$703,200

5 3 2



ACCORD 20
DUKE

*façade renders are an artist impression only



The Lookout
Lot 226 Road E, Colac 3250

Lot Frontage: 14m
Lot Depth: 32m
Land Area: 448(m^2)
Total House Area: 183.15(m^2)
Land Price: $264,000
Build Price: $ 439,200
Exp. Title Date: April 2027
Package Structure: 2 Part Contract
Orientation: North

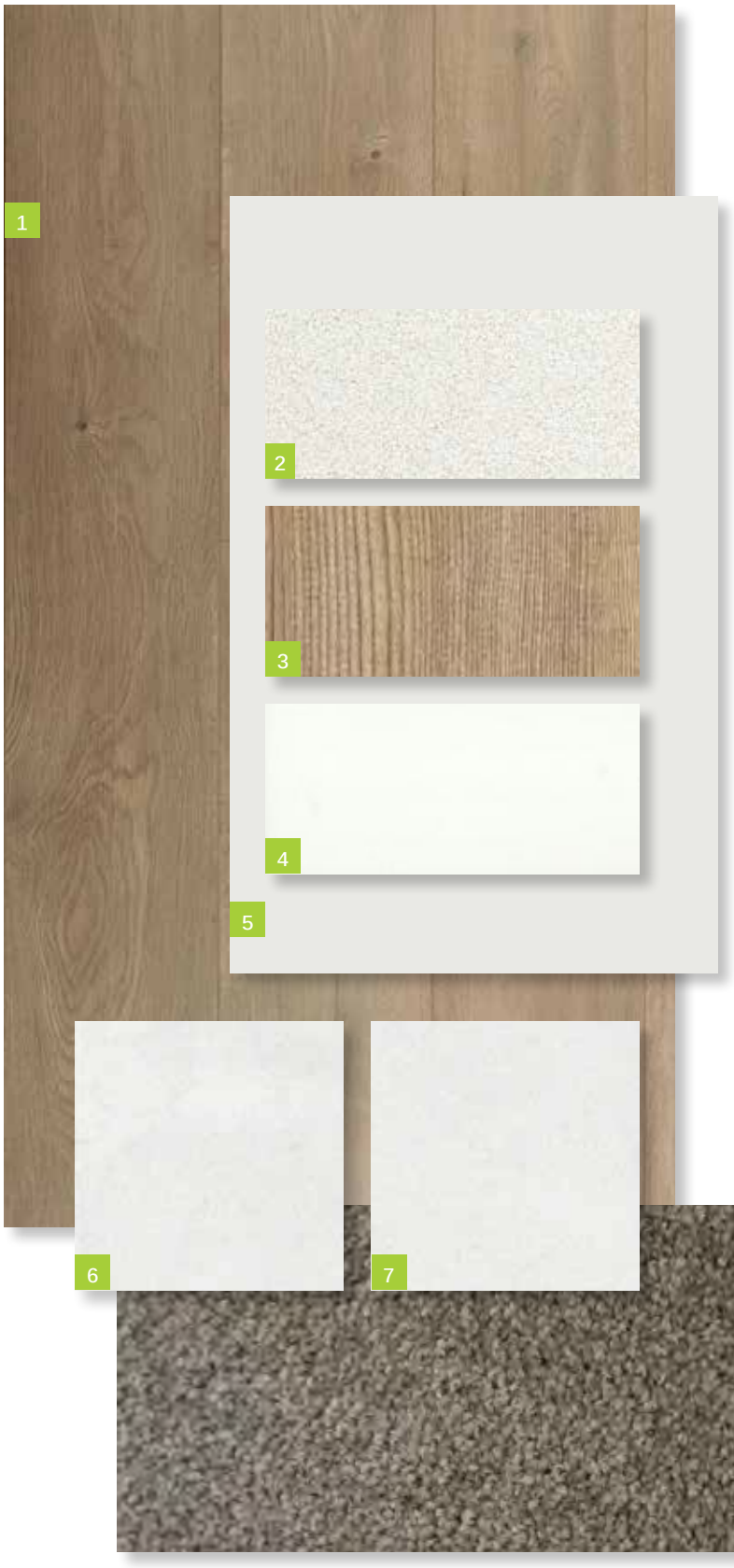
- AWARD WINNING BUILDER
- BUILDING HOMES FOR OVER 25 YEARS
- 100% FULL TURNKEY PRICE
- LANDSCAPING, FENCING AND DRIVEWAY INCLUDED
- 2590MM CEILINGS
- 900MM APPLIANCES

Please refer to the Business Development Manager for floorplans and further product details. Package current as at 11/10/2026. Package price based on standard floorplan, builder?s nominated façade and builder?s preferred siting. All house and land packages are subject to developer?s final approval. Land prices and availability are subject to change without notice. Plans are exclusively owned by Let's Buy Property and shall not be copied, distributed or altered, without the written permission of Let's Buy Property. Let's Buy Property reserves the right to change package details, prices or substitute the make, model and/or type of any of the above products, specifications, inclusions or promotion without notice or obligation. Images are for illustrative purposes only and may not represent standard inclusions. Please refer to final contract documents and final working drawings for exact details.



INTERNAL COLOURS

INTERNAL COLOUR SELECTION ALPINE



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 3141 Osprey
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Mocha Firewood
4. **Splashback**
   BEAUMONT TILES
   Colour: United White Gloss (182174)
   Size: 100x300mm
   ARDEX
   Grout: White
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Feather Dawn 19.40
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga White (1204371)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: March
   Underlay – 7mm



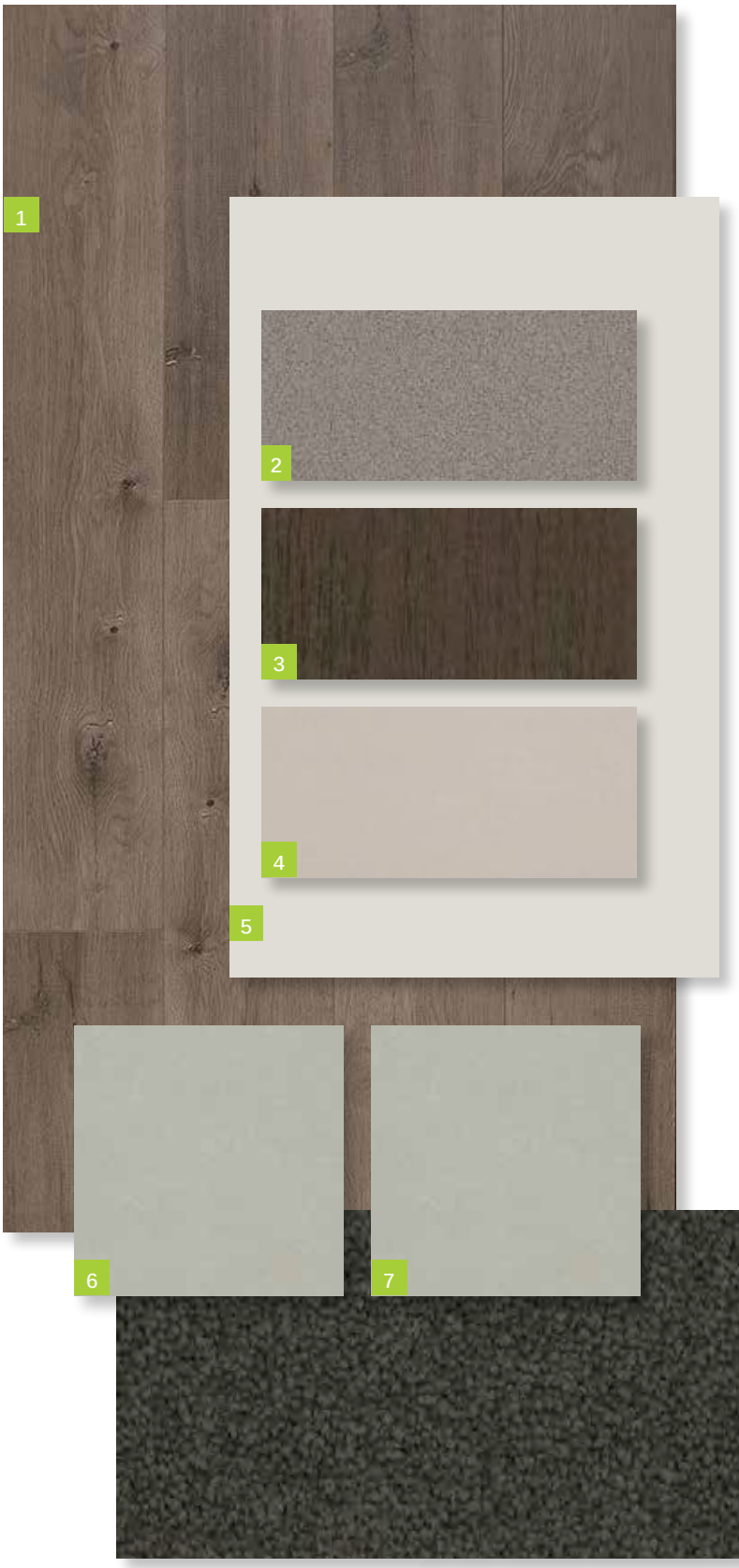


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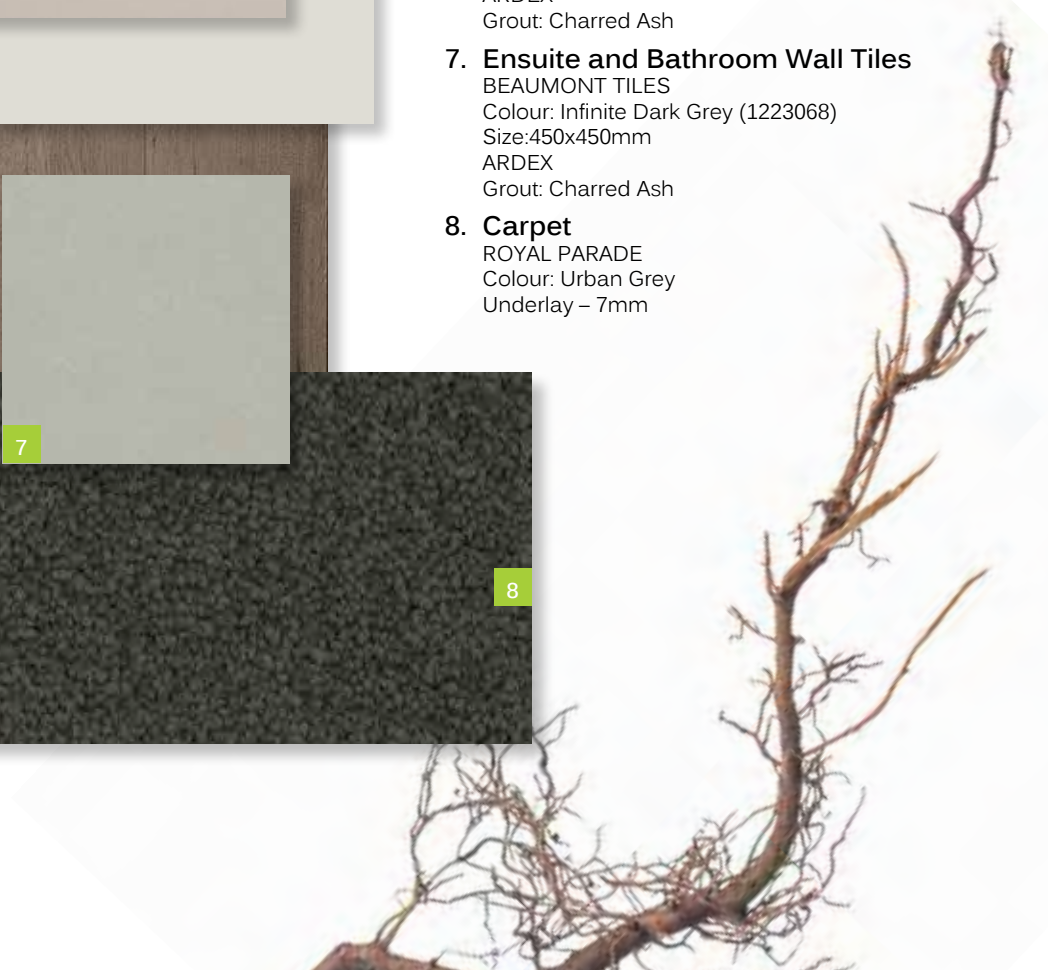


