



KILLARA
LOGAN RESERVE



SEQ'S
PROJECT
OF 2017



KILLARA

LOGAN RESERVE

Killara is a master planned community located in Logan Reserve, one of South East Queensland's (SEQ) fastest growing regions.

Located in the Southern Brisbane – Gold Coast corridor and just 30 minutes from Brisbane and 35 minutes from the Gold Coast.

This master planned community has over 700 home sites and consists of 5 boutique precincts each with a character all of its own, giving you a sense of exclusivity and intimacy with the surrounding environment.

Designed for a healthy, active lifestyle, Killara will feature active and passive parkland spaces with adventure trails, bike tracks and interactive play areas.

Killara is a place that captures the openness of the natural bushland, whilst still within easy access to retail, education, medical and recreation amenity of nearby Logan.



THE VILLA WORLD PROMISE

Established in 1986, Villa World is Queensland's oldest ASX listed housing developer and one of Australia's largest housing providers.

For 30 years, Villa World has been creating new homes for people at all different stages in life.

Villa World creates value through a simple philosophy of quality craftsmanship, design innovation and enduring relationships.

Providing more than just an address, Villa World creates individual communities and delivers whatever is needed for families to thrive in their local environment.

Today, more than 40,000 Australians call a Villa World address their home.

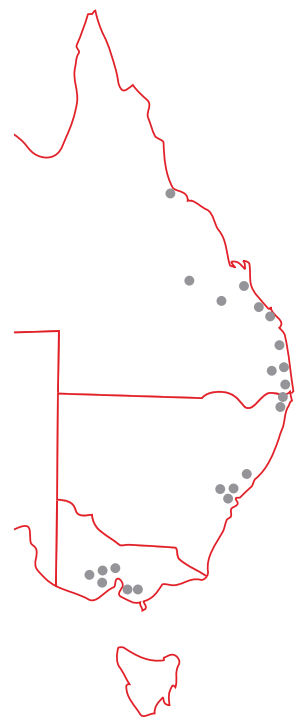
We value and appreciate our people, partners and customers. We want buying a new home to deliver value and positive experiences across all our relationships.

At Villa World, we want you to feel welcome and part of our community.

Success through property - Villa World.

Craig Treasure

Craig Treasure,
CEO and Managing Director



Success ✓



Killara is located in the South East Queensland City of Logan

Killara is located within the City of Logan just 30 minutes from the Brisbane CBD and 35 minutes from the Gold Coast.

Logan sits at the heart of the Southern Brisbane - Gold Coast corridor, one of SEQ's strongest growth regions, delivering strong population, employment and expansive investment opportunities.

