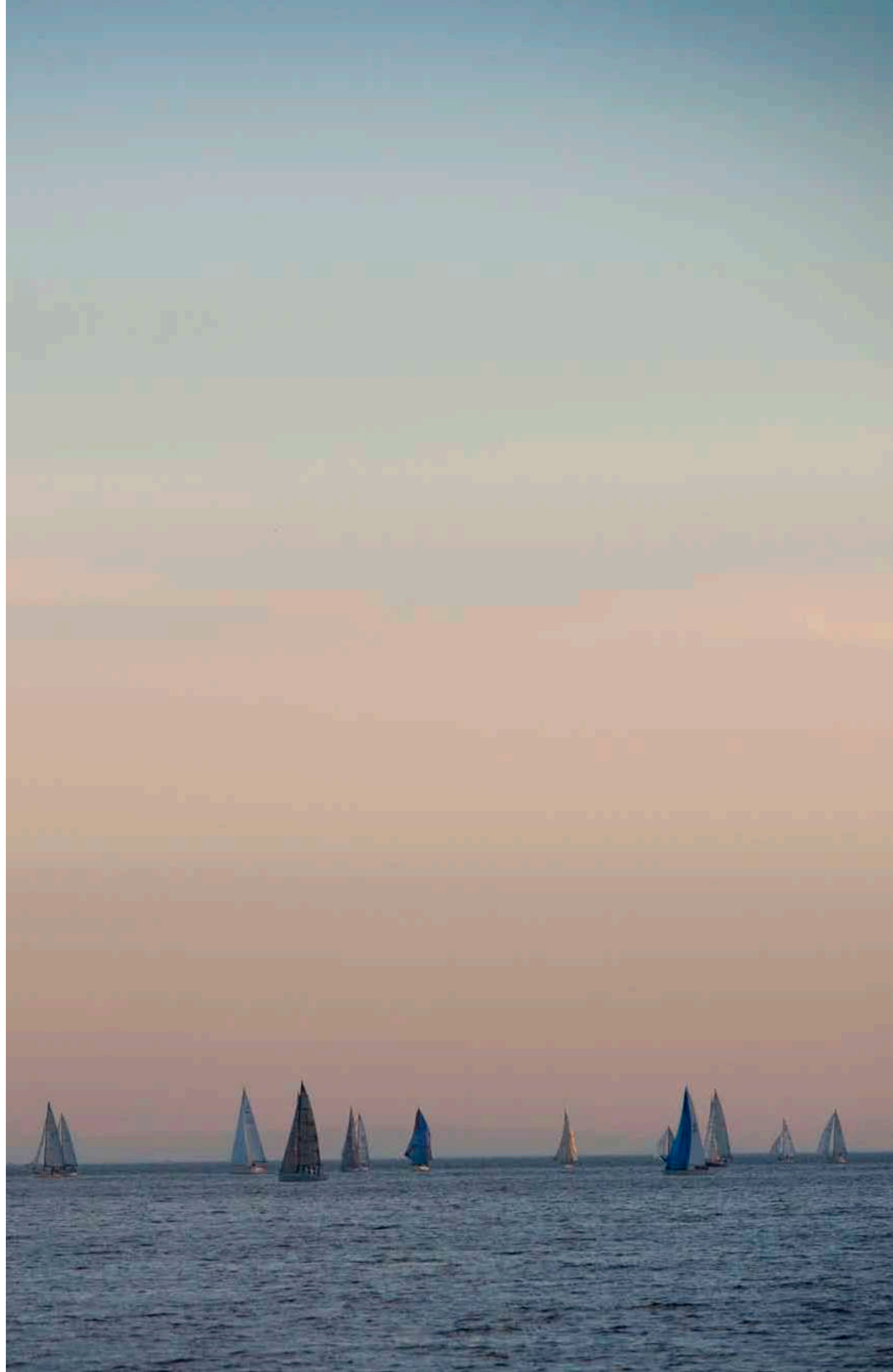


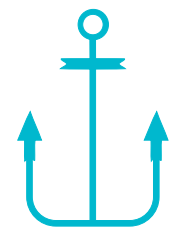


Nott Street

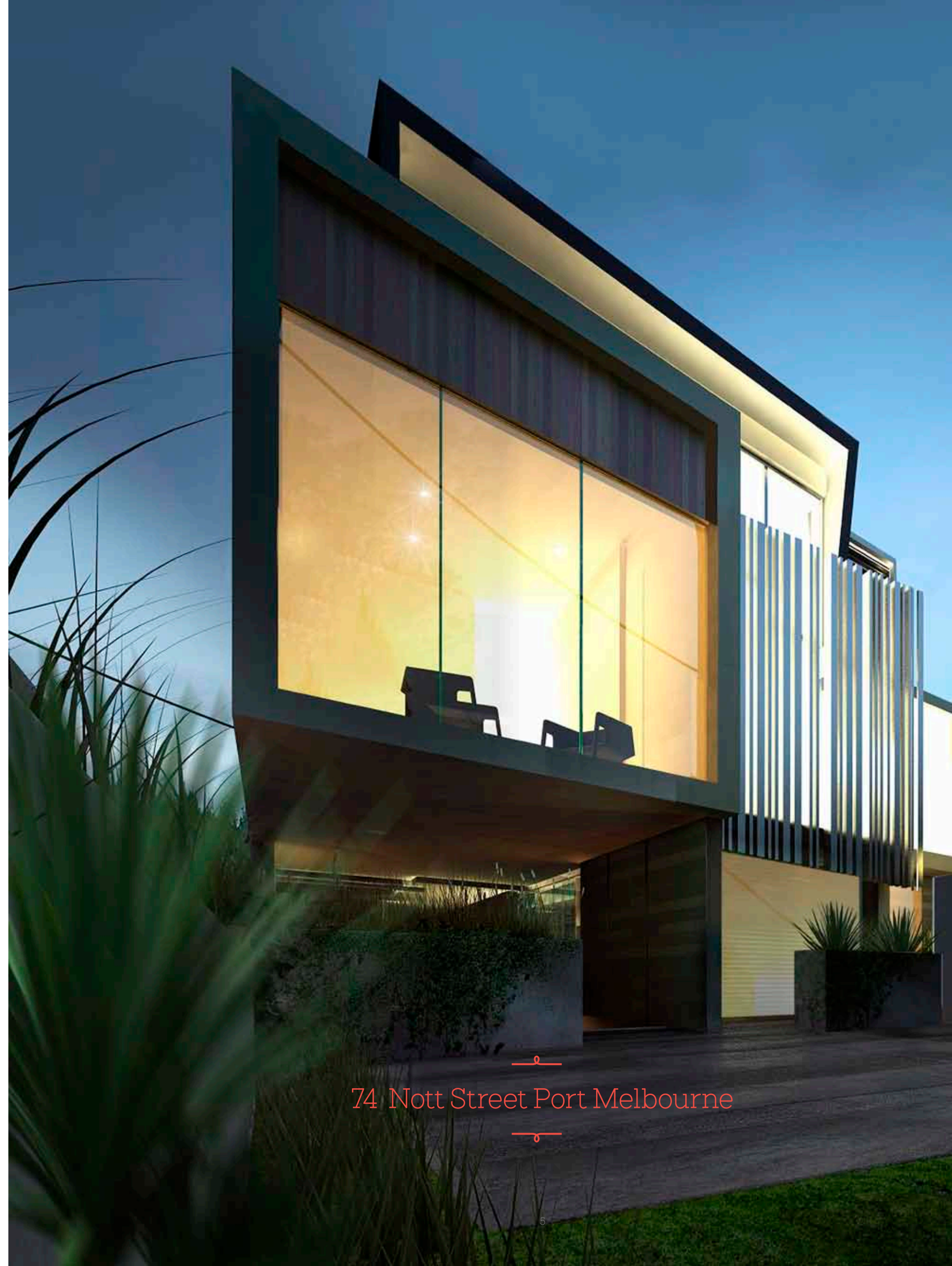
PORT MELBOURNE







Life at Nott



74 Nott Street Port Melbourne



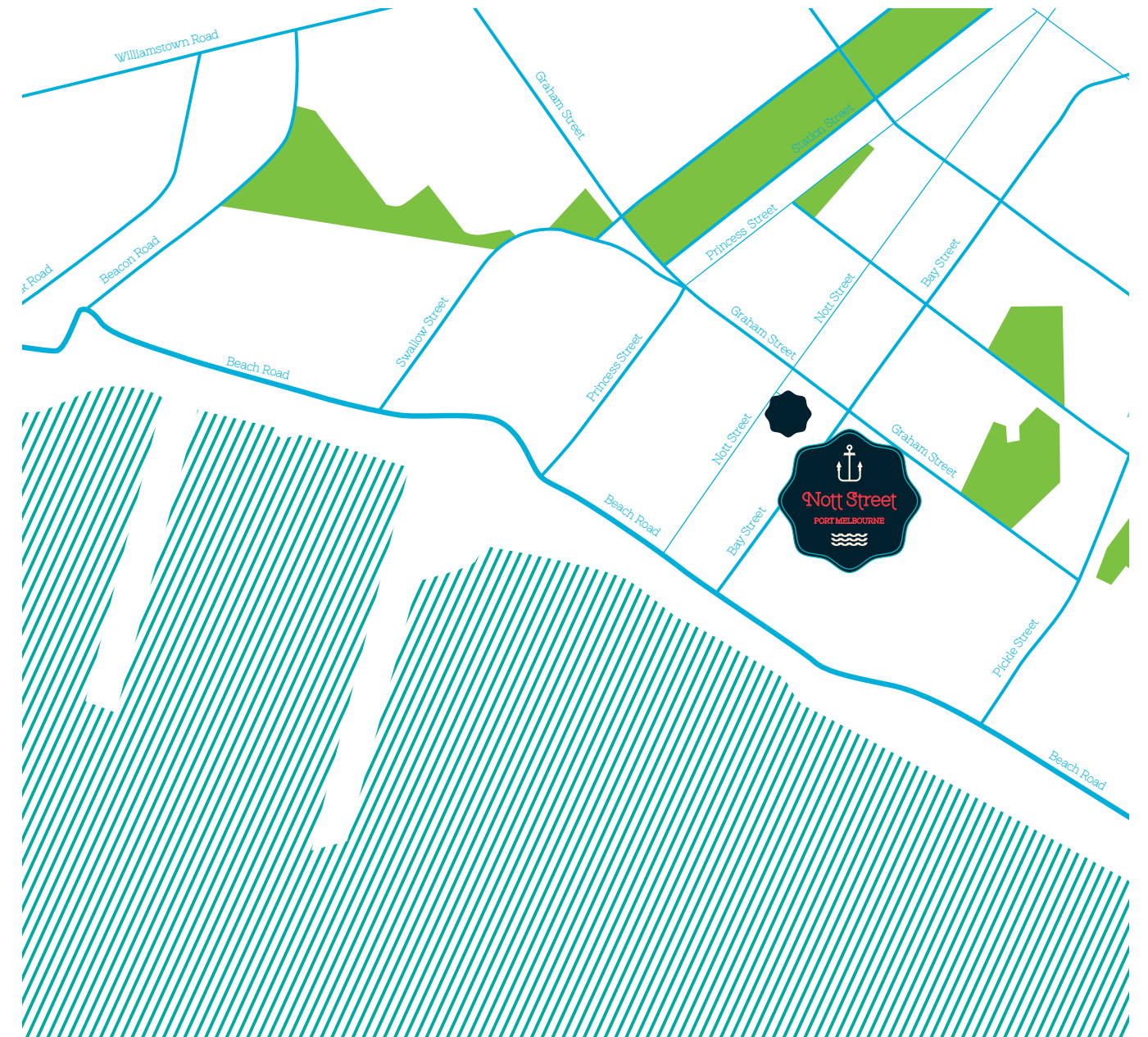
THE POINT

—
Townhouse 1
—

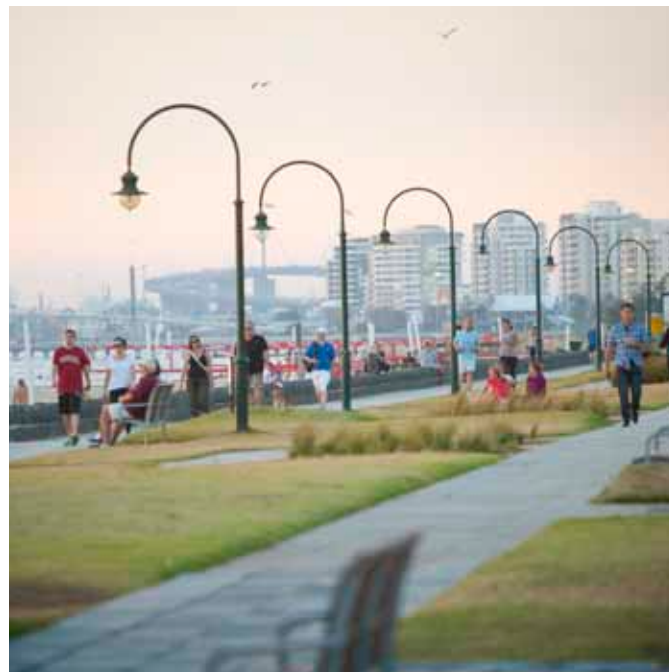




The Location



The Lifestyle





The Lifestyle





1

Townhouse



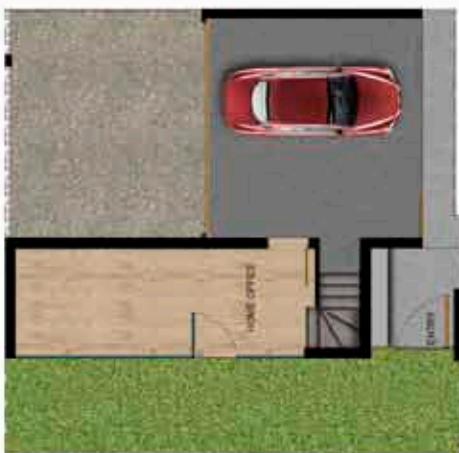
Rooftop Terrace



Second Floor



First Floor



Ground Floor

2

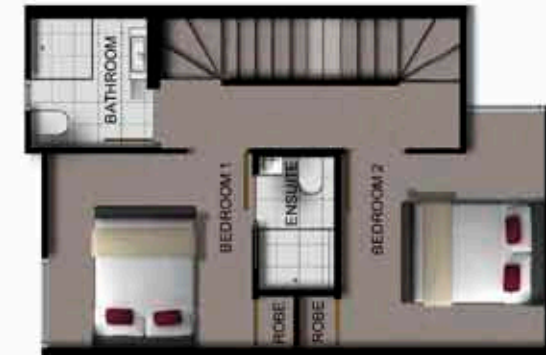
Townhouse



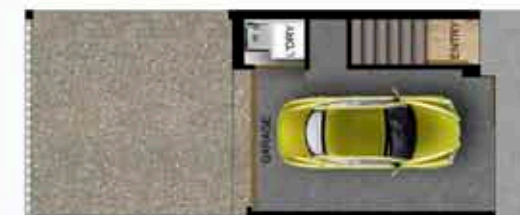
Rooftop Terrace



Second Floor



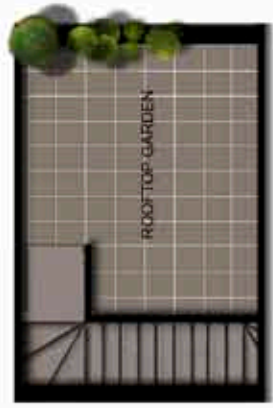
First Floor



Ground Floor

3

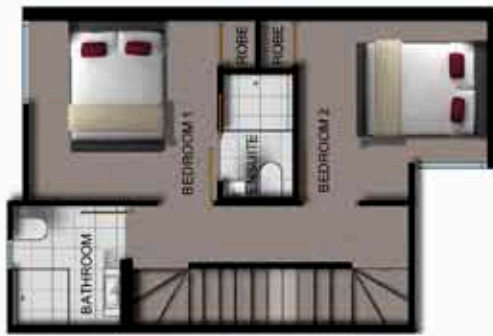
Townhouse



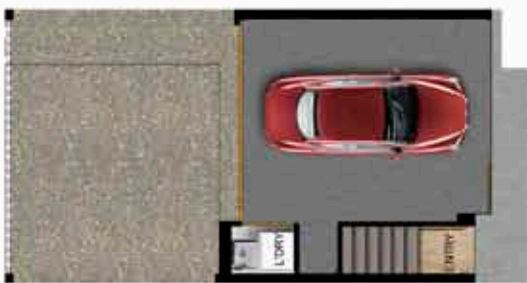
Rooftop Terrace



Second Floor



First Floor



Ground Floor

4

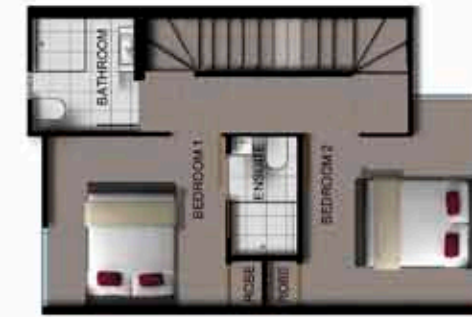
Townhouse



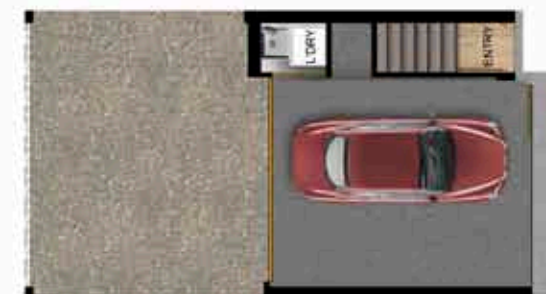
Rooftop Terrace



Second Floor



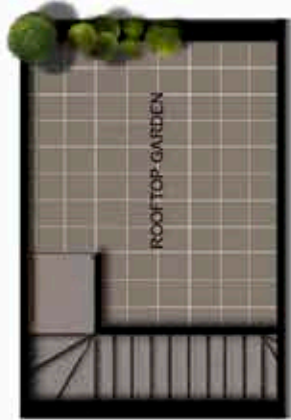
First Floor



Ground Floor

5

Townhouse



