4 2 2

QLD HOUSE & LAND

BUNDAMBA - THE VILLAGE

LOT 94 HIGHFIELD STREET BUNDAMBA QLD 4304

Jindalee
Plantation

HOUSE AREA	176 m²
BUILD PRICE	$368,974
LAND AREA	315.0 m²
LAND PRICE	$267,500
EST. REGISTRATION	May 2023
EST. YIELD	4.09% - 4.49%
EST. RENTAL P/W	$500 - $550

Full Turn Key

$636,474

Just 10 minutes from the centre of Ipswich with a range of popular local amenities; Costco Ipswich, Ipswich Turf Club and a variety of retail, shopping and dining options are all just a stone's throw away. Buyers can find themselves in the heart of Brisbane City within 35 minutes.

PREMIUM INCLUSIONS

- Full Turnkey finish
- Fully fenced, turfed & landscaped
- 2550mm high ceilings
- Colorbond roof
- Reverse cycle/split system air-conditioner in living and main bedroom
- 20mm manufactured stone kitchen benchtop
- Approximately 1.8kw solar power system
- 600mm Stainless steel kitchen appliances
- Cold water to fridge space
- Roller blinds throughout
- Ceiling fans to bedrooms
- Undercover tiled alfresco area

LIVING SPACES

Living	**124.2**
Garage	**36.1**
Alfresco	**11.2**
Porch	**4.9**

The price does not include additional legal fees relating to the building and/or land contract such as stamp duty, registration fees or any other charges that relate to the acquisition of the land. Packages are subject to developer's designs review and review by local authorities, images and floor plans are for illustration purposes and should be used as a guide only. Please refer to the builder's plans and specifications. Non-standard façade and landscaping shown are only included in the price if stated. Furniture (if shown) is not included as part of the package. Proposed design is subject to final positioning on the site and may change to suite.

20-02-2023

DEVELOPMENTS P/L
BUILDING A SHARED VISION

THE VILLAGE AT BUNDAMBA

STAGE 2-2

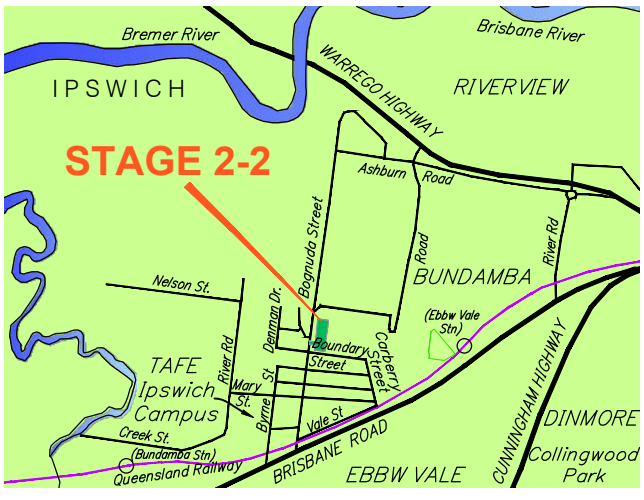
LEGEND:

- Courtyard Lots
- Traditional Lots
- Preferred Driveway Location
- Shed permitted on marked lots only. Indicative location only. Refer to Covenant for full details.
- Proposed Easements
- Building Location Envelope Nominated Built-to-Boundary Wall
- Sewer and/or Stormwater services within allotments

Refer to approved Building Envelope Plan for setbacks and dimensions.

Note: Building Location Envelope, Nominated Built-to-Boundary Wall, and Preferred Driveway Location are approved by Council.

LOCALITY MAP

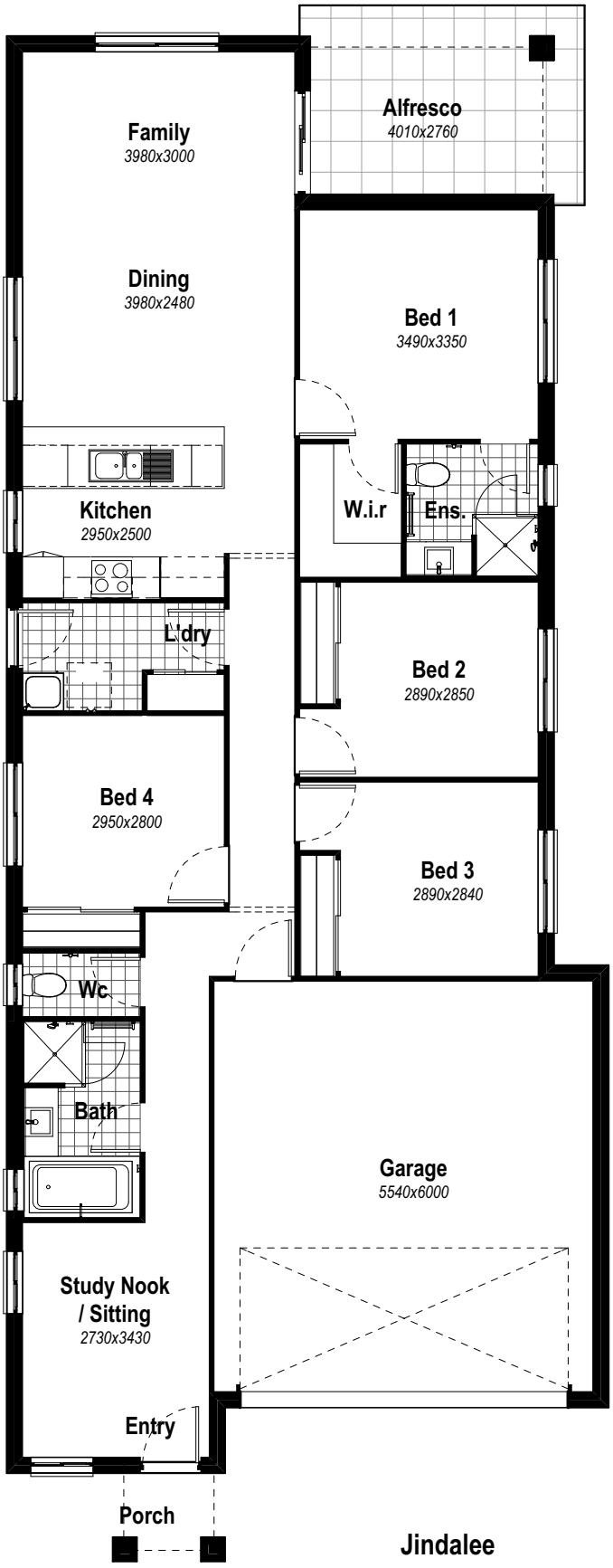


LANDPARTNERS built environment consultants

QM PROPERTIES

BRJD7360-002-16-7

NOTE: AREAS AND DIMENSIONS (SHOWN TO 0.1m) ARE SUBJECT TO REGISTRATION OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.


