
THE WARATAH 150



PRESENTED BY:

DTZ BUILDING DESIGN

5-9 BELVEDERE COURT, CHAMBERS FLAT QLD 4133

LOT 243 MOUNT ROBERTS STREET, PARK RIDGE (THE RISE)

SINGLE CONTRACT - HOUSE & LAND PACKAGE

THE WARATAH 150



LOT 243 MOUNT ROBERTS STREET, PARK RIDGE (THE RISE)

PACKAGE OVERVIEW - FULL TURN KEY, FIXED PRICE HOUSE & LAND

Address:	Lot 243 "Mount Roberts Street" Park Ridge QLD 4125
House and land price:	\$410,000
House size:	150.208sqm
Land size:	250sqm
Registration due:	Registered
Bedrooms:	4 Bedrooms
Bathrooms:	2 (Main bathroom + Ensuite)
Garage:	Single lock up garage

PATRICULARS

INITIAL DEPOSIT \$1,000.00

REGISTRATION REGISTERED

DEPOSIT TRUST ACCOUNT DETAILS

NAME: WARLOW SCOTT LAWYERS

BSB: 084 391

ACCOUNT NUMBER: 476 727 045

REFERENCE NUMBER: PLEASE INSERT – BUYER NAME & LOT NUMBER

DISCLAIMER

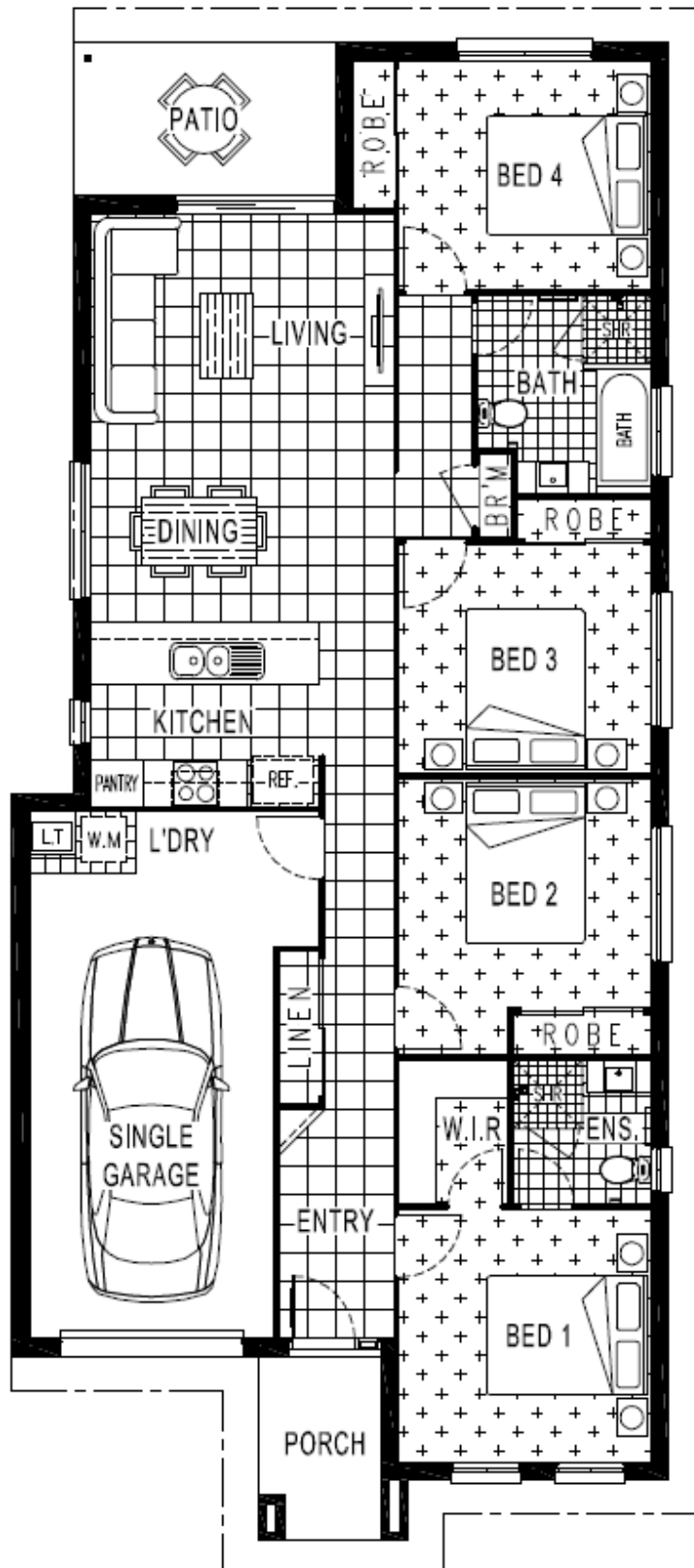
Façade, floor plan and furniture shown is for illustrative purpose – not included in purchase. Window location and sizes may change across styles.

LOT 243 MOUNT ROBERTS STREET, PARK RIDGE (THE RISE)

CONTRACT INCLUSIONS:

- Ext Finish: Face Brick house with render to front
- Ceiling Height: 2.44m
- Spacious Living Areas
- Outdoor Living Area: Under Roof Line
- Hotplates: Beko Electric ceramic
- Kitchen Appliances: Beko Stainless Steel
- Dishwasher: Beko Stainless Steel
- Lighting/ Fan Package: LED Down Lights throughout and ceiling fans to all bedrooms and living room
- Air Conditioning: 1 Split System to family / dining room
- Hot water: Rinnai 250L Electric
- Wardrobes: Full Height Built-ins for Easy Storage with WIR to master
- Stone bench tops to kitchen and vanities
- Tapware: Flick Mixers
- Entrance Door: Corinthian Panelcarve or similar
- Window Covers: Vertical Blinds to Windows and Sliding Doors Excl. Wet Areas
- Security Screens to all windows and sliding doors
- Floor Coverings: Tile & Carpet Flooring
- Internal Doors: Corinthian Readicote Flush Doors
- External Exposed Aggregate Concrete – to driveway, paths and alfresco area
- Internal Door Handles: Stainless Steel
- Architrave & Shirting: Splayed
- Landscaping: Full Package
- Letterbox to suit covenants
- Fencing to complete property

THE WARATAH 150



LOT 243 MOUNT ROBERTS STREET, PARK RIDGE (THE RISE)

HOUSE PLANS



SITE COVERAGE	
BUILDING AREA	150 m ²
PRIVATE OPEN SPACE	31 m ²
SITE AREA	250 m ²
SITE COVER	60.0 %

- NOTES:
- LANDSCAPING IS INDICATIVE ONLY – FINAL LAYOUT DESIGN BY LANDSCAPERS
 - CLOTHESLINE & LETTER BOX POSITIONS ARE INDICATIVE ONLY – FINAL POSITIONS DETERMINED ON-SITE
 - REFER TO AS-CONSTRUCTED DRAWINGS FOR ALL SERVICES LOCATIONS
 - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE
 - REFER TO COLOUR SPEC. FOR INT. & EXT. MATERIALS & COLOURS



LOT	243
	MOUNT ROBERTS STREET
Estate	THE RISE
Suburb	PARK RIDGE
Local Auth.	LOGAN CITY COUNCIL
SP	288744
Area	250m ²
Cnt/Par	STANLEY / MACKENZIE

SERVICES

Electricity	Underground
Water	Yes
Sewer	Yes
Road	Bitumen
Telecom.	Yes
Stormwater	Road
Footpath	Yes
Kerb	Mountable
Flood Aff.	–

dtz
building design

B.S.A. LICENCE - 1093553

5-9 BELVEDERE COURT
CHAMBERS FLAT QLD 4133

0416 154 282

residential building & design

DTZ BUILDING DESIGN PTY LTD.
A.B.N 94 104 920 265

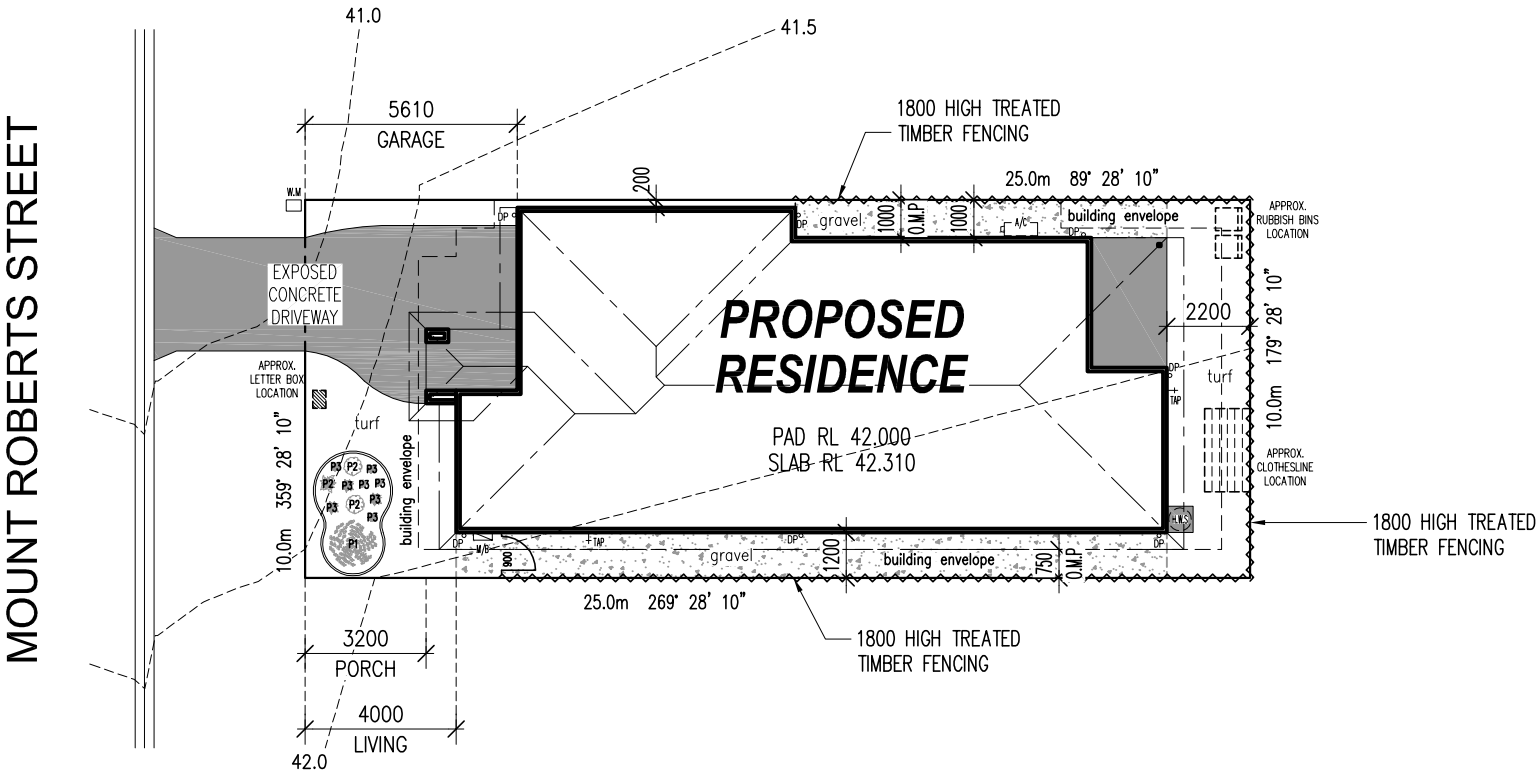
© COPYRIGHT

ALL RIGHTS RESERVED UNDER THE "COPYRIGHT" ACT, NO PART MAYBE USED, REPRODUCED OR COPIED IN ANY FORM OTHER THAN FOR THE SPECIFIC USE ON THE SITE FOR WHICH IT HAS BEEN PREPARED FOR, OR WITHOUT THE WRITTEN PERMISSION OF "DTZ BUILDING DESIGN PTY LTD"

Clients: DTZ BUILDING DESIGN		
Drawing Issue		
A	COUNCIL ISSUE	11/01/18
–	...	–

Project
PROPOSED DETACHED HOUSE at
LOT 243 MOUNT ROBERTS STREET,
PARK RIDGE

Drawing SITE PLAN		
DATE: 11/01/18	DWG No.	AMND.
SCALE: 1:200	BA-A3-01	A
DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 18001	
CAD REF: C:\SITES\LOT 243 THE RISE		

