

PROJECT PACK

**VEST BUILD**®

*Parkstone*  
riverstone

Stylish design, unbeatable

service, attention to detail

& outstanding value

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## INTRODUCTION TO PARKSTONE AT RIVERSTONE



*Parkstone*  
.....  
riverStone

Parkstone Residences is Vestbuild's latest project in the Riverstone estate in Doreen. Comprising a mixture of architecturally designed 2 and 3 bedroom townhouses, as well as 4 bedroom single storey homes set amidst the lush Doreen Parklands.

Riverstone at Plenty River is the North's best kept secret. An exceptional new community just a stone's throw from schools, shopping centres, cafes and acres of tranquil parklands.

Each home at Riverstone will be less than 150 metres from lush, green open spaces, featuring magnificent River Red Gums.

Situated off Yan Yean Road, past the Yarrambat golf course in Doreen, Riverstone is less than 30km from the CBD and you'll have easy access to the Western Ring Road and Hume Highway.

# PROJECT SUMMARY

PROJECT NAME	Parkstone Riverstone
NO. OF PROPERTIES	15
CONTRACT TYPE	House & Land
PROPERTY TYPE	Detached H&L & Townhouses

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BUILDER	Start Homes
DEVELOPER	VESTBUILD & Satterley JV
ARCHITECT	Vestbuild
VENDOR LAWYERS	Maddocks Lawyers 140 Williams St, Melbourne, VIC 3000
LAND DEPOSIT DETAILS	Maddocks Trust Account BSB: 063 – 010 Acc: 1047 6466 Ref: Lot#ParkstoneClientname
BUILD DEPOSIT DETAILS	Start Homes BSB: 013 – 030 Acc: 3821 29298

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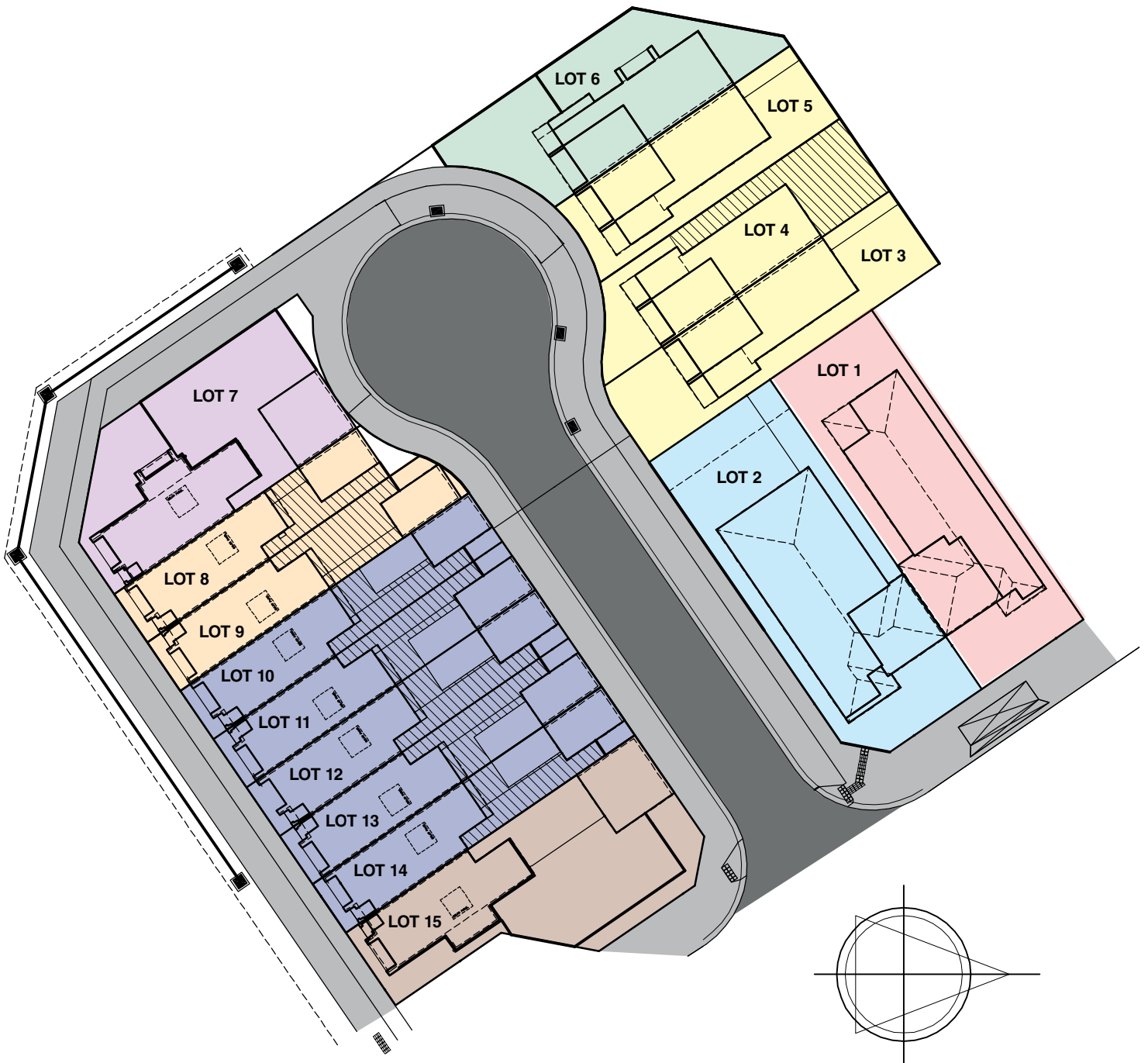
COUNCIL RATES	\$1250 per annum (approx.)
OWNERS CORP	Nil
TITLE DATE	November 2015
































# ESTATE MAP



# MASTERPLAN



			Lot Size			Lot Size	
	YATI180	4  2  2 	336m <sup>2</sup>		VILI193	3  2.5  2 	294m <sup>2</sup>
	KUME193	4  2  2 	395m <sup>2</sup>		VILI158S_2B	3  2.5  1 	133-147m <sup>2</sup>
	MODI178	3  2  1 	181-225m <sup>2</sup>		VILI158S_MOD	3  2  2 	149m <sup>2</sup>
	MODI183	2  2  1 	236m <sup>2</sup>		VILI188	3  2.5  2 	298m <sup>2</sup>

