

CITRINE

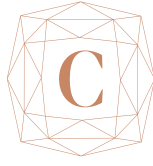
A BEAUTIFUL SECRET IN ESSENDON

A PRIVATE COLLECTION

by







CONTENTS

01

THE
BUILDING

02

LOCATION

03

LIFESTYLE

04

FINISHES

05

CUSTOMISATION

06

FIXTURES &
FITTINGS

07

POPULATION &
INFRASTRUCTURE

08

CASE STUDY

09

TEN REASONS

10

TEAM
BRANSON GROUP

11

TEAM
DKO

12

PROMISE OF
DELIVERY

13

TESTIMONIALS

14

SCHEDULES

15

FAQ

01

THE BUILDING



THE CITRINE FAÇADE.
ARTIST IMPRESSION.

UNEARTH CITRINE, A UNIQUE OFFERING OF EIGHT, FOUR BEDROOM, ARCHITECT-DESIGNED TOWNHOMES IN THE CENTRE OF ONE OF MELBOURNE'S MOST SOUGHT AFTER SUBURBS. STREAMLINE YOUR LIFESTYLE. SPEND MORE TIME ENJOYING ESSENDON'S HIDDEN GEMS.



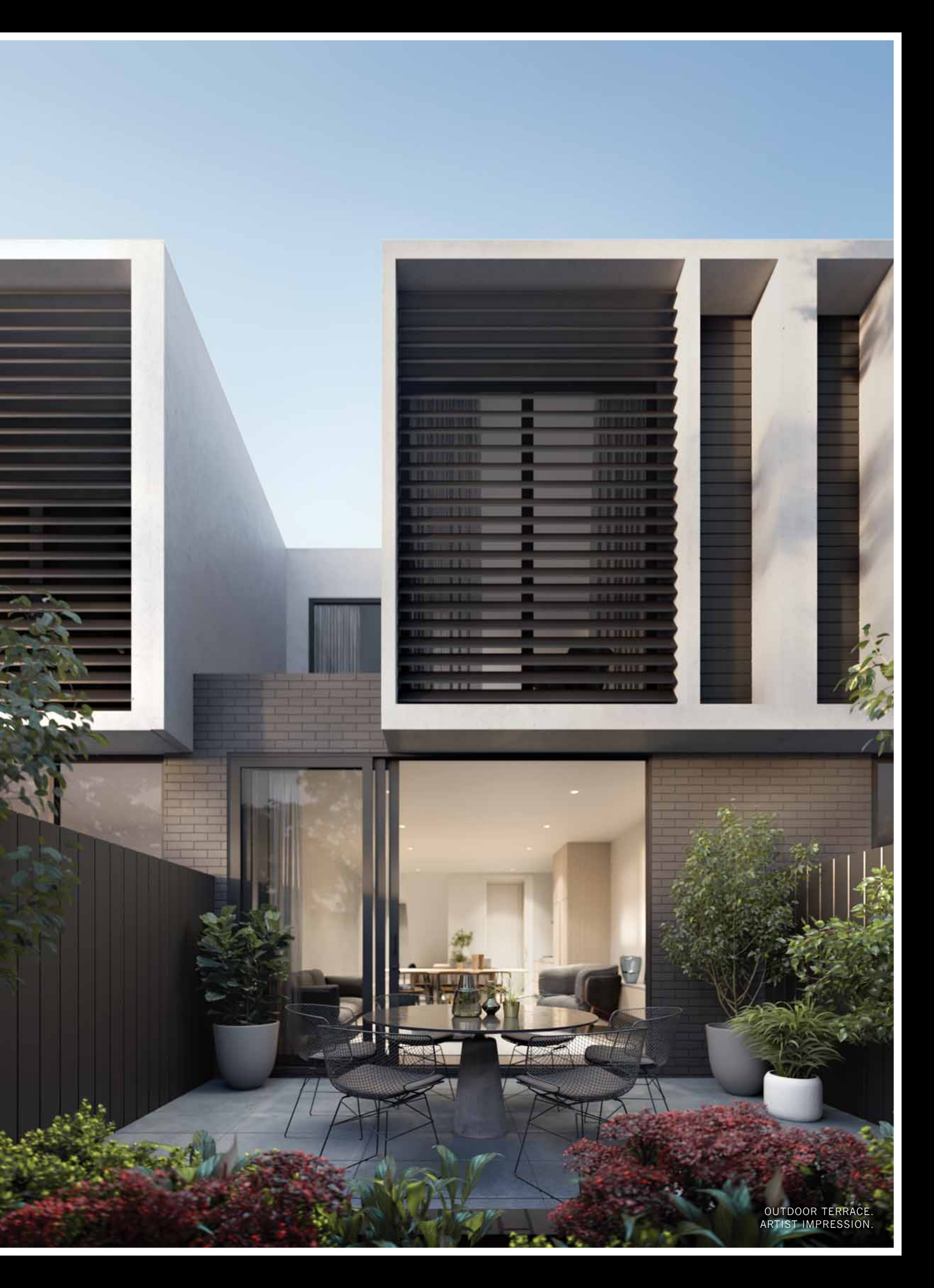
THE BUILDING

ARCHITECTURALLY REFINED

A front façade in perfect symmetry. A timeless combination of treatments in the form of expansive glazing, natural timber and contrasting masonry finishes. All framed by thoughtful landscaping tucked away in a quiet, secluded court.

“Exploring landscape and water through materiality and form, the interior design of Overman Court creates a series of spaces that provide functionality whilst cultivating a strong connection to the external architecture. The interior design of Citrine explores stylish materiality with a modern refined edge.”

Michael Drescher – Director DKO



OUTDOOR TERRACE.
ARTIST IMPRESSION.



THE BUILDING

ARCHITECTURAL DESIGN
ENSURES TIMELESS GRACE
AND LONGEVITY



KITCHEN & DINING.
ARTIST IMPRESSION.



THE BUILDING



BEDROOM.
ARTIST IMPRESSION.

THE BUILDING

AN INTERIOR DESIGN PALETTE
THAT HIGHLIGHTS LUXURY





KITCHEN, DINING & LIVING.
ARTIST IMPRESSION.



