



VILLAS
on Main



Earn a massive 12% net return from this boutique Development. Potential Tenants waiting and the Government pays the rent on their behalf.

From \$399500 to \$419500


H O R I Z O N
SPECIALISED DISABILITY
A C C O M O D A T I O N

HIGH PHYSICAL SUPPORT
FULLY ACCESSIBLE
IMPROVED LIVEABILITY
SIL PARTICIPANTS
PARTICIPANTS WAITING (PENDING APPROVAL)

**NDIS
INFORMATION
MEMORANDUM**

21ST February 2020



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Introduction

Horizon Property Alliance have been appointed Exclusive Agents to offer for sale 8 only out of forty-one spacious, modern two-bedroom units in a gated residential community at 1 Links Court, Urraween. We intend to make 8 units in Stage 4 NDIS Fully Accessible compliant.

This property is suitable for one participant in need of Onsite Overnight Assistance from their carer. You have the option to upgrade this unit to High Physical Support.

This full turnkey Property will be SDA, NDIS and LHG approved and will be Participant Ready to move in straight away to enjoy an independent lifestyle with care support from the NDIS.

This investment offers a net return of 6.5 - 12%. The variation accounts for High Physical Support VS Improved Liveability.

The NDIS will pay approx. \$61,339 per room in the High Physical Support category or \$34,072 in Improved Liveability.

Villas On Main is centrally located in Hervey Bay with easy access to all that Hervey Bay has to offer - including Stockland Shopping centre, Schools, Tertiary education including University and TAFE, world class Hospitals, The beach, cafes and restaurants all within a few minutes' drive or accessible via the mobility corridor. These new under construction villas offer a stylish and contemporary way of living, whether you are a professional, student, young family or ready to downsize and enjoy in a private and secure environment.

Units will also offer open plan living with 3 metre raked ceilings, two bathrooms, air-conditioning and a lockup garage. Better

still, each unit has its own private alfresco with enough space to enjoy your outdoor living and entertaining.

The Fraser Coast region is famous for its beautiful natural surrounds and superb lifestyle activities. The region boasts the closest access point to Fraser Island, one of the most spectacular holiday destinations in Australia. Tourism is a major economic driver for the region, with passenger numbers at the Hervey Bay airport now in excess of 210,000 per year and increasing constantly. With local development activity skyrocketing in the last few years since the addition of the jet-capable airport, Hervey Bay is well positioned to continue this trend long into the next decade. These properties offer high physical support across these 2 bedroom dwellings.

Client..... Date.....

Client..... Date.....



**LIVEABLE HOUSING
AUSTRALIA (LHA):**

**NDIS / SDA CATEGORY:
FULLY ACCESSIBLE
HIGH PHYSICAL SUPPORT
IMPROVED LIVEABILITY
SIL PARTICIPANTS**

Total Build Cost:
\$399,500 - \$419,500

Other Costs:

Furniture Allowance: Up to \$10,000

Compliance & letting fee – the first month of each participants rent.

Participant Placement: up to \$10,000 per participant. \$990 Engagement fee applies. See additional documents for more information.

Net Return: 6.5% to 12%*

1300 859 278

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Returns

Based on NDIS Calculator

Specialist Disability Accommodation SDA Price Calculator

This SDA Price Calculator is provided for information only. The Commonwealth and the National Disability Insurance Agency accept no liability to any person for any loss, damage, cost or expense suffered as a result of any use of or reliance on any of the information. The information in this document may change, is not advice, and should not be relied upon for any action or failure to act. The Commonwealth and the Agency accept no responsibility for the accuracy or completeness of the material contained in this SDA Price Calculator.

SDA PRICE

Existing stock or new build	Select one	New Build
Building Type	Select one	Villa/Duplex/Townhouse, 1 resident
Number of residents at full occupancy	Calculated value	1
Design Category	Select one	High Physical Support
With or without On-site Overnight Assistance (OOA)	Select one	With OOA
Base Price	Calculated value	\$56,744 per participant per year
Breakout room (robust, 2+ residents only)	Select one	Without breakout room
Breakout room price (if applicable)	Calculated value	\$0
Base Price + breakout room (if applicable)	Calculated value	\$56,744 per participant per year
Location	Select one	QLD - Wide Bay
Location Factor	Calculated value	0.94
With or without Fire Sprinklers	Select one	Without Fire Sprinklers
Fire Sprinkler Allowance	Calculated value	0.0%
SDA Price (\$ 2019/20)	Calculated value	\$53,339.36 per participant per year

EXPECTED ANNUAL INCOME

The Expected Annual Income calculation is provided as an indicative guide only and should be independently confirmed by the provider.

Reasonable Rent Contribution (PRC)*	Enter annual PRC	\$8,000 per participant per year
Expected Occupancy Rate	Enter % occupancy	100%
Expected Annual Income (\$ 2019/20)	Calculated value	\$61,339 per year

* Maximum PRC is (25% x Disability Support Pension base rate) + (100% x Commonwealth Rent Assistance, if eligible, before income adjustments)

Specialist Disability Accommodation SDA Price Calculator

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SDA PRICE

Existing stock or new build	Select one	New Build
Building Type	Select one	Villa/Duplex/Townhouse, 1 resident
Number of residents at full occupancy	Calculated value	1
Design Category	Select one	Fully Accessible
With or without On-site Overnight Assistance (OOA)	Select one	With OOA
Base Price	Calculated value	\$42,537 per participant per year
Breakout room (robust, 2+ residents only)	Select one	Without breakout room
Breakout room price (if applicable)	Calculated value	\$0
Base Price + breakout room (if applicable)	Calculated value	\$42,537 per participant per year
Location	Select one	QLD - Wide Bay
Location Factor	Calculated value	0.94
With or without Fire Sprinklers	Select one	Without Fire Sprinklers
Fire Sprinkler Allowance	Calculated value	0.0%
SDA Price (\$ 2019/20)	Calculated value	\$39,984.78 per participant per year

EXPECTED ANNUAL INCOME

The Expected Annual Income calculation is provided as an indicative guide only and should be independently confirmed by the provider.