# VILI



Artist impression only

# MODI



Artist impression only



KUME



Artist impression only

YATI



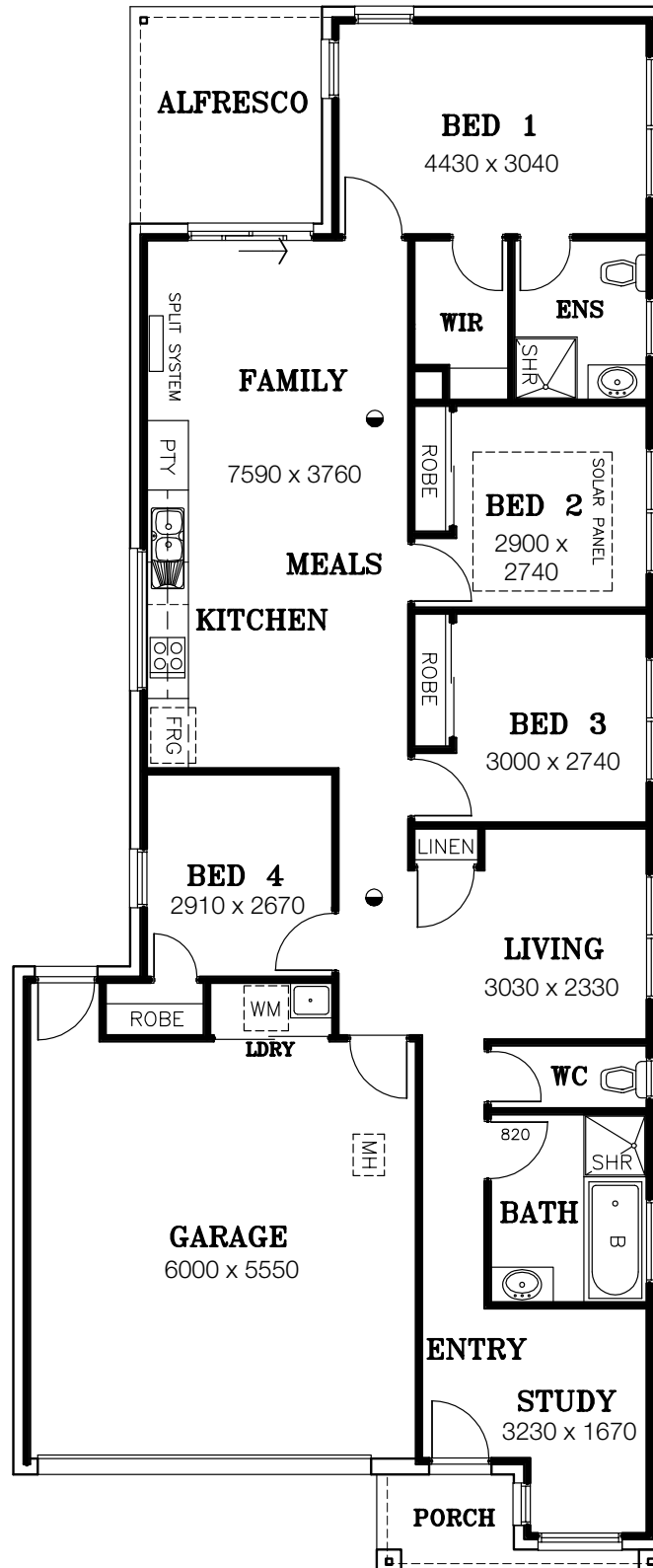
Artist impression only

PARKSTONE 009

LOT 1  
YATI180

INTERNAL - 180.06M2/19.38SQ

LAND - 336M<sup>2</sup>

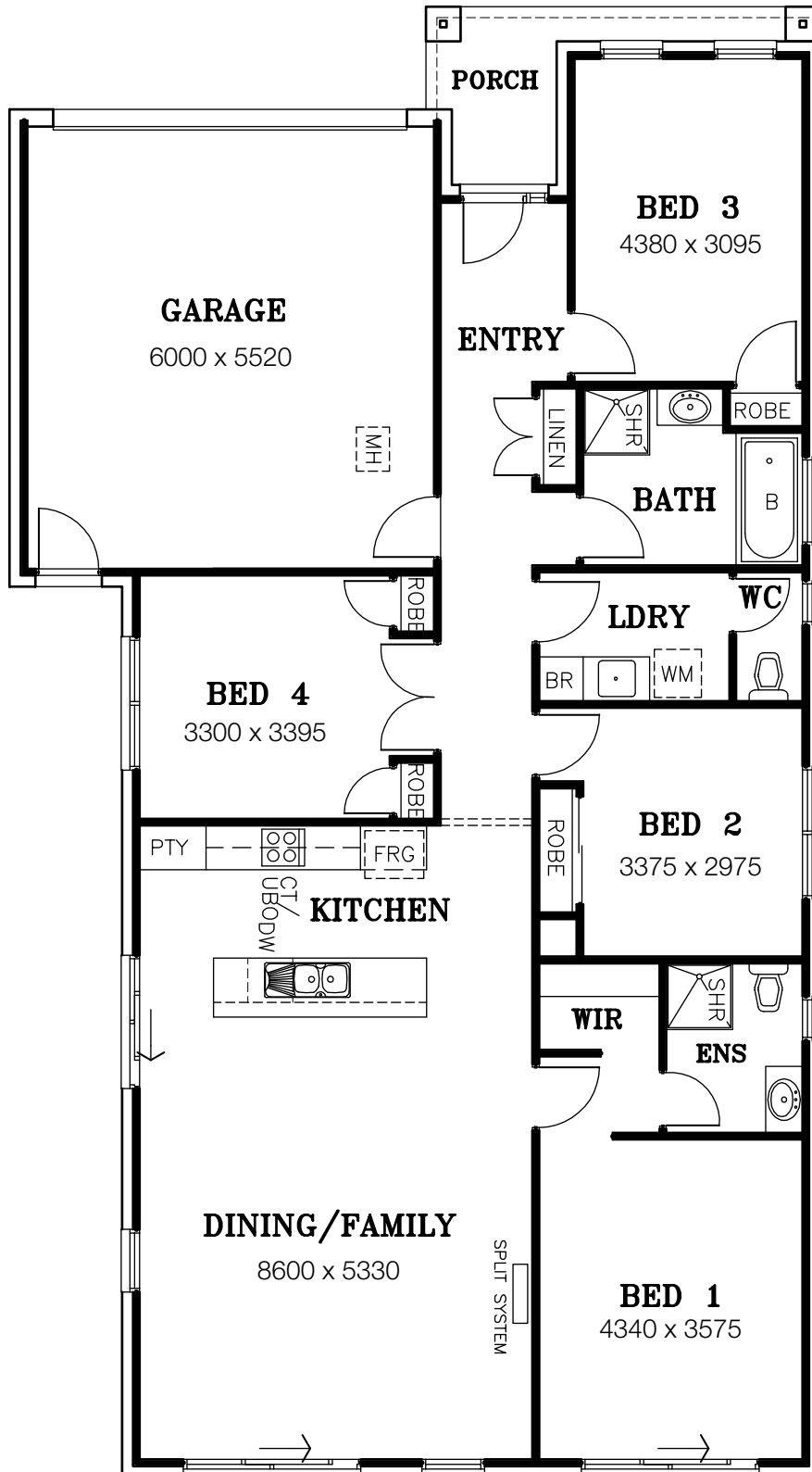


The plans presented in this document are for illustrative purposes only.  
For accurate drawings of each home, refer to construction drawings.

