

MONARCH PLACE

Buyer's Guide





Disclaimer:

The opinions, estimates and information given herein or otherwise in relation hereto are made by KANDEAL PROJECTS and affiliated companies in their best judgement, in good faith and as far as possible based on data or sources which are believed to be reliable. The material contained herein is not intended to substitute for obtaining individual advice from KANDEAL PROJECTS or another advisor able to provide the services of a qualified professional person. KANDEAL PROJECTS, its officers, employees and agents expressly disclaim any liability and responsibility to any person whether a reader of this publication or not in respect of anything and of the consequences of anything done or omitted to be done by any such person in reliance whether wholly or partially upon the whole or any part of the contents of this publication. COPYRIGHT KANDEAL PROJECTS. All rights reserved. No part of this work may be reproduced or copied in any form or by any means (graphic, electronic or mechanical, including photocopying, recording, recording taping, or information retrieval systems) without the written permission of KANDEAL PROJECTS.

CONTENTS

03 EXECUTIVE
SUMMARY

05 THE
INVESTMENT

07 MARKET
INSIGHT

PROJECT
OVERVIEW **17**

FLOOR
PLANS **43**

INVESTMENT
RISK **57**

EXECUTIVE SUMMARY

PROJECT NAME

Monarch Place

PROJECT LOCATION

Meron Street, Southport QLD 4215

PROJECT DESCRIPTION

Monarch Place is the second stage of the iconic Imperial Square development, a landmark project that will feature three architecturally striking towers: Regal Residences (18 levels), Monarch Place Luxury Apartments (30 levels), and The Majesty (108 levels).

Upon completion, the towers will be seamlessly interconnected through elevated plazas at various levels, creating a dynamic, multi-dimensional urban environment...






KEY FEATURES:

- Indulge in a sanctuary of wellness
- Residents can enjoy an exceptional range of premium amenities at the Monarch Imperial Club, an exclusive residents-only retreat designed for relaxation, recreation, and refined social living.
- Resort style swimming pool
- State-of-the-art golf simulator
- Private cinema.
- Fully equipped gymnasium
- Steam room and sauna
- Games, library & entertainment lounge
- Residents' restaurant and bar



HERE, HOME ISN'T WHERE YOU LIVE *IT'S WHERE YOU ESCAPE*

THE INVESTMENT

-  10% Deposit | Nothing else to pay until settlement. Lock in today's price with no mortgage repayment until 2028
-  Strong capital growth is anticipated on the Gold Coast over the coming years, driven in part by major infrastructure projects tied to the Brisbane 2032 Olympic and Paralympic Games and broader urban renewal in the region. The City of Gold Coast is planning a new Gold Coast Arena
-  Perfectly positioned in the heart of the CBD, Monarch Place offers an exceptional central location with unparalleled convenience. Residents enjoy close proximity to leading healthcare facilities, including Gold Coast Private Hospital and Gold Coast University Hospital, providing peace of mind with world-class medical services nearby. The development is also moments from major education hubs such as Griffith University, making it ideal for professionals, academics, and students alike. Surrounded by vibrant retail precincts, cultural attractions, renowned restaurants, and premier sporting venues, Monarch Place places residents at the center of everything the Gold Coast has to offer.
-  Furnish the property after settlement for short term rentals your investment will become the ultimate holiday when you are on holidays and a sound investment when you are back home generating a regular income over the years
-  When its time for your retirement it won't be downsizing it will be life styling your retirement saving you purchasing at a much higher price should you wait to purchase at retirement

THE INVESTMENT

Unit Type	Internal	External	Price Range
1 BRM	55-69	7-38	\$825,000 - \$980,000
2 BRMs	72-97	16-50	\$1,150,000 - \$1,750,000
3 BRMs	101-128	17-49	\$2,175,000 - \$2,890,000

Pricing is subject to change without notice. The rental estimates above are based on the current rental market of similar dwellings and may be subject to change pending supply and demand at settlement.

OUTGOINGS

Unit Type	Strata Rates	Council Rates	Water Rates
1 BRM	T.B.A	\$650 / Qtr.	\$425 / Qtr.
2 BRMs	T.B.A	\$650 / Qtr.	\$425 / Qtr.
3 BRMs	T.B.A	\$650 / Qtr.	\$425 / Qtr.

Owners Corporation structure:

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

Project	Stage	Construction Start	Completion
Residential	Off Plan	Mid 2026	Mid 2028



MARKET *INSIGHTS*

The Gold Coast is Australia's sixth-largest city and has one of the fastest-growing regional economies in the country. As demand for the location and lifestyle grows, so too does investment in the region.



The Gold Coast remains one of Australia's leading destinations for capital city residents relocating to the regions, consistently attracting strong interstate migration driven by lifestyle, employment growth, and relative affordability.



The Gold Coast continues to experience strong housing market performance. While the specific 2023 quarterly growth figure is now outdated, recent data shows the region's median dwelling values have risen by around 10% over the past year, outpacing many other regional markets.



According to recent market projections, the median house price on the Gold Coast could reach approximately \$2.5 - \$2.7 million by 2030 if current long-term growth patterns continue, placing it among the highest forecast medians in Australia.

THE OUTLOOK LOOKS STRONG

AUSTRALIA'S FASTEST GROWING

MAJOR CITY

\$49.4 BILLION GRP

COMPARED TO STATE AND
NATIONAL

BUSINESS REINVESTING

\$7.7 BILLION

INDUCED INVESTMENT –
MEASURES ADDITIONAL
BUSINESS SPEND, SHOWING
ECONOMIC GROWTH FROM
INCREASED DEMAND

RESIDENTIAL POPULATION GROWTH

2.3%

ABOVE NATIONAL GROWTH RATES

EMPLOYMENT GROWTH

3.3%

AND CONTINUES YEAR-ON-YEAR

CURRENT POPULATION OVER

753,000

UP FROM 495,000 IN 2021

PROJECTED POPULATION

1,000,000

BY 2032

GOLD COAST FORECAST TO
REACH THE MILESTONE EARLIER
THAN PREVIOUSLY ESTIMATED

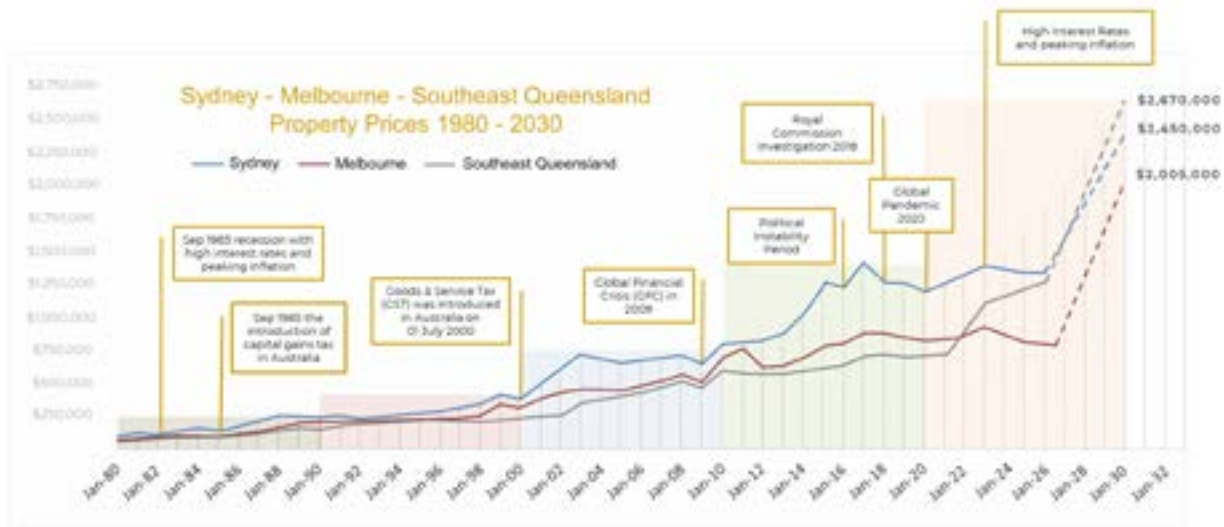
UNDERSTANDING THE PROPERTY MARKET

The Australian property market has experienced periodic downturns over the years, as is typical in any property market. As illustrated in the graph below, major economic or policy events have often triggered temporary declines in property prices. Examples include the introduction of Capital Gains Tax in 1983, the introduction of GST in 2000, the Global Financial Crisis in 2009, and the global pandemic in 2020. During each of these periods, property prices experienced a short-term dip. However, once the challenges passed and market confidence returned, property prices recovered strongly. In many cases, they not only rebounded but went on to increase dramatically over the following years, continuing the long-term upward trend in the Australian property market.