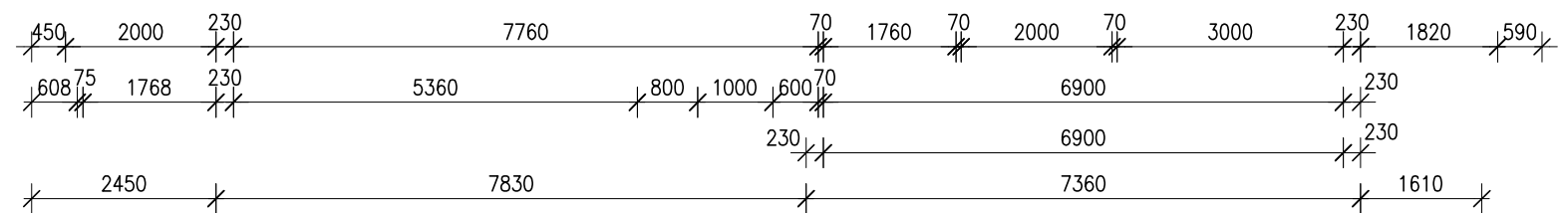
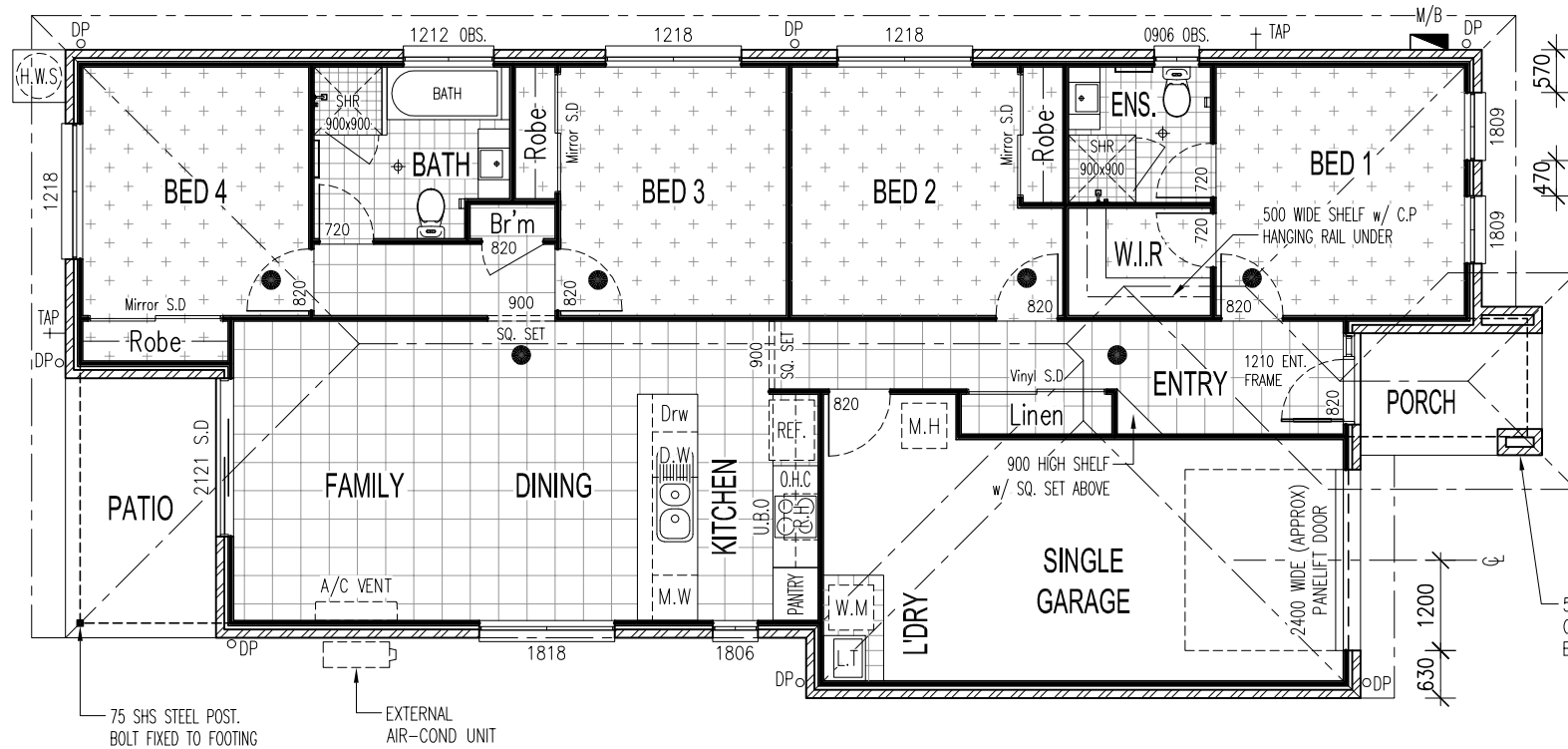
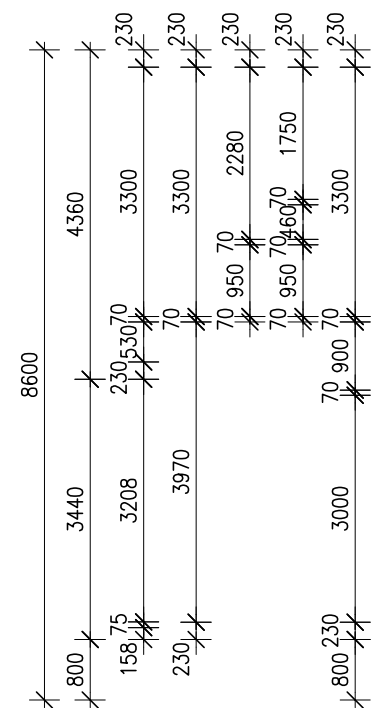
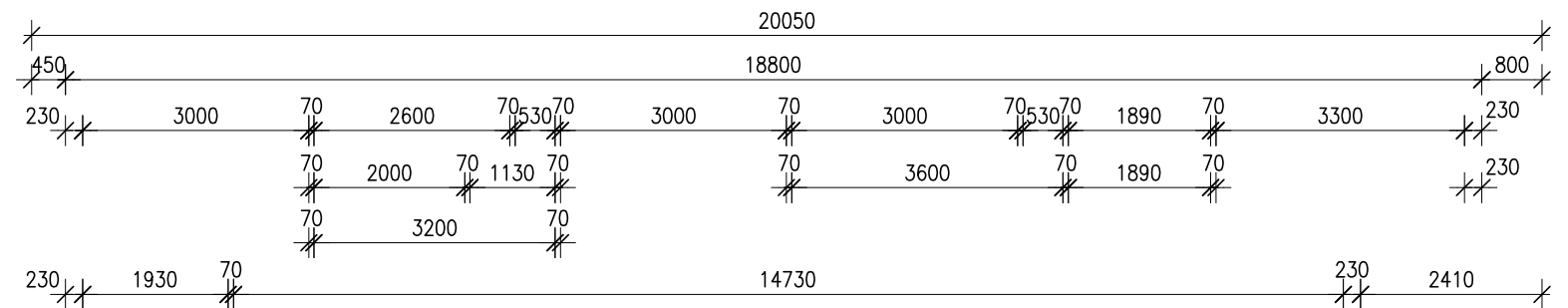


SITE PLAN LAYOUT - Waratak 150 (modified)

Landscaping Requirements:

- P1 – 1.8m high tree to front – 200ml pot
- P2 – 1.0m high plant (evergreen) – 140ml pot
- P3 – 0.5m high plant (ground cover) – 140ml pot
- (or similar – Refer Notes)

FIXTURE NOTES:
 T/P HOLDER: 800 FROM BACKING WALL, 800 UP FROM FLOOR (UNLESS OBSTRUCTED)
 TOWEL RAIL: 1200 UP FROM FLOOR TO CENTRE OF RAIL



LEGEND

SQ. SET	SQUARE SET HEIGHT @ 2170mm AFFL.
R.H	RANGEHOOD
O.H.C	OVERHEAD CUPBOARDS
REF.	FRIDGE PROVISION
M.W	MICROWAVE PROVISION
D.W	DISHWASHER PROVISION
W.O	WALL OVEN
U.B.O	UNDER BENCH OVEN
M.H	600 x 600mm CEILING MANHOLE
W.M	WASHING MACHINE PROVISION
L.T	45L LAUNDRY TUB
C.S.D	CAVITY SLIDING DOOR
DP	DOWNPIPE
M/B	METER BOX
Φ	FLOOR WASTE
SHR	SHOWER - FLOOR AREA NOTED
Φ	SHOWER TAP @ 1150 ABOVE
Φ	SHOWER BASE TO Φ COMBINATIONS
Φ	SHOWER ROSE @ 1800 ABOVE
●	SHOWER BASE
●	SMOKE ALARMS TO COMPLY WITH BCA PART 3.7.2 & WITH AS-3786

NOTES

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE

ALL BUILDING CONSTRUCTION TO COMPLY WITH THE LOCAL AUTHORITY BY-LAWS AND THE BCA/AS-1684 1999

PROVIDE TERMITE TREATMENT IN ACCORDANCE WITH AUSTRALIAN STANDARD 3660.1

ELEVATIONS

● - LOCATION OF SMOKE ALARM.

SMOKE ALARMS TO COMPLY WITH BCA CLASS 1 & 10 PART 3.7.2 & WITH AS-3786

dtz
building design

B.S.A. LICENCE - 1093553

5-9 BELVEDERE COURT
 CHAMBERS FLAT QLD 4133

0416 154 282

residential building & design

DTZ BUILDING DESIGN PTY LTD.
 A.B.N 94 104 920 265

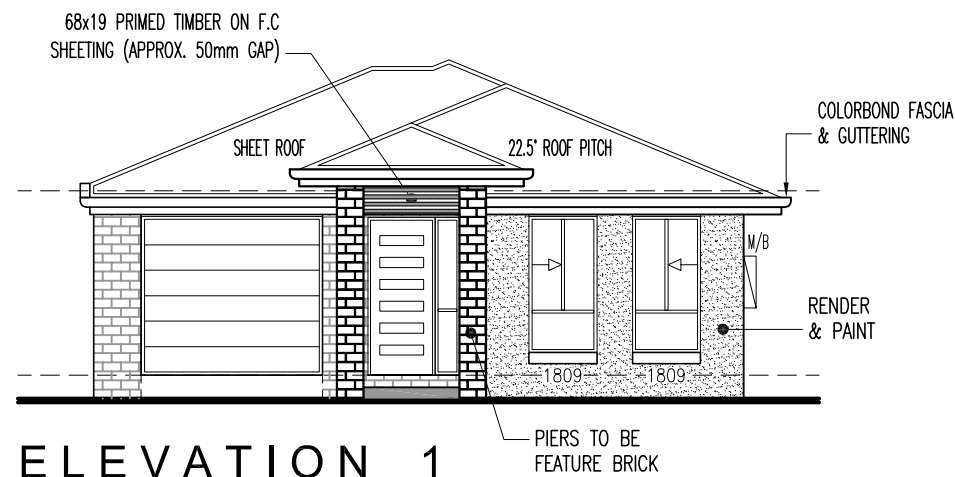
© COPYRIGHT

ALL RIGHTS RESERVED UNDER THE "COPYRIGHT" ACT, NO PART MAYBE USED, REPRODUCED OR COPIED IN ANY FORM OTHER THAN FOR THE SPECIFIC USE ON THE SITE FOR WHICH IT HAS BEEN PREPARED FOR, OR WITHOUT THE WRITTEN PERMISSION OF "DTZ BUILDING DESIGN PTY LTD"

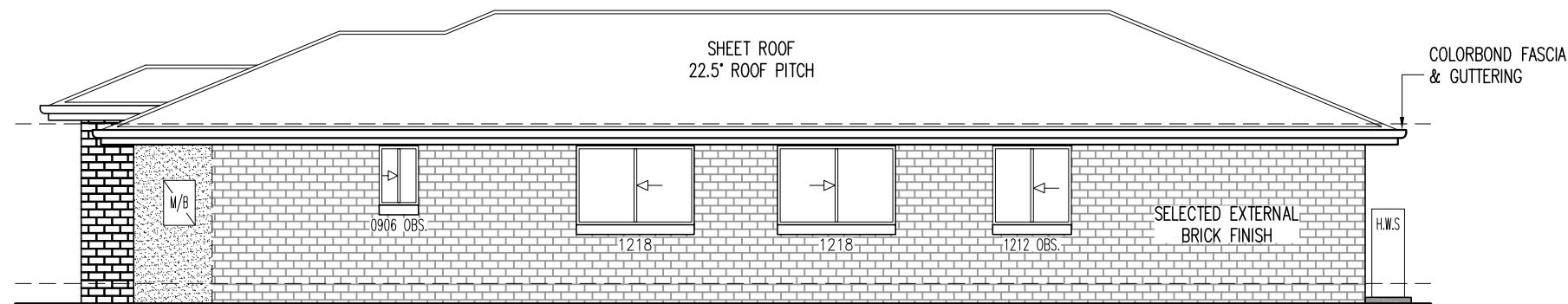
Drawing Issue		
A	COUNCIL ISSUE	11/01/18
Project		
PROPOSED DETACHED HOUSE at LOT 243 MOUNT ROBERTS STREET, PARK RIDGE		
Drawing		
FLOOR PLAN LAYOUT		
DATE: 11/01/18	DWG No.	AMND.
SCALE: 1:100	BA-A3-02	A
DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 18001	
CAD REF: C:\SITES\LOT 243 THE RISE		

BUILDING AREAS	
LIVING AREA	113.421 m ²
GARAGE AREA	25.722 m ²
PATIO AREA	6.880 m ²
PORCH AREA	4.184 m ²
TOTAL AREA	150.208 m ²
PERIM. LENGTH	56.400 m

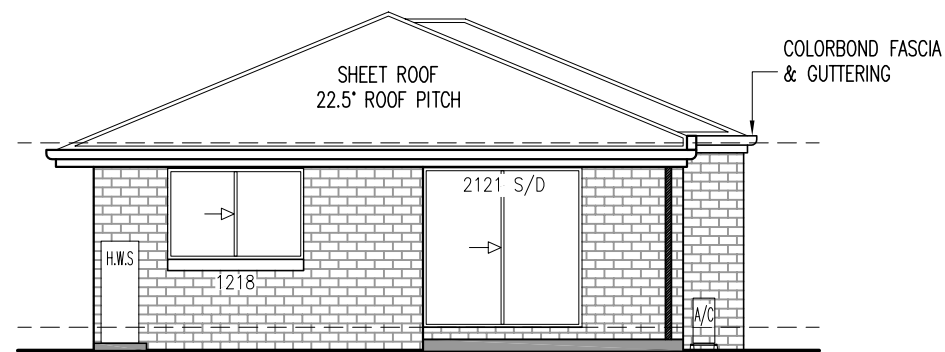
FLOOR PLAN LAYOUT - *Waratak 150* (modified)



