

Glenwood Heights

LOT 10



Aspen Turn-Key Package \$609,500

Includes \$35,750 Strata Costs (Council Headworks \$30,250 and Strata Titling/Body Corp \$5,500)

Land Size: 732m² Land Price: \$199,500
Build Cost: \$410,000

- HIA fixed price contract
- All site costs
- Split System air conditioning unit
- All floor coverings
- Security screens to two nominated external doors
- Fly screens on all windows and sliding glass doors
- Mirror sliding doors to all bedroom robes
- Fisher & Paykel stainless steel fan-forced oven
- Fisher & Paykel stainless steel range hood
- Fisher & Paykel stainless steel dishwasher
- Fisher & Paykel ceramic cooktop
- Modern basin and vanities in bathrooms
- Modern roller blinds to windows and glass sliding doors
- Landscaping
- Fencing
- Clothesline
- Letterbox
- Plus much more.....

Disclaimer: Photographs & illustrations are intended to be a visual aid only. The builder gives no warranty and makes no representation to the accuracy or sufficiency of any description, illustrations, photographs or statements contained in this brochure and accepts no liability for any loss suffered by any person who relies wholly or partly upon the information presented.

All information is subject to change without notice.





Information Memorandum



InvestorGroup
1300 67 27 28

QNV Constructions

Building Australian Futures Today

QNV # 47 Most Active Builder In Australia

QNV Constructions ranked in the Top 100 Most Active Builders in Australia at Number 47.

Dedicated Client Liaison Officer

A dedicated Client Liaison Officer will keep you informed and guide you through the building progress.

QNV Constructions has been building turnkey homes for the owner occupier and the astute investor for nearly a decade and we are extremely pleased that you have chosen to invest in a QNV home.

QNV Constructions head office is located in Helensvale, Queensland and is backed by the parent company, Mayfair Limited. It's led by an executive team with extensive capability across a range of disciplines, providing breadth and depth of experience across the entire lifecycle of property ownership, management and development.

QNV Constructions doesn't just build houses, we build homes that will enhance potential returns for not only investors but also owner occupiers. Our extensive range of homes are designed for everyone whether they are young singles or couples, growing families or empty nesters. With properties located in most States of Australia we can offer all types of homes.

At QNV we offer you a personal and transparent approach with market and research analysis, construction updates, valuation education, property management referral system, contract administration and management.

Take your pick from our range of stunning home designs and cutting edge floor plans and start creating a home or investment that's perfect for you.



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FLOOR PLAN



DIMENSIONS:

Area Calculations

House 1 & 2 Areas

Description	area (m2)
Garage:	21.43
Porch:	1.29
House:	113.06
Alfresco:	12.84
Total per unit:	148.62 m²

House Dimensions

Description:	Measurement:
House Length:	20.325m
House Width:	18.540m

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Specifications

Special Features

- Metal Colorbond® sheet roofing (refer to contract)
- Reconstituted stone to kitchen benchtops
- 2 x Split system air conditioning units
- Hebel external cladding system fully rendered and painted finish
- Security screens to two nominated external doors
- 3 coat paint system to all internal walls
- Fisher & Paykel stainless steel fan forced oven
- Fisher & Paykel ceramic cooktop
- Fisher & Paykel stainless steel rangehood
- Fisher & Paykel stainless steel dishwasher



Standard Specifications



Kitchens



Kitchens are spacious and functional with an abundance of space and storage

Fisher & Paykel appliances turn cooking from a routine into a ritual, a meal into a creation, a chore into a pleasure

- Designer quality fixtures and fittings
- Stone bench tops
- Stainless steel sink
- Chrome tapware
- Overhead and underbench cupboards Chrome handles
- Tiled floor
- Feature wall splash back

Bedrooms



Bedroom spaces are big enough for you to create the things that dreams are made of and are finished with

- Mirrored robes
- Roller blinds
- Fly screen
- Designer carpet
- Plenty of storage



Bathrooms



Bathrooms and ensuites are designed with space, light, detail and include

- Vitreous china toilet suites
- Dual flush toilet suites
- Beautiful bath to suit bathroom design
- Combination heat lamp/light with fan
- Framed clear glass pivot shower screen
- Vanity mirror
- Designer cabinets
- Functional basin
- Designer floor and wall tiles
- Feature wall tiles in shower
- Designer chrome handles
- Chrome tapware
- Chrome towel rails
- Chrome toilet roll holders