Alfresco
4010x2760
Family
3980x3000
Dining
3980x2480
Bed 1
3490x3350
Kitchen
2950x2500
W.i.r
Ens.
L'dry
Bed 2
2890x2850
Bed 4
2950x2800
Bed 3
2890x2840
Wc
Bath
Garage
5540x6000
Study Nook
/ Sitting
2730x3430
Entry
Porch
Jindalee

PRE-CONSTRUCTION

- HIA fixed site works.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piering.
- (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m2 in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

ENERGY EFFICIENCY

- Bulk ceiling insulation, rating R2.5, to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units
- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

BRICKS, WINDOWS, ROOFING AND GARAGE

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Natural mortar.
- Powder coated aluminium windows from the standard builders' range of colours, with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtops.
- Laminate finish cupboards from the standard builder's range of laminates.
- Door handles from the standard builder's range.
- 600mm under-bench oven.
- Laminate finish microwave oven provision to cabinetry.
- Electric ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- 1¾ bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water-point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Door handles from the standard builder's range.

DISCLAIMER: G Developments Pty Ltd reserve the right to alter any of the above inclusions due to continuing product development or availability of items.

Initial _____ _____

Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and
  - 2000mm high to showers,
  - 600mm above bath (nominal),
  - 200mm skirting tile.
- Kitchen tiled splashback:
  - 600mm high off bench.
- Toilet & Laundry floors and,
  - 400mm splash back over tub
  - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external paraflood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.
- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling heights throughout (ground level only in 2 storey homes).
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
  - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work,
  - 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.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.

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Initial _____ _____

- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- Statutory maintenance period.
- Statutory structural guarantee period.

TURN KEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium diamond grill security screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high treated pine timber fencing.
- Provide (1) steel frame gate with treated pine palings.
- Provide up to 60 m2 of exposed aggregate driveway, front path and porch.
- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL & EXTERNAL FEATURES

- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout. (Excluding Wet Rooms)
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.

Name _____ Signature _____ Date_____ _____ _____

Name _____ Signature _____ Date_____ _____ _____

Name GDevelopments Signature _____ Date_____ _____ _____

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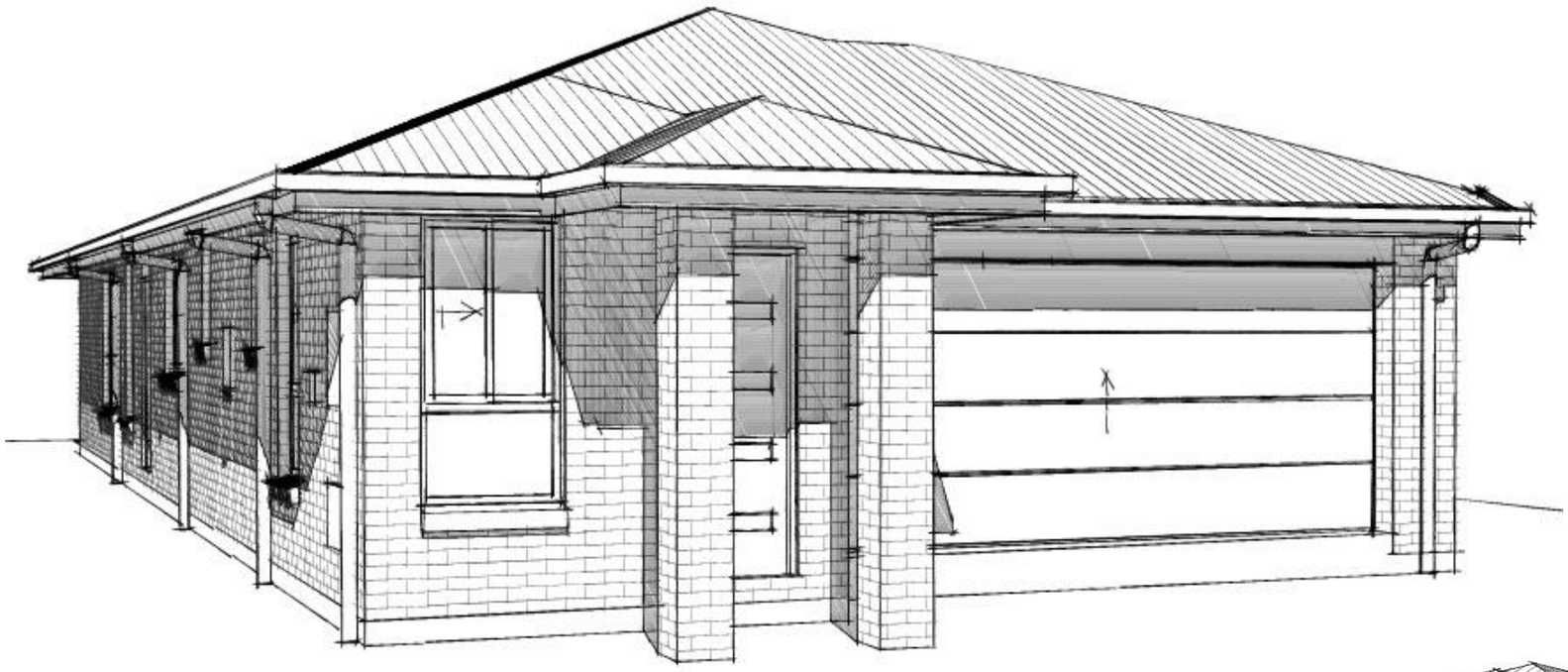
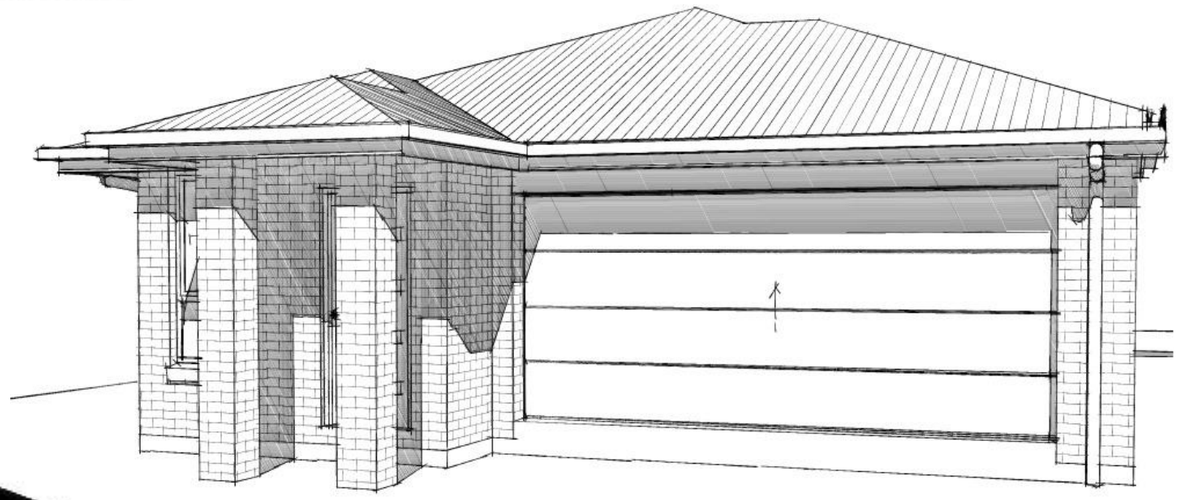
Phone: 1300 433 800 | Email: admin@gdevelopments.com.au | **www.gdevelopments.com.au**
QLD Head Office: 9 Business st, Yatala QLD 4207 | PO Box 715 Beenleigh Qld 4207