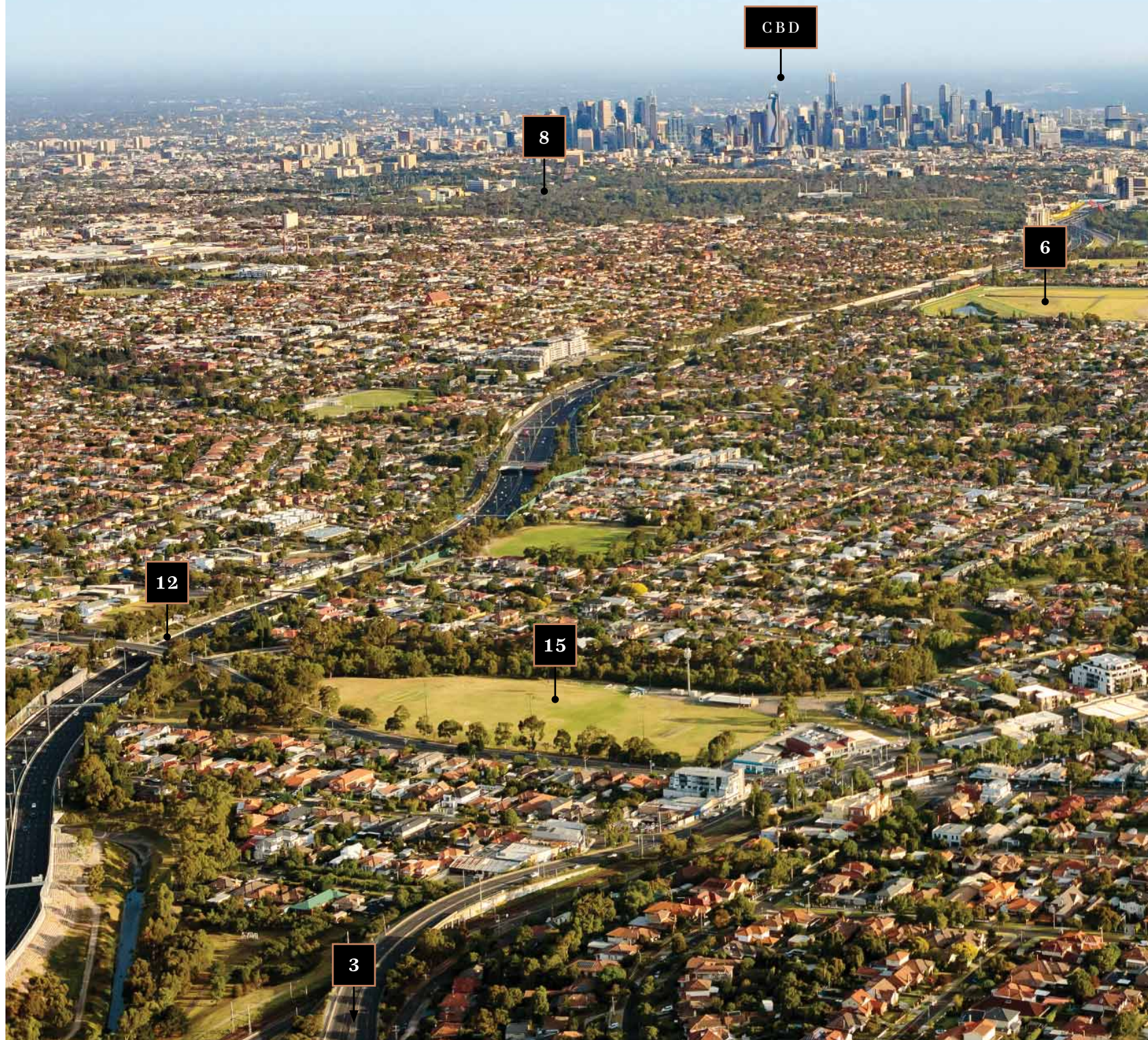
THE BUILDING

INTERIORS OF SPACIOUS BEAUTY,
LIGHT FILLED AND ELEGANT

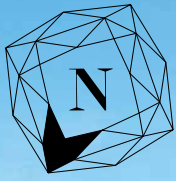
BATHROOM.
ARTIST IMPRESSION.

02

LOCATION



ORIENTATION



EDUCATION

- 1 St Vincent De Paul Primary School
- 2 Penleigh & Essendon Grammar School
- 3 Strathmore Secondary College

LEISURE

- 4 Flemington Racecourse
- 5 Windy Hill Essendon Football Club
- 6 Moonee Valley Racecourse
- 7 Port Philip Bay
- 8 Melbourne Zoo

SHOPPING

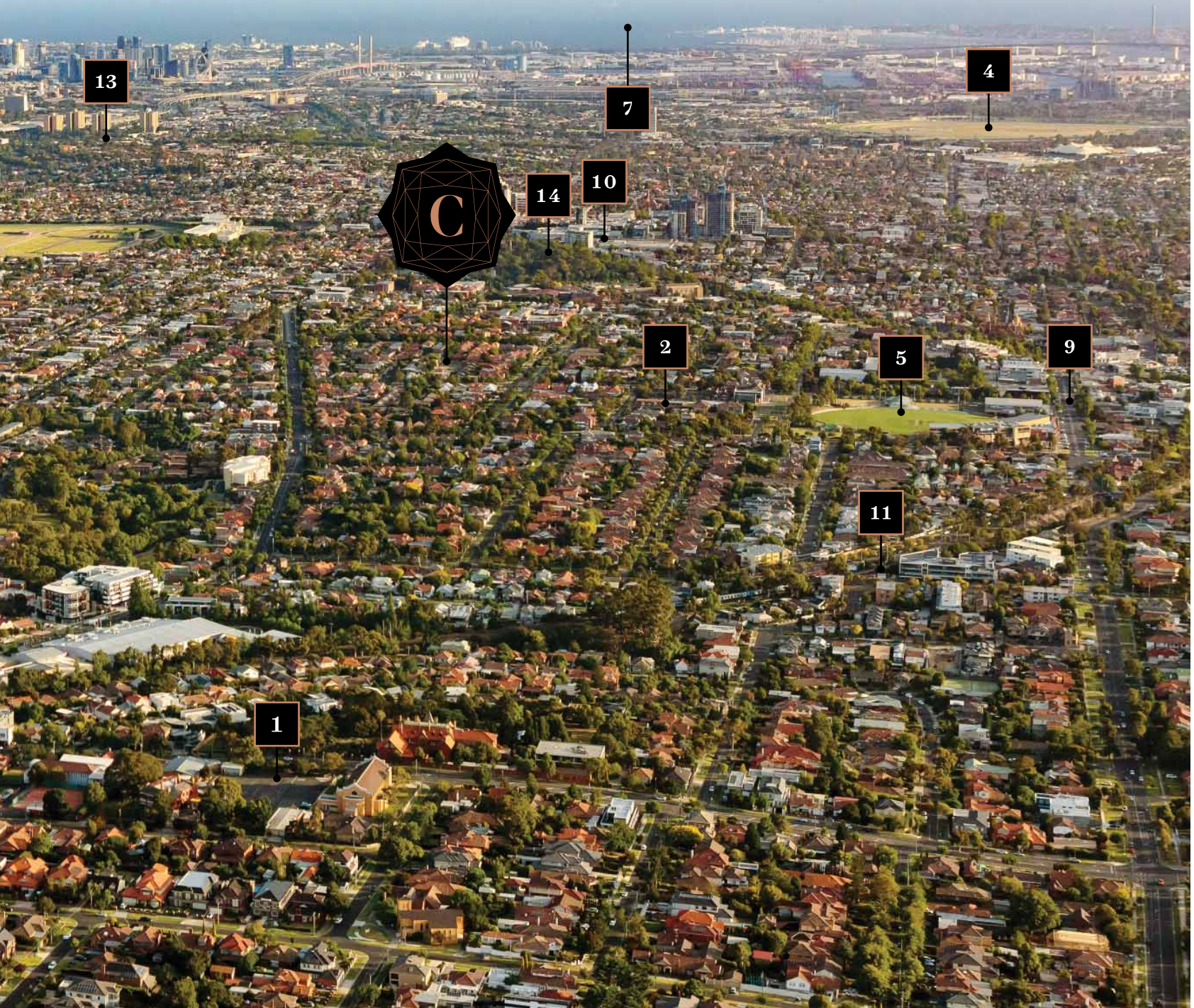
- 9 Napier Street Shopping
- 10 Puckle Street Shopping

