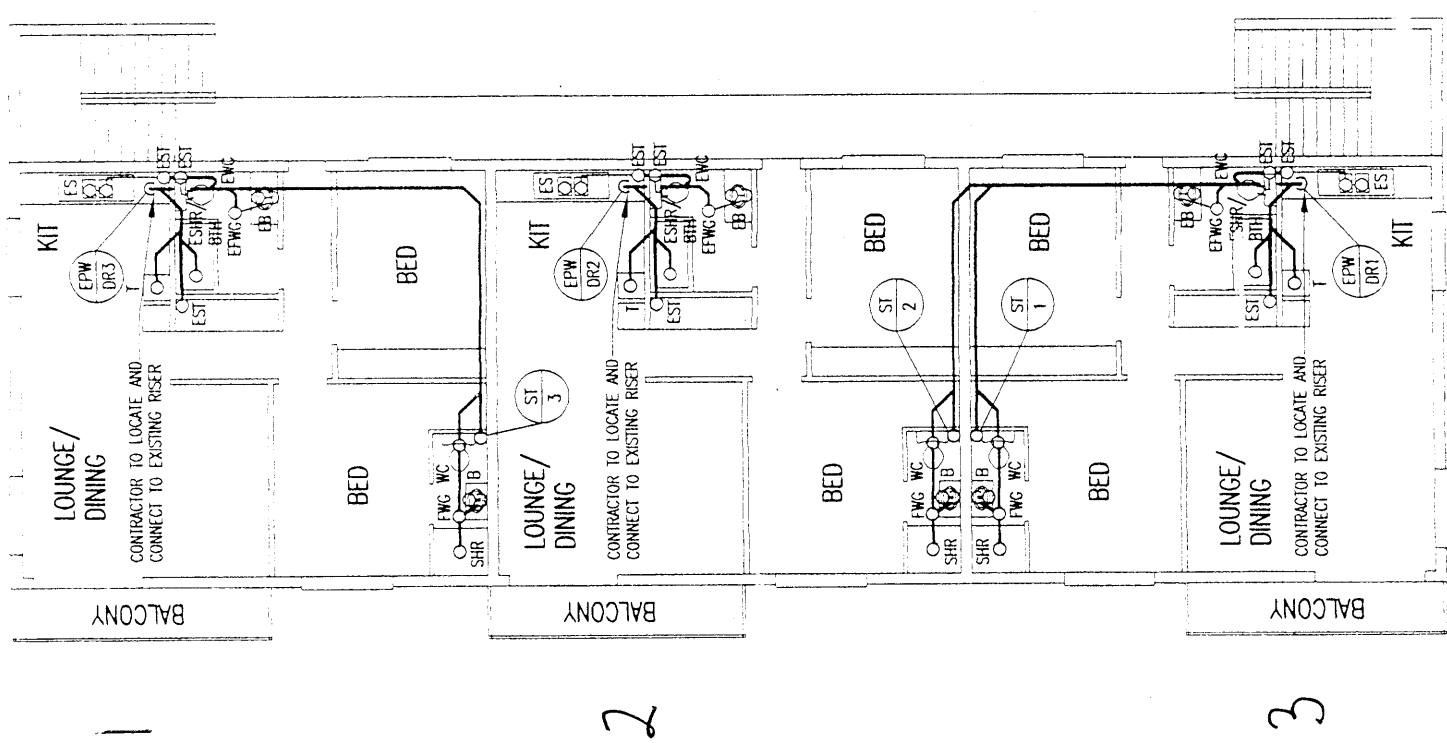


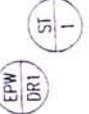
SECOND FLOOR PLAN



FIRST FLOOR PLAN

EPW
DRI

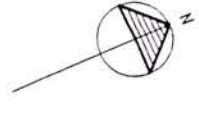
ELEVATED PIPEWORK DROPPER AND NUMBER



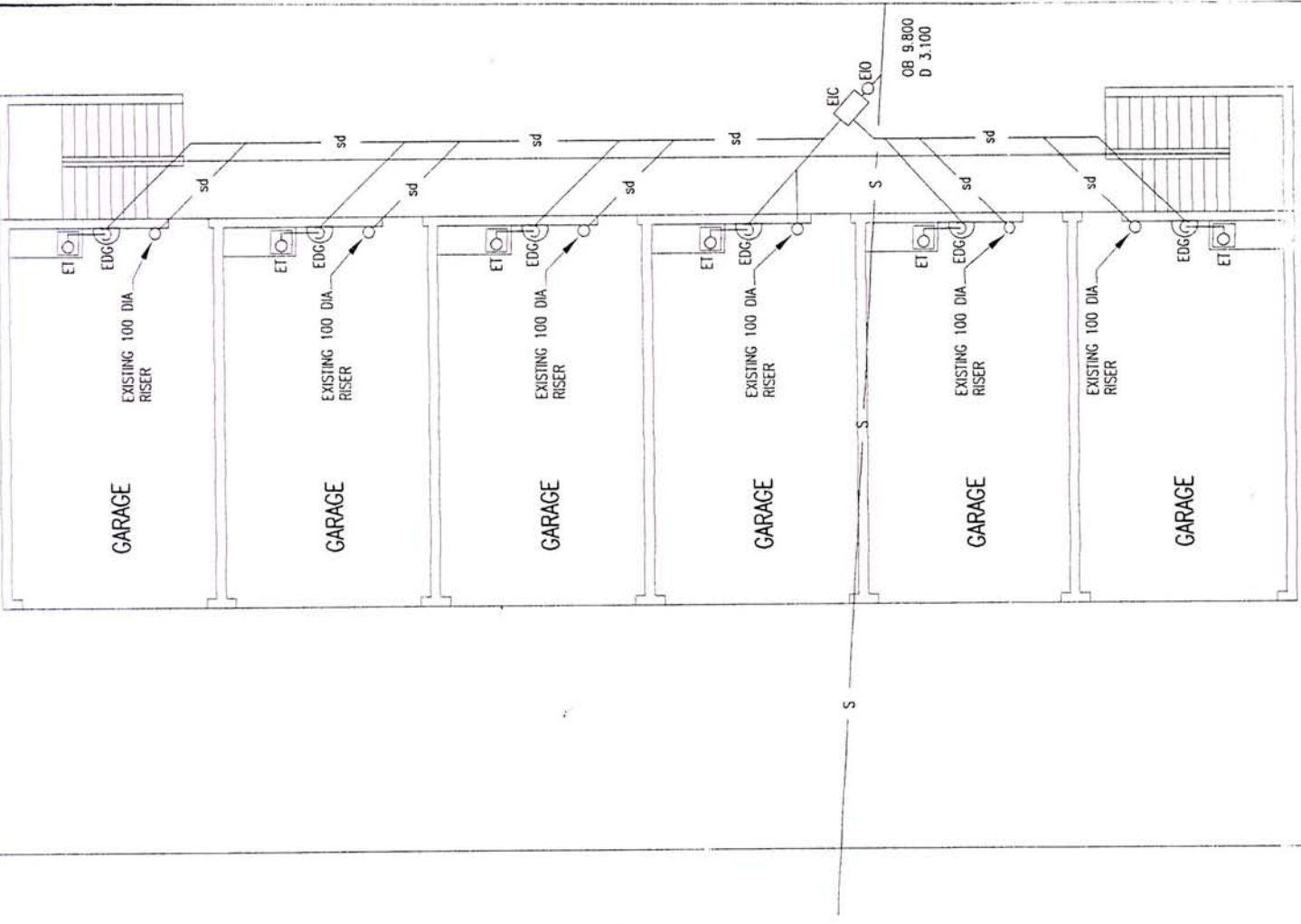
- AS : AUSTRALIAN STANDARD
- B : BASIN
- CO : CLEAR OUT
- CV : CONTROL VALVE
- CW : COLD WATER
- D : DEPTH
- DIA : DIAMETER
- EB : EXISTING BASIN
- EFWG : EXISTING FLOOR WASTE GULLY
- ESHR : EXISTING SHOWER
- ES : EXISTING SINK
- ET : EXISTING TUB
- ETWC : EXISTING WATER CLOSET
- FWG : FLOOR WASTE GULLY
- HL : HIGH LEVEL
- HW : HOT WATER
- IO : INSPECTION OPENING
- MW : MIXED WATER
- MH : MANHOLE
- OB : OBLIQUE BRANCH
- S : SINK
- SHR : SHOWER
- SHR/BTH : SHOWER / BATH
- T : TUB (LAUNDRY)
- TVA : TEMPERING VALVE ADJUSTABLE
- VP : VENT PIPE
- WC : WATER CLOSET
- WM : WASHING MACHINE
- WP : WASTE PIPE

