

V E R O N A

SOUTH EAST QUEENSLAND KEY STATISTICS

COMPRISING ELEVEN SEPARATE LOCAL GOVERNMENT AREAS AND BOASTING UNPARALLELED DIVERSITY, THE REGION OF SOUTH EAST QUEENSLAND (SEQ) IS EMERGING AS AN ECONOMIC POWERHOUSE.



ECONOMY

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



\$10.94B*
TRANSPORT



\$5.37B*
HEALTH



\$734M*
ARTS/CULTURE/
RECREATION



\$504M*
EDUCATION &
TRAINING



\$2.03B*
ENERGY



\$267M*
WATER



\$157M*
JUSTICE &
PUBLIC SAFETY

INVESTMENT & INFRASTRUCTURE

South East Queensland is undergoing the largest public infrastructure spending initiative in Australian history with more than \$25B in infrastructure spending committed to 2031.



\$9.5 BILLION* COMPLETED



\$5.9 BILLION* PLANNED
(2016-2019)



\$10 BILLION* FORECAST
(BEYOND 2020)



\$25.4 BILLION* TOTAL

**3.4
MILLION***

QUEENSLAND'S POPULATION
IN 2015

**1.55M
INCREASE**

**4.9
MILLION***

NEW RESIDENTS
PROJECTED BY 2036

\$177*
BILLION

VALUE OF SOUTH EAST QUEENSLAND ECONOMY

63%*

OF QUEENSLAND'S ECONOMY (\$270B)

66%*

OF SEQ TOTAL POPULATION LIVE OUTSIDE OF BRISBANE

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

PROJECT
MARKETED BY



HOUSE + LAND
PACKAGES FROM

urbane
HOMES

DEVELOPMENT
PARTNER



DEVELOPED
BY

HCAP
DEVELOPMENTS

VERONA

BRISBANE

KEY STATISTICS

QUEENSLAND'S CAPITAL CITY IS ONE OF THE WEALTHIEST AND LARGEST METROPOLITAN LOCAL GOVERNMENTS IN AUSTRALIA.

POPULATION

271,489*
INCREASE

1.16M* → 1,431,489*

2015 POPULATION (BRISBANE LGA) PROJECTED POPULATION 2036

ECONOMY

\$146B* → \$217B*

2014 ECONOMY PROJECTED TO REACH BY 2031

INVESTMENT + INFRASTRUCTURE

\$13BILLION

UNDER CONSTRUCTION + PROPOSED PROJECTS

QUEENS WHARF

\$3B+*

5 RESORTS
RESIDENTIAL PRECINCT
PUBLIC SPACE
MORE THAN 8,000+ JOBS ON COMPLETION IN 2022

BRISBANE AIRPORT

\$1.35B+

CONSTRUCTION OF A SECOND RUNWAY
COMPLETION DUE 2020

BUS + TRAIN TUNNEL

\$5B^

5.7KM TUNNEL CONTAINING 2 RAIL TRACKS AND 2 BUS LANES
3 NEW UNDERGROUND COMBINED BUS AND RAIL STATIONS

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#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.

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V E R O N A

IPSWICH

KEY STATISTICS

IPSWICH IS LOCATED IN THE WESTERN CORRIDOR AND COMPRISES AN AREA OF 1090 SQUARE KM'S. THE AREA ENJOYS A SUB-TROPICAL CLIMATE AND IS AN EXCITING PLACE TO LIVE, WORK, INVEST AND VISIT.

POPULATION

194,439*

2015 POPULATION

291,993*
INCREASE



486,432*

PLANNED 2030
RESIDENTIAL
POPULATION

EMPLOYMENT

65,900*

CURRENT JOBS AT 2011



109,900*

FORECASTED JOBS
BY 2031

THE HOUSING MARKET

\$325,000#

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#_{PW}

MEDIAN HOUSE RENT PER WEEK (MARCH QTR 2016)

INVESTMENT + INFRASTRUCTURE

\$5.5B*

INVESTED IN TRANSPORT
WITHIN IPSWICH AREA

INVESTMENT + INFRASTRUCTURE

\$1.1B*

RAAF AMBERLEY
AIRBASE UPGRADE



Source: *Urbis Redbank Report 2016.

#SEQ Housing Report, Urbis 2016.

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VERONA

GREATER 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



TOTAL

138,000~

PLANNED 2030
RESIDENTIAL POPULATION



INFRASTRUCTURE

\$12B*

INFRASTRUCTURE INVESTMENT
TO DATE

\$85B*

ESTIMATED INFRASTRUCTURE ON
COMPLETION

\$85M*

MATER PRIVATE HOSPITAL
COMPLETED 2014

INVESTMENT

\$1B*

AVEO RETIREMENT VILLAGE
PROVIDING 2,500 DWELLINGS

\$550M*

DUSIT THANI SPA RESORT

\$1.27B*

SPRINGFIELD TRANSPORT
CORRIDOR UPGRADE

“
SPRINGFIELD IS THE
FASTEST GROWING
MASTER PLANNED
COMMUNITY
IN QUEENSLAND.

—
URBIS REPORT 2016

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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PARTNER



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DEVELOPMENTS

V E R O N A

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~

2015 POPULATION

7,655*
NEW RESIDENTS



16,864~

PROJECTED RESIDENTIAL
POPULATION IN 2036



WHO LIVES IN REDBANK?

62%*

WHITE COLLAR
PROFESSIONALS

53%*

FAMILY WITH
YOUNG CHILDREN

34%*

SCHOOL AGE
CHILDREN
(5-15 YEARS)

57%*

OWNER OCCUPIER

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, Springfield Lakes, Springfield and Bellbird Park.

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