

Haven Hill  
Holmview



## EXECUTIVE SUMMARY

The new masterplanned community of Haven Hill is where you can find space to expand your horizons and look to a rewarding future through investing in a growing, family-friendly community.

The thoughtfully designed neighbourhood provides a secure, safe and welcoming environment, all within easy reach of schools, retail centres, Beenleigh railway station and the Logan River.

There's every reason to get out and about and enjoy an active lifestyle, with walking and cyclepaths, parks and nature reserves, just waiting to be discovered.

Being just 30 minutes away from the Brisbane CBD and located in the growing City of Logan, yet surrounded by natural bushland and open green spaces, Haven Hill offers a simply beautiful lifestyle.



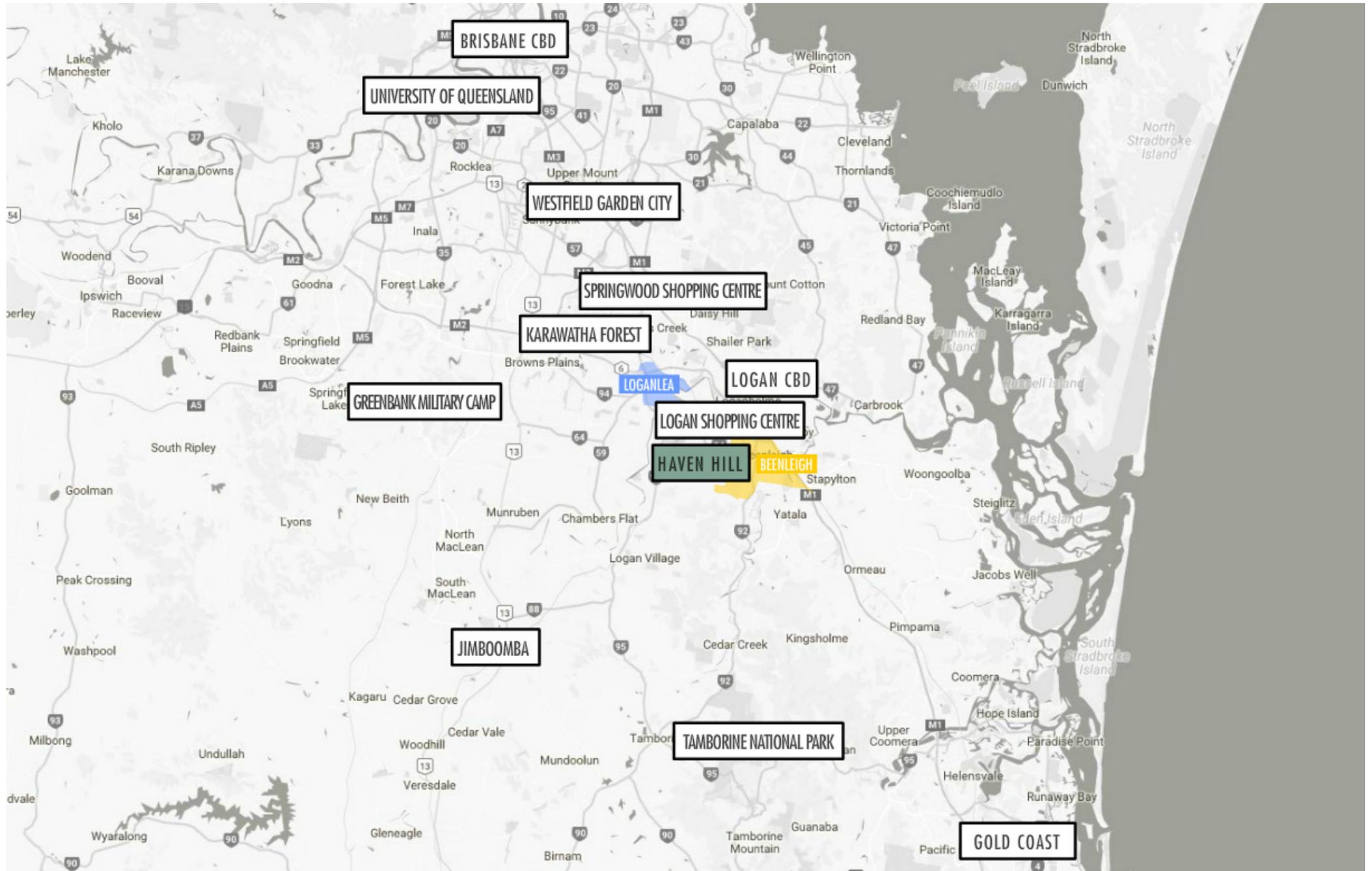
LIVE YOUR LIFE AT THE TOP

# PROJECT SUMMARY

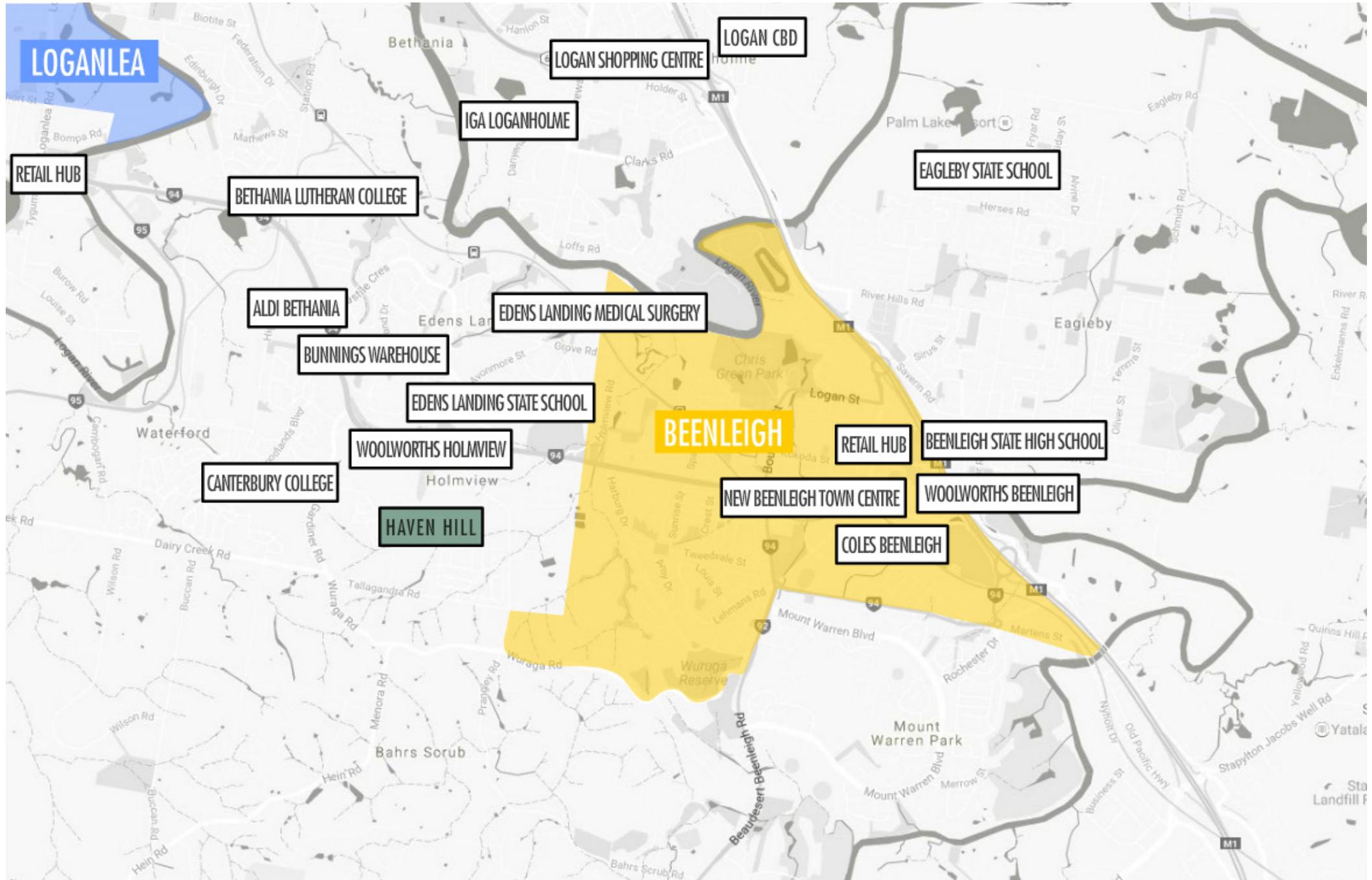
ADDRESS	270 TALLAGANDRA RD, HOLMVIEW, 4207
