

GREEN HUB
Asquith

MARKETING PROPOSAL
DECEMBER 2019



HOFLY

417 - 419
Pacific Highway
Asquith





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The Opportunity

Dear Real Estate Agents:

Green Hub, is one of the finest development in Hofly group. Hofly as builder and developer sees this as an opportunity to grow our business with local community. We are providing this best offer for the current project at 417-419 Pacific Highway, Asquith. The key is to maximise your profit and our productivity from this site.

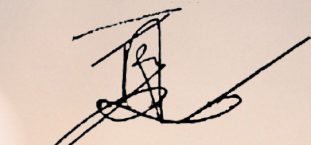
The Development Application is a five-story apartment with 22 units.

417 - 419 Pacific Highway, Asquith benefits from the following features:

- Boutique DA approved high density residential site;
- Site area of 1,277 sqm*;
- Approval for 22 units with basement parking space;
- Approved GFA of 3,089 sqm*;
- Quality construction with basement parking;
- R4 High-Density Residential zoning;
- 300 metres* to Coles;
- 450 metres* to Asquith Train Station;
- 450 metres* to Denistone East Public School;
- 1.05 km* to Asquith Golf Club; and
- 1.79 km* to Hornsby Ku-ring-gai Hospital.
- 3 Interior design options for clients to choose.

We trust the contents of this submission will convey our qualifications and enthusiasm.

Yours Sincerely,



Nick Xia

Director of Hofly Construction

*Approximately

Executive Summary

Address	417 - 419 Pacific Highway, Asquith
Description	Lot 10 in Deposited Plan 658184 & Lot 11 in Deposited Plan 666335
Council	Hornsby Shire Council
Zoning	R4 High-Density Residential
FSR	-
Building Height	17.5m
Site Area	1,277 sqm*
Potential GFA	3,089 sqm*

*Approximately

Executive Summary

PROPOSED DEVELOPMENT APPLICATION

Development Application	417 - 419 Pacific Highway, Asquith	
Description	Demolition of existing dwellings and construction of a five-storey residential flat building comprising 22 units	
Proposed GFA	Hornsby Shire Council	
Proposed Unit Yield	R4 High-Density Residential	
Proposed Unit Mix	Type**	Apartments**
	Studio	1
	One Bedroom	2
	One Bedroom + Study	3
	Two Bedroom	14
	Three Bedroom	2
	Total	22
	Park	26

**Subject to council approval

Location Overview

ASQUITH IS ARGUABLY ONE OF THE MOST POPULAR SUBURBS ON THE NORTH SHORE THAT CAPTURES THE ESSENCE OF MULTICULTURALISM IN AUSTRALIA.

EDUCATION

TOP PRIMARY AND SECONDARY SCHOOLS PLUS WORLD CLASS UNIVERSITY

St Patrick's Catholic Primary School	Primary	Catholic	0.14 km
Asquith Public School	Primary	Government	0.31 km
Asquith Girls High School	Secondary	Government	0.50 km
Asquith Boys High School	Secondary	Government	0.86 km
Hornsby North Public School	Primary	Government	1.02 km
Mount Colah Public School	Primary	Government	1.63 km
Hornsby Girls High School	Secondary	Government	2.26 km
Waitara Public School	Primary	Government	2.34 km
Barker College	Combined	Independent	3.03 km
Macquarie University			9.64 km
Western Sydney University Parramatta Campus			15.94 km

TRANSPORT AND ACCESSIBILITY

Bus Stop	20 m walking distance
592	Brooklyn to Mooney (Loop Service)
595	Hornsby to Mt Colah (Loop Service)
597	Hornsby to Berowra
Asquith Train Station	450 m walking distance
Hornsby Train Station	2.02 km

RETAIL AND AMENITY

Coles	300m walking distance
Westfield Hornsby	2.19 km
St Ives Shopping Village	6.65 km
Macquarie Centre	10.03 km

LEISURE

Asquith Golf Club	1.05 km
Hornsby Aquatic & Leisure Centre	2.07 km
Bobbin Head Marina and Picnic Ground	5.60 km
Apple Tree Creek	5.63 km