LOT 2  
KUME193

INTERNAL - 193.07M2/20.78SQ

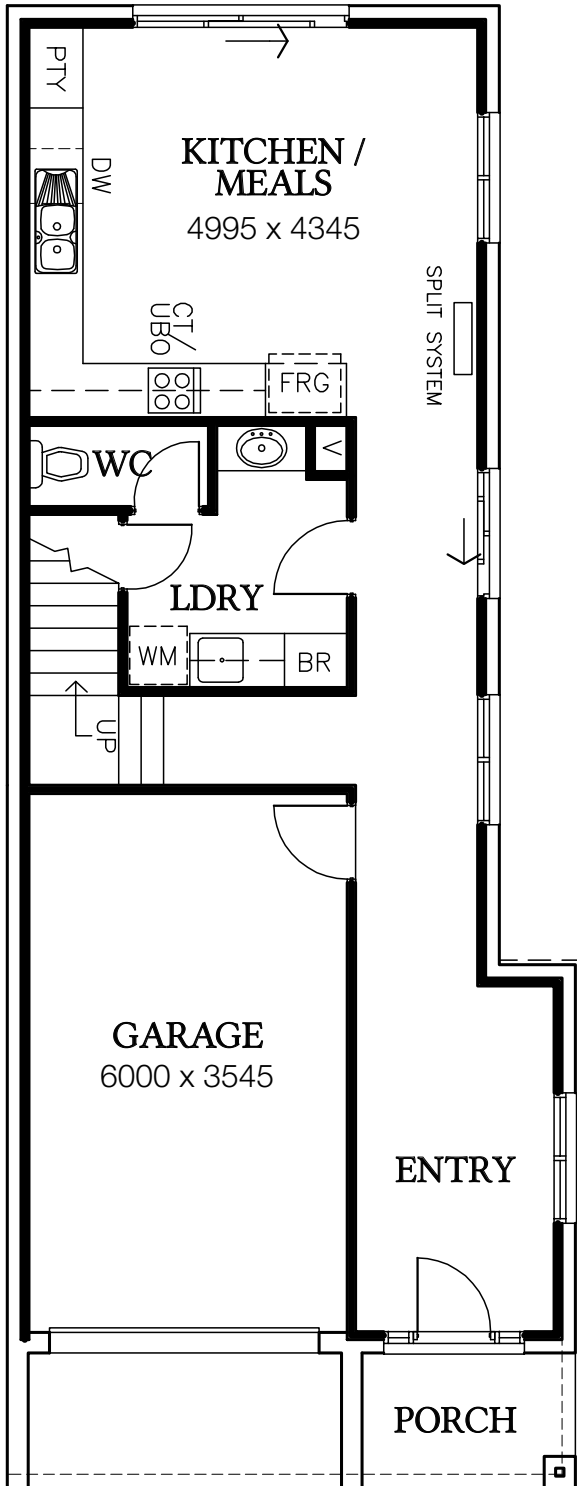
LAND - 395M<sup>2</sup>



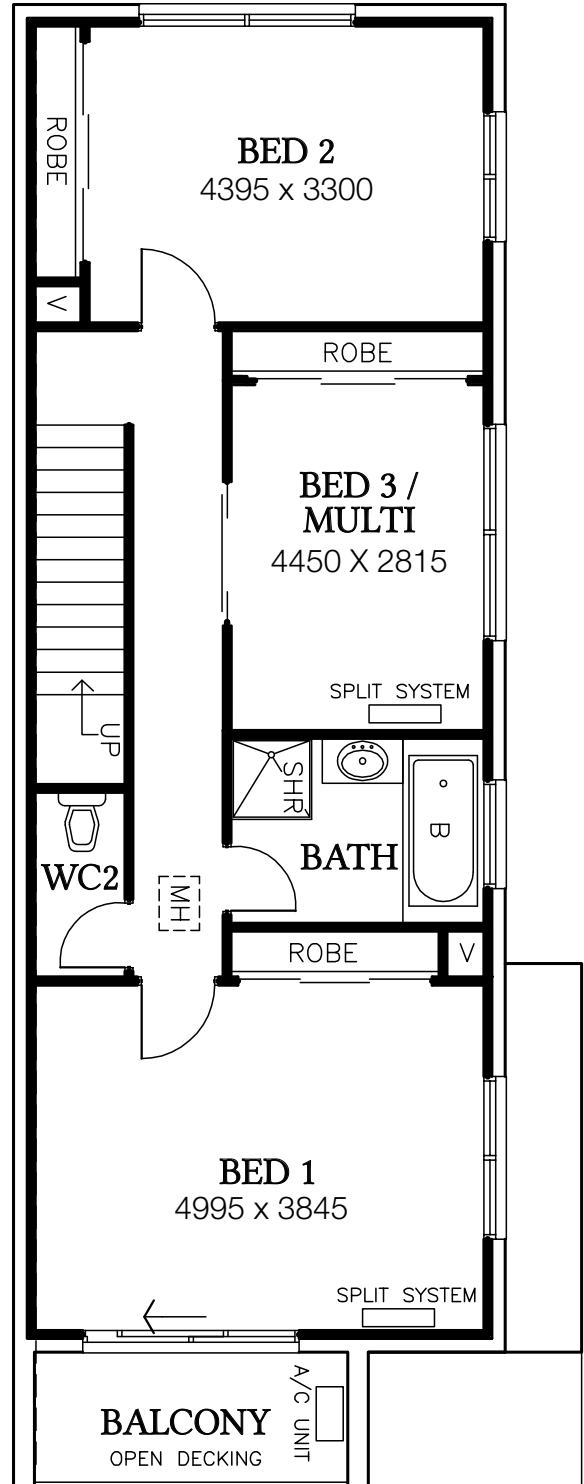
LOT 3, 5, REVERSED 4  
MODI178

INTERNAL - 178.08M<sup>2</sup>/19.16SQ

LAND - 181-225M<sup>2</sup>



Ground Floor



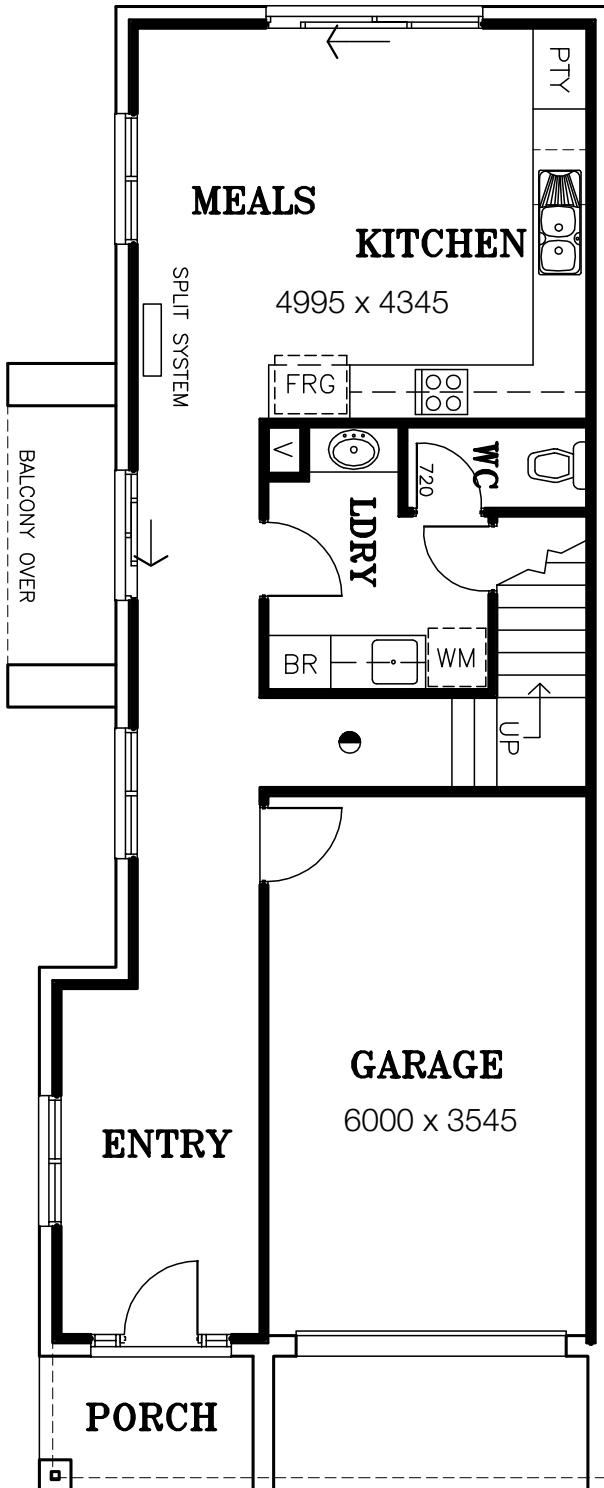
First Floor

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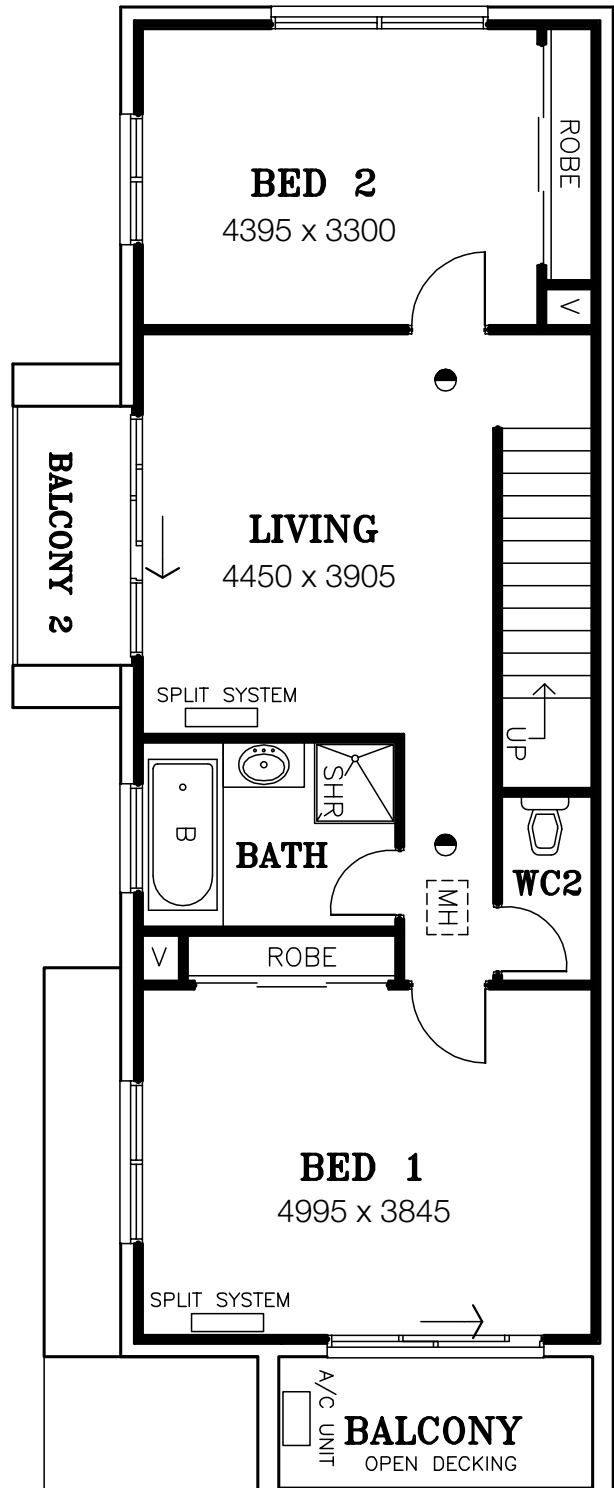
LOT 6  
MODI183