According to a recent study, Sydney may lose its position as the most expensive city in Australia by the end of the decade. The Gold Coast is predicted to take this unenviable title, with average house prices expected to reach approximately \$2.67 million.

Despite the periodic downturns the Australian property market has experienced over the years, property values have historically doubled on average every 10 years. The current median house price is approximately \$1.45 million. However, some analysts question whether prices can continue doubling at the same pace, as this would push the median price to more than \$2.6 million. Based on the same study, The Gold Coast Median House price is predicted to reach approximately \$2.67 million, while Sydney median house prices is forecast to reach around \$2.45 million, and Melbourne is expected to recover strongly and reach an average house price of about \$2 million by 2030.



These projections suggest that once the current period of inflation and high interest rates eases, property prices may continue their long-term growth trend, potentially doubling again by the end of the decade.

PROPERTY DEMAND VS SUPPLY

Based on projected population growth, the Gold Coast would need around 300 new dwellings completed each week over the next seven years to keep up with demand. This ongoing imbalance between population growth and housing supply is a key factor putting upward pressure on property prices.

GOLD COAST POPULATION BY 2021	500,000
GOLD COAST POPULATION BY 2026	750,000
AN INCREASE OF 250,000 IN 5 YEARS 50,000 / YEAR	
<hr/>	
GOLD COAST POPULATION BY 2032	1,000,000
<hr/>	
INCREASE IN POPULATION BY 2032	250,000
<hr/>	
AVERAGE AUSTRALIA HOUSEHOLD	2.6 / HOUSEHOLD
<hr/>	
TOTAL NUMBER OF DWELINGS REQUIRED	96,000
<hr/>	
TOTAL NUMBER OF DWELINGS REQUIRED / Year	16,000
<hr/>	
TOTAL NUMBER OF DWELINGS REQUIRED / Week	300

A GOLD MEDAL WIN FOR THE GOLD COAST

History has shown that cities hosting the Olympic Games often experience strong property price growth in the years leading up to the event. This growth is typically driven by major infrastructure development, increased investment, and improvements to transport and public facilities. Following the Olympics, property markets in these cities can experience further growth due to increased global exposure and international tourism. Many visitors who experience the city during the Games later return to invest or purchase property there. Brisbane, the Gold Coast, and the Sunshine Coast are expected to experience comparable property market growth in the lead-up to the 2032 Olympic Games as infrastructure development and international attention increase across the region. A clear example of this was Sydney during the lead-up to the 2000 Olympic Games, where property prices saw significant growth.



The Southeast Queensland region is anticipated to benefit from long-term economic activity, significant infrastructure investment, and increased global exposure associated with hosting the 2032 Olympic Games. Similarly, there are numerous examples from cities around the world where property prices experienced significant growth after hosting the Olympic Games. Below are examples of how property markets in other Olympic host cities performed following the event.



Property Prices in East London Increased **64% during the 5 years following the Olympics.**

An average of 13%/Year.



Property prices increased **37% during the 3 years following the Olympics.**

An average 12% / year.



Property Prices Increased **75% during the 7 years leading to Olympics due to infrastructure developments**

such as the Airport and Subways.

\$8.1 B ECONOMIC BOOST for Queensland

16 COMPETITION Venues across GOLD COAST

2600 ATHLETES & OFFICIALS Hosted in Robina

HUNDREDS OF **1,000S** of spectators

The 2032 Olympic and Paralympic Games, to be hosted across Brisbane, the Gold Coast and the Sunshine Coast, will deliver an estimated \$8.1 billion economic boost to Queensland, ushering in a new wave of prosperity and growth. The Gold Coast will be home to 16 competition venues in Southport, Broadbeach and Robina.



Gold Coast Arena would be built to house up to 12,000 people with the venue slated to host entertainment and sports events. The stadium is expected to host up to 80 major events each year and generate \$1.5 billion in economic activity over the first 10 years of operation.

THE GOLD COAST FUTURE LOOKS BRIGHT

Infrastructure plays a major role in driving property prices, not only in relation to the Olympic Games but also through broader economic development. A strong example is Athens, where property prices increased by approximately 75% over the seven years leading up to the Olympics. This growth was largely driven by major infrastructure projects, including the development of the new airport and expansion of the subway system. Similarly, significant infrastructure investment is occurring across the Gold Coast in preparation for the 2032 Olympic Games. In addition to the development of sporting venues, major upgrades to transport, roads, and public infrastructure are being delivered to support the growing population and the expected increase in tourism and global attention.



Gold Coast Airport Masterplan currently has \$370 million of work under construction. 30,000 sq. mt. expansion of the airport terminal will double its size. With more than 8.8 million passengers passing through the airport each year, the Gold Coast is a wise investment.



The Pacific Hwy Upgrade is the largest road infrastructure project in Australia connecting Sydney to Brisbane by late 2023. The widening of the motorway to 6 lanes between the Gold Coast and Brisbane will be completed for easy access within the Southeast Queensland region.



Gold Coast Light Rail stage 1 & 2 are currently in operation from Helensvale to Broadbeach South, Stage 3 will deliver a 6.7km extension from Broadbeach South to Burleigh Heads and Stage 4 will connect Burleigh Heads with Gold Coast Airport covering a total of 50km across the Gold Coast.

THINK ABOVE & BEYOND

EVERYDAY INVESTMENT

Today, many investors think beyond traditional property investment strategies. Rather than focusing solely on long-term rentals, they often invest with lifestyle benefits in mind, such as leisure, holiday use, and future retirement plans. Purchasing an investment property that can also be used as a holiday home or short-term rental when it is not being used by the family can provide multiple benefits. It allows owners to enjoy the property themselves while still generating income through short-term accommodation. In many cases, this approach can also deliver stronger returns compared to traditional long-term leasing. Additionally, such a property can serve as a future retirement home. By purchasing earlier, investors may avoid paying significantly higher property prices later in life, while securing a lifestyle asset that can be enjoyed both now and in the future.

The Smart Investment

Buying off the plan allows purchasers to lock in today's property prices while delaying mortgage repayments until settlement. This structure can provide a strategic advantage, as buyers may benefit from capital growth throughout the construction period without immediately servicing a full mortgage. As a result, investors have the potential to maximize returns while minimizing upfront financial pressure.

Pay off the Property Before Retirement

The Gold Coast's consistently low vacancy rates have driven rental growth of approximately 6.3% to 7.5% per annum over the past five years. This trend makes off-plan properties an attractive investment option, offering both long-term capital appreciation and high rental yield once the property is settled.

