

THE CAMERON BIRD GROUP

THE SUNSHINE COAST MARKET OVERVIEW REPORT

THE BEST IS YET TO COME.
BIG THINGS ON THE HORIZON
FOR THE SUNSHINE COAST.

BIG

THE SUNSHINE COAST MARKET JUST KEEPS MOVING FORWARD, GAINING MOMENTUM AND GROWING. ENJOY THE CAMERON BIRD REPORT ON THE SUNSHINE COASTS INFRASTRUCTURE AND GROWTH DRIVERS.

THE CAMERON BIRD GROUP

SUNSHINE COAST MARKET OVERVIEW 2017

You have not missed the boat... and here's why:

March 2017	APPROVAL	CONSTRUCTION STATUS
\$50m Valdora Solar Farm	Approved	90% Complete
\$347m Sunshine Coast airport expansion	Approved	Awaiting construction, completion Dec 2020
\$20m Bli Bli redevelopment project	Approved	Commences April 2017
International Submarine Broadband Cable	Feasability Stage	
Light Rail system	Feasability Stage	
\$400m 'Sunshine Plaza' expansion	Approved	Under construction, completion Dec 2018
New Maroochydore CBD	Approved	Under construction
\$300m Sippy Downs Town Redevelopment	Approved	Coles complete, YOUI underway
\$80m Kawana ShoppingWorld Upgrade	Approved	Construction Underway
\$1.134bn Bruce Highway Upgrade	Approved	Underway, Major Construction starts mid 2017
\$5bn OCEANSIDE precinct inc. Public Hospital	Approved	Public Hospital Complete, Many others underway
\$63m 'Vertical' retirement village	Approved	Construction underway, completion Feb 2018
AussieWorld major expansion	Plans submitted	
\$400m NEW Sunshine Coast Waterpark	Approved	Construction starts 2017, completion Nov 2018
\$5bn AURA masterplanned community	Approved	Construction underway, first residents moved in
Nambour / Palmwoods / Woombye Duplexes	Approved	Finance approval stages, construction shortly
Heavy Rail duplication and upgrades	Mid 2017 funding	
\$3bn HARMONY residential development	Approved	Major earthworks underway

“ 1 out of the 18 featured major infrastructure projects above is complete. The Sunshine Coast is just beginning. ” - Jack Bird

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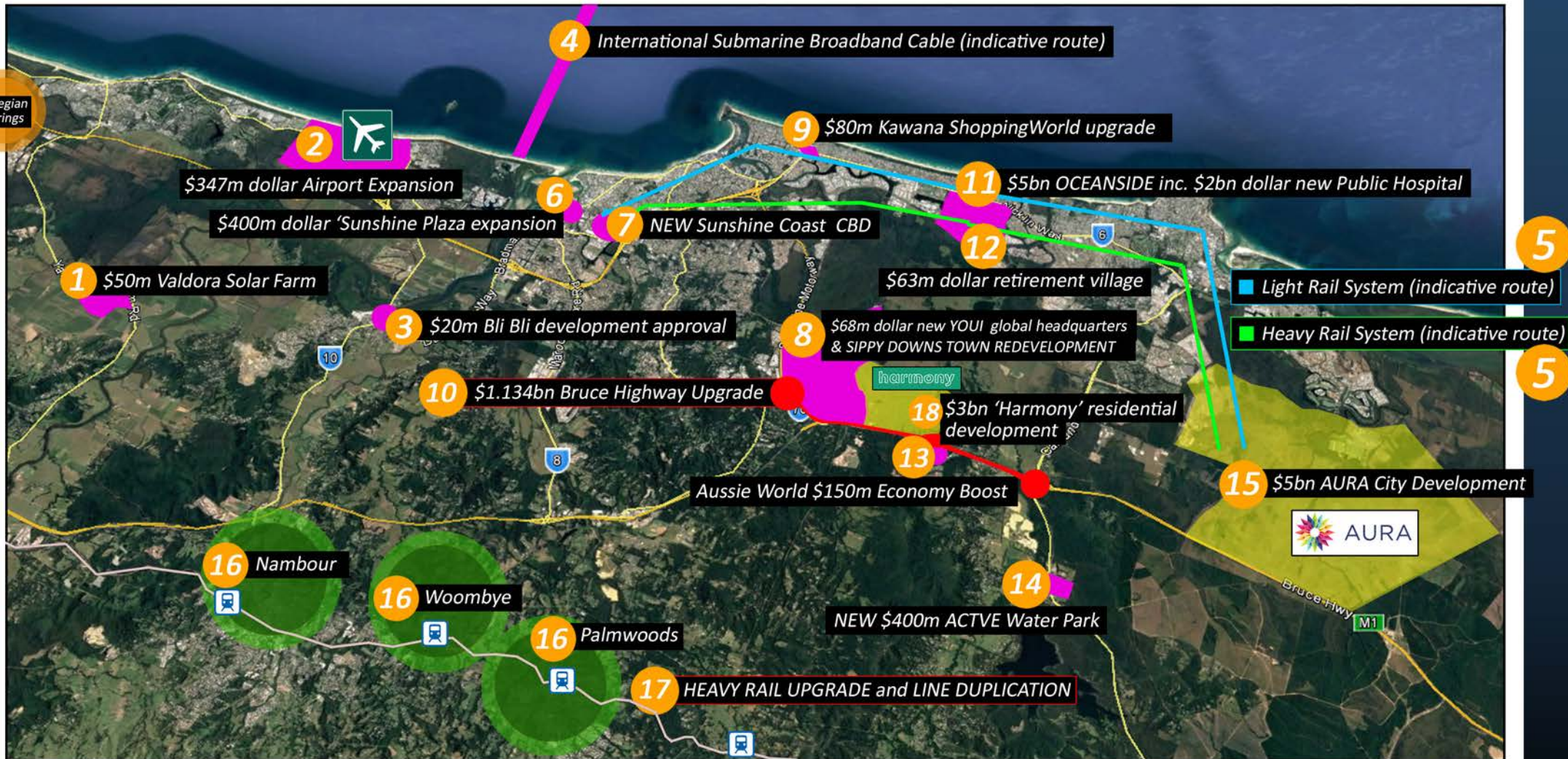
'Your Property Partners Australasia'



SUNSHINE COAST INFRASTRUCTURE AND GROWTH DRIVER MAP

Look at this and explain to us why as a serious investor, you shouldn't be here, on the ground, getting a guided tour by The Cameron Bird Group?

Ph: (07) 3871 2500 or Email: info@cameronbird.com.au for a full 'Sunshine Coast' investment discussion.



1. \$50m Valdora Solar Farm
2. \$347m dollar Airport Expansion
3. \$20m BLI BLI development approval
4. International Submarine Broadband Cable
5. (Medium Term Future) Light and Heavy Rail

6. \$347m Airport Expansion
7. NEW Sunshine Coast CBD in Maroochydore
8. \$68m YOUI Headquarters and Sippy Downs Development
9. \$80m Kawana ShoppingWorld Upgrade
10. \$1.134bn Bruce Highway Upgrade

11. \$5bn OCEANSIDE INC. PUBLIC HOSPITAL
12. \$63m RETIREMENT VILLAGE
13. AUSSIE WORLD \$150m Economy Boost
14. NEW \$400m ACTIVE Water Park
15. \$5bn AURA City Development

16. Nambour Station
16. Woombye Station
16. Palmwoods Station
17. Heavy Rail Upgrade
18. \$3bn 'Harmony' development

GROWTH DRIVERS:

1 ON PAGE 2 MAP

\$48.5 million VALDORA SOLAR FARM

The \$48.5 million development on 24 hectares at Yandina-Coolum Rd, Valdora, is set for completion by mid 2017 with the Sunshine Coast Council claiming the project will not only cover construction costs but offset 100% of council's ongoing electricity requirements for its administrative offices and community facilities. Sunshine Coast Mayor Mark Jamieson said the project was also expected to deliver \$22 million in savings over the 30-year lifespan of the project.

The 15-megawatt solar farm will be able to power 5000 homes at its peak, powered by 57,850 photovoltaic solar panels, and Cr Jamieson said it would be the largest solar farm in Queensland and the fifth-largest in the nation.



The solar farm will provide \$22 million in savings, after costs, over a 30-year period based on today's electricity costs. The Sunshine Coast Council is striving to become Australia's most sustainable region and the Sunshine Coast Solar Farm is part of it's plan to achieve that vision.

Project update

New intersection: Work on a new road intersection is now complete, which provides safer access into the solar farm site and improve traffic flows along Yandina-Coolum Road.

Installation update: More than 90 percent of the solar panels are installed. Work is well underway on the switch-yard which will ensure the electricity generated by the 57,000 panels can be injected into the power lines safely and within specific limits dictated by the National Electricity Rules.

Commissioning: With construction well advanced the commissioning phase of the project has begun. Commissioning is when all the various components in the solar farm are tested to make sure they are operating as they were designed to do. Commissioning will take around three months to complete.

Buffer planting works: Council will plant more than 36,000 trees to create a 10 metre green buffer around the Solar Farm once the commissioning of the solar farm is completed.

\$347 MILLION AIRPORT EXPANSION IS GO! COUNCIL CHOOSE THEIR COMMERCIAL PARTNER

Palisade Investment Partners scooped up the 99 year leasehold as operator of the Sunshine Coast airport at Maroochydore, meaning the local council which owns it and its ratepayers need only worry about banking the rent for the rest of their lives while someone else does the hard work of competing with Brisbane Airport and the remoter facilities on the Gold Coast and Wellcamp to lure more jets to this part of Queensland.



"It is clear that Palisade has substantial experience in the airport sector through its investment in Airport Development Group which owns the Darwin, Alice Springs and Tennant Creek airports. The investment manager has also recently invested in Gold Coast Light Rail Stage 2." Mayor Jamieson also said the Sunshine Coast Airport expansion was one of the region's game-changer projects identified in the Regional Economic Development Strategy 2013-2033."

"The Airport expansion project will have a transformational effect on business, employment and investment growth," Mayor Jamieson said. "It will contribute \$4.1 billion to the Sunshine Coast economy between 2020 and 2040 and result in 3500 fewer dwellings being affected by noise when it is operational by Christmas 2020."

\$20 million BLI BLI VILLAGE CENTER

Sunshine Coast Council has approved a \$20 million development application to develop the new Bli Bli Village Centre on the corner of Bli Bli Road and David Low Way. The suburb of Bli Bli is located directly opposite Maroochydore and its residents will benefit greatly from this project which is due to start April 2017.



