

PITT ROAD

PITT ROAD



ACCESS PLACE

Temporary Easement



RESERVE

3979 m²

160.0

100.0

15.0



REFERENCE MARKS

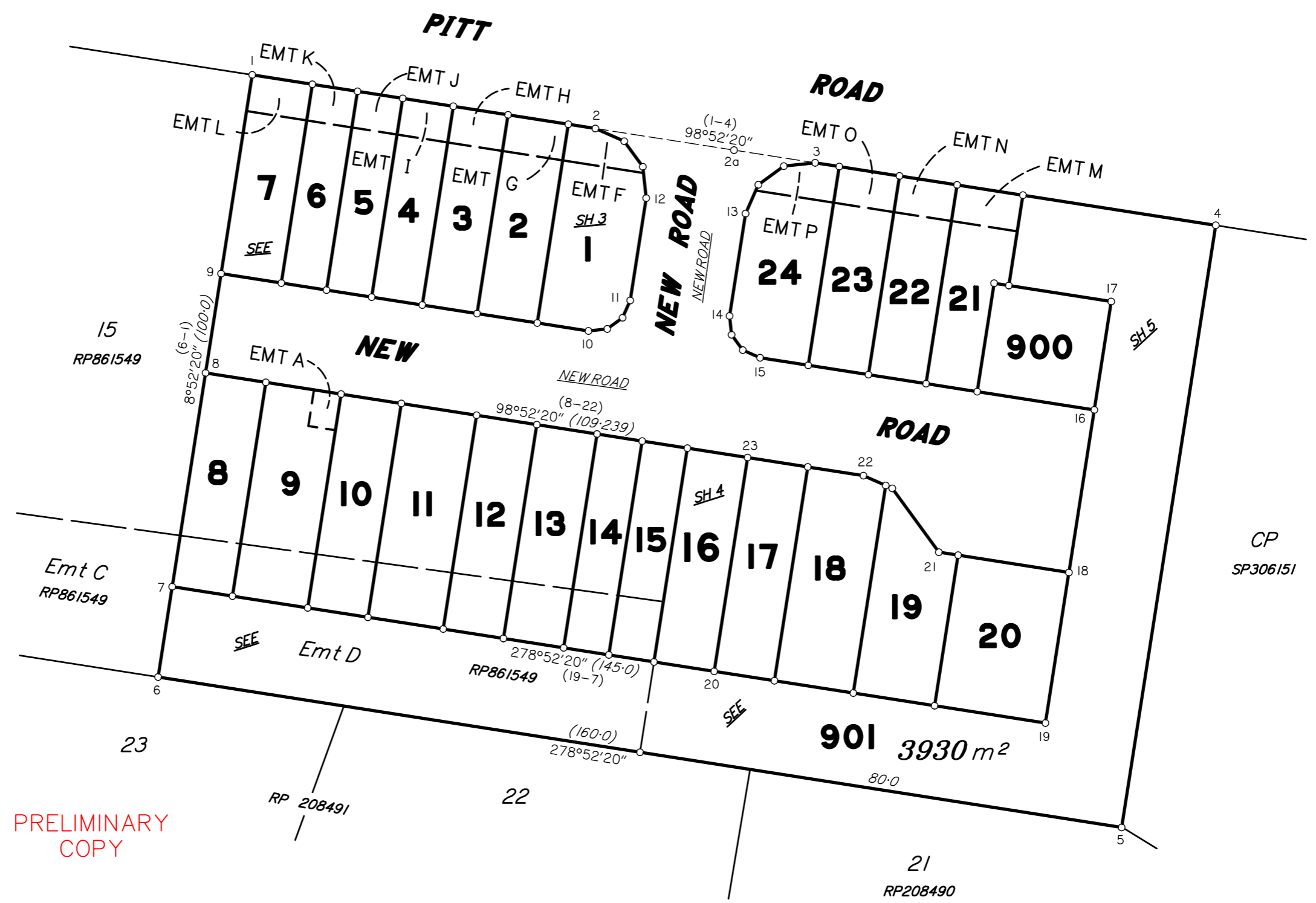
STN	TO	ORIGIN	BEARING	DIST
1	0 Nail in Conc	IS314498	53°48'20"	3.204
1	0 Nail in Kb	IS314498	12°37'25"	3.709
2a	0 Nail in Conc	IS314498	287°47'50"	15.0
4	0 Screw in Conc	1/SP306151	21°00'05"	2.93
4	0 Screw in Conc	1/SP306151	307°04'50"	5.596
4	OIP not searched	IS132919	278°52'20"	1.0

**Reinstatement Report**  
 • Reinstatement follows IS314498 with marks from that survey located in good agreement.

**Area of New Road**

(2-3-13-14-15-16-18-21-22-23-8-9-10-11-12-2)

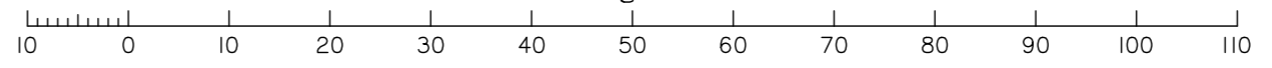
**3289 m<sup>2</sup>**



PRELIMINARY COPY

Peg placed at all new corners, unless otherwise stated.

Scale 1:750 - Lengths are in metres.



TRAVERSES ETC

LINE	BEARING	DISTANCE
2-2a	98°52'20"	23.017
2a-3	98°52'20"	13.483

SOUTH BURNETT SURVEYS PTY LTD (ABN 26 010 622 189)  
 (t/a ONE Surveyors)  
 hereby certify that the land comprised in this plan was surveyed by the corporation, by David Neville RAPHAL, Cadastral Surveyor, for whose work the corporation accepts responsibility, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on

PRELIMINARY

Director  
 Date

**Plan of Lots 1-24, 900 & 901, Emt A in Lot 9, Emts F-L in Lots 1-7 respectively & Emts M-P in Lots 21-24 respectively**  
 Cancelling Lots 16 & 17 on RP861549

LOCAL GOVERNMENT: MORETON BAY  
 REGIONAL COUNCIL LOCALITY: BURRONGARY  
 Meridian: MGA (Zone 56) wide

Scale: 1:750  
 State copyright reserved.

Format: STANDARD

PRELIMINARY  
 SP334445

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
50065282	Lot 16 on RP861549	1-16 & 901	New Rd	Emts A & F-L
50065283	Lot 17 on RP861549	16-24, 900 & 901	New Rd	Emts M-P

**ENCUMBRANCE EASEMENT ALLOCATIONS**

Easement	Lots to be Encumbered
(Emt D on RP861549)	8-16 & 901

*Easement E on RP861549 is to be fully extinguished prior to the registration of this plan*

**PRELIMINARY  
COPY**

1-24, 900 & 901	POR 3IV
Lots	Orig

2. Orig Grant Allocation :

3. References :

Dept File :  
Local Govt :  
Surveyor : **10403**

5. Passed & Endorsed :

By: South Burnett Surveys Pty Ltd  
Date :  
Signed :  
Designation : Liaison Officer

6. Building Format Plans only.  
I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road  
.....  
Cadastral Surveyor/Director\* Date  
\*delete words not required

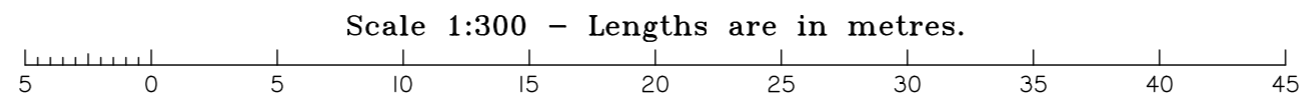
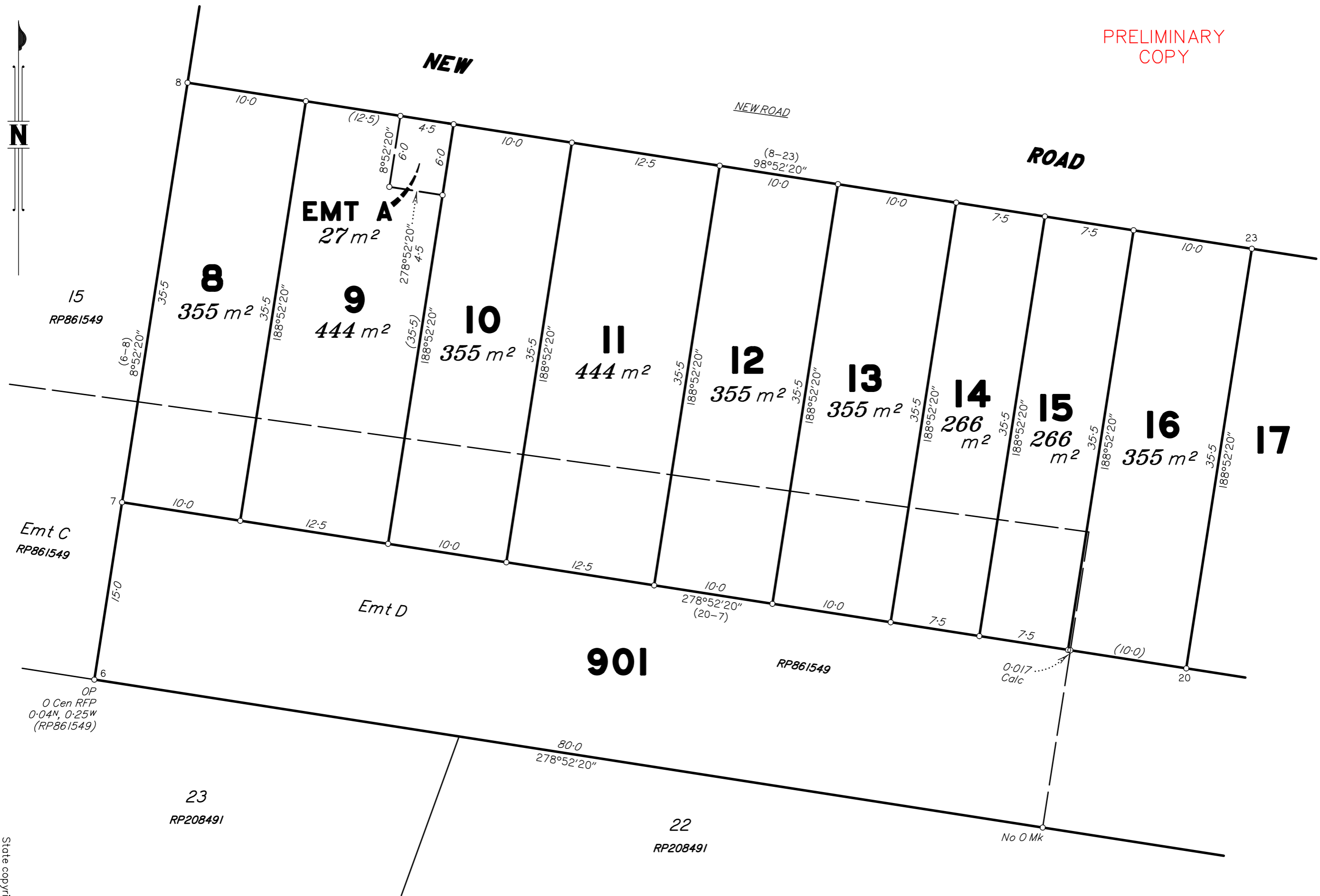
7. Lodgement Fees :  
Survey Deposit \$ .....  
Lodgement \$ .....  
.....New Titles \$ .....  
Photocopy \$ .....  
Postage \$ .....  
TOTAL \$ .....

8. Insert Plan Number **SP334445**



PRELIMINARY  
COPY

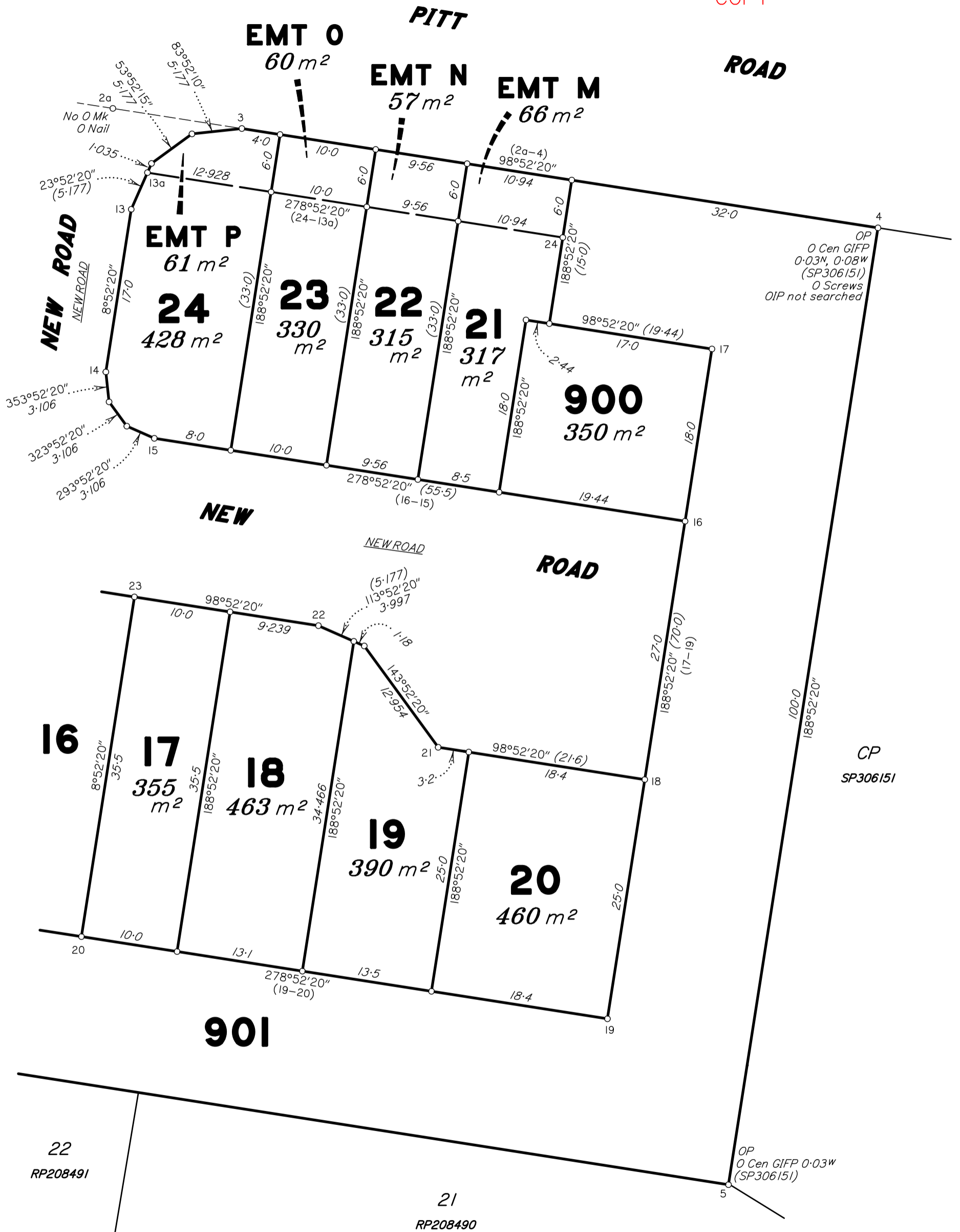
ADDITIONAL SHEET



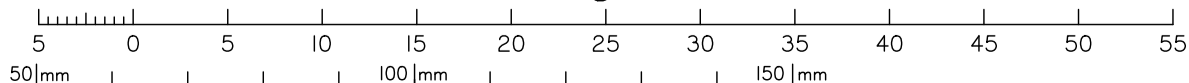
State copyright reserved.

Insert  
Plan  
Number  
**SP334445**

PRELIMINARY COPY



Scale 1:400 - Lengths are in metres.

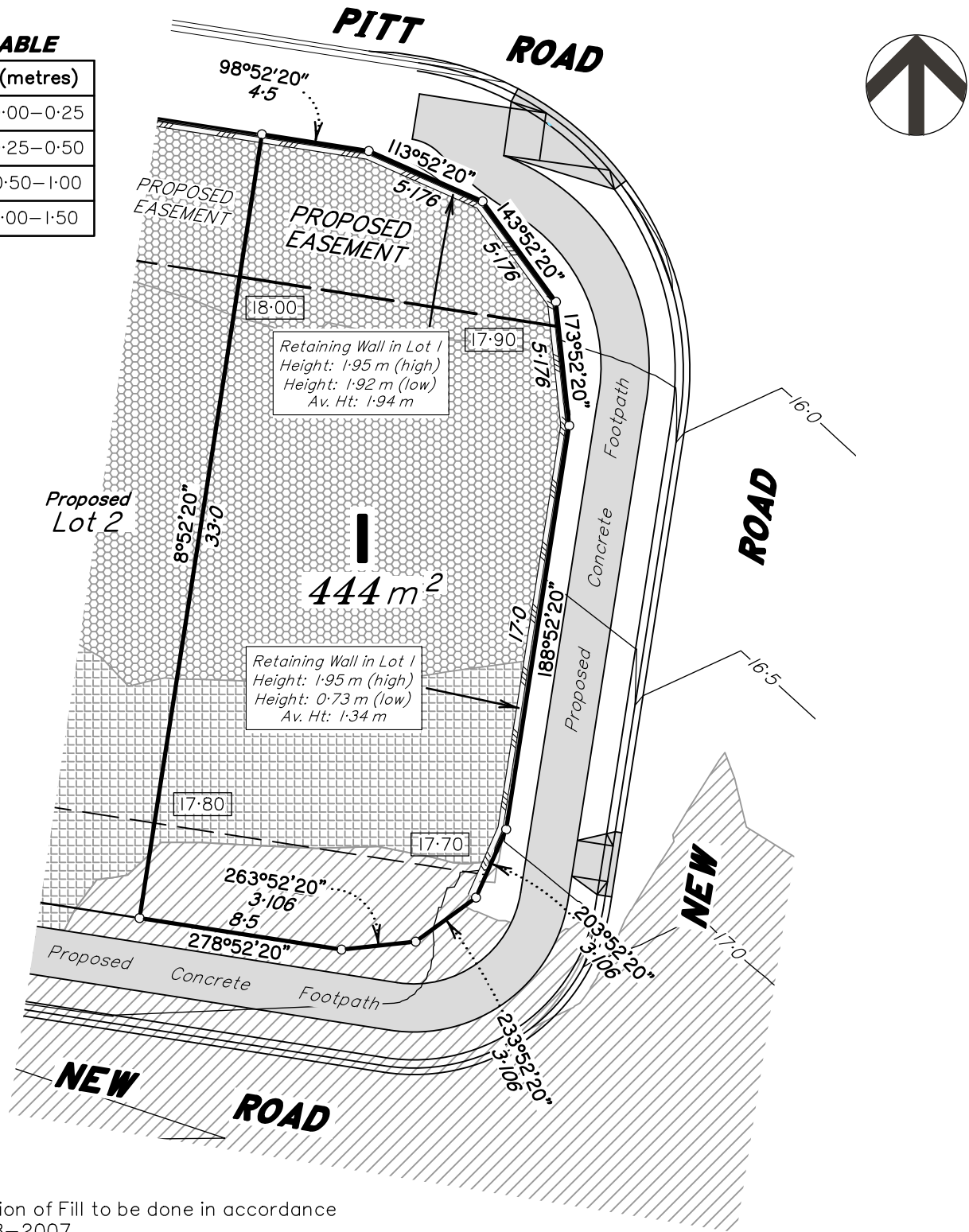


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Insert Plan Number **SP334445**

**FILL TABLE**

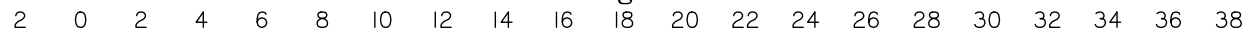
Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	



NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

Scale 1:250 - Lengths are in Metres.

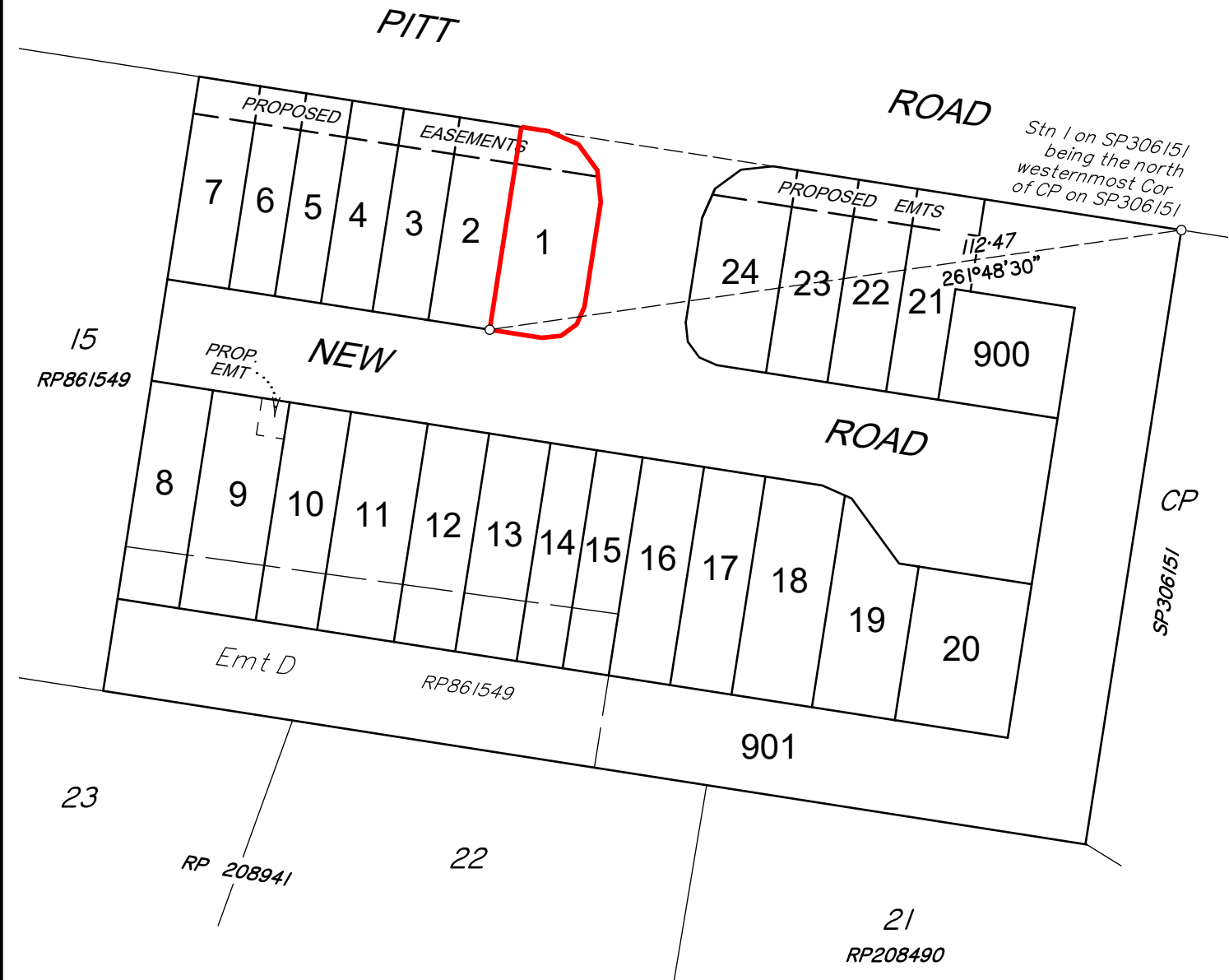


22.0	Design Contours		Retaining Wall	<b>LEGEND</b>		Design Building Pad
17.60	Design Pad Level		Design Batter			

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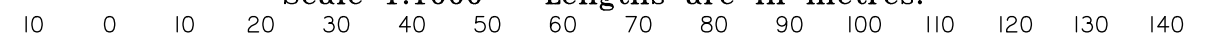
**LOCATION MAP**

156-170 PITT ROAD



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

Scale 1:1000 - Lengths are in metres.



