



V E R O N A











# GET MORE

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 350m<sup>2</sup> to 1,082m<sup>2</sup>. 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.**





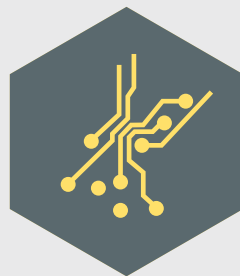
LIFE AT VERONA MEANS



MORE  
LIFESTYLE



MORE  
CHOICE



MORE  
CONNECTIVITY



MORE  
OPPORTUNITY





# PERFECTLY POSITIONED

30 MINS  
TO BRISBANE

ORION SPRINGFIELD  
8 MINS

ROBELLE DOMAIN  
8 MINS

60 MINS  
TO GOLD COAST

SPRINGFIELD  
CENTRAL  
STATION  
8 MINS

SPRINGFIELD  
MATER PRIVATE  
HOSPITAL  
8 MINS

BROOKWATER  
8 MINS

GE  
13 MINS

TOWN  
SQUARE  
5 MINS

GOOD START  
EARLY LEARNING  
REDBANK PLAINS  
1 MIN

KRUGER STATE SCHOOL  
1 MIN

KRUGER  
VILLAGE  
SHOPPING  
CENTRE  
1 MIN

POLARIS  
DATA CENTRE  
12 MINS

CENTENARY HWY

GREATER  
SPRINGFIELD

AUGUSTA PARKWAY

REDBANK PLAINS RD

REDBANK PLAINS RD

KRUGER PDE

BUS LINE

REDBANK  
TRAIN STATION

IPSWICH

VERONA

EAGLE ST

HENTY DRIVE PARK





# THE MASTERPLAN



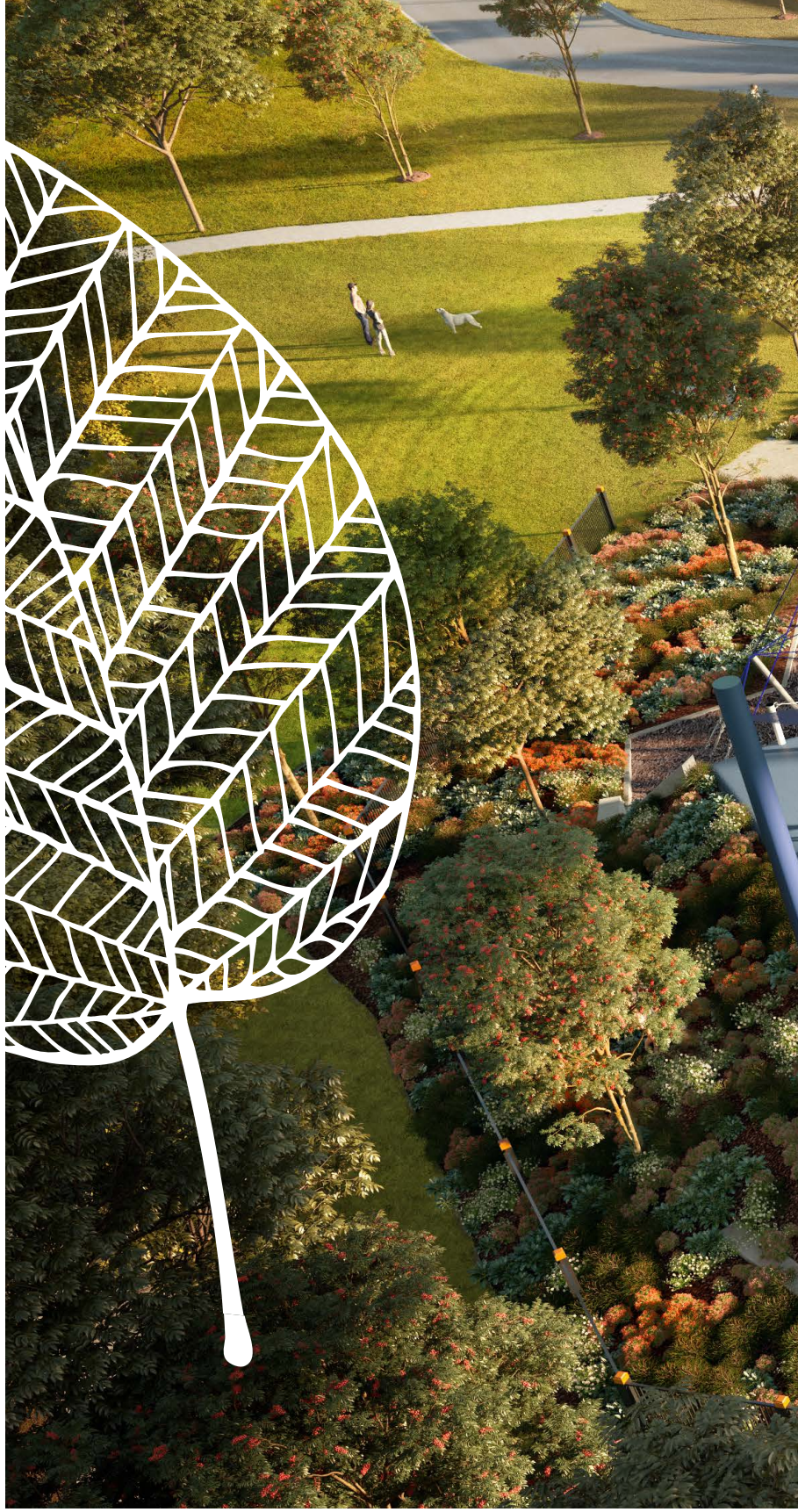
NORTH



- 234 LOTS
- 4 STAGES
- LOTS RANGING FROM 350M<sup>2</sup> - 1,082M<sup>2</sup>
- \$850,000+ 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. 🚗 8 MINS



**\$850,000+**

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



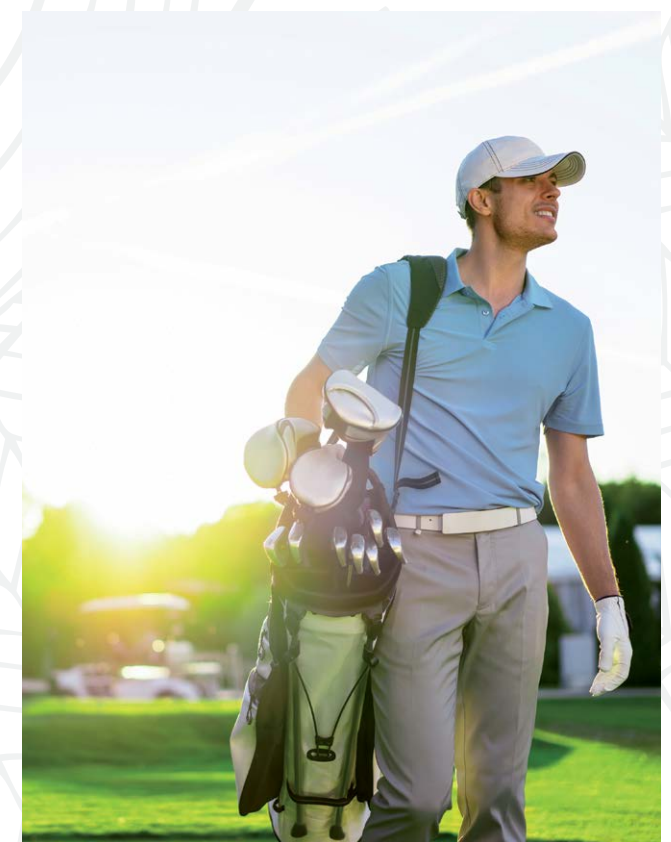
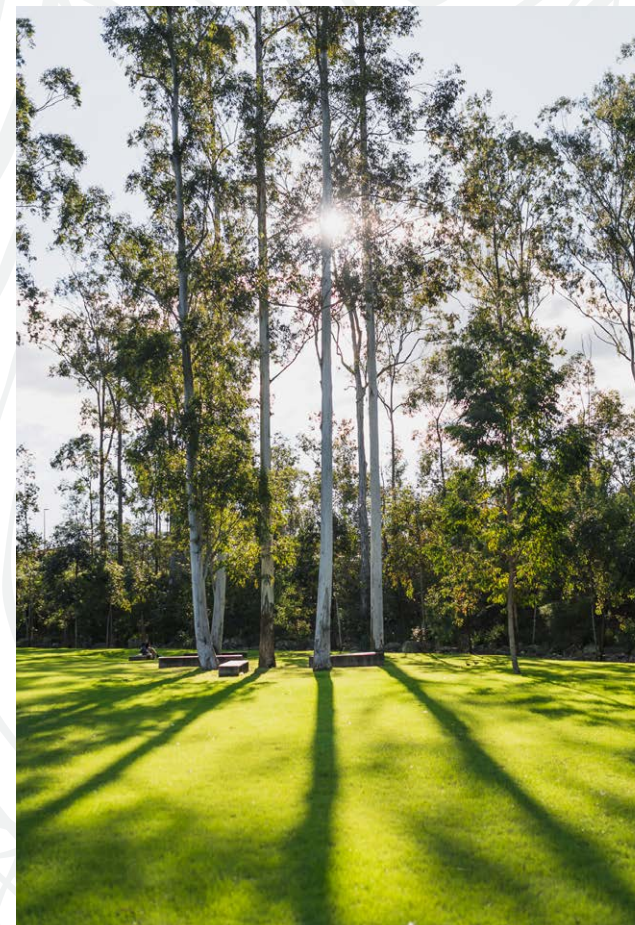
**12 PARKS**

WITHIN 10 MINS OF VERONA

\*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. 🚶 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

The \$140 million Town Square is located in the heart of Redbank Plains and is a vibrant community destination. Just a 10-minute walk from Verona, Town Square houses over 70 retailers, with a Coles supermarket, Aldi, Target, specialty stores and dining precinct, including the new Pig 'N' Whistle. 🚗 5 MINS

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. 🚗 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