Standard Specifications

Turn-Key

Standard Site Works	Joinery & Finishes
Survey, soil test and site inspections	Cove cornice throughout
Building permit application fees	Carpet to non tiled areas
Earthworks including leveling of building platform	Ceramic floor tiles to main floor areas and wet area
External sewer drainage and connection to existing junction, stormwater drainage of roof water to street or easement in block	Skirting and architrave painted with full gloss quality paints
Water service connection	Mirror sliding doors to all bedroom robes
Provide conduit and cabling for underground connection of single phase electricity to meter box, including mains connection fee and metering	Flush panel internal doors painted with full gloss quality paints
Provide temporary fencing during construction (as required by council regulations)	Chrome/satin/stainless steel/satin chrome/ brushed aluminum/polished chrome internal door handles
External works	Melamine sliding doors to linen
Connections to power, water, sewer and roof storm water	Walk in robe or built in robes to bedroom one, robe to other bedrooms
Site is cleared of builder's waste materials	3 coat paint system to all internal walls
Exposed concrete driveway and pathway to porch	
Exposed concrete to porch, alfresco and rear patio areas	Electrical
Front and rear landscaping & gardens	Double power points throughout
Two external taps and power points	2 x TV and 2 x telephone points
Timber paling fencing or Colorbond® (as per subdivision covenants)	Earth leakage electrical safety switch to lights and power points
Designer letterbox with house number	Smoke detectors as required by authorities
Powder coated fold down clothesline	Combination heat lamp/light/exhaust fans to bathroom and ensuite
Water tank and pump (as required for building approvals)	Ducted air conditioning unit
Outdoor undercover entertaining area including weatherproof	Oyster light fittings to all internal light points, up down light fittings to front of house, downlight to porch, floodlight to rear garage door/external laundry



Standard Specifications

Turn-Key

Fixtures & Features	Kitchen Bathrooms and Laundry
Feature front door	Stone kitchen bench tops
Sectional garage door with remote	Stainless steel kitchen sink
Minimum 6 star energy rating	Fisher & Paykel stainless steel fan forced oven
Wall and ceiling insulation provided as per the 6 star energy report	Fisher & Paykel stainless steel rangehood
Energy efficient gas continuous flow hot water system unless covenant states otherwise	Fisher & Paykel ceramic cooktop
3 coat paint system to all internal walls	Fisher & Paykel stainless steel fan forced oven
Interior and exterior professionally prepared colour schemes	Fisher & Paykel stainless steel dishwasher (dishwasher including single power point and cold water point)
Extended maintenance warranty period	Vitreous china toilet suites
Blinds to windows and sliding glass doors (excludes front entry side lights if applicable)	Dual flush toilet suites
Fly screen to all windows and glass sliding doors	Acrylic bathtub (to suit design)
Security screen to 2 x external doors	Framed clear safety glass 'pivot' shower screen
Termite treatment system to the perimeter of the concrete slab and all penetrations	Chrome toilet roll holders to all bathrooms
Engineer designed slab up to "M" class depending on site conditions	Chrome towel rails
Wind velocity classification to design frames and trusses as per AS1684	Chrome tapware to bathroom
90mm pine wall frames	Chrome tapware to ensuite
Engineer designed roof trusses (roof pitch as per drawings)	Chrome tapware to laundry
Metal Colorbond® sheet roofing (ref drawings)	Chrome fixed shower rose to showers
Roof pitch of minimum 26 degrees	
Powder coated aluminum windows	
Metal Colorbond® fascia and slotted guttering	
Low maintenance downpipes	
Hebel rendered and painted high performance external cladding system	

Property Criteria

Glenwood Heights Toowoomba

Area Overview	Toowoomba, nicknamed 'The Garden City' is located 127km west of Brisbane on the Great Dividing Range
Capital Growth	4.8% per annum (previous 10 years)
Rental Return	• 5.7% per annum
Population Growth	• 161,970 4.5% average pa (2106 - 2036)
Vacancy Rates	2.8%
Infrastructure	There are a number of major developments currently in construction and planning, set to put Toowoomba on the map as a freight and logistic hub
Property Supply	Property supply is carefully monitored to ensure that an oversupply isn't created. This is done by the staggered release of lots, running parallel to infrastructure being build and population growth
Education	Toowoomba is a major education centre
Stamp Duty	Refer to QLD State Government
Rates	Approximately \$3,500
Valuation	Independent property valuations undertaken on properties to ensure due diligence
Land Registration	It is anticipated that the land should be registered July 2015
Land Payment	\$1,000 holding deposit balance of 10% on finance approval
Build Payment	5% at first invoice or refer to contract



Why Invest In South East Qld

Queensland is one of the fastest growing regions in Australia

Average Population

Investment in Queensland property will be a primary driver of growth and is set to go off the scale. House prices are set to rise 20 percent in the next three years. Hang on to your hats, it will be a wild ride.