NOTE:  
**PLAN PREPARED BY:**  
SOUTH BURNETT SURVEYS PTY. LTD.  
The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.  
Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

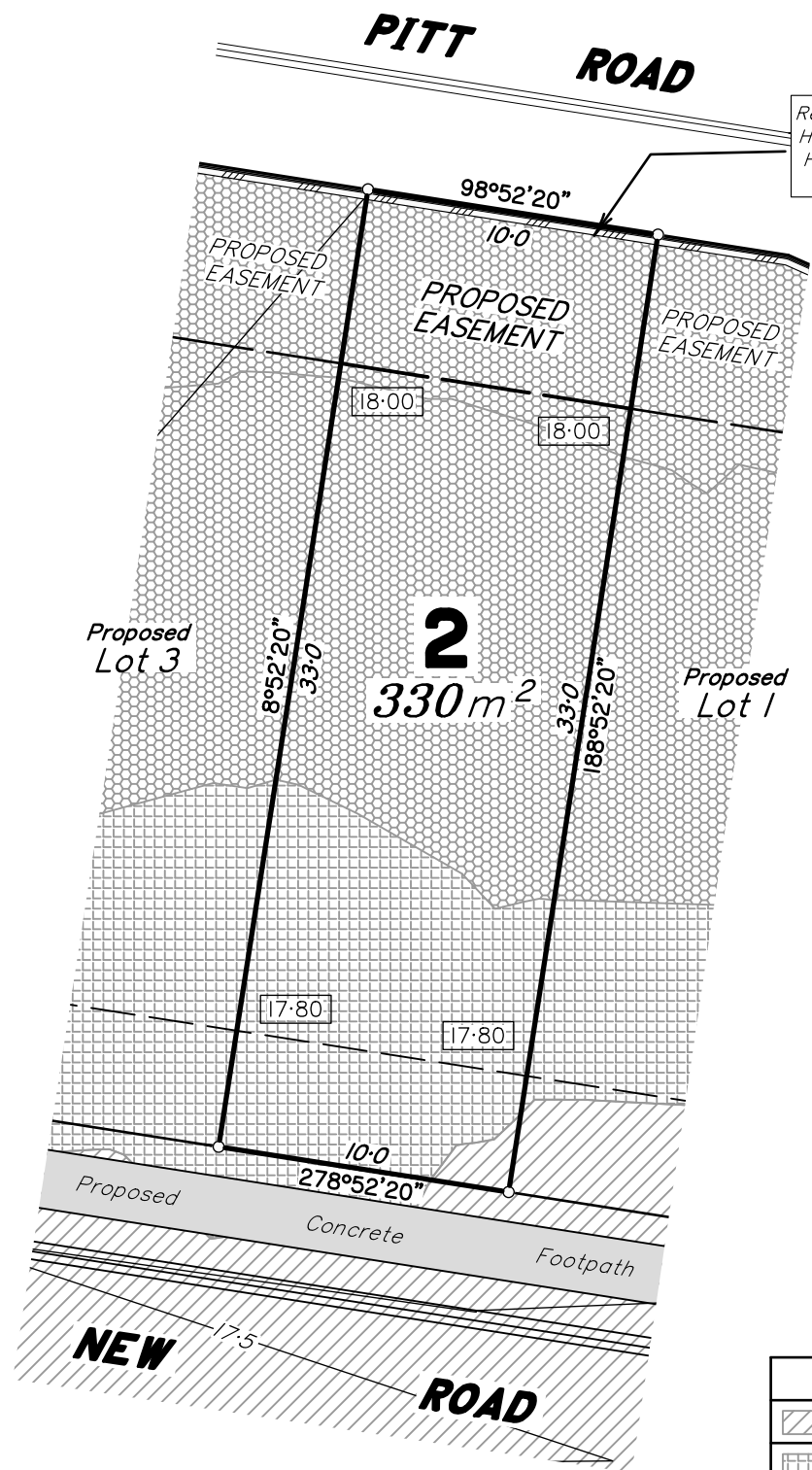
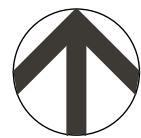
DESCRIPTION: **PROPOSED LOT 1**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**



Brisbane & Sunshine Coast - Ph. 5422 0200  
South Burnett & Western Downs - Ph. 4162 2647  
admin@onfsurveyors.com.au

COMP FILE: DP\_10403.dwg ISSUE: **A**  
DATE: 1/11/2022 RESCALE IN METRES: 1:1000



**FILL TABLE**

Fill Range (metres)	
0.00–0.25	
0.25–0.50	
0.50–1.00	
1.00–1.50	

NOTE:  
All compaction of Fill to be done in accordance with AS3798–2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798–2007.

Scale 1:250 – Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

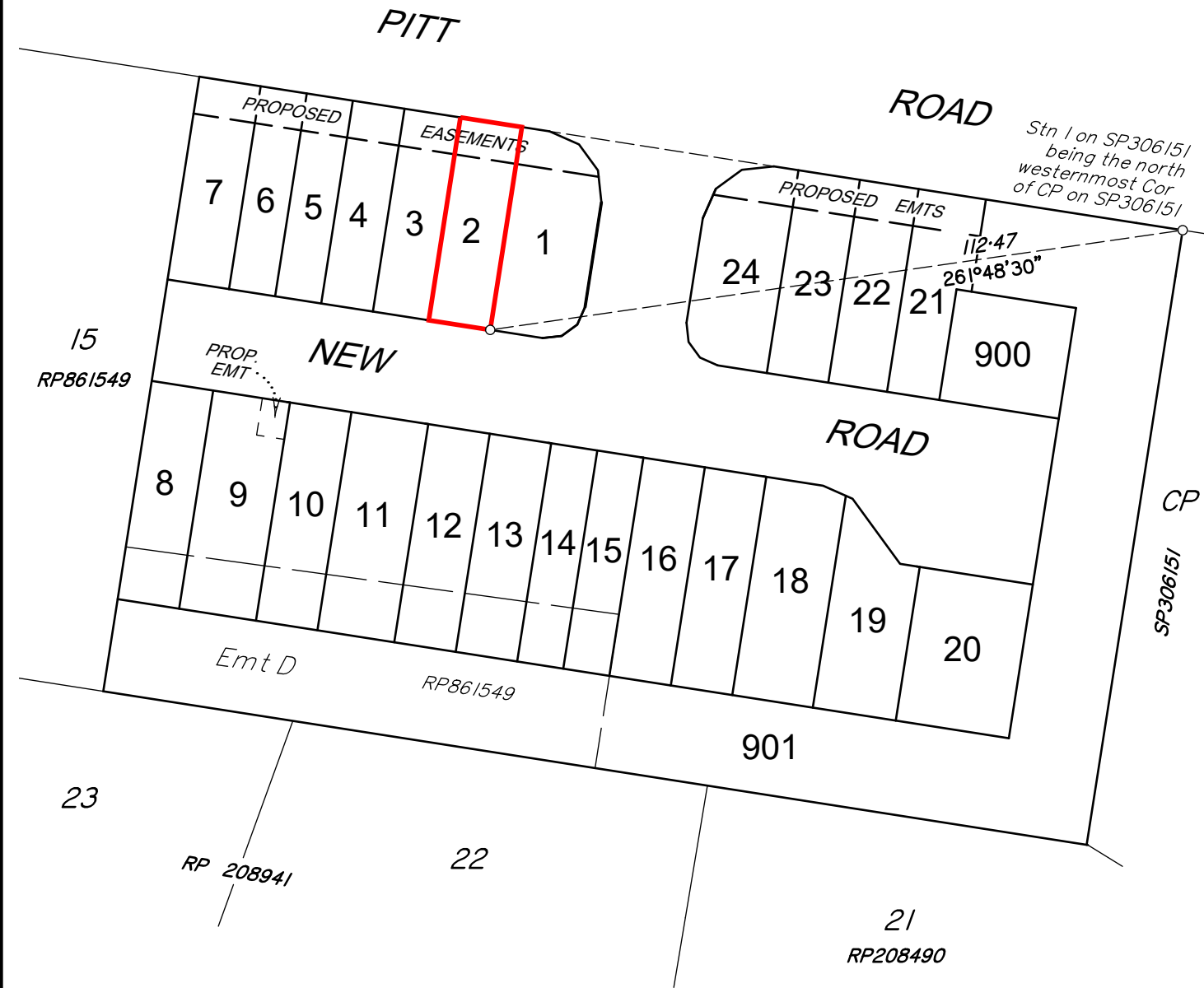
**LEGEND**

22.0	Design Contours		Retaining Wall
17.60	Design Pad Level		Design Batter
			Design Building Pad

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**LOCATION MAP**

156–170 PITT ROAD



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Scale 1:1000 – Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

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Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 2**  
**BEING PART OF LOT 16 ON RP861549**  
**LAND AT '156-162 PITT RD'**  
**BURPENGGARY**

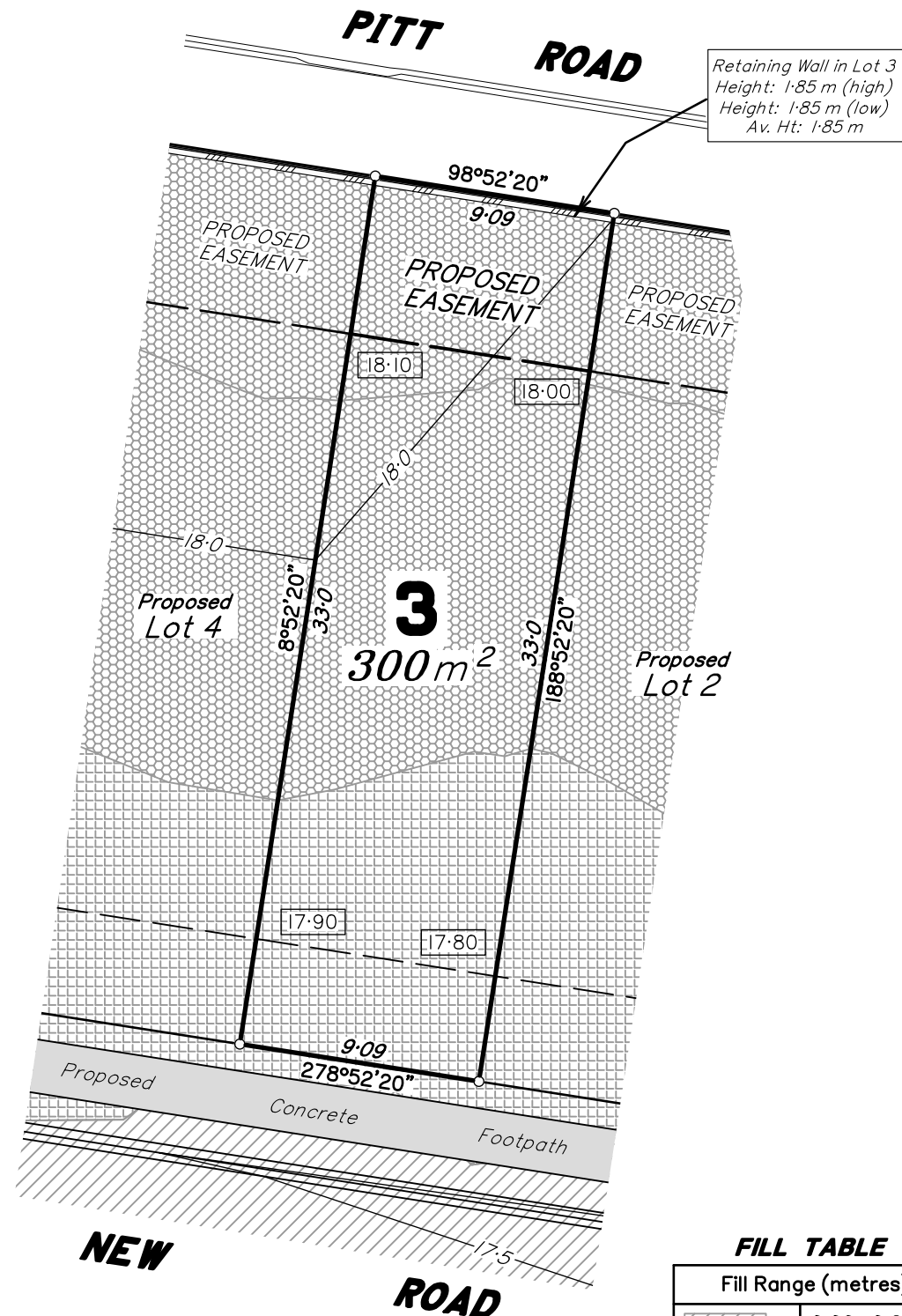
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DATE: 1/11/2022 RESCALE IN METRES: 1:1000





Retaining Wall in Lot 3  
 Height: 1.85 m (high)  
 Height: 1.85 m (low)  
 Av. Ht: 1.85 m

**FILL TABLE**

Fill Range (metres)	Symbol
0.00–0.25	[Diagonal hatching]
0.25–0.50	[Cross-hatching]
0.50–1.00	[Stippled pattern]
1.00–1.50	[Solid grey]

NOTE:  
 All compaction of Fill to be done in accordance with AS3798–2007.  
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Scale 1:250 – Lengths are in Metres.  
 2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

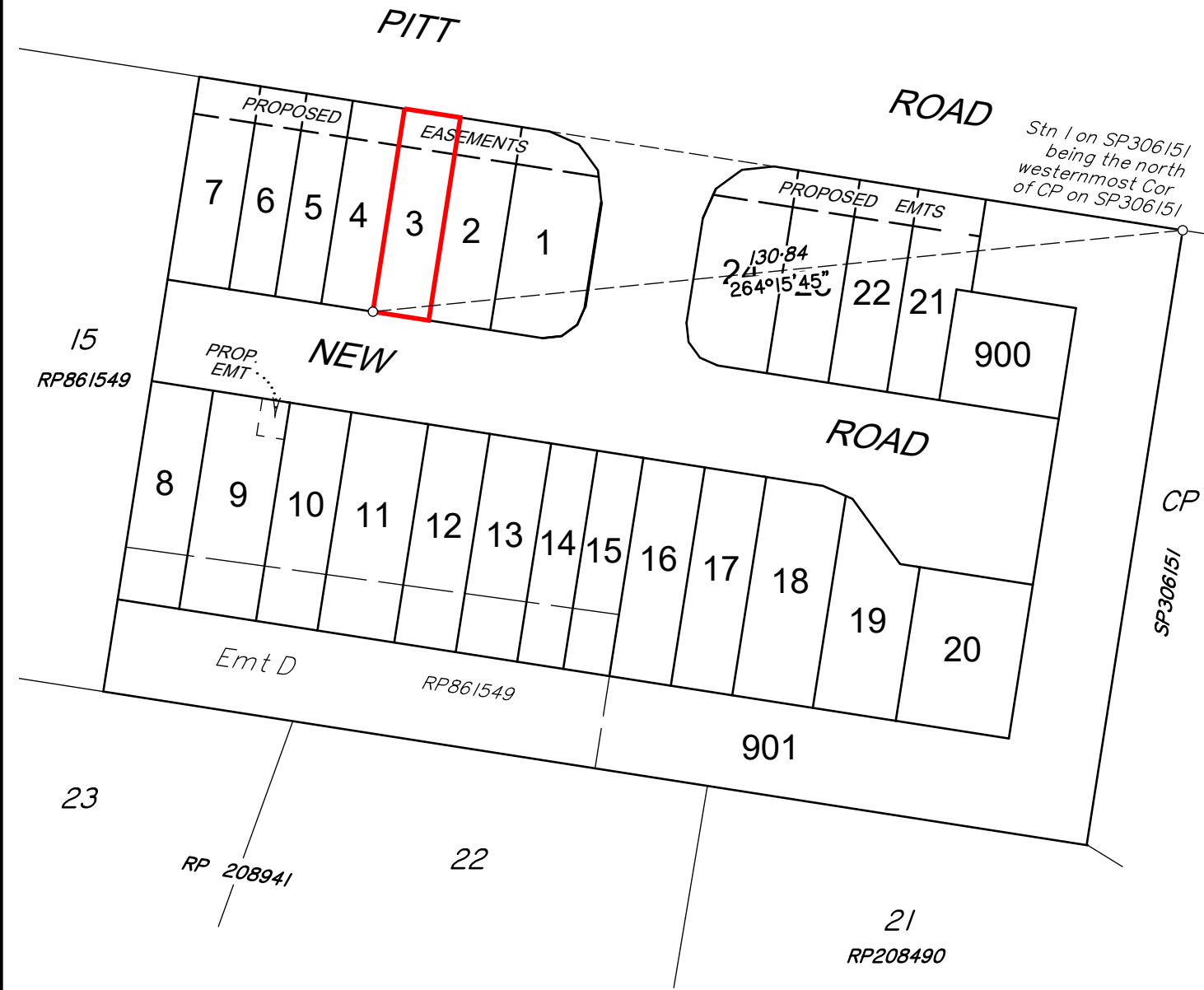
**LEGEND**

22.0	Design Contours		Retaining Wall
17.60	Design Pad Level		Design Batter
			Design Building Pad

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**LOCATION MAP**

156–170 PITT ROAD



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Scale 1:1000 – Lengths are in metres.  
 10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

NOTE:  
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 Contour Interval 0.5 Metres.  
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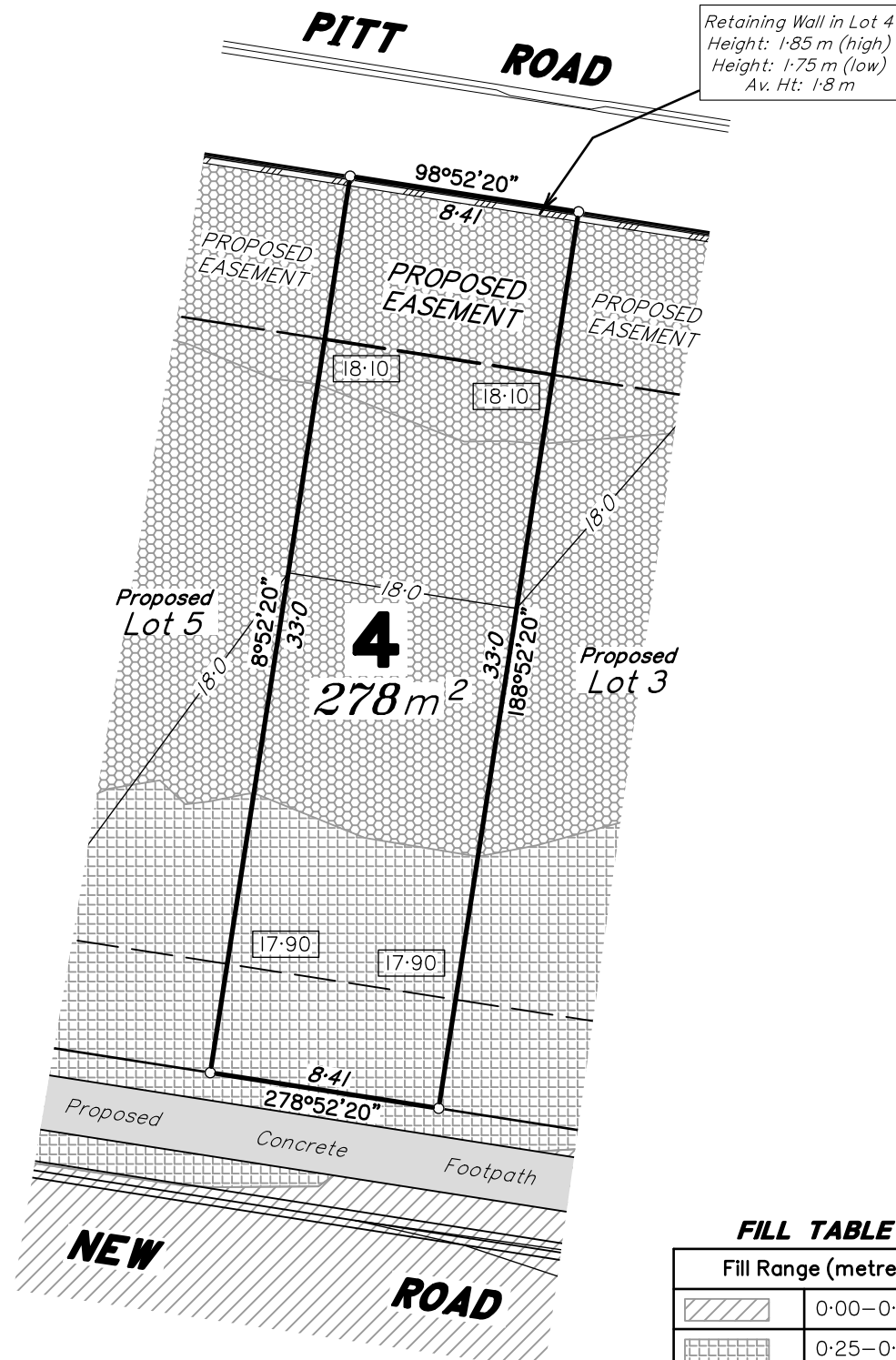
**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 3**  
**BEING PART OF LOT 16 ON RP861549**  
 LAND AT '156-162 PITT RD'  
 BURPENGARY

**1:1000**

**ONF SURVEYORS**  
 Brisbane & Sunshine Coast – Ph. 5422 0200  
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 admin@onfsurveyors.com.au

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**FILL TABLE**

Fill Range (metres)	
0.00–0.25	
0.25–0.50	
0.50–1.00	
1.00–1.50	

NOTE:  
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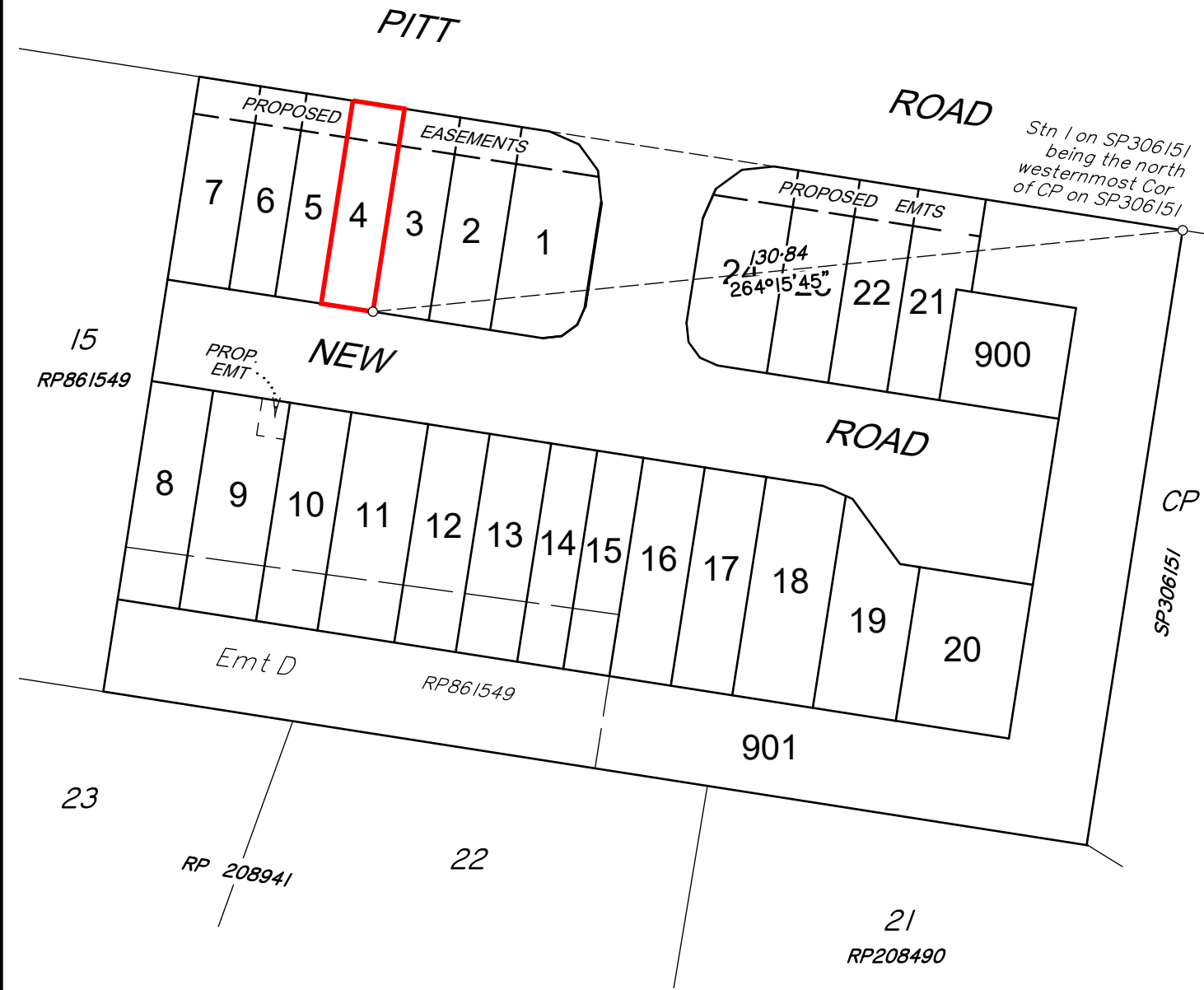
**LEGEND**

22.0	Design Contours		Retaining Wall
	Design Pad Level		Design Batter
	Design Building Pad		

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**LOCATION MAP**

156–170 PITT ROAD



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Scale 1:1000 – Lengths are in metres.