THE PROPERTY	HOME AND LAND PACKAGES
NO. OF LOTS	104
PARKING	SINGLE LOCK UP & DOUBLE LOCK UP
RENTAL ESTIMATE	\$420 - \$710/WEEK (APPROX)
REGISTRATION	STAGE 1 2ND QUARTER 2017
COUNCIL	LOGAN CITY COUNCIL



# LOCATION - MACRO



# LOCATION - MICRO



# LOCATION - MASTER PLAN



# PUBLIC TRANSPORT - BUS

**Key**

- route 562
- ... route 562 (occasional service)
- route 563
- route 564
- route 568
- - - zone boundary
- A timing points
- B bus interchange
- C train line & station
- D school
- E university/TAFE
- F shops
- G hospital
- H park 'n' ride

Diagrammatic map - not to scale

**Route 562**

- Servicing
- Loganholme station
  - Shailer Park
  - Slacks Creek
  - Meadowbrook
  - Loganlea
  - Waterford West
  - Edens Landing
  - Holmview
  - Beenleigh

**Route 563**

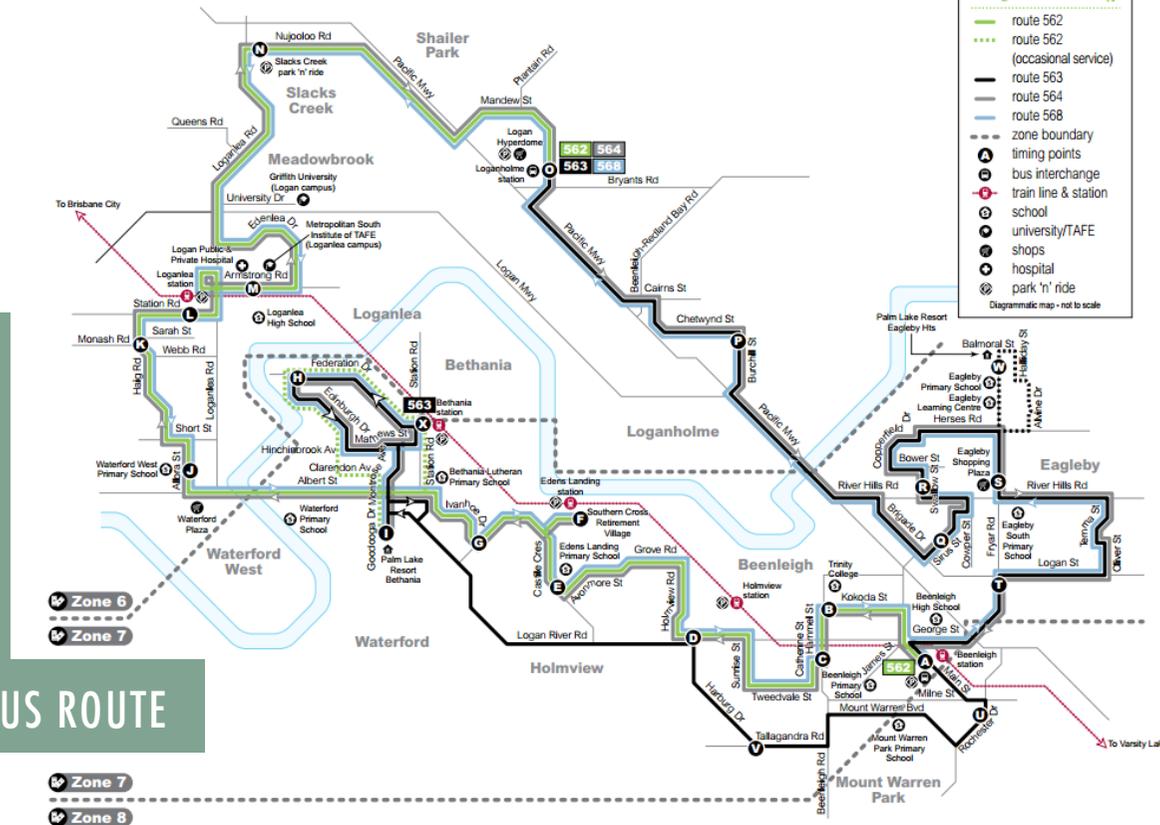
- Servicing
- Loganholme station
  - Loganholme
  - Eagleby
  - Beenleigh
  - Mount Warren Park
  - Holmview
  - Waterford