"Residents in Bli Bli and surrounding areas can look forward to a livelier village centre that will include a health and wellbeing centre, diverse retail opportunities and recreational facilities in the new complex." , "New commercial offices, a gym and a new tavern will also be welcome additions and attract further retailers and businesses to the area." Developer Michael White said the development would further enhance the existing services available in Bli Bli. The development of Bli Bli Village Centre will deliver important services to the growing Bli Bli community, such as medical and business services, and builds on the success of the River Markets Shopping Village," Mr White said.

The development will take place over more than 8000sqm and will be completed in three stages:

Stage 1, in the centre of the site, will be the construction of the health and wellbeing centre that consists of 584sq m gross floor area (GFA) of office, 382sq m GFA of health care services, 277sq m GFA of indoor sport and recreation (a gym) and 636sq m GFA of retail.

Stage 2 will feature 968sq m GFA of office space, 1001sq m GFA health care services and 725sq m GFA of retail.

Stage 3 will constitute the Bli Bli Tavern, 20 accommodation units with ancillary bottle shop



International Submarine Broadband Cable (last updated 23/2/17)

This is a very powerful artist impression. Sunshine Coast Council plans to link the region directly to global communications systems in Asia, the Pacific and the United States.



Council has lodged a submission with the Australian Communications and Media Authority (ACMA) to start the process to declare an offshore cable protection zone. If the zone is declared, this will encourage the private sector to deliver an international submarine broadband cable connection that would land at the Sunshine Coast.

If the cable protection zone is granted and the cable is delivered, the Sunshine Coast will be the only regional centre in Australia able to offer direct international broadband connectivity to global markets.

Benefits

If this protection zone is achieved and the cable is delivered:

- * The region's economy and our attractiveness to new businesses will change profoundly – and forever
- * it will provide milli-seconds of advantage and significantly improved speed and bandwidth from Queensland – all from the Sunshine Coast. Milli-seconds are integral to banking and finance operators, digital solutions developers and those businesses and industries that are heavily reliant on online transactions
- * businesses locating near the cable landing point will achieve a significant commercial advantage – so many will want to locate here rather than other regional centres
- * the greater speed and bandwidth will also transform the capacity of our university hospital to undertake remote diagnostics and clinical treatments. The hospital will also be able to gain direct access to some of the world's leading health and medical research institutes
- * all of South East Queensland – in fact the whole State - will be advantaged by an international connection from the Sunshine Coast as it will no longer need to rely on the land-based connections to Sydney and the price, speed and bandwidth will be improved and the opportunity to market the Sunshine Coast as a place in which to invest and operate a business will be exceptional.

Sources: <https://www.youtube.com/watch?v=07GtQ90yfw0>

& www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Major-Regional-Projects/Undersea-Cable

GROWTH DRIVERS:

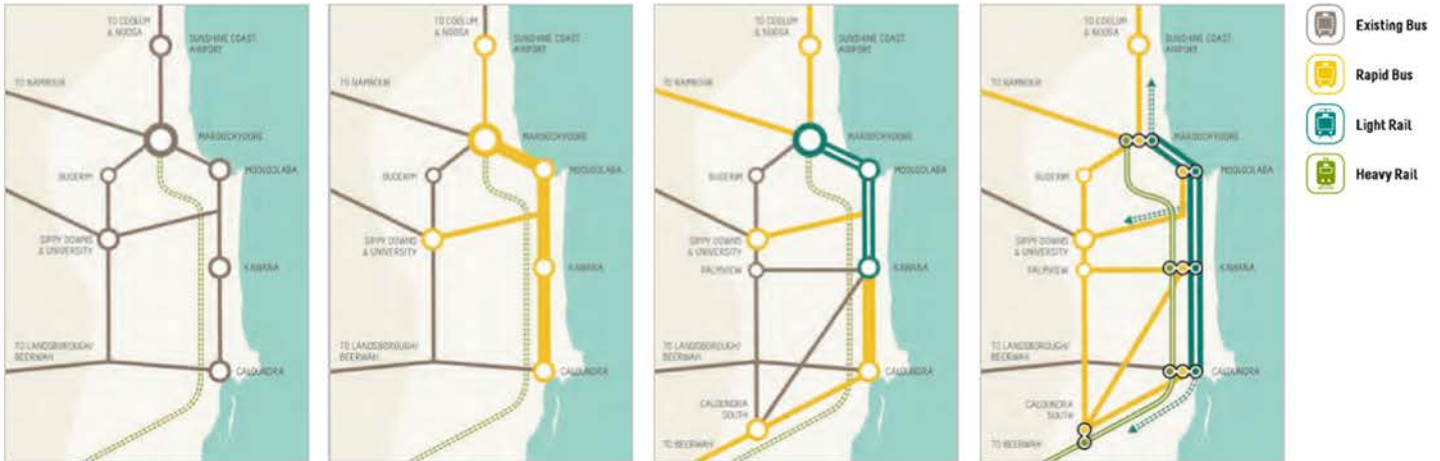
FUTURE PLANS

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ON PAGE 2 MAP

LIGHT RAIL SYSTEM (feasibility stage complete)

One just has to look at the success of the integration of the light rail system on the Gold Coast and the feasibility planning that has already occurred to come to envision the light rail system is more of a “when” will it go in rather than “if” it will go in. **An astounding 87% of survey respondents were in favour of the council’s light rail investigations. Building a comprehensive transport network will deliver a range of active and public transport outcomes over the next 20 years. Improvements won’t happen all at once, but will involve a transition of changes over a longer period.**

**Existing network**

The bus network is the primary public transport service, with the most frequent service operating between Maroochydore and Caloundra. The network requires gradual improvements over time to build towards a high quality public transport system. The CAMCOS heavy rail corridor is protected for the long term.

Short term**RAPID BUS**

Introduction of a new, branded, high frequency bus service between Maroochydore and Caloundra will provide a rapid and reliable service in the future light rail corridor. The new service will act as a forerunner to the future light rail system and establish public transport as a competitive travel option in the busiest area. This service can be expanded to major destinations such as the University of the Sunshine Coast and the Sunshine Coast Airport.

Medium term**LIGHT RAIL & RAPID BUS**

The high-frequency bus network is further expanded to major Sunshine Coast destinations and the first stage of light rail is introduced on the busiest part of the network, between Maroochydore, Mooloolaba and Kewana. The bus network expands to service growing communities at Palmview and Caloundra South. Services are accompanied by progressive stop and station upgrades and targeted bus priority measures.

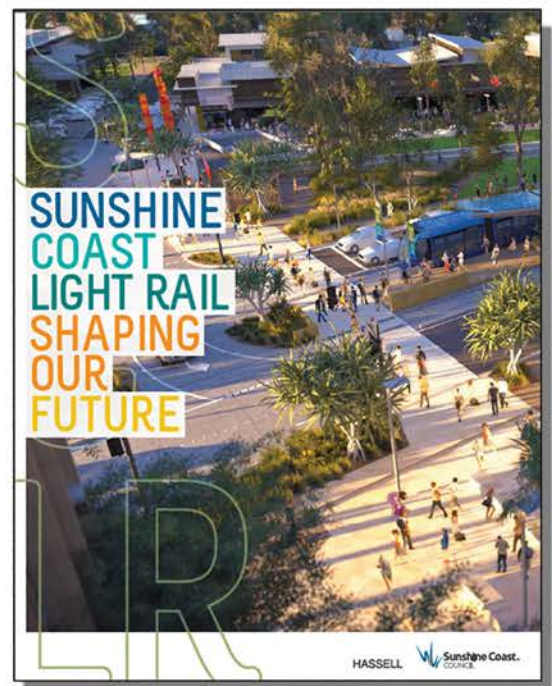
Long term vision**A COMPREHENSIVE NETWORK**

The high-frequency bus network is expanded to connect all major destinations. Light rail is extended from Kewana to Caloundra. A range of options can be considered for how the light rail and heavy rail could meet. Future extensions of the light rail can also be considered.

This project in itself could take up very many pages but as it is still in planning stage, the best route we can advise is to visit the website below for more information. As part of the light rail feasibility study process, Council has prepared the document ‘Sunshine Coast Light Rail: Shaping Our Future’. The document has been prepared to provide an overview of the benefits and opportunities that light rail could provide in shaping the future of the Sunshine Coast. It addresses a number of matters considered in initial feasibility studies and addresses a range of issues relevant to the case for light rail on the Sunshine Coast.

Start by visiting: www.lightrail.sunshinecoast.qld.gov.au/
Then download the document at the bottom of the page:

Modern light rail systems are ideal for established urban areas and can boost accessibility while reducing traffic and the need for large areas of car parking.



DOWNLOAD AT:

https://lightrail.sunshinecoast.qld.gov.au/shaping_our_future

\$400 MILLION DOLLAR SUNSHINE PLAZA UPGRADE IS WELL UNDERWAY

Since its approval and commencement in August 2016, construction has been full steam ahead with multiple goals accomplished already on its project time line. The \$400 million redevelopment affirms its position as the largest retail centre north of Brisbane, Sunshine Plaza will expand from 73,000 square metres to over 107,000 square metres (a third). Customers will enjoy an enhanced retail mix with the region's first David Jones department store, a new BIGW, a refurbished Myer, a stunning new Amaroo Street mall entrance, provision for large format fashion operators and over 100 new specialty stores, bringing highly sought-after fashion brands to the Sunshine Coast.



"If traditional investing and apartments is more your investment strategy, The Cameron Bird Group has an apartment recommendation which is hands down the most stand out Apartment recommendation on the Sunshine Coast. A school on one side, Sunshine Plaza's \$400 million dollar expansion on the other. Call or email to request the Apartment information pack on (07) 3871 2500 or info@cameronbird.com.au" - **Jack Bird**

August 16



Project approval and commencement

October 16



New car park behind Toys "R" Us opens

December 16



Parking guidance system goes live in Coles multi-level car park

January 17



First tower crane erected

Construction of the project is well underway and will take approximately two years, with completion prior to Christmas 2018. Sunshine Plaza's expansion will impact the entire coast, direct road access from Woombye makes for an easy commute by car for an employee going to work or a citizen out for some great shopping.