Growth

Slowly, the rest of the country is waking up to what BIG Property Investment and it's fellow investors have known for years - that the best property markets for investors are not in the big population centres of Melbourne and Sydney, but in regional locations blessed with multiple economic activities. And right now, juiciest of those regional centres is the Queensland city of Toowoomba.

Queensland is projected to replace Victoria in 2050

As the second most populous State, with Queensland's share of Australia's population increasing from 20% to 25% over the next 50 years.

(Source: ABS)

Both the Queensland and Australian Government constantly reinvest in the infrastructure required for an expanding population and a growing economy.



Queensland Government's \$66 billion South East Queensland Infrastructure Plan includes over 230 infrastructure developments or upgrade projects to be completed over the next two decades.

\$28 billion will be spent on road and public transport projects.

\$5 billion in social and community infrastructure.

\$4 billion on energy networks.

\$5 billion has also been allocated to water infrastructure projects.

The burgeoning population is far outstripping housing availability, and will continue to do so for many years to come, according to government and industry sources, who say there is a current shortfall of 20,000 houses in the State.

The highly respected Matusik Property Insights report says Queensland is running at a 46% housing shortage. It also predicts rents to rise by 17% in the next 18 months. Rental vacancy rates are below 1.7%.



Toowoomba's Time

Toowoomba is finally coming of age

There is no better time to live, work and invest in Toowoomba.

Toowoomba has been ranked Queensland's most "family friendly" city (and Australia's fourth)

Despite boasting over 240 public parks and gardens, Toowoomba has far more than its world-renowned "Garden City" image to fall back on.

The city offers the very best in educational options (from early childcare to university level), as well as shopping, dining and health facilities to rival any metro destination.

Unemployment rate sits well below the national average, and with the continued success of the mining and gas sectors, coupled with a strong, steady economy based on long established retail and industrial businesses, our future has never looked brighter

A Place for Family and Opportunity

The city is proving to be a ripe playing ground not only for a number of local businesses and companies setting up base in the region, but also their families too.

Research estimates there is \$10-\$11 billion worth of developments taking place in Toowoomba. This figure includes completed infrastructure, developments currently underway and also those in planning.

This staggering figure is not surprising considering the big-ticket projects going ahead in the city, including the recently completed Brisbane West Wellcamp Airport, QIC's \$460 million redevelopment of Grand Central and Gardentown shopping centres, and the highly anticipated \$1.7 billion Toowoomba Second Range Crossing.

Toowoomba is a jobs capital, has very strong employment levels, massive imminent job creation and some of the nation's most significant infrastructure upgrades, making the city an undeniable economic growth zone for decades to come.

There is no doubting that the city is on the cusp of a major growth spurt with an enormous set of opportunities to come its way. With much-needed infrastructure being constructed or in planning, a booming economy and continuing job growth, Toowoomba is ready to lead the way in Australia with growth, diversity and opportunity.

Toowoomba is finally coming of age and we are going to see some major growth within the next few years. No other regional city, nor capital city for that matter, will be able to boast the amount of infrastructure development occurring.



Why Toowoomba?

Described as the leading regional economy in Queensland. Toowoomba is the second largest inland city in Australia with a population of over 140,000, and benefits from a solid, diverse local economy. The second range crossing now under construction will open the area still further boosting growth and local prosperity. Toowoomba has recently been ranked the “jobs capital of Australia” with the country’s lowest unemployment at 1.9% (source Suncorp Bank). Toowoomba’s economy is strong, stable and destined for rapid expansion.



Booming Toowoomba

- Wellcamp Airport and Business Park
- 2nd range crossing creating 1,800 jobs worth \$1.6bn over 3 years
- Agriculture
- Manufacturing
- Tourism
- The Australian Defence Force
- Grand Central shopping centre \$490m redevelopment
- Australia's Highest Employment
- Emerging property hot spot



Two leading independent property analysts, Terry Ryder and Michael Matusik, have identified Toowoomba as a HOT SPOT property investment location. Terry Ryder has named Toowoomba in his “Top 10 Property Investment Hot Spots in Australia 2015”.

Toowoomba enjoys the lowest residential vacancy in Queensland at 1%.

