

Drakesbrook Estate

Investment Pack



Contact us today to buy your next investment property
20 Kings Park Road, West Perth, Western Australia 6100
p +61 8 9382 8600 | e info@vitalpropertygroup.com | w vitalpropertygroup.com



Fast Facts - Waroona Region



An Expansion to boost your Investment

The Waroona area itself has strong property fundamentals and with limitations on future land supply is truly a standout investment location.

CAPITAL GROWTH - steady long term. Alcoa expansion to be a bonus.

MEDIAN HOUSE PRICE - in Waroona is \$309,000² which, off a low price base, has room to provide great capital growth. In Drakesbrook Estate the median price is \$345,000.

POPULATION GROWTH - steady. Numerous local industries continue to lure new residents. The Alcoa expansion expected will have a positive effect on the population figures boosting local infrastructure and both short and long term housing demand.

EMPLOYMENT - strong local employment in mining, agriculture and dairy in a town with a population of just 2,736⁴.

SUPPLY - low supply of quality residential dwellings and future land release poor due to the area being landlocked. Drakesbrook Estate provides properties with connected sewer lines, unlike many of the other local properties.

INFRASTRUCTURE SPENDING - Alcoa is planning an expansion of the Wagerup refinery in Western Australia, doubling its output to 4.8 mtpa of Alumina generating \$17 billion in export revenue over the life of the project.

The Perth to Bunbury Freeway project is now completed and there are plans for the \$3 billion Boddington Gold Mine and the \$800 million Desalination Plant to go ahead.

If the planned expansion of Alcoa's aluminium refinery went ahead as expected the area was likely to enter another growth phase.

TERRY RYDER - HOTSPOTTING.COM

DEMAND - Housing demand increasing as demand for housing surges from new workers arriving to complete projects in the area. Strong rental demand with vacancy rates of 0.89%⁵.

RENTAL INCOME - Local rental appraisals:

4x2 unfurnished - \$360 per week (7.03% yield).³

EXPANSION PROBABILITY - 3 reasons the expansion may go ahead:

1. ALCOA has purchased \$31 million worth of properties and land in May 2012 required to achieve EIS approval and satisfy the noise buffer requirement.⁶
2. BURU Energy agreement signed 8th Nov 2012 to supply local gas to ALCOA at prices making expansion more viable.⁷
3. "Eventually it will be a very good expansion" media statement ALCOA CEO - John Bevan.⁸

Investor Strategy

Invest now:	to gain strong capital growth on expansion.
Holding Costs:	covered by tenant.
Average Rents	\$360 p/wk (4 bed houses)
Vacancy Rate (2015)	0.89%. ⁵
Yield:	7.03%. ³
Purchase Price:	from \$257,800

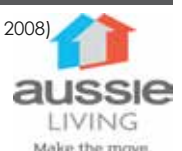
1. RP Data (Apr 2015) Statistics reported Your Investment Property magazine.
2. RE.com (Oct 2015) Median House Prices.
3. Based on \$295,000 price and \$360 pw rent appraisal (Drakesbrook Realty).
4. Australian Bureau of Statistics Census (2011).
5. Real Estate Investor (December 2014)
6. WA Today (May 2012)
7. The Australian (November 2012).
8. SMH (November 2008)