Logan LGA population



178,611
INCREASE



311,911*

2016 population projection

490,522*

2036 population projection

2.3%*

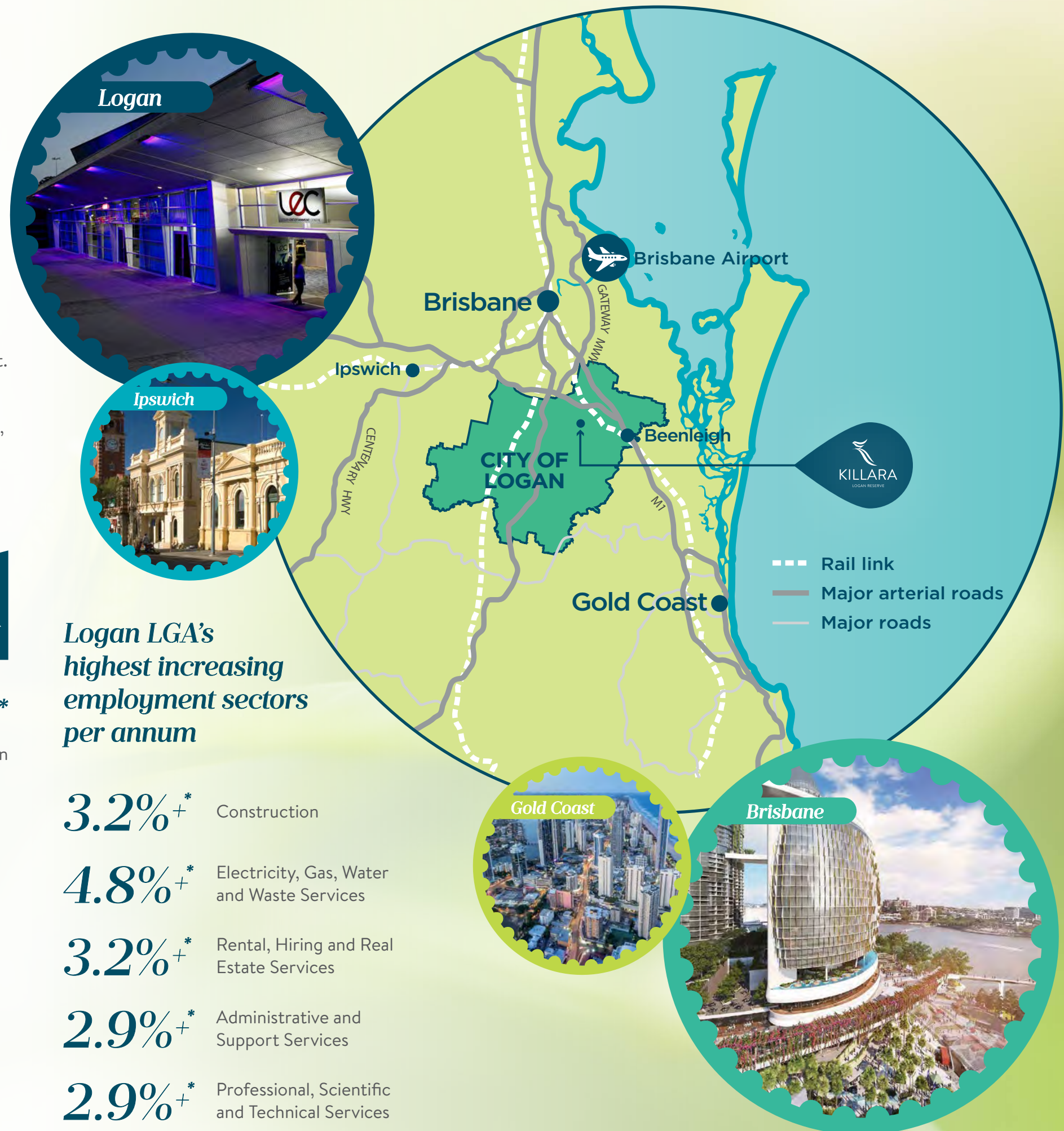
Logan LGA has the 2nd fastest projected annual population growth in South East Queensland from 2016-2036