**\$154M** Orion  
Springfield Central

ORION SPRINGFIELD  
SHOPPING CENTRE



**\$140M** town square

TOWN SQUARE AT REDBANK PLAINS -  
OPENED 2017



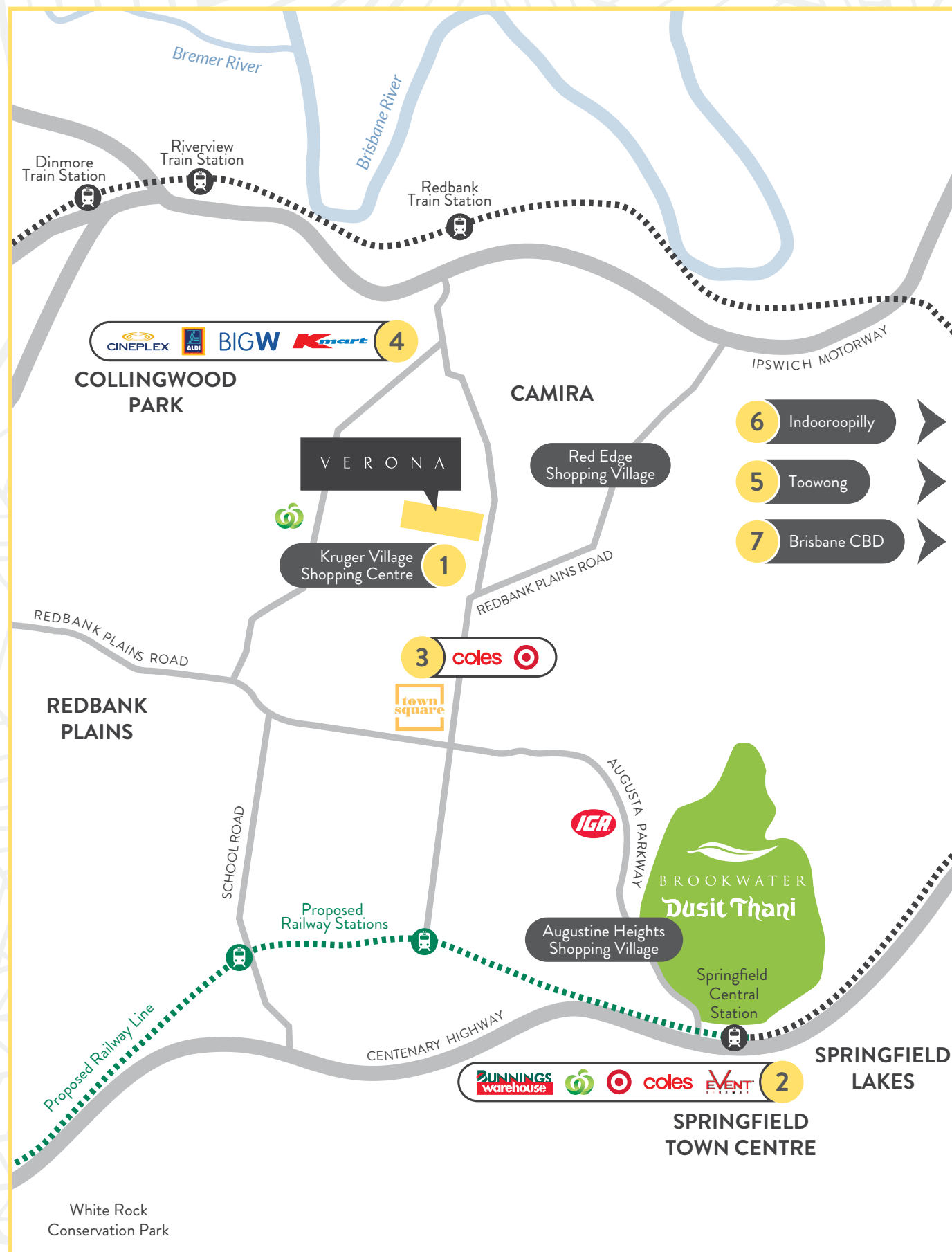
**\$550M** BROOKWATER

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







# town square

REDBANK  
PLAINS

\$140  
MILLION  
DEVELOPMENT

JUST A 5 MINUTE DRIVE DOWN THE ROAD

“

OUR COMMITMENT IS TO PROVIDE A RETAIL  
OFFERING WITH A POINT OF DIFFERENCE TO  
OTHER CENTRES, THAT MEETS THE NEEDS OF  
THE IPSWICH COMMUNITY BUT ALSO ADDS TO  
THE SOCIAL CAPITAL OF THE AREA.

DAVID WATSON  
CAPITAL TRANSACTION MANAGING DIRECTOR



coles

BIGW



Woolworths



PIG 'N' WHISTLE



## NEWLY OPENED IN 2017

Town Square Redbank Plains is a brand new, state of the art shopping destination located in the heart of Redbank Plains.

The centre features Coles, Woolworths, Aldi, Target and Pig 'N' Whistle, along with a variety of specialty stores and services for all of your needs.

The 28,000 square metre sub-regional centre and community hub services the rapidly growing eastern suburbs of Ipswich.

“

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,  
DIRECTOR ALCEON





**\$154  
MILLION**  
EXPANSION





# Orion

Springfield Central

## JUST AN 8 MINUTE DRIVE AWAY ORION SPRINGFIELD

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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.**

#### 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**

**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 QUEENSLAND SPRINGFIELD  
TAFE QUEENSLAND SOUTHWEST  
JOINT UNIVERSITY OF QUEENSLAND AND UNIVERSITY OF SOUTHERN QUEENSLAND CAMPUS AT IPSWICH.

#### 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



**13**

PRIVATE AND PUBLIC SCHOOLS WITHIN 10 MINS OF VERONA

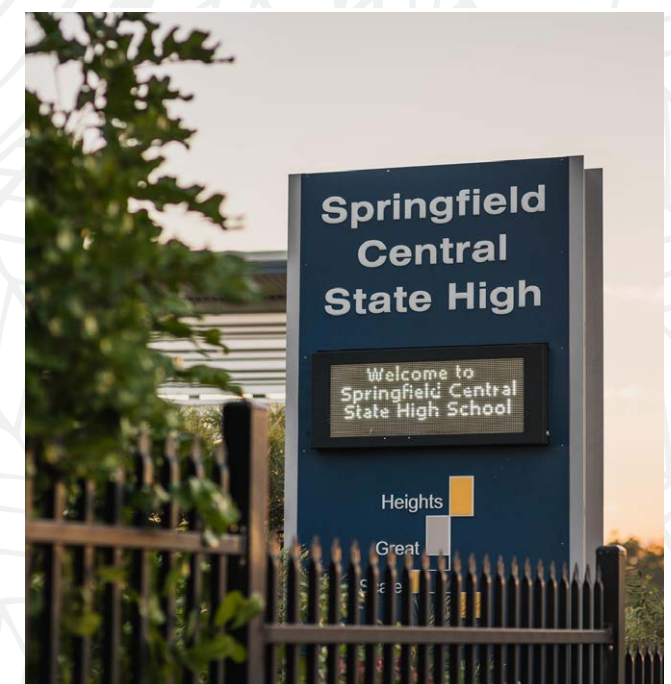
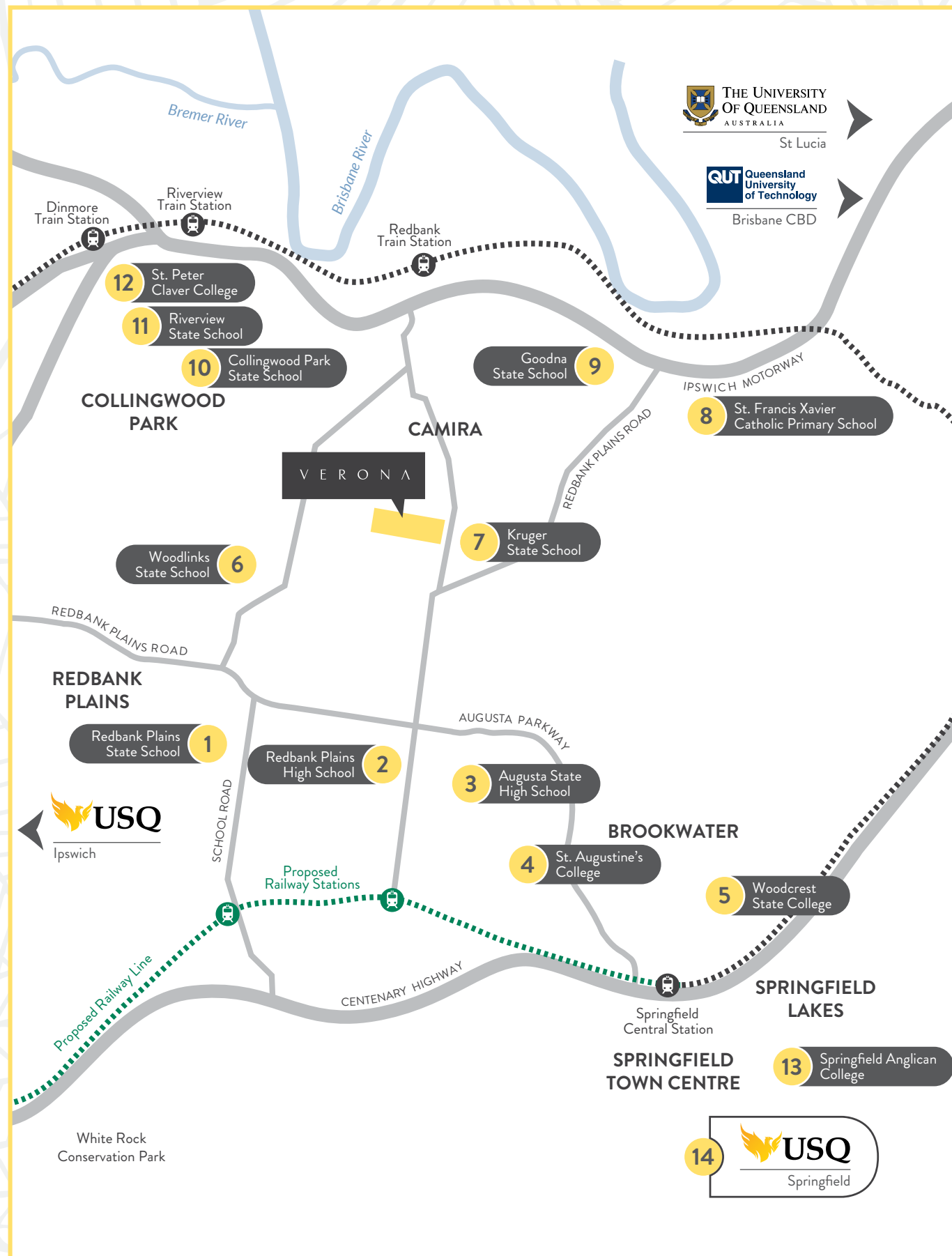


**16,059**

ENROLLED STUDENTS IN THE REDBANK CATCHMENT\*











IT'S IMPORTANT TO KNOW THAT RELIABLE HEALTHCARE IS CLOSE BY SHOULD YOU NEED IT. WHETHER IT'S FAMILY DENTAL CHECK-UPS OR A TRIP TO THE GP, VERONA RESIDENTS CAN ENJOY PEACE OF MIND KNOWING THAT HEALTHCARE PROVIDERS AND SPECIALISTS ARE EASILY ACCESSIBLE.

#### 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 state-of-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.

#### 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.

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

—  
URBIS REPORT 2016



**\$85 MILLION**

MATER PRIVATE HOSPITAL SPRINGFIELD IS JUST 10 MINUTES FROM VERONA

10,000M<sup>2</sup> FACILITY, 4 OPERATING THEATRES AND A \$21.4M CANCER CARE CENTRE



**\$128 MILLION**

IPSWICH HOSPITAL EXTENSION COMPLETED 2014

90 NEW BEDS, DOUBLED THE EMERGENCY DEPARTMENT AND TWO NEW WARDS

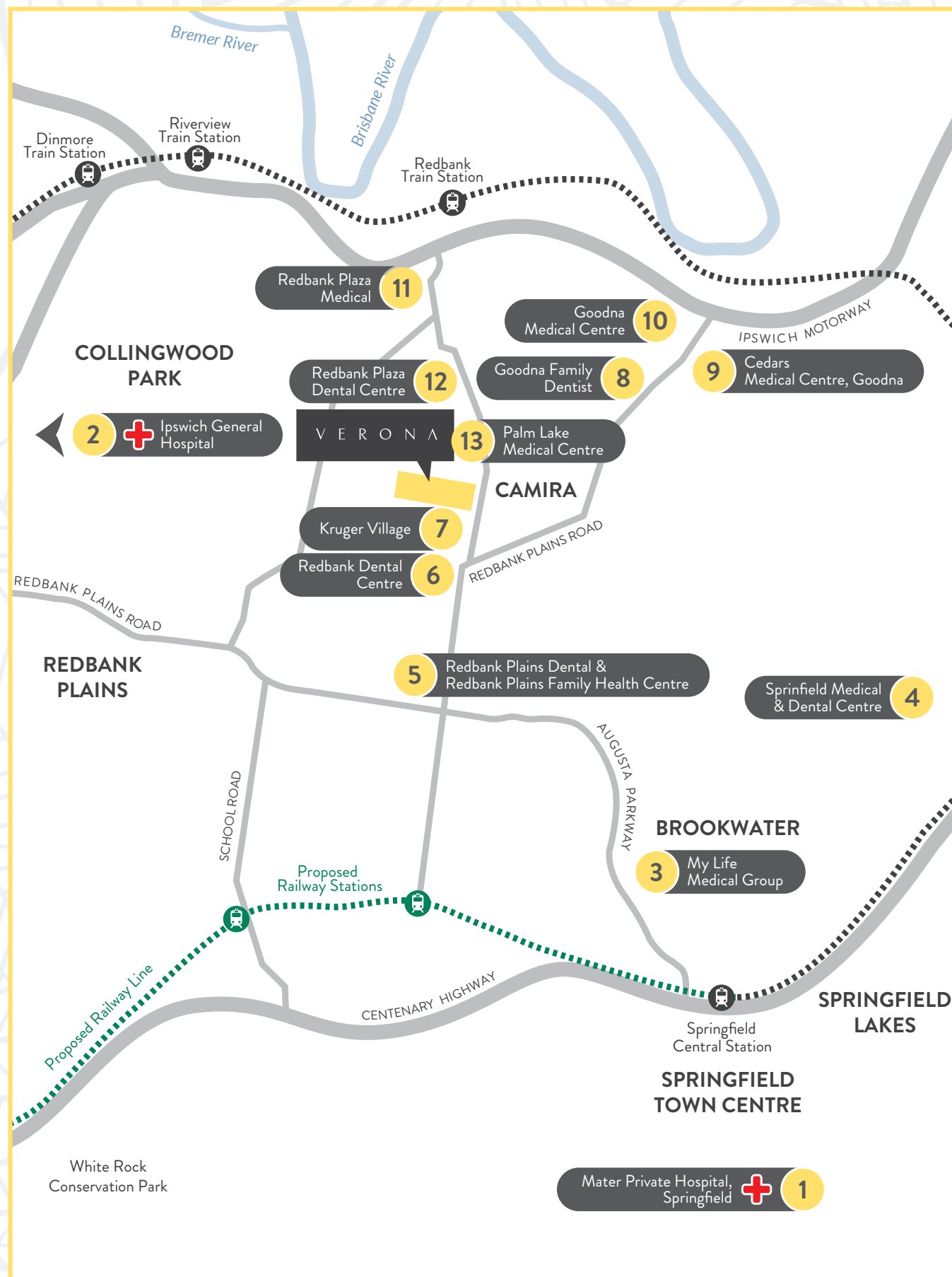


**13**

MEDICAL AND DENTAL PROVIDERS WITHIN 10 MINUTES OF VERONA INCLUDING DENTISTS, GENERAL PRACTITIONERS AND SPECIALISTS

SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield









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

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 and Springfield Central.