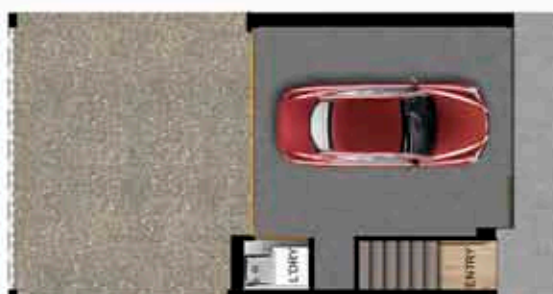
Rooftop Terrace



Second Floor



First Floor



Ground Floor

6

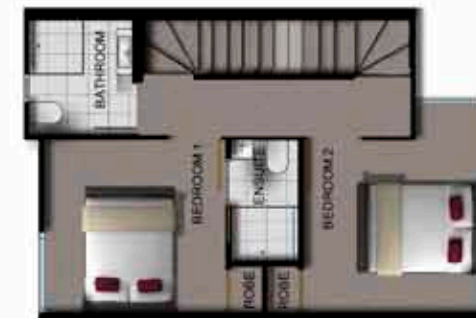
Townhouse



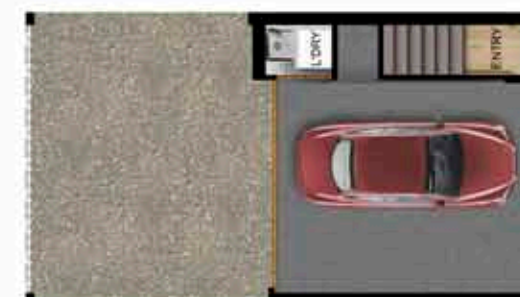
Rooftop Terrace



Second Floor



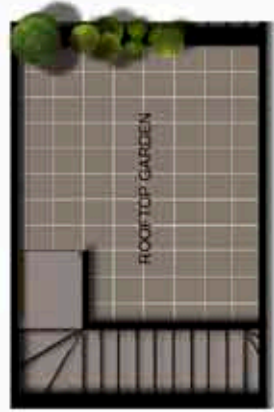
First Floor



Ground Floor

7

Townhouse



Rooftop Terrace



Second Floor



First Floor



Ground Floor

8

Townhouse



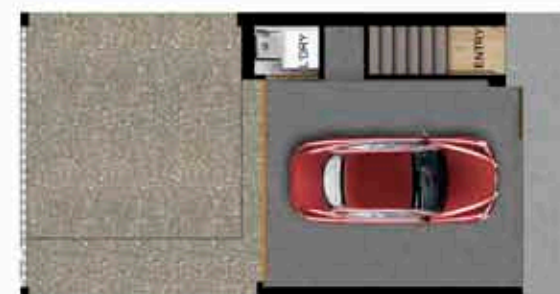
Rooftop Terrace



Second Floor



First Floor



Ground Floor

DISCLAIMER:

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SPECIFICATIONS

EXTERNAL FEATURES

BRICKWORK	Clay bricks (builders range)
MORTAR JOINTS	Natural colour rolled joints (color to be selected at builder's discretion)
LIGHT WEIGHT CLADDING	Alucobond (as per plans) Rendered Harditex Blue board to first floor as plans
ROOF COVER	Tiles: Concrete roof tiles (builders range) Metal: Colorbond corrugated sheet roof or Zincalume tray deck (product specific)
ROOF PLUMBING	Colorbond fascia, barge & guttering (quad design) Colorbond downpipes (rectangular design) Colorbond Rainheads (where required)
