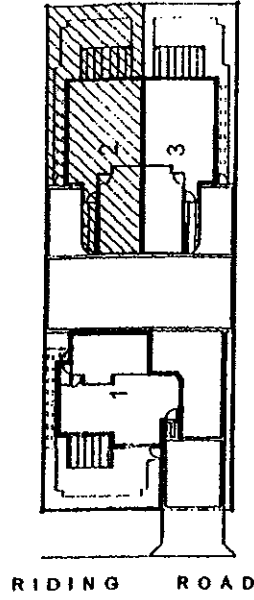
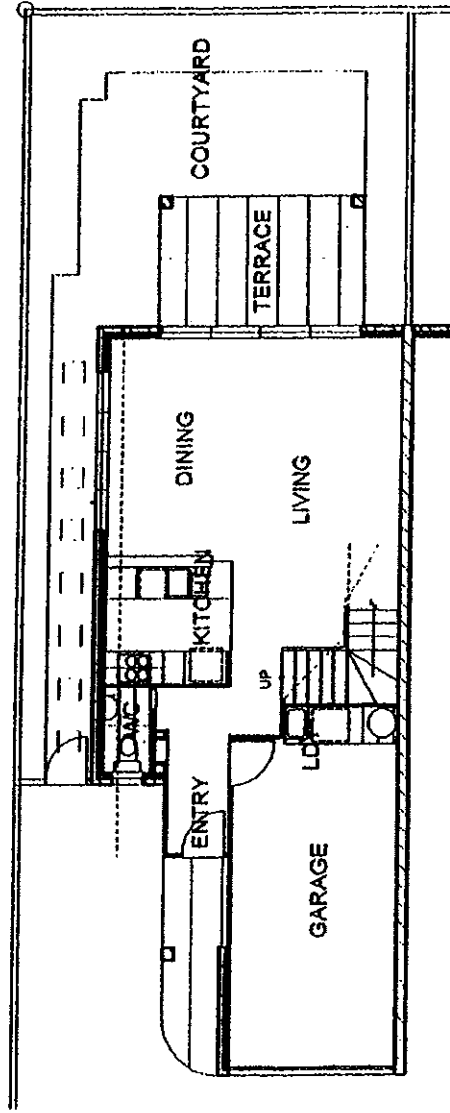


UPPER FLOOR PLAN



SITE PLAN NTS



LOWER FLOOR PLAN

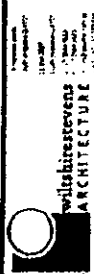
GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011.
2. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017.
3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING REGULATIONS 2017.
4. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2017.
5. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL FIRE REGULATIONS 2017.
6. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL TOWN AND COUNTRY PLANNING REGULATIONS 2017.
7. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ENVIRONMENTAL REGULATIONS 2017.
8. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL HEALTH AND SAFETY REGULATIONS 2017.
9. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS 2017.
10. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL WORKERS COMPENSATION REGULATIONS 2017.

