



OUT OF LIFE AT VERONA

REDBANK, ONE OF SOUTH EAST QUEENSLAND'S FASTEST GROWING SUBURBS.

Verona is a master planned community located in the heart of Redbank. Just 8 minutes from Springfield and 30 minutes from the Brisbane CBD, Verona offers residents a diverse range of employment, education, retail and lifestyle amenity.

Positioned on an elevated landscape and spread across four stages, Verona is comprised of 234 diverse home sites ranging from 350m² to 1,082m². Verona offers an exclusive collection of House and Land packages by Urbane Homes with each design tailored to maximise indoor and outdoor space.

Nestled within Verona is an expansive, purpose-built park which encompasses 2.5 hectares of open green space and an assortment of exercise and play equipment.

Designed with families in mind, Verona is central to an assortment of amenity, giving residents an all access pass to More Lifestyle, More Choice, More Connectivity, and More Opportunity.



## LIFE AT VERONA MEANS







MORE CHOICE



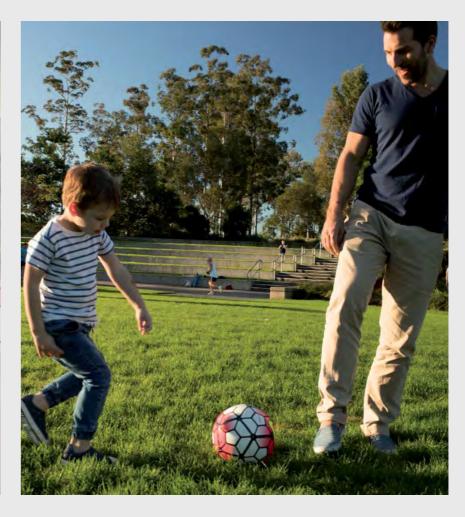
MORE CONNECTIVITY

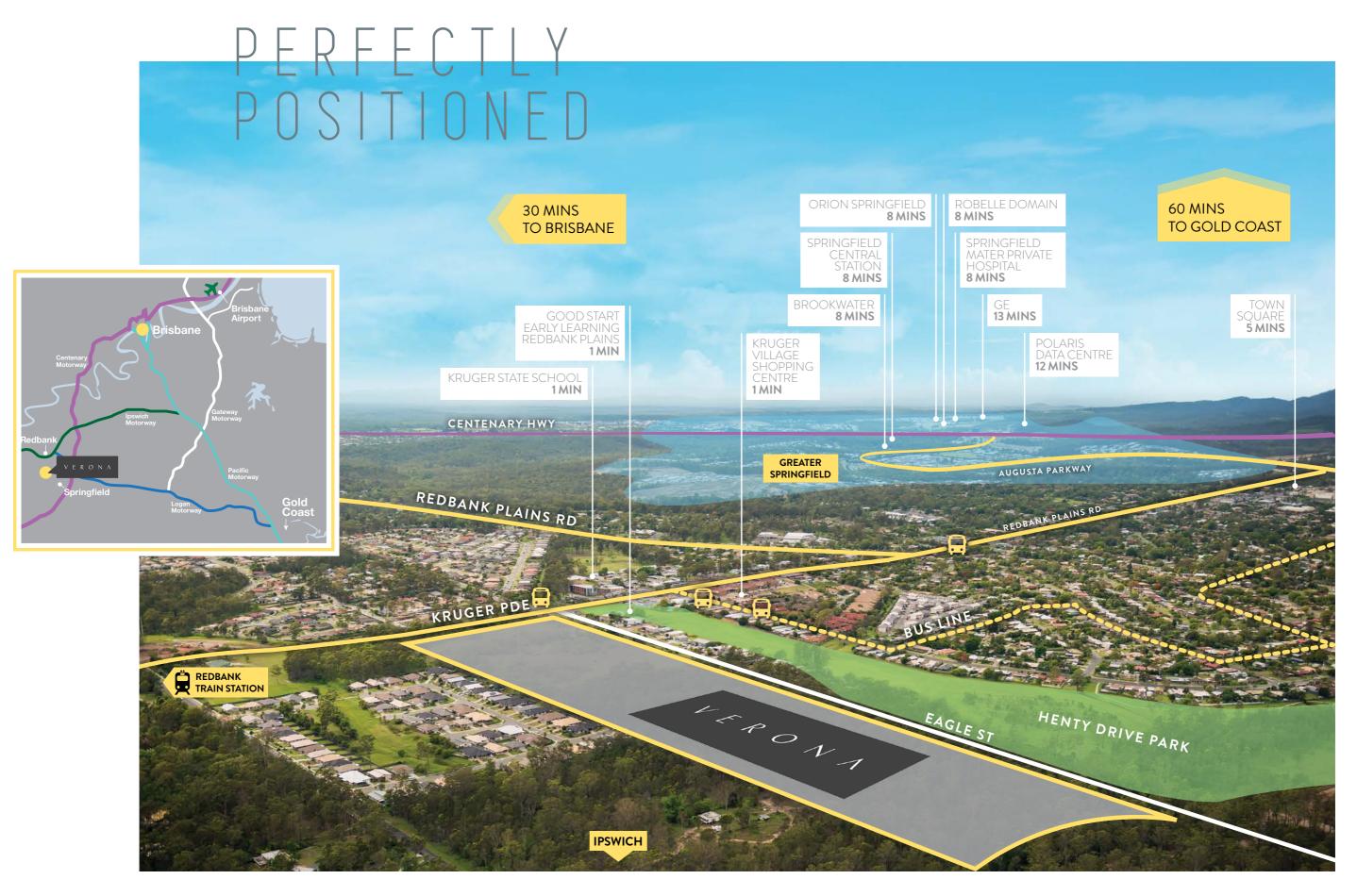


MORE OPPORTUNITY









## THE

# MASTERPLAN







- 4 STAGES
- LOTS RANGING FROM 350M2 1,082M2
- \$600,000+ REGIONAL PARK WITHIN VERONA
- SHADED PICNIC AREAS, CHILDREN'S PLAY EQUIPMENT, EXPANSIVE SPORTING OVALS
- 2.5 HECTARES OF OPEN ACCESS GREEN SPACE

\*Park subject to council approval











ENJOY MORE LIFESTYLE OPTIONS AT VERONA. WHETHER IT'S KIDS SPORTING GAMES, WEEKEND RETREATS OR SIMPLY CATCHING UP WITH FRIENDS FOR A STROLL, THERE ARE PLENTY OF OPTIONS WITHIN AND SURROUNDING VERONA.

#### 1. ROBELLE DOMAIN PARKLANDS

Robelle Domain Parklands features more than 11 kilometres of boardwalks, walking and cycle tracks, playgrounds, zero depth water play and one of the largest free public swimming lagoons in Australia, the Orion Lagoon. 

8 MINS

## 2. REDBANK COLLINGWOOD PARK SPORTS COMPLEX

The Redbank Collingwood Park Sports Complex is close by and facilitates soccer, volleyball and many more sporting activities.

3 MINS

#### 3. BREMER AND BRISBANE RIVERS

The Bremer and Brisbane Rivers flow through the area with access via four boat ramp locations. Locals can enjoy a spot of fishing, kayaking or an early morning canoe.

#### 4. REX HAWKES PARK, REDBANK

Just 3 minutes away, Rex Hawkes Park at Redbank is a popular destination for locals, with designated barbeque areas, a half basketball court, large oval area, picnic facilities and a variety of scenic paths and bikeways.

3 MINS

## 5. REDBANK PLAINS RECREATION RESERVE

Redbank Plains Recreation Reserve is a favourite among locals for picnics, barbeques or a friendly match of soccer. It also features a skate park, BMX tracks and an open area dedicated to flying model aircrafts. 

5 MINS

## 6. THE BROOKWATER GOLF AND COUNTRY CLUB

The Brookwater Golf and Country Club is conveniently located just 8 minutes away and is perfect for a relaxing afternoon on the green. The club will be home to the \$550 million Dusit Thani Brookwater Golf & Spa Resort that is currently under construction with Stage 1 opening in 2017. It is the largest foreign invested resort in Australia's history. 

8 MINS



WITHIN 10 MINS OF VERONA



A SPECTACULAR PURPOSE BUILT PARK
WITHIN VERONA, FEATURING 2.5 HECTARES
OF OPEN GREEN SPACE AND PLAY
EQUIPMENT FOR ALL AGES\*

ROBELLE DOMAIN

\$30 MILLION

11 KM OF BOARDWALKS, WALKING AND CYCLING TRACKS AND ONE OF AUSTRALIA'S LARGEST PUBLIC SWIMMING LAGOONS



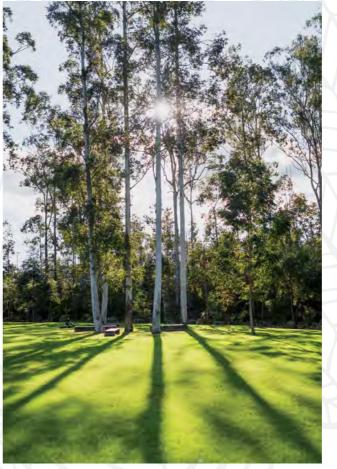




\*Park subject to council approval SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield















WITH A SHOPPING VILLAGE CLOSE BY AND A WORLD-CLASS RETAIL PRECINCT OPENING IN 2017, ALL OF YOUR AMENITIES ARE AT YOUR DOORSTEP.

1. KRUGER VILLAGE SHOPPING
CENTRE has all of your necessities covered. From
the fruit store to the hair salon, dentist and medical
centre, Kruger Village is your one-stop shop. \$\frac{1}{2}\$ 2 MINS

#### 2. ORION SPRINGFIELD

Orion Springfield integrates public spaces and parks with its carefully planned retail environment unlike any other centre in Australia. Visitors can explore more than 190 specialist retailers, catch a movie at Event Cinemas, do their weekly shop at Coles and Woolworths, or visit Bunnings Warehouse for their next project around the house. 

8 MINS

## 3. TOWN SQUARE - REDBANK PLAINS

4. REDBANK PLAZA is a close and convenient option for shopping and entertainment and has recently been upgraded to include a Kmart, Big W, Coles, Aldi, a selection of specialty stores, as well as Reading Cinemas. \$\iiiis\$ 5 MINS

5. TOOWONG VILLAGE is located 20 minutes from the estate and houses a Coles, K-Mart, a newly refurbished David Jones as well as 86 other specialty stores. 25 MINS

#### 6. INDOOROOPILLY SHOPPING

CENTRE has undergone a \$450 million refurbishment with the addition of 30,000 square meters of new retail space. The centre is home to retail favourites including David Jones, H&M, Uniqlo, Kmart, Myer, Target, Coles and Woolworths. 
20 MINS

#### 7. QUEEN STREET

On the off chance that the huge choice of retail in the local area doesn't accommodate your needs, the Brisbane CBD and Queens Street shopping hub are only 30 minutes and 3 sets of lights away. 

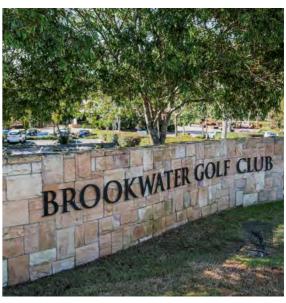
30 MINS



THE BROOKWATER GOLF AND SPA RESORT IS 8 MINUTES AWAY AND FEATURES THE GREG NORMAN DESIGNED GOLF COURSE, VOTED THE NUMBER ONE GOLF COURSE IN QLD 10 YEARS RUNNING





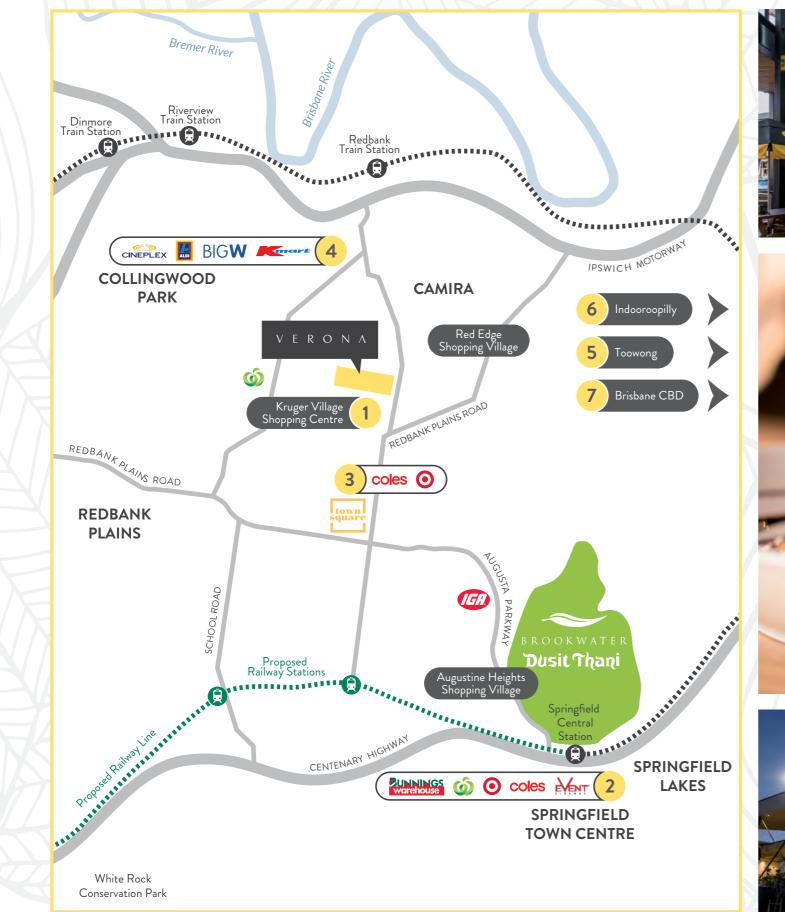


SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield



AMART SPOTLICHT JE HI-FI









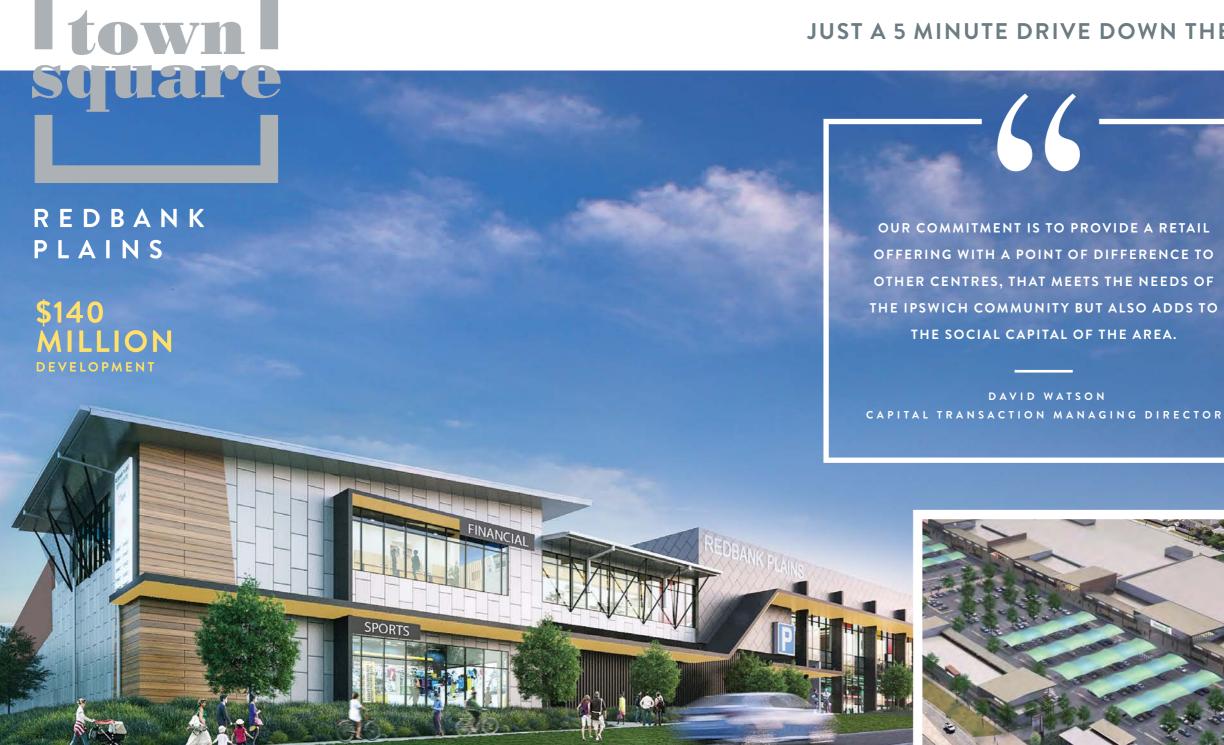








#### JUST A 5 MINUTE DRIVE DOWN THE ROAD













# CONSTRUCTION HAS BEGUN CONSTRUCTION HAS BEGUN

The new \$140 million Town Square will be built next to the existing Redbank Plains Retail Centre on Redbank Plains Road. In addition to the existing Woolworths and specialty stores, Town Square will house a new Coles supermarket, Aldi, Target, 300 square meters of big box retail, specialty stores and a dining precinct.