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INTERNAL COLOUR SELECTION BASALT



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 2040 Urban
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velour Finish
   Square Edge ABS Edging
   Colour: Bodega Oak 1009
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Floral White ½ strength
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Infinite Dark Grey (1223068)
   Size:450x450mm
   ARDEX
   Grout: Charred Ash
8. **Carpet**
   ROYAL PARADE
   Colour: Urban Grey
   Underlay – 7mm



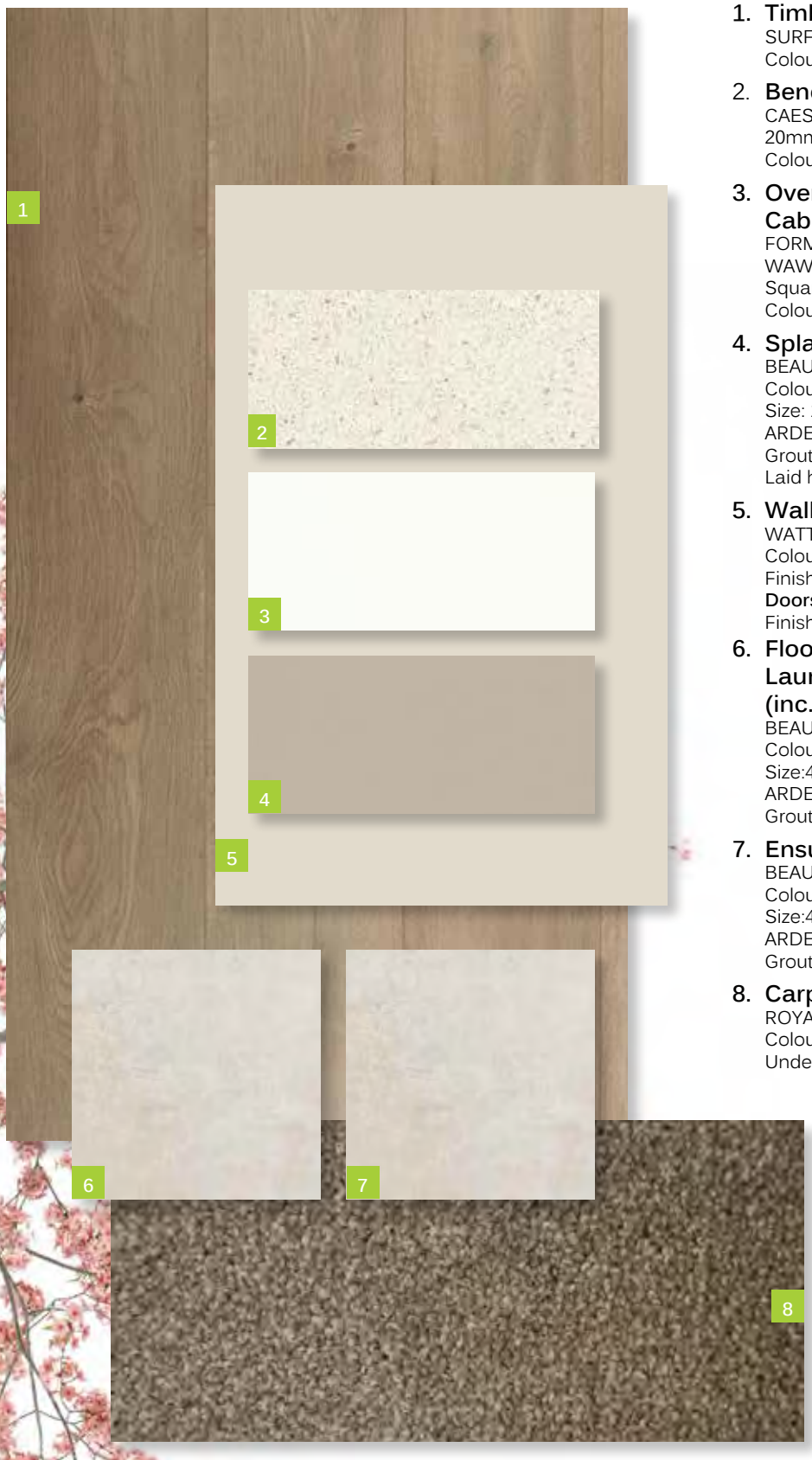


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INTERNAL COLOUR SELECTION IVORY



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn – Ridgewood
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6141 Ocean Foam
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   WAW Velour Finish
   Square Edge ABS Edging
   Colour: Warm White
4. **Splashback**
   BEAUMONT TILES
   Colour: United Ash Latte Gloss (182055)
   Size: 100x300mm
   ARDEX
   Grout: Travertine
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: Grand Piano 1/4 A204
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Ivory (79934)
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belga Ivory (79934))
   Size:450x450mm
   ARDEX
   Grout: Misty Grey
8. **Carpet**
   ROYAL PARADE
   Colour: Hazelnut
   Underlay – 7mm

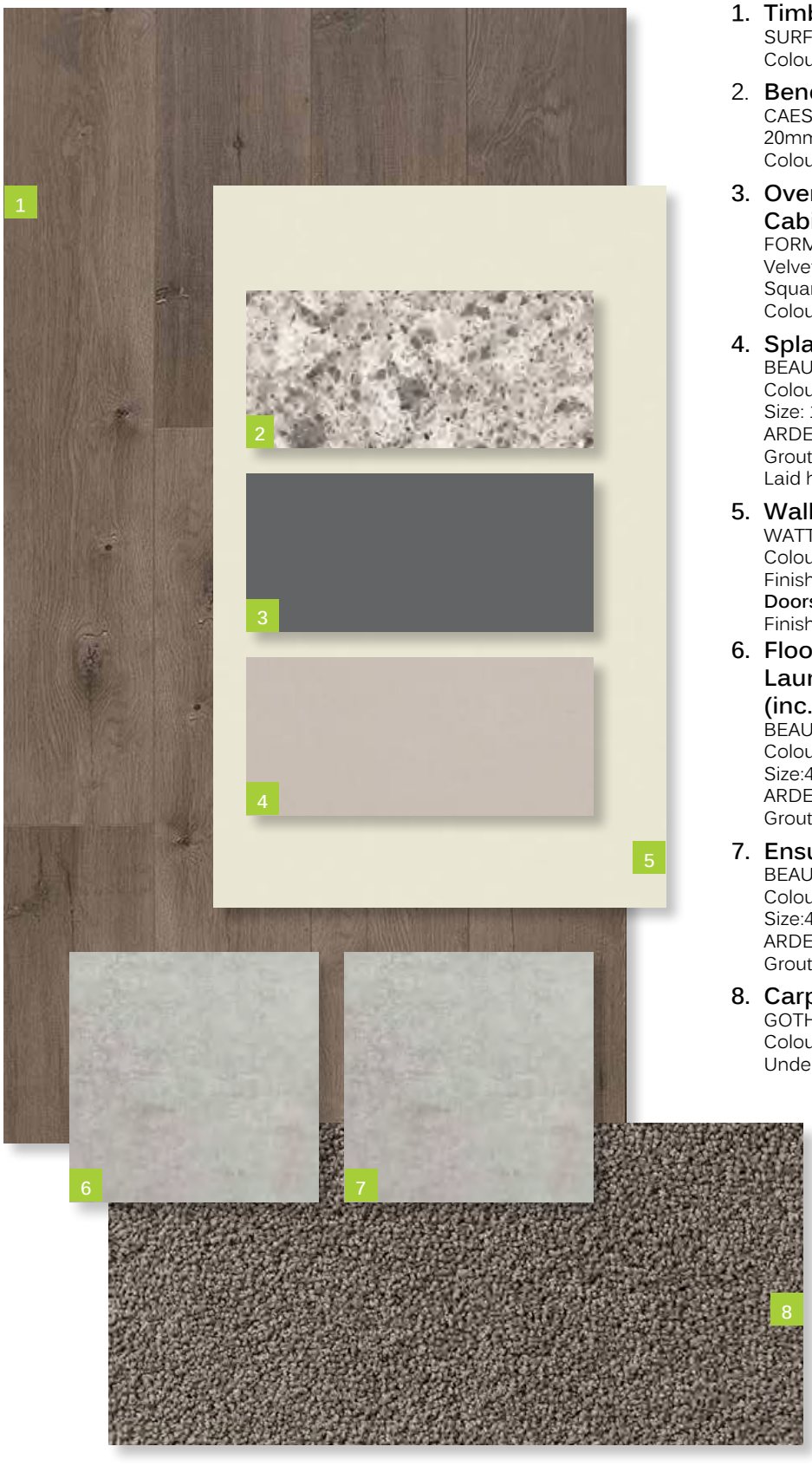


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INTERNAL COLOUR SELECTION STORM



1. **Timber Laminate Floor**
   SURFACES BY HYNES
   Colour: Brooklyn - Newtown
2. **Benchtop**
   CAESARSTONE
   20mm Square Edge
   Colour: 6270 Atlantic Salt
3. **Overheads Cabinet**
   Cabinet - Base (includes kicker)
   FORMICA
   Velvet Finish
   Square Edge ABS Edging
   Colour: Storm S2
4. **Splashback**
   BEAUMONT TILES
   Colour: United Pumice Gloss (1006457)
   Size: 100x300mm
   ARDEX
   Grout: Misty Grey
   Laid horizontal and stacked
5. **Walls**
   WATTYL
   Colour: White Smoke T15 3.6
   Finish: Low Sheen
   Doors / Woodwork
   Finish: Gloss
6. **Floor Tiles:**
   Laundry, Ensuite, Bathroom and WC (inc. shower bases)
   BEAUMONT TILES
   Colour: Belga Grey (79931)
   Size:450x450mm
   ARDEX
   Grout: Magellan Grey
7. **Ensuite and Bathroom Wall Tiles**
   BEAUMONT TILES
   Colour: Belg
   Size:450x45
   ARDEX
   Grout: Mage
8. **Carpet**
   GOTHAM
   Colour: Bird
   Underlay –