Reasonable Rent Contribution (PRC)*	Enter annual PRC	\$8,000 per participant per year
Expected Occupancy Rate	Enter % occupancy	100%
Expected Annual Income (\$ 2019/20)	Calculated value	\$47,985 per year

* Maximum PRC is (25% x Disability Support Pension base rate) + (100% x Commonwealth Rent Assistance, if eligible, before income adjustments)

Generated using SDA Price Calculator 22/02/2020

[Download from NDIS Website](#)

Client..... Date.....

Client..... Date.....



LIVEABLE HOUSING
AUSTRALIA (LHA):

NDIS / SDA CATEGORY:
FULLY ACCESSIBLE
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Returns

Based on NDIS Calculator

Specialist Disability Accommodation
SDA Price Calculator

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SDA PRICE

Existing stock or new build	Select one	New Build
Building Type	Select one	Villa/Duplex/Townhouse, 1 resident
Number of residents at full occupancy	Calculated value	1
Design Category	Select one	Improved Liveability
With or without On-site Overnight Assistance (OOA)	Select one	With OOA
Base Price	Calculated value	\$27,736 per participant per year
Breakout room (robust, 2+ residents only)	Select one	Without breakout room
Breakout room price (if applicable)	Calculated value	\$0
Base Price + breakout room (if applicable)	Calculated value	\$27,736 per participant per year
Location	Select one	QLD - Wide Bay
Location Factor	Calculated value	0.94
With or without Fire Sprinklers	Select one	Without Fire Sprinklers
Fire Sprinkler Allowance	Calculated value	0.0%
SDA Price (\$ 2019/20)	Calculated value	\$26,071.84 per participant per year

EXPECTED ANNUAL INCOME

The Expected Annual Income calculation is provided as an indicative guide only and should be independently confirmed by the provider.

Reasonable Rent Contribution (RRC)*	Enter annual RRC	\$8,000 per participant per year
Expected Occupancy Rate	Enter % occupancy	100%
Expected Annual Income (\$ 2019/20)	Calculated value	\$34,072 per year

* Maximum RRC is (25% x Disability Support Pension base rate) + (100% x Commonwealth Rent Assistance, if eligible, before income adjustments)

Generated using SDA Price Calculator 22/02/2020

[Download from NDIS Website](#)

Client..... Date.....

Client..... Date.....



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Property Summary

Address	1 Links Court, Urraween, QLD, 4655 (Off Main Street)
Real Property Description	Lot 4 SP90448
Location	Ideally located just moments from Hervey Bay's stunning beachside Esplanade, footsteps away from Hervey Bay's Stockland Shopping Centre, minutes from Hervey Bay Hospital, CBD and so much more
Access	Via Links Court - Culdesac
Zoning	Residential Medium Density
Local Authority	Fraser Coast Regional Council