#### 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.

“

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

—

IPSWICH CITY COUNCIL



SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield



**\$1.415 BILLION**

IPSWICH TO SPRINGFIELD  
PROPOSED TRANSPORT  
CORRIDOR



**3**

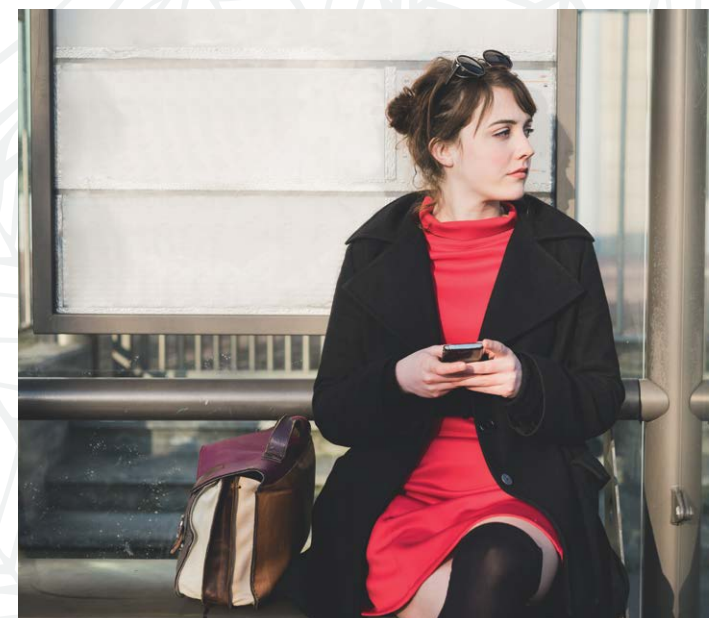
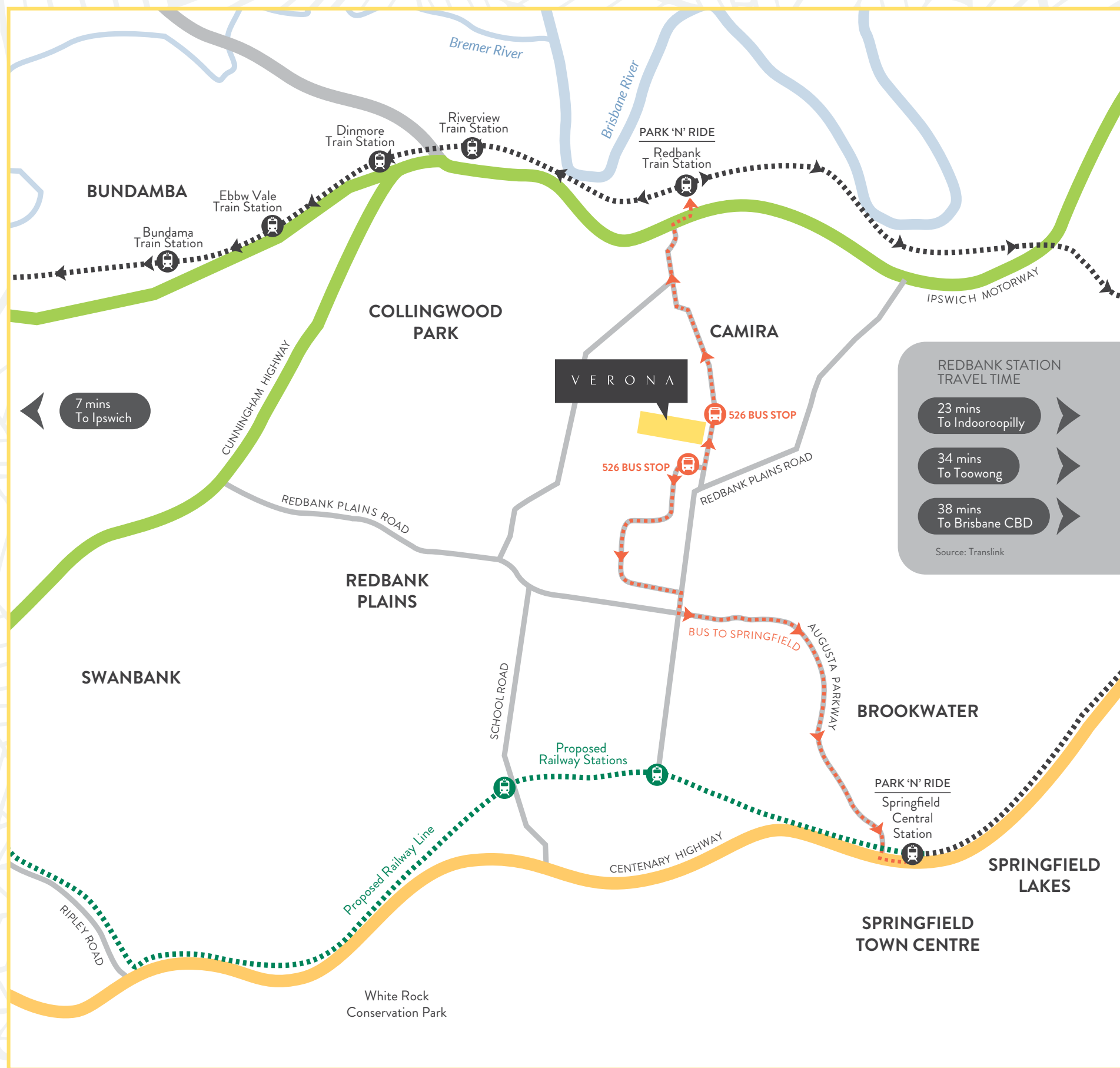
TRAFFIC LIGHTS BETWEEN  
VERONA AND THE  
BRISBANE AIRPORT



**SPRINGFIELD**

650 CAR PARKS, A BUS  
INTERCHANGE, TAXI SET DOWN  
AREAS AND AN ON SITE COFFEE  
SHOP AT SPRINGFIELD CENTRAL









# MORE OPPORTUNITY EMPLOYMENT

VERONA SITS AT THE HEART OF SOUTH EAST QUEENSLAND'S MOST PROMINENT EMPLOYMENT ZONES. WHETHER YOU ARE A WHITE COLLAR PROFESSIONAL, TRADESPERSON, OR SELF-EMPLOYED, THERE ARE PLENTY OF OPPORTUNITIES TO THRIVE AT VERONA.

“

THE IPSWICH LGA HAS THE LARGEST FORECAST GROWTH RATE IN EMPLOYMENT THAN ANY OTHER LGA IN SOUTH-EAST QUEENSLAND, BETWEEN NOW AND 2036.

URBIS REPORT 2016

## 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.

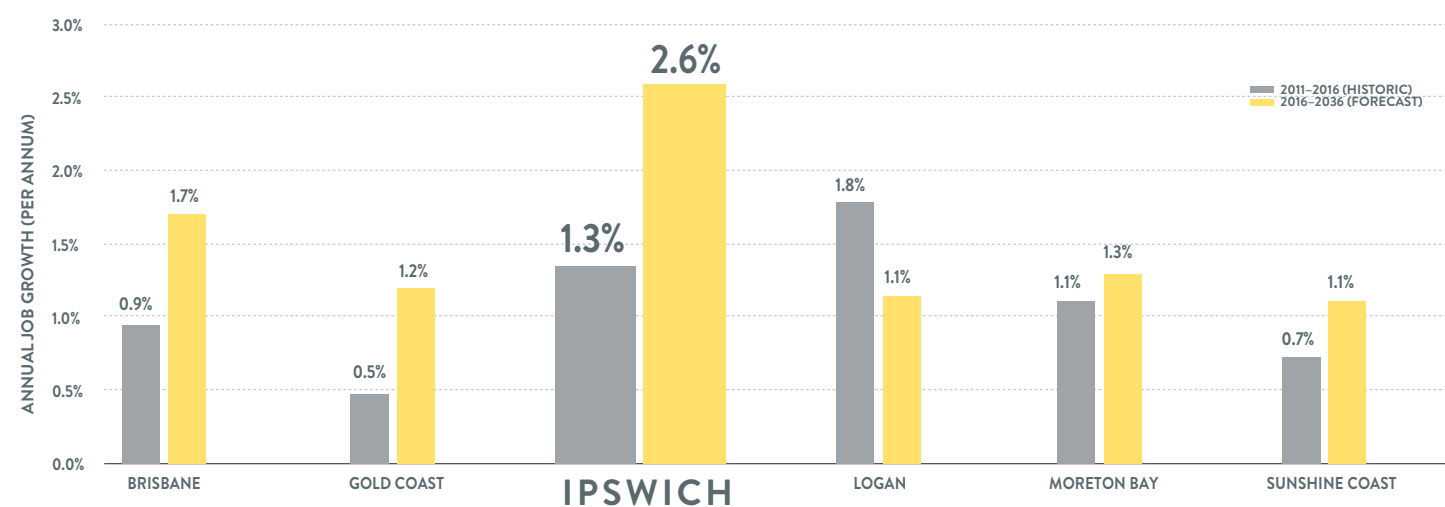
## 3. THE \$570 MILLION SWANBANK ENTERPRISE PARK IS FORECAST TO CREATE 15,000 JOBS

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.

