

# PARK LANE

- ARNCLIFFE -



ARTIST VISUALISATION

The following documentation has been prepared on behalf of Modern Construction and Development. Limited for a proposed multi-storey residential development at 10 Martin Avenue, Arncliffe, NSW Australia.

# PROJECT OVERVIEW

## SUMMARY

An enviable address at the heart of a much sought-after growth area, Park Lane comprises 149 designer apartments - where selected residences from level 7 and above enjoy city views.

Park Lane boasts quality and style, offering the finest level of quality and finish without compromise including Miele kitchen appliances for all apartments.

Showcasing an excellent and experienced design team, the modernity and quality of these apartments is assured. The detail of each residence has been created with pleasure and comfort of its owners in mind. Enjoy the rich heritage of the area.

An escape from the bustling city, this is your own private haven where you can indulge in a peaceful lifestyle but still have the convenience of all amenities at your fingertips, such as public transport links, schools, shopping, recreation and dining options.

## KEY POINTS

- » 3 major train stations and shopping centre within 600 – 900m
- » Premium finishes, Miele appliances, ducted rangehood, ducted air-conditioning & timber flooring
- » Wide selection of 1, 2 & 3 bed – most with Multi Purpose Room
- » Lush adjoining landscaped park
- » Top floor private rooftop terrace with stunning views
- » Oversized luxury apartments – all with parking & storage
- » Multitude of premium schools & universities in the area
- » 5 mins to Sydney airport, only 9km to Sydney CBD
- » High-speed NBN & phone connection
- » Experienced Australian developer with very strong track record

## PROJECT TEAM

### Developer

Modern Construction & Development is a medium sized building company, specialising in the design and construction of residential projects. Over the past fifteen years since incorporation, the Company has developed a solid reputation for timely and on-budget completion of high value projects within the Sydney region.

The senior management team bring to the Company a proven track record within the property and development industry. Each member of the team demonstrates strong commitment, ensuring all projects are delivered to a high level of quality and expertise.

Modern provide ‘Concept-to-Completion’ service, enabling them to build strong relationships with clients and ensuring growth and development of future capability.

### Architect

MODE is a firm of nine design studios throughout Australia and New Zealand, employing talented designers and technicians in architecture, urban design, master planning, interior design, landscape architecture and graphic design. With global capabilities through our strong international alliances, MODE has a proven track record of successfully delivering projects across a range of specialist sectors.

## STAGE 2 SUMMARY



**NO. OF UNITS:** 28

**INTERNAL SIZE:** 54 - 68m<sup>2</sup>

**EXTERNAL SIZE:** 7 - 52m<sup>2</sup>

**TOTAL SIZE:** 61 - 112m<sup>2</sup>

**PRICING\*:** \$589,000 – \$759,000

**STRATA EST.\*\*:** \$570

**RENTAL EST. \*\*\*:** \$550 - \$600



**NO. OF UNITS:** 3

**INTERNAL SIZE:** 84 - 93m<sup>2</sup>

**EXTERNAL SIZE:** 8 - 58m<sup>2</sup>

**TOTAL SIZE:** 101 - 142m<sup>2</sup>

**PRICING\*:** \$879,000 - \$899,000

**STRATA EST.\*\*** \$695

**RENTAL EST. \*\*\*:** \$625 - \$700



**NO. OF UNITS:** 7

**INTERNAL SIZE:** 92 - 100m<sup>2</sup>

**EXTERNAL SIZE:** 9 - 24m<sup>2</sup>

**TOTAL SIZE:** 109 - 116m<sup>2</sup>

**PRICING\*:** \$930,000 - \$990,000

**STRATA EST.\*\*** \$856

**RENTAL EST. \*\*\*:** \$850 - \$900

\*The vendor reserves the right to adjust prices at any time of the campaign and apartments are subject to availability at the time of your enquiry. \*\*Strata fees quoted are rough estimates, provided in good faith and subject to confirmation. Strata fees depend on the individual unit entitlements and may be subject to change. \*\*\*Rental estimates are based on current market rentals in the suburb and are provided in good faith and may be subject to change over time, depending on market conditions at the time of completion.





ARTIST VISUALISATION

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# URBAN OASIS

## PARK LANE OFFERS AN ENVIABLE LIFESTYLE

Be immersed in a lifestyle where you can truly escape the bustling city but have unparalleled access at your doorstep. Arncliffe is a quiet and charming little suburb positioned 9km south of the Sydney CBD and is the gateway to Sydney's south and the NSW South Coast. Arncliffe train station is just a short walk from Park Lane and in only 5 stops and you'll be at Central Station. Park Lane holds an undeniably convenient location with easy access to the City, the west and the south using nearby major roads and highways including the Princes Highway and the M5 freeway.

Sydney International and Domestic airports are just 5 minutes away. Despite its convenient vicinity to the airport, it is a peaceful site as it is positioned between the north-south and east runways, and not directly under any flight paths.

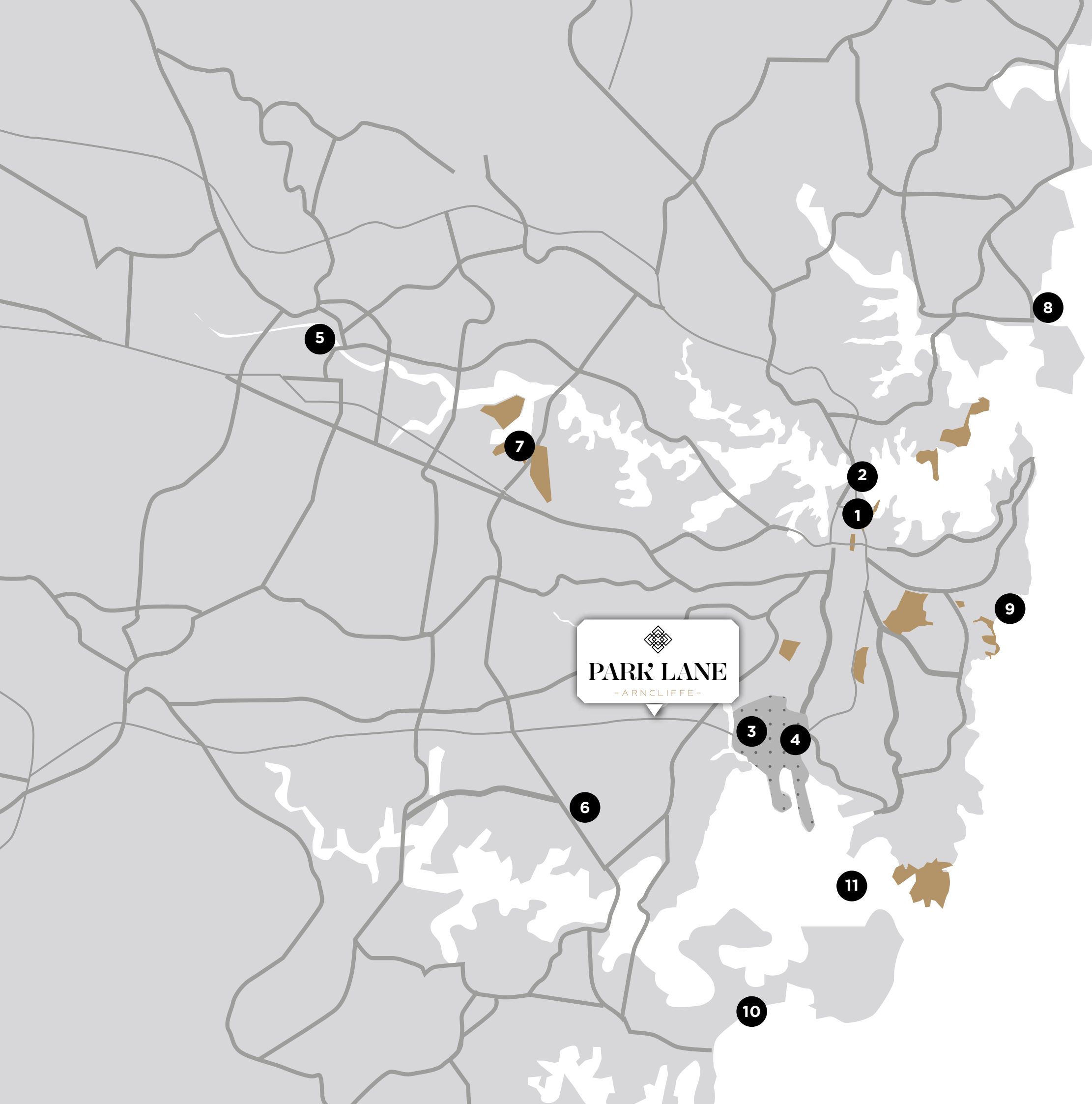
Park Lane is only a 10 minute drive to the beaches of Brighton or Keemagh where you can enjoy a swim or coastal stroll. There are plenty of expansive parks and reserves in the area as well as bike track facilities, Kogarah Golf Course and Cooks River. The walkway and cycle way beside much of the Cooks River is part of the path connecting Sydney Olympic Park with Botany Bay.

Park Lane is also positioned to have all amenities at your fingertips. IGA and Woolworths supermarkets are just down the road and Rockdale Plaza and Westfield Hurstville are both just a short drive away. St George hospital is within 4 kilometres and there is an impressive range of top ranking private and public schools in the area.

Park Lane's excellent location makes it a good option for anyone looking to secure a property in this sought after area that is attracting astute investors and capital growth.







  
**PARK LANE**  
- ARNCLIFFE -

## MACRO MAP

1. Sydney CBD - 9km
2. Sydney Harbour Bridge - 10.5km
3. Sydney Airport - 2km
4. Sydney Domestic Airport - 3km
5. Parramatta CBD & Westfield - 18.5km
6. Westfield Hurstville - 5.5km
7. Sydney Olympic Park, Homebush - 11.5km
8. Manly - 20km
9. Bondi - 12.5km
10. Cronulla - 13.5km
11. Botany Bay - 2.7km



EDUCATION

Park Lane’s proximity to a multitude of private and public schools is unrivalled with quality schools moments away.

For childcare the closest option is Bunny’s Day Care, just 100m away.

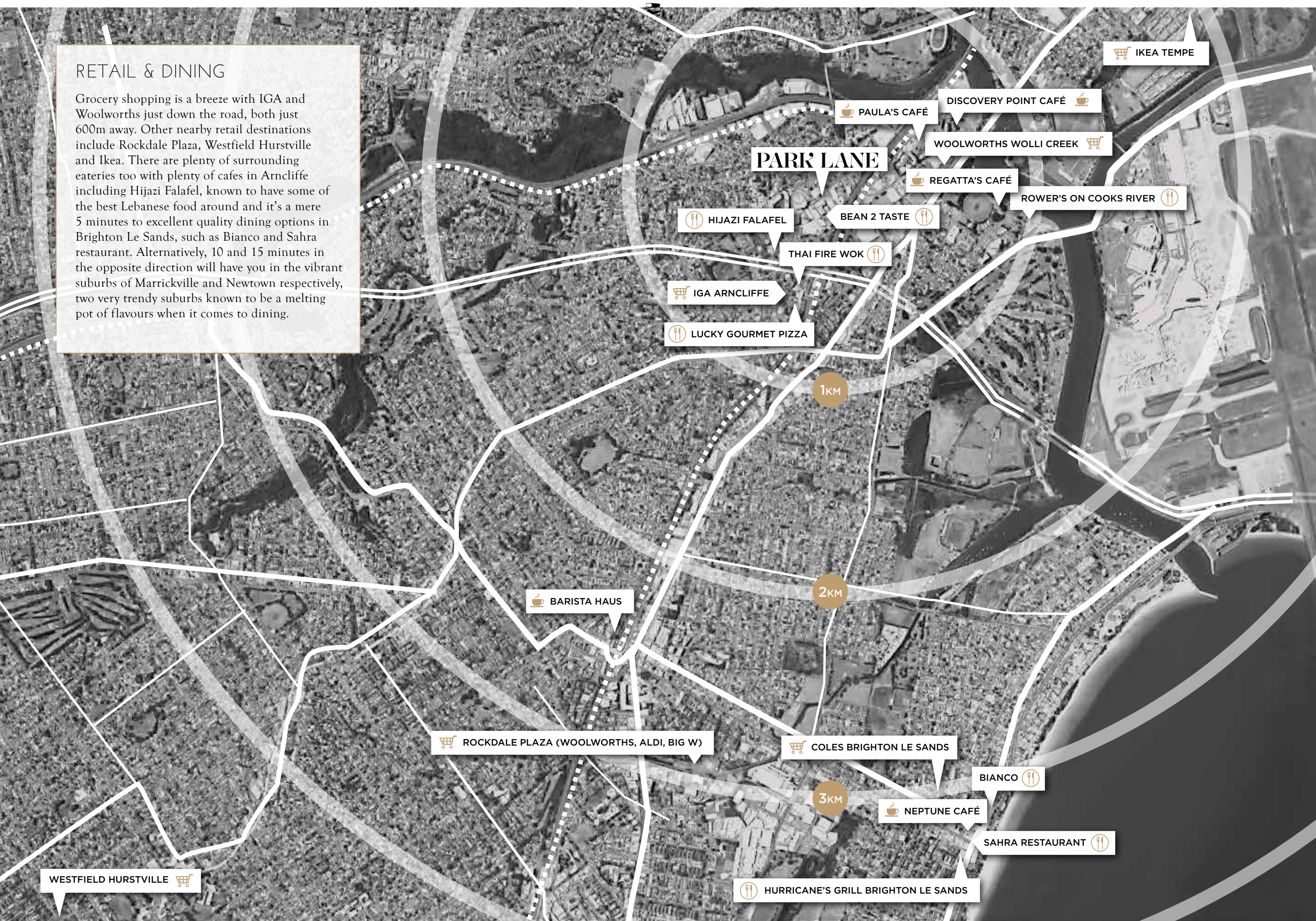
Arnccliffe West Infants School is only 250m away. Just 3km away is St George High School, an academically selective school for girls and renowned James Cook Boys Technical High School is only 4km away.





RETAIL & DINING

Grocery shopping is a breeze with IGA and Woolworths just down the road, both just 600m away. Other nearby retail destinations include Rockdale Plaza, Westfield Hurstville and Ikea. There are plenty of surrounding eateries too with plenty of cafes in Arncliffe including Hijazi Falafel, known to have some of the best Lebanese food around and it's a mere 5 minutes to excellent quality dining options in Brighton Le Sands, such as Bianco and Sahra restaurant. Alternatively, 10 and 15 minutes in the opposite direction will have you in the vibrant suburbs of Marrickville and Newtown respectively, two very trendy suburbs known to be a melting pot of flavours when it comes to dining.

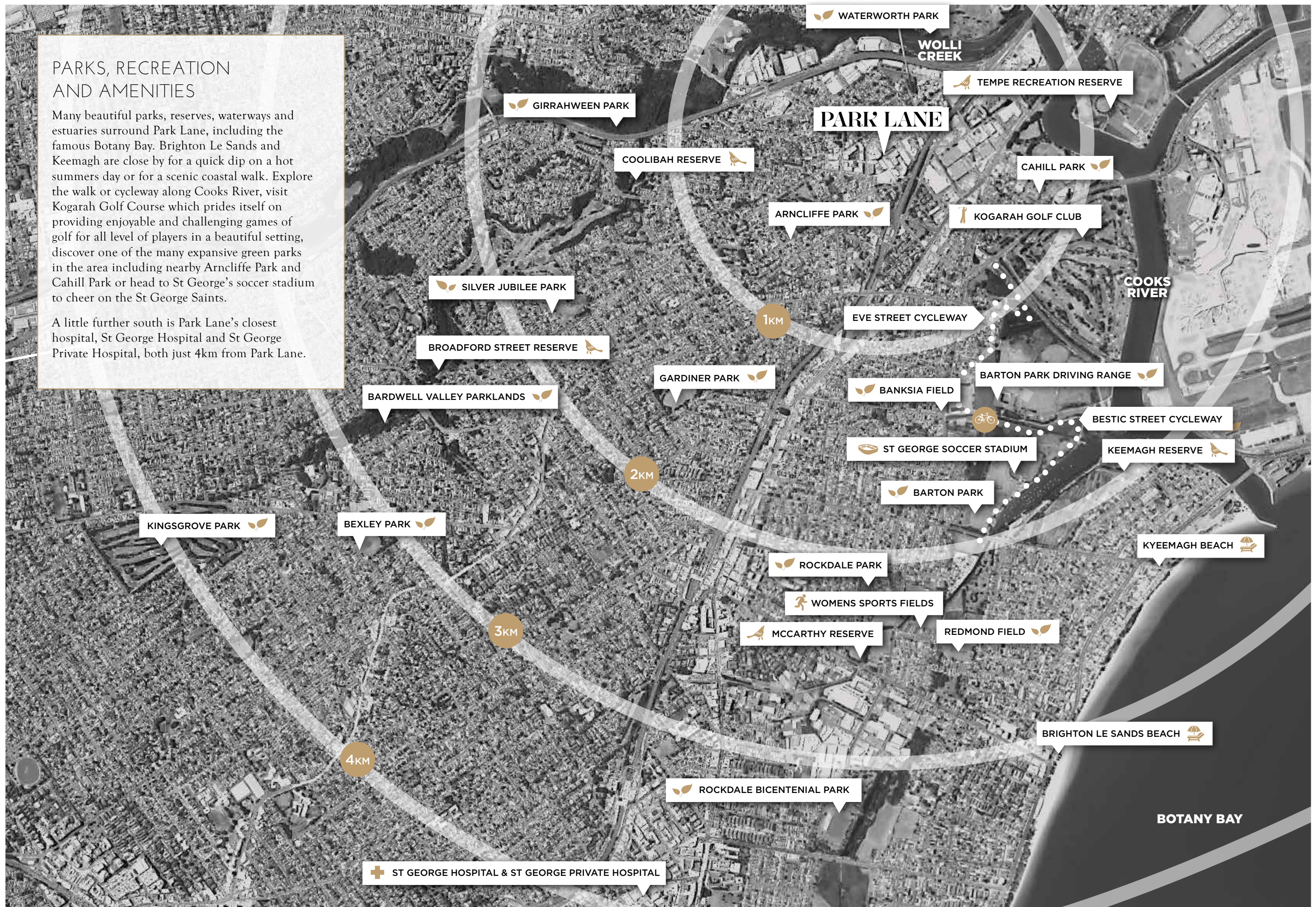




## PARKS, RECREATION AND AMENITIES

Many beautiful parks, reserves, waterways and estuaries surround Park Lane, including the famous Botany Bay. Brighton Le Sands and Keemagh are close by for a quick dip on a hot summers day or for a scenic coastal walk. Explore the walk or cycleway along Cooks River, visit Kogarah Golf Course which prides itself on providing enjoyable and challenging games of golf for all level of players in a beautiful setting, discover one of the many expansive green parks in the area including nearby Arncliffe Park and Cahill Park or head to St George's soccer stadium to cheer on the St George Saints.

A little further south is Park Lane's closest hospital, St George Hospital and St George Private Hospital, both just 4km from Park Lane.



WATERWORTH PARK

WOLLI CREEK

TEMPE RECREATION RESERVE

PARK LANE

GIRRAHWEEN PARK

COOLIBAH RESERVE

CAHILL PARK

ARNCLIFFE PARK

KOGARAH GOLF CLUB

SILVER JUBILEE PARK

COOKS RIVER

BROADFORD STREET RESERVE

EVE STREET CYCLEWAY

GARDINER PARK

BARTON PARK DRIVING RANGE

BANKSIA FIELD

BARDWELL VALLEY PARKLANDS

BESTIC STREET CYCLEWAY

ST GEORGE SOCCER STADIUM

KEEMAGH RESERVE

BARTON PARK

KINGSGROVE PARK

BEXLEY PARK

KYEEMAGH BEACH

ROCKDALE PARK

WOMENS SPORTS FIELDS

MCCARTHY RESERVE

REDMOND FIELD

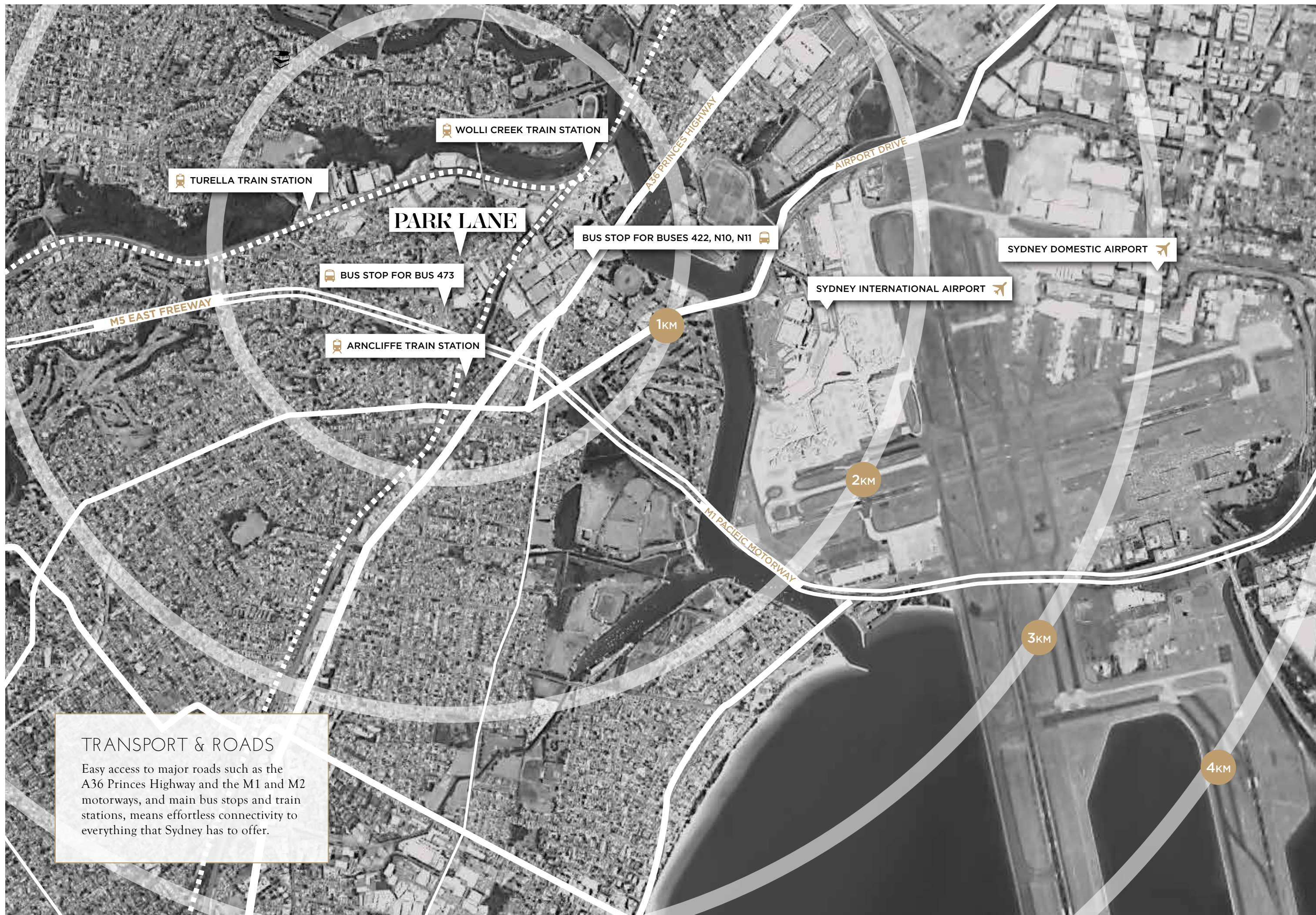
BRIGHTON LE SANDS BEACH

ROCKDALE BICENTENIAL PARK

ST GEORGE HOSPITAL & ST GEORGE PRIVATE HOSPITAL

BOTANY BAY





WOLLRI CREEK TRAIN STATION

TURELLA TRAIN STATION

PARK LANE

BUS STOP FOR BUSES 422, N10, N11

BUS STOP FOR BUS 473

ARNCLIFFE TRAIN STATION

SYDNEY DOMESTIC AIRPORT

SYDNEY INTERNATIONAL AIRPORT

M5 EAST FREEWAY

1KM

2KM

3KM

4KM

M1 PACIFIC MOTORWAY

AIRPORT DRIVE

A36 PRINCES HIGHWAY

## TRANSPORT & ROADS

Easy access to major roads such as the A36 Princes Highway and the M1 and M2 motorways, and main bus stops and train stations, means effortless connectivity to everything that Sydney has to offer.