INTERNAL - 183.79M2/19.78SQ

LAND - 236M<sup>2</sup>



Ground Floor



First Floor

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LOT 7  
VILI193

INTERNAL - 192.68M2/20.74SQ

LAND - 294M<sup>2</sup>



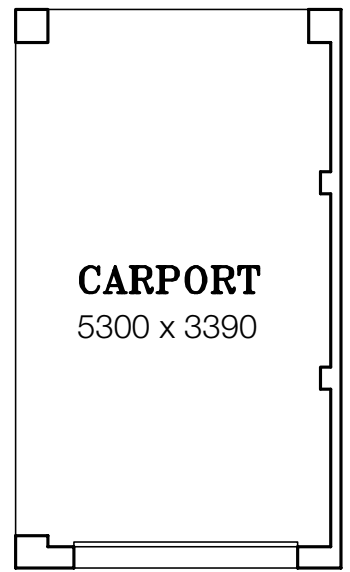
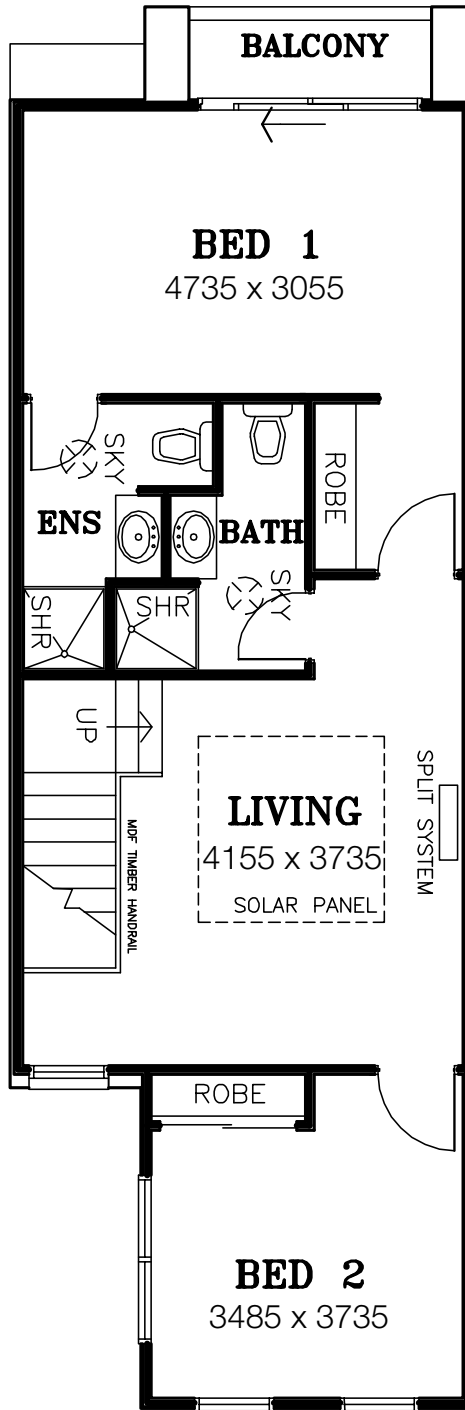
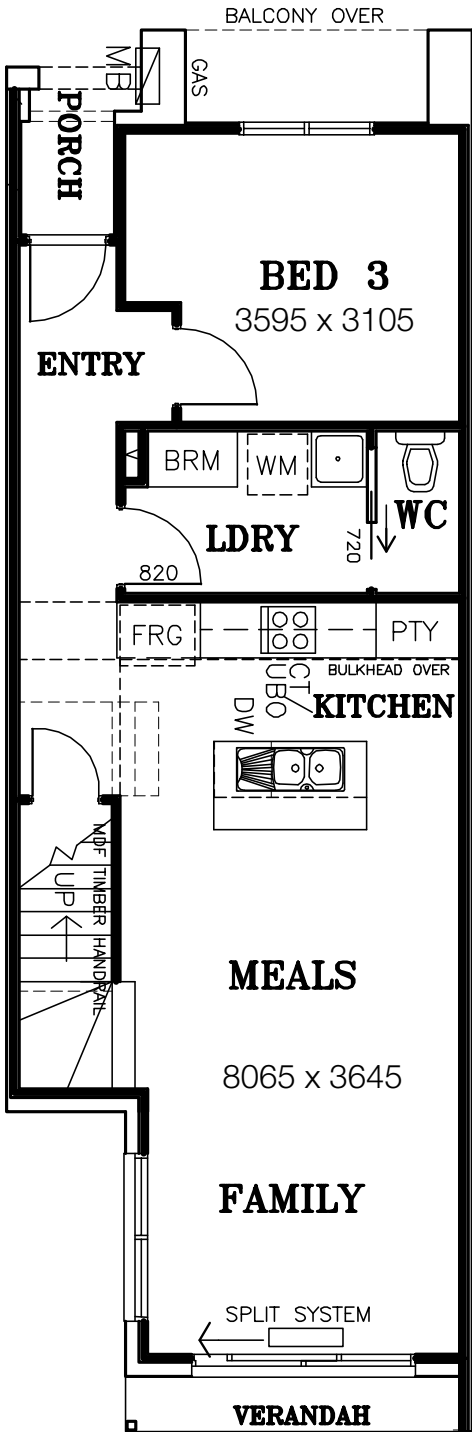
The plans presented in this document are for illustrative purposes only.  
For accurate drawings of each home, refer to construction drawings.

LOT 8, REVERSED LOT 9

VILI158S\_2B

INTERNAL - 157.76M2/16.98SQ

LAND - 133-147M<sup>2</sup>



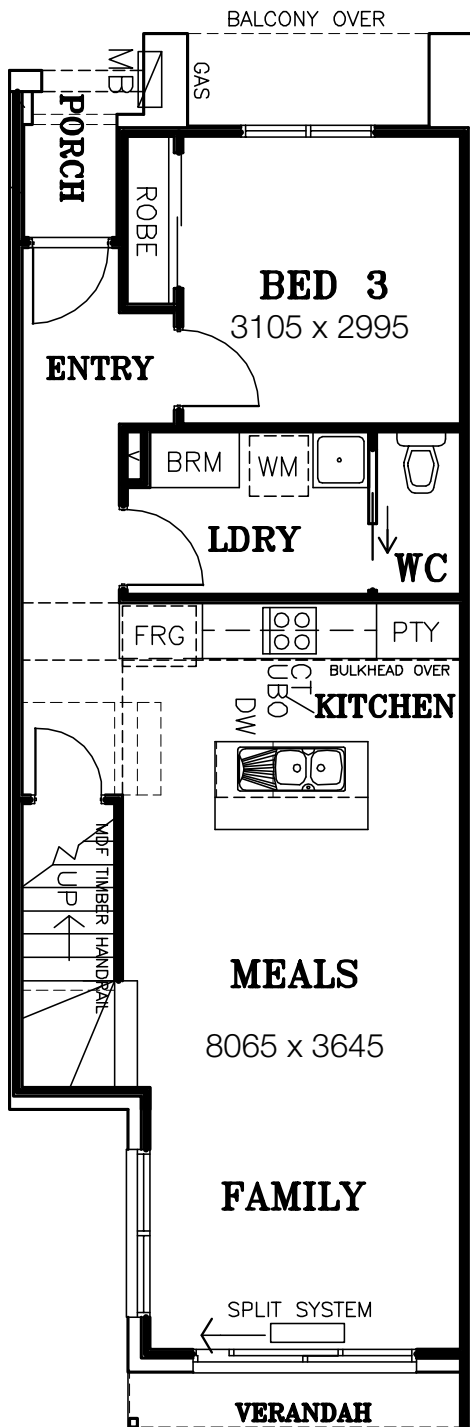
The plans presented in this document are for illustrative purposes only. For accurate drawings of each home, refer to construction drawings.

# LOT 10, 12, 14 REVERSED LOT 11, 13

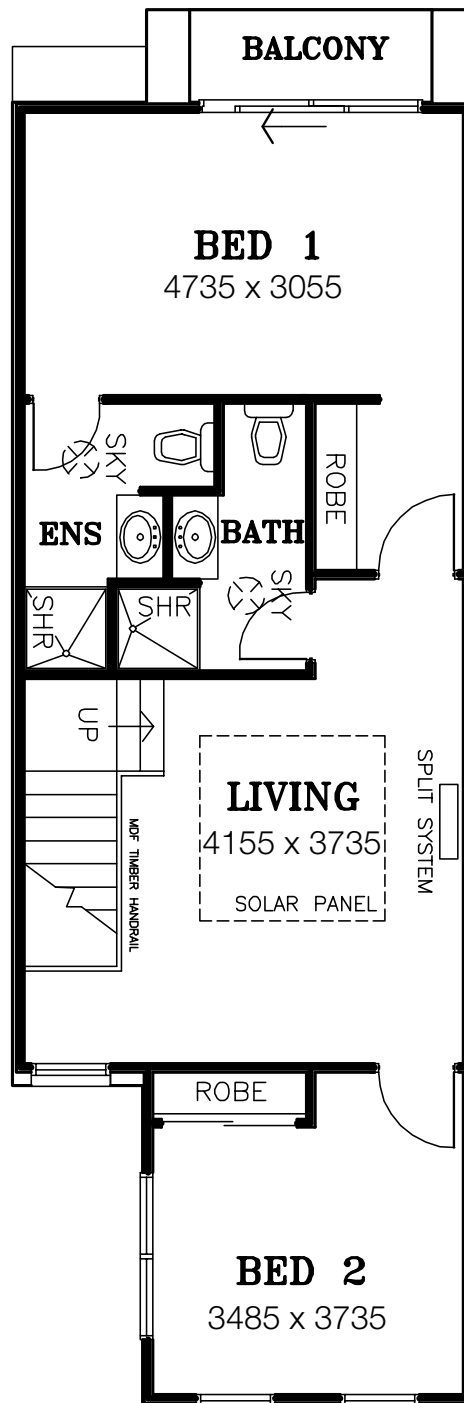
## VILI158S\_MOD

INTERNAL - 157.76M2/16.98SQ

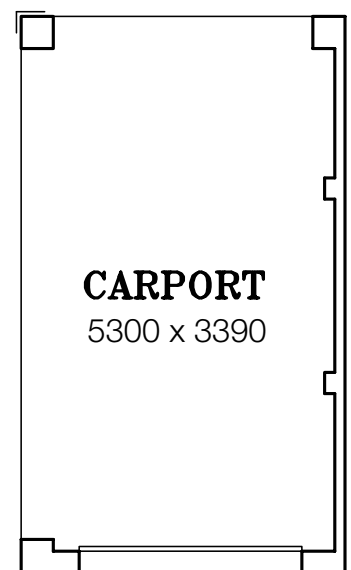
LAND - 149M<sup>2</sup>



Ground Floor



First Floor



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LOT 15  
VILI188

TOTAL - 188.08M2/20.24SQ

LAND - 298M<sup>2</sup>



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# INCLUSIONS

## PRELIMINARY WORKS

- Site Survey, soil test, site inspections as required
- Building Permit application incl applicable fee
- Full set of Working Drawings incl site plan and 6 Star Energy Rating
- Temporary Fencing & scaffolding as required
- Home Owners Warranty Insurance cover
- Fixed Price Contract