**Route 564**

- Servicing
- Loganholme station
  - Loganholme
  - Eagleby
  - Beenleigh
  - Mount Warren Park
  - Holmview
  - Edens Landing
  - Bethania
  - Waterford West
  - Loganlea
  - Meadowbrook
  - Slacks Creek
  - Shailer Park

**Route 568**

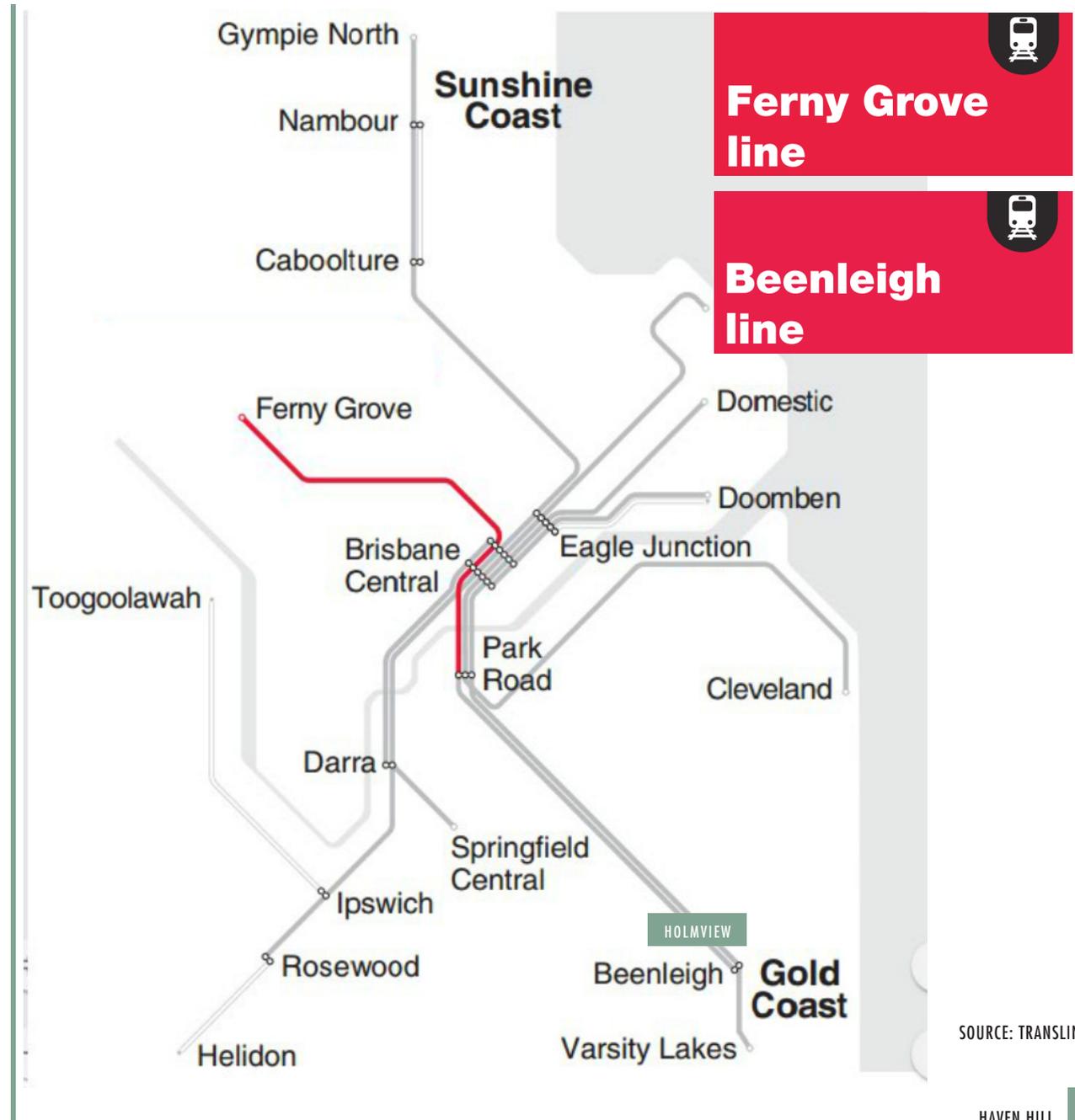
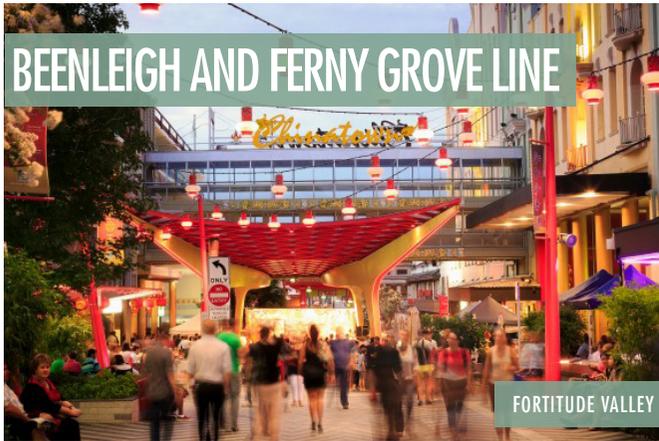
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  - Bethania
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  - Holmview
  - Mount Warren Park
  - Beenleigh
  - Eagleby



**BUS ROUTES - 562, 563, 564, 568**  
**RUNNING - 6AM - 7PM**  
**SERVICING - LOGANHOLME, SHAILER PARK, SLACKS CREEK, MEADOWBROOK, LOGANLEA, WATERFORD WEST, EDENS LANDING, HOLMVIEW, BEENLEIGH**

## TRANSLINK - BUS ROUTE





SOURCE: TRANSLINK

# LOCATION - DISTANCE

## Haven Hill



850m

WOOLWORTHS HOLMVIEW



1.8km

BUNNINGS WAREHOUSE



3.2km

EDENS LANDING MEDICAL SURGERY



4.6km

HOLMVIEW TRAIN STATION



8.5km

LOGAN CITY GOLF CLUB



12.6km

HYPERDOME LOGAN



24km

GRIFFITH UNIVERSITY



850m

MCDONALDS HOLMVIEW



1.9km

ALDI BETHANIA



3.5km

EDENS LANDING TRAIN STATION



4.7km

COLES WATERFORD



8.8km

UPCOMING LOGANLEA PRECINCT



14km

SPRINGWOOD SHOPPING MALL



33km

BRISBANE CBD



3.6km

BETHANIA LUTHERAN PRIMARY SCHOOL



5.5km

UPCOMING BEENLEIGH TOWN CENTRE



11.2km

IKEA LOGAN



21km

WESTFIELD GARDEN CITY



49km

GOLD COAST CBD

# RENTALS - RESIDENTIAL DWELLING



Wednesday, 12<sup>th</sup> October 2016

C/- Platform Properties

## Rental Appraisal – Residential Dwelling, Holmview QLD

To whom it may concern,

Thank you for the opportunity to conduct a Rental Appraisal on the residential development at Holmview, QLD.