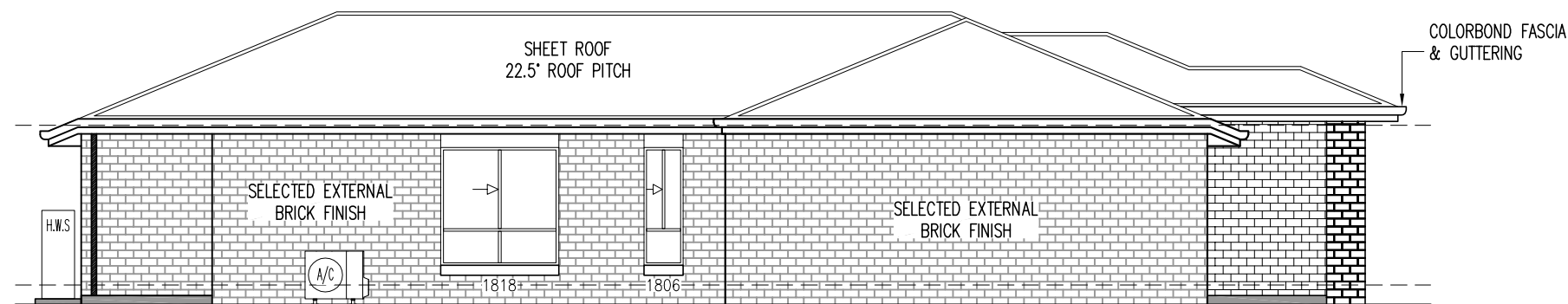
ELEVATION 1



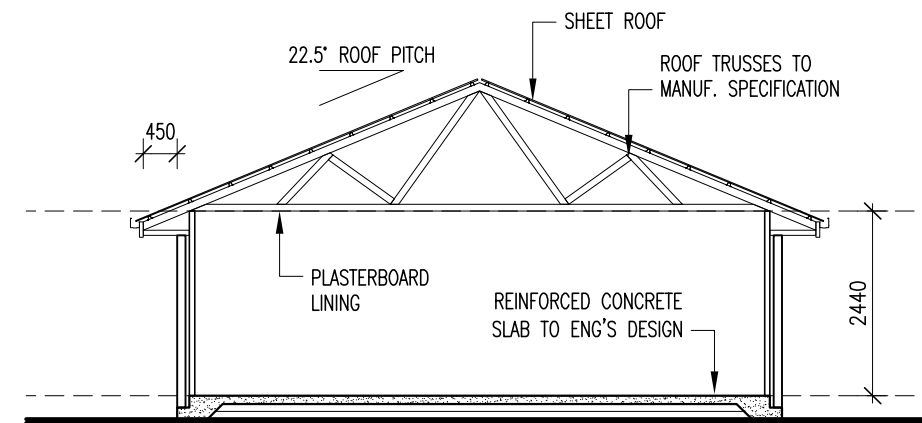
ELEVATION 2



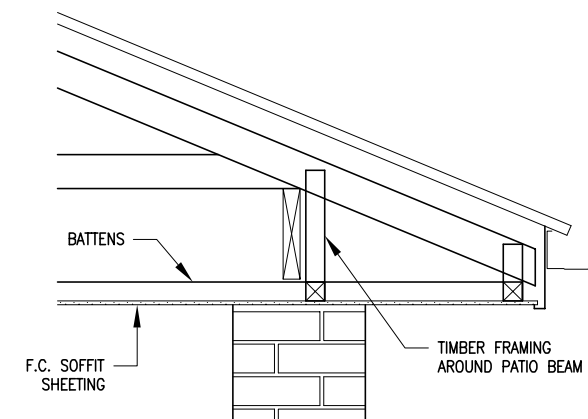
ELEVATION 3



ELEVATION 4

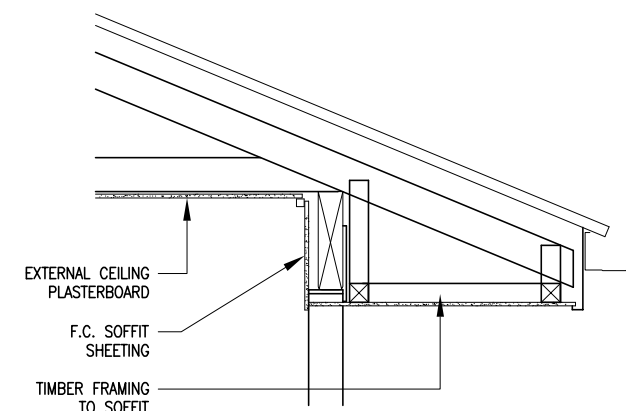


SECTION



PORCH BULKHEAD
DETAIL

SCALE 1:5



PATIO BULKHEAD
DETAIL

SCALE 1:5

NOTES:
ALL INTERNAL DIMENSIONS STATED ARE
FRAME SIZES - EXCLUDING LININGS.
ALL WINDOWS TO BE SLIDING U.N.O.
CHECK ALL DIMENSIONS BEFORE
COMMENCEMENT OF CONSTRUCTION.

dtz
building design

B.S.A. LICENCE - 1093553

5-9 BELVEDERE COURT
CHAMBERS FLAT QLD 4133

0416 154 282

residential building & design

DTZ BUILDING DESIGN PTY LTD.
A.B.N 94 104 920 265

© COPYRIGHT

ALL RIGHTS RESERVED UNDER THE "COPYRIGHT" ACT, NO PART MAYBE USED,
REPRODUCED OR COPIED IN ANY FORM OTHER THAN FOR THE SPECIFIC USE
ON THE SITE FOR WHICH IT HAS BEEN PREPARED FOR, OR WITHOUT THE
WRITTEN PERMISSION OF "DTZ BUILDING DESIGN PTY LTD"

Drawing Issue		
A	COUNCIL ISSUE	15/01/18
-	...	-

Project
**PROPOSED DETACHED HOUSE at
LOT 243 MOUNT ROBERTS STREET,
PARK RIDGE**

ELEVATIONS		
DATE: 15/01/18	DWG No.	AMND.
SCALE: 1:100	BA-A3-03	A
DRAWN: RCJE		
CHECKED: DTZ	JOB No.: 18001	
CAD REF: C:\SITES\LOT 243 THE RISE		

STAGE PLAN





The difference is real

the **rise**
PARK RIDGE

the summit
registered lots



the summit

registered lots

The Summit is centrally located within Frasers Property Australia's masterplanned community, The Rise and situated close to the Outlook Park. There are only 6 registered land lots that have been held off the market until now. These lots are available to build on straight away so they won't last long!

The centrepiece of The Rise, Outlook Park is 10,000sqm of elevated parkland showcasing a state-of-the-art playground and an abundance of open green space to explore, which is ready now for you to enjoy.

Features

- Only 6 lots – all other lots within this stage are sold out
- Sized from 250sqm to 366sqm
- Frontages ranging from 10m to 15m to suit a range of house designs
- Choose from a variety of house and land packages
- Queensland First Home Owners' Grant \$20,000*

Contact the sales office today to find out more about The Rise on 13 38 38.

*Visit firsthomeowners.initiatives.qld.gov.au for eligibility criteria.

*Prices and availability subject to change without notice.



The Rise Outlook Park



EXISTING
RESIDENTIAL

EXISTING
RESIDENTIAL

EXISTING
RESIDENTIAL

MOUNT HUNTLEY STREET

244
366m²

9.0

19.0

15.0

9.3

243
250m²

10.0

25.0

242
250m²

10.0

241
250m²

10.0

240
250m²

10.0

25.0

239
346m²

8.2

19.0

14.2

EXISTING
RESIDENTIAL

MOUNT ROBERTS STREET

MOUNT ARCHER ROAD

OUTLOOK
PARK

the **rise**
PARK RIDGE
SALES CENTRE

legend

////// ZERO LOT BOUNDARY

Artist impression - indicative only





13 38 38
theriseparkridge.com.au

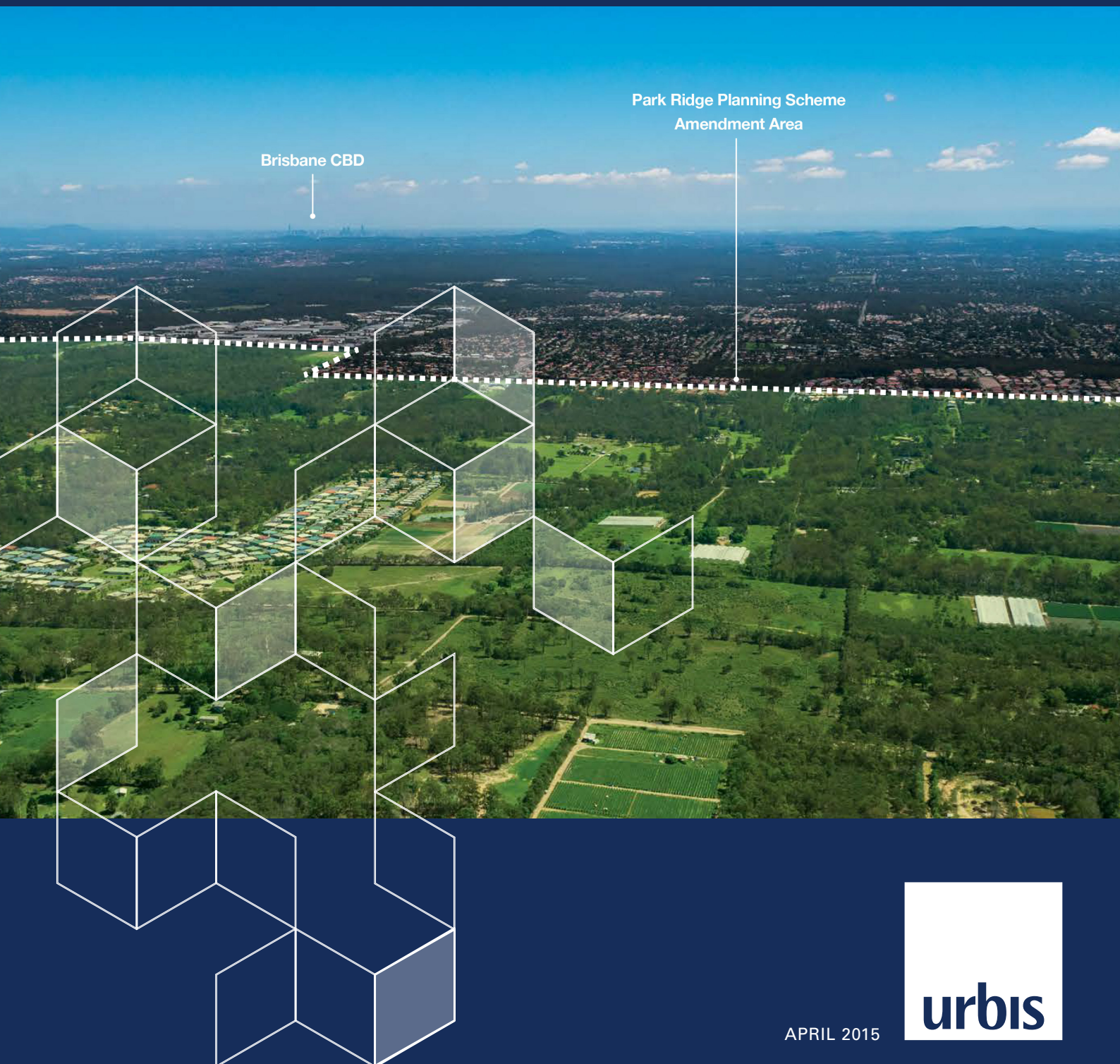
Visit The Rise Sales Centre
Corner of Mount Archer Rd
& East Beaumont Rd,
Park Ridge, Qld, 4125

AREA PROFILE



URBIS RESIDENTIAL MARKET & ECONOMIC OUTLOOK

PARK RIDGE



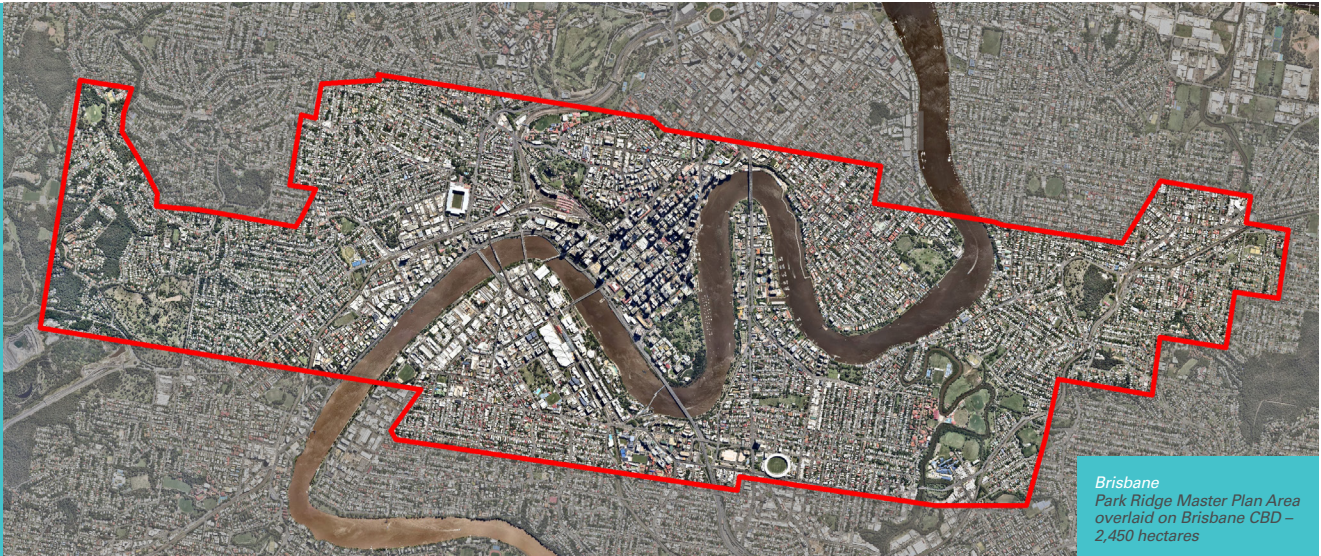
Brisbane CBD

Park Ridge Planning Scheme
Amendment Area

APRIL 2015

urbis

02 PARK RIDGE OPPORTUNITY & VISION



Park Ridge represents a key greenfield opportunity within South East Queensland. With a master plan covering an area of 2,450 hectares in place to lead the area into the future, the face of Park Ridge will change as new communities, infrastructure and amenity evolve over the coming years.