## 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)



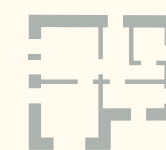
Prepared by Urbis for Urbane Homes; Source NIEIR 2015

SOURCES: Urbis 2016, Ipswich City Council & Greater Springfield



52,000 JOBS

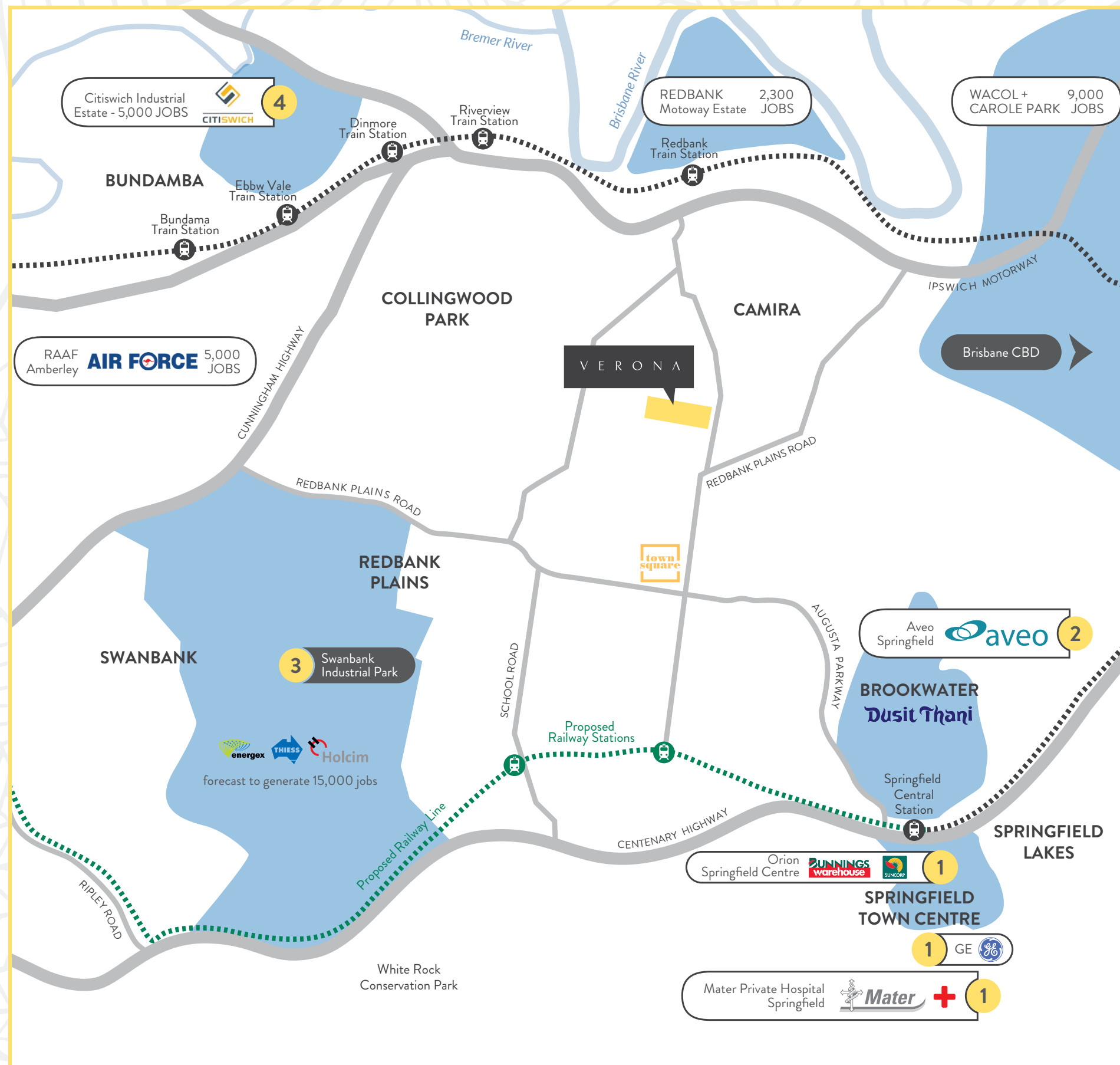
FORECAST TO BE CREATED BY 2030 FROM SPRINGFIELD CENTRAL



14,000 JOBS

FORECAST TO BE CREATED BY SWANBANK INDUSTRIAL PARK







# 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 (AUD\$4.5 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

**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) 13,000m<sup>2</sup> 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 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.



4.79  
MILLION\*

QUEENSLAND'S POPULATION  
IN 2015

1.9  
MILLION\*

NEW RESIDENTS  
PROJECTED IN 2036

\$17.7\*  
BILLION

VALUE OF SOUTH EAST QUEENSLAND ECONOMY

63%\*

OF QUEENSLAND'S ECONOMY (\$270B)

15%\*

OF AUSTRALIA'S ECONOMY (\$1,170B)

## 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)

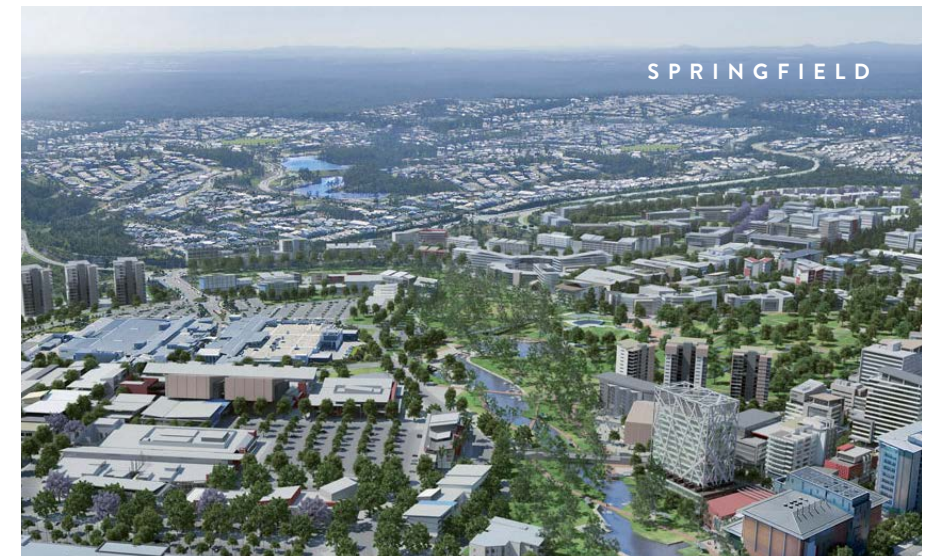


\$25.4 BILLION TOTAL

\*Source: Urbis Report 2016



# SOUTH EAST QUEENSLAND





# BRISBANE KEY STATISTICS

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

## POPULATION

1.28M\*

2015 POPULATION



3.18M\*

PROJECTED 2031 POPULATION

## ECONOMY

\$135M\*

2015 ECONOMY



\$217M\*

PROJECTED 2031 ECONOMY

## THE HOUSING MARKET

\$620K\*

RECORD MEDIAN HOUSE PRICE (MARCH QTR 2016)

\$375K\*

CHEAPER THAN SYDNEY-HOUSE PRICE GAP

6.9%\*

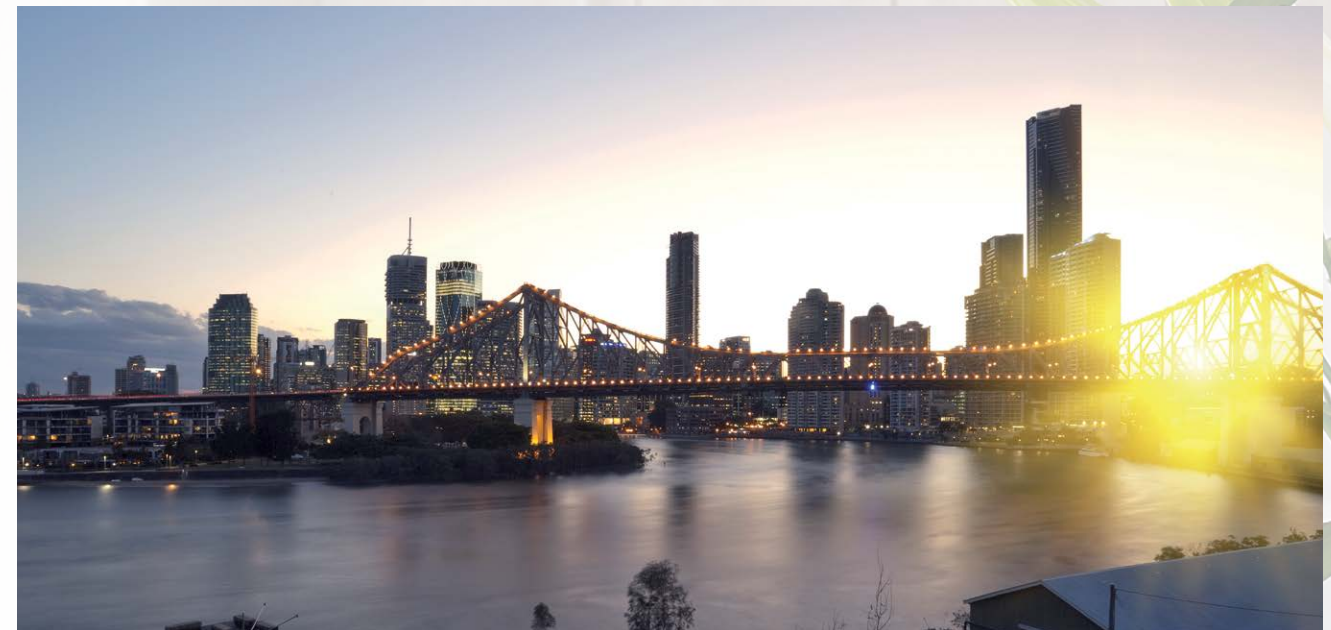
CAPITAL GROWTH OVER 12 MONTHS (TO MARCH 2016)

7.5%\*

HOUSE DEMAND INCREASE 2010 - 2016

\$460\*<sub>PW</sub>

MEDIAN HOUSE RENT (MARCH QTR 2016)



## 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

Source: \*Brisbane City Council, Economic Development Plan 2012-2031.

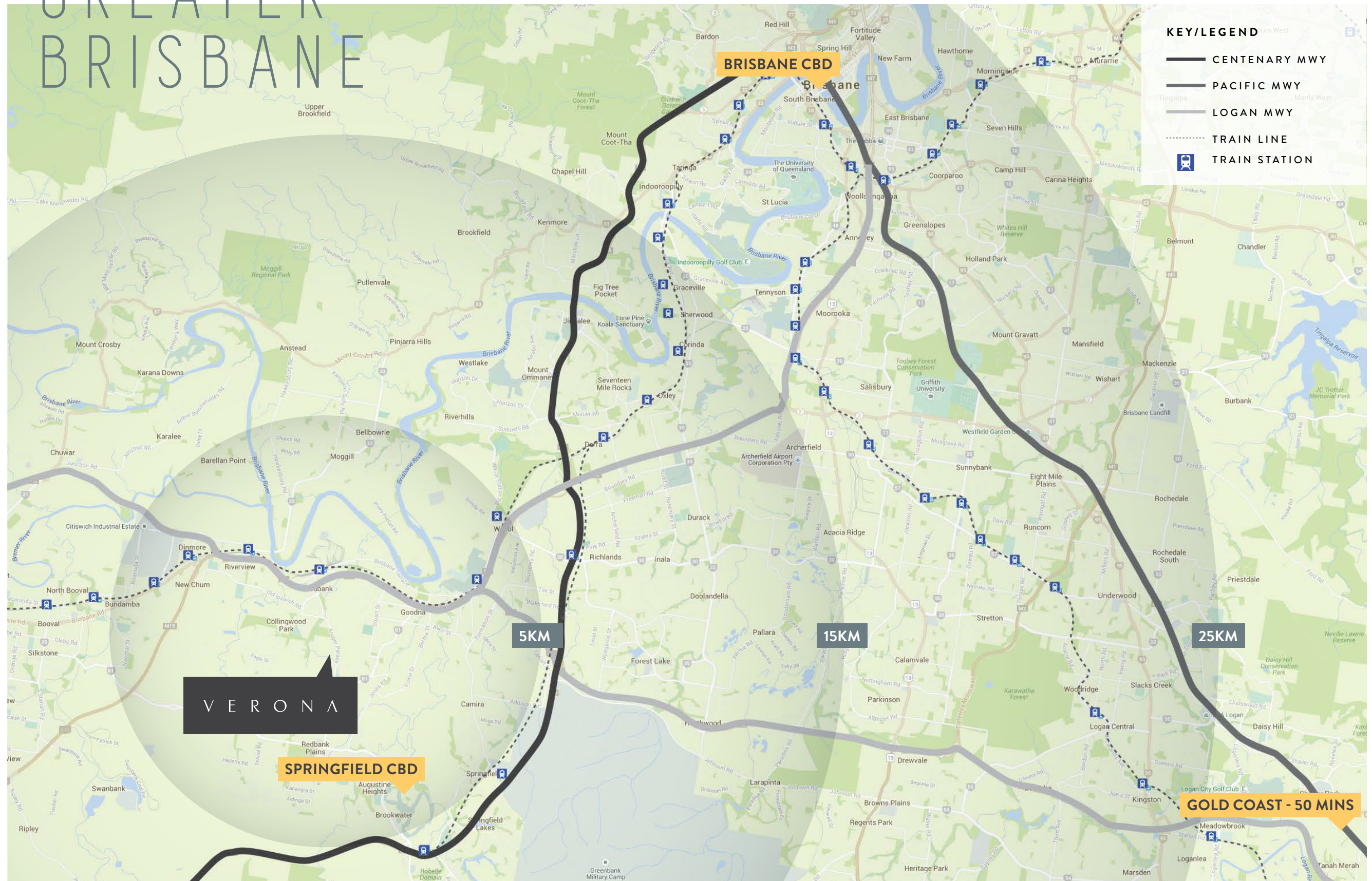
\*QLD Govt. Department of Transport and Main Roads 2014.