At Running Property, we pride ourselves on our up-to-date market knowledge as well as our hands on approach to Property Management. Being the sole property manager, I am consistently and proactively managing your property and am absolutely up to date on the status of your property and your tenants at all times. With our individual and custom approach to property management, we work closely with all relevant parties to ensure we are constantly delivering the very best customer service at all times and ensuring a 100% client satisfaction rate and a very minimal vacancy period.

Please find following the Rental Appraisal. When conducting such an appraisal, we take in to account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, market trends, individual features and proximity of the property to nearby schools, shopping precincts, public transport and major arterial roads. Obtaining a realistic rental price ensures that your property is leased as quickly as possible for a better financial return on your investment.

The Rental Range is provided so that you can make a sound decision based on your personal situation. The higher figure reflects a return that may be achieved with time and is variable based on market conditions, the lower end reflecting a minimum expected price. A figure located in the middle would be considered a sound representation of current market rental rates. It is important to consider that rental prices fluctuate based on a number of factors and ultimately, it is the market themselves that dictate the final return. I strongly recommend obtaining a further appraisal just before listing to have a more accurate figure that may be achieved.

Accordingly, it is of my professional opinion, that we would be able to achieve a rental return in the current market of between; \$420.00 per week and \$440.00 per week

Standard 4 bedroom with 2 bathrooms and open plan floor plan, as well as being modern and newly complete will be sure to appeal to a large number of prospective tenants. Holmview appeals to a broad range of prospective tenants and a development like this would be rented quickly. As this development nears completion, I would recommend obtaining another appraisal to accurately determine the placement in the market.

I welcome the opportunity to manage your investment with your individual needs in mind. Please don't ever hesitate to contact me on 0477 778 430 or via email at [anthony@runningproperty.com.au](mailto:anthony@runningproperty.com.au)

Yours faithfully

**Anthony Wright**  
Head of Property Management  
Running Property – Proactive Asset Management

TEL (07) 3392 1544 | ADDRESS 893 Stanley St East | POST PO Box 1435 | EMAIL [rentals@runningproperty.com.au](mailto:rentals@runningproperty.com.au)  
FAX (07) 3891 0705 | Woollongabba Qld 4102 | Coorparoo Qld 4151 | ABN 27 603 997 986

[runningproperty.com.au](http://runningproperty.com.au)

## Rental Appraisal & Comparative Market Analysis

### Running Property – Property Management

The following statement is a rental appraisal for the property at

### Residential Dwelling – Holmview, QLD

Based on the market facts stated below, it is estimated that the weekly amount which may be achieved for the above mentioned property is:

**\$420.00 per Week and \$440.00 per Week**

In accordance with Section 215 of the QLD Property Occupations Act 2014, the Property Manager has based the rental appraisal amount on the following material facts:

Property Address	Property Type	Area	RPD	Current Rent Price	First Rent Price	Month Listed
5 COLDSTREAM WAY, HOLMVIEW 4207	House	452 m <sup>2</sup>	L9 SP218237	\$390	\$390	September 2016* (Rented)
DERWENT CL, HOLMVIEW 4207	House			\$430 per week		September 2016
RIDGEVALE BVD, HOLMVIEW 4207	House			\$430 per week		September 2016
65 RIDGEVALE BVD, HOLMVIEW 4207	House	448 m <sup>2</sup>	L148 SP245145	\$420	\$420	July 2016* (Rented)

#### DISCLAIMER:

This appraisal has been prepared solely for the information of the client and is not intended for any third party. Although every care has been taken in arriving at the figure stated, we stress that it is an opinion and not to be taken as a formal valuation. We shall not be responsible should the appraisal be incorrect or incomplete in some way or if this information is used for a purpose than that intended.

# RENTALS - AUXILIARY DWELLING



Wednesday, 31<sup>st</sup> August 2016

C/- Platform Properties

## Rental Appraisal – Residential Auxiliary Development: Holmview, QLD

To whom it may concern,

Thank you for the opportunity to conduct a Rental Appraisal on the proposed auxiliary residential development at Holmview QLD.

At Running Property, we pride ourselves on our up-to-date market knowledge as well as our hands on approach to Property Management. Being the sole property manager, I am consistently and proactively managing your property and am absolutely up to date on the status of your property and your tenants at all times. With our individual and custom approach to property management, we work closely with all relevant parties to ensure we are constantly delivering the very best customer service at all times and ensuring a 100% client satisfaction rate and a very minimal vacancy period.

Please find following the Rental Appraisal. When conducting such an appraisal, we take in to account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, market trends, individual features and proximity of the property to nearby schools, shopping precincts, public transport and major arterial roads. Obtaining a realistic rental price ensures that your property is leased as quickly as possible for a better financial return on your investment.

The Rental Range is provided so that you can make a sound decision based on your personal situation. The higher figure reflects a return that may be achieved with time and is variable based on market conditions, the lower end reflecting a minimum expected price. A figure located in the middle would be considered a sound representation of current market rental rates. It is important to consider that rental prices fluctuate based on a number of factors and ultimately, it is the market themselves that dictate the final return. I strongly recommend obtaining a further appraisal just before listing to have a more accurate figure that may be achieved.

Accordingly, it is of my professional opinion, that we would be able to achieve a rental return in the current market of between; (As this is an Auxiliary dwelling, the rental incomes have been divided to reflect each)

**Unit One:** (3Bed, 2 Bath, 1 Car): \$360.00 per week to \$390.00 per week  
**Unit Two:** (2 Bed, 1 Bath, 1 Car): \$280.00 per week to \$320.00 per week

The property, being modern with air-conditioning and car parking, appeals to a broader range of demographic of tenant. **Unit One** will appeal to the market of those residents with children. Further **Unit Two**, appeals to a couple without children or sole occupants. Holmview is currently a suburb with mainly house dwellings however there is many development plans for this area as most of Holmview is undeveloped bushland. Over the coming years we will begin to see more and more units & townhouses. I certainly feel this type of dwelling will attract multiple prospective tenants and should not sit on the market for extended periods. Some comparables below for the secondary dwelling include surrounding suburbs.

