

Drakesbrook Estate

Investment Pack



Contact us today to buy your next investment property

20 Kings Park Road, West Perth, Western Australia 6100

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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 4 BED HOUSE PRICE - in Waroona is \$370,000² which, off a low price base, has room to provide great capital growth.

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 2,934⁴.

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 - \$350 per week (7.29% 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	\$350 p/wk (4 bed houses)
Vacancy Rate (2015)	0.89%. ⁵
Yield:	7.29%. ³
Purchase Price:	\$249,500

1. RP Data (Apr 2015) Statistics reported Your Investment Property magazine.
2. RE.com (Sept 2018) Median House Prices.
3. Based on \$249,500 price and \$350 pw rent appraisal (Drakesbrook Realty).
4. Australian Bureau of Statistics Census (2016).
5. Real Estate Investor (December 2014)
6. WA Today (May 2012)
7. The Australian (November 2012). 8. SMH (November 2008)



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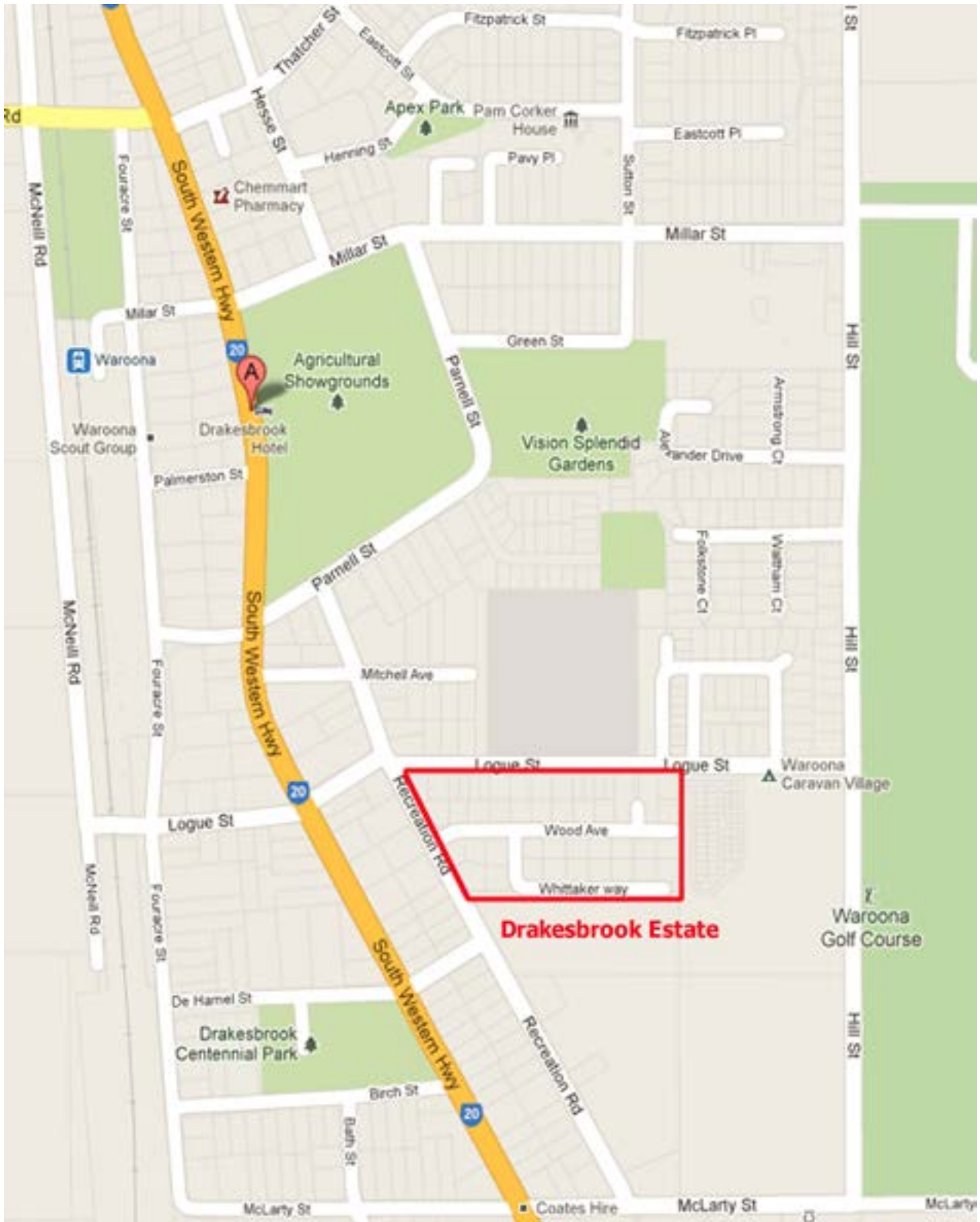


