

Sanctuary Waters

Mandurah, WA



From \$370,000

With 2 year Rental Guarantee

MANDURAH

Bordered by the Indian Ocean to the west and the Peel Inlet to the South and East, Mandurah's lifestyle is centred on its extensive waterways. The city is renowned for its beaches, boating, fishing, crabbing and prawning.

In 2006, the population of Mandurah was estimated at 62,000. The population is expected to increase to approximately 100,000 by 2016, at an average annual growth rate of 4.85%. From a small holiday, fishing and retirement town, Mandurah has developed into the largest and fastest growing regional city in Western Australia.

Residents of Mandurah and the Peel region can enjoy a variety of lifestyle and cultural activities in an area stretching from the Indian Ocean to the Darling Range. Famous for its protected waters, excellent beaches, superb fishing and crabbing, international golf facilities and Mediterranean climate of warm summers and mild winters, Mandurah is the ideal lifestyle choice.

You can participate in Mandurah's exciting growth and lifestyle opportunities by acquiring a house and land package in Sanctuary Waters Mandurah.

Contents:

Description

Rental Guarantee

Location

Site Plan

Lot Plans

Price List

House Plans

Schedule of Inclusions

Research

Rental Estimates

Sanctuary Waters, Mandurah WA

4 x 2 House & Land Packages

FULL TURN-KEY PACKAGE

Ready for tenants to move straight in at handover

DEPOSIT: \$3,000 deposit at contract signing

PRICES FROM: \$370,000

RENTAL GUARANTEE: Term 2 years

RENT: Approximately
\$320-340 per week

HANDOVER: Approximately
26 weeks from Building Approval

With Newglen you have a choice of Rental Guarantees:

All you have to do is pick one...

1. Vacancy plan to ensure maximum occupancy of the property at an agreed amount for a period of 2 years.
2. Rental Guarantee to ensure a 5% rental return for a period of 2 years.

Rental Guarantee 1:

Features

1. Term of guarantee two (2) years
2. Total Maximum of twelve (12 weeks).
3. Agreed rent guarantee amount :\$320
4. Commencement 2 weeks after handover to client
5. Must Maintain Landlords insurance during term.
6. Must maintain recommended management during term

Or

Rental Guarantee 2:

Features

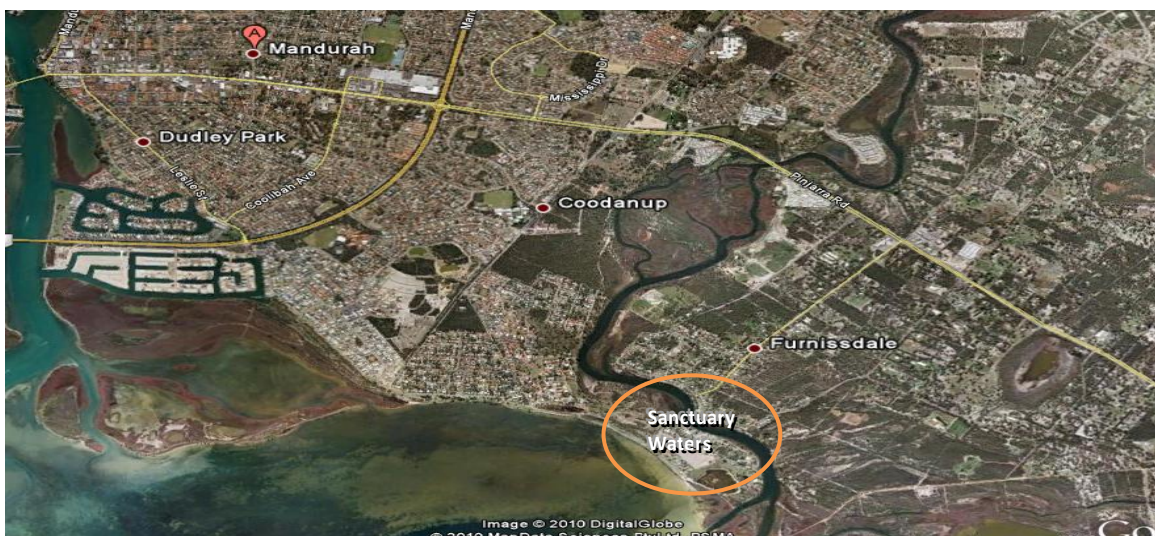
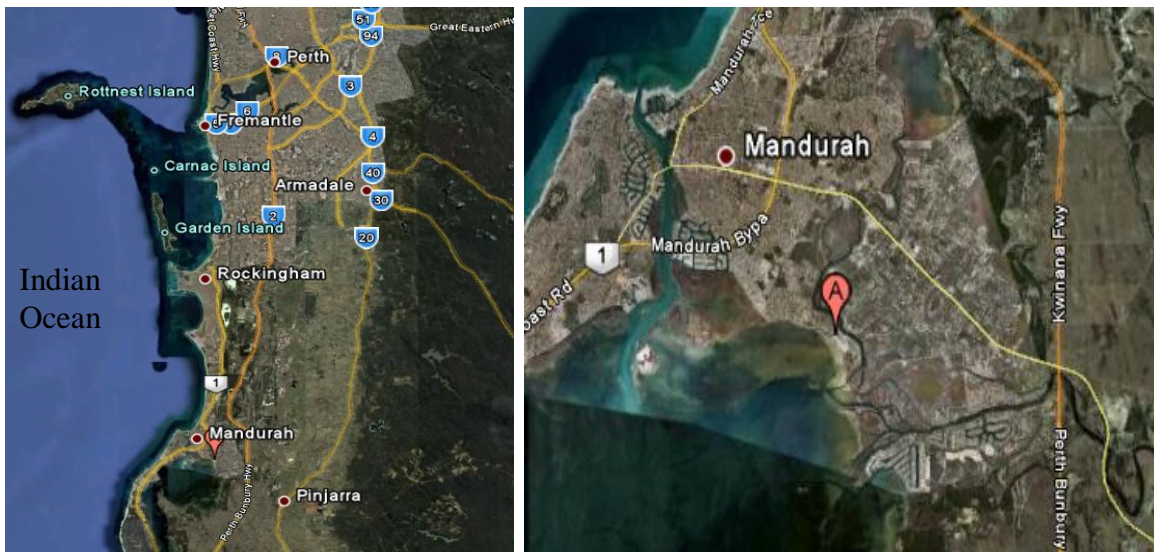
1. Term of guarantee two (2) years
2. Total Maximum of \$4000
3. Rent guarantee 5%
4. Commencement 2 weeks after handover to client
5. Must Maintain Landlords insurance during term.
6. Must maintain recommended management during term

Location

Mandurah, the focal point of the fast-growing Peel region, is a coastal city situated where the Indian Ocean meets the Peel Inlet. It is an hour's drive south of Perth, the capital city of Western Australia. A rail link between Perth and Mandurah has recently been completed and the Kwinana Freeway extension / Peel Deviation will further cut travelling times.

Unlike many other land releases in Mandurah, Sanctuary Waters Mandurah is minutes, not miles, from downtown shops and cafes. It is located on the corner of William Road and Nairn Road, Mandurah.

Access could not be easier. From Pinjarra Road simply turn down Wanjeep Road towards the Peel Inlet. Then turn left into Beecham Street. When the magnificent views of the Inlet come into sight, turn left into Peel Parade and finally left into William Road.



SECLUSION

Without a doubt this exclusive estate known as Sanctuary Waters Mandurah is a tranquil oasis amongst waterways, bush land and a wildlife reserve. Sanctuary Waters Mandurah is a one minute leisurely stroll away from the Serpentine River Mouth and the Peel Estuary.



ATTRIBUTES

Few land releases could offer these attributes, and fewer still at the prices currently available at Sanctuary Waters Mandurah.