TRANSPORT

- 11 Glenbervie Train Station
- 12 Tullamarine Freeway
- 13 Mt. Alexander Road

GARDENS & RESERVES

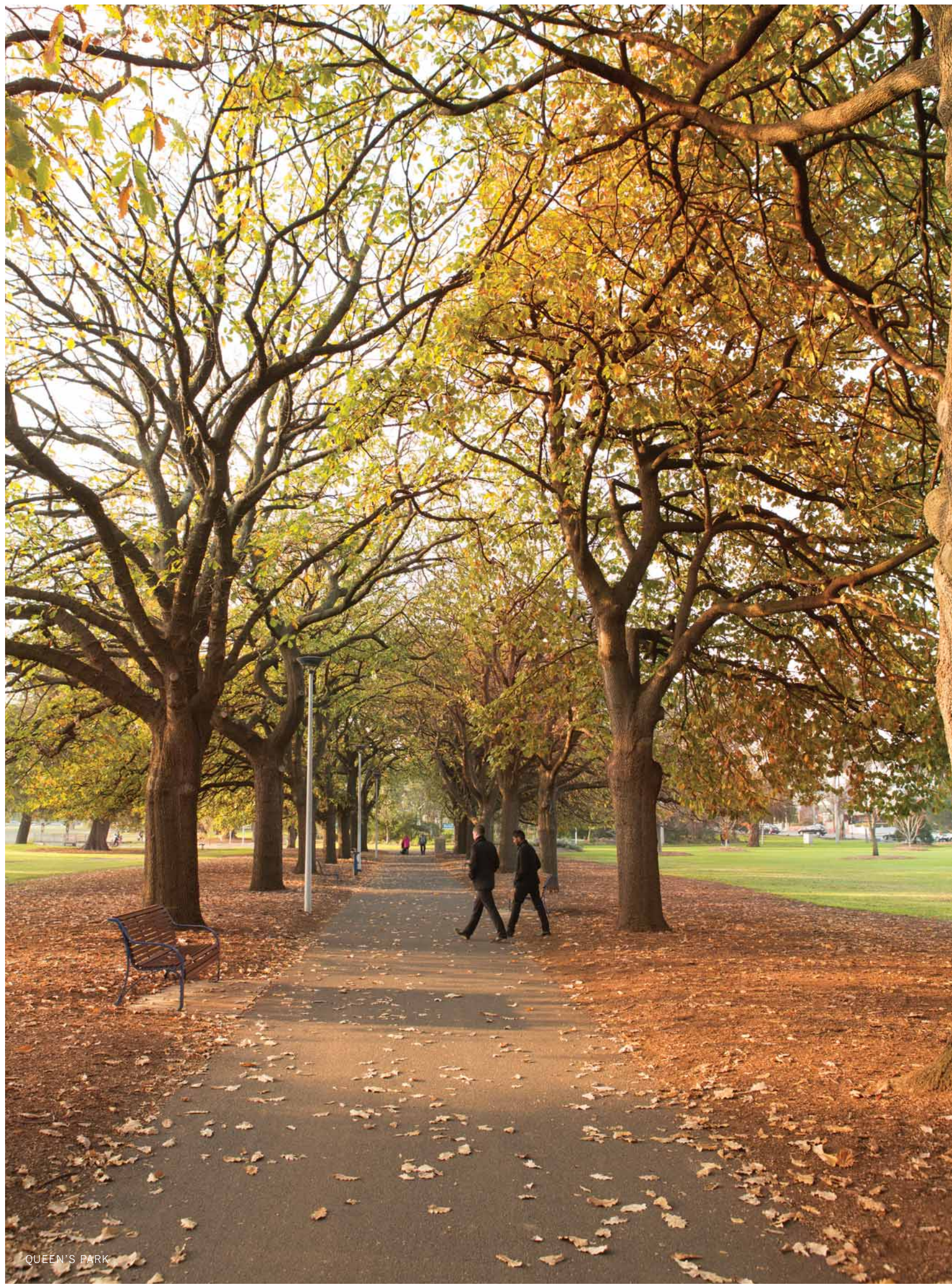
- 14 Queens Park
- 15 Cross Keys Oval







CITRINE IS THE VISION OF THE
BRANSON GROUP – DEVELOPERS
RECOGNISED FOR CATERING TO
DISCERNING BUYERS WHO KNOW
TRUE QUALITY INVOLVES MUCH
MORE THAN CRAFTSMANSHIP