The new retail precinct will be developed across two stages and will increase the size of the existing centre to nearly 28,000 square metres, turning it into a subregional centre and community hub servicing the rapidly growing eastern suburbs of lpswich.

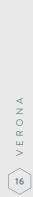
Town Square is a joint venture between Capital
Transactions and Alceon in a bid to accommodate the
needs of a rapidly growing city.

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THE DEVELOPMENT IS A RESPONSE TO THE CONTINUED GROWTH IN POPULATION IN THE EASTERN SUBURBS OF IPSWICH, MORE THAN THREE TIMES THE QUEENSLAND AND AUSTRALIAN AVERAGES. THE TRADE AREA POPULATION WILL DOUBLE IN THE NEXT 16 YEARS, AND THE REDBANK PLAINS SUPER CENTRE WILL BECOME A MAJOR ASSET FOR THE COMMUNITY.

TODD PEPPER,









## JUST AN 8 MINUTE DRIVE AWAY ORION SPRINGFIELD

Orion Springfield is one of the South East's most prominent retail and entertainment precincts, and is just an 8 minute drive from Verona.

Orion Springfield recently underwent a \$154 million expansion, including a Town Square dining precinct and an added 31,545sqm of retail, entertainment and commercial office suites including Coles, Target, Event Cinemas, Orion Hotel, a JB Hi-Fi and more than 190 specialty stores.

> The centre continues to grow with international retailers including Flight Centre, Lorna Jane and Smiggle announcing their tenancy.

Orion Springfield has been a catalyst for growth in the area and has generated more than 1,140 jobs.





















VERONA IS THE IDEAL LOCATION FOR GROWING FAMILIES WITH A VARIETY OF CHILDCARE CENTRES, PRIMARY AND HIGH SCHOOLS AND UNIVERSITIES CLOSE BY.



MORE PROFESSIONALS
WORK IN EDUCATION
AND TRAINING WITHIN
GREATER IPSWICH
THAN ANY OTHER
PROFESSIONAL
OCCUPATION.

URBIS REPORT 2016



## 3 TERTIARY FACILITIES WITHIN 15 MINS

UNIVERSITY OF SOUTHERN OUEENSLAND SPRINGFIELD

TAFF OUFFNSLAND SOUTHWEST

JOINT UNIVERSITY OF QUEENSLAND AND UNIVERSITY OF SOUTHERN QUEENSLAND CAMPUS AT IPSWICH

#### **EDUCATION CITY**

Education City offers a fully integrated educational experience with world-class facilities benefiting more than 14,000 students. Education City functions as the primary hub and a focal point in the broader educational services offered throughout Greater Springfield and beyond. It includes kindergarten, primary and secondary schooling, tertiary studies, and language and performing arts. 8 MINS

#### CHILDCARE CENTRES

The Goodstart Early Learning Centre is located across the road from Verona. C&K Community Kindergarten is also located nearby. **\$1 MIN** 

# THERE ARE 13 PUBLIC AND PRIVATE SCHOOLS LOCATED WITHIN 10 MINUTES OF VERONA MAKING UP 16,059 STUDENTS

Kruger State School is located across the road from Verona and has recently undertone an upgrade that includes a new building with added space to class rooms, a multi-purpose room and an undercover

play area. 🖚 10 MINS

## WHEN IT COMES TO TERTIARY EDUCATION RESIDENTS HAVE PLENTY OF OPPORTUNITIES

Verona residents have access to the University of Southern Queensland Springfield campus, TAFE Queensland Southwest, joint University of Queensland and University of Southern Queensland campus at Ipswich and the Queensland University of Technology Brisbane CBD.



\*Redbank and surrounding catchments include Redbank, Redbank Plains, Springfield, Bellbird Park, Augustine Heights. SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield



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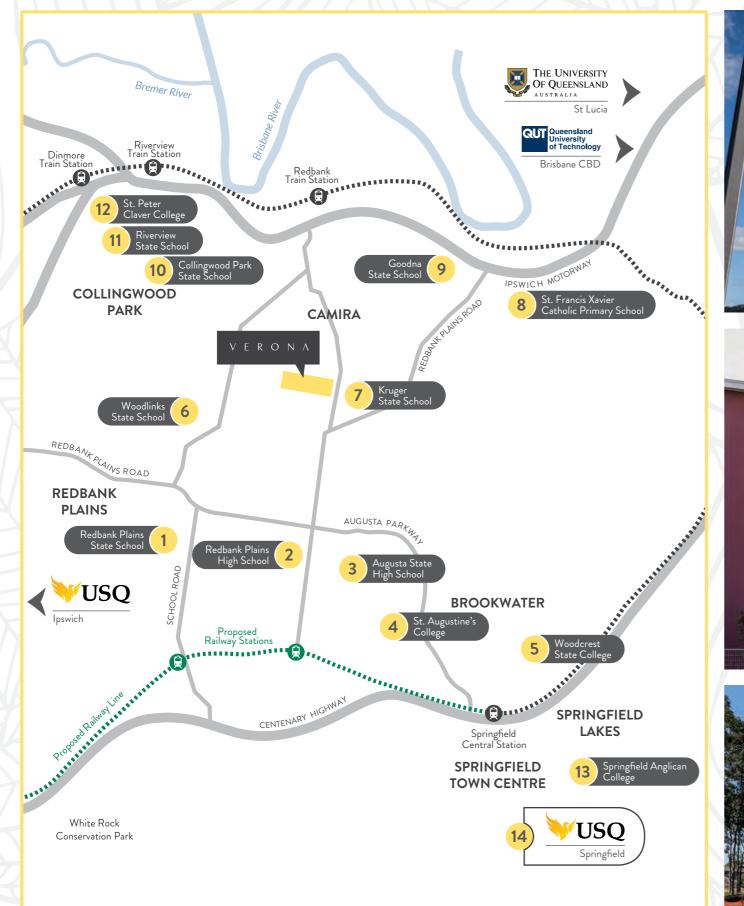
PRIVATE AND PUBLIC SCHOOLS WITHIN 10 MINS OF VERONA



16,059

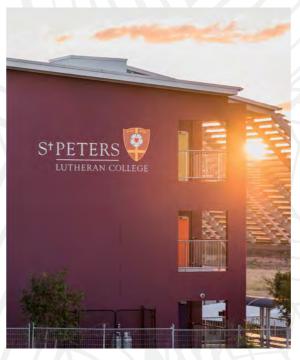
ENROLLED STUDENTS IN THE REDBANK CATCHMENT\*

















#### MATER HOSPITAL

The new \$85 million Mater Private Hospital at Springfield is now open. Stage one includes 80 beds, providing a range of medical and surgical services as well as a combination of inpatient, day and chemotherapy beds, supported by \$21.4 million in Government funding for a cancer care centre. The 10,000m<sup>2</sup> facility includes four operating theatres, inpatient wards, a day surgery unit and medical imaging services.

#### **IPSWICH HOSPITAL EXTENSION**

A \$128 million extension to the Ipswich Hospital was completed in 2014, transforming the hospital into a stateof-the-art medical facility. The upgrades have provided an additional 90 in-patient beds and doubled the size of the emergency department. Ipswich Hospital now houses two new wards for surgery inpatients, a dedicated cardiology unit, an expanded rehabilitation unit and additional birth suites.



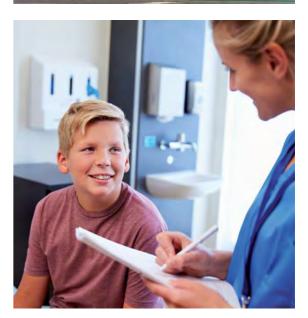
**APPROXIMATELY** 70% OF MATER PRIVATE HOSPITAL **EMPLOYEES LIVE IN** THE GREATER AREA.

#### **AVEO SPRINGFIELD**

The \$1 billion Aveo Springfield Retirement Village will deliver Australia's largest fully integrated, age-friendly retirement village. Aveo Springfield is designed to bring residents together through retail, cafes and recreation spaces, along with top class professional health and wellness facilities. Already receiving accolades and awards, Aveo Springfield will boast more than 2,500 dwellings upon completion.







SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield



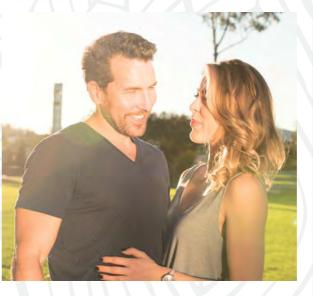
\$85 MILLION



\$128 MILLION



















VERONA OFFERS RESIDENTS MORE CONNECTIVITY
WITH RELIABLE ACCESS TO AN ABUNDANCE OF PUBLIC
TRANSPORT OPTIONS, AND IS EASILY ACCESSIBLE BY
TWO TRANSPORT CORRIDORS, CONNECTING VERONA
TO IPSWICH, BRISBANE AND THE GOLD COAST.

#### NEVER MISS A FLIGHT AGAIN

and Springfield Central.

with the Brisbane Airport just three traffic lights away via the Centenary Motorway and Airport Link.

A RELIABLE NETWORK OF BUSES operate directly outside the estate and run every 30 minutes, providing access to surrounding schools, shopping centres

#### THE REDBANK TRAIN STATION

is just 5 minutes down the road and provides express access to the Brisbane CBD. The stations convenient Park 'n' Ride makes commuting a breeze.

#### SPRINGFIELD CENTRAL RAILWAY

**STATION** was part of the \$110 million expansion to the Queensland rail network completed in 2014.

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\$5.5 BILLION HAS
BEEN INVESTED
IN TRANSPORT
WITHIN THE
IPSWICH AREA

IPSWICH CITY COUNCI

## LEGACY WAY HAS TRANSFORMED ACCESS TO AND FROM BRISBANE'S WESTERN SUBURBS

The \$1.5 billion Legacy Way is a 4.6km tunnel providing direct access to the Brisbane CBD, Brisbane Airport and Sunshine Coast.





SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield



PROPOSED TRANSPORT
CORRIDOR



3

TRAFFIC LIGHTS BETWEEN

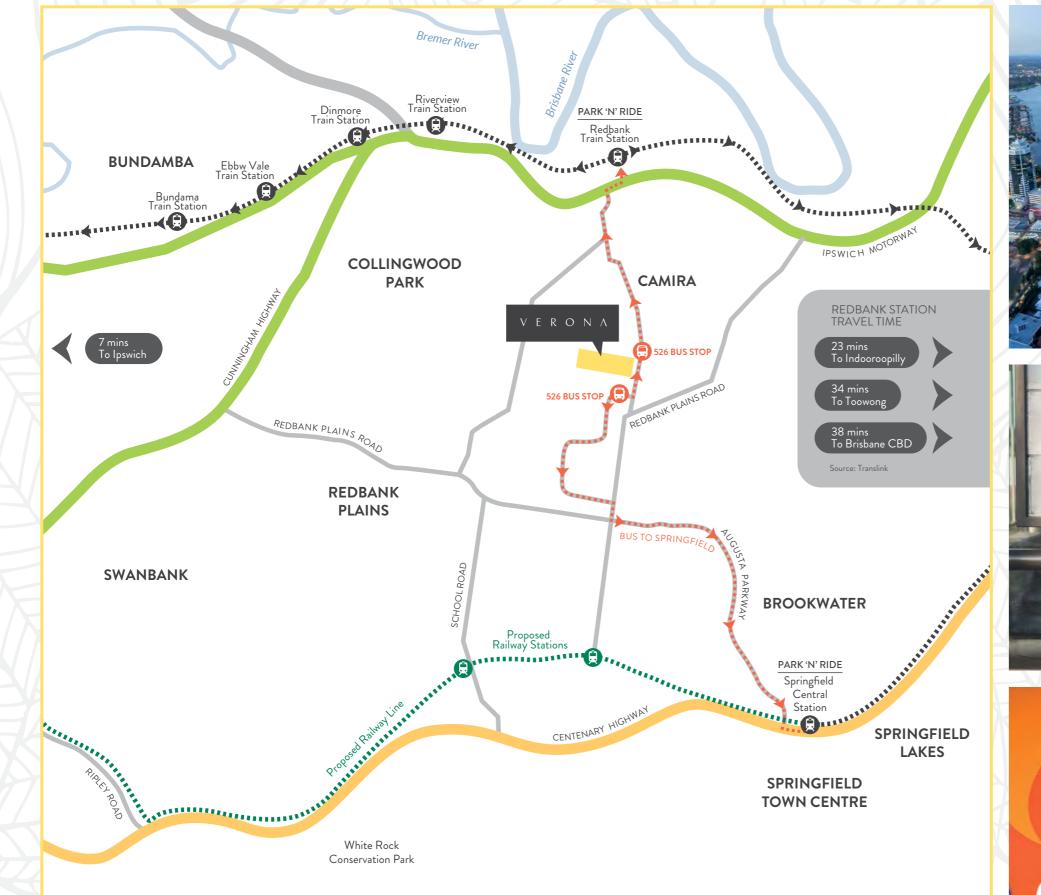
VERONA AND THE

BRISBANE AIRPORT



## **SPRINGFIELD**

INTERCHANGE, TAXI SET DOWN AREAS AND AN ON SITE COFFEE SHOP AT SPRINGFIELD CENTRAL











1. SPRINGFIELD CENTRAL IS A MAJOR EMPLOYMENT BASE FOR THE WESTERN CORRIDOR

Springfield Central is an economic and employment powerhouse which is forecast to create 52,000 by 2030. It's doing this through its 4 key pillars of growth - healthcare, education, business and IT, and retail.

2. THE NEW \$1 BILLION AVEO SPRINGFIELD RETIREMENT VILLAGE

will create more than 5,000 jobs and is scheduled for completion in mid 2017.