FRONT ENTRY	Feature entry door or as indicated on plan (builders range)
DOOR FURNITURE	Front Door: Trilock or similar (builders range) External Hinged Doors: Trilock or similar (builders range) Door Stop: Air cushion (builders range)
ENTRY FRAME	Front Entry: Timber (product specific - builders range) All External Hinged Door(s): Timber (product specific - builders range)
WINDOWS	Power coated aluminum awning/sliding windows including locks as indicated on plans
WINDOW COVERBOARDS	Acrylic powder coated finish to match windows (builders range)
INFILAS OVER WINDOWS (DOUBLE STOREY)	First Floor: As per lightweight cladding

FRAMING

WALLS	Single Storey: 90mm thick stabilised timber frame throughout Double Storey: 90mm thick stabilised timber frame throughout to both floors
ROOF	Stabilised timber roof trusses

INSULATION

CEILING	Batts to house as per energy rating report
EXTERNAL WALLS	Batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped and gaps around windows/door sealed as per energy rating report
PARTY WALLS	Acoustic glass wool insulation/sona batts to firewall shaftliner system

PLASTER

- 10mm plaster for walls
- 10mm Unispan to ceiling
- Steel battens to ceiling (where required)
- Square set or 75mm cove cornice (as per builder's selection)

PAINT WORK

- Dulux Wash and Wear interior/exterior paint as required
- Two coat application
- Paint color as per builders selection

INTERNAL FEATURES

CEILING HEIGHTS	As per working drawings
ROOM DOORS	Flush panel (builders range)
ROOM DOOR FURNITURE	Designer handles (builders range)
MOULDINGS	Skirtings: Half splay 67mm high PMDF (builders range) Architraves: Half splay 67mm wide PMDF (builders range)
BLINDS	Holland Blinds or similar installed to all windows (excluding frosted glazed windows - builders range)

HEATING/COOLING

- Reverse cycle split system (two split system per dwelling)

SUSTAINABLE ENERGY

SOLAR HOT WATER*	Gas mains pressure hot water unit with single solar collector OR
RAIN WATER	2000ltr slimline tank with pump fitted tank* (in accordance with energy rating)

* Sustainability will be assessed and installed at builders discretion based on the applicable spacing requirements.