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INCLUSIONS





EXTERNAL

SITE COSTS

- Fixed Price Site Costs including Rock Excavation

EXTERNAL ITEMS

- Concrete Roof Tiles as per colour document 1
- Colorbond Fascia, Gutter and Downpipes 2
- Bricks as per colour document 3
- Natural colour Mortar with Rolled joints
- Brickwork above Windows to front Facade only
- Painted Infills above Garage Door and all Windows and Doors to sides and rear
- Plaster Ceiling to Porch and Outdoor Living (if applicable)
- Two part Termite Treatment
- Colour Through Concrete Driveway and Path to Porch 4
- Letterbox (with numbers)

GARAGE

- Colorbond Sectional Panelift Garage Door with Motor and 2No. Remote Controls 5
- Weatherproof Door to Rear of Garage (plan specific)
- Flush Panel Garage/House Access Door (plan specific)
- Concrete Floor

DOORS - EXTERNAL

- Feature 2040mm high x 820mm wide Front Entry Door with Clear Glazing
- Double Cylinder Deadbolt to Front Entry
- Entrance set to all external Hinged Doors and Garage/House Access Door (plan specific)





Natural colour mortar with rolled joints





2040mm high x 820mm wide front entry door and entrance set

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KITCHEN



- 900mm Stainless Steel Upright Cooker and Canopy Rangehood
- Stainless Steel Dishwasher
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Laminate Overhead Cabinets with Bulkhead above
- Stainless Steel Double Bowl Sink
- Mixer Tap
- Tiled Splashback
- 4No. Melamine Shelves to Pantry



Cabinet handles



Stainless Steel Dishwasher



900mm Stainless Steel Upright Cooker



900mm Stainless Steel Canopy Rangehood



Mixer Tap

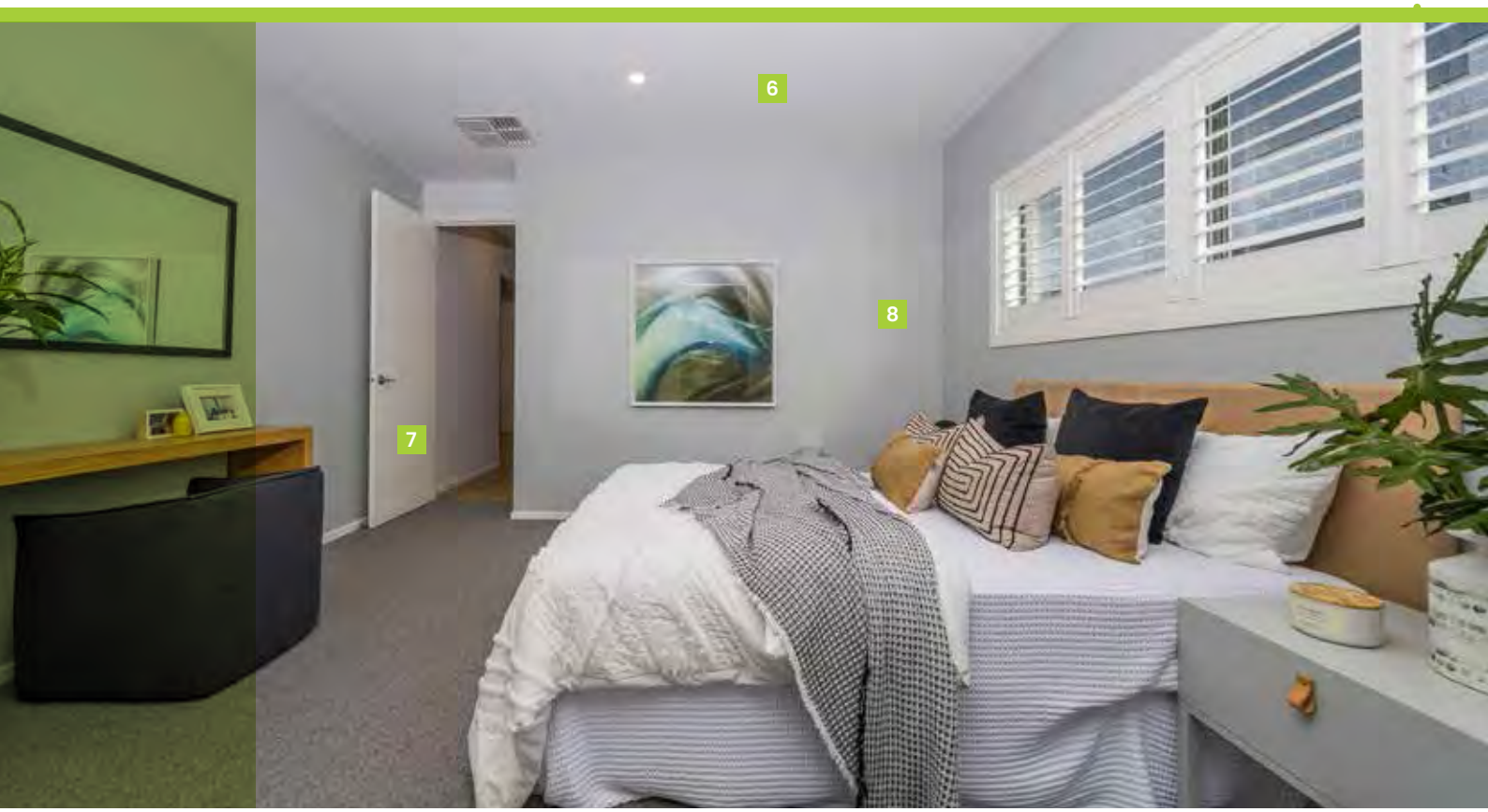


Stainless Steel Double Bowl Sink



20mm Caesarstone Benchtops with 20mm Square Edge

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INTERNAL

INTERNAL ITEMS

- Engineered waffle Slab
- Pine Wall Frames and Roof Trusses
- 2590mm Ceiling height to Single Storey 6
- 2590mm Ceiling height to Ground Floor and 2440mm to First Floor of a Double Storey
- Plasterboard Walls, Ceilings and Cornice
- 67mm Single Bevel Architrave and Skirting
- 75mm Scotia Cornice
- 1No. Melamine shelf with 1No. Hanging Rail to Bedroom Robes

DOORS - INTERNAL

- 2040mm high Flush Panel Doors throughout 7
- Lever Door Handles

WINDOWS

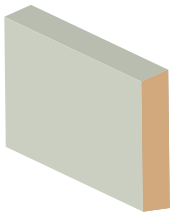
- Obscure Glazing to Ensuite, Bathroom and WC
- Aluminium Sliding Windows (unless otherwise nominated)
- Window Locks to all openable Windows (keyed alike)
- Venetians to Front Windows, Roller Blinds to remaining Clear Glazed Windows (excluding stairwell) and Sliding Doors

PAINTING

- 3No. Coat Paint system throughout 8
- Gloss Enamel Paint to Architrave and Skirting

FLYSCREEN / SECURITY DOORS

- Flyscreens to all openable Windows
- Barrier Doors to all Sliding Doors



67mm single bevel architrave and skirting



Internal lever door handles



75mm scotia cornice

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BATHROOM

BATHROOM

- Vanity Basin
- Acrylic Bath
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Privacy Lock

WC / POWDER ROOM

- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

ENSUITE

- Vanity Basin
- 20mm Caesarstone Benchtops with 20mm Square Edge
- Laminate Base Cabinets
- Semi-Framed Shower Screen
- Tiled Shower base
- Polished edge Mirror to full width of Vanity
- Mixer Tap
- Single Towel Rail
- Toilet Suite
- Toilet Roll Holder
- Privacy Lock

LAUNDRY

- Laundry Trough and Cabinet
- Mixer Tap
- Tiles to Splashback



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Shower straight arm



Bath outlet



Laundry mixer tap



Shower mixer tap

Acrylic Bath



Laundry trough and cabinet



Single towel rail



Basin mixer tap



Toilet roll holder



Semi-framed shower screen



Vanity basin



Toilet Suite

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INTERNAL



HEATING / COOLING

- Gas Ducted Heating 9
- 1No. Split System Air Conditioner to main Living area on a Single Storey
- 1No. Split System Air Conditioner to main Living area and 1No. to Master Bedroom on a Double Storey (2No. Total)

ELECTRICAL

- Double Power Points throughout 10
- LED Downlights throughout 11
- Single weatherproof LED Flood Light with Sensor outside Laundry
- Hardwired Smoke Detectors with battery backup
- 2No. TV /Points 12
- 1No. TV Antenna (estate specific)
- 2No. Phone Points