Aerial



* Boundary indicative only

Aerial Unit Overview



STAGE 4

* Boundary indicative only

Artist Impression



Site Plan



SITE PLAN

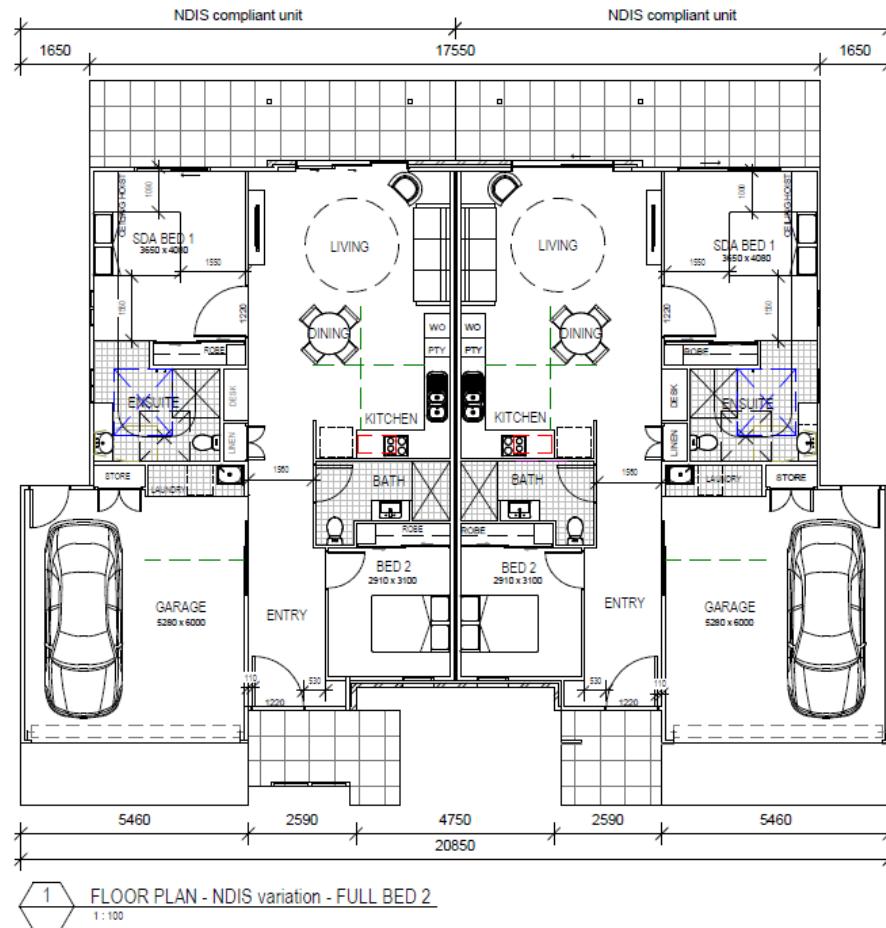


STAGE 4

Staging Plan



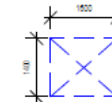
NDIS Variation Floor Plan Type F



CIRCULATION SPACE LEGEND



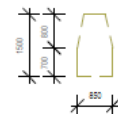
ACCESSIBLE BENCH TOP NEXT TO COOKTOP WITH 900MM CLEAR WIDTH UNDER THE BENCHTOP WITH KNEE AND TOE CLEARANCES AS PER AS1428.1



ACCESSIBLE SHOWER CIRCULATION CLEARANCE



CIRCULATION SPACE AROUND ACCESSIBLE TOILET



CIRCULATION SPACE FOR ACCESSIBLE BASIN



CIRCULATION SPACE IN LIVING



CIRCULATION IN FRONT OF KITCHEN BENCHES, LAUNDRY APPLIANCES AND ROBES

NDIS VARIATION - FULL BED 2

PROPOSED VILLAS - 1 LINKS COURT, URRAWEEN - TYPE F

OCP

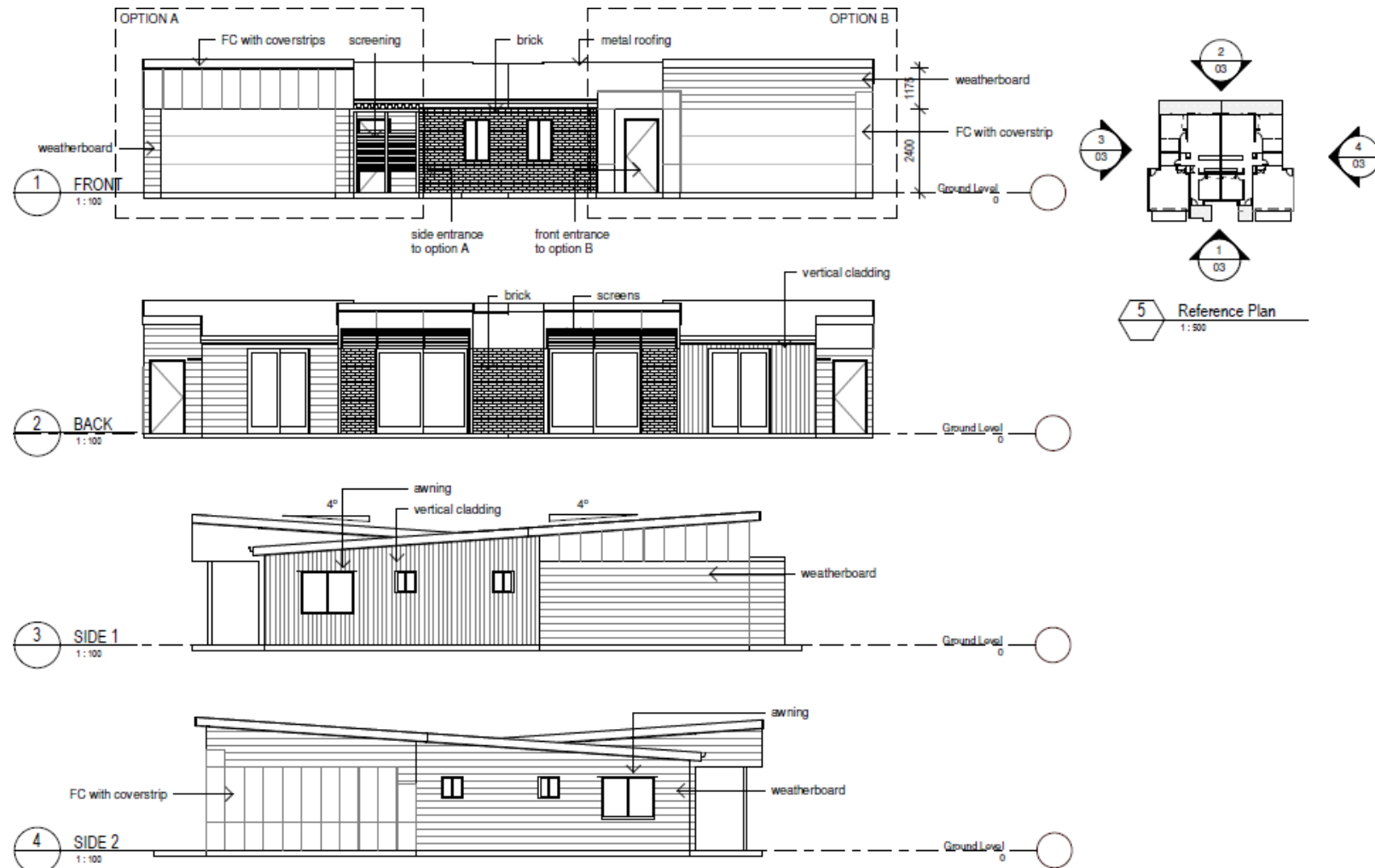
20190020 SD102

19 FEB 2020



Unit 1A, 76 Commercial Road, Teneriffe QLD 4005 T: 07 3252 1711 E: paul@pwarch.com.au
Unit 13, 62 Main Street, Pailin Q 4555 T: 07 4124 5088 F: 07 4124 5315 E: robyn@pwarch.com.au