HEALTHCARE

Hornsby Ku-ring-gai Hospital	1.79 km
Lady Davidson Private Hospital	3.88 km



St Ives

**Sydney
CBD**

Chatswood

**Asquith Girls
High School**

**Asquith Early
Learning Centre**

**Asquith
Golf Club**

Asquith Oval

- Surrounded by National Parks and creeks for leisure activities
- Top primary and secondary schools and universities
- Walking distance to Asquith train station
- One-stop shopping centres
- Medical Services



Macquarie Park

Westfield Hornsby

Hornsby Station

Asquith Boys High School

Asquith Station

Coles

St Patrick's School

Hornsby Ku-ring-gai Hospital

17 - 419 Pacific Highway Asquith

Schedule of Finishes

Schedule of Finishes (General)

Surface/Item	Detail	Specification/Colour
Benchtop Kitchen	Stone slab	Essastone, marble like finish
Splashback Kitchen	Glazed splashback	Matt Sterling Sliver
Timber Skirting	Paint Finish	Dulux or equivalent
Glass and frame Shower Screen	Toughened glass	Black frame door

Finish

Surface/Item	Detail	Specification/Colour
Wall General	Low sheen acrylic	White
Ceiling (Shadow Line Cornice)	Flat acrylic	White
Door Skirting & Joinery	Satin finish	White
Poly Finish Kitchen Joinery	Satin finish	Dark brown timber

Electrical Appliances

Surface/Item	Detail	Specification/Colour
Dryer	Vented Electronic	Stainless steel drum, white
Oven	600mm	Stainless steel front with clean steel finish
Cooktop	650mm gas cooktop	Stainless steel
Rangehood	600mm straight canopy	Stainless steel
Dishwasher	600mm semi-integrated	Clean steel

* All materials are subject to change.

Schedule of Finishes

Fixtures & Fittings

Surface/Item	Detail	Specification/Colour
Kitchen Sink	Single bowl with double basket wastes & one tap hole	Stainless Steel
Kitchen Mixer	Single Mixer	Black/ Chrome
Laundry Tub	500mm 45L standard tub & cabinet	Powdercoat cabinet
Laundry Taps		Black/ Chrome finish
Washing Machine Taps	Wall mounted pair	Chrome finish
Floor waste	Square	Chrome

Lighting

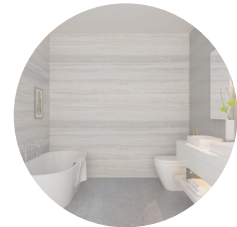
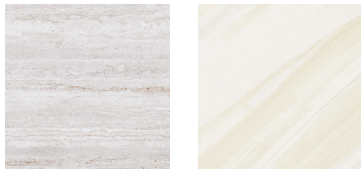
Surface/Item	Detail	Specification/Colour
Ceiling general	Recessed down light	Warm White
Living and kitchen	Pandent light	Warm White
Bathroom and bedroom	Surface Mounted	Warm White
Balconies/ terrace	Surface Mounted	Standard

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Interior Scheme Option 1

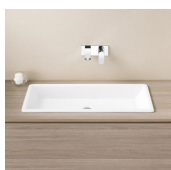
Essence

Surface/Item	Detail	Specification/Colour
Floor Tiles Kitchen/Living	Porcelain Tile	Light beige
Floor Tiles Bathroom & Ensuite	Ceramic Tile	Glossy glazed warm
Wall Tiles Bath, Ensuite & Bathroom	Ceramic Tile	Glossy glazed warm
Vanity Bathroom	Wall mounted	Stone on top, dark wood finishes
Mirror Cabinet Bathroom & Ensuite Cabinet Doors	Mirror door, wall mounted cabinet	Mirror, black frame edge



Bathroom & Toilet

Surface/Item	Detail	Specification/Colour
Toilet suite	Back to wall or wall mounted	Metal push panel
Basin	Semi recessed or insert basin	White with one tap hole
Basin mixer	/	Chrome finish
Bath tub		
Bath and basin mixer	/	Chrome finish
Shower on rail	Shower head on adjustable rail	Black/ Chrome finish
Toilet Roll Holder	/	Black/ Chrome plated
Metal Shelf	/	Chrome plated
Towel Rail	Single/ double rail	Black plated
Robe Hook	Double hook	Chrome plated



* All materials are subject to change.

