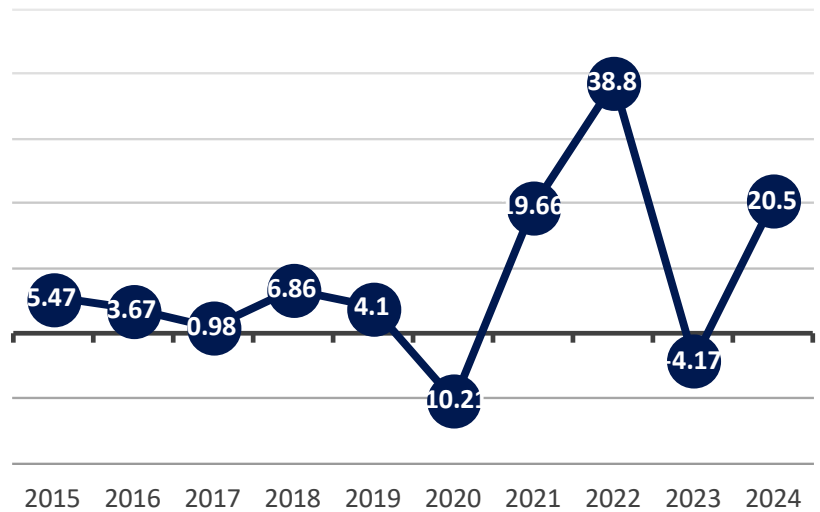
COMING SOON

# Sales Statistics - Houses

AS AT AUGUST EACH YEAR

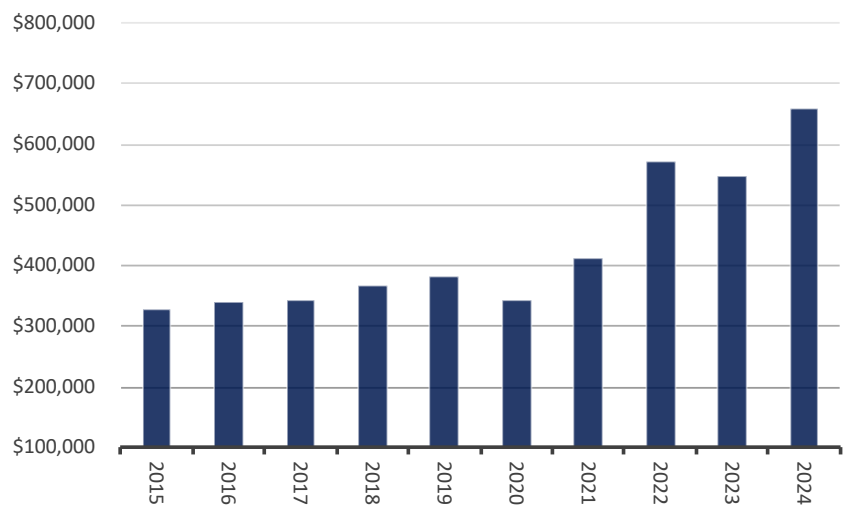
## CAPITAL GROWTH IN MEDIAN PRICES

Date	% Change
2015	5.47
2016	3.67
2017	0.98
2018	6.86
2019	4.1
2020	-10.21
2021	19.66
2022	38.8
2023	-4.17
2024	20.5



## MEDIAN HOUSE VALUE

Date	Value
2015	\$328,874
2016	\$340,952
2017	\$344,280
2018	\$367,889
2019	\$382,970
2020	\$343,860
2021	\$411,477
2022	\$571,145
2023	\$547,347
2024	\$659,562



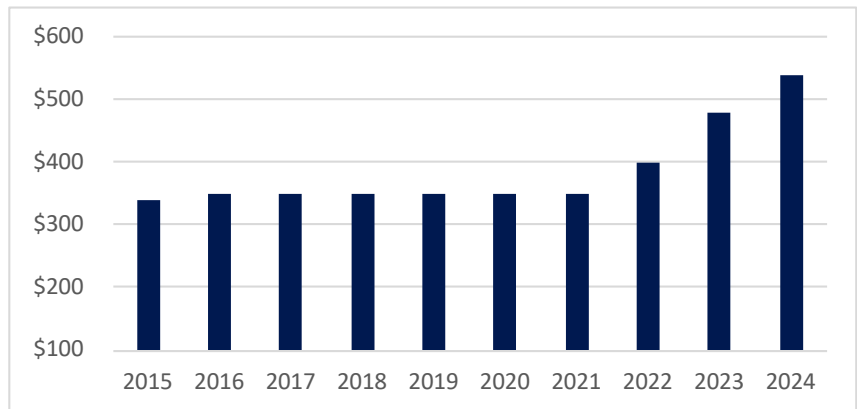
SOURCED FROM ON THE HOUSE AND ABS AS OF 27/06/2024