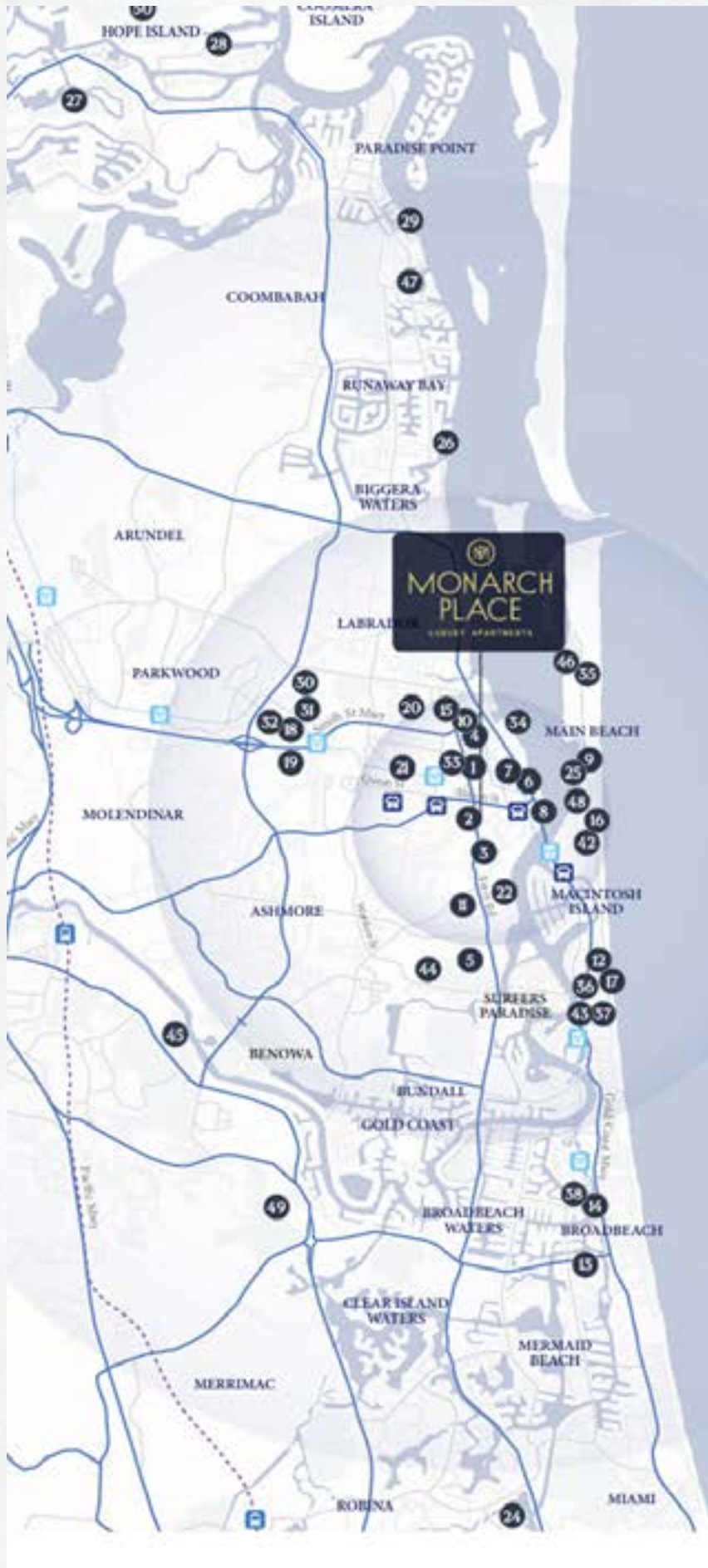
Dual-Purpose Asset

An off-plan property on the Gold Coast offers the perfect blend of lifestyle and financial benefits. It can serve as a personal retreat during holidays and generate passive income through short-term rentals when not occupied.

Retirement Planning Benefits

Many buyers consider locking in a property now to avoid paying significantly higher prices in the future. Over the years and as the property can serve as a personal holiday home and a profitable short-term rental when not in use, retirement is a matter of just moving in saving you paying a much higher price should you wait until retirement.

LOCATION MAP





MONARCH PLACE

LUXURY APARTMENTS

SOUTHPORT

GRAND *living with* central CONVENIENCE

RESTAURANTS

- 1 Sushi Train Southport
- 2 Hungry Jack's Southport
- 3 McDonald's Southport
- 4 GOTO Japanese Restaurant
- 5 The Cardamon Pod
- 6 Roma Pizzeria
- 7 Mr. Thai Restaurant
- 8 De Vito Waterfront

RETAIL

- 9 Marina Mirage
- 10 Australia Fair Shopping Centre
- 11 Brickworks
- 12 Paradise Centre
- 13 Pacific Fair Shopping Centre

CULTURE

- 14 The Star Gold Coast
- 15 Chinatown
- 16 Southport Surf Life Saving Club
- 17 Surfers Paradise Beach

EDUCATION

- 18 Griffith University
- 19 Griffith College
- 20 Southport State High School
- 21 Southport State School
- 22 The Southport School
- 23 Tafe Qld Southport
- 24 Bond University

MARINAS

- 25 Mariner's Cove Marina
- 26 Bayview Harbour

MARINAS

- 27 Gold Coast City Marina and Shipyard
- 28 Hope Harbour Marina
- 29 Runaway Bay Marina

HEALTH

- 30 Gold Coast University Hospital
- 31 Gold Coast Private Hospital
- 32 Gold Coast Athletics Centre
- 33 Southport Health Precinct
- 34 Gold Coast Aquatic Centre

LANDMARKS

- 35 Sea World
- 36 Holey Moley Putt Putt
- 37 iFly Indoor Skydiving
- 38 Gold Coast Convention and Exhibition Centre
- 39 Dreamworld
- 40 Warner Brothers Movie World
- 41 Wet 'n' Wild Gold Coast
- 42 Main Beach Tourist Park
- 43 Infinity Attraction

SPORTS

- 44 Southport Golf Club
- 45 Metricon Stadium
- 46 Jetpack & Flyboard Adventures
- 47 BK's Gold Coast Fishing Charters
- 48 Southport Yacht Club and Megayacht Berth
- 49 Palm Meadows Golf Course
- 50 Sanctuary Cove Golf Course and Country Club

LEGEND

- Train Station
- Light Rail Station
- Bus Stations
- Highways
- Roads
- Railway
- Light Rail
- Park