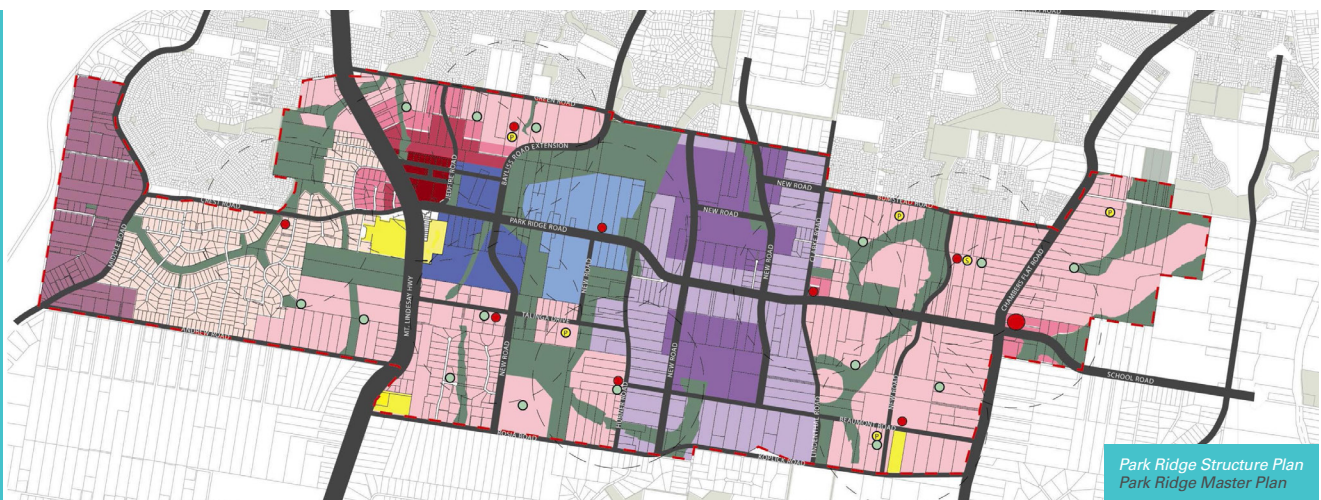
The Park Ridge Master Plan Area was adopted by Logan City Council in 2011 and sets out a clear plan for an integrated, well planned urban community and employment area with extensive environment, parks and waterway networks. This structure will form the basis for new communities which will bring quality dwellings along with new infrastructure and amenity.

Almost \$400 million of new infrastructure is currently under construction, planned or recently completed within the Logan LGA which will be needed to support the strong population growth that is forecast. The Park Ridge Catchment is forecast to grow by around 25,000 residents over the next 20 years, and see jobs growth of around 8,000 - 13,000.

Median house prices across the Logan LGA and Park Ridge Catchment are very affordable when assessed against comparable areas.

PARK RIDGE MASTER PLAN VISION

The Council's vision for the Park Ridge Master Plan Area (PRMPA) is that it will make the most of the area's natural assets and become a most desirable place to live and work. Up to 12,000 new homes are anticipated to be constructed over the next 20 years which will bring a wider ranging mix of homes to the Park Ridge area.



LOGAN CITY COUNCIL VISION FOR PARK RIDGE MASTER PLAN AREA

1. SUSTAINABLE URBAN COMMUNITIES

New communities within the PRMPA will be sustainable and offer a full range of modern community facilities.

2. URBAN DESIGN

Innovative and sustainable design of new communities will make the most of the area's natural assets.

3. RESIDENTIAL HOUSING

A wide mix of housing will be constructed within the PRMPA, ranging from traditional to smaller more affordable housing and high density multi-storey dwellings.

4. JOBS

A diverse range of employment opportunities will be available in precincts close to residential communities.

5. BUSINESS PARK

A mixed use integrated business park will be incorporated into the PRMPA which will include commercial offices, retail, educational and training institutes.

6. ENVIRONMENT, PARKS AND WATERWAY NETWORK

Wildlife corridors will be established along with sport and recreational parks throughout the open space network.

7. INFRASTRUCTURE

New communities are supported with social infrastructure services and programs to match the demand for new land and serviced by high standard public transport systems along with extensive networks of walking and cycling paths.

INFRASTRUCTURE

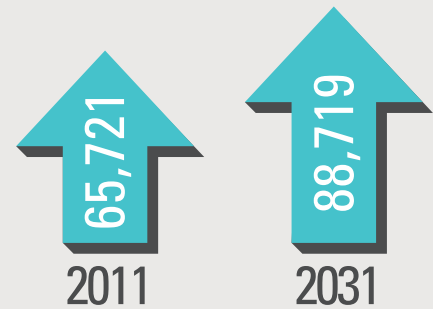
A total of \$394.3 million of major infrastructure projects are under construction, planned or recently completed across the Logan LGA. The largest project in the planning is the \$200 million Logan Central Master Plan which will be a purpose built precinct comprising commercial buildings, schools, retail, health and social services, along with retirement, aged care and residential buildings of five to eight storeys around a central town square. The recently completed expansion and refurbishments to the Logan Hospital have taken it from a 48-bed community hospital in 1990 to a 316-bed hospital catering for the growing resident population and making it a significant employer in the area.

In addition to this, infrastructure contributions associated with residential uses in the Park Ridge Master Plan could attract around \$280 million which will be used to further enhance amenity and infrastructure in the area.

EMPLOYMENT

Almost 23,000 new jobs are projected for the Logan LGA over the next 20 years. The largest employment sectors at 2031 will be Retail (24.1 per cent), Health & Community (14.1 per cent) and Education (10.9 per cent). The recent expansion and refurbishment to the Logan Hospital along with new community's and the retail component that they will add to the area is conducive to the employment sectors projected to show the largest employment base through to 2031.

JOBS GROWTH LOGAN LGA



Prepared by Urbis, Source: NIEIR

JOBS GROWTH PARK RIDGE CATCHMENT



Prepared by Urbis, Source: Logan City Council

TOP 5 EMPLOYMENT SECTORS 2031



Prepared by Urbis, Source: NIEIR

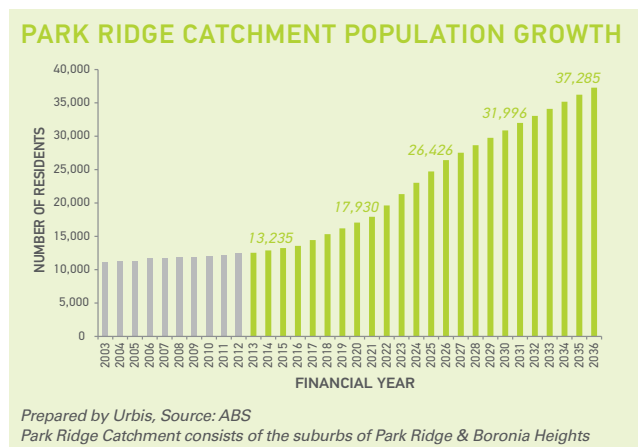
MAJOR INFRASTRUCTURE PROJECTS LOGAN LGA

SECTOR		EST. VALUE \$
EDUCATION		\$15,400,000
HEALTH		\$147,240,000
TRANSPORT		\$5,492,000
SERVICES		\$11,200,000
MIXED USE		\$200,000,000
RETAIL		\$15,000,000
		\$394,332,000

Prepared by Urbis, Source: Cordells

DEMOGRAPHIC ANALYSIS

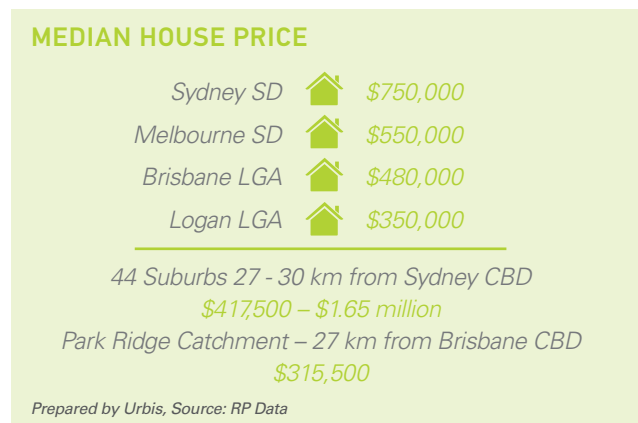
The population of Park Ridge Catchment is forecast to grow at a rate more than double that of the Logan LGA. Over the next 20 years the area is expected to increase by 10.6 per cent each year to reach a total of 37,285 residents. This increased population will lead to infrastructure spending and employment opportunities as new residents move to the area. The Park Ridge Master Plan will be the catalyst for this strong growth rate.



PARK RIDGE AFFORDABILITY

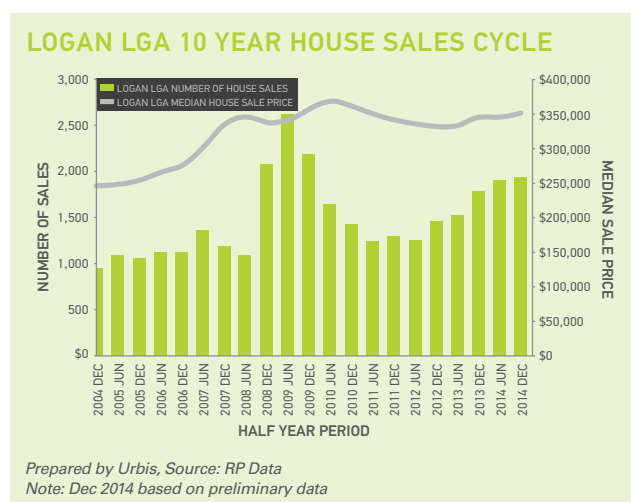
The Logan City Council is the most affordable of the council areas surrounding it. Gold Coast, Redland, Moreton Bay and Sunshine Coast are all currently recording higher median house prices than Logan.

Looking further afield, Urbis have identified 44 suburbs which are located between 27 and 30 kilometres from the Sydney CBD (similar location of Park Ridge to Brisbane CBD). These suburbs have median house prices ranging from \$417,500 up to \$1.65 million. The Park Ridge Master Plan will provide capacity for growth going forward as population and employment opportunities expand.



RESIDENTIAL MARKET ANALYSIS

House sales across the Logan LGA reached peak numbers during the first half of 2009 when just over 2,600 transactions occurred. After a decline, as a result of the effects of the Global Financial Crisis (GFC), the beginning of 2012 saw the number of house sales begin to increase as confidence returned to the property market. The median house price reached a peak of \$367,500 during the first half of 2010 and has remained relatively steady since then. Preliminary figures for the last half of 2014 recorded a median price of \$350,000 based on an increased rate of around 1,900 settled sales. Annual median price growth across the Logan LGA is recorded at 3.6 per cent over ten years, despite significant global financial headwinds during this time. As confidence in the area increases, along with population growth and employment, it is expected that the median price within the Park Ridge Catchment will increase.



RENTAL ANALYSIS

The residential vacancy rate across Logan City fell to 2 per cent during the December 2014 quarter, indicating almost full occupancy.

Rental yields for houses across Logan LGA have remained solid at around 5 per cent over the last two years while units have increased from 5.1 per cent to 6.4 per cent at the December 2014 quarter.



This publication is prepared on the instruction of Australand Holdings Pty Ltd and is not suitable for use other than by the party to whom it is addressed. As the publication involves projections and assumptions it can be affected by a number of unforeseen variables. The forecasts and assumptions are a prediction and whilst Urbis has made every effort to ensure that the forecasts and assumptions are based on reasonable information, they may be affected by assumptions that do not necessarily eventuate or by known or unknown risks and uncertainties. It should be noted that past performance is not necessarily a reliable indication of future performance.

The information in the publication does not represent financial advice and should not be regarded as such. It has been prepared without taking into account your financial situation or investment objectives. You should consider the appropriateness of the information in regards to your current financial situation or needs. Urbis accepts no responsibility for the accuracy or completeness of any such material. The information is subject to change without notice and Urbis is under no obligation to update the information or correct any assumptions which may change over time.