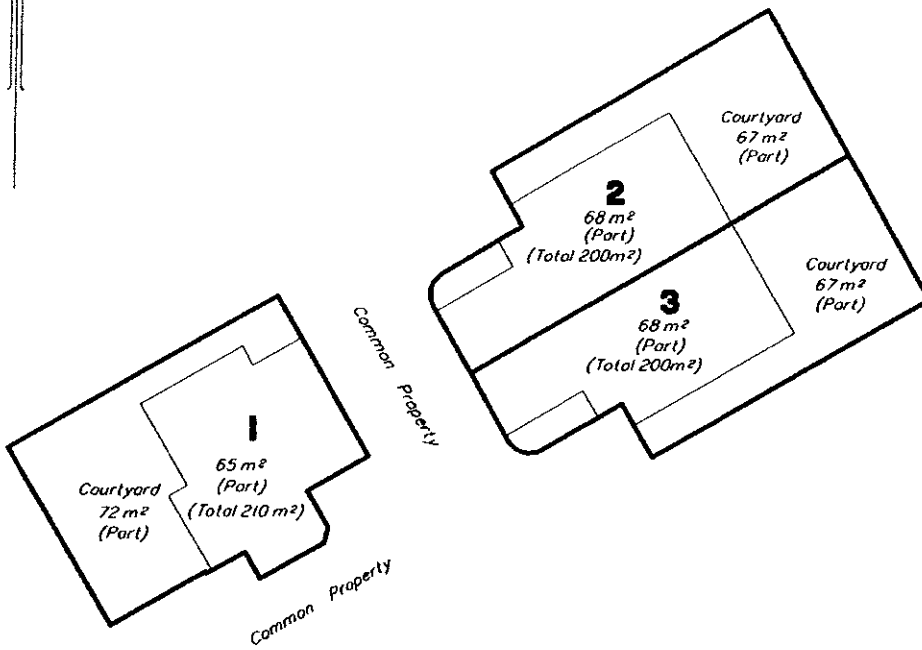
TOWNHOUSE TWO PLANS

DATE	BY
11/01/2024	DC/TA
DATE	BY
11/01/2024	DC/TA

SPARKE GROUP PTY LTD

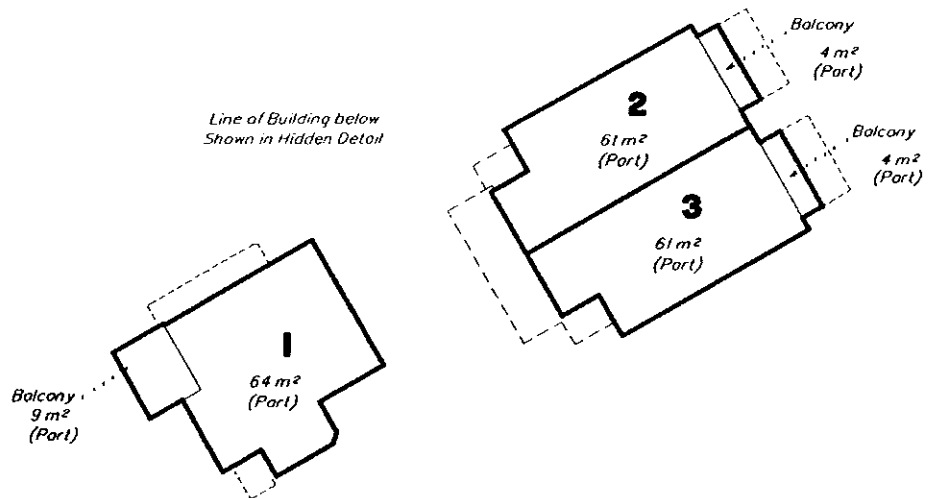


PROPOSED MULTI-UNIT DEVELOPMENT (3 TOWNHOUSES) 309 RIDING ROAD BALMORAL



LEVEL A

Scale 1: 250



LEVEL B

Scale 1: 250

NOTE:
This Plan is based on architectural plans prepared
by Wiltshire Stevens Architects and is subject to
final survey and Council approval