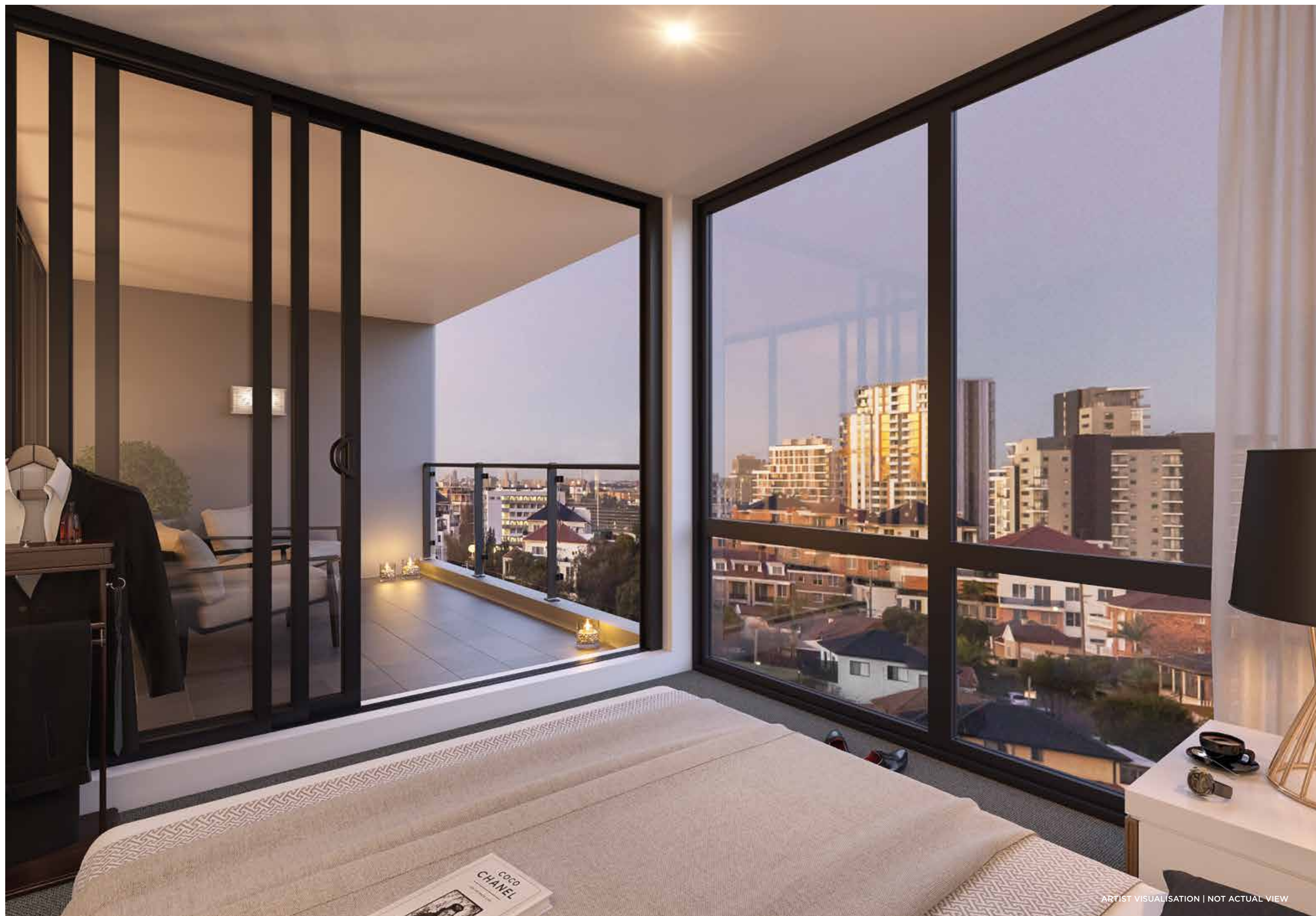












ARTIST VISUALISATION | NOT ACTUAL VIEW





LIGHT SCHEME | Kitchen bench in final unit differs slightly to the one in this image. See display for accurate version.

ARTIST VISUALISATION









ARTIST VISUALISATION









ARTIST VISUALISATION



# VIEWS

LEVEL 10

LEVEL 9

LEVEL 8



# SYDNEY'S FINEST PARK-SIDE ADDRESS

The development will be situated next to a lush landscaped park. As Sydney's finest park-side address, residents at Park Lane can enjoy a picnic in the shaded seating area or on the lush green grass, take a slow stroll along the meandering pathways, or perhaps laze under a tree on a summer's afternoon.

High up on Levels 9 & 10 are two private landscaped areas for residents to enjoy. With exceptional views which on Level 10 encompass the city, a well-appointed BBQ area, timber deck, seating and a lovely portico, this private retreat is a wonderful place to escape and unwind.



*Level 1*



*Level 9*



*Level 10*





PRIVATE PARK ON LEVEL 9,  
WITH BBQ DECK AND  
SHADED PAVILLION



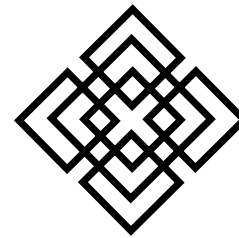
LUSH LANDSCAPED PARK  
ADJOINING PARK LANE



ELEVATED PRIVATE PARK WITH  
UNPARALLELED CITY VIEWS

ARTIST VISUALISATION





PARK LANE

- ARNCLIFFE -





SECTION II

# REALOGIC RESEARCH



# NATIONAL MARKET AND SYDNEY MARKET

Across individual capital city markets, the annual change in sales over the past 12 months is quite varied and dependent upon where each city is within the property cycle. The following comments are on general historic trends according to the following sources:

[www.yourinvestmentpropertymg.com.au](http://www.yourinvestmentpropertymg.com.au),  
[www.smartcompany.com.au](http://www.smartcompany.com.au) and the Herron Todd month in review reports.

In the year to April 2017, dwelling prices rose fastest in Sydney (+16.04%), followed with a considerable margin by Melbourne (+15.27%), Hobart (+13.59%), Canberra (+8.39), Brisbane (+3.36) and Adelaide (+2.15%)

In two of Australia’s capital cities, however, prices actually declined: Perth (-6.03%) and Darwin (-2.29%).

2016 was a year that provided continued strong growth across a wide sector of the Sydney market, with record breaking sales and blink and you’ll miss its marketing periods.

Having now entered its third year of boom-time conditions, Sydney’s property market is widely considered to show little sign of cooling anytime soon. The buoyant local economy and high level of migration have been seen to fuel one of the longest-lasting bull markets in Australian property.

The resilient Sydney market continues to produce extraordinary results and property price growth has been tracking at decade-high levels boosted by record investor activity.

With interest rates at a record low there have been no brakes and activity has remained strong. In the first quarter of 2017 we have seen the Sydney market continually grow from 2016, astonishing even some of the most optimistic of followers.

There has been strong activity throughout all levels of the market and this is especially evident below \$2 million.

The market is predominantly stronger under the \$2 million market with the market above \$3 million remaining stable. The most popular price point would have to be the million dollar mark which is now the starting price for a dated house in the southern suburbs, although there is still a lot of demand for a semi-modern unit in the mid \$600,000 range. Herron Todd White’s research with local agents shows that there appears to be a lack of stock in all price brackets but a strong demand and they have not yet seen any signs of the market slowing.

For investors looking to purchase a property, it is important that it has strong fundamentals. Being located near services and amenities, including strong public transport links, quality of the improvements and investment by local government, and the position within a suburb are some of the fundamentals to consider. Within metropolitan Sydney, transport infrastructure is well recognised as an important fundamental as the population continues to grow. For home buyers, understanding this fundamental issue is vital in making a decision on where to make a safe purchase.

Overall the Sydney property market has enjoyed a sustained period of growth over the past 12-18 months and the market has provided investors excellent opportunities. Sydney’s longterm economic outlook, planned infrastructure spending, the projected population growth rates and its changing demographics all combine to provide exceptional long- term investmentpotential.

CORELOGIC RP DATA DAILY HOME VALUE INDEX:

MONTHLY VALUES - APRIL 2017

CITY	ALL DWELLINGS		HOUSES		UNITS	
	MONTH END VALUE	% CHANGE YEAR ON YEAR	MONTH END VALUE	% CHANGE YEAR ON YEAR	MONTH END VALUE	% CHANGE YEAR ON YEAR
SYDNEY	1108.53	16.04▲	1211.28	17.40▲	783.74	9.82▲
MELBOURNE	904.15	15.627▲	968.40	16.52▲	544.65	4.12▲
BRISBANE (IC. GOLD COAST)	556.11	3.36▲	580.48	0.88▲	398.55	1.99▲
ADELAIDE	483.29	2.15▲	497.26	2.35▲	366.08	-0.19▼
PERTH	568.32	-6.03▼	579.60	-6.04▼	448.09	-5.89▼
5 CAPITAL CITY AGGREGATE	827.42	11.20▲	868.69	11.19▲	618.04	6.41▲
BRISBANE	539.52	2.06▲	559.72	2.59▲	390.51	-3.14▼
DARWIN	492.38	-2.29▼	510.30	-2.78▼	431.82	0.26▲
CANBERRA	687.61	8.39▲	715.22	8.73▲	442.20	3.76▲
HOBART	389.73	13.59▲	394.17	13.26▲	351.51	17.23▲

Note: 5 capital city aggregate includes Sydney, Melbourne, Brisbane (ic. Gold Coast), Adelaide and Perth. Month and Year Changes are updated monthly and calculated as at the end of each calandar month respectively.  
Table from: [www.corelogic.com.au/research/monthly-indices](http://www.corelogic.com.au/research/monthly-indices)

SOURCES:

Corelogic - <https://www.corelogic.com.au/research/monthly-indices.html> [www.yourinvestmentpropertymag.com.au/](http://www.yourinvestmentpropertymag.com.au/)  
YIP MAG - [www.yourinvestmentpropertymg.com.au](http://www.yourinvestmentpropertymg.com.au)  
Smart Company - <http://www.smartcompany.com.au/>  
Herron Todd - <https://www.htw.com.au/wp-content/uploads/Month-In-Review-May-2017-Residential.pdf>



# URBAN RENEWAL FOR THE ARNCLIFFE PRECINCT

Arncliffe, a suburb in Sydney's south, just 9km from the CBD, has been chosen as part of an urban renewal project which will include more restaurants and cafes, open space and parks, and more local jobs in Arncliffe.

Rockdale City Council nominated the Princes Highway Corridor between Arncliffe and Banksia as a Priority Precinct following a study into the renewal of the Princes Highway corridor around Arncliffe and Banksia train stations.

The Department of Planning and Environment and Rockdale City Council are working in partnership to renew the area and will transform Arncliffe into a vibrant and well-planned town centre around Arncliffe train station.

The Strategic Vision is based upon two key principles - to grow Arncliffe as a residential precinct and to revitalise the Enterprise Corridor along the Highway for employment uses.

The NSW Government will invest up to \$5 million in local infrastructure and the local community will have direct input into deciding on the local infrastructure projects that will be delivered.

The new plan for the precinct will bring more jobs and better services to the area as well as more housing choice. The precinct will have a vibrant array of new retail and eateries.

Opportunities for new community facilities are currently being identified in consultation with the

community, and could include establishing new parks, new walkways, cycleways, playgrounds, a multi-purpose community centre and public art.

New development will provide jobs close to home for local residents, space to enable social interaction and enhance lifestyle opportunities for the whole community.

Community surveys have been held and proposals are expected to be exhibited for community comment in mid-2015.



ARTIST VISUALISATION

## SOURCES:

[www.planning.nsw.gov.au/arncliffe](http://www.planning.nsw.gov.au/arncliffe)

[www.theleader.com.au/story/3039817/plans-for-urban-renewal-transformation-of-arncliffe-and-banksia-soon-to-be-released/#slide=1](http://www.theleader.com.au/story/3039817/plans-for-urban-renewal-transformation-of-arncliffe-and-banksia-soon-to-be-released/#slide=1)



# RENTAL MARKET

## RENTABILITY STATEMENT

- » Rental returns showing positive potential due to limited supply of residential dwellings.
- » Proximity to commercial areas, employment hubs, universities, hospitals, good public transport infrastructure, and amenities means there is a very strong tenant base and rents are forecast to continue their strong growth trajectory.
- » Robust, classic, tight rental market with population skewed towards young, small households.
- » Prospective tenants are expected to be mid-level managers and professionals employed by local hospitals and universities/schools.

## DEMOGRAPHICS

- » The average age in Arncliffe is 36 years.
- » 30.7% hold managerial or professional occupations.
- » 55.1% are married or in defacto relationships.

## RENTAL YIELDS - STRONG

### ONE BEDROOM

PRICE: \$589,000 - \$759,000  
RENT PER WEEK: \$550 - \$600  
YIELD: 4.1% - 4.2%

### TWO BEDROOM

PRICE: \$879,000 - \$899,000  
RENT PER WEEK: \$625 - \$700  
YIELD: 4.0% - 4.1%

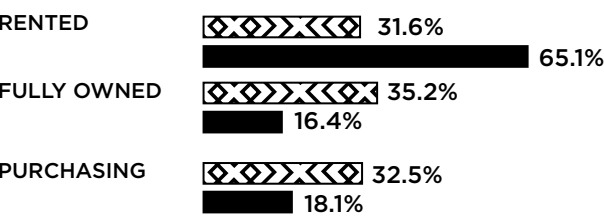
### THREE BEDROOM

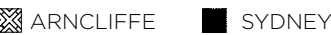

PRICE: \$930,000 - \$990,000  
RENT PER WEEK: \$850 - \$900  
YIELD: 4.6% - 4.7%

## VACANCY RATES - LOW

ARNCLIFFE  1.6%  
SOURCE: SQM Research May 2017

## TENURE



 ARNCLIFFE  SYDNEY  
SOURCE: www.yourpropertymag.com.au May 2017

The area simply continues to expand and gentrify with the introduction of new lifestyle developments, cafes, galleries and retail destinations. The whole nature of this area is changing in a positive manner that is pointing to continued future demand according to a SQM Research report.

### Primary Indication Of This Data:

Market demand for rentals is inherently for one and two bedroom apartment products.

7<sup>th</sup> July 2015

  
NORTH SYDNEY REAL ESTATE

Nikki Greenberg  
C/- Whiterock Capital Partners  
E: [ng@whiterockcapital.com.au](mailto:ng@whiterockcapital.com.au)

Dear Nikki

RE: 10 MARTIN AVENUE, ARNCLIFFE

We have today visited the site and inspected all the associated detailed plans of these units, as well as researching comparable sites and rentals in the immediate area and we believe that rentals would be in the vicinity of the following:

• 1br	\$525-\$575PW
• 2br	\$625-\$700PW
• 3br	\$850-\$900PW

This area simply continues to expand and gentrify with the conversion and relocation of warehouses and industrial units and the introduction of new lifestyle developments and amenity.

If you have any further questions, please feel free in contacting either myself or Bruce on 9908 4511.

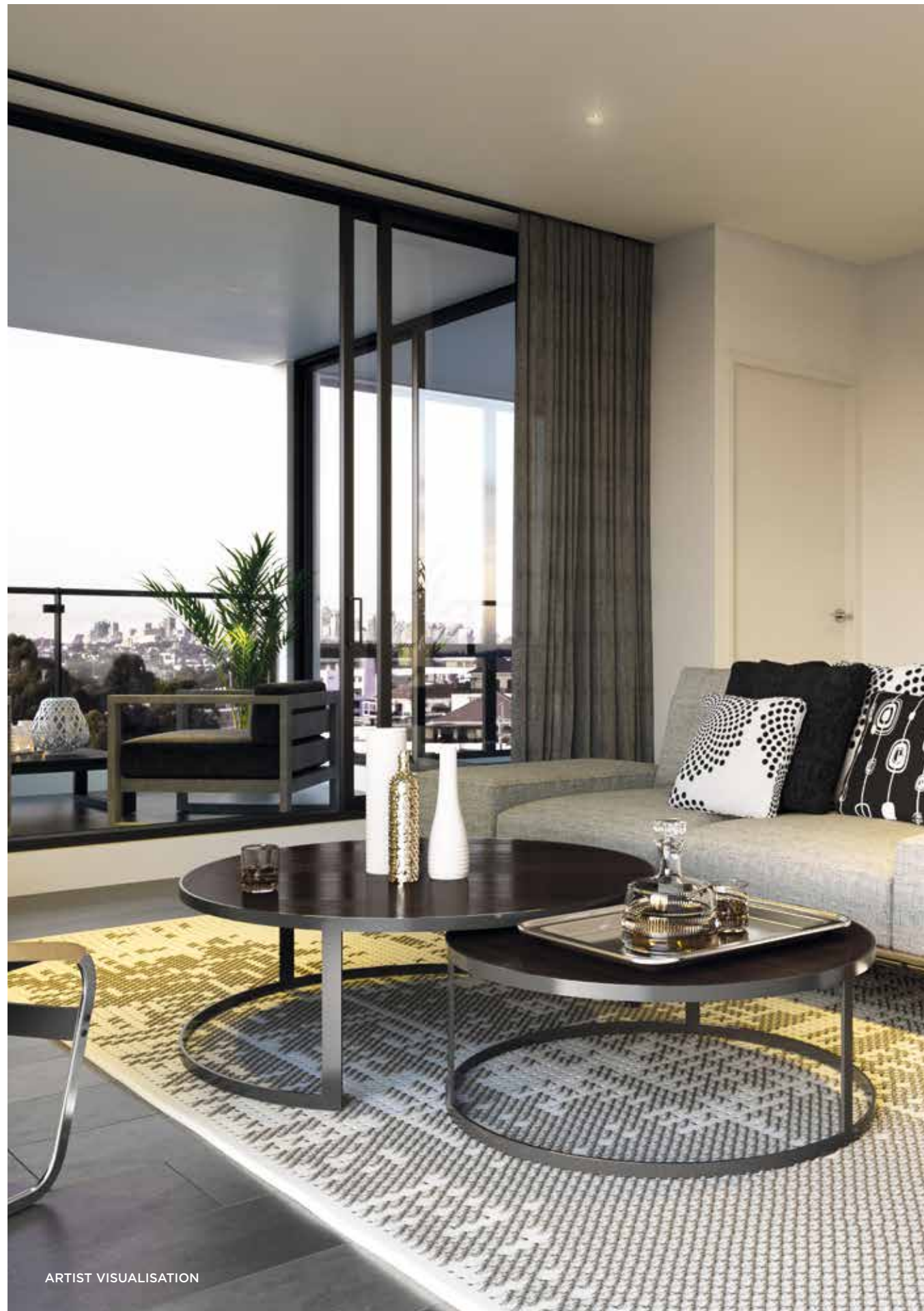
Yours Sincerely  
NORTH SYDNEY REAL ESTATE

  
Bruce Meppem  
Licensee

NORTH SYDNEY REAL ESTATE ABN 58 134 615 309

Shop 18, Cremorne Garden Plaza  
1st Floor, 332-338 Military Road  
Cremorne, New South Wales 2090  
T: 02 9908 4511  
F: 02 9909 1240  
E: [NorthSydneyRE@bigpond.com](mailto:NorthSydneyRE@bigpond.com)





# CAPITAL GROWTH

## AFFORDABILITY/ MEDIAN PRICE

Median prices in Arncliffe are still considerably lower than the broader Sydney market. This indicates growth potential as the area regenerates through residential development and retail gentrification.

The apartments currently offered in this market are older style. New apartments are expected to command a substantial premium to the median price.

### Median price:

**ARNCLIFFE: \$705,000**

## HISTORIC CAPITAL GROWTH

**Capital growth in Arncliffe has been strong over the last 5 years:**

**AVG. ANNUAL GROWTH: 9.87%**

## FORECAST GROWTH

The potential undersupply of stock and low vacancy rates means rents have increased significantly over the last 12 months. These market forces may push more investors into the market in the coming years, in turn driving competition with prices likely to continue their strong performance to date.

The high number of people choosing to purchase and live in Arncliffe clearly indicates a very strong potential demand by buyers – both owner-occupiers and investors.

Such strong demand and the current undersupply of new residential developments in the area sees Arncliffe properties in a promising position to experience significant capital growth potential with strong rental returns.

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SOURCE: [www.yourinvestmentpropertymag.com.au](http://www.yourinvestmentpropertymag.com.au) May 2017



# DEVELOPMENT OVERVIEW

## DEVELOPMENT SUMMARY

149 units  
Mix of 1, 2 and 3 bed apartments  
9 floors in total

## NON-RESIDENTIAL COMPONENT

None

## COMMUNAL FACILITIES

Private landscaped parks on levels 9 & 10. BBQ area. No gym or pool (low strata fees)

## PEDESTRIAN ACCESS

There are 2 secure pedestrian entrances on Bidjigal Road

## VEHICLE ACCESS

Access to basement car park is via Bidjigal Road

## LIFTS

There are four lifts

## VIEW LINES

Selected apartments from level 7 enjoy city views

## PARKING

Parking consists of a total of 165 car spaces + visitor parking  
Parking is contained within basement levels  
Every unit has at least 1 carspace

## STORAGE

All units have a storage cage in basement

## SECURITY

Audio intercom security. Key cards to all residents are required to gain access to the building and individual floors, as well as accessing the car park (remote). Visitors can gain access through residents allowing them into the building using the intercom within the unit.

## OWNERS CORPORATION

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. Refer to contract.

## STAGE 2: THE INVESTMENT

### DWELLING MAKE-UP

The following table provides an overview of stock available in the development. (Prices subject to change):

#### ONE BEDROOM

**NO. OF UNITS:** 28  
**INTERNAL AREA:** 54 - 68M²  
**EXTERNAL AREA:** 7 - 52M²  
**TOTAL AREA:** 61 - 112M²  
**PRICE:** \$589,000 - \$759,000  
**AVG. PRICE P/M²:** \$11,200  
**RENT P/W:** \$550 - \$600  
**YIELD:** 4.1% - 4.2%

#### TWO BEDROOM

**NO. OF UNITS:** 3  
**INTERNAL AREA:** 84 - 93M²  
**EXTERNAL AREA:** 8 - 58M²  
**TOTAL AREA:** 101 - 142M²  
**PRICE:** \$879,000 - \$899,000  
**AVG. PRICE P/M²:** \$10,300  
**RENT P/W:** \$625 - \$700  
**YIELD:** 4.0% - 4.1%

#### THREE BEDROOM

**NO. OF UNITS:** 7  
**INTERNAL AREA:** 92 - 100M²  
**EXTERNAL AREA:** 9 - 24M²  
**TOTAL AREA:** 109 - 116M²  
**PRICE:** \$930,000 - \$990,000  
**AVG. PRICE P/M²:** \$9,900  
**RENT P/W:** \$850 - \$900  
**YIELD:** 4.6% - 4.7%

## KEY DATES

The following table provides estimated dates for delivering this development:

DA APPROVAL	Approved
COMMENCE CONSTRUCTION	Demolition commenced. Construction est. July 2017
COMPLETION EXPECTED	Q2 2019
SUNSET CLAUSE	See Contract

## OUTGOINGS

The following costs are estimations only and final costs will be provided on settlement:

UNIT TYPE	1 bed	2 bed	3 bed
STRATA LEVIES (P/Q)	\$570	\$695	\$856
COUNCIL RATES (P/A)	\$700	\$900	\$1,200
WATER RATES (P/A)	\$640	\$720	\$800

## DEPRECIATION

UNIT TYPE	1 bed	2 bed	2 bed
PURCHASE PRICE	\$645-\$720k	\$779-914k	\$935-1,010k
DEPRECIATION ALLOWANCE PLANT & EQUIPMENT	\$6,281	\$6,980	\$7,275
DEPRECIATION ALLOWANCE DIVISION 43	\$8,537	\$11,199	\$13,245
TOTAL	\$14,818	\$18,179	\$20,520



# DEPRECIATION

## BMT Tax Depreciation QUANTITY SURVEYORS

Level 33, 264 George Street  
Sydney NSW 2000, Australia  
PO Box N314  
Grosvenor Place NSW 1220  
t 02 9241 6477 e info@bmtas.com.au  
f 02 9241 6499 w www.bmtas.com.au  
Australia Wide Service ABN 44 115 282 392

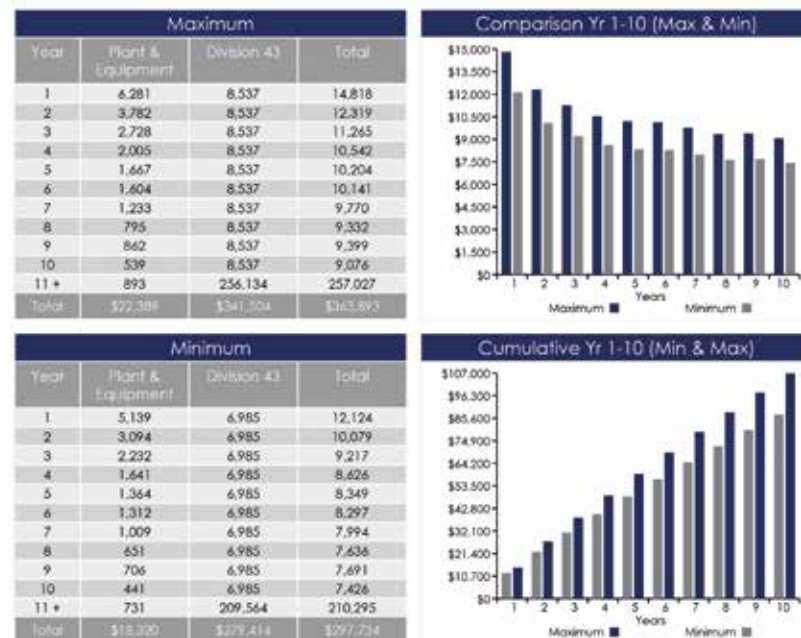
## BMT Tax Depreciation QUANTITY SURVEYORS

Level 33, 264 George Street  
Sydney NSW 2000, Australia  
PO Box N314  
Grosvenor Place NSW 1220  
t 02 9241 6477 e info@bmtas.com.au  
f 02 9241 6499 w www.bmtas.com.au  
Australia Wide Service ABN 44 115 282 392

## BMT Tax Depreciation QUANTITY SURVEYORS

Level 33, 264 George Street  
Sydney NSW 2000, Australia  
PO Box N314  
Grosvenor Place NSW 1220  
t 02 9241 6477 e info@bmtas.com.au  
f 02 9241 6499 w www.bmtas.com.au  
Australia Wide Service ABN 44 115 282 392

### Estimate of Depreciation Claimable Typical 1 Bedroom Apartment 10 Martin Avenue, ARNCLIFFE, NSW 2205



This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

**This Estimate Cannot Be Used For Taxation Purposes**

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 9241 6477

### Estimate of Depreciation Claimable Typical 2 Bedroom Apartment 10 Martin Avenue, ARNCLIFFE, NSW 2205



This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

**This Estimate Cannot Be Used For Taxation Purposes**

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### Estimate of Depreciation Claimable Typical 3 Bedroom Apartment 10 Martin Avenue, ARNCLIFFE, NSW 2205

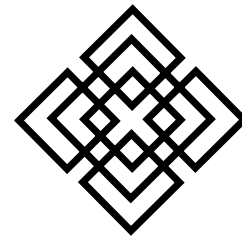


This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

**This Estimate Cannot Be Used For Taxation Purposes**

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PARK LANE

- ARNCLIFFE -





SECTION III

# DREAM TEAM



# DEVELOPER

## CAPABILITY STATEMENT

Modern Construction & Development is a medium sized building company, specialising in the design and construction of residential projects. Over the past fifteen years since incorporation, the Company has developed a solid reputation for timely and on-budget completion of high value projects within the Sydney region. The senior management team bring to the Company a proven track record within the property and development industry. Each member of the team demonstrates strong commitment, ensuring all projects are delivered to a high level of quality and expertise.