NEW CENTRAL BUSINESS DISTRICT (CBD) - EARTHWORKS



www.suncentralmaroochydore.com.au

Make no mistake, this is happening. This is now an unstoppable force that is way passed the turning of the sod. One has to think, if Brisbane were to suddenly start a new Central Business District in an **infill area**, what type of demand would be generated? Astronomical would be its impact. As stated earlier, this has largely flown under the radar for investors due to the coverage of the public hospital and being in its early stages of construction.

What once was rolling greens and sweeping fairways has been transformed into bare earth as diggers carve out the floor plan for the future heart of the Sunshine Coast set to grow before our eyes in less than two years.

A flyover video posted on the Maroochydore City website shows just how extensive the preliminary works have been. SunCentral CEO John Knaggs said we can expect to see buildings coming out of the ground by 2018.

Market
Update

>>

www.hotspotting.com.au

TERRY RYDER

Excerpt: www.propertyobserver.com.au



**The Sunshine Coast is now Australia's
No.1 growth market.**

It has more suburbs with rising sales momentum than any other LGA in the nation. This is translating into price growth. Several housing markets have recorded double-digit growth in median prices in the past 12 months. Yields are solid. Most suburbs have median rental returns in the 4.6% to 5.3% range for houses, and between 5.2% and 6% for units. This has been driven by big spending on infrastructure and urban renewal development. Projects under way or in planning total well over \$20 billion. The jobs market is growing on the back of construction projects and tourism – and this is driving strong demand for real estate.



Want to watch the video flyover on YOUTUBE?

Type in "**Construction Flyover - 12 July 2016**" or in the url bar:

<https://www.youtube.com/watch?v=dG6PFRv4gXY>

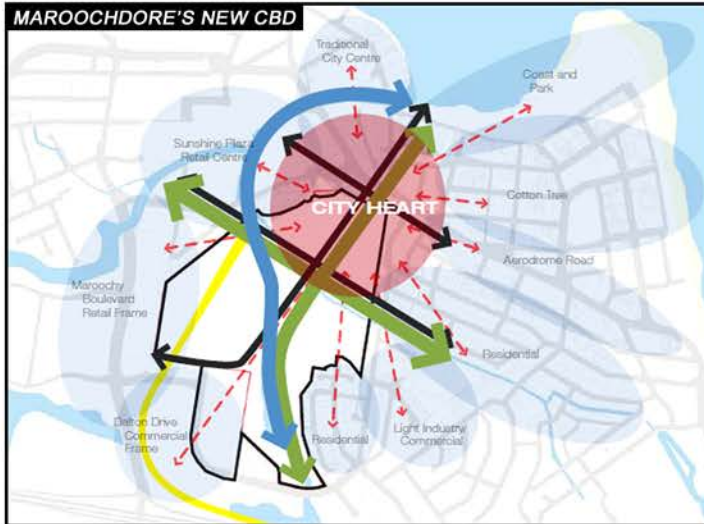


GROWTH DRIVERS:

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NEW CENTRAL BUSINESS DISTRICT (CONTINUED)

This planned city centre is set to be the new heart of the Sunshine Coast. The outline of the Sunshine Coast's future CBD is now clearly taking shape with bulk earthworks on the first stage of the project nearing completion. Showcasing excellence in urban design, innovation and technology, the 53-hectare former golf course will include commercial, retail, residential and cultural precincts with 40 per cent of the site to be parks and waterways. Nestled just to the south of the traditional town centre, this new CBD is set to re-invent Maroochydore and the timing for investors could not be better.



The project will create an estimated 30,000 new jobs by 2040 and provide a \$5.9 billion boost for the Queensland economy. These are jobs that will be active for generations due to the nature of the developments that are underway in the area. New CBD, new public hospital, airport upgrades... not mining shoot ups, but long term generational employment that will fuel this local region economy in commerce, industry, construction, medical and the multipliers of each job created increasing the need for education, shopping, lifestyle and discretionary spending of the current and future population demographics. The new CBD will include:

- | | | | |
|---------------------------------|-----------------------------|---------------------------|----------------------------|
| * Prime commercial office space | * Interconnected open space | * An entertainment centre | * Entertainment facilities |
| * Exclusive retail | * Recreational spaces | * A convention centre | * New waterways |
| * Fine dining | * A premium hotel | * An exhibition centre | |

CBD'S PROJECT UPDATE:

Creating a high-tech city centre for the future (Mon Jan 30, 2017)

This year will see a dramatic transformation of Maroochydore's new CBD site but much of the work will be occurring underground, not above it. Civil construction works commence on the first stage of the development February 2017, which will include installing the most technologically-advanced foundations of any city centre in Australia. Because the 53-hectare site is essentially a blank canvas, SunCentral can install innovative infrastructure that would simply be too expensive to retrofit in older, established CBDs. A great example of this is our underground Automated Waste Collection System (AWCS), which will use vacuum power to transport waste from apartments, businesses and public areas through a 6.5km network of underground pipes. This will ensure wheelie bins and garbage trucks won't be seen or heard on the streets of the new CBD.

AWCS contractor Envac has now delivered the first shipment of pipes from South Korea and a specialist engineer will be on site to oversee the installation. This task will begin when civil construction commences on the core commercial precinct of the CBD. The civil works contractor will not just install the Envac system - the scope of works is extensive. Conduits for three separate telecommunication systems will be installed for NBN Co, Telstra and the new CBD's dedicated Smart City fibre optic network. These will ensure the city centre has unrivalled connectivity without the disruption to roads and utilities often involved in installing broadband services. This year will also see powerlines, water mains and stormwater drains installed, while on the surface the first roads and pavements will be laid down, a new park will be created and a stunning new east-west waterway will be built. There's a lot to do and we are excited by the challenges of 2017.

Source: <http://suncentralmaroochydore.com.au/news/all>

GROWTH DRIVERS



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ON PAGE 2 MAP

'YOU!' Insurance is well underway on new \$68m global HQ on the Sunshine Coast

The global headquarters of YOU! insurance is going to be located in Sippy Downs on the Sunshine Coast. Construction is well underway as you can see from the photo below and the four level building will eventually house up to 3000 staff and will include a public outdoor plaza with a table tennis table, public recreational facilities, a park and a cafe. Yet another private sector spend bringing jobs to the coast.

'YOU!' INSURANCE - Artist Impression



'YOU!' INSURANCE - March 28th onsite photo



"We anticipate that around 1200 construction jobs alone will be created as a result of this stage one development which is a massive boost for the local economy. Employing so many local firms reinforces our commitment to the Sunshine Coast and it's great that we can spend this money locally." - Youi Group CEO Howard Aron

\$300m SIPPY DOWNS CENTRE REDEVELOPMENT

The whole Sippy Downs town centre redevelopment has been powering forward for the last couple of years. With a new Coles (complete) and Woolworths (yet to start construction) having such a close location to the University of the Sunshine Coast, this 'market within a market' is a great growth driver for the 'HARMONY' residential development to its south.



SIPPY DOWNS



GROWTH DRIVERS:

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\$80m KAWANA SHOPPINGWORLD expansion

The centre opened in 1979 and was the first shopping centre to open on the Sunshine Coast. The centre has since undergone refurbishments, in 2002, in which a new food court was developed along with the addition of Bi-Lo (now Coles Supermarkets). Another extension began on the centre in January 2013 and includes an Aldi supermarket and over 70 specialty stores which opened in mid-2014. Now the iconic shopping centre is yet again set to expand with plans to add new cinemas, new undercover parking and new shops.



Kawana Shopping World in Queensland's Sunshine Coast is one of Mirvac's best performing shopping centres.

DEVELOPMENT UPDATE: MARCH 2017

Development works on a multideck car park in the Southern Car Park of the Centre (adjacent to Bermagui Crescent and backing onto Arunta Street) commenced March 2017 with completion due in Mid 2017.

The works are the construction of a decked car park on the site of the Southern Car Park, and will mean some changes to traffic conditions within the centre and pedestrian access via Arunta Street.

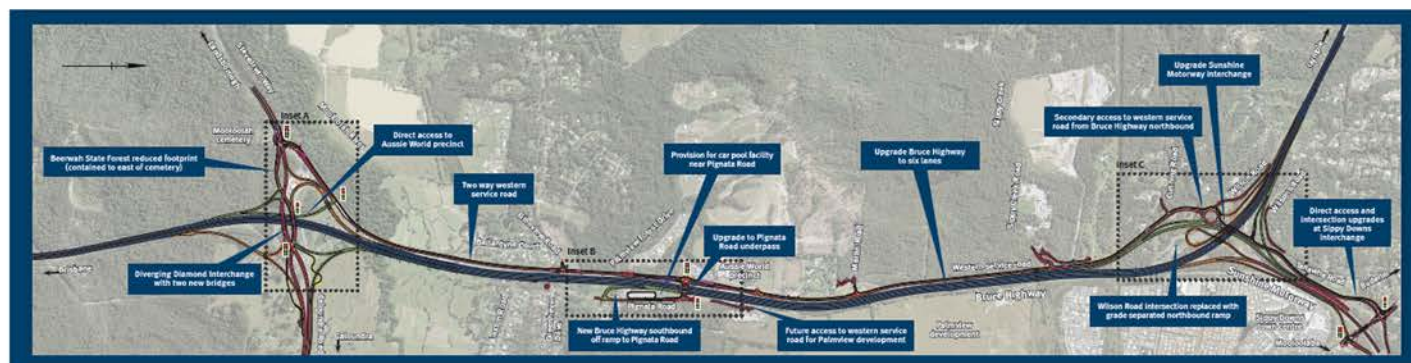
The current pedestrian access to the rear of the centre, via Arunta Street will also be closed in March for the duration of the works.



BRUCE HIGHWAY UPGRADE – CALOUNDRA ROAD TO SUNSHINE MOTORWAY

Overview:

The project involves upgrading the Bruce Highway to 6-lanes between Caloundra Road and the Sunshine Motorway. This includes major upgrades to both interchanges and the delivery of a two way service road for local traffic on the western side of the highway between Steve Irwin Way and Tanawha Tourist Drive.



Location:

The Bruce Highway between Caloundra Road and the Sunshine Motorway on the Sunshine Coast.

Completion:

Construction is expected to be completed in late 2020, weather permitting.

Benefits:

The upgrade will deliver critical safety benefits to motorists, improve efficiency and reduce traffic congestion, and ensure the highway can cater for future traffic growth. The speed limit on the upgraded highway will be returned to 110 km/hr.