NOTES

1. ALL IOs AND COs ARE TO BE TAKEN TO SURFACE LEVEL OR AS REQUIRED BY THE LOCAL AUTHORITY.
2. ALL VPs TO TERMINATE IN ACCORDANCE WITH AS 3500.
3. CONTRACTOR TO VERIFY ALL INVERT LEVELS, SURFACE LEVELS AND COVER OVER DRAINAGE LINES ARE CORRECT AND OBTAINABLE BEFORE COMMENCEMENT AS INVERT LEVELS SHOWN ARE A GUIDE ONLY.
4. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL LIAISE DIRECTLY WITH THE APPROPRIATE AUTHORITIES AND SHALL ASCERTAIN THE EXACT POSITIONS OF ALL SERVICES. THE CONTRACTOR SHALL NOT WORK NEAR THESE SERVICES WITHOUT THE PERSONAL SUPERVISION OR THE WRITTEN PERMISSION OF THE RELEVANT AUTHORITIES.
5. CONTRACTOR TO COMPLY WITH THE WORKPLACE HEALTH AND SAFETY ACT & ENVIRONMENT AND HERITAGE ACT.
6. CONTRACTOR SHALL ENSURE THAT ALL PLUMBING AND DRAINAGE WORKS COMPLY WITH AS / NZS 3500 (ALL SECTIONS) AND PLUMBING AND DRAINAGE ACT 2002.
7. R.P.D. LOT 1 ON BUP 1187
8. DATUM A.H.D.
9. FIXTURES IN PROJECT = TOTAL 30



NOTE-
 ALL HOUSE DRAINAGE TO BE 100 DIA UPVC
 CLASS DW ON MINIMUM GRADE 1:60.



SCHEDULE OF FINISHES
UNITS 1 - 6, 67 WALLACE STREET, CHERMSIDE

INTERIOR

Air conditioner in main living area
Security screens to windows and doors
Lock and dead-locks to front doors
Vertical blinds to bedrooms
Vertical blinds to lounge and bathrooms
New laundry in kitchen
Large oyster chrome light fittings in living areas
Small oyster chrome light fittings in bedrooms and bathrooms
All doors fitted with brushed satin chrome handles

FLOOR FINISHES

Ceramic tiles in bathrooms
Vitrified tiles in main areas
Low pile carpet in bedrooms

KITCHEN

Fully laminated kitchen with some glass doors (two-tone)
Underbench oven (gas)
Gas cooktops
Rangehoods
Flip-mixer taps
Garbage disposal
Dishwasher (All above in stainless steel)

BATHROOMS

Vanity in laminex two-tone with square above-bench ceramic sink
Flip mixer taps
Chrome finished shower screens and mirrors

ENSUITES

Vanity in laminex
Chrome finished shower screens and mirrors
Exhaust fans

LAUNDRY IN KITCHEN

Laundry cabinet with flip-mixer tap
Tiled splash-back

EXTERIOR

Large tilt-a-door garages
Painted garage floors
Rendered exterior with feature coloured walls
Steel railings to balconies
Stenciled concrete driveway
1.8m timber fence surrounding property
All balconies and walkways tiled in non-slip ceramic tiles