Modern provide ‘Concept-to-Completion’ service, enabling them to build strong relationships with clients and ensuring growth and development of future capability.

## STRONG TRACK RECORD - RECENTLY COMPLETED PROJECTS

<i>Project</i>	<i>Number of Units</i>	<i>Year completed</i>
1 - 3 CHARLES STREET, CANTERBURY	108	2016
92 - 100 COPE STREET, WATERLOO	52	2012
1 - 9 BUCKINGHAM ROAD, KILLARA	40	2011
755 - 759 PACIFIC HIGHWAY, CHATSWOOD	32	2010
62 - 68 OLD NORTHERN ROAD, BAULKHAM HILLS	20 TOWNHOUSES	2009

### PROJECTS IN PROGRESS

14 - 16 MARSHALL AVENUE, ST LEONARDS
70 - 78 REGENT STREET, KOGARAH
10 MARTIN AVENUE, ARNCLIFFE
17 - 23 MERRIWA STREET, GORDON







# ARCHITECT

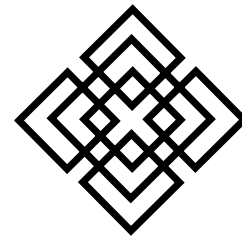
## CAPABILITY STATEMENT

MODE is a business of nine design studios throughout Australia and New Zealand, employing talented designers and technicians in architecture, urban design, master planning, interior design, landscape architecture and graphic design. With global capabilities through our strong international alliances, MODE has a proven track record of successfully delivering projects across a range of specialist sectors.

[www.modedesign.com.au](http://www.modedesign.com.au)







PARK LANE

- ARNCLIFFE -

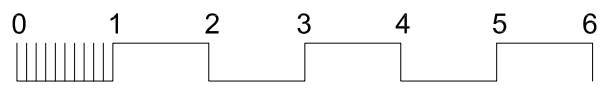
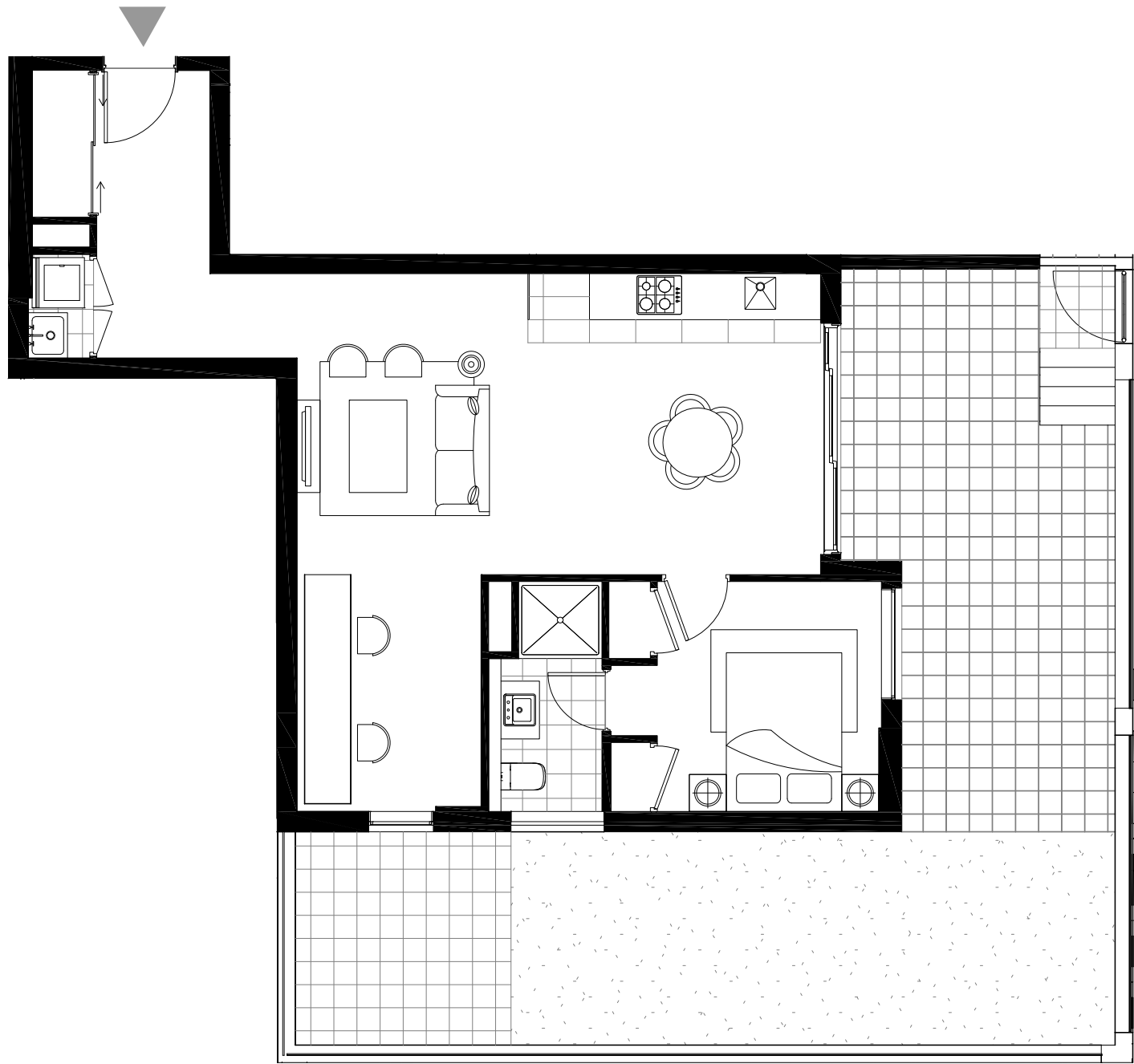




SECTION IV

# FLOOR PLANS AND FLOOR PLATES

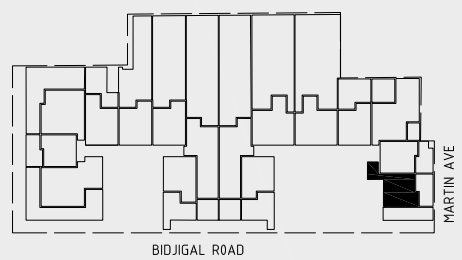




1 BEDROOM + STUDY

UNIT 101

Internal Area:	60m <sup>2</sup>
Courtyard Area:	52m <sup>2</sup>
Car Space:	1
TOTAL:	112m <sup>2</sup>

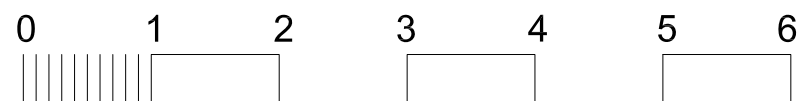
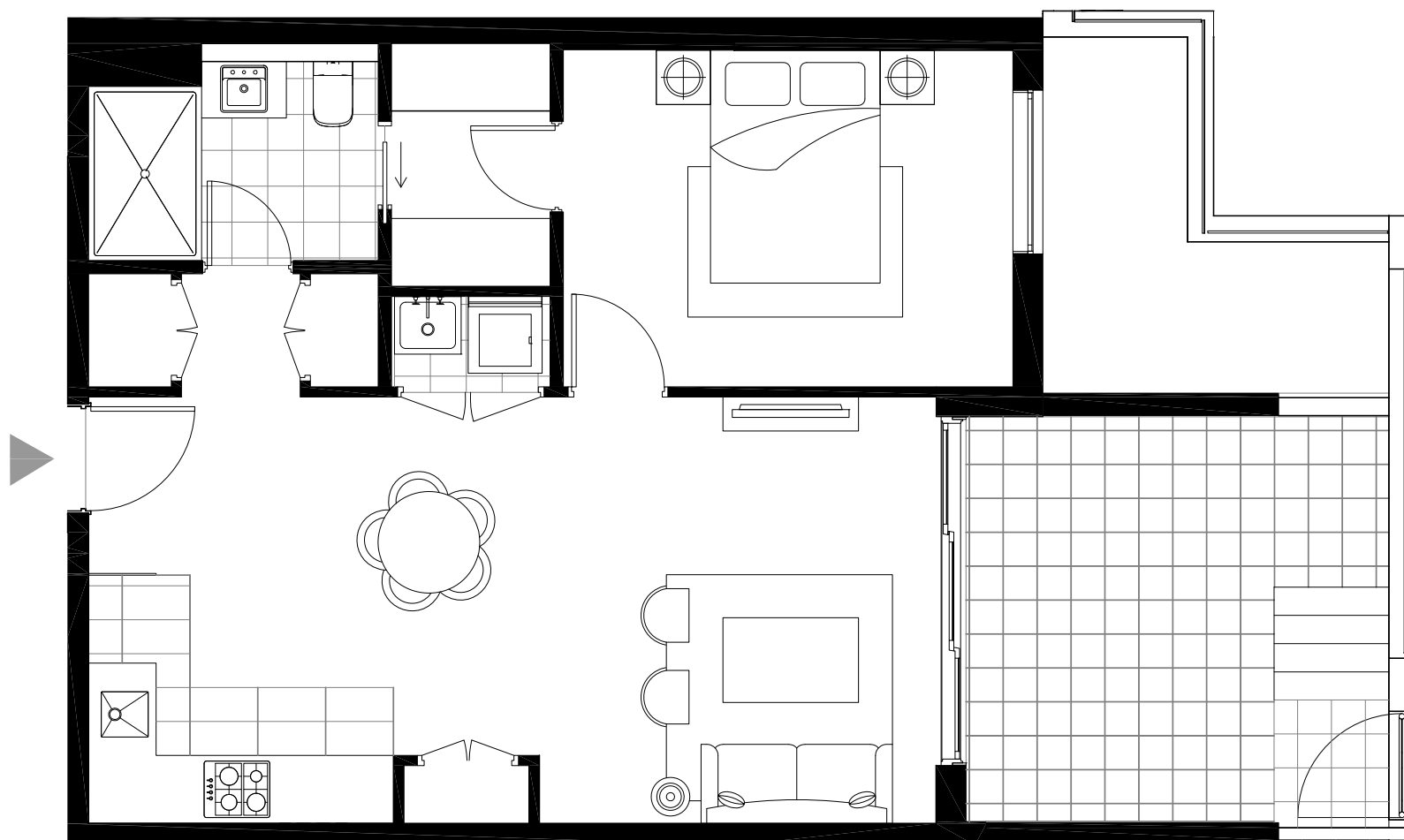


LEVEL 1



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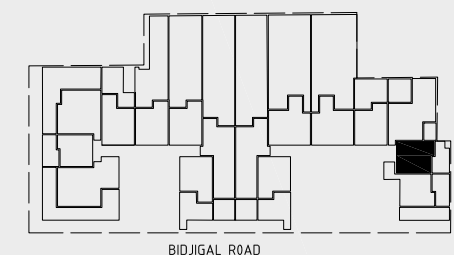




## 1 BEDROOM

### UNIT 102

Internal Area:	54m <sup>2</sup>
Courtyard Area:	19m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>73m<sup>2</sup></b>

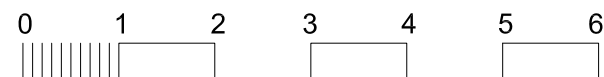
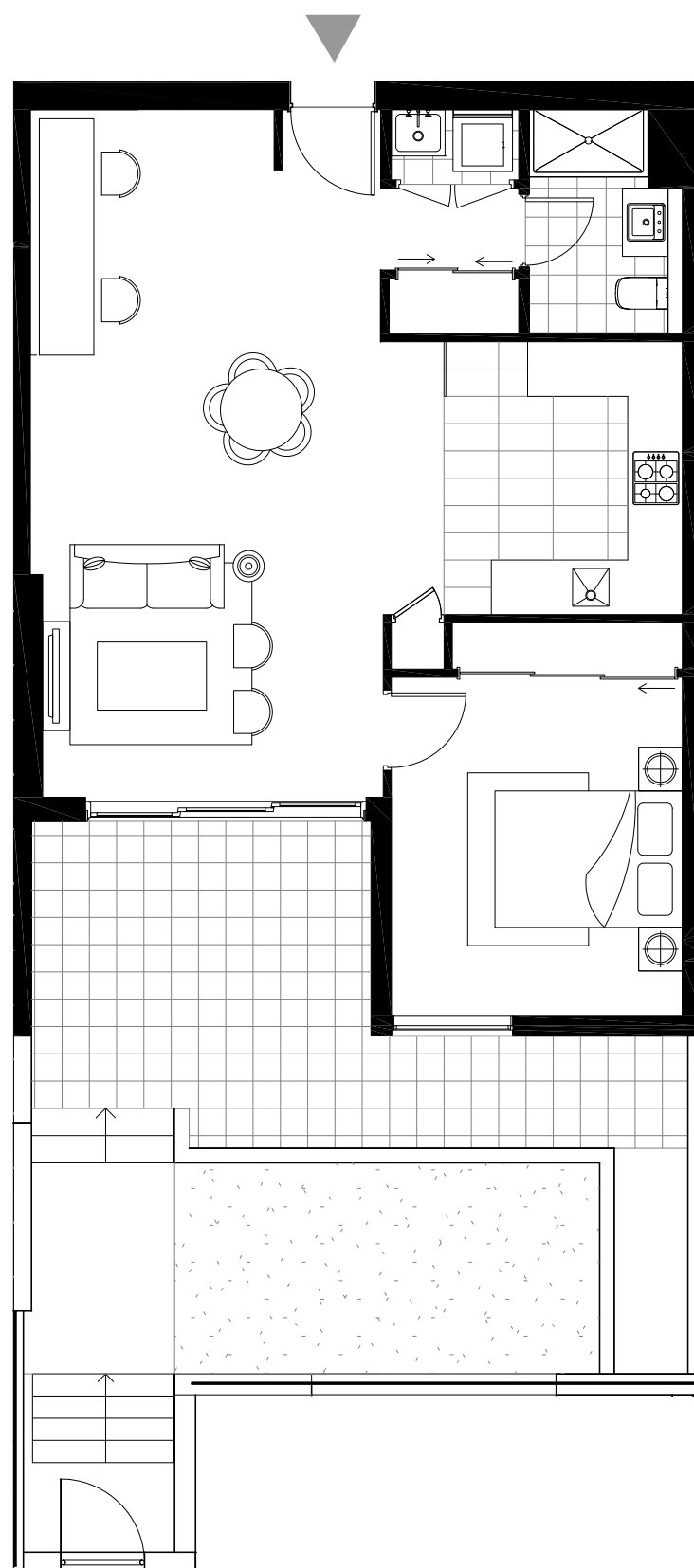


### LEVEL 1



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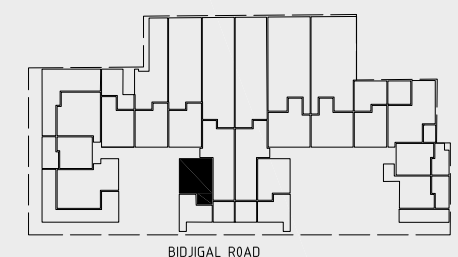


## 1 BEDROOM + STUDY

## UNIT 119

Internal Area:	61m <sup>2</sup>
Courtyard Area:	39m <sup>2</sup>
Car Space:	1

TOTAL: 100m<sup>2</sup>

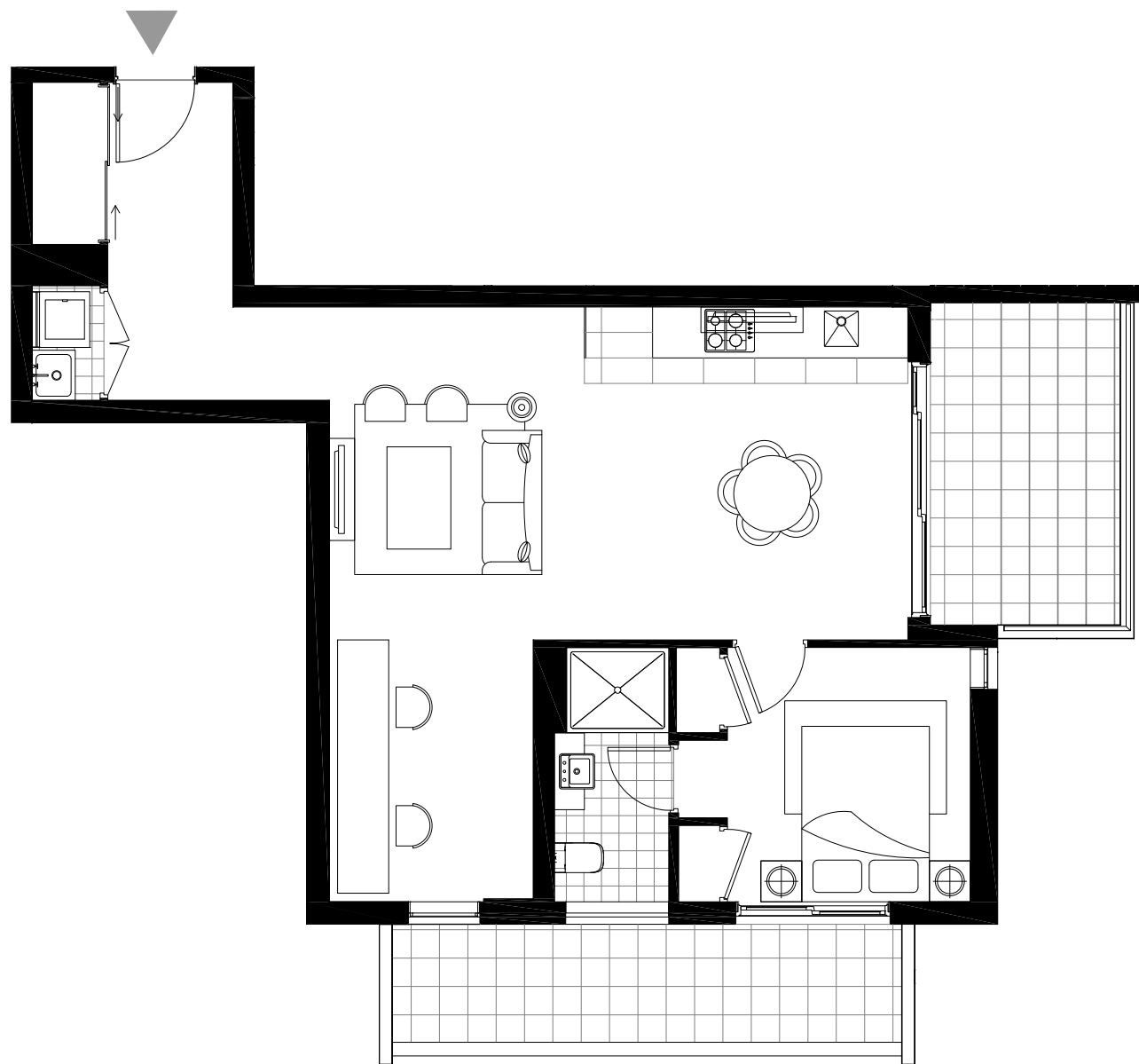


## LEVEL1



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## 1 BEDROOM + STUDY

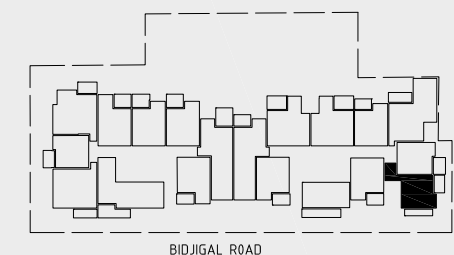
### UNIT 201

Internal Area: 60m<sup>2</sup>

Terrace Area: 15m<sup>2</sup>

Car Space: 1

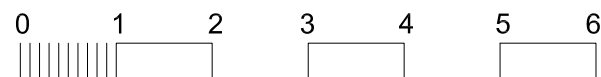
**TOTAL: 75m<sup>2</sup>**



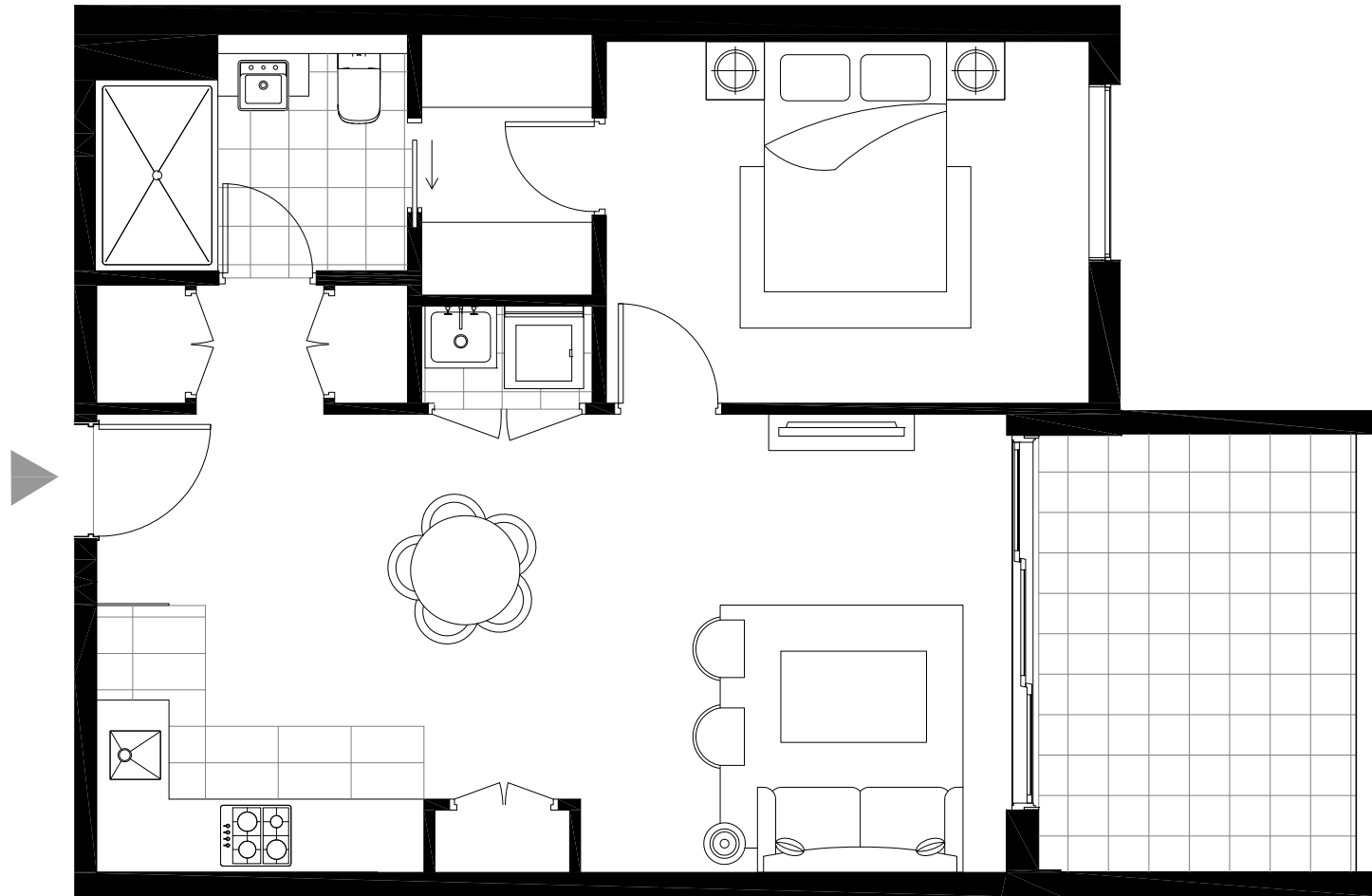
### LEVEL 2



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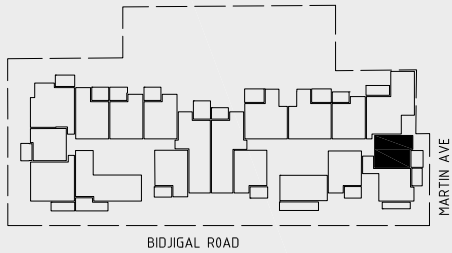