Funding:

The project is funded on an 80/20 basis under the Infrastructure Investment Program with the Australian Government contributing \$743.4 million and the Queensland Government contributing \$185.9 million (NOW EXPANDED)

Project timeline



Construction updates

March 2017

Preliminary construction has commenced in preparation for major construction to begin in mid-2017

Most up to date information:

<http://www.tmr.qld.gov.au/Projects/Name/B/Bruce-Highway-Caloundra-Road-to-Sunshine-Motorway-upgrade#news>

\$5bn OCEANSIDE precinct inc. \$2bn PUBLIC HOSPITAL & PRIVATE HOSPITAL



Just a few minutes down the road from Maroochydore, the \$2 Billion dollar public hospital is a prime example of how important it is to time the market as prices soared with the announcement and implementation of the hospital.

The Sunshine Coast University Hospital (SCUH) is closing in on the completion of the building works. When the Sunshine Coast University Hospital (SCUH) **opens in 2017** it will revolutionise healthcare on the Coast and offer a range of free public hospital services. SCUH will be supported by highly trained and specialised staff, who will safely care for patients with complex or life-threatening conditions. This means about **10,000 patients each year** will not have to travel to Brisbane for complex treatment.

The hospital will open with about **450 beds with ability to grow to more than 738 beds**. SCUH will offer the following services:

- Emergency services
- Comprehensive cancer centre
- Specialised medical and surgical services
- Maternity services
- Rehabilitation service
- Interventional and diagnostic clinical support services
- Ambulatory care (outpatient) services
- Allied health services
- Mental health unit
- Renal service



“There’s not much you probably haven’t heard about the \$2bn public hospital but we’re hoping this new Sunshine Coast overview provides a new insight into the broad spectrum of new growth indicators and their overall location within the market” - Jack Bird

\$63m DOLLAR 'VERTICAL' RETIREMENT VILLAGE BREAKS GROUND

18 November 2016 marked another important milestone in the creation of a new, high lifestyle, low maintenance living on the coast as it celebrates the start of construction on its first greenfield, vertical retirement village. The new \$63 million dollar Oceanside Retirement Village will be built within the \$5 billion Oceanside master-planned community on the Sunshine Coast.



COMING SOON: A perspective of the retirement living building from the north west corner of the site.

The commencement of work represents another major milestone for Oceanside, which is fast becoming the premier centre of health and medical excellence in the Sunshine Coast region. The new Oceanside vertical village will include 140 one, two and three bedroom low-maintenance apartments, all with dedicated car parking spaces. The eight-storey development will also offer residents views to the sea, Lake Kawana or across to the Glasshouse Mountains hinterland.

All residents will enjoy access to an integrated 660 square metre clubhouse, gymnasium, wellness centre, outdoor pool, complete with covered outdoor decks and dining areas and landscaped, manicured gardens within the village. Stockland anticipates the new vertical village will be ready for the first residents to move in by early 2018.

The new village is walking distance to the world-class Sunshine Coast Health Precinct which includes the new Sunshine Coast Public Hospital, Sunshine Coast University Private Hospital and Sunshine Coast Health Institute.

The village is also conveniently positioned adjacent to a new 151 bed Opal Aged Care facility, which will be ready for occupation in 2017. Stockland formed a strategic relationship with Opal Aged Care in 2014 to provide residents with greater peace of mind and a long-term continuum of care as their needs change over time.



VISION: The inner apartment layout at the new vertical retirement village at Oceanside. Modern innovations on traditional thinking again power The Sunshine Coast forward.

Aussie World precinct gets new brand and full upgrade

Aussie World was established in 1989 and currently attracts around 200,000 visitors each year with more than one million people engaging with the precinct annually. Over the past 2 years, there has been a lot of work behind the scenes planning an exciting new vision for the precinct. The announcement of a new brand name and large expansion has put the precinct on track to become one of Australia's major tourist destinations. Aussie World will become 'DownUnder Drive' and its going to be big!



Expanding the theme park from its current 15 acres to make full use of the 55 acre footprint with new rides, attractions, amenities, and a green space suitable for a variety of events. The vision is to create a modern authentically Australian tourist, events and entertainment destination that appeals to our local community as well as intra and interstate visitors and international tourists. The new pub will more than double its footprint for socialising and dining, and include an expanded balcony wrapping around the east, southern and northern sides of the building, an extended alfresco veranda, a tree house themed guest lift to improve access to the restaurant level, new themed zones through internal spaces, new furnishings and updated amenities.



The successful execution of the plan is projected to bring an economic boost for the local community and create 250 new jobs. \$150m plus is anticipated in economic impact from the construction phase and an ongoing economic impact of the \$160m plus annually for the local economy.

\$400m new WATERPARK for The Sunshine Coast Approved

The Sunshine Coast's \$400 million rival to the Gold Coast's Wet'n'Wild theme park has been given council approval. The concept, floated since 2015, includes a state-of-the-art water park on Steve Irwin Way with a wave machine, a four-star hotel, pools, slides, kayaking and paddle-boarding plus a large sports field for major sports events. Stage one will be built over 14 hectares at Glenview and has been given the go-ahead by the Sunshine Coast Council. The remaining stages will take the total area to 24 hectares.

'ACTIVE' waterpark has been approved on a site 10 kilometres from Australia Zoo.



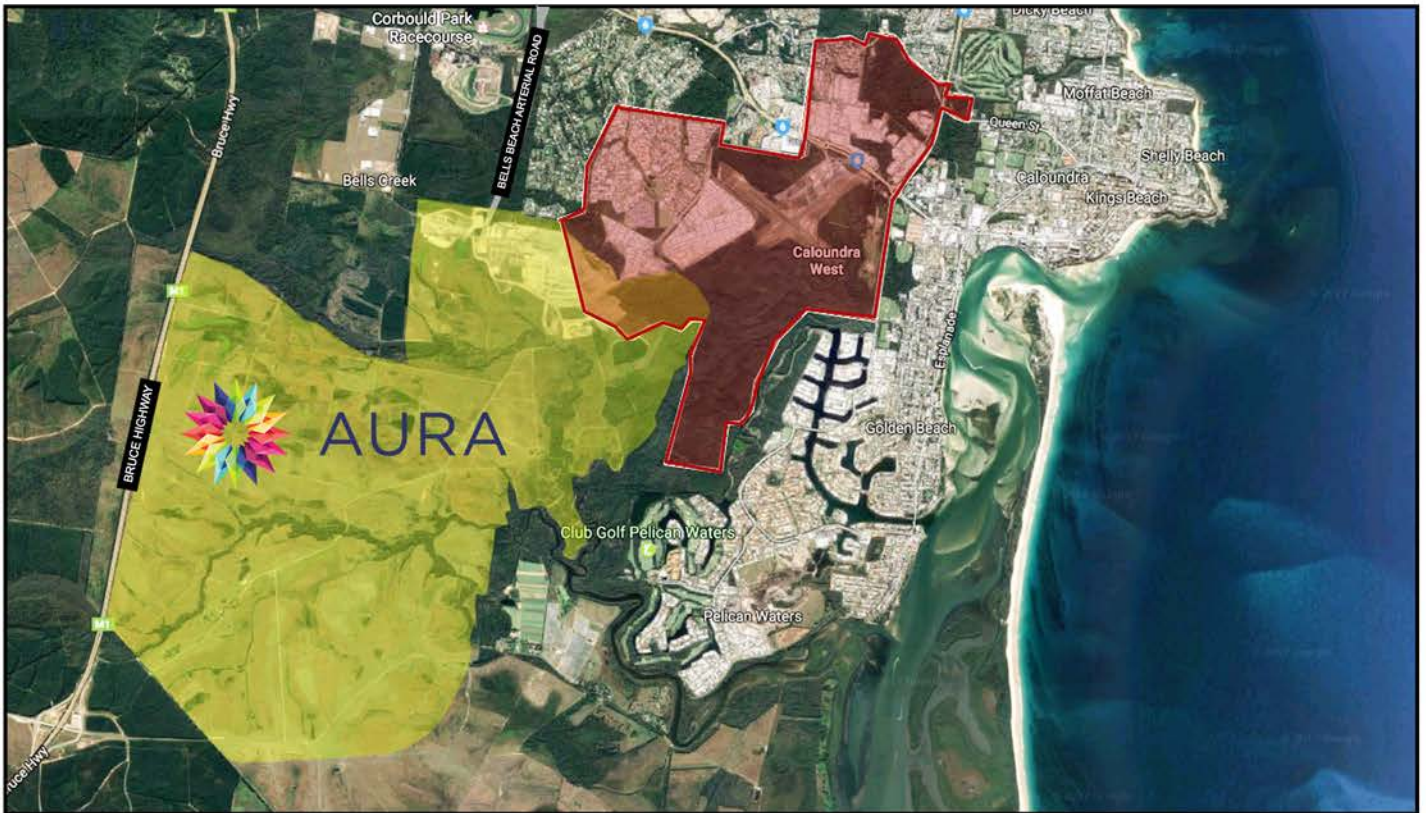
The first stage is estimated to cost between \$90 million and \$100 million. The water park has been approved on a site 10 kilometres from Australia Zoo. The multimillion dollar Phase One of the project, will commence construction in mid 2017 and is expected to be completed in November 2018. Highly anticipated features of **Phase One of ACTIVE** will include:

- * Australia's first ever human powered monorail bike racetrack. Hanging in cycling pods from an overhead rail, adventurers will be able to race solo or challenge friends, family or the world record.
- * Australia's first ever zipline providing an experience beyond the traditional zipline by allowing for both horizontal and vertical changes of the rail path.
- * Major new adventure park with activities such as kayaking, bungee jumping, net climbing, flyboarding, Segways and electric skateboard hire, zorbing, stand-up paddle boarding and football.