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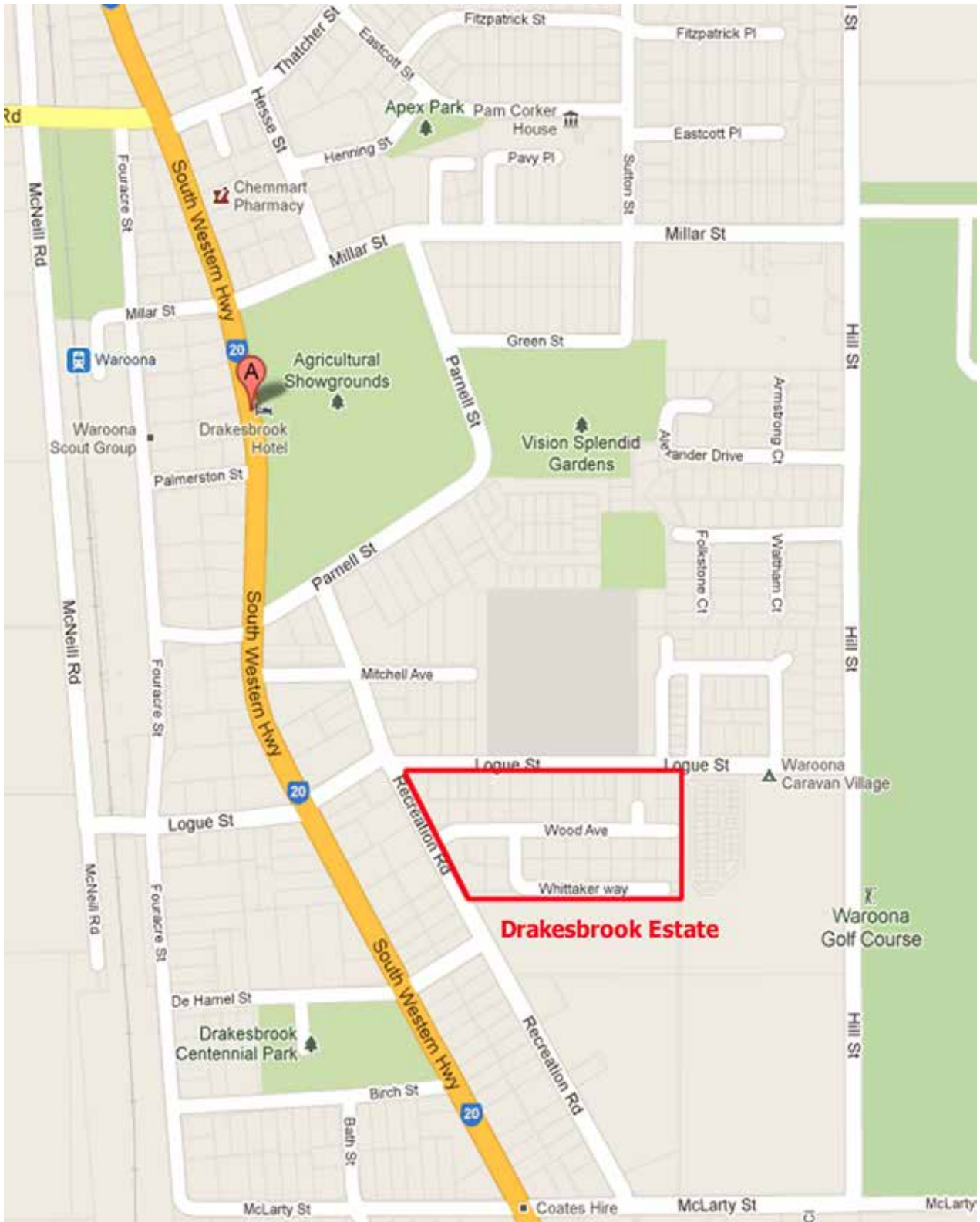


DRAKESBROOK VISTA ESTATE | WAROONA WA



NAME:	Drakesbrook Vista Estate
TYPE:	House & Land Packages
LOCATION:	Waroona, WA 6215 (1hr south of Perth)
ESTATE DESCRIPTION:	Residential estate on only sewer line in town
TITLES REGISTRATION:	Completed
CONTRACT TYPE:	HIA building contract + land contract
FINANCE CLAUSE:	Yes
DEPOSIT:	Land: \$1,000 initial deposit + 5% payable on unconditional Build: \$1,000 initial deposit + 5% payable on unconditional after Land settlement
PRICED FROM:	\$257,800
LAND SIZE:	400m ²
HOUSE SIZE:	3 bed, 2 bath and 4 bed, 2 bath
APPROX RENT:	\$330 to \$360 per week (unfurnished)
COUNCIL RATES:	\$700 p/a

Google Map



Drakesbrook Estate - Rent Appraisal



3/06/2015

Mr D Ithier
Vital Property Group

Dear Doug,

RENTAL APPRAISAL – DRAKESBROOK VISTA, WAROONA WA

It is my opinion that a four bedroom, two bathroom home with a 2 car garage on 400sqm will rent for approximately \$350.00 - \$360.00 per week.

We currently rent out near new four bedroom, two bathroom homes on 400sqm in the same vicinity for \$350.00 - \$400.00 per week.

At present, there is good demand for rental properties of this type. We are able to choose good long term tenants due to the current demand.

The market for these properties is mainly from families new to Waroona due to work commitments.

I thank you for giving me the opportunity of appraising your property and if I can be of any further assistance, please don't hesitate to contact me.