173 Boundary Street, West End Q 4101

Tel: 073 844 8399

Fax: 073 844 3276

Email: metrocity@iprimus.com.au

17 March 2005

To Whom It May Concern,

RE: 57 Wallace Street, Chermside

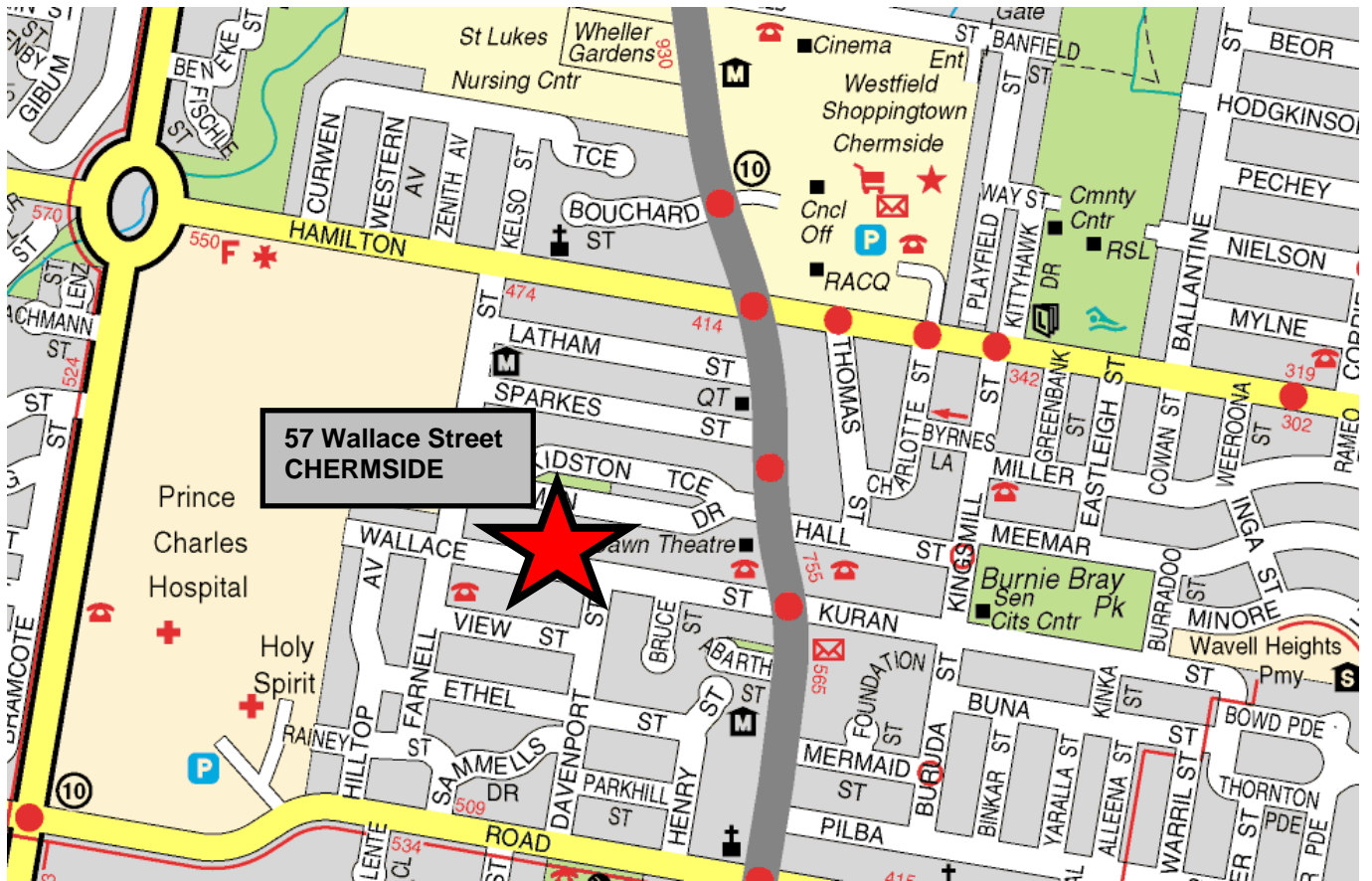
This is a refurbished as new complex containing two good sized bedrooms with ensuite. The units contain upmarket kitchen appliances and air conditioner.

In my opinion the unit would rent for approximately \$260-\$270 per week.

Kind Regards

Kylie Jackson
Property Manager

Disclaimer: This estimate of worth is an estimate only and whilst we believe the figure is correct it is not to be taken as a sworn valuation



ChermSIDE

Local Government Authority	Brisbane
Location	10 km from CBD
Features	Westfield Shoppingtown ChermSIDE, Prince Charles and Holy Spirit Hospitals, Kedron-Wavell Services Club
Median Price	Research shows that median house price in the suburb for the financial year 2002/04 was \$350,000.
Median Weekly Rent	The median weekly rent paid for a 3-bedroom house in this area in the June 2004 quarter was \$320. The median weekly rent paid for a 2-bedroom unit in this area was \$285 for the same period.

Commentary

Located just 10 kilometres north of the Brisbane CBD Chermside is a well-established Brisbane suburb and is known for several local landmarks including the Prince Charles Hospital, the recently renovated Westfield Chermside shopping centre and the very popular Kedron-Wavell Services club.

While the suburb still has many chamferboard homes constructed during the 1950s and 1960s many higher density developments including a number of new townhouse and unit developments have been constructed in recent years.

Chermside residents have witnessed a renewal phase in the suburb's lifecycle in recent years, which has been assisted by the development of retail shopping facilities along Gympie Road and the relocation of the Australian Taxation Office. The recently built Holy Spirit Hospital on the grounds of the Prince Charles Hospital has also assisted in the renewal phase.

Westfield Shoppingtown in Chermside is the major commercial anchor for all the surrounding suburbs. It received a complete refurbishment recently that makes it one of the most popular shopping complexes in Brisbane.

A scattering of parks in the area provide good walk and bikeways however, for those looking to spend the day by the water, the bay-side suburb of Sandgate is also only a ten minute drive away providing an ideal place for residents to escape to on the weekend for family picnics.

Families are serviced by schools in neighbouring suburbs including Wavell primary school, Wavell high school, Craigslea primary and high schools, Our Lady of the Angels primary school and Somerset Hills primary school.

Chermside was once considered on Brisbane's outskirts like many other surrounding suburbs. However, it has now truly succumbed to the city's continuing urban sprawl and contains a variety of restaurants, retail businesses and leisure facilities such as the Chermside aquatic centre and the new cinema complex at the Westfield Chermside Shopping Centre.

According to the 2001 Census there were 6,510 people living in the suburb with a median age of 41. The median individual income was between \$300 and \$399 per week. Of all occupied private dwellings 41% were either fully owned or being purchased; 53% were being rented.