Seclusion, peace and tranquillity in a location that will always be unique

Inlet and lake views from many lots

A minute's walk from a wildlife sanctuary

A minute's walk or drive from a boat ramp

A minute's walk from a dog exercise area

Only a minute from a walk/cycle path along the banks of the Peel Inlet

Only five minutes to Mandurah railway station

Only eight minutes to Mandurah CBD

Close to a proposed new neighbourhood shopping centre *(subject to all relevant approvals)*

Close to facilities anticipated at proposed "Frasers Mandurah" development

Protective covenants on each lot to protect visual values

Mandurah's renowned boating and fishing on your doorstep

Site Plan

Note EVEN NUMBER LOTS AVAILABLE AT PRICES SHOWN IN INDEX PAGE. Odd numbered lots price and availability subject to vendor authorisation. Please consult agent for further details.
Please note that some lot dimensions have changed since the plan below was lodged. Click on lot to view pictures and dimensions in the lot description



Lot Plans



Price List

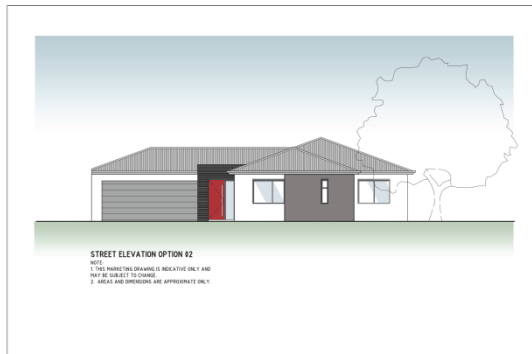
Lot	Street No.	Land SQM	House SQM	House Design	Bed/Bath	Land Price	House Price	Total
534	32	497	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
536	34	482	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
538	36	474	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
540	38	471	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
544	5	483	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
546	9	477	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
548	15	479	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
550	19	498	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000
552	23	492	195.2	Tori	4x2	\$149,000	\$221,000	\$370,000

- ✓ Deposit of \$3,000 (Refer to Sales Advice)
- ✓ Stamp Duty payable on land only
- ✓ Full turnkey packages

House Plans – Tori



Floor Plans



Front Elevations

SCHEDULE OF INCLUSIONS “STANDARD PACKAGE”

SANCTUARY WATERS

SEPTEMBER 2010:

GENERAL

- Fixed Price HIA Building Contract
- Housing Indemnity Insurance
- Certified Termite treatment
- Six months maintenance

EXTERNAL

- Double clay brick walls
- Rolled mortar joints
- Stick wood roof frame – National Timber Framing Code (A.S.1684)
- Custom Orb Colorbond roof, downpipes, fascia and gutters
- Aluminium powder coated windows and sliding doors with flyscreens and key locks
- Double garage with automatic sectional door and three remotes
- Newglen’s standard range of pavers to crossover, driveway, footpaths, alfresco & where applicable
- Feature entry door – painted
- Gainsborough Lever Set (external door furniture) with matching double deadbolt to entry and garage doors.
- 4.5 mm Hardiflex lining to eaves, garage and alfresco
- Solid core garage entry door
- General glazing – clear glass
- Plaster rendered walls where detailed
- roof pitch

KITCHEN

- Laminate square edged bench tops
 - Dishwasher recess with power point and cold water connection
 - 1 ¾ bowl stainless steel kitchen sink with chrome flick mixer
 - Fisher and Paykel 600mm electric oven*
 - Fisher and Paykel 600mm cook top with four burners*
 - Fisher and Paykel 600mm stainless steel range hood* flue to the outside
 - Laminate or similar doors with builder’s range of handles
 - Pantry with white melamine shelves
 - Soft closes to all drawers
 - Ceramic wall tiles above kitchen bench top as per plan
- * Fisher and Paykel or similar

BATHROOM AND LAUNDRY FEATURES

- Bathroom and ensuite vanities of laminate square edge bench tops
- White inset basins
- Quality accessories to bathroom, ensuite (include double towel rails) and WC's
- Dual flush toilet suites
- Newglen's range of chrome taps or mixers to basins, shower heads, taps
- Glass framed shower screens
- White acrylic bath
- Newglen's range of quality selected ceramic floor and wall tiles to bathroom, ensuite, laundry and WC's
- Exhaust fans to ensuite, bathroom and WC's flued
- Linen cupboard with four white melamine shelves (when shown on plan)
- Hot and cold automatic washing machine taps
- 45 litre stainless steel laundry trough steel cabinet
- Full vanity with framed mirrors
- Lever set brushed chrome with locks to ensuite, bathroom and WC's
- Chrome floor wastes throughout

