



Photo for indicative purposes only



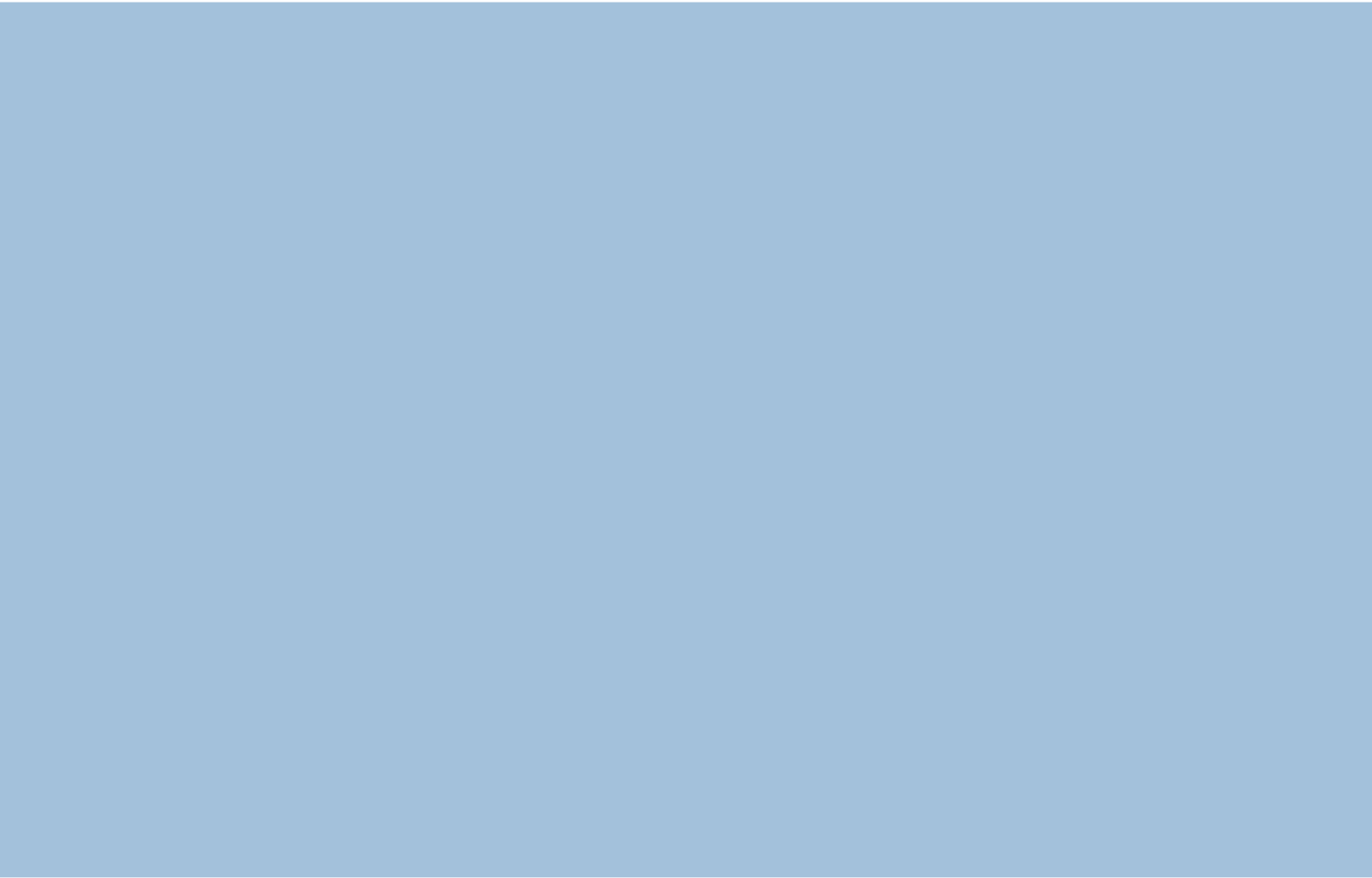
BODY CORP:
\$47.54 p/w
Approximately



EXPECTED RENT:
\$330 - \$395 p/w
approximately

REGENT ON CREEK

1 Creek Road, Burpengary QLD 4505



CONTENTS

OVERVIEW DEVELOPMENT	5
OVERVIEW DEVELOPER	6
REGIONAL PROFILE SOUTH EAST QUEENSLAND	7
LOCAL GOVERNMENT AREA PROFILE MORETON BAY	21
SUBURB PROFILE BURPENGARY	22
INFRASTRUCTURE MORETON BAY	25
LOCATION CREEK ROAD, BURPENGARY	32
SITE PLAN REGENT ON CREEK	33
FLOOR PLANS TOWNHOUSE	34
SCHEDULE OF FINISHES STANDARD	39
RENTAL APPRAISAL RENT 71 – 3 BEDROOM	42
RENTAL APPRAISAL RENT 71 – 4 BEDROOM	43
DEPRECIATION SCHEDULES BMT TAX DEPRECIATION 3 BEDROOM	44
DEPRECIATION SCHEDULES BMT TAX DEPRECIATION 4 BEDROOM	45
DEMOGRAPHICS SOURCED FROM RP DATA	46
SALES STATISTICS SOURCED FROM RP DATA	48
RECENT COMPARATIVE SALES SOURCED FROM RP DATA	54

ENJOY THE SCENIC SURROUNDINGS AND
RELAXED LIFESTYLE OF
REGENT ON CREEK



OVERVIEW | DEVELOPMENT

Regent on Creek, Philip Usher's latest exclusive residential community, is made up of 142 townhouses. Built to the highest standard with quality fixtures and fittings and offering modern day comforts, this project provides townhouses offering either 3 bedrooms, 2 bathrooms and single car garage, or 4 bedrooms, 3 bathrooms with double car garage with all plans providing a separate toilet downstairs. The open plan designs and split system reverse cycle air conditioning allows for comfortable, spacious living for Regent on Creek residents.

Regent on Creek is located approximately 35km north of Brisbane CBD within the Moreton Bay Region. The development is located just minutes away from local shopping precincts, parks and schools. The development is also a short drive to Westfield North Lakes and Caboolture Private Hospital.

Being perfectly positioned on Creek Road, Regent on Creek is within easy reach of public transport. The bus line is a short 10-minute stroll away and for the commuter, the Burpengary Train Station can be reached within a short 6-minute drive.