3. THE \$570 MILLION SWANBANK **ENTERPRISE PARK IS FORECAST TO** CREATE 15,000 JOBS Swanbank Enterprise

Park has been master planned as a business and industry precinct, comprising 2,145 hectares, and is rapidly becoming the region's future industrial heartland. The park is home to the \$75 million Holcim manufacturing facility (opened 2014), CS Energy, Theiss, Veolia, Energex, and many more of Australia's high performing businesses.

**GROWTH RATE IN EMPLOYMENT THAN ANY** OTHER LGA IN SOUTH-

THE IPSWICH LGA HAS

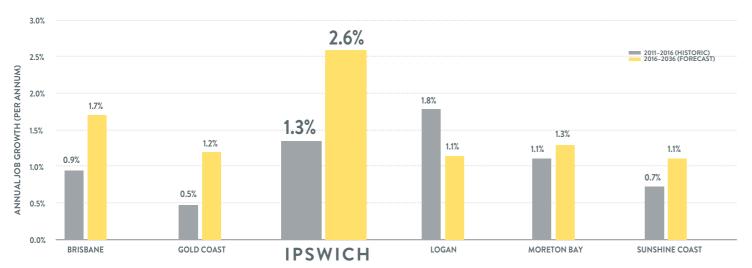
THE LARGEST FORECAST

EAST QUEENSLAND, **BETWEEN NOW AND 2036.** 

4. CITISWITCH INDUSTRIAL ESTATE IS ONE OF QUEENSLAND'S LARGEST INDUSTRIAL DEVELOPMENTS

Covering 350 hectares of prime industrial space, Citiswitch is forecast to generate more than 5,000 jobs. The Citiswitch Industrial Estate's key tenants include Caltex, Masters Home Improvement, Australian Pharmaceuticals Industries, and other leading Australian businesses.

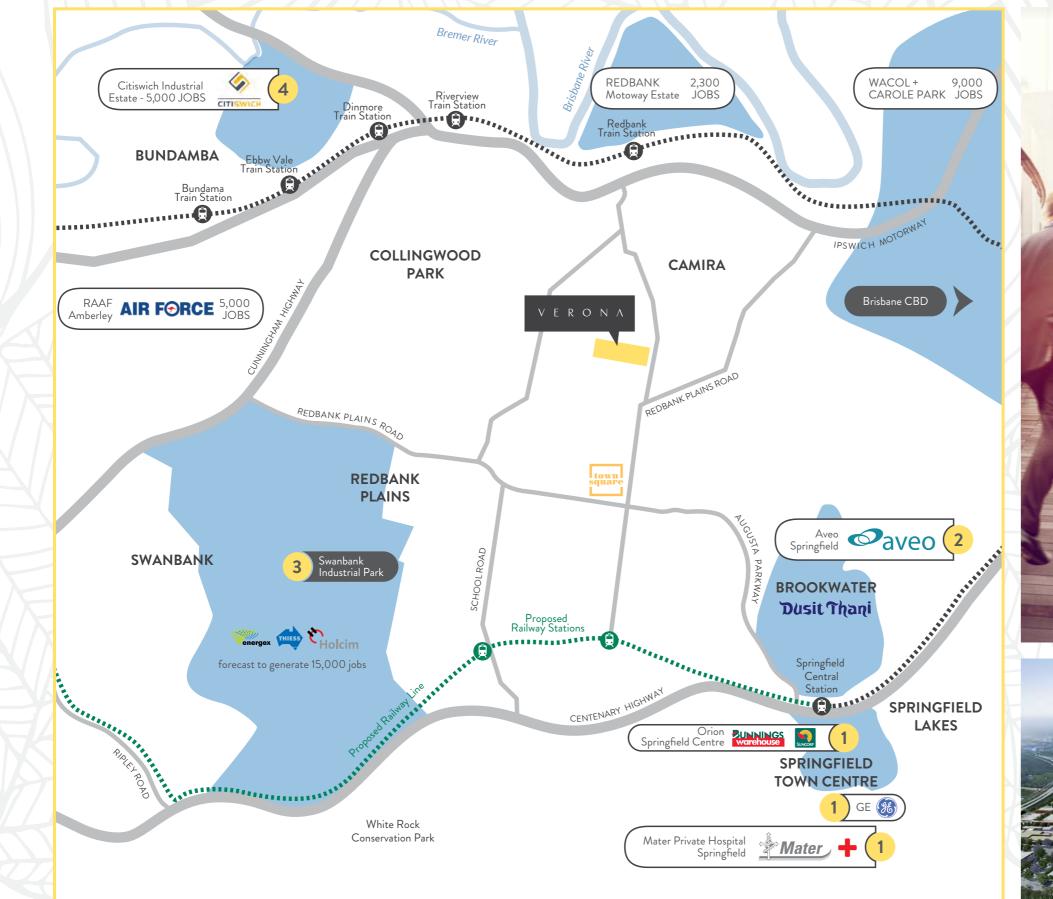
#### HISTORIC AND FORECAST JOB GROWTH (2011-2036)



Prepared by Urbis for Urbane Homes; Source NIEIR 2015











# CITY OF SPRINGFIELD

## SPRINGFIELD PILLARS OF ECONOMIC GROWTH

GREATER SPRINGFIELD IS FORECAST TO CREATE 52,000 JOBS BY 2030\*



#### HEALTH

HEALTH CITY IS A 52-HECTARE INTEGRATED
HEALTH PRECINCT THAT AIMS TO DELIVER
QUALITY HEALTHCARE, MEDICAL EDUCATION AND
RESEARCH AS WELL AS AGED AND SENIORS LIVING.

- Mater Private Hospital Springfield provides a range of medical and surgical services as well as a combination of in-patient, day and chemotherapy beds supported by \$21.4 million in Australian Government funding for a cancer care centre
- Approximately 70% of Mater Private Hospital employees live in the greater area\*
- Aveo Group have begun construction on the \$1 billion Aveo Springfield aged care facility, providing up to 2,500 dwellings and a range of inclusive community, campus-style facilities



#### **EDUCATION**

EDUCATION CITY OFFERS WORLD-CLASS
FACILITIES FOR THE MORE THAN 14,000 STUDENTS
ENROLLED FROM CHILD CARE TO POST-GRADUATE
UNIVERSITY LEVEL IN THE AREA.

- 18 hectare master-planned education hub providing a central nucleus for education
- The \$45 million University of Southern Queensland Springfield expansion
- TAFE Queensland South West, Springfield Campus
- 10 public and private schools established, 5 offering programs from Prep to Year 12
- 11 childcare centres

#### **BUSINESS & IT**

INFORMATION TECHNOLOGY IS ONE OF THE KEY PILLARS OF GREATER SPRINGFIELD AND FORMS AN IMPORTANT COMPONENT OF THE EMERGING CITY'S WORLD-AWARD WINNING SIGNATURE MASTER PLAN.

- 7 top tier businesses operate within Springfield including GE, British Gas and Mirvac
- Polaris Data Centre is one of the most advanced IT facilities in the world
- Idea City precinct designed to engage and encourage innovation, design and entrepreneurship. It will be a dynamic, evolving part of the city centre

#### **RETAIL & RECREATION**

GREATER SPRINGFIELD OFFERS A HUGE VARIETY OF PLACES TO EAT, SHOP AND RELAX, AND PLENTY OF OPPORTUNITIES IN THE RETAIL AND HOSPITALITY SECTORS.

- 24 hectare Robelle Domain Parklands opened in 2015
- Orion Springfield Central includes Big W, Target, Woolworths, Coles, Aldi and over 190 specialty stores
- The Springfield Central Parklands contain more than 11 kilometres of boardwalks, walking and cycle tracks
- Brookwater Golf Course voted No.1 public access golf course in Queensland for the last 10 years







# SPRINGFIELD

# VOTED WORLD'S BEST MASTER PLANNED COMMUNITY 2010



#### 1992

PURCHASE OF GREATER SPRINGFIELD LAND PARCEL Springfield Land Corporation

SPRINGFIELD RESIDENTIAL DEVELOPMENT
First residential allotment sells in the suburb of Springfield

#### 1993

RESIDENTIAL First residents move into Springfield

#### 1998

EDUCATION Springfield State School opens (now Woodcrest College)

The Springfield Anglican College opens (current enrolment of 724 students)



#### 2006

EDUCATION CITY (AUD\$14 Million) Springfield Land Corporation and Mirvac Development opens



#### 2009

TIER 3+ POLARIS DATA CENTRE, PARKSIDE CBD opens (AUD\$220 Million)

Centenary Highway extension to Cunningham Highway (AUD\$366 Million)

Augusta Parkway duplication completed

#### 2010

Springfield Technology Park opens (AUD4.5 Million)



#### 2011

RESIDENTIAL commences Construction on Parkway Green Augustine Heights Project value: AUD\$45 Million

QUEENSLAND'S NEWEST PARKLANDS Opening of Robelle Domain a 24-hectare park in the heart of Springfield Central (AUD\$30 Million)



#### 2013

RETAIL
Opening of Brookwater
Village which include a
primary health service
Project value: AUD\$30 Million
FDUCATION

EDUCATION
Opening of Good Shepherd Catholic
School in Springfield Lakes and
Hymba Yumba Community Hub



#### 2015

RETAIL Bunnings opens, Orion Springfield Central was completed - (\$154 Million)

COMMERCIAL Brisbane Lions Elite Training Administration Facility opens GE Australia State Headquarters opens

HEALTH
80 bed Mater Private
Hospital opens
RESIDENTIAL
Stage 2 Robelle Domain opens

#### 1999

SPRINGFIELD LAKES RESIDENTIAL DEVELOPMENT Commences (4,500+ lots) – Delfin (now Lend Lease Communities)

#### 2000

CENTENARY HIGHWAY TO SPRINGFIELD (AUD\$72 Million)

#### 2001

BROOKWATER RESIDENTIAL DEVELOPMENT Brookwater's first stage The Greens (73 lots) opens

#### 2002

BROOKWATER GOLF COURSE



#### 2007

ORION SPRINGFIELD CENTRAL opens (AUD \$143 MILLION)

#### 2008

SPRINGFIELD TOWER PARKSIDE CBD opens (AUD\$60 Million)



#### 2011

RETAIL
Opening of Masters
(Woolworths/Lowes) 13,000m²
home improvement concept store
Project Value: AUD\$15.6 Million

Construction commenced on Brookwater Retail Village Project Value: AUD\$30 Million

#### 2011

EDUCATION
Springfield Central State School opens
Springfield Central State High School opens
Construction Value: AUD\$50 Million



#### 2012

EDUCATION Opening of new St Peters Lutheran College (P-12) Project value: AUD\$30 Million

University of Southern Queensland purchase 3 hectares of land and commences planning of new campus building

#### 2013

RAIL TO SPRINGFIELD/DUPLICATION OF CENTENARY HIGHWAY TO SPRINGFIELD Project value: AUD\$1.2 Billion

#### RAIL TO SPRINGFIELD

Commencement of rail services from Springfield Central and Springfield rail stations on the urban rail network TransLink to commence connecting bus/rail services at an integrated bus interchange



#### 2017

RECREATION
Proposed \$550 Million Dusit Thani
Resort Brookwater
- Stage 1 to open 2017

#### 2030

Proposed investment on completion (AUD\$32 Billion)







# YOUR NEW HOME VERONA

# SOUTH EAST Q U E E N S L A N D KEY STATISTICS







3.4 MILLION\*

1.55M **INCREASE** 

4.9 MILLION\*

\$177\*
BILLION

VALUE OF SOUTH EAST QUEENSLAND ECONOMY

63%\*

OF QUEENSLAND'S ECONOMY (\$270B)

66%\*

OF SEQ TOTAL POPULATION LIVE OUTSIDE OF BRISBANE

#### **ECONOMY**

South East Queensland boasts a diversity of industry driven by both public and private investment in infrastructure including:



\$10.94B



\$5.37B



\$9.5 BILLION\* COMPLETED

more than \$25B in infrastructure spending committed to 2031.



\$734M\*



\$504M<sup>2</sup>



\$5.9 BILLION\* PLANNED

INVESTMENT & INFRASTRUCTURE

South East Queensland is undergoing the largest public

infrastructure spending initiative in Australian history with



\$2.03B



\$267M



\$10 BILLION\* FORECAST



\$157M



\$25.4 BILLION\* TOTAL

Source: \*SEQ Housing Report, Urbis 2016. ABS & OESR









## BRISBANE

# KEY STATISTICS

POPULATION

271,489\*

→ 1,431,489\*

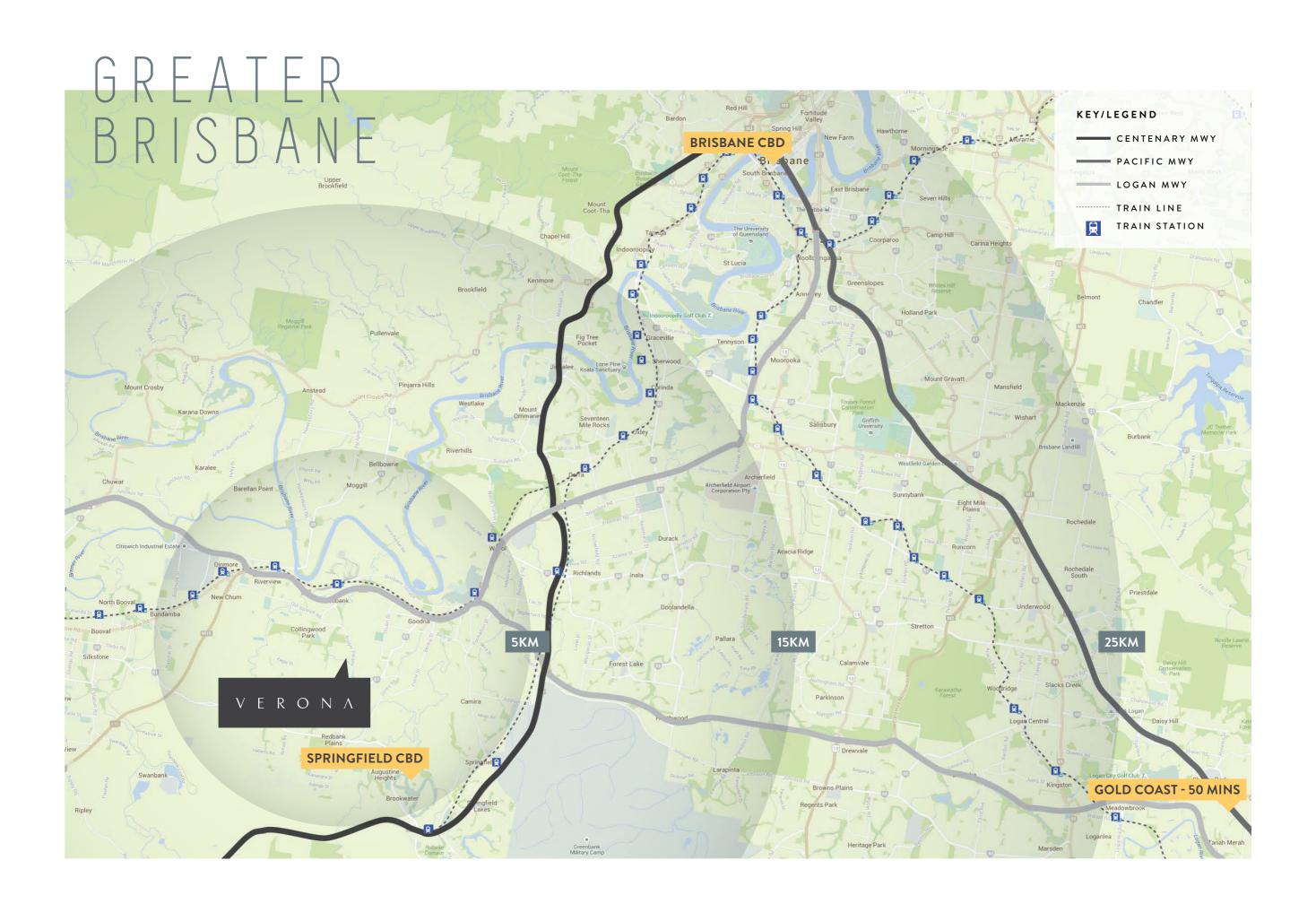
**ECONOMY** 

\$146B\*



THE HOUSING MARKET \$620K# RECORD MEDIAN HOUSE PRICE (MARCH QTR 2016) \$375K# CHEAPER THAN SYDNEY HOUSE PRICE GAP 6.9%# CAPITAL GROWTH OVER 12 MONTHS (TO MARCH 2016) 7.5%# HOUSE DEMAND INCREASE 2010 - 2016 \$460<sup>#</sup>PW MEDIAN HOUSE RENT (MARCH QTR 2016) Source: \*Brisbane City Council, Economic Development Plan 2012-2031. ^QLD Govt. Department of Transport and Main Roads 2014. \*Brisbane Airport Corporation 2016. #SEQ Housing Report, Urbis 2016.