*Source: Real Estate Institute of Queensland. *Based on last statistical years data.*

\$11 billion worth of planned infrastructure to be invested in the region. Source TBSE.

HOT SPOT

PROPERTY INVESTMENT

TOOWOOMBA



THE TOOWOOMBA REPORT



TOOWOOMBA'S
POPULATION IS
PREDICTED TO
INCREASE BY
43% OVER THE
NEXT 20 YEARS
TO REACH
301,000 IN 2031.

POPULATION

With a population of over 160,000 people, Toowoomba is Australia's largest inland regional city, and is the commercial and economic hub of the Darling Downs, serving a population in excess of 250,000 people.

LOCATION

The Toowoomba region is located in South East Queensland, about 125 kms west of Brisbane. It is bounded by the South Burnett region in the north, the Somerset region and the Lockyer Valley region in the east, the Southern Downs region and the Goondiwindi region in the south, and the Dalby region in the west. The main urban centre is Toowoomba, also known as the Garden City, with smaller urban areas in surrounding townships. Rural land is used largely for beef and dairy cattle, crop and cereal growing, vegetable growing and sheep grazing, with some energy production, forestry and tourism.

ECONOMY

Regarded as the gateway to the Darling Downs, one of Queensland's most important agricultural assets and the rapidly expanding Surat Basin energy reserves, Toowoomba is booming. The city is on the verge of a development surge with \$11 billion in major projects planned for the region, potentially creating 10,000 new jobs. In addition to the recently completed \$200 million Wellcamp Airport, a number of projects have been announced, including the \$1.7 billion Second Range Crossing as well as the \$490 million QIC Shopping centre.

TOOWOOMBA FACTS

REGIONAL OVERVIEW

Toowoomba is uniquely located in the south-east corner of Queensland and offers 161,000 residents the best of both city and country lifestyles. Established around an agricultural sector that takes advantage of incredibly fertile farming land, the region's economy has grown and diversified to the point that Toowoomba is now the second largest inland city in Australia and the service centre for South West Queensland and North West New South Wales.

Toowoomba is also the service centre for the Surat Basin which is one of Australia's richest accessible resource reserves and will see almost \$200 billion invested in projects.

In January 2014 the Australian Government and the State Government of Queensland declared that "One of Queensland's highest priority road infrastructure projects has been secured for the state, with the federal and Queensland governments announcing they will deliver the vital Toowoomba Second Range Crossing (TSRC)." The Queensland Deputy Premier said that the TSRC would help drive Queensland's economic growth by creating jobs and providing a gateway to the state's resource-rich Surat Basin and the agricultural food bowls of the Darling Downs.

Also located approximately 17 kilometres west of Toowoomba's CBD is Wellcamp Airport and Wellcamp Business Park.

The future for Toowoomba is promising, not only for those fortunate enough to already live in the region, but also those looking to move to where the grass really is greener. Toowoomba is rapidly moving beyond its Garden City reputation to become the hub of one of Australia's most attractive regions. The temperate climate, beautiful gardens and serene countryside remain but phenomenal opportunities are attracting an influx of new businesses and residents keen to be part of the success of the region.

SOURCE: Toowoomba regional Council.

■ Australia's largest inland regional City and part of the fastest growing region of South East Queensland, Australia.

■ Population of 161,000 (200,000+ greater Toowoomba) and is predicted by the Australian Bureau of Statistics (ABS) to grow by a staggering 43% to over 301,000 by 2031.

■ Rated Australia's Number One property investment hotspot by industry gurus John McGrath, Terry Ryder and Margaret Lomas.

■ Boasts the state's highest employment rate and the lowest rental vacancy rate (2014) and continued to lead regional Queensland in both categories.

■ Australia's number one infrastructure investment region with over \$180 billion in major projects planned or underway over the next 10 years, including \$11 billion in regional development.

■ Major Transport Infrastructure Trifecta – New \$200 million regional Airport, \$1.7 billion Second Range Crossing road project and the \$4.7 billion Inland Rail Project.

■ The regional capital and central hub of the Surat Basin, one of the world's richest gas and coal regions with several major coal projects and over 300,000 potential gas wells proposed and under development.

SOURCES: Toowoomba and Surat Basin Enterprise, Your Investment Property Magazine, Sydney Morning Herald and Hotspotting.com.au

REGIONAL ECONOMY: MAJOR INDUSTRIES

AGRICULTURE

Agriculture is one of the key industries in the Toowoomba region, being a significant employer and contributor to the local economy. The region's key agricultural outputs include grain, cotton, beef, dairy products and pork. In 2011, the Toowoomba region had the second highest gross value of agricultural production in Australia at \$663.3 million.