1 BEDROOM

UNITS 202, 502, 702

Internal Area:	54m <sup>2</sup>
Terrace Area:	8m <sup>2</sup>
Car Space:	1
TOTAL:	62m <sup>2</sup>



LEVELS 2, 4, 6



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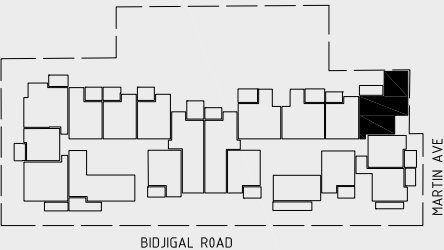




3 BEDROOM

UNITS 203, 303, 503, 703

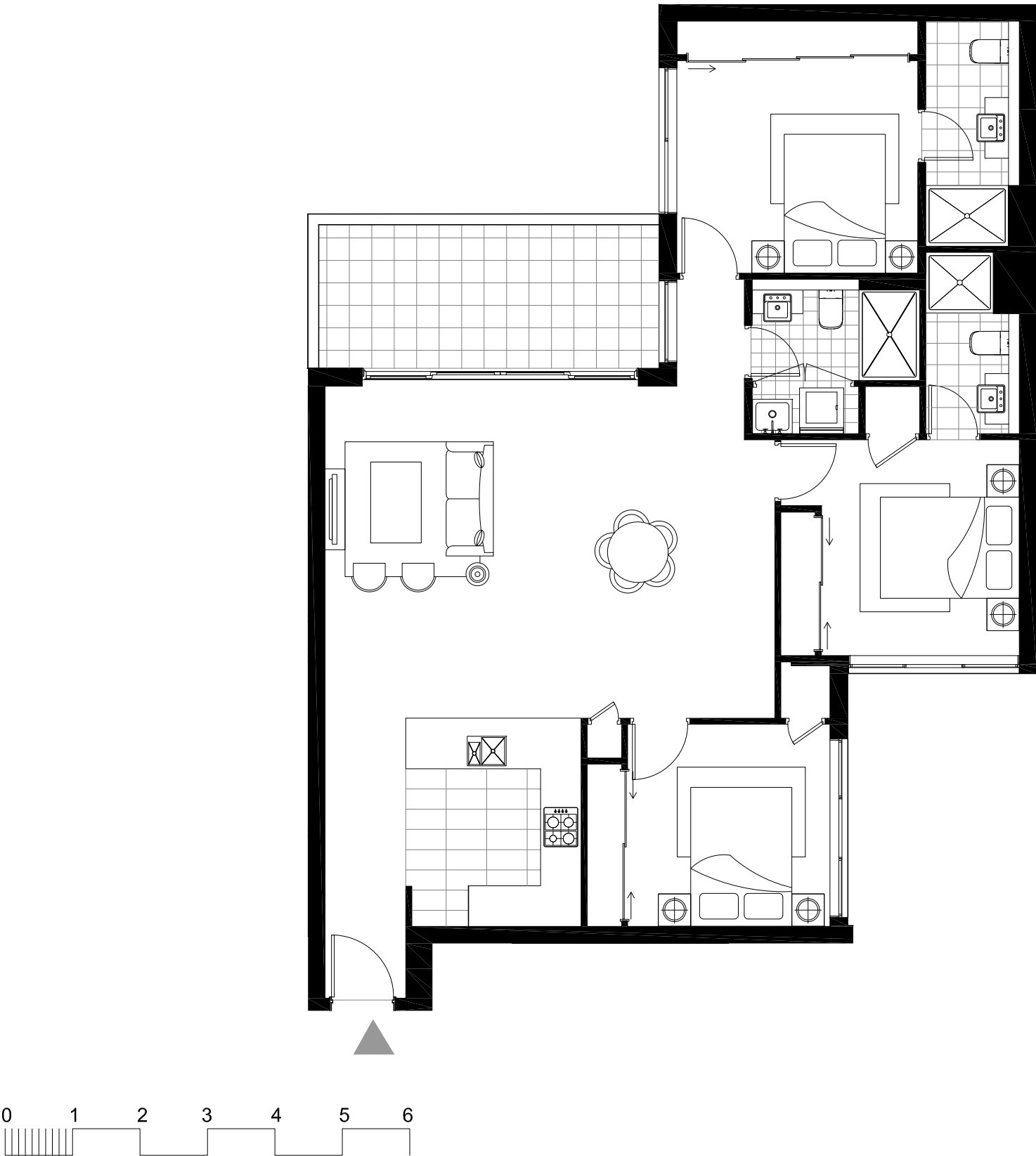
Internal Area:	100m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	2
TOTAL:	109m <sup>2</sup>



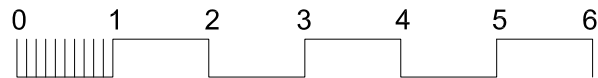
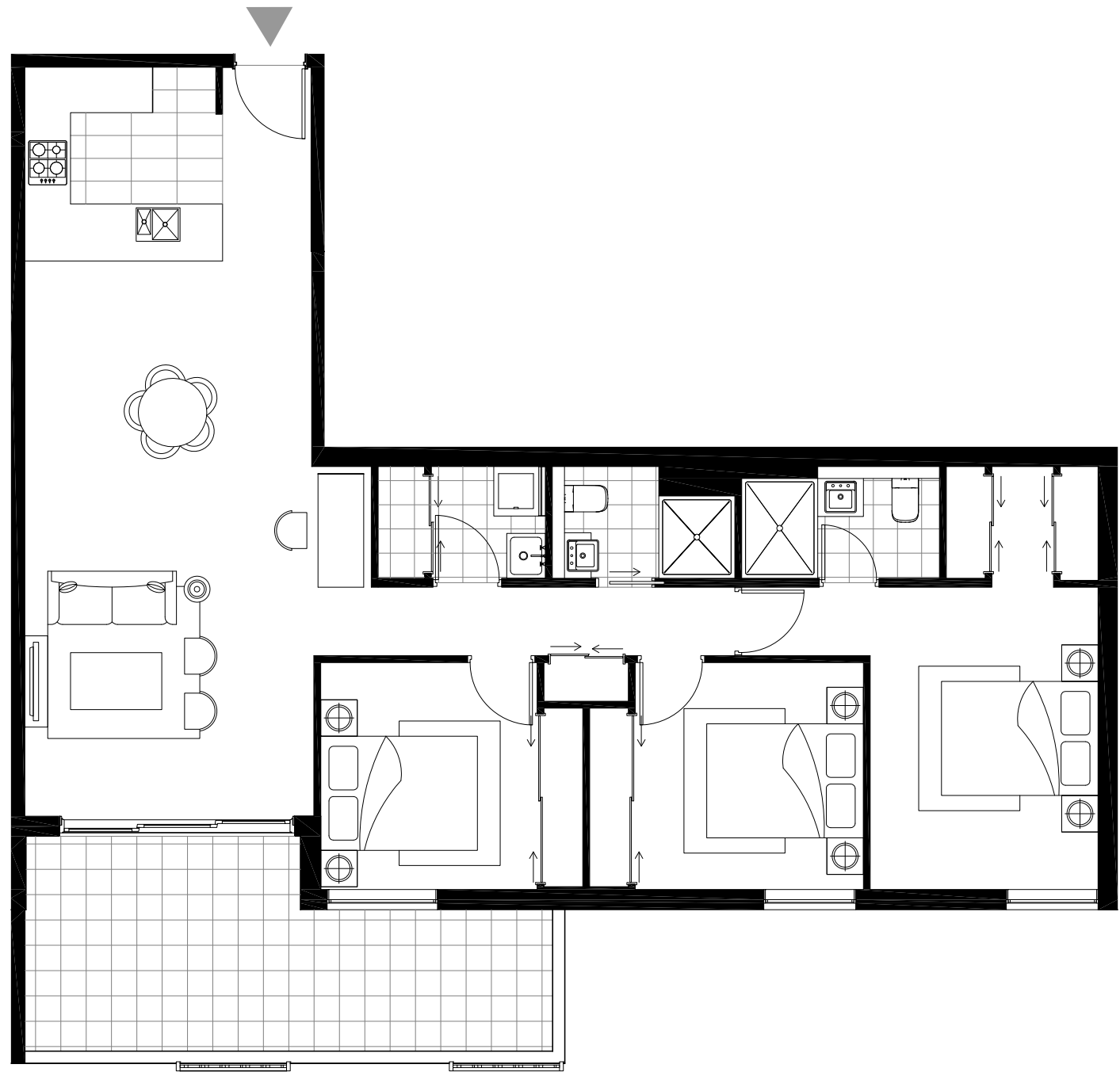
LEVELS 2, 3, 4, 6



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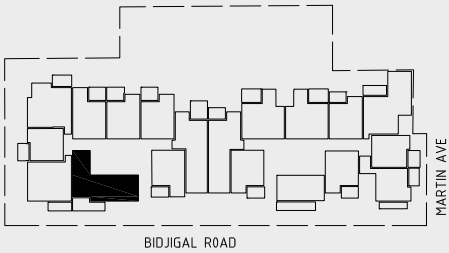




3 BEDROOM

UNITS 218, 318, 718

Internal Area:	95m <sup>2</sup>
Terrace Area:	15m <sup>2</sup>
Car Space:	2
<b>TOTAL:</b>	<b>110m<sup>2</sup></b>

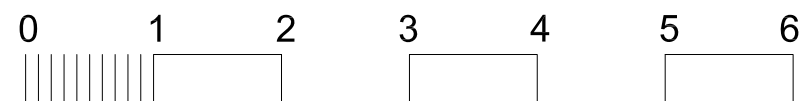
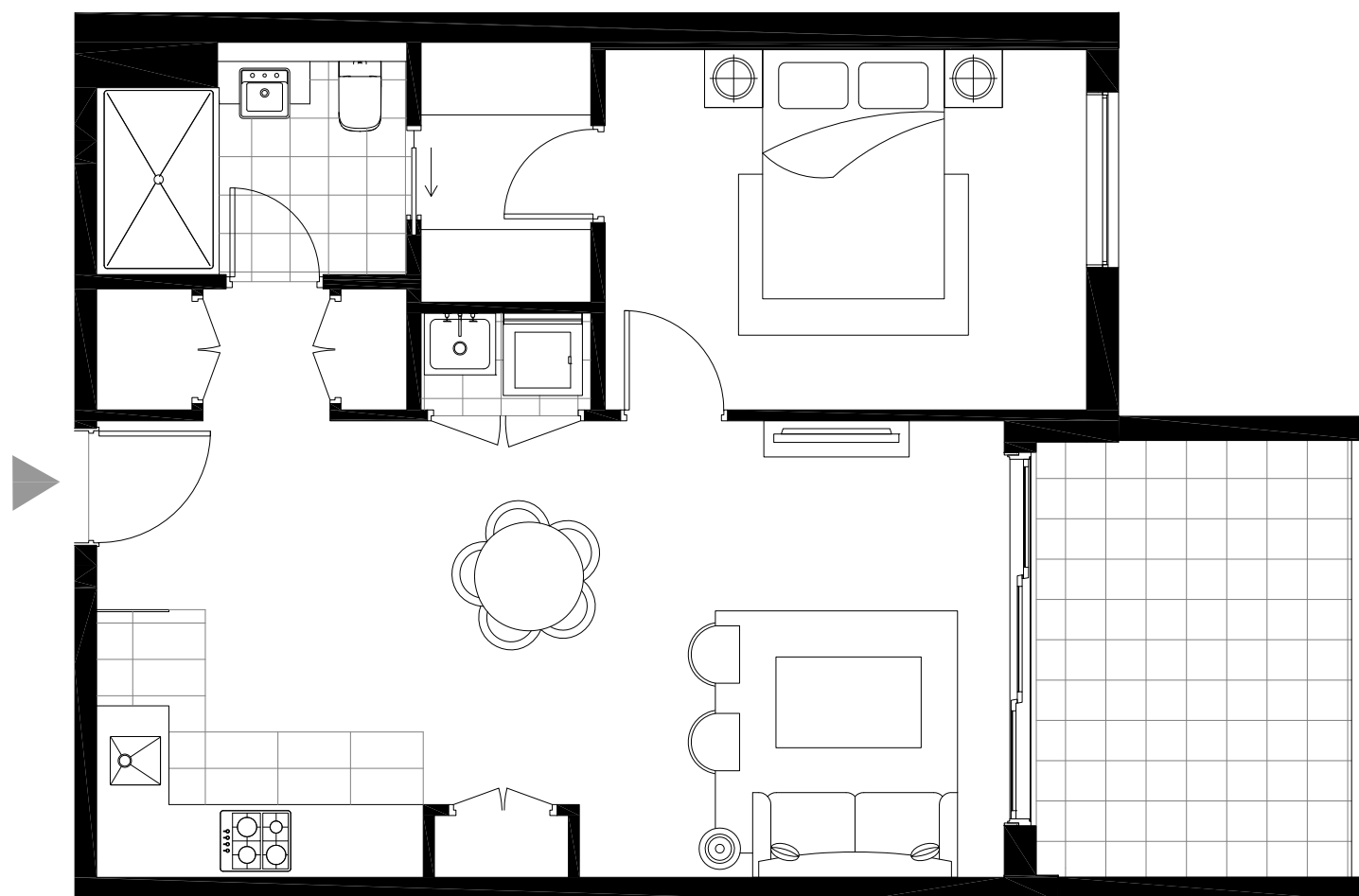


LEVELS 2, 3, 6



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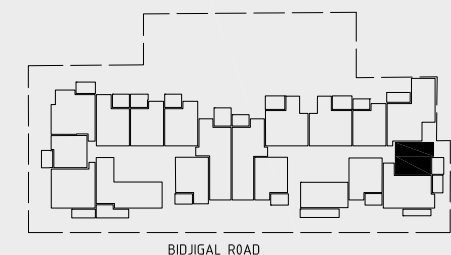




## 1 BEDROOM

UNITS 302, 602, 802

Internal Area:	54m <sup>2</sup>
Terrace Area:	8m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>62m<sup>2</sup></b>

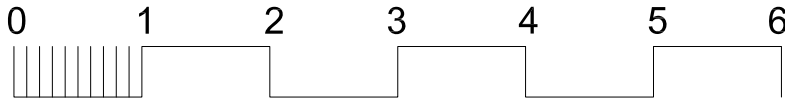
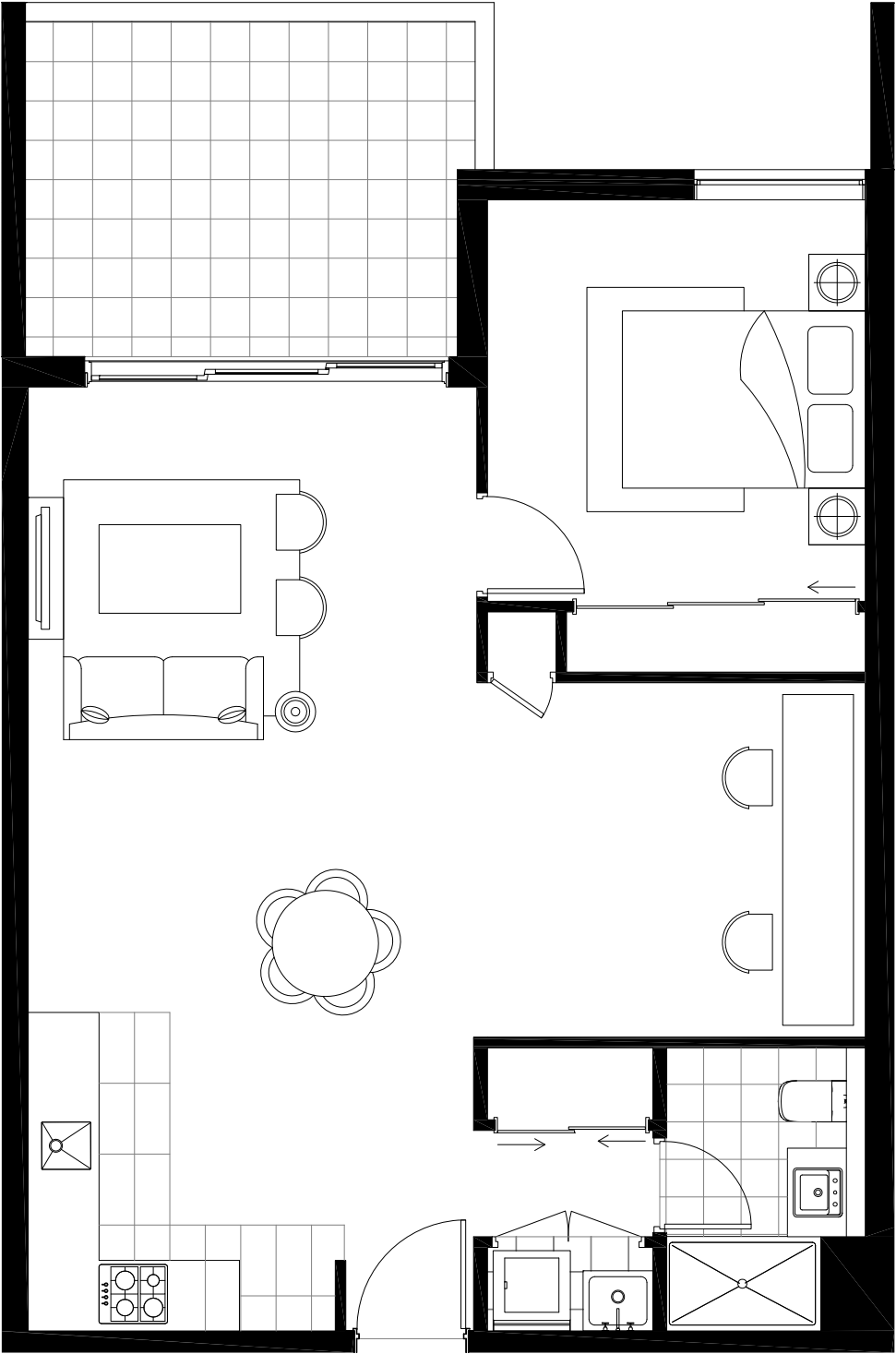


LEVELS 3, 5, 7



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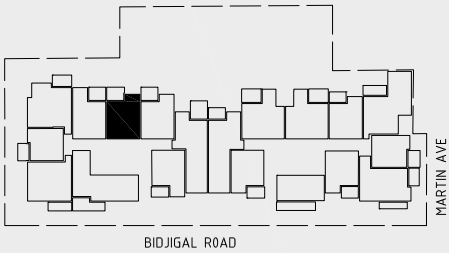




1 BEDROOM + STUDY

UNITS 313, 713, 813

Internal Area:	62m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>71m<sup>2</sup></b>

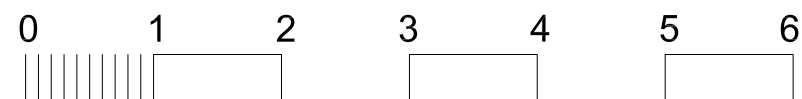
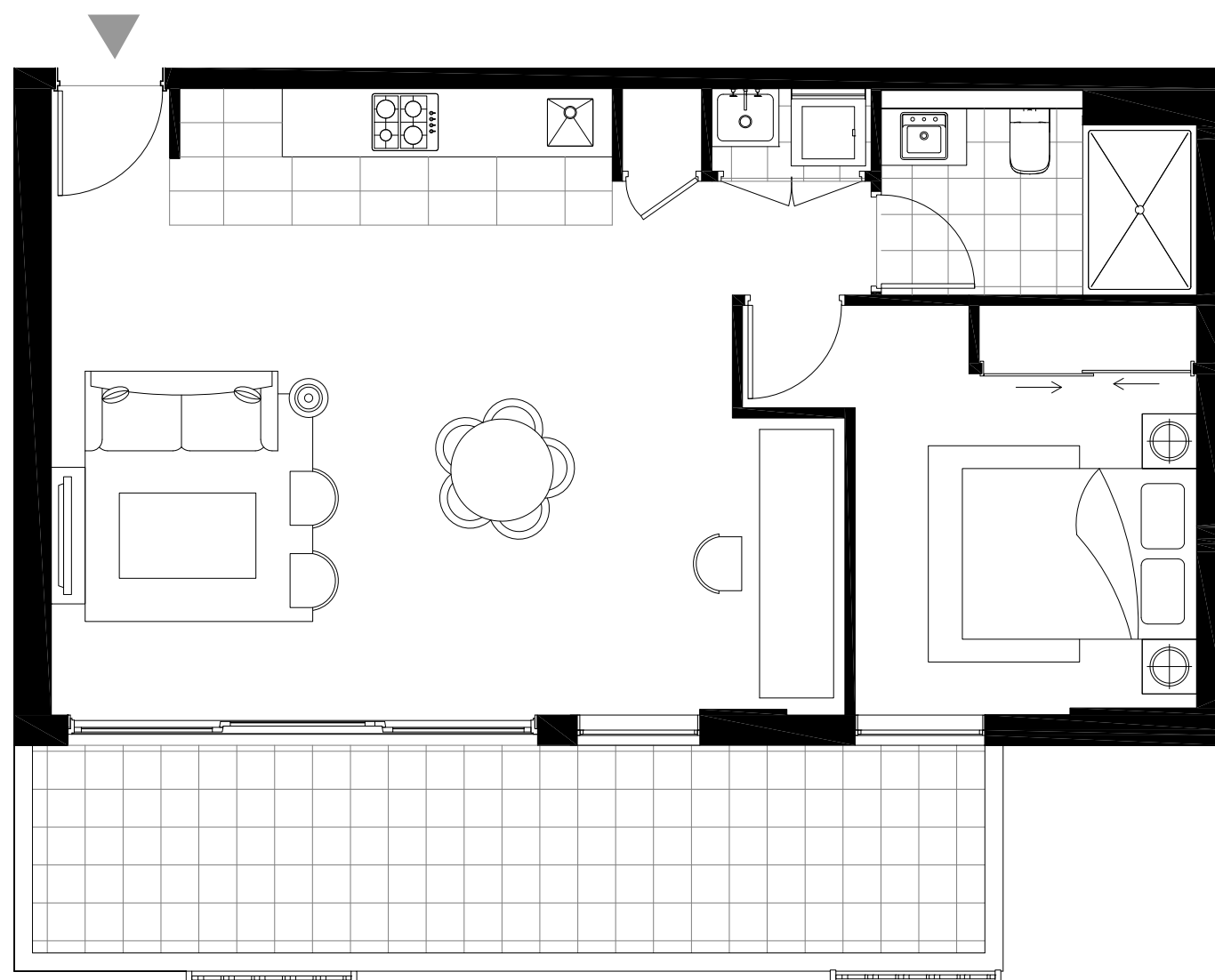