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Contour Interval 0.5 Metres.

This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 4  
BEING PART OF LOT 16 ON RP861549  
LAND AT '156-162 PITT RD'  
BURPENGARY**

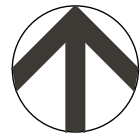
**1:1000**

**ONF SURVEYORS**

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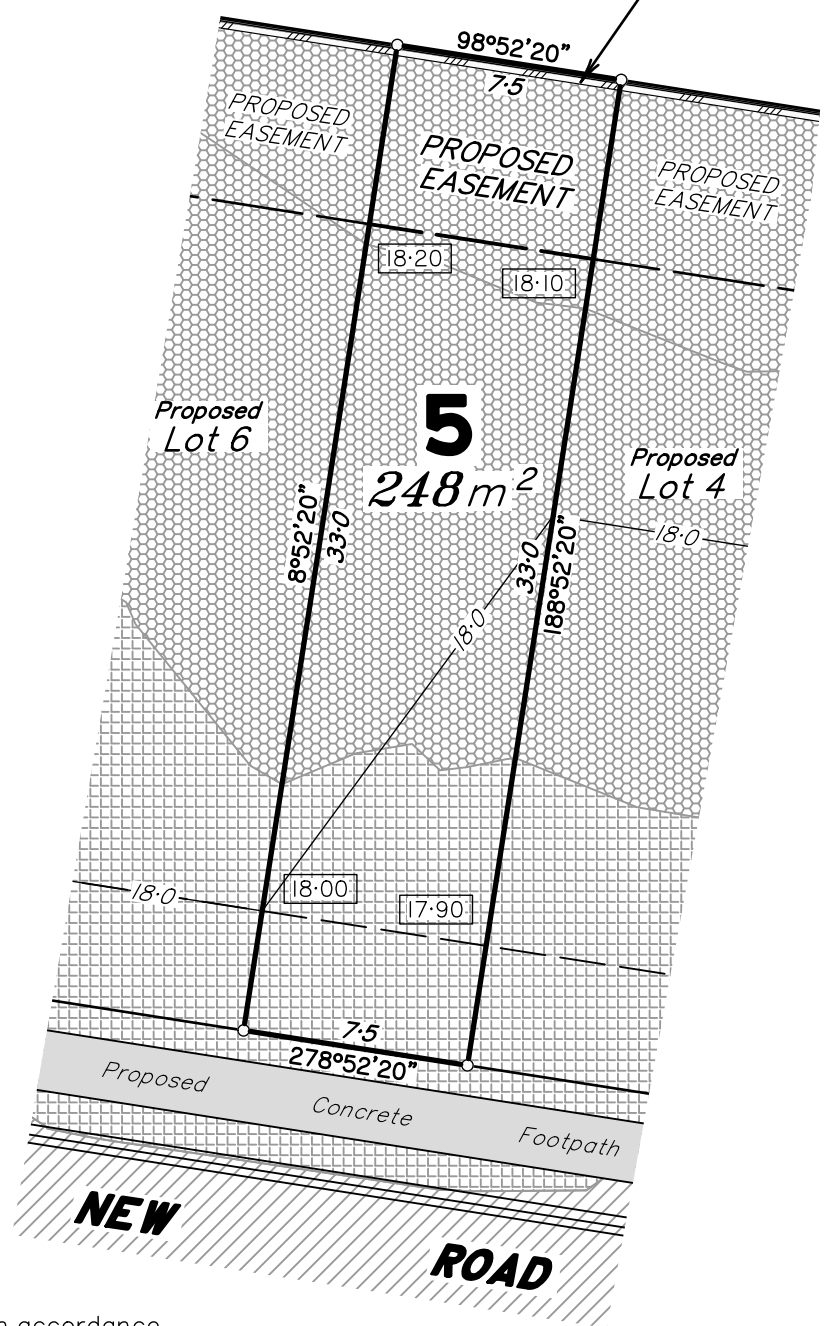


**PITT ROAD**

Retaining Wall in Lot 5  
Height: 1.76 m (high)  
Height: 1.75 m (low)  
Av. Ht: 1.755 m

**FILL TABLE**

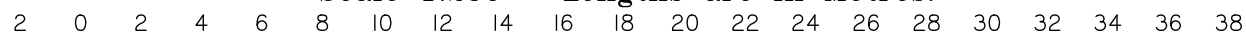
Fill Range (metres)	
	0.00-0.25
	0.25-0.50
	0.50-1.00
	1.00-1.50



NOTE:  
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Scale 1:250 - Lengths are in Metres.

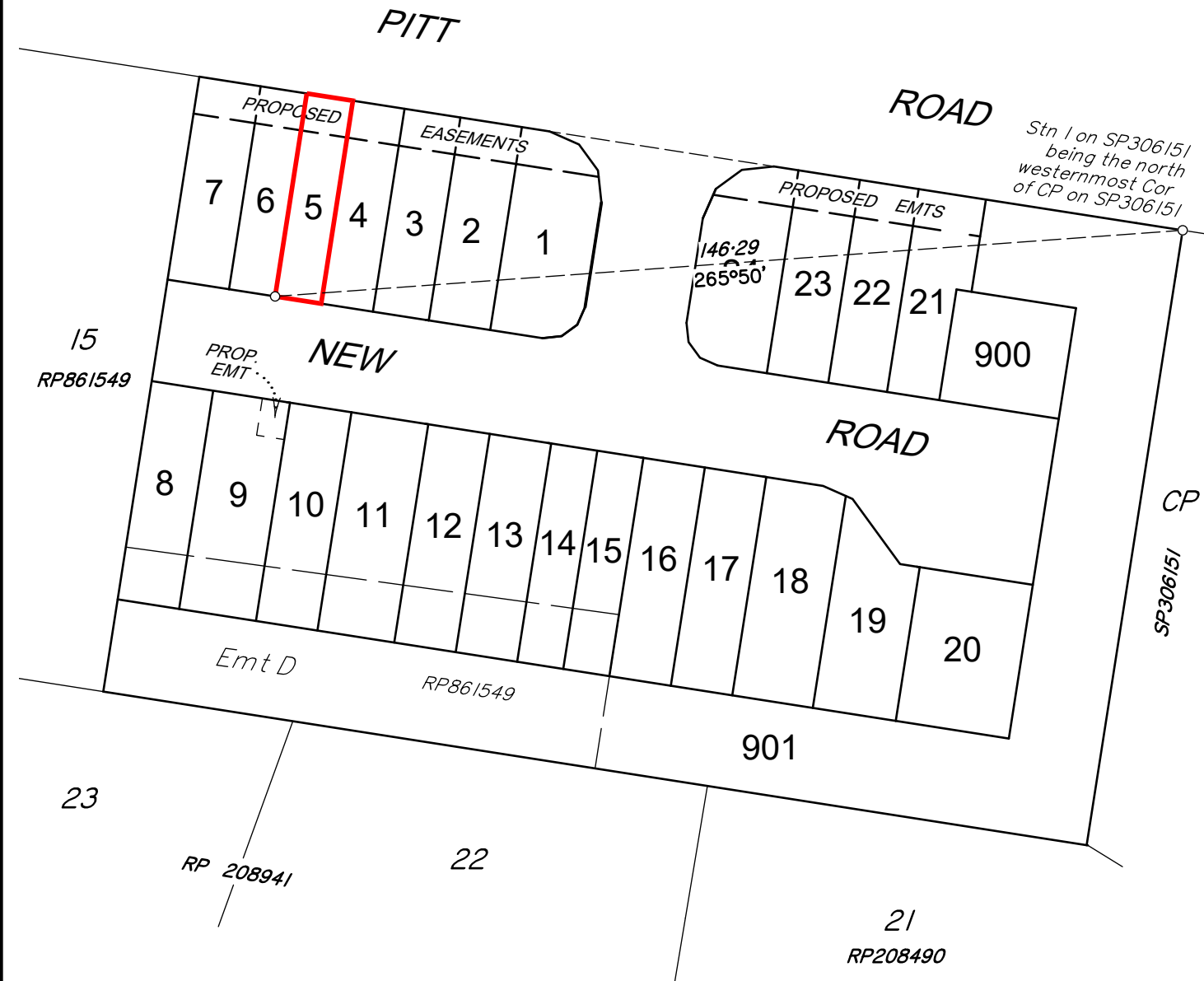
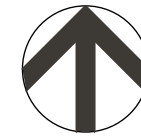


LEGEND	
	Design Contours
	Retaining Wall
	Design Pad Level
	Design Batter
	Design Building Pad

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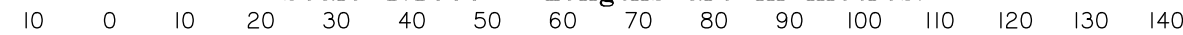
**LOCATION MAP**

156-170 PITT ROAD



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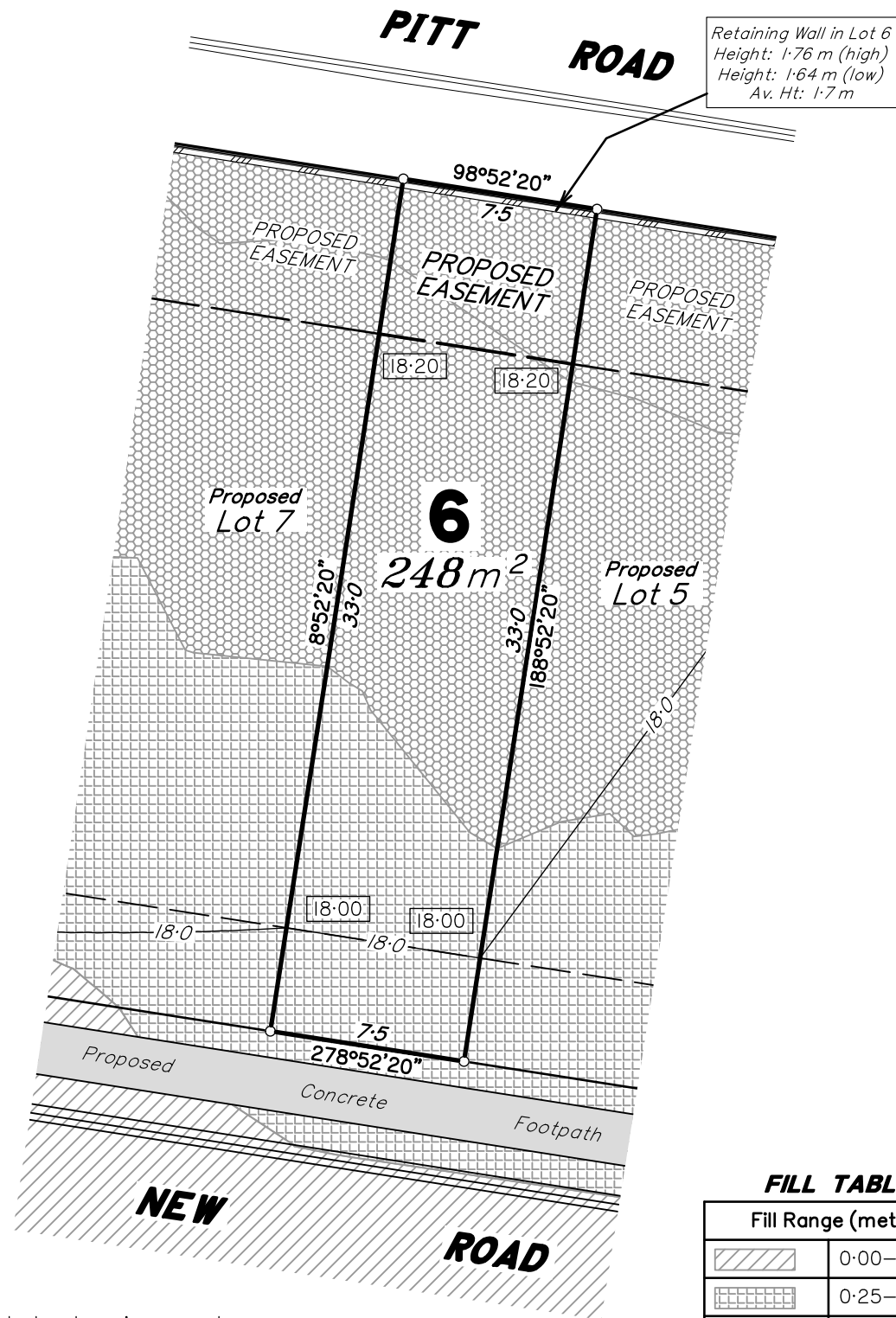
DESCRIPTION: **PROPOSED LOT 5**  
**BEING PART OF LOT 16 ON RP861549**  
**LAND AT '156-162 PITT RD'**  
**BURPENGARY**

**1:1000**



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 admin@onfsurveyors.com.au

COMP FILE: DP\_10403.dwg ISSUE: **A**  
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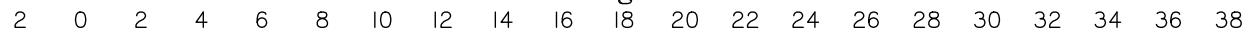
**FILL TABLE**

Fill Range (metres)	Symbol
0.00-0.25	[Diagonal hatching]
0.25-0.50	[Cross-hatching]
0.50-1.00	[Stippled pattern]
1.00-1.50	[Solid grey fill]

NOTE:  
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Scale 1:250 - Lengths are in Metres.



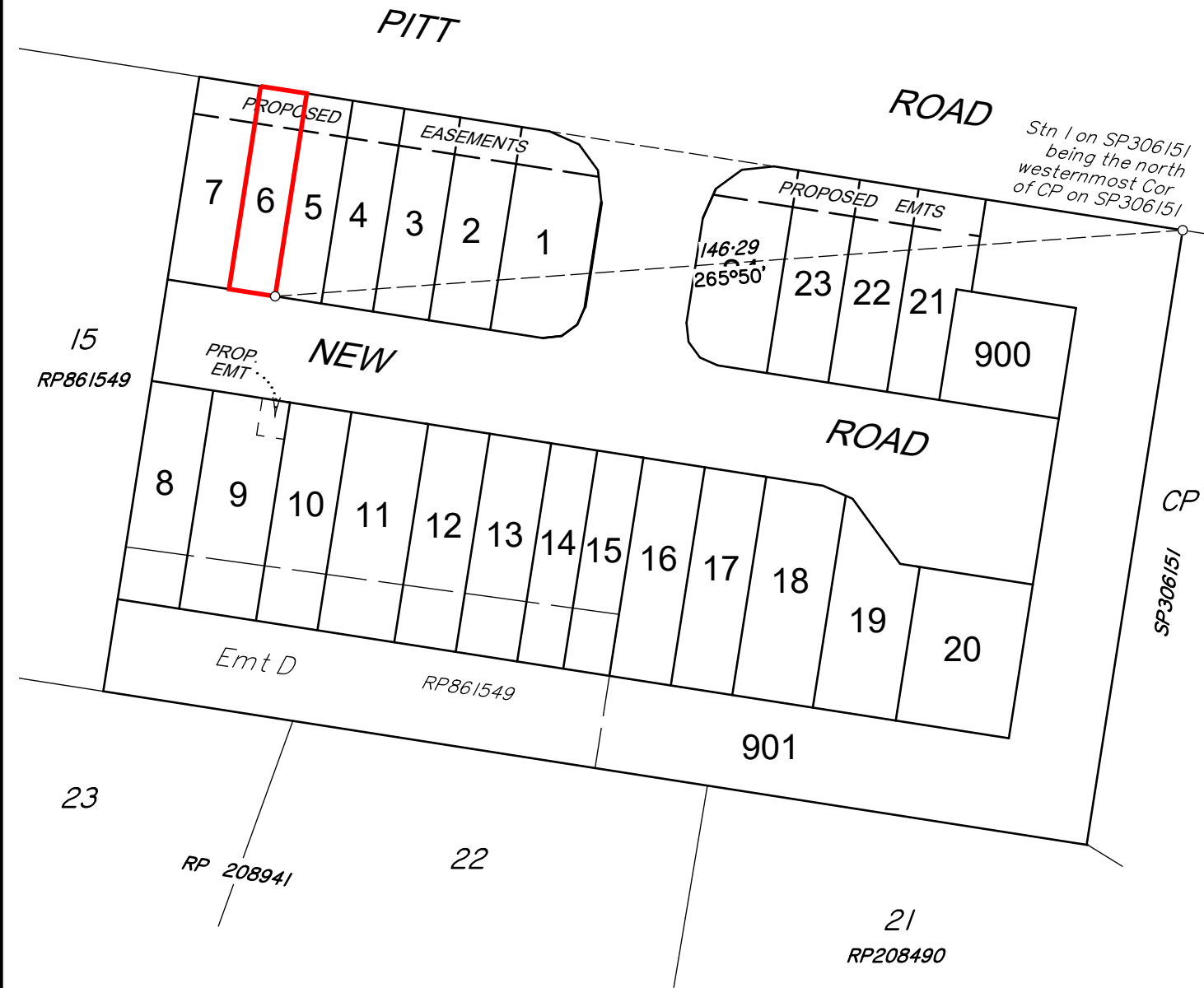
**LEGEND**

22.0	Design Contours		Retaining Wall		Depth of fill		Design Building Pad
	Design Pad Level		Design Batter				

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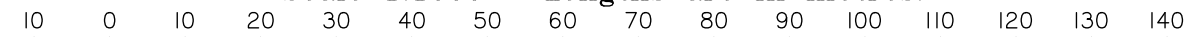
**LOCATION MAP**

156-170 PITT ROAD



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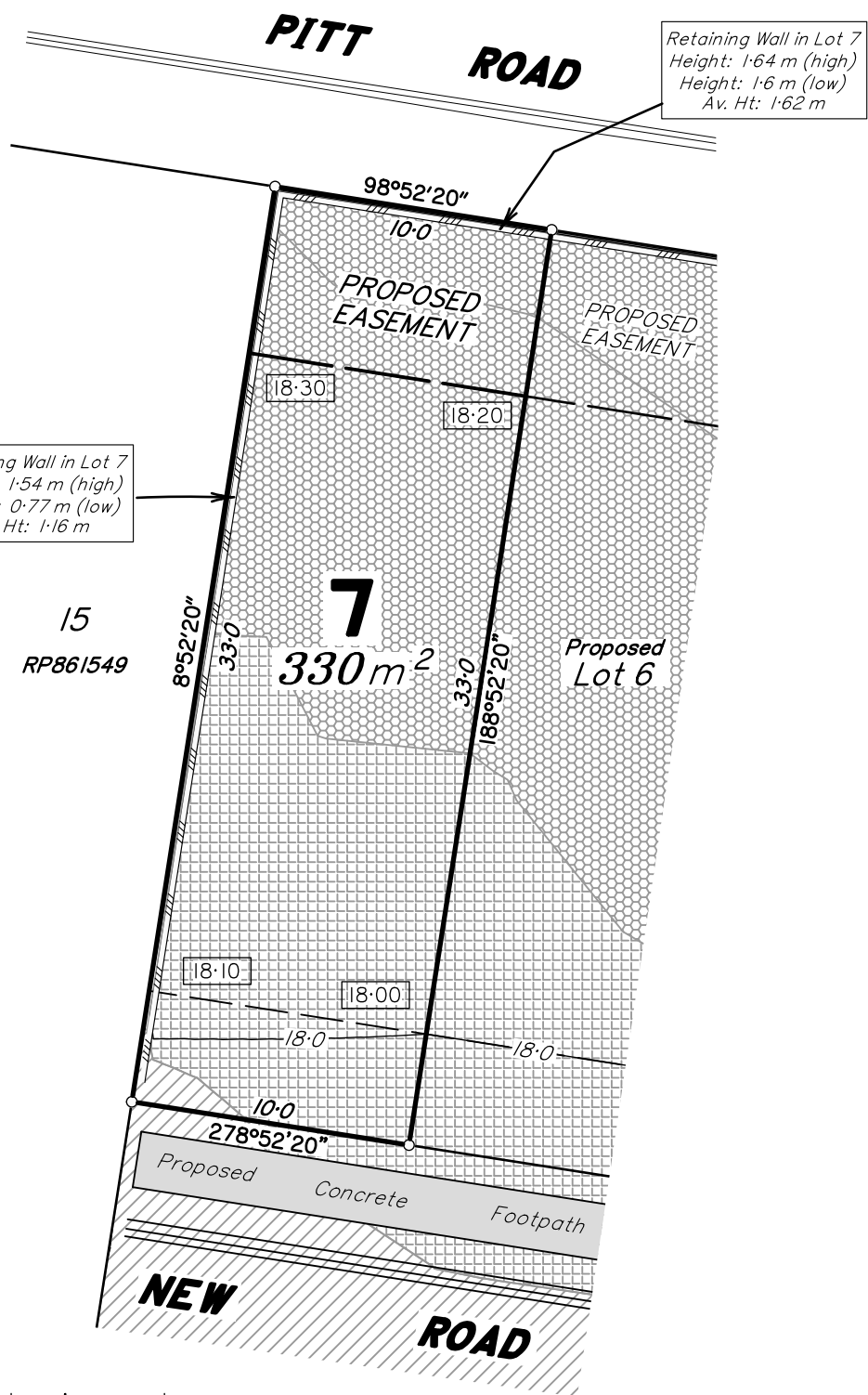
DESCRIPTION: **PROPOSED LOT 6**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**



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admin@onfsurveyors.com.au

COMP FILE: DP\_10403.dwg ISSUE: **A**  
DATE: 1/11/2022 RESCALE IN METRES: 1:1000



Retaining Wall in Lot 7  
Height: 1.54 m (high)  
Height: 0.77 m (low)  
Av. Ht: 1.16 m

Retaining Wall in Lot 7  
Height: 1.64 m (high)  
Height: 1.6 m (low)  
Av. Ht: 1.62 m

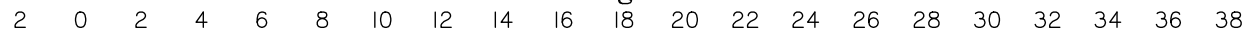
**FILL TABLE**

Fill Range (metres)	
	0.00–0.25
	0.25–0.50
	0.50–1.00
	1.00–1.50

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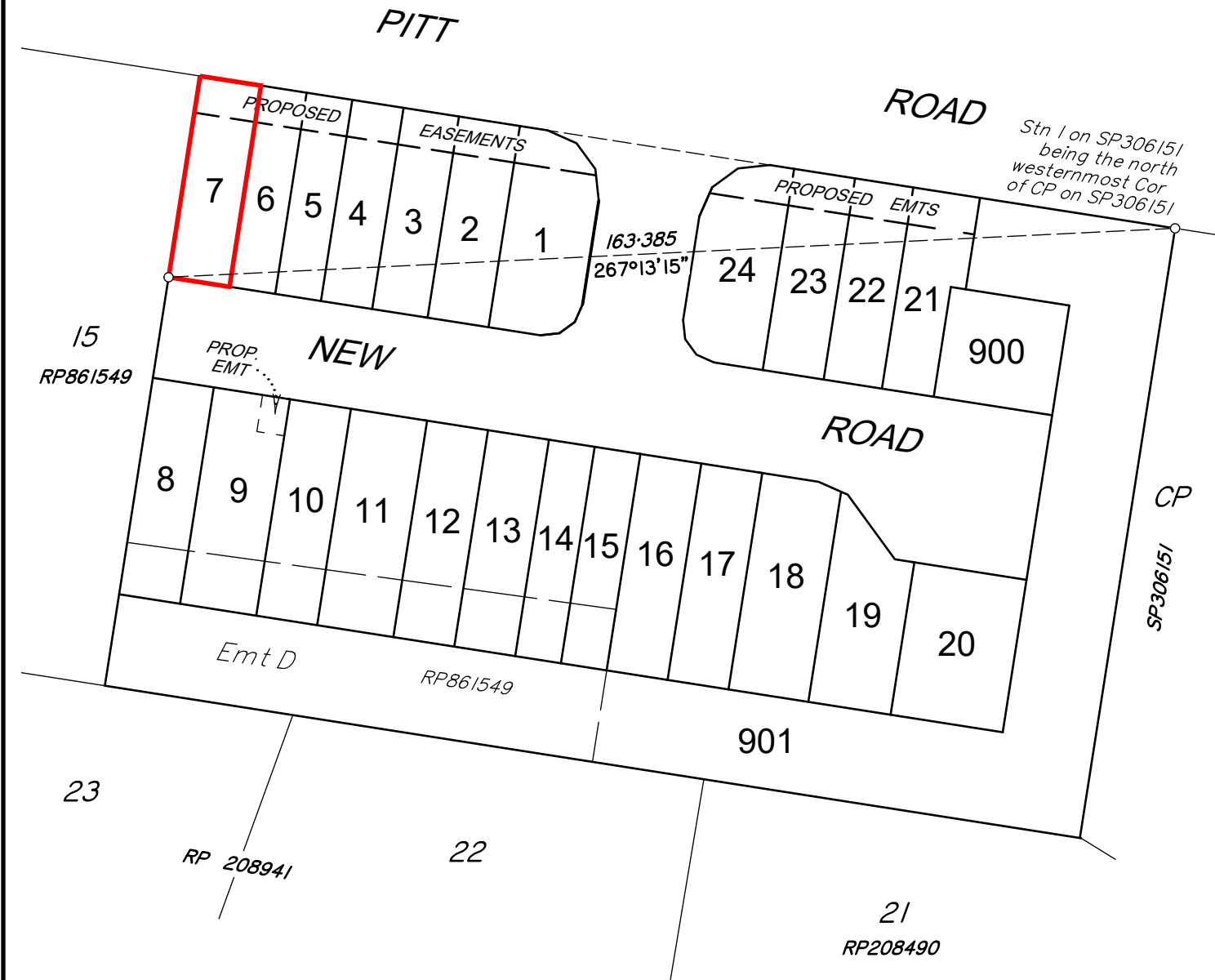


22.0	Design Contours		Retaining Wall	<b>LEGEND</b>		Design Building Pad
	Design Pad Level		Design Batter			

- Allotments may have been trimmed, reshaped and topsoil respread. Any earthworks or fill associated with those works is not shown and has not been subject to engineering compaction requirements. It is anticipated the depth of such works would not exceed 450mm, however, isolated areas greater than the depth may occur.
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- It is the purchasers responsibility to obtain the accurate location of services from the local authority.
- The dimensions and areas shown on this plan are subject to final council sealing approval and registration in the Department of Resources.