PROJECT OVERVIEW | EXTERIOR



PROJECT OVERVIEW | EXTERIOR







PROJECT OVERVIEW | INTERIOR





































FLOOR PLATES



1 BEDROOM
Type N
 Internal 57 Sq. Mt.
 External 38 Sq. Mt.
Total 95 Sq. Mt.

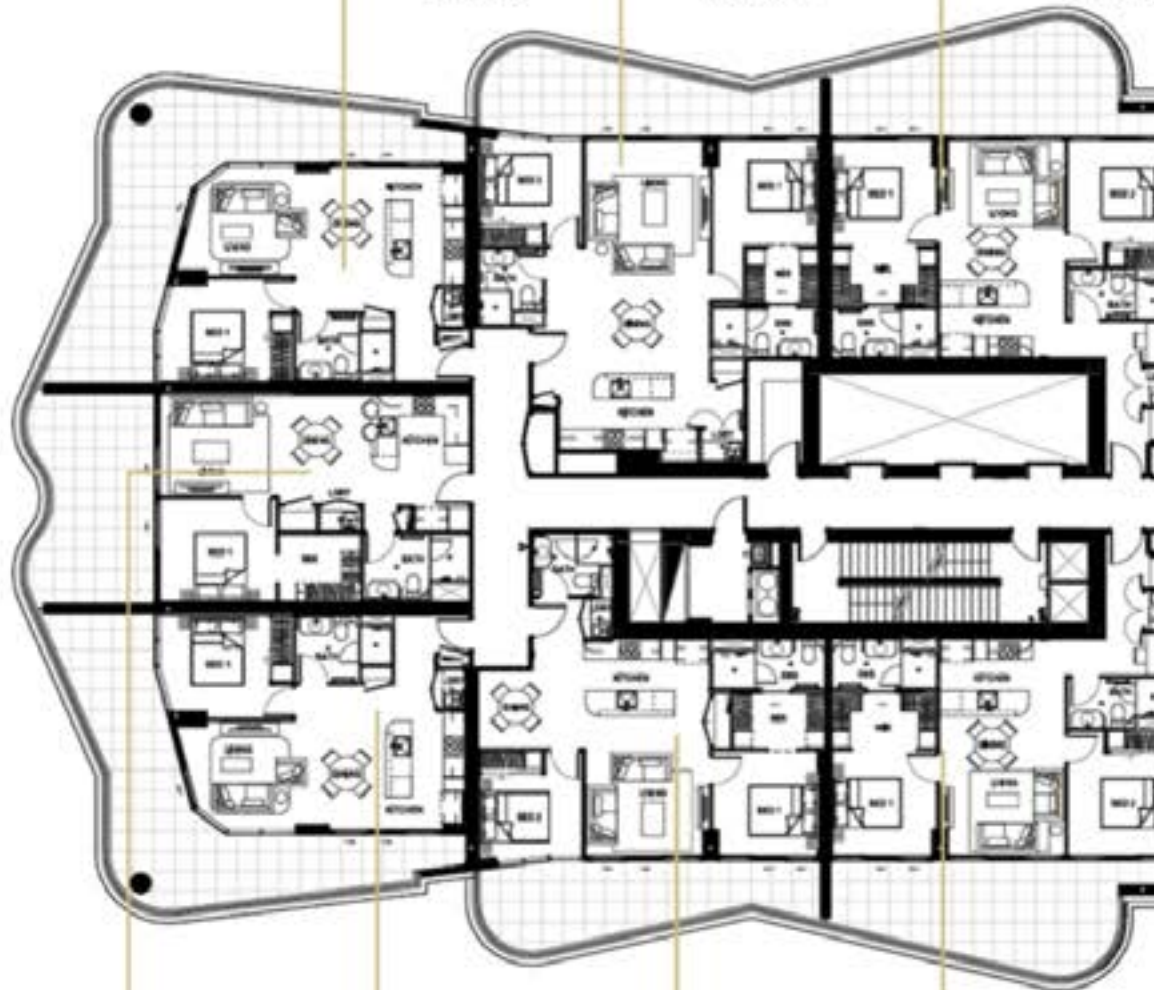
PRICE RANGE
\$850,250
\$880,250

2 BEDROOM
Type T
 Internal 84 Sq. Mt.
 External 21 Sq. Mt.
Total 105 Sq. Mt.

PRICE RANGE
\$1,400,000
\$1,475,000

2 BEDROOM
Type J
 Internal 76 Sq. Mt.
 External 27 Sq. Mt.
Total 103 Sq. Mt.

PRICE RANGE
\$1,250,000
\$1,310,000



1 BEDROOM
Type P
 Internal 59 Sq. Mt.
 External 23 Sq. Mt.
Total 82 Sq. Mt.

PRICE RANGE
\$850,000
\$880,000

1 BEDROOM
Type N
 Internal 57 Sq. Mt.
 External 38 Sq. Mt.
Total 95 Sq. Mt.

PRICE RANGE
\$850,250
\$880,250

2 BEDROOM
Type H
 Internal 76 Sq. Mt.
 External 21 Sq. Mt.
Total 97 Sq. Mt.

PRICE RANGE
\$1,180,000
\$1,240,000

2 BEDROOM
Type J
 Internal 76 Sq. Mt.
 External 27 Sq. Mt.
Total 103 Sq. Mt.

PRICE RANGE
\$1,250,000
\$1,310,000

OM
 Sq. Mt.
 Sq. Mt.
 Sq. Mt.
 PRICE RANGE
 \$1,150,000
 \$1,210,000

**2 BEDROOM
 Type K**
 Internal 72 Sq. Mt.
 External 16 Sq. Mt.
Total 88 Sq. Mt.
PRICE RANGE
\$1,150,000
\$1,210,000

**1 BEDROOM
 Type L**
 Internal 55 Sq. Mt.
 External 27 Sq. Mt.
Total 82 Sq. Mt.
PRICE RANGE
\$840,000
\$870,000



4
 Mt.
 Mt.
 Mt.
 PRICE RANGE
 \$1,150,000
 \$1,210,000

**2 BEDROOM
 Type K**
 Internal 72 Sq. Mt.
 External 16 Sq. Mt.
Total 88 Sq. Mt.
PRICE RANGE
\$1,150,000
\$1,210,000

**1 BEDROOM
 Type L**
 Internal 55 Sq. Mt.
 External 27 Sq. Mt.
Total 82 Sq. Mt.
PRICE RANGE
\$840,000
\$870,000

**1 BEDROOM
 Type M**
 Internal 58 Sq. Mt.
 External 7 Sq. Mt.
Total 65 Sq. Mt.
PRICE RANGE
\$825,000
\$855,000

**MONARCH
 PLACE**
 LUXURY APARTMENTS
 GOLDENHORN

LEVELS 8-11
Luxury Apartments

DISCLAIMER

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct, but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings, and applications may be subject to change without notice in accordance with the provisions of the contract of sale. Prospective purchasers may rely on their own inquiries.

FLOOR PLATES



1 BEDROOM
Type N
 Internal 57 Sq. Mt.
 External 38 Sq. Mt.
Total 95 Sq. Mt.

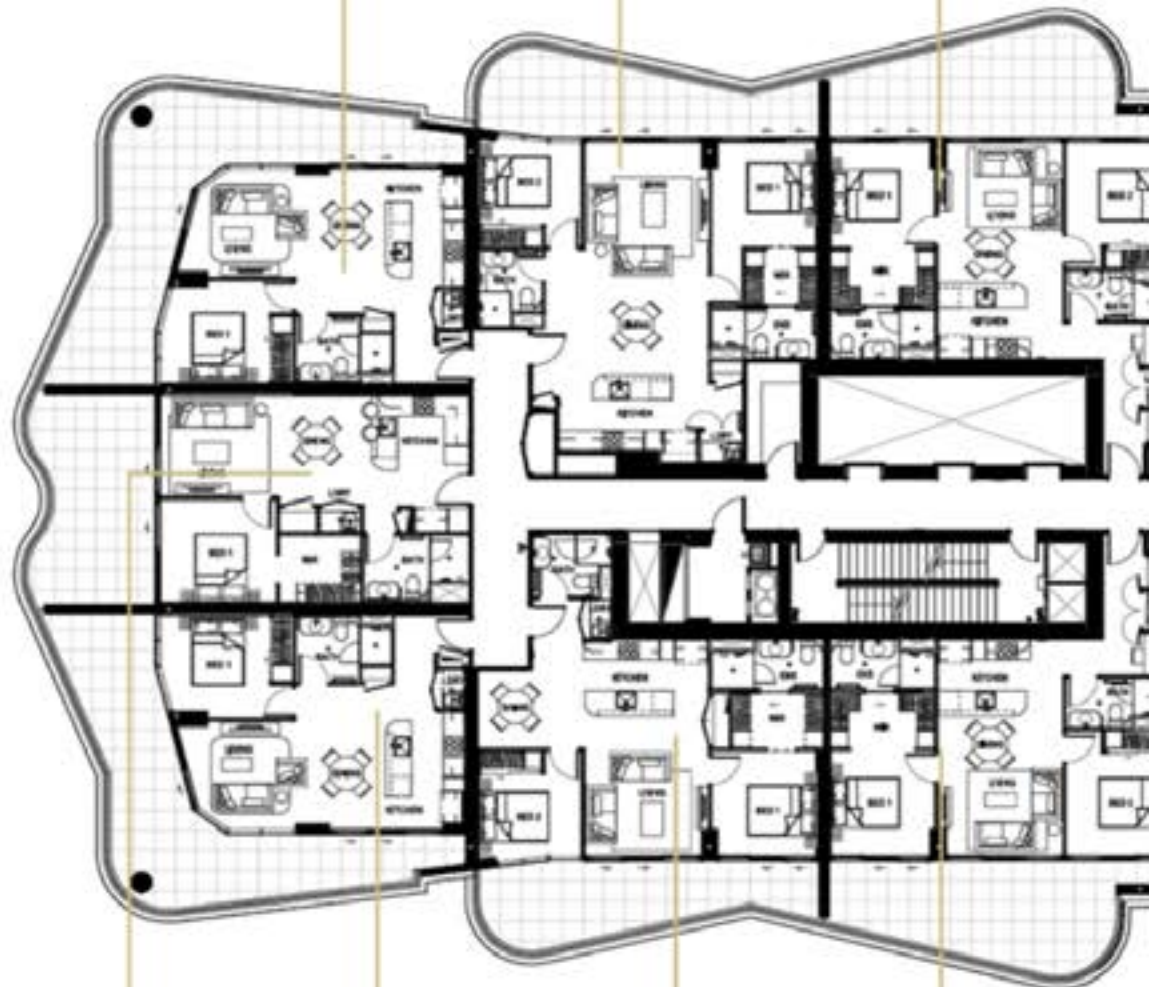
PRICE RANGE
\$850,250
\$880,250

2 BEDROOM
Type T
 Internal 84 Sq. Mt.
 External 21 Sq. Mt.
Total 105 Sq. Mt.

PRICE RANGE
\$1,400,000
\$1,475,000

2 BEDROOM
Type J
 Internal 76 Sq. Mt.
 External 27 Sq. Mt.
Total 103 Sq. Mt.

PRICE RANGE
\$1,250,000
\$1,310,000



1 BEDROOM
Type P
 Internal 59 Sq. Mt.
 External 23 Sq. Mt.
Total 82 Sq. Mt.

PRICE RANGE
\$850,000
\$880,000

1 BEDROOM
Type N
 Internal 57 Sq. Mt.
 External 38 Sq. Mt.
Total 95 Sq. Mt.

PRICE RANGE
\$850,250
\$880,250

2 BEDROOM
Type H
 Internal 76 Sq. Mt.
 External 21 Sq. Mt.
Total 97 Sq. Mt.

PRICE RANGE
\$1,180,000
\$1,240,000


2 BEDROOM
Type J
 Internal 76 Sq. Mt.
 External 27 Sq. Mt.
Total 103 Sq. Mt.

PRICE RANGE
\$1,250,000
\$1,310,000

<p>OM 1 Sq. Mt. Sq. Mt. Sq. Mt.</p>	<p>2 BEDROOM Type K Internal 72 Sq. Mt. External 16 Sq. Mt. Total 88 Sq. Mt.</p> <p>PRICE RANGE \$1,150,000 \$1,210,000</p>	<p>1 BEDROOM Type L Internal 55 Sq. Mt. External 27 Sq. Mt. Total 82 Sq. Mt.</p> <p>PRICE RANGE \$840,000 \$870,000</p>
---	--	--