2%* P.A

Logan LGA total forecast employment growth from 2016-2036

**OVER
\$10B[^]**

Logan's Gross Regional Product from around 20,000 businesses



Logan LGA's highest increasing employment sectors per annum

3.2%⁺ Construction

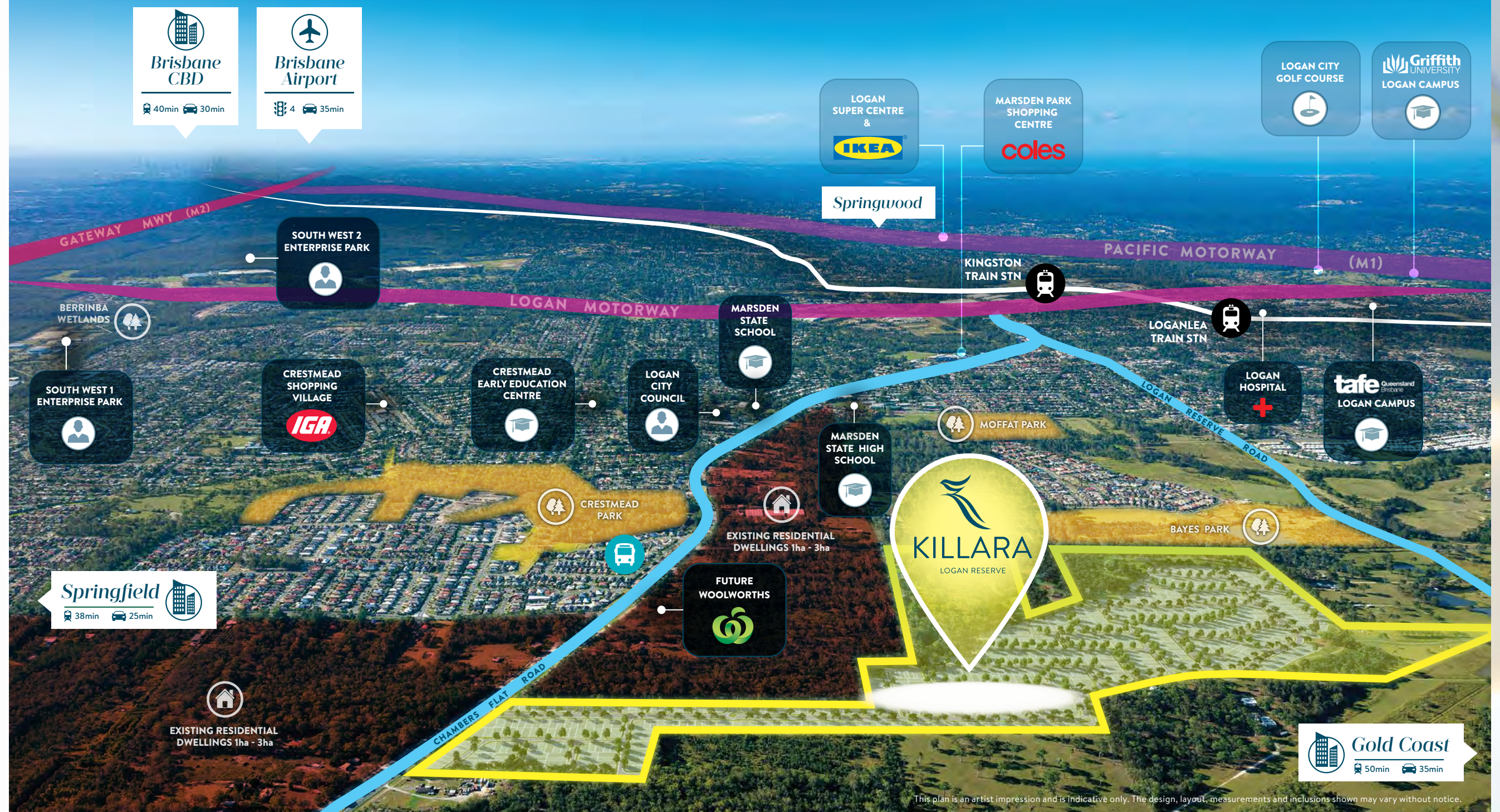
4.8%⁺ Electricity, Gas, Water and Waste Services

3.2%⁺ Rental, Hiring and Real Estate Services

2.9%⁺ Administrative and Support Services

2.9%⁺ Professional, Scientific and Technical Services

Killara well connected



This plan is an artist impression and is indicative only. The design, layout, measurements and inclusions shown may vary without notice.

Logan: An established city looking to the future

The City of Logan is uniquely located to access the best that South East Queensland has to offer.

This established city's residential neighbourhoods continue to flourish giving locals a wide range of lifestyle options with older suburbs being revitalised through urban and community renewal projects.

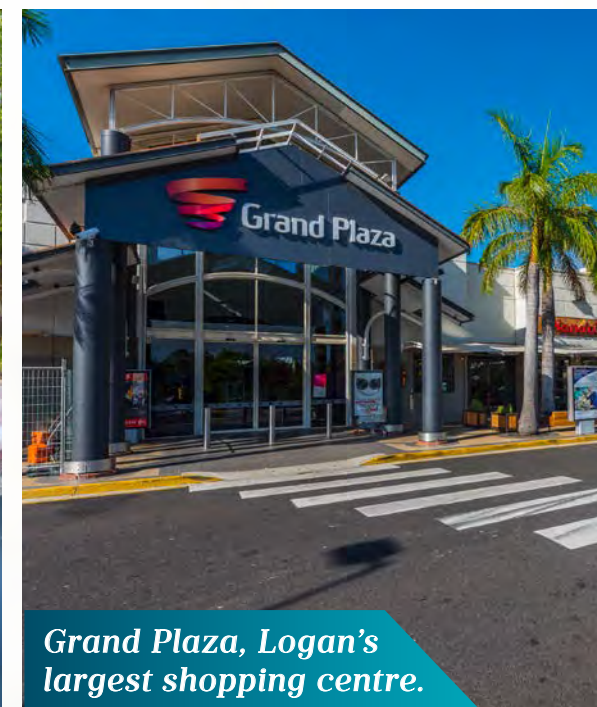
The city looks to the future with strong investment into emerging industries such as transport and logistics, manufacturing, health care and education.