ENERGY EFFICIENCY

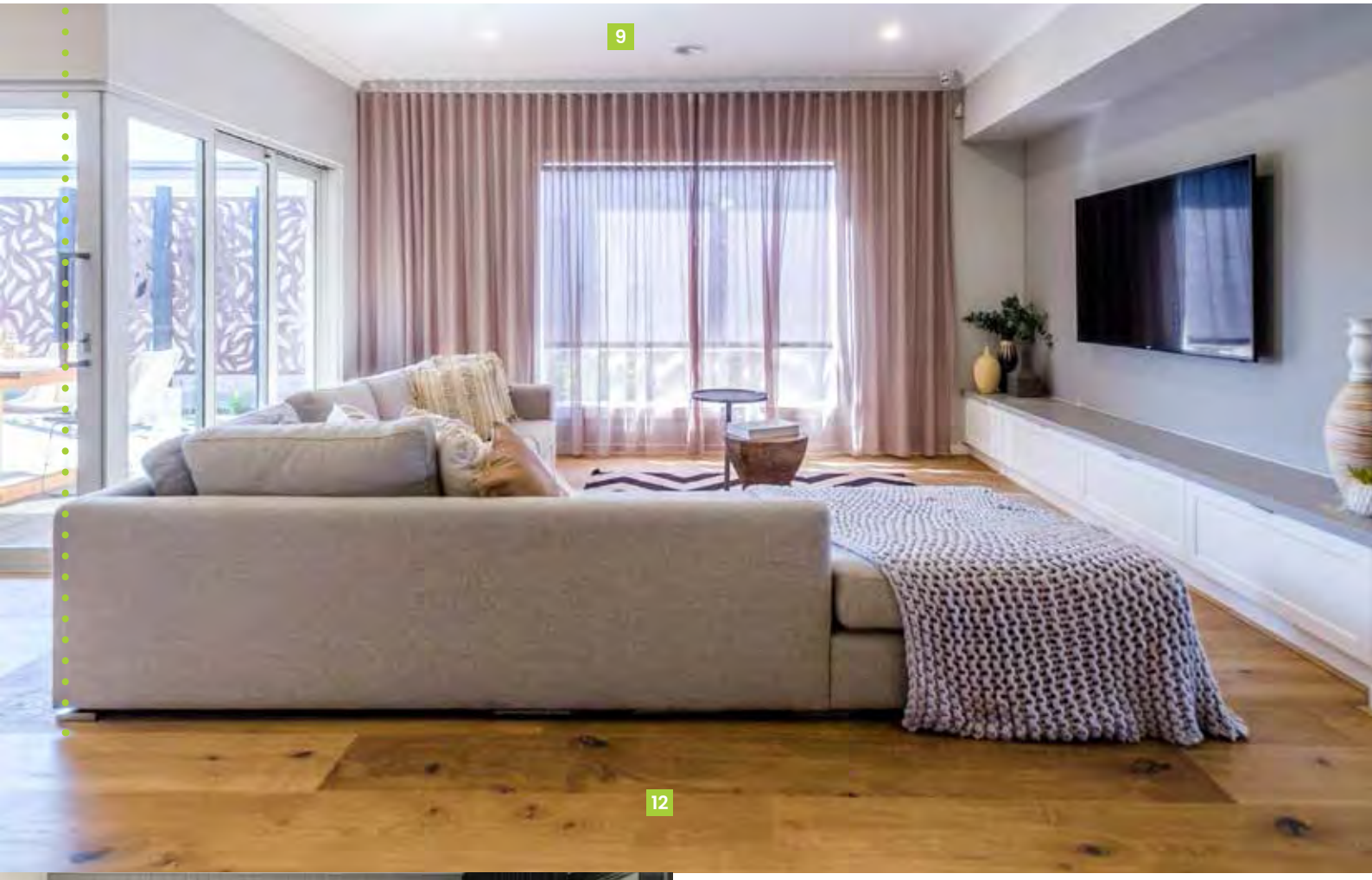
- 6 Star Energy Rating
- Solar Hot Water Service with Gas Booster
- Insulation to Walls and Ceilings
- Self-sealing Exhaust Fans Positioned above all Showers
- External venting to all exhaust fans and rangehoods

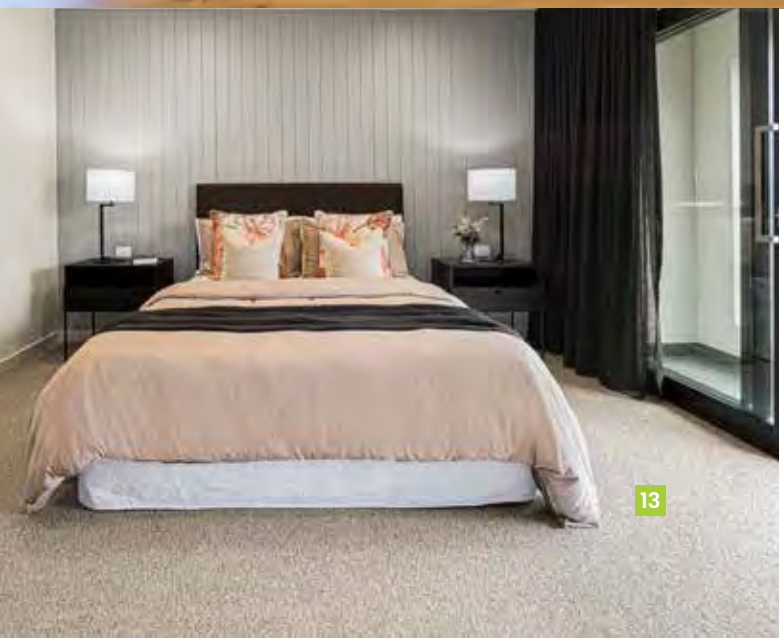
LANDSCAPING

- Combination of Turf, Plants, Mulch and Toppings to Front and Rear Yards
- Irrigation Connected to Two Garden Taps with Timers
- Compacted Paths around Perimeter of House
- Timber Fencing, including Wing Fence and Gate, to all Boundaries
- Nature Strips Levelled and Seeded
- Clothesline

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SURFACES AND FINISHES





FLOOR COVERINGS

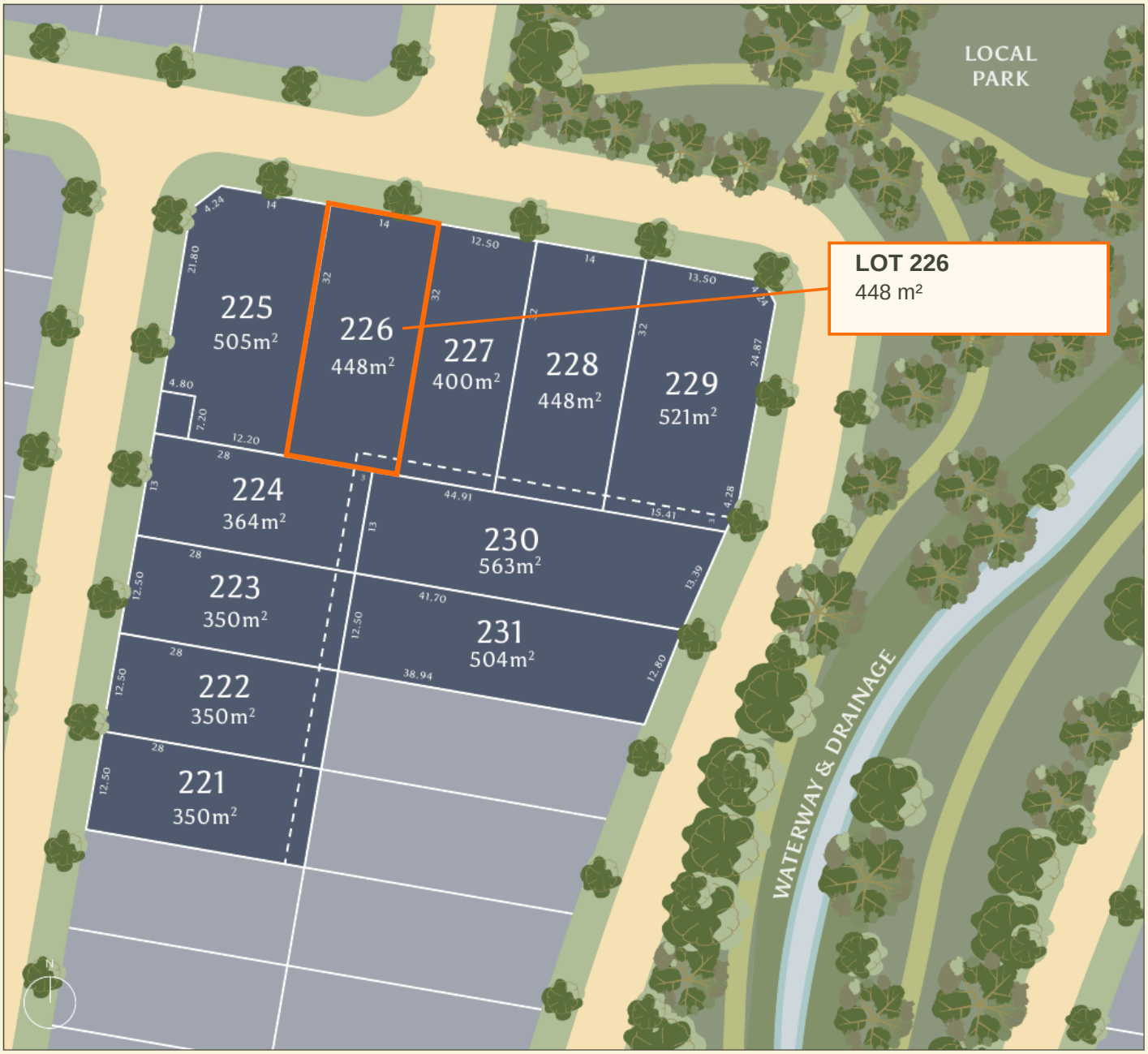
- Tiles to Wet Areas, Timber laminate to Entry and Living areas connected to the Kitchen (as per standard house plan) 12
- Carpet to remainder of House (as per standard house plan) 13

GENERAL

- Fixed Price Contract
- All Permits as Required by Building Regulations
- Survey and Drafting Plans
- Design Guidelines Fixed
- Engineer Designed Slab/Foundations
- All Service Connections (excluding consumer account opening and fibre optic connection if applicable)
- Independent Quality Inspections
- Full House Clean on Completion
- 3 Month Maintenance period
- Home Owners Warranty
- 10 Year Structural Warranty

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THE LOOKOUT



MARENGO RELEASE

The Marengo Release at The Lookout offers a boutique opportunity to secure your place in a thoughtfully planned community, with 11 lots ranging from 350m² to 563m².

Perfectly positioned within close proximity to the local park, this release embraces outdoor living and a family-friendly lifestyle. Panoramic views, access to Colac's town centre, schools, and Lake Colac's recreational offerings all come together in a location that balances tranquillity, nature, and everyday convenience.

- Residential Lots
- Future Release
- Streets & Roads
- Easement

CONTACT: 1300 931 827

TWPROJECTS. CORE

This publication is for information purposes only and is intended to be general in nature. All images, illustrations and renders are for presentation purposes, are not actual images of the development and are intended to be indicative only. Every care is taken to ensure information contained in this publication is accurate at the date of printing. Prospective purchasers should carefully review any contract of sale, endorsed plans, make their own enquiries and obtain independent advice before proceeding. The lot sizes, layout and means of access may change without notice, the developer reserves the right to withdraw or alter any lot or stage layout at any time at its absolute discretion.

JellisCraig

Jellis Craig Geelong
Property Management
88 Pakington Street,
Geelong West, VIC 3218
P 03 5222 7325
E geelongpm-reception@jelliscraig.com.au

To whom it may concern

24th of August 2026

RE: **RENTAL APPRAISAL**
PROPERTY Dual Key (3+2)

Based on current rental market conditions and comparable properties within Colac, VIC 3250, we estimate the following rental potential for a brand-new Dual Key property:

Main Residence:
3 Bed | 2 Bath | Double Garage
Estimated Rent: Up to $620 per week

Secondary Dwelling:
2 Bed | 1 Bath
Estimated Rent: Up to $450 per week

Combined Rental Income: Up to $1,070 Per Week

This equates to an estimated annual gross rental income of up to $55,640.

This rental appraisal is an estimate only and is subject to the final property location, floorplan, finishes, inclusions, prevailing market conditions and formal assessment upon completion.