LEVELS 3, 6, 7



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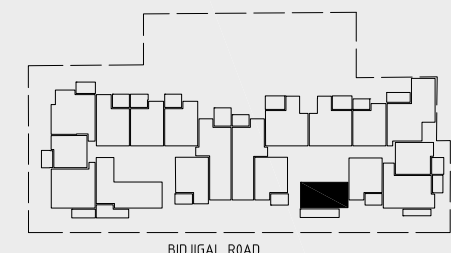




## 1 BEDROOM

UNITS 509, 709, 809

Internal Area:	55m <sup>2</sup>
Courtyard Area:	15m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>70m<sup>2</sup></b>

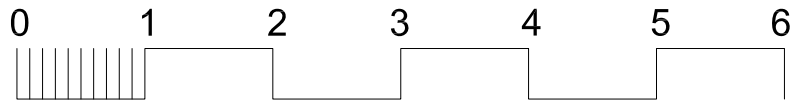
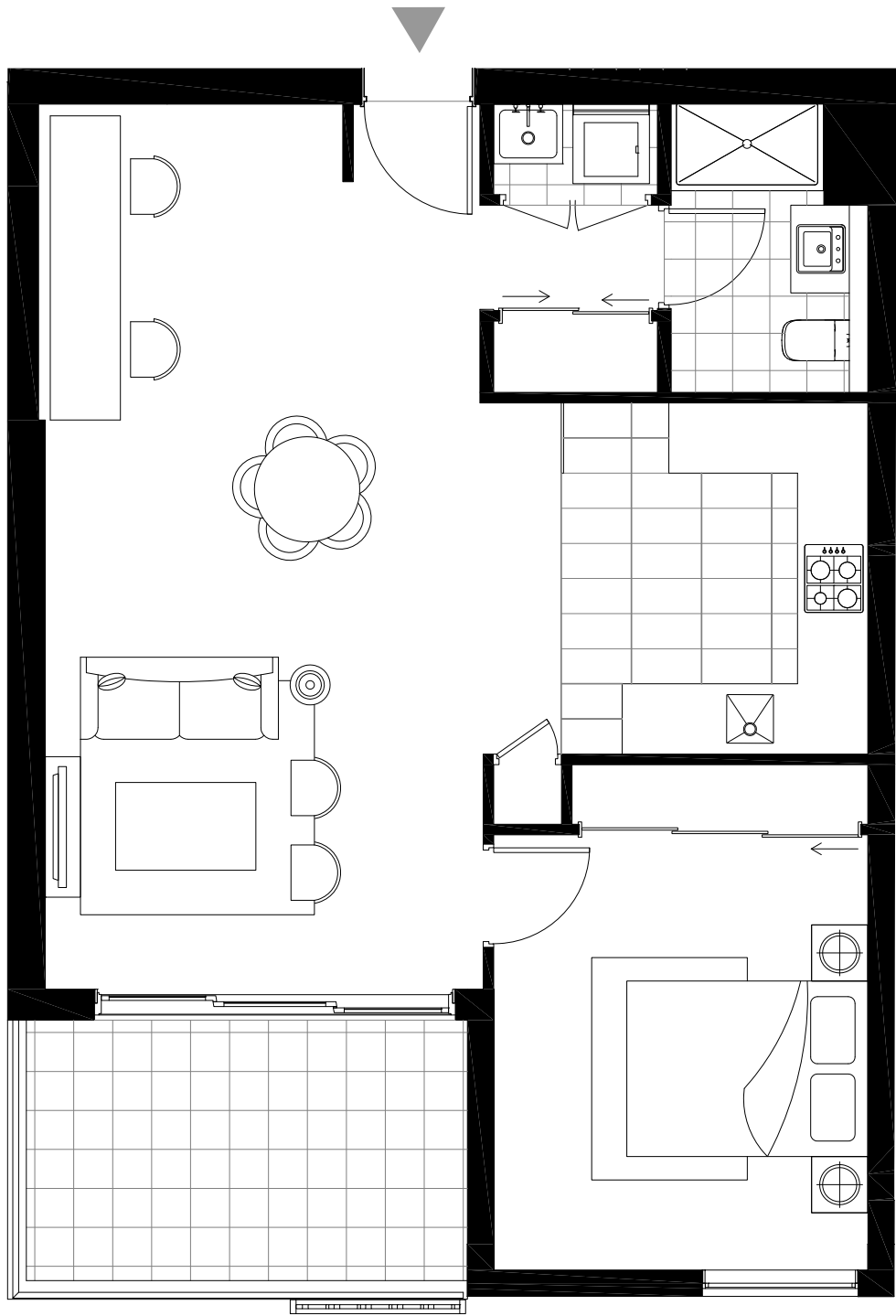


LEVELS 4, 6, 7



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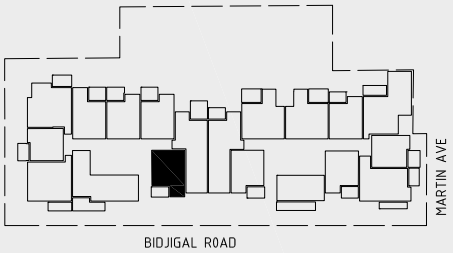




1 BEDROOM + STUDY

UNITS 519, 719, 819

Internal Area:	61m <sup>2</sup>
Courtyard Area:	8m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>69m<sup>2</sup></b>

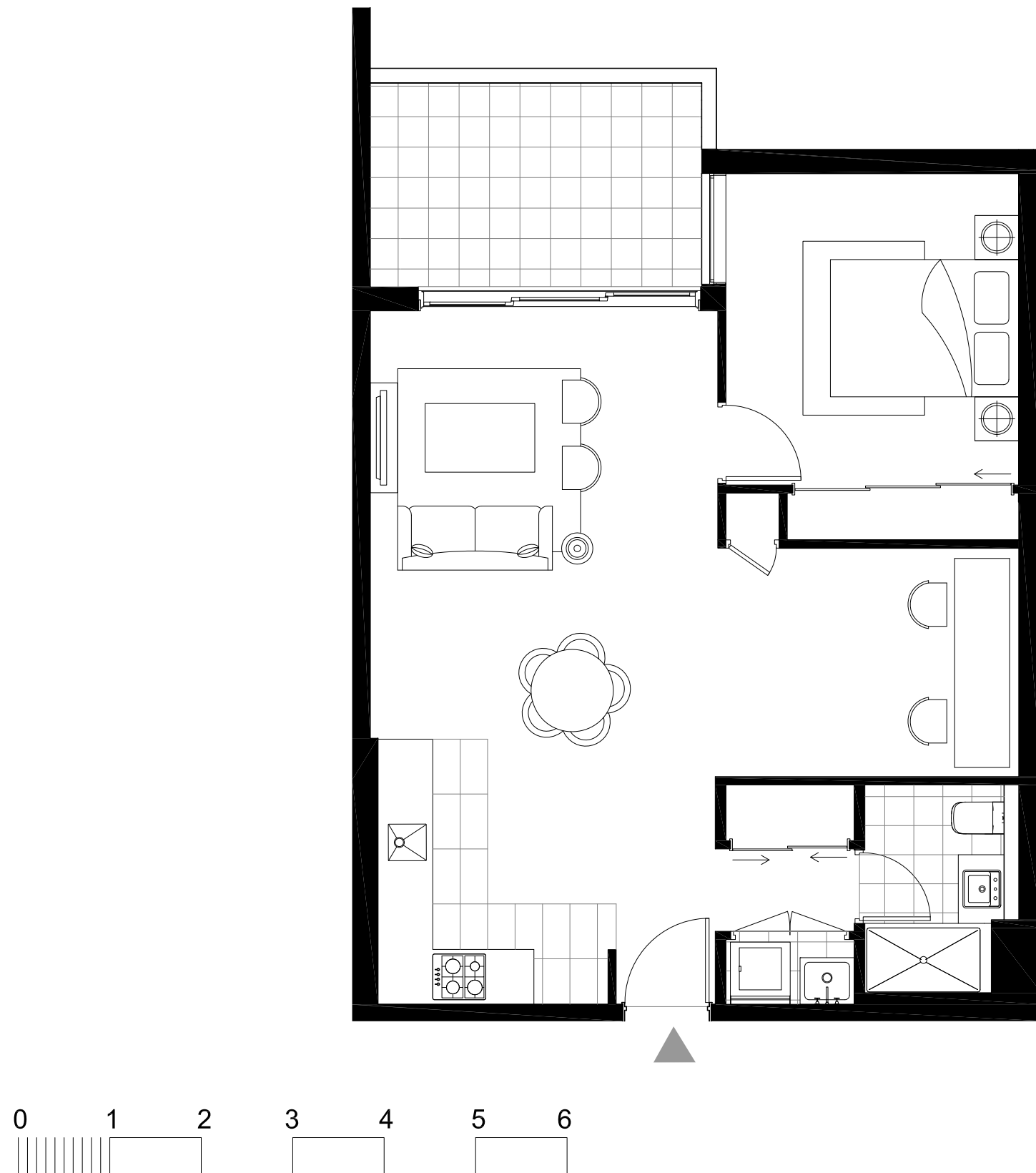


LEVELS 4, 6, 7



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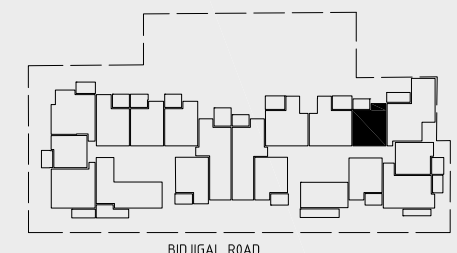




1 BEDROOM + STUDY

UNITS 520, 620

Internal Area:	59m <sup>2</sup>
Courtyard Area:	7m <sup>2</sup>
Car Space:	1
TOTAL:	66m <sup>2</sup>

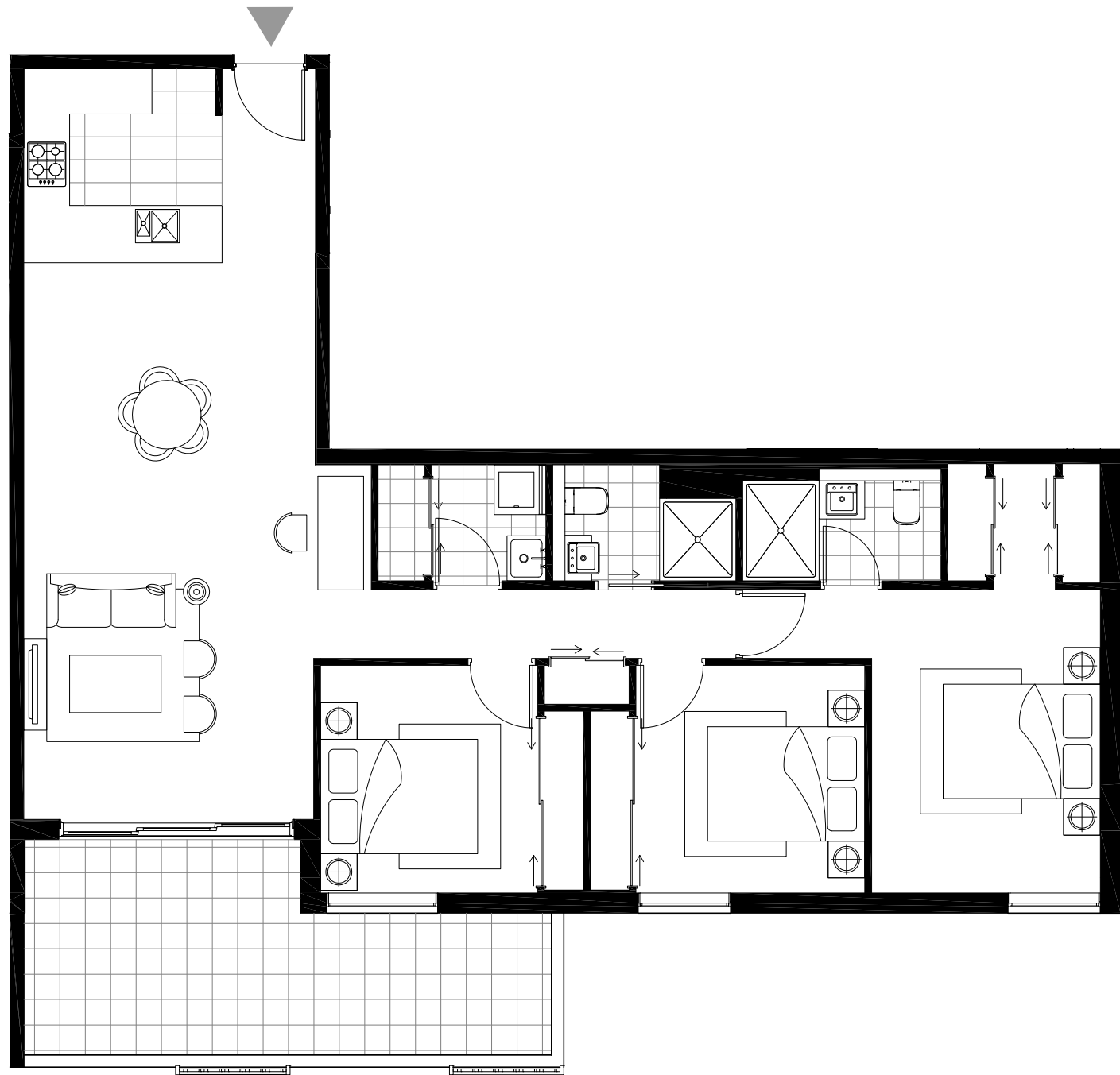


LEVELS 4, 5



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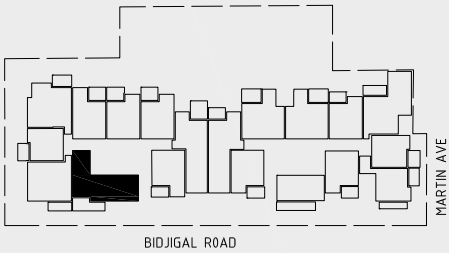




3 BEDROOM

UNIT 618

Internal Area:	95m <sup>2</sup>
Terrace Area:	15m <sup>2</sup>
Car Space:	2
TOTAL:	110m <sup>2</sup>

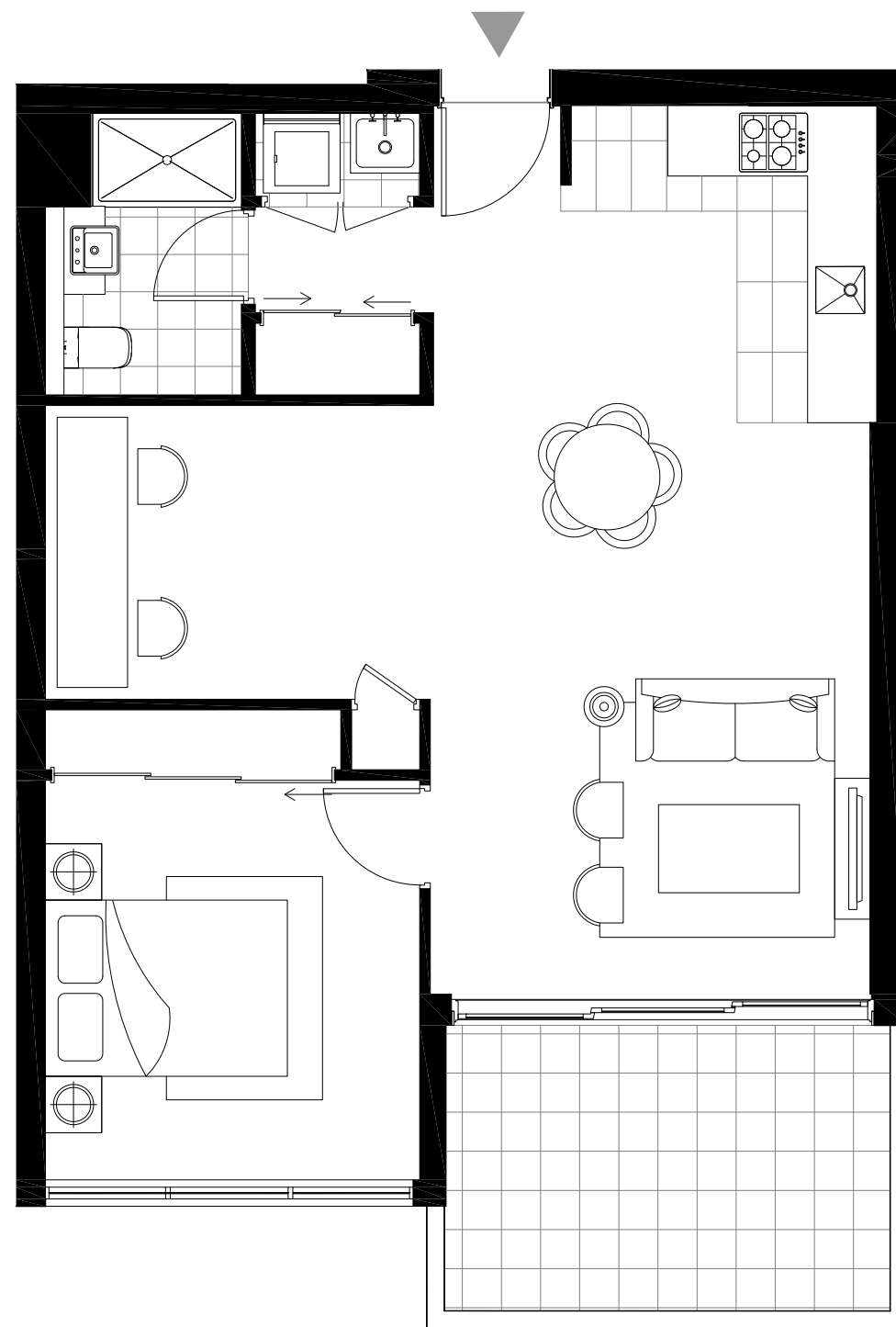


LEVEL 5



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## 1 BEDROOM + STUDY

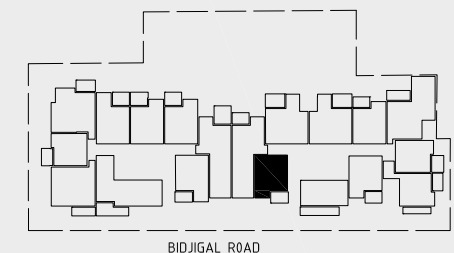
UNIT 808

Internal Area: 58m<sup>2</sup>

Terrace Area: 9m<sup>2</sup>

Car Space: 1

TOTAL: 67m<sup>2</sup>

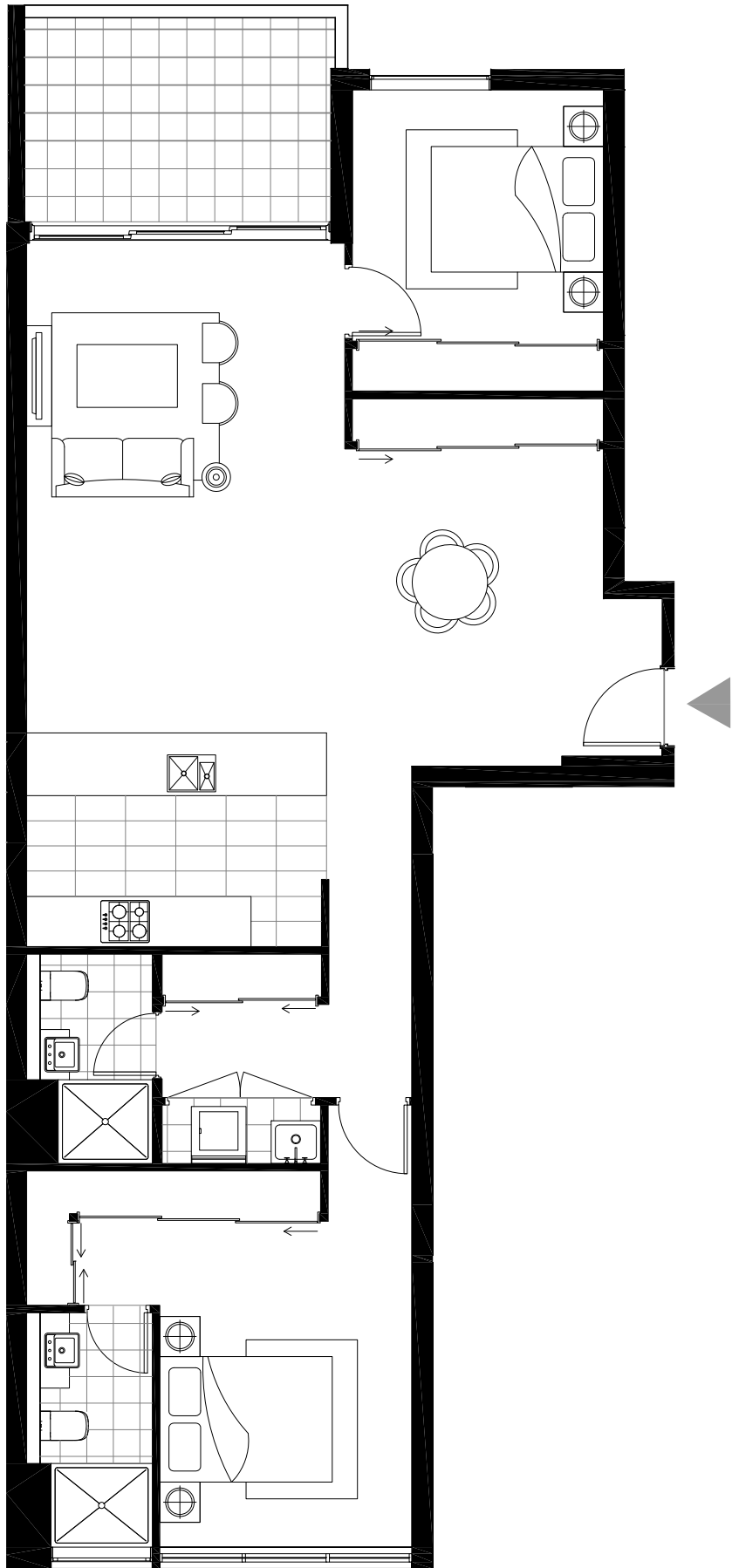
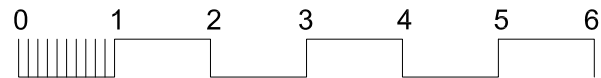


LEVEL 7



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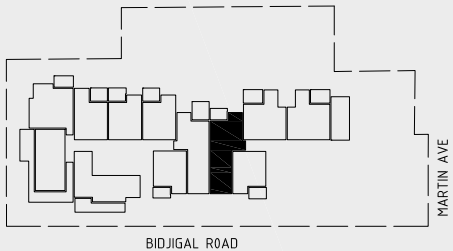




2 BEDROOM

UNIT 903

Internal Area:	93m <sup>2</sup>
Terrace Area:	8m <sup>2</sup>
Car Space:	1
TOTAL:	101m <sup>2</sup>