Berrinba Wetlands



Springwood CBD



*Grand Plaza, Logan's
largest shopping centre.*





Infrastructure

\$200M

Logan Central Masterplan

Reshaping the City of Logan is the Logan Central Masterplan, a \$200 million urban renewal development that will seek to drive and centralise investment and development into upgrading commercial, education, retail, health, retirement and residential buildings.



\$300M

Beenleigh Village

A proposed integrated living and aged care village at Beenleigh, comprising of three 12 to 15 storey towers and two four-storey buildings. The mixed use residential, retirement and aged care village will include a shopping centre, medical centre, childcare centre, commercial offices, a 680-seat cinema complex and café precinct. Upon completion, the Beenleigh Village will accommodate 1,000 residents and create up to 1,500 jobs.



Employment

\$10B GRP

Employment growth has been at the centre of Logan City's expansion. Logan is home to an impressive 20,000 businesses, producing a capitalise Gross Regional Product of nearly \$10 billion dollars and employing over 72,000 people. Over the next 20 years, the Logan City Council's objective is to continue to promote and stimulate job growth and is projected to create an additional 53,000 jobs.



Health

\$145M

Logan Hospital Expansion

The recent \$145 million expansion and completion of the Logan Hospital, included a new multi-storey building, Adult and Children's Emergency Department, a new 24 bed rehabilitation unit, children's inpatient unit, cardiac catheter laboratory and increased support and specialty services.



Tourism

\$750M

'The Lakes'

Tourism Development

The recently approved "The Lakes" at Carbrook is a local and tourist attraction. Featuring a hotel, retail and convention centre and residential accommodation, this amazing destination precinct is expected to generate \$53 million for the Logan economy, create 600 jobs and capture one of SEQ's largest assets, global tourism.



3 *Reasons why Logan & Killara is perfectly positioned to grow*

- 1 AFFORDABILITY
- 2 LOW HOUSING SUPPLY
- 3 VALUE & OPPORTUNITY





1 Affordability

The last opportunity to buy House & Land under \$450,000

Greater Brisbane's fringe communities such as North Lakes, Springfield, Rochedale and Coomera have all experienced huge growth in house prices since 2014.

Killara is fantastically positioned to take advantage of the next surge in House and Land price growth, as it's now one of the last opportunities to buy a brand new home under \$450,000, this close to Brisbane.

Comparing Killara to other Brisbane fringe communities

Product	4  2  2  2 			
	North	West	East	South
	1. NORTH LAKES	2. SPRINGFIELD	3. ROCHEDALE	4. COOMERA
Distance from Brisbane	32KM	30KM	20KM	56KM (29KM FROM SURFERS PARADISE)
Avg. Land Price	\$286,440	\$283,333	\$424,486	\$240,833
Avg. Land Size	377m2	600m2	383m2	386m2
Avg. Package Price	\$540,018	\$547,810	\$866,290	\$541,125
Urbane Difference	\$120,118	\$127,910	\$446,390	\$121,225

1 - NORTH LAKES

2014



\$439,000

NOW



\$549,800

25%↑

3 - ROCHEDALE

2014



\$673,000

NOW



\$866,100

28%↑

2 - SPRINGFIELD

2014



\$428,000

NOW



\$560,415

30%↑

4 - COOMERA

2014



\$427,055

NOW



\$536,483

25%↑



KILLARA
LOGAN RESERVE

urbane
HOMES



\$419,900 4  2  2  2 
AVG. PACKAGE PRICE

Surfers Paradise

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, project websites, 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. Pricing is correct as of March 8, 2017.