State copyright reserved

Insert
Plan
Number

SP

KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email koulla@froggy.com.au

LOCATION	ITEM	DESCRIPTION	FINISH	COLOUR/DESIGN
Entry, Living & Dining	Floor	600 x 600 fully vitrified tile	polished	M6000
Entry, Living Dining & Garage	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White 78065 Feature wall Taubmans Manhattan T122-6W (includes skirting on feature wall)
	Skirting & Architrave	100 x 25mm block 75 x25mm	Low sheen	Dulux White on White 78065
	Front Door & Passage sets	Lever style	Polished	Chrome
Terraces & External Entries, Balconies	Floor	300 x 300 fully vitrified tile	Exterior – grade Rock	Mar-Lec/opale
Kitchen	Floor	600 x 600 fully vitrified tile	polished	M6000
	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White 78065
	Skirting & Architrave	100 x 25mm block 75 x25mm	Low sheen	Dulux White on White 78065
	Kitchen kick	HMR Board	Steel Laminate	Abet Laminati 873 Finish: Satinata
	Door & Drawer Fronts	HMR Board	Laminate	Formica Oatmeal (Neo) & Laminex Espresso 453 (Natural finish)
	Benchtop	Quartz Stone 20mm Square front	Polished	Nimbus 9601
	Splashback	Colour backed glass		Dulux White on White 78065
	Handles	Handle Steel	Polished	Chrome
	Mixer Tap	Blanco or equivalent	Polished	Chrome
	Sink	Oliveri or equivalent	Stainless Steel	
	Dishwasher	Blanco or equivalent	Stainless Steel	BFDWC61SS
	Ovens	Blanco or equivalent	Stainless Steel	BS06000X
	Cook top	Blanco or equivalent	Stainless Steel Ceramic	BCK64NX
	Exhaust Range hood	Blanco or equivalent Slide-out	Stainless Steel	BRPS60A

*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email koulla@froggy.com.au

LOCATION	ITEM	DESCRIPTION	FINISH	COLOUR/DESIGN
Powder Room	Floor	600 x 600mm fully vitrified tile	Polished	M6000
	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White78065
	Architrave	75 x25mm	Low sheen	Dulux White on White 78065
	Toilet Suite	Caroma Milan	Vitreous China	White
	Wall Basin	White by David Chipperfield wall basin	Vitreous China	White
	Basin Mixer	Scala	Polished	Chrome
	Toilet roll holder & Hand towel rail	Mizu 1500	Polished	Chrome
	Mirror	6mm glass direct stick	Frameless	Clear
	Passage sets	Sliding cavity With Privacy adaptor	Polished	Chrome
	Main Bathroom	Floor	200 x 200mm Tile	Satin
Wall		200 x 200mm Tile	Satin	Sad-MI205
Bath surround feature		100 x100mm Tile	Gloss	Mar-Arc/Can10
Framed walls & ceilings		Plasterboard	Low sheen	Dulux White on White78065
Architrave		75 x25mm	Low sheen	Dulux White on White 78065
Bath		Dura P/Steel 1500mm x 1 1700mm x 2	Oval	White
Bath wall outlet & Mixer		Scala 160mm & Scala bath/shower mixer	Polished	Chrome

*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email koula@froggy.com.au

LOCATION	ITEM	DESCRIPTION	FINISH	COLOUR/DESIGN
Main Bathroom cont...	Toilet Suite	Caroma Milan	Vitreous China	White
	Shower Screen	Clear safety glass, semi frameless with pivot door	Gloss	Polished Silver
	Shower Head	Scala	Polished	Chrome
	Shower Mixer	Scala bath/shower mixer	Polished	Chrome
	Robe Hook	Mizu 1500	Polished	Chrome
	Toilet roll holder	Mizu 1500	Polished	Chrome
	Basin	White by David Chipperfield Semi Recessed	Vitreous China	White
	Basin Mixer	Scala	Polished	Chrome
	Vanity Sides, Fronts & feature side cabinet	HMR board	Laminate	Laminex Platinum Mirco 793 (flint finish)
	Vanity top	HMR Board	Laminate	Laminex Platinum Mirco 793 (flint finish)
	Mirror	6mm glass direct stick	Frameless	Clear
	Vanity handles	Handle Steel	Polished	Chrome
	Passage sets	Lever Style	Polished	Chrome