<p>M Mt. Mt. Mt.</p>	<p>2 BEDROOM Type K Internal 72 Sq. Mt. External 16 Sq. Mt. Total 88 Sq. Mt.</p> <p>PRICE RANGE \$1,150,000 \$1,210,000</p>	<p>1 BEDROOM Type L Internal 55 Sq. Mt. External 27 Sq. Mt. Total 82 Sq. Mt.</p> <p>PRICE RANGE \$840,000 \$870,000</p>	<p>1 BEDROOM Type M Internal 58 Sq. Mt. External 7 Sq. Mt. Total 65 Sq. Mt.</p> <p>PRICE RANGE \$825,000 \$855,000</p>
----------------------------------	--	--	---



MONARCH PLACE

LUXURY APARTMENTS

1000/1000/1

LEVELS 8-11

Luxury Apartments

DISCLAIMER

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct, but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings, and applications may be subject to change without notice in accordance with the provisions of the contract of sale. Prospective purchasers may rely on their own inquiries.

FLOOR PLATES



1 BEDROOM
Type N
 Internal 57 Sq. Mt.
 External 38 Sq. Mt.
Total 95 Sq. Mt.
PRICE RANGE
\$890,250
\$930,250

2 BEDROOM
Type D
 Internal 90 Sq. Mt.
 External 21 Sq. Mt.
Total 111 Sq. Mt.
PRICE RANGE
\$1,500,000
\$1,600,000

2 BEDROOM
Type J
 Internal 76 Sq. Mt.
 External 27 Sq. Mt.
Total 103 Sq. Mt.
PRICE RANGE
\$1,330,000
\$1,410,000



1 BEDROOM
Type P
 Internal 59 Sq. Mt.
 External 23 Sq. Mt.
Total 82 Sq. Mt.
PRICE RANGE
\$890,000
\$930,000

1 BEDROOM
Type N
 Internal 57 Sq. Mt.
 External 38 Sq. Mt.
Total 95 Sq. Mt.
PRICE RANGE
\$890,250
\$930,250

2 BEDROOM
Type H
 Internal 76 Sq. Mt.
 External 21 Sq. Mt.
Total 97 Sq. Mt.
PRICE RANGE
\$1,260,000
\$1,340,000

2 BEDROOM
Type J
 Internal 76 Sq. Mt.
 External 27 Sq. Mt.
Total 97 Sq. Mt.
PRICE RANGE
\$1,330,000
\$1,410,000

2 BEDROOM**Type K**

Internal 72 Sq. Mt.
External 16 Sq. Mt.
Total 88 Sq. Mt.

PRICE RANGE

\$1,230,000
\$1,310,000

1 BEDROOM**Type L**

Internal 55 Sq. Mt.
External 27 Sq. Mt.
Total 82 Sq. Mt.

PRICE RANGE

\$880,000
\$920,000

**2 BEDROOM****Type K**

Internal 72 Sq. Mt.
External 16 Sq. Mt.
Total 88 Sq. Mt.

PRICE RANGE

\$1,230,000
\$1,310,000

1 BEDROOM**Type L**

Internal 55 Sq. Mt.
External 27 Sq. Mt.
Total 82 Sq. Mt.

PRICE RANGE

\$880,000
\$920,000

1 BEDROOM**Type M**

Internal 58 Sq. Mt.
External 7 Sq. Mt.
Total 65 Sq. Mt.

PRICE RANGE

\$865,000
\$905,000



MONARCH PLACE

LUXURY APARTMENTS

SOUTHPORT

LEVELS 12-16

Luxury Apartments

DISCLAIMER

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct, but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings, and applications may be subject to change without notice in accordance with the provisions of the contract of sale. Prospective purchasers may rely on their own inquiries.

FLOOR PLATES



**2 BEDROOM
Type G**
Internal 86 Sq. Mt.
External 50 Sq. Mt.
Total 136 Sq. Mt.

PRICE RANGE
\$1,938,000
\$2,108,000

**2 BEDROOM
Type O**
Internal 90 Sq. Mt.
External 21 Sq. Mt.
Total 111 Sq. Mt.

PRICE RANGE
\$1,625,000
\$1,750,000

**2 BEDROOM
Type P**
Internal 76 Sq. Mt.
External 27 Sq. Mt.
Total 103 Sq. Mt.

PRICE RANGE
\$1,430,000
\$1,530,000



**2 BEDROOM
Type G**
Internal 86 Sq. Mt.
External 50 Sq. Mt.
Total 136 Sq. Mt.

PRICE RANGE
\$1,938,000
\$2,108,000

**2 BEDROOM
Type H**
Internal 76 Sq. Mt.
External 21 Sq. Mt.
Total 97 Sq. Mt.

PRICE RANGE
\$1,360,000
\$1,460,000

**2 BEDROOM
Type J**
Internal 76 Sq. Mt.
External 27 Sq. Mt.
Total 103 Sq. Mt.

PRICE RANGE
\$1,430,000
\$1,530,000

ROOM
 3
 5 Sq. Mt.
 7 Sq. Mt.
 Sq.. Mt.
 RANGE
 000
 000

2 BEDROOM
Type K
 Internal 72 Sq. Mt.
 External 16 Sq. Mt.
Total 88 Sq.. Mt.
PRICE RANGE
\$1,330,000
\$1,430,000

1 BEDROOM
Type L
 Internal 55 Sq. Mt.
 External 27 Sq. Mt.
Total 82 Sq.. Mt.
PRICE RANGE
\$930,000
\$980,000



2 BEDROOM
Type K
 Internal 72 Sq. Mt.
 External 16 Sq. Mt.
Total 88 Sq.. Mt.
PRICE RANGE
\$1,330,000
\$1,430,000

1 BEDROOM
Type L
 Internal 55 Sq. Mt.
 External 27 Sq. Mt.
Total 82 Sq.. Mt.
PRICE RANGE
\$930,000
\$980,000

1 BEDROOM
Type M
 Internal 58 Sq. Mt.
 External 7 Sq. Mt.
Total 65 Sq.. Mt.
PRICE RANGE
\$915,000
\$965,000

MONARCH PLACE
 LUXURY APARTMENTS

LEVELS 17-22
Luxury Apartments

DISCLAIMER

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct, but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings, and applications may be subject to change without notice in accordance with the provisions of the contract of sale. Prospective purchasers may rely on their own inquiries.

FLOOR PLATES



3 BEDROOM Type S

Internal 117 Sq. Mt.
External 49 Sq. Mt.
Total 166 Sq. Mt.