# Sales Statistics - Houses

AS AT AUGUST EACH YEAR

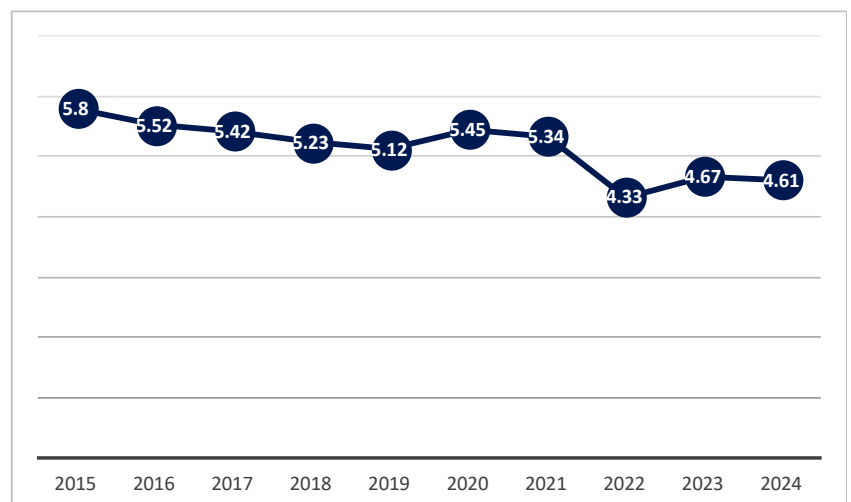
## MEDIAN RENT

Date	Value
2015	\$340
2016	\$350
2017	\$350
2018	\$350
2019	\$350
2020	\$350
2021	\$350
2022	\$400
2023	\$480
2024	\$540



## HOUSE RENTAL YIELD

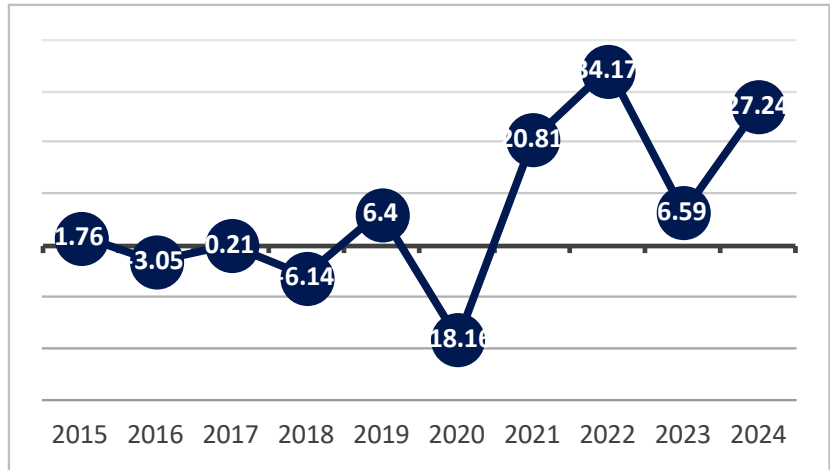
Date	% Change
2015	5.8
2016	5.52
2017	5.42
2018	5.23
2019	5.12
2020	5.45
2021	5.34
2022	4.33
2023	4.67
2024	4.61