APPLIANCES

COOK TOP (Miele)	Stainless Steel 600mm (Gas)
RANGEHOOD (Miele)	Stainless Steel 600mm slide out
OVEN (Miele)	Stainless Steel 600mm under bench
DISHWASHER (Miele)	Stainless Steel 600mm

CABINETRY

BASE CUPBOARDS	Fully lined modular cabinets
OVERHEAD CUPBOARDS	Finish as for base cupboards with painted infill panel over OR Vinyl infill to kitchen only (refer to working drawings)
DOORS/DRAWERS	Gloss vinyl (builders range)
BENCHTOPS	40mm Caesar Stone benchtops (builders range)
HANDLES	Stainless Steel (builders range)

KITCHEN

SINK	Stainless Steel (builders range)
TAP	Chrome flip mixer tapware (builders range)
DRAW	Easy clean cutlery tray fitted to drawer
REFRIGERATOR PROVISION	As indicated on plans (inc. single power point and capped cold water point)

BATHROOM/ENSUITE/POWDER ROOM/WC

MIRRORS	Frameless mirrors over vanity units
BASINS	White poly-marble with chrome waste (builders range)
BATH	White acrylic with chrome waste (builders range)
SHOWER BASES	White poly-marble with matching waste (builders range)
SHOWER SCREENS	Frameless with pivot door and clear laminate glass
TAPS & OUTLETS	Chrome tapware (builders range)

SHOWER OUTLET	Chrome finish (builders range)
TOILET SUITE	White toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap
ACCESSORIES	Chrome finish towel rails and toilet roll holders (builders range)

LAUNDRY

TROUGH & CABINET	Stainless Steel (single bowl) with bypass and white metal cabinet underneath OR Single Stainless Steel inset bowl with fully lined modular cabinet and 20mm Caesar Stone bench top
TAPWARE	Chrome tapware (builders range)
ELECTRICAL	Double power outlet to washing machine (builders range)

PLUMBING

- External taps (where required) to builders discretion

ELECTRICAL

POWER POINTS (INTERNAL)	Doubles throughout (single for dishwasher - builders range)
POWER POINTS (EXTERNAL)	Fitted where required (builders range)
INTERNAL LIGHT	Low Voltage downlights throughout entry, meals, family living, lounge and kitchen and batten holders to the remainder
EXTERNAL LIGHT	External lighting to exit points (builder range) and external sensor light above garage door (where applicable)
SWITCH PLATES	White wall mounted switches (builders range)
SMOKE DETECTOR	Hardwired with battery backup (builder range)
EXHAUST FANS	Ceiling exhaust fans to WC and laundry and IXL heating ceiling exhaust fans fitted to bathrooms
TV POINTS	Two points (minimum)

SPECIFICATIONS

TV ANTENNA	Supplied and fitted as per installers recommendations
TELEPHONE POINT	Two points (minimum) with wall plate
SAFETY SWITCH	RCD safety switch and circuit breakers to meter box

TILING

WALL TILES & BATH HOB	Builders range wall tiles (full ceiling height)
FLOOR TILES	Builders range floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per Australian Standards (where applicable)
SKIRTING TILES	100mm high builders range floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets (where applicable)
KITCHEN SPLASH BACKS	Featured glass to kitchen splash back

FLOOR COVERINGS

BEDROOMS	Quality carpets with underlay (builders range)
OTHER AREAS	Spotted Gum floor or timber floorboards to entry, kitchen, meals, living and hallways (where applicable)
STAIRCASE	Quality carpets to treads and rises (builders range - where applicable)
ROBES	Quality carpets (builders range)

STORAGE

SHELVING	White melamine shelving with hanging rail (where applicable) to robes, pantry/linen and broom cupboards built to builders discretion
ROBE DOORS	Sliding: Quick slide sliding doors to bedroom robes (builders range) OR Hinged: Flush panel hinged door(s) (builders range)
HANDLES	Builders range (where applicable)

STAIRS

- Hardwood Staircases / Pine Handrails

GARAGE/CARPORT

- Remote controlled garage doors
 - Corinthian weatherproof flush panel access doors to laundry exits
- OR
- Single car space car port (as per plans)

EXTERNAL PEDESTRAIN DOOR	Door Frame: Timber or metal frame (at builders discretion) Door: Weatherproof flush panel door (builders range) Door Furniture: Trilock (builders range)
INTERNAL ACCESS DOOR	Door Frame: Timber or MDF (builders range) Door: Flush panel (builders range) Door Furniture: Builders Range

LANDSCAPING

- Soft landscaping including small shrub style plants, chip bark or mulch on garden beds
- Pebble toppings and/or lilydale toppings
- Letterbox installed in accordance with style of dwelling (builders range) with house number included
- Timber paling fence dividing dwellings
- Clothesline (builders range)
- Concrete driveways, porch and path to front door
- Cross over and permits (where applicable)

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APPENDICES

Owners Corporation

to apply from 01/07/2013

OC Standard PS712918W 74 Nott St, Port Melbourne VIC 3207

General		Administrative Fund	Proposed budget
Revenue			
Levies Dup--Admin			7,900.00
Total revenue			7,900.00
Less expenses			
Admin--BC--Bank Charges		75.00	
Admin--DI--Disbursements		450.00	
Admin--Management Fees--Standard		1,300.00	
Insurance--Premiums		3,000.00	
Maint Bldg--CA--Caretaking		1,200.00	
Maint Bldg--Contingency		400.00	
Maint Bldg--GR--General Repairs		400.00	
Utility--Electricity		1,000.00	
Utility--Water & Sewerage		75.00	
Total expenses		7,900.00	
Surplus/Deficit		0.00	
Opening balance		0.00	
Closing balance		\$0.00	
Total units of entitlement		80	
Levy contribution per unit entitlement		\$98.75	