^Brisbane Airport Corporation 2016.

\*Urbis Report 2016.



# GREATER BRISBANE





# 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



486,432\*

PLANNED 2030  
RESIDENTIAL POPULATION

## EMPLOYMENT

65,900\*

CURRENT JOBS AT 2011



109,900\*

FORECASTED JOBS  
BY 2031

## THE HOUSING MARKET

\$350,000\*

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\*<sub>PW</sub>

MEDIAN HOUSE RENT PER WEEK (MARCH QTR 2016)



## INVESTMENT + INFRASTRUCTURE

\$1.1B\*

RAAF AMBERLEY  
AIRBASE UPGRADE

## INVESTMENT + INFRASTRUCTURE

\$200M\*

IPSWICH MOTORWAY UPGRADE  
ROCKLEA TO DARRA



# 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 MASTERPLANNED COMMUNITIES.

## POPULATION

32,000~

2015 POPULATION



138,000~

PLANNED 2030  
RESIDENTIAL POPULATION



## THE HOUSING MARKET

\$383,750^

MEDIAN HOUSE PRICE AT SPRINGFIELD

2.7%^

CAPITAL GROWTH RATE AS AT JULY 2016

4.98%^

RENTAL YIELD AS OF JULY 2016

\$380^PW

MEDIAN RENT PER WEEK AS AT JULY 2016

“

SPRINGFIELD IS THE  
FASTEST GROWING  
MASTERPLANNED COMMUNITY  
IN QUEENSLAND.

URBIS REPORT 2016

## 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

\$1.8B\*

CENTENARY HIGHWAY  
UPGRADE

Source: \*Urbis Report 2016.

~Urbis Report 2013.

^RP Data July 2016.



# REDBANK 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

7,993~

2011 POPULATION



11,638~

NEW RESIDENTS  
PROJECTED PLANNED 2011-2036  
RESIDENTIAL POPULATION



## THE HOUSING MARKET

\$383,750\*

MEDIAN HOUSE PRICE

4.3%\*

CAPITAL GROWTH RATE (10 YEARS)

\$385\*<sup>PW</sup>

MEDIAN HOUSE RENT -  
10% PREMIUM OVER ESTABLISHED HOMES

5.6%\*

GROSS RENTAL YIELD FOR MARCH 2016 QUARTER



## WHO LIVES IN REDBANK?

62%\*

WHITE COLLAR PROFESSIONALS

53%\*

FAMILY WITH YOUNG CHILDREN

34%\*

SCHOOL AGE CHILDREN (5-15YEARS)

57%\*

OWNER OCCUPIER

43%\*

RENTERS

Source: \*Urbis Report 2016.  
~Urbis Report 2016.







# REDBANK URBIS REPORT



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

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## OUTLOOK REDBANK

A 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 2016

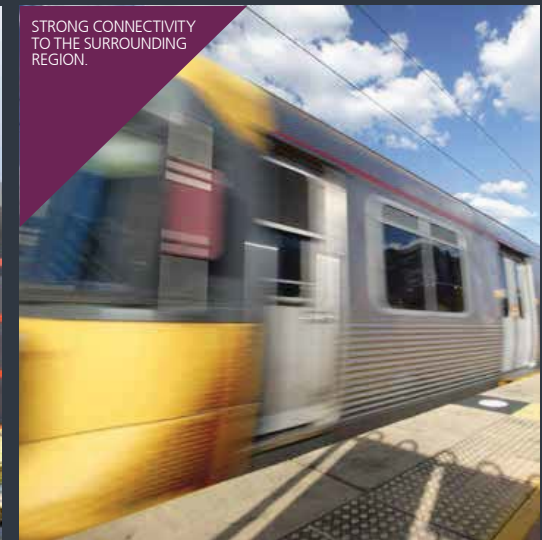
- A STRATEGIC LOCATION**  
Surrounded by an abundance of local amenity / Pg 02
- B POPULATION GROWTH**  
The Redbank Catchment is projected to increase by 4,688 new residents per annum over the 20 years to 2036 / Pg 04
- C INFRASTRUCTURE INVESTMENT**  
Redbank is set to benefit from a significant amount 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 / Pg 07
- E RENTAL PRICE GROWTH**  
Over the year to March 2016 median weekly rents have increased by 2.9% per annum / Pg 07

STRONG EDUCATION  
OFFER FROM  
PRIMARY TO  
TERTIARY  
LEVEL.



EDUCATION CITY SPRINGFIELD

STRONG CONNECTIVITY  
TO THE SURROUNDING  
REGION.



REDBANK TRAIN STATION

ABUNDANT  
OUTDOOR  
AMENITY.



LIONS LOOKOUT

1 POP 2 INF 3 EMP

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

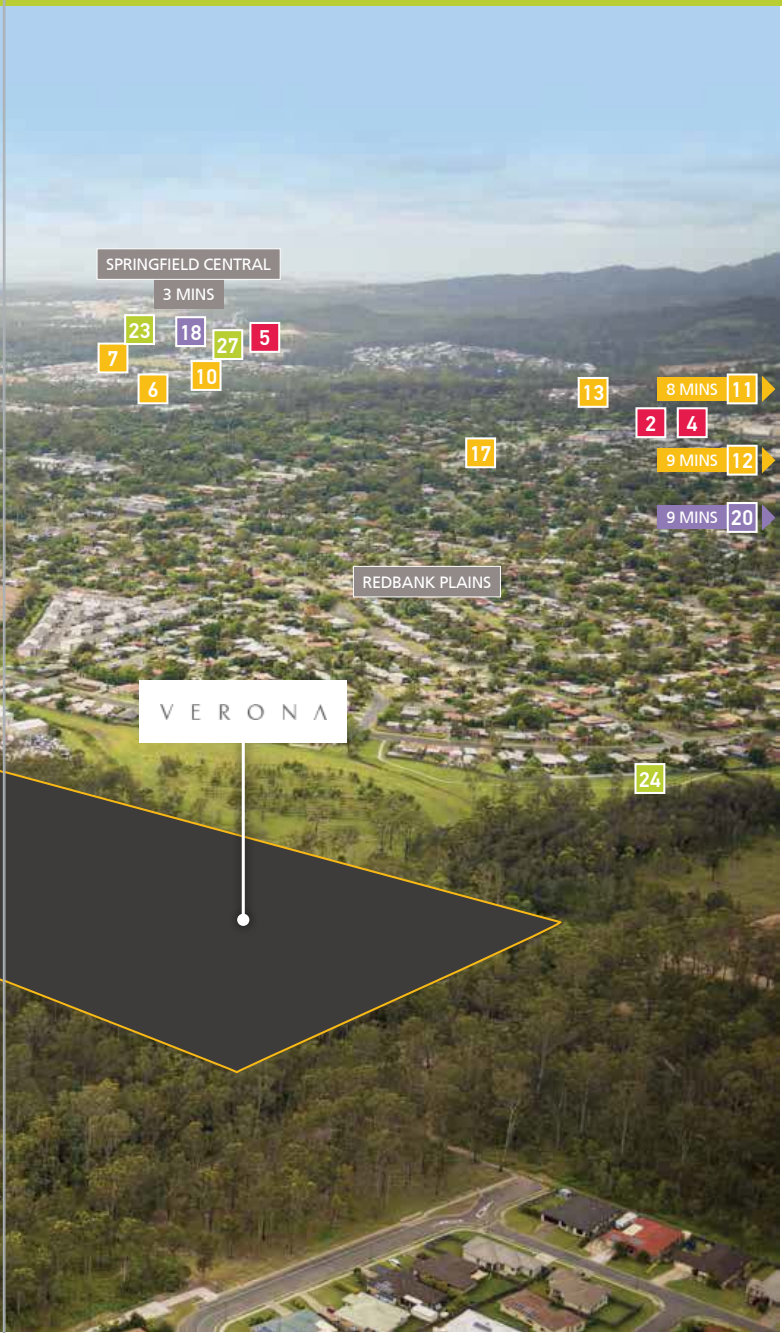


● LOCATION & ACCESSIBILITY  
Redbank



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
- 4 Town Square Redbank Plains (under construction) — 2 mins
- 5 Orion Springfield Central — 3 mins

Education

- 6 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

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



DEMOGRAPHICS

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

DEMOGRAPHICS

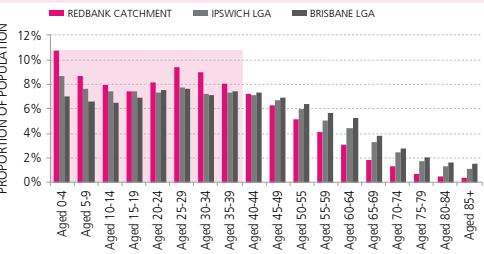
The higher representation of blue collar workers within both the Redbank Catchment and the Ipswich Local Government Area (LGA), relative to the Brisbane LGA, is reflective of the skilled industry opportunities within the region.

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



Prepared by Urbis; 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
Average Weekly Household Income	\$1,934	\$1,468	\$1,693
Average Age	30	34	36
White Collar	62%	60%	70%
Blue Collar	38%	40%	30%
Family with Young Children	53%	46%	40%
School Aged Children (5-19)	24%	23%	20%
Owner-Occupier	57%	62%	66%
Renter	43%	38%	34%
Live in Houses	92%	91%	79%

Prepared by Urbis; 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.

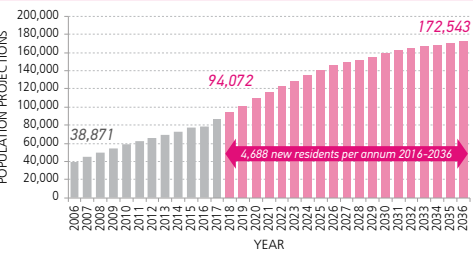
POPULATION

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  
ERP and Projected — 2006-2036



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.

INFRASTRUCTURE & 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.

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

Citiswivh 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.

8 DUSIT THANI RESORT BROOKWATER  
STAGE 1 — \$550 MILLION

9 SWANBANK ENTERPRISE PARK

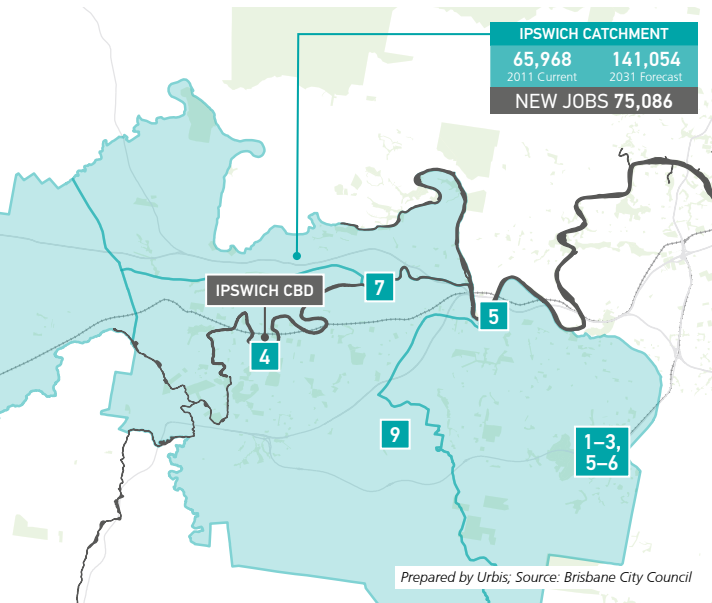
Swanbank Enterprise Park has been master planned as a Business and Industry Precinct, comprising 2,145 hectares. The site is planned to bring up to 14,000 jobs to Ipswich and will provide opportunities for a range of industries and industry groups.