FLOORCOVERING

- Carpet to bedrooms
- Laminate flooring to living areas

FENCING

- 1800 mm Colorbond perimeter fencing and side gate

LANDSCAPE AND RETICULATION

- Landscaped and reticulated front and rear gardens as designed with lawn and native plants

ADDITIONAL FEATURES

- Engineering designed re-enforced concrete slab and footings
- R3.5 fibreglass batts to all flat framed ceilings including garage
- Full painting to ceilings, doors and frames, woodwork, eaves and gables, internal walls
- 75mm cornices standard cove
- Quad to floors where necessary
- Hard wall plaster internally with metal protection beads
- Standard flush panel doors internally
- Built-in robes to all bedrooms
- Metal entry door frames internally
- Doors to robes (vinyl sliders/hinged flush panel) or redicote flush panel
- External doors are water resistant solid core and painted
- Full plans, site survey, re-peg, contour survey, ten meter sewer run or as required, engineer site inspection if applicable, standard council building licence fees, standard water corporation fees, standard engineer's detail and shire approval
- (Standard white switch plates, RCD safety switches and two hard wired smoke detectors
- Light points to all rooms and passages with standard light globe and shade; external light points with shade to all exit doors
- Bottled gas site requires hood and depot
- HWS 160 litre electric
- Gas bayonet point with power point and air vent
- Front and rear brass garden taps supplied
- Double power points throughout
- TV – cable and digital antennae installed to the roof with two internal TV outlets
- Two telephone points
- Foldaway clothesline
- Door seals to external doors
- Ceilings 28 course
- Vertical blinds
- Letterbox – metal on post
- Barrier front door

All homes are built to Western Australian Coastal Conditions Specifications

Please note that Newglen Constructions Pty Ltd reserves the right to alter any and all fixtures and fittings, specifications etc. without notice.

Research:

Population Demographics

In the 2006 Census (held on 8th August 2006), there were 55 814 persons residing in the statistical local area of Mandurah (today it is approximately 65 000). 18.8% of the population were children aged between 0-14 years, and 34.5% were persons aged 55 years and over. The median age of persons in Mandurah was 43 years, compared with 37 years for persons in Australia. 35.6% were couple families with children.

In Mandurah, the median weekly individual income for persons aged 15 years and over was \$384, compared with \$466 in Australia. The median weekly household income was \$810 compared with \$1,027 in Australia and the median weekly family income was \$1,038 compared with \$1,171 in Australia. (2006 Census)

On 2006 Census night, 33.7% of occupied private dwellings were fully owned, 29.9% were being purchased and 26% were rented. Of those being rented, only 9.9% were rented from a State or Territory housing authority.

SCHOOLS

A Community College described as a Middle School providing education for years 8 to 10 is located only minutes away from Sanctuary Waters Mandurah. In addition there is a huge range of public and private educational institutions in Mandurah providing education from pre-school to senior high school level.

SHOPPING

A convenience store is currently located minutes away from Sanctuary Waters Mandurah. Behind this store is vacant land zoned commercial and earmarked for a future neighbourhood shopping precinct.

Mandurah Forum, on the corner of Mandurah Rd and Pinjarra Rd is approximately 5 minutes away and Mandurah central business District is approximately 8 minutes away from the estate.

FUTURE AMENITIES IN THE LOCALITY

An Economic and Recreation Plan for the Peel Waterways was prepared by the Shire of Murray, the City of Mandurah, the W.A. Planning Commission and the Peel Development Commission approximately 10 years ago.