13/09/2013 4:54 Simon Chamaa Strais Plan Pty Ltd Page 1

to apply from 01/07/2013

OC Standard PS712918W 74 Nott St, Port Melbourne VIC 3207

General					
Quarterly levy instalments that would apply to each lot if proposed budgets are accepted by the general meeting:					
Lot	Unit	Lot Liability	Admin Fund	Sinking Fund	Total
1	1	10.00	246.90	0.00	246.90
2	2	10.00	246.90	0.00	246.90
3	3	10.00	246.90	0.00	246.90
4	4	10.00	246.90	0.00	246.90
5	5	10.00	246.90	0.00	246.90
6	6	10.00	246.90	0.00	246.90
7	7	10.00	246.90	0.00	246.90
8	8	10.00	246.90	0.00	246.90
		80.00	\$1,975.20	\$0.00	\$1,975.20

13/09/2013 4:54 Simon Chamaa Strais Plan Pty Ltd Page 2

Rental Appraisal

MARSHALL WHITE
Albert Park | Annalisa | Brighton | Hawthorn

14 August 2013

Mr Justin Holod
c/o - Marshall White

Dear Justin

RE: 74 NOTT STREET PORT MELBOURNE

As requested we write to provide you with a rental appraisal on the above-mentioned property.

After comparing this property with recently leased and available properties we believe that the following rentals could be achieved at the current time based on the property plans provided to us.

Unit 1: vicinity of \$850 - \$900 per week
Units 2 to 7: vicinity of \$700 per week
Unit 8: vicinity of \$775 per week

Please do not hesitate to contact me should you have any queries in relation to this information.

Yours faithfully
Marshall White Et Co Pty Ltd


Annalisa France
Property Manager

Direct: 9832 4766
Email: Annalisa.france@marshallwhite.com.au

DISCLAIMER

- This assessment is an opinion only of the rental value(s) of the mentioned property.
- The assessment of the rental value is merely an indication of market value, whereas real market value can only be determined by the amount that a willing tenant is actually prepared to pay for leasing the property.
- The accuracy of the information obtained from a third party and is used in the preparation of the appraisal of value cannot be guaranteed.
- The assessment is prepared solely for the information of the aforementioned and no responsibility is accepted should the assessment or any part thereof be incorrect or incomplete in any way.
- No party should alter their financial position or incur any financial obligation on the basis of this assessment.

139 Barkers Street Albert Park VIC 3206 | 1111 High Street Annalisa VIC 3143 | 813 New Street Brighton VIC 3186 | 380 Auburn Road Hawthorn VIC 3122
Ph: (08) 24 4887 | Fm: (08) 26 306 344 343 | ACN: 121 126 151
1822 2023 | marshallwhite.com.au

CAYZER

16th August 2013

Mr R Senol
74 Nott Street
Port Melbourne Vic 3207

Dear Rustu

**RE: RENTAL MARKET APPRAISAL
PTY: 74 NOTT STREET, PORT MELBOURNE**


Further to our recent discussions and examination of the floor plans provided, it would be our opinion that the townhouses would rent in the following ranges below:

Townhouse 1	In the vicinity of \$900.00 per week (in the vicinity of nine hundred dollars per week)
Townhouse 2	In the vicinity of \$800.00 per week (in the vicinity of eight hundred dollars per week)
Townhouse 3	In the vicinity of \$800.00 per week (in the vicinity of eight hundred dollars per week)
Townhouse 4	In the vicinity of \$800.00 per week (in the vicinity of eight hundred dollars per week)
Townhouse 5	In the vicinity of \$800.00 per week (in the vicinity of eight hundred dollars per week)
Townhouse 6	In the vicinity of \$800.00 per week (in the vicinity of eight hundred dollars per week)
Townhouse 7	In the vicinity of \$800.00 per week (in the vicinity of eight hundred dollars per week)
Townhouse 8	In the vicinity of \$900.00 per week (in the vicinity of nine hundred dollars per week)

Neither the whole or any part of this report, or any reference thereto may be included in any document, circular or statement without our written approval of the form and content in which it will appear. Finally, and in accordance with our standard practice, we must state that this report is for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents and no liability for damage howsoever caused arising out of the use by any third party.

Trusting that this information is in the form that you require.