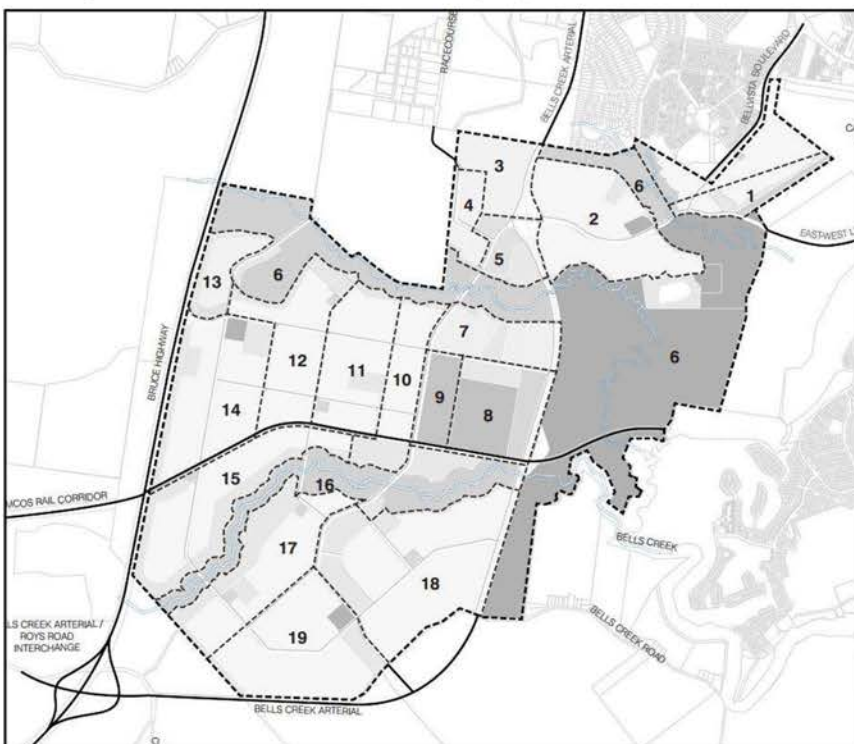


\$5bn dollar AURA masterplanned community

It's time to reveal 'Aura'...so have you missed the boat on The Sunshine Coast? Absolutely not! This is the new beginning. Stocklands who owned the land around the Sunshine Coast public hospital and Kawana precinct are now underway with 'Aura', a **\$5 billion project set to house 50,000 people upon completion.**



With 700ha of rehabilitation and conservation designated, as well as innovation hubs, a public Southbank-style beach and sport and recreational facilities, the project is set to change the face of the Coast. The start of the project has seen hundreds of new jobs on the Sunshine Coast, and the project will quickly ramp up, generating about 1700 direct and indirect jobs, mainly within the building industry as the need grows for builders and tradespeople on site.



The Aura master plan features major business and industry precincts totalling 50ha. A major new city centre CBD is also planned. Aura's city centre will cover 200ha and will include 100,000sqm of retail and 50,000 sqm of commercial floor space.

Aura will include a major regional-scale industrial and business hub positioned to attract and deliver a range of employment uses and will accommodate more than 410,000sq m of industry and commercial floor space and 40,000sq m of high-exposure retail showroom floor space.

The Aura master plan also makes provision **for more than 20 schools** and education centres to be developed as the community grows, which will create new jobs for teachers and childcare professionals.

As the community matures and grows, Aura will generate 20,000 new jobs on the Sunshine Coast.

\$5bn dollar AURA masterplanned community (CONTINUED)

Aura is now connected! The first stage of Bells Creek Arterial Road (shown in red) is now complete! This now gives access to Aura as well as the 'Bellvista Boulevard' with both routes linking up to the internal connection road (shown in orange)



With short term accessibility into 'Aura' complete, its very important to highlight how Aura will fit in with the coast as a whole. The latest Sunshine Coast Light rail brochure details medium to long term plans of linking Caloundra South all the way up to Maroodydore through the light rail network and provisions are already in Aura's plan for designated lines in the future that would fit with this future plan.

More information on 'Aura' investment opportunities will be available as they come to hand.

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Medium term
LIGHT RAIL & RAPID BUS

NAMBOUR, WOOMBYE AND PALMWOODS

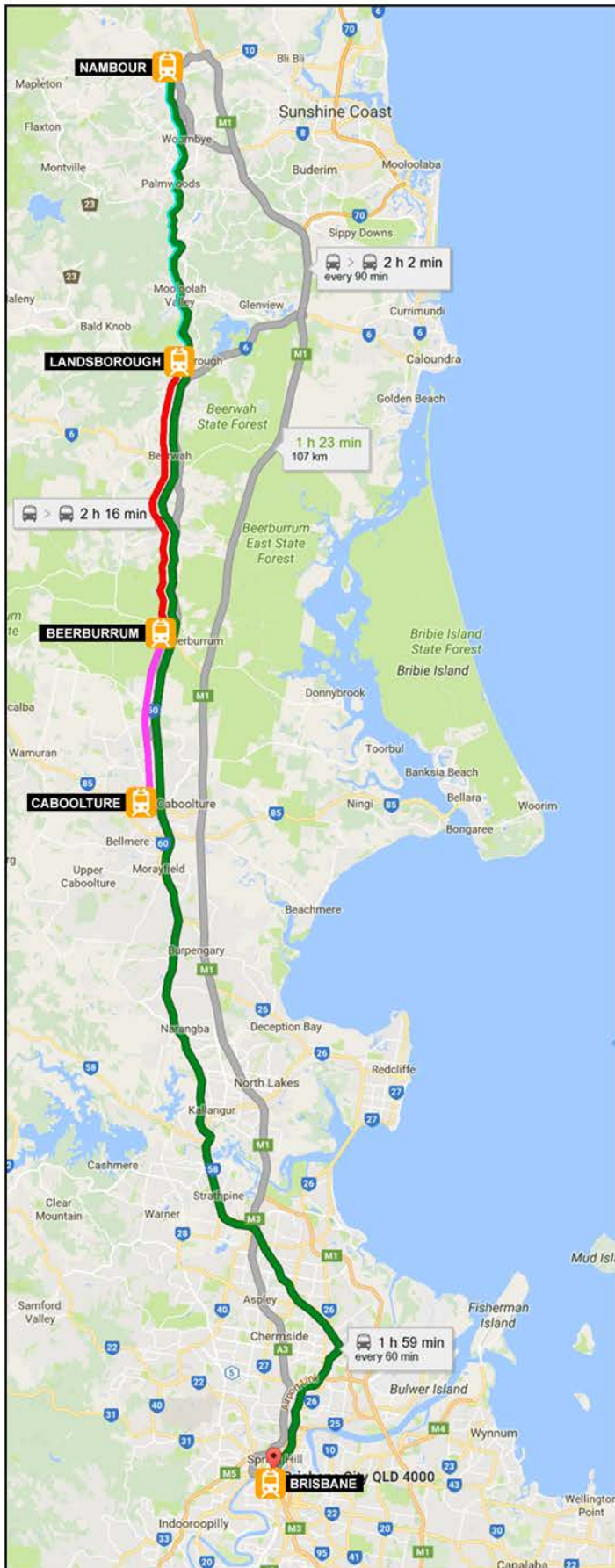
Nambour, Woombye and Palmwoods hold the three heavy rail stations within 15km's of the Sunshine Coasts past and upcoming CBD that commuters rely on to get north or south via train from the coast. These towns also offer great accessibility by road into the new Maroochydore CBD, its pristine beaches and the airport.



There is a very high demand by investors and owner occupiers for House and Land packages in the \$450,000 to \$500,000 price range. There are plenty of areas on the Sunshine Coast where land has skyrocketed and are no longer viable options where-as Nambour, Woombye, Palmwoods and the upcoming Aura and Harmony communities will be filling this demand with a supply that is still set to continue with growth due to the high population growth the coast is experiencing and the infrastructure that is under construction and in the pipeline. A lot of Cameron Bird Group investors have purchased Duplexes in these areas where they will strata title and take advantage of this demand for House and Land at this price point. Anyone interested in Duplexes or House and Land should contact **The Cameron Bird Group on (07) 3871 2500**

HEAVY RAIL LINE UPGRADES AND DUPLICATION

"UPGRADING of the main North Coast rail line from Beerburum to Nambour could deliver an economic boost to the Sunshine Coast greater than that experienced by either the new \$1.8billion Sunshine Coast University Hospital or the airport expansion." **Source: Sunshine Coast Daily. 21st January 2017**



The green line on the map to the left indicates the current train line between Brisbane City and Nambour. Commuters spend a little over two hours commuting from Nambour to Brisbane's central station.

The pink line on the map to the left is the completed rail line duplication which took place in 2009. This project straightened and duplicated 14 km of rail line between Caboolture and Beerburum, and upgraded the stations at Elimbah and Beerburum. (\$298m)

● \$780m RAIL UPGRADE below now only awaits funding in the mid-year State Budget for work to start.

PROPOSED UPGRADE: Beerburum to Landsborough. The project will straighten and duplicate this 17 km section of line, and will benefit both passenger and freight services.

PROPOSED UPGRADE: Landsborough to Nambour. While this section does not include duplicating the rail line between Landsborough and Nambour, it does consider undertaking a range of up-grades between Landsborough and Nambour including passing loop extensions, dual platforms and additional car parking at some stations.



Independent Nicklin MP Peter Wellington said the duplication was badly needed to help the Sunshine Coast continue to grow. "It would be a major boost for the whole growth of the region," Mr Wellington said. "It would drive growth like we have never seen before because people would choose to live on the Sunshine Coast and commute to and from Brisbane like they do in Sydney and Melbourne."

GROWTH DRIVERS:

18 ON PAGE 2 MAP

\$3bn 'HARMONY' residential development

On Page 11 of this information pack you will have read the overview on the \$300m SIPPY DOWNS centre redevelopment. You can now see via the picture below how this fits in with the 'Harmony' residential development and the 'Palmview' suburb as a whole.

More information on 'Harmony' will be made available shortly.



Inspired by the great outdoors, Harmony is a living tribute to the 378 ha that it lies on. A big linear park, forest hikes, bike and walking trails thread through it all, bringing the whole place to life. Out of Harmony's 378 hectares, 100 hectares will be allocated to open space for residents to enjoy.

The new master-planned \$3 billion community for 12,000 to 15,000 Sunshine Coast residents was launched August 2016 and major earthworks are well underway at present. Harmony is seen as the next step in coping with south-east Queensland's population growth. Harmony is projected to create 9000 jobs, both full-time and shorter-term contract jobs during its construction and afterwards as the centre is established.

"Harmony's main entry road – Peter Crosby Way – will service future Harmony residents and those in neighbouring communities. Sunshine Coast Council will put in \$9 million towards the \$18 million to build Peter Crosby Way and a bridge by extending Claymore Drive over Sippy Creek leading into the large new suburb.

What the Harmony development includes:

- * 4800 to 5000 homes for 12,000 future residents;
- * 100 hectares of open space within the 385 hectare site;
- * A future delivery of a 15,250 square metre "town centre", with higher density living, with mixed retail and small business opportunities.