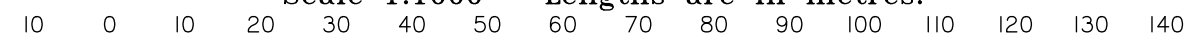
**LOCATION MAP**

156–170 PITT ROAD



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

Scale 1:1000 – Lengths are in metres.



NOTE:  
**PLAN PREPARED BY:**  
SOUTH BURNETT SURVEYS PTY. LTD.  
The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.  
Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 7  
BEING PART OF LOT 16 ON RP861549  
LAND AT '156-162 PITT RD'  
BURPENGARY**

**1:1000**

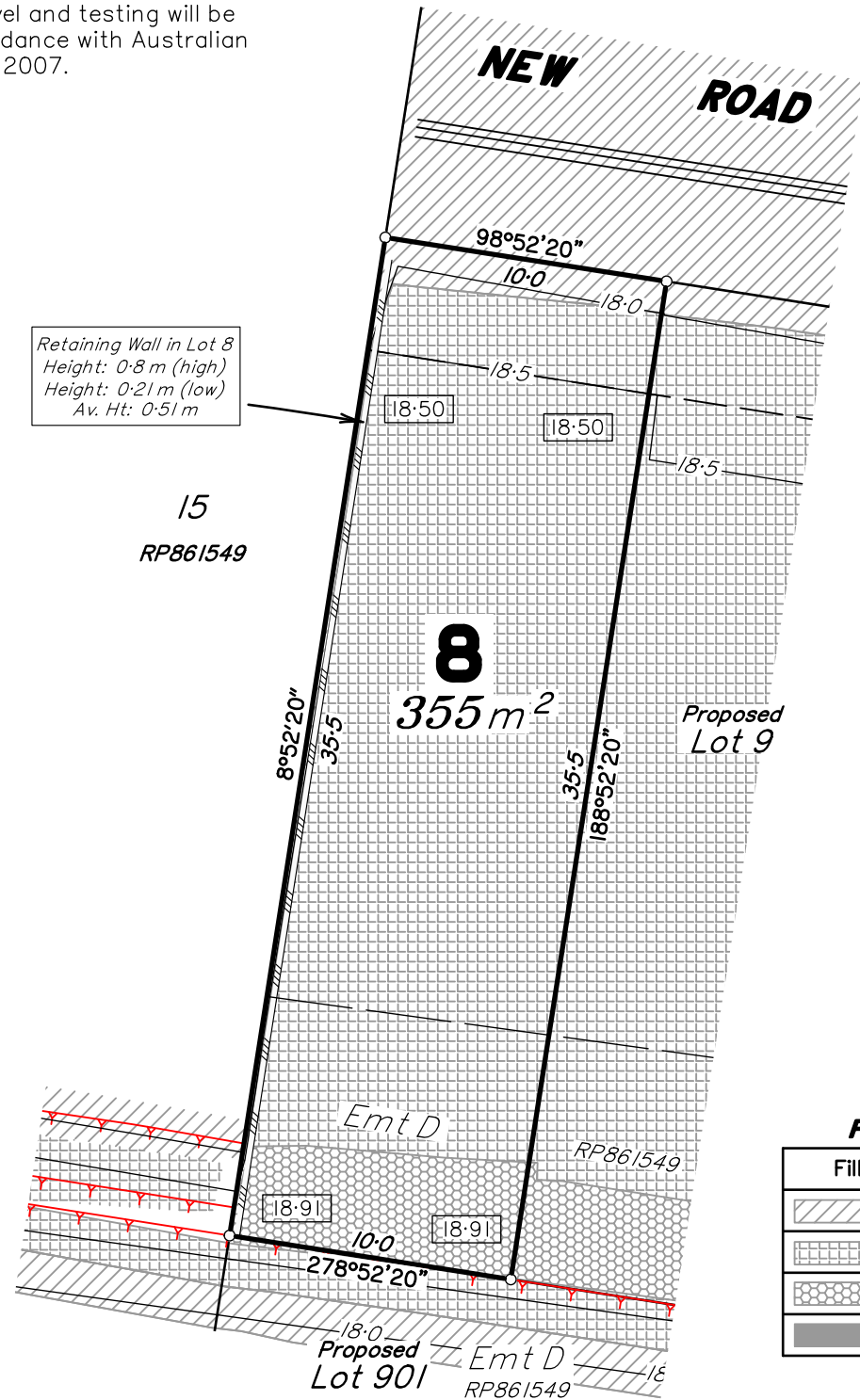


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COMP FILE: DP\_10403.dwg ISSUE: **A**  
DATE: 1/11/2022 RESCALE IN METRES: 1:1000

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.



**FILL TABLE**

Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	

Scale 1:250 - Lengths are in Metres.

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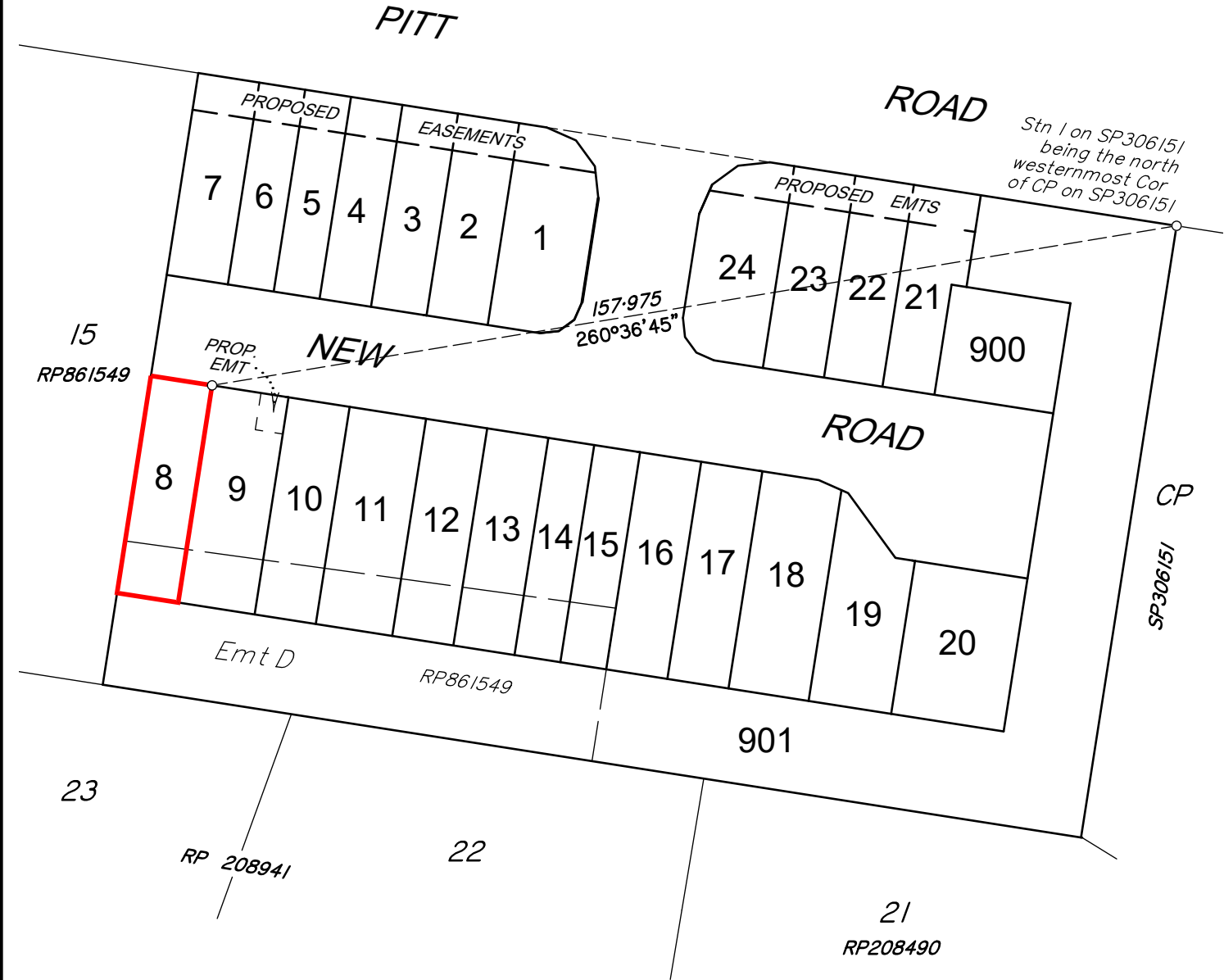
**LEGEND**

22.0	Design Contours		Retaining Wall
	Design Pad Level		Design Batter
	Design Building Pad		

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**LOCATION MAP**

156-170 PITT ROAD



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

Scale 1:1000 - Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

NOTE:  
**PLAN PREPARED BY:**  
SOUTH BURNETT SURVEYS PTY. LTD.  
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Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 8**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**







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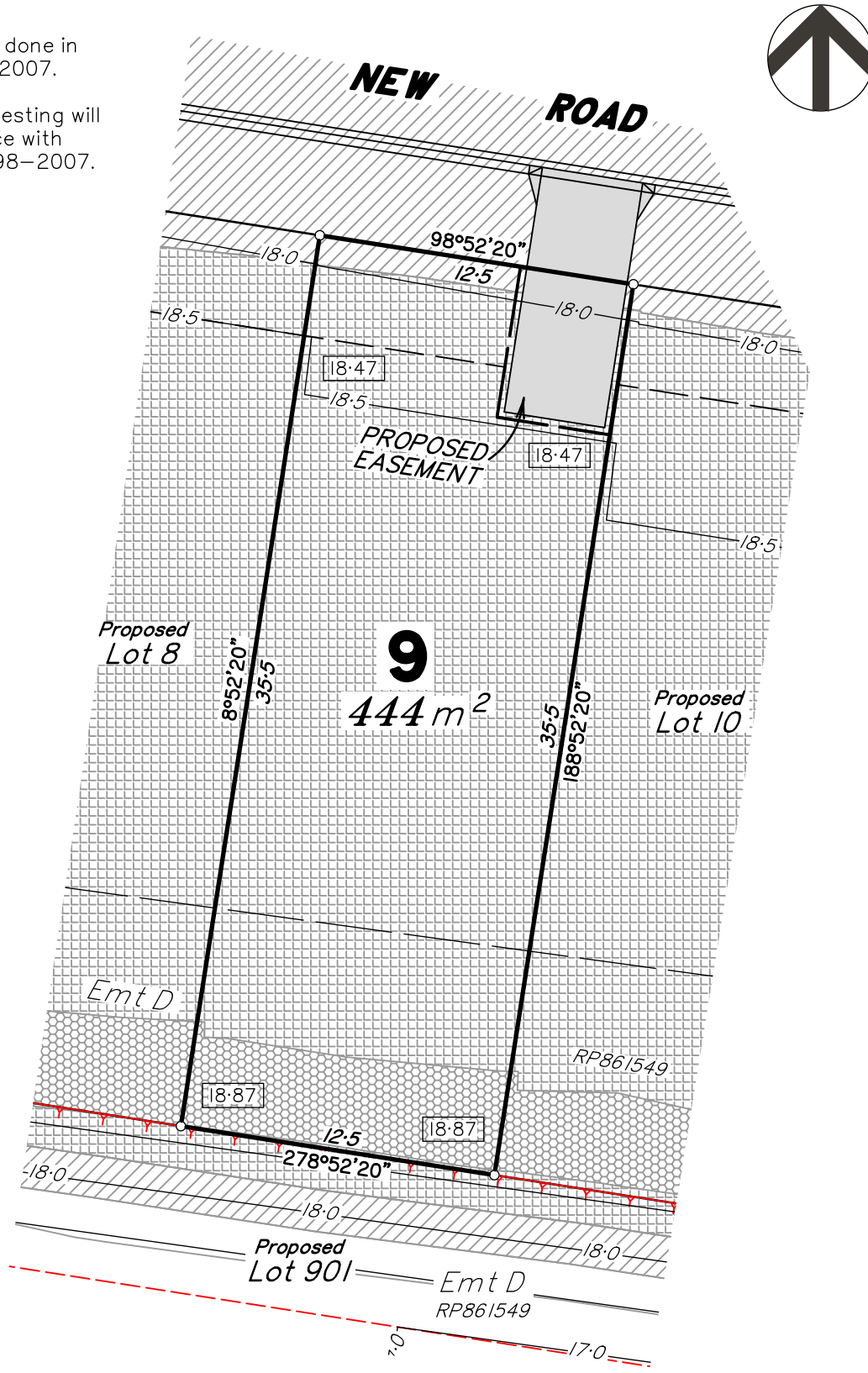
COMP FILE: DP\_10403.dwg ISSUE: **A**  
DATE: 1/11/2022 RESCALE IN METRES: 1:1000

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

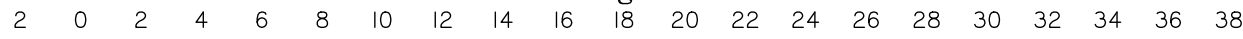
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

**FILL TABLE**

Fill Range (metres)	
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	0.25-0.50
	0.50-1.00
	1.00-1.50



Scale 1:250 - Lengths are in Metres.

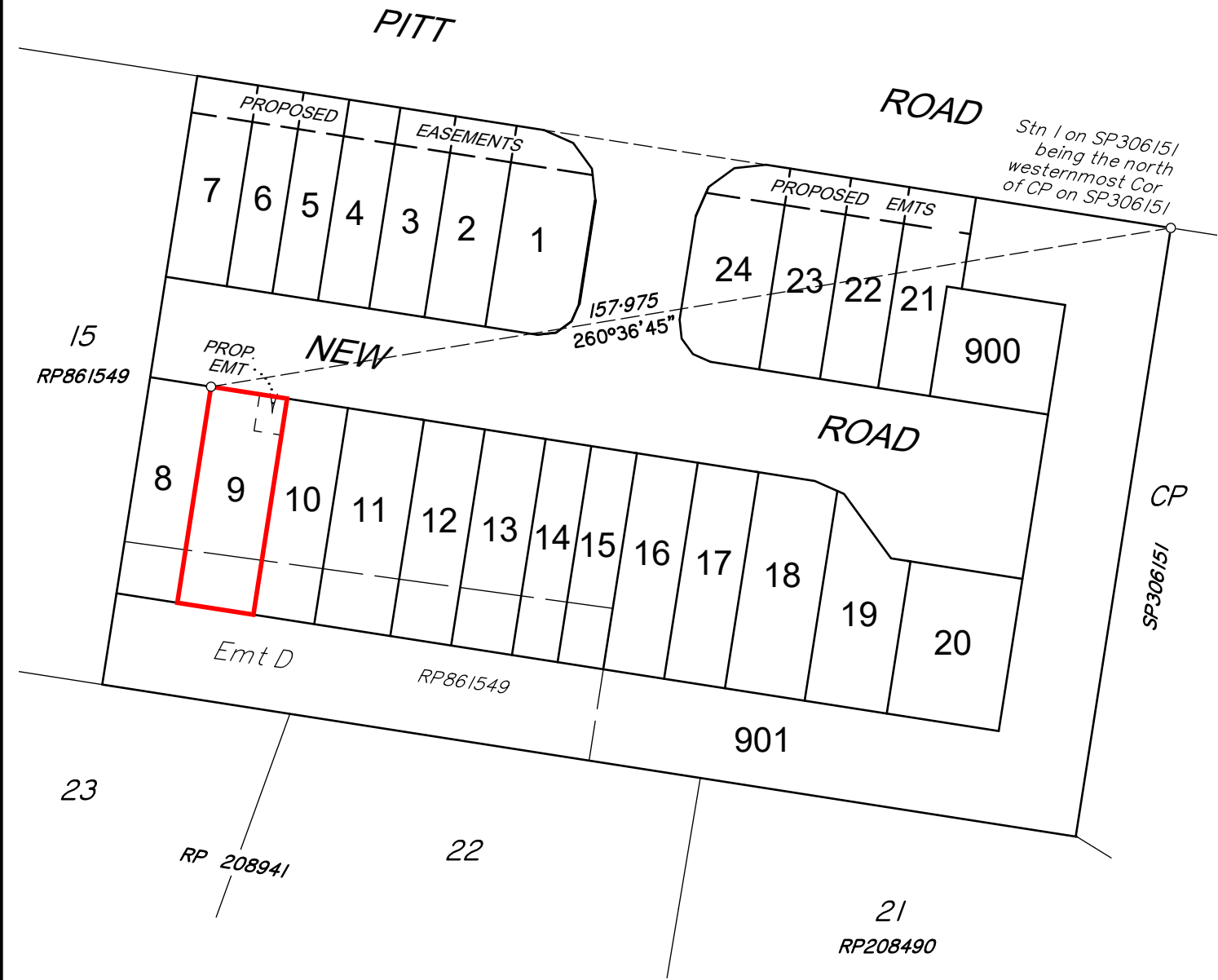


 22.0	Design Contours	 Retaining Wall	<b>LEGEND</b>		Design Building Pad
 17.60	Design Pad Level	 Design Batter			

- Allotments may have been trimmed, reshaped and topsoil respread. Any earthworks or fill associated with those works is not shown and has not been subject to engineering compaction requirements. It is anticipated the depth of such works would not exceed 450mm, however, isolated areas greater than the depth may occur.
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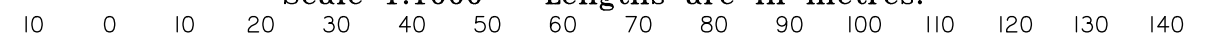
**LOCATION MAP**

156-170 PITT ROAD



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

Scale 1:1000 - Lengths are in metres.



NOTE:  
**PLAN PREPARED BY:**  
SOUTH BURNETT SURVEYS PTY. LTD.  
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Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 9**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**



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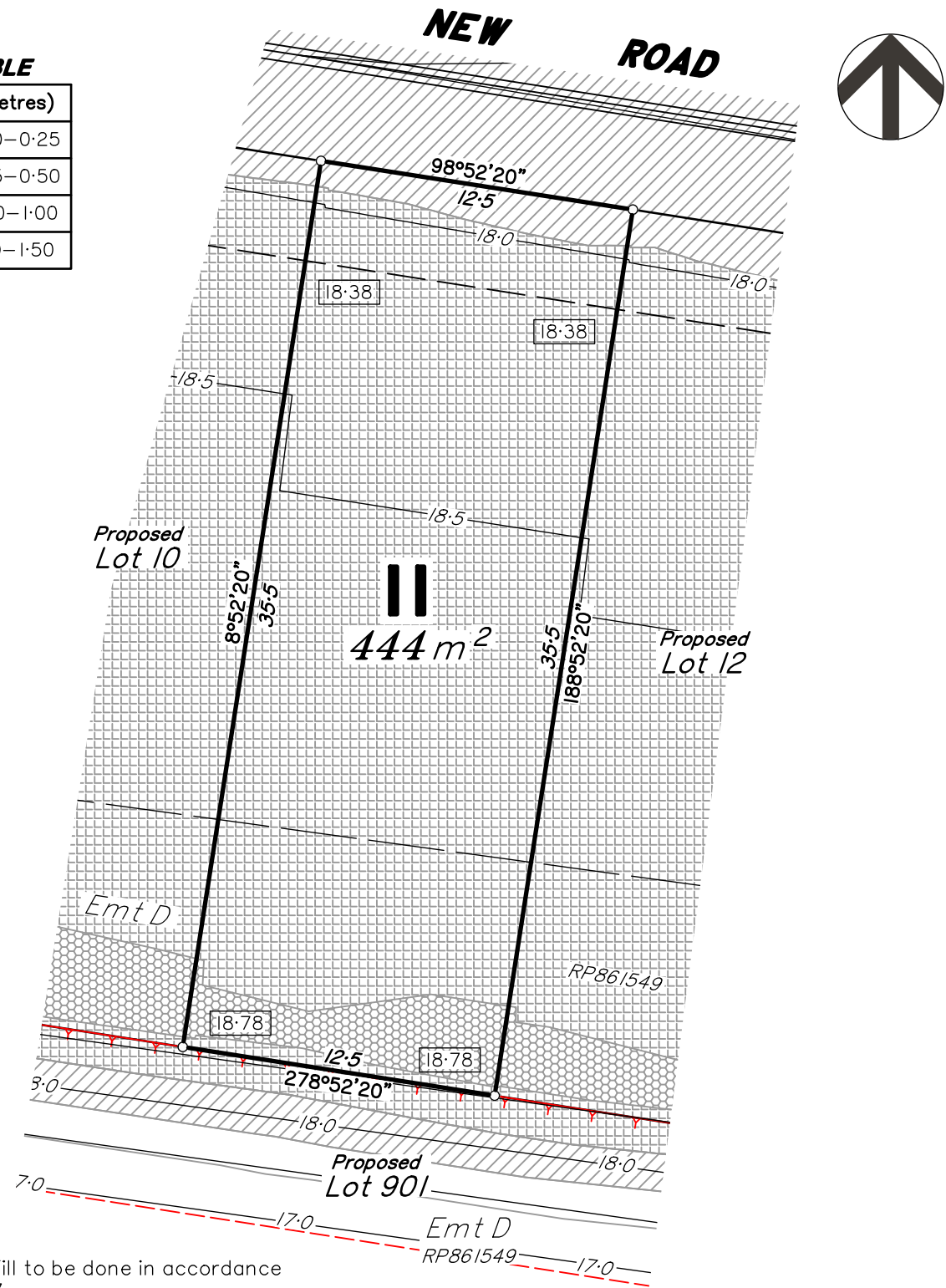
DATE: 1/11/2022 RESCALE IN METRES: 1:1000





**FILL TABLE**

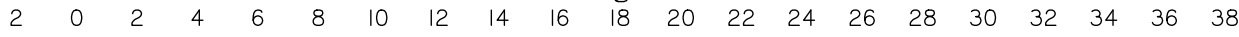
Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	



NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

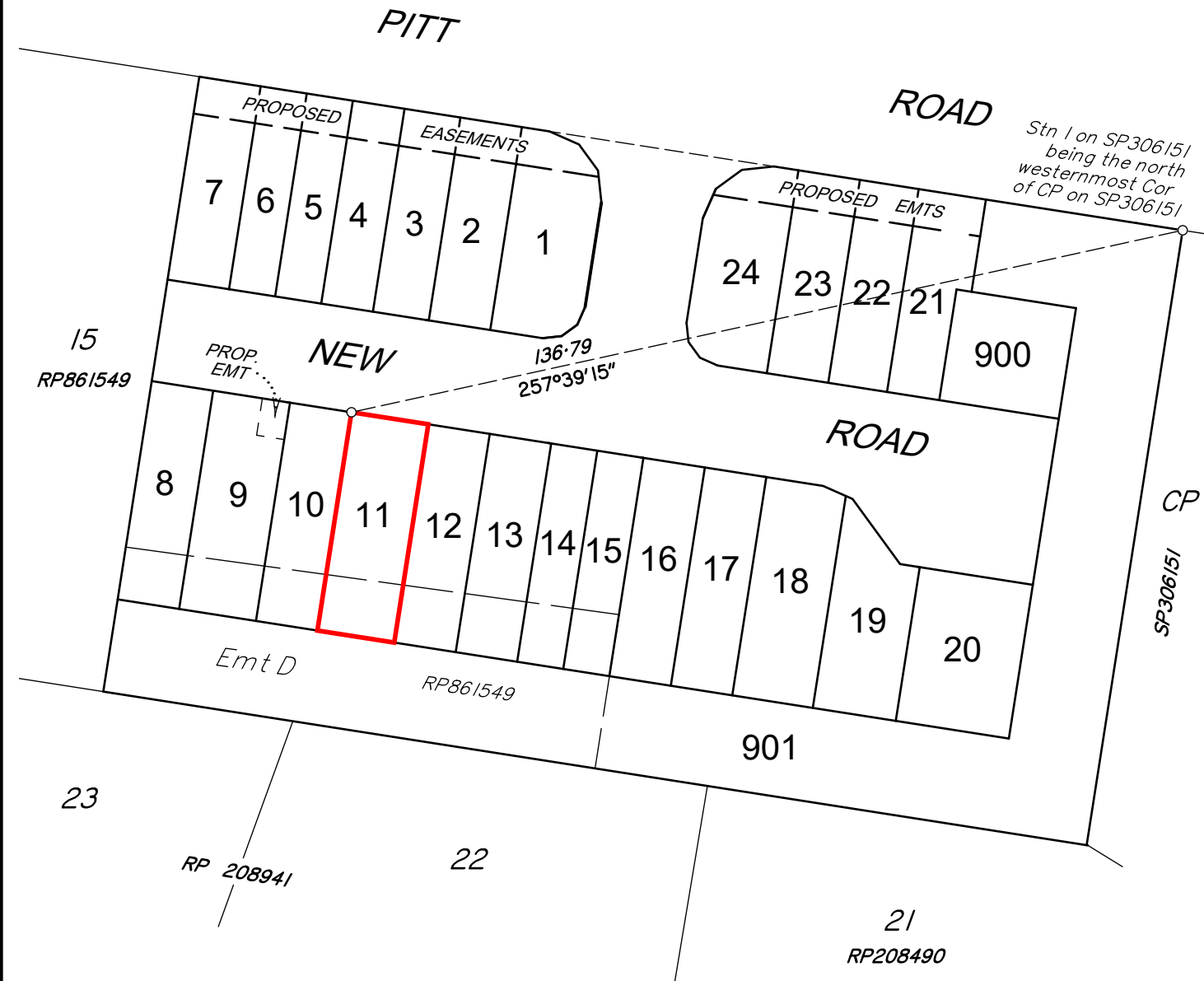
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

Scale 1:250 - Lengths are in Metres.