2 *Low housing supply*

With first home buyers being pushed out of the Brisbane market due to affordability constraints, Logan is one of the last remaining regions close to the Brisbane CBD to secure a new home under \$450,000.

The increased demand for existing housing requirement across South East Queensland has driven a greater demand for new housing. Logan is one of the lowest supplied LGA's in SEQ experiencing an undersupply of over approximately 4,000 homes in 2015.

The limited supply to deliver new homes in the region has seen vacant land prices in the space of year increase by over 16%* moving from \$181,000* to \$210,000*, an increase of \$29,000.

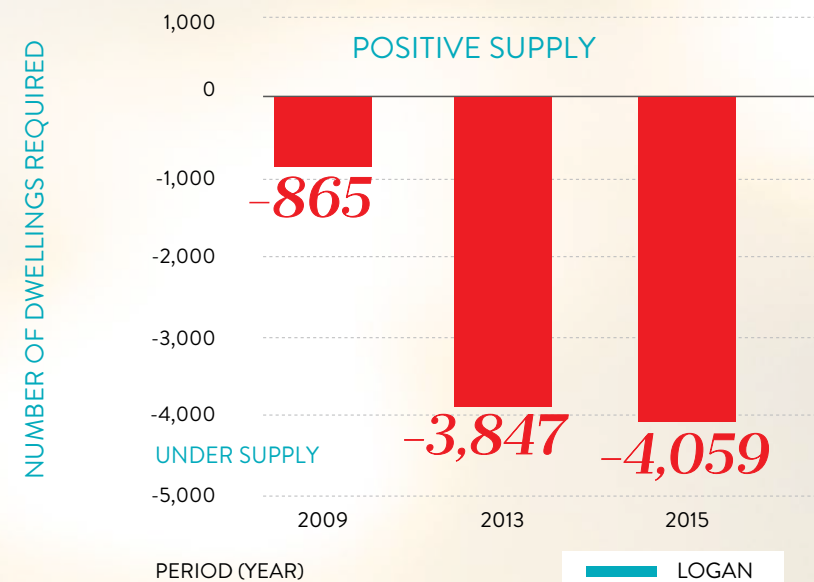
Rental yield September 2016

5.0%[^] **US** **3.9%**
Logan LGA Brisbane LGA

Vacancy rate September 2016

2.0%[^] **US** **4.1%**
Logan LGA Brisbane LGA

Logan Critical Housing Undersupply



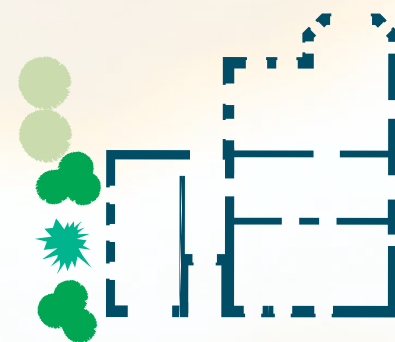
SINCE 2009 SUPPLY HAS DROPPED

27%



Driving

Vacant Land Price Growth



\$210K*

September 2016

\$181K*

September 2015



16%

INCREASE OVER THE YEAR

Opportunity

House Price Growth



\$397.5K*

September 2016

\$390K*

September 2015



1.9%

INCREASE OVER THE YEAR

\$225K

CHEAPER THAN BRISBANE





urbane
HOMES

24KM FROM BRISBANE



SAMPLE HOUSE & LAND PACKAGE

\$424,900

4 2 2

- Master Planned estate with parkland and adventure trails
- Leading Australian developer - VillaWorld
- Architecturally designed
- Fixed price homes – everything included
- Full landscaping – front and rear
- Colorbond roofing
- All site costs included
- 6 Star Energy Rating

3 Value + opportunity

THE URBANE HOMES
& KILLARA BENCHMARK

vale
at holmview

27KM FROM
BRISBANE | SOUTH EAST
OF KILLARA



US

PACKAGE

\$491,445

4 2 2

- ✗ Not part of Park Ridge masterplan
- ✗ Site costs not included
- ✗ No landscaping included