*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email koulla@froggy.com.au

LOCATION	ITEM	DESCRIPTION	FINISH	COLOUR/DESIGN
Ensuite	Floor	200 x 200mm Tile	Satin	Col-Silk/Coco
	Wall	100 x 100mm Tile	Gloss	Mar-Arc CIG10
	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White 78065
	Architrave	75 x25mm	Low sheen	Dulux White on White 78065
	Toilet Suite	Caroma Milan	Vitreous China	White
	Shower Screen	Clear safety glass, semi framed with pivot door	Gloss	Polished Silver
	Shower Head	Scala	Polished	Chrome
	Shower Mixer	Scala bath/shower mixer	Polished	Chrome
	Robe Hook	Mizu 1500	Polished	Chrome
	Toilet roll holder	Mizu 1500	Polished	Chrome
	Basin	White by David Chipperfield Vessel	Vitreous China	White
	Basin Mixer	Scala	Polished	Chrome
	All of Vanity & attached side towel unit	HMR Board	Laminate	Laminex Stipple Seal 726 (natural finish)
	Vanity top	HMR Board	Laminate	Laminex Stipple Seal 726 (natural finish)
	Mirror	6mm glass direct stick	Frameless	Clear
	Vanity handles	Handle Steel	Polished	Chrome
	Passage sets	(unit 2 & 3) Sliding cavity (unit 1) Lever style	Polished Polished	Chrome Chrome

*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

KOFFEE AT BALMORAL

SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email koulla@froggy.com.au

LOCATION	ITEM	DESCRIPTION	FINISH	COLOUR/DESIGN
Level One	Floor (inclusive of stairs)	Carpet	Wool blend	Perla Donna 650 or equivalent
	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White 78065 Feature wall Dulux P15 B1 Beige Royal
	Skirting & Architrave	100 x 25mm block 75 x25mm	Low sheen	Dulux White on White 78065
Main Bedroom	Wardrobes	Sliding framed mirror doors	Polished	Silver
	Passage sets	Lever Style	Polished	Chrome
	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White 78065 Feature wall Dulux P15 B1 Beige Royal
	Skirting & Architrave	100 x 25mm block 75 x25mm	Low sheen	Dulux White on White 78065
Bedrooms 2 & 3	Wardrobes	Sliding framed mirror doors	Polished	Silver
	Passage sets	Lever Style	Polished	Chrome
	Framed walls & ceilings	Plasterboard	Low sheen	Dulux White on White 78065
	Skirting & Architrave	100 x 25mm block 75 x25mm	Low sheen	Dulux White on White 78065
External	Townhouse	Main paint colour	Low sheen	Bristol Corinthian P193-N4
	Townhouse	Secondary paint colour	Low sheen	Bristol Olivine P193-N2
	Townhouse	Feature paint colour	Low sheen	Bristol Mardi – Gras C38-6
	Roof, Gutters & Fascia	Steel	Colorbond	Jaspar
	Eaves	Paint	Low sheen	Bristol Olivine P193-N2 half strength
	Garage Door	Flat panel lift or equivalent	Powdercoat	To match Bristol Olivine P193-N2
	Door & Window frames	Aluminum	Powdercoat	Anodic clear
	Balustrade, Posts & Fence panels	Paint	Low sheen	Bristol Olivine P189-N2
	Fence Base	Paint	Low sheen	To match Colorbond Jaspar
	Driveway	Concrete	Exposed aggregate	Stone to selection

*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.



Monday, 01 November 2004

To Whom It May Concern:

Re: PROPERTY – KOFFEE AT BALMORAL – 309 RIDING ROAD

I wish to advise that I have conducted a rental appraisal on the above property and it is of my opinion that a rental amount of \$400-\$430 per week.

This is an average rental amount of similar properties in the area that would be achievable early next year.

Please feel free to contact me at any time to discuss the appraisal further and the services that our office provides to perspective investors.

Kind Regards

A handwritten signature in black ink, appearing to be 'Tina Smith', written in a cursive style.

**Tina Smith
Property Manager
RE/MAX Results**

Disclaimer: This Estimate of Rental Price has been prepared solely for the information of the client and/or for any third party. Although every care has been taken in arriving at the figure, we stress that it is an estimate only and is not to be taken as a sworn rental price. We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way.