PRICE RANGE

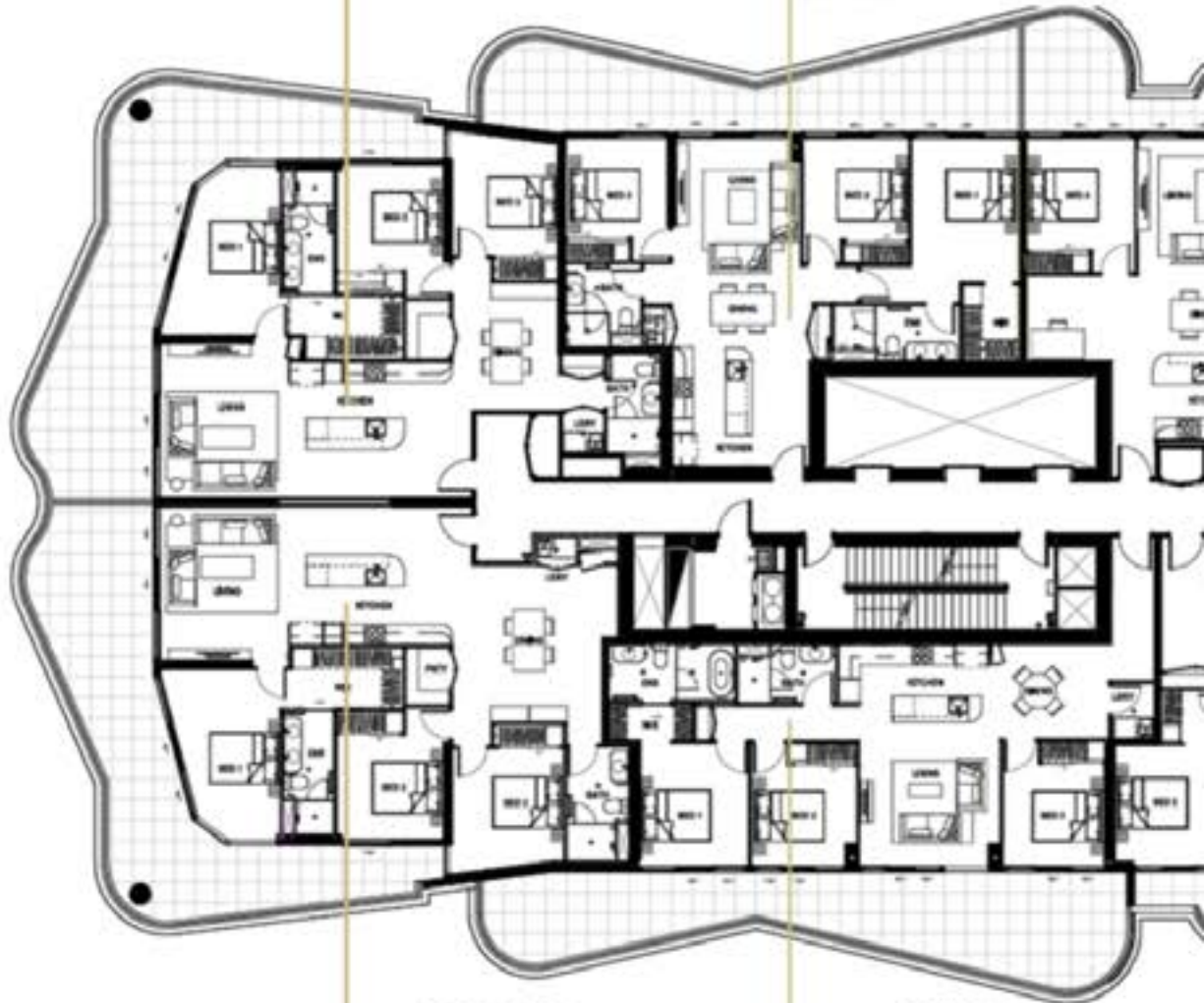
\$2,625,000
\$2,665,000

3 BEDROOM Type R

Internal 101 Sq. Mt.
External 36 Sq. Mt.
Total 137 Sq. Mt.

PRICE RANGE

\$2,175,000
\$2,215,000



3 BEDROOM Type A

Internal 128 Sq. Mt.
External 49 Sq. Mt.
Total 177 Sq. Mt.

PRICE RANGE

\$2,790,000
\$2,830,000

3 BEDROOM Type E

Internal 104 Sq. Mt.
External 46 Sq. Mt.
Total 150 Sq. Mt.

PRICE RANGE

\$2,370,000
\$2,410,000

3 BEDROOM**Type D**

Internal 119 Sq. Mt.
 External 27 Sq. Mt.
Total 146 Sq.. Mt.

PRICE RANGE

\$2,320,000
\$2,360,000

2 BEDROOM**Type Q**

Internal 83 Sq. Mt.
 External 28 Sq. Mt.
Total 111 Sq.. Mt.

PRICE RANGE

\$1,750,000
\$1,790,000

**2 BEDROOM****Type C**

Internal 97 Sq. Mt.
 External 17 Sq. Mt.
Total 114 Sq.. Mt.

PRICE RANGE

\$1,800,000
\$1,840,000

2 BEDROOM**Type Q**

Internal 83 Sq. Mt.
 External 28 Sq. Mt.
Total 111 Sq.. Mt.

PRICE RANGE

\$1,750,000
\$1,790,000



MONARCH PLACE

LUXURY APARTMENTS

MONARCH

LEVEL 23-25

Luxury Apartments

DISCLAIMER

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct, but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings, and applications may be subject to change without notice in accordance with the provisions of the contract of sale. Prospective purchasers may rely on their own inquiries.

FLOOR PLATES

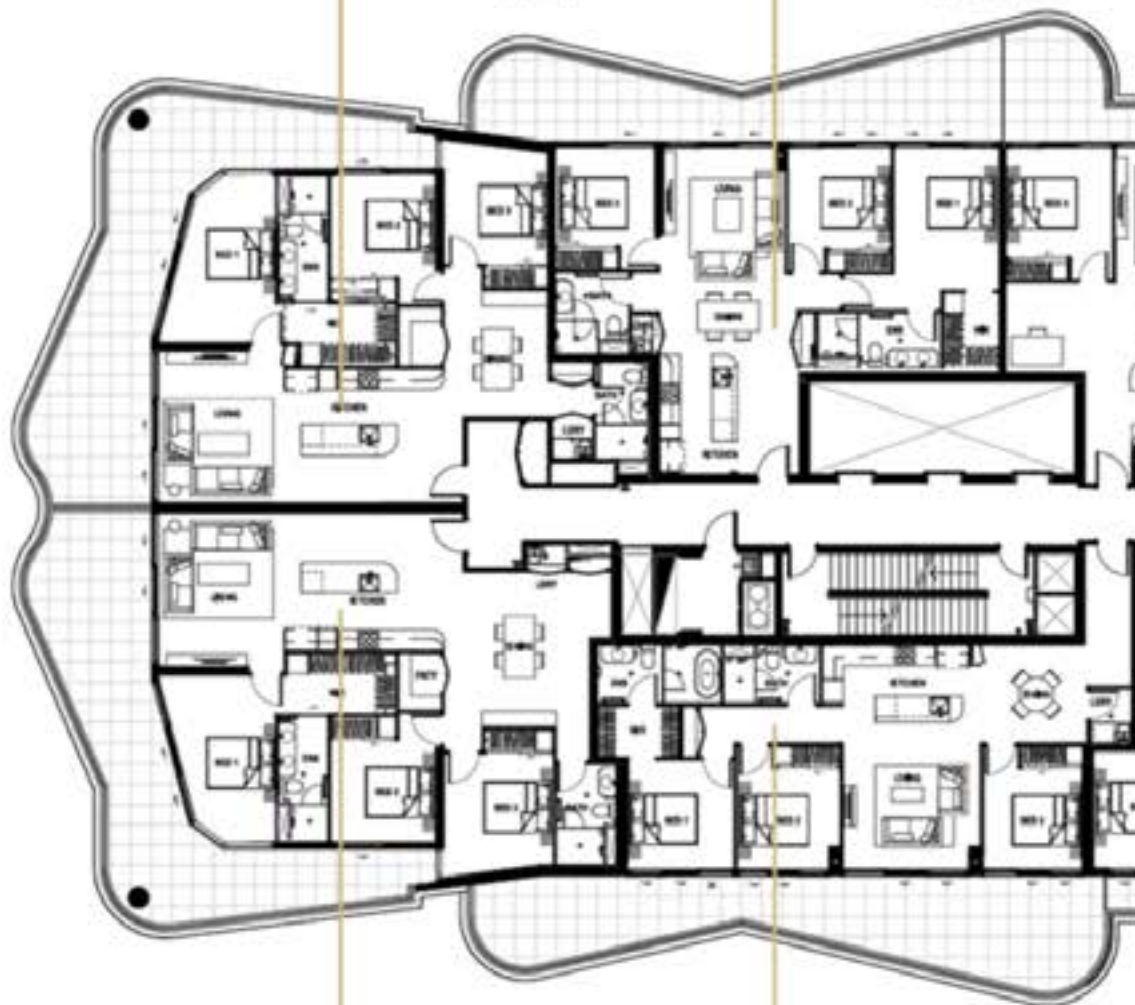


**3 BEDROOM
Type S**
Internal 117 Sq. Mt.
External 49 Sq. Mt.
Total 166 Sq. Mt.

PRICE RANGE
\$2,685,000
\$2,725,000

**3 BEDROOM
Type R**
Internal 102 Sq. Mt.
External 36 Sq. Mt.
Total 137 Sq. Mt.

PRICE RANGE
\$2,235,000
\$2,275,000



**3 BEDROOM
Type A**
Internal 128 Sq. Mt.
External 49 Sq. Mt.
Total 177 Sq. Mt.

PRICE RANGE
\$2,850,000
\$2,890,000

**3 BEDROOM
Type E**
Internal 106 Sq. Mt.
External 46 Sq. Mt.
Total 150 Sq. Mt.

PRICE RANGE
\$2,430,000
\$2,470,000

3 BEDROOM**Type D**

Internal 119 Sq. Mt.