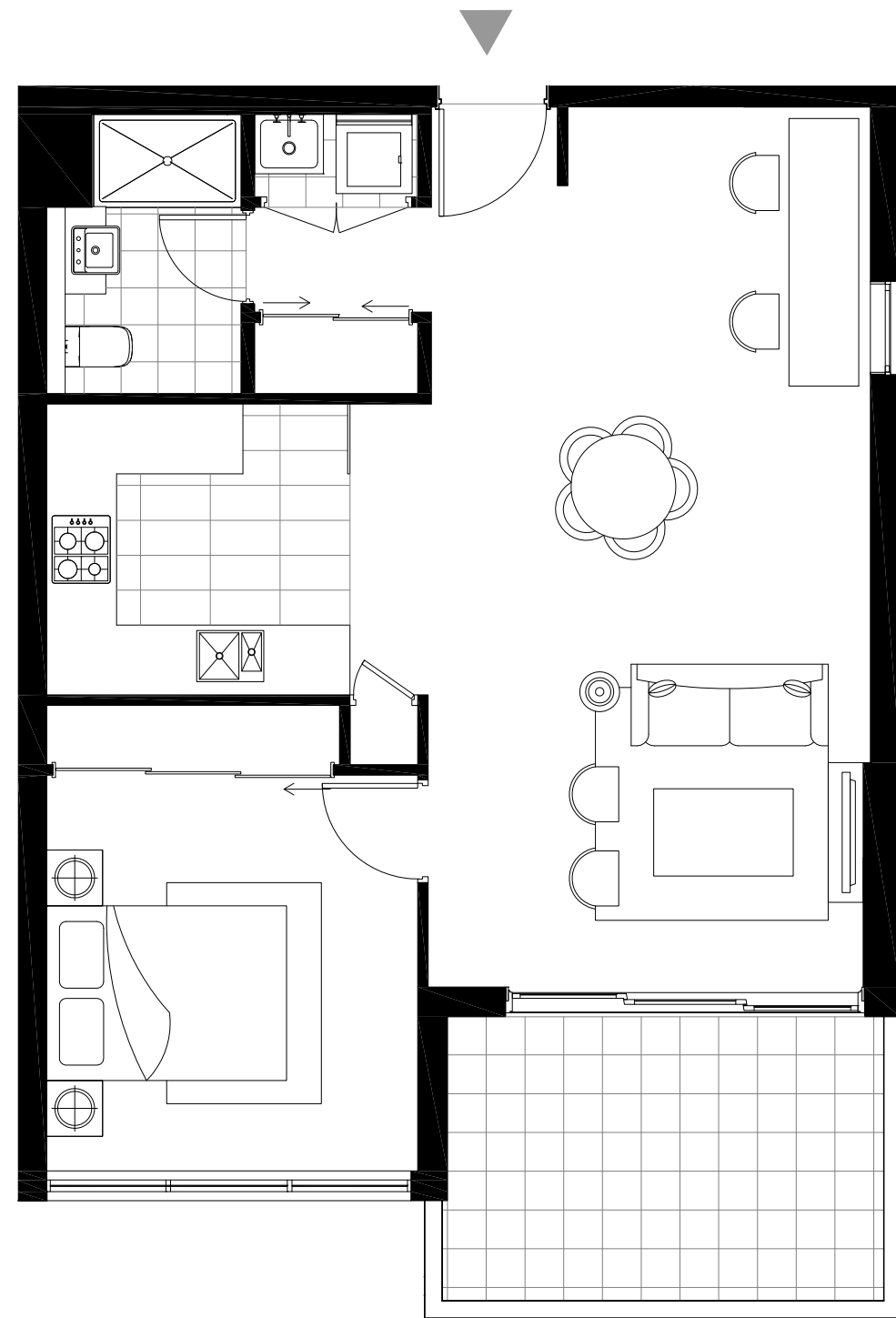


LEVEL 8



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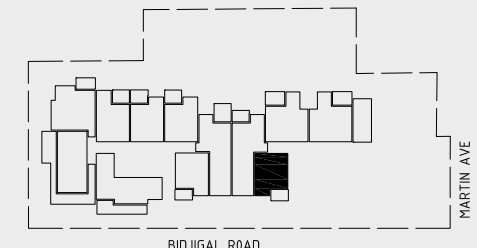




1 BEDROOM + STUDY

UNIT 905

Internal Area:	58m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>67m<sup>2</sup></b>

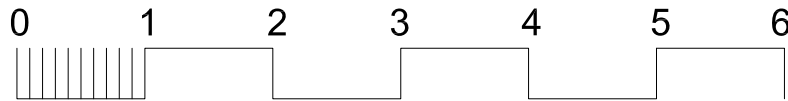
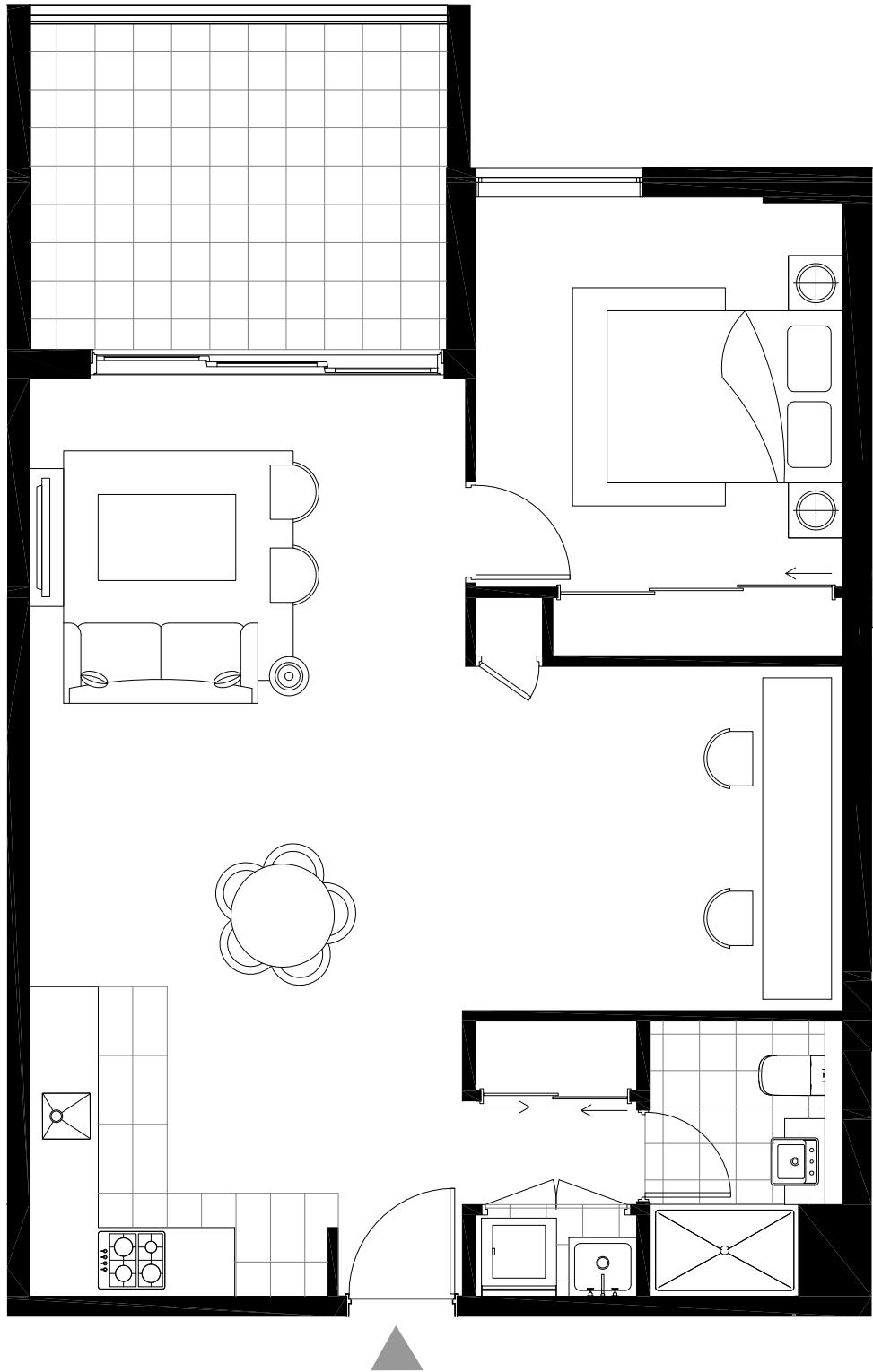


LEVEL 8



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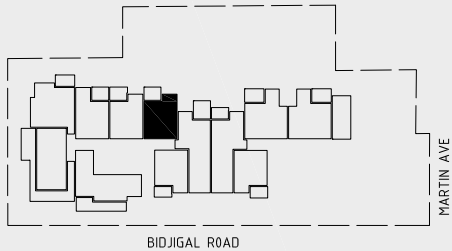




1 BEDROOM + STUDY

UNIT 912

Internal Area:	62m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	1
TOTAL:	71m <sup>2</sup>



LEVEL 8



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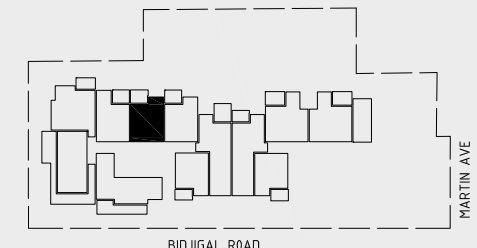




1 BEDROOM + STUDY

UNIT 913

Internal Area:	62m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	1
TOTAL:	71m <sup>2</sup>

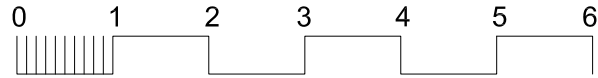
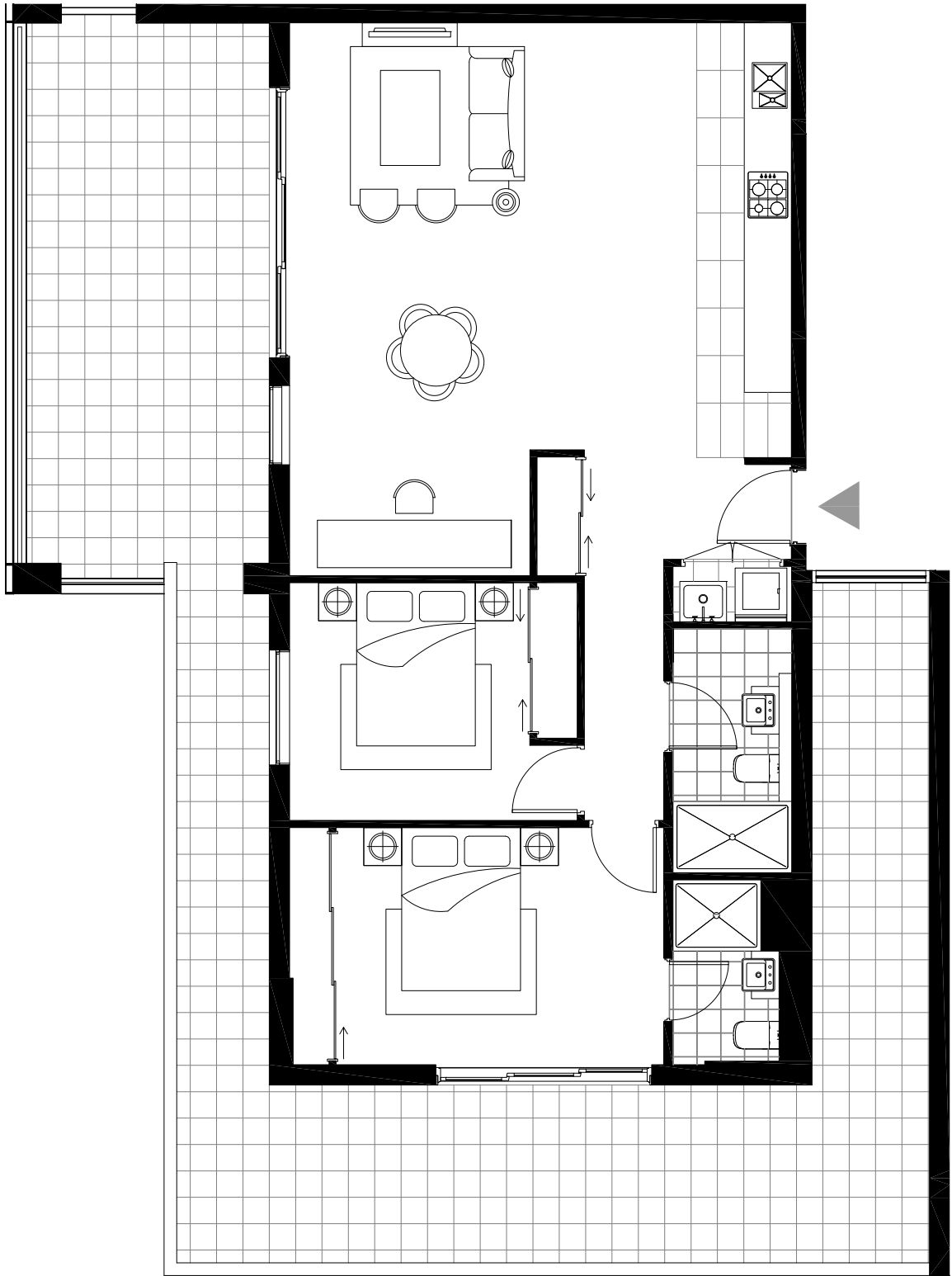


LEVEL 8



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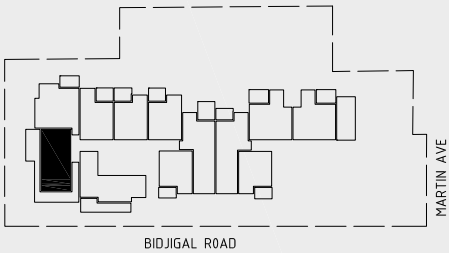


2 BEDROOM + STUDY

UNIT 916

Internal Area:	84m <sup>2</sup>
Terrace Area:	58m <sup>2</sup>
Car Space:	1

TOTAL: 142m<sup>2</sup>

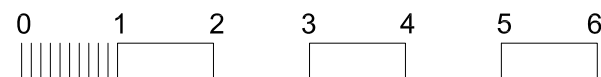
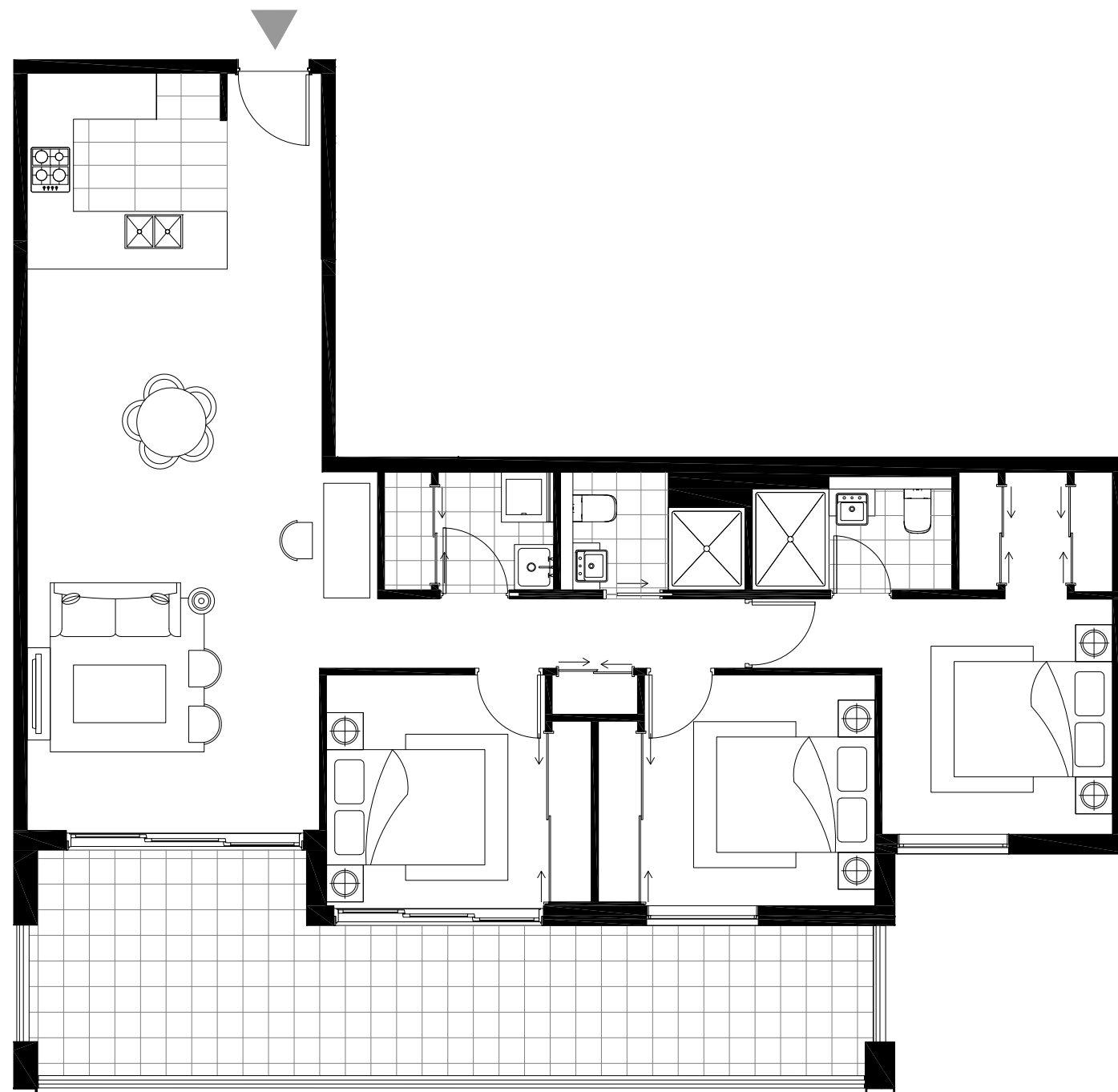


LEVEL 8



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### 3 BEDROOM

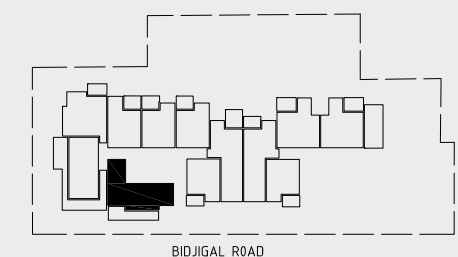
#### UNIT 917

Internal Area: 92m<sup>2</sup>

Terrace Area: 24m<sup>2</sup>

Car Space: 2

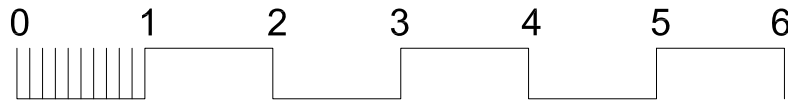
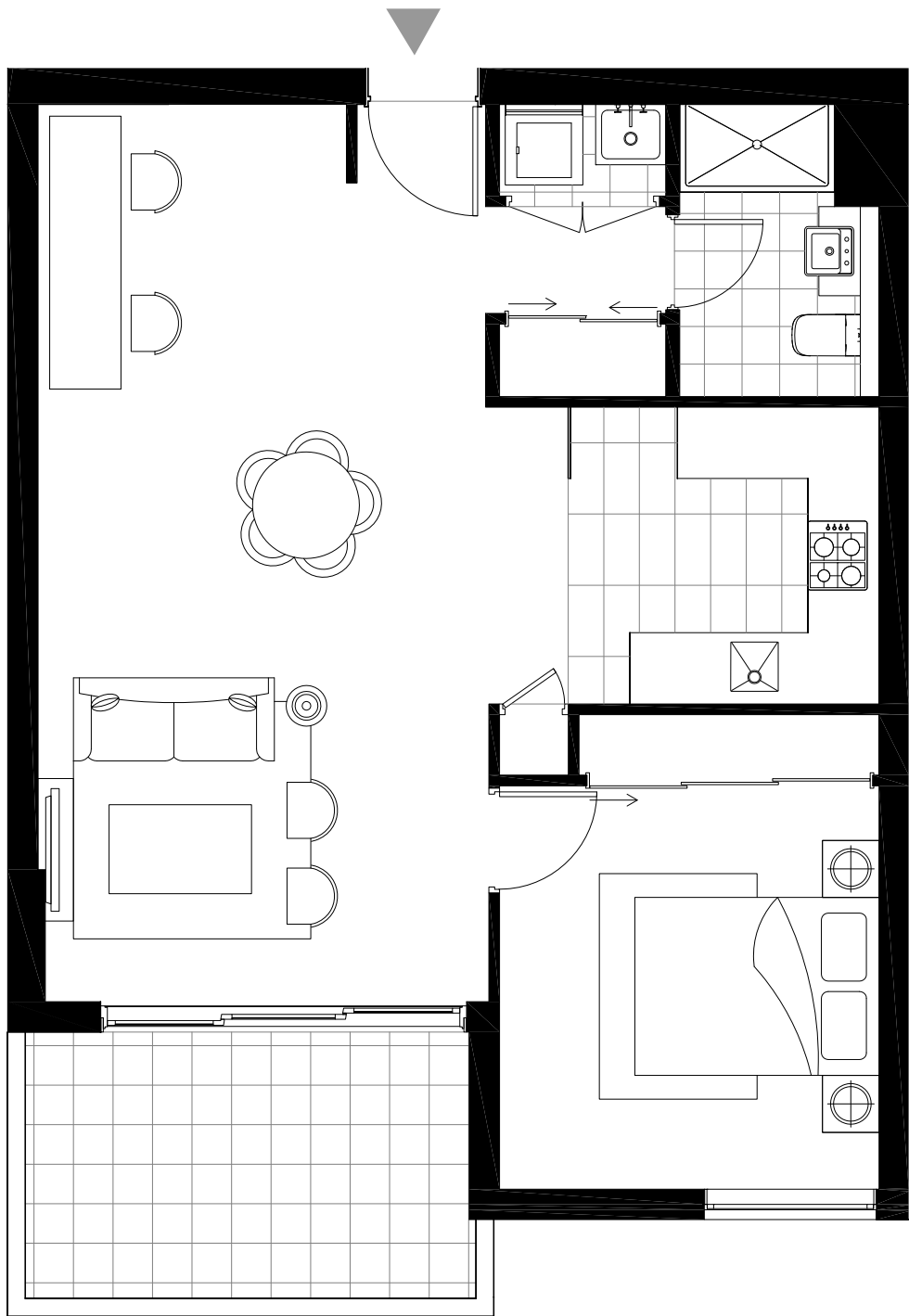
**TOTAL: 116m<sup>2</sup>**



#### LEVEL 8



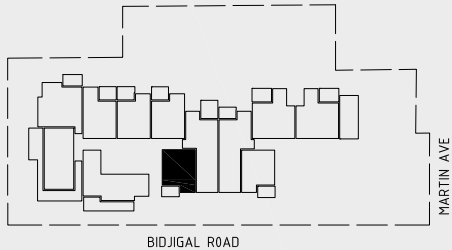
Disclaimer: Please note that the layout plan was produced prior to construction. Changes may be made during the construction & dimensions areas, fittings, finishes & specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract of sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of the final position of power points, tv connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted. The layout plan is at an unspecified scale.