**\$66,545
MORE**

SOLANDER
PARK RIDGE ESTATE

24KM FROM
BRISBANE | SOUTH WEST
OF KILLARA



PACKAGE

\$461,577

4 2 2

- ✗ Not masterplanned
- ✗ No recreation or parklands
- ✗ No landscaping included

**\$36,677
MORE**



ALLERTON PARK
Join the neighbourhood

25KM FROM
BRISBANE | SOUTH WEST
OF KILLARA



PACKAGE

\$466,294

4 2 2

- ✗ Not masterplanned
- ✗ Site costs not included
- ✗ Landscaping only to front yard

**\$41,394
MORE**



28KM FROM
BRISBANE | SOUTH EAST
OF KILLARA



PACKAGE

\$456,600

4 2 2

- ✗ No recreation or parklands
- ✗ Site costs not included
- ✗ Doesn't include full landscaping

**\$31,700
MORE**

BISHAMPTON
ESTATES

24KM FROM
BRISBANE | NORTH
OF KILLARA



PACKAGE

\$450,000

4 2 2

- ✗ Not masterplanned
- ✗ No recreation or parklands
- ✗ Landscaping only to front yard

**\$25,100
MORE**



YARRABILBA

60KM FROM
BRISBANE | SOUTH
OF KILLARA



PACKAGE

\$458,508

4 2 2

- ✗ Middle of nowhere
- ✗ Inferior façade – no render
- ✗ No Colorbond roof

**\$33,608
MORE**

A compelling value opportunity

AVERAGE PACKAGE PRICE 40 20 20



There are **6** *key rapid employment zones* surrounding Killara that contribute to the region's continued economic growth

- 1** **BEENLEIGH AND YATALA**
GOVERNMENT, COMMERCIAL AND RETAIL
- 2** **BROWNS PLAINS**
RETAIL, COMMERCIAL, LIGHT INDUSTRIAL
- 3** **MEADOWBROOK**
EDUCATION AND HEALTH
- 4** **LOGAN CENTRAL**
CIVIC HEART AND RETAIL
- 5** **SPRINGWOOD CBD**
COMMERCIAL AND RETAIL
- 6** **SPRINGFIELD**
COMMERCIAL AND RETAIL

What industries do people work in?

11.6%*
Manufacturing

10%*
Education and training

15.7%*
Retail trade

12.6%*
Healthcare and social assistance

*Urbis Logan LGA Report March 2017



With over **70%***
*of residents in the Logan
LGA travelling to work by car*
*Killara is surrounded by a reliable road and transport
network to keep people moving.*

- » Direct access to the M1 Motorway for travel to the Brisbane CBD and the Gold Coast
- » Direct access to the Logan Motorway to travel to Springfield
- » Direct access to Brisbane Airport and Sunshine Coast via the M1 and Gateway Motorways
- » 4 traffic lights from Killara to the Brisbane Airport
- » Loganlea Train Station just 3km away
- » Bus stop right across the road - Chambers Flat Road

*Heavy
investment
into established road
infrastructure*

<i>\$18M</i>	Chambers Flat Road upgrade
<i>\$10M</i>	Mt Lindsay Highway upgrade
<i>\$450M</i>	Wembley Road and Logan Motorway interchange upgrade
<i>\$70M</i>	South East busway extension from Rosedale to Loganholme
<i>\$490M</i>	Widening of Pacific Motorway through Logan

Source: *ABS March 2017



31 *Medical, education and retail providers within 15 minutes*

8 Childcare and Kindergartens
WITHIN 5KM

6 Public and private primary
and secondary schools
WITHIN 7KM

3 Tertiary education providers
WITHIN 10KM

8 Shopping and retail centres
WITHIN 13KM

Medical

- 1 Crestmead Medical Centre
- 2 Doctors on Fifth
- 3 Park Ridge Family Practice
- 4 Mediprac Medical Centre
- 5 Logan Hospital
- 6 Browns Plains Family Practice