QUEEN'S PARK

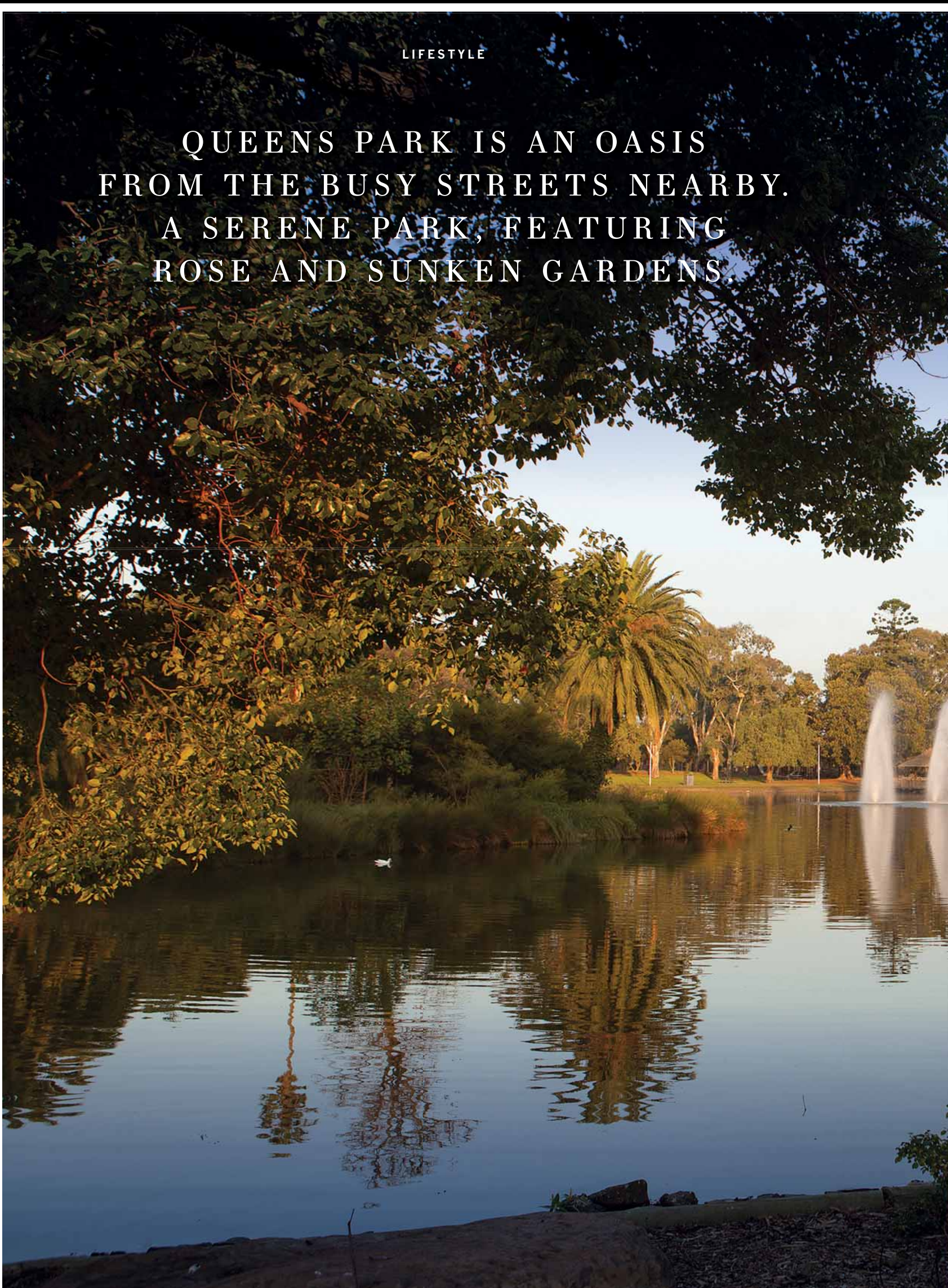
03

LIFESTYLE

A BEAUTIFUL
SECRET IN
ESSENDON

LIFESTYLE

QUEENS PARK IS AN OASIS
FROM THE BUSY STREETS NEARBY.
A SERENE PARK, FEATURING
ROSE AND SUNKEN GARDENS.





A COVETED ADDRESS OF THE NORTHWEST

LONG RECOGNISED AS THE NORTHWEST'S
PREMIER ADDRESS, THERE'S A LONG LIST
OF REASONS FOR ESSENDON'S PEDIGREE.

EDUCATION

Essendon hosts nine private and public schools, including St Bernard and Buckley Park Colleges, Penleigh & Essendon Grammar School, Lowther Hall and in the schooling zone for Strathmore Secondary College. Plus the Essendon campus of Kagan Batman TAFE and easy access to leading universities including the University of Melbourne and RMIT University.



LOWTHER HALL, ANGLICAN
GRAMMAR SCHOOL



PENLEIGH & ESSENDON
GRAMMAR SCHOOL



THE UNIVERSITY
OF MELBOURNE



MOONEE PONDS
JUNCTION

PUBLIC TRANSPORT

Essendon boasts plenty of public transport. The train station is conveniently located on the corner of Buckley and Rose streets, with plenty of parking for commuters and safe, secure travel to and from the city via the Craigieburn line.

The number 69 Tram runs directly to the city down Elizabeth Street, stopping at Keilor, Bulla and Mt Alexander roads among others along the way. Tullamarine Airport is only a short fifteen minute drive.