Elevations Plan – Type F



Standard Schedule of Finishes





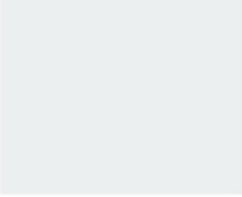

Item	Details
EXTERNAL	
Roof	Colourbond roof, gutters, fascia and barge capping
Down Pipes	Painted PVC downpipes
Walls	A mixture of brick, weatherboard and cladding
Window & Door Frames	Powdercoated Aluminium Windows
External Doors	Standard timber finish front door
Screens	Security screens to all sliding and front doors and normal screens to the rest of the windows
Garage Doors	Colourbond Panel lift door
Soffit Lining	Painted
Timber Posts	Painted
Fencing	6" high timber pailing fences, big boundary, rear Fence 1500 transparent fence
Courtyard	Paved
INTERNAL	
Floors – living areas	Tiles to living areas
Floors – wet areas	Tiles to wet areas
Floors – Bedrooms	Carpets to bedrooms
Floors – Garage	Concrete
Walls	Painted Plasterboard
Ceilings	Painted Plasterboard
Skirtings & Architraves	Painted timber
Bathrooms	Wall tiles including feature with laminate vanity unit, standard taps and fittings
Kitchen – Cabinet Work	Stone benchtops, laminate cupboard doors and skirting.
Kitchen – Appliances	Stainless steel euro appliances – dishwasher, oven and ceramic cooktop
Wardrobes	Powdercoated door frames, satin duralloy inserts
Internal doors	Humes painted internal doors
Laundry	Single laundry tub
Airconditioning	Split system Air conditioners in living area and master bedroom
Fans	Fans to living area and bedrooms
Lighting	Downlights throughout
Power	Standard double GPO's throughout

*Each unit is subject to variation dependent on the plan and specification in the contracts

Schedule of Finishes

Item / Location	Supplier / Brand	Colour / Code / Size	Remarks
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INTERNAL OPTION 1







Carpet	Rob Nissen's / Beaulieu Australia	Desert Brown	
Vinyl	Airstep	Sandy Oak	
Walls UNO	Paint / dulux	White on white	
Ceilings	Paint / dulux	Builders white	
Doors internal	Paint / dulux	White on white gloss	
Doors internal	Hume / Accent	HAG11	

WET AREAS – BATHROOM / ENSUITE / LAUNDRY

Wall tiles	East Coast Discount tiles	White gloss 100x300 Glazed ceramic	
Floor tiles	East Coast Discount tiles	Charme Bone 300x300 Glazed porcelain	
Feature	East Coast Discount tiles	Marble coffee stone (beige) strip	

Vanity	Reece	Esquire WHVU (Wave) Seasoned Oak textured laminate- "1drw/2drw x 760 or 910mm wide" Product No 2305748	
Laundry floor tile	East Coast Discount tiles	Charme Bone 450 x 450 Glazed porcelain	



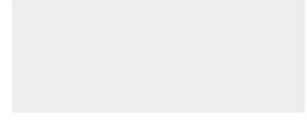

JOINERY – KITCHEN/LAUNDRY/BEDROOM

Kitchen Bench	/ Smart stone	Collection Santorini	
Door fronts	Classique Kitchens / nikpol	White grey 16mm MR	
Feature / study desk	Classique Kitchens / nikpol	Stone grey 16mm MR	
Kickboard	Classique Kitchens / nikpol	White grey 16mm MR	
Splashback	East Coast Discount Tiles	300 x 600mm Matte White	
Robes	G James	plasterboard vinyl coated	

*Each unit is subject to variation dependent on the plan and specification in the contracts

Schedule of Finishes

INTERNAL OPTION 2

Carpet	Rob Nissen's / Beaulieu Australia	Daytona / Cyber Grey	
Vinyl	Airstep	Dusk Oak	
Walls UNO	Paint / dulux	Lexicon Half	
Ceilings	Paint / dulux	Builders white	
Doors internal	Paint / dulux	Lexicon Half gloss	
Doors internal	Hume / Accent	HAG11	







WET AREAS – BATHROOM / ENSUITE / LAUNDRY

Wall tiles	East Coast Discount tiles	White gloss 100x300 Glazed ceramic	
Floor tiles	East Coast Discount tiles	Charme Black DY (Dark Grey) Glazed porcelain	
Feature	East Coast Discount tiles	Black Pearla	
Vanity	Reece	Espire WHVU (Wave) Domain Laminex - "1drw/2drw x 760 or 910mm wide" Wall hung	



Laundry floor tile	East Coast Discount Tiles	Charme BLK DY 450x450 glazed porcelain	
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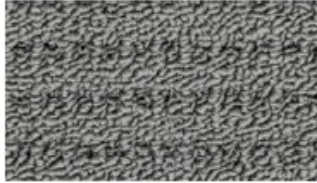

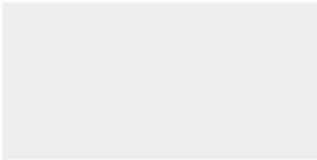

JOINERY – KITCHEN / LAUNDRY / BEDROOMS

Benchtop	Classique Kitchens / Smart stone	Triton / Essential Range	
Spalshback	East Coast Discount Tiles	300 x 600mm Gloss White	
Door fronts / drawers	Classique Kitchens / nikpol	Premium White 30 16mm MR	
Feature / study desk	Classique Kitchens / nikpol	Molina sand	
Skirting	Classique Kitchens / nikpol	Onyx Grey	
Robes	G James	plasterboard vinyl coated	

*Each unit is subject to variation dependent on the plan and specification in the contracts