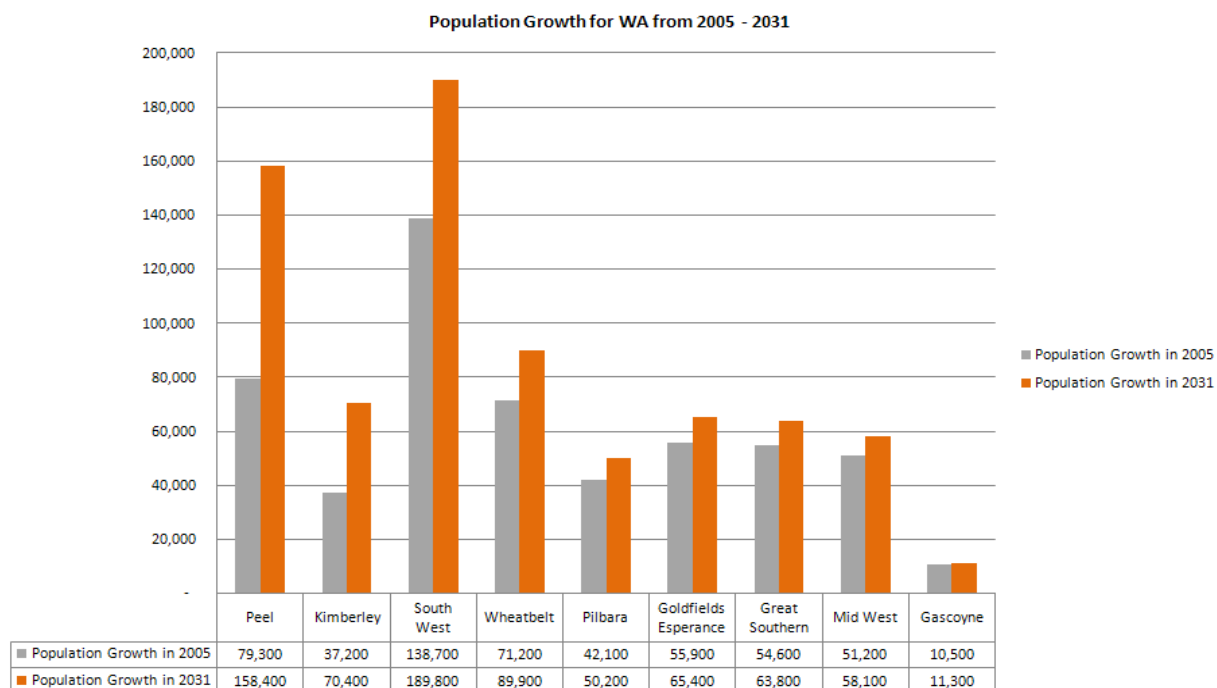
Specifically with regard to the locality of Sanctuary Waters Mandurah the plan says in part; **“The foreshore is the only beach on the open estuary north of the inlet channel, providing direct access for the City of Mandurah and the regional road network”**

“This is another ‘end of road’ situation at an attractive regional location where there needs to be provision for adequate parking, public toilets and shade near the beach. The area appears to have a high potential for tourism development including Restaurants and the like.”

Since 2001 the Mandurah LGA has grown by almost 16 000 people at an average annual growth rate of 4.11%, more than double the growth rate of the Perth Metropolitan area (2.02%).

The population of Mandurah is forecast to grow by over 40 000 people between 2009 and 2026, which will create a significant demand for housing in the area.

Since July 2008 Mandurah has averaged 46 building approvals for new houses per month. Of the 32 council areas in the Perth/Peel region, Mandurah recorded the 8th highest average.



Source: Department for Planning and Infrastructure (2005.) WA Tomorrow Population Report No. 6

Population Growth for WA 2005 to 2031

Regions	Average annual growth rate
Peel	2.7%
Kimberly	2.5%
Metropolitan	1.3%
South West	1.2%
Wheatbelt	0.9%
Pilbara	0.7%
Goldfields – Esperance	0.6%
Great Southern	0.6%
Mid West	0.5%
Gascoyne	0.3%
Western Australia	1.3%
National Average	2.1%

Source: Department for Planning and Infrastructure (2005.) WA Tomorrow Population Report No. 6

The West Australian, Monday, 30 August 2010

Perth must make room for 500,000 new people. Perth will be home to an extra 500,000 people in 20 years' time, according to a planning blueprint out today which calls for more homes to be squeezed into existing suburbs.

The blueprint comes as a new activities centre policy, to be gazetted tomorrow, lifts long-held caps on the size of shopping centres in a bid for more Subiaco-style town centres with a mix of housing, education, entertainment and shopping.

The Peel area is expected to experience the biggest growth in housing from 38,000 to 64,000 dwellings and a population increase from 88,000 to 133,000.