PROPERTY DETAILS

Address:	1 Creek Road, Burpengary QLD 4505
Developer:	Phillip Usher Construction
Property Type:	Townhouses
Number of Total Lots:	142
Number of Stages:	2
Expected Stage Completion:	Stage 1 - Registered Stage 2 - Third Quarter 2018
NRAS Stock:	N/A
Price Range:	\$325,000 - \$370,000
Body Corporate / Week:	\$47.54 per week approximately
Expected Rental Return:	\$330 - \$395 per week approximately
Approx. Rental Yields:	From 5.28% to 5.55% per annum approximately
Property Management:	Use of Onsite management is required
Project Features:	<ul style="list-style-type: none">Onsite ManagementEntertainment AreaSwimming Pool & Gym
Bedrooms:	3 or 4 bedroom lots available
Bathrooms:	2 or 3 bathroom options available both with separate toilet downstairs
Study:	N/A
Size Range:	145.80m ² - 185.91m ²
Car Spaces:	SLUG & DLUG garages available
Furnished:	No
Property Features:	<ul style="list-style-type: none">Air conditioner to living area and bedroom 1Fully painted throughout - two coats, gloss to doors and architraves in pre-selected colour schemesSecurity screens to windows of lowset lots, and lower level of highset lotsFlyscreens to upper floor where applicableSpacious carpeted bedrooms with built-in robes and ceiling fanPre-selected floor or vinyl plank and wall tiles and feature tiles to matchRemote control garage

PHILIP USHER CONSTRUCTIONS

Philip Usher Constructions is a privately owned building company boasting more than 26 years' experience within the construction industry. Established in 1987, their reputation for expertise and a complete approach to every project quickly positioned them as a leader in the building industry in South East Queensland. Specialising in the design, construction and project management of:

- Residential Developments
- Luxury homes
- Multi-residential
- Industrial projects
- Commercial Developments

Over the past 10 years, Philip Usher Constructions have built more than 80 new townhouse developments, developed over 13 new land estates, and have successfully completed 5 medium to high density high rise projects.

The team at Philip Usher Constructions have developed a reputation for reliability, responsiveness and attention to detail in both large and small projects - priding themselves on style, value for money, quality and efficiency.

REGIONAL PROFILE | SOUTH EAST QUEENSLAND

Why South-East Queensland?

South East Queensland offers an unmatched way of life combining a dynamic and growing choice of sporting, arts, entertainment and cultural facilities and events, with spectacular natural wonders that can be enjoyed year round in a sub-tropical climate that boasts an average of 300 days of sunshine per year.


Covering a 22,890 square kilometre region, South East Queensland stretches from the beautiful beaches of the popular Noosa in the north, extending south to the Queensland-New South Wales border and out west to the city of Toowoomba.

South East Queensland is home to 3,178,030 people, around two-thirds of the State's total population; and continues to be one of Australia's fastest growing metropolitan regions.

Safe and secure family-oriented communities, world-class public health and education systems, sophisticated community infrastructure and a multicultural, friendly and active lifestyle, are all key elements of South East Queensland's attraction.

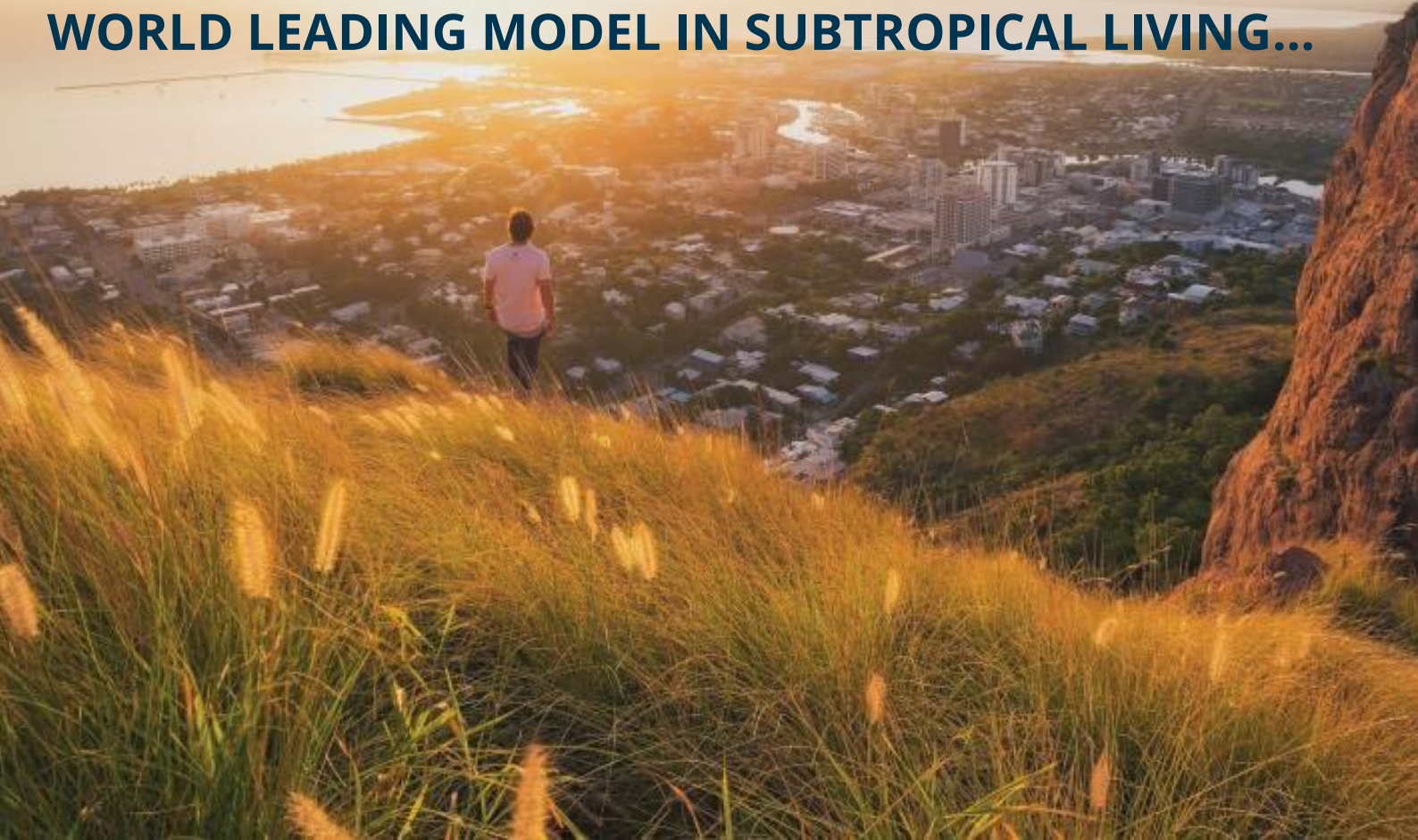
The region's success is also sustained by its strong manufacturing and export infrastructure, world-class business services, and thriving tourism sector, with the area offering:

- major transport and export hubs with assets such as the Brisbane Airport, Port of Brisbane, the Acacia Ridge Intermodal Terminal, and Australia TradeCoast, which connects regional Queensland to Australian and international markets.
- a powerful service economy with specialised skills in professional services such as information and communications technology and biomedical services.
- close proximity to the major energy and gas corridors continues to provide opportunities to capitalise on mining services and mining technology capabilities to service regional industries.
- a significant tourist destination and the gateway to the rest of Queensland, welcoming millions of Australian and international visitors each year.