INVESTMENT + INFRASTRUCTURE \$13 BILLION UNDER CONSTRUCTION + PROPOSED PROJECTS \$1.35B<sup>+</sup> \$5B^ \$3B+\*



## IPSWICH

# KEY STATISTICS

POPULATION

291,993\* **INCREASE** 

194,439\*

486,432\*

**EMPLOYMENT** 

65,900\*



→ 109,900\*

#### THE HOUSING MARKET

\$325,000<sup>#</sup>

IPSWICH LOCAL GOVERNMENT AREA MEDIAN HOUSE PRICE

2.8%#

CAPITAL GROWTH RATE OVER 12 MONTHS (TO MARCH 2016)

127%#

HOUSE DEMAND INCREASE LARGEST IN SEQ (SEPT 2010-2015)

\$335<sup>#</sup>PW

MEDIAN HOUSE RENT PER WEEK (MARCH QTR 2016)

Source: \*Urbis Redbank Report 2016. #SEQ Housing Report, Urbis 2016.



\$1.1B\*

VVESTED IN TRANSPORT WITHIN IPSWICH AREA

## SPRINGFIELD

# KEY STATISTICS

JUST 8 MINUTES FROM VERONA, SPRINGFIELD IS AUSTRALIA'S LARGEST MASTER PLANNED COMMUNITY, AND IN 2010, WAS VOTED ONE OF THE WORLD'S BEST MASTER PLANNED COMMUNITIES.

GREATER SPRINGFIELD POPULATION

32,000

2015 POPULATION

106,000\*
NEW RESIDENTS

138,000~

PLANNED 2030 RESIDENTIAL POPULATION



#### GREATER SPRINGFIELD HOUSING MARKET FACTS

\$438,000° GREATER SPRINGFIELD MEDIAN HOUSE PRICE AS OF MARCH QUARTER 2016

3.0% CAPITAL GROWTH RATE SINCE MARCH 2015

4.98% RENTAL YIELD AS OF JULY 2016

\$380°PW MEDIAN RENT PER WEEK AS AT JULY 2016

Source: \*Urbis Redbank Report 2016. ~Greater Springfield 2016.

^RP Data July 2016

# Greater Springfield includes Augustine Heights, Brookwater, Springfield Central, Springfield Lakes and Spring Mountain.

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SPRINGFIELD IS THE
FASTEST GROWING
MASTER PLANNED COMMUNITY
IN QUEENSLAND.

URBIS REPORT 2016

INFRASTRUCTURE

\$12B\*

INFRASTRUCTURE

\$85B\*

ESTIMATED INFRASTRUCTURE

\$85M\*

MATER PRIVATE HOSPITAL

INVESTMEN

\$1B

AVEO RETIREMENT VILLAGE

\$550M\*

DUSIT THANI SPA RESOR

\$1.27B\*

SPRINGFIELD TRANSPOR CORRIDOR UPGRADE REDBANK + REDBANK CATCHMENT#

# KEY STATISTICS

LOCATED JUST 10 MINUTES FROM SPRINGFIELD, 15 MINUTES FROM IPSWICH AND 30 MINUTES FROM THE BRISBANE CBD, REDBANK IS THE PERFECT PLACE FOR GROWING FAMILIES.

**POPULATION** 

9,209

7,655\*
INCREASE

16,864~

2015 POPULATION

PROJECTED RESIDENTIAL POPULATION IN 2036



#### THE HOUSING MARKET

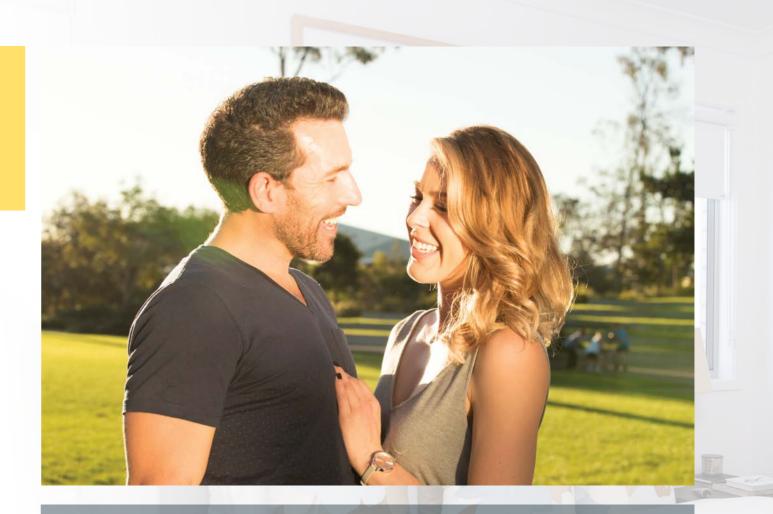
\$383,750\* REDBANK CATCHMENT MEDIAN HOUSE PRICE AS AT MARCH 2016

4.3%\* CAPITAL GROWTH RATE OVER 10 YEARS

5.6%\* GROSS RENTAL YIELD FOR MARCH 2016 QUARTER

Source: \*Urbis Redbank Report 2016. ~SEQ Housing Report, Urbis 2016.

 ${}^\# Redbank\ Catchment\ includes\ Redbank\ Redbank\ Plains,\ Collingwood\ Park,\ Spingfield\ Lakes,\ Springfield\ and\ Bellbird\ Park.$ 



#### WHO LIVES IN REDBANK?

62%\* WHITE COLLAR PROFESSIONALS

53%\* FAMILY WITH YOUNG CHILDREN

34%\* SCHOOL AGE CHILDREN (5-15 YEARS)

57%\* OWNER OCCUPIER



#### REDBANK

## URBIS REPORT



BRISBANE LEVEL 7, 123 ALBERT ST BRISBANE QLD 4000 07 3007 3800

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## OUTLOOK REDBANK

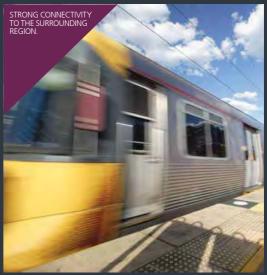
CONTEXT ON BUSINESS. CULTURE. LIFESTYLE AND RESIDENTIAL

Located 10 minutes from Springfield CBD and 30 minutes from the Brisbane CBD, Redbank offers residents a diverse range of employment, education, retail and lifestyle amenity.

#### JULY 201

- A STRATEGIC LOCATION
  Surrounded by an abundance of local amenity / Pg 02
- B POPULATION GROWTH
  The Redbank Catchment is projected
  to increase by 4,688 new residents per
  annum over the 20 years to 2036 / Pg 04
- Redbank is set to benefit from a significant amount of planned infrastructure investment / Pg 05
- D SALE PRICE GROWTH
  The median house sale price for the
  Redbank Catchment achieved a 16.6%
  price premium over the Ipswich LGA in
  the March quarter 2016 / Pp.07
- E RENTAL PRICE GROWTH
  Over the year to March 2016 median
  weekly rents have increased by 2.9% p
  annum / Pq 07







Redbank
accommodates
all three of the
Urbis economics
and research
fundamentals that
make a sustainable
suburb – Population,
Infrastructure and
Employment.

1 POP 2 INF

#### REDBANK - URBIS REPORT



Located along the Brisbane River, approximately 10 minutes' drive to the Springfield CBD, 30 minutes' to the Brisbane CBD, 40 minutes to the Australia TradeCoast (Port of Brisbane and Brisbane Airport) and one hour to the Gold Coast, Redbank offers residents access to key employment, education and lifestyle nodes.

Redbank benefits from strong transport connectivity including the Redbank train station which provides a direct train service to the Brisbane CBD. Major arterial roads including the Ipswich Motorway, Centenary Motorway and the Logan Motorway provide additional connectivity across Brisbane and south to the Gold Coast. Local amenity includes the Redbank Collingwood Park Sports Complex, Redbank Plaza, Kruger State School and Kruger Village Shopping Centre among other childcare, education, retail and recreational amenity.

Furthermore, Redbank is located within direct proximity to Greater Springfield and Springfield Central which offer a wide variety of employment, education, retail and lifestyle amenity. This includes Mater Private Hospital Springfield, University of Southern Queensland, TAFE Queensland South West and Orion Springfield Shopping Centre which offers more than 154 retailers.

Transport connectivity links Redbank to a range of education, employment and lifestyle options.

#### Key Legend

#### Entertainment, Shopping & Dining

- 1 Kruger Village Shopping Centre
- 2 Redbank Plains Shopping Village
- 3 Redbank Plaza
- Town Square Redbank Plains
- (under construction) 2 mins
- 5 Orion Springfield Central 3 mins

- University of Southern Queensland, Springfield Campus
- 7 TAFE Queensland South West, Springfield
- 8 Westside Christian College 7 mins
- 9 St Peter Claver College 8 mins
- 10 St Augustine's College
- 11 Redbank Plains High School 8 mins
- 12 Redbank Plains Primary School 9 mins
- 13 Augusta State School
- 14 Kruger State School
- 15 Good Start Early Learning Redbank Plains
- 16 The Whitehouse Childcare Centre 2 mins
- 17 Good Start Early Learning Bellbird Park

#### Infrastructure

- 18 Springfield Mater Private Hospital
- 19 Redbank Train Station 6 mins
- 20 Redbank Plains Library 9 mins
- 21 Ipswich Motorway 3km

#### Recreation & Green Space

- Redbank Collingwood Park
   Sport Complex 5 mins
   Brookwater Golf Course
- 24 Harry Ratnam Park
- 25 Shearer Park
- 26 Desborough Park
- 27 Robelle Domain

#### REDBANK - URBIS REPORT

#### **DEMOGRAPHICS**

The Redbank Catchment is forecast to grow by around 4,688 new residents per annum between 2016and 2036.

#### DEMOGRAPHICS

The higher representation of blue collar workers within both the Redbank Catchment and the Ipswich Local Government Area (LGA), relative to the Brisbane LGA, is reflective of the skilled industry opportunities within the region.

The manufacturing industry, a key economic driver, employs the highest proportion of workers residing in the Redbank Catchment, at 16 per cent of the workforce.

Traditionally attracting a high proportion of young families who choose to make Redbank and its surrounding catchment home, the area attests to the family-friendly environment with numerous schools, sporting, retail and recreation amenity all close by. The majority of residents are owner-occupiers and due to the affordability of the area, houses as a dwelling choice (92%) are a clear preference compared to townhouses or apartments.

# AGE DISTRIBUTION Redbank Catchment V Ipswich LGA & Brisbane LGA REDBANK CATCHMENT INSWICH LGA BRISBANE LGA R

repared by Urbs, Source: ABS Census 2011
The Redbank Demographic Catchment includes the suburbs of Redbank, Redbank
Plains, Collingwood Park, Augustine Heights, Springfield Lakes, Springfield,
Springfield Central and Bellbird Park.

#### WHO LIVES IN REDBANK?

		REDBANK CATCHMENT	IPSWICH LGA	BRISBANE LGA
	Average Household size	3.0	2.8	2.6
<u>ā</u>	Average Weekly Household Income	\$1,934	\$1,468	\$1,693
Ė	Average Age	30	34	36
Ĭ	White Collar	62%	60%	70%
	Blue Collar	38%	40%	30%
iii	Family with Young Children	53%	46%	40%
Ě	School Aged Children (5-19)	24%	23%	20%
	Owner-Occupier	57%	62%	66%
1	Renter	43%	38%	34%
Â	Live in Houses	92%	91%	79%
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Prepared by Ortos, Source: ABS Cerous 2011
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Plains, Collingwood Park, Augustine Heights, Springfield Lakes, Springfield,
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#### POPULATION

Historically the Redbank Catchment has shown steady population growth, increasing on average by 4,290 residents per annum between 2004 and 2014.

Continued population growth has been driven by Redbank's connectivity to the Brisbane CBD and Gold Coast through direct links from the Redbank train station and major arterial roads including the Ipswich and Logan Motorways. Continued growth is supported by significant infrastructure investment within the Ipswich LGA and proximity to established and new amenity offers, including education and retail.

Queensland OESR forecasts the Redbank Catchment population will grow by nearly 94,000 new residents between 2016 and 2036, to reach a total of 172,543 residents. This represents a growth rate of 4 per cent per annum. Historically, population projections have been conservative and it is possible the actual population growth going forward will exceed the annual figure of 4,688 new residents provided by the Queensland Government. Population growth will continue to drive demand for new residential dwellings within the catchment.

#### REDBANK CATCHMENT POPULATION GROWTH



Prepared by Urbis; Source: ABS ERP Data 2015, Queensland Government Population Projections 2013

The Redbank Demographic Catchment includes the Statistical Area 2 of Redbank, Redbank Plains, Collingwood Park, Springfield Lakes, Springfield, and Bellbird Park.

#### & EDUCATION

#### MAJOR INFRASTRUCTURE

Redbank residents are set to benefit from a significant amount of current and future infrastructure investment including the ever-growing Greater Springfield which encompasses 2.6 million square metres of mixed use space in the CBD,

Mater Private Hospital Springfield, Orion Springfield Central including Coles, Target, Event Cinemas and specialty retailers.

Greater Springfield has an estimated completion cost of \$85 billion, with a planned population of 138,000 people and 52,000 workers by 2030.

INFRASTRUCTURE

#### 1 GREATER SPRINGFIELD

Greater Springfield is one of Australia's fastest emerging new cities, with a vision of being a substantial regional city and services hub by 2030. The current estimated population of Greater Springfield is 32,000. The community offers interconnected pillars of health, education and information technology which act as economic drivers within the region. Greater Springfield already has benefited from more than \$11.7 billion in public and private investment, including \$1.2 billion in major rail and transport hubs.

#### 2 ORION SPRINGFIELD CENTRAL STAGE 2

With several new stores now open, the Orion Shopping Centre's \$154 million second stage will provide 80 additional specialty shops together with major retailers Coles, Target and Event Cinemas. On completion of this stage of development, Orion Springfield Central will be the ninth largest shopping centre in Queensland.

#### 3 MATER PRIVATE HOSPITAL SPRINGFIELD

Completed later this year, the new \$85 million Mater Private Hospital provides 80 inpatient beds, theatre space, inpatient wards and a day surgery unit.