I welcome the opportunity to manage your investment with your individual needs in mind. Please don't ever hesitate to contact me on 0477 778 430 or via email at [anthony@runningproperty.com.au](mailto:anthony@runningproperty.com.au)

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**Unit One: \$360.00 to \$390.00 Per Week**

**Unit Two: \$280.00 to \$320.00 Per Week**

In accordance with Section 215 of the QLD Property Occupations Act 2014, the Property Manager has based the rental appraisal amount on the following material facts:

	Property Type: House Area: 250 m <sup>2</sup> RPD: L45 SP245146:PAR BOYD	Current Rent Price: \$386 First Rent Price: \$385 Month Listed: July 2016
	Property Type: House Area: 400 m <sup>2</sup> RPD: L121 SP271986	Current Rent Price: \$380 per week First Rent Price: Month Listed: May 2016* (Rented)
	Property Type: House Area: 213 m <sup>2</sup> RPD: L287 SP258543:PAR BOYD	Current Rent Price: \$350 First Rent Price: \$350 Month Listed: May 2016* (Rented)
	Property Type: House Area: 213 m <sup>2</sup> (1,337 m <sup>2</sup> ) RPD: L166 SP264246	Current Rent Price: \$370 First Rent Price: \$360 Month Listed: March 2016* (Rented)

# QUEENSLAND RESEARCH



## QUEENSLAND POPULATION CONTINUES TO GROW

QLD's population was 4,560,060 at 30 June 2012 after growing by 85,960 or 1.9 per cent over the year. QLD's annual population growth rate in the year to 30 June 2012 at 1.9 per cent was greater than that recorded at the national level (1.6 per cent)

**// QLD's population is projected to double to around 9.1 million people by 2056 //**

- Australian Bureau of Statistics

## QUEENSLAND ECONOMIC PERFORMANCE & OUTLOOK

- The QLD economy is expected to be the fastest growing of all the states from next year, with Gross State Product (GSP) forecast to rise 3% in 2014 - 15 and 6% in 2015-16, stronger than the 2.5% & 3% growth forecast nationally over the same period
- Supported by sustained low interest rates, rising asset prices and a lower exchange rate, economic growth in 2013-14 is expected to be underpinned by household consumption growth, a recovery in dwelling investment and a significant contribution from net exports

**// QLD offers a range of business advantages including a stable economy, supportive government, and a solid growth forecast. QLD's low operating costs, highly skilled workforce and strategic Asia-Pacific location create an attractive investment decision //**

- Budget Strategy and Outlook 2014-15

# LOGAN CITY RESEARCH

## ECONOMIC OVERVIEW

### REGIONAL ACTION PLAN

The Logan region, with its unspoiled natural bushland, diverse native wildlife and many historic and iconic landmarks, is one of the State's fastest growing regions. Building on its historical strength in agriculture and manufacturing, Logan has diversified into a broad-based economy with a strong service sector. We know we have more work to do to provide additional employment opportunities now and in the future and maximise the benefits from the region's rapidly growing population. Specifically, this Budget includes cheaper fares, reducing the cost of public transport, business attraction, infrastructure and education.



BUSINESS INVESTMENT

\$40M

INFRASTRUCTURE INVESTMENT

\$235M

EDUCATION INVESTMENT

\$15.8M

GROSS REGIONAL PRODUCT

\$10M

HIGHEST INDUSTRY EMPLOYER

RETAIL TRADE

EMPLOYEED RESIDENTS

72,745



# LOGAN CITY RESEARCH

Population at  
**308,000**



Employment of  
**72,745**



**59**  
schools



**\$10.66B** Gross Regional Product



**215** cultures & nationalities



Expected Population in 2036  
**523,000**



**92.7%** of the Labour Force is employed either full-time or part-time



**19,490** Businesses



Economic Output  
**\$21M**



**957 sq km**



**973** parks with a total of  
**7, ** hectares



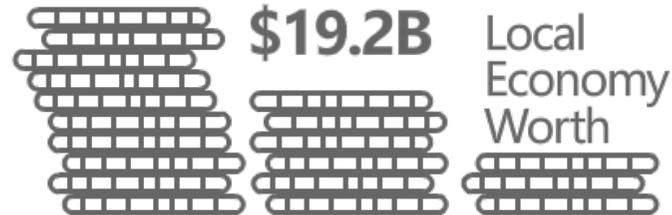
**5th** largest local government area in Australia by population



**9** LIBRARIES



**\$19.2B** Local Economy Worth



**33** median age



**245km** of Bikeways



**18** Community Centres



**\$235M**  for infrastructure improvements which are estimated to support 500 jobs

**116** sporting facilities



**\$2.2B** for Metro South Hospital & Health Services



**308km** of Roads



Facts as at 2016  
HAVEN HILL

# LOGAN CITY RESEARCH

NAMED ONE OF TERRY RYDER'S TOP 10 QUEENSLAND HOTSPOTS

## RYDER'S REASONS FOR GROWTH:

- CHEAPIES WITH PROSPECTS
- URBAN RENEWAL
- TRANSPORT INFRASTRUCTURE

Affordability and amenity are the keys to the appeal of Logan City," writes Ryder. The area, spread over 957 square kilometres, is midway between Brisbane and the Gold Coast, with connections via road and rail.

Ryder notes the areas, affordable properties with above-average rental yields, transport links and the diverse mix of industries providing employment.