Since 2001 SEQ's population has grown from 2.4 to 3.4 million people. By 2041 the population is expected to be 5.3 million. This growth will require more than 30,000 new dwellings each year as well as more transport, jobs and services.

SOUTH EAST QUEENSLAND IS BECOMING A WORLD LEADING MODEL IN SUBTROPICAL LIVING...



Shaping SEQ

Queensland is in the midst of an exciting period of change and growth. Throughout the state innovative new industries are emerging, the delivery of exciting urban renewal precincts and more and more people choosing to call Queensland home. This growth is no more obvious than in South East Queensland (SEQ). In fact, by 2041 the population of SEQ is expected to have increased by 2 million people. In response to managing this growth sensibly and sustainably the Queensland State government has published the draft ‘**Shaping SEQ Plan**’ for community consultation. It seeks to promote the things that SEQ residents value like a connected region, affordable housing, protecting our natural environment and our unique lifestyle.

GROW. PROSPER. CONNECT. SUSTAIN. LIVE.

The draft 'Shaping SEQ Plan' is an overarching document that will guide local government areas forward in sustainable outcomes for future generations. During Community Consultations 5 key areas of importance were identified for consideration and provide evidence of a population that is progressive and innovative, which creates an environment for positive growth:

<http://www.dilep.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf>

GROW

- Higher density living provides easier access to the CBD/town centres and jobs as well as shopping, entertainment and recreation options.
- Ensuring that the features that make SEQ a great place to live are maintained as it grows.
- Businesses should cluster around shopping centres. There should be a strong relationship between density and amenity and access, particularly public transport, to ensure development for high- and medium-density growth is supported by a vibrant lifestyle.

PROSPER

- Population growth means a stronger economy and more jobs.
- New jobs to be located together to form employment hubs and new industries in prime location with reliable freight connections.
- Supporting innovation by establishing and enhancing tourism and technology.
- Providing for an international level of service in health and education, and value-added clean/green agriculture and livestock products for national and international markets.

CONNECT

- The transport system, particularly public transport, will improve liveability by providing access to the city, employment and recreation, especially beaches and bushland
- Utilising new housing and transport technology - live where there is a mix of shops, offices and recreational opportunities - get around by public transport, walking or cycling
- Access to good schools and universities

SUSTAIN

- SEQ's natural assets to be protected from development by establishing wildlife corridors to allow safe passage and protection for the region's fauna -
- Promoting new technologies in energy production and transport, especially electric cars - conserving and protecting food production are
- The size and shape of rural communities to be maintained and surrounding land protected for rural production

LIVE

- Population growth brings density, it also brings diversity in employment, entertainment and recreation
- Quality of life improvements are due to: affordable lifestyle, easy access to open space and recreation areas, easy access to good schools and universities
- Achieving quality lifestyles that include higher densities by creating mid-rise developments that incorporate mixed-use and climate-responsive design
- The availability of entertainment, cultural experience, and sport and recreation options, as well as education options, will benefit from population growth

“ Covering 22,900 km², SEQ's 12 local government areas provide various lifestyle options, diverse economies and healthy natural environments. Collectively, they form one of Australia's most desirable and fastest-growing regions. ”

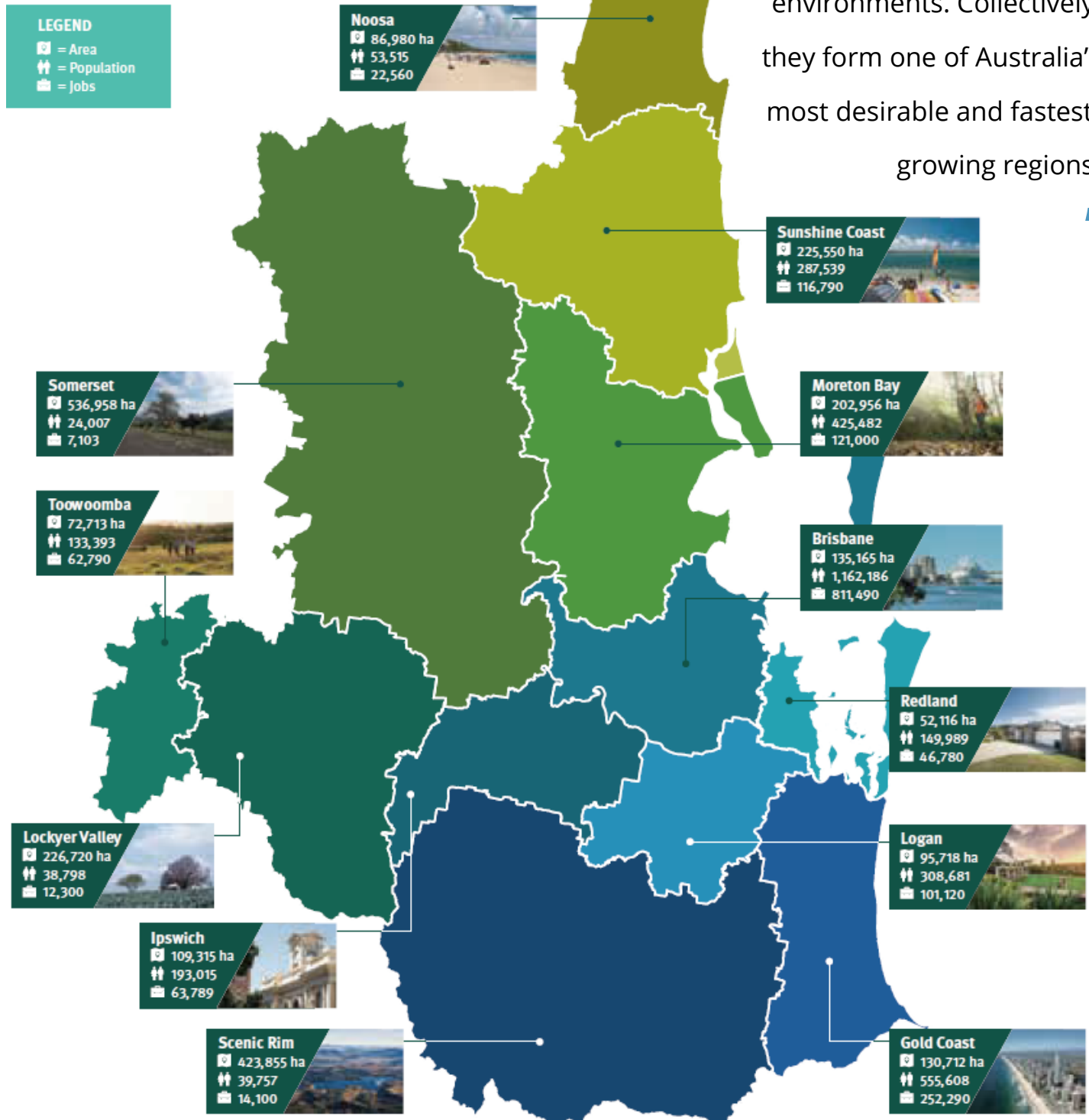


Figure 1: A snapshot of SEQ

Source: Estimates derived for Shaping SEQ, as at 2015, from various Queensland Government and ABS sources