External 27 Sq. Mt.

Total 146 Sq. Mt.**PRICE RANGE****\$2,695,000****\$2,775,000****2 BEDROOM****Type Q**

Internal 83 Sq. Mt.

External 28 Sq. Mt.

Total 111 Sq. Mt.**PRICE RANGE****\$1,810,000****\$1,850,000****2 BEDROOM****Type C**

Internal 97 Sq. Mt.

External 17 Sq. Mt.

Total 114 Sq. Mt.**PRICE RANGE****\$1,860,000****\$1,900,000****2 BEDROOM****Type Q**

Internal 83 Sq. Mt.

External 28 Sq. Mt.

Total 111 Sq. Mt.**PRICE RANGE****\$1,810,000****\$1,850,000****MONARCH
PLACE**

LUXURY APARTMENTS

BOUTIQUE

LEVEL 26-28
*Luxury Apartments***DISCLAIMER**

Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct, but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings, and applications may be subject to change without notice in accordance with the provisions of the contract of sale. Prospective purchasers may rely on their own inquiries.

SCHEDULE OF FINISHES

LUXURY APARTMENTS LEVELS 8-17 *Schedule of Finishes*

LIVING AREA	Ceiling	Painted plasterboard with square set cornice
	Bulkheads	Painted plasterboard
	Lighting	Recessed downlights or equivalent
	Walls	Painted plasterboard
	Architraves and Skirting	Half Splayed MDF - Painted finish
	Floors	Vinyl plank flooring (Timber Appearance) with Alum edge trims
	Internal doors	Painted flush leaf honeycomb doors
	Entry doors	Fire Rated self-closing solid core door
KITCHEN	Ceiling	Painted plasterboard with square set cornice
	Walls	Painted plasterboard
	Floors	Timber look Vinyl plank flooring
	Benchtop	Porcelain or man made stone
	Splashback	Porcelain or similar
	Cupboards	Quality Laminate cupboards (to select design) with melamine internals
	Sink	Stainless steel bowl
	Cooktop	600mm cooktop
	Oven	600mm oven
	Rangehood	600mm rangehood
	Dishwasher	Dishwasher
	Accessories	Brushed gold fixtures
BATHROOM & LAUNDRY	Ceiling	Painted plasterboard with square set cornice
	Walls	Full height tiles
	Floor	Tiles
	Skirting	Tiled
	Shower Recess	Full height tiles
	Benchtop	Porcelain / recon stone
	Cupboards	Quality laminate cupboards and melamine internals
	Toilet	White vitreous china dual flush
	Shower screen	Semi-frameless glass
	Laundry tub	Stainless steel tub (2 & 3 bedroom only)
	Dryer	Clothes dryer
Accessories	Brushed gold fixtures	

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.



MONARCH PLACE

 LUXURY APARTMENTS

BEDROOMS	Ceiling Walls Floors Robe Robe Doors	Painted plasterboard with square set cornice Painted plasterboard Carpet Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail. Quality laminate finish doors. Note – No doors to walk in robes
BALCONY	Soffit Wall Floor Balustrade	Texture paint finish Painted Tiles Solid Masonry and/or Alum Framed Glazed
GENERAL	Colour Scheme Security Airconditioning	Two Schemes are available <ul style="list-style-type: none"> • Scheme A and Scheme B with colour change to • Vinyl Plank (Timber look) flooring • Carpet • Tiles in bathrooms • Joinery in kitchen and bathroom Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access, or similar Ducted Airconditioning to bedrooms and living area



SCHEDULE OF FINISHES

LUXURY APARTMENTS LEVELS 18-26 *Schedule of Finishes*

LIVING AREA	Ceiling	Painted plasterboard with square set cornice
	Bulkheads	Painted plasterboard
	Lighting	Recessed downlights or equivalent
	Walls	Painted plasterboard
	Architraves and Skirting	Half Splayed MDF - Painted finish
	Floors	Timber Flooring with Alum edge trims
	Internal doors	Painted flush leaf honeycomb doors
	Entry doors	Fire Rated self-closing solid core door
	KITCHEN	Ceiling
Walls		Painted plasterboard
Floors		Timber flooring
Benchtop		Stone
Splashback		Porcelain or similar
Cupboards		Quality Laminate cupboards (to select design) with melamine internals
Sink		Stainless steel bowl
Cooktop		900mm cooktop
Oven		900mm oven
Rangehood		900mm rangehood
Dishwasher		Integrated dishwasher
Accessories		Brushed gold fixtures
BATHROOM & LAUNDRY	Ceiling	Painted plasterboard with square set cornice
	Walls	Full height tiles
	Floor	Tiles
	Skirting	Tiled
	Shower Recess	Full height tiles
	Benchtop	Stone
	Cupboards	Quality laminate cupboards and melamine internals
	Toilet	White vitreous china dual flush
	Shower screen	Semi-frameless glass
	Laundry tub	Stainless steel tub (2 & 3 bedroom only)
	Dryer	Clothes dryer
	Accessories	Brushed gold fixtures

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.


**MONARCH
PLACE**
 LUXURY APARTMENTS
SOUTHCOAST

BEDROOMS	Ceiling Walls Floors Robe Robe Doors	Painted plasterboard with square set cornice Painted plasterboard Carpet Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail. Quality laminate finish doors. Note – No doors to walk in robes.
BALCONY	Soffit Wall Floor Balustrade	Texture paint finish Painted Tiles Solid Masonry and/or Alum Framed Glazed
GENERAL	Colour Scheme Security Airconditioning	Two Schemes are available Scheme A and Scheme B with colour change to <ul style="list-style-type: none"> • Timber flooring • Carpet • Tiles in bathrooms • Joinery in kitchen and bathroom Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access, or similar Ducted Airconditioning to bedrooms and living area



SCHEDULE OF FINISHES

SKY HOMES LEVELS 27-28 *Schedule of Finishes*

LIVING AREA	Ceiling	Painted plasterboard with square set cornice
	Bulkheads	Painted plasterboard
	Lighting	Recessed downlights or equivalent
	Walls	Painted plasterboard
	Architraves and Skirting	Half Splayed MDF - Painted finish
	Floors (Lower level)	Tiles
	Floors (Upper level)	Timber Flooring with Alum edge trims
	Internal doors	Painted flush leaf honeycomb doors
	Entry doors	Fire Rated self-closing solid core door
	KITCHEN	Ceiling
Walls		Painted plasterboard
Floors		Tile flooring
Benchtop		Stone
Splashback		Porcelain or similar
Cupboards		Quality Laminate cupboards (to select design) with melamine internals
Sink		Stainless steel bowl
Cooktop		900mm cooktop
Oven		600mm electric oven + 600mm combination steam oven
Rangehood		900mm rangehood
Dishwasher		Integrated dishwasher + double-drawer dishwasher in butlers pantry
Accessories		Coffee machine + Brushed gold fixtures
BATHROOM & LAUNDRY		Ceiling
	Walls	Full height tiles
	Floor	Tiles
	Skirting	Tiled
	Shower Recess	Full height tiles
	Benchtop	Stone top
	Cupboards	Quality laminate cupboards and melamine internals
	Toilet	White vitreous china dual flush
	Shower screen	Semi-frameless glass
	Laundry tub	Stainless steel tub (2 & 3 bedroom only)
	Dryer	Clothes dryer
Accessories	Brushed gold fixtures	

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.