# Sales Statistics - Units

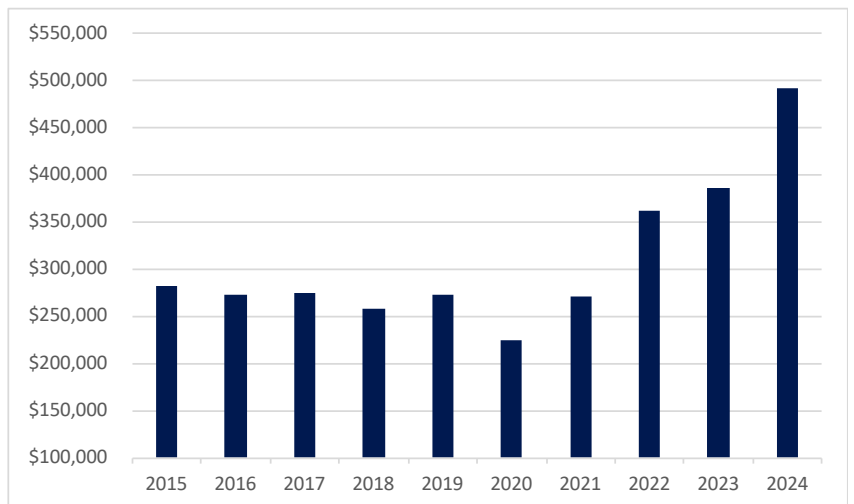
## CAPITAL GROWTH IN MEDIAN PRICES

Date	% Change
2015	1.76
2016	-3.05
2017	0.21
2018	-6.14
2019	6.4
2020	-18.16
2021	20.81
2022	34.17
2023	6.59
2024	27.24



## MEDIAN UNIT VALUE

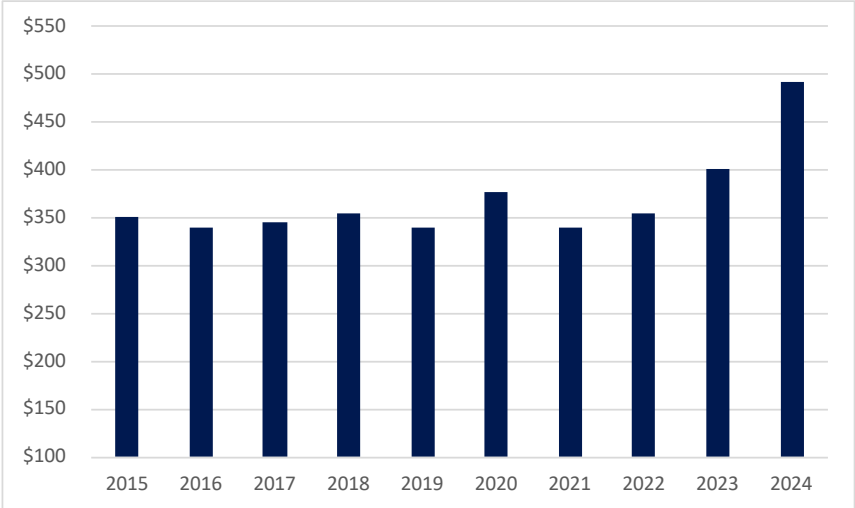
Date	Value
2015	\$281,848
2016	\$273,253
2017	\$273,839
2018	\$257,033
2019	\$273,473
2020	\$223,823
2021	\$270,410
2022	\$362,806
2023	\$386,729
2024	\$492,078



# Sales Statistics - Units

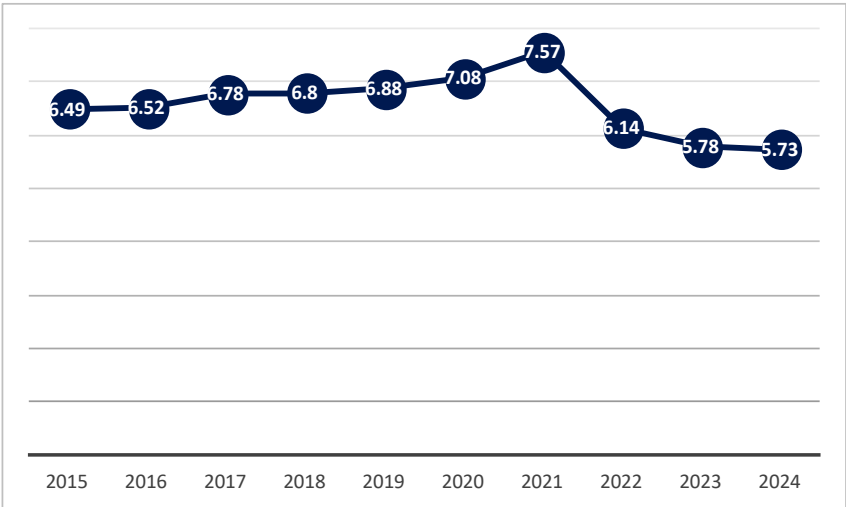
## MEDIAN RENT

Date	Value
2015	\$350
2016	\$340
2017	\$345
2018	\$355
2019	\$2340
2020	\$378
2021	\$340
2022	\$355
2023	\$400
2024	\$493



## UNIT RENTAL YIELD

Date	% Change
2015	6.49
2016	6.52
2017	6.78
2018	6.8
2019	6.88
2020	7.08
2021	7.57
2022	6.14
2023	5.78
2024	5.73



SOURCED FROM ON THE HOUSE AND ABS AS OF 27/06/2024

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