Kind Regards,

Britta Gleeson

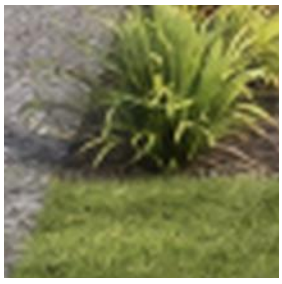
Britta Gleeson
Investor Relationship Manager
P 5222 7325 I 0457 516 576
E brittagleeson@jelliscraig.com.au

This opinion of the Current Estimated Rental Price of Real Estate has been prepared on the terms solely for the personal information of the persons named above and for no other person or entity. It is not a valuation nor is it an estimate of the current market worth and it is not an estimate for the purposes of Section 47A of the Estate Agents Act 1980. A third party is not entitled to rely upon this opinion for any purpose whatsoever. We accept no responsibility should this opinion be incorrect or incomplete in any way.



Your Property Tax Depreciation Estimate







Helping you maximise your return on your investment

duotax
QUANTITY SURVEYORS

Lot 226 Road E, Colac, VIC 3250

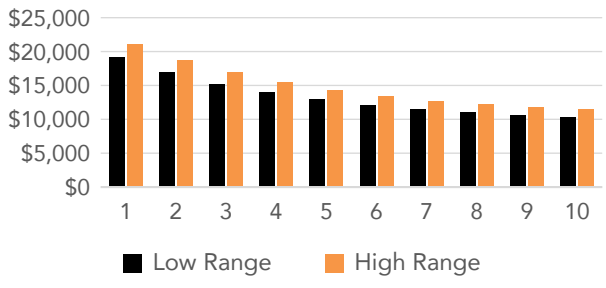


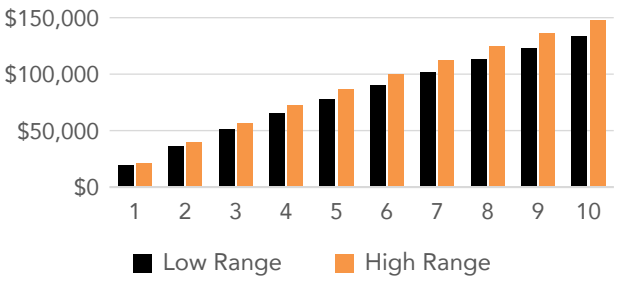
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$9,300	$9,800	$19,100
2	$9,300	$7,600	$16,900
3	$9,300	$5,900	$15,200
4	$9,300	$4,600	$13,900
5	$9,300	$3,600	$12,900
6	$9,300	$2,800	$12,100
7	$9,300	$2,200	$11,500
8	$9,300	$1,700	$11,000
9	$9,300	$1,300	$10,600
10	$9,300	$1,000	$10,300
11+	$279,700	$4,000	$283,700
Total	**$372,700**	**$44,500**	**$417,200**

High Range

Year	Capital Works	Plant & Equipment	Total
1	$10,300	$10,800	$21,100
2	$10,300	$8,400	$18,700
3	$10,300	$6,600	$16,900
4	$10,300	$5,100	$15,400
5	$10,300	$4,000	$14,300
6	$10,300	$3,100	$13,400
7	$10,300	$2,400	$12,700
8	$10,300	$1,900	$12,200
9	$10,300	$1,500	$11,800
10	$10,300	$1,200	$11,500
11+	$309,000	$4,200	$313,200
Total	**$412,000**	**$49,200**	**$461,200**





Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.

PropCalc

Powered by BMT Tax Depreciation

Property Report



Lot 226 | Road E **Colac VIC 3250**

BMT Tax Depreciation
QUANTITY SURVEYORS

1300 728 726 | bmtqs.com.au

Investment results



Lot 226 | Road E **Colac VIC 3250**

Holding costs per week **$118**

Property result **POSITIVELY GEARED**

Rental yield **7.61%**

The report provided is for information purposes only. The report is not a valuation and nothing in this report constitutes legal, taxation or financial advice. Please refer to the Disclaimer contained within the report.

Your detailed information

Property overview

Est. year of construction	2026	Est. year of purchase	2026
Was property purchased new	Yes	Ownership	Investment property
Purchase price	$703,200	Deposit Percentage	10%
Deposit Amount	$70,320	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$13,670		

Purchase cost

Loan Amount	$646,550	Other costs	-
Stamp duty	$10,910	Registration fees	$300
Legal fees	$1,500	Pre-purchase reports	$1,500
Loan to value ratio	91.9%	Interest rate	6.75%
Total funds required	$84,530		

Income

Rent per week	$1,070	Number of weeks rented	50
Other annual income	-	Annual income	$53,500

Expenses

Body corporates fees	-	Council rates	$3,000
Insurances	$3,000	Interest on loan	$43,642
Property management rate	6%	Property management fees	$3,210
Repairs	$500	Advertising/Stationery	$300
Water charges	$2,500	Other costs	-
Total expenses	$56,152		

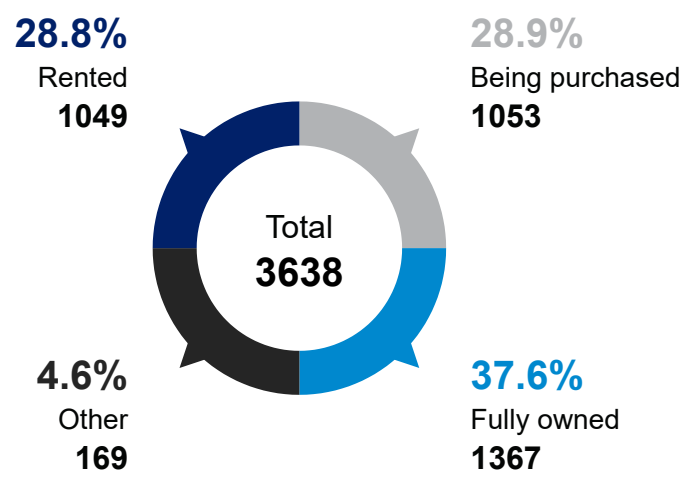
Cashflow

Total income	$53,500	Total expenses	$56,152
Depreciation estimate	$21,100	Tax deductions	-$23,752
Marginal tax rate	37%	Tax refund	$8,788
Before tax cashflow	-$2,652	Yearly cashflow result	$6,136

Property address: Lot 226 | Road E Colac VIC 3250

Statistics

Home ownership - Colac



Data Provided by © 2026 Australian Bureau of Statistics (ABS)

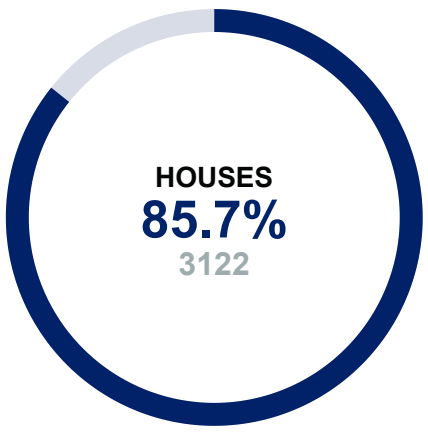
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
FAMILIES WITHOUT CHILDREN 40.8% 880	$1,170	$215	$964

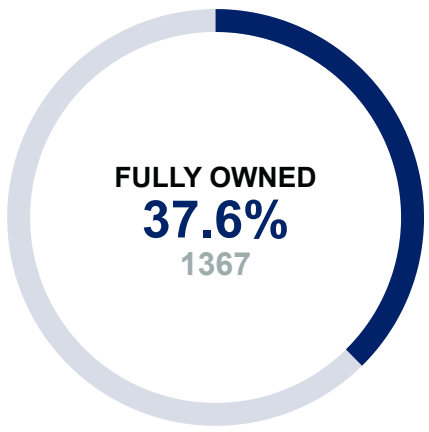
Data Provided by © 2026 Insight Data Solutions Pty Limited

Neighbourhood

Dwelling type



Home ownership



Data Provided by © 2026 Insight Data Solutions Pty Limited and Australian Bureau of Statistics (ABS)

Property notes

DISCLAIMER

PropCalc is provided with an illustrative calculator for information purposes. Calculations and results are estimates and provided as a guide only and may only be used as an illustrative estimate of the potential holding costs of a residential investment and owner occupied property. PropCalc provides results and outcomes based upon information provided by you, the user, and assumptions made. Income, expenses and other costs are assumed to be evenly spread throughout the period indicated by the PropCalc, but PropCalc may not take into account all fees, charges or other amounts that may be charged to you and your personal tax circumstances (for example, Medicare Levy and HECS contributions). The PropCalc combines inputs of income, expenses, marginal tax rates and depreciation estimates. All depreciation entitlements are estimated using the BMT Tax Depreciation estimation tools. Accordingly, you should consider the potential longer term impacts of any factors of property investing when reviewing the affordability of a property over any period.