RE/MAX Results

622 Wynnum Road
Morningside Qld 4170
(PO Box 384)
Phone: 61-7-3899 9999
Fax: 61-7-3899 9844

Shop1 "The Galleries"
477 Brunswick St
Fortitude Valley Qld 4006
Phone: 61-7-3252 222
Fax: 61-7-3252 5343

Email: results@remax.com.au
www.RemaxResults.com.au
Licence No 2306464

Real Estate Agents and Auctioneers

205-209 Oxford Street,
Bulimba Qld 4171

Sales Telephone 07 3906 2566
Facsimile 07 3906 2555
sales@raywhite-bulimba.com

Rentals Telephone 07 3906 2500
Facsimile 07 3899 6699
rentals@raywhite-bulimba.com

Website www.raywhite.com

22/03/05

Ray WhiteTM

REAL ESTATE

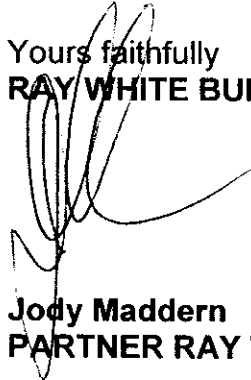
To Whom It May Concern

RE: 309 Riding Road, BALMORAL

Thank you for the opportunity of appraising your properties for rental purposes. I would suggest the rental achievable would be approximately between \$390.00 per week and \$410.00 per week in the current market. Subject to completion of construction.

Please note that we have a large number of tenants looking for a property in the area of this description and feel we should not have a problem finding a suitable tenant for you.