Interior Scheme Option 2

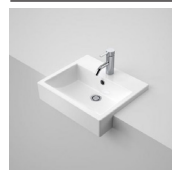
Industrial

Surface/Item	Detail	Specification/Colour
Floor Tiles Kitchen/Living	Porcelain Tile	Light grey
Floor Tiles Bathroom & Ensuite	Ceramic Tile	Glossy glazed cold
Wall Tiles Bath, Ensuite & Bathroom	Ceramic Tile	Glossy glazed cold
Vanity Bathroom	Wall mounted	Stone on top, dark wood finishes
Mirror Cabinet Bathroom & Ensuite Cabinet Doors	Mirror door, wall mounted cabinet	Mirror, black frame edge



Bathroom & Toilet

Surface/Item	Detail	Specification/Colour
Toilet suite	Back to wall or wall mounted	Metal push panel
Basin	Semi recessed basin	White with one tap hole
Basin mixer	/	Chrome finish
Bath tub		
Bath and basin mixer	/	Chrome finish
Shower on rail	Shower head on adjustable rail	Black/ Chrome finish
Toilet Roll Holder	/	Black/ Chrome plated
Metal Shelf	/	Chrome plated
Towel Rail	Single/ double rail	Black plated
Robe Hook	Double hook	Chrome plated



* All materials are subject to change.

Interior Scheme Option 3

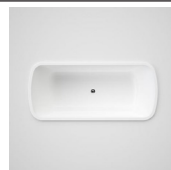
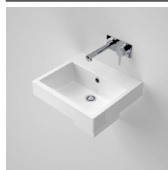
Simplicity

Surface/Item	Detail	Specification/Colour
Floor Tiles Kitchen/Living	Porcelain Tile	Light Cream, earth
Floor Tiles Bathroom & Ensuite	Ceramic Tile	Glossy glazed warm
Wall Tiles Bath, Ensuite & Bathroom	Ceramic Tile	Glossy glazed warm
Vanity Bathroom	Wall mounted	Stone on top, dark wood finishes
Mirror Cabinet Bathroom & Ensuite Cabinet Doors	Mirror door, wall mounted cabinet	Mirror, black frame edge



Bathroom & Toilet

Surface/Item	Detail	Specification/Colour
Toilet suite	Back to wall	Metal push panel
Basin	Wall mounted basin	White with one tap hole
Basin mixer	/	Chrome finish
Bath tub		
Bath and basin mixer	/	Chrome finish
Shower on rail	Shower head on adjustable rail	Black/ Chrome finish
Toilet Roll Holder	/	Black/ Chrome plated
Metal Shelf	/	Chrome plated
Towel Rail	Single/ double rail	Stainless steel plated matte black
Robe Hook	Double hook	Chrome plated



* All materials are subject to change.

Price List

Level	Unit	Bed	Bath	Car	Internal (m ²)*	External (m ²)*	Total (m ²)*	Market Price*
G	1	1	1	1	55	29	84	\$519500
	2	1	1	1	57	22	79	\$553500
	3	2	2	1	87	26	113	\$678500
	4	Studio	1	1	35	14	49	\$314500
	5	3	2	1	102	23	125	\$908500
1	6	2	2	1	82	14	96	\$653,000
	7	1+S	1	1	57	14	71	\$532000
	8	2	2	1	88	14	102	\$699500
	9	2	2	1	75	12	87	\$675,000
	10	2	2	1	75	10	85	\$678500
2	11	2	2	1	82	14	96	\$681500
	12	1+S	1	1	57	14	71	\$537,500
	13	2	2	1	88	14	102	\$709,500
	14	2	2	1	75	12	87	\$689,000
	15	2	2	1	75	10	86	\$691500
3	16	2	2	1	82	14	96	\$673,000
	17	1+S	1	1	57	14	71	\$545,500
	18	2	2	1	88	14	102	\$719,500
	19	2	2	1	75	12	87	\$698,500
	20	2	2	1	75	10	85	\$701500
4	21	3	2	1	112	65	177	\$941,500
	22	2	2	1	101	78	179	\$890,500

