



*Keeping you
in touch*

Welcome to the first Real Estate column from the developers of the Oasis Estate, Kingaroy Street, opposite the Taabinga School.

We have decided to try and keep the local community in touch with what our company is doing with this project. Stages 1 and 2 are inclusive of 50 x 800m² to 900m² lots.

As of this week we have commitments and contracts on 45 of the lots, plus on lots 49 and 50, we have submitted plans for a 75 place child care centre and Lots 37A, 38 and 39 we have submitted plans for a small shopping centre to service the estate. Our plans are to include a restaurant and 7/11 type store along with shops which will be available for purchase for new or old residents of Kingaroy to set up a business to service the newest and largest residential development ever approved by the Kingaroy Council.

We have sold 7 Lots as House and Land Packages, with our builder, Mahoney Constructions, who will also be the superintendent on the project with regard to overseeing the quality of homes being built on all lots as plans must be submitted to the developer for approval. The covenant is for houses over 200m², brick

and tile.

We are at the moment finalising the landscaping of the project, which will include 10 large date palms along Kingaroy Street and also landscaping in the centre aisle, which should make the project a very pleasant place to live.

We would like to thank all the workers, contractors and consultants who have assisted us with this project. House and Land packages start at \$340,000 to \$350,000 and finance is available to assist purchasers. A special thank you goes out to Allan Wain of Raine & Horne who sold us the land originally.

***You can call the
developer direct
Richard Butler on
(07) 3222 7322
until 9.00pm each night
for copies of plans and
house prices.***

***Enquiries from all
Real Estate Agents
welcome!***

***Full REIQ
Commission Payable***

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The Success Continues

Welcome to the second Real Estate column from the developers of the Oasis Estate, Kingaroy Street, opposite the Taabinga School and thanks for your comments that we have received so far on the concept of keeping the Kingaroy/South Burnett Community in touch with the Oasis development.

This week we would like to advise you that on of our client building companies, who upon receiving their 20 contracts for land that they have purchased in Stages 1 and 2, have given us a verbal commitment for 10 more lots in Stage 3, which will be sold off-the-plan on Expressions of Interest in the next 3 to 4 weeks.

We also have 8 of our original clients, who bought off-the-plan 2 years ago wishing to put their blocks of land up for sale at \$110,000 for 800m² to \$120,000 for 900m². By the end of next week we should have the entrance statements completed and each of the blocks will be pegged with corflute signs showing lot numbers, and the size of the blocks. If you wish to go on to our website, www.pegasuspartners.com.au, and hit on Oasis Estate, you can download a plan and price sheet for the resale blocks.

This week we have included sample photo and plans of the style of house that Mahoney Constructions build. These houses are all over 200m² in size as per the building covenant, 3-4 bedrooms, double garage, brick and tile and can be completed

with fencing, turfing, driveway and display home finish for both kitchen and bathrooms right down to drapes.

Finance can be arranged for all purchasers on both low doc and full documentation (to approved purchasers).

Rental returns would be approx \$330 per week for this type of quality home and with the announcement of the new mine coming to the area, bringing in 750 construction jobs, 550 permanent jobs and a mine life of 30 years (source: Courier Mail) this can only add to the capital gain that the Oasis Estate will achieve over the next 2-3 years.

I have been told by Real Estate Analysts that every million dollars of capital expenditure in an area provides indirectly or directly 7 new jobs.

The Kunioon Mine Development costs is \$500 million.

So the writing is on the wall for the future of the district.

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Enquiries from all Real Estate Agents welcome!

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New Builders Coming To Town

Welcome to the third weekly column and update on the Oasis Estate, opposite the Taabinga Primary School in Kingaroy Street.

Last weekend further Brisbane based builders have given us an undertaking for 3 lots in the Oasis Estate, one for a display home which will be on Lot 16. They have also taken up Lots 41 and 42, which are our first investors resale lots and have also given an indication of wanting 3 or 4 lots in the third undeveloped stage comprising 24 lots.

We welcome any enquiries from locals and Kingaroy builders and advise that Lots 17, 18, 19, 20, 22 and 26 are available and on the market as resales from our initial investors at \$110,000 for 800m² and \$120,000 per lot over 900m².

We also last week had clients asking for copies of the building covenant, which we are happy to email or fax to any interested parties. The building covenant states that the properties internal area must be over 200m² and be brick and tile. All plans must be submitted to our building superintendent, Tony Mahoney, Mahoney Constructions, so as an investor or resident the quality of the homes around you will assist in the assurance of capital gains. Along with the submitted proposed development plans for Childcare Centre and Shopping Centre, the Oasis Estate will be something unique and appealing to residents and investors alike.

The long awaited arrival of the entrance signs happened on Monday and each lot is now numbered with the square metreage recorded of the lot on the corflute lot signs.

So why don't you take a drive down and take a look at what is happening at the Oasis Estate - you might get a surprise.

Finance is available for purchaser from 10% deposit, with repayments at approximately \$150 per week to approved applicants.

The development company is now working on the landscaping for the entrance and the medium strip which has been approved by the Kingaroy Council and should be in place in the next 2 weeks.

We are now starting to work on the beginning of the industrial component of our project, which in Stage 1 has 17 lots, ranging from 1,000m² to 5,470m². Although it is early days we do have our development approval in place and this week received our first expression of interest to purchase a lot.

You can call the developer direct. Richard Butler on (07) 3222 7322 until 9.00pm each night for copies of plans and house prices.

Enquiries from all Real Estate Agents welcome. Full REIQ commission payable.

Our website is

www.pegasuspartners.com.au and go to Oasis Estate where plans and current price sheet can be downloaded.



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It's Booming

Welcome to the fourth weekly column and update on the Oasis Estate, opposite the Taabinga Primary School in Kingaroy Street.

Last Saturday, I rang every agent from Yarraman through to Goomeri and all agents reported to me that sales in the South Burnett area and enquiries have picked up enormously since the announcement of the Kunioon Mine four weeks ago.

We sold another property last weekend to a builder, who also has given us a verbal for 2 lots in our next stage. At present, we are now down to only 5 lots left for sale of the 9 resales we had 2 weeks ago. They are lot numbers 17, 18, 19, 22 and 26. Lot 17 would make a perfect display home for a builder as it is opposite the approved recreational facility.

A lot of interest has been shown in the recreational facility so I thought that this week I would give you more detail. The site is 1,000m² and has been provided by the developers for each one of the owners of the first 65 lots. There will be 2 further recreational facilities and these facilities are run under a Body Corporate Scheme which costs the homeowner \$4.99 per week maintenance. The facility has a full size tennis court, a large in-ground pool, male and female toilet facilities, covered overhead BBQ facility and will

be fully fenced with a security key which cannot be duplicated without a written letter from the Body Corporate, so the facility is only available for 65 home owners. This facility inclusive of the land is worth approximately \$300,000. That is something that other developers have never done before in Kingaroy, however in every coastal unit project it is a standard facility that is taken for granted by the purchasers. This facility will make the lifestyle at the Oasis Estate unique and, along with the proposed Child Care and Shopping Centres currently awaiting Council approval, the estate will provide most facilities within walking distance.

We have also had two expressions of interest now in the development approved light industrial site and plans are available for any interested purchasers.

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