The agricultural sector is:

- > The region's largest in terms of number of businesses
- > The region's second largest in terms of total industry turnover
- > The region's fifth largest industry employer
- > The region's eleventh largest industry contributor to Gross regional Product

EDUCATION

Toowoomba has long been the centre for education for the Darling Downs region and enjoys some of the finest educational establishments with an unmatched pedigree.

- > 32 primary schools
- > 18 secondary schools
- > TAFE campus
- > University of Southern Queensland

AUSTRALIAN DEFENCE FORCE

Toowoomba has benefited from a long term association with the Australian Defence Force, home to Borneo Barracks located to the north of the city and the Oakey Army Aviation Centre located at nearby Oakey.

MINING – SURAT BASIN

Toowoomba lies on the doorstep of the Surat Basin. The Surat Basin contains vast coal and gas energy reserves, with the resource sector a powerhouse for the region's economy. Rich in a number of natural resources, including thermal coal, coal seam gas (CSG), oil and natural domestic gases, the Toowoomba and Surat Basin region is a significant energy hub for not only Queensland, but also for Australia.



NATURAL GAS

The Surat Basin is one of the world's richest sources of natural gas. There are over 30,000 gas well licences pending or approved by the Qld government with the vast majority of these in the Surat Basin.

PROJECTS & RESOURCE ACTIVITY

- > Rail line expansion to the western line and re-opening of the old branch line creating 4,000 jobs and delivering \$1.3 billion in economic activity
- > Liquid Natural Gas (LNG) – 2,650 coal seam gas wells to be drilled in the Surat and Bowen Basins over the next 25 years producing 5,000 construction jobs and 1,000 permanent jobs
- > CSG & LNG – Surat Basin projects to employ 12,500
- > Australia Pacific LNG – \$650 million gas processing plant, 6,000 construction jobs and 1,000 operational jobs
- > New Acland Coal Mine – 35km northwest of Toowoomba, 4.2 million tonnes per annum will directly employ more than 420 in construction, 275 in operational positions and an additional 169 required by 2015
- > Water Pipeline – The \$200 million pipeline was completed in early 2010
- > Border Rail Links – \$1 billion Border Railway between Toowoomba and Moree, \$1 billion Surat Basic rail link between Toowoomba and Gladstone, requiring 1,000 employees
- > Toowoomba Bypass project – \$1.75 billion
- > Warrego Highway – \$96 million upgrade
- > Surat Basin Energy Province – Qld Gas Company's \$15 billion project
- > Gas Pipeline – \$40 million 420km pipeline from the Surat Basic to Gladstone
- > Cameby Downs Coal Mine – \$190 million development
- > AGL Wind Farms – \$270 million wind farms 40km north of Toowoomba creating 460 construction and operation jobs

TOOWOOMBA: TRANSPORT TRIFECTA

WELLCAMP AIRPORT

Australia's newest airport, Wellcamp Airport is the aviation gateway connecting Toowoomba and South West Queensland to the world. Developed and operated by global construction company Wagners, Wellcamp Airport is the first greenfield public airport built in Australia in 50 years and the nation's first privately funded public airport.

With regular flights direct to Cairns, Sydney, Melbourne, St George, Brisbane and Charleville, the \$200 million Wellcamp Airport & Business Park also has the capability to operate Boeing 747 freight aircraft, opening opportunities for Toowoomba and the Darling Downs region to expand distribution of agricultural produce to the lucrative international market. The airport is located just 17 kilometres or 15 minutes drive from Toowoomba's CBD.



Cathay Pacific Cargo flying local produce direct to Asia.

WELLCAMP BUSINESS PARK

Wellcamp Business Park incorporating Wellcamp Airport will be the business hub of Toowoomba and regional Queensland. With an aviation, logistics, transport, corporate and mining services focus, Wellcamp Business Park will be Queensland's premier airport precinct.

Wellcamp Business Park will be a destination in its own right with wide landscaped streets, parklands, first class presentation of buildings, all leading to a modern regional airport terminal. Situated on the future Toowoomba Bypass with direct access by road to the south, west, north and east of Queensland, Wellcamp is ideally located to service Queensland and Australia's business needs.