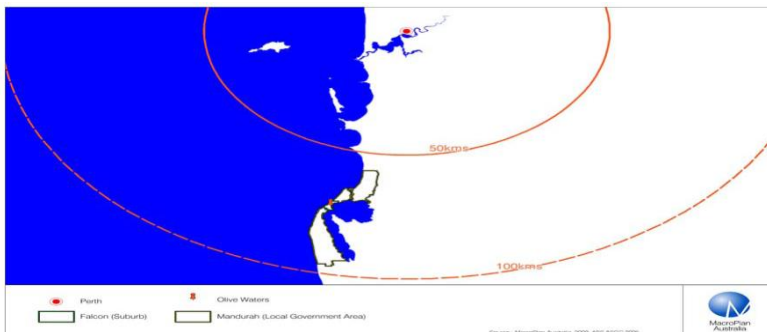
The strategy provides for a more than doubling of jobs in the northern corridor, with similar big increases in the Peel and south-east metropolitan areas as the Government aims to reduce city transport congestion.

Independent Report

In a recent independent research document compiled by MacroPlan Australia it was reported that:

The Federal Budget has forecast a return to positive growth (2.25%) in the following financial year.

Following a 9 month period of national decline, the last 9 months has seen a 27.3% trend increase in the number of home loans.



Western Australia is ahead of the national average with the second lowest unemployment rate in the country (behind Tasmania). In June, the unemployment rate for Western Australia increased to 5.1%, a 0.1% seasonally adjusted increase. This equates to approximately an additional 900 unemployed persons across the State.

(LGA) of Mandurah

Of the top five industries in the Mandurah LGA (Construction, Retail Trade, Manufacturing, Health Care and Social Assistance, and Education and Training) only Construction is expected to contract over the next five years to 2013/14. Health care and education are in fact predicted to have the greatest employment growth (3.0% and 2.4% per annum respectively).

Infrastructure projects of the Peel area:

- \$113.4 million for the construction of the Mandurah Entrance Road
- \$113 million on wastewater and water supply projects
- \$22 million to complete the Perth to Bunbury Highway
- \$5 million to finalise construction of Greenland's Road to connect the Perth Bunbury Highway to the South West Highway
- \$3 million to construct the Marri Grove Primary School and the Pinjarra Early Childhood Centre

The City of Mandurah is well serviced with access to numerous facilities and services. These include pre-schools, 11 primary schools, 4 high schools, 3 combined schools and 4 specialist schools. The largest shopping centre is Centro Mandurah, a regional centre located in Mandurah; there is also a number of neighbourhood and main street shopping centres throughout the city.

The Mandurah to Perth rail line opened a year and a half ago. With the Perth to Bunbury highway open to commuting to and from Mandurah has and will continue to become easier and more accessible.

General Investment Commentary

The continued population growth of the Mandurah area and the relatively stable employment outlook suggests that there will be continued demand for owner/occupier residential dwelling products in the short term. Employment figures are a key to housing demand over the immediate short term. Of the region's top employing industries (Construction, Retail Trade, Manufacturing, Health Care and Social Assistance and Education and Training) only construction is predicted to decline to 2013/14.

While median house prices have declined somewhat in recent months in line with the economic downturn, median prices in the area are still over \$100,000 higher than they were at the start of 2004. It is unlikely that prices will fall much further.