Client's Signature: _____ Date: _____

PRELIMINARY SITE PLAN ONLY - 10/09/2021

Notes:
Images are diagramatic only, Refer to elevations for details

Address: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au
ACN: 116332220
ABN: 77116332220
QBSA: 1086689
"Building a Shared Vision"

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

Preliminary Site Plan Only:

This siting indicative only and is subject to local council regulations & requirements.
G developments reserves the right to alter the siting if required.

This siting based on preliminary disclosure information plan pending on soil test, survey and as-constructed information to finalise locations / earthworks

Product:
Jindalee
Traditional Facade
Garage to RHS

Site Address:
Lot ???
- Road
Estate Name
SUBURB QLD 4???

LGA: Council

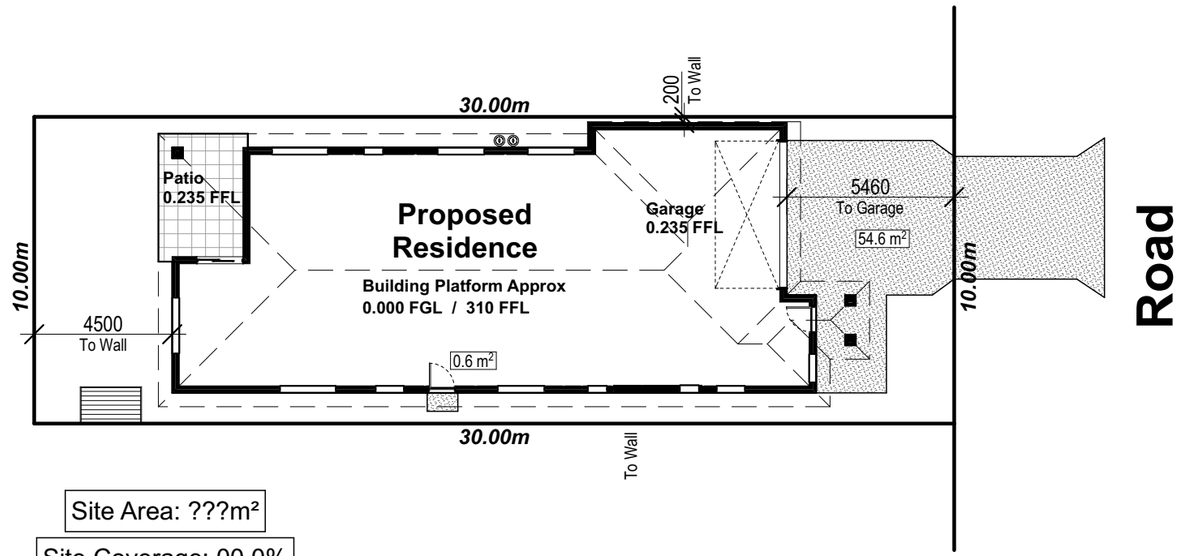
SALES - 3D images

Plot Date:	Drawn:	Rev:
10/09/2021	??	A
Scale:		
Sheet: 1	Job No: 406###	

Lot ???