This study has been prepared for the sole use of Australand Holdings Pty Ltd and is not to be relied upon by any third party without specific approval from Urbis. This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may, in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be addressed to the publishers.



Sunnybank Hills

Springwood

Brisbane CBD
(via the M1 Pacific Highway)

EXIT 20

Karawatha Forest

Logan Central

Pacific Motorway

Logan Hospital

Logan Motorway

Marsden

Crestmead

Heritage Park

Park Ridge

the rise
PARK RIDGE

Bumstead Rd

Park Ridge Rd

East Beaumont Rd

Logan Reserve

Logan River

Beenleigh

EXIT 31

EXIT 35

SPECIFICATIONS



THE *Deluxe* PACKAGE

DTZ
BUILDING DESIGN
BEYOND EXPECTATION



THE *Deluxe* PACKAGE

FIXED PRICE HOME PACKAGE INCLUDES:



- ALL SITE COST – GUARANTEED NO EXTRA CHARGE!
- 2440mm HIGH CEILINGS
- GLOSS FLOOR TILES
- MODERN STYLE CARPETS
- MIRROR SLIDERS TO ALL ROBES
- LED DOWNLIGHTS - **UPGRADE**
- CEILING FANS TO ALL BEDROOMS AND LIVING ROOM
- SPLIT SYSTEM AIR CONDITIONER
- SECURITY SCREENS TO ALL WINDOWS & SLIDING DOORS - **UPGRADE**
- VERTICAL WINDOW BLINDS - **UPGRADE**
- MODERN STYLE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN OVERHEAD CUPBOARDS
- INTERNAL DATA POINT
- INTERNAL PHONE POINT
- INTERNAL & EXTERNAL PAINGING
- 1 DOUBLE POWER POINT PER ROOM PLUS 3 EXTRAS
- 3 IN 1 LIGHT, HEATER, EXHAUST FAN IN BATHROOM & ENSUITE
- BEKO STAINLESS STEEL APPLIANCES & DISHWASHER
- CHROME MIXERS TAPS IN KITCHEN, BATHROOM, ENSUITE & LAUNDRY
- LOCKS TO ALL WINDOWS & SLIDING DOORS
- REMOTE GARAGE DOOR WITH 3 REMOTES
- TIMBER FENCE WITH METAL FRAME GATES
- EXPOSED CONCRETE DRIVEWAY & PATHWAY
- ELECTRIC HOT WATER SYSTEM
- WALL SARKING & INSULATION TO CEILING
- FULLY LANDSCAPED & TURF
- WALL MOUNTED CLOTHES LINE
- METAL LETTERBOX
- 6 STAR ENERGY RATING

THE *Deluxe* PACKAGE

SITE WORKS AND FOOTINGS

- All site works to allowed over area of building platform
- Concrete slab: Engineer designed waffle pod slab with reinforcing and thickened at slab perimeter
- Sewer connections for residential sites
- 6m electrical mains connection (overhead or underground)
- 'Trithor' Termite protection to Australian standards – slab penetrations and perimeter barrier. Trithor protects in three ways:
 1. **Barrier:** Trithor is a physical termite barrier incorporating a unique weave of fibrous blanket that prevent the entry of termites.
 2. **Repels:** Trithor contains potent crystals that repel termites – driving them away from your property.
 3. **Kills:** The active ingredient in Trithor acts fast to kill any extra-tough termite that may penetrate the membrane.

GENERAL DOCUMENTATION AND FEES

- Fixed price contract
- Building plans and specifications
- Engineers Soul Report and Floor Slat Design
- Local Council building and application fees
- All insurance required

WALL AND ROOF FRAMING

- Pine wall frames and trussed to engineer design and specifications
- Constructed to N2 wind speeds

CEILING HEIGHT AND ELEVATIONS

- 2440mm high
- Concrete tiled roof using standard builders range
- 'PGH' Face bricks from builder's range with off white mortar raked joints
- Garage included automatic opener panel lift door from standard builder's range of colours with 2 handsets and 1 wall button remote
- Colorbond fascia and gutter from standard builder's range



THE *Deluxe* PACKAGE



ELECTRICAL AND SAFETY DEVICES

- LED Downlights to meet energy efficiency regulations - **UPGRADE**
- Standard builders range downlights - **UPGRADE**
- Fan light to every bedroom & one in living room
- 3 external lights with standard builder's range light fitting
- One double power point per room and 2 extras
- 3 in 1 light, heater, exhaust fan in bathroom and ensuite
- Split system air conditioner to main living area
- Safety switch and smoke detectors wired to 240-volt power supply
- 2 TV points and cable
- Phone Point
- Data point

WINDOWS

- Aluminium windows and sliding doors from standard builders colours
- Window and sliding door locks
- Security screens to all windows and sliding doors
- Vertical blinds to all windows and sliding doors in bedrooms and living areas - **UPGRADE**

INSULATION

- Sisalation wall wrap to external stud wall
- R2.5 insulation to ceilings of living areas under main roof

JOINERY

- Flush panel doors internally
- 68 x 12mm splayed skirting and 42 x 12mm splayed architraves
- Door stope throughout
- 'Special feature' front entry door - **UPGRADE**
- Chrome internal door furniture
- Built-in robes to all bedrooms
- Wardrobes and linen cupboards as per plans (wardrobes with shelf and hanging rail / linen with 4 shelves)
- Mirror sliding doors to robes - **UPGRADE**
- Vinyl sliding doors to linen

KITCHEN

- BEKO Stainless Steel multi-function oven, slide out rangehood and ceramic cook top from standard builder's range
- 1¾ bowl stainless steel sink
- Sink mixer tap from standard builder's range
- Designer laminated quality kitchen cupboards - cabinet colours from builder's range, with stone bench tops - **UPGRADE**
- Bulkheads above the overhead cupboards
- BEKO Stainless Steel dishwasher
- Pantry with shelves

LININGS

- 10mm Plasterboard to wall and ceilings
- Water resistant plasterboard and villa board sheeting to wet areas where applicable
- 90mm plasterboard cornice

THE *Deluxe* PACKAGE



PAINTING

- Internal painting to walls, ceilings, doors, architraves and skirtings
- External painting

LAUNDRY

- 45 Litre stainless steel single tub in cabinet with mixer tap
- Hot & cold chrome washing machine taps



BATHROOM, ENSUITE AND TOILET

- Designer laminated vanities with stone top and drop in basins
- Laminated clear glass shower screens with pivot door
- Dual flush toilet from standard builder's range
- Chrome mixer taps to showers, bath & basins
- Acrylic white bath
- Chrome towel rails
- Chrome toilet roll holders

CERAMIC TILES & CARPET

- Gloss floor tiles to main area from builder's range
- Floor and wall tiles to all wet areas
- Tiles laid above bath
- Tiles to showers with 'special feature' tile frieze
- Tiles to kitchen splash back
- Skirting tiles to laundry and WC
- Designer modern carpet to all bedrooms, robes and one living area

PLUMBING

- 2 external hose garden taps
- PVC downpipes connected to stormwater mains



THE *Deluxe* PACKAGE

SPECIAL NOTE: *Inclusions styles / brands may vary dependent on supply or builder's choice, where there is any substitution the replacement will be of equivalent or superior quality. The schedule of inclusions and finishes are those that are set out in the residential building contract.

LANDSCAPING & FENCING

- Turf to front and back yard
- Garden with mulch and plants
- Timber fencing to back and sides with one single metal framed gate
- Metal mail box
- Wall folding clothesline
- Full site clean and removal of builder's rubbish



DRIVEWAY / PATHS

- Concrete driveway and path to front door
- Concrete to outdoor alfresco area and external doors

SPECIAL WARRANTIES

- Warranties and Guaranties supplied by builder at handover
- 6-year structural warranty
- 6-month maintenance warranty

NEWSPAPER ARTICLE



Funding boost for roads

29th Jun 2015

LOCAL streets and roads in Forde will benefit from the Australian Government's Roads to Recovery program being doubled in 2015-16 to \$13.1 million.

Federal Member for Forde Bert van Manen said the Roads to Recovery funding boost would support much-needed local street and road projects across the region.

"This major injection of funding for local street and road priorities will create jobs, boost our local economy and make our roads safer for the whole community," he said.

"Doubling investment for 2015-16 epitomises the importance the Australian Government places on local needs and building the infrastructure Australia needs from the local level up.

"Importantly, Roads to Recovery projects are nominated by local councils to meet local priorities."

Mr van Manen said two local councils in the Forde electorate would receive the following Roads to Recovery funding in the 2015-16 financial year:

- Logan City Council \$4,740,869, and
- City of Gold Coast \$8,452,643.

Councillor Don Petersen said he welcomed the boost, which would help maintain and repair local roads across the region.

"Local governments play an important role in the construction and repair of roads and this funding will help us deliver the reliable infrastructure people deserve," he said.

"This funding is about local knowledge delivering local results for our community.

"Better roads improve the everyday lives of people, make businesses more efficient and give our community the safe infrastructure it needs."



Camp Cable Road and Mt Lindesay Highway intersection will get \$5m upgrade

Samantha Stiller
July 14, 2015

\$5 MILLION upgrade of the Camp Cable Road and Mt Lindesay Highway intersection will begin next year following a State Government commitment to the project in Tuesday's 2015-16 State Budget.

The funds will be spent to improve driver safety at the intersection, where a 73-year-old Logan Village man died in a three car crash on April 1.

Police and community safety groups, including the Logan Country Safe City Group, have lobbied the government for improvements to the intersection for several years.

Many in the Jimboomba community want to see traffic lights and a speed limit reduction at the corner, which currently forces traffic leaving Camp Cable Road into a 90km/h zone.

Although the funding announcement was made no specifics were given about the works planned for the intersection.

In welcoming the funds, Logan MP Linus Power said designs for the upgrade would be drawn soon.

"With traffic volumes increasing, it is critical to improve the safety of the intersection," Mr Power said.

"The community raised its concerns about safety at the intersection - we listened and now the Palaszczuk Government is acting to deliver an upgrade."

Mr Power said the upgrade would be funded under the Targeted Road Safety program, which worked to re-engineer sections of road with high crash statistics.

He said the intersection upgrade was one outcome of a wider safety review of the Mt Lindesay Highway, currently under way.

"The safety review is being undertaken for the Mt Lindesay Highway, from Logan to the New South Wales border," Mr Power said.

"Anyone travelling on the highway or living close can have their say about how parts of the highway could be safer and we want your feedback."

New-look courthouse

15th Jul 2015

THE \$9.75 million transformation of Beenleigh's CBD has been boosted by this week's state budget, with \$1.5 million allocated for the upgrade of the exterior of the courthouse.

State Member for Waterford Shannon Fentiman said the courthouse make-over would be in keeping with the look and feel of the Beenleigh Town Square project, with a refreshed facade and entry area.

"I thank residents and the community for their patience during this project," Ms Fentiman said.

"With works starting on the courthouse this month, there will be a little more disruption.

"But I believe the end product will be more than worth it.

"The work will include a new entrance from James St into the courthouse, along with improved access for people with disabilities and landscaping to bring the precinct alive with some green features."

Mayor Pam Parker said the Beenleigh Town Square project - due for completion later this year - had been designed to inject significant economic and social benefits to the community.

"The face of Beenleigh is changing and it will be home to a wonderful community space later this year that will be a hub for culture while also generating economic growth," she said.

"Council's vision for the space is that it will be home to markets and a cafe, creating a heart for Beenleigh that everyone can be proud of."

Cr Parker said the announcement came after 12 months of discussions between the council and the Department of Justice and Attorney-General to improve the relationship between the town square and the courthouse.

"We have worked collaboratively with DJAG to work out how the courthouse could expand both internally and externally into the future," she said.

"I'm pleased to say that the first stage of the courthouse works will be delivered later this year as an extension of our project using council's existing consultancy team and head contractor.

"This work will include a new entrance from James St into the courthouse, as well as new landscaping between the courthouse and the town square."

Our city is growing

Mayor Pam Parker | 11th Jul 2015 6:00 AM

LAST year, the City of Logan reached a population milestone of 300,000 people, and looking ahead, it is clear to see we are well-positioned to play a vital role in accommodating South-East Queensland's growing population.

Back in 2010, the State Government announced the City of Logan would become home to two new satellite cities - Yarrabilba and Greater Flagstone. Fast-forward five years, and these two new centres are already well underway and expected to become home to more than 150,000 people in the next 20 to 30 years.

Park Ridge is another growth area for our city and I was recently on hand to help turn the sod on a new development in this area.

With our abundance of land and with new housing construction and developments across our city, Logan is helping to keep the home ownership dream alive.

Logan's Population Breaks New Barrier

7 April 2014

The secret appears to be getting out. And that secret is that Logan is one of the best cities in Australia to live, work and play.

Figures released last week by the Australia Bureau of Statistics (ABS) reveal Logan City's population has passed 300,000, making it the fifth largest local government area in Australia.

"The population estimates for areas in Australia as of 30 June 2013 has Logan City's population at 300,667," Mayor Pam Parker said.

"It is the first time we have clicked over 300,000 and certainly validates what we as a council and our community have been saying for many years – Logan City is a great place to call home.

"Anyone who lives in this wonderful city knows just how dynamic it is and the wealth of opportunities it presents for individuals, families and businesses.

"I have lived in Logan for the past 25 years and know only too well the many benefits we offer; we boast an ideal location, both for families and businesses to thrive, and we enjoy an enviable South-East Queensland lifestyle with our city nearly 80 per cent rural, semi-rural or conservation."