TULLAMARINE
AIRPORT

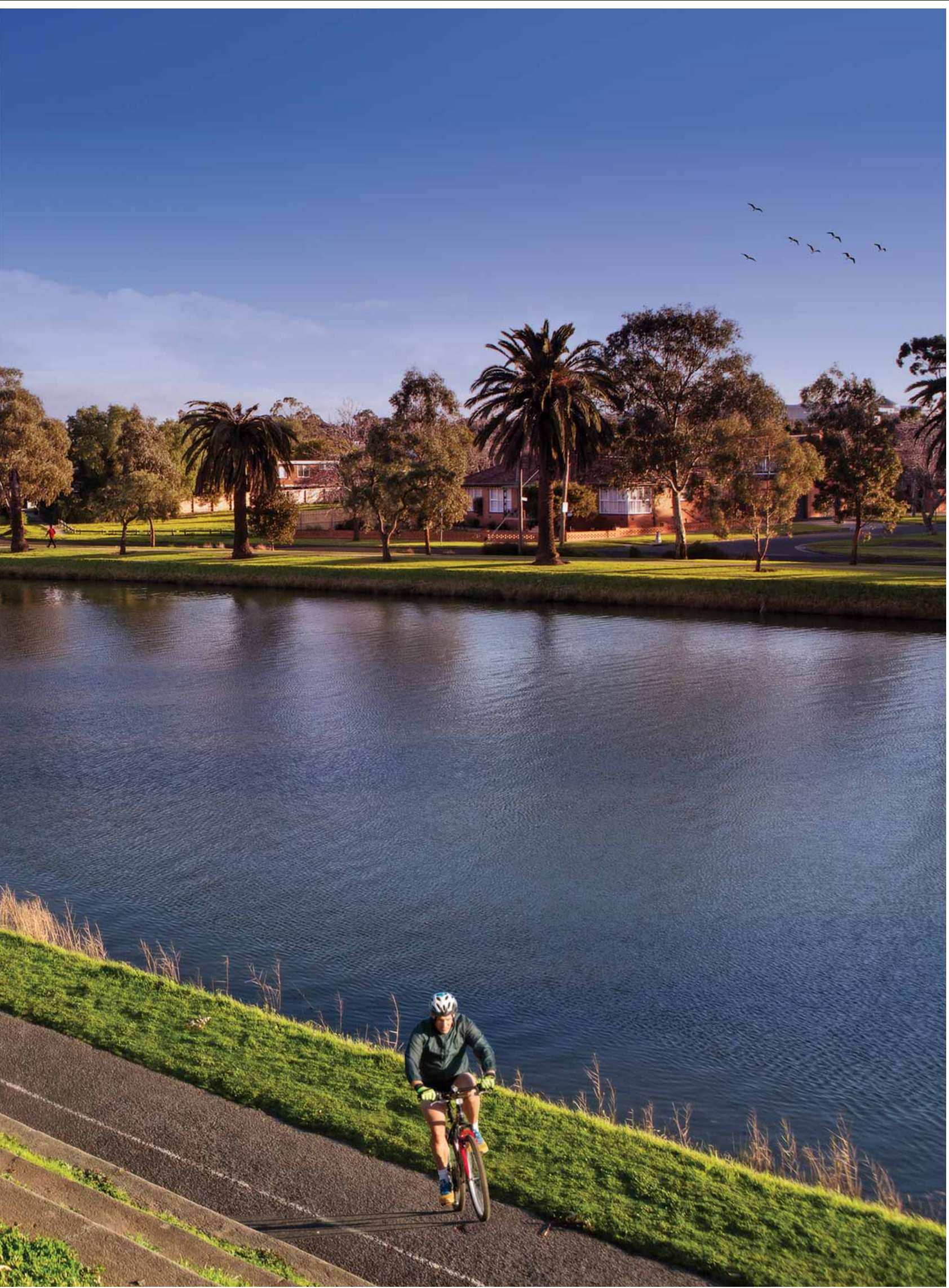


MOONEE PONDS
TRAIN STATION

LIFESTYLE

THE TREE-LINED BANKS OF
THE MARIBYRNONG RIVER PROVIDE
A PICTURESQUE BACKDROP
FOR EXERCISE – WHETHER YOU RUN,
RIDE OR SIMPLY STROLL AND
ENJOY THE SCENERY







ST. ROSE CAFE

PARKS AND RESERVES

Green spaces abound in Essendon. From the walking tracks and palm trees along the Maribyrnong River to Essendon.

Fields sports and athletics grounds, and the iconic Windy Hill – the famous home of Essendon Football Club.



MOONEE VALLEY
ATHLETICS TRACK



RELAXING IN
QUEENS PARK

LIVE LIKE THE LOCALS

DISCOVER THE HIDDEN GEMS OF ESSENDON

CAFES

Ascot Food Store
Friend's of Ours Cafe
Poynton's Nursery
Captain Grey Cafe
St Rose Cafe

FRESH FOOD

LaManna Supermarket - Essendon Fields
Anthony's Butcher Shop - North Essendon
Fruitique Fruit Shop

DINING

400 Gradi
Esca Grill (for special fine dining occasions)
Woodstock Pizzeria

SHOPPING PRECINCTS

Napier Street
Mount Alexander Road
Highpoint Mall
DFO
Sim's Sport Puckle Street



BARISTA CULTURE IS ALIVE
AND WELL IN ESSENDON

LIFESTYLE





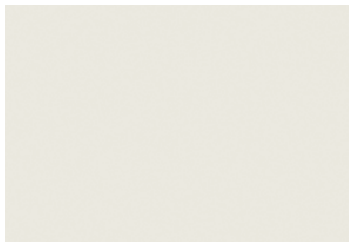


DISCOVER A RARE JEWEL THAT
COMBINES LUXURY, SCALE,
SPACE AND ELEGANCE WITH
IMMEDIATE ACCESS TO EVERYTHING
YOU LOVE ABOUT ESSENDON

04

FINISHES

PAINT



WALLS, CEILING & DOORS

EUROPEAN OAK TIMBER FLOORING



FLOOR

CARPET



FLOOR

RECONSTITUTED STONE



SCULLERY AND LAUNDRY

JOINERY



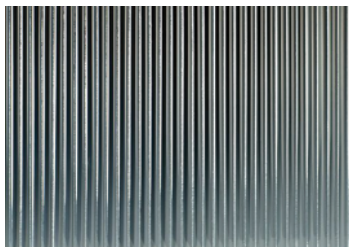
KITCHEN, BATHROOM
AND ENSUITE

POWDERCOAT



KITCHEN, BATHROOM
& ENSUITE

FEATURE GLASS



KITCHEN & SCULLERY

MARBLE



KITCHEN BENCHTOP
& SPLASHBACK

PORCELAIN FLOOR & WALL TILE



BATHROOM, ENSUITE
& LAUNDRY

05

CUSTOMISATION

CUSTOMISE YOUR HOME

Our renowned interior design partners, DKO, have created a superb palette of interior finishes in keeping with the elegance and luxury of Citrine.

Each townhome features their stylish and versatile touch.

Now we would like to offer you even more. The chance to finesse the interior of your new home to your own taste.

Our sales team look forward to sharing the selection of customisable choices available so you can transform your townhome into a unique personal statement.

06

FIXTURES & FITTINGS

KITCHEN



MIELE COOKTOP
STAINLESS STEEL



MIELE RANGEHOOD



MIELE SEMI-INTEGRATED
DISHWASHER



KITCHEN SINK UNDERMOUNT,
ONE AND HALF BOWLS



MIELE STEAM OVEN



MIELE OVEN



SINK MIXER
PHOENIX

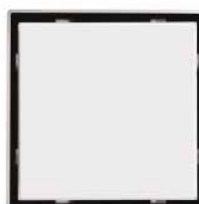


INTEGRATED FRIDGE
& FREEZER MIELE

LAUNDRY



BOWL SINK



FLOOR WASTE INSERT



DRYING CUPBOARD

BATHROOM



TOILET. WALL FACED,
SOFT CLOSE SEAT



BASIN & BATH OUTLET
PHOENIX



RAIL SHOWER
PHOENIX



WALL TOP ASSEMBLIES
PHOENIX



SHOWER WALL MIXER
PHOENIX



ROBE HOOK
PHOENIX



TOILET ROLL HOLDER
PHOENIX



FLUSH MOUNT SHOWER ROSE
PHOENIX



TOWEL RAIL
PHOENIX



SHOWER SHELF
PHOENIX



FLUSH PLATE



WASH BASIN
ABOVE COUNTER, WHITE



FLOOR WASTE CHANNEL



FREE STANDING BATH

07

POPULATION & INFRASTRUCTURE



POPULATION FORECAST

6 MILLION

Melbourne population by 2031
(Source: Invest Victoria)



NEW RESIDENTS

149,000

Victoria's population increase — 149,000 in 2016-17 financial year.
(Source: Australian Bureau of Statistics)