???m² (Approx)

Vacant



Site Area: ???m²

Site Coverage: 00.0%

Date:

Client's Signature:

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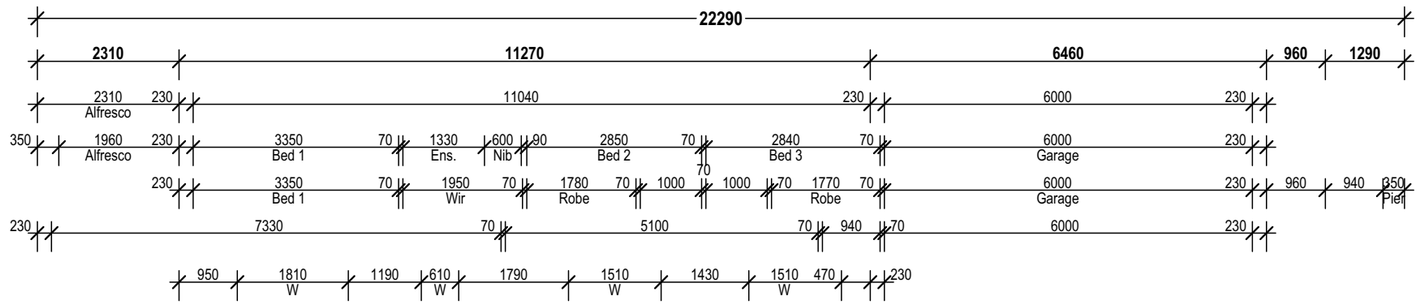
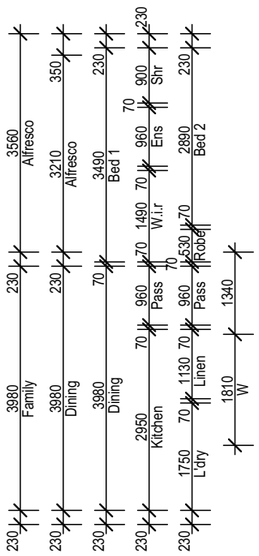
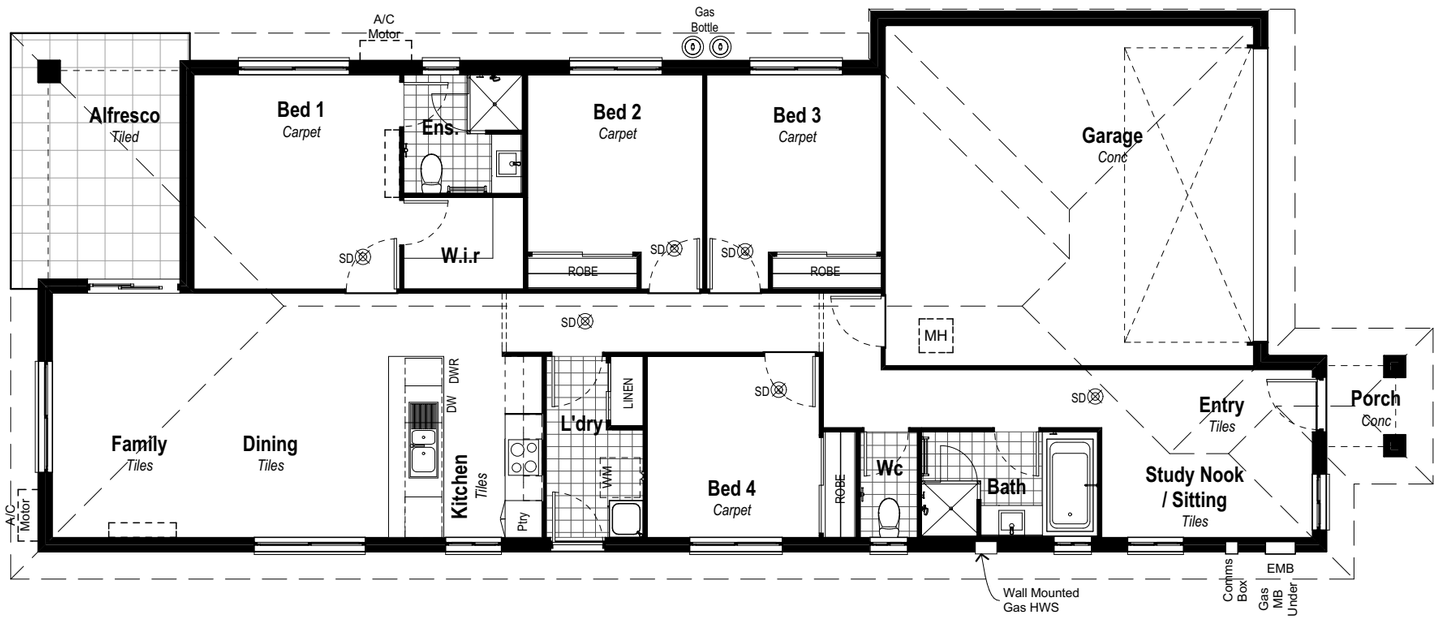
LGA: Council

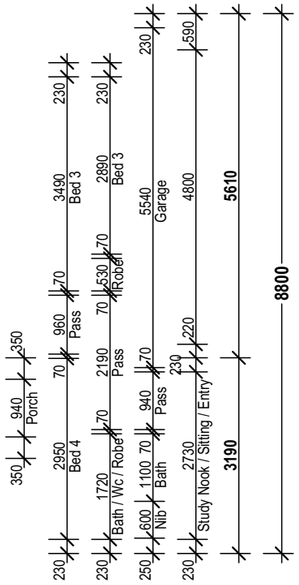
SALES - Site Plan

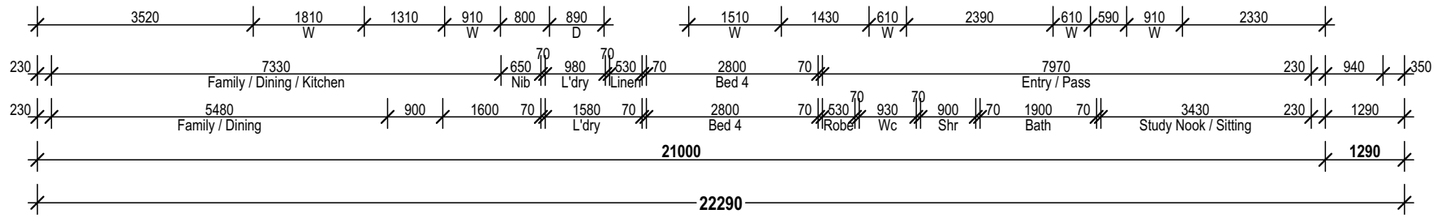
Plot Date: 10/09/2021	Drawn: ??	Rev: A
Scale: 1:200		
Sheet: 2	Job No: 406###	