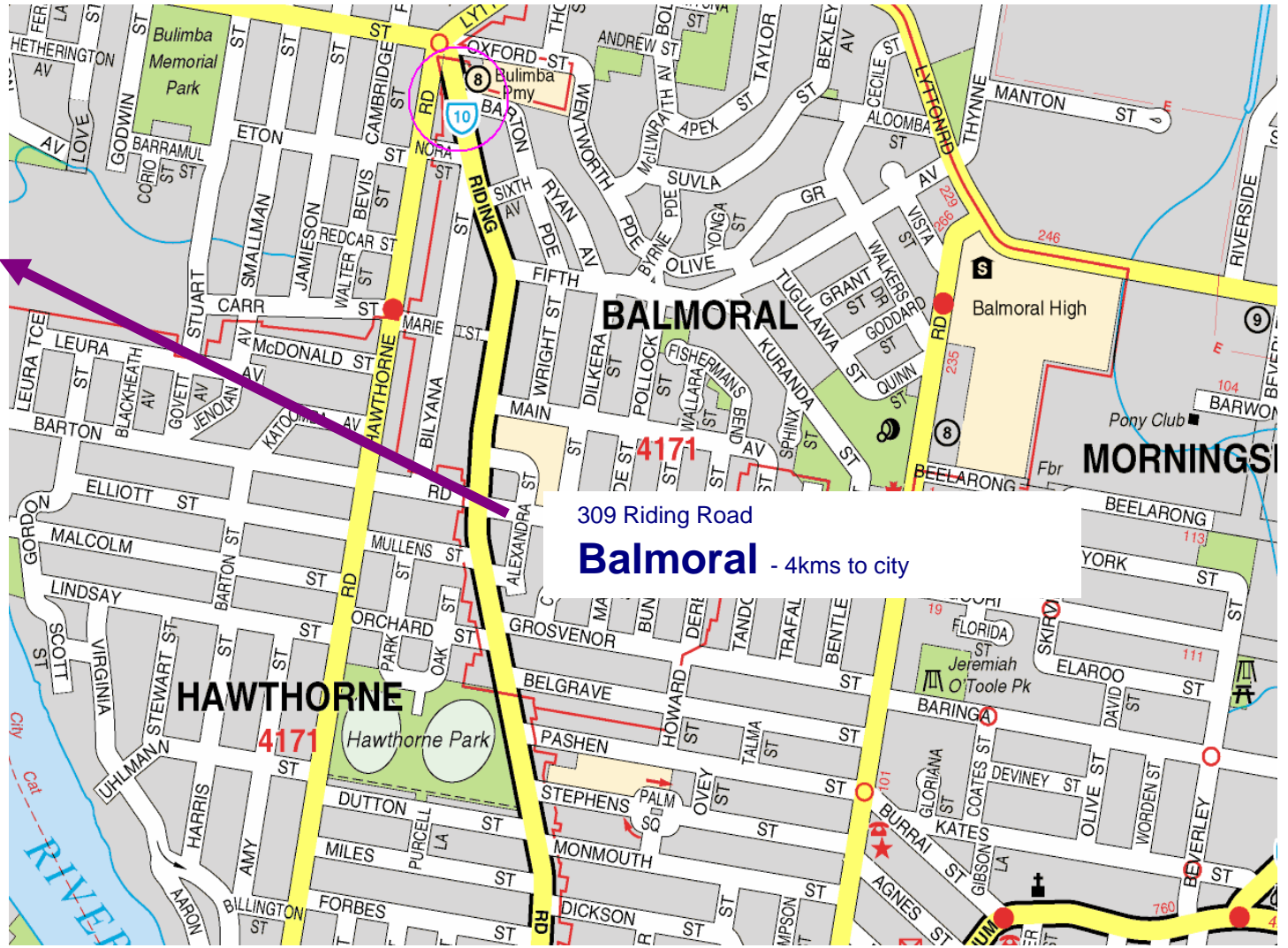
Yours faithfully
RAY WHITE BULIMBA



Jody Maddern
PARTNER RAY WHITE BULIMBA

This estimate of rental price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figures we stress that this is an estimate only and not to be taken as a sworn valuation. We shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way.

Offices throughout Australia, New Zealand and South East Asia
This Business is independently owned and operated by GPS Pty Ltd. ABN 36 928 170 310



Balmoral

Local Government Authority Brisbane

Location 4 km from CBD

Features Proximity to Brisbane City, boat access to Brisbane River via Colmslie Reserve

Median Price Research shows that the median house price in the suburb for 2004 was \$546,000.

Median Weekly Rent The median weekly rent paid for a 3-bedroom house in this area in the Sept 2004 quarter was \$340. The median weekly rent paid for a 2-bedroom unit in this area was \$295 for the same period.

Commentary

The small East Brisbane suburb of Balmoral, only 4km from Brisbane's CBD, is another area that has benefited from growing consumer interest in living close to the city. The suburb has a lively café and local cinema precinct.

For a suburb so close to the City, Balmoral offers several parks and is within five minutes of Colmslie Reserve and corners onto Hawthorne Park. For water lovers, Colmslie Reserve also provides boat access to the Brisbane River.

Balmoral has benefited from consumer demand for affordable, quality housing close to the city. Cannon Hill Shopping Plaza complements local stores in the suburb.

Although Balmoral doesn't have its own rail station (the closest are Cannon Hill and Morningside), regular bus services as well as the CityCat ferry services, ensure residents can access the City and other major centres easily. Residents are also close enough to the Gateway Motorway and the Southeast Freeway to make weekend trips to the Gold and Sunshine Coasts trouble-free.

Schools in and around Balmoral are Bulimba Primary School, Lourdes Hill College, Balmoral High School, and Cannon Hill Anglican College. University students are also within 15 minutes of the Griffith University Campus at Morningside and a short ferry or bus ride from the QUT Gardens Point campus.

The Australian Bureau of Statistics (ABS) 2001 Census shows that this suburb is home to 3,314 residents who have a median age of 35. The median individual income was between \$500 and \$599 per week. Of all occupied private dwellings 63% were either fully owned or being purchased; 33% were being rented.