UDIA's EnviroDevelopment
FIRST and only MASTERPLANNED
community in
SOUTH EAST QUEENSLAND

JACK BIRDS ENDORSEMENT

"This information pack provides you with the areas and growth drivers which will shape the 'new beginnings' of Sunshine Coast investment. This report is produced in-house with no other 3rd party input. The Cameron Bird Group is on top of the sunshine coast region and has Apartments, Townhouses, Duplexes, Dual occupancy and House and Land packages in the right locations for investment growth.

"The idea that investors might have missed the boat on the Sunshine Coast is incorrect. It actually shows a lack of knowledge of The Sunshine Coast market as a whole. The areas surrounding the Public Hospital have had a lot of development and has been the main focus of media attention. Here, Cameron Bird shows you 17 other major infrastructure projects on their way and that the best is yet to come. Better yet, if you've read this information pack your one of the first to get an insight of the whole market picture!" - Jack Bird



APARTMENTS



TOWNHOUSES



HOUSE AND LAND



DUPLEX / DUAL OCCUPANCY

GUIDED TOURS AVAILABLE.

"We backup our research with in-depth property information packs on each release. If you are considering investing on the Sunshine Coast, we encourage you to make contact and be pro-active. We are here to assist, day or night at: info@cameronbird.com.au or (07) 3871 2500"

Kind regards,

Jack Bird
- Director / Licensee

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REIQ MARKET 'SUNSHINE COAST' REGIONAL MARKET UPDATE:

"We have shown you an overall Sunshine Coast market growth driver and infrastructure report unlike any other overview you have seen. To round out this report, here is the latest REIQ 'market monitor' report on the Sunshine Coast"



REIQ
REAL ESTATE INSTITUTE
QUEENSLAND



(07) 3871 2500

info@cameronbird.com.au

<p>SUNSHINE COAST</p> <p>The Sunshine Coast market is a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter.</p>	<p>MARKET SUMMARY</p> <p>The Sunshine Coast market is a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter.</p>	<p>MARKET SUMMARY</p> <p>The Sunshine Coast market is a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter.</p>	<p>MARKET SUMMARY</p> <p>The Sunshine Coast market is a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter. The market is characterized by a mix of growth and stability, with the residential market showing strong performance in the quarter.</p>
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"Growing up on the Sunshine Coast I can see how this region is going to expand and grow rapidly into an even more prominent and profitable investment location. Thank you for your time and once again, if there is anything we can do to assist in your investment journey, we are available day or night on: (07) 3871 2500 or info@cameronbird.com.au

Kind regards,

Jack Bird
- Director / Licensee

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SUNSHINE COAST

The Sunshine Coast SD (incorporating the Sunshine Coast LGA and Noosa LGA) housing market was the top performing market in Queensland in 2016.

The annual median house price grew 6 per cent, to \$530,000 in the December quarter.

The unit market performance was also positive for the 12 months to December 2016, growing 4 per cent to \$390,000.

Houses and units in Noosa generally are more expensive than houses and units in other areas within the Sunshine Coast statistical division. Noosa's annual median sale price was \$597,750 for houses and \$485,000 for units in December 2016.

Confidence from vendors and buyers in the region is strong. Local agents indicate that the demand from owner-occupiers is solid, however, the market is attracting interest from interstate investors.

The reduction in stock levels and listings in 2016 has played a key role in the market dynamics. The residential property market is generally categorised as a vendor's market.

The release of the Building Queensland's second Infrastructure Pipeline report reaffirmed the need for the Beerburum to Nambour Rail Upgrade project. This is a priority project that will reduce commute times to Brisbane.

Energex will commence work on the \$86.7 million SunCoast power project in 2017. This project will directly benefit more than 100,000 homes and businesses and indirectly boost supply to a further 175,000 electricity customers on the Sunshine Coast. The project will support the additional energy requirements for the new masterplanned communities, Aura led by Stockland and Harmony led by Avid Property Group.

The economic fundamentals supporting the property market in the Sunshine Coast are solid and supported by infrastructure and development projects in the region. The outlook for the residential property market in 2017 is positive.

HOUSE MARKET

The performance of the housing market was strong over the December quarter, with the quarterly price growing 3.8 per cent to \$550,000.

The volume of sales in the region increased from June to September by 11.7 per cent, to 1504 sales. Preliminary data for the December quarter shows a contraction in the volume of sales to 1074. The largest volume of sales in the Sunshine Coast and Noosa is in the price range of \$500,000 to \$750,000.

The Sunshine Coast statistical division was the top performing market for houses in 2016, reaching an annual increase of 6 per cent.

Over the medium term (five years), its performance was also strong with a cumulative growth of 19.7 per cent, being the third largest growth in the state (of the top 12 local government areas analysed in the *Queensland Market Monitor*).

HOUSE MARKET (CONT'D)

The annual median sale price to December 2016 was \$530,000, up from \$500,000 in December 2015, and up from \$442,750 in December 2011.

Noosa's annual median sale price growth exceeded the annual performance of the Sunshine Coast statistical division with an annual growth in 2016 of 6.7 per cent. The quarterly median sale price in Noosa sat at \$600,000 and the annual median sale price sat at \$597,750.

Based on the annual median sale price, the three most expensive suburbs were Sunshine Beach (\$970,000), Alexandra Headland (\$950,000) and Noosaville (\$902,500). On the other hand, the three most affordable were Nambour (\$355,000), Landsborough (\$375,000) and Yandina (\$406,500).

Following the contraction in listings of about 11.4 per cent, to 9123 annual listings in November 2016, the median days on market and the median vendor discount improved slightly. A house in the Sunshine Coast statistical division needs about 53 days to sell and requires a discount of 4.3 per cent.

Noosa's median days on market and median vendor discounting are longer than the indicators reported in the Sunshine Coast local government area. This is most likely explained by the different market and the type of buyers interested in Noosa.

UNIT MARKET

Following two consecutive falls in the September and June quarters, the Sunshine Coast local government area's quarterly median price increased modestly, by 0.7 per cent, to \$392,900 over the December quarter.

On an annual basis, the performance of the unit market was moderate, reporting an annual increase in the median sale price of 4 per cent to \$390,000. Over the medium term, the growth increased to 11.4 per cent (still moderate considering the timeframe) from \$350,000.

Noosa's unit market is more expensive compared to other areas in the Sunshine Coast statistical division. Noosa's median unit price decreased slightly over the quarter. However, its performance over the past year and past five years exceeded the performance of other areas in the Sunshine Coast statistical division. Units at Noosa grew in value about 14.1 per cent for the past 12 months and by about 16.9 per cent for the past five years, reaching \$485,000 in December 2016.

Noosa Heads (\$660,000), Sunshine Beach (\$570,000) and Twin Waters (\$569,000) were the top three most expensive suburbs for units in the region. The most active price point for the unit market was for transactions between \$350,000 and \$500,000.

UNIT MARKET (CONT'D)

Market trend indicators for the past 12 months to November 2016 showed a reduction in the number of listings of about 4.9 per cent. This reduction, most likely, has supported the equilibrium between demand and supply over the period. Median days on market remained relatively steady at 67 days, while median vendor discounting reduced moderately from 4.8 per cent to 4.3 per cent.

RENTAL MARKET

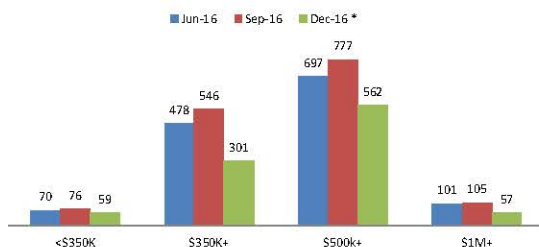
The Sunshine Coast rental market remains the strongest in Queensland. Vacancy rates for the statistical division are steady, sitting at 1.4 per cent over the December quarter.

Maroochy Coast was the tightest rental market in Queensland with a vacancy rate of 1.1 per cent for December. Noosa's vacancy rates increased slightly from 1.2 per cent for the September quarter to 1.4 per cent for December.

The median rent of three-bedroom houses and three-bedroom townhouses increased by \$20 and \$10 per week for the past 12 months.

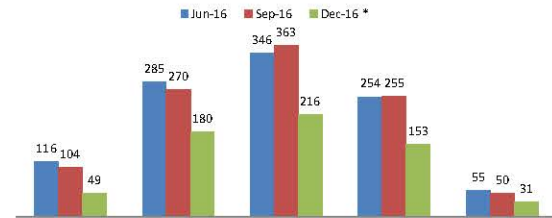
Noosa's weekly median rent for three-bedroom houses held steady when comparing December 2015 and December 2016. Over the same period, two-bedroom units and three-bedroom townhouses at Noosa experienced high demand with the median rent increasing by \$18 and \$115 per week. The median rent increase over the December quarter for three-bedroom townhouses was significant nearly reaching \$50 per week.