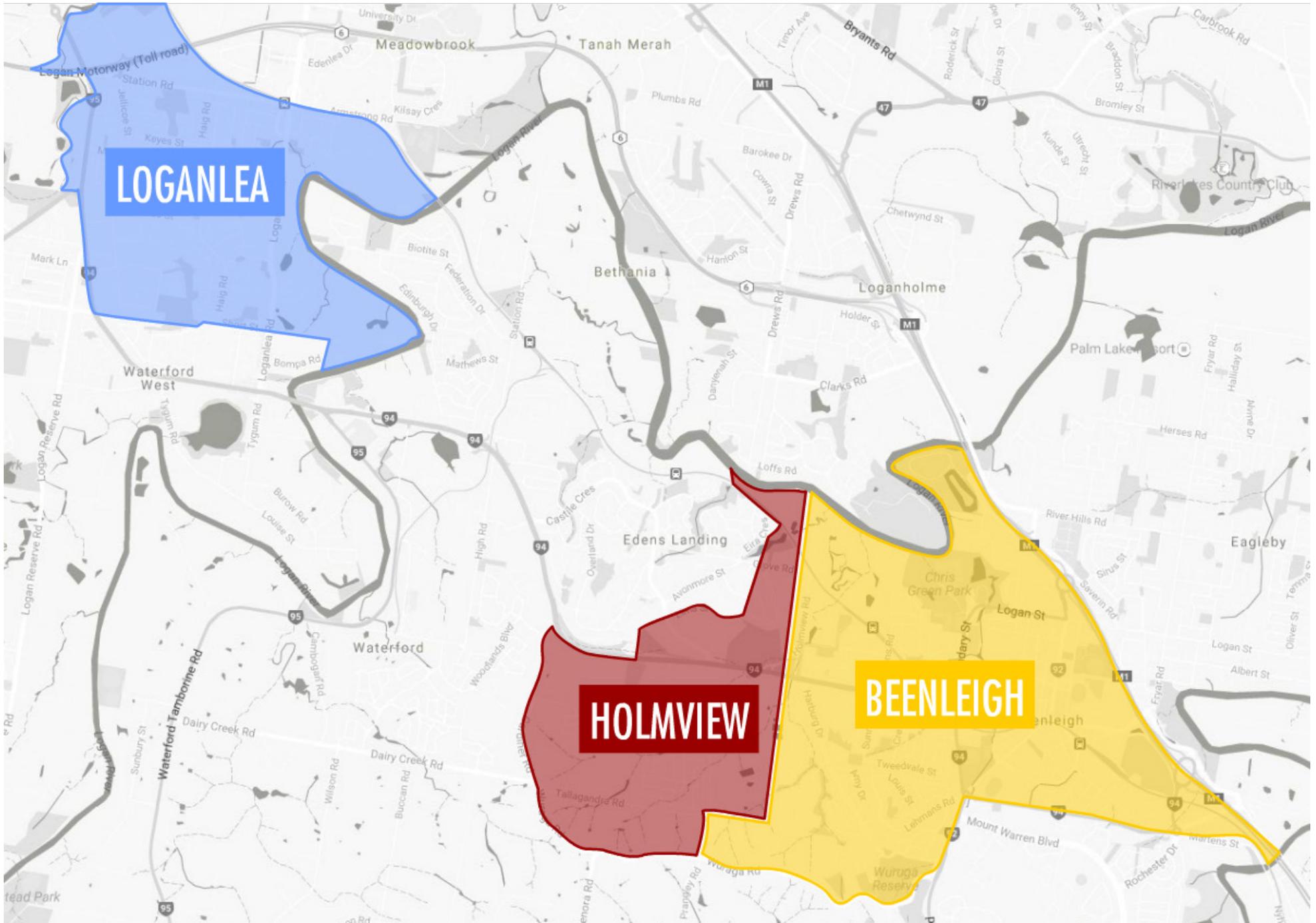
"Logan City is mortgage belt country with 43% of Logan households paying off a mortgage. Only 23% own their homes outright and 31% rent," the report states.

"Logan City is attractive to investors because of the steady long-term growth and above-average rental returns.

Many of the suburbs show a growth rate of 5 - 6% per year (average annual rise in median house prices over the past 10 years)."



# LOGAN CITY RESEARCH



# LOGANLEA RESEARCH

## OVERVIEW - MIXED USE PRECINCT

The Mixed Use Precinct is the focal point of social and community life, activity and interaction in Loganlea. It will provide high density residential uses, and convenience retail and commercial services to Loganlea residents. This area, of approximately 6,500m<sup>2</sup>, will be characterised by mixed use development: retail and commercial uses on the ground floor with residential apartments above.

The non-residential uses will provide for convenience services to cater to the needs of local residents. As such, they will be limited to small tenancies with a maximum floor area of 200m<sup>2</sup>. Indicative uses include shops, cafes, restaurants, and commercial uses. The total maximum Gross Leasable Area (GLA) of non-residential uses in the precinct will be approximately 3,000m<sup>2</sup>. The precinct has been located to front key pedestrian routes to Loganlea Station and to maximise access to this passing trade. This precinct will create two key nodes: a central node on the corner of Station Road and Carnival Street, and an Eastern node at the entrance of the new park on the corner of Valencia and Bernice Streets.