## GENERAL SITE WORKS

- Earthworks including leveling of construction platform over the build area
- Excavation of Rocks If/Where Required
- Storm water and sewer drainage requirements covered to legal points of discharge
- Connection to mains single phase power supply incl conduit, cabling & charges
- Connection of underground telephone conduit, gas and water supply (opening fees not included as responsibility of owners after handover)

## FOUNDATIONS

- Concrete Slab built to engineers design
- Termite Spray & slab barrier system where applicable to relevant authority

## EXTERNAL FEATURES

- Natural Clay bricks from builders range
- Natural colour mortar joints
- Front Elevations per Working Drawings by builder
- Aluminium Windows throughout with standard glazing
- Aluminium Flyscreens And Window Locks (Keyed Alike)
- Painted cement sheet infills above side and rear windows & doors
- Feature Front entry door with entrance lockset
- External Garage door with lock
- Weather seals to all external doors in accordance with Bush Fire requirements

## INSULATION

- Insulation to ceiling as per 6 star energy rating requirements
- Insulation to external walls and internal garage to home wall incl sisalation

## CARPET

- Carpet from builders range to areas not tiled per colour selection

## ELECTRICAL

- Standard Light Fittings with globes to all Internal Light Outlets or Similar
- Double power points throughout dwelling except singles to fridge & dishwasher or as per electrical plan
- Plastic white wall mounted switch plates
- TV Antenna with TV point/s located as per plan
- One Telephone point to Kitchen pre wired incl draw wire conduit to underground pit ready for phone serviceprovider to make connection
- Hardwired Smoke Detector/s with battery backup located per plan
- RCD Safety Switches and circuit breakers to meter box
- External lights to all exits with external batten holder lights with shade hat
- NBN Ready Infrastructure to one point

## ROOFING

- Concrete roof tiles with colour selection by builder or plan specific
- Colourbond fascia and gutter colour matched by builder
- Colourbond downpipes colour matched by builder

## SECURITY

- Aluminum Fly Screen Door to External Front Door & Sliding Door if applicable

## FRAMING

- Pine wall frame throughout and engineered pine roof trusses

## HOT WATER SYSTEM

- Gas hot water system

## HEATING AND COOLING

- Type of heating & cooling is plan dependant as will vary depending on type of home as in one level or two storeys. Will be combination of either; 1 x Gas Ducted Heating Unit & 1 x Split System (cooling only) OR minimum 1 Split system (heating & cooling). Position of gas outlets and / or split system, A/C Unit is at builder's discretion.

## GARAGE – CAR ACCOMMODATION

- Double or Single Lock Up garage per plan
- Plaster ceiling
- Concrete Floor
- Remote Control Door with two remotes
- External walls brick or as per plan
- External rear access timber door

# INCLUSIONS

## LANDSCAPING & FENCING

- 1800mm High Timber fencing (½ share of cost with boundary neighbours included) incl wing fence
- Front Landscaping includes mixture of small shrubs, chip bark &/or mulch, concrete to driveway, porch & path to front door, letterbox installed, one external tap to front water meter, level nature strip with top soil and seed
- Rear Landscaping includes mixture of concrete paving accessible from living area, crushed rock &/or pebble toppings to blind side of home, clothesline and external tap
- Landscaping materials &/or items may vary at builders discretion depending on developers approval where applicable

## INTERNAL FEATURES

- Doors all flush panel 2040mm with chrome hinges
- Lever door handles
- Moldings MDF skirting and architraves
- Pull down Window and Sliding Door Blinds Throughout
- Door stops to door openings

## PLASTER

- 10mm plasterboard to ceiling and walls
- Water repellent blue board to bathroom and ensuite shower walls
- 75mm cove cornice to all areas
- 2400mm high ceilings or as per plan
- Plaster lined ceiling to portico and outdoor living areas where applicable on plan

## PAINT – TWO COAT APPLICATION

- Gloss enamel finish to internal doors, jambs and moldings
- Flat acrylic paint applied to ceilings
- Acrylic to Internal Walls
- Professional internal colour selection by builder
- Exterior colour choices by builder
- Gloss finish to front entry door plus skirting boards & architraves
- Painted infills above windows where applicable refer to plan

## STORAGE

- One melamine Shelf with hanging rail to walk in robes and all robes
- Four melamine easy clean shelves to all pantry and linen cupboards
- Handles from builders range to all drawers and cabinet cupboards
- Sliding Doors to double robes, single hinged door to single robe/linen cupboards

## KITCHEN

- Stainless Steel 600mm Fan Forced Electric Oven Brand By Builder

- Stainless Steel 600mm Gas Cook Top Brand By Builder
- Rangehood Slideout Stainless Steel 600mm Wide Brand By Builder
- Stainless Steel Dishwasher Incl Single power point and capped cold water point
- Chrome flickmaster tapware
- Melamine door and drawers
- 20mm reconstituted stone bench top as per internal colour selection choice
- Melamine interior shelving

## CERAMIC TILING

- Splash back to kitchen, bathroom, ensuite, and laundry as per plan
- Floor tiles to ensuite, bathroom, laundry, WC's, kitchen where shown on plans and as per internal colour selection
- 100mm high skirting tiles to bathroom, ensuite, WC's and laundry

## LAUNDRY

- 45 Litre white laundry sink with cabinet and direct washing machine bypass
- Individual Hot and Cold Chrome tapware

## BATHROOM AND ENSUITE

- Vitreous White China Vanity Basins
- Polished Edge Mirrors
- White Bath in Tiled Podium
- 900mm X 900mm shower bases or size as Per Plan
- Semi-Framed Shower Screens with Aluminum Frame and Clear Glazed Pivot Door
- Vitreous White China Toilet Suite
- Chrome Tap Ware
- Towel Rails and Toilet Holders
- Exhaust fans to bathroom and ensuite
- Melamine Doors and Drawers
- Post Form Laminate Bench Top
- Melamine Interior Shelving
- Chrome Handles, Counter Top Basins with Flick Mixers

## QUALITY INSPECTIONS

- Vestbuild handover PCI Property Completion Inspection with owners and building supervisor organized by our experienced Vestbuild construction coordinator

## WAIVER ACKNOWLEDGEMENT

*It is agreed by the purchaser/s that the builder reserves the right to provide alternative products &/or items on proviso these replacements are of the same or similar quality and color as that of the original listed above. The exact location &/or method of installation is at the discretion of the builder in accordance with the Australian Building Code Standards. 2013V4 160913*

# INTERNAL COMPLETED PROJECT EXAMPLES



# EXTERNAL COMPLETED PROJECT EXAMPLES



# RENTAL EXPECTATION



28<sup>th</sup> April 2015

**Nick Elsdon**

Via Email: [nick@vestbuild.com.au](mailto:nick@vestbuild.com.au)

Dear Nick

## RENTAL APPRAISALS – Riverstone Estate, Doreen

Thank you for the opportunity to review the rental potential of the below properties, based on the current market demand for homes of similar calibre, we anticipate the weekly rental price for the above property to be in the vicinity as follows:

<u>Estate</u>	<u>Lot #</u>	<u>Design</u>	<u>B/B/C</u>	<u>Rent pw</u>
Riverstone Stage 12C	Lot 1	Yati180VL	4/2/2	340 – 360
Riverstone Stage 12C	Lot 2	Kume 193R	4/2/2	340 – 360
Riverstone Stage 12C	Lot 3	MOD1178L	2/1.5/1	300 – 320
Riverstone Stage 12C	Lot 4	MOD1178R	2/1.5/1	300 – 320
Riverstone Stage 12C	Lot 5	MOD1182R	2/1.5/1	300 – 320
Riverstone Stage 12C	Lot 6	MOD1182R	2/1.5/1	300 – 320
Riverstone Stage 12C	Lot 7	VILI193R	3/2.5/2	330 – 350
Riverstone Stage 12C	Lot 8	VILI158SR2B	2/2/1	310 – 325
Riverstone Stage 12C	Lot 9	VILI158SL2B	2/2/1	310 – 325
Riverstone Stage 12C	Lot 10	VILI158SRMOD	3/2/1+1	330 – 350
Riverstone Stage 12C	Lot 11	VILI158SLMOD	3/2/1+1	330 – 350
Riverstone Stage 12C	Lot 12	VILI158SRMOD	3/2/1+1	330 – 350
Riverstone Stage 12C	Lot 13	VILI158SLMOD	3/2/1+1	330 - 350
Riverstone Stage 12C	Lot 14	VILI158SRMOD	3/2/1+1	330 – 350
Riverstone Stage 12C	Lot 15	VILI188L	3/2.5/2	330 – 350

In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

If I can be of any further assistance please feel free to contact me on the details below

Kindest Regards

*Kelly Muscat*

**Kelly Muscat**

Managing Director, OIEC, Licensed Estate Agent  
Kelly Jaye Property Management Pty Ltd.