1.3M

number of dwellings



27%

attached housing



26%

SEQ population with tertiary qualifications



73%

detached housing



TOP 5 INDUSTRIES

- ▲ Health and social assistance
- ▲ Retail trade
- ▲ Construction
- ▲ Manufacturing
- ▲ Education and training



1 IN 7

Australians living in SEQ



65,000

average annual population growth (past 10 years)



2.2%

average annual growth rate (last 10 years)



74%

SEQ population living within 400 m of a public transport stop



70%

of Queensland's population live in SEQ



14%

SEQ population aged over 65 years



1.64M

number jobs



Around

2400

fauna species



Home to almost one-third of Queensland's Aboriginal and Torres Strait Islander population



Around

6000

flora species

SEQ'S RELATIONSHIPS

SEQ has strong relationships with surrounding regions and—through its export orientation, liveability, biodiversity corridors and transport networks—the rest of Australia and the world.

GLOBAL



Major land, air and sea freight and passenger routes begin or end in SEQ, providing direct access to major interstate and global markets.



At the heart of SEQ is Australia TradeCoast's Port of Brisbane—SEQ's gateway to international trade. Port of Brisbane is one of Australia's largest and its northernmost capital city port, and has significant growth potential. Its proximity to major overseas trading partners strengthens the region's productive capabilities and provides access to a growing global market for local produce, manufactured goods and other regional commodities.

SEQ also accesses the world stage via four major airports in Brisbane, Gold Coast, Sunshine Coast and Toowoomba, which include international connections. These airports further enhance SEQ's trade and logistic capabilities, enable migration and give international travellers access to SEQ's diverse and world-renowned tourism destinations.

This region has the opportunity to leverage its brand as a major tourist destination to enhance its capability in exporting services, such as education and finance. It offers numerous world-class knowledge and technology precincts with links to high-quality research and development facilities, training and education institutions, and organisations that specialise in commercialising innovation.

SEQ can capitalise on these growing sectors by providing strong investment and support in the digital economy and human capital. This will prepare the region to respond to emerging international trends, such as access to, and transfer of, information. The potential for an international submarine communications cable in SEQ, only the second point of communication for Australia's east coast—the other being Sydney—will deliver direct, high speed internet connection that could lead to new businesses and employment opportunities. This will enable SEQ to compete with other major regions on the east coast of Australia in attracting high value, technology dependent enterprises, including the globally competitive finance and banking sectors.

In coming years, SEQ will build on its historical strengths to be able to adapt innovatively to a fast-changing international economy and contribute significantly to the growing Asia-Pacific region.





NATIONAL



SEQ's important relationship with the rest of Australia arises from strong economic foundations, its desirable climate, and high levels of liveability and opportunity:

- Over the past 10 years, 20 per cent of Australia's economic and employment growth has occurred in SEQ.
- SEQ contributes to 17.4 per cent of Australia's tourism gross domestic product.
- SEQ is one of Australia's premium food bowls.
- SEQ's unique environment, climate and liveability are all key to our status as Australia's most biodiverse and only subtropical capital city region.
- Transport connections including the National Highway and the interstate rail network including the proposed inland rail.

STATE



SEQ performs the key administrative, political and service functions for Queensland:



- The region generates almost two-thirds of Queensland's gross state product.
- More than 80 percent of Queensland's employment in professional, scientific and technical services, financial and insurance services, and information, media and telecommunications sectors is located in SEQ.
- SEQ is home to most of Queensland's key health, education and research clusters, with nine world-class universities and more than 100,000 international students.
- The region is the apex of Queensland's strategic freight network and the primary hub for goods movement within the state.