#### 4 IPSWICH HOSPITAL EXTENSION

The recently completed \$128 million Ipswich Hospital expansion provided an additional 90 inpatient beds, dedicated paediatric services and clinical and non-clinical support facilities.

#### 5 COLES SUPERMARKET DEVELOPMENTS

Coles will build three new stores in Ipswich, including a second super store creating more than 700 jobs.

Plans include opening stores at Redbank Plains Rd; at Blackstone Rd, Silkstone; and a super store at Orion Springfield Central.

#### 6 RICHLANDS TO SPRINGFIELD TRANSPORT PROJECT

The \$475 million Richlands to Springfield project constructed a new 9.5km dual track passenger rail line, and includes upgrading approximately 5.5km of the Centenary Highway between the Logan Motorway, Forest Lake and Springfield Parkway, Springfield.

#### 7 CITISWICH BUSINESS PARK

Citiswich Business Park is Queensland's largest master-planned industrial estate under development. The estate will be developed over 7 stages in the next 5–10 years and has been designed to accommodate a wide range of business uses, retail components, public open space and staff amenity.

#### B DUSIT THANI RESORT BROOKWATER STAGE 1 — \$550 MILLION

#### 9 SWANBANK ENTERPRISE PARK

Swanbank Enterprise Park has been master planned as a Business and Industry Precinct, comprising 2,145 hectares. The site is planned to bring up to 14,000 jobs to Ipswich and will provide opportunities for a range of industries and industry groups.

#### **EDUCATION**

PUBLIC AND PRIVATE SCHOOL ENROLMENTS
Redbank Catchment and Surrounds

PUBLIC PRIMARY AND SECONDARY SCHOOLS

11 11,967

NUMBER OF SCHOOLS TOTAL NUMBER OF STUDENTS

PRIVATE SCHOOLS

7 4,092+
NUMBER OF SCHOOLS TOTAL NUMBER OF STUDENTS
Prepared by Urbis; Source: Department of Education and Training, Private Schools Guide

IPSWICH CATCHMENT
65,968 141,054
2011 Current 2031 Forecast
NEW JOBS 75,086

Prepared by Urbis; Source: Brisbane City Council

#### RESIDENTIAL MARKET ANALYSIS

The Redbank Catchment (comprising the suburbs of Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park) has experienced a significant increase in housing demand over the past five years.

Increasing demand is driven by young families attracted to Redbank's offerings of education, employment and lifestyle amenities. This is evident through the 9.7 per cent per annum increase in the number of settled house transactions over the past five years to March 2016. Based on 146 transactions, the Redbank Catchment recorded a median house sale price of \$383,750 for the March guarter 2016. Compared to the Ipswich LGA which recorded a median house sale price of \$329,000, the Redbank Catchment achieved a premium of 16.6 per cent.

The Redbank Catchment has recorded steady long-term price growth with an average annual growth rate of 4.3 per cent over the past ten years to March 2016. The Ipswich LGA recorded a growth rate of 3.6 per cent per annum over the same period.

Decreasing land availability is driving median land sale price increases of 5.6 per cent over the past 12 months.

Land sales volumes in the Redbank Catchment have experienced peak selling periods as new estates have been released. For the March quarter 2016, based on 45 transactions, the Redbank Catchment recorded a median land sale price of \$225,000, which is an 18.4 per cent premium on the Ipswich LGA sale price of \$190,000.

As vacant land becomes scarcer the Redbank Catchment's increasing residential demand is driving land price growth within the catchment Although the number of transacted land sales for the Redbank Catchment decreased by just over 60 per cent over the last 12 months to March 2016, the median sale price for land increased by 5.6 per cent. This also was reflected in the Ipswich LGA which recorded a 54 per cent decrease in the number of land sales but an increase in the median land price of 11 per cent. This indicates solid residential demand and increasing land value driven by decreasing land availability for the both Redbank Catchment and the Ipswich LGA.

As strong transport connectivity, significant infrastructure investment and growing employment continue to drive population growth in the Redbank Catchment, it is expected residential demand will continue.

lpswich is one of the fastest growing local government areas in Queensland with a strong supply of greenfield land undergoing development into urban residential lots. Over the year to December 2015, the total number of lots registered in Ipswich increased by 50 per cent compared to the same period in the previous vear, a total of 2.102 lots (Source: OGSO Dec Otr 2015).

#### MEDIAN HOUSE PRICE GROWTH RATE — MARCH 2016 Redbank Catchment vs Ipswich LGA REDBANK CATCHMENT \$383,750 4.3% IPSWICH LGA \$329,000 3.6% Prepared by Urbis: Source: APM PriceFinder The Redbank Catchment includes the suburbs of Redbank, Redbank Plains, Augu. Heights, Springfield Lakes, Springfield, Springfield Central and Relibird Park. 20-YEAR HOUSE AND LAND SALES CYCLE — REDBANK CATCHMENT March 1996-March 2016 \$50,000 PERIOD (OUARTERI Y) Prepared by Urbis: Source: APM PriceFinder The Redbank Catchment includes the suburbs of Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park. MEDIAN LAND PRICE GROWTH RATE — MARCH 2016 Redbank Catchment vs Ipswich LGA \$225,000 4.6% 5.6% \$190,000 2.7% 1.1%

Prepared by Urbis; Source: APM PriceFinder

The Redbank Catchment includes the suburbs of Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park.

#### Redbank is achieving higher gross rental return than Springfield.

5.0%

REDBANK REDBANK BELLBIRD SPRINGFIELD SPRINGFIELD AUGUSTINE
PLAINS PARK LAKES HEIGHTS

The Redbank Catchment includes the suburbs of Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park.

Postcode 4301 includes the suburbs of Redbank, Redbank Plains and Collingwood Park

MEDIAN WEEKLY RENT WEEKLY RENTAL RANGE

 $Redbank\ Catchment-4\ Bed\ House$ 

Postcode 4301 includes the suburbs of Redbank. Redbank Plains and Collingwood Park

MEDIAN WEEKLY RENT — NEW AND NEAR-NEW HOUSE

5-YEAR RENTAL PRICE

ON-THE-MARKET

ESTABLISHED HOUSE RENTAL YIELD COMPARISON

Selected Suburbs Redbank Catchment — March 2016

5.1%

Prepared by Urbis; Source: APM PriceFinder

Postcode 4301 — March 2016

1-YEAR

RENTAL PRICE GROWTH

Postcode 4301 — March 2016

ESTABLISHED (RTA)

Prepared by Urbis; Source: Residential Tenancies Authority (RTA)

MEDIAN WEEKLY HOUSE RENTAL GROWTH -

FOUR-BEDROOM ESTABLISHED PRODUCT (RTA)

Prepared by Urbis; Source: Residential Tenancies Authority (RTA)

PRODUCT V ESTABLISHED HOUSE PRODUCT

#### RENTAL MARKET ANALYSIS

Growing population and infrastructure investment in the Redbank Catchment (Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park) has helped drive rental demand and long-term rental price growth.

The Residential Tenancies Authority (RTA) provides median weekly rental data on typical rents for recently rented houses based on bond lodgements, incorporating both established and new product. Based on RTA data, over the past five years to March 2016, four-bedroom houses in the Redbank Catchment demonstrated an average annual weekly rental growth rate of 1.2 per cent.

Houses within the Redbank Catchment are generating a strong return on investment, achieving an average gross rental yield of 5.0 per cent for the March guarter 2016. Redbank (suburb) recorded the strongest gross rental yield of 5.6 per cent for the March guarter 2016, outperforming all other suburbs within the Redbank Catchment.

*Houses within the suburb of Redbank* 

Looking at on-the-market rental data, which records advertised rents for new and near-new houses, for the March guarter 2016. new and near-new four-bedroom houses achieved a median rental price of \$385 per week. This demonstrates a rental price premium of 10 per cent over the median weekly rent recorded by the RTA of \$350 per week, and highlights the increasing demand for new housing product within the Redbank Catchment.

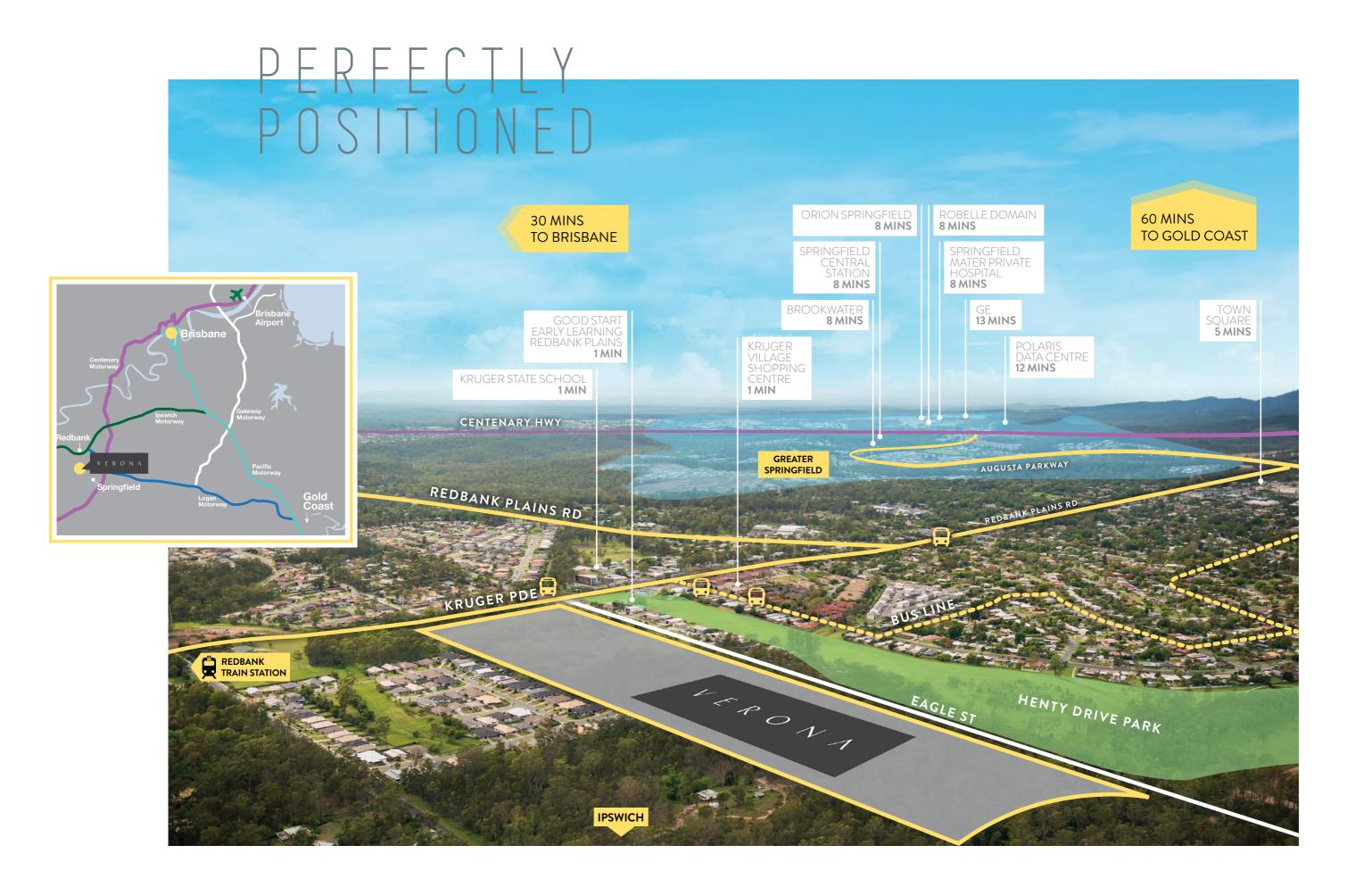
Proximity to schooling is a key consideration for family locational choice. As a family friendly area, residents of the Redbank Catchment have access to 11 public primary and secondary schools supporting almost 12,000 student enrolments. Residents of Redbank also are in proximity to a number of top private schools located with the Ipswich LGA, including Ipswich Grammar School, Ipswich Girl's Grammar School, St Mary's College, Springfield Anglican College and St Edmund's College. These private school facilities provide education from Prep to Year 12 and have more than 4,000 student enrolments.

Looking forward, as rental price growth and yields remain strong, the Redbank Catchment is likely to attract increased interest from both owner-occupiers and investors.

generated a gross rental yield of 5.6 per cent for the March quarter 2016.

6 URBIS REDBANK OUTLOOK © URBIS.COM.AU

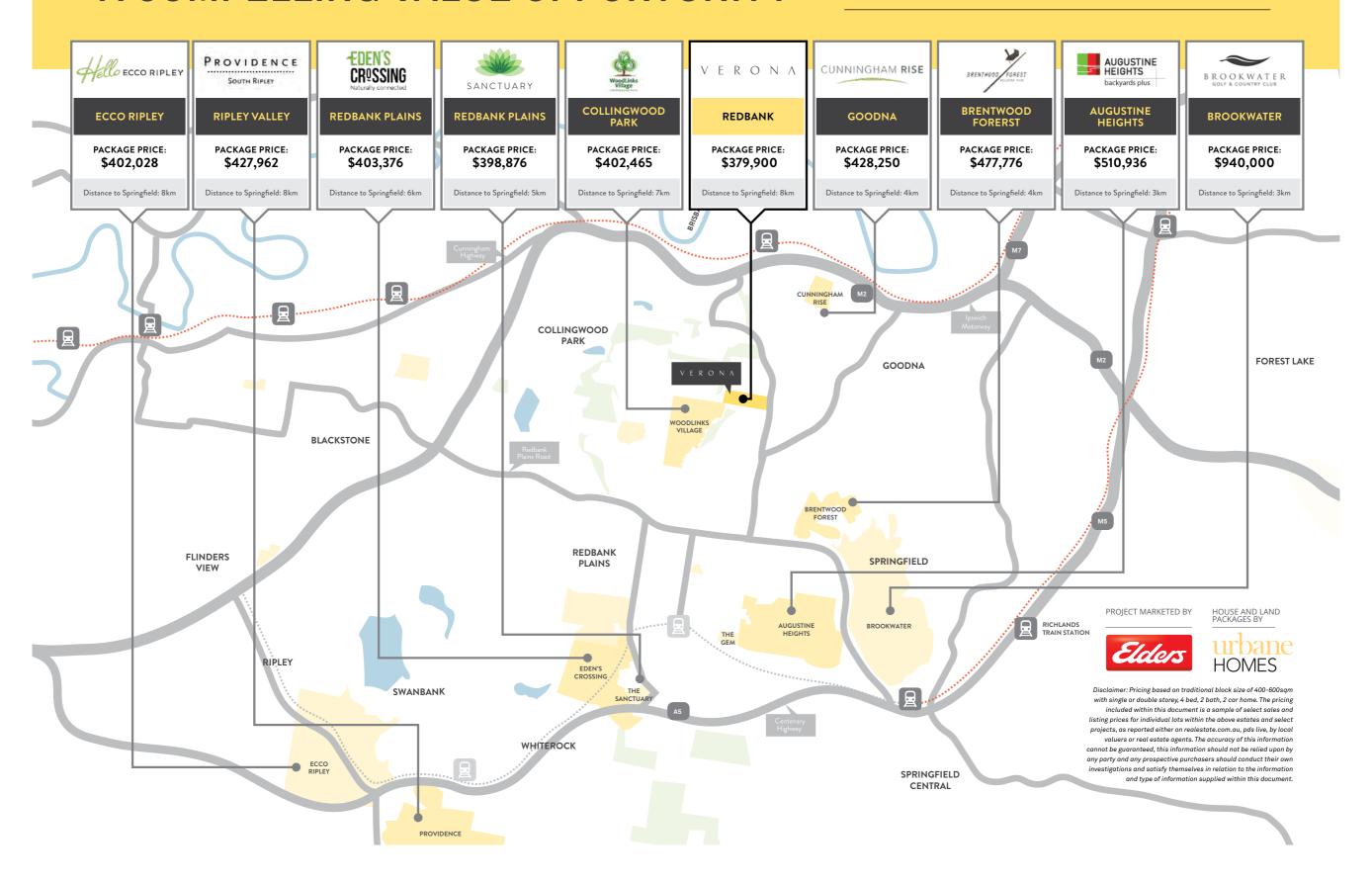
URBIS REDBANK OUTLOOK 7





#### A COMPELLING VALUE OPPORTUNITY

#### AVERAGE PACKAGE PRICE 4\(\mathbb{A}\) 2 \(\mathbb{A}\) 2 \(\mathbb{A}\)



## MASTERPLAN





- 234 LOTS
- 4 STAGES
- LOTS RANGING FROM 350M2 1,082M2
- \$600,000+ REGIONAL PARK WITHIN VERONA
- SHADED PICNIC AREAS, CHILDREN'S PLAY EQUIPMENT, EXPANSIVE SPORTING OVALS
- 2.5 HECTARES OF OPEN ACCESS GREEN SPACE