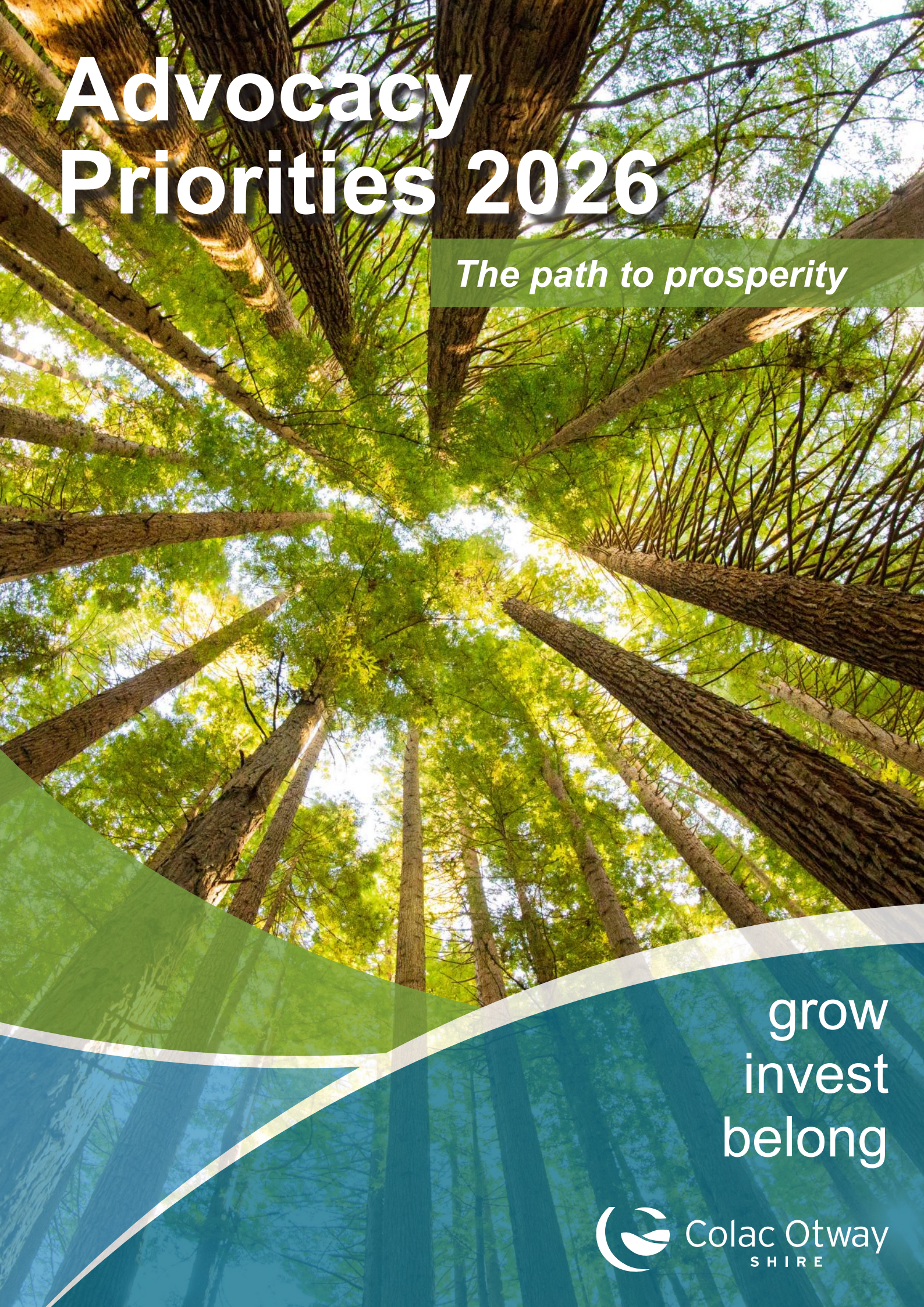
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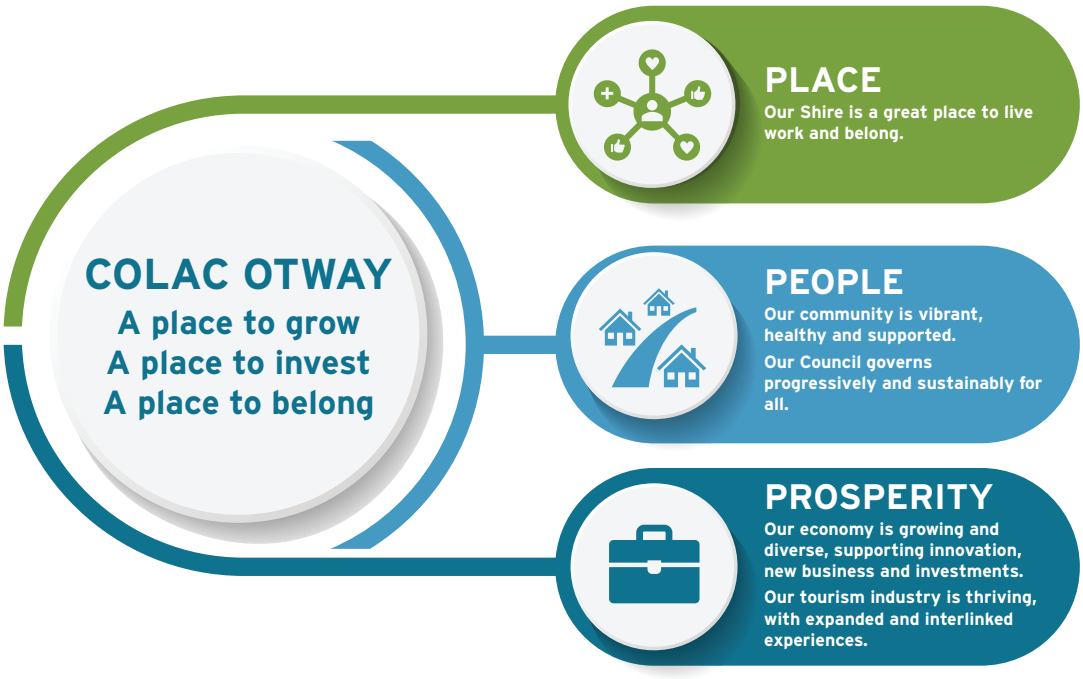
Advocacy Priorities 2026

The path to prosperity



grow
invest
belong

Colac Otway
SHIRE



Advocating for Colac Otway

a place to grow, a place to invest, a place to belong

Colac Otway Shire Council has identified a variety of priority projects to help drive the future growth and prosperity of the municipality and deliver on the strategic objectives of the Community Vision and Council Plan 2025-2029.

The Council Plan 2025-2029 forms a direction with three distinct focuses - Place, People and Prosperity as outlined above.

These projects will support community wellbeing, prosperity and the overall liveability of the shire. They are aimed at leading to job creation, investment attraction, increased visitation, improved community infrastructure, and opportunities for active lifestyles in our stunning natural environment.

This advocacy prospectus showcases the opportunities available throughout Colac Otway Shire.

Colac Otway Shire is located about 160 kilometres south-west of Melbourne. The region is celebrated for its stunning natural diversity - from dramatic coastlines and lush rainforests to rich farmland and serene volcanic lakes. The iconic Great Ocean Road adds to the area's appeal, drawing millions of visitors from near and far.

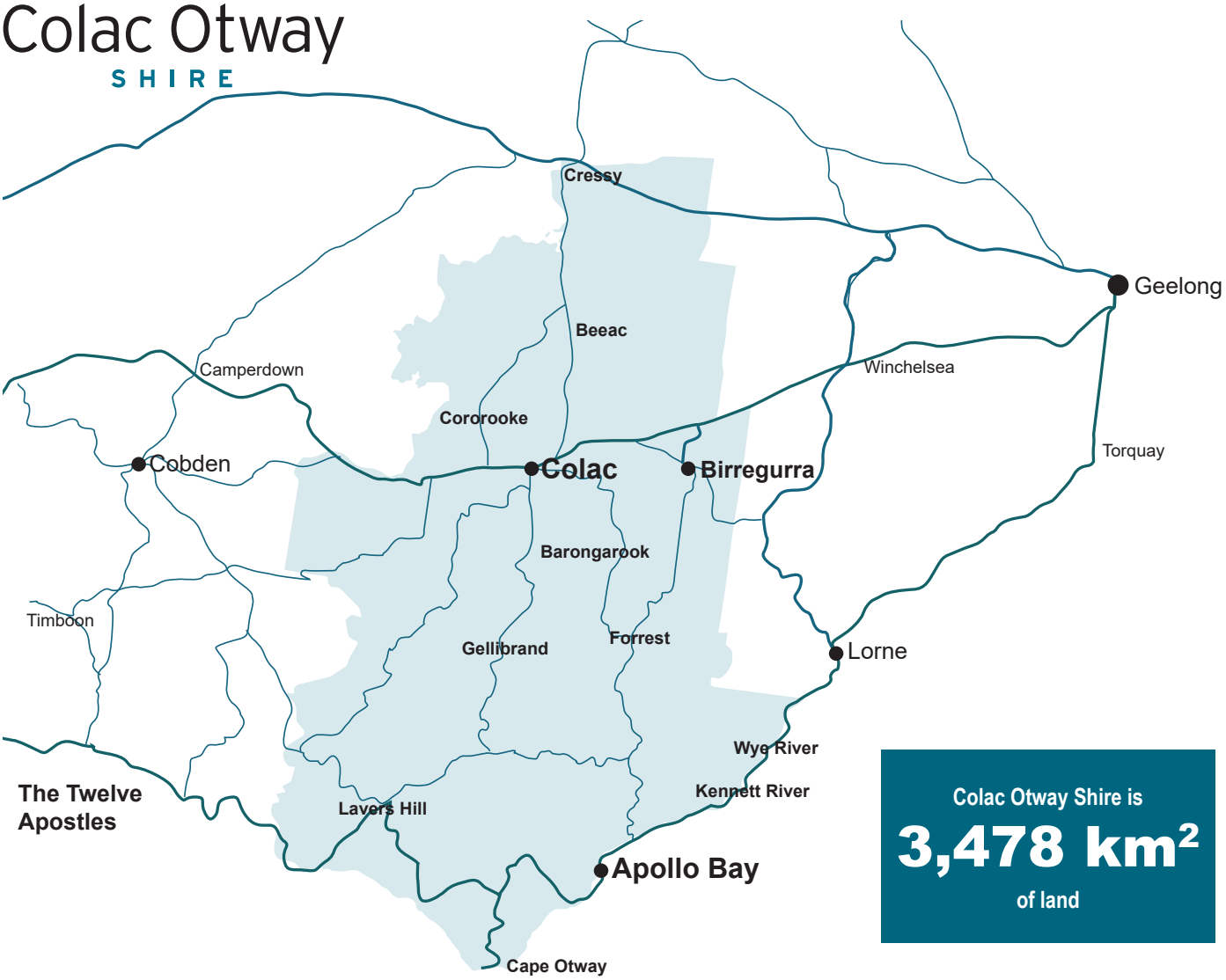
Manufacturing and agriculture form the backbone of the local economy, alongside vibrant health, timber, fishing, and tourism industries.

Acknowledgement of Traditional Custodians

Colac Otway Shire Council respectfully acknowledges the Gulidjan and Gadubanud peoples of the Maar Nation as the Traditional Custodians of the Colac Otway region, the land and waterways upon which the activities of the Colac Otway Shire Council are conducted.

We pay our respects to their ancestors and elders, past and present. We recognise and respect their unique cultural heritage, beliefs and uphold their continuing relationship to this land.