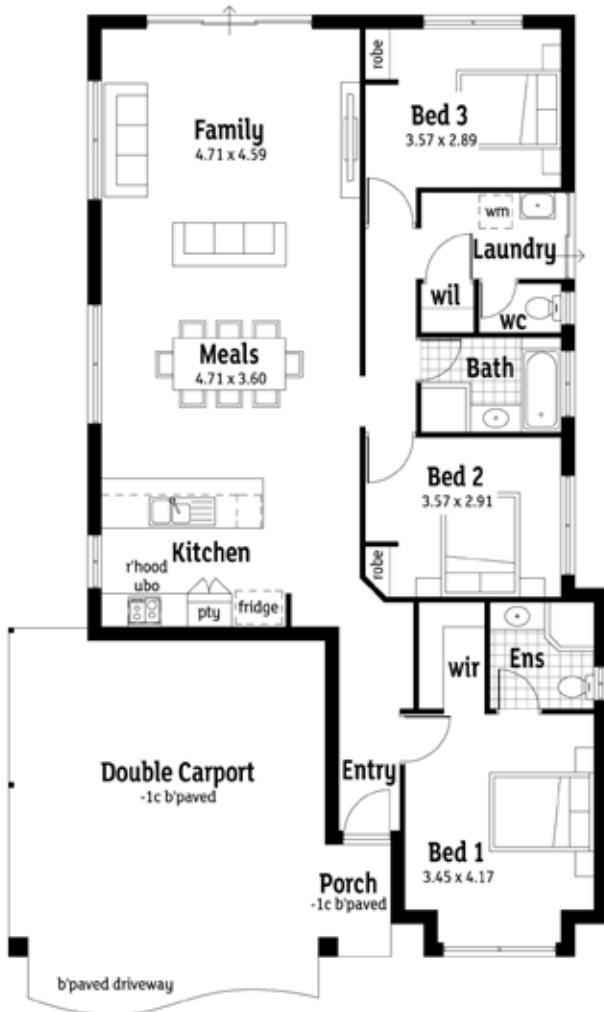
Yours faithfully

DRAKESBROOK REALTY

ANNEE (ANN) SMITH
PRINCIPAL/LICENSEE
08 9733 2299



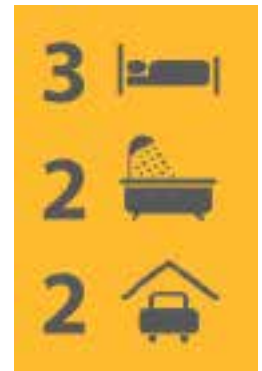
Drakesbrook Vista Estate, Waroona, WA, 6215 - **The Manly**



House & Land Package All Inclusive Price

Design: Manly
 Land Size: 400 m²
 Build Area: 164m²
 Land Price: \$85,000
 Build Price: \$172,800
 Unfurnished: \$330 p/wk

Rent Return 6.7%*

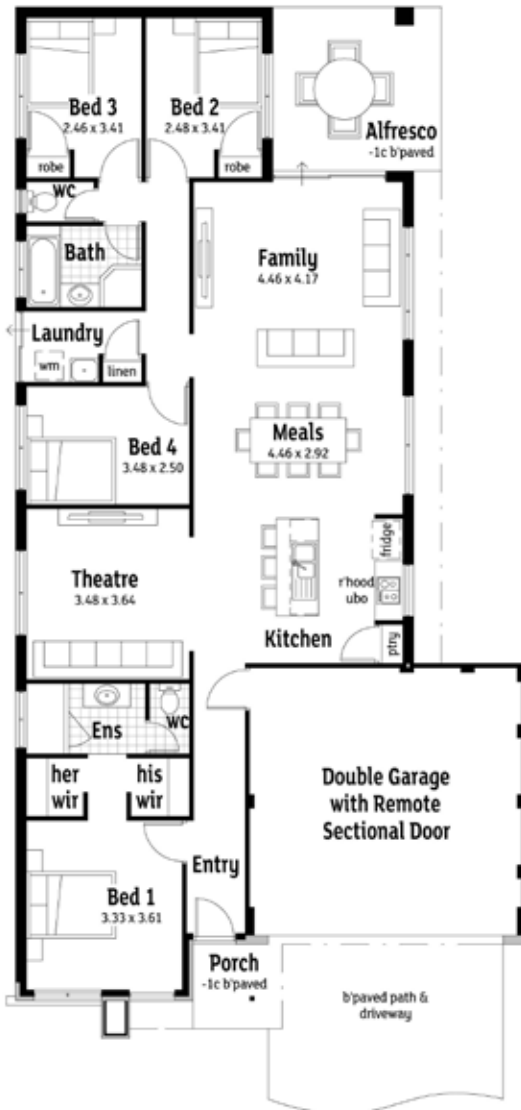


FULL TURN KEY - INCLUSIONS

- 26 Week building to practical completion.
- Full Turn Key.- including colourbond fencing & landscaping.
- Siteworks allowance included.
- Spacious open-plan living area.
- Carpet, Vinyl, and Blinds included.
- Fly Screens to all Doors & Windows.
- Euro Appliances - Oven, Cooktop and Rangehood provided
- Quality fixtures & fittings, inc softclose drawers.
- Double remote sectional door.
- Landscaping package incl. gardens, specimen plants & artificial grass.
- Letterbox, and clothesline provided.
- Double Brick exterior plus front render finish.
- Harmony Habitat roof tiles.
- Registration of land completed and titles ready for immediate possession.
- *Based on a rental unfurnished at \$330 p/wk.
- Multiple Award Winning Builder - Aussie Living Homes.