1 BEDROOM + STUDY

UNIT 918

Internal Area:	58m <sup>2</sup>
Terrace Area:	8m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>66m<sup>2</sup></b>

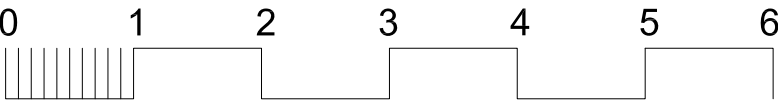
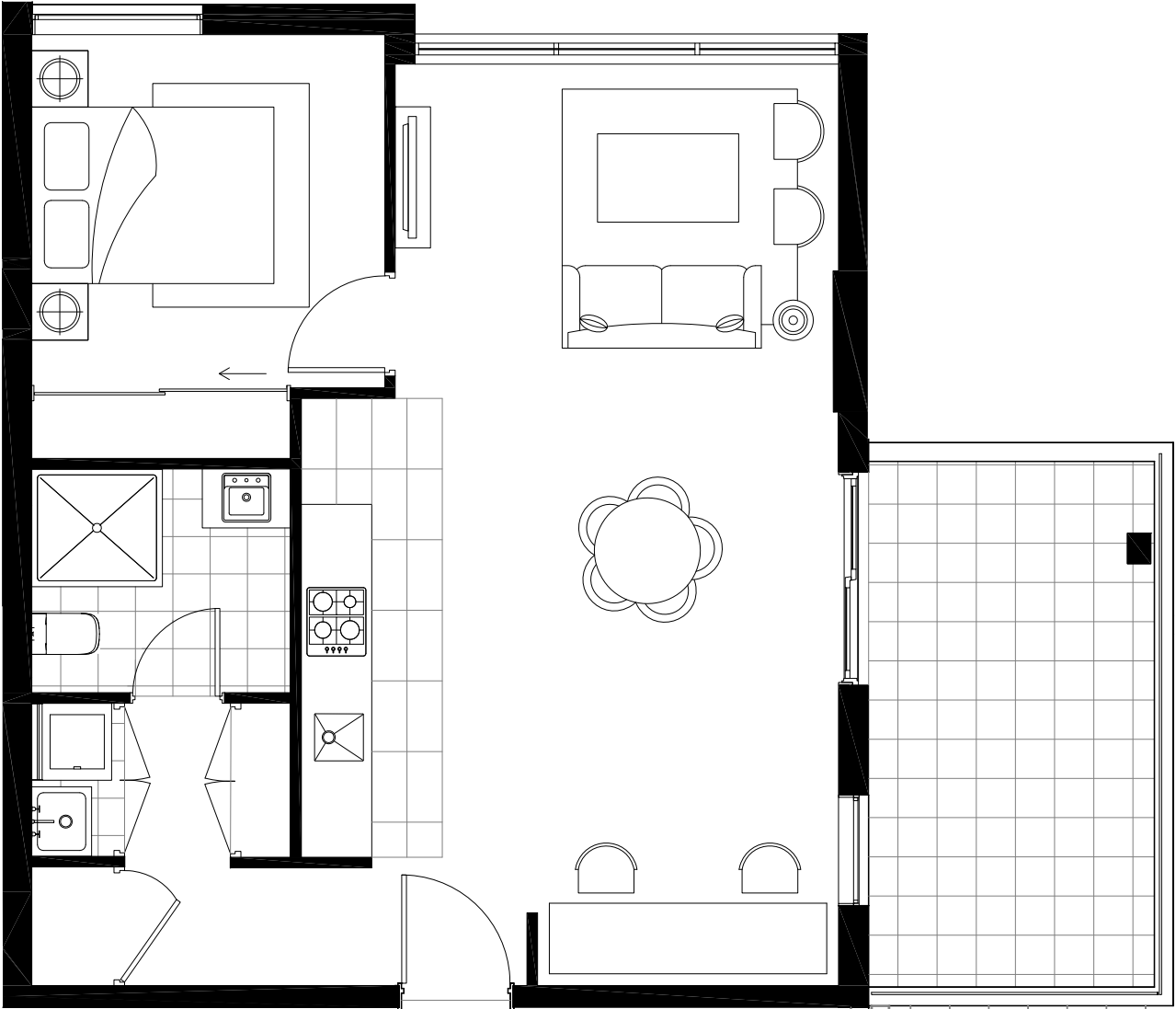


LEVEL 8



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1 BEDROOM

UNIT 1001

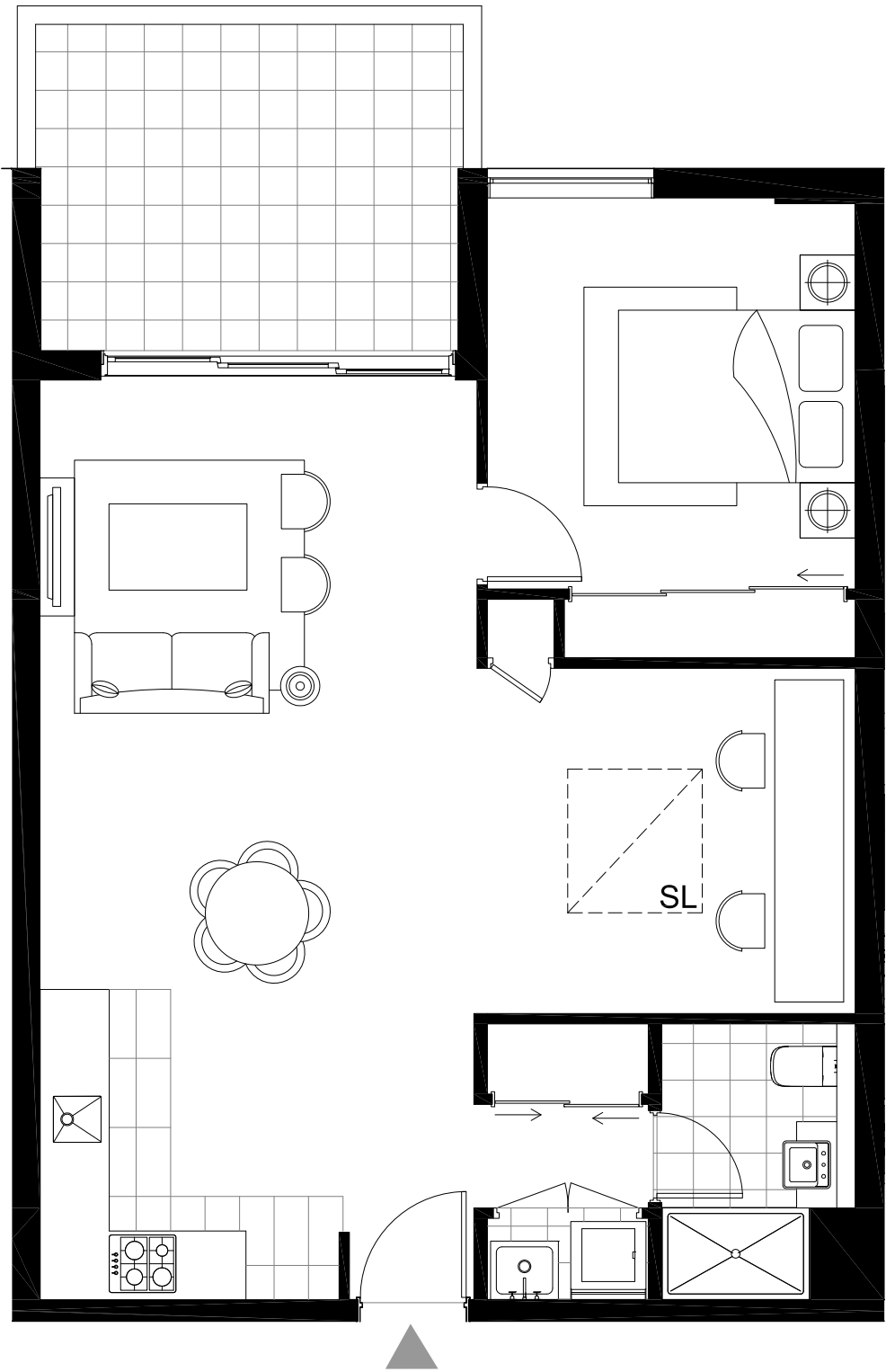
Internal Area:	55m <sup>2</sup>
Terrace Area:	10m <sup>2</sup>
Car Space:	1
TOTAL:	65m <sup>2</sup>



LEVEL 9



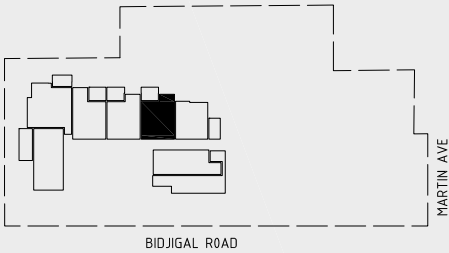
Disclaimer: Please note that the layout plan was produced prior to construction. Changes may be made during the construction & dimensions areas, fittings, finishes & specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract of sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of the final position of power points, tv connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted. The layout plan is at an unspecified scale.



1 BEDROOM + STUDY

UNIT 1002

Internal Area:	62m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	1
TOTAL:	71m <sup>2</sup>



LEVEL 9



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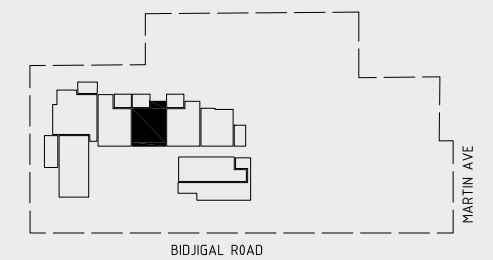




1 BEDROOM + STUDY

UNIT 1003

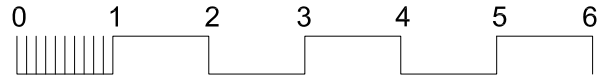
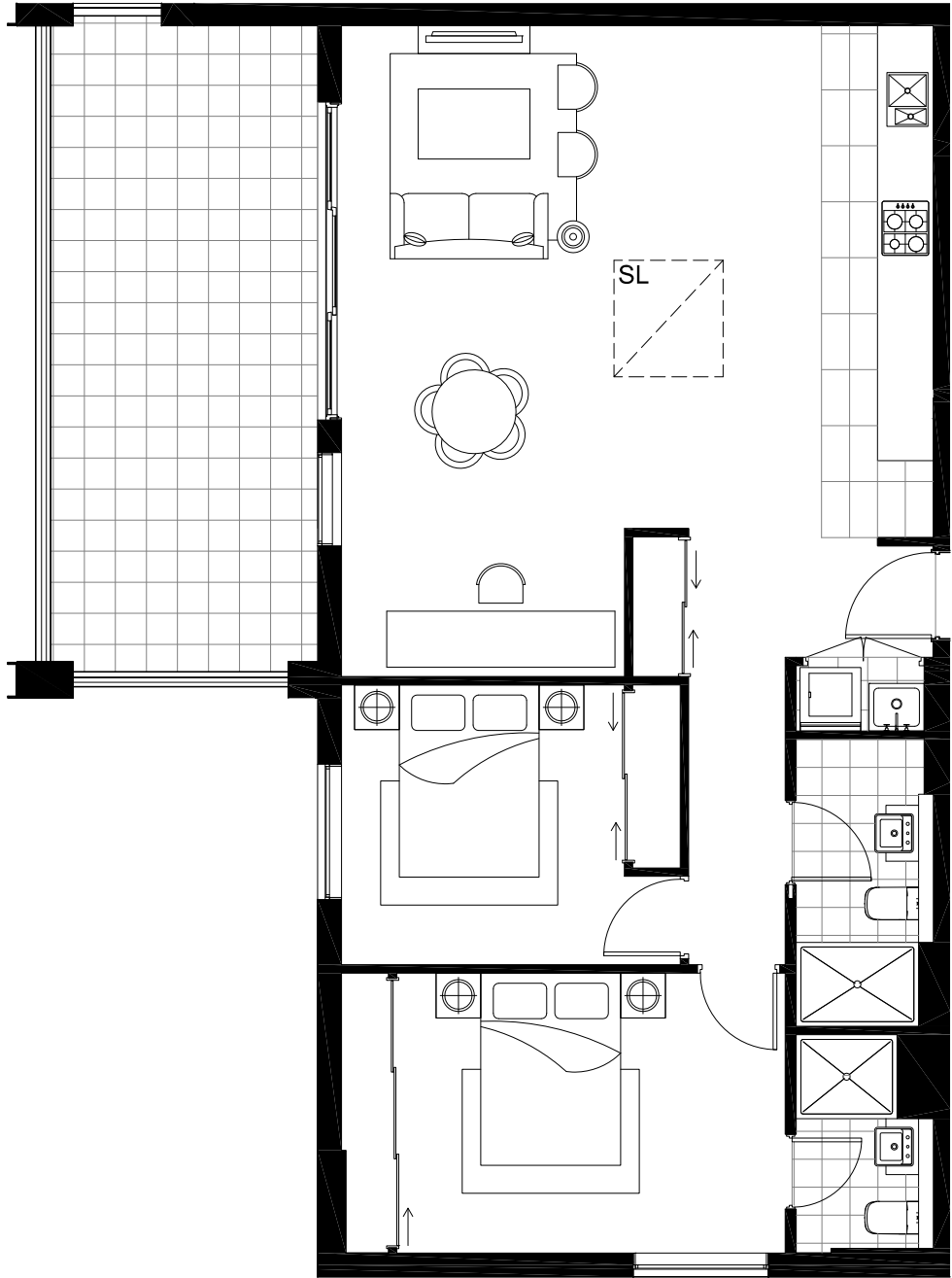
Internal Area:	62m <sup>2</sup>
Terrace Area:	9m <sup>2</sup>
Car Space:	1
TOTAL:	71m <sup>2</sup>



LEVEL 9



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2 BEDROOM + STUDY

UNIT 1006

Internal Area:	84m <sup>2</sup>
Terrace Area:	18m <sup>2</sup>
Car Space:	1
TOTAL:	102m <sup>2</sup>

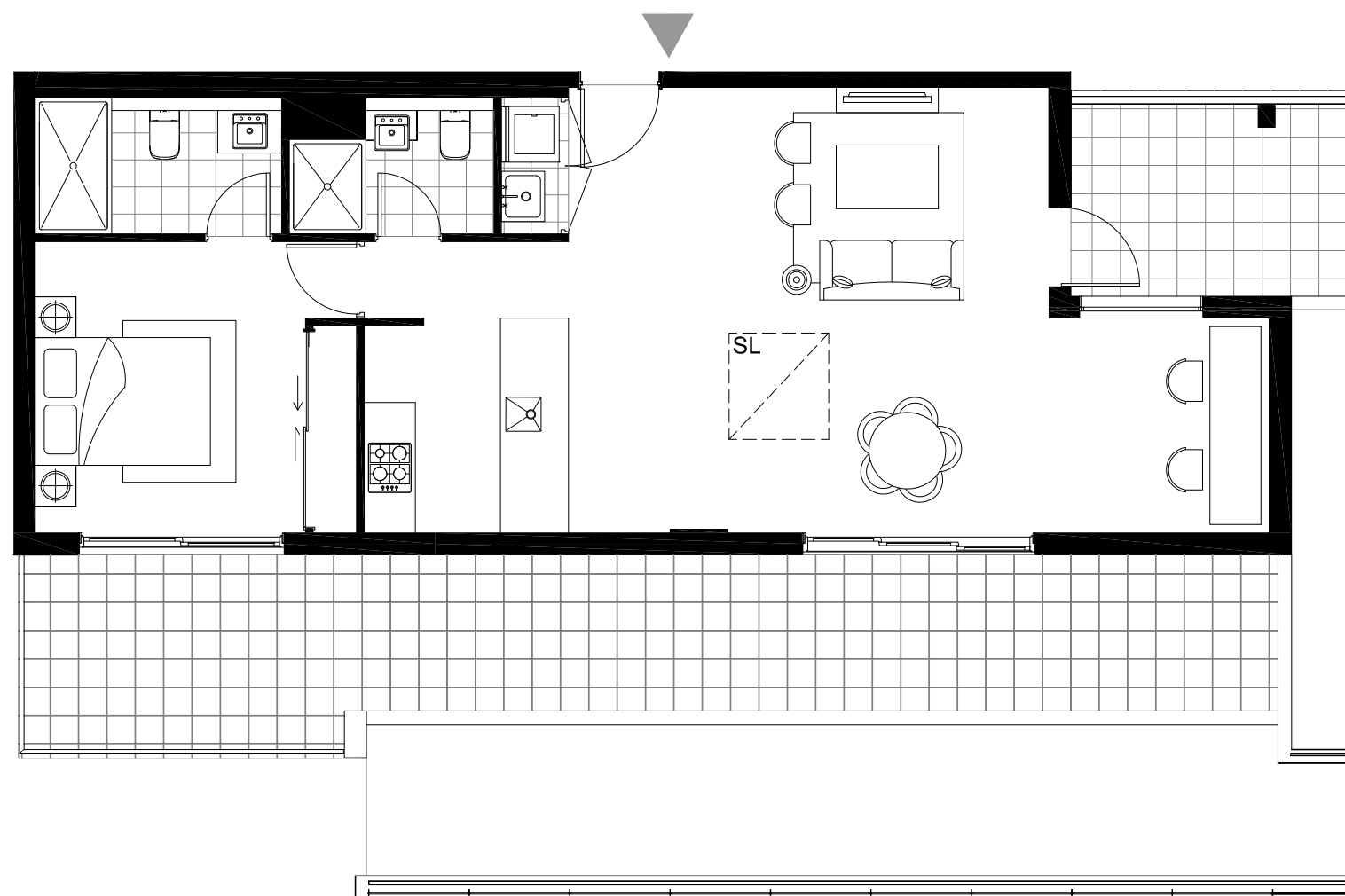


LEVEL 9



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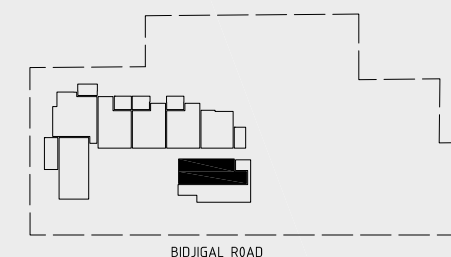




## 1 BEDROOM + STUDY

### UNIT 1007

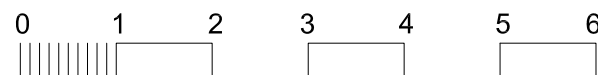
Internal Area:	68m <sup>2</sup>
Terrace Area:	39m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>107m<sup>2</sup></b>

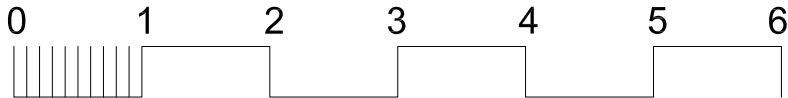
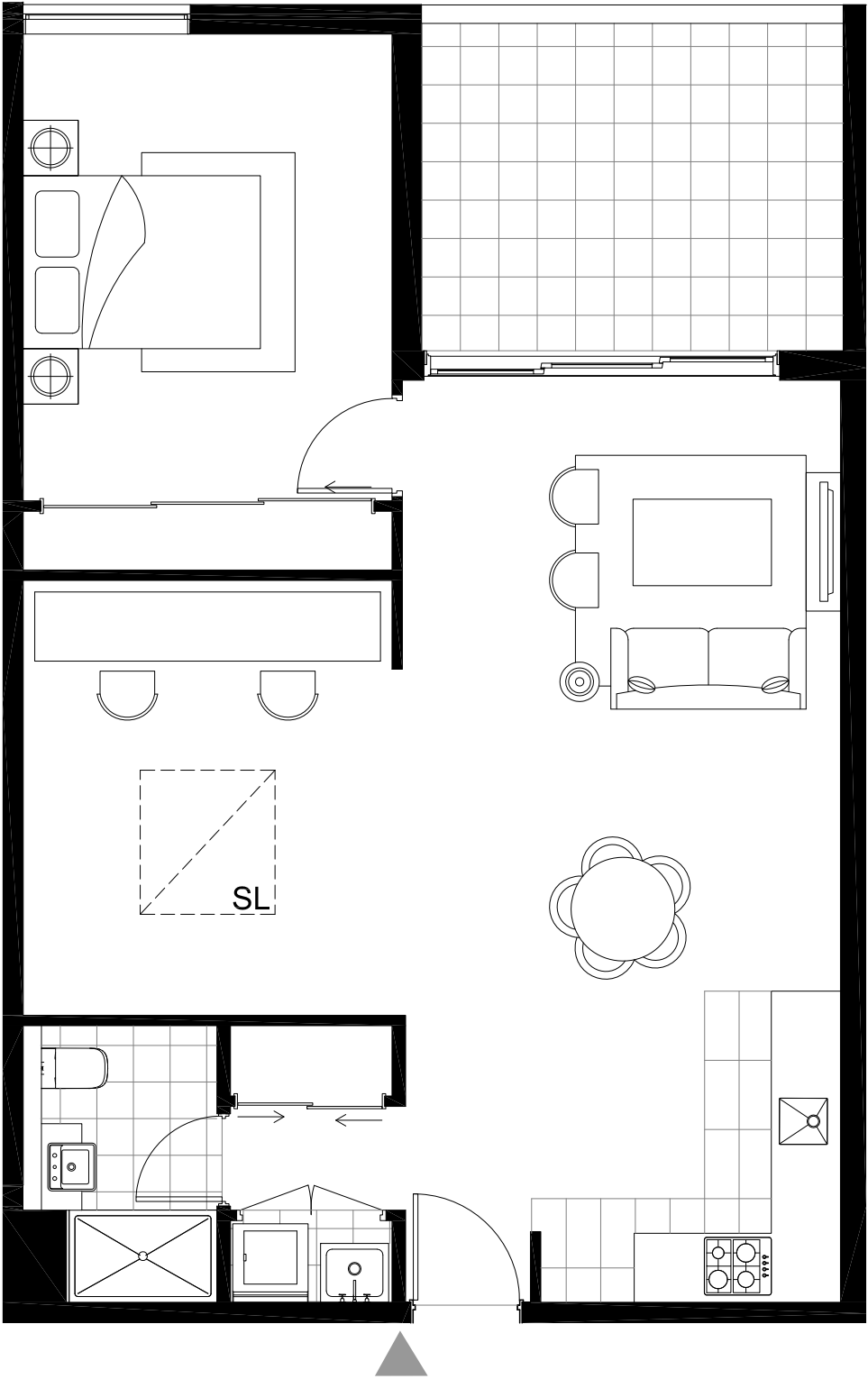


### LEVEL 9



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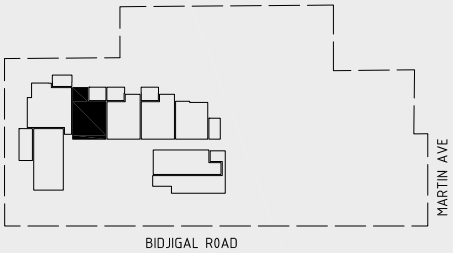




1 BEDROOM + STUDY

UNIT 1008

Internal Area:	66m <sup>2</sup>
Terrace Area:	10m <sup>2</sup>
Car Space:	1
<b>TOTAL:</b>	<b>76m<sup>2</sup></b>



LEVEL 9



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# LEVEL 1

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

## PARK LANE - ARNCLIFFE -



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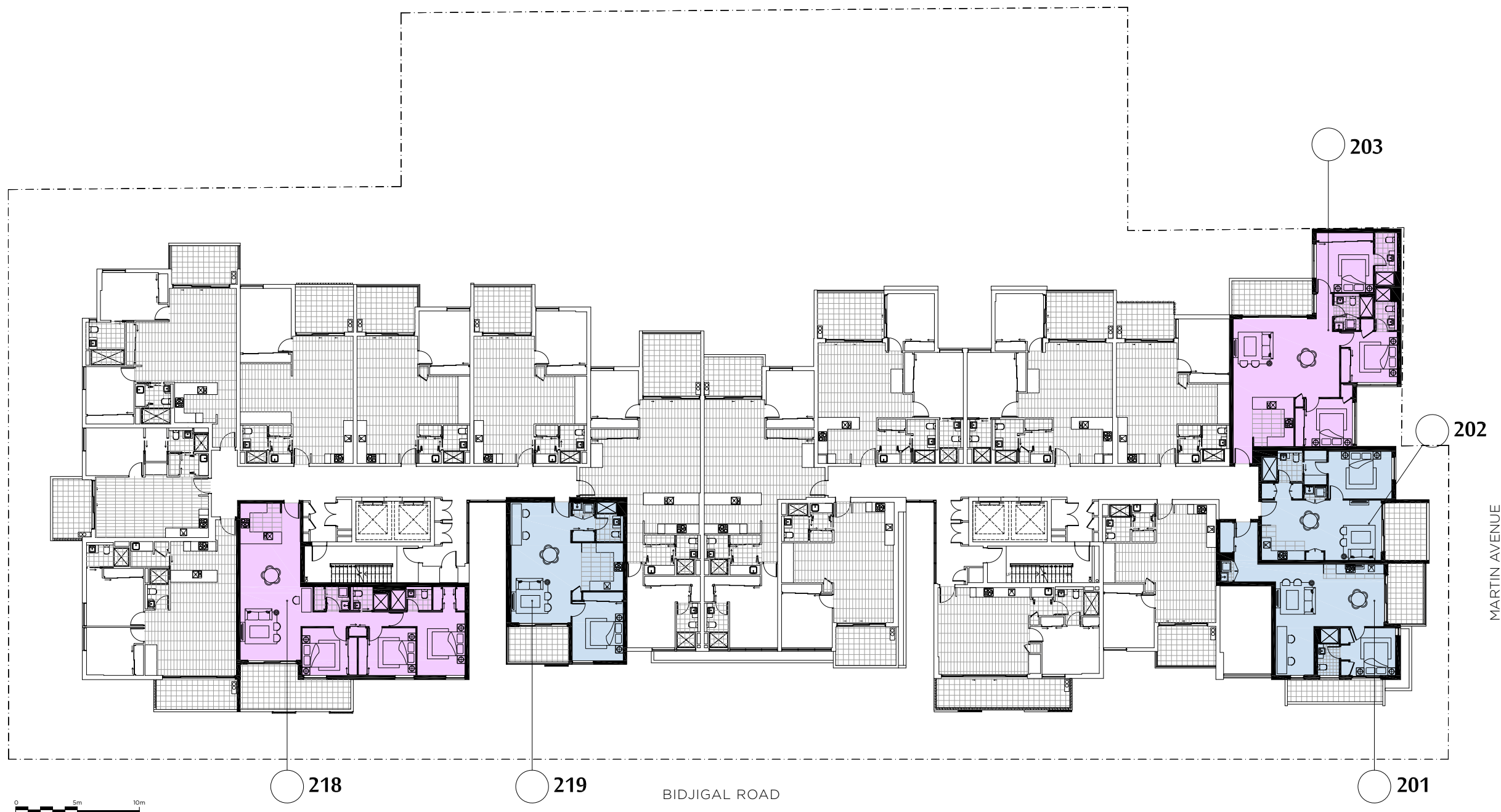
# LEVEL 2