Schedule of Finishes

INTERNAL OPTION 3

Carpet	Rob Nissen's / Beaulieu Australia	Daytona / ash Grey	
Vinyl	Airstep	Dusk Oak	
Walls UNO	Paint / dulux	Lexicon Half	
Ceilings	Paint / dulux	Builders white	
Doors internal	Paint / dulux	Lexicon Half gloss	
Doors internal	Hume / Accent	HAG11	






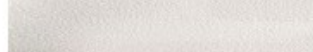
WET AREAS – BATHROOM / ENSUITE / LAUNDRY

Wall tiles	-East Coast Discount tiles	White gloss 100x300 Glazed ceramic	
Floor tiles	East Coast Discount tiles	Charme grey 300x300 Glazed porcelain	
Feature	-East Coast Discount tiles	Assorted tiles of white and grey with miscellaneous designs Signs Perla	







Vanity	Reece	Espire WHVU (Wave) White Gloss - "1drw/2drw x 760 or 910mm wide" Product No 2305748 Wall hung	
Laundry floor tile	East Coast Discount tiles	Charme Bone 450 x 450 Glazed porcelain	





JOINERY – KITCHEN / LAUNDRY / BEDROOMS

Benchtop	Classique Kitchens / Smart stone	Gelsomino Collection / essential	
Splashback	East Coast Discount Tiles	300 x 600mm Alabaster	
Door fronts / drawers	Classique Kitchens / nikpol	Premium White 30 16mm MR	
Feature / study desk	Classique Kitchens / nikpol	Hacienda White	
Skirting	Classique Kitchens / nikpol	Premium White 30 16mm MR	
Robes	G James	Plasterboard vinyl coated	

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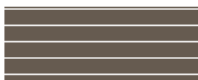
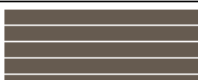
Standard Schedule of Finishes



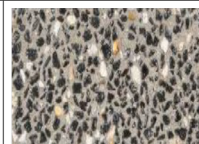
Drawing Code	Item / Location	Supplier / Brand	Colour / Code / Size	Remarks
EXTERNAL				
	Brickwork option 1	Richers Brick Hervey Bay / PGH \$1.21 brick	Emerald	
	Brickwork Grout		Grey	
	Window frames	Powdercoat	Clear anodised	As shown in the render 
	Window frames Option 2 (preferred)	-	Clear anodised aluminium	
SN-1	Screen and entry	Paint / Dulux	Jasper (colorbond colour)	RGB 108 97 83 
FC-1	FC soffits	Paint / Dulux	Jasper (colorbond colour)	

Drawing Code	Item / Location	Supplier / Brand	Colour / Code / Size	Remarks
EXTERNAL				
FC-2	FC cladding with vertical cover strips	Paint / Dulux	Lexicon Half SW1G2	RGB 237 239 238 
FC-3	FC cladding with horizontal detail	Paint / Dulux	Glide Time	RGP 93 112 128 
	External doors / timber	Hume/Newington	Stained timber, glass panel, XN1 entrance door	
MR-1	Roof sheeting	Colorbond	Surfmist	

Standard Schedule of Finishes



Drawing Code	Item / Location	Supplier / Brand	Colour / Code / Size	Remarks
MR-2	Roof trims	Colorbond	Jasper	
	Flashings	Colorbond	Jasper	
Screen	Heka hood	colorbond	Jasper	
DP	Downpipes	-	Match wall of building	
EG-1	Eaves gutters	Colorbond	Jasper	
	Fascia beams	-	Jasper (Colorbond colour)	
	Columns (timber and galvanised steel)	Paint	Jasper (Colorbond colour)	
	Garage	Colorbond	Jasper	
	Entry pathway Aggregate	Boral	Broom finished concrete	
	Mailbox and surrounds	Colorbond	Jasper	
BLSS	Standstone clad blockwork			
	Bin enclosure	Colorbond	Jasper	
	Rear entrance door	Hume		Duracote XF solid core blockboard door with clear 1/3 glass panel
	Pavers	Ritchers Brick Hervey Bay	To match 235 torque terrace 300x300	

Drawing Code	Item / Location	Supplier / Brand	Colour / Code / Size	Remarks
	External doors / timber	Paint	Timber clear coat varnish	
MR-1	Roof sheeting	Colorbond	Surfmist	
MR-2	Roof trims	Colorbond	Jasper	
	Flashings	Colorbond	Jasper	
DP	Downpipes	-	Match wall of building	
EG-1	Eaves gutters	Colorbond	Jasper	
	Fascia beams	-	Jasper (Colorbond colour)	
	Columns	Paint	Jasper (Colorbond colour)	
	Garage	Colorbond	Jasper	
	Entry pathway Aggregate	Boral	Salt and Pepper	

*Each unit is subject to variation dependent on the plan and specification in the contracts

NDIS Additional Schedule of Finishes

Carpentry

Support structure for Ceiling Hoist

- Timber support beams
- Additional studs

Extra plywood/nogging as required

Opening between bedroom/ensuite full height

Doors

- Internal door
- Extenal Door
- Cavity Slider

Floor coverings./Tiling

- Review non-slip requirements / Vinyl to bathrooms

Kitchen

Upgrade kitchen for disable compliance

- Kitchen bench-
- Pantry drawer style

Upgrade Appliance

- Drawer style dishwasher
- Oven hinged side
- Range Hood
- Cooktop Induction

External

- Covered entry
- Entry & rear door threshold
- Accessible pathways porch/garage
- Extended paved area to rear/side