### STAGE 1 PLAN

#### MASTERPLAN





FUTURE STAGES



NORTH

### ORIENTATION PLAN

#### MASTERPLAN





FUTURE STAGES



NORTH

## INVESTATVERONA



#### **EDUCATION**

**VERONA IS SURROUNDED BY EDUCATION FACILITIES THAT ARE** EITHER WITHIN WALKING DISTANCE OR A SHORT DRIVE AWAY

• GOODSTART EARLY LEARNING - REDBANK PLAINS 10 METERS

**150 METERS** KRUGER STATE SCHOOL

 COLLINGWOOD PARK STATE SCHOOL 1KM

 TAFE QUEENSLAND SOUTH WEST 6KM

 UNIVERSITY OF SOUTHERN QUEENSLAND 7.5KM









#### **ENTERTAINMENT + SHOPPING**

**VERONA IS CLOSE TO SEVERAL LOCAL AND REGIONAL SHOPPING + ENTERTAINMENT HUBS** 

#### LOCAL SHOPPING AMENITIES

• KRUGER VILLAGE 250M

 REDBANK PLAZA 1.9KM

• TOWN SQUARE - REDBANK PLAINS

• ORION SPRINGFIELD

#### ORION SPRINGFIELD































PIG'N'WHISTLE



#### TRANSPORT + LOCATION

Verona is strategically located to take advantage of existing public transport amenities and is close to major arterial roads.

526 bus is 10 metres from Verona and connects the community directly to Redbank Park + Ride Train Station to the north or Springfield Central to

#### TRAIN STATIONS

- REDBANK STATION
- SPRINGFIELD CENTRAL STATION 6.0KM

Verona is ideally situated 2.5km from the Ipswich Motorway entrance which is one of South East Queensland's major highways.

2.0 KM

7KM

From the Ipswich Motorway, drivers can easily connect to Brisbane or the Gold Coast.

There are 3 traffic lights separating Verona to the Brisbane Airport which is one of South East Queensland's largest employment hubs (including Port of Brisbane).





#### **EMPLOYMENT**

- 52,000 JOBS FORECAST TO BE CREATED IN SPRINGFIELD BY 2030
- 14,000 JOBS FORECAST TO BE CREATED BY SWANBANK INDUSTRIAL PARK
- 5,000 JOBS CREATED ON COMPLETION OF THE \$1 BILLION AVEO SPRINGFIELD RETIREMENT VILLAGE





#### **HEALTHCARE**

- \$85M MATER PRIVATE HOSPITAL SPRINGFIELD 8 MINUTES DRIVE
- \$128M IPSWICH HOSPITAL EXTENSION COMPLETED 2014
  15 MINUTES DRIVE
- 13 MEDICAL + DENTAL PROVIDERS WITHIN TEN MINUTES





#### RECREATION

- VERONA PARK 2.5 HECTARES OF OPEN SPACE + PLAY EQUIPMENT
- \$30M ROBELLE DOMAIN 8 MINUTES DRIVE
- 12 PARKS WITHIN 10 MINUTES









6 YEAR STRUCTURAL GUARANTEE

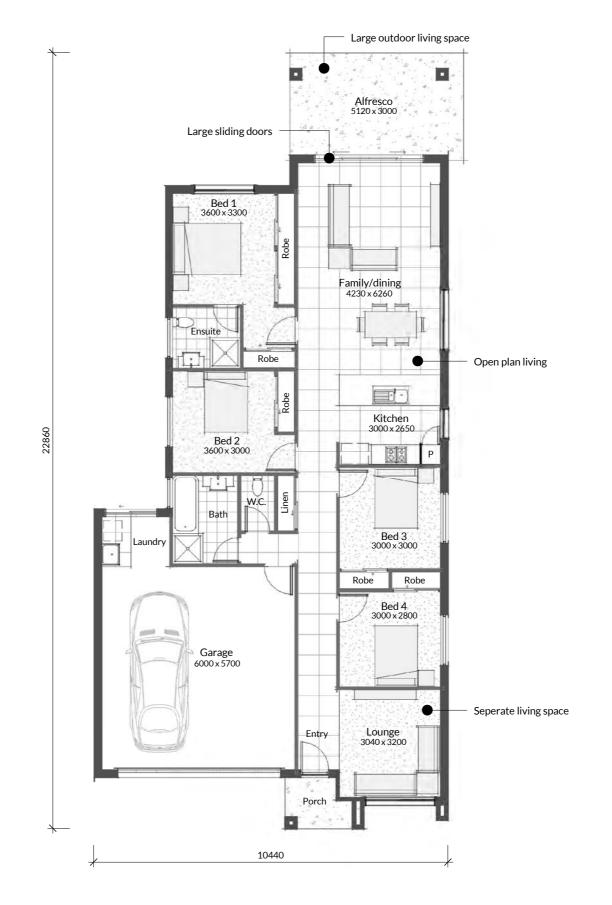


FIXED PRICE 6 STAGE
TURNKEY QUALITY
HOME ASSURANCE



#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
- » Feature render or feature brick facade
- » Floor coverings throughout
- » Split system air-conditioning
- » Flyscreens to all openable windows & doors
- » Barrier screen to front door
- » Roller blinds to all bedrooms & living areas
- » Built-in wardrobes to all bedrooms
- » Ceiling fans in all bedrooms & living areas
- » Kitchen with 3m island bench incorporating a breakfast bar
- » Stainless steel kitchen appliances including dishwasher
- » NBN ready
- » 3 coats of Taubman's premium paints (internal)
- » Tailored landscaping treatment to compliment the house design
- » Fencing to the sides & rear of the home including side gate
- » Exposed aggregate concrete to the driveway, porch & alfresco area
- » Letterbox, clothesline, TV aerial & whirly bird



#### **FLOOR AREAS:**

Indoor Living 128.95m²
Garage 40.59m²
Outdoor Living 15.65m²
Portico 2.61m²
TOTAL (M²) 187.80m²

The Adriana MKI has been approached with a key design philosophy on liveability, flexibility, sustainability and aesthetics, with an outcome to suit any lot. An intricate front facade incorporating a range of textures, styles and colours provides for an eclectic yet integrated streetscape.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



FIXED PRICE

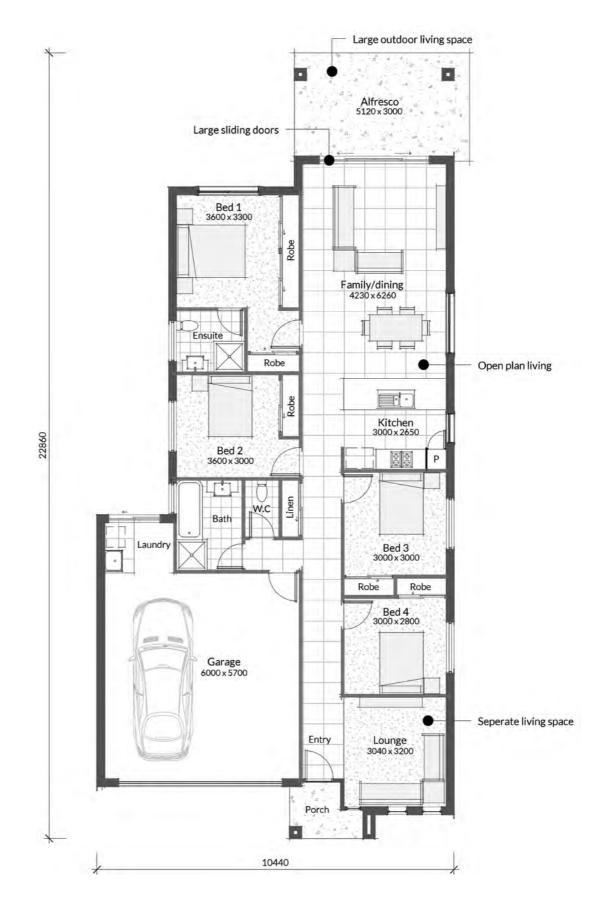
TURNKEY

HOME

6 STAGE QUALITY ASSURANCE



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6 YEAR STRUCTURAL GUARANTEE

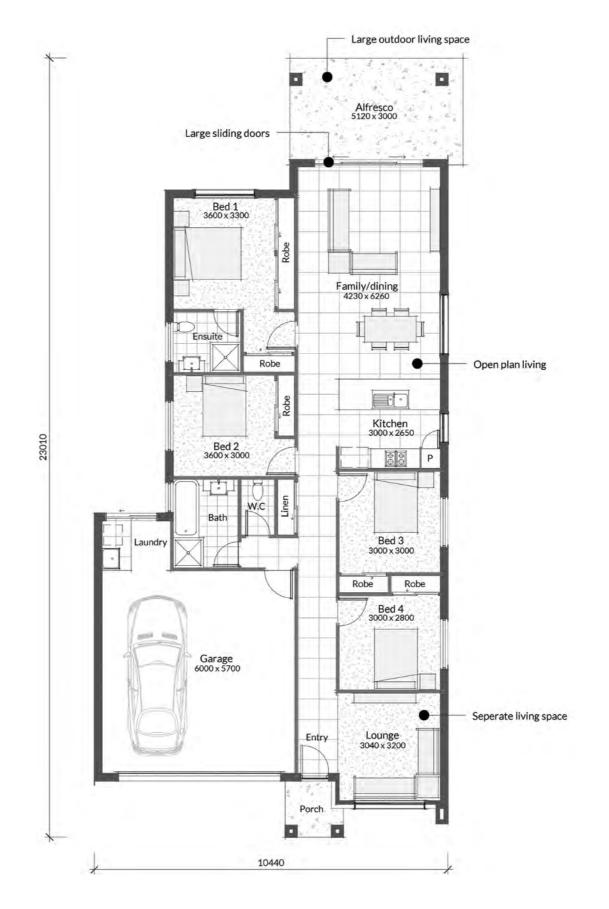


FIXED PRICE TURNKEY HOME



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#### **FLOOR AREAS:**

Indoor Living 128.7m²
Garage 40.59m²
Outdoor Living 15.65m²
Portico 2.45m²
TOTAL (M²) 187.39m²

The Adriana MKI has been approached with a key design philosophy on liveability, flexibility, sustainability and aesthetics, with an outcome to suit any lot. An intricate front facade incorporating a range of textures, styles and colours provides for an eclectic yet integrated streetscape.

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Urbane Homes Design Manager

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6 YEAR STRUCTURAL GUARANTEE



FIXED PRICE

TURNKEY

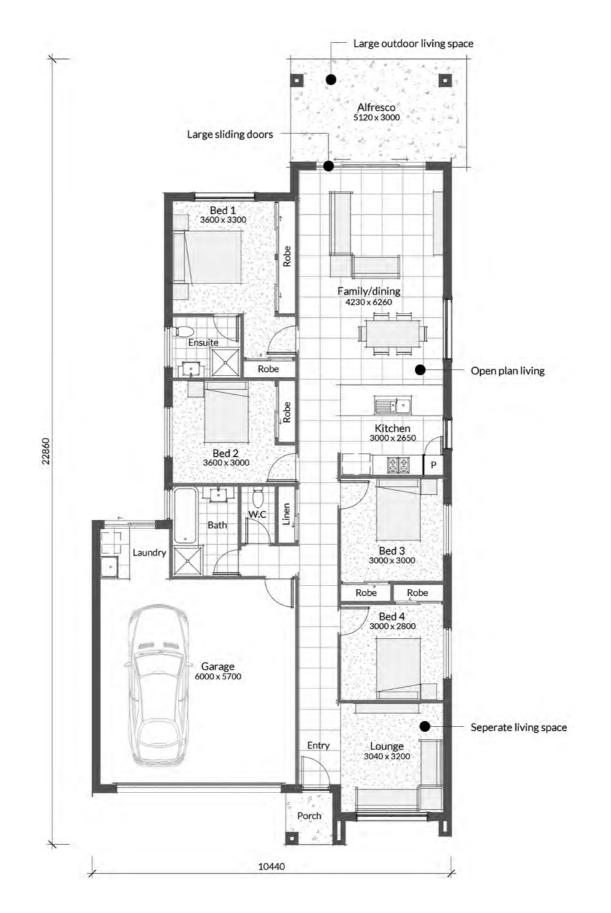
HOME

6 STAGE QUALITY ASSURANCE



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6 YEAR STRUCTURAL GUARANTEE



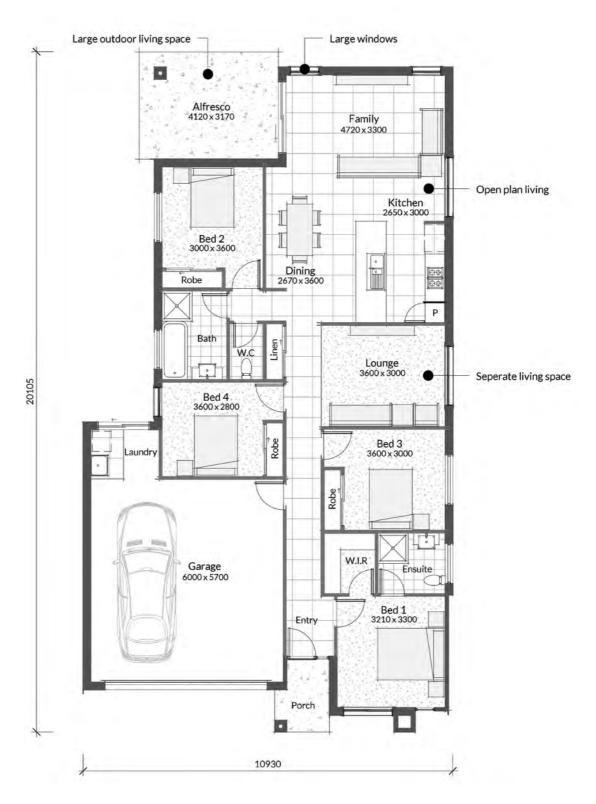
FIXED PRICE TURNKEY HOME



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- » Roller blinds to all bedrooms & living areas
- » Built-in wardrobes to all bedrooms
- » Ceiling fans in all bedrooms & living areas
- » Kitchen with 3m island bench incorporating a breakfast bar
- » Stainless steel kitchen appliances including dishwasher
- » NBN ready
- » 3 coats of Taubman's premium paints (internal)
- » Tailored landscaping treatment to compliment the house design
- » Fencing to the sides & rear of the home including side gate
- » Exposed aggregate concrete to the driveway, porch & alfresco area
- » Letterbox, clothesline, TV aerial & whirly bird