Colac Otway
SHIRE



Colac Otway Shire is
3,478 km²
of land

Colac Otway Shire has an estimated population of
22,312
people*

3 Nights
average length of stay for visitors to Colac Otway

More than
85%
of Colac Otway's workforce lives locally*

1050 people employed in tourism
9.5%
of the population of Colac Otway Shire

10%*
of the population born overses

Sealed Roads
566 km
Unsealed Roads
1059 km

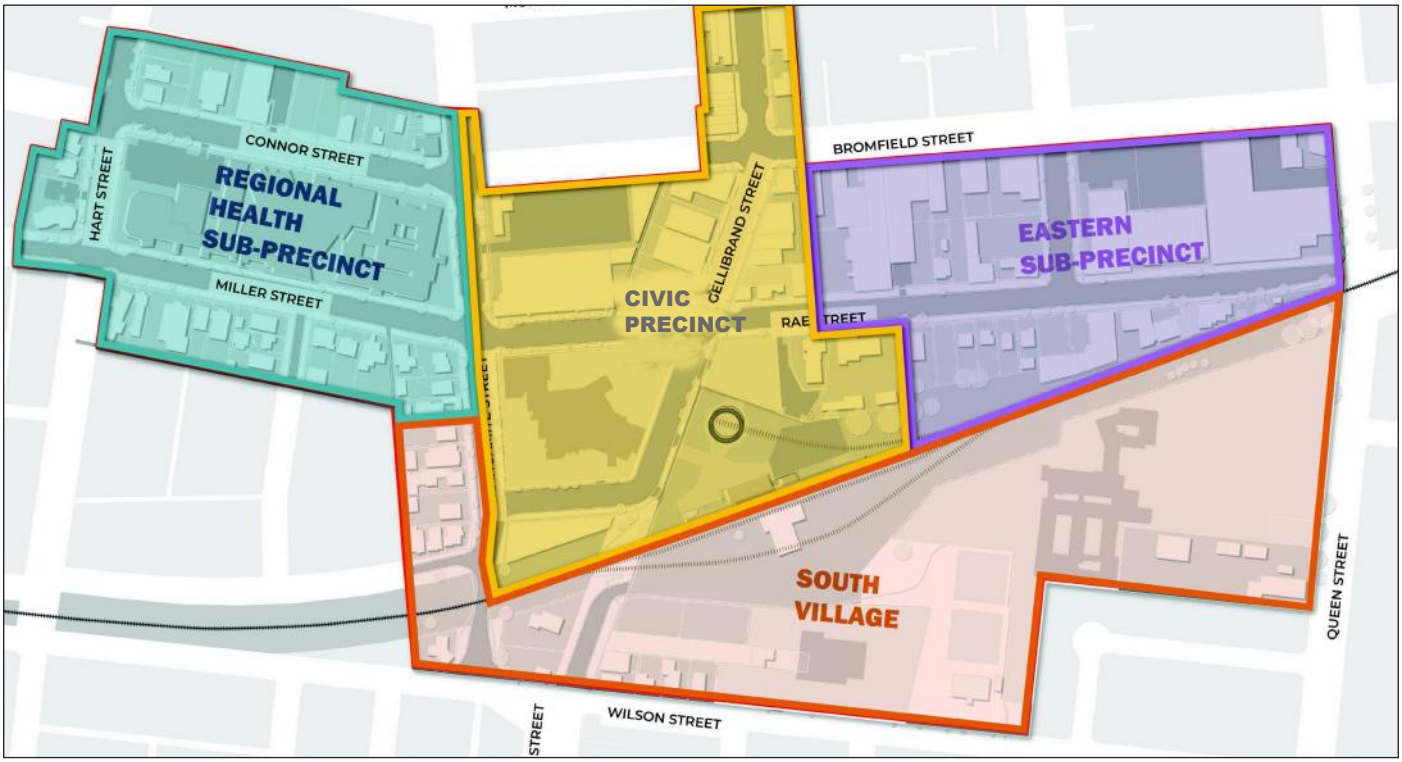
Dominant Industries*
Manufacturing
Health
Agriculture
14% / 13% / 11%

Economic Output
$2.02B
30% of economic output comes from manufacturing

*Sourced from the Colac Otway Shire (Profile ID)

Colac Activation

PROSPERITY



A strategic lever in getting people to come and stay and experience everything Colac and the region has to offer is to provide higher quality short and medium stay accommodation options for tourists as well as corporate visitors attending for meetings and other business reasons.

Priority Project: **Civic Precinct Redevelopment**

What will it deliver?

The project will be the preparation of a master plan to guide the redevelopment of Colac's Civic precinct.

Features could include an upgrade of the Colac Otway Performing Arts and Cultural Centre (COPACC), the provision of higher quality short and medium stay accommodation, the relocation of Council office accommodation and other associated cultural and civic facilities.

The project will prepare concept plans and form the basis of a business case for future investment attraction to strategically develop the precinct.

The work will explore the potential feasibility of public-private partnerships, creating a precinct development that will leverage the prime location adjacent to the Colac train station and on the edge of the Colac CBD.

What is our ask?

We are seeking $300,000 for strategic planning for the future use of the Colac Civic Precinct and civic facilities.

Other projects:

$150,000 to build the case for other opportunities to establish quality short and medium stay accommodation.

Recreation Upgrades

PEOPLE



Within the Colac Otway Shire there are a range of recreation facilities that support various community sporting clubs and groups. Many of the facilities are old and in dire need of investment to ensure they are fit for purpose and safe for the community.

Priority Project: Elliminyt Reserve Pavilion

What will it deliver?

The Elliminyt pavilion has significant structural problems that require rectification as soon as possible.

The facility caters to the fastest growing area in Colac. It hosts various sporting groups including the South Colac Sports (football and netball) Club, City United Cricket Club, Colac Cycling Club and the Elliminyt Tennis Club.

The project will include the development of changerooms, amenities and social club facilities for the key users of the reserve.

It will support increasing active and social participation, providing health and wellbeing benefits for the local community.

What is our ask?

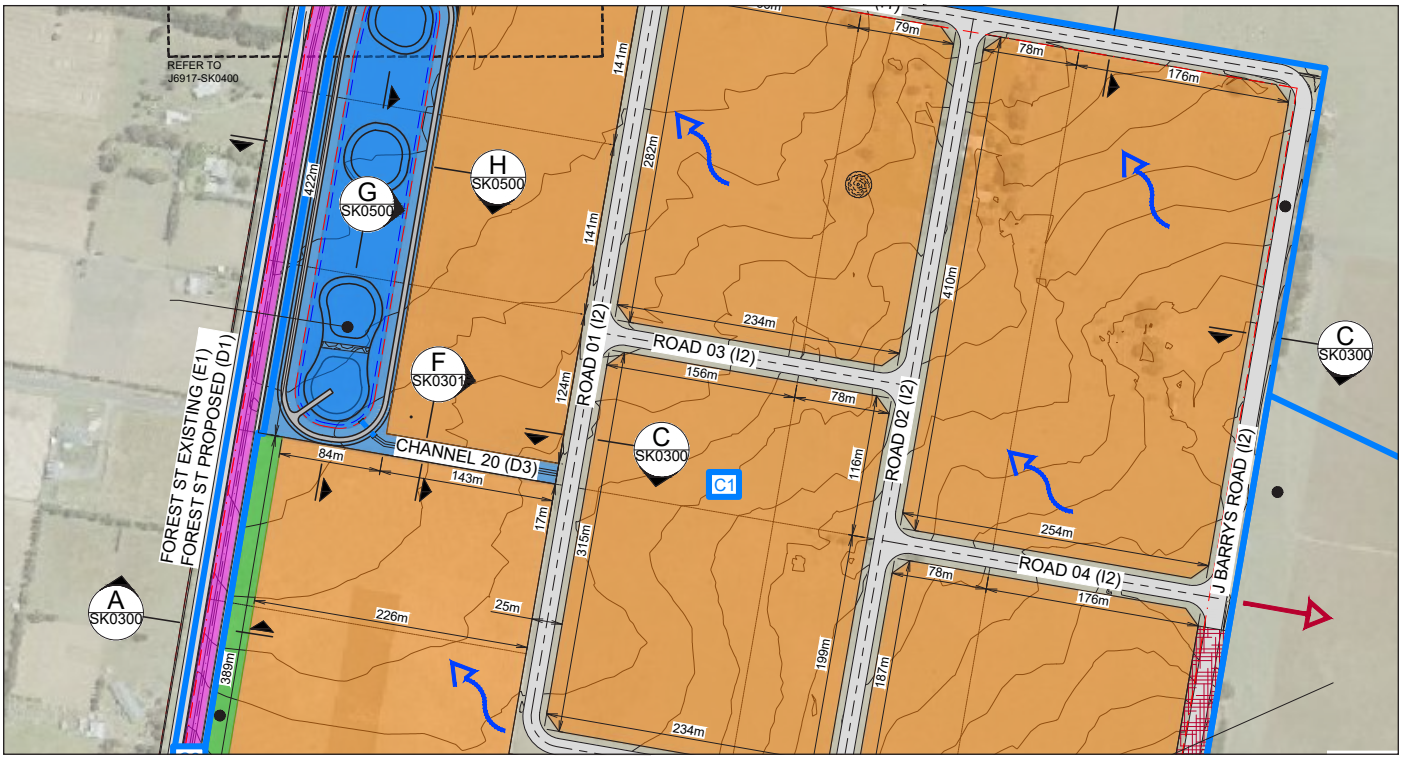
We are seeking $6.6 million in capital funding to re-build the pavilion. Council has detailed designs and plans ready to go.

Other projects:

- Similarly a new pavilion is required at Irrewillipe Recreation Reserve, the cost of which is estimated to be around $6 million.
- A new pavilion at Birregurra Recreation Reserve is estimated to cost around $6 million.
- An upgrade is required of the Lake Colac Oval pavilion. Detailed design to be undertaken in 2026.

Unlocking Industry

PROSPERITY



Strategic planning has been undertaken providing for the expansion of the Colac East Industrial Precinct, which is supported by the State Government 10-Year Plan for Industrial Land. With Colac's proximity being two hours from Melbourne and one hour from other major regional centres we are well placed to offer a strategic base for major business.

Priority Project: J Barry's Road Intersection

What will it deliver?

The Colac East Industrial Precinct is a greenfield site encompassing 70ha of industrial zoned land. The site is located in an existing industrial precinct readily accessible to the Princes Highway and in close proximity to large scale manufacturers including Bulla Dairy Foods and AKD.

The precinct is currently encumbered due to the upfront infrastructure upgrades required to unlock the land. A key piece of enabling infrastructure is the redevelopment of the intersection of Forest Street, Hearn Street and J Barrys Road, which would support opening up of the precinct.

The project includes design and construction of a major roundabout and associated roadworks and at the gateway to the precinct to accommodate large trucks and heavy duty vehicles.

Realising this development will bring significant investment to the Shire as well as direct benefits for Council through additional rates and charges.

What is our ask?

We are seeking $4 million to introduce a major roundabout and associated roadworks to unlock the potential of the site and to make investment in the site more attractive for potential business opportunities.

Other projects:

Aerodrome redevelopment works $1+ million. Our airport strategy is being developed in 2026.

Upgraded truck wash at Colac Regional Saleyards $100,000. The current truck wash is the only one in the region supporting our agriculture industry and requires an upgrade to service the needs of industry.

Regional Strategy for Soccer

PEOPLE



Demand for soccer facilities in Colac Otway has grown rapidly in recent years and a lack of playing standard facilities and associated infrastructure is hampering further growth of the game and limiting involvement and the health and wellbeing benefits the sport offers.

Priority Project: Colac Soccer (Football) Hub

What will it deliver?

Colac doesn't have a facility to cater for the provision of soccer (football) which is limiting the development of the sport locally and throughout the Shire.

Despite the lack of a dedicated facility, the local club, the Colac Otway Rovers AFC, continues to grow and has increased its membership from 35 to over 200 in 3 years.

The unprecedented growth clearly shows the popularity of the sport and the demand for a dedicated home.

This project would result in the development of a purpose-built regional soccer (football) facility in Colac West to cater for the growing participation in the region.

The project would include two pitches, lighting, changerooms and amenities, car parking and associated infrastructure.

What is our ask?

An investment of $300,000 is required for detailed design works.

A further investment of approximately $20 million is required to provide a purpose-built facility for soccer (football).