Floor Areas	
Living	124.2
Garage	36.1
Alfresco	11.2
Porch	4.9
	176.4 m²

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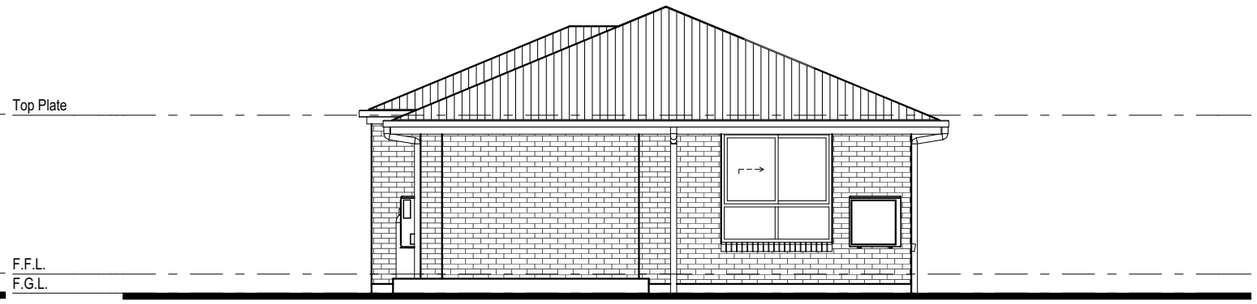
LGA: Council

SALES - Floor Plan

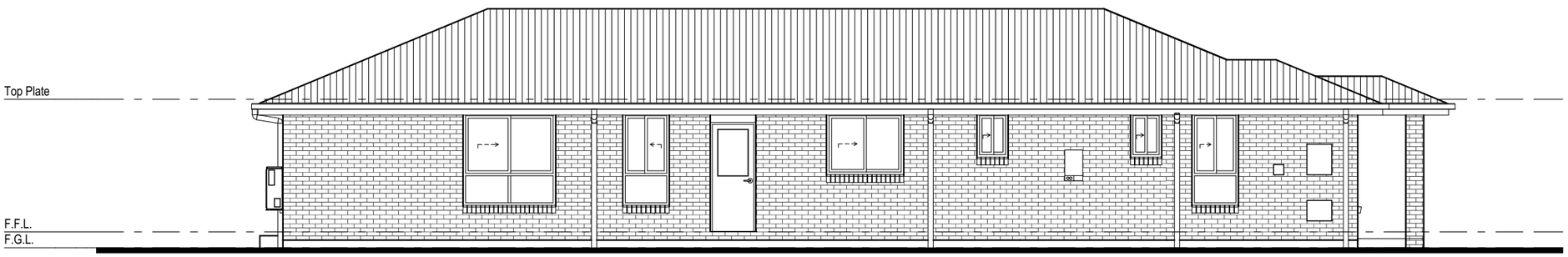
Plot Date:	Drawn:	Rev:
10/09/2021	??	A
Scale: 1:100, 1:200		
Sheet: 3	Job No: 406###	

Elevation 1



Elevation 3

Elevation 2



Elevation 4

Date:

Client's Signature:

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SALES - Elevations

Plot Date:	Drawn:	Rev:
10/09/2021	??	A
Scale: 1:100		
Sheet: 4	Job No: 406###	

The Village At Bundamba

THE VILLAGE AT BUNDAMBA

QM PROPERTIES

The Village At Bundamba

The Village at Bundamba's close proximity to the Warrego Highway and Ebbw Vale Bundamba railway stations, make it an ideal location for commuters and families. The Village at Bundamba is only 35 minutes from Brisbane CBD and just 10 minutes from Ipswich.

Residents are also in close proximity to TAFE Queensland Ipswich and a number of primary, state and private schools such as Bundamba State Secondary College and Ipswich Grammar School.

On completion, The Village at Bundamba will feature a park with a playground and basketball court, and is located nearby many amenities such as Costco Ipswich, Ipswich Turf Club, and hospitals. Residents are also in close proximity to a variety of local shops and dining options.

Speak with our friendly team at The Village at Bundamba to find out more about how you can enjoy the very best of community living with QM Properties.

Our Location

WITHIN 2 KM

Costco Ipswich

Ebbw Vale Railway Station

Bundamba Railway Station

Ipswich Turf Club

Bundamba State Secondary College

IGA Bundamba

The Bremer Community Child Care Centre

TAFE Queensland Ipswich

Surrounding Towns

10 MIN Ipswich

35 MIN Brisbane

70 MIN Toowoomba

WITHIN 10 KM

Ipswich Grammar School

Ipswich Hospital

Briggs Rd Sports Complex

USQ Ipswich Campus

Ipswich Railway Station

QM PROPERTIES

Our COVENANT

As one of the largest developers in South-East Queensland, QM Properties works to ensure that there are quality development guidelines employed for each of their communities. The high quality of the streetscapes, home designs and manicured gardens in QM estates are the result of our established Community Development Standards. Covenants have become an invaluable part of all modern, quality developments.

Estate covenants are designed to ensure the high standard of our estates as well as work to protect buyers' investments. QM's highly-qualified Covenant Team offer buyers an invaluable post-sale service. They draw on nearly four-decades of industry experience to offer a wealth of advice on home plans, landscaping, pools, sheds, and fencing. The QM Properties Covenant Team carefully considered all planned construction and landscaping.
The Covenant team also regularly review all estates to ensure that the quality and safety of our communities is being maintained.
This ensures that buyers have the ultimate peace of mind when joining a QM community.

Get in touch with our covenants team at covenants@qm.com.au

ABOUT QM PROPERTIES

Established in 1976, QM Properties has grown through experience and continues to Create Great Australian Communities across South-East Queensland.Together with its associated companies and joint venture partners, QM Properties has a portfolio of over 25 current projects.QM projects include lakeside residential, canal, marina, medium density, commercial, industrial as well as retail and leisure developments.