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## PARK LANE

- ARNCLIFFE -



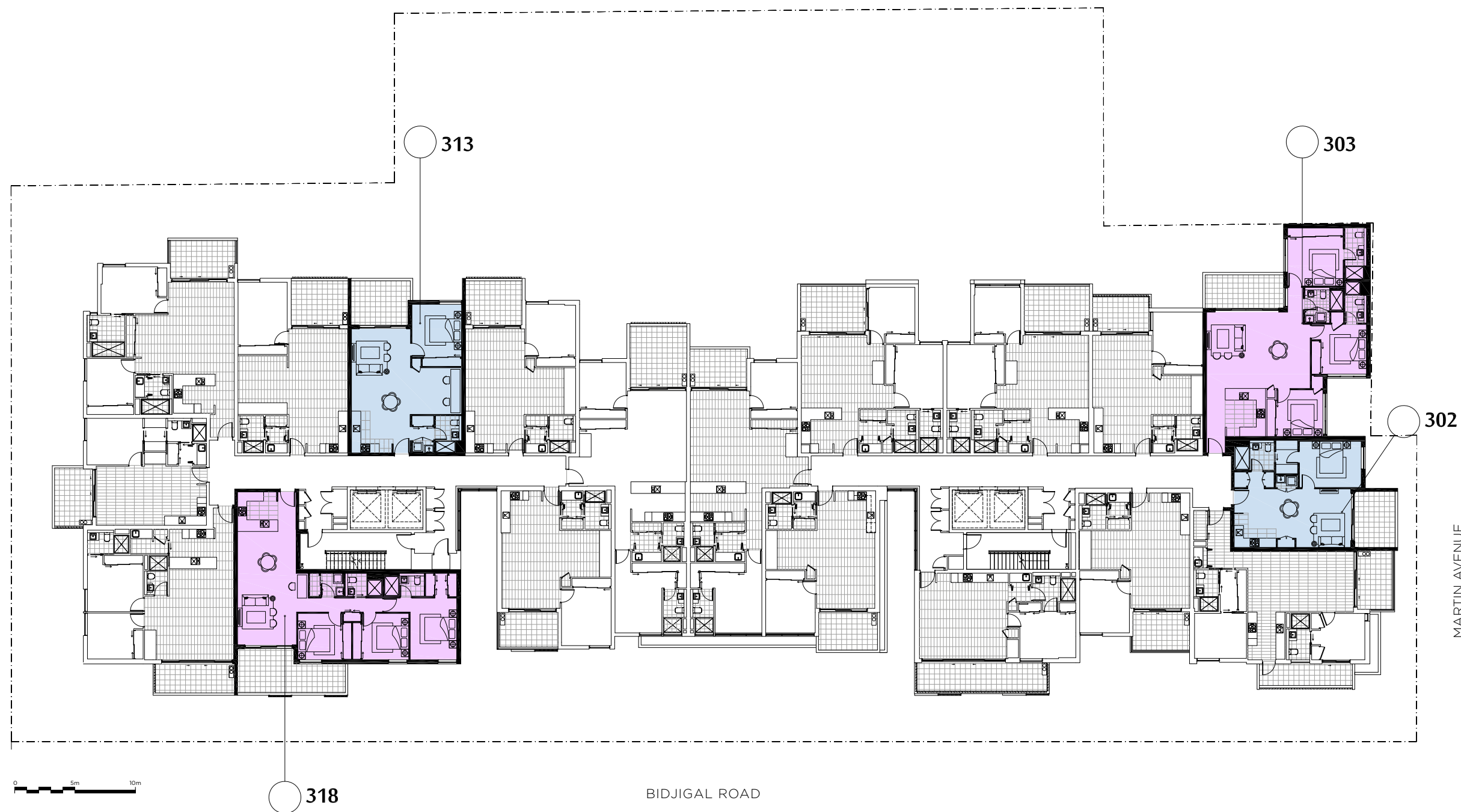
*Disclaimer:* please note that the layout plan was produced prior to construction. Changes may be made during construction and dimensions, areas, fittings, finishes and specification are subject to change without notice in accordance with the provisions of the contract for sale. The furniture and furnishings depicted are not included with any sale and purchasers must refer to their contract for sale for the list of inclusions. The position of the furniture and furnishings should not be taken to be indicative of final positions of power points, tv connection points and the like. Prospective purchasers must rely on their own enquiries. All graphics including tile layout and balustrades and the like are indicative only. Bulkheads for services are not depicted.



# LEVEL 3

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

## PARK LANE - ARNCLIFFE -



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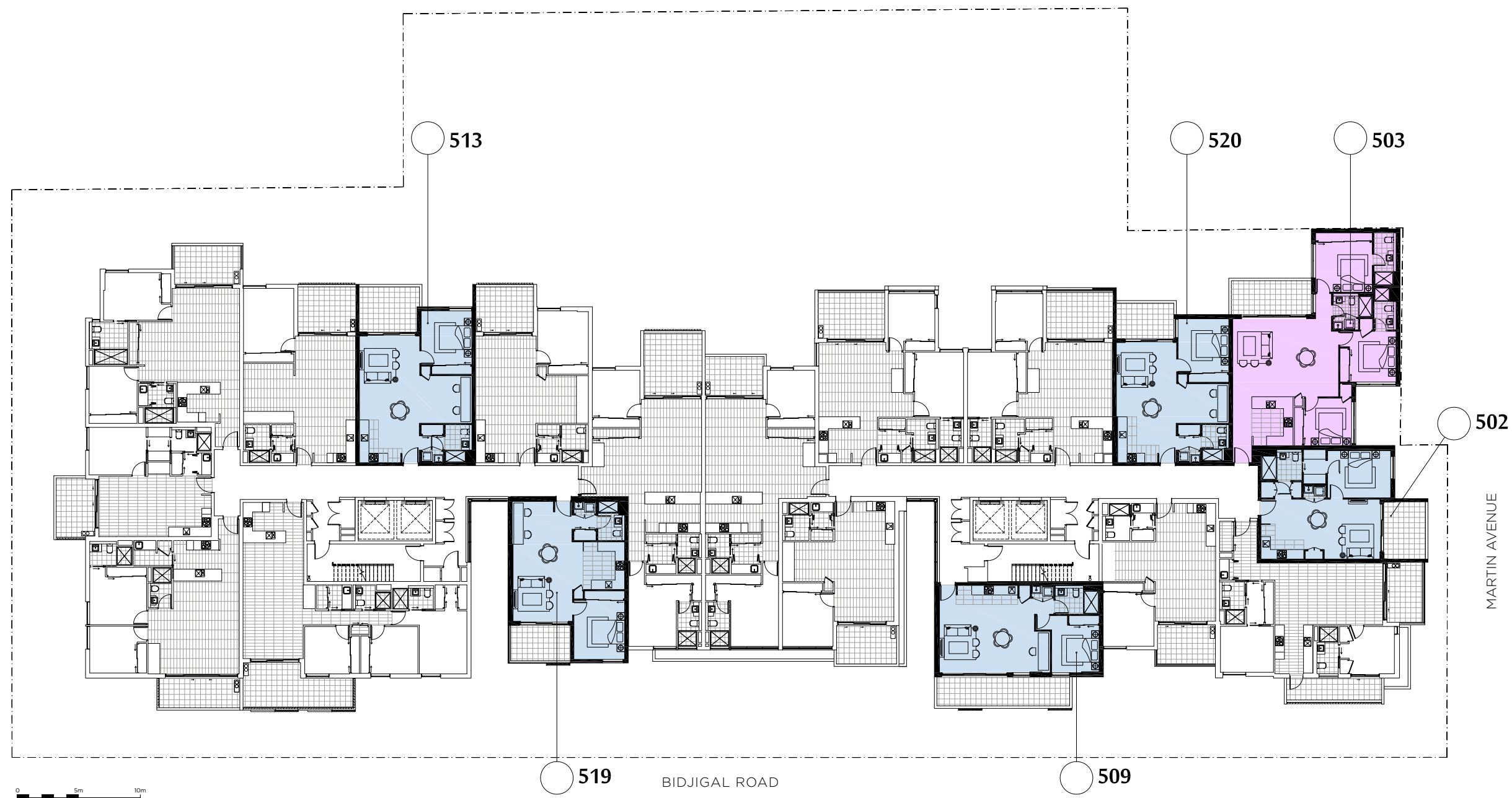
## LEVEL 5

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## PARK LANE

- ARNCLIFFE -



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# LEVEL 6

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

## PARK LANE - ARNCLIFFE -



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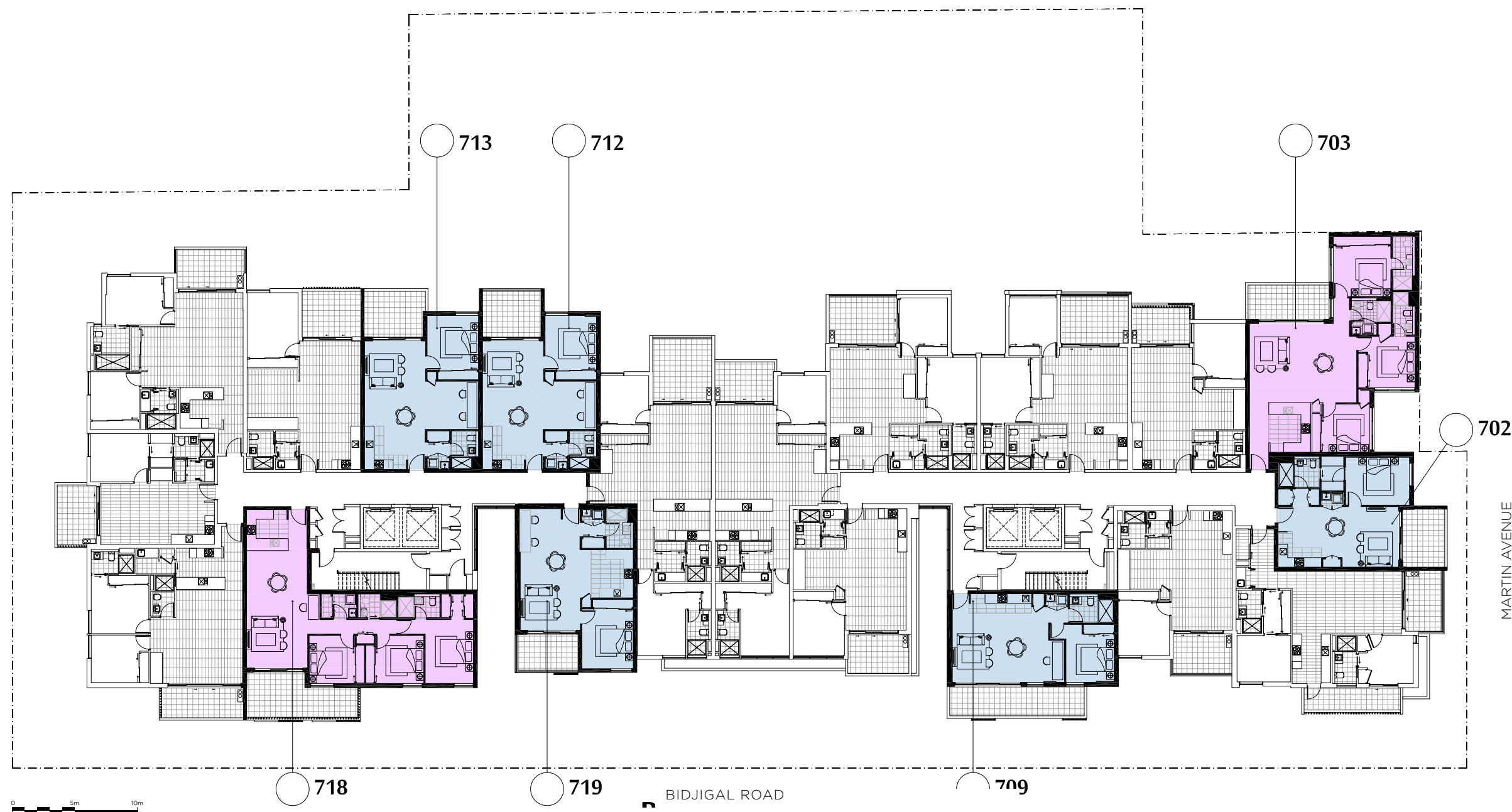
# LEVEL 7

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## PARK LANE

- ARNCLIFFE -



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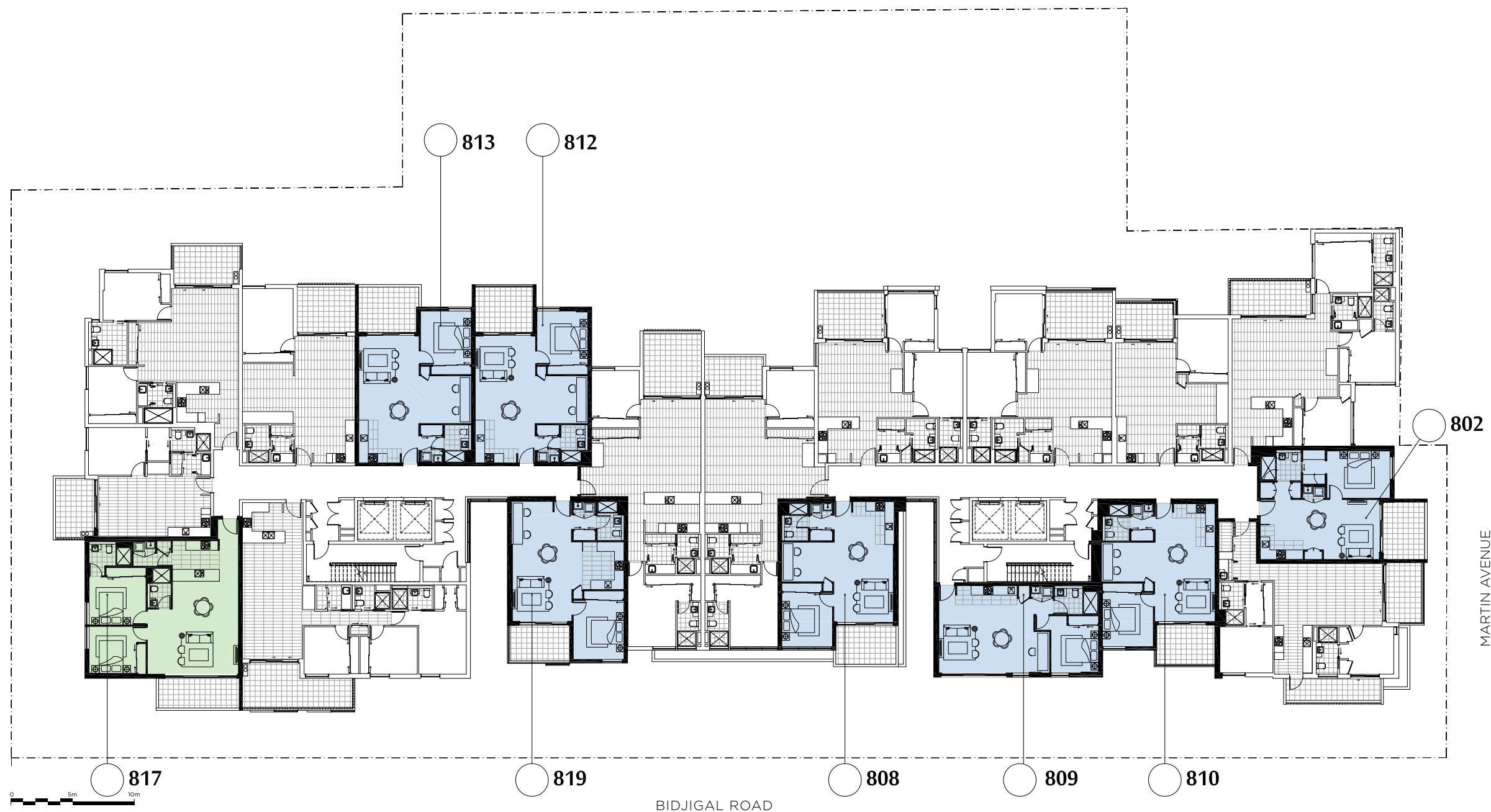
# LEVEL 8

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## PARK LANE

- ARNCLIFFE -



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# LEVEL 9

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## PARK LANE

- ARNCLIFFE -



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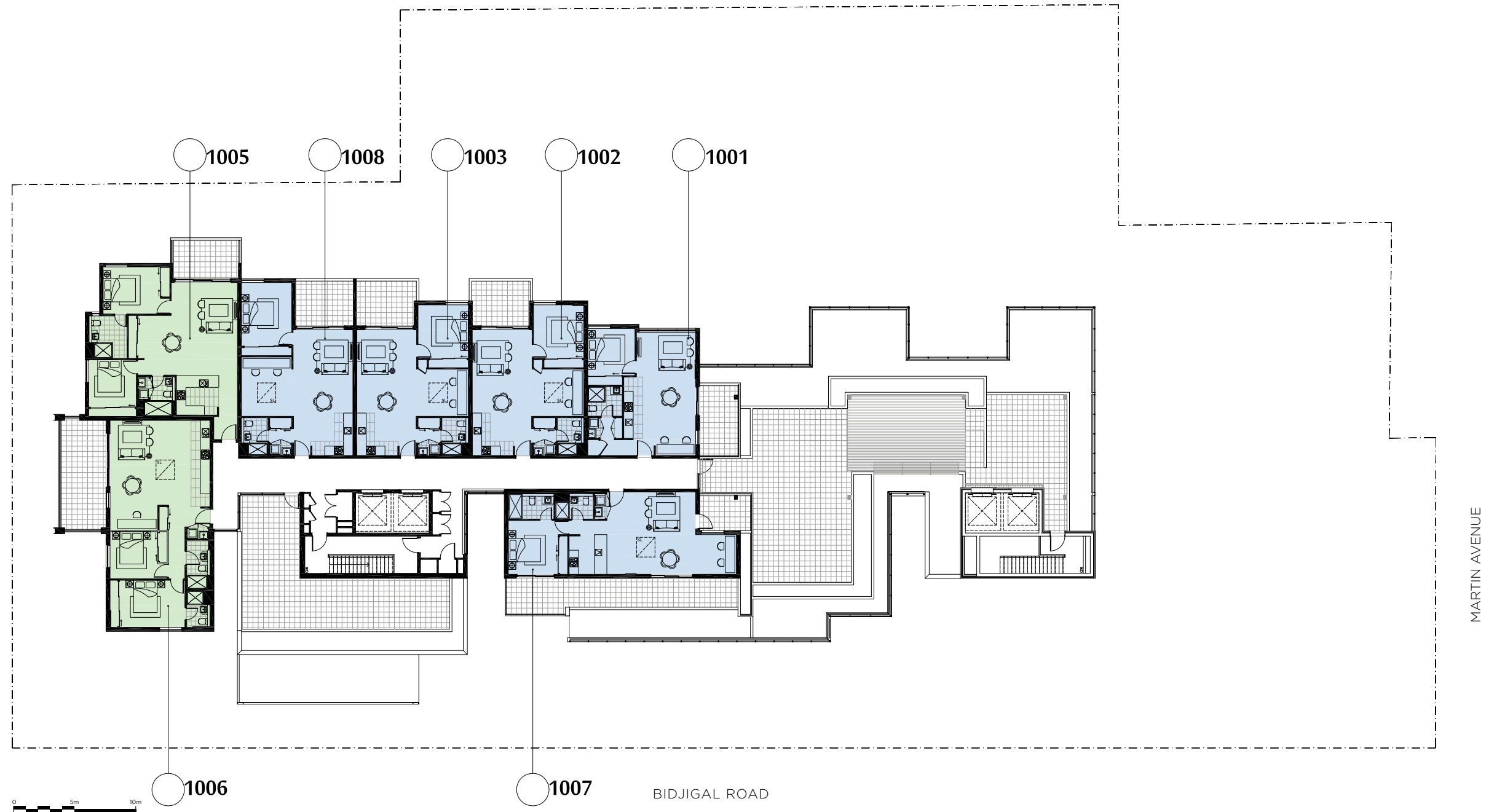
# LEVEL 10

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

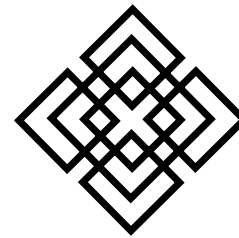


## PARK LANE

- ARNCLIFFE -



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PARK LANE

- ARNCLIFFE -





SECTION VI

# FIXTURES AND FINISHES

# FIXTURES AND FINISHES

Please refer to your contract for final specification as this list is subject to change.

## General

- NBN high speed phone and internet
- Instantaneous gas hot water individually metered to unit
- Linen/storage cupboard within unit
- Generally ceilings are to have shadowline. Balconies are to be square set
- Smoke detection system
- Powder-coated aluminum lockable windows and sliding doors
- Sliding door access to courtyard/balcony (as applicable)
- Fly screens to all external doors and windows (security screens for all ground units)
- Ground floor courtyards, where applicable, will be landscaped
- Security access to basement car park
- Car space located in the basement
- Lockable storage area in basement
- Architrave and skirting with paint finish

## Living/Dining

- Ducted air-conditiong
- Downlights
- Two double power points
- One phone, one broadband, one pay TV and one TV outlet
- Timber flooring to living and dining
- Built-in polyurethane desktop & overhead cupboards (if applicable)

## Kitchen

- Miele four burner gas cooktop in stainless steel finish
- Miele electric multi-function oven in stainless steel finish
- Miele stand alone dishwasher
- SMEG concealed rangehood – externally ducted
- Polyurethane cupboard doors
- Feature laminate breakfast bench front (where applicable)
- Composite stone benchtops
- Glass splashback
- Recessed downlights
- Four single powerpoints (fridge, dishwasher rangehood and microwave)
- Recess for microwave with powerpoint
- Stainless steel underbench sink with rounded edges
- Stainless steel mixer
- Tiled flooring
- Brushed aluminium finish laminate kickboards
- Wall mounted phone line
- Wall mounted intercom

## Multi-Purpose Room (if applicable)

- Built-in polyurethane desktop & overhead cupboards
- One double powerpointand one broadband point
- Recessed downlights
- Tiling

## Bedrooms

- Ducted air-conditioning to every bedroom
- Recessed downlights
- Three double powerpoints
- Carpet
- One phone, one broadband, one pay TV and one TV outlet
- Built-in-robe with mirrored sliding doors

## Bathrooms

- Porcelain semi-recessed basin
- Polished chrome hand shower rose on rail with soap holder
- Polished chrome shower rose
- Polished chrome basin mixer
- Porcelain toilet suite with chrome finish pushplates and concealed cistern
- Polished chrome finish accessories (hand towel rail, toilet paper holder, robe hook, shower shelf)
- Vanity units with feature laminate doors
- Composite stone benchtop
- Mirrored shaving cabinet
- Floor tiling and full height wall tiling
- Semi-frameless glass shower screen
- Two recessed downlights
- One double power point
- Mechanical ventilation

## Laundry

- Sink flick mixer tap
- Stainless steel laundry tub with laminated benchtop
- Overhead cupboard above laundry sink in laminate finish
- Wall-hung Fisher & Paykel dryer
- Wall tiling up to above basin height
- Tiled floor
- Washing machine tap set
- Mechanical ventilation
- One double power point

## Balcony/Courtyard/Terraces

- One wall or ceiling mounted external light fitting
- Floor tiling
- Balustrade to builders specification
- BBQ gas point
- One waterproof external power point
- One tap to ground floor and top floor apartments and terraces
- Air conditioning condenser unit located on balcony

## General notes:








Due to construction factors such as plumbing, stack work and ducted service requirements, the builder reserves the right to make minor changes/adjustments to the plans to ensure statutory compliance and completion of the project Specified inclusions and finishes are subject to availability and may be changed for an equivalent quality inclusion or finish.



KITCHEN

						
Miele 60cm Electric Oven with Clock	Miele 65cm 4 Burner Stainless Steel Gas Cooktop	Miele Dishwasher	Polished Chrome Mixer	Stainless Steel Single Undermount Bowl (single)	Stainless Steel Single Undermount Bowl (1.5 bowl)	Stainless Steel Single Undermount Bowl (double)

BATHROOM

					
Polished Chrome Basin Mixer	Porcelain Basin	Flush Plate Satin Chrome	Polished Chrome Shower Mixer	Toilet Roll Holder	
					Polished Chrome Shower on Rail
Porcelain Wall Faced Pan	Hand Towel Holder	Single Towel Rail (600mm)	Double Towel Tail (600mm)	Single Robe Hook	

DISCLAIMER  
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# ENJOY THE BEST OF BOTH WORLDS

PARK LANE IS YOUR URBAN OASIS WITH  
UNSURPASSED CONVENIENCE

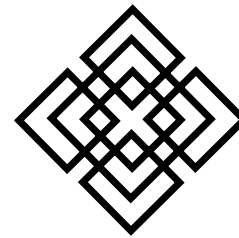
At Park Lane, you can enjoy a peaceful and leafy residential setting surrounded by an array of parks and reserves, sweeping city views for selected apartments on Level 7 and above, in an area rich in community spirit, whilst still having immediate access to all amenities and the very best that Sydney has to offer.

Combine two worlds. Discover that you can enjoy your own private haven whilst having the CBD in sight.









# PARK LANE

– ARNCLIFFE –

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