Hydraulic Services / Sanitary Fixtures & Fittings

Hydraulic Services upgrade

Sanitary Fixtures Ensuite up grade to disable compliance

- Shower / Tap mixers
- Hand shower kit
- Shower Grab rail
- Shower seat
- Shower Curtain
- Shower Curtain track
- Vanity basin
- Vanity mixer
- Vanity mirror
- Towel rail
- Coat hook
- Toilet & Cistern complete with back rest
- Toilet roll holder
- Toilet grab rails
- Exhaust fan
- Credit Villas allowance for ensuite
- Upgrade HW Unit

Other adjustments

- Air Con in Bedroom 2

Electrical / Data

- Power outlet for future blinds
- Data outlet

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NDIS Additional Schedule of upgrade Finishes

Additional Work to Convert a Unit to NDIS Standard
Note : Included
- Ceiling hoist
- Back-up generator
- Intercom / remote control door <input type="checkbox"/> opener to entry doors
- Data cabling
- Roller blinds

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Draft Body Corporate



VILLAS ON MAIN HERVEY BAY



Proposed Administrative Fund Budget for the First Twelve Month Period

Number of Lots:

41

	Amount	Rate per lot	Description
ADMIN FUND			
Bank Fees/Charges	\$150.00		
Body Corporate - Management Fees	\$8,118.00	\$198.00	GST inclusive
Body Corporate - Printing, Postage & Stationery	\$3,157.00	\$77.00	
Community Power (Net)	\$800.00		Common Areas
Income Tax Return Fee	\$198.00		GST inclusive
Onsite Cleaning/Gardening	\$8,000.00		
Pest Control	\$2,706.00	\$66.00	GST inclusive
R & M General	\$200.00		
Software Licensing Fee	\$307.50	\$7.50	
Termite Inspections	\$4,920.00	\$120.00	
SUB-TOTAL OF ADMIN FUND	\$28,556.50		
Allowance for 20% Discount	\$7,139.13		
TOTAL ADMIN FUND	\$35,695.63		
INSURANCE - replacement and reinstatement			
	\$15,000.00	Based on estimated	
Allowance for 20% Discount	\$3,750.00		
TOTAL INSURANCE FUND	\$18,750.00		
SUB TOTAL SINKING FUND			
	\$24,600.00	Based on estimated	
Allowance for 20% Discount	\$6,150.00		
TOTAL SINKING FUND	\$30,750.00		
TOTAL NET BUDGET	\$68,156.50		
TOTAL ALLOWANCE FOR 20% DISCOUNT	\$17,039.13		
TOTAL GROSS BUDGET	\$85,195.63		

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Draft Body Corporate

VILLAS ON MAIN HERVEY BAY



Schedule of Proposed Contributions

Total Number of Lots	41
Levy - Due Dates for Payment	Half Yearly
Replacement and reinstatement insurance contribution per unit of interest lot entitlement	\$ 1.50
Administration fund (without replacement and reinstatement insurance) contribution per unit of contribution lot	\$ 2.85
Sinking fund contribution per unit of contribution lot entitlement	\$ 2.46

			*	*	*	***		
Lot / Unit Number	Contribution Entitlements	Interest Entitlements	Administration Fund	Sinking Fund	Insurance Contribution (Building)	Total Annual Contribution	Total Half Yearly Contribution	Total Weekly Contribution
1	264	259	\$752.84	\$648.53	\$388.58	\$1,789.95	\$894.97	\$34.42
2	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
3	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
4	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
5	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
6	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
7	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
8	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
9	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
10	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
11	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
12	248	249	\$707.21	\$609.23	\$373.57	\$1,690.01	\$845.01	\$32.50
13	219	249	\$624.51	\$537.99	\$373.57	\$1,536.07	\$768.04	\$29.54
14	219	233	\$624.51	\$537.99	\$349.57	\$1,512.07	\$756.03	\$29.08
15	248	233	\$707.21	\$609.23	\$349.57	\$1,666.01	\$833.00	\$32.04
16	249	248	\$710.06	\$611.68	\$372.07	\$1,693.82	\$846.91	\$32.57
17	249	248	\$710.06	\$611.68	\$372.07	\$1,693.82	\$846.91	\$32.57
18	248	244	\$707.21	\$609.23	\$366.07	\$1,682.51	\$841.26	\$32.36
19	248	244	\$707.21	\$609.23	\$366.07	\$1,682.51	\$841.26	\$32.36
20	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
21	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
22	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
23	248	246	\$707.21	\$609.23	\$369.07	\$1,685.51	\$842.76	\$32.41
24	249	248	\$710.06	\$611.68	\$372.07	\$1,693.82	\$846.91	\$32.57
25	248	243	\$707.21	\$609.23	\$364.57	\$1,681.01	\$840.51	\$32.33
26	248	243	\$707.21	\$609.23	\$364.57	\$1,681.01	\$840.51	\$32.33
27	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
28	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
29	219	233	\$624.51	\$537.99	\$349.57	\$1,512.07	\$756.03	\$29.08



			*	*	*	***		
Lot / Unit Number	Contribution Entitlements	Interest Entitlements	Administration Fund	Sinking Fund	Insurance Contribution (Building)	Total Annual Contribution	Total Half Yearly Contribution	Total Weekly Contribution
30	219	228	\$624.51	\$537.99	\$342.07	\$1,504.57	\$752.28	\$28.93
31	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
32	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
33	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
34	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
35	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
36	248	242	\$707.21	\$609.23	\$363.07	\$1,679.51	\$839.76	\$32.30
37	248	244	\$707.21	\$609.23	\$366.07	\$1,682.51	\$841.26	\$32.36
38	248	244	\$707.21	\$609.23	\$366.07	\$1,682.51	\$841.26	\$32.36
39	219	233	\$624.51	\$537.99	\$349.57	\$1,512.07	\$756.03	\$29.08
40	219	233	\$624.51	\$537.99	\$349.57	\$1,512.07	\$756.03	\$29.08
41	249	244	\$710.06	\$611.68	\$366.07	\$1,687.82	\$843.91	\$32.46
41	10014	9998	\$28,556.50	\$24,600.00	\$15,000.00	\$68,156.50	\$34,078.25	\$1,310.70