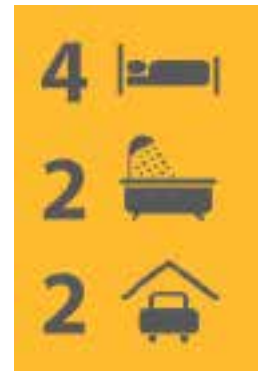
Drakesbrook Vista Estate, Waroona, WA, 6215 - **The Gala**



House & Land Package All Inclusive Price

Design: Manly
 Land Size: 400 m²
 Build Area: 194m²
 Land Price: \$85,000
 Build Price: \$180,990
 Unfurnished: \$360 p/wk

Rent Return 7.03%



FULL TURN KEY - INCLUSIONS

- 26 Week building to practical completion.
- Full Turn Key.- including colourbond fencing & landscaping.
- Siteworks allowance included.
- Alfresco and Theatre Room included.
- Carpet, Tiles, and Blinds included.
- Fly Screens to all Doors & Windows.
- Euro Appliances - Oven, Cooktop and Rangehood provided
- Quality fixtures & fittings, inc softclose drawers.
- Double garage with remote sectional door
- Landscaping package incl. gardens, specimen plants & artificial grass.
- Letterbox, and clothesline provided
- Double Brick exterior plus front render finish.
- Harmony Habitat roof tiles.
- Registration of land completed and titles ready for immediate possession.
- *Based on a rental unfurnished at \$360 p/wk.
- Multiple Award Winning Builder - Aussie Living Homes.

Drakesbrook Masterplan



DRAKESBROOK ESTATE MASTERPLAN



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Drakesbrook Estate Pricelist

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Lot #	Land Area (m ²)	Land Price	Status
104-1	400	\$85,000	Available
105-2	400	\$85,000	Available
107-1	400	\$85,000	Available
107-2	400	\$85,000	Available
113-1	400	\$85,000	Available
114-1	400	\$85,000	Available
114-2	400	\$85,000	Available
115-2	400	\$85,000	Available
119-1	400	\$85,000	Available
119-2	400	\$85,000	Available
127-1	400	\$85,000	Available
131-2	400	\$85,000	Available
132-1	400	\$85,000	Available
132-2	400	\$85,000	Available
133-1	400	\$85,000	Available
133-2	400	\$85,000	Available
136-2	400	\$85,000	Available
138-1	400	\$85,000	Available
138-2	400	\$85,000	Available
139-1	400	\$85,000	Available
139-2	400	\$85,000	Available
140-2	400	\$85,000	SOLD

SOLD Lot is under contract Lots signed in Reservation Forms with \$1,000 PAID
 Prices are subject to change at anytime without prior notice. All interested parties must rely on their own research before making an investment decision. All prospective purchasers are strongly advised to review the contract of sale with a solicitor before to verify all pertinent facts. Pricelist as of 1st July 2016. Titles available now.



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Aussie Living Homes - Specifications

A-spec specification as at 7.6.16

Exterior

- Engineer designed concrete footings and floor slab
- Termite treatment to house slab area and perimeter
- Clay bricks – wide selection of single and double course, from Builder's standard range
- Choice of face brick or painted cement render finish to front of house for street appeal
- Durasheet lining to Carport & Alfresco
- Cream rolled mortar joints to all face brickwork
- Quality Affinity aluminium key lock windows & sliding door frames, lockable in vented positions
- Fly screens to all aluminium windows & sliding doors
- Timber door frame to front entry (single rebate)
- Harmony Habitat roof tiles
- 25 degree roof pitch as standard
- Zincalume painted slotted storm gutters, fascia and downpipes
- Estate Collection External entry door from Builder's standard range
- Gainsborough Terrace entrance set to front entry door with 850 double deadlock
- Light point outside each external door
- Two garden taps
- Bosch 26L instantaneous gas hot water system with 1 universal controller (no recess box)
- Extensive range of Blokpace pavers from Builder's standard range of Vistapave & Easipave
- Driveway – 6m long paved
- Full paint finish, excluding internal walls; includes one colour to fascia and gutter