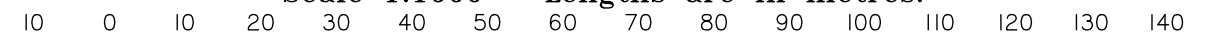
**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.



LEGEND	
	22.0 Design Contours
	Retaining Wall
	Design Pad Level
	Design Batter
	Design Building Pad

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NOTE:  
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SOUTH BURNETT SURVEYS PTY. LTD.  
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Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT II**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**



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DATE: 1/11/2022 RESCALE IN METRES

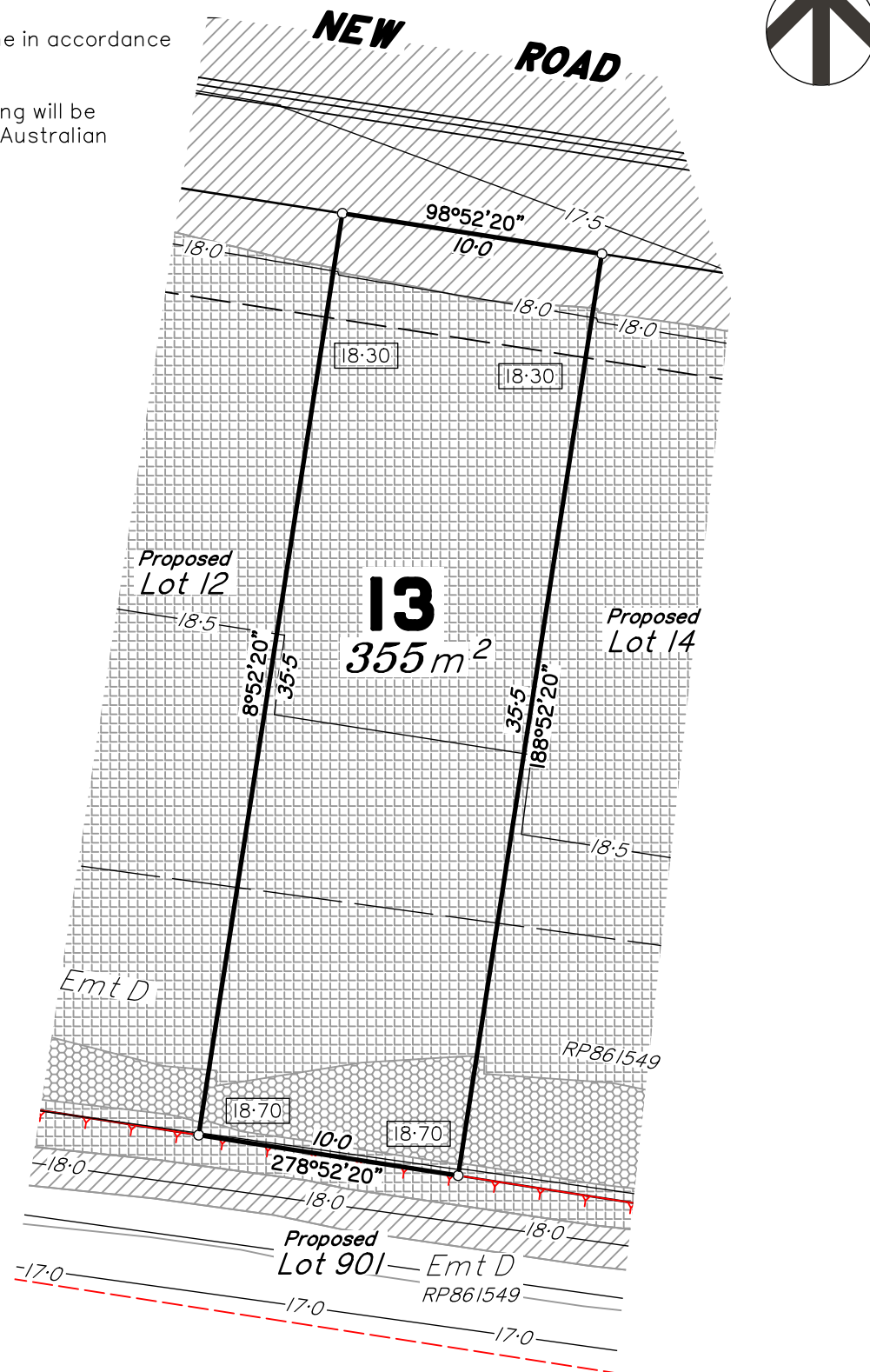


NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

**FILL TABLE**

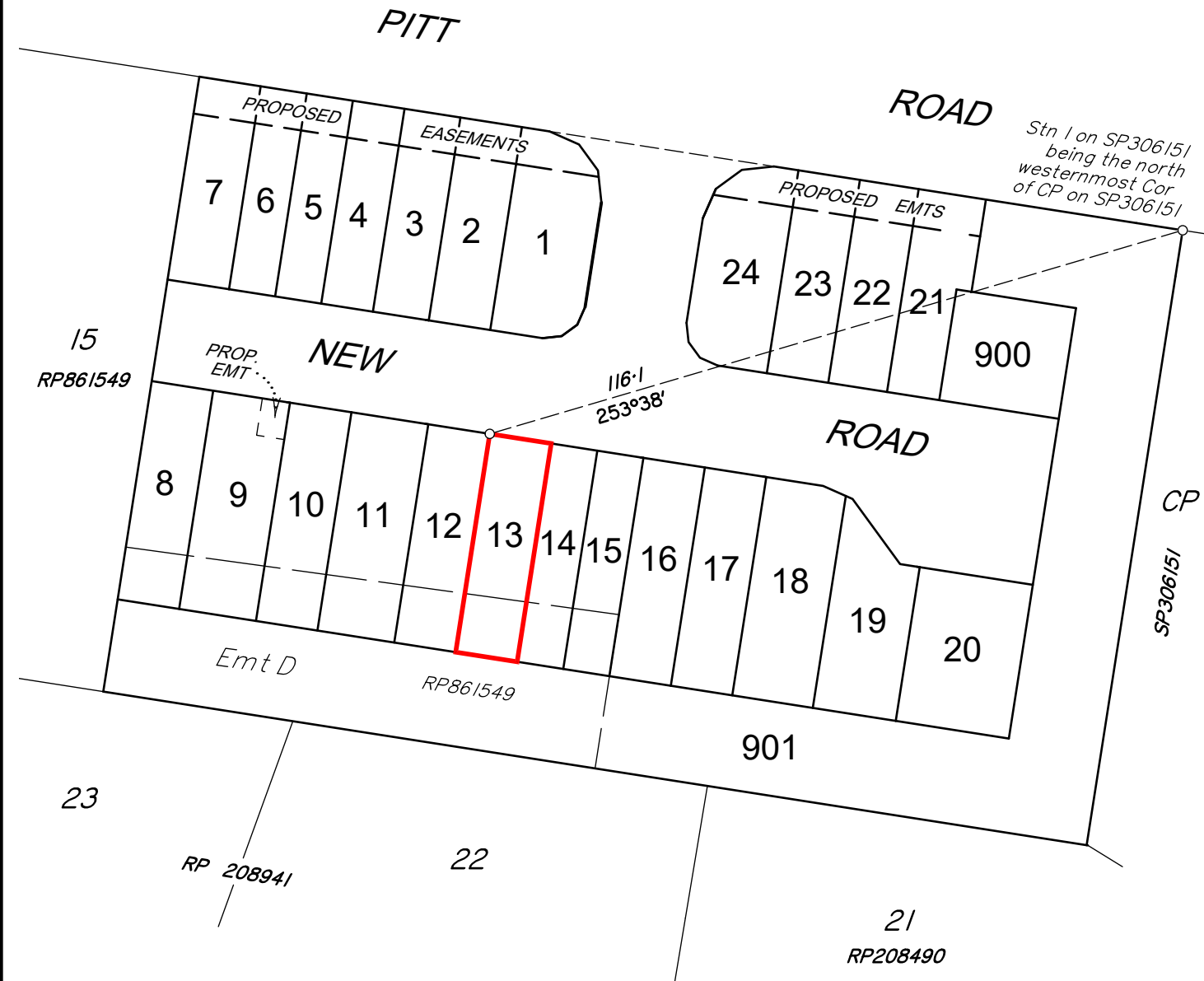
Fill Range (metres)	
	0.00-0.25
	0.25-0.50
	0.50-1.00
	1.00-1.50



Scale 1:250 - Lengths are in Metres.

**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.

**LEGEND**

 22.0	Design Contours		Retaining Wall
 17.60	Design Pad Level		Design Batter
	Design Building Pad		

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NOTE:  
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Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 13**  
**BEING PART OF LOT 16 ON RP861549**

**LAND AT '156-162 PITT RD'**  
**BURPENGGARY**

**1:1000**

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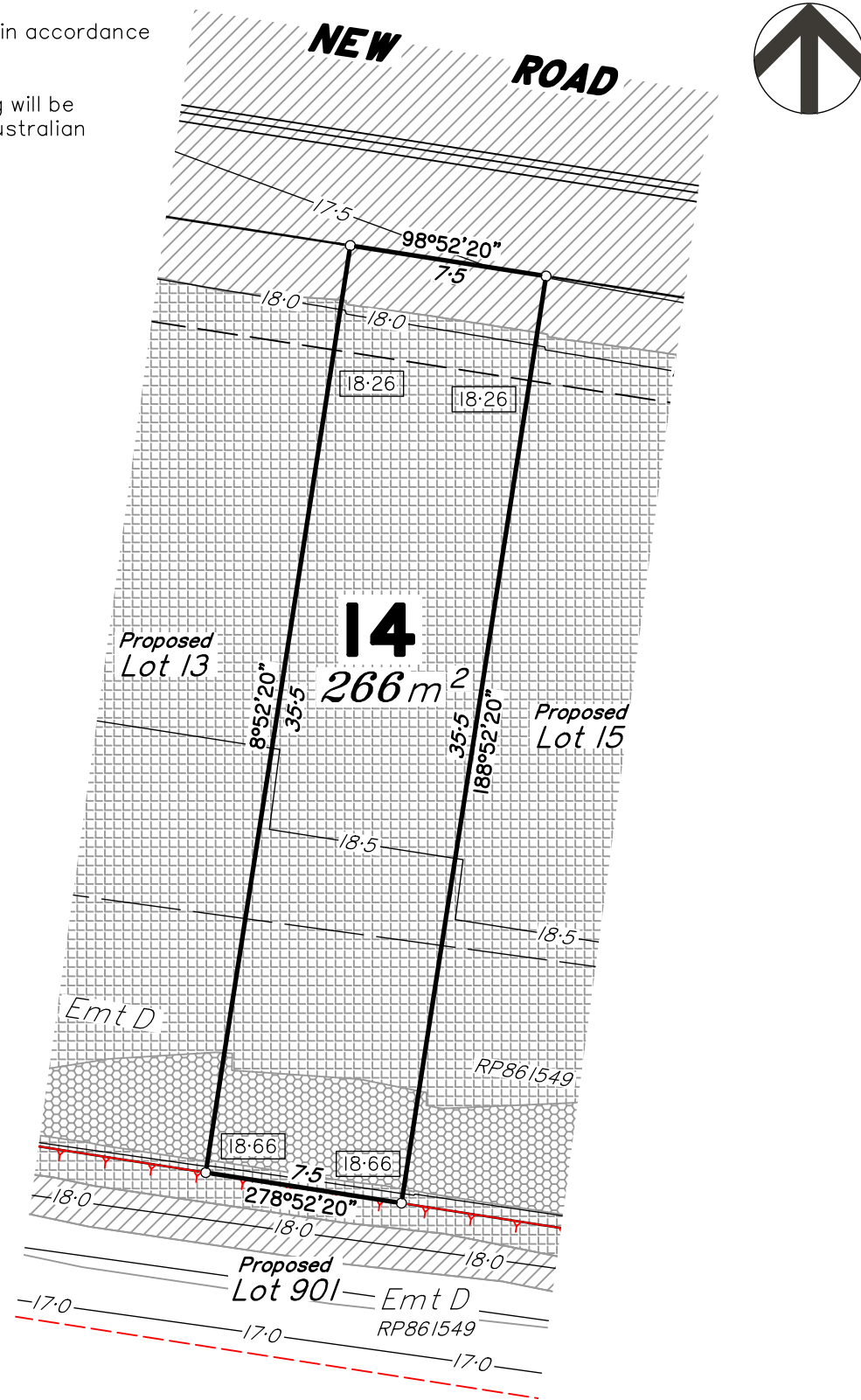
DATE: 1/11/2022 | RESCALE IN METRES: 10403 DP 13

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

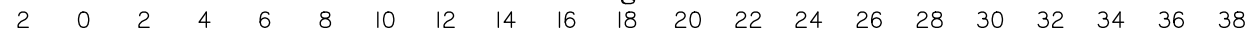
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

**FILL TABLE**

Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	



Scale 1:250 - Lengths are in Metres.



22.0	Design Contours		Retaining Wall	<b>LEGEND</b>		Design Building Pad
	Design Pad Level		Design Batter			

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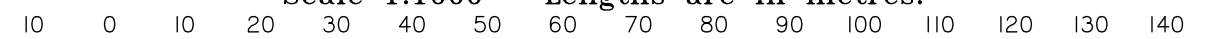
**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.



NOTE:  
**PLAN PREPARED BY:**  
SOUTH BURNETT SURVEYS PTY. LTD.  
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Contour Interval 0.5 Metres.  
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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 14**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**



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COMP FILE: DP\_10403.dwg ISSUE: **A**

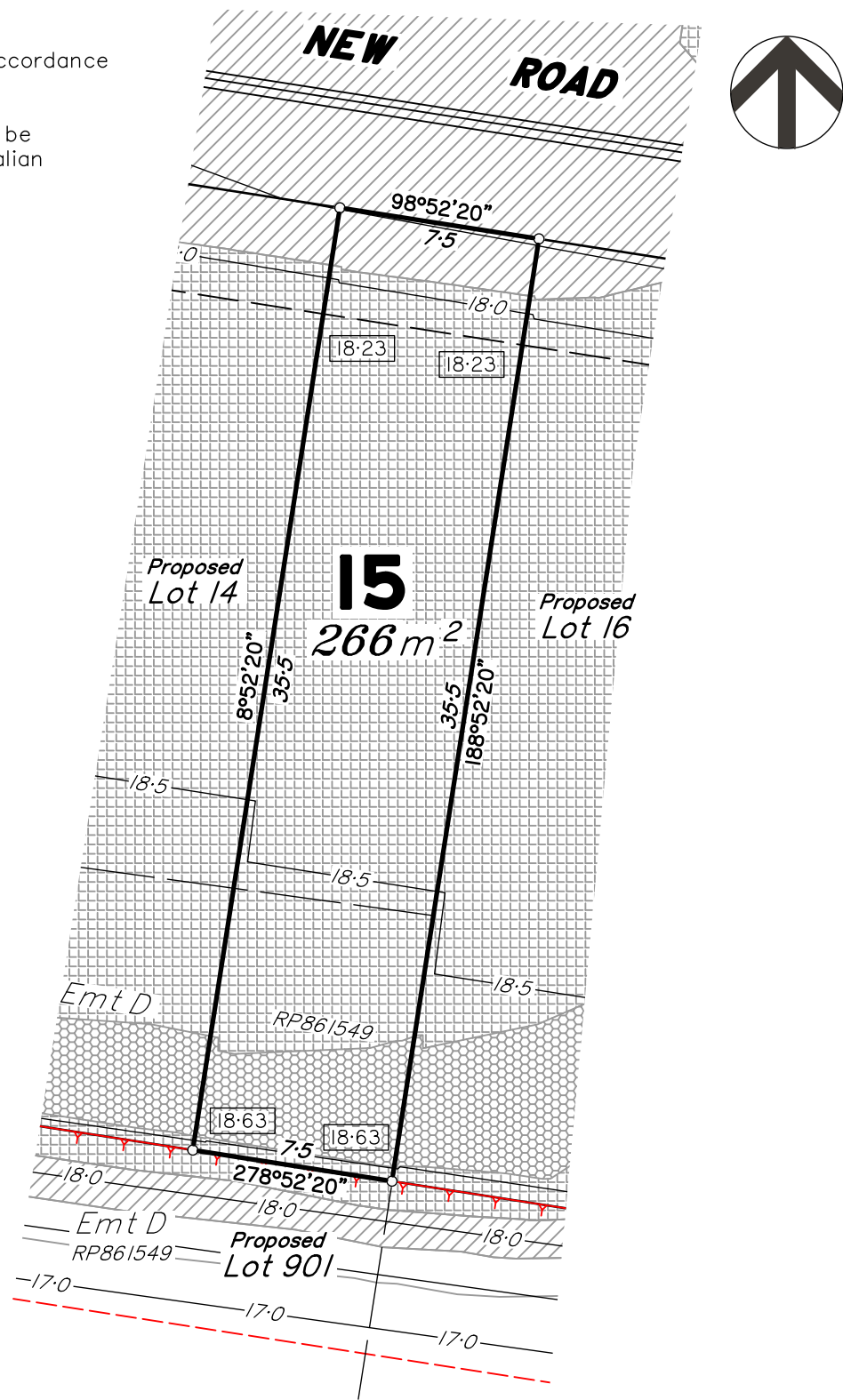
DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 14

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

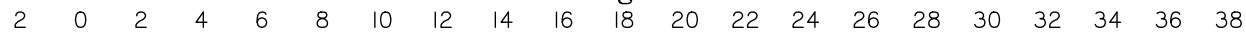
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

**FILL TABLE**

Fill Range (metres)	
0-00-0-25	
0-25-0-50	
0-50-1-00	
1-00-1-50	



Scale 1:250 - Lengths are in Metres.



LEGEND	
22-0	Design Contours
17-60	Design Pad Level
	Retaining Wall
	Design Batter
	Design Building Pad

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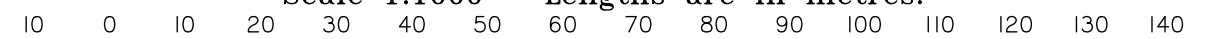
**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.



NOTE:  
**PLAN PREPARED BY:**  
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Contour Interval 0.5 Metres.  
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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 15**  
**BEING PART OF LOT 16 ON RP861549**  
LAND AT '156-162 PITT RD'  
BURPENGARY

**1:1000**



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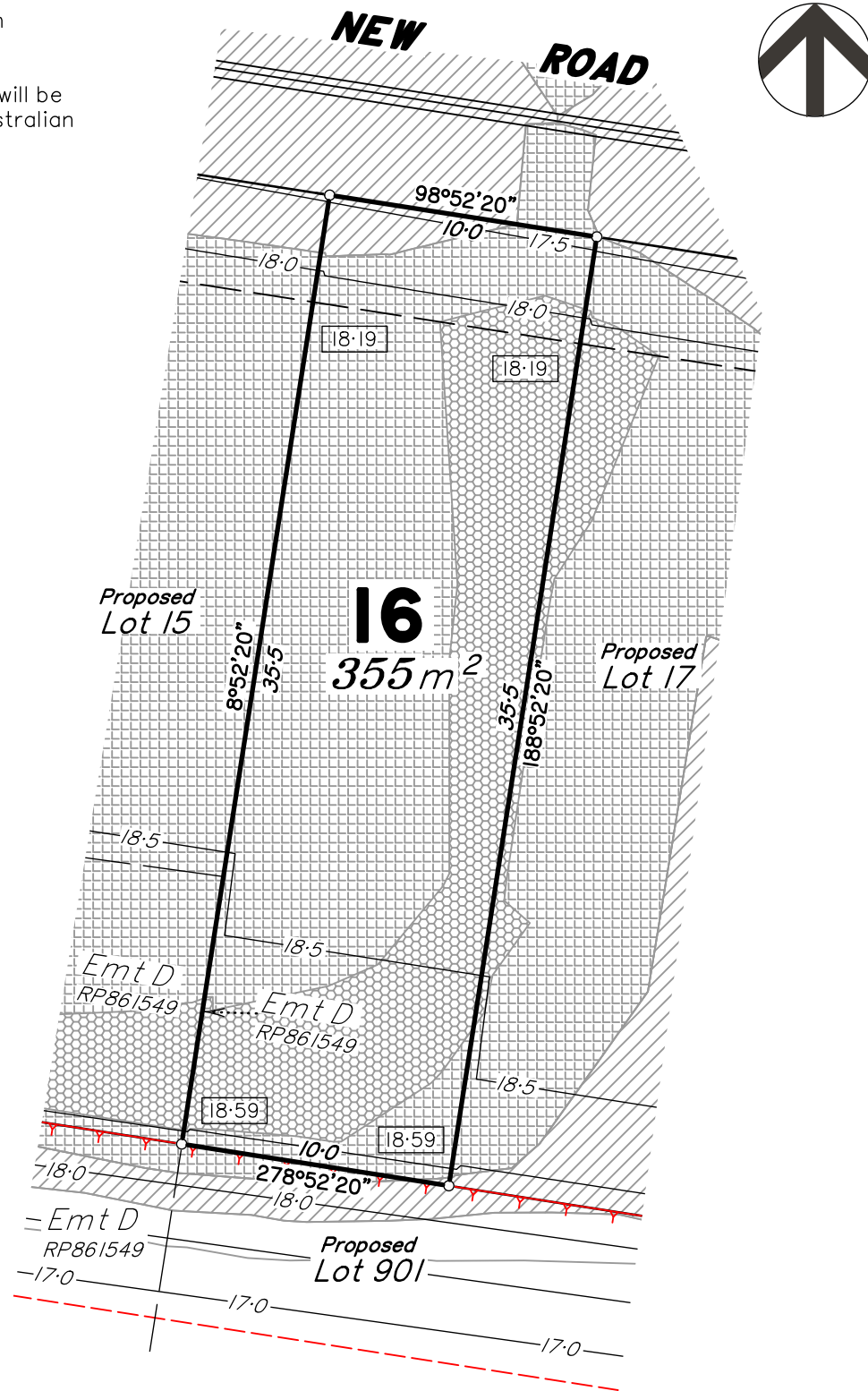
COMP FILE: DP\_10403.dwg ISSUE: **A**  
DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 15

NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

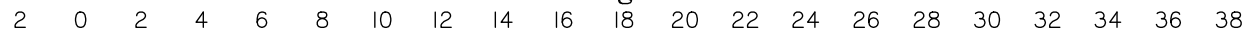
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

**FILL TABLE**

Fill Range (metres)	
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	0.25-0.50
	0.50-1.00
	1.00-1.50



Scale 1:250 - Lengths are in Metres.