Potential industries;

- > Aviation maintenance
- > Aviation logistics
- > Transport logistics
- > Warehousing/distribution
- > Corporate offices
- > Manufacturing
- > Factory outlets
- > Commodity processing
- > Aviation training and support industries

WELLCAMP AVIATION SCHOOL

Wellcamp Airport has linked up with the Airline Academy of Australia (AAA) and University of Southern Queensland (USQ) for a new aviation education precinct at Australia's newest airport. The school is a world class facility and will offer pilot training as well as courses for aircraft maintenance, engineering and electronics. While the AAA will run the pilot courses with light aircraft permanently on site at the airport, USQ will conduct the other training courses. Boeing's latest pilot and technician outlook says the aviation industry will need to find 533,000 new commercial airline pilots and 584,000 new maintenance engineers over the next 20 years to meet this demand.



THE TOOWOOMBA REPORT



INTERLINK SQ LOGISTICS HUB

InterLinkSQ is southern Queensland's finest intermodal centre, offering unprecedented opportunities for transport and logistics services in the region. InterLinkSQ is a 200 hectare intermodal terminal and industrial precinct located 13km west of Toowoomba. It features a rail terminal with nearly 3km of frontage to the current West Moreton Rail line and the proposed Inland Rail alignment. The rail precinct will incorporate grain and commodities storage, processing and loading facilities as well as rail maintenance and provisioning and a large container handling and storage area.

With the Australian Quarantine and Inspection Service (AQIS) clearing and customs bonding facilities proposed for the site and a planned rail shuttle service to the Port of Brisbane, InterLinkSQ is ideally positioned as an Inland Port.

The surrounding industrial and logistics park will cater for:

- > General and cold-store warehousing
- > Transport depots
- > Food manufacturing facilities
- > A range of support services

TOOWOOMBA BYPASS

The Toowoomba Second Range Crossing (TSRC) project is the largest Australian Government commitment to a single regional road project in Queensland history. This \$1.6 billion project will provide commercial and heavy vehicles with an alternative crossing of the range to the North of Toowoomba, running from the Warrego Highway at Helidon to the Gore Highway at Athol via Charlton. The TSRC will provide significant economic benefit to the region and State, and enhance the liveability of the Toowoomba and Lockyer Valley areas including:

- > Up to 1800 full time jobs during construction
- > Improved road and driver safety
- > Reduced travel time across the range by up to 4 minutes for heavy commercial vehicles
- > Relieved pressure on Toowoomba's city streets by redirecting more than 4,000 trucks away from the CBD
- > Increase in freight efficiencies and access to markets

INLAND RAIL PROJECT

The anticipated Inland Rail Project will see a new 1,730km rail connection developed between Melbourne and Brisbane. This key piece of national infrastructure will enhance the existing rail network and current interstate freight market.

Passing through central-west New South Wales and Toowoomba, the Inland Rail Project will have the capacity to serve the east coast freight market for the next 50 years and beyond, reducing train operating costs and improving service standards across-state. Currently, a typical year sees 50% of all of trade to and from the Port of Brisbane come from Toowoomba and west. A 2km long tunnel through the Toowoomba Range will be built as part of the project, significantly reducing travel time from Brisbane to Toowoomba.

The Inland Rail Project will comprise of:

- > 700km of existing interstate network (41%)
- > 400km of upgrades of existing corridors (25%)
- > 600km of greenfield construction



Why Glenwood Heights?



GLENWOOD HEIGHTS YOUR HOME!

Glenwood Heights is a boutique development of just 57 quality homesites in an attractive country setting on an elevated aspect. Each homesite is fully serviced and ready for the Home that you've dreamed of. This residential community will be a modern day haven, providing the perfect retreat from a busy world, in a secure, relaxed environment.