Note

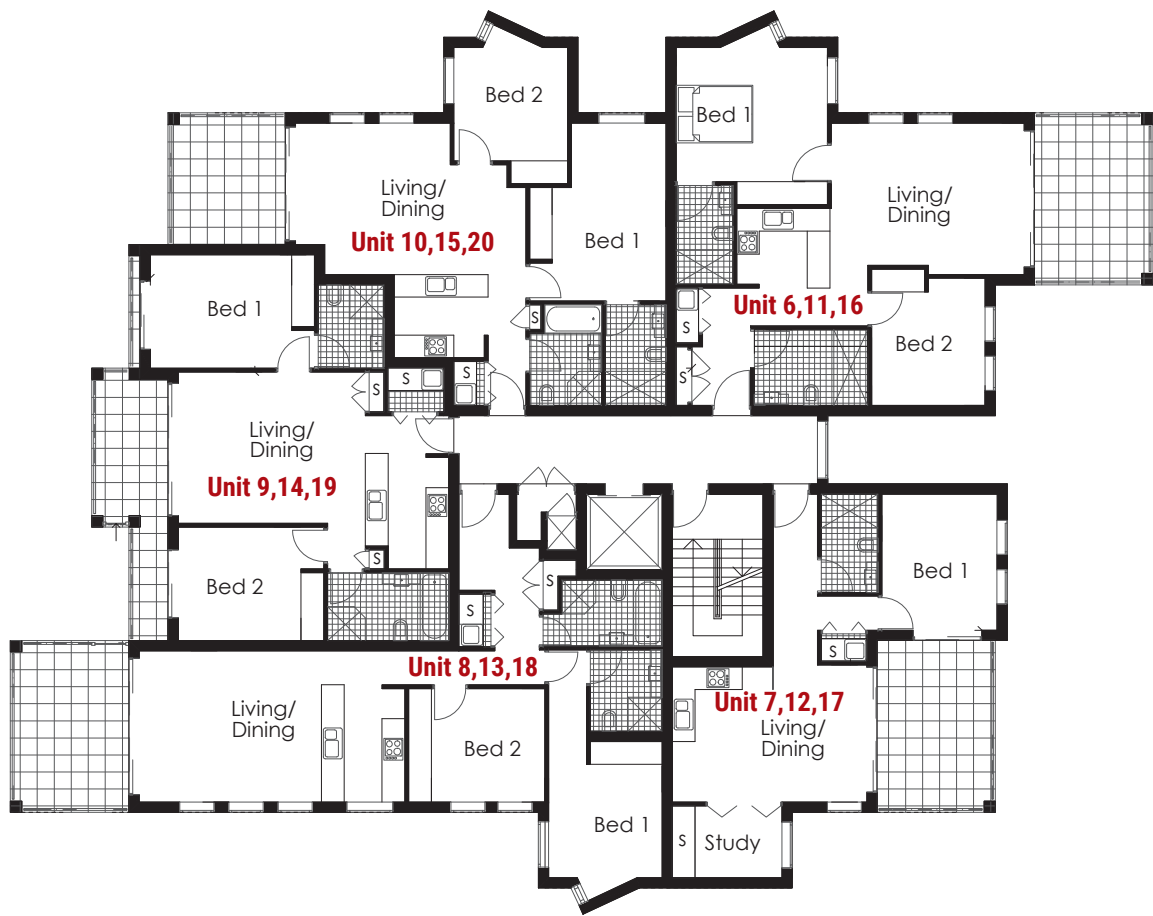
- All price subjects to market change
- GST Included in the price list
- *Approximately

Floor Plan - Ground Floor



* DA Plan subject to change

Floor Plan - Level 1-3



* DA Plan subject to change

Floor Plan - Level 4



* DA Plan subject to change

Elevations



East Elevation



South Elevation



West Elevation



North Elevation

*** DA Plan subject to change**

Express of Interest

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Project Gallery



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7-9 Hinkler Ave, Caringbah



289-291 The Boulevard, Miranda



281-283 Peats Ferry Road, Hornsby



266 Mona Vale Road, St Ives



1116 Pacific Highway, Pymble



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