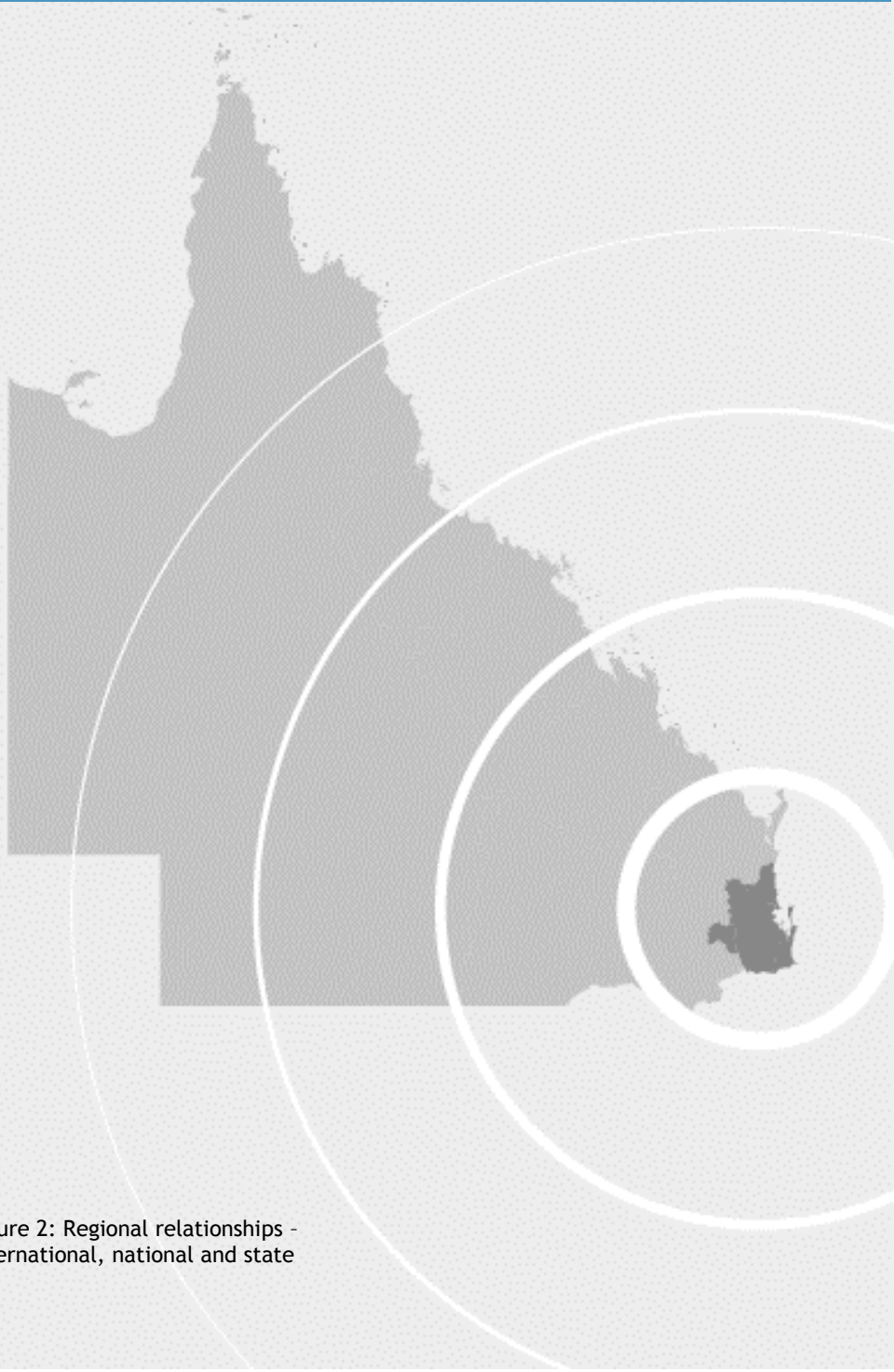


Figure 2: Regional relationships - international, national and state

SEQ'S REGIONAL RELATIONSHIPS

SEQ has close relationships across regional boundaries with the surrounding areas of the Darling Downs, Wide Bay Burnett and the Tweed Coast in northern New South Wales. These areas have unique social and economic linkages, and can leverage opportunities provided by SEQ's strong population growth and diversified employment market.

Maintaining and enhancing the extensive infrastructure networks that connect these regions will support mutual social and economic benefits by providing access to employment and recreation, and enabling the efficient movement of commodities, services, and skills.



DARLING DOWNS



- High-quality agricultural production with access to growing global food markets.
- Diverse and abundant natural resources including renewable energy, coal, natural gas, petroleum for international and domestic consumption, and power generation.
- Strategic highways and railway lines connecting SEQ to southern and western Queensland, and connecting Darling Downs to the nation and the world through the Australia TradeCoast.



Figure 3: Inter-regional relationships



Megatrends Influencing Change in SEQ

The world is currently experiencing a wide range of rapid changes that will fundamentally influence our future. Some of the most important to SEQ are outlined below.

Increased urbanisation: the world population is becoming more urbanised, creating more demand for diverse forms of housing, infrastructure and services. SEQ is already highly urbanised and is expected to experience significant further growth. Innovative planning and design can help deliver attractive, compatible and sustainable urban places.

New Technology: Extraordinary technological change is transforming how people live, work, communicate and pursue ideas. The pace of technological advancement is increasing a likely to intensify. These changes include the 'internet of things', autonomous and electric vehicles, affordable renewable energy and complete digital connectivity. By supporting and investing in the digital economy, SEQ will be well placed to take advantage of these changes, which will require new thinking on how we plan for jobs, commerce and retailing.

Health, ageing and changing preferences: Ageing populations have implications for the size of the workforce, economic growth, government revenue and services such as healthcare. Household sizes and structures are also changing, as are housing preferences for older and younger generations. Planning for the region must allow for these changes by enabling new models of living, services and lifestyle, including the ability to age in place.

Resource dependency: As worldwide demand for natural resources increases, pressure on our diminishing reserves will also continue to increase. This applies to water, agricultural land, minerals and fisheries. Long-term planning for our region can ensure our finite resources are managed sustainably for current and future generations.

Pressure on biodiversity: Around the world, valuable ecosystems are under pressure from urban expansion, agricultural clearing and the effects of climate change. As well as its intrinsic ecological values, our environment contributes economically and provides community benefits (such as clean air and water, and scenic amenity) and health benefits (such as access to nature, rural lifestyle, and outdoor sport and recreation). Planning must protect these ecosystems.

Climate change and disaster resilience: Queensland has long experienced the impacts of extreme weather, tropical cyclones, floods, heatwaves and bushfires. Climate change is expected to amplify the frequency and severity of these events. Scientists warn that Queensland will increasingly be affected by changes in temperature, rainfall, sea level and extreme weather events. These changes will impact on our communities and natural systems and key sectors of the economy. Through effective and timely planning, we can limit the adverse impacts and better manage our climate risks.

Global connectedness: The world is becoming more interconnected and the global economic focus is shifting towards Asia. Geographically, we are well positioned to take advantage of the opportunities that will arise from this. Planning for SEQ can play a fundamental part in unlocking the region's potential and creating new, globally competitive and value-adding industries and business.

(<http://www.dilgp.qld.gov.au/noindex/shapingseq/draft-south-east-queensland-regional-plan.pdf>)

The next 25 years...

By 2041, SEQ is expected to accommodate an additional 1.98 million people, bringing its total population to 5.35 million.

This chapter provides the planning framework that will help us accommodate and manage this growth to achieve the 50-year vision outlined in Chapter 2.

Table 1: SEQ's current and projected population

Local government area	Population	
	2015 (estimated resident population [^])	2041 (based on medium series projections*)
Brisbane	1,162,200	1,572,000 (↑ 409,800)
Gold Coast	555,600	928,000 (↑ 372,400)
Ipswich	193,000	520,000 (↑ 327,000)
Lockyer Valley	38,800	61,000 (↑ 22,200)
Logan	308,700	586,000 (↑ 277,300)
Moreton Bay	425,500	655,000 (↑ 229,500)
Noosa	53,500	63,000 (↑ 9500)
Redland	150,000	188,000 (↑ 38,000)
Scenic Rim	39,800	62,000 (↑ 22,200)
Somerset	24,000	38,000 (↑ 14,000)
Sunshine Coast	287,500	495,000 (↑ 207,500)
Toowoomba	133,400	180,000 ↑ (46,600)
SEQ	3,372,000	5,349,000 (↑ 1.98 million)

[^] Australian Bureau of Statistics, *Regional Population Growth, Australia* (March 2016)

* SEQ total is Queensland Government population projection 2015 edition (medium series); growth distribution by local government area based on ShapingSEQ policy



The next 25 years...

Table 2: Dwelling supply benchmarks 2011–41

Local government area	2011	2011–16	2011–41				2011–31*		
	Existing dwellings	Estimated total additional dwellings**	Total additional dwellings	Additional in fill dwellings***	Total % of additional dwellings as in fill	Additional greenfield dwellings	Total additional dwellings	Additional in fill dwellings***	Additional greenfield dwellings
Brisbane	423,800	37,900	223,400	210,600	94%	12,800	145,500	139,400	6100
Gold Coast	217,100	20,300	176,500	139,000	79%	37,500	108,200	81,100	27,100
Ipswich	62,500	8800	121,300	31,600	26%	89,700	67,200	18,200	48,900
Lockyer Valley	13,300	1900	10,600	0	0%	10,600	7000	0	7000
Logan	99,900	9500	98,700	25,000	25%	73,700	53,600	16,700	37,000
Moreton Bay	146,900	17,200	105,600	54,900	52%	50,700	72,400	36,000	36,400
Noosa	24,200	2000	8100	4600	57%	3500	5900	3,200	2700
Redland	55,100	3500	21,100	14,400	68%	6700	16,200	10,800	5400
Scenic Rim	15,500	1600	10,800	0	0%	10,800	7200	0	7200
Somerset	9200	1500	7100	0	0%	7100	4800	0	4800
Sunshine Coast	113,600	11,200	99,300	64,200	65%	35,100	61,900	38,600	23,300
Toowoomba	50,300	4100	24,700	4400	18%	20,300	16,700	3,600	13,100
Total	1,231,400	119,400	907,200	548,700	60%	358,500	566,600	347,600	219,000

* Provided only for guidance about growth assumptions over time, the 2011–31 growth provides an indication of the additional dwelling supply which needs to be accommodated by 2031 if the 2041 benchmarks are to be accommodated.