GOVERNMENT PLANNING FOR FUTURE GROWTH

\$37 BILLION

In infrastructure investments across five major

\$6 BILLION

M80 Ring Road and
North East Link

\$4.1 BILLION

Regional Rail Link connecting
West Melbourne

\$1.6 BILLION

Expansion of the
Port of Melbourne

\$17 BILLION

East West Link

\$9 BILLION

The Metro Rail
Capacity Project

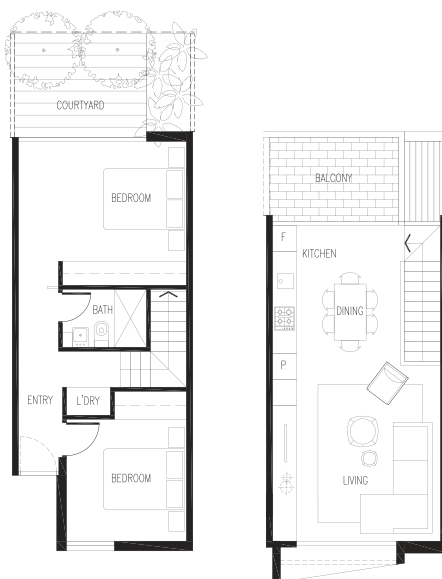
08

CASE STUDY

BRANSON DELIVERS ON CAPITAL GROWTH



FLOOR PLAN



Ground Floor

Level 1

PARQUE TOWNHOUSES

Townhouse at Parque — Moonee Ponds
Owner settled in Feb 2016, property was sold Nov 2017

Property TH8
Address: 24 Park Street, Moonee Ponds
Contract price: \$630,000
Contract date: 2015
As Is Valuation at time of purchase \$645,000
Sold Price: \$740,000
Capital Gain: \$110,000

CAPITAL GROWTH

17.5%

over the period of 21 months



09

TEN REASONS

TEN REASONS TO INVEST IN ESSENDON

01

MELBOURNE'S BEST LUXURY COLLABORATION



02

CITRINE POINT OF DIFFERENCE

EXCLUSIVITY

Small number of townhomes on the block.

FLEXIBILITY

Flexible upgrade packages allowing you to have a hand in building your townhome.

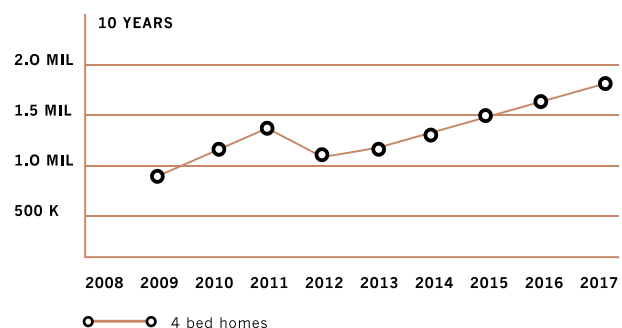
PRIVACY

The privacy and security of a court is priceless.

03

MEDIAN SALES PRICE

The median sales price for 4 bed houses in Essendon last year was \$1,745,000. Median house price experiencing a 66.2% increase over the last 5 years.



04

DESIGN

MOST CONSIDERED
PLANS IN
THE MARKET

Combined with highly regarded
interiors from DKO.

05

WALKABILITY

QUEEN'S PARK, P.E.G.S.
AND PUCKLE STREET
SHOPPING PRECINCT

are all in close walking distance
from Citrine.

06

PROXIMITY TO CITY & AIRPORT

12 mins

Only 12 minutes from CBD
and to the airport.

07

HIGH RENTAL DEMAND

792

Visits per property in Essendon
(Source: realestate.com.au)

08

PROXIMITY TO AMENITIES

SURROUNDED BY SOME OF MELBOURNE'S
MOST BEAUTIFUL PARKS, RENOWNED
RESTAURANTS AND PRESTIGIOUS SHOPPING
VILLAGES, CITRINE IS POSITIONED IN
THE MOST COVETED POCKET OF ESSENDON

09

LIFESTYLE

LOW
MAINTENANCE
LIVING

10

BRANSON

A PROVEN DEVELOPER
WHO DELIVERS ON PROMISE
— *Branson*

10

TEAM

BRANSON GROUP

Building property, delivering lifestyles.

One of Melbourne's prominent luxury townhome developers, the Branson Group has a solid industry reputation for delivering stylish, high quality properties.

At Branson, we understand that great design is the foundation for an amazing property that supports your lifestyle and investment growth. In addition to our core values of quality, luxury and style, we integrate sustainable design principles into every project, and pride ourselves on delivering on our promise to provide service that is second to none.



11

TEAM

DKO

DKO Architecture has over 170 design professionals working out of multiple offices in Australia, New Zealand and Asia.

While the practice has expanded, so too has the breadth of projects undertaken, from landmark mixed-use developments to bespoke residences. At the core of DKO's design philosophy, admirably conveyed in the projects that follow, lies a commitment to an architecture that serves people, respects place and stands the test of time.

DKO

12

PROMISE OF DELIVERY

PROMISE OF DELIVERY

16° NORTH – PRESTON



RENDER



FINAL PRODUCT

PARQUE – MOONEE PONDS



RENDER



FINAL PRODUCT

BRANSON'S PROMISE

Strong relationships are founded on trust. This understanding is at the core of the Branson Group's promise – to deliver precisely on the design we initially present to you, our client.

That means exemplary quality and attention to detail, all conveyed through close and clear communication with you throughout the process. So the finished home we provide is entirely aligned with the outstanding quality you expected from the outset.

SAINTLY PLACE – FLEMINGTON



RENDER



FINAL PRODUCT

13

TESTIMONIALS

SAINTLY PLACE

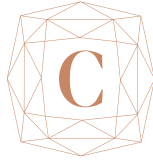


THE BUILDING
IS STUNNING IN THE
WAY IT HAS CHANGED
THE STREET



“...Saintly Place would have to be the most satisfying settlement inspection I have had in all of the developments we have been involved in. The actual apartment was an incredible design, the hallways are spacious, the front on the building is stunning in the way it has changed that street and the wow factor of the views from the balcony towards the City and the Dandenong’s is something that will get a tenant with ease as well as give the apartment good appreciation benefits. Well done and these clients are certainly keen to look at any other developments Branson Group will be offering.”

ANDREW WESTBLADE
Finance Consultant



16° NORTH



IT'S SOMETHING
QUITE RADICALLY
DIFFERENT TO
THE AREA



“Thank you to the Branson Group, you’ve been amazingly responsive and helpful. I’m enjoying the townhouse immensely and the many compliments received from my visitors. I particularly like the landscaping at my place, and needless to say, the amount of storage is an absolute dream. I felt my townhouse was finished very nicely, so I consider myself very lucky! I love the architecture – it’s something quite radically different to the area but it’s a nice sort of difference.”