Adopting best practice and innovative solutions, ensures QM developments are sensitive to both people and the environment. QM is proud of its trusted reputation for bringing prime developments to the market and is confident of the future growth and successes well into the future.

You can contact us directly on 07 3874 0000 or email info@qm.com.au

QM PROPERTIES

OUR PROJECTS

1 **Maroochy Rivers**
Yandina

2 **Elwood Rise**
D'Aguilar

3 **Central Springs**
Caboolture

4 **Springbrook**
Delaneys Creek

5 **Pacific Harbour Waterfront & Golf Community**
Banksia Beach

6 **Sandstone Lakes**
Ningi

7 **Hammond Crossing**
Caboolture

8 **River Glen**
Fernvale

9 **Corde Residences**
East Brisbane

10 **Anthology**
Brisbane

11 **The Fairways**
Hatton Vale

12 **Meadows At Plainland**
Plainland

13 **The Village At Bundamba**
Bundamba

14 **Pacific Cove**
Pimpama

15 **The Lanes**
New Beith

16 **Coomera Waters**
Coomera

17 **Coomera Quays**
Coomera

18 **South Stradbroke Island Waters**
South Stradbroke Island

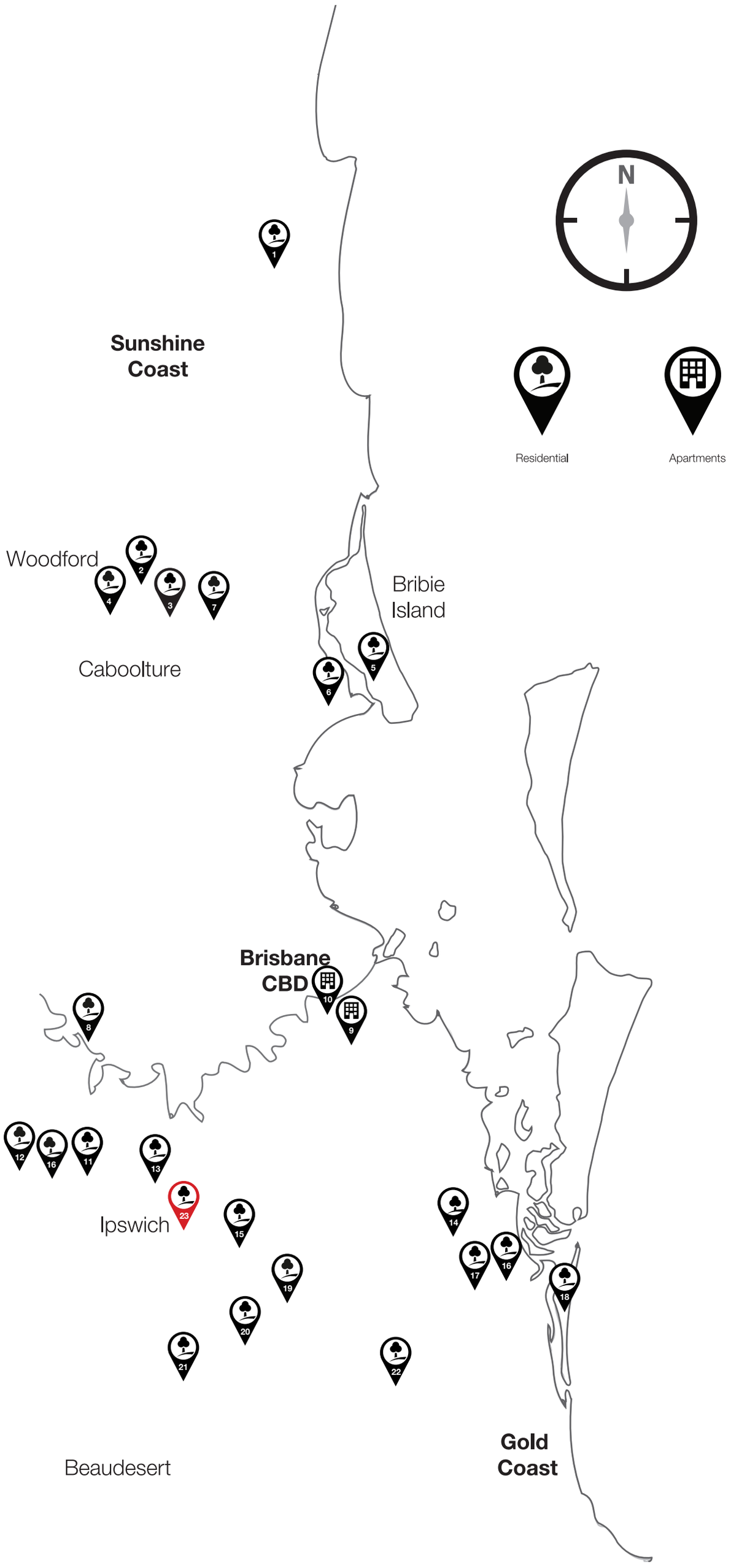
19 **River Oaks**
Logan Village

20 **Jimboomba Woods**
Jimboomba

21 **Mahoney's Pocket**
Woodhill

22 **Tuxedo Junction**
Maudsland

23 **The Village at Bundamba**
Bundamba



QM PROPERTIES

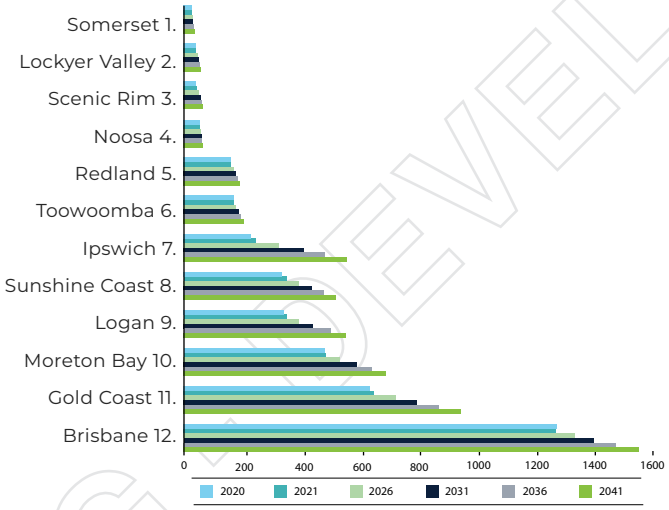
South East Queensland

SEQ Overview

The South East Queensland region covers 35,248sqm, with eleven municipalities and 12 Local Government Areas (LGAs) Sunshine Coast in the north, Gold Coast to the south and west past Ipswich to Toowoomba.