#### FLOOR AREAS:

Indoor Living 130.05m²
Garage 40.78m²
Outdoor Living 13.32m²
Portico 4.6m²
TOTAL (M²) 188.75m²

The design of Candice MKl is driven by flexibility for family living. A separated master bedroom suite, large open plan living and an additional lounge space provide opportunities for both social and private moments. Large windows connecting indoor and outdoor spaces maximise natural light and ventilation.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



TURNKEY

HOME

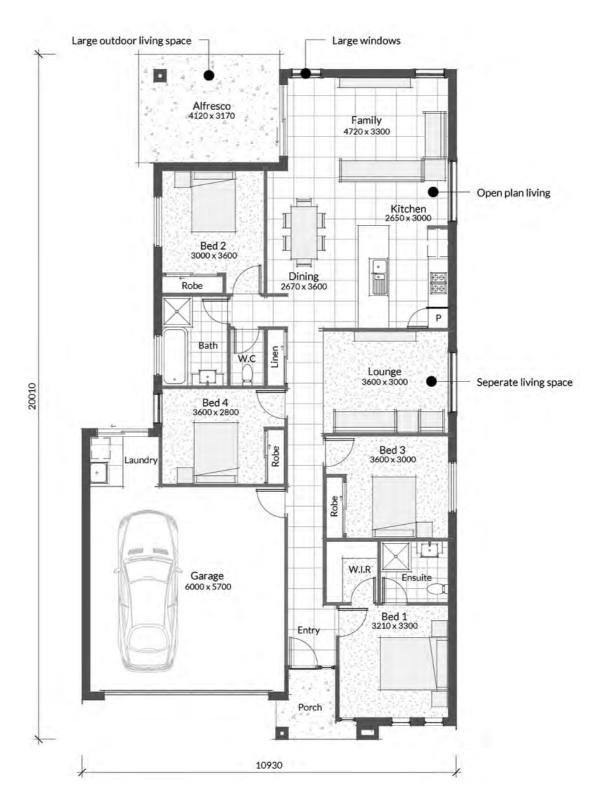
FIXED PRICE



QUALITY ASSURANCE

#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- All site preparation costs including fees
- All service connection costs including fees
- Foundations to suit soil conditions
- Feature render or feature brick facade
- Floor coverings throughout
- Split system air-conditioning
- Flyscreens to all openable windows & doors
- Barrier screen to front door
- Roller blinds to all bedrooms & living areas
- Built-in wardrobes to all bedrooms
- Ceiling fans in all bedrooms & living areas
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- Tailored landscaping treatment to compliment the house design
- Fencing to the sides & rear of the home including side gate
- Exposed aggregate concrete to the driveway, porch & alfresco area
- Letterbox, clothesline, TV aerial & whirly bird



#### **FLOOR AREAS:**

129.43m<sup>2</sup> Indoor Living 41.09m<sup>2</sup> Garage Outdoor Living 13.06m<sup>2</sup>  $3.99m^{2}$ Portico TOTAL (M<sup>2</sup>) 187.57m<sup>2</sup>

The design of Candice MKl is driven by flexibility for family living. A separated master bedroom suite, large open plan living and an additional lounge space provide opportunities for both social and private moments. Large windows connecting indoor and outdoor spaces maximise natural light and ventilation.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



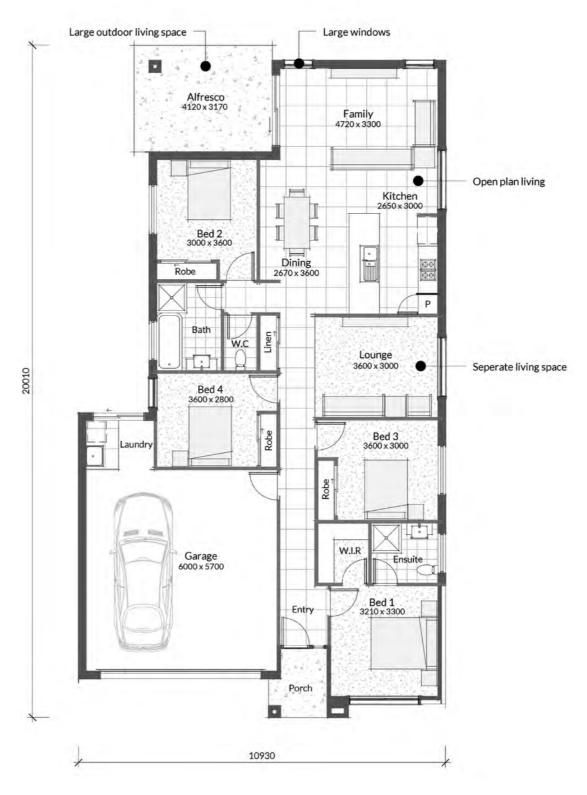
FIXED PRICE TURNKEY HOME



6 STAGE QUALITY ASSURANCE

#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
- » Feature render or feature brick facade
- » Floor coverings throughout
- » Split system air-conditioning
- » Flyscreens to all openable windows & doors
- » Barrier screen to front door
- » Roller blinds to all bedrooms & living areas
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- » Exposed aggregate concrete to the driveway, porch & alfresco area
- » Letterbox, clothesline, TV aerial & whirly bird



#### FLOOR AREAS:

Indoor Living 129.96m²
Garage 40.78m²
Outdoor Living 13.32m²
Portico 3.25m²
TOTAL (M²) 187.31m²

The design of Candice MKl is driven by flexibility for family living. A separated master bedroom suite, large open plan living and an additional lounge space provide opportunities for both social and private moments. Large windows connecting indoor and outdoor spaces maximise natural light and ventilation.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



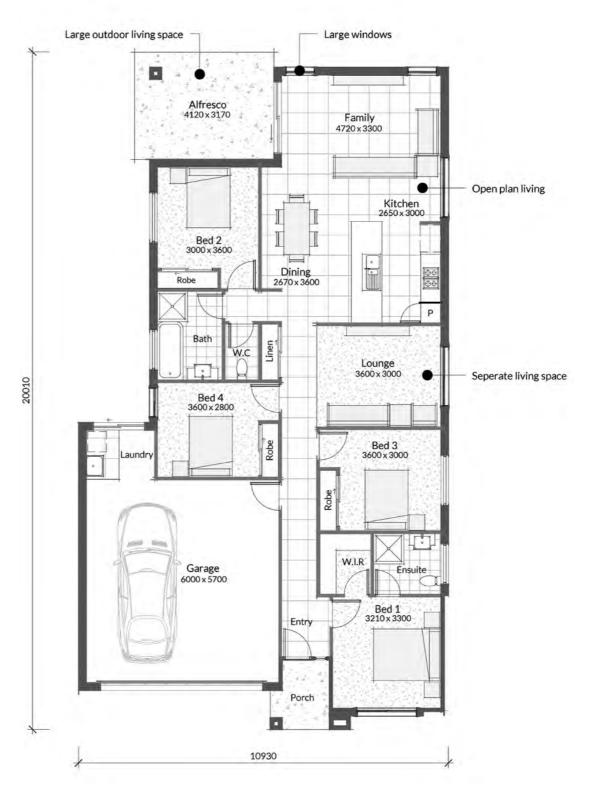
FIXED PRICE TURNKEY HOME



6 STAGE QUALITY ASSURANCE

#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
- » Feature render or feature brick facade
- » Floor coverings throughout
- » Split system air-conditioning
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#### **FLOOR AREAS:**

Indoor Living 129.96m<sup>2</sup>
Garage 40.78m<sup>2</sup>
Outdoor Living 13.32m<sup>2</sup>
Portico 3.25m<sup>2</sup>
TOTAL (M<sup>2</sup>) 187.31m<sup>2</sup>

The design of Candice MKl is driven by flexibility for family living. A separated master bedroom suite, large open plan living and an additional lounge space provide opportunities for both social and private moments. Large windows connecting indoor and outdoor spaces maximise natural light and ventilation.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



FIXED PRICE TURNKEY HOME



#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
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- » Floor coverings throughout
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- » Letterbox, clothesline, TV aerial & whirly bird



#### **FLOOR AREAS:**

Indoor Living 130.95m²
Garage 39.58m²
Outdoor Living 14.21m²
Portico 4.44m²
TOTAL (M²) 189.18m²

The Stella MK2 has been approached with a key design philosophy of flexible and well-proportioned rear living spaces.
With large windows integrated with the outdoor entertainment area, opportunities for natural light and ventilation are maximised.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



FIXED PRICE

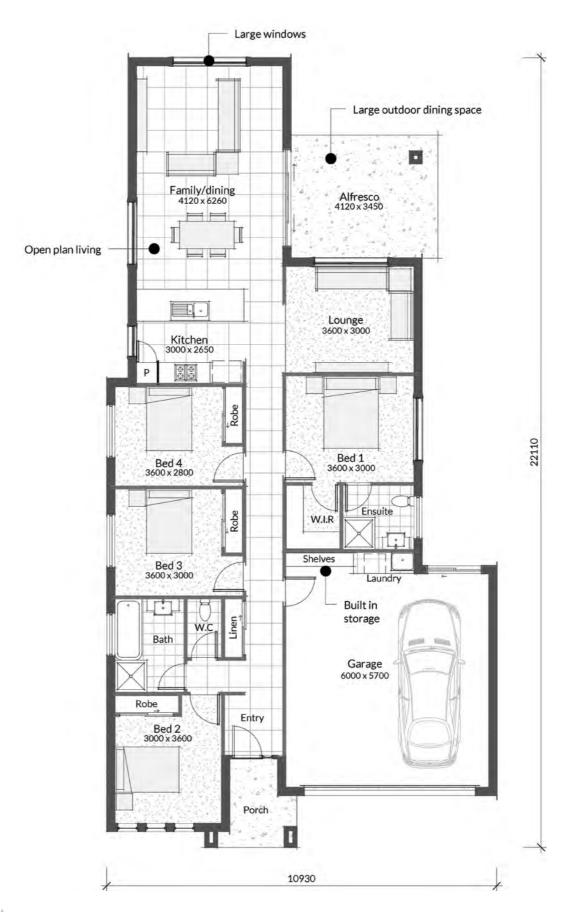
TURNKEY

HOME



#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- All site preparation costs including fees
- All service connection costs including fees
- Foundations to suit soil conditions
- Feature render or feature brick facade
- Floor coverings throughout
- Split system air-conditioning
- Flyscreens to all openable windows & doors
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- Exposed aggregate concrete to the driveway, porch & alfresco area
- Letterbox, clothesline, TV aerial & whirly bird



#### **FLOOR AREAS:**

130.95m<sup>2</sup> Indoor Living 39.58m<sup>2</sup> Garage Outdoor Living 14.21m<sup>2</sup> 4.77m<sup>2</sup> Portico TOTAL (M<sup>2</sup>) 189.51m<sup>2</sup>

The Stella MK2 has been approached with a key design philosophy of flexible and well-proportioned rear living spaces. With large windows integrated with the outdoor entertainment area, opportunities for natural light and ventilation are maximised.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE



FIXED PRICE

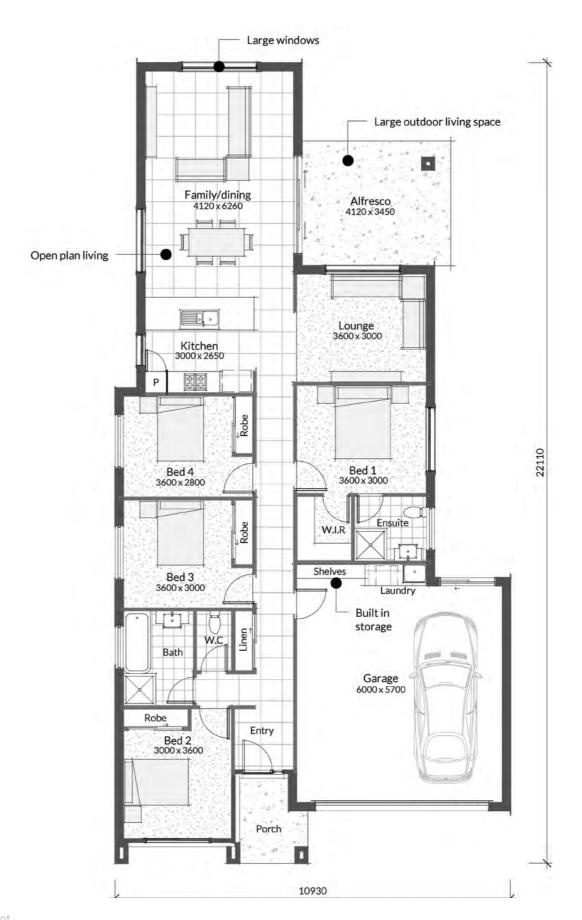
TURNKEY

HOME

6 STAGE QUALITY ASSURANCE

#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
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- » Letterbox, clothesline, TV aerial & whirly bird



#### **FLOOR AREAS:**

Indoor Living130.95m²Garage39.58m²Outdoor Living14.21m²Portico4.06m²TOTAL (M²)188.8m²

The Stella MK2 has been approached with a key design philosophy of flexible and well-proportioned rear living spaces.
With large windows integrated with the outdoor entertainment area, opportunities for natural light and ventilation are maximised.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 







6 YEAR STRUCTURAL GUARANTEE

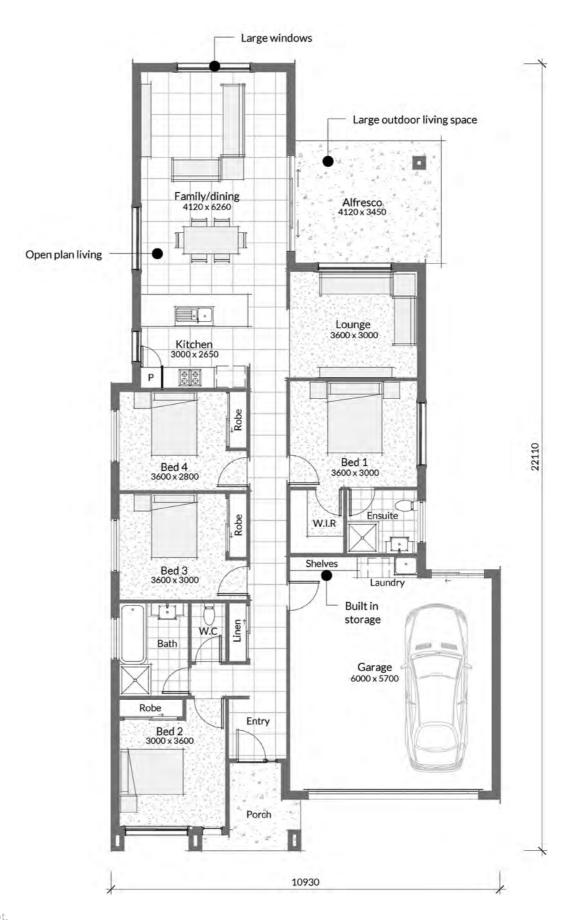


FIXED PRICE TURNKEY HOME



#### **AVAILABLE WITH THE FOLLOWING INCLUSIONS:**

- » All site preparation costs including fees
- » All service connection costs including fees
- » Foundations to suit soil conditions
- » Feature render or feature brick facade
- » Floor coverings throughout
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#### **FLOOR AREAS:**