** Estimates subject to revision based on better information about recent dwelling construction activity.

*** Infill dwellings are calculated using the existing urban area boundary as shown in Figure 17 and discussed in Chapter 4.

Table 3: Indicative minimum residential densities in and around centres

Centre type	Dwellings/ha (net residential density) ^	
	In or within 400 m of the centre	Within 400–800 m of the centre
Capital city centre/ Principal regional activity centre	150–400	100–175
Major regional activity centre	80–200	40–100
Principal/Major rural activity centre	As determined by local government	As determined by local government

^ These densities must be addressed by detailed local planning to determine form and distribution.

Missing middle is a form of housing offering greater density and diversity in a manner that is compatible with surrounding lower density residential environments. This may include 'Fonzie' flats, 'plexes' (duplexes, triplexes, quadplexes etc), row/terrace housing and medium rise apartments.

Existing urban area is a statistical boundary, as defined in Figure 17, used to measure infill and greenfield development.

Infill development is development occurring on land inside the existing urban area.

Greenfield development is development occurring on land outside the existing urban area.

Table 4: SEQ employment planning benchmarks

Industry	Total number of jobs						
	2011 Base	2016	2021	2026	2031	2036	2041
Agriculture, forestry and fishing	14,158	12,665	12,574	12,768	13,068	13,372	13,713
Mining	13,925	14,515	17,341	18,367	19,138	20,013	21,042
Manufacturing	140,618	137,873	149,082	161,458	179,985	202,697	228,594
Electricity, gas, water and waste services	17,822	15,417	17,883	23,568	32,931	41,279	47,439
Construction	145,389	135,204	177,386	199,890	215,420	228,531	241,124
Wholesale trade	64,056	57,807	60,054	61,962	64,127	66,310	68,679
Retail trade	177,311	184,443	185,032	186,432	188,245	189,767	190,988
Accommodation and food services	112,407	134,505	146,982	160,910	175,968	190,893	206,237
Transport, postal and warehousing	84,437	84,778	90,662	97,070	104,132	110,442	117,048
Information media and telecommunications	23,225	22,678	23,338	24,666	26,223	27,526	28,864
Financial and insurance services	51,729	61,005	59,264	57,027	57,078	60,143	64,991
Rental, hiring and real estate services	31,855	27,520	33,202	39,698	46,796	53,978	62,246
Professional, scientific and technical services	123,185	131,743	153,857	179,350	207,075	235,366	269,442
Administrative and support services	55,580	50,527	55,651	64,714	74,940	85,596	97,961
Public administration and safety	106,435	112,996	120,975	132,219	144,419	157,190	170,399
Education and training	130,179	140,843	155,073	173,935	194,595	215,896	237,530
Health care and social assistance	199,978	231,888	259,917	294,798	332,771	371,882	410,931
Arts and recreation services	26,278	26,531	27,858	29,668	31,785	34,074	36,548
Other services	62,314	66,144	69,765	73,545	77,879	82,236	86,727
Total	1,580,881	1,649,082	1,815,896	1,992,045	2,186,575	2,387,191	2,600,503

See Appendix 1 for employment planning benchmarks by industry for each local government area.

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

Use of figures in the plan

Throughout *ShapingSEQ* the most accurate figures available for dwellings, population and jobs have been used as the base year. For dwellings, the 2011 census figure has been used as this is the most accurate. Therefore, all dwelling supply benchmarks are provided for a 2011 to 2041 timeframe. To provide an indication of relative activity and change, some tables include 2015 or 2016 estimates of dwellings, population or jobs.

Long-term Projections of Possible Future Employment Growth

Employment planning benchmark by industry for each local government area to 2041...

LGA	Agriculture, forestry and fishing	Mining	Manufacturing	Electricity, gas, water and waste services	Construction	Wholesale trade	Retail trade	Accommodation and food services	Transport, postal and warehousing	Information media and telecommunications
Brisbane	1203	14,545	113,281	15,460	81,964	37,460	66,276	89,893	74,847	17,907
Logan	824	246	17,845	2070	26,617	4950	17,624	10,143	6012	862
Redland	402	516	5151	1389	9960	1693	6506	6152	1835	739
Ipswich	241	889	18,008	1178	10,355	2036	12,404	6318	4520	370
Moreton Bay	1981	844	18,272	4706	24,089	4367	19,111	13,499	5644	849
Gold Coast	829	1487	30,885	12,074	49,250	9810	37,511	47,376	12,890	5048
Somerset	867	134	1538	289	1185	238	863	443	492	34
Lockyer Valley	2389	188	2352	731	1240	582	1552	1154	1008	45
Noosa	259	78	1406	497	3993	724	3157	5754	774	293
Sunshine Coast	2559	584	11,368	5326	23,096	3816	17,312	17,452	5416	1658
Toowoomba City (SEQ)	773	1235	7277	2877	7202	2607	7017	5957	3006	891
Scenic Rim	1385	297	1210	842	2173	396	1655	2097	604	170
SEQ total	13,712	21,043	228,593	47,439	241,124	68,679	190,988	206,238	117,048	28,866

Note: Data reflects long-term projections of possible future employment growth (Queensland Treasury Regional Employment Projections, 2010–2011 to 2040–2041) based on information available at the time of production (including population projections).

LGA	Financial and insurance services	Rental, hiring and real estate services	Professional, scientific and technical services	Administrative and support services	Public administration and safety	Education and training	Health care and social assistance	Arts and recreation services	Other services	Totals
Brisbane	40,403	26,422	176,984	45,167	107,889	101,991	183,400	15,351	37,164	1,247,607
Logan	2233	3459	8739	7389	7119	17,556	26,519	1332	6586	168,125
Redland	1039	1672	5053	3012	2812	7032	11,041	686	2504	69,194
Ipswich	1516	1918	5079	4151	10655	15,507	28,357	756	4541	128,799
Moreton Bay	2712	4173	11,186	6577	8167	20,163	33,431	1809	7601	189,181
Gold Coast	9584	15,484	36,778	19,395	16,544	37,492	63,351	12,021	15,623	433,432
Somerset	42	167	306	193	428	1263	1079	130	325	10,016
Lockyer Valley	131	272	797	452	821	2816	1979	112	557	19,178
Noosa	647	1381	3151	1622	961	2759	4549	428	1022	33,455
Sunshine Coast	4137	5457	14,866	7235	7978	18,803	36,497	2805	6725	193,090
Toowoomba City (SEQ)	2347	1459	5340	2167	5424	9699	17,362	760	3242	86,642
Scenic Rim	200	383	1163	601	1598	2446	3367	356	838	21,781
SEQ total	64,991	62,247	269,442	97,961	170,396	237,527	410,932	36,546	86,728	2,600,500



Moreton Bay region has one of the fastest growing populations in Queensland

LOCAL GOVERNMENT AREA PROFILE | MORETON BAY

Located north of Brisbane, in South-East Queensland’s major growth corridor, the Moreton Bay Region combines the benefits of close proximity to a capital city and major transport infrastructure, with lifestyle and value-for-money.