LEGEND	
	Design Contours
	Retaining Wall
	Design Pad Level
	Design Batter
	Design Building Pad

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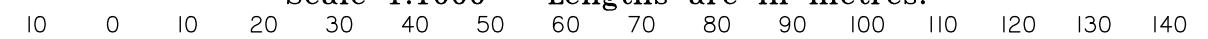
**LOCATION MAP**

156-170 PITT ROAD



"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

Scale 1:1000 - Lengths are in metres.



**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 16 BEING PART OF LOTS 16 & 17 ON RP861549 LAND AT '156-170 PITT RD' BURPENGARY**

**1:1000**



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COMP FILE: DP\_10403.dwg ISSUE: **A**

DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 16

NOTE:  
**PLAN PREPARED BY: SOUTH BURNETT SURVEYS PTY. LTD.**  
The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.  
Contour Interval 0.5 Metres.  
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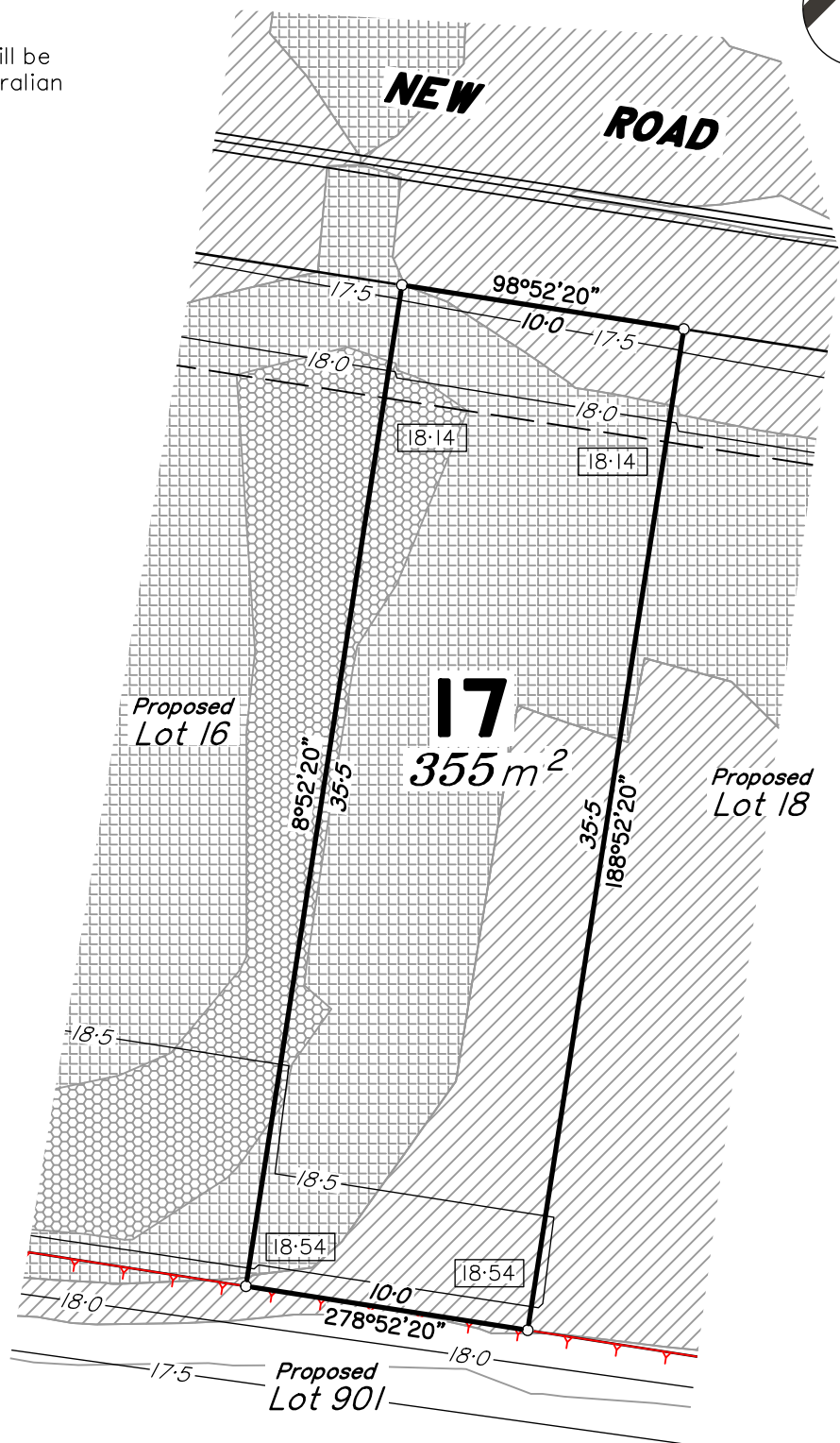
NOTE:  
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The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.



**FILL TABLE**

Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	



Scale 1:250 - Lengths are in Metres.

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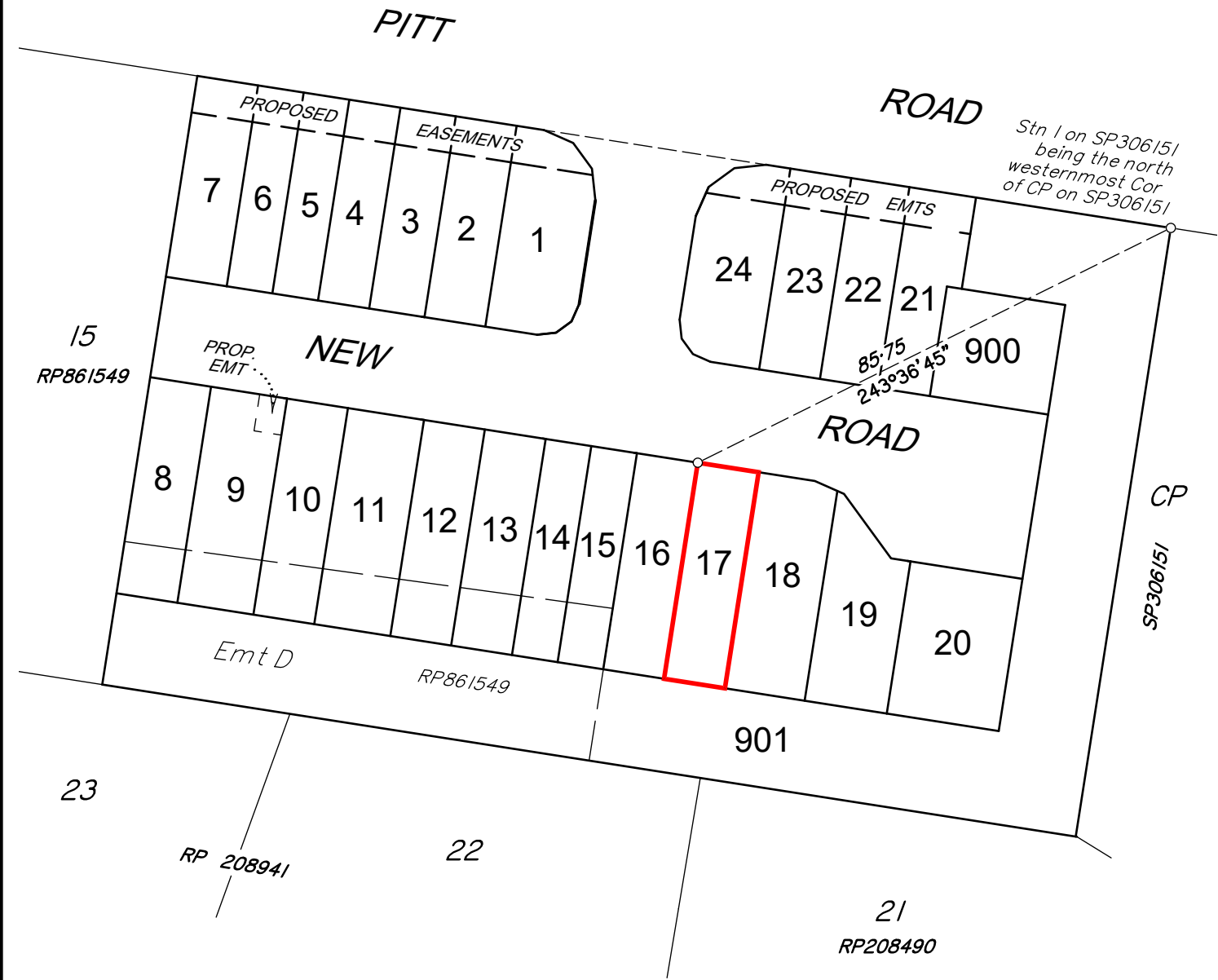
**LEGEND**

22.0	Design Contours		Retaining Wall
	Design Pad Level		Design Batter
			Design Building Pad

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**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

NOTE:  
**PLAN PREPARED BY:**  
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Contour Interval 0.5 Metres.  
This note is an intergral part of this plan.

**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 17**  
**BEING PART OF LOT 17 ON RP861549**  
**LAND AT '164-170 PITT RD'**  
**BURPENGGARY**





**1:1000**

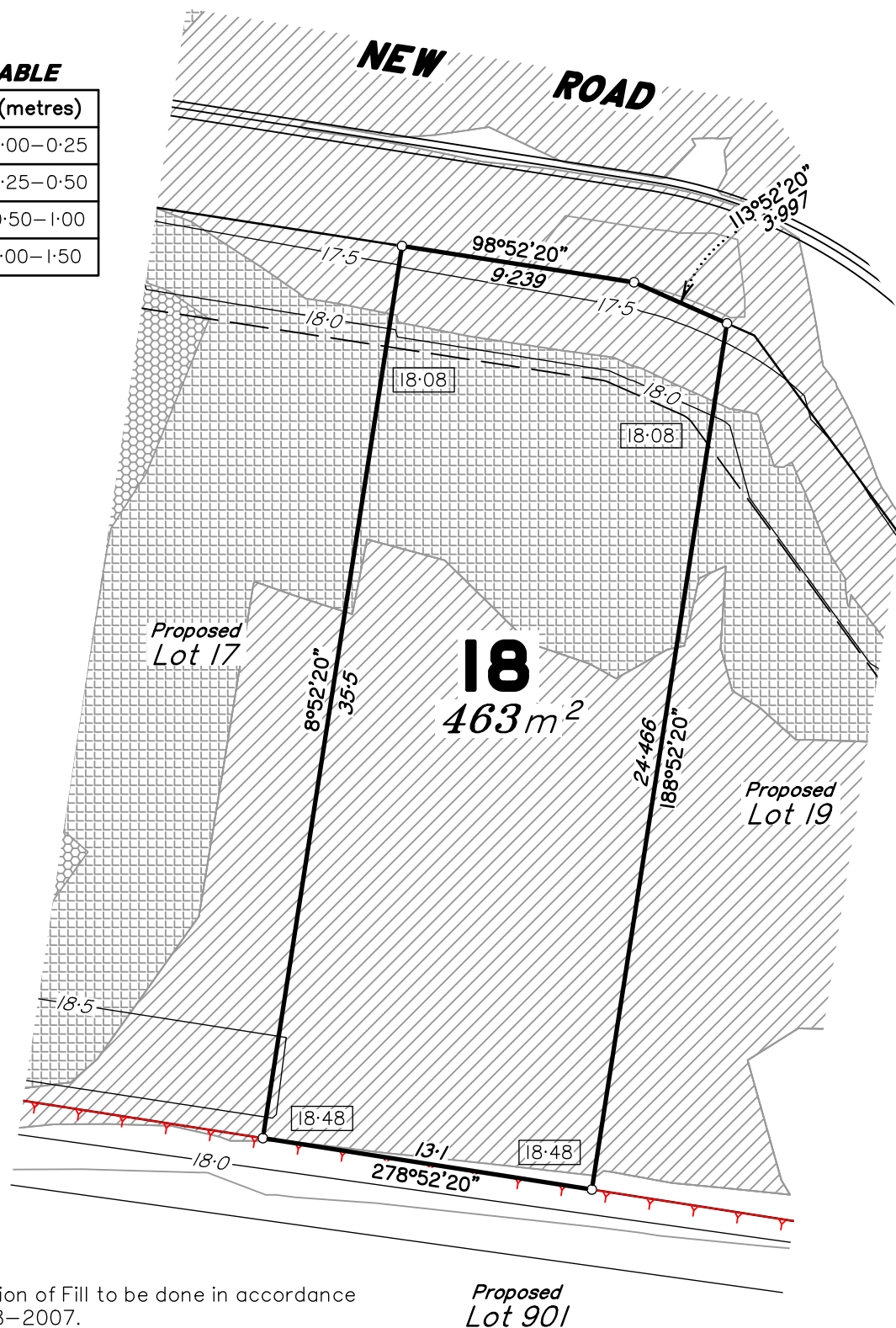
**ONF SURVEYORS**  
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South Burnett & Western Downs - Ph. 4162 2647  
admin@onfsurveyors.com.au

COMP FILE: DP\_10403.dwg | ISSUE: **A**

DATE: 1/11/2022 | RESCALE IN METRES: 10403 DP 17

**FILL TABLE**

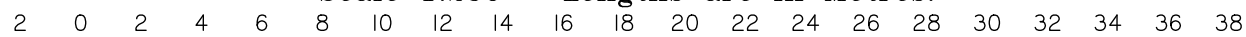
Fill Range (metres)	
	0.00-0.25
	0.25-0.50
	0.50-1.00
	1.00-1.50



NOTE:  
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The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

Scale 1:250 - Lengths are in Metres.

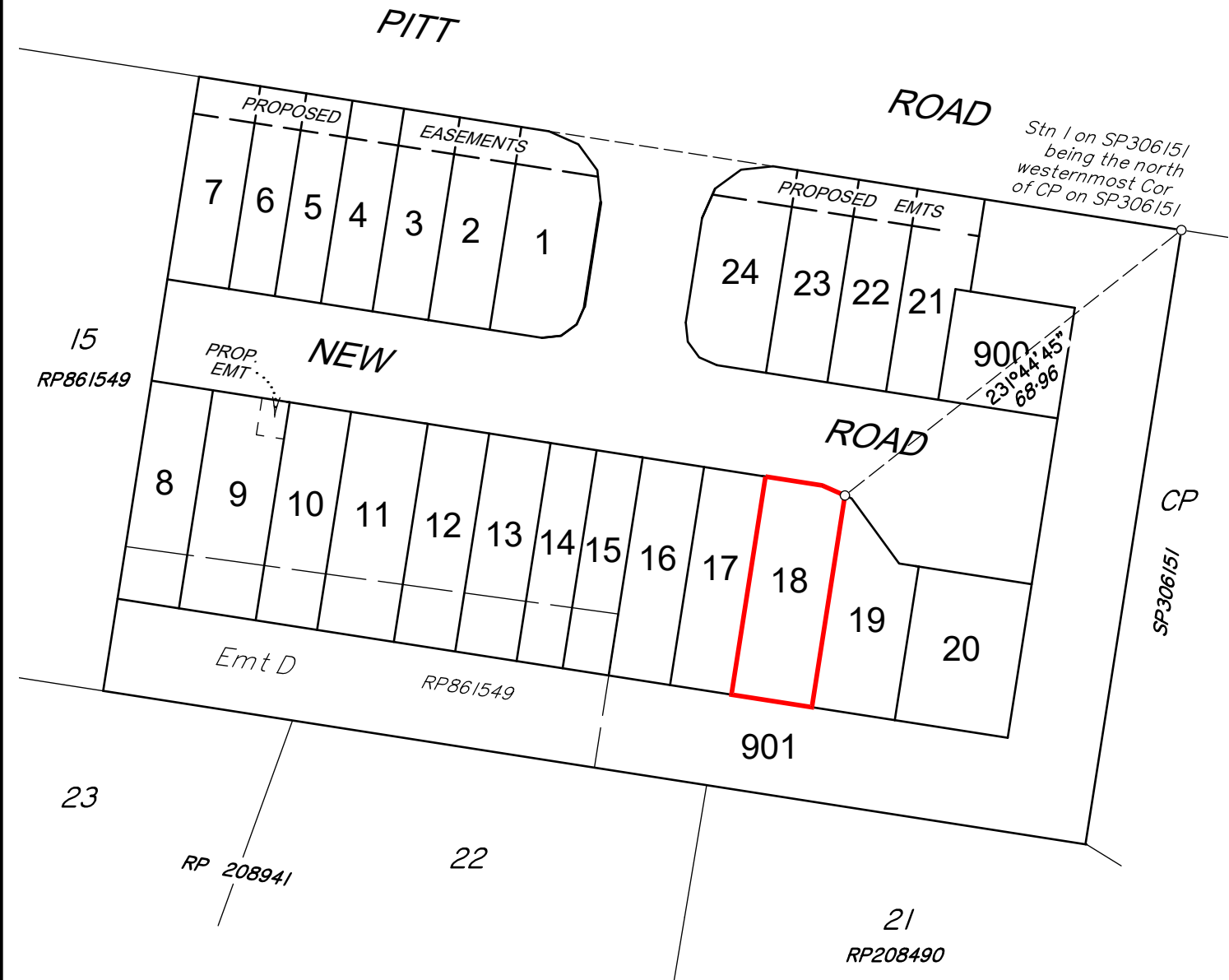


 22.0	Design Contours		Retaining Wall	<b>LEGEND</b>		Design Building Pad
 17.60	Design Pad Level		Design Batter			

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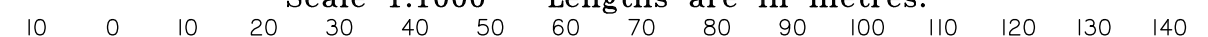
**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.



NOTE:  
**PLAN PREPARED BY:**  
SOUTH BURNETT SURVEYS PTY. LTD.  
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Contour Interval 0.5 Metres.  
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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 18**  
**BEING PART OF LOT 17 ON RP861549**  
**LAND AT '164-170 PITT RD'**  
**BURPENGARY**

**1:1000**



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admin@onfsurveyors.com.au

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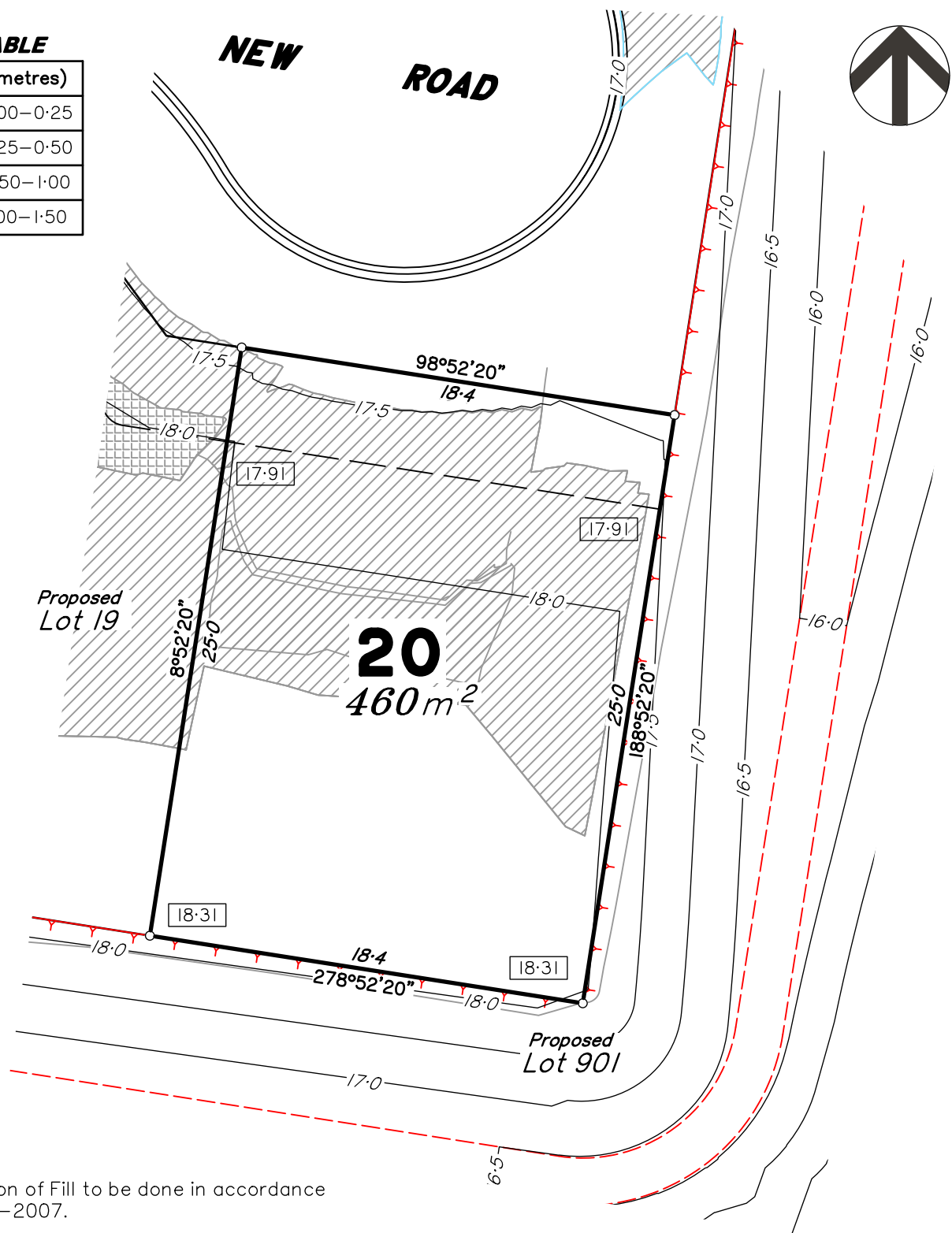
DATE: 1/11/2022 RESCALE IN METRES 10403 DP 18





**FILL TABLE**

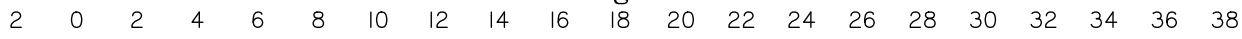
Fill Range (metres)	
	0.00-0.25
	0.25-0.50
	0.50-1.00
	1.00-1.50



NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

Scale 1:250 - Lengths are in Metres.