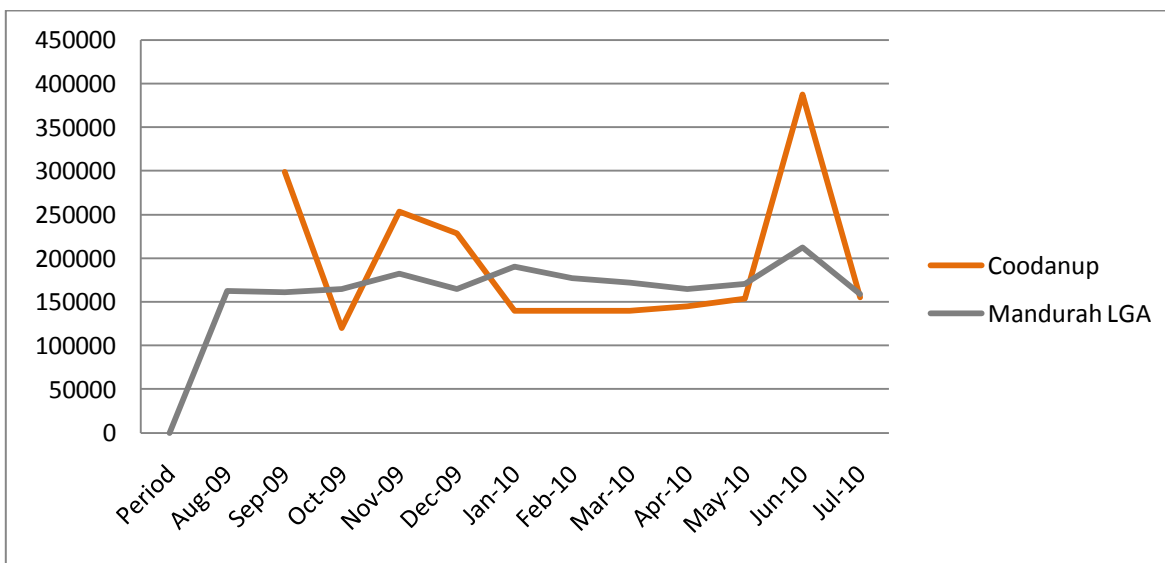
Unlike the UK and US, the Australian housing market is not oversupplied. To this point in time, although slowing in terms of market activity, the housing market has remained largely unaffected by world events.

This presents a solid choice for interested parties considering the option of investing in Sanctuary Waters, with the area underpinned by strong population growth (driving continued demand) and what has proved to be substantial price resilience.

Source: MacroPlan Australia

Sales Evidence

Vacant Land Statistics from August 2009 to July 2010,



Long Term Capital Growth Rates Coodanup V Perth

	HOUSES		UNITS	
	Coodanup	Region	Coodanup	Region
Long Term Trend	13.8%	13.6%	SNR	14.3%
	Perth	Region	Perth	Region
Long Term Trend	10.7%	9.4%	10.0%	13.8%

*Based on sales reported to Australian Property Monitors Source: <http://www.domain.com.au>

Rental Estimates



Harcourts Mandurah

Address: Shop 1 / 325 Pinjarra Road
MANDURAH WA 6210
Postal Address: PO Box 3166
MANDURAH EAST WA 6210
T: 08 9581 9999
F: 08 9581 2999
E: alyce_wilde@harcourtsmandurah.com.au
W: www.harcourts.com.au
ABN: 49 142 228 242

26 August 2010

Dear Mr Bryan Fencott

RENTAL APPRAISAL – Nairns Road, Sanctuary Waters

Firstly, "thank you" for appointing us to undertake a rental appraisal of your property.

Naturally we would welcome the opportunity to further our association by providing you with a high level of Leasing and Property Management and we assure you of our readiness to go right to work to seek and secure a quality tenant.

Taking into consideration the current rental market conditions, it is our opinion your property would achieve a rent in the vicinity of \$320.00 to \$340.00 per week. This figure has been based on properties of a similar calibre within the locality of your property.

Harcourts Mandurah Real Estate Pty Ltd offers many years of experience in the specialized area of Property Management, allowing us to draw on this knowledge and expertise and therefore benefiting you with proven systems and procedures to ensure your property is well cared for.

Our core Property Management service provides the following:

- 1 Securing, checking and verifying tenants' personal and financial credentials.
- 2 Full legal documentation of agreements between owner and tenant.
- 3 Regular quarterly property inspections by the Manager and subsequent report to the owners.
- 4 Bond inspection and inventory updates at commencement and termination of tenancy.
- 5 Rent collections and accounts paid on the owner's behalf.
- 6 General maintenance and administration of the home and execution of owner's specific instructions where required.
- 7 A daily processing of all account procedures and a comprehensive client data bank for accounting and tax purposes.

We offer all our Landlords the utmost care and attention to the security and maintenance of your property, as well as your regular income. Whilst our network offers the finest service, our charges are the same as other agents which are laid down by the Real Estate and Business Agents Supervisory Board.

Assuring you of our best endeavors and intentions at all times in managing your property.

Yours sincerely
HARCOURTS MANDURAH

ALYCE WILDE
PROPERTY MANAGER