The region is home to a panorama of hinterland, bush, beach and coastal playgrounds and it is renowned for its bountiful supply of recreation, leisure and entertainment options that provide an excellent opportunity to tap into the tourist market and day visitors drawn to the Moreton Bay region.

Moreton Bay region has one of the fastest growing populations in Queensland with an average annual growth rate of 3.0% between 30 June 2007 and 30 June 2012, compared to the state’s overall growth rate of 2.1%. The population is projected to increase significantly to more than 530, 000 by 2031.

An estimated 84,000 additional dwellings will be required by 2031 (SEQ Plan 2009-2013) to accommodate Moreton Bay’s expected regional growth, population increase and demographic change.



The Moreton Bay Infrastructure Plan is also in place to support the booming population and outlines over \$182 million of projects which includes:

- Caboolture's state-of-the-art library, learning centre and art gallery complex (\$25 million) completed 2011;
- Redcliffe Seaside Village precinct (\$20 million) completed 2010;
- New roads, drains and transport (\$58 million plus \$19.5 million towards maintaining them);
- Recreational areas (\$25 million);
- Environmental engagement and education programs (\$860,000).

The regions strong economic performance and affordability makes it an ideal location for business and investment. Being located so close to Brisbane the region offers excellent infrastructure and communication links without the city prices and congestion.

SUBURB PROFILE | BURPENGARY

Located in South-East Queensland's major growth corridor, the Moreton Bay Region, Burpengary is just 35 kilometres north of Brisbane's CBD and offers the benefits of close proximity to a capital city and major transport infrastructure, with lifestyle and value-for-money.

Burpengary is an established suburb with access to numerous primary and high schools both public and private, an abundance of parks and reserves and a large shopping precinct, Burpengary Plaza, as well being home to the Caboolture Regional Aquatic Centre, hosting five major sports as well as family BBQ areas and playgrounds, making the suburb the perfect investment area for young couples and growing families.

The excellent transport infrastructure also drives this demand, with the location of a major rail corridor nearby which includes the Burpengary Train Station and convenient access to established road networks including the Bruce Highway as well as the Brisbane Airport, Port of Brisbane and Brisbane CBD.

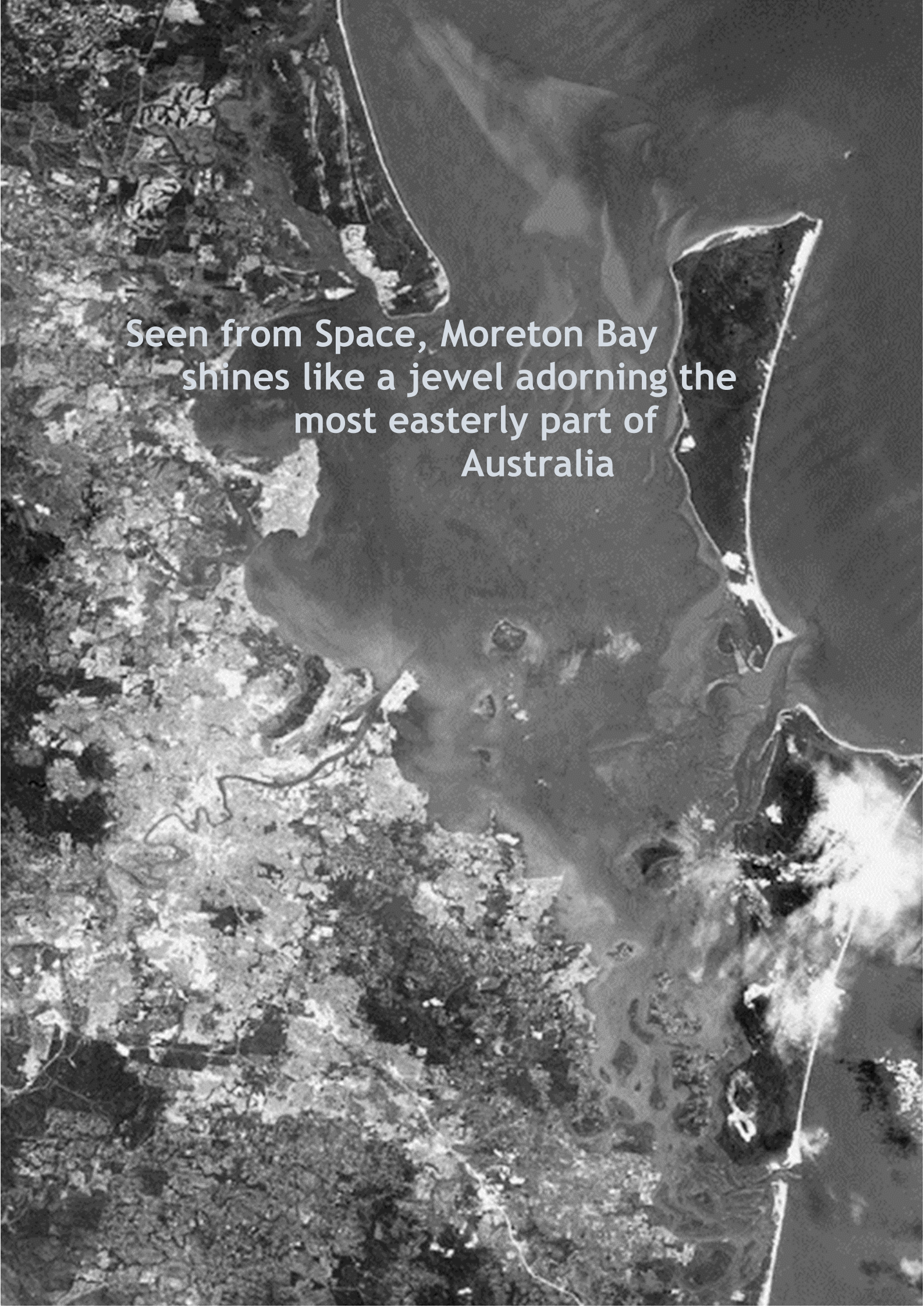
The supportive local government also contributes significantly to the success of the area, with the local authority for Burpengary, Moreton Bay Regional Council, working with the state government and the wider community to undertake an Economic Development Program to ensure that the region continues to prosper.