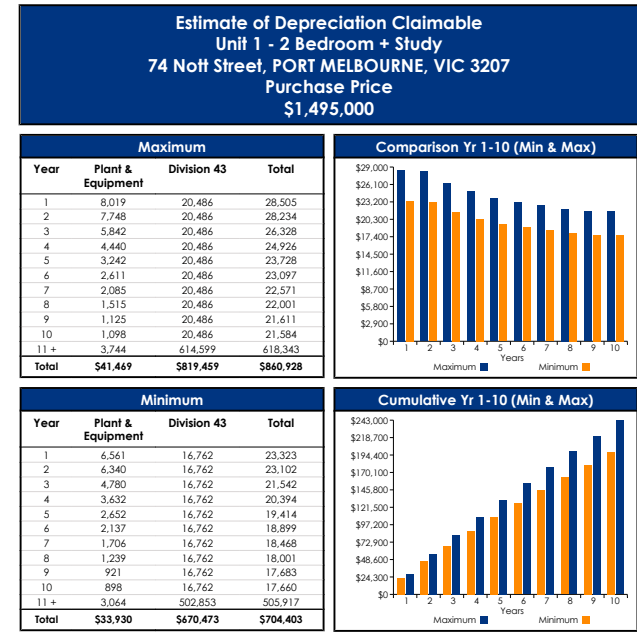
Yours sincerely


MICHAEL SZULC
DIRECTOR C.E.A (REIV)
CAYZER REAL ESTATE PTY LTD

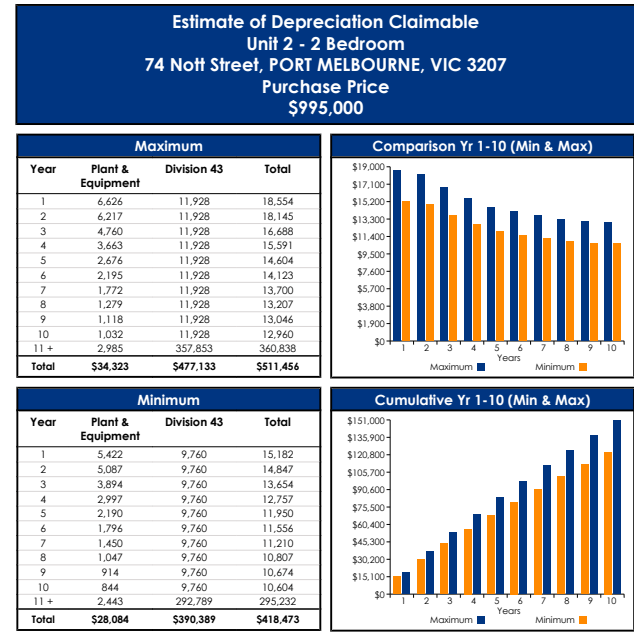
Cayzer Real Estate Pty Ltd (REIV) A.B.N. 67 009 183 295
310 Bay Street, Port Melbourne Telephone 0645 0812 Fax 0645 2646
330 Montague Street, Albert Park Telephone 9699 5999 Fax 9696 7997
www.cayzer.com.au

Depreciation Schedules

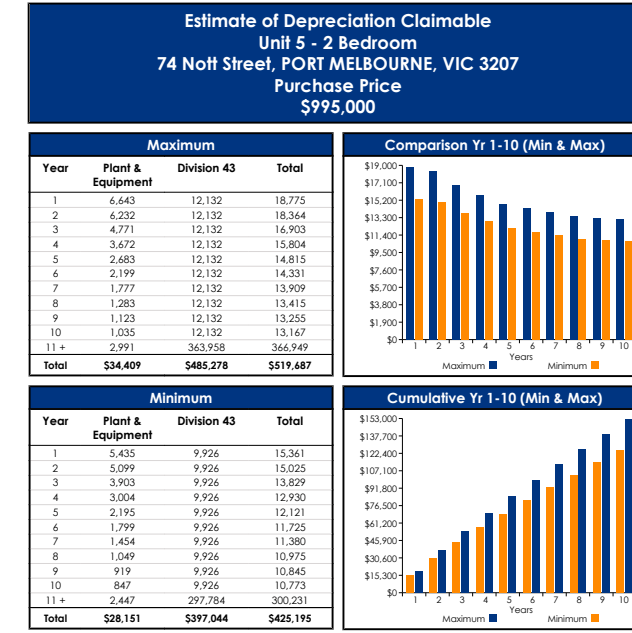
Estimate of Depreciation Claimable Unit 1 – 2 Bedroom + Study



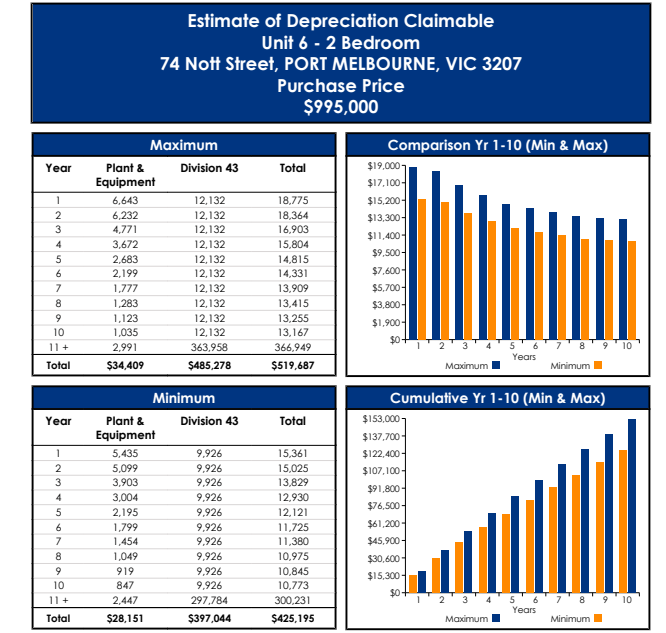
Estimate of Depreciation Claimable Unit 2 – 2 Bedroom



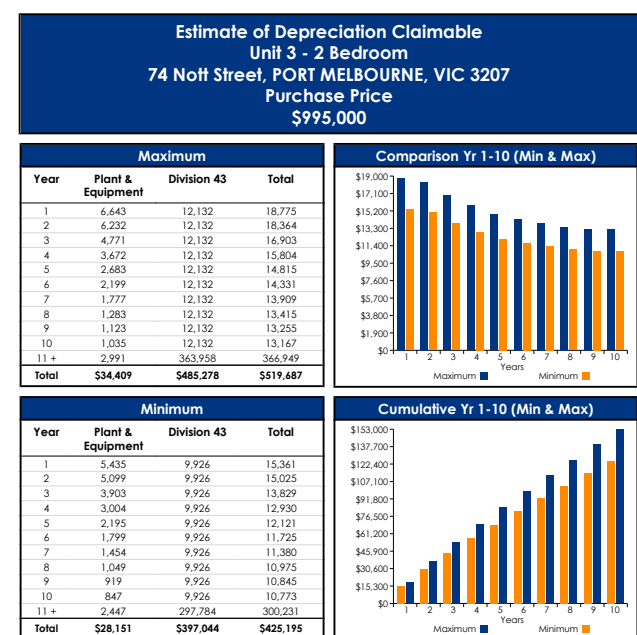
Estimate of Depreciation Claimable Unit 5 – 2 Bedroom