**MONARCH
PLACE**
 LUXURY APARTMENTS
WINDHAM

BEDROOMS	Ceiling	Painted plasterboard with square set cornice
	Walls	Painted plasterboard
	Floors	Carpet
	Robe	Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail.
	Robe Doors	Quality laminate finish doors. Note – No doors to walk in robes
BALCONY	Soffit	Texture paint finish
	Wall	Painted
	Floor	Tiles
	Balustrade	Solid Masonry and/or Alum Framed Glazed
STAIRS	Internal Stairs	Timber treads
GENERAL	Colour Scheme	Two Schemes are available Scheme A and Scheme B with colour change to <ul style="list-style-type: none"> • Timber flooring for upper level • Carpet to bedrooms • Tiles in bathrooms • Joinery in kitchen and bathroom
	Security	Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access, or similar
	Airconditioning	Ducted Airconditioning to bedrooms and living areas



SCHEDULE OF FINISHES

LUXURY APARTMENTS LEVELS 29-38 *Schedule of Finishes*

LIVING AREA	Ceiling	Painted plasterboard with square set cornice
	Bulkheads	Painted plasterboard
	Lighting	Recessed downlights or equivalent
	Walls	Painted plasterboard
	Architraves and Skirting	Half Splayed MDF - Painted finish
	Floors	Timber flooring with Alum edge trims
	Internal doors	Painted flush leaf honeycomb doors
	Entry doors	Fire Rated self-closing solid core door
	KITCHEN	Ceiling
Bulkheads		Painted plasterboard
Walls		Painted plasterboard
Floors		Timber flooring
Benchtop		Stone
Splashback		Porcelain or similar
Cupboards		Quality Laminate cupboards (to select design) with melamine internals
Sink		Stainless steel bowl
Cooktop		900mm cooktop
Oven		900mm electric oven + 600mm combination steam oven
Rangehood		900mm rangehood
Dishwasher		Integrated dishwasher
Accessories		Coffee machine + Brushed gold fixtures
BATHROOM & LAUNDRY	Ceiling	Painted plasterboard with square set cornice
	Walls	Full height tiles
	Floor	Tiles
	Skirting	Tiled
	Shower Recess	Full height tiles
	Benchtop	Stone
	Cupboards	Quality laminate cupboards and melamine internals
	Toilet	White vitreous china dual flush
	Shower screen	Semi-frameless glass
	Laundry tub	Stainless steel tub (2 & 3 bedroom only)
	Dryer	Clothes dryer
Accessories	Brushed gold fixtures	

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.


**MONARCH
PLACE**
 LUXURY APARTMENTS
WILLMOTT

BEDROOMS	Ceiling Walls Floors Robe Robe Doors	Painted plasterboard with square set cornice Painted plasterboard Carpet Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail. Quality laminate finish doors. Note – No doors to walk in robes.
BALCONY	Soffit Wall Floor Balustrade	Texture paint finish Painted Tiles Solid Masonry and/or Alum Framed Glazed
STAIRS	Internal Stairs	Timber treads
GENERAL	Colour Scheme Security Airconditioning	Two Schemes are available Scheme A and Scheme B with colour change to <ul style="list-style-type: none"> • Timber flooring • Carpet to bedrooms • Tiles in bathrooms • Joinery in kitchen and bathroom Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access, or similar Ducted Airconditioning to bedrooms and living areas



SCHEDULE OF FINISHES

SUB PENTHOUSES LEVEL 39 *Schedule of Finishes*

LIVING AREA	Ceiling	Painted plasterboard with square set cornice
	Bulkheads	Painted plasterboard
	Lighting	Recessed downlights or equivalent
	Walls	Painted plasterboard
	Architraves and Skirting	Half Splayed MDF - Painted finish
	Floors	Tiles or Timber
	Internal doors	Painted flush leaf honeycomb doors
	Entry doors	Fire Rated self-closing solid core door
	KITCHEN	Ceiling
Bulkheads		Painted plasterboard
Walls		Painted plasterboard
Floors		Tile flooring
Benchtop		Stone
Splashback		Porcelain or similar
Cupboards		Quality Laminate cupboards (to select design) with melamine internals
Sink		Stainless steel bowl
Cooktop		900mm cooktop
Oven		600mm electric oven + 600mm combination steam oven
Rangehood		900mm rangehood
Dishwasher		Integrated dishwasher + double-drawer dishwasher in butlers pantry
Accessories		Coffee machine + Brushed gold fixtures
BATHROOM & LAUNDRY	Ceiling	Painted plasterboard with square set cornice
	Walls	Full height tiles
	Floor	Tiles
	Skirting	Tiled
	Shower Recess	Full height tiles
	Benchtop	Stone top
	Cupboards	Quality laminate cupboards and melamine internals
	Toilet	White vitreous china dual flush
	Shower screen	Semi-frameless glass
	Laundry tub	Stainless steel tub (2 & 3 bedroom only)
	Dryer	Clothes dryer
	Accessories	Brushed gold fixtures

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.


**MONARCH
PLACE**
 LUXURY APARTMENTS
SOUTHCOAST

BEDROOMS	Ceiling Walls Floors Robe Robe Doors	Painted plasterboard with square set cornice Painted plasterboard Carpet Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail. Quality laminate finish doors. Note – No doors to walk in robes.
BALCONY & POOL	Soffit Wall Floor Balustrade Plunge Pool	Texture paint finish Painted Tiles Solid Masonry and/or Alum Framed Glazed Tiles and Pebble Crete, or similar
STAIRS	Internal Stairs	Timber treads
GENERAL	Colour Scheme Security Airconditioning	Three Schemes are available (Sub Penthouse 1, 2, 3) with colour changes to: <ul style="list-style-type: none"> • Tiles or Timber flooring • Carpet to the bedrooms • Tiles in bathrooms • Joinery in kitchen and bathroom Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access, or similar Ducted Airconditioning to bedrooms and living areas



SCHEDULE OF FINISHES

PENTHOUSES LEVELS 40-41 *Schedule of Finishes*

LIVING AREA	Ceiling	Painted plasterboard with square set cornice
	Bulkheads	Painted plasterboard
	Lighting	Recessed downlights or equivalent
	Walls	Painted plasterboard
	Architraves and Skirting	Half Splayed MDF - Painted finish
	Floors	Tiles or Timber flooring
	Internal doors	Painted flush leaf honeycomb doors
	Entry doors	Fire Rated self-closing solid core door
	<hr/>	
KITCHEN	Ceiling	Painted plasterboard with square set cornice
	Walls	Painted plasterboard
	Floors	Tiles or timber flooring
	Benchtop	Stone
	Splashback	Stone, or similar to suit design
	Cupboards	Quality Laminate cupboards (to select design) with melamine internals
	Sink	Stainless steel bowl
	Cooktop	900mm cooktop
	Oven	900mm electric oven + 1 x combination steam oven
	Rangehood	900mm rangehood
	Dishwasher	Integrated dishwasher + double-drawer dishwasher in butlers pantry
Accessories	Coffee machine + Brushed gold fixtures	
<hr/>		
BATHROOM & LAUNDRY	Ceiling	Painted plasterboard with square set cornice
	Walls	Full height tiles
	Floor	Tiles
	Skirting	Tiled
	Shower Recess	Full height tiles
	Benchtop	Stone top
	Cupboards	Quality laminate cupboards and melamine internals
	Toilet	White vitreous china dual flush
	Shower screen	Semi-frameless glass
	Laundry tub	Stainless steel tub
	Dryer	Clothes dryer
Accessories	Brushed gold fixtures	


**MONARCH
PLACE**
 LUXURY APARTMENTS
 BENTLEY

BEDROOMS	Ceiling	Painted plasterboard with square set cornice
	Walls	Painted plasterboard
	Floors	Carpet
	Robe	Quality laminate finish and melamine internals. All joinery to include shelving, drawers and hanging rail.
	Robe Doors	Quality laminate finish doors. Note – No doors to walk in robes.
BALCONY & ROOF TOP	Soffit	Texture paint finish
	Wall	Painted
	Floor	Tiles
	Balustrade	Solid Masonry and/or Alum Framed Glazed
	Pool	Tiles and Pebble Crete, or similar
	Cabinets	Quality Compact Laminate
	Bench Tops	Stone
	Steam Room	Tiles
	Sauna	Tiles
	Wine Cellar	Tiled floor
Powder Room	Tiles	
INTERNAL LIFT	Internal lift	Metal and Glass, with Floor Tile
GENERAL	Colour Scheme	Two Schemes are available (Penthouse 1 & 2) with colour change to <ul style="list-style-type: none"> • Tiles or Timber flooring • Carpet to the bedrooms • Tiles in bathrooms • Joinery in kitchen and bathroom
	Security	Audio and colour video intercom from apartment to ground floor entry. Card security for building, parking and lift access, or similar
	Airconditioning	Ducted Airconditioning to bedrooms and living areas

DISCLAIMER: While the developer will make every effort to ensure that each of the listed Finishes are included in the Unit, the developer reserves the right to substitute materials, finishes, fittings or products in the Unit if the developer is satisfied that the substituted items are of comparable or similar quality.

INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;
- Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms

and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;

- Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