SUNSHINE COAST & NOOSA HOUSE SALES



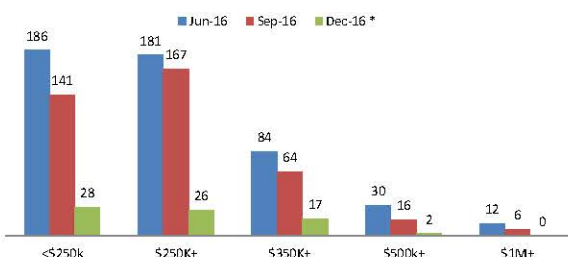
*Preliminary data
Houses < 2,400m

SUNSHINE COAST & NOOSA UNIT SALES



* Preliminary data

SUNSHINE COAST & NOOSA LAND SALES



* Preliminary data

SALES MARKET - HOUSES

SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
SUNSHINE COAST (SD)	1074	\$550,000	3.8%	\$530,000	6.0%	19.7%	\$442,750
SUNSHINE COAST (SD) ^	225	\$620,000	1.9%	\$603,500	-1.2%	9.3%	\$552,000
SUNSHINE COAST (LGA)	897	\$545,000	4.8%	\$525,000	6.1%	20.7%	\$435,000
SUNSHINE COAST (LGA) ^	160	\$617,500	0.4%	\$612,687	-0.4%	10.4%	\$555,000
ALEXANDRA HEADLAND	6	N/A	N/A	\$950,000	8.6%	66.7%	\$570,000
AROONA	15	N/A	N/A	\$520,000	11.8%	20.9%	\$430,000
BATTERY HILL	7	N/A	N/A	\$470,500	1.2%	11.5%	\$422,000
BEERWAH	24	\$405,000	-3.6%	\$425,000	8.3%	11.8%	\$380,000
BIRTINYA	5	N/A	N/A	\$599,950	1.9%	4.8%	\$572,495
BLI BLI	23	\$507,000	6.9%	\$477,350	5.9%	25.0%	\$382,000
BOKARINA	3	N/A	N/A	\$565,000	-4.2%	25.3%	\$451,000
BUDDINA	13	N/A	N/A	\$700,000	12.4%	43.2%	\$488,750
BUDERIM	119	\$615,000	2.9%	\$590,125	5.9%	24.2%	\$475,000
BUDERIM ^	7	N/A	N/A	\$966,500	9.2%	20.8%	\$800,000
BURNSIDE	14	N/A	N/A	\$413,000	-0.5%	7.8%	\$383,000
CALOUNDRA WEST	37	\$454,000	-0.9%	\$460,000	4.6%	18.9%	\$387,000
COES CREEK	5	N/A	N/A	\$407,500	7.5%	3.8%	\$392,500
COOLLUM BEACH	32	\$632,250	15.8%	\$566,250	7.4%	27.5%	\$444,000
CURRIMUNDI	19	N/A	N/A	\$485,000	3.5%	22.8%	\$395,000
DICKY BEACH	6	N/A	N/A	\$692,500	-7.7%	9.6%	\$632,000
EUMUNDI	5	N/A	N/A	\$525,000	1.5%	11.5%	\$471,000
EUMUNDI ^	6	N/A	N/A	\$808,000	17.9%	30.1%	\$621,250
GLASS HOUSE MOUNTAINS	11	N/A	N/A	\$450,000	8.4%	12.5%	\$400,000
GLASS HOUSE MOUNTAINS ^	9	N/A	N/A	\$532,500	3.4%	19.0%	\$447,500
GOLDEN BEACH	26	\$570,000	1.1%	\$540,000	14.0%	34.2%	\$402,500
KULLUIN	7	N/A	N/A	\$449,500	2.2%	23.2%	\$365,000
LANDSBOROUGH	8	N/A	N/A	\$375,000	3.2%	6.1%	\$353,500
LITTLE MOUNTAIN	37	\$560,000	8.4%	\$525,000	1.0%	22.4%	\$429,000
MALeny	7	N/A	N/A	\$470,000	2.6%	8.0%	\$435,000
MALeny ^	5	N/A	N/A	\$633,500	6.5%	-1.3%	\$642,000
MARCOOLA	5	N/A	N/A	\$600,000	15.4%	38.3%	\$433,750
MAROOCHYDORE	36	\$563,500	-0.7%	\$551,000	8.0%	28.3%	\$429,500
MERIDAN PLAINS	9	N/A	N/A	\$507,500	18.1%	33.6%	\$380,000
MINYAMA	17	N/A	N/A	\$810,000	-15.2%	2.7%	\$789,000
MOFFAT BEACH	7	N/A	N/A	\$717,500	21.6%	28.2%	\$559,500
MOOLOOLABA	25	\$694,000	12.9%	\$651,000	-3.6%	27.6%	\$510,000
MOOLOOLAH VALLEY	7	N/A	N/A	\$424,500	1.1%	1.8%	\$417,000
MOOLOOLAH VALLEY ^	10	N/A	N/A	\$580,000	10.5%	9.4%	\$530,000
MOUNT COOLLUM	13	N/A	N/A	\$555,000	5.7%	15.9%	\$479,000
MOUNTAIN CREEK	49	\$543,750	1.6%	\$537,500	-0.5%	18.8%	\$452,500
MUDJIMBA	9	N/A	N/A	\$597,500	-6.6%	27.1%	\$470,000
NAMBOUR	39	\$357,000	-0.9%	\$355,000	1.4%	12.7%	\$315,000
NINDERRY ^	6	N/A	N/A	\$667,000	11.4%	21.6%	\$548,500
PACIFIC PARADISE	7	N/A	N/A	\$422,500	6.0%	26.1%	\$335,000
PALMWOODS	21	\$517,500	19.0%	\$467,500	5.1%	16.9%	\$400,000
PARREARRA	18	N/A	N/A	\$628,500	6.5%	9.5%	\$573,750
PELICAN WATERS	37	\$637,500	-8.9%	\$665,000	0.8%	22.6%	\$542,500
PEREGIAN SPRINGS	38	\$641,000	7.2%	\$592,750	4.4%	17.8%	\$503,000
SIPPY DOWNS	33	\$480,000	1.1%	\$474,500	4.3%	16.4%	\$407,500
TANAWHA ^	4	N/A	N/A	\$732,500	-29.1%	-21.7%	\$935,000
TWIN WATERS	10	N/A	N/A	\$742,500	3.1%	13.4%	\$655,000
WARANA	13	N/A	N/A	\$598,500	8.8%	31.5%	\$455,000
WOOMBYE	6	N/A	N/A	\$455,000	5.1%	22.3%	\$372,000
WURTULLA	22	\$500,000	-6.5%	\$520,000	-2.5%	19.5%	\$435,000
YANDINA	6	N/A	N/A	\$406,500	12.6%	8.4%	\$375,000
YAROOMBRA	13	N/A	N/A	\$615,500	7.5%	-0.3%	\$617,500

SURROUNDS

NOOSA (LGA)	177	\$600,000	-1.3%	\$597,750	6.7%	15.0%	\$520,000
NOOSA (LGA) ^	65	\$625,000	4.2%	\$588,250	-1.6%	7.4%	\$547,500
BLACK MOUNTAIN ^	6	N/A	N/A	\$520,000	-9.0%	6.7%	\$487,500
COORAN ^	3	N/A	N/A	\$455,000	3.4%	2.0%	\$446,250
COORIBAH ^	4	N/A	N/A	\$627,500	6.4%	33.5%	\$470,000
COOROY	7	N/A	N/A	\$445,000	4.5%	11.3%	\$400,000
DOONAN ^	19	N/A	N/A	\$726,000	5.3%	5.2%	\$690,000
NOOSA HEADS	21	\$815,000	-11.9%	\$800,000	-1.5%	33.3%	\$600,000
NOOSAVILLE	29	\$900,000	6.4%	\$902,500	17.1%	18.8%	\$760,000

SALES MARKET - HOUSES (CONT'D)							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
PEREGIAN BEACH	22	\$681,000	-2.7%	\$730,000	2.8%	38.1%	\$528,500
POMONA	7	N/A	N/A	\$433,000	11.0%	19.4%	\$362,500
POMONA ^	6	N/A	N/A	\$523,000	6.8%	7.0%	\$489,000
SUNRISE BEACH	17	N/A	N/A	\$710,000	13.6%	17.4%	\$605,000
SUNSHINE BEACH	15	N/A	N/A	\$970,000	-8.1%	-18.7%	\$1,192,500
TEWANTIN	48	\$500,000	4.2%	\$485,000	6.6%	23.4%	\$393,000

SALES MARKET - UNITS & TOWNHOUSES							
SUNSHINE COAST (SD)	673	\$392,900	0.7%	\$390,000	4.0%	11.4%	\$350,000

SUNSHINE COAST (LGA)	509	\$375,750	0.2%	\$375,000	1.6%	10.3%	\$340,000
ALEXANDRA HEADLAND	32	\$325,000	-16.7%	\$375,000	6.4%	23.0%	\$305,000
BATTERY HILL	7	N/A	N/A	\$246,500	-6.1%	0.6%	\$245,000
BIRTINYA	4	N/A	N/A	\$554,500	21.8%	-1.0%	\$560,000
BUDDINA	7	N/A	N/A	\$407,500	-4.1%	11.5%	\$365,500
BUDERIM	30	\$404,500	1.9%	\$384,000	-0.2%	6.7%	\$360,000
CALOUNDRA	30	\$363,000	-2.2%	\$361,750	-4.8%	-1.6%	\$367,500
CALOUNDRA WEST	7	N/A	N/A	\$385,000	16.7%	24.6%	\$309,000
COOLJUM BEACH	22	\$423,000	18.5%	\$368,500	4.9%	5.3%	\$350,000
CURRIMUNDI	6	N/A	N/A	\$392,500	5.4%	15.4%	\$340,000
GOLDEN BEACH	26	\$390,000	-1.5%	\$398,000	4.7%	73.0%	\$230,000
KINGS BEACH	38	\$378,750	5.2%	\$376,250	-3.5%	-1.6%	\$382,500
LITTLE MOUNTAIN	2	N/A	N/A	\$385,000	8.5%	16.7%	\$330,000
MARCOOLA	17	N/A	N/A	\$309,000	-1.1%	-9.8%	\$342,500
MAROOCHYDORE	86	\$367,500	-1.7%	\$381,000	5.8%	8.9%	\$350,000
MINYAMA	4	N/A	N/A	\$326,000	1.9%	15.0%	\$283,500
MOFFAT BEACH	2	N/A	N/A	\$450,000	-10.0%	16.9%	\$385,000
MOOLOOLABA	68	\$385,000	12.9%	\$375,000	4.2%	10.3%	\$340,000
MOUNT COOLUM	15	N/A	N/A	\$375,000	-0.7%	19.0%	\$315,000
MOUNTAIN CREEK	8	N/A	N/A	\$372,000	-1.5%	14.5%	\$324,750
NAMBOUR	14	N/A	N/A	\$289,000	16.5%	18.0%	\$245,000
PARREARRA	6	N/A	N/A	\$455,000	4.6%	1.1%	\$450,000
PELICAN WATERS	5	N/A	N/A	\$460,000	-4.8%	16.5%	\$395,000
PEREGIAN SPRINGS	10	N/A	N/A	\$398,000	32.7%	-0.2%	\$398,900
TWIN WATERS	5	N/A	N/A	\$569,000	10.5%	20.6%	\$472,000
WARANA	5	N/A	N/A	\$350,000	-2.8%	26.1%	\$277,500
WURTULLA	7	N/A	N/A	\$350,000	-9.1%	23.4%	\$283,572

SURROUNDS							
NOOSA (LGA)	164	\$485,000	-0.7%	\$485,000	14.1%	16.9%	\$415,000
COOROY	0	N/A	N/A	\$295,250	-8.6%	5.4%	\$280,000
NOOSA HEADS	60	\$580,000	-14.1%	\$660,000	21.1%	4.3%	\$632,500
NOOSAVILLE	65	\$427,500	8.2%	\$400,000	0.0%	19.4%	\$335,000
PEREGIAN BEACH	7	N/A	N/A	\$420,000	4.2%	-18.5%	\$515,500
SUNRISE BEACH	12	N/A	N/A	\$427,000	22.0%	2.9%	\$415,000
SUNSHINE BEACH	10	N/A	N/A	\$570,000	9.6%	16.3%	\$490,000
TEWANTIN	8	N/A	N/A	\$336,250	14.0%	18.5%	\$283,750