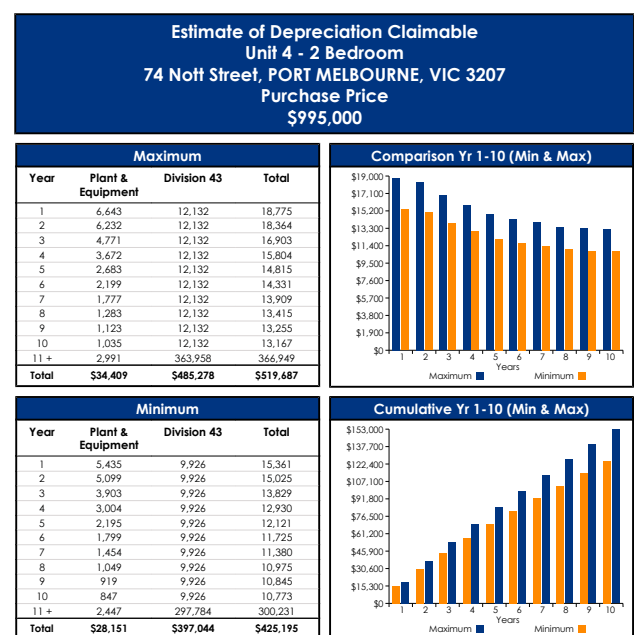
Estimate of Depreciation Claimable Unit 6 – 2 Bedroom



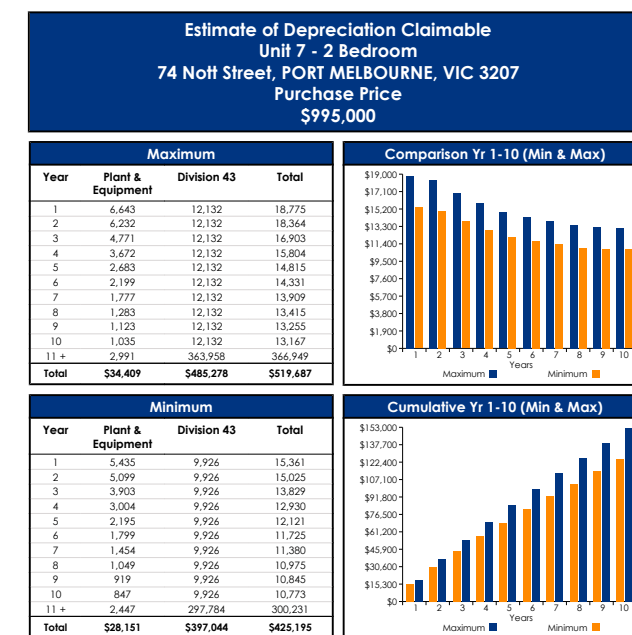
Estimate of Depreciation Claimable Unit 3 – 2 Bedroom



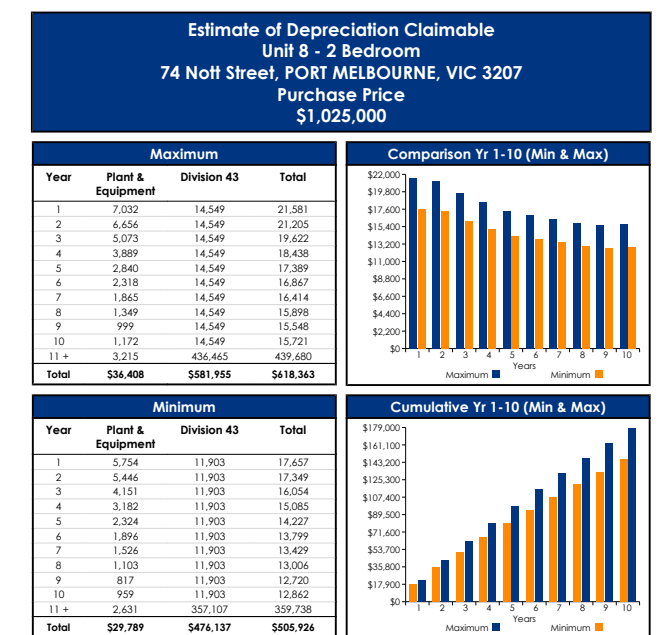
Estimate of Depreciation Claimable Unit 4 – 2 Bedroom



Estimate of Depreciation Claimable Unit 7 – 2 Bedroom



Estimate of Depreciation Claimable Unit 8 – 2 Bedroom



THE DEVELOPER

Senol Group is a property development company specialising in apartment & town house projects.

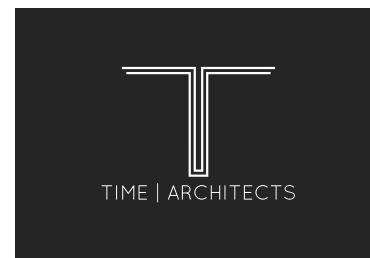
For more than 18 years Senol Groups remarkable journey has traversed an ever soaring arc, from the construction of a single dwelling in 1990, to the completion of todays \$30 million portfolio.

The logo for Senol Group, featuring the word "Senol" in a bold, green, sans-serif font, followed by "Group" in a thin, black, sans-serif font.

THE ARCHITECT

Time Architects are comitted to producing innovative and cutting edge architecture through design excellence.

The team accepts the challenges associated with making projects a reality, by working designs through a process of rethinking and collaboration.



THE BUILDER

For over a decade, Decor Property Group has been delivering projects of the highest quality to the marketplace. From inception as a producer of luxury homes, the company has grown to become a boutique builder.

The logo for Decor Property Group, featuring the word "décor" in a bold, black, sans-serif font with an accent over the 'e', and "propertygroup" in a smaller, blue, sans-serif font below it.



Another project by the

SenolGroup

senolgroup.com.au