

PANDANAS APARTMENTS



Newsletter 14, December 2007

Sunset (Recent) Level 20

Hi Everyone

This is just a short note to say Merry Christmas and Happy New Year to everyone and give a Progress Report just before the holiday season.

Pandanas is coming along very well, the serviced apartments are very close to being completed, we are expecting titles to be issued in January and then settlements to start in February.

The residential apartments should follow within 4 – 6 weeks after serviced apartments.

Sales have continued ticking along, with lots of interest now that we are nearing completion, we have now reached 85% sold.

Some people have already started obtaining finance and valuations. Over the last 4 weeks I have taken Valuers, Banks and Financial Institutions through the entire Development to enable them to have a full understanding of the Development, Contract, Management and Letting Agreements.

Following are businesses that we would recommend for various activities.

Valuation Companies:

McGees Property Phone 08 89 411550 - Martin Gore (Director)

Herron Todd White, Phone 08 89 414833 - Chris Winter (Valuer)

Colliers International Phone 08 89 410055 - Poasa Rquiyawa (Valuer - Manager)

Lending Institutions - 80% on Serviced Apartments

TIO Territory Insurance Office - Phone 08 89 462675 Paul Hunt (Bus Development Manager)

Paul is very good as he will does residential and commercial lending up to \$5m, he therefore has a very good understanding of small business clients that wish to buy investment properties.

CBA - Phone 08 89 463213 – Jenny Hartley (Mobile Lender Manager) 0418 733 743

Dave Stewart (Sales Manager Mobile Banking) 08 89 828756

CBA is offering discounts on loans for Pandanas & Litchfield Purchasers.

Both Jenny and Dave are experienced in lending.

Bank SA – Phone 08 89 811391 - Simon Day (Senior Residential Lending Manager)

Bank SA is offering discounts on loans for Pandanas & Litchfield Purchasers.

Simon has been a residential lender here in Darwin for many years and personally looks after his clients.

NAB - Phone 08 89437473 - Angela Tomazos 041440374 angela.tomazos@nab.com.au

All the above Lenders have visited the site and gone through Pandanas Development, they all have a very good understanding of the Development and looking forward to looking after Purchasers. They have all indicated that the turn around time for verbal Ok will be only a couple of days. Obviously to get formal OK can take a bit longer.

Real Estate Company (Rental for Residential)

Elders – 08 89 460555 – Diane Davis (CO) diane.davis@eldersdarwin.com.au

Diane has been over the building and will offer a discounted commission on management fees for any Purchasers in Pandanas who have residential apartments. Please contact Diane direct via her email.

Taxation Depreciation Schedule

RLB Rider Levett Bucknall - 08 89 412262 contact paul.lassemillante@au.rlb.com

RLB have been associated with the building and have in the past given us indicative depreciation figures, they have now offered all Pandanas Purchasers a very good deal on Taxation Depreciation Schedule:

Serviced Apartments	\$250.00 (incl GST)
Residential Apartments	\$300.00 (incl GST)

Please just email Paul direct.

I am away from 26 December to 29 January, I will have someone checking my emails and redirecting them to me during this period. I am also making myself available for Valuers and Banks queries during this period.

For any sales enquires please call Kellie Caust 0427 602 640 or Anne Vowels 0438453494 at Elders.

I hope you all have a great Christmas with family and friends and look forward to speaking with you in the New Year.

Cheers Mary

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