DRAKESBROOK VISTA ESTATE | WAROONA WA



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
PRICE:	\$249,500
LAND SIZE:	400m ²
HOUSE SIZE:	4 bed, 2 bath
APPROX RENT:	\$350 per week (unfurnished)
COUNCIL RATES:	\$1,000 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 Estate, Waroona, WA, 6215 - DESIGN The Cavern



House & Land Package All Inclusive Price

Design: Cavern
 Land Size: 400 m²
 Build Area: 199m²
 Land Price: \$75,000
 Build Price: \$174,500
 Unfurnished: \$350 p/wk



Rent Return 7.29%

FULL TURN KEY - INCLUSIONS

- 26 Week building to practical completion.
- Full Turn Key.- including colourbond fencing & landscaping.
- Siteworks allowance included.
- Alfresco included with brick paving.
- Carpet, Tiles, and Blinds included.
- Fly Screens to all Doors & Windows.
- Euro Appliances - Oven, Cooktop and Rangehood provided
- Quality fixtures & fittings, inc softclose drawers.
- Alfresco Dining under ceiling.
- Double car port
- Landscaping package incl. gardens, specimen plants.
- Letterbox, and clothesline provided
- Steel frame with 2c exterior brickwork
- Colorbond Roofing.
- Registration of land completed and titles ready for immediate possession.
- Based on a rental unfurnished at \$350 p/wk.
- Built with Plunkett Homes.

Drakesbrook Masterplan



DRAKESBROOK ESTATE MASTERPLAN



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Drakesbrook Estate Pricelist

Lot #	Land Area (m ²)	House Size (m ²)	House Price	Land Price	Package Price	Status	Specs	Design	Builder	Yield*
103-1	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
104-1	400	199	\$174,500	\$75,000	\$249,500	RESERVED	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
104-2	400	199	\$174,500	\$75,000	\$249,500	RESERVED	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
105-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
105-2	400	199	\$174,500	\$75,000	\$249,500	RESERVED	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
106-1	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
106-2	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
107-1	400	199	\$174,500	\$75,000	\$249,500	RESERVED	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
107-2	400	199	\$174,500	\$75,000	\$249,500	RESERVED	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
108-1	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
110-2	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
113-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
113-2	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
114-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
114-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
115-1	400	199	\$174,500	\$75,000	\$249,500	RESERVED	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
115-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
119-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
119-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
130-2	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
131-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
131-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
132-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
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133-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
133-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
136-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
138-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
138-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
139-1	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
139-2	400	199	\$174,500	\$75,000	\$249,500	Available	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
140-1	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%
140-2	400	199	\$174,500	\$75,000	\$249,500	SOLD	4B/2B/2G	The Cavern	Plunkett Homes	7.29%

SOLD Lot is under contract

RESERVED

Lots signed in Reservation Forms with \$1,000 PAID awaiting contract delivery

All information provided is collated from third parties and provided in good faith. Whilst all care has been taken, no representation is given or implied as to its accuracy or its representation. 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 April 2018. * Yields are gross based on \$350 per week unfurnished. + Titles available now.



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Go Homes by BGC - Specifications

MEET OUR FAMILY

Representing a building tradition that spans several generations, the Plunkett brands share a commitment to quality, innovation and excellence in customer service.



DOMAIN BY PLUNKETT

A range of homes that give you the quality you expect from the Plunkett name, but in a more affordable format. Think big home, small price tag. We call it 'efficiency by design' because we think it's the most efficient way to build a Plunkett home.