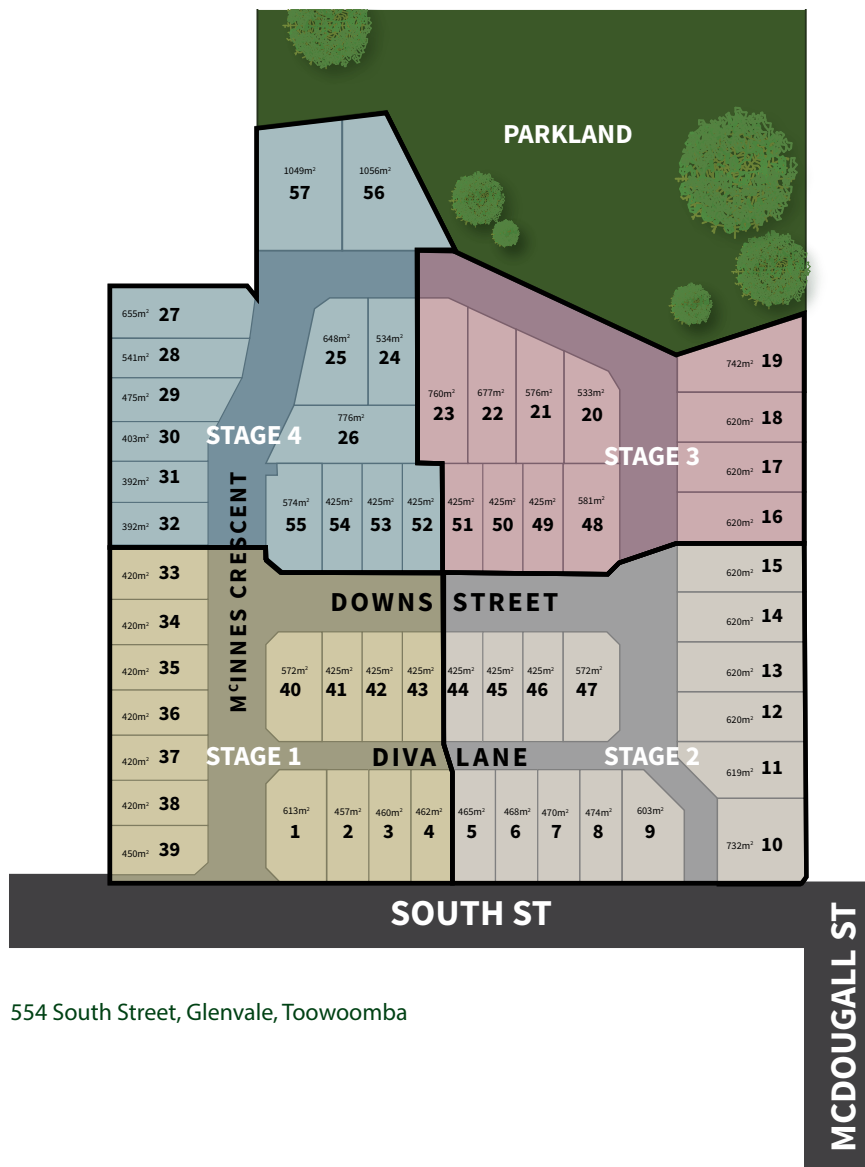
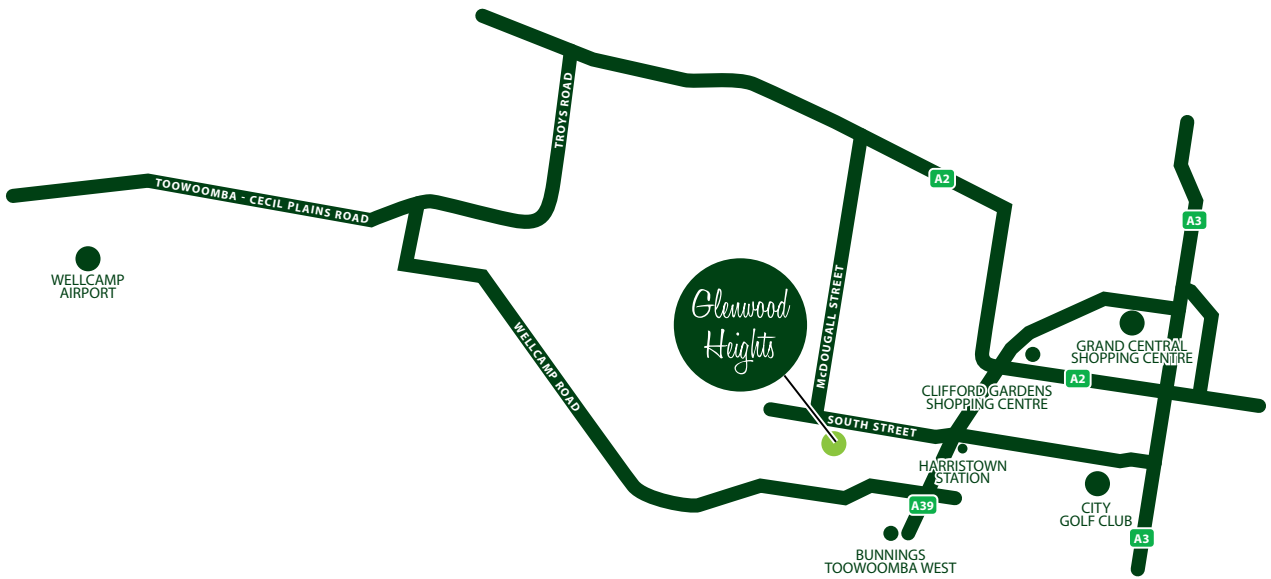
PRIME LOCATION