The creation of a hub in Colac will create the opportunity for those with a love for the game in all parts of the Shire to come together and enjoy the ability to compete.

A Colac hub would also enable an alignment with the wider regional expansion of the game.

Council has acquired land. A regional football feasibility study and concept designs have been completed.

Connecting Communities

PLACE



In a number of cases, development has occurred throughout Colac Otway without the necessary infrastructure required to properly connect our communities socially and physically.

Priority Project: Footpath Infrastructure

What will it deliver?

This strategic footpath project will implement key priorities identified through the Apollo Bay and Colac Footpath Strategies.

The strategies identify significant gaps in the commuter footpath network and this project seeks to meet the shortfall in the provision of infrastructure in both towns.

The provision of well-located footpaths encourages physical exercise and better social connection.

This project will result in a network of safe and accessible infrastructure to encourage active transport and recreational activity, creating health and wellbeing outcomes.

What is our ask?

Capital funding of $4 million is required to build footpath connections that don't currently exist in parts of Colac, Elliminyt, and in Apollo Bay.

Other projects:

Birregurra footpath network $1 million as informed by the Birregurra Structure Plan.

Improving our public halls $500,000.

Active Lifestyles

PEOPLE



Provision of recreation spaces is a priority of Council's Municipal Health and Wellbeing Plan and supports active outdoor lifestyles, particularly for the youth of our shire.

Priority Project: Colac Bike Park

What will it deliver?

The development of a bike park has been a long-held ambition for our community.

Following an extensive community engagement process, Council is seeking to construct a new bike facility at the Elliminyt Recreation Reserve following the completion of schematic designs.

The proposed bike park includes two components – a pump track and a jumps park for the more advanced riders.

The new facility would cater for a growing population, particularly young families in the Elliminyt area.

The development of a bike park in Colac will create a greater connection of townships across the shire through biking activities

Further enhances our attraction as a destination for recreational and competitive biking activities by adding to the world-renowned tracks and events in Forrest and along the Great Ocean Road.

What is our ask?

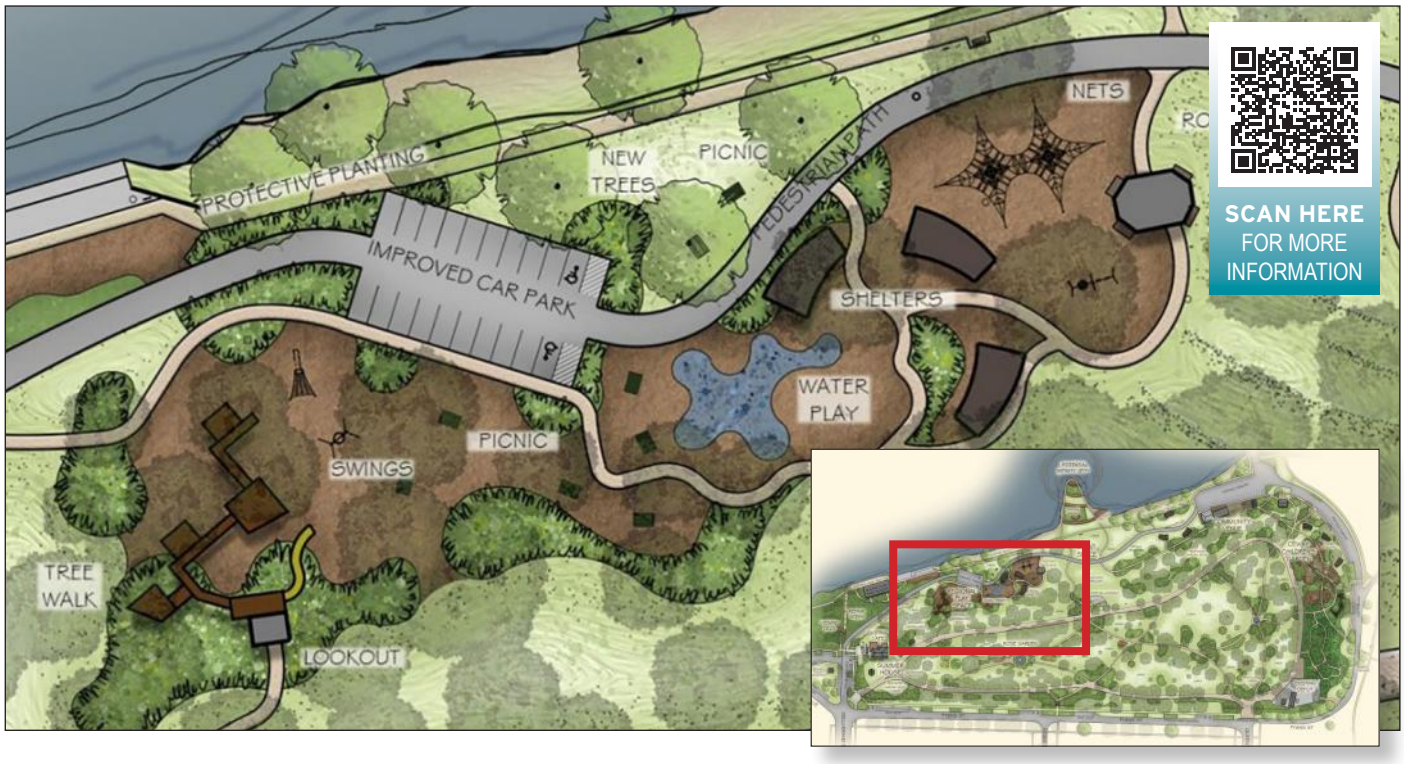
We are seeking $750,000 to build the Colac Bike Park. Council has identified the site and has detailed plans. This project is ready to go.

Other projects:

- Birregurra Bike Park $750,000. Designs are nearing completion.
- Forrest Mountain Bike Trails Stage Two $2.1 million. Designs are complete.

Activating Natural Assets

PLACE



Lake Colac and the Botanic Gardens are the jewel in Colac's crown, both offering public open space that is loved by locals and visitors alike.

Priority Project: Lake Colac Regional Playspace

What will it deliver?

Council is seeking to implement the vision of activating the lake foreshore further through strategic infrastructure development.

Guided by the Lake Colac Foreshore Master Plan and the Colac Botanic Gardens Master Plan, the development of a regional playspace will offer opportunities for imaginative and exploratory play in a naturally stunning environment.

The universally accessible playspace will cater to a diverse age range – children-tweens-teens – and have flexible spaces in which to not only play but socialise.

What is our ask?

We are seeking $3 million to construct a regional playspace on the banks of Colac Botanic Gardens overlooking Lake Colac. Council has concept designs for the space with detailed designs to be completed in 2026.

Other projects:

Lake Colac Path Stage 1 $4 million. To continue the lake path west towards Cororooke.

Town Centre Revitalisation

PROSPERITY



The centres of our major towns are in need of some refreshing of streetscapes to ensure both safety and amenity of these high traffic and pedestrian zones.

Priority Project: Colac CBD Streetscape Works

What will it deliver?

The Colac Central Business District (CBD) and Entrances Project articulates a vision for the design of buildings and spaces of the Colac CBD and east and west entrances to Colac.

Council prepared detailed designs for streetscape improvements and completed Stage 1 construction works in 2018.

Stage 2 would result in reconstruction of Murray Street (Princes Highway) from Corangamite to Hart Street, which is a key visitor precinct.

The revitalisation of the Colac CBD would create a destination for visitors, supporting existing hospitality businesses and attracting new businesses to the precinct.

What is our ask?

We are seeking $12 million to complete Stage 2 of the Colac CBD and Entrances Project. Detailed designs have been completed.

Other projects:

Apollo Bay Streetscape Designs $250,000.

Support Advocacy Priorities

Priority	Key Partners	Alignment
Colac short stay accommodation Colac has a distinct lack of supply of 4+ star accommodation. To further enhance the visitor economy and support local industries, seek private investment for the development of good quality short term accommodation.	Local industries Great Ocean Road Regional Tourism Regional Development Victoria Colac Chamber of Commerce	
Establish local mental health and wellbeing services Working with Colac Area Health, advocate for the greater provision of local mental health and wellbeing services in the shire.	Colac Area Health Great Ocean Road Health Barwon Health Headspace	
Childcare - Apollo Bay Early Years Hub Apollo Bay has limited childcare service and has been supported by Great Ocean Road Health (GORH). Council understands that GORH may not be in a position to continue the delivery of service longer term. Planning for the Apollo Bay Early Years Hub includes provision for a childcare facility at the P-12 College site. Council's position is that the Victorian Government, as owner of the land and building, takes over responsibility of this facility and further develops the centre to include the provision of childcare.	Apollo Bay P-12 College Great Ocean Road Health Department of Education	
Childcare - Broader childcare provision Support initiatives that provide increased childcare opportunities across the shire.		
Forrest Wastewater In partnership with the Forrest community, seek a commitment from Barwon Water for the implementation of a township sewer system.	Barwon Water Local community	
Apollo Bay Recreation Reserve Redevelopment Support the Great Ocean Road Coast and Parks Authority's efforts to implement key priorities of the Apollo Bay Recreation Reserve Master Plan, particularly upgraded community facilities such as player and official changerooms, social rooms, oval resurfacing, cricket practice nets, netball/tennis courts etc.	Great Ocean Road Coast and Parks Authority Local sporting groups	
Public Transport Service Improvements In partnership with major employers and community advocacy groups, advocate to V/Line and the Department of Transport to review the number and timing of services both between Geelong and Colac, and down to the coast. This will assist in attraction and retention of key workers and strengthen the shire's value proposition as a place to live and work.	Colac Area Health Major Employers	

Policy Change Advocacy

Priority	Alignment
Tax reforms to support accelerated housing outcomes Advocate to Victorian Government for policy changes to reduce disincentives of development e.g. Windfall Gains Tax, Land Tax etc.	
Victorian Government Regional Infrastructure Fund Call on the Victorian Government to reintroduce an infrastructure funding program with appropriate funding levels specifically for rural and regional Councils to fund key infrastructure that supports economic development and population growth.	
Drought Relief/Support Requests that the Federal Government declares Victoria a “Natural Disaster Area” due to the ongoing drought conditions and provide the necessary initial and ongoing funding as allocated for these natural disaster events to the communities in desperate need, such as the Colac Otway Shire.	
Emergency Services and Volunteer Fund Seek support from the Victorian Government to reverse its position on the new Emergency Services and Volunteer Fund and not implement the revised levy due to significant financial impact on regional and rural areas.	
Victorian Government Waste Levy Noting that rural Councils have limited capacity to sufficiently allocate funds for the purpose of rehabilitating old landfills, request that the Victorian Government makes available funds collected from the waste levy for landfill rehabilitation projects.	
Key Skills Program Expansion of training and education programs in regional Victoria for key skill gaps.	



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WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

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First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

AGENT DETAILS

Selling Agent: Sam PATEL
Point of Contact: Property Advisor
Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

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Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

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