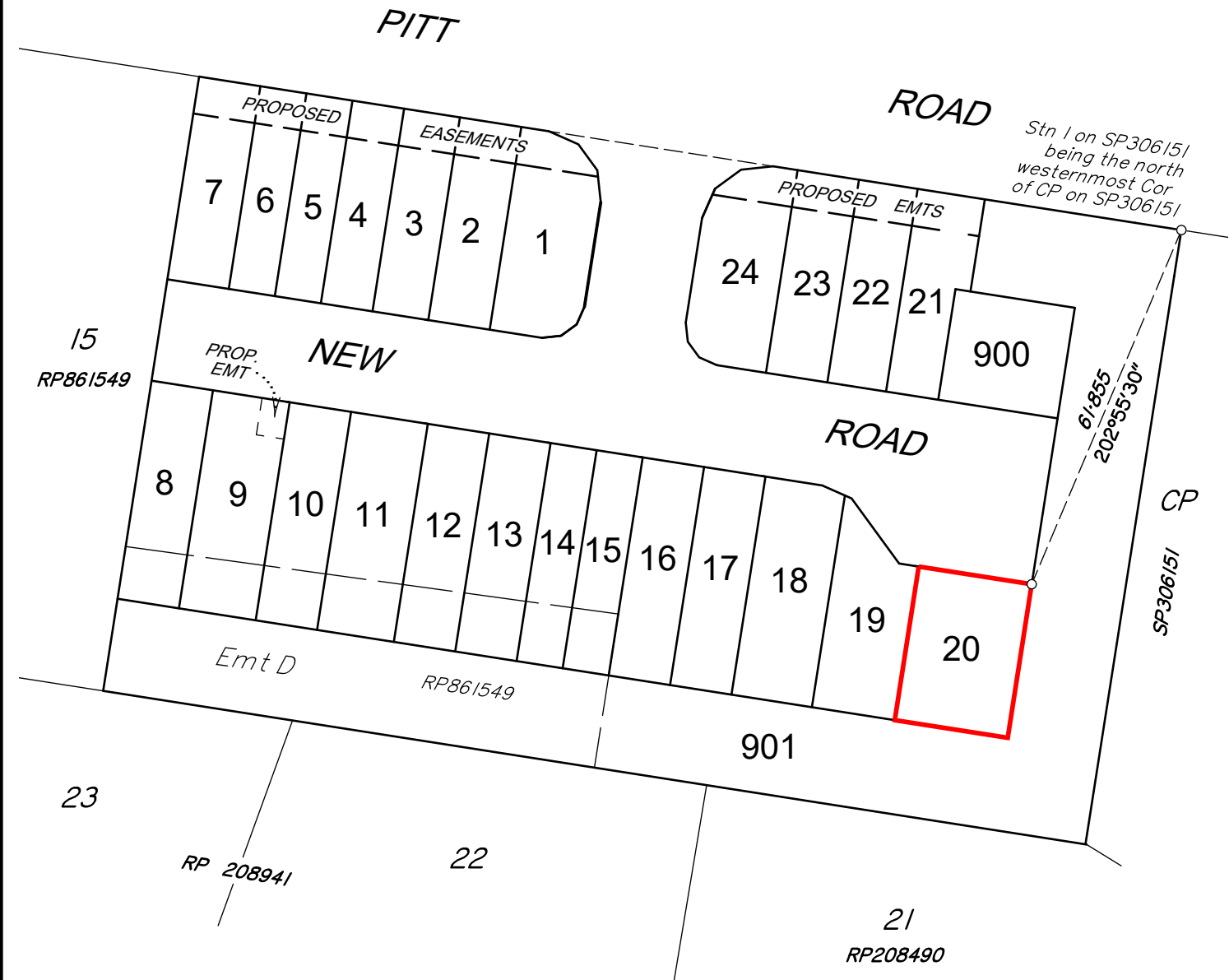
**LEGEND**

22.0	Design Contours		Retaining Wall
17.60	Design Pad Level		Design Batter
			Design Building Pad

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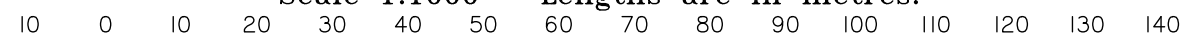
**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.



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Contour Interval 0.5 Metres.  
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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 20**  
**BEING PART OF LOT 17 ON RP861549**  
LAND AT '164-170 PITT RD'  
BURPENGARY

**1:1000**

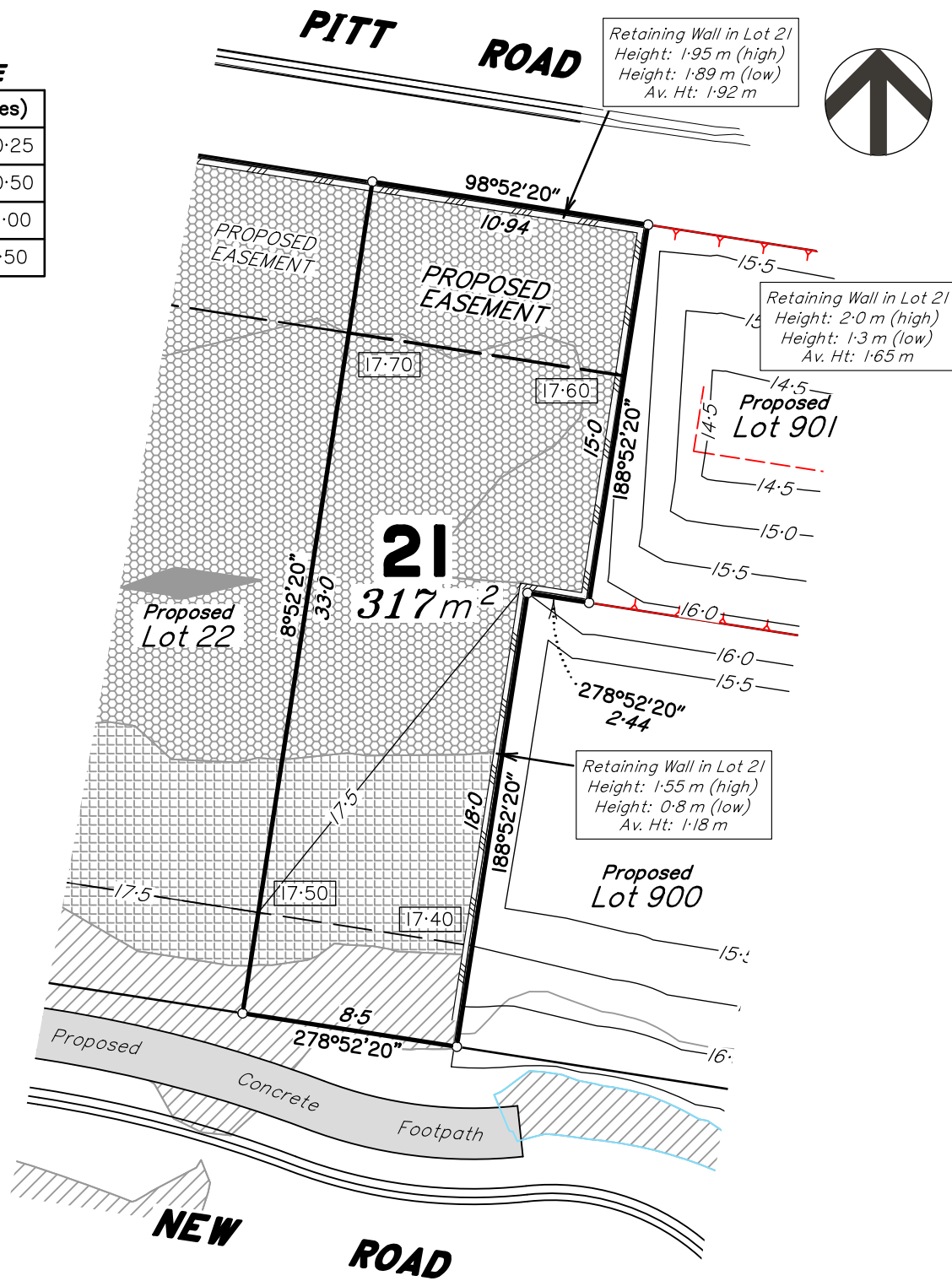


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DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 20

**FILL TABLE**

Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	



NOTE:  
All compaction of Fill to be done in accordance with AS3798-2007.

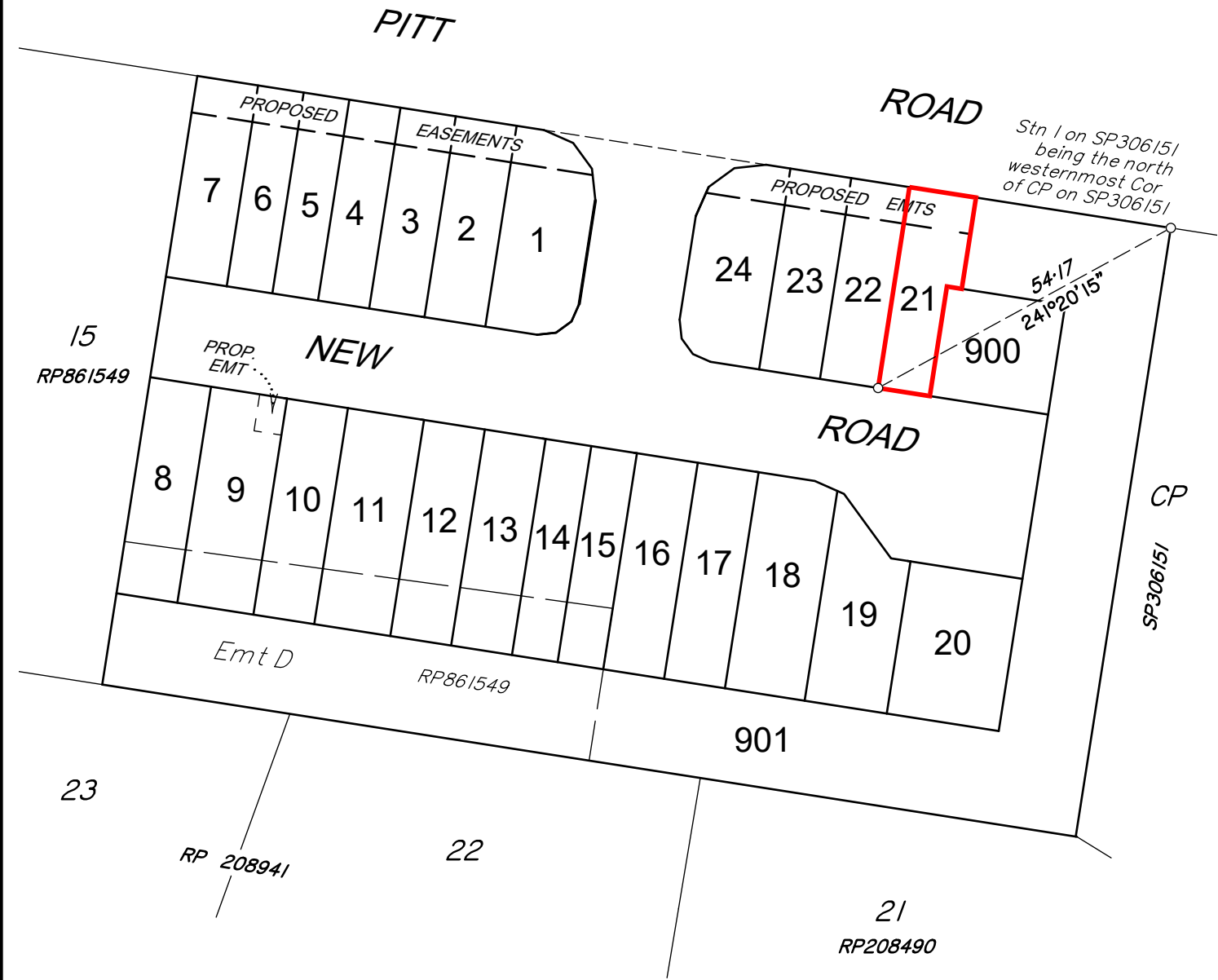
The compaction level and testing will be completed in accordance with Australian Standard AS3798-2007.

Scale 1:250 - Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38

**LOCATION MAP**

156-170 PITT ROAD



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Scale 1:1000 - Lengths are in metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140

LEGEND	
22.0	Design Contours
17.60	Design Pad Level
	Design Batter
	Retaining Wall
	Design Building Pad

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Contour Interval 0.5 Metres.

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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 21**  
**BEING PART OF LOT 17 ON RP861549**

**LAND AT '164-170 PITT RD'**  
**BURPENGGARY**

**1:1000**

**ONF SURVEYORS**

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DATE: 1/11/2022 | RESCALE IN METRES: 1:1000

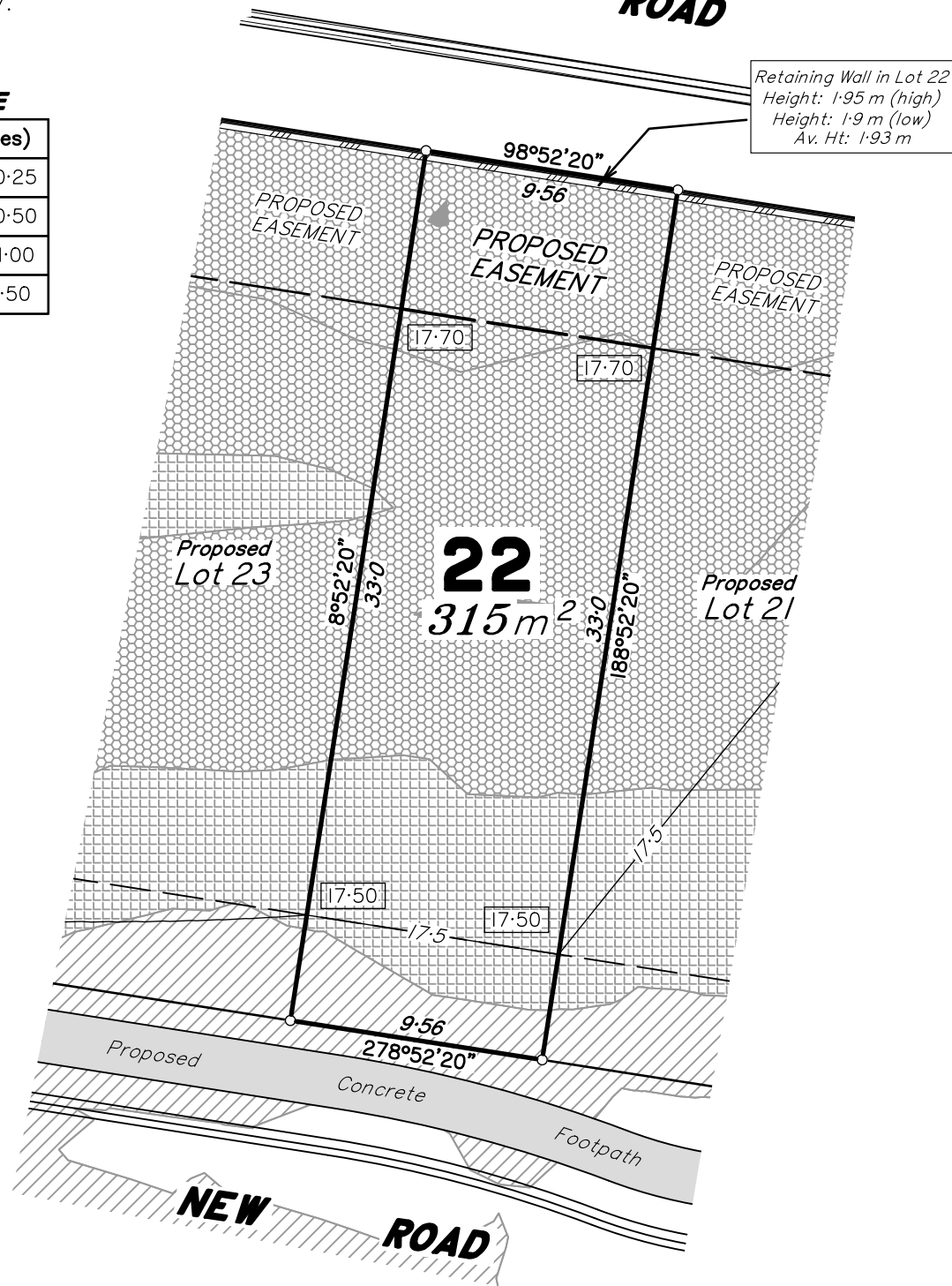
NOTE:  
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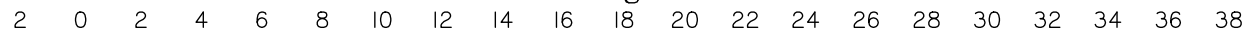


**FILL TABLE**

Fill Range (metres)	
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	0.25-0.50
	0.50-1.00
	1.00-1.50



Scale 1:250 - Lengths are in Metres.

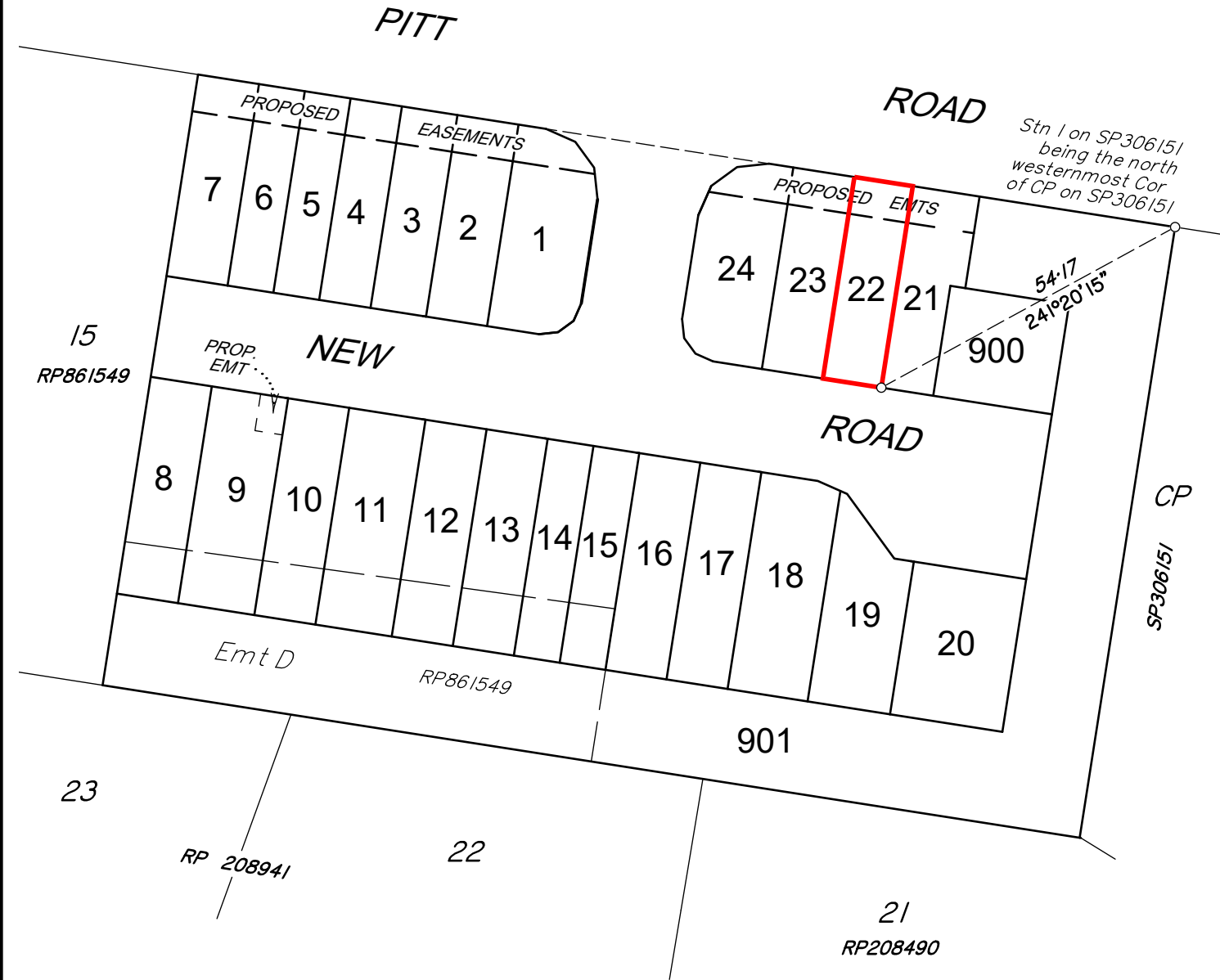


LEGEND	
	Design Contours
	Retaining Wall
	Design Pad Level
	Design Batter
	Design Building Pad

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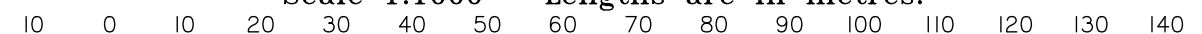
**LOCATION MAP**

156-170 PITT ROAD



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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 22**  
**BEING PART OF LOT 17 ON RP861549**  
**LAND AT '164-170 PITT RD'**  
**BURPENGARY**

**1:1000**



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admin@onfsurveyors.com.au

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DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 22

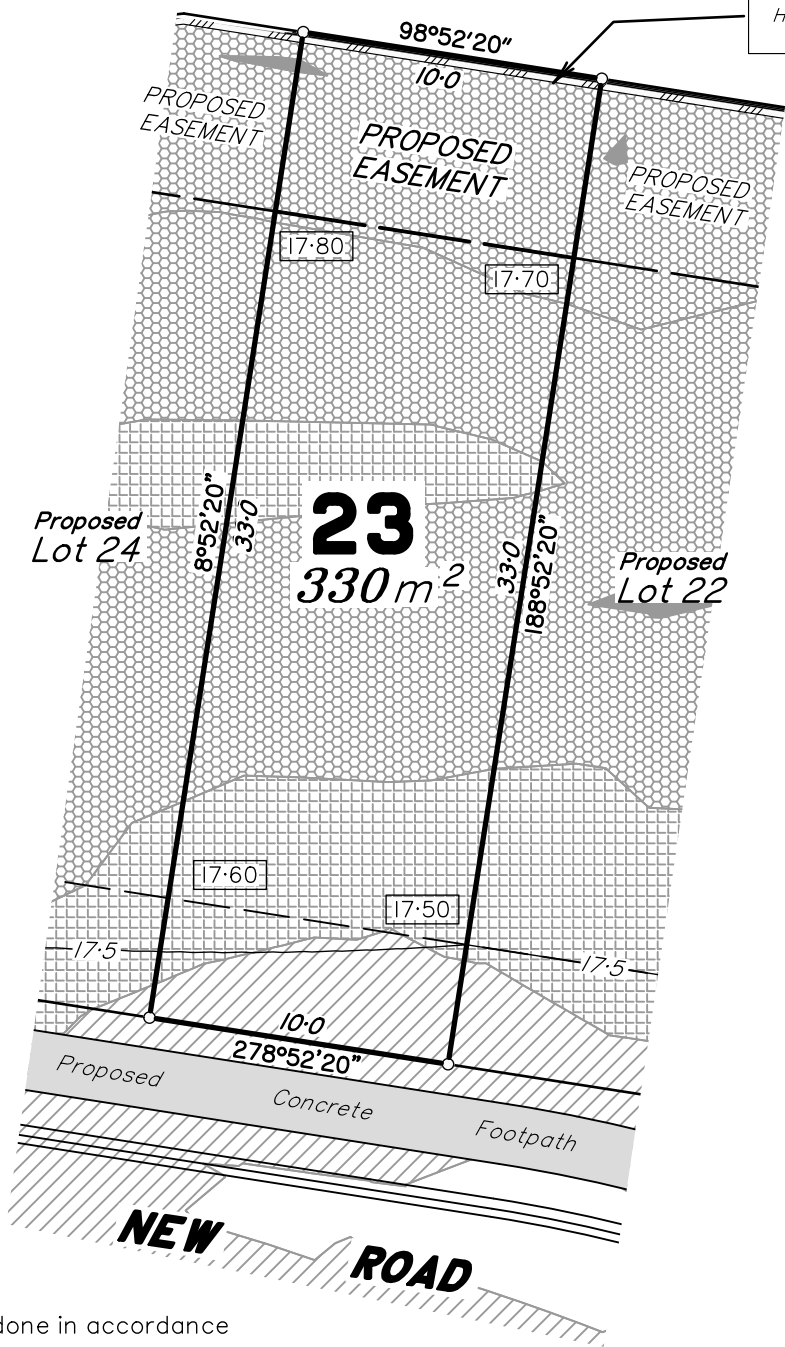


**PITT ROAD**

Retaining Wall in Lot 23  
Height: 1.97 m (high)  
Height: 1.9 m (low)  
Av. Ht: 1.94 m

**FILL TABLE**

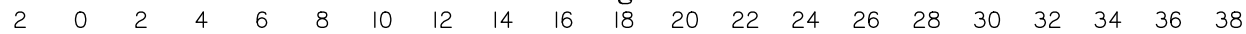
Fill Range (metres)	
	0.00-0.25
	0.25-0.50
	0.50-1.00
	1.00-1.50



NOTE:  
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Scale 1:250 - Lengths are in Metres.