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



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 quarter 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 1.1 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.

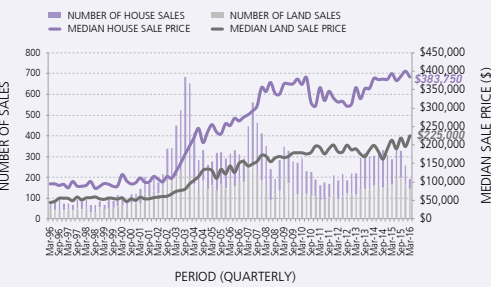
Ipswich is one of the fastest growing local government areas in Queensland with a strong supply of greenfield land undergoing development into urban residential lots. Over the year to December 2015, the total number of lots registered in Ipswich increased by 50 per cent compared to the same period in the previous year, a total of 2,102 lots (Source: QGSO Dec Qtr 2015).

MEDIAN HOUSE PRICE GROWTH RATE — MARCH 2016  
Redbank Catchment vs Ipswich LGA

	MEDIAN SALE PRICE	10YR GROWTH RATE
REDBANK CATCHMENT	\$383,750	4.3%
IPSWICH LGA	\$329,000	3.6%
PREMIUM	16.6%	

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.

20-YEAR HOUSE AND LAND SALES CYCLE — REDBANK CATCHMENT  
March 1996-March 2016



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

	MEDIAN SALE PRICE	10YR GROWTH RATE	1YR GROWTH RATE
REDBANK CATCHMENT	\$225,000	4.6%	5.6%
IPSWICH LGA	\$190,000	2.7%	1.1%
PREMIUM	18.4%		

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.

RENTAL MARKET ANALYSIS

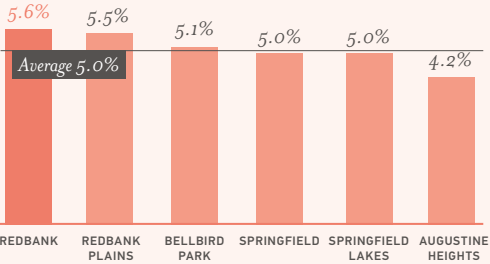
Growing population and infrastructure investment in the Redbank Catchment (Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park) has helped drive rental demand and long-term rental price growth.

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 quarter 2016. Redbank (suburb) recorded the strongest gross rental yield of 5.6 per cent for the March quarter 2016, outperforming all other suburbs within the Redbank Catchment.

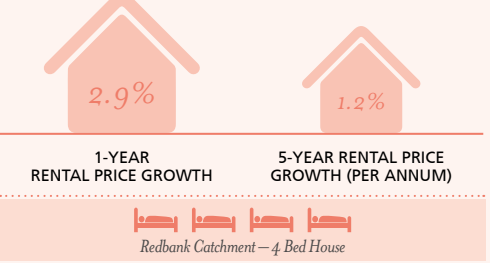
Houses within the suburb of Redbank generated a gross rental yield of 5.6 per cent for the March quarter 2016 .

ESTABLISHED HOUSE RENTAL YIELD COMPARISON  
Selected Suburbs Redbank Catchment — March 2016



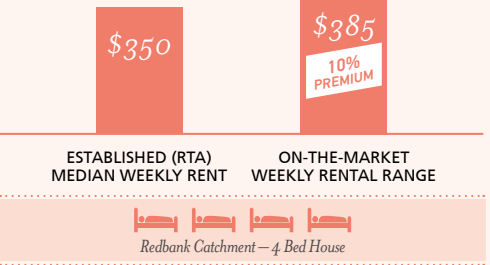
Prepared by Urbis; Source: APM PriceFinder  
The Redbank Catchment includes the suburbs of Redbank, Redbank Plains, Augustine Heights, Springfield Lakes, Springfield, Springfield Central and Bellbird Park.

MEDIAN WEEKLY HOUSE RENTAL GROWTH — FOUR-BEDROOM ESTABLISHED PRODUCT (RTA)  
Postcode 4301 — March 2016



Prepared by Urbis; Source: Residential Tenancies Authority (RTA)  
Postcode 4301 includes the suburbs of Redbank, Redbank Plains and Collingwood Park

MEDIAN WEEKLY RENT — NEW AND NEAR-NEW HOUSE PRODUCT V ESTABLISHED HOUSE PRODUCT  
Postcode 4301 — March 2016



Prepared by Urbis; Source: Residential Tenancies Authority (RTA)  
Postcode 4301 includes the suburbs of Redbank, Redbank Plains and Collingwood Park



# PERFECTLY POSITIONED

30 MINS  
TO BRISBANE

ORION SPRINGFIELD  
8 MINS

ROBELLE DOMAIN  
8 MINS

60 MINS  
TO GOLD COAST

SPRINGFIELD  
CENTRAL  
STATION  
8 MINS

SPRINGFIELD  
MATER PRIVATE  
HOSPITAL  
8 MINS

BROOKWATER  
8 MINS

GE  
13 MINS

TOWN  
SQUARE  
5 MINS

GOOD START  
EARLY LEARNING  
REDBANK PLAINS  
1 MIN

KRUGER STATE SCHOOL  
1 MIN

KRUGER  
VILLAGE  
SHOPPING  
CENTRE  
1 MIN

POLARIS  
DATA CENTRE  
12 MINS

CENTENARY HWY

GREATER  
SPRINGFIELD

AUGUSTA PARKWAY

REDBANK PLAINS RD

REDBANK PLAINS RD

KRUGER PDE

BUS LINE

REDBANK  
TRAIN STATION

IPSWICH

VERONA

EAGLE ST

HENTY DRIVE PARK





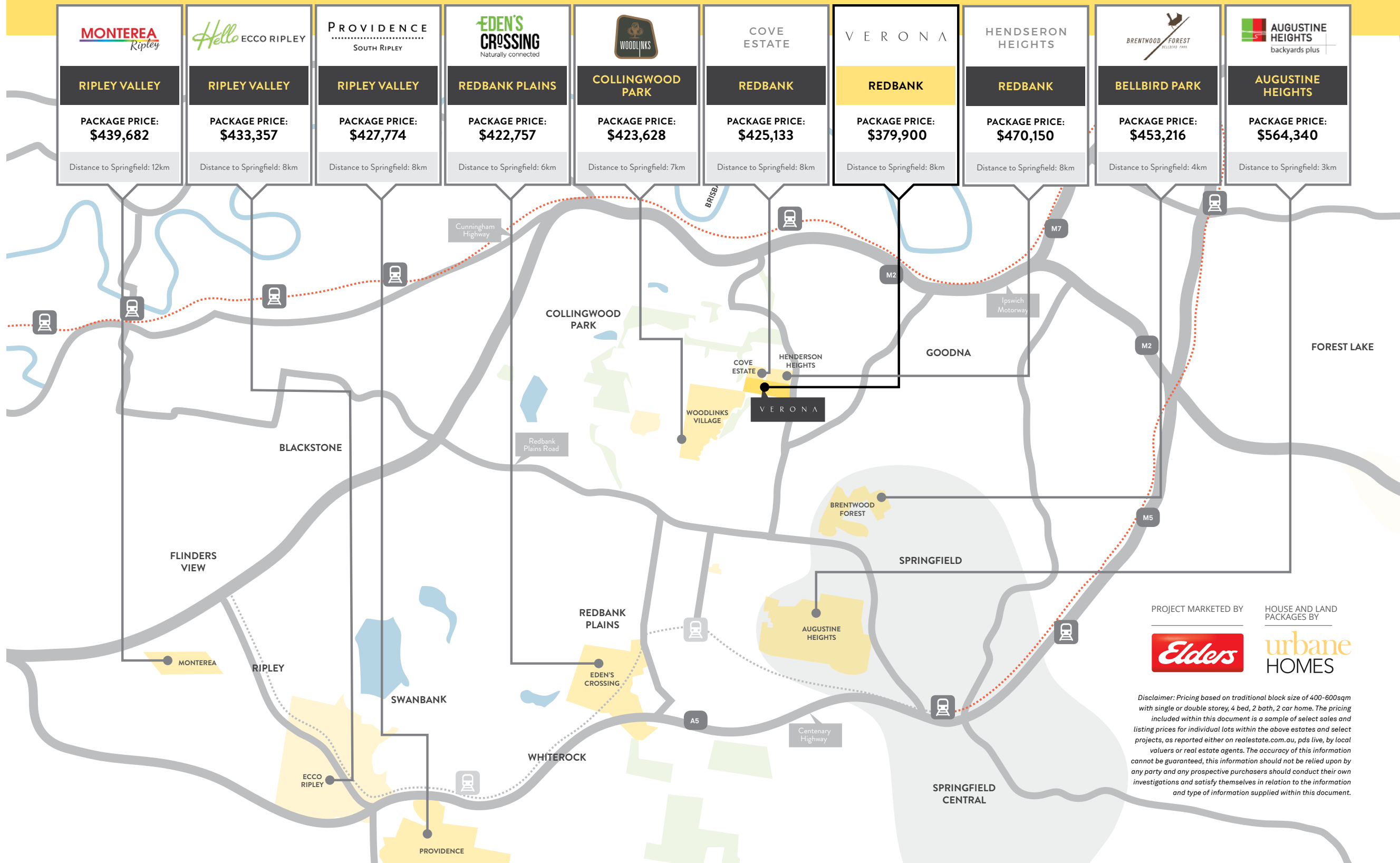
# NORTH EAST AERIAL





# A COMPELLING VALUE OPPORTUNITY

AVERAGE PACKAGE PRICE 4  2  2  2 



PROJECT MARKETING BY



HOUSE AND LAND PACKAGES BY

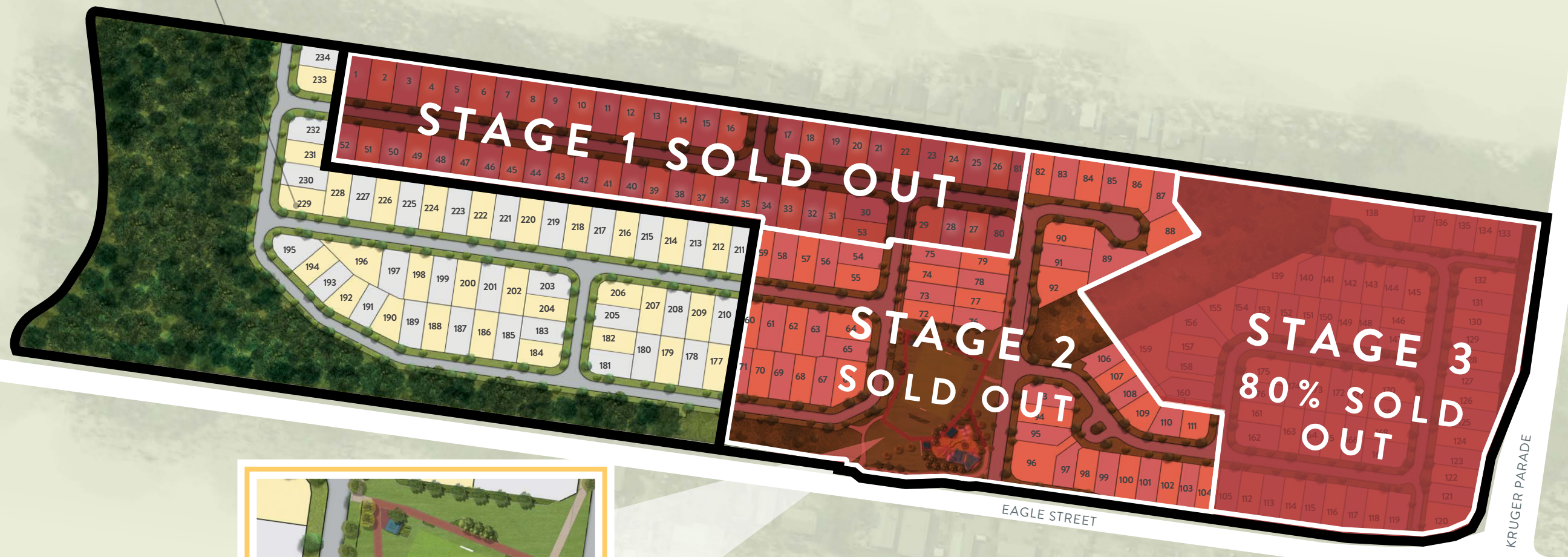


Disclaimer: Pricing based on traditional block size of 400-600sqm with single or double storey, 4 bed, 2 bath, 2 car home. The pricing included within this document is a sample of select sales and listing prices for individual lots within the above estates and select projects, as reported either on realestate.com.au, pds live, by local valuers or real estate agents. The accuracy of this information cannot be guaranteed, this information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to the information and type of information supplied within this document.