With Domain by Plunkett, you get the best of both worlds. You get a great-value home, as well as all that Plunkett experience, expertise and know-how. You'll also get our tried and trusted trades, and we'll use our excellent longstanding relationships with our suppliers to make sure your dollar stretches as far as possible.

We give you space where it counts, fantastic value for money and the confidence of building with a company that's been around for more than 110 years.



PLUNKETT HOMES

An iconic name on the Western Australian streetscape, Plunkett has been building better homes since 1903. That's more than 110 years of learning and adapting, of asking questions and honing our skills.

You can rely on us to offer you flexibility and innovation at every step of your homebuilding journey, whether you're in the early stages of design, picking the right features and finishes for your favourite style, or comparing different construction methods.

Choose from our ever-growing portfolio of standout designs or ask us to custom design your own one-of-a-kind residence. The choice is yours.

Upsizing, downsizing, big lot or small lot, classic or contemporary, in the city or in the country, you can count on our homebuilding specialists to deliver an affordable home with added features and premium inclusions from the get-go.



PLUNKETT DEVELOPMENTS

From backyard subdivisions and granny flats, through to duplex, triplex and multi-unit projects, our team of Plunkett Developments specialists can do the research for you if you want to know whether your block – or the block you have your eye on – is ripe for development. Our free feasibility assessments, concept plans and cost predictions will help you get the best out of your project, whether you want to build to sell, or build to rent.

From demo, design and approvals, right through to site works, construction and the finishing touches, everything can be arranged as part of a fixed-price Plunkett building contract, giving you piece of mind, and helping keep your budget and timetable on track.



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Go Homes by BGC - Specifications

CLASSIC SPECIFICATION

General

- Double garage with grano hardstand and remote sectional garage door including two handsets (as shown on plan)
- Generous 30m² paved driveway and path with a choice of colours from Builder's selected 60mm concrete paving range
- Double clay brick construction
- Two course clay face bricks from Builder's selected range
- Cream mortar with concave joints
- H2 treated timber roof structure
- Choice of Colorbond steel or concrete roof tiles from Builder's selected range
- Colorbond gutters and fascia
- Slotted gutters which prevent overflow into eaves
- Fibre cement lining to eaves
- Jason Windows quality aluminium sliding doors and windows with standard glazing
- Choice of window frame colours
- Flyscreens to sliding windows and sliding doors
- Keyed boltlocks to aluminium sliding doors
- Breezelocks to sliding windows
- Designer range of entry door/s with double deadlock
- Quality entrance set to front entry
- Garage internal access door including deadlock (if applicable)
- R4.0 ceiling insulation to house (and garage where required)
- Cavity insulation (if required)
- Fully painted with your choice of colour from the Builder's selected range excluding internal walls
- Corner beads to all internal full height corners excluding reveals
- Built-in/walk-in linen with 4x melamine shelves
- Built-in robes to bedrooms as shown with double mirrored sliding bypass or hinged doors (as shown on plan)
- Deluxe profile metal door jambs
- Flush panel doors
- Lever door furniture throughout
- Privacy locks to ensuite, bathrooms and WCs
- Two smoke detectors direct wired to mains
- White designer light switches
- One designer double power point to all habitable rooms
- Telephone point on cavity wall
- Electrical safety switch to mains
- Light point outside all external doors from main house
- Light point to each room
- Digital ready TV point
- Instantaneous hot water system with temperature safety valve
- Brass garden taps to front and rear
- Full connection to sewer within six metres of last fixture
- 7.5 metre water run
- Obligation free, detailed site appraisal
- Fixed price contract
- Six months maintenance agreement

- Engineer designed concrete footings and floor slab
- Feature contour survey of your block
- Shire building license fee
- Professional consultants to advise on building queries
- Professional interior design service
- Finance consultant (if required)
- 25-year structural guarantee
- Housing indemnity insurance

Kitchen

- 900mm Blanco stainless steel gas hot plate
- 900mm Blanco stainless steel electric wall oven
- 900mm Blanco stainless steel rangehood
- Dishwasher recess with SGPO on separate circuit and cold water supply
- Generous pantry with white lined shelving
- Quality kitchen cupboards with white lined shelving
- Soft close doors and drawers to all kitchen cabinet work
- ABS edging to quality formica laminated doors
- Builder's selected range of cupboard handles
- Designer double bowl stainless steel sink
- Chrome mixer tap to sink
- 20mm Essastone top
- Generous allowance for ceramic wall tiles