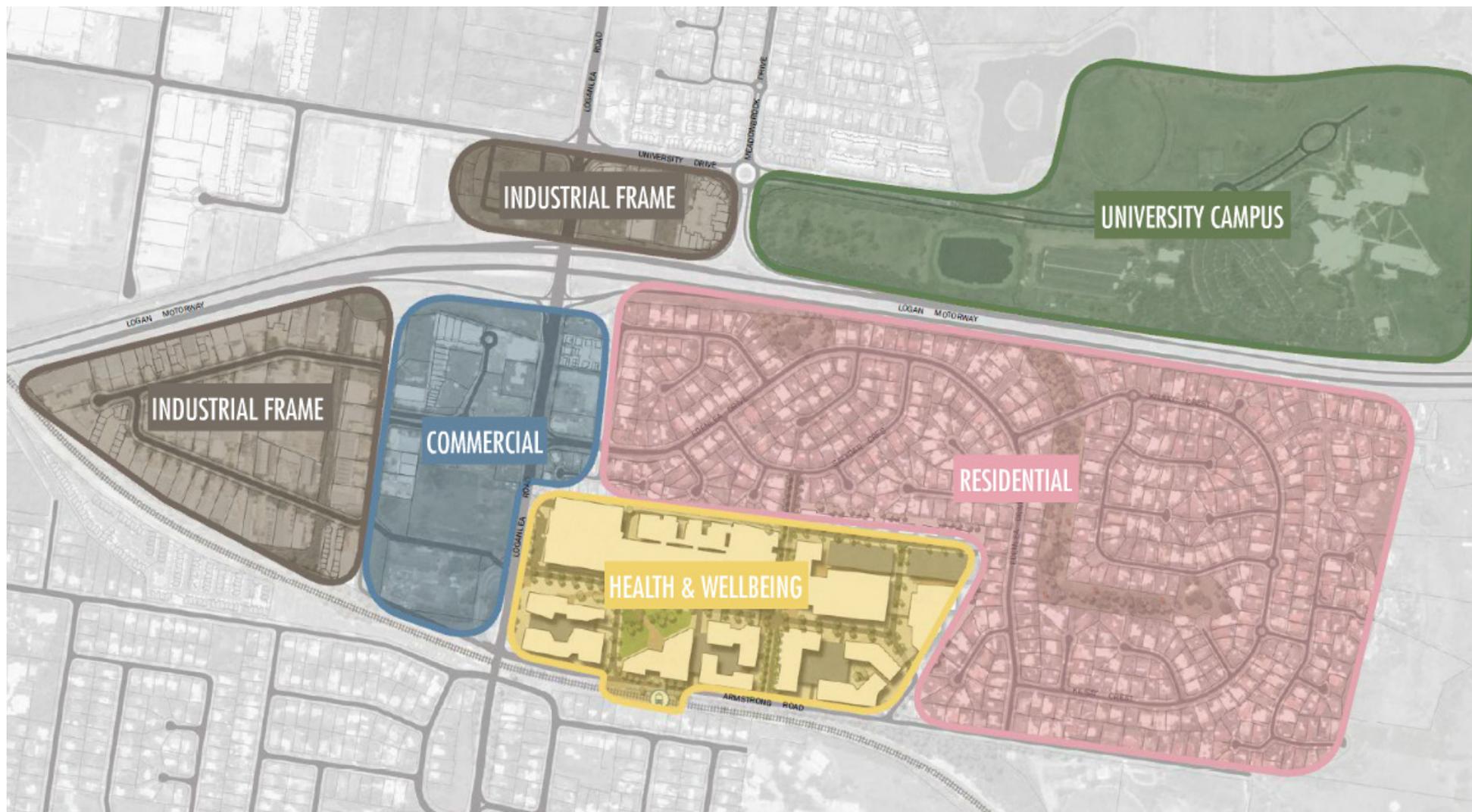
The Mixed Use Precinct will have a yield up to 200 dwellings per net hectare with a diverse mix of building heights up to six storeys. To achieve this intensity of development with an appropriate design, it may be necessary to consolidate a number of lots. All buildings in the precinct will directly address Station Road and have active frontages for non-residential uses, with ground levels providing shaded pedestrian paths. On-site parking and servicing is to be located behind buildings or within a basement, where appropriate.

Development in this precinct will utilise architectural features and material palettes and feature massing that creates a diverse and visually interesting urban form and streetscape. Development will provide street landscaping and design that is cohesive and contributes to a sub-tropical character. Where possible, existing landscape features will be retained.



# LOGANLEA RESEARCH

## OVERVIEW - PRECINCT PLAN



# BEENLEIGH RESEARCH

## BEENLEIGH VISION GOES VERTICAL

COURIER MAIL, MARCH 2014

Under proposals for increased building height limits of the new Draft Logan Planning Scheme, development up to 30 storeys will be allowed in Beenleigh's town centre. The proposal is part of a Logan City Council vision to transform the heart of Beenleigh into "a highly livable and walkable pedestrian-friendly place." It provides a mix of "employment intensive and high density residential uses" surrounding the Beenleigh train station.

Accommodation bookings in the town jumped a massive 72 per cent in 2013. Catering for expected growth over the next 20 years, the push for increased building heights and density is aimed at facilitating Beenleigh's further rise as a major CBD in the Brisbane-Gold Coast corridor.

It comes amid moves this week by the Gold Coast City Council to approve the first retail stage of the long-awaited Coomera Town Centre.

Logan City planning and development committee chairwoman Cr Cherie Dalley said, "Beenleigh is a key piece of Logan. City's future and Council's recent multimillion dollar investment in the Beenleigh Town Centre is evidence of that," she said.

Cr Dalley said the new draft scheme - open to change based on public comment - would allow for development between 20 and 30 storeys in sections of the centre of Beenleigh that contributed to the town's urban character and the creation of vibrant and attractive public open space."



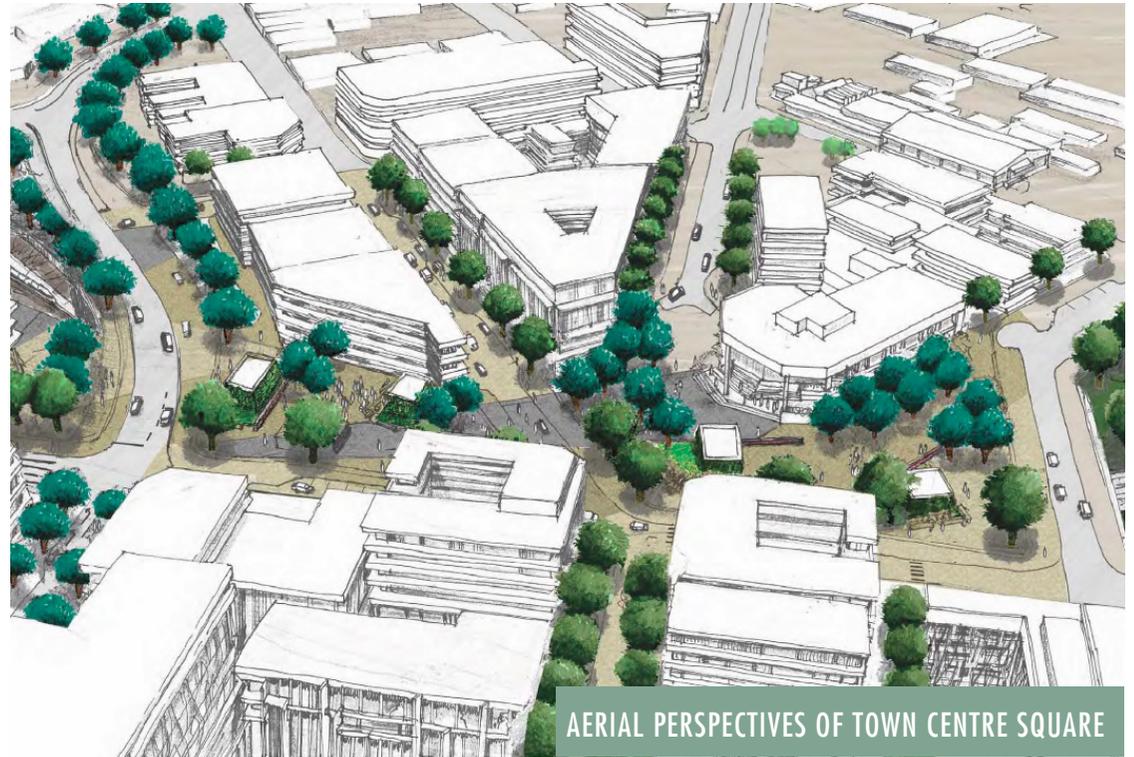
BEENLEIGH'S TOWN CENTRE - BUILDING HEIGHTS STUDY