Glenwood Heights prime location provides ideal access to many amenities such as pre-schools, primary and secondary schools, churches, numerous sporting amenities, golf courses and parks. The University of Southern Queensland, hospital, shopping plaza and public transport are all just 5 minutes by car. Being positioned to the west of the city, Glenwood Heights is ideally located for the new Toowoomba International Airport and Business Park. The airport provides the gateway to air freight Darling Downs produce to Asia and beyond, fueling further growth to the region.



Maps

Toowoomba to Brisbane - 1h 29min (124.6km) via Warrego Hwy



554 South Street, Glenvale, Toowoomba



Questions

Glenwood Heights House and Land

QUESTIONS	ANSWER
What is a 'EOI'	Expression of interest ('EOI') is not a binding agreement. Once an EOI has been submitted the property is taken off the market while the contract is being prepared.
Do I need to pay a deposit with an EOI and is it refundable	Yes! An initial deposit of \$1,000 is required when the contract is signed. The deposit secures the property and is fully refunded up until all the contract conditions have been met and the contract is unconditional. There is a further 10% deposit to be paid on the land at finance approval.
How long do I have to sign the contract	Contracts must be returned within seven (7) working days of being issued
How does progress payments work	The following progress payments are due and payable after completion of the stage of the Building works as listed below <ul style="list-style-type: none">• Deposit 5% • Base 10%• Frame 15% • Lock up 35% • Fixing 20%• Practical completion 15%
When does the Property Management Process commence?	The property management process commences 6 weeks before the completion or handover date of your investment property. The property manager will call you to discuss attending the pre completion inspection on your behalf with the builder and will also discuss the proposed rental expectation you can expect to receive. The managing agent will commence their extensive marketing campaign typically 4 weeks before your property is completed and handover over to the managing agent





An investment in lifestyle

EXPRESSION OF INTEREST 554 South St, Glenvale – Toowoomba

Package Type: _____ Facade: _____ Floor Plan: _____

Property: Proposed Lot No. _____ in 'Glenwood Heights' 554 South St, Glenvale, Toowoomba.

Package Price: \$ _____ comprised of: Land Price: \$ _____
Build Price: \$ _____

Buyer Full Name (including middle name/s if any): _____

Address: _____

Phone: _____ Email: _____

Buyer Solicitor: _____ Name: _____

Address: _____

Phone: _____ Email: _____

Deposit (10%): _____ Initial Deposit: \$ _____ payable on signing this Expression of Interest

Balance Deposit: \$ _____

Deposit Holder: Worcester & Co Trust Account, ANZ Banking Group, Surfers Paradise
BSB: 014 704 Account no: 3810 44479 (Reference: Surname & Lot # Glenwood Heights)

Subject to Finance: YES / NO Finance Period: _____

- This signed Expression of Interest evidences the Buyer's commitment to purchase the Proposed Lot.
- The Initial Deposit is fully refundable if the Buyer does not secure finance approval otherwise, the Initial Deposit will be applied towards payment of the Deposit payable under the Contract of Sale.
- The Buyer must sign and return the Contract of Sale to the Seller or it's Solicitor **within 10 working days** of receipt of the Contract otherwise, the Property will be returned to open market and may be sold to another buyer.
- No legal rights arise between the Buyer and Seller for the sale of the Proposed Lot until a formal Contract of Sale has been signed.

Signed by Buyer: _____

Date: _____ / _____ / _____

Note: This document does not constitute a binding agreement to sell or purchase property at 'Glenwood Heights'. A Contract of Sale will be forwarded to the Buyer for approval and signing as soon as it is available. The Seller reserves the right to accept or refuse any Contract.

Disclaimer

The builder reserves the right to alter the floor plans and specifications of any product types which may be depicted in this brochure which types are purely for promotional and general information purposes ("the product"), in whole or in part at any time without notice. Any prospective customer of the builder may not rely upon any material appearing in this brochure not included in any contract document entered into with the builder ("The Contracts Documents"). Prospective customers must satisfy themselves regarding all aspects of the Product by obtaining and reading the Contract Documents. The builder will not accept responsibility or liability for any material appearing in this brochure not contained in the Contracts Documents except to the extent that any warranty is expressly implied by law and which may not be.

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