SEQ Population

Over the 10 years to June 2019, SEQ grew at more than double the rate (2.0%) of the rest of QLD (0.7%). SEQ's population is forecasted to grow by 1.5% to 2.1% per annum to 2041.



SEQ Population 3,642,257
2021 Estimated Population

SEQ Population Forecast in 2041 5.44 Million an
increase of 1.65M, 43.4% from 2020

2.62 Million Projected Employment in 2041

SEQ New Dwellings 794,000
added between 2016 and 2041

SEQ Gross Domestic Product $170 Billion

SEQ $1.8 Billion 20 Year City Deal 730,00 New Jobs

Brisbane Olympic Bid 2032

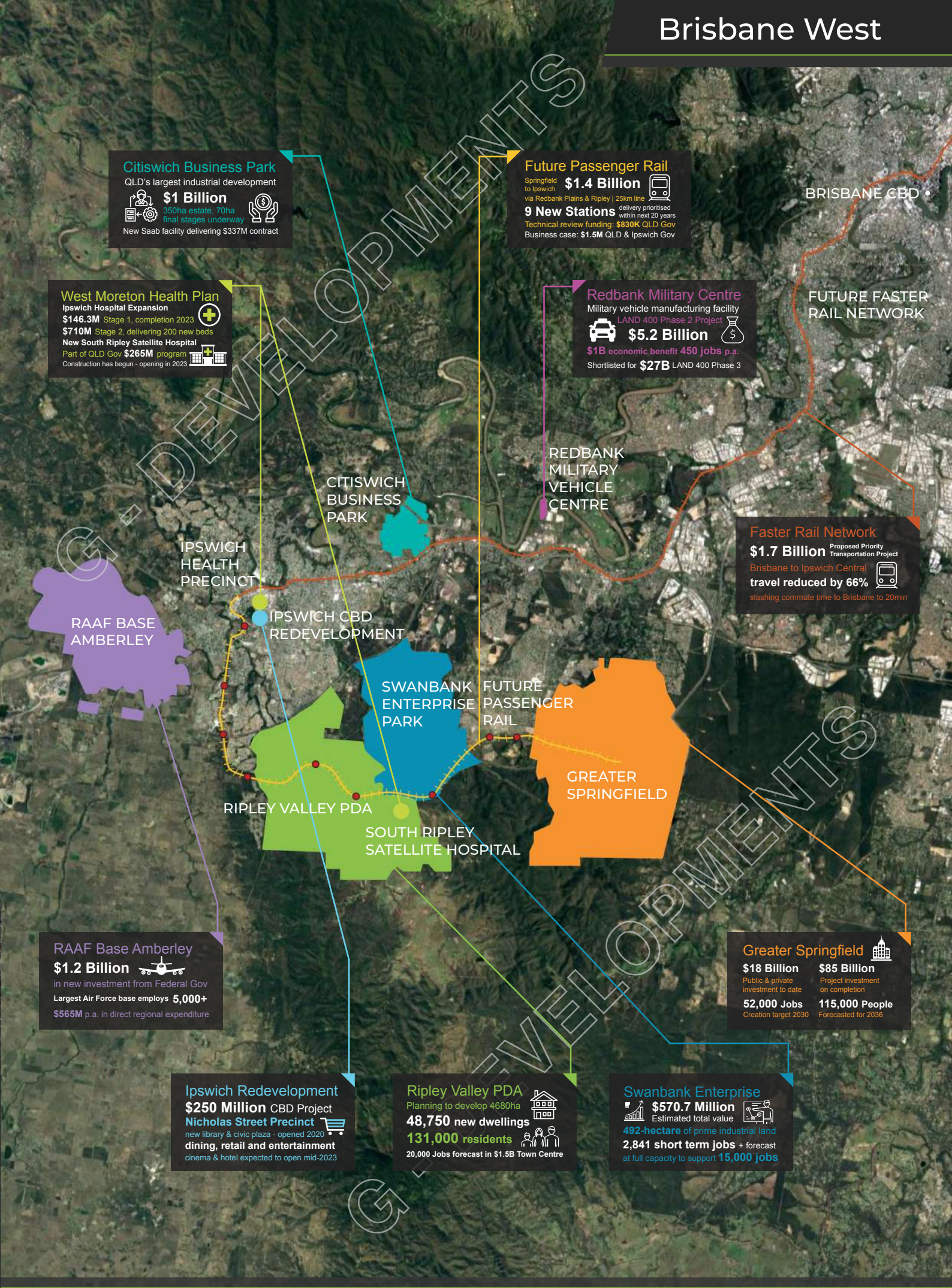
The Games are set to deliver $8.1B in benefits to Queensland including a $4.6B economic boost to tourism and $3.5B in social improvements. A Government study has predicted 129,000 jobs in tourism, hospitality and construction to be created by a Queensland Games. A tourism study has identified a $20B uplift from 2021-2036.

SEQ City Deal

SEQ City Deal is a 20-year partnership from 2022-2042 between the Federal, State and Local Government, which provides region-shaping infrastructure. It will deliver a significant foundation investment of more than $1.8B that will create thousands of jobs, as well as boost digital and transport connectivity and enhance liveability.