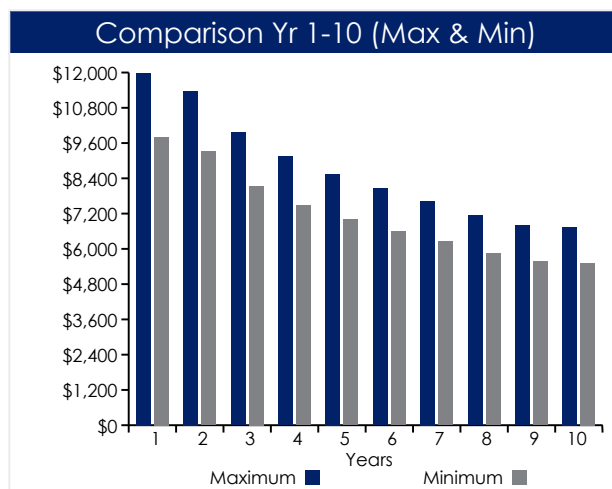
Kelly Jaye Property Management Pty Ltd  
Direct Mobile: 0401 153 57

A4.2/63-85 Turner Street, Port Melbourne Vic 3207  
Direct Email: [kelly.muscat@kellyjpm.com.au](mailto:kelly.muscat@kellyjpm.com.au)

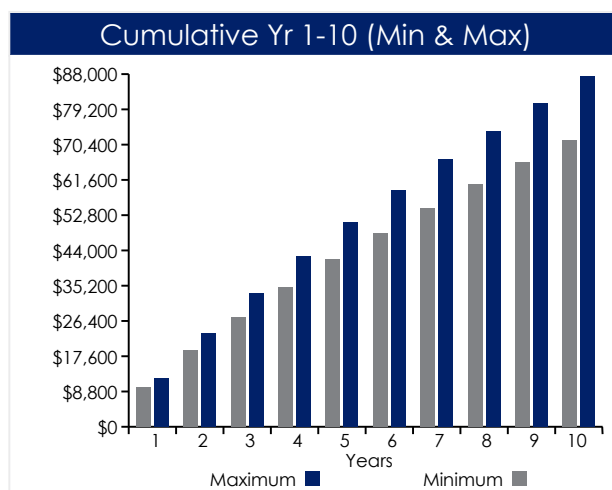
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable Yati180V3L Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,059	5,922	11,981
2	5,454	5,922	11,376
3	4,029	5,922	9,951
4	3,224	5,922	9,146
5	2,624	5,922	8,546
6	2,134	5,922	8,056
7	1,708	5,922	7,630
8	1,210	5,922	7,132
9	878	5,922	6,800
10	817	5,922	6,739
11 +	2,864	177,658	180,522
<b>Total</b>	<b>\$31,001</b>	<b>\$236,878</b>	<b>\$267,879</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,957	4,846	9,803
2	4,462	4,846	9,308
3	3,297	4,846	8,143
4	2,638	4,846	7,484
5	2,147	4,846	6,993
6	1,746	4,846	6,592
7	1,398	4,846	6,244
8	990	4,846	5,836
9	718	4,846	5,564
10	669	4,846	5,515
11 +	2,344	145,356	147,700
<b>Total</b>	<b>\$25,366</b>	<b>\$193,816</b>	<b>\$219,182</b>



\* assumes settlement on 1 July in any given year.

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.

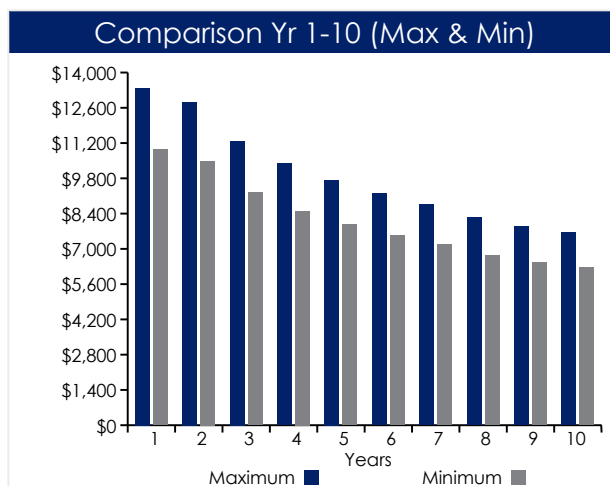
### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233

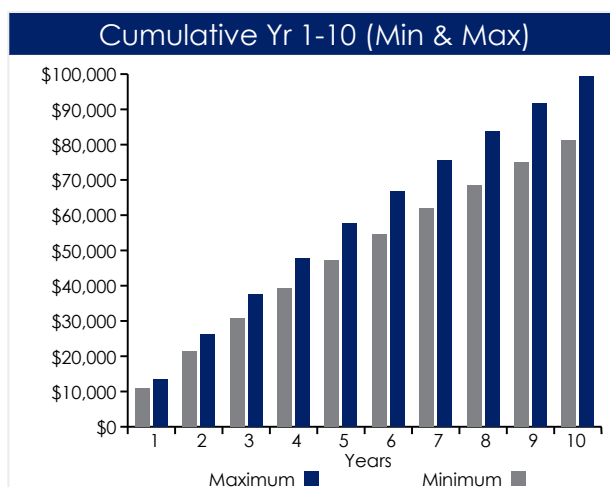
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable Kume 193R Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,425	6,965	13,390
2	5,859	6,965	12,824
3	4,316	6,965	11,281
4	3,429	6,965	10,394
5	2,772	6,965	9,737
6	2,244	6,965	9,209
7	1,790	6,965	8,755
8	1,273	6,965	8,238
9	924	6,965	7,889
10	688	6,965	7,653
11 +	3,164	208,957	212,121
<b>Total</b>	<b>\$32,884</b>	<b>\$278,607</b>	<b>\$311,491</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,257	5,699	10,956
2	4,793	5,699	10,492
3	3,532	5,699	9,231
4	2,805	5,699	8,504
5	2,268	5,699	7,967
6	1,836	5,699	7,535
7	1,464	5,699	7,163
8	1,041	5,699	6,740
9	756	5,699	6,455
10	563	5,699	6,262
11 +	2,588	170,965	173,553
<b>Total</b>	<b>\$26,903</b>	<b>\$227,955</b>	<b>\$254,858</b>



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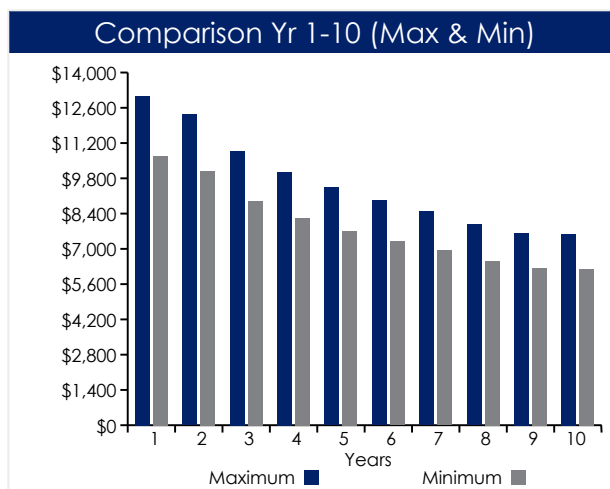
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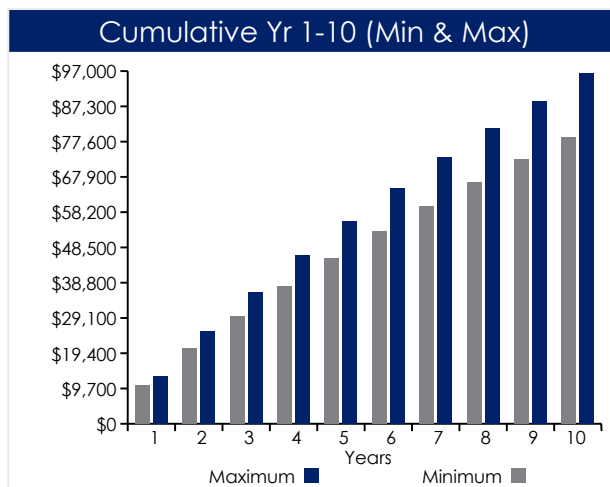
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable MOD1178R Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,337	6,727	13,064
2	5,613	6,727	12,340
3	4,156	6,727	10,883
4	3,322	6,727	10,049
5	2,699	6,727	9,426
6	2,195	6,727	8,922
7	1,756	6,727	8,483
8	1,247	6,727	7,974
9	908	6,727	7,635
10	861	6,727	7,588
11 +	2,938	201,812	204,750
<b>Total</b>	<b>\$32,032</b>	<b>\$269,082</b>	<b>\$301,114</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,185	5,504	10,689
2	4,593	5,504	10,097
3	3,400	5,504	8,904
4	2,718	5,504	8,222
5	2,209	5,504	7,713
6	1,796	5,504	7,300
7	1,436	5,504	6,940
8	1,021	5,504	6,525
9	743	5,504	6,247
10	705	5,504	6,209
11 +	2,404	165,119	167,523
<b>Total</b>	<b>\$26,210</b>	<b>\$220,159</b>	<b>\$246,369</b>



\* assumes settlement on 1 July in any given year.