With the support of, and ongoing investment by government bodies and private investors alike, Burpengary is a prominent suburb for investment being within close proximity to the most successful industrial and commercial hub on the north side of Brisbane creating employment opportunities and residential demand.

Suburb Overview:

- Booming area with excellent infrastructure and opportunities
- Local and state government support for future economic development
- Access to a number of schools, parks and leisure centres, including the Caboolture Regional Aquatic Centre with landscaped parklands, playgrounds and BBQ areas
- Excellent capital growth for homes & units throughout the suburb



A black and white aerial photograph of Moreton Bay, Australia. The bay is a large, irregularly shaped body of water, appearing dark and calm. It is surrounded by a rugged coastline with numerous inlets, peninsulas, and islands. The land surrounding the bay is covered in dense vegetation, appearing as a textured, light-colored area. The overall scene is captured from a high angle, providing a comprehensive view of the bay's geography.

**Seen from Space, Moreton Bay
shines like a jewel adorning the
most easterly part of
Australia**

THE MILL AT MORETON BAY



Moreton Bay Regional Council is creating a thriving new major precinct that will generate thousands of local higher education and employment opportunities for the region.

With a full-scale University of the Sunshine Coast (USC) campus at its core, this new destination will offer world-class study opportunities to residents in the Moreton Bay Region. USC Moreton Bay is on track for completion in 2020, supported by additional work, study and community facilities, and will cater for up to 10,000 university students in its first 10 years.

The onsite train station will connect local residents from right along the Redcliffe Peninsula Rail Line, and the Caboolture Line to the new Petrie campus. Regular bus services and car parking infrastructure will also be a key feature to the precinct to bring residents and business people from all over the region, reducing north and south traffic congestion.

The Mill at Moreton Bay PDA is approximately 460 hectares and is located within the suburbs of Petrie, Kallangur and Lawnton. The PDA takes in the Moreton Bay Region University Precinct and is bordered by Lawnton Pocket Road to the south and the Redcliffe Peninsula Rail Line in the north and north-west.

Not only does the surrounding established population provide a readily accessible market, but is also strategically located in close proximity to key transport infrastructure including the Petrie railway station (at the junction of the existing Caboolture Rail Line and the Redcliffe Peninsula Line), Gympie Road and the Bruce Highway.

The location provides students in the region with an alternative higher-education option that does not require travelling outside of the region.



<https://www.moretonbay.qld.gov.au/the-mill/>



OUR VISION

‘Moreton Bay Region has a diverse network of community infrastructure that brings people together, provides a focus for communities and is integral to a vibrant, creative, healthy and strong community.’

<https://www.moretonbay.qld.gov.au/uploadedFiles/moretonbay/development/planning/CommunityInfrastructureStrategy2012-31.pdf>





WESTFIELD NORTH LAKES

Westfield North Lakes is located 25 kilometres north of the Brisbane CBD in one of the regions fastest growing areas. The centre caters to a trade area population of approximately 387,000 people.

A \$170 million development project that saw the addition of a new IKEA store and a 60-store retail mall was completed in 2016. The project also saw the addition of a new fresh food market, a cinema complex and a casual al fresco dining precinct.

A leading retail destination in the area, Westfield North Lakes is home to many of Australia's favourite retailers including Myer, Target, Big W, Kmart, Coles, Woolworths, ALDI and Rebel. There is also an Event Cinemas complex on site.

The centre is well positioned with direct access to the M1 motorway, which links the Sunshine Coast, Brisbane and the Gold Coast. It is also serviced by the recently opened North Lakes Rail station.

In 2016, the total retail spend by the Westfield North Lakes Total Trade Area was estimated at \$4.9 billion while the total retail spend by the Main Trade Area was estimated at \$2.6 billion.

In the Main Trade Area 32% of households include children under 15 years of age which is slightly higher than the Brisbane Metro average of 29%.

<https://www.scentre.com/Our-Portfolio/Centres/westfield-north-lakes>



CABOOLTURE HUB

Caboolture Hub has fast become the place to be seen in the Moreton Bay Region. The fantastic new facility continues to amaze residents and visitors with its technology, conference facilities, training and meeting room hire, business and educational workshops, gallery exhibitions and library activities - there truly is something for everyone.

The Learning and Business Centre boasts 16 rooms for hire with audio technology, projectors, screens and rooms that can be configured to suit. Many home businesses are taking advantage of the Business Pods, and meeting clients in a professional environment.

<https://www.moretonbay.qld.gov.au/caboolture-hub/>



REDCLIFFE CULTURAL CENTRE

The Redcliffe Cultural Centre is an exciting & highly reputable, nationally recognised performing and creative arts space that caters for a wide range of performances & functions meeting the cultural needs of local and regional audiences. Located in the heart of Redcliffe's Cultural Precinct, this venue plays host to touring productions, comedy shows, movies, musicals, conferences, civic functions, as well as a variety of community organisations and arts activities. There are several multi-function meeting rooms throughout the venue providing creative spaces to showcase talents in many artistic disciplines as well as host functions.

Recently celebrating its 30th year, the Redcliffe Cultural Centre opened in October of 1982 at a cost of \$1.5 million, kicking off with an inaugural variety show starring Barry Crocker. It maintains variety in the diversity of performances and events held at this magnificent venue.

<https://www.visitmoretonbayregion.com.au/business-directory/redcliffe-cultural-centre>





CORSO NORTH LAKES

Corso North Lakes is Moreton Bay Regional Council's new \$45 million community and commercial complex located at 10 The Corso, North Lakes. The state-of-the-art facility opened on Saturday 13 September 2014 showcasing a modern library and community centre, three levels of commercial office space and undercover car parking.

Corso North Lakes provides residents with a regional destination to socialise, study, learn and relax. Its striking architectural features include a large glass entryway to the new library, modern structures and some of the latest design and energy efficient elements.

It is one of Australia's first Five Star Green Star rated public buildings with more than 550 roof-top solar panels that will generate power for much of the building's daily needs. Cutting-edge technology will regulate lighting, air-conditioning and promote natural ventilation throughout the building, and up to 200,000 litres of rain water will be captured for the Corso's bathrooms, gardens and grassed areas.

Corso North Lakes is conveniently located in the heart of North Lakes with covered walkways connecting to nearby retail, commercial and transport hubs.

Key features

- 2000 m2 destination library
- 1000 m2 community centre
- Plaza area with children's playground and landscaped gardens
- 4000 m2 over three levels of commercial office space for lease
- A \$4 million young people's place (opened in late 2013 and managed by the YMCA)
- A basement car park with more than 300 spaces
- Secure end-of-trip facility for 60 bikes
- 5 Star Green Star certification by the Green Building Council of Australia

Corso North Lakes has been funded by Moreton Bay Regional Council and the Federal Government with \$7.8 million from Regional Development Australia and \$3 million from Department of Education, Employment and Workplace Relations.

<https://www.moretonbay.