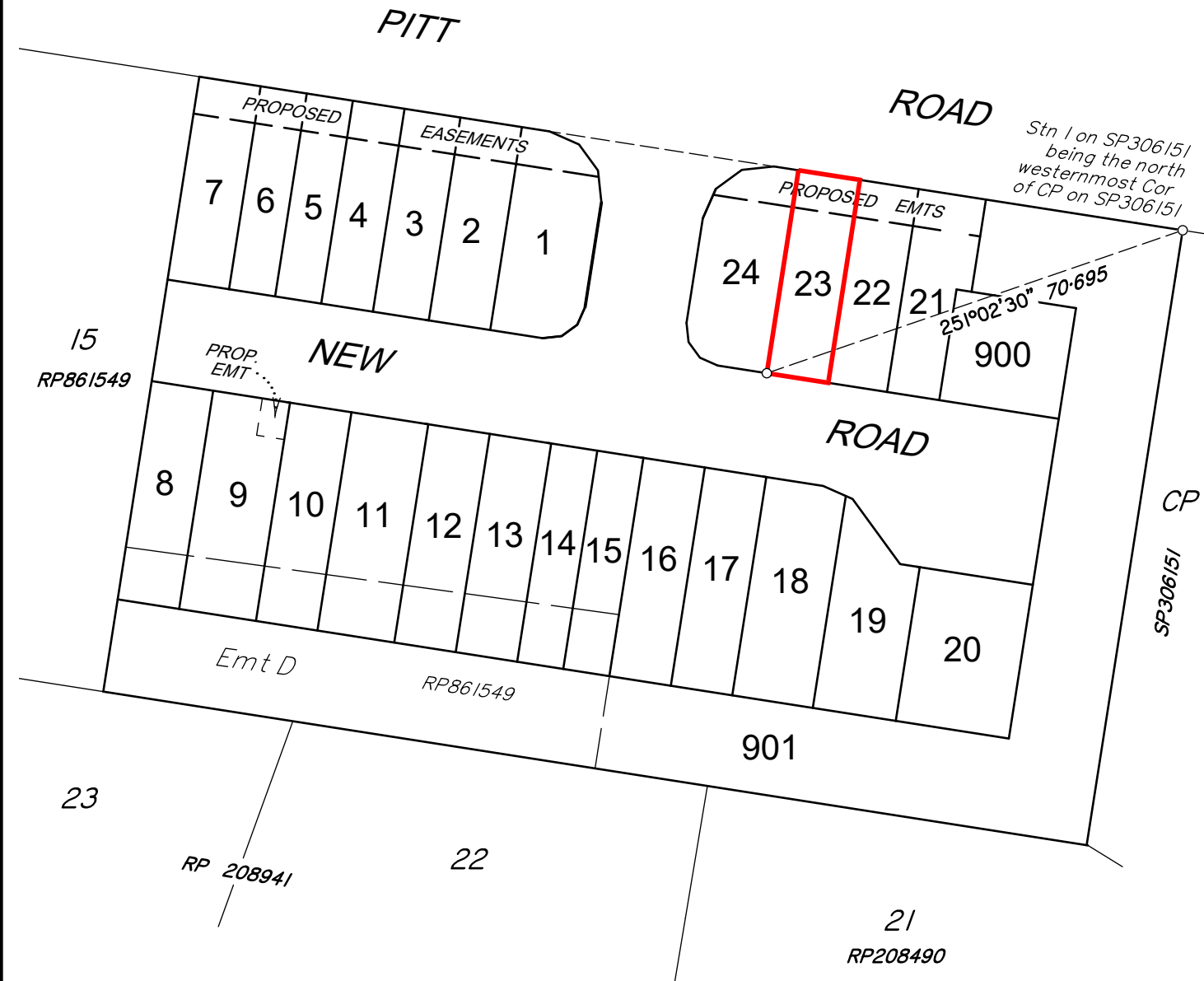


22.0	Design Contours		Retaining Wall	<b>LEGEND</b>		Design Building Pad
17.60	Design Pad Level		Design Batter			

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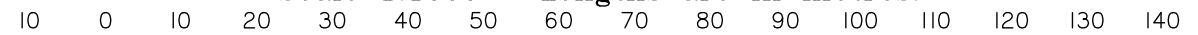
**LOCATION MAP**

156-170 PITT ROAD



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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 23**  
**BEING PART OF LOT 17 ON RP861549**  
**LAND AT '164-170 PITT RD'**  
**BURPENGGARY**

**1:1000**



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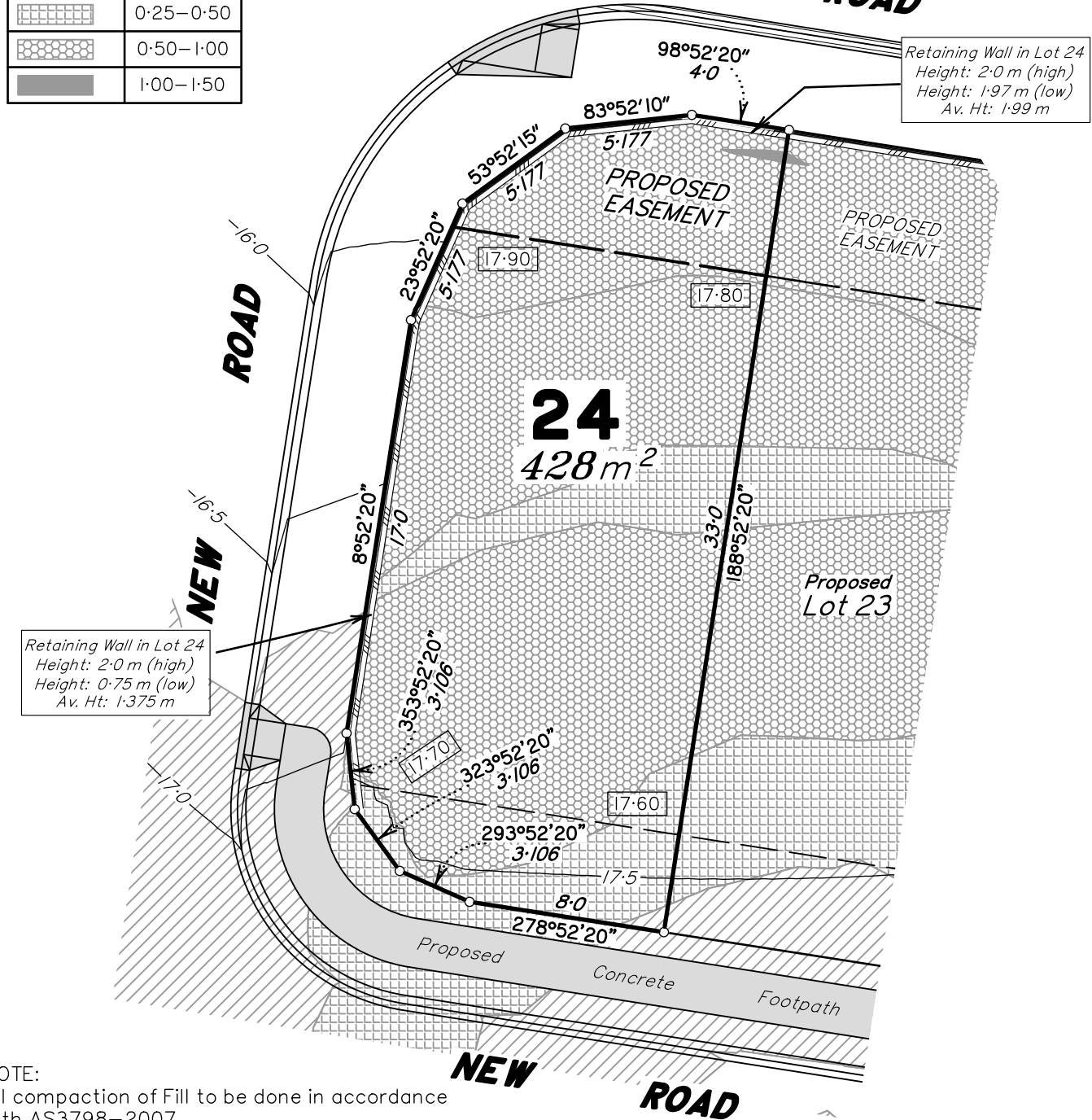
COMP FILE: DP\_10403.dwg ISSUE: **A**  
 DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 23

**FILL TABLE**

Fill Range (metres)	
0.00-0.25	
0.25-0.50	
0.50-1.00	
1.00-1.50	

**PITT**

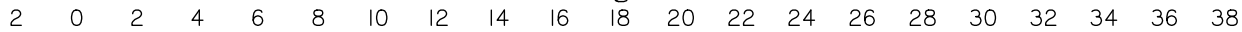
**ROAD**



NOTE:  
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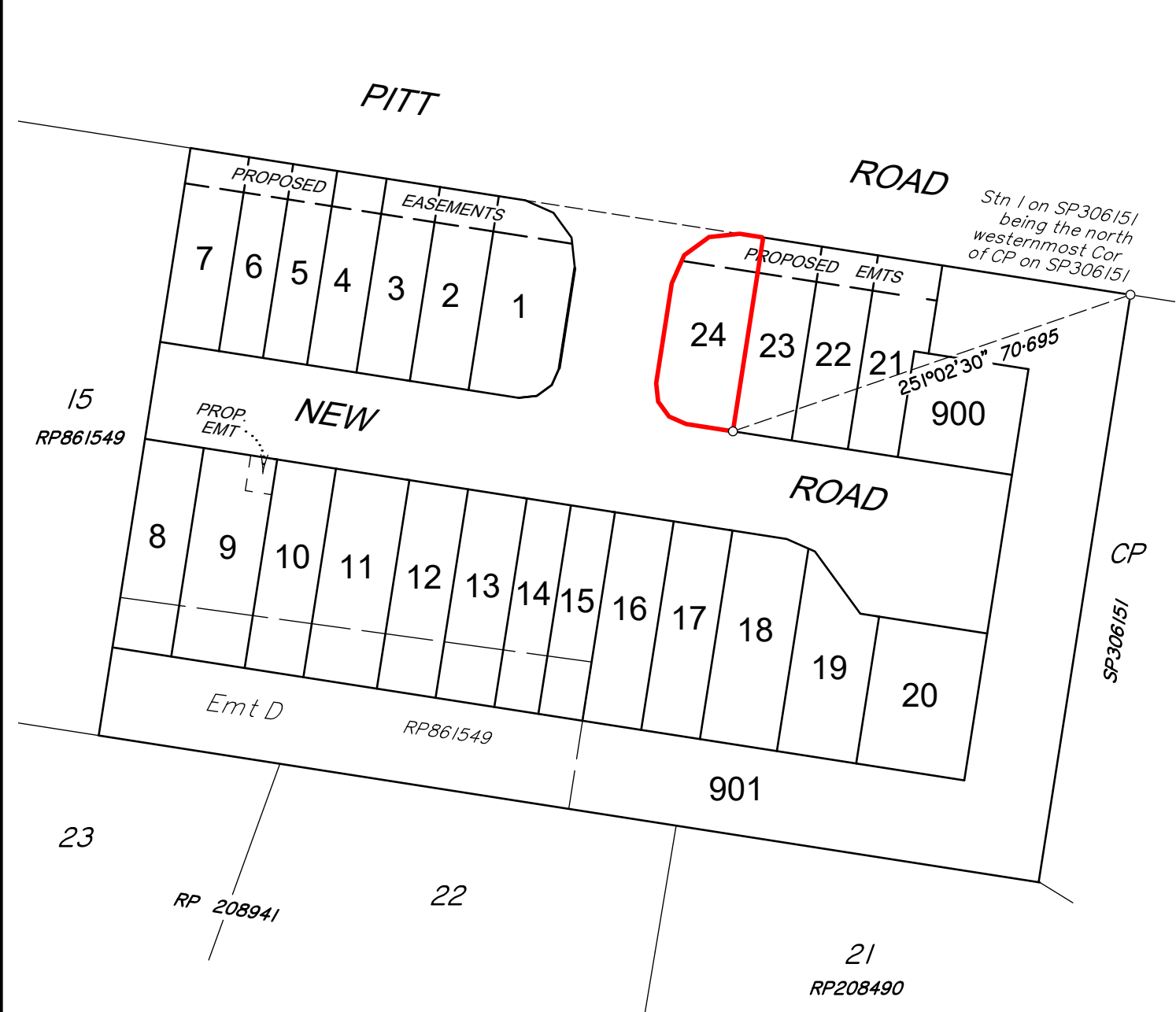


LEGEND	
22.0	Design Contours
17.60	Design Pad Level
	Retaining Wall
	Design Batter
	Design Building Pad

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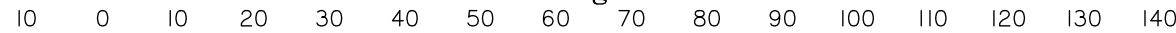
**LOCATION MAP**

156-170 PITT ROAD



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**DISCLOSURE PLAN**

DESCRIPTION: **PROPOSED LOT 24**  
**BEING PART OF LOT 17 ON RP861549**  
**LAND AT '164-170 PITT RD'**  
**BURPENGGARY**

**1:1000**

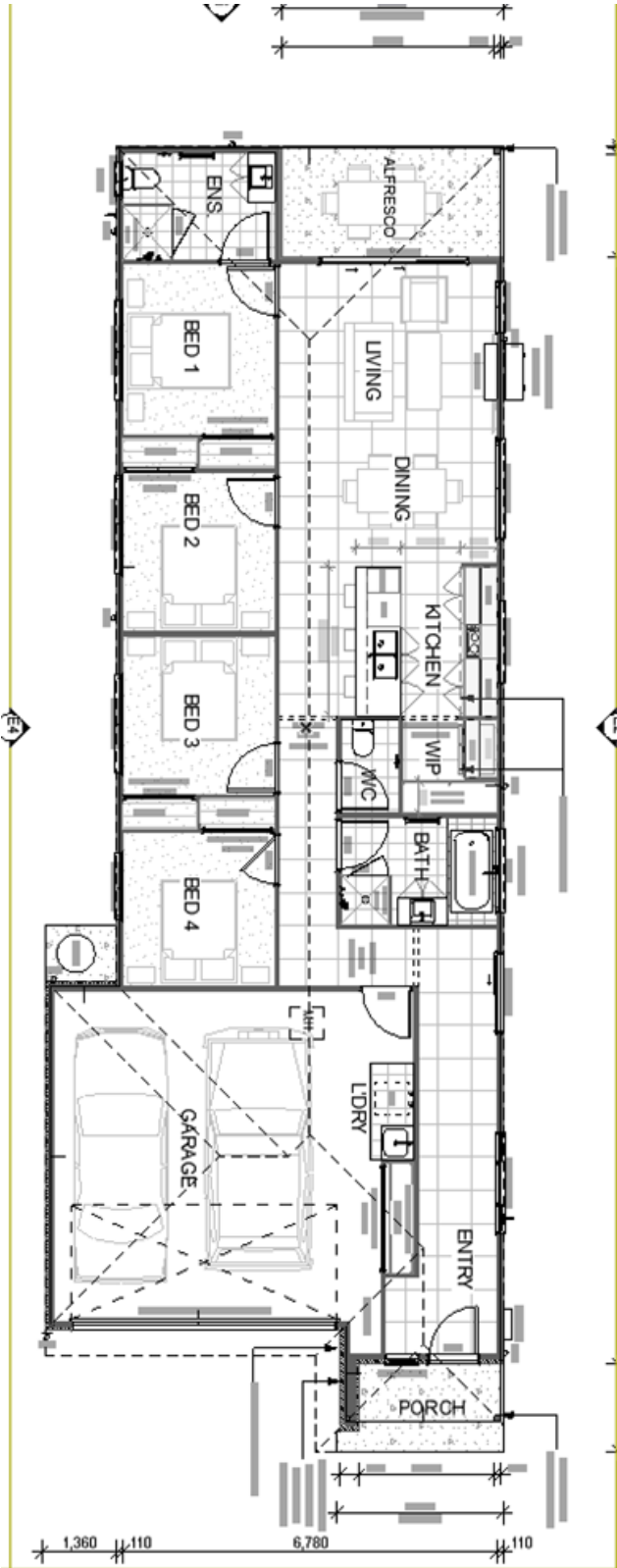


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DATE: 1/11/2022 RESCALE IN METRES: 10403 DP 24

# FLOOR PLAN

## Ariana 164





Chrome  
Mixer Pullout  
Tapware

20mm  
Smartstone  
benchtops



## LIFESTYLE INCLUSIONS

---

FRD Homes specialises in putting the home into every build.

Whether you're building for investment or to create a home, our Lifestyle Inclusions package will ensure a home that is practical, refined and designed for everyday living.

The fixtures and fittings in our Lifestyle package are modern, balanced and refreshing.



# LIFESTYLE TURN KEY INCLUSIONS

---

## Pre-Construction

- > Engineers soil report and slab design
- > Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

## Site Works, Foundations and Connections

- > Fixed price site works including cut/fill
- > Engineer designed concrete slab and footings with control joints where applicable
- > Timber frame and trusses
- > Termite treatment to slab penetrations and physical perimeter barrier
- > Sewer and storm water connections to existing serviceable connection points
- > Water connection from pre-tapped water main

## Energy Efficiency

- > 7 Star Rated as per government regulations.
- > Ceiling batts where required to achieve 7 Star Rating
- > Wall batts where required to achieve 7 Star Rating
- > Wall-wrap to external walls where required to achieve 7 Star Rating
- > Energy efficient hot water unit
- > Weather seals fitted to external hinged doors
- > Energy efficient down lights to dwelling and garage
- > Ceiling fan from Builders' Range to alfresco and living area
- > Anticon blanket to underside of roof



# LIFESTYLE TURN KEY INCLUSIONS

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## Bricks, Windows, Roofing and Garage

- > Select Range of clay bricks from the Builders' Standard Range (refer plans for details)
- > Natural mortar with ironed joints
- > Feature render finish to front façade (where required - refer plan for details)
- > Powder coated aluminium windows in the standard Builders' Standard Range of colours
- > Powder coated aluminium framed fibreglass flyscreens to all openable windows
- > Grill style barrier screen to living/alfresco sliding door and laundry sliding doors (where applicable)
- > Keyed window locks to all opening sashes and sliding doors
- > Metal roof in the standard Builders' Standard Range of colours (refer plans for details)
- > Auto sectional garage door to the front facade of the garage in Builders' Standard Range of colours including (2) handsets
- > Metal fascia and gutter in the standard Builders' Standard Range of colours
- > Obscure glass to bathroom, ensuite and W.C windows

---

## Tiles and Tiling

- > 450 x 450mm pressed edge ceramic tiles from Builders' Standard Range to main floor and wet area floors, cut to 200mm high tile skirt to wet areas and as feature to bath face and hob (refer plans).
- > 250 x 400mm pressed edge ceramic tiles from Builders' Standard Range to 2000mm high tiling to shower areas and 500mm high tiling above bath walls
- > 100 x 300mm pressed edge ceramic tiles from Builders' Standard Range to kitchen and laundry splash back to 600mm high or to underside of overhead cupboards

## Bathroom, Ensuite and W.C

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish vanities in the standard Builders' Standard Range of laminates & door handles (soft close hinges to doors)
- > 1970mm high clear laminated aluminium semi-framed shower screens in the Builders' Standard Range of colours
- > Builders' Standard Range white acrylic bath (1525mm)
- > 1050mm high frameless polished edge mirrors fitted to same width as vanity unit
- > Chrome mixer tapware from Builders' Standard Range
- > Chrome metal double towel rails and toilet roll holders from Builders' Standard Range
- > Dual flush vitreous china with soft close seat from Builders' Standard Range
- > Semi inset basin china basins with overflow from Builders' Standard Range
- > Hand shower on rail from Builders' Standard Range



# LIFESTYLE TURN KEY INCLUSIONS

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## Electrical

- > Earth leakage safety switch and circuit breakers
- > Single phase power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- > Double power point to each room as per electrical plan
- > One (1) television point to each living/lounge + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- > Smoke detectors (hard wired with battery backup)
- > Provide NBN lead in conduit only (ready for connection by others, developer/owner responsible for supply connection to property boundary)
- > Pre-wiring for two (2) phone/data points
- > Weatherproof external light fittings (where applicable)
- > Ceiling fans from Builders' Standard Range to bedrooms, lounge/living
- > Exhaust fan to internal bathroom, ensuite and powder room or WC (if applicable) as per NCC
- > Wall mounted split system reverse cycle air conditioner to living room
- > Wall mounted split system reverse cycle air conditioner to Bedroom 1

## Kitchen

- > 20mm stone bench tops from Builders' Standard Range
- > Laminate finish to joinery in the standard Builders' Standard Range of laminates with sharknose finger pull (soft close hinges to doors)
- > Overhead cupboards to kitchen with plaster lined bulkhead (where applicable) - refer plan for details
- > Builders' Standard Range 600mm stainless steel under bench oven
- > Builders' Standard Range 600mm electric ceramic cooktop
- > Builders' Standard Range freestanding stainless-steel dishwasher
- > Builders' Standard Range 600mm wide stainless steel retractable slide out rangehood
- > Builders' Standard Range Inset stainless steel kitchen sink with drainer
- > 2 x pendant lights above island bench (if applicable) from Builders' Standard Range
- > Gooseneck style kitchen sink mixer from Builders' Standard Range
- > 4 x melamine shelving to WIP (if applicable to design)



# LIFESTYLE TURN KEY INCLUSIONS

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## Included Internal and External Features

- > 2440mm nominal ceiling height
- > Paint grade feature external front door with clear glazing from Builders' Standard Range (refer plans)
- > Flush panel paint grade external hinged doors to other external doors (where applicable)
- > Paint grade flush panel internal passage doors, 870mm wide where required
- > Builders' Standard Range Tri-Lock leverset to front entry door
- > Builders' Standard Range lockset to all other external hinged doors
- > Internal lever door furniture from Builders' Standard Range
- > Builders' Standard range cushion door stops throughout
- > 90mm paint grade coved cornice, 42 x 11mm paint grade splayed architraves and 68 x 11mm paint grade splayed skirting
- > Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders' Standard colour or builders white
- > Two (2) coats to ceiling to paint manufacturers standard specifications
- > Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications
- > Framed mirror sliding robe doors and melamine single rail and shelf to wardrobes
- > Framed vinyl sliding doors to linen with melamine shelving (where applicable - refer plan for details)
- > Roller blinds to all windows and sliding glass doors - excludes wet areas, window behind cooktop (where applicable) and garage
- > Builders' Standard Range carpet to bedrooms, lounge, staircase (if applicable) as per plan
- > Freestanding Laundry cabinet with stainless steel tub from Builders' standard Range.
- > Two (2) external garden hose taps
- > AAA rated hand shower rail and tapware
- > 500 KPA water pressure limiting device
- > Exposed aggregate (unsealed) concrete from Builders' Standard Range to driveway, path and alfresco
- > Landscaping including A grade Wintergreen turf to front and rear yard and Builders' Standard grade garden bed to front garden with garden edging
- > Butted unfinished pine fencing to side and rear boundaries including returns and gate
- > Fold down clothesline from Builders' Standard Range
- > Render finish painted letterbox and metal insert from Builders' Standard Range
- > Cover grade MDF staircase with paint grade pine post and hand rail and powder coat balustrading (if applicable to design)

## Warranties

---

- > Twelve months maintenance period
- > 6 year structural guarantee

FRD Homes Pty Ltd reserves the right to alter any of the above inclusions due to continuing product development or availability of items

# OUR PROMISE TO YOU

---

## FRD Guarantee of Price



FRD Homes will lock in your price from when you sign contracts. Fixed price time frames vary so please ask for specific details.

## 12 Month Maintenance



Clients receive our ongoing support after we hand over the keys which provides the opportunity to address concerns clients have as they settle in to their new home.

## NCC Compliant Designs



Respecting the sustainability & accessibility guidelines of the new National Construction Code (NCC), each home design considers the environment and community while meeting the needs of our clients, the lot size and block shape.

## Trades & Suppliers



You can be assured that FRD Homes will deliver your dream home. We foster great relationships with many of the highest quality & trusted suppliers for the best products and service.

## Communication



Your dedicated one point of contact from Pre-site to Handover provides you mandatory fortnightly construction updates and available for all things else.



## Builder of Choice

Since 2017, over 1200 FRD homes have been built for many happy clients and families, 400 of them in the past year!



## Four Stage Quality Assurance

We believe that quality is non-negotiable. Our 4 stage quality assurance inspections are a testament to our unwavering dedication to delivering outstanding results. Trust us with your project, and experience the peace of mind that comes from working with a construction company that goes the extra mile to ensure your satisfaction.

Our internal quality assurance inspections are completed at the following key stages throughout your build:

1. Pre-Start Foundation Inspection
2. Framing Inspection
3. Pre-Paint Inspection
4. Final Inspection



## Home Owner Warranty Insurance

You can have peace of mind knowing you are insured from the moment deposits are paid. Mandatory 6 year structural warranty and 25 year engineering warranty are provided.



# Rental Appraisal

**21st March 2024**

**RE: Lot 7 New Road, Burpengary**

To Whom It May Concern,

Thank you for the opportunity to review the rental potential of the above property.

In assessing the rental potential, 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.

**3**  **2**  **2** 

**Recommended Rent : \$650 - \$670 per week**

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

Yours sincerely,