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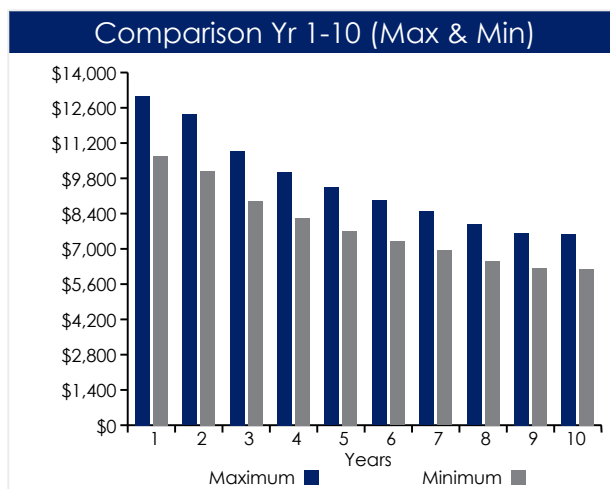
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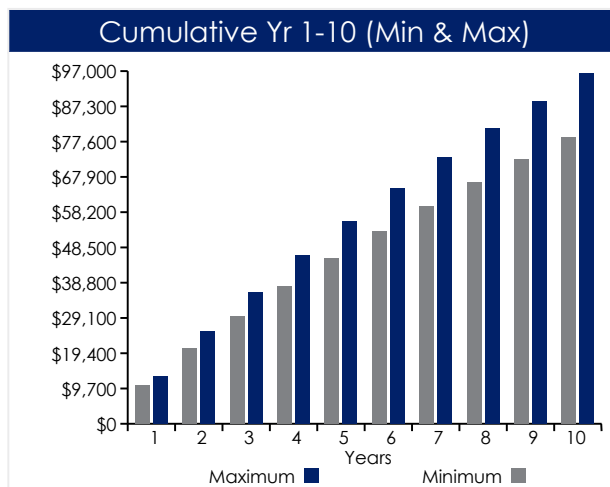
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable MOD178L Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,337	6,727	13,064
2	5,613	6,727	12,340
3	4,156	6,727	10,883
4	3,322	6,727	10,049
5	2,699	6,727	9,426
6	2,195	6,727	8,922
7	1,756	6,727	8,483
8	1,247	6,727	7,974
9	908	6,727	7,635
10	861	6,727	7,588
11 +	2,938	201,812	204,750
<b>Total</b>	<b>\$32,032</b>	<b>\$269,082</b>	<b>\$301,114</b>



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1	5,185	5,504	10,689
2	4,593	5,504	10,097
3	3,400	5,504	8,904
4	2,718	5,504	8,222
5	2,209	5,504	7,713
6	1,796	5,504	7,300
7	1,436	5,504	6,940
8	1,021	5,504	6,525
9	743	5,504	6,247
10	705	5,504	6,209
11 +	2,404	165,119	167,523
<b>Total</b>	<b>\$26,210</b>	<b>\$220,159</b>	<b>\$246,369</b>



\* assumes settlement on 1 July in any given year.

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.

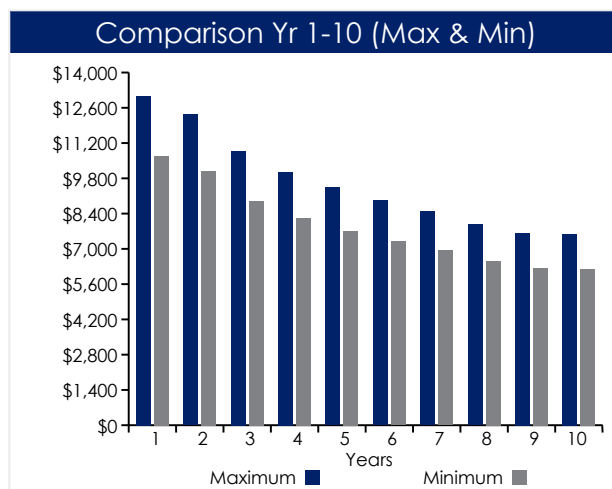
### This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233

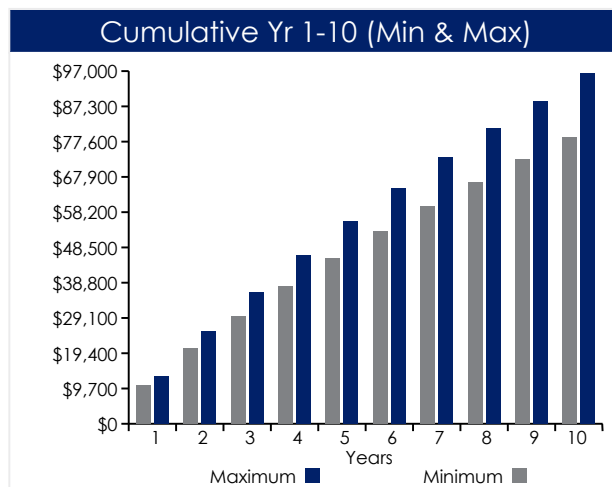
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable MOD1182R Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,337	6,727	13,064
2	5,613	6,727	12,340
3	4,156	6,727	10,883
4	3,322	6,727	10,049
5	2,699	6,727	9,426
6	2,195	6,727	8,922
7	1,756	6,727	8,483
8	1,247	6,727	7,974
9	908	6,727	7,635
10	861	6,727	7,588
11 +	2,938	201,812	204,750
<b>Total</b>	<b>\$32,032</b>	<b>\$269,082</b>	<b>\$301,114</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,185	5,504	10,689
2	4,593	5,504	10,097
3	3,400	5,504	8,904
4	2,718	5,504	8,222
5	2,209	5,504	7,713
6	1,796	5,504	7,300
7	1,436	5,504	6,940
8	1,021	5,504	6,525
9	743	5,504	6,247
10	705	5,504	6,209
11 +	2,404	165,119	167,523
<b>Total</b>	<b>\$26,210</b>	<b>\$220,159</b>	<b>\$246,369</b>



\* assumes settlement on 1 July in any given year.

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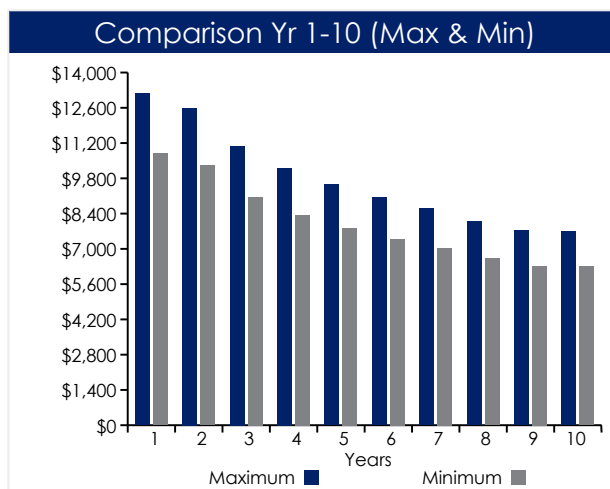
### This Estimate Cannot Be Used For Taxation Purposes

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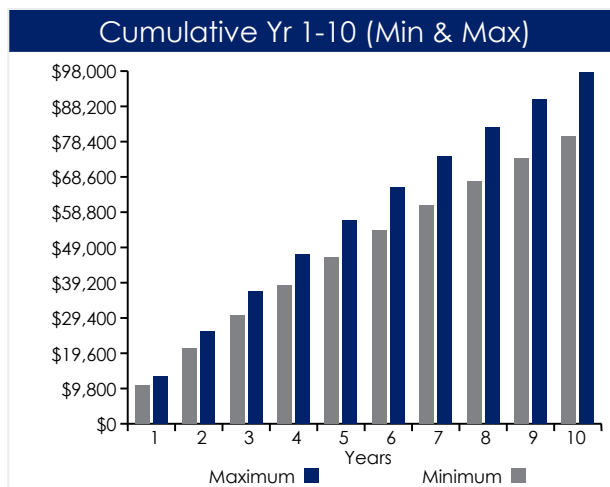
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable VIL193R Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,350	6,819	13,169
2	5,774	6,819	12,593
3	4,257	6,819	11,076
4	3,386	6,819	10,205
5	2,742	6,819	9,561
6	2,222	6,819	9,041
7	1,774	6,819	8,593
8	1,260	6,819	8,079
9	915	6,819	7,734
10	869	6,819	7,688
11 +	2,950	204,574	207,524
<b>Total</b>	<b>\$32,499</b>	<b>\$272,764</b>	<b>\$305,263</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,196	5,579	10,775
2	4,724	5,579	10,303
3	3,483	5,579	9,062
4	2,770	5,579	8,349
5	2,244	5,579	7,823
6	1,818	5,579	7,397
7	1,452	5,579	7,031
8	1,031	5,579	6,610
9	749	5,579	6,328
10	711	5,579	6,290
11 +	2,414	167,378	169,792
<b>Total</b>	<b>\$26,592</b>	<b>\$223,168</b>	<b>\$249,760</b>



\* assumes settlement on 1 July in any given year.