CINDY WONG

Purchaser & Owner Occupier at 16° North

14

SCHEDULES



McDonald Upton

boutique is better

Phone: (03) 9375 9375
Fax: (03) 9379 2655

1112 Mt Alexander Rd
Essendon Vic 3040

mcdonaldupton.com.au
ABN: 26 173 917 191

Tuesday, 13th February 2018

Attn: Mr B Atanasovski
Branson Group
PO Box 320
Moonee Ponds, VIC, 3039

Dear Sir,

RE: 7 Overman Court, ESSENDON, VIC, 3040

Based on the information provided to me and current rental market conditions, I suggest the proposed townhouses at the above address would rent as follows:

Townhouse 1 - \$950pw
Townhouse 2 - \$900pw
Townhouse 3 - \$850pw
Townhouse 4 - \$850pw
Townhouse 5 - \$850pw
Townhouse 6 - \$850pw
Townhouse 7 - \$850pw
Townhouse 8 - \$880pw

I am more than happy to meet with you to discuss further.

Should you require any further information please contact the undersigned on 9375 9375.

Yours faithfully,
McDonald Upton-Real Estate


Sheryl Upton
LICENSED ESTATE AGENT

NOTE: This should not be considered as a sworn valuation



Indicative Tax Depreciation Schedules

4 Bedroom + 3.5 Bathroom
7 Overman Court, Essendon

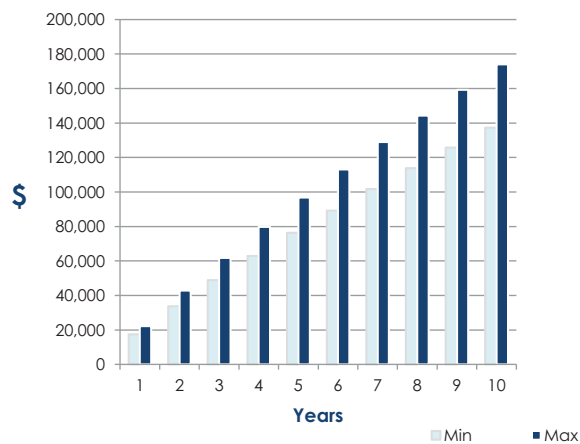
Minimum

FINANCIAL YEAR	DIVISION 40 DEPRECIATING ASSETS	DIVISION 43 CAPITAL WORKS	TOTAL DEDUCTION
1	8,324	10,604	18,928
2	6,790	10,604	17,394
3	5,366	10,604	15,970
4	4,278	10,604	14,882
5	3,435	10,604	14,039
6	2,775	10,604	13,379
7	2,254	10,604	12,858
8	1,838	10,604	12,442
9	1,504	10,604	12,108
10	1,235	10,604	11,839
Remainders	6,036	311,948	317,984
TOTAL	43,835	417,988	461,823

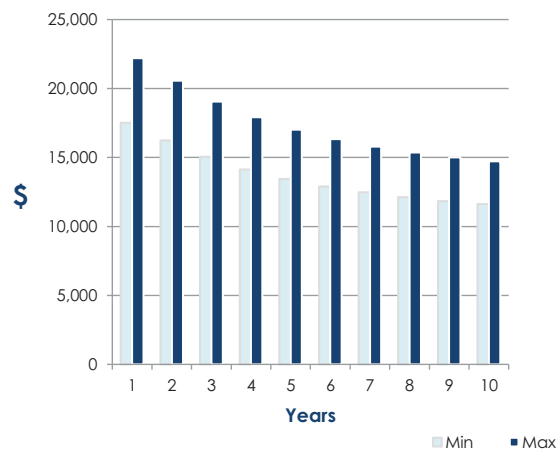
Maximum

FINANCIAL YEAR	DIVISION 40 DEPRECIATING ASSETS	DIVISION 43 CAPITAL WORKS	TOTAL DEDUCTION
1	10,544	13,432	23,976
2	8,601	13,432	22,033
3	6,797	13,432	20,229
4	5,418	13,432	18,850
5	4,351	13,432	17,783
6	3,515	13,432	16,947
7	2,855	13,432	16,287
8	2,328	13,432	15,760
9	1,905	13,432	15,337
10	1,564	13,432	14,996
Remainder	7,646	395,134	402,780
TOTAL	55,524	529,454	584,978

Cumulative Depreciation Comparison



Annual Depreciation Comparison



This indicative schedule is based on purchase price of \$1,495,000 and estimated site value of \$450,000. The figures above are indicatives only and **should not** be used for taxation purposes. The Division 40 has been calculated by using Diminishing Value Method and the first year is based on 365 days. The effective life depreciation rates have been adopted from Taxation Ruling 2017/2.

Northwind has prepared this indicative schedule for marketing purposes and does not give any warranty or accept liability for loss and damage as a result of use of this schedule for any other reasons.

To obtain an actual report for taxation purposes, please call Northwind on 1300 388 088



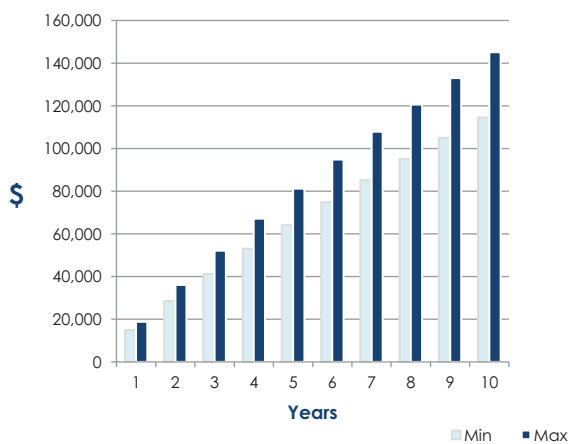
Indicative Tax Depreciation Schedules

4 Bedroom + 3 Bathroom
7 Overman Court, Essendon

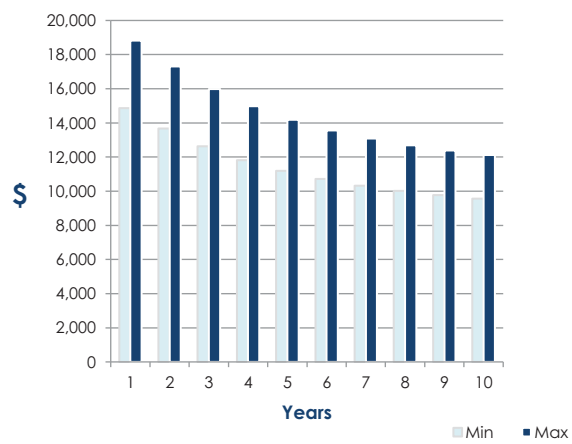
Minimum			
FINANCIAL YEAR	DIVISION 40 DEPRECIATING ASSETS	DIVISION 43 CAPITAL WORKS	TOTAL DEDUCTION
1	6,813	8,709	15,522
2	5,488	8,709	14,197
3	4,321	8,709	13,030
4	3,429	8,709	12,138
5	2,741	8,709	11,450
6	2,202	8,709	10,911
7	1,779	8,709	10,488
8	1,442	8,709	10,151
9	1,173	8,709	9,882
10	956	8,709	9,665
Remainders	4,467	256,212	260,679
TOTAL	34,811	343,302	378,113