Councillor Parker said Logan's steady growth highlighted the importance of location in our increasingly "time-poor" lives.

"People want to be able to live, work and play in an area that has easy and ready access to everything they are interested in – Logan City is such a place," she said.

"The ABS data shows we are getting the balance right for employment, housing and lifestyle choices; people are seeing what we are doing here and supporting our efforts by opting to live, invest or start a business here."

Logan now sits only behind Brisbane (1,131,191), Gold Coast (537,844), Moreton Bay (408, 914) and the New South Wales city of Blacktown (325,185) on the list of largest cities in Australia.

The removal of Noosa from Sunshine Coast's population following last year's deamalgamation saw the area's population drop approximately 50,000, pushing it below Logan City to about 280,000.

Governance, Finance and Economic Development Committee Chair, Councillor Luke Smith, said Logan City's population was growing at a rate of 2.1 per cent a year.

“When you are looking at establishing and expanding a business or creating a home for yourself or your family, some of the attributes you look for in a city are its viability and future prosperity; Logan boasts a host of credentials in this space,” he said.

“Our Council is widely regarded as one of the most progressive in Australia and we work extremely closely with all sections of the community to help ensure we remain responsive and aware of the needs of our residents.

“Council’s Logan Office of Economic Development continues to advocate nationally and internationally on behalf of our city and attracts large and small businesses to Logan by doing so – ensuring our economic viability.

“The Logan Office of Economic Development also continues to offer high-level support to our existing 21,000 small businesses.”

Cr Parker said the ABS data had identified Woodridge as the city’s most densely populated while Underwood’s population was growing at the fastest rate.

“Of our 63 suburbs, Marsden recorded the greatest population increase while Munruben and Park Ridge South actually reported a minor population decrease,” she said.

Future is under construction

25th Sep 2014 12:00 PM

MORE than 20 years in the planning, the keenly anticipated \$9.7 million project to transform the Beenleigh CBD has started.

Mayor Pam Parker, Federal Member for Forde Bert van Manen and State Member for Waterford Mike Latter turned the first sod on the project last week.

The event marks the start of 12 months of construction that will see the removal of the infamous six-way roundabout in the heart of the town and transform the area into a pedestrian-friendly precinct by reducing bitumen in the centre by 50%.

Logan City Council has contributed \$6 million to the project, with the Federal and State Governments contributing \$3 million and \$250,000 respectively.

"Beenleigh is one of Logan City's primary economic development hubs and the community will certainly benefit from such a significant revitalisation," Cr Parker said.

"The much-needed project promises to inject significant economic and social benefits to the immediate and wider community. The town square project will help Beenleigh regain its proud status of being a vibrant community hub, with cultural and community activities supporting strong economic growth."

Cr Parker said as part of the project the problematic six-way roundabout in the town centre would be converted to a signalised intersection and 50% of the bitumen would be replaced with a pedestrian-friendly public space.

The town square precinct would be made a no-smoking area and will include a quality market and event space, pavilion/cafe structure, civic platform and water feature.

Council's Planning and Development Committee chair Cr Cherie Dalley (Division 8) said the project would transform the town centre and contribute significantly to south-east Queensland.

"We estimate the benefit will be in the order of \$23million to the region, with the direct investment likely to stimulate broader economic benefits including bringing forward investment in the region, job creation, increase in retail expenditure, increase property value in the area and improve the night-time economy," she said.

Cr Jennie Breene (Division 12) said residents and businesses could expect to see work start on the ground within weeks.

Logan and Ipswich emerge as south-east Queensland rental hotspots: REIQ

JENNIFER DUKE | 3 NOVEMBER 2014

The most recent Real Estate Institute of Queensland (REIQ) statistics show that rental markets remain tight, with south-east Queensland's Logan and Ipswich becoming strong rental hotspots for investors.

REIQ CEO, Antonia Mercorella, said that the latest Residential Rental Survey, conducted at the end of September, found that just four of Queensland's 16 major regions recorded significant changes in vacancy rates.

She noted that this is evidence of a two-tier residential rental market across the state.

"Logan and Ipswich are emerging as the south-east's rental hotspots as tenants move further afield from inner-Brisbane in search of more affordable rents," Mercorella said.

"For the rent you'd pay for a three-bedroom house in Brisbane, you can get a four bedroom house in Brisbane's outlying areas for up to \$65 less a week."

She noted that, for this reason, Logan and Ipswich are now very tight rental markets with the lowest vacancy rates in the Greater Brisbane region.

By the close of September, Brisbane City LGA recorded a 2.3% vacancy rate, relatively stable since the end of June.

"Brisbane's middle to outer suburbs – those 5-to-20 kilometres from the CBD - recorded a slight easing in vacancy levels, up 0.2% to 2% at the end of September," she said.

"The city's inner suburbs, on the other hand, recorded a vacancy level of 2.9%, down from 3.4% at the end of June."

The Residential Tenancy Authority's records of median weekly rents for the September quarter also noted relatively steady rents across the LGA, with greater Brisbane returning to a vacancy rate seen 12 months ago – 1.7%.

"Vacancy levels in the Moreton Bay and Redland City council areas remained relatively steady over the three months to September, with both recording 1.8%," she said.

"While not quite as tight as Logan and Ipswich, strong investor activity and tenant demand are setting the scene for competitive rental markets in both LGAs."

Logan City's vacancy rate currently sits at 1.5%, with Ipswich City at 1.6%, both down 1.4%.

Park Ridge shopping centre to triple in size

By Natalie Hart
Nov. 20, 2014, 10 a.m.

PARK Ridge Shopping Centre is set to almost triple in size with its expansion to include a new supermarket, speciality stores and car parks.

The development application for stage one of the expansion of the shopping centre, on the corner of Mt Lindesay Highway and Park Ridge Road, was approved by Logan City Council in April this year.

It was submitted by town planning consultants Planning Initiatives for Western Australia company RG Property Three Pty Ltd.

The expansion will increase the size of the shopping centre from 5148 sq m to 13,095 sq m.

Construction work is underway, with land cleared adjacent to the existing Woolworths supermarket for the new Coles supermarket. The existing Woolworths supermarket will also be extended and refurbished.

A central part of the stage one expansion will be the mini public plaza to be built in front of the Coles supermarket.

It will cater for a range of pedestrian friendly activities including a playground, shaded seating, restaurants and cafes and speciality retail.

The number of car parks at the shopping centre will more than double, from 304 to 652.

A mini major, which is a small retail store, will be built between the Coles and Woolworths supermarkets and have a walkway through it.

Council planning and development committee chairwoman Cherie Dalley said council was excited to see the expansion under way.

She said Park Ridge was expected to have 30,000 residents by 2030 which would create the need for more retail shopping centres.

"If you also look at the growth in Jimboomba, Flagstone, New Beith, Greenbank, Hillcrest and Regents Park, people are going to need greater choice in the future," Cr Dalley said.



Marina dubbed as a mini Sanctuary Cove has been approved for a Queensland city?

January 30, 2015 1:45pm

Josh Dutton - Albert & Logan News

CONSTRUCTION is set to begin on a \$35 million Logan City marina dubbed as a mini Sanctuary Cove.

The Logan River Marina Complex on Dulwich Street, which has gone through a 12-year approval process, is the first major tourism development for the city.

Somerville Consultants project manager Roy Somerville said works were approved yesterday by the State Government following a five-year application through planning and environment court.

“This is a real project and it can proceed,” Mr Somerville said.

“It works well with the domestic market.

“It will be the first marina in Logan.”

The project had been met with stiff opposition by Logan City Council, some residents and local conservation group Logan and Albert Conservation Association. Concerns were largely environmental.

However the project, which would be situated east of the M1 on the Logan River, will proceed with strict environmental conditions.

Mayor Pam Parker said while council and residents were disappointed, the development would offer more opportunities for employment and tourism.

“We know that at least it’s being done under the tightest conditions possible,” she said.

Mr Somerville said the marina would start out by offering storage for small boats but would grow to offer shops and restaurants similar to Sanctuary Cove, albeit on a smaller scale.

“We want to service the Logan people — and people from outside Logan too of course,” he said.

“We’ll cater for a broad cross section but our main focus is on the local people.”

Costco in talks with Logan City Council over potential new site

Kristian Silva
March 2, 2015

Wholesale retail giants Costco are in talks with the Logan City Council to open a store in the city, Mayor Pam Parker has confirmed.

Cr Parker remained tight-lipped on the issue when ABC 612 Breakfast host Spencer Howson asked her if the US company was scouting for potential sites in Logan.

"We have had confidential discussions with Costco, Spencer. That's all I'll say at this time," Cr Parker said on Monday morning.

A council spokeswoman said Costco had been in talks with the City of Logan for several years, but no formal development applications had been made.

"Council has been proactively promoting the City of Logan, over a long period of time, as a potential location to hopefully accommodate Costco's future expansion plans into the broader region," she said.

"The City of Logan is strategically located between Brisbane and the Gold Coast and would be the ideal place for Costco to establish such a prominent business. We would certainly welcome Costco to our city."

A Costco Australia spokeswoman also confirmed that that company had been scouting several potential sites.

"We certainly are in talks about potential sites but until we have applied for a development application, there is nothing further we can reveal," she said.

The spokeswoman said Costco planned to open one new store this year, however it was in Melbourne. She said the warehouses normally took about six months to build.

Costco opened its first Queensland store in North Lakes last year, with the membership-only wholesaler offering discounted rates on everything from sausages to televisions to car tyres.

The retailer has seven warehouses in Australia and has plans to build another Queensland location within the next two years.

Despite an increase in revenue, Costco Australia ran at loss last financial year after opening three new stores.

In January, Costco Wholesale Australia managing director Patrick Noone said he expected the business to post a profit this financial year and generate \$1 billion of sales revenue.

"Overall, the number of customers shopping with us is growing and the volumes are growing as we add more stores," Mr Noone told Fairfax Media.

A new South East Queensland hotspot? It's time to look at Logan City: Terry Ryder

9 FEBRUARY 2015
TERRY RYDER

Domain's most recent price data had Brisbane as the number two capital city on median price growth in 2014 (behind, obviously, Sydney).

It found Brisbane's price growth has risen to 6.1%, providing another piece of evidence that Brisbane and South East Queensland is the nation's major rising market.

That in itself is not startling news, as many property analysts and commentators, including me, have been advocating Brisbane as a nation-leading growth centre for 2015.

On 1 December I wrote on *Property Observer*:

"There's a pretty good argument that the hottest property precinct in Australia right now is South East Queensland.

"Brisbane, the Gold Coast, the Sunshine Coast ... All three have hot markets. The research conducted by Hotspotting for the latest edition of the Price Predictor Index revealed 254 suburbs across South East Queensland with rising sales activity. To put that in perspective, the Sydney metropolitan area has 106 growth suburbs."

So that's a good starting point. But South East Queensland is a big chunk of territory. As I pointed out on 1 December: "Together they comprise a vast metropolitan area - ongoing urban growth means these three big centres have merged into one big conurbation which starts at the NSW border and extends 250 kilometres north to Noosa."

So where to place a more focused span of attention? There are myriad options but one that I particularly fancy is the unheralded (indeed often maligned) municipality of Logan City.

The local council sees it as a strategic "city between two cities" because Logan bridges the gap between Brisbane City and Gold Coast City.

It's a municipality of 60 mostly affordable suburbs and collectively they are a nice fit for my core formula of affordability + infrastructure + jobs = price growth.

It certainly qualifies on the affordability score. It has numerous suburbs with median house prices below \$300,000 and many others in the low-to-mid \$300,000s. That affordability attracts a lot of people and its population is tipped to grow from 300,000 to 500,000 over the next 20 years.

An area needs to offer more than cheap housing to qualify as a hotspot and some have unkindly renamed the area Bogan City.

But Logan offers plenty in the way of infrastructure, services and amenities. Logan City is a 35 minute drive from the Brisbane CBD and the Gold coast via the Pacific Motorway - and is also well serviced by buses and trains on the Gold Coast and Beenleigh lines.

The area is especially strong on retail facilities. The Logan Hyperdome is among the largest shopping centres in Australia while furniture and homewares giant Ikea has a large outlet in Springwood. The Logan Mega Centre has 28 retail stores which mostly offer household and furniture outlets, but also camping and sporting goods.

There are plenty of schools throughout the region and there are also an unusually high number of golf courses.

Jobs nodes include Teys Australia, the second largest meat processor and exporter in Australia, based in Beenleigh. Teys, which employs 800 people, was inducted into the Queensland Business Leaders Hall of Fame in December 2014. Another landmark is the Beenleigh Rum Distillery which began operations in 1884.

Logan is also not far to the Gold Coast theme park precinct, which includes Dreamworld and Movieworld.

Investors like Logan City because, in addition to cheap prices and solid growth prospects, it has strong rental yields. Most suburbs have median house yields of 5.5% and above, with several between 6% and 6.5%. The median yield for units in Beenleigh, according to Domain, is 7.1%.

Most of the Logan City postcodes have vacancy rates below 2%, according to SQM Research.

In the past 12 months, a number of the suburbs of Logan City have recorded growth in median house prices between 8% and 12%.

Developers are increasingly targeting this area with large-scale projects, including a \$600 million retirement village, a \$550 million tourism village, a \$200 million residential estate and the new Alma Park Zoo, which is being relocated from the north of Brisbane.

A number of the area's icons – including the Logan Hyperdome shopping centre, the Beenleigh Rum Distillery and McNevin's Motel Loganholme – are undertaking expansions.