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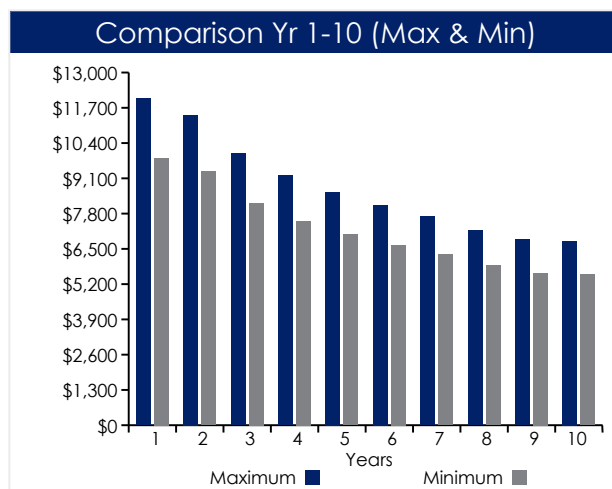
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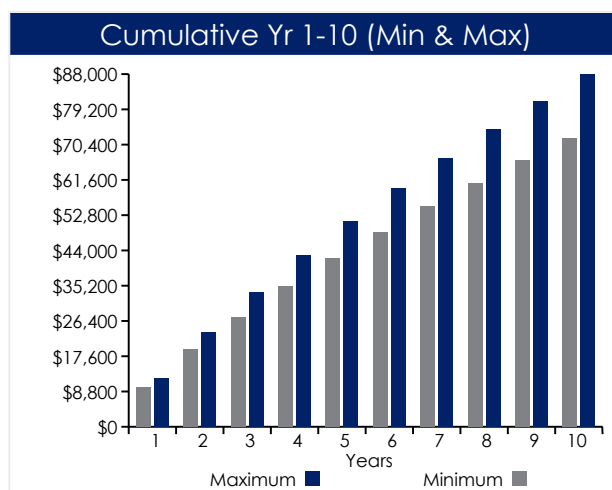
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable VIL158SR2B Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,074	5,972	12,046
2	5,468	5,972	11,440
3	4,041	5,972	10,013
4	3,233	5,972	9,205
5	2,629	5,972	8,601
6	2,138	5,972	8,110
7	1,713	5,972	7,685
8	1,213	5,972	7,185
9	880	5,972	6,852
10	821	5,972	6,793
11 +	2,870	179,160	182,030
<b>Total</b>	<b>\$31,080</b>	<b>\$238,880</b>	<b>\$269,960</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,970	4,886	9,856
2	4,474	4,886	9,360
3	3,307	4,886	8,193
4	2,645	4,886	7,531
5	2,151	4,886	7,037
6	1,750	4,886	6,636
7	1,401	4,886	6,287
8	993	4,886	5,879
9	720	4,886	5,606
10	671	4,886	5,557
11 +	2,348	146,586	148,934
<b>Total</b>	<b>\$25,430</b>	<b>\$195,446</b>	<b>\$220,876</b>



\* assumes settlement on 1 July in any given year.

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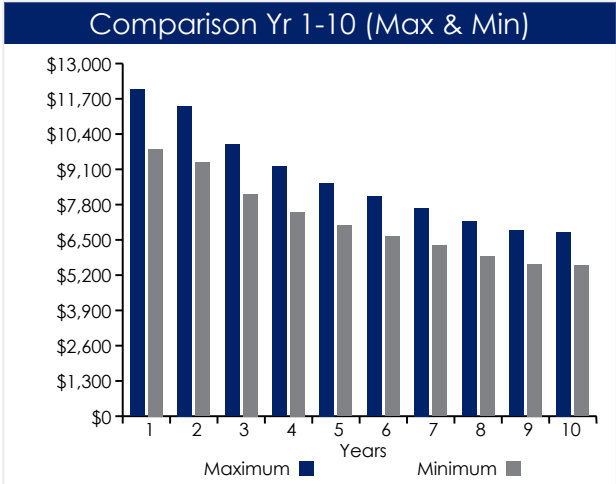
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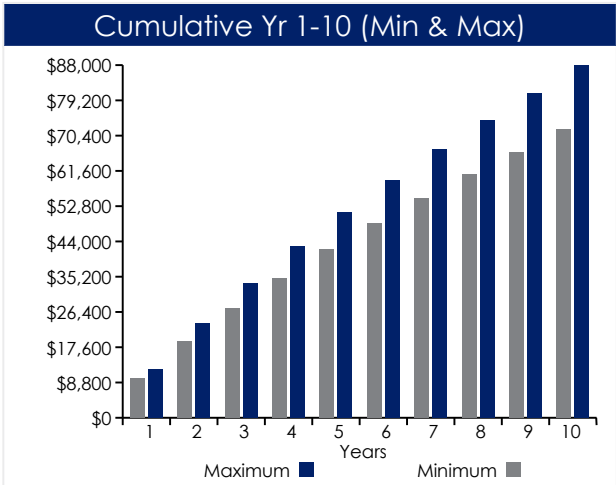
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable VIL158SRMOD Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,060	5,974	12,034
2	5,456	5,974	11,430
3	4,032	5,974	10,006
4	3,225	5,974	9,199
5	2,624	5,974	8,598
6	2,134	5,974	8,108
7	1,708	5,974	7,682
8	1,210	5,974	7,184
9	878	5,974	6,852
10	817	5,974	6,791
11 +	2,864	179,211	182,075
<b>Total</b>	<b>\$31,008</b>	<b>\$238,951</b>	<b>\$269,959</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,958	4,888	9,846
2	4,464	4,888	9,352
3	3,299	4,888	8,187
4	2,639	4,888	7,527
5	2,147	4,888	7,035
6	1,746	4,888	6,634
7	1,398	4,888	6,286
8	990	4,888	5,878
9	718	4,888	5,606
10	669	4,888	5,557
11 +	2,344	146,627	148,971
<b>Total</b>	<b>\$25,372</b>	<b>\$195,507</b>	<b>\$220,879</b>



\* assumes settlement on 1 July in any given year.

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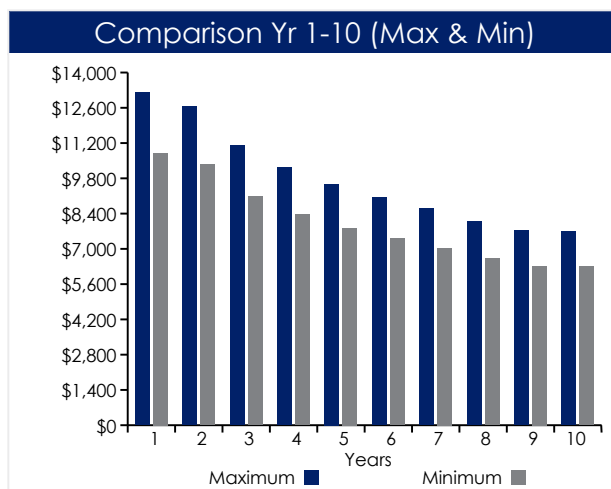
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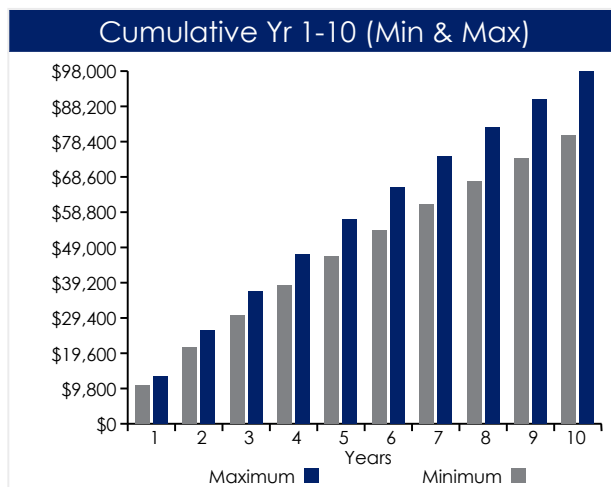
# TAX DEPRECIATION ESTIMATE

## Estimate of Depreciation Claimable VIL188L Design Riverstone Estate, DOREEN, VIC 3754

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,392	6,813	13,205
2	5,829	6,813	12,642
3	4,294	6,813	11,107
4	3,412	6,813	10,225
5	2,759	6,813	9,572
6	2,234	6,813	9,047
7	1,782	6,813	8,595
8	1,266	6,813	8,079
9	919	6,813	7,732
10	873	6,813	7,686
11 +	2,957	204,411	207,368
<b>Total</b>	<b>\$32,717</b>	<b>\$272,541</b>	<b>\$305,258</b>



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,230	5,575	10,805
2	4,769	5,575	10,344
3	3,514	5,575	9,089
4	2,792	5,575	8,367
5	2,257	5,575	7,832
6	1,828	5,575	7,403
7	1,458	5,575	7,033
8	1,036	5,575	6,611
9	752	5,575	6,327
10	715	5,575	6,290
11 +	2,419	167,245	169,664
<b>Total</b>	<b>\$26,770</b>	<b>\$222,995</b>	<b>\$249,765</b>



\* assumes settlement on 1 July in any given year.

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