*Each unit is subject to variation dependent on the plan and specification in the contracts



Disclaimer

The information in this Information Memorandum and any other written or verbal information given in respect of the Property referred to in this Information Memorandum (the Information) is provided to you (the Recipient) on the following conditions:

1. The Property is sold on an "as is/where is" condition (that is, in its present condition and subject to all legal and physical defects).
2. No assurance, representation, warranty or guarantee (express or implied) is given by the Vendor or Win Projects or any of their respective officers, partners, employees or consultants (collectively referred to as the Parties) or any other person or entity that the Information, whether or not in writing, is complete, accurate or balanced, or has or will be audited or independently verified, or that reasonable care has been or will be taken in compiling, preparing and furnishing the Information.
3. The Information does not constitute, and should not be considered as a recommendation in relation to the purchase of the property or any other matter, or as a solicitation or offer to sell the Property.
4. The Information shall not constitute an assurance, representation, warranty or guarantee that there has been no change in the Property or in the matters referred to in the Information since the date at which the Information is expressed to be stated.
5. None of the Parties assume any obligation to the Recipient to provide additional Information or updated Information or to correct any inaccuracies in the Information which may become apparent.
6. The Information should not be relied upon in any way by the Recipient or its related entities, their respective officers, employees, agents, advisors, shareholders, and associates, (collectively the Recipient Parties). The Recipient Parties should satisfy themselves as to the accuracy and completeness of the Information through inspections, surveys, enquiries, and searches by their own independent consultants,
7. The Information does not purport to contain all of the details which the Recipient would require to make a decision to make an offer to purchase the Property. Recipients should seek independent legal and financial advice.
8. Not all fixtures and fittings on the Properties may be available for sale and the Vendor reserves the right to remove any item on the Property from Sale at any time.
9. None of the Parties make any representations or warranties with respect to fixtures, fittings, plant and equipment.
10. None of the Parties may any representations or warranties with respect to the continuation or enforceability of any licence, lease, supply, service, consultancy, certification, standard, approval or other agreement referred to in this Information Memorandum following completion of a Sales Contract for the Property.
11. None of the Parties make any representations or warranties with respect to the legality of the current use of the Property or the ability of any purchasers to redevelop the Property.
12. The Information does not and will not form part of any Sales Contract for the Property. If any Recipient Party makes an offer or signs a Sales Contract for the sale of the Property, that Recipient Party represents that it is not relying on the Information supplied by any of the Parties (unless otherwise agreed in a written contract with the Vendor). The only information, representations and warranties upon which the Recipient Parties will be entitled to rely will be expressly set out in such a contract.
13. Recipients will be responsible for meeting their own costs of participating in the sales process for the Property. The Parties shall not be liable to compensate any Recipient Parties for any costs or expenses incurred in reviewing, investigating or analysing any Information, whether that Information is contained in this Information Memorandum or otherwise.
14. None of the Parties are liable to compensate or reimburse the Recipient Parties for any liabilities, costs or expenses incurred in connection with the sale of the Property.
15. Except as may be expressly provided in any agreement in writing between the Parties and the Recipient, the Recipient acknowledges and agrees (for itself and the other parties) that to the maximum extent permitted by law, all terms, conditions, warranties and statements, whether express, implied, written, oral, collateral, statutory or otherwise, relating to the Information Memorandum and the lease of the Properties are excluded, and each of the Parties disclaim all liability for any loss or damage arises in connection with any negligence, default or lack of care on the part of the Parties, any misrepresentation or any other cause, by reason of, or in connection with, the provision of the Information or by the purported reliance thereon by any of the Recipient Parties.
16. No person is authorised to give information other than the Information Memorandum or in another brochure or document authorised by the Vendors. Any statement or representation by an office, agent, supplier, customer, relative or employee of the Vendor will not be binding on the Vendor.
17. The Information is confidential. The Information must not be reproduced, transmitted or otherwise made available or communicated to any person other than the Recipient Parties without the prior written approval of the Vendors. The Recipients acknowledge and agree that upon deciding that they do not wish to proceed with the purchase of the Property, or at the request of the Parties, they will immediately return the Information together with any reproduction thereof.
18. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
19. This disclaimer is additional to the contract and survives execution of a Sales Contract for the Property.

Client..... Date.....

Client..... Date.....

General Information

SDA - FULLY ACCESSIBLE (Platinum Level LHA)

Fully Accessible & High Physical Support Design Overview

The Fully Accessible construction is one of the five categories of housing that is funded by the NDIA – this is fully accessible housing that also has improvements that cater specifically to the needs of participants with physical disabilities.

All floor plan layouts and inclusions within the construction have been designed to incorporate materials of a high standard ensuring the appearance mirrors that of standard residential housing. The building designers ensure plans conform with all specifications required under the Liveable Housing Standards for Platinum Level accommodations, in addition to the NDIS requirements.

Special design considerations have been given to needs of both care providers and tenants while ensuring the functions of built in items included also serve that of a standard home. All finishes within the property have been selected with aesthetics given priority to attract both potential tenants and potential future buyers.

All homes registered as specialist disability accommodation under the NDIS go through all standard development applications, in addition to the LHA inspection and report, and are designed to comply with local and state government town planning and design requirements.

The NDIS Housing Rates

The NDIA is making payments to all housing that is occupied by participants that have SDA approved in their plans for the same scope of accommodation; this includes both housing that existed prior to the NDIS in addition to the new housing constructed in response to the NDIS housing initiative.