Maximum			
FINANCIAL YEAR	DIVISION 40 DEPRECIATING ASSETS	DIVISION 43 CAPITAL WORKS	TOTAL DEDUCTION
1	8,630	11,032	19,662
2	6,952	11,032	17,984
3	5,473	11,032	16,505
4	4,344	11,032	15,376
5	3,472	11,032	14,504
6	2,790	11,032	13,822
7	2,253	11,032	13,285
8	1,826	11,032	12,858
9	1,485	11,032	12,517
10	1,211	11,032	12,243
Remainder	5,659	324,535	330,194
TOTAL	44,095	434,855	478,950

Cumulative Depreciation Comparison



Annual Depreciation Comparison



This indicative schedule is based on purchase price of \$1,085,000 and estimated site value of \$330,000. The figures above are indicatives only and **should not** be used for taxation purposes. The Division 40 has been calculated by using Diminishing Value Method and the first year is based on 365 days. The effective life depreciation rates have been adopted from Taxation Ruling 2017/2.

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To obtain an actual report for taxation purposes, please call Northwind on 1300 388 088

15

FREQUENTLY ASKED QUESTIONS



WHY BUY OFF THE PLAN?

Buying off-the-plan is exactly that, purchasing a property before it has been built using images, plans, drawings and documentation as a guide. The benefits of buying property this way are many and may include:

Brand New Condition

In a brand new property, as opposed to an existing dwelling, all structure, services, finishes and appliances will be in brand new condition.

Large Choice

Buyers will have the opportunity to customise their property through the selection of floor plan, colour scheme, finishes and in some cases townhouse layout and design.

Depreciation Benefits

Investors have an opportunity to claim the maximum amount of building and plant depreciation for new properties, significantly improving their cash flow position.

Fixed Price

Purchasers are committing to a fixed price at the time of signing the contract which won't change at settlement and there are no progress payments.

Time to Save

Purchasers will have time to save and plan for their investment.

New Appeal

Investors benefit from having the most 'desirable' product in the market place when complete and attracting higher rent yields.

ARE THERE ANY OTHER COSTS ASSOCIATED WITH BUYING OFF THE PLAN?

A deposit equal to 10% of the total contract price will be applicable at the time of signing, with the 90% balance due on completion.

There are no progress payments during construction.

Buyers will also need to plan for stamp duty charges at settlement.

Normal lending and conveyancing fees would apply.

HOW DO I BUY A CITRINE TOWNHOUSE?

You can purchase a Citrine townhouse directly from Branson Group or a registered agent. A deposit equal to 10% of the total contract price will be applicable at time of signing with balance due on completion. There are no progress payments. Bank guarantees are also accepted by Branson Group.

DO I NEED A CONVEYANCER OR LAWYER?

This is a personal decision. Either a conveyancer or lawyer can represent you at settlement for conveyancing, however only a lawyer can advise on legal matters relating to the contract of sale.

IS MY DEPOSIT PROTECTED?

Yes, your 10% deposit will be held in a trust account until the settlement date.

WHAT NAME CAN I BUY THIS PROPERTY UNDER? CAN I BUY IN A COMPANY NAME OR A NOMINEE?

You can purchase a Citrine property under a personal name, company, trust or superannuation fund.

WHAT HAPPENS AFTER SIGNING THE CONTRACT?

Branson Group will keep you up to date on construction progress in the lead up to settlement. More detailed information on the settlement process and moving-in procedure will follow as the date of practical completion approaches.

For investors, Branson Group will be able to arrange for your property to be offered to the rental market weeks before the settlement date.

WHEN SHOULD I START PREPARING FOR A LOAN?

If you will be requiring a loan to fund your property purchase it is advisable to start planning for this event 3 to 6 months prior to the settlement date to ensure you are in a financial position to settle on time. Your Client & Administration Manager will be in frequent contact with you in the lead up to settlement to guide you through this process.

WHAT IS A BODY CORPORATE LEVY AND WHAT DOES IT COVER?

Each owner will pay a body corporate levy, which will go towards maintaining all common areas around your townhouse. The amount will depend on the townhouse and will need to be paid on a quarterly basis.

WHO WILL MANAGE THE BUILDING AFTER THE TOWNHOUSES HAVE SETTLED?

Branson Group have appointed The Knight Owners Corporation to manage Citrine. With over two

decades worth of experience, The Knight provides exceptional body corporate strata management services to Owners Corporations throughout Melbourne and the broader community. The Knight also have an excellent track record on Branson Group projects, such as recently completed 16° North and Saintly Place.

WHAT SHOULD I DO IF I WANT TO RENT OUT MY TOWNHOUSE?

If you are an investor within Citrine, we suggest you engage a property manager 2-4 weeks prior to the estimated time of settlement. Branson Group are more than happy to assist in recommending a suitable agent for your property and arrange for it to be offered to the rental market weeks before the settlement date.

Historically, projects developed by Branson Group have achieved strong rental demand due to their premium locations, good design, abundant amenities and quality build.

HOW ARE GAS, ELECTRICITY AND WATER METERED?

Gas, electricity and hot water will be metered individually to each townhouse.

WHAT TYPE OF HEATING AND COOLING IS PROVIDED TO THE TOWNHOUSES?

All townhouses will be fitted with split system heating and cooling to the central living space and main bedroom.

WHAT TYPE OF LIGHTING IS BEING PROVIDED?

LED downlights will be provided to the entire dwelling. Common lighting to the basement and garden entrance.

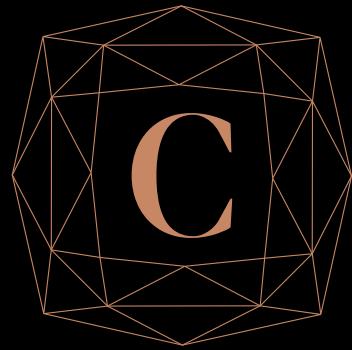
WHAT SECURITY IS BEING PROVIDED?

A coded pedestrian gate entry and remote control to car park entrance.



A PLACE YOU LOVE FOR
LITTLE SECRETS THAT
YOU AND FRIENDS HAVE
ENJOYED FOR YEARS





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