MARSDEN PARK'S \$60M MAKEOVER

Kelly Daniels | 10th Apr 2015 6:00 AM

MARSDEN Park Shopping Centre will undergo a \$60million upgrade, creating 250 local retail jobs and tripling the size of the shopping centre.

QIC recently purchased the shopping centre and has a development application before Logan City Council.

QIC managing director Steven Leigh said the group's plans would maximise the location of the centre and expand it as a key community hub.

"Marsden Park is a strong- performing, well-established neighbourhood shopping centre and incorporates a fully enclosed, single-level complex, which includes a Coles supermarket, one mini major, 37 speciality shops and six kiosks," Mr Leigh said.

"The proposed development responds to strong demand for increased retail, food and services such as medical, health and wellness conveniences.

"It will increase the size of Marsden Park Shopping Centre from 8217sqm to in excess of approximately 23,000sqm, enhancing the centre's retail, food and services.

"It is proposed the development will generate local employment opportunities, with an estimated 250 local retail jobs to be created upon completion."

Mr Leigh said the proposed development would incorporate an additional major tenancy, five mini-major tenancies and about 35 specialty stores, as well as about 527 additional car parking spaces.

"The development application also outlines a planned refurbishment of the existing centre to integrate it with the design of the proposed expansion," he said.

Mr Leigh said the development application was the next step in a long process of responsible planning and there were many stages to complete before the full scope, retail mix and timing could be confirmed.

Finance and economic chair councillor Luke Smith said the council had worked closely with QIC for several years and the investment demonstrated confidence in Logan's future.

"Logan City Council welcomes QIC's proposal for the redevelopment of the Marsden Park Shopping Centre and the proposed \$60million upgrade will be a major boon for our city," he said.

"The community has been calling out for an upgrade to this centre for many years and this proposal will transform the centre of Marsden, creating jobs and encouraging additional investment.

"There will be numerous positive flow-on effects from this redevelopment and the council looks forward to working through the application with the proponent."

Logan City Council approves design concept for Broncos Junior Academy

April 13, 2015 12:00am

Tom Boswell

THE Brisbane Broncos are a step closer to boasting an unrivaled \$6.5 million facility which will sculpt its next generation of NRL stars with construction to begin within months.

A revised design for the Broncos Junior Rugby League Academy has been approved by Logan City Council and the facility is expected to be ready for the 2016 season.

The venue, based at Logan Metro Sports Centre facility, will feature one premier field, club house, toilets and carpark while council are pushing for support from the state and federal governments in order to construct a grand stand featuring up to 10,000 seats.

The academy's position will enable it to continue to and mould talent from an area which has already produced the likes of Australian captain Cameron Smith, Israel Folau, Chris Sandow, Corey Park and many more.

Sport and Community Services Committee chairman councillor Russell Lutton said council would meet with government officials and the Brisbane Broncos before putting the facility to tender and beginning construction.

"The original design was a bit too tight and expensive but having just one premier field allows us to pursue our dream of having a grand stand," Lutton said.

"Depending on what we get from our application with the federal government it could go a long way to funding the grand stand and further things.

Lutton said he expected the development to be completed by the start of the 2016 season and revealed it would be good enough to host NRL and A-League trial matches.

The updated plans come nearly two years following council's initial announcement of the development which was originally to be located adjacent to Marsden State High School in Waterford West.

But sewage and environmental problems meant the development would exceed its \$6 million budget by \$2 million and forced its move to Logan Metro.

Jeta Gardens Celebrates \$600 Million Australian First

5 May 2014

Logan retirement and aged care resort, Jeta Gardens, is set to make Australian history with a \$600 million development at the Bethania site.

Logan City Council has granted preliminary approval for development of the Jeta Gardens' Master Plan – a 10 year vision for the first intergenerational facility of its kind in the country.

The Master Plan development includes additional retirement villas and apartments, serviced aged care facilities, a clubhouse, pharmacy and childcare facilities. A private hospital and international training college specialising in geriatrics, including student accommodation, will also be developed, in partnership with one of Queensland's renowned universities.

Governance, Finance and Economic Development Chairperson, Councillor Luke Smith (Division 6), said the development would be a major boost for local economy and local jobs.

"The construction phase alone will create hundreds of jobs over the next 10 years," he said.

"Jeta Gardens will grow from currently housing 200 residents and 150 staff to 2,000 residents and 1,000 staff upon completion.

"While it currently injects about \$10 million into the local economy every year, that's set to rise to a massive \$100 million."

Cr Smith said the geriatric hospital and training college would provide a unique opportunity for both local and international students.

"Having a training college and hospital on the same site is ideal for students who can study as registered nurses, allied health professionals and carers and get their practical experience in the hospital and aged care facility, all at one site," he said.

"The college is likely to be highly sought after by international students who will have the ability to live, study and get hands-on work experience, all in one location."

Cr Smith said the world-class Jeta Gardens development would complement plans to develop neighbouring Meadowbrook into a medical and educational hub.

"The Jeta Gardens hospital and training college will attract other health service providers into the area, helping it develop into a one-stop-shop for medical care," he said.

"With Logan Hospital, which is currently being expanded, and Griffith University just down the road, and plans for future healthcare providers in train, the area will soon be home to some of the best medical practitioners and researchers in South East Queensland."

Jeta Gardens Founder and Managing Director Choe Lam Tan said the development had attracted international funding from Malaysian-based publicly listed health organisation KPJ Healthcare, the largest hospital operator in South East Asia, and Al-Aqar Healthcare REIT.

"This is the largest investment by a Malaysian company in an Australian Property Trust in Australia's history," he said.

"Jeta Gardens is the first retirement and aged care resort in Australia that bases its design, services and management on eastern values and philosophies.

"What we're doing here, looking after people from almost every cultural background with our unique system of Ageing in Place, is trailblazing the way forward for retirement villages overseas, particularly in the Asia Pacific region.

"We're developing a brand, born right here in Bethania, that will become to aged care what Hilton is to hotels."



Logan Hospital opens new multi-million dollar facilities

By Natalie Hart
Nov. 7, 2014, 5:30 a.m.

A NEW emergency department, rehabilitation unit and larger children's inpatient unit was officially opened at Logan Hospital on Friday.

Health Minister Lawrence Springborg, Metro South Health board chairman Terry White AO and Forde MP Bert van Manen, on behalf of Federal Health Minister Peter Dutton, opened the \$145.24 million building, which has been under construction for the past two and a half years.

A tour of the emergency department's facilities was conducted after the opening.

The new co-located adult and children's emergency departments are three times the size of the previous department, with 30 additional treatment space and eight paediatric short-stay beds.

The children's emergency department also has a parent lounge, chill out room and a dedicated procedure room.

The adults emergency department has five resuscitation rooms, up from three, two procedure rooms, of which one is an isolation room, and a de-escalation room, where challenging patients can be treated safely before being let onto the ward.

It also has a unit dedicated to emergency medical imaging, with a CT scanner, two x-ray rooms and an ultrasound room.

Mr Springborg said the new, larger adult and children's emergency departments were future-proofing what was already one of the state's busiest emergency departments.

"Nearly 75,000 patients walk through the doors of Logan Hospital's emergency department each year and one quarter of those presentations are children," he said.

"This new facility means more patients will be treated closer to home, receive even better care and ideally, recover quicker.

"New housing developments throughout Logan City and beyond are predicted to see the City's population grow by two and a half per cent each year between now and 2031, so this facility is very timely."

The new rehabilitation unit, set to take in its first patients on November 19, is a first for Logan Hospital and has 24 new subacute beds, day therapy and a gym.

The hospital's expanded children's inpatient unit, which will have 14 additional beds and six outpatient rooms, will open on December 9.

As part of the new building 300 car parks have also been created.

Mr White said the opening of the new building was a very significant moment in Logan Hospital's history.

"Local parents can now bring their children to a dedicated children's emergency department much closer to home and rehabilitation patients can receive the care they need without the need to drive significant distances and transfer to other facilities," he said.

Final Stage of \$30 Million Wastewater Transport Project Underway

26 September 2014

The final stage of a \$30 million major wastewater network (sewerage) upgrade between Logan Village and Kingston has started.

The \$16.8 million project involves laying 3.4km of wastewater pipeline between Crestmead and Kingston and constructing a new pump station in Logan Reserve.

Road and Water Infrastructure Committee Chairperson, Councillor Don Petersen (Division 4), said delivery of the project was central to Council's long-term wastewater servicing strategy for the region.

"Major developments underway in Logan Village, Yarrabilba and the Park Ridge Master Planned Area will see the region expand rapidly within the next two years," he said.

"We have strategically staged the planning, design and delivery of a dedicated wastewater conveyance system for the region to prepare for this growth.

"This final section of pipeline will be installed along Chambers Flat Rd through Crestmead and Marsden, and adjacent to several residential streets between Bunya St and Princess St in Marsden."

"This decision has been made in an effort to minimise traffic disruptions for motorists, and commercial impacts for local businesses," Cr Petersen said.

"All residents and businesses affected by night or Sunday works will receive advanced written notice, and changed traffic conditions will be clearly signposted to assist motorists."

Cr Petersen said the \$9.6 million first stage of the system was completed in 2012, with 9.7km of the new pipeline constructed along with two new pump stations between Logan Village and Crestmead.

"Following this, we delivered the \$4.4 million second stage of the system in 2013, involving construction of a new pump station and installation of 3.1km of pipeline between Crestmead and Logan Reserve," he said.

"The system will ultimately comprise more than 16km of pipeline, four new pump stations, and dozens of valves, connection points, vents, manholes and associated infrastructure."

Cr Petersen said most of the infrastructure had been or would be constructed in government-owned land.

"The project will be delivered in stages, with all works scheduled for completion by August 2015, weather and construction conditions permitting," he said.

Fresh food precinct on its way to Hyperdome reality

10th Nov 2014 6:00 AM

THE latest development at the Hyperdome, The Market Room, is well under way, with the \$17 million project to create a fresh food, market-style precinct taking shape.

The development is happening in the Coles and Aldi mall and includes a refurbishment of the Kmart end of the southern mall.

Centre manager Rob Mansfield said The Market Room would be a vibrant and contemporary fresh food destination and was set to be finished by mid-2015.

"The precinct is planned to include a variety of casual eat-in dining and take-home options, as well as fresh food retailers such as a fruit and vegetable market, delicatessen, butcher, fishmonger, bakery, coffee shop and other specialty food stores, amid an urban, market-style environment that blends striking architecture and design," hesaid.

"The fresh food precinct will feature a distinctive new entrance, which will lead into an abundant open market atmosphere incorporating revitalised open space, with high-volume ceilings and impressive steel and glass bulkheads.

"We are also undertaking a refurbishment of the Kmart end of the southern mall, enhancing the space with new floor finishes, lighting and ceiling treatments, as well as a revitalised south-east entrance."

Mr Mansfield said Hyperdome was a vital part of the Logan region and the centre was committed to ensuring it remained the first choice in retail for customers and visitors.

"A refurbishment and upgrade of the south mall - fashion is also well under way and a number of our retailers within that mall are upgrading their store fit-outs to enhance the shopping experience for customers."

Harder to find properties to rent

APRIL 24, 2014

BRISBANE'S rental market continues to tighten with tenant vacancy rates dropping across the board.

The Real Estate Institute of Queensland's latest Residential Rental Survey found only 2.3 per cent of rental properties in Brisbane City were vacant in March, down from 3.2 per cent in December.

Ipswich City, Logan City, Moreton Bay Region and Redland City also lowered their vacancy rates, all now below 2 per cent.

The tightest rental market in greater Brisbane was Logan City, where the figure fell to 1.2 per cent.

REIQ CEO Anton Kardash said the majority of the state recorded lower vacancy rates compared to three months earlier.

"Queensland is seeing a return to a tighter rental market," Mr Kardash said.

"Stronger tenant demand and a decrease in the availability of stock are the common themes across the state."

The Sunshine Coast remained steady at 1.2 per cent vacancy with the Maroochy and Noosa Coasts each below 1 per cent.

But outside the southeast corner, market trends were more varied with the Fraser Coast region tightening by a full percentage to 2.4 per cent while the Mackay Region remained weak at 7.5 per cent.

According to the REIQ, a rental market is considered tight when vacancy is less than 2.5 per cent and weak when more than 3.5 per cent.

Major increase in road funding

17 June 2013

The "life expectancy" of local roads in Logan has lengthened thanks to a multi-million dollar increase in funding from this year's budget.

Roads and Water Infrastructure Committee Chairperson, Councillor Don Petersen, said Council's commitment to increase funding from last year's level of \$18.1 million to \$26.7 million was in response to resident feedback and staff assessment.

In the 2012/2013 Budget, Council increased its funding in this critical area \$2.7 million - from \$15.4 million to \$18.1 million.

"Our residents again informed us through the Logan Listens: Residents' Survey, that they wanted us to make road improvement a priority. We have done that.

"In two years we have increased our budget commitment to road repairs a massive \$6.8 million. This is a significant investment in our program and will see us better able to keep pace with necessary work.

"In many instances, the need for additional repairs has been caused by the heavier than usual rain we have experienced in recent years.

"For this reason we have increased the budget allocation for this important area and are placing a greater emphasis on the rehabilitation, or life extension, of our road pavements throughout the city."

Cr Petersen said working proactively to address the city's road pavement network would ultimately see a decrease in the number of potholes and minor pavement failures Council has to address.

"This is a smart investment in the future," he said.