Bathrooms/Laundry

- Two metre high wall tiling to shower recesses with mirror and screen heights to match
- Semi-frameless pivot shower screen with frameless door to ensuite and bathroom showers
- Full width frameless mirrors with clips above all vanities
- Fully lined vanity cupboards beneath vanity tops
- Contemporary design white bath with integrated arm rests for added comfort
- Quality white vitreous square china basins
- Choice of stylish chrome mixer tapware to bathroom, ensuite and laundry from Builder's Classic range
- Hand held shower fitting to bathroom
- Square shower rose fitting to ensuite
- Vitreous china cistern and pan with soft close seat (white)
- Designer chrome double towel rails and toilet roll holders
- Flumed exhaust fan to ensuite, bathroom, enclosed WCs
- Generous allowance for ceramic wall and floor tiles
- Floor tiles to bathroom, ensuite, laundry and WC
- Obscure privacy glazing to bathroom, ensuite and WC
- Square chrome on brass floor wastes
- Laminated cabinet with 45L stainless steel inset trough to laundry
- Mitred edges to tiling where possible
- Automatic washing machine taps
- 20mm Essastone tops to ensuite and bathroom

Go Homes by BGC - Specifications

YOUR HOME BUILDING PROCESS: ADMINISTRATION

1. WELCOME & INTRODUCTION

- Thanks for choosing Domain by Plunkett. We refer to the first stage of your home building journey with us as the 'Administration Phase'. Building a home is a very exciting project and one of our staff will be dedicated to helping you get to site as smoothly as possible.
- Your New Home Liaison (NHL) is your one stop contact for this stage of the home building process. Your NHL will make contact with you shortly to introduce themselves. Please make sure you ask them any questions and queries about the process. Remember, they are always on hand to help you.

2. SITE REPORTS

- We need to find out a range of technical details about the site we will be building your home on.
- To do this we engage external contractors to complete what are technically known as 'Contour Survey and Site Inspection/Footing Reports'.
- If your estate is relatively new, our contractors will work with your land developer to obtain access as soon as your site is available.

4. PRE-START PROCESS

- This is where things start getting exciting. Our interior designer will be in contact to schedule your interior design appointment. At our Cannington Office we'll take you through a range of internal and external colour selections. It's a lengthy process and you may need to allow a full day to complete it.
- After this, we'll need to schedule a pre-start and electrical appointment where you will sign the contract documents and confirm the final selections for your new home. Once again, you will need to allow a full day at our Cannington Office.

3. WORKING DRAWINGS & CONTRACT DOCS

- At this stage we'll produce a range of contract documents. These will include the costing schedule, site related costs and preliminary addenda.
- All these documents will be requested by your Bank/ Finance Broker. We'll send them to you in one handy package.
- These documents must be completed prior to moving to the pre-start process.

5. BUILDER'S APPROVAL PROCESS

- Dreaded by many, relished by us! The approvals process can be difficult to navigate. We split it into two areas: builder and owner approvals.
- Builder's approvals: Once your contract has been signed we will make arrangements for your insurance, Water Corporation approval, Developers approval (if required), Planning/Rcode approval (if required) and Building permit. Note: Building permits can only be lodged once all approvals have been issued (where applicable).

6. OWNER'S APPROVAL PROCESS

- We'll produce your final documents. They are based on your pre-start selections and need to be signed by you and returned to us.
- Owner's approvals: We will need the following documents from you:
(1) A copy of your Certificate of Title/Settlement Letter; and
(2) Confirmation of either your unconditional loan approval, or bank statement showing the funds available to cover the contract and pre-start contract variation.

7. LET'S GET STARTED!

- Once we've got the external approvals, final documents and owner's approvals, we can get started.
- Your job will go live with our construction team and we'll send you our first progress payment claim - balance of deposit less than the initial deposit paid previously.
- Once your slab has been poured, your Construction Client Liaison will be in contact to welcome you to the 'Construction Phase'.

Domain
By Plunkett