SALES MARKET - VACANT LAND							
SUNSHINE COAST (SD)	61	\$265,000	0.3%	\$261,465	3.8%	5.0%	\$249,000
SUNSHINE COAST (SD) ^	12	N/A	N/A	\$340,000	7.9%	0.0%	\$340,000

SUNSHINE COAST (LGA)	47	\$250,000	-2.0%	\$250,750	0.3%	2.3%	\$245,000
SUNSHINE COAST (LGA) ^	10	N/A	N/A	\$340,000	9.7%	0.0%	\$340,000
BEERWAH	2	N/A	N/A	\$219,000	1.9%	15.9%	\$189,000
BIRTINYA	1	N/A	N/A	\$305,000	2.7%	-9.8%	\$338,250
BLI BLI	6	N/A	N/A	\$269,500	4.2%	25.5%	\$214,750
CALOUNDRA WEST	3	N/A	N/A	\$223,500	2.5%	17.6%	\$190,060
FOREST GLEN	1	N/A	N/A	\$290,000	12.0%	26.1%	\$230,000
GLASS HOUSE MOUNTAINS	4	N/A	N/A	\$229,000	15.7%	21.8%	\$188,000
LITTLE MOUNTAIN	0	N/A	N/A	\$242,250	-1.1%	10.1%	\$220,000
MALeny	0	N/A	N/A	\$254,500	8.9%	24.1%	\$205,000
MAROOCHYDORE	2	N/A	N/A	\$240,000	2.1%	-6.4%	\$256,500
MOUNTAIN CREEK	0	N/A	N/A	\$380,000	30.1%	43.4%	\$265,000
NAMBOUR	0	N/A	N/A	\$195,000	7.2%	14.4%	\$170,500
PELICAN WATERS	3	N/A	N/A	\$294,000	9.5%	-5.2%	\$310,000
PEREGIAN SPRINGS	3	N/A	N/A	\$382,500	0.7%	73.9%	\$220,000
SIPPY DOWNS	0	N/A	N/A	\$235,000	14.6%	1.4%	\$231,750

SALES MARKET - VACANT LAND (CONT'D)							
SUBURB/LGA	QTRLY NO. SALES	QTRLY MEDIAN SALE	QTRLY CHANGE	ANNUAL MEDIAN SALE	1YR CHANGE	5YR CHANGE	ANNUAL MEDIAN SALE (5YRS AGO)
YAROOMBA	1	N/A	N/A	\$350,000	8.2%	-5.4%	\$370,000
SURROUNDS							
NOOSA (LGA)	14	N/A	N/A	\$286,000	2.1%	-7.7%	\$310,000
NOOSAVILLE	1	N/A	N/A	\$451,000	40.1%	53.1%	\$294,500
PEREGIAN BEACH	8	N/A	N/A	\$279,500	14.1%	-39.2%	\$460,000

MOST EXPENSIVE SUBURBS FOR HOUSES		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
SUNSHINE BEACH	\$970,000	-8.1%
ALEXANDRA HEADLAND	\$950,000	8.6%
NOOSAVILLE	\$902,500	17.1%
MINYAMA	\$810,000	-15.2%
NOOSA HEADS	\$800,000	-1.5%

MOST AFFORDABLE SUBURBS FOR HOUSES		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NAMBOUR	\$355,000	1.4%
LANDSBOROUGH	\$375,000	3.2%
YANDINA	\$406,500	12.6%
COES CREEK	\$407,500	7.5%
BURNSIDE	\$413,000	-0.5%

MOST EXPENSIVE SUBURBS FOR UNITS		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
NOOSA HEADS	\$660,000	21.1%
SUNSHINE BEACH	\$570,000	9.6%
TWIN WATERS	\$569,000	10.5%
BIRTINYA	\$554,500	21.8%
PELICAN WATERS	\$460,000	-4.8%

MOST AFFORDABLE SUBURBS FOR UNITS		
SUBURB	ANNUAL MEDIAN SALE	1YR CHANGE
BATTERY HILL	\$246,500	-6.1%
NAMBOUR	\$289,000	16.5%
COOROY	\$295,250	-8.6%
MARCOOLA	\$309,000	-1.1%
MINYAMA	\$326,000	1.9%

RENTAL MARKET - 3 BED HOUSES

POST CODE	LOCALITY ¹	DEC-16		DEC-15	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$440	775	\$420	742
4518	GLASS HOUSE MOUNTAINS	\$400	7	\$380	9
4519	BEERWAH/ PEACHESTER	\$363	24	\$360	14
4550	LANDSBOURGH/ MT MELLUM	\$380	9	\$335	7
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$430	163	\$420	166
4552	BALD KNGB/ BAROON POCKET/ BOOROOBIN/ CONONDALE/ MALENY/ MOUNTAIN VIEW/ REESVILLE/ WITTA	\$405	18	\$370	17
4553	GLENVIEW/ MOOLOOLAH/ MOOLOOLAH VALLEY/ PALMVIEW	\$400	5	\$380	13
4555	CHEVALUM/ HUNCHY/ LANDERS SHOOT/ PALMWOODS	\$395	9	\$410	7
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$450	82	\$435	76
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$460	45	\$460	51
4558	COTTON TREE/ KULLIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$450	63	\$430	41
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$395	67	\$380	72
4561	BRIDGES/ MAROOCHY RIVER/ NINDERRY/ NTH ARM/ VALDORA/ YANDINA/ YANDINA CK	\$480	7	\$400	19
4562	BELLI PK/ DOONAN/ EERWAH VALE/ EUMUNDI/ VERRIERDALE/ WEBB DOWNS	\$495	16	\$420	11
4564	MARCOOLA/ MUDJIMBA/ PACIFIC PARADISE	\$450	33	\$440	24
4572	ALEXANDRA HEADLAND	N/A	3	N/A	4
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$450	104	\$440	93
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$450	103	\$430	95
	NOOSA SHIRE	\$450	122	\$450	124
4563	BLACK MOUNTAIN/ CARTERS RIDGE/ COOROO/ TINBEERWAH	\$405	14	\$435	9
4565	BOREEN PT/ COOTHARABA/ LAKE COOTHARABA/ NOOSA PARKLANDS/ TEEWAH/ TEWANTIN	\$445	41	\$445	54
4566	MUNNA PT/ NOOSAVILLE	\$470	15	\$550	16
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$515	33	\$490	30
4568	POMONA	\$365	10	\$360	8
4569	COORAN	\$375	8	N/A	4

Noosa's annual median sale price growth exceeded the annual performance of the Sunshine Coast statistical division with an annual growth in 2016 of 6.7 per cent. The quarterly median sale price in Noosa sat at \$600,000 and the annual median sale price sat at \$597,750.

**RENTAL MARKET - 2 BED UNITS**

POST CODE	LOCALITY ¹	DEC-16		DEC-15	
		\$/WEEK	NEW BONDS	\$/WEEK	NEW BONDS
	SUNSHINE COAST REGIONAL	\$350	788	\$345	795
4519	BEERWAH/ PEACHESTER	N/A	3	\$270	10
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$340	133	\$330	136
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$350	103	\$320	56
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$350	83	\$340	101
4558	COTTON TREE/ KULLIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$345	151	\$360	168
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$273	36	\$260	34
4564	MARCOOLA/ MUDJIMBA/ PACIFIC PARADISE	\$380	36	\$360	55
4572	ALEXANDRA HEADLAND	\$360	45	\$360	38
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$350	69	\$350	61
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$400	107	\$400	121
	NOOSA SHIRE	\$388	74	\$370	99
4565	BOREEN PT/ COOTHARABA/ LAKE COOTHARABA/ NOOSA PARKLANDS/ TEEWAH/ TEWANTIN	\$355	6	\$270	5
4566	MUNNA PT/ NOOSAVILLE	\$390	23	\$360	35
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$420	40	\$380	56

RENTAL MARKET - 3 BED TOWNHOUSES

	SUNSHINE COAST REGIONAL	\$415	236	\$405	220
4519	BEERWAH/ PEACHESTER	N/A	3	\$325	10
4551	AROONA/ BATTERY HILL/ CALOUNDRA/ CURRIMUNDI/ DIAMOND HEAD/ DICKY BCH/ GOLDEN BCH/ KINGS BCH/ LITTLE MTN/ MERIDAN PLNS/ MOFFAT BCH/ PELICAN WATERS/ SHELLY BCH	\$405	32	\$380	31
4556	BUDERIM/ FOREST GLEN/ KUNDA PK/ MONS/ SIPPY DOWNS/ TANAWHA	\$410	57	\$405	42
4557	BUNDILLS/ KAWANA IS/ MOOLOOLABA/ MOUNTAIN CK	\$435	26	\$410	50
4558	COTTON TREE/ KULLIN/ MAROOCHYDORE/ SUNSHINE PLAZA	\$395	23	\$425	21
4560	BLI BLI/ BURNSIDE/ COES CK/ COOLOOLABIN/ DULONG/ FLAXTON/ HIGHWORTH/ IMAGE FLAT/ KIAMBA/ KULANGOOR/ KUREELPA/ MAPLETON/ MONTVILLE/ NAMBOUR/ PARKLANDS/ PERWILLOWEN/ ROSEMONT/ TOWEN MTN	\$375	18	\$320	15
4564	MARCOOLA/ MUDJIMBA/ PACIFIC PARADISE	\$420	9	\$410	13
4573	CENTENARY HEIGHTS/ COOLUM BCH/ MARCUS BCH/ MT COOLUM/ PEREGIAN BCH/ PT ARKWRIGHT/ YAROOMBA	\$450	57	\$470	26
4575	BIRTINYA/ BOKARINA/ BUDDINA/ KAWANA WATERS/ MINYAMA/ PARREARRA/ WARANA/ WURTULLA	\$510	5	\$480	5
	NOOSA SHIRE	\$595	23	\$480	14
4566	MUNNA PT/ NOOSAVILLE	\$495	5	\$450	7
4567	CASTAWAYS BCH/ LITTLE COVE/ NOOSA HEADS/ SUNRISE BCH/ SUNSHINE BCH	\$650	15	\$510	6