G DEVELOPMENTS

Brisbane West



Citiswich Business Park

QLD's largest industrial development

$1 Billion

350ha estate, 70ha final stages underway

New Saab facility delivering $337M contract

Future Passenger Rail

Springfield to Ipswich via Redbank Plains & Ripley | 25km line

$1.4 Billion

9 New Stations delivery prioritised within next 20 years

Technical review funding: **$830K** QLD Gov

Business case: **$1.5M** QLD & Ipswich Gov

West Moreton Health Plan

Ipswich Hospital Expansion

$146.3M Stage 1, completion 2023

$710M Stage 2, delivering 200 new beds

New South Ripley Satellite Hospital

Part of QLD Gov **$265M** program

Construction has begun - opening in 2023

Redbank Military Centre

Military vehicle manufacturing facility

LAND 400 Phase 2 Project

$5.2 Billion

$1B economic benefit **450 jobs** p.a.

Shortlisted for **$27B** LAND 400 Phase 3

Faster Rail Network

$1.7 Billion Proposed Priority Transportation Project

Brisbane to Ipswich Central

travel reduced by 66%

slashing commute time to Brisbane to 20min

RAAF Base Amberley

$1.2 Billion

in new investment from Federal Gov

Largest Air Force base employs 5,000+

$565M p.a. in direct regional expenditure

Greater Springfield

$18 Billion Public & private investment to date

$85 Billion Project investment on completion

52,000 Jobs Creation target 2030

115,000 People Forecasted for 2036

Ipswich Redevelopment

$250 Million CBD Project

Nicholas Street Precinct

new library & civic plaza - opened 2020

dining, retail and entertainment

cinema & hotel expected to open mid-2023

Ripley Valley PDA

Planning to develop 4680ha

48,750 new dwellings

131,000 residents

20,000 Jobs forecast in $1.5B Town Centre

Swanbank Enterprise

$570.7 Million Estimated total value

492-hectare of prime industrial land

2,841 short term jobs + forecast

at full capacity to support **15,000 jobs**

G DEVELOPMENTS P/L

BUILDING A SHARED VISION

Brisbane West

Ipswich Population

Ipswich is Australia's fastest growing city with its population forecast to more than double to over 520,000 by 2041, at a growth rate of 122.89%.

Annual Population Growth Rate
The 2020-2021 population growth was 2.72%. Population growth in Greater Brisbane was 0.73%

New Dwellings
In 2021, Ipswich had 87,352 dwellings. This is forecast to grow by 128.22%, 112,000 new dwelling by 2041.

Population 233,302
2021 Population Estimate

Population Growth 2021 to 2041 is 122.89%
2041 Population Forecast is 520,000

Industrial Precincts

Citiswich Business Park
Walker Corporations' 350ha estate is Queensland's largest industrial development. Clients include Costco, Travel Centre, The Reject Shop, OneSteel, Caltex and Australian Pharmaceutical Industries.

Redbank Motorway Estate
Goodman has delivered the Redbank Motorway Estate. Tenants include Australia Post, TNT, DB Schenker, Zenexus, Northline and Tyres4U.

2021 Economy
$12.02B
(NIEIR 2021 Gross Regional Product)

Major Projects
$7.6B
(2021 Ipswich City Council)

New Job Forecast
44,460
(54.18% increase from 2021 - 2041)

G DEVELOPMENTS

Greater Springfield PDA

In 2022, Greater Springfield (GS) is home to over 50,000 residents and is projected to grow to 115,000 by 2036. The 2,860ha PDA has received $18B public & private investment, including $1.2B for a rail and transport hub. GS is home to UniSQ Campus and is welcoming a new Public Hospital in 2024.

Ripley Valley PDA

Ripley Valley is one of the largest growth areas in Australia. The PDA covers 4860ha and is set to have 120,000 new residents over the next 20 years. The $1.5B Ripley Town Centre masterplan is 31ha with 1,000,000m2 of commercial space to support 20,000 jobs and a proposed transport hub.

Growth Drivers

University Campuses

UniSQ Ipswich & Springfield
The University of Southern Queensland supports 27,563 students and 700 courses. Ipswich Campus has 1,682 students and Springfield Campus 1,788.

Gatton UQ Rural Campus
Agricultural, environmental and veterinary sciences. 1000ha working farm and post-harvest facilities.

$710M Ipswich Hospital Expansion
$177M Springfield Public Hospital

JBS Dinmore
Australia's Northern HQ largest beef processing plant in the Southern Hemisphere

Australia Post
$240M Redbank mail facility largest in the Southern Hemisphere with 500 employees

Ipswich CBD Redevelopment

The $250M Nicholas St redevelopment has turned the CBD into a highly sought-after retail, dining and entertainment precinct. The new Ipswich Central Library and civic plaza opened in 2020, featuring a performance stage for 3,000 people. Completion of a new dining and retail precinct occurred in 2022, and the cinema and hotel are expected to open mid-2023.

Transport Infrastructure

QLD State Government is focused on expanding the Western Growth Corridor with major infrastructure:

Major Road Infrastructure Investment

- $1.2B Logan Motorway
- $1.88B Warrego Highway
- $1.1B Centenary Motorway
- $400M Ipswich Motorway

Significant Rail Upgrades

- $3.4B Ipswich to Toowoomba
- $1.7B Brisbane to Ipswich Central
- $1.4B Ipswich to Springfield
- $34.8M East Ipswich Station Upgrade
- $44.5M Springfield Park n Ride Upgrade

Defence & Aerospace Industry

- **Amberly Air Force Base**
  Ipswich is home to RAAF Base Amberley, Australia's largest Air Force's base, employing over 5000 people.
- **Redbank Military Vehicle Centre of Excellence**
  $170M state-of-the-art MILVEHCOE is Australia's most advanced military vehicle manufacturing facility.

Major Airport Connections

- **Brisbane Airport**
  Ipswich Western Corridor upgrade program is now complete making Brisbane Airport more accessible.
- **Toowoomba Wellcamp Airport (WTB)**
  Ipswich to WTB in under 1 hour via the new Toowoomba Bypass with $546.84 stage 3 underway.

QI DEVELOPMENTS