# BEENLEIGH RESEARCH

## BEENLEIGH TOWN CENTRE - PUBLIC REALM AND OPEN SPACE

### PUBLIC REALM AND OPEN SPACE STRATEGY OBJECTIVES

- To recognise the importance of the public realm and its role creating sense of place
- To enhance the streetscape aesthetic within the Town Centre
- To provide a multi-functional Town Square that has a strong sense of local identity and village character
- To encourage active day and night uses at street level within the town core and surrounding the Town Square
- To provide a pedestrian and cycle friendly environment and allow pedestrians to reclaim the street from dominating vehicular uses
- To improve open space interaces and promote linkages with adjoining land uses and built form
- To increase the legibility of the town core and its relationship to existing open spaces
- To enhance the relationship of the existing open spaces with the street to improve open space legibility



AERIAL PERSPECTIVES OF TOWN CENTRE SQUARE



CITY ROAD STREETSCAPE PERSPECTIVES

# BEENLEIGH RESEARCH

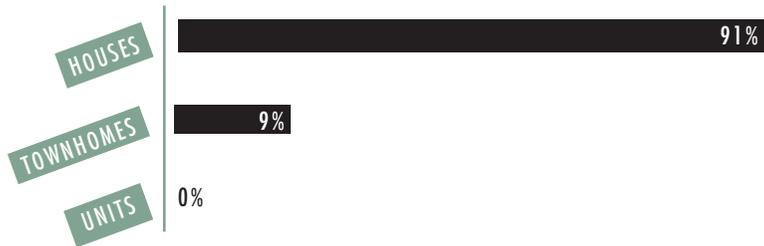
## BEENLEIGH TOWN CENTRE - MASTER PLAN



1. Town Square and active streets to define the town centre, facilitate business, retail and leisure opportunities and improve public realm
2. Upgrades to Beenleigh Transit Centre with main access opposite Bellew Street
3. Reinforce commercial core on City Road between George and John Streets
4. Use buildings and activities along Main Street to define its high street character
5. Civic Precinct with Police Station, Courts, library, schools, community and performing arts facilities
6. Increase residential intensity within the Town Centre
7. Transit oriented development opportunity
8. Key pedestrian streets and focus for the Town Centre High Street connection to station
9. Upgrade Muntz Park to form an integrated recreational open space
10. Redirect retail buildings to provide casual surveillance over Muntz Park ie improve CPTED issues
11. Active lifestyle precinct
12. Medium density residential neighbourhoods
13. Core activity area of showgrounds
14. Improve signage to encourage through traffic to use the bypass route or the inner ring road
15. Complete Inner Ring Road, to circulate local traffic and provide multiple points of entry to Town Centre and car parking

# HOLMVIEW RESEARCH

## DWELLING STRUCTURE

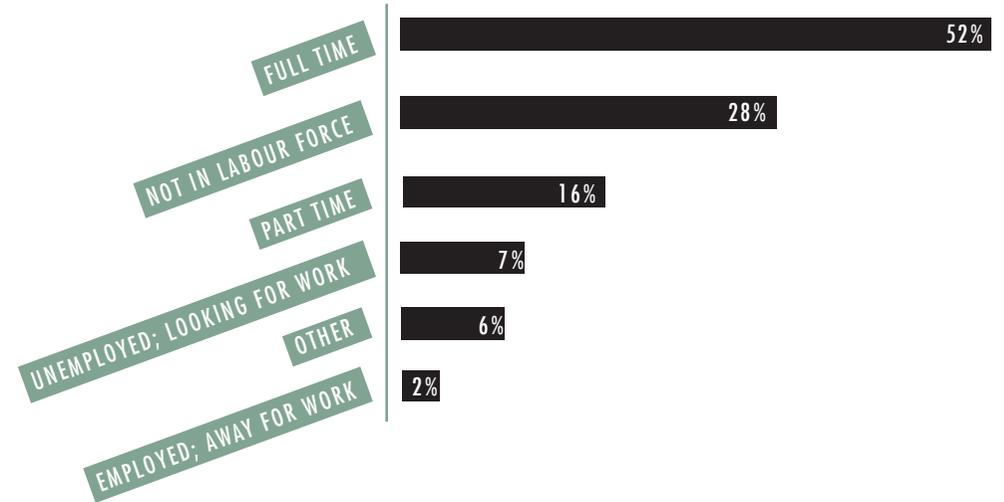


HIGH DEMAND  
FOR FAMILIES

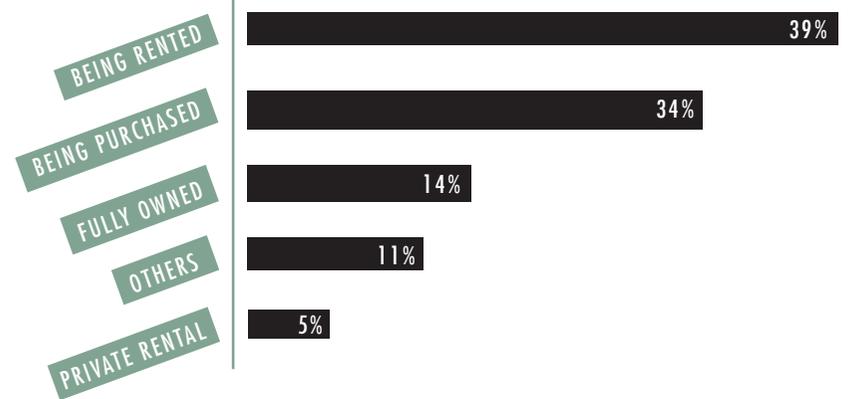


SOURCES:  
Australian Bureau of Statistics  
Census 2011

## EMPLOYMENT



## HOME OWNERSHIP



# DISCLAIMER

The information and forecasts given in this document are predictive in character. Whilst every effort has been taken to ensure that the assumptions on which the forecasts are based are reasonable, the forecasts may be affected by incorrect assumptions or by known or unknown risks and uncertainties.

The ultimate outcomes may differ substantially from these forecasts. Information current as at October 2016. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

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