Interior

- Hard wired smoke detectors as per statutory requirements
- Metal corner beads to all trafficable corners
- Two RCD safety switches
- Insulation – R4.0 Batts to house & garage area
- HPM Excel Life white cover plates to all light switches and gpo's
- Light point to every room
- Double power points throughout, as shown on plan
- Gainsborough Terrace door handles to all internal doors
- Privacy latches to Ensuite, Bathroom, WC, Master Bedroom
- Metal internal door frames
- Weather draft seals to front entry door
- Robes with flush panel doors to bedrooms 2 and 3, as shown on plan
- Built in or walk in linen cupboards, as shown on plan
- Telecommunication Package – 1 x Phone Point, 1 x TV Point and 1 x Data Point or TV Antenna inclusion depending on location services

Peace of Mind Coverage

- HIA lump sum fixed price contract
- Consultation with an HIA accredited sales consultant
- 25 year Structural Warranty (non transferable)
- Shire Building Dept & Water Corporation application fees
- Housing Indemnity Insurance
- Site contour survey & engineer's soil report
- Obligation free site inspection
- Six months maintenance period

Kitchen

- Choice of laminated benchtop profiles, including postform 33mm or tightform 39mm from Builder's standard range
- \$44/m² retail allowance for ceramic wall tiles
- Clark Vital 1127 1 3/4 end bowl stainless steel sink with designer wastes & Caroma Acqua flickmixer tap
- Electric Oven: 600mm Technika BG8SS-4 Stainless Steel
- Gas hot plate: 600mm Technika H640STXPRO-3 Stainless Steel
- Rangehood: 600mm Technika BG96A6S-2 Stainless Steel
- Full height splashback tiling to underside of rangehood
- Wide selection of handles and knobs to all cupboard doors
- Quality soft closing drawers
- ABS edging to all cabinet doors, drawers and exposed edging

Ensuite & Bathroom

- Choice of laminated benchtop profiles, including postform 33mm or tightform 39mm
- \$44/m² retail allowance for ceramic wall and floor tiles
- 2000mm high tiling to shower recesses
- Clear glazed fully framed pivot door to Ensuite shower
- 620mm panel & rod screen to Bathroom shower
- Full width framed mirrors over vanities
- Caroma Cosmo Metal single towel rails 600mm long and Caroma Cosmo metal toilet roll holder
- Caroma Maxton 1525 bath, as per plan
- Caroma Elegance flickmixer tap to basins
- Caroma Tasman II, Caroma Elegance Cross or Stylus Venecia tapsets to bath & showers
- Exhaust fan to WC
- Stylus Symphony vitreous china basins (inset or semi-recessed as per plan)
- Privacy latch to Ensuite and Bathroom doors
- ABS edging to all cabinet doors, drawers and exposed edging

Laundry & WC

- \$44/m² retail allowance for ceramic wall tiles
- Privacy latch to WC
- Caroma Cosmo Smartflush toilet suite, Acrylic cistern & vitreous china pan
- Exhaust fan to WC
- Clark F6001 42 litre Stainless Steel trough & white metal cabinet
- Caroma Tasman II, Caroma Elegance Cross or Stylus Venecia tapsets
- Automatic washing machine taps
- Caroma Cosmo metal toilet roll holder
- ABS edging to all cabinet doors, drawers and exposed edging



Client _____

Client _____

Date _____

Date _____



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Aussie Living Homes - Build Process

1

PRE-CONSTRUCTION

Aussie Living will help you find the right block in the estate that suits your lifestyle and budget. We will assist you in choosing a house from our award winning range that is best suited to your needs.



Choose your home and land package. Qualify for finance.



Plans and contracts signed. Colour selection meeting. Plans 6 Star assessed. Plans given to engineer. Plans given to shire.



Finance approved. Land settlement. Shire approvals. Schedule trades.

Aussie Living will organise all of the required building documents. In the meantime you will conduct a Prestart interview and choose the colours and finishings for your new home.

2

CONSTRUCTION

Your home begins with the earthworks, followed by construction of walls, roof, ceiling, doors and windows. All cabinets, bath, shower, toilets, wall and floor tiles are then fitted. Any included painting, floor coverings and window treatments are then added.



Slab Down



Brickwork



Roof cover



Lock up



Practical Completion



Hand over

Five progress payments are made at each major stage of construction. Your home loan payments will increase following each progress payment.

3

HOME OWNERSHIP

With the site cleaned and final inspection completed, the keys are handed over.



Final inspection



Key handover

CONGRATULATIONS on your new home!



Your full mortgage repayments begin. Payments will be both Principal and Interest. Move in and enjoy your brand new home!

aussielivinghomes.com.au