Retail

- 1 Marsden Park Shopping Centre
- 2 ALDI Marsden
- 3 Waterford Plaza
- 4 Woolworths Park Ridge
- 5 Bunnings Browns Plains
- 6 Grand Plaza Shopping Centre
- 7 IKEA Logan
- 8 Logan Hyperdome Shopping Centre

Education

- 1 Crestmead Early Education Centre
- 2 Goodstart Early Learning Crestmead
- 3 Marsden Kindergarten and Child Care Centre
- 4 Kidi Kingdom Child Care Centre
- 5 Footsteps Early Learning Centre
- 6 Goodstart Early Learning Crestmead
- 7 Goodstart Early Learning Waterford
- 8 Mini Mees Child Care Centre
- 9 Saint Philomena School
- 10 Marsden State High School
- 11 St Francis College
- 12 Crestmead Primary School
- 13 Waterford West State School
- 14 Loganlea State High School
- 15 TAFE Qld - Loganlea
- 16 Griffith University Logan Campus
- 17 TAFE Qld - Browns Plains





Killara Masterplan



Killara Adventure

Challenge yourself on the balance beams or step up and see the local birdlife.

Sit back and relax while the kids traverse the dirt bike track or roam through the adventure playground. For a change of pace, catch up with friends for an outdoor workout.

Killara Greens



Take the leap at Killara's rock hop and climb where there's fun for all ages. Make sure the kids pack a notebook so they can read the interpretive signs to learn more about geology.

Make mountains out of molehills on your very own expedition across the open green spaces in search of wildlife, or take man's best friend for his daily stroll.



Killara Central




Killara Parks

Test yourself at the long jump sand pit and the sprint track. Hone your commando skills on the jungle gym and channel your inner explorer to search for sculptures of Australia's iconic animals in the hidden animal trail.



Legend

 Urbane Homes House Sites

CHAMBERS FLAT ROAD

Killara Boulevard



Killara The Boulevard



North

CHAMBERS FLAT ROAD

LIVINGSTONE STREET

LIVINGSTONE STREET

POLO STREET

RALSTON STREET

BLY STREET

637
336m²
10.5

638
400m²
12.5

639
336m²
10.5

641
339m²
10.6

646
348m²
11.8

651
350m²
10.5

645
377m²
11.8

652
379m²
10.5

653
488m²
12.5

660
381m²
12.5

662
381m²
12.5

658
336m²
10.5

664
336m²
10.5

657
336m²
10.5

665
336m²
10.5

656
400m²
12.5

666
400m²
12.5

667
401m²
12.5

673
273m²
10.5

675
273m²
10.5

671
399m²
13.5

677
399m²
13.5

670
310m²
10.5

678
310m²
10.5

669
369m²
12.5

679
369m²
12.5

668
413m²
14.0

680
413m²
14.0

690
408m²
12.5

687
407m²
12.5

686
355m²
10.9

685
407m²
12.5

684
407m²
12.5

683
355m²
10.9

682
355m²
10.9

Legend

Urbane Homes
House Sites

Masterplan

The Boulevard



Killara The Boulevard Urbane Homes



North



SIMPLY A BETTER WAY TO BUILD YOUR NEW HOME

”

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

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

Bill Linn

Founder + Chairman of Urbane Homes



urbane
HOMES

The Urbane Homes Way

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

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



DESIGN

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



DELIVERY

Delivering over 500 homes in the past 12 months.



CERTAINTY

Certainty at every stage.



VALUE

Competitive pricing at a premium quality.



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



**FIXED PRICE
TURNKEY HOME**

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



**FIXED BUILDING
TIME**

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

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



**6 STAGE QUALITY
ASSURANCE**

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



**6 STAR ENERGY
RATING**

All Urbane Homes designs meet or exceed 6 star energy ratings. Our homes are designed and sited on each lot to ensure the best possible outcome in terms of cross ventilation and energy efficiency. As per national standards, all of our homes feature water efficient tap wear, energy efficient lighting and insulation.



**6 YEAR
STRUCTURAL
GUARANTEE**

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





LAND
MARKETED BY



HOUSE + LAND
PACKAGES FROM



LAND
DEVELOPED BY



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