"Our pothole crews are filling about 20,000 potholes a year and we had to make decisions that will see the long-term improvement to the conditions of our roads.

"We know that by increasing this funding we are directly impacting rates but I am sure our residents understand."

Logan's local road network is approximately 2,100 km in length.

"With time and adequate budget funding, we will lift the standard of our local roads," Cr Petersen said.

"We recognise the magnitude of issues being highlighted by the community will not all be addressed immediately, this significant budget is a positive response to what has been highlighted as a growing issue for our residents and road users."

Logan City reveals plans to become a tourist mecca, trading on adventure junkies

Sarah Orr
September 03, 2014

LOGAN city has grand plans to become our answer to New Zealand's adrenalin capital Queenstown.

The city, for so long labelled a backwater, wants to become Queensland's next adventure tourism mecca.

The region wedged between Brisbane and the Gold Coast is set to capitalise on its natural assets, cultural diversity and enviable location in a bid to become a holiday hotspot.

A 50ha plot of land alongside the Logan River at Loganholme is set to be transformed into the region's new tourism precinct.

Despite being sandwiched between Brisbane and the Gold Coast, Logan is determined to form its own unique tourism identity.

Logan City Council's economic development manager Nick McGuire says the city's new tourism precinct will highlight the region's natural beauty and focus on adventure attractions.

"We're not Brisbane and we're not the Gold Coast, we're Logan City and we want to identify our own unique opportunities when it comes to tourism development," McGuire says.

"It really all focuses around environment and adventure-based tourism and this area of land really does have potential to drive that.

"The city has two rivers that run through it and our rivers are probably our most under-utilised natural asset in the city."

Logan Cable Ski owner Sue Wilkings claims the adventure market is strong, with adrenaline junkies travelling from far and wide to access her park.

"In peak season we see thousands of people a week," she says.

"Locally there's a lot of sporting blood in Logan, it suits our local demographic.

"People visit from NSW, Byron Bay, Ipswich, north of Brisbane New Zealand and Melbourne."

Some ideas inside the Loganholme Tourism Precinct Master Plan include an adventure park with activities such as a jet boats, bungy jumping and jet boats, quad bikes, skirmish and zorbing.

Alma Park Zoo is also due to relocate to the precinct bringing with it an open-range safari park and a lodge for guest accommodation.

Beenleigh's Town Square is set to be revitalised to create a vibrant city centre, and the development of a multicultural tourism village has been proposed for land at Carbrook.

Logan Tourism Association chairman Terry Skene says the new developments will help draw more attention to existing attractions and benefit small businesses.

"We obviously do well in clusters when there's more choice it's going to be great for some of the operators that have been here for quite some time," Skene says.

"I can see a lot happening in the next 10 years with the city adding more recreational and entertainment activities to offer.

"Once there is more traffic coming through the region everyone will benefit."

Which inland city is the latest to benefit from Queensland's growing cruise ship industry?

HARRY CLARKE
AUGUST 21, 2014 12:10AM

LOGAN City's push for a slice of Queensland's prized tourism pie progressed after a bus tour operator clinched a deal to carry tourists from Royal Caribbean cruise ships through the region.

Port Services Company Intercruises signed a deal with Tiger Prawn Tours owner James Herbst to enable the travellers to enjoy day excursions around the cane fields of Stapylton, Alberton and Woongoolba.

A second port service, Bob Woods Cruise Group, has negotiated with P&O Cruises and Princess Cruise Ships on behalf of Mr Herbst to drive tour buses.

"Representatives from both companies have come out and experienced the tour and have all given it five stars," Mr Herbst said.

"It is the best tour on the market that truly offers an authentic presentation of our region's history, farming, Moreton Bay, lifestyle, local seafood and classic pubs."

Tourism Events Queensland has forecast year on year growth of 4.5 per cent to 2021 for Greater Brisbane and the Gold Coast, including Logan.

Prior to 2014 Logan tourism revenue was \$387.5 million, less than two per cent of Logan economy.

"Having groups of new tourists stopping off and visiting businesses along the tour will be a good injection for the Logan economy," Mr Herbst said.

This year Logan Tourism Association chairman Terry Skene launched 100,000 copies of a tourism map highlighting attractions.

They include Poppy's Chocolate Factory, Kingston Park Raceway, Cable Ski Logan, Bungy Australia, the Chung Tian Temple, Beenleigh Historical Village and the Daisy Hill Koala Centre.

In addition, several big ticket items are planned including Logan's Alma Park Zoo which would incorporate an African open range safari park and a safari lodge for up to 60 people.

A 10 hectare marina and a Carbrook eco-tourism facility centre with 200 accommodation rooms, and shops was also planned.

"Each of the proposed initiatives presents a great chance for us to showcase the exciting experiences and tourism destinations in the city and promote the positive stories of our community," Mayor Pam Parker said.

She predicted Logan would contribute significantly to tourism growth in south east Queensland.

Mr Herbst forecasts he would be making a minimum of 22 tours from the Port of Brisbane to the Logan area during the cruise ship season between October and March.

The Mt Warren Park businessman whose family has been farming along the Logan River since 1863, established Tiger Prawn Tours in 2009.

He previously catered for the domestic tourism market but was excited to be also driving international tourists to Logan.



Rental market favouring investment

15 August 2013

THE Logan City rental market continues to tighten, averaging less than two rental properties available for tenancing out of every 100.

The Real Estate Institute of Queensland (REIQ) June residential rental vacancy rate survey found Logan City had a 1.5 per cent vacancy rate, down from 3 per cent 12 months earlier.

First National Rochedale property manager Neil Wardlaw said he had noticed the high demand. "We had 109 tenants attend inspections last month," he said. "We're finding turnovers have increased as well."

Mr Wardlaw said Logan always had high rental demand as it was affordable yet close to the city but the buying market might have influenced recent trends.

"With prices sitting flat people know they don't need to rush in and buy at the moment. They've got more flexibility about where they can live and what house suits their needs," he said.

"I think it will probably keep going the way it is for some time."

Mr Wardlaw said tenants competing for rentals should sign up for property alerts.

"A lot of properties are renting within a matter of days. If they're alerted as soon as they hit the market they can be there for the first viewing, which is essential."

He said demand was particularly high close to shops and public transport and for well-presented properties.

According to the REIQ, a rental market is considered tight when vacancy rates are below 3 per cent, which is currently the case in the majority of southeast Queensland.

CEO Anton Kardash said tight markets attracted interest from investors. "(It) is good news for our property market," he said.

"Investment activity is at its highest level since June 2009."

Water Infrastructure Delivery Model Adopted For Logan City

5 August 2014

Up to \$180 million worth of water and wastewater infrastructure to support Logan City's growing population will again be delivered under a program alliance model between 2015 and 2020.

Roads and Water Infrastructure Committee Chairperson, Councillor Don Petersen (Division 4), said Council's contract with Logan Water Alliance, which involves Council, Tenix, Parsons Brinckerhoff and Cardno, would expire on 30 June 2015.

Tenders will be called later this year for the new contract, which will initially be for three years, with two one-year extension options available if required.

"Today's decision to continue using a public-private alliance for capital works follows the successful implementation of the Logan Water Alliance, which has planned, designed and built more than \$200 million of water and wastewater infrastructure in the city since 2009," he said.

"Council set up the Logan Water Alliance arrangement at a time when the works required to meet the needs of our growing city were beyond Council's capacity for a number of reasons, including the boundary changes that increased our population by more than 80,000 people.

"Since 2009, this model has achieved at least \$96 million in capital cost savings for Council.

"We have looked at a range of options and believe a program alliance model is the best way forward as it brings together all the resources and systems required to manage such a large capital program.

"It is more cost-effective for us to call on the specialist knowledge available in commercial organisations when required than to have to provide this expertise ourselves."

Cr Petersen said planning for the new program alliance would start immediately. He said Council anticipated the new contract would be awarded in April 2015.

Broncos announce \$6.5million junior development in Logan City

TODD BALYM

THE COURIER-MAIL

MAY 16, 2013 12:00AM

THE Broncos have bought back the farm in a decisive step to stop NRL rivals and other codes stealing the most talented Queensland players from their own nursery.

In a major coup for junior rugby league in southeast Queensland, the Broncos yesterday announced an agreement with the Logan City Council on a \$6.5 million development in Waterford West to house the NRL club's elite player academy.

An area that has produced stars such as Test skipper Cameron Smith, Israel Folau, Corey Parker and Alex Glenn now has the Broncos running elite talent identification and development.

In recent years Melbourne, Canberra and the AFL have targeted the Logan region, but now the Broncos are fighting back with a state of the art facility.

It does not guarantee every star kid will become a Bronco or stop rivals being able to poach teenagers from under their noses.

It does strengthen the club's chances of keeping the brightest and best close to home.

"It's about future proofing our club to be able to give us the best opportunity to be able to attract and retain the best talent," Broncos chief executive Paul White said.

"Setting up a facility here won't give us the right to do anything other than to make sure we've got an opportunity to take advantage and work hard."

With up to three sporting fields, a clubhouse and a gymnasium fitted out by the Broncos, the precinct should be completed by July next year and potentially host Intrust Super Cup games and NRL preseason trial matches.

For the Broncos, it was a chance to formalise a 10-year presence in the area through local development manager and former great Michael Hancock.

The fight to get the best kids has never been tougher.

Recently, AFL scouts approached a local school offering free Auskick lessons to 100 Polynesian students and then entertained the best 50 with free overnight accommodation on the Gold Coast to attend a Suns match.

The NRL can't afford the AFL's gimmicks and rely upon providing real training pathways for teenagers from the grassroots to the NRL.

"I don't see it as a battleground between us and the Titans, the battleground is with other codes and sports generally," White said.

For local heroes like Parker and Glenn, seeing their club make such a decisive strike into their own junior nursery is only a positive move.

The Broncos pride themselves on a bred not bought recruitment policy, with 20 of their top 25 roster having started their careers at Brisbane.

"We've got a great recruitment program at the club and certainly this footprint has provided a lot of those," Parker said.

"It certainly keeps them (young players) in your backyard so to speak, but taking the Broncos out of it, I think rugby league in general is going to benefit from this.

"To have a facility like this is going to be massive.

"I think it's a great initiative. To enhance the talent already here and be able to grow that talent and for Broncos to be part of it is great."



Logan track going ahead

Paul Dolan | 10th Oct 2014

RACING Queensland CEO Darren Condon remains confident of a July 2015 opening for greyhound racing at Cronulla Park, Logan.

Cronulla Park, about 30 kilometres south of the Brisbane CBD, will be the home for a spacious "one turn" track to replace the Gold Coast Parklands, which closed in 2008.

It's been a long time coming and Condon wishes to reassure the sceptics who drive past Cronulla Park and see no building activity that progress is being made.

"A contractor has been appointed for the project and that contractor has called for tenders for the building of the various parts of the complex," Condon said.

"The company which builds the actual race track won't necessarily be the company that constructs the buildings at the site.

"The successful tenderers should be announced within a few days.

"I remain confident of a June 2015 completion date for the whole project, ready to race in July."

Condon added a couple of provisos.

"Weather conditions can have a bearing. And there's also the matter of strikes," he said.

"It's the nature of the building game that you get stoppages along the way."

This does not necessarily mean there will be a total walkout, as such, at any stage of the construction. But it's likely there will be stoppages while small issues are satisfactorily resolved.

Such stoppages are usually factored into the timeframe estimate for any project but the number or length of such stoppages can't be predicted.

Condon advises people to completely dismiss suggestions that the Logan project has been cancelled due to animal rights or "greenie" protesters who are against the concept.

"I took a phone call from a greyhound licensee wanting to know why RQ had caved in," Condon said.

"The caller said it was me who had told the objectors that the project was off. That's complete rubbish."

ABOUT DTZ BUILDING DESIGN





BUILDING QUALITY HOMES



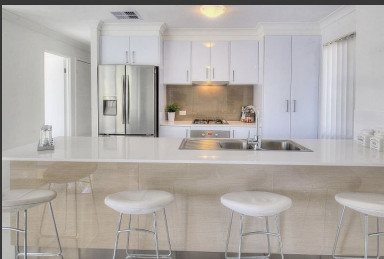
DTZ Building Design has been building residential houses in Brisbane and the Gold Coast since 2006. We specialise in quality 'turn key' homes.

ABOUT

DTZ BUILDING DESIGN

Established in Brisbane by two brothers, Dylan and Nathan Zeiher. Both brothers are licensed low rise house builders, with Dylan also being a licensed Building Designer. Nathan also holds a Plumbing, Drainage and Gasfitting license. Both brothers are heavily involved in every house they build, from the beginning to the finish.

Together they bring to the business over 25 years of experience in the Residential Housing Industry. DTZ Building Design has a proven track record of success and a strong reputation for exceptional service and superior quality. This brings with it, a strong referral network and connections to the best tradespeople to deliver top quality, long-lasting workmanship. They provide an environment when tradespeople want to do their best, so they in turn strive to do a great job for you.



"our homes are comfortable and casual,
making it...

perfect
for everyday living

We have a passion for providing quality affordable homes to our clients. The future holds exciting times for DTZ Building Design, as we continue to expand into new areas, stay on the cutting edge of new designs as well as utilising revolutionary management operational processes to provide our clients with a complete hassle free package of services from start to finish.

When it comes to deadlines, we are conservative with our promises and aggressive with our work schedule, That's why our record of on time delivery is unrivalled in the industry. Which means our customers can make their personal and financial plans with certainly and peace of mind.

.....
comfortable homes
with quality inclusions
at affordable prices
.....