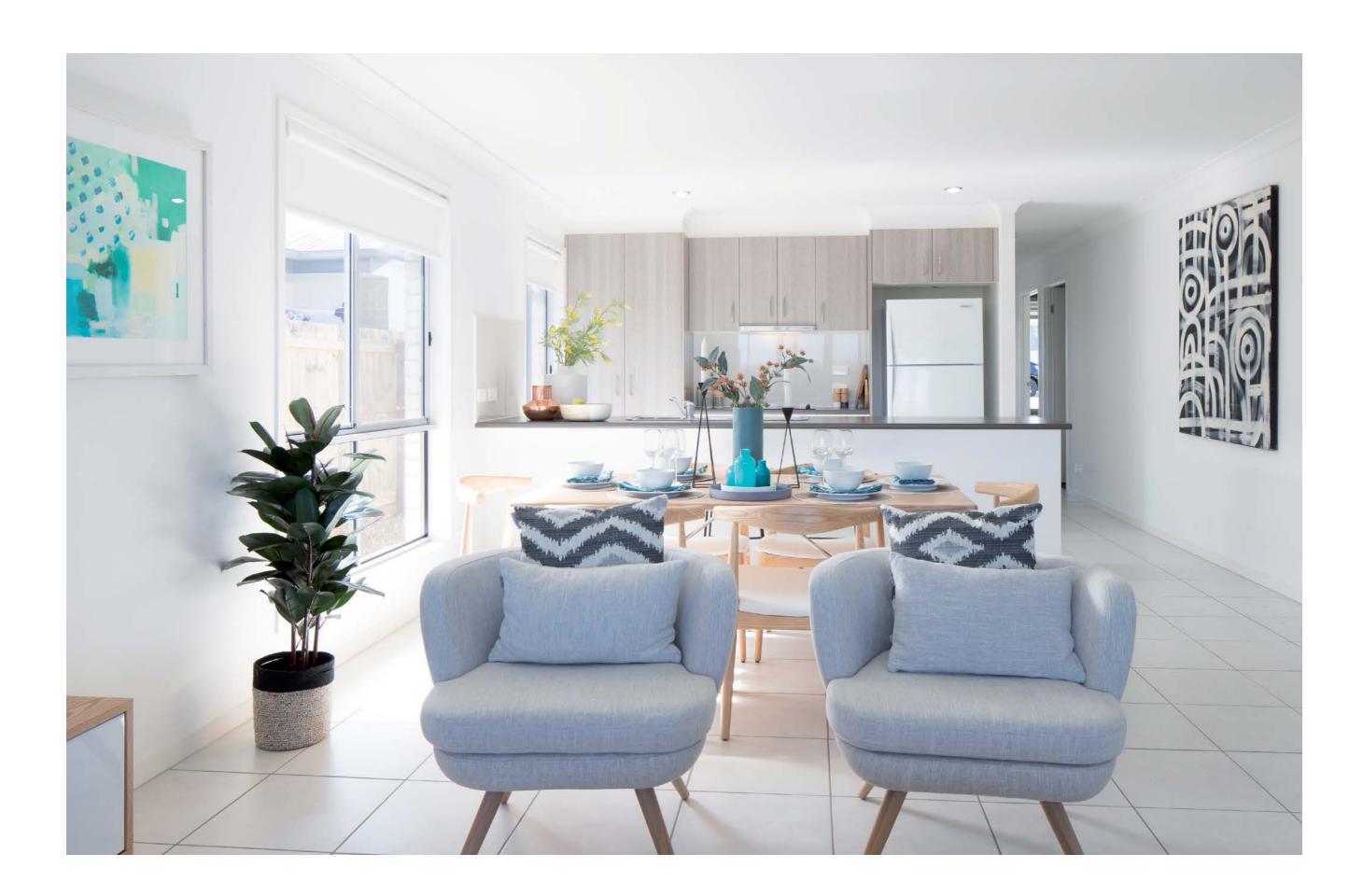
Indoor Living 130.95m²
Garage 39.58m²
Outdoor Living 14.21m²
Portico 5.1m²
TOTAL (M²) 189.84m²

The Stella MK2 has been approached with a key design philosophy of flexible and well-proportioned rear living spaces.
With large windows integrated with the outdoor entertainment area, opportunities for natural light and ventilation are maximised.

#### Kevin Mullin

Urbane Homes Design Manager

All dimensions are in **mm** 



## SIMPLY A BETTER WAY

#### TO BUILD YOUR NEW HOME

Owning a high quality, value for money new home should be within everyone's reach. Our vision is to provide an easy way for people to achieve it, through superior design, high standards of service, impeccable workmanship and certainty on price, build time and inclusions. That's the Urbane Homes difference.

The Urbane Homes story starts with Bill Linn and his family, who commenced in building and developing well designed, high quality townhouses and homes throughout Queensland. Building quality and value for money homes has been Bill's focus since starting in the industry in 1982 and his vision can be seen throughout several thousand homes in Queensland

#### Bill Linn

Founder + Chairman of Urbane Homes



## THE URBANE HOMES WAY

Urbane Homes is different to most builders. We work in partnership with leading developers to achieve a lower price for our land and partner with key builders that have proven they can meet our high standards of quality, workmanship and reliability. And because we bring more than 30 years' experience in the building and development business to each and every project, we know exactly how to ensure you will receive exactly what we promise.

Our passionate and experienced team are experts in their field and strive to deliver on the promise of an easy process to buying a new home at an affordable price. From getting our home sites ready, through to selecting your desired house and land package the team at Urbane Homes are there to service you.



#### DESIGN

Innovative house designs by an in-house architect and not a draftsperson.



#### DELIVERY

Delivering over 500 homes in the past 12 months.



#### **CERTAINTY**

Certainty at every stage.



#### VALUE

Competitive pricing at a premium quality.





The result is buyers experience an easy, seamless, and de-risked process that truly does deliver a turnkey home in an attractive street, in areas where capital values, rental demand and the crucial elements of lifestyle, opportunity and amenity have all been fully considered.



#### FIXED PRICE TURNKEY HOME

At Urbane Homes turnkey really means turnkey. All House and Land Packages include everything from full landscaping and letterboxes, to window furnishings and clothesline so you don't have to do anything except move in.



#### FIXED BUILDING TIME

Urbane Homes construction partners will complete your build, from breaking ground to landscaping, within 26 weeks of starting the project.\*

\*Subject to wet weather, public holidays and availability of materials



#### 6 STAGE QUALITY ASSURANCE

At each stage of your homes' construction, we rigorously inspect your homes' progress including:
Base, Frame, Enclosed, Fixing,
Quality Assurance and
Practical Completion.



#### 6 STAR ENERGY RATING

All Urbane Homes designs meet or exceed 6 star energy ratings.

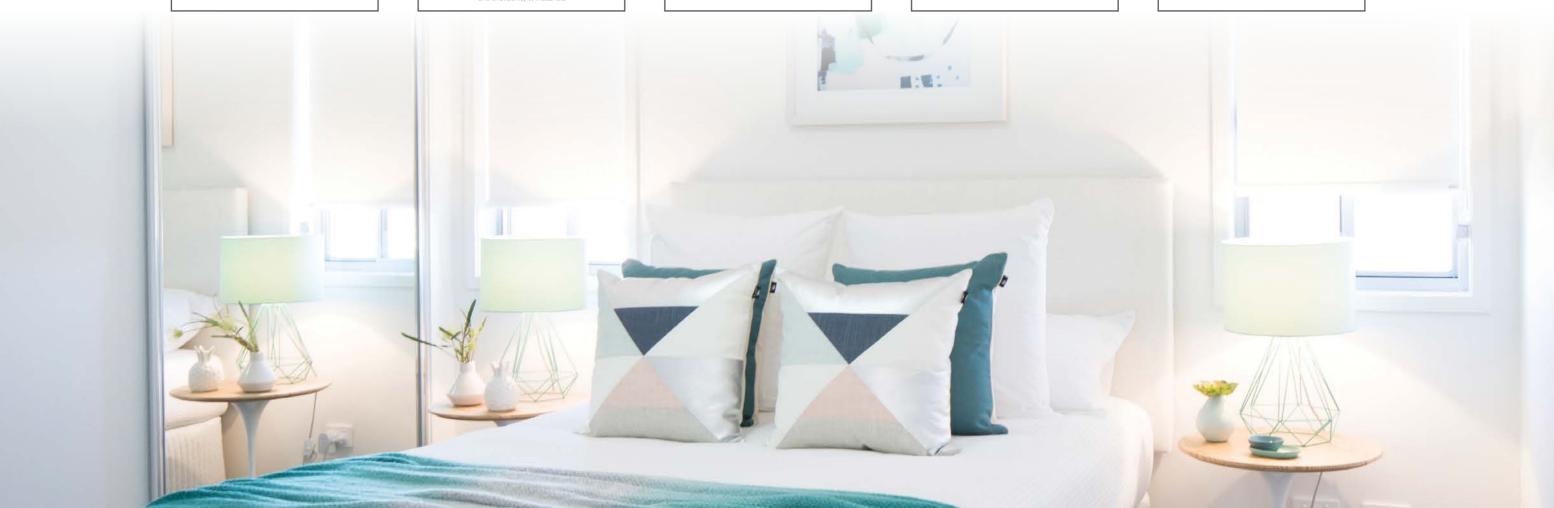
Our homes are designed and sited on each lot to ensure the best possible outcome in terms of cross ventilation and energy efficiency.

As per national standards, all of our homes feature water efficient tap wear, energy efficient lighting and insulation.



#### 6 YEAR STRUCTURAL GUARANTEE

Urbane Homes construction partners are so confident in their building quality that we proudly stand behind our six year structural guarantee.



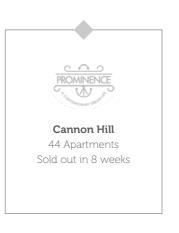


#### MARQUEE PROJECTS - DEVELOPMENT PARTNER

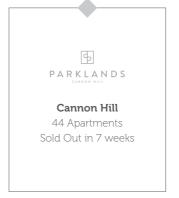
At Verona, Marquee Projects have taken a hands-on approach to designing and creating a quality master planned community. Based in Brisbane, our property development consultancy is currently overseeing over \$400 million worth of projects across the South East Queensland region, partnering with developers, fund managers and investors to create and deliver exceptional and innovative communities.

#### **APARTMENTS**

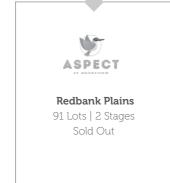


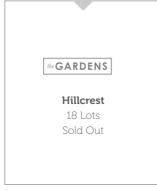




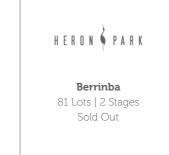


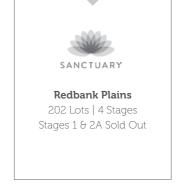
#### LAND ESTATES













#### **DEVELOPER**

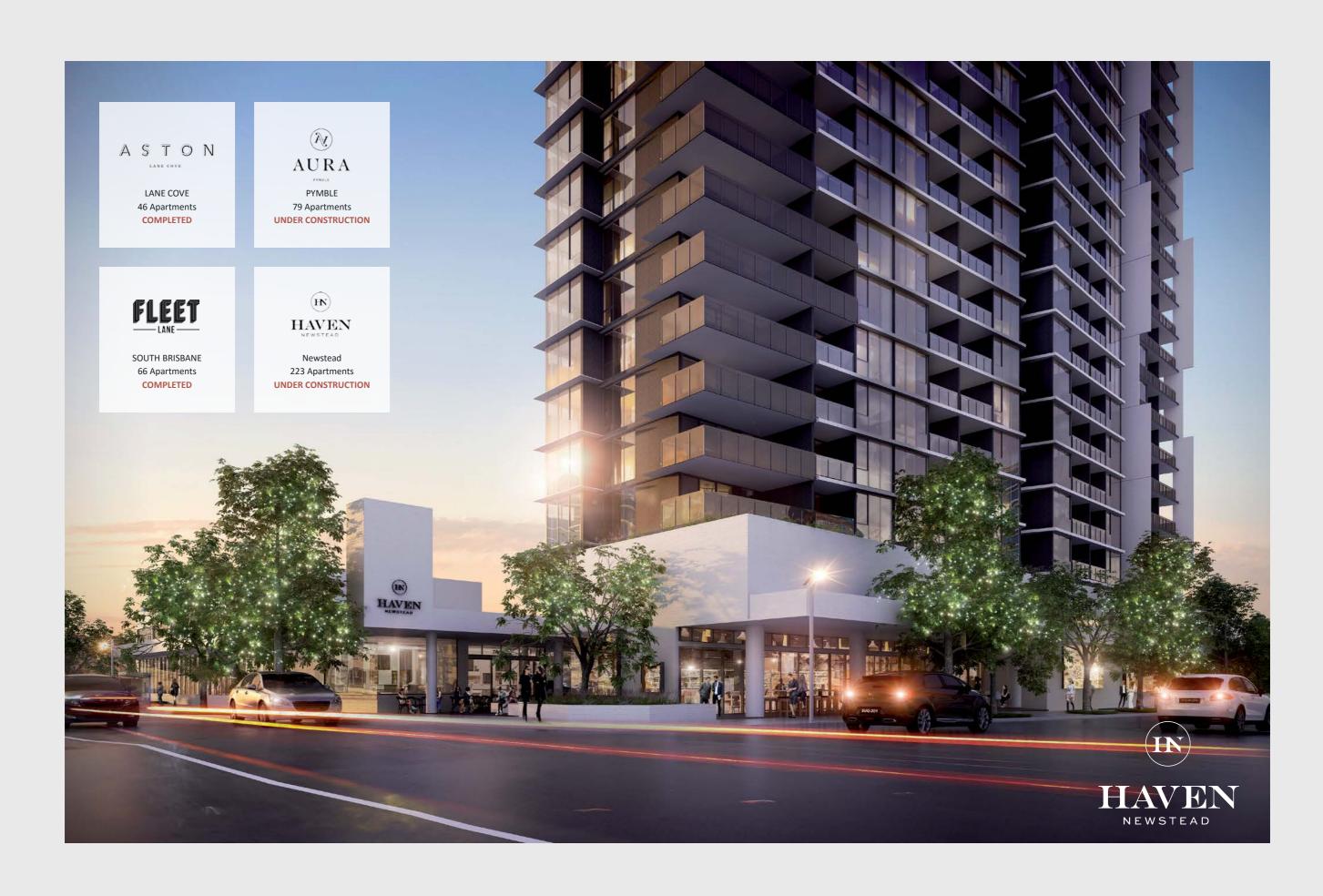
HCAP Developments is a property specialist focusing on residential property development, commercial/residential development and land subdivision across major capital cities along the east coast of Australia – Sydney, Brisbane and Melbourne with a current pipeline of \$300 million.

HCAP has a philosophy of engaging a first class team of project partners to create market leading communities. HCAP has a long standing partnership with development partners, Marquee Projects and together they have delivered two successful apartment projects, Fleet Lane in South Brisbane and Haven at Newstead.









#### FIND YOUR HOME AT VERONA

CNR EAGLE ST & KRUGER PDE, REDBANK QLD 4301



HOUSE + LAND PACKAGES FROM











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