The price paid by the NDIA will be higher for “New builds” to attract new investors to enter the market to assist in constructing purpose-built housing.

Housing is based on a 20-year NDIS life, after which time it is assumed that the housing will be sold in the private market. At that time, the payment schedule will change from that of a “new build” to “existing stock”.

Registration Process

All properties and all providers are required to be registered through the NDIA and NDIS. The NDIA will capture data on the housing stock that is being funded. The position paper does not set out additional hurdles to register for housing beyond the requirements for all providers.

These include that the provider agrees with the NDIA’s terms and conditions, and terms of business, that the dwelling meets relevant State and Commonwealth standards and laws and is charging a rate consistent with the benchmark pricing.

Providers will also need to register the dwelling with the NDIA. This will provide a database of housing that is current, and includes information on current, tenanted and new housing that is available for NDIS participants. In registering dwellings, providers will need to attest that the dwelling meets the standard that it is being registered for, (eg. Fully accessible / platinum / robust / silver). As part of compliance a licensed LHA assessor will be employed to complete an inspection and report on completion of the build to accompany the enrolment of the dwelling.



LIVEABLE HOUSING
AUSTRALIA (LHA):

NDIS / SDA CATEGORY:
FULLY ACCESSIBLE
HIGH PHYSICAL SUPPORT
IMPROVED LIVEABILITY
SIL PARTICIPANTS

1300 859 278

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Some answers to your most common questions.

We've had some questions that come up consistently around this opportunity, so we've answered them here.

As always, feel free to contact your agent with any other questions.

How are you finding participants?

There is a certain amount of commercial sensitivity here, but a broad explanation is as follows.

Tenants / Participants.

It's important to remember the purpose of Specialised Disability Accommodation (SDA). SDA is housing that has been purpose built for Australians with disabilities, with rents paid by The National Disability Insurance Scheme (NDIS). We've found that many NDIS providers, Participants and their families are not aware of the accommodation opportunities that are available.

People with Disability are key to the success of these projects. We are working with advocates & organisations to spread the word and refer potential participants to our accommodation.

Support Coordinators & Providers

Planners are the people responsible for applying & justifying funding for the participants - they come in many shapes & sizes. Some are local bookkeepers, participants and other large health organizations. We are partnering with a variety of these providers. We're offering a program that rewards them for collaborating with us. The response so far has been very positive.

Bringing them together.

We're creating a platform that compliments existing portals connecting providers & participants, across multiple mediums. Horizon SDA are hosting regular events for Participants & their families along with their health care providers, connecting the two groups. The benefit to us (and you) is that Planners and Care Providers don't usually offer accommodation as a part of their operation so it's not on their radar.

That's where we come in - we are educating them on how SDA can help their participants.

Client..... Date.....

Client..... Date.....



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Technology

We have invested a great deal of time & resources into building an online platform that will help Participants find themselves the perfect home including help, connections to providers and house hunting information.

We are already using these systems ourselves, and the thought that has been put into the process is meticulous.

People

Without the right people, even the best ideas can fail. We have a dedicated, experienced, local team that are building this business to include every facet of Specialised Disability Accommodation, from planning to build, to ongoing maintenance & tenancy (including finding your participants).

How does the Property Management work?

When you choose Horizon to manage your property, you'll pay a fee which includes all foreseeable costs from sourcing & managing tenants to regulatory, audit & compliance costs. Refer to the explanation document for details about our all-inclusive fee.

How does Furnishing & Technology work?

There is a furniture allowance included when you build one of these properties. This also includes some smart home additions to the home. Anything very specialized for a participant would be paid for by the NDIS when they move in.

What's my rental income?

[Refer SDA Pricing & Payments on the NDIS Website](#)

Can we do it in SMSF?

Yes you can - if you have the full purchase price available in you super. Always work with your advisers before entering into any agreement.

Do we have to pay for water & power usage?

Like any rental, participants pay the day to day costs.

Important Note:

As a registered NDIS, SDA provider we feel very confident that using our tenant matching program, in collaboration with local support coordinators and support from LAC NDIS, we will fill the properties up on or before completion of construction. It's important to note that the time frame to fill each property will be determined by NDIS market conditions and no providers can guarantee a time frame at this stage of the NDIS rollout Australia wide.

Client..... Date.....

Client..... Date.....



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What makes Horizon different from other SDA Providers?

We have more than 30 years building industry experience, and we aim to be a market leader in the SDA space.

We are building a complete business centred catering to NDIS Participants using our connections with builders, certifiers, developers & industry experts.

Uniquely, we are bringing providers, participants and investors together to collaborate throughout the entire development lifecycle.

We're also offering our investors a safety net, and you can build knowing that the entire process is managed for you.

How quickly will we have tenants and participants?

One SDA participant is enough to make this opportunity cash flow neutral in many cases. If in the event your property is not rented to a participant on completion, we have created a unique investment strategy to earn positive income before your participants move in.

We have a unique certification process that allows participants to share the house with suitable like-minded housemates.

Your investment will have an ensuite in every room, and smart-home features. It will be a fully furnished 5 star independent living arrangement - very desirable & easy to rent. This will allow Horizon SDA home to ensure your home is filled with suitable, quality Participants. Once your participants start moving in, your temporary residents can move out.

Please note: Important information

Returns will vary according to many factors including the region, Land Value, disability level and availability of participants in each area. Please refer to the NDIS Price Guide. Design is important. We have heard of some SDA housing has taken up to 2 years to fill. Our process is to work with participants & providers to custom build to the specifications required by the participants level of care in coordination with their providers, planners and allied health care professionals.

Client..... Date.....

Client..... Date.....



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