# THE MASTERPLAN

STAGE 4  
NOW SELLING



NORTH

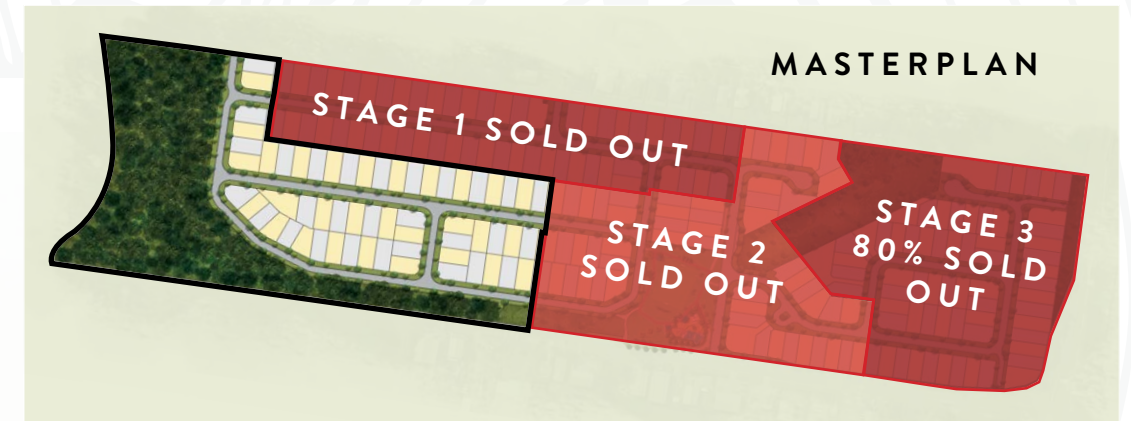


- 234 LOTS
- 4 STAGES
- LOTS RANGING FROM 350M<sup>2</sup> - 1,082M<sup>2</sup>
- \$850,000+ REGIONAL PARK WITHIN VERONA
- SHADED PICNIC AREAS, CHILDREN'S PLAY EQUIPMENT, EXPANSIVE SPORTING OVALS
- 2.5 HECTARES OF OPEN ACCESS GREEN SPACE

\*Park subject to council approval



# VENEZIA RELEASE STAGE 4



The dimensions and depictions of the layout of the land are approximations only and not to scale. Whilst reasonable care is taken to ensure that this plan is correct, all areas are approximate only and may vary. Final designs may alter for reasons outside the sellers' control. Purchasers must rely on their own enquiries and the contract for sale.



# VENEZIA RELEASE ORIENTATION PLAN STAGE 4



The dimensions and depictions of the layout of the land are approximations only and not to scale. Whilst reasonable care is taken to ensure that this plan is correct, all areas are approximate only and may vary. Final designs may alter for reasons outside the sellers' control. Purchasers must rely on their own enquiries and the contract for sale.



# MORE REASONS TO INVEST AT VERONA



## MORE CHOICE

### 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
- KRUGER STATE SCHOOL 150 METERS
- COLLINGWOOD PARK STATE SCHOOL 1KM
- TAFE QUEENSLAND SOUTH WEST 6KM
- UNIVERSITY OF SOUTHERN QUEENSLAND 7.5KM



## MORE CHOICE

### ENTERTAINMENT + SHOPPING

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

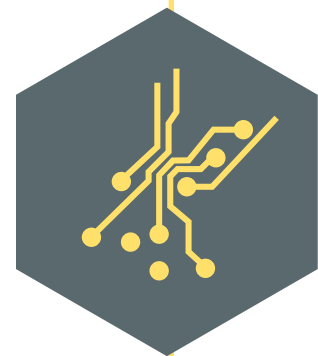
#### LOCAL SHOPPING AMENITIES

- KRUGER VILLAGE 250M
- REDBANK PLAZA 1.9KM
- TOWN SQUARE - REDBANK PLAINS 2.0KM
- ORION SPRINGFIELD 7KM

#### ORION SPRINGFIELD



#### TOWN SQUARE



## MORE CONNECTIVITY

### TRANSPORT + LOCATION

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

#### BUS

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 the south

#### TRAIN STATIONS

- REDBANK STATION 2.7KM
- SPRINGFIELD CENTRAL STATION 6.0KM

#### ROADS

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

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).







## MORE OPPORTUNITY

### 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



## MORE CHOICE

### 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



## MORE LIFESTYLE

### RECREATION

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











# Not a **TRADITIONAL BUILDER**

## Our **VISION**

The Urbane Homes goal is to be Queensland's leading new home provider of quality integrated house & land solutions for first home owners & investors. This has been our mission since we were established by Bill Linn, Chairman of Urbane Homes, & the reason we believe that we are growing so rapidly.



# The urbaneHOMES WAY

The Urbane Homes Way is what makes us different to traditional home builders. We take all the complications out of building a new home by providing you with certainty on price, build-time & inclusions. Our experienced team are focussed on ensuring your house & land package is designed to meet your needs with all aspects considered up-front so the house is ready to move into on completion, with no hidden surprises or costs.

!! **Our goal is to be Queensland's leading new home provider of quality integrated house & land solutions for first home owners & investors.** !!

**BILL LINN**

FOUNDER + CHAIRMAN OF URBANE HOMES

no hidden costs. 

Just how Apple & Uber have innovated within their respective industries to deliver a superior outcome for their clients, Urbane Homes stands apart within the industry by consistently delivering new homes for families without hidden costs. We are putting the excitement back into building your dream home, without the stress of budget blowouts. By combining major buying power, production efficiency & an experienced design & construction team, we are able to find better ways to deliver high quality new homes, while removing major costs & risks along the way. Here are just some of the ways we create value & save our customers money.

Our architects meticulously focus on all aspects of our homes from both an internal & external perspective. Internally, a key focus for the team was to maximise livability & remove wastage that add cost, but no value, to our owners. Externally, the focus centres on the use of multiple materials, designs & colour schemes, which when combined create attractive street appeal & character.

Our homes are designed with standardised building materials, finishes & sizes to ensure that national material suppliers can provide superior pricing & leverage production efficiencies when creating the components of our homes.

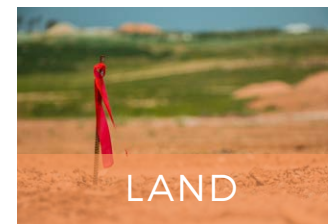
We work with national licenced construction companies to leverage the volume of homes we create. This allows us to drive greater buying power, while at the same time ensuring that the homes are built by companies with long term track records, strong reputations & fully licenced by the QBCC.

Our operations team oversees the build process through our six-stage assurance framework to ensure no corners are cut & the home delivered meets our promises to you.

Our customer care team holds your hand through the entire process to make it easy & we have now helped more than 1,000 new owners achieve their new house & land dream.



## Our integrated APPROACH



### LAND

#### SELECTING THE BEST COMMUNITIES & DEVELOPERS

#### DESIGNING THE LAND TO SUIT YOUR HOME FROM DAY 1

#### ALL SITE WORKS INCLUDED NO HIDDEN EXTRA COSTS

- ✓ Site Preparation
- ✓ Slab to Suit Soil Type
- ✓ Level Building Pad
- ✓ Retaining, Fill & Cutting
- ✓ Bushfire & Acoustics
- ✓ Council Fees & charges

REMOVE THE RISK & SAVE UP TO \$40,000



### DESIGN

#### ARCHITECT DESIGNED HOMES - TAILORED TO SUIT HOME SITES

#### KNOW YOUR NEIGHBOUR STREET PLANNING

#### TURNKEY MEANS TURNKEY

- ✓ Site Costs & Driveways
- ✓ Clothesline & Letterbox
- ✓ Front & Rear Landscaping
- ✓ Fencing
- ✓ Window Furnishings
- ✓ Ceiling Fans & Air-con
- ✓ Stainless Steel Appliances

2 LIVING AREAS - SPACE FOR GROWING FAMILIES



### BUILD

#### NOT A TRADITIONAL BUILDER - INNOVATING THE INDUSTRY

#### PARTNERING WITH NATIONAL BUILDERS TO ADD VALUE, BUT NOT COSTS

#### BUYING POWER FROM THE BEST BRANDS AT THE BEST POSSIBLE PRICE

- ✓ Fixed Price, No Hidden Extras
- ✓ Over 100 years Combined Experience
- ✓ Fixed Building Time

JUST MOVE IN & ENJOY YOUR BRAND NEW URBANE HOME

The Urbane Homes Way can **SAVE YOU UP TO \$20,000 ON YOUR HOUSE & LAND PACKAGE**



#### FIXED PRICE TURNKEY HOME

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



#### ARCHITECT DESIGNED HOME

Our architects meticulously focus on all aspects of our homes from both an internal & external perspective



#### 6 STAGE QUALITY ASSURANCE

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



#### 6 STAR ENERGY RATING

Our homes are designed & sited on each lot to ensure the best possible outcome in terms of cross ventilation & energy efficiency. As per national standards, all of our homes feature water efficient tap wear, energy efficient lighting & 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.

\*Subject to weather, public holidays & availability of materials.



# House & Land without COST BLOWOUTS

The Urbane Homes Way is built around a desire to make the process of building a brand-new home as simple & enjoyable as possible, without uncertainty, stress or cost blow-outs. The philosophy is simple; everything is included, & all the prices are fixed from the very beginning ensuring no nasty surprises. Unfortunately, many new home buyers are still faced with very confusing & daunting experiences, where things are not so black & white.

**Below are some of the common complaints that we here from potential customers from dealing with other builders during their journey of buying a new home & why we are different at Urbane Homes.**



**Site Preparation & Site Costs**  
The reality of building a new home is that your block may not be perfect for the home you want to build. This is probably one of the most common & exasperating components that lead to cost blow outs & budget stress. Those who choose to buy a block of vacant land first, tend to run the gauntlet of not really understanding what they are buying at the time & unfortunately find out the challenges to build on the site later.

1. Soil type & soil testing
2. Slab construction to suit soil conditions
3. Retaining & excavation
4. Flattening block & slope moderation
5. Vegetation & boulder removal
6. Accessibility & site access

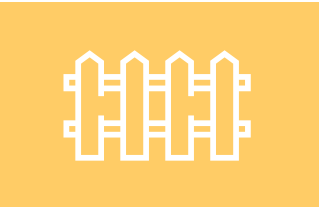
**At Urbane Homes, before the land lots are ever created, Urbane Homes works in conjunction with the land developer, to customise the engineering of the land to suit our homes & avoid all the unnecessary site costs that are common with the traditional approach to building.**



**Acoustic, Bushfire & Flooding**  
The location of your vacant land lot & the surrounding environment both manmade & natural, can have significant impacts on the cost to your new home build. Building property near bush, known flood areas & or proximity to main roads can lead to major design & material variations to your build, equating to further cost blow outs & budget stress.

1. Water mitigation to site & build
2. Bush fire compliance
3. Acoustic compliance

**At Urbane Homes, we factor all these potential additional costs upfront - we don't believe in providing allowances, we just believe in providing our customers with a turn key, fixed price house & land.**



**Exclusions & Inclusions**  
An enjoyable build process starts by knowing exactly what you're getting, right from day one. Urbane Homes offer comprehensive inclusions packages that comprises of features other builders would charge extra for, or provide an allowance that does not cover the cost completely of the what you may need for your home site.

1. Driveway
2. Landscaping to front & rear
3. Letter box & clothesline
4. Boundary fencing & retaining where appropriate
5. All site costs
6. Floor coverings
7. Dishwasher
8. Flyscreens
9. Blinds

& much more visit [urbanehomes.com.au](http://urbanehomes.com.au) to see what makes us different to the rest.

## Turn Key & Fixed Price

The terminology of 'turn key' has different meanings to different builders. At Urbane Homes, when we say turn key, we mean it! The process of building a home can be daunting but it doesn't have to be. Some house & land packages are listed with a 'from' price but still state that they are turnkey - when this is the case, you may experience the cost advertised increase considerably as you progress.

**“ The Urbane philosophy is simple: everything is fixed from the very beginning; this includes your inclusions, build contract time & even your costs. That way, there are no nasty surprises. ”**

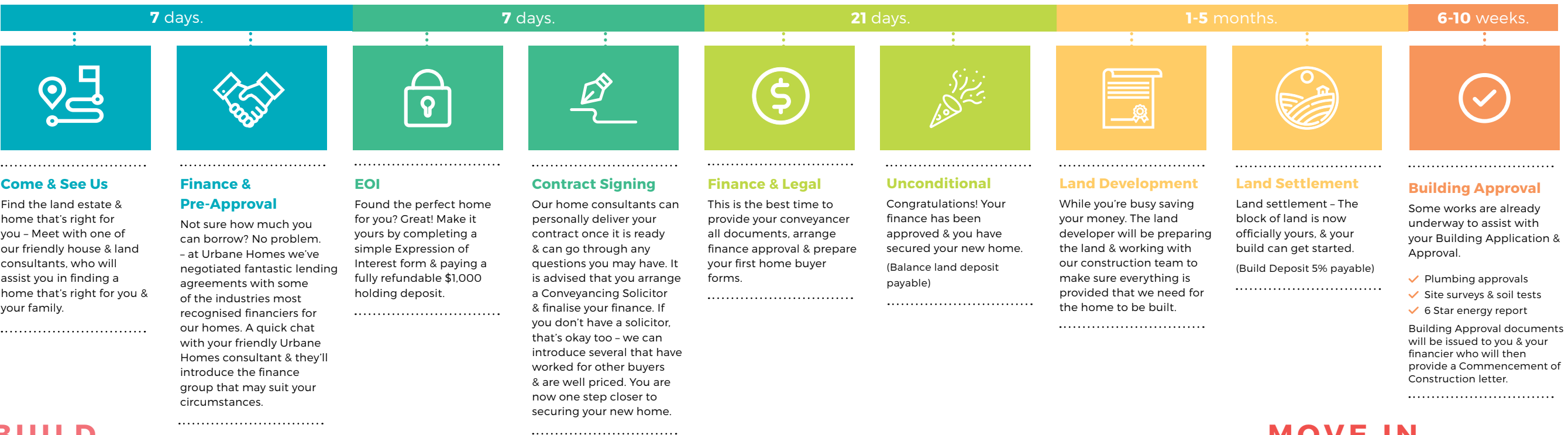




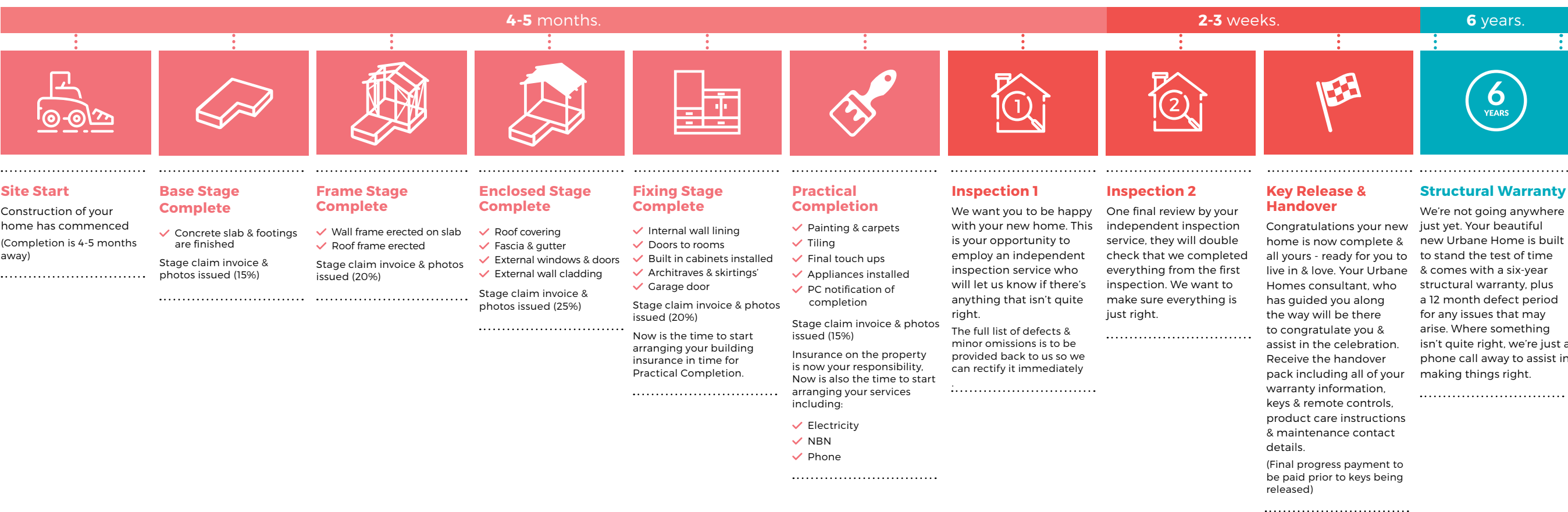
# THE URBANE JOURNEY

You shouldn't have to face building alone! We're here every step of the way.

## START



## BUILD



## MOVE IN



## Depth & VISUAL APPEAL

Use of multiple materials & more render on external facades creating a timeless & quality finish.

## Know your NEIGHBOUR

Masterplan control of your neighbour securing capital value over time & ensuring a quality build.

## Street SCAPING

Our architect team go to great lengths to provide not only best homes but also the best street.



## BUYING POWER, THE BEST BRANDS & FINISHES



# Over 60 home designs TO CHOOSE FROM



### Designed for where we live in the world. Open plan living to outdoor alfresco areas.

South East Queensland (SEQ) in an ideal place to live in Australia. Our sub-tropical environment means that we spend more time outside than most Australian's do throughout the year.

1. We provide alfresco & outdoor areas larger than most builders, positioned to link your internal living spaces with the great outdoors - an integral part of the Queensland lifestyle.
2. All Urbane Homes are carefully tailored to match each individual site, ensuring that natural sunlight reaches each part of your new home at the time of day it matters most.
3. Your home is designed & oriented to allow maximum use of passive ventilation, which means you don't need to rely on artificial climate control except in extreme weather.



### Designed with families in mind. Second living spaces included in all Urbane Homes'.

All Urbane Homes are designed with growing families in mind. That is why all our homes include four spacious bedroom & what all families desire, two living areas. Knowing that you are more than likely going to be next to an Urbane Homes, that is completely landscaped & architecturally designed, ensures your home's value will be secured from when you first move in & for the future.

### Only the best communities

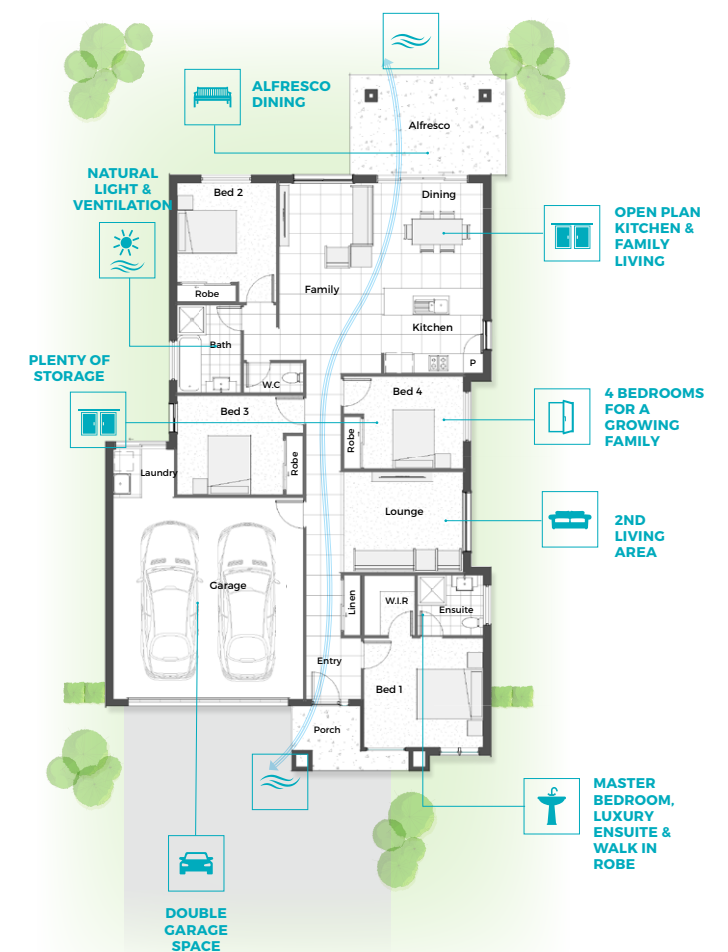
It's important to us at Urbane Homes that you not only achieve your dream of owning a home, but that you are also surrounded by a community that is happy, healthy & thriving. We work with some of Australia's leading developers to ensure every community has a focus on lifestyle & close access to world class retail, education, healthcare & employment amenity. With locations all over SEQ, including Brisbane, join more than 1,000 other families who call an Urbane Homes community home.

### Masterplan streetscaping. Know your neighbour.

Our architect team go to great lengths to provide not only best homes but also the best street. All Urbane Homes are master planned to create the most appealing streetscape & character. This ensures home designs, colour schemes & materials are optimised to benefit all our residents & most importantly create a better community.

### The best brands, the best quality

Urbane Homes delivers on average 400 house & land packages per annum which makes us one of the top house & land providers in Queensland. This allows us to negotiate the best rates with the best providers. this means we don't have to sacrifice on quality to create value for our residents.







MARQUEE  
PROJECTS



# 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



**South Brisbane**  
66 Apartments  
Sold out in 4 weeks



**Cannon Hill**  
44 Apartments  
Sold out in 8 weeks




**Newstead**  
223 Apartments  
160 pre-sales in 6 weeks




**PARKLANDS**  
CANNON HILL

**Cannon Hill**  
44 Apartments  
Sold Out in 7 weeks


## LAND ESTATES




**Redbank Plains**  
91 Lots | 2 Stages  
Sold Out




**Hillcrest**  
18 Lots  
Sold Out



**Leichhardt**  
201 Lots | 4 Stages  
Sold out within 12 months



**Berrinba**  
81 Lots | 2 Stages  
Sold Out



**Redbank Plains**  
202 Lots | 4 Stages  
Stages 1 & 2A Sold Out



# HCAP

## DEVELOPMENTS

### 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.





ASTON  
LANE COVE

LANE COVE  
46 Apartments  
COMPLETED

AURA  
PYMBLE

PYMBLE  
79 Apartments  
UNDER CONSTRUCTION

FLEET  
LANE

SOUTH BRISBANE  
66 Apartments  
COMPLETED

HAVEN  
NEWSTEAD

Newstead  
223 Apartments  
UNDER CONSTRUCTION



HAVEN  
NEWSTEAD



# FIND YOUR HOME AT VERONA

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CNR EAGLE ST & KRUGER PDE, REDBANK QLD 4301

HOUSE + LAND  
PACKAGES FROM

**urbane**  
HOMES

DEVELOPMENT  
MANAGED BY

**M**  
MARQUEE  
DEVELOPMENT  
PARTNERS

DEVELOPED  
BY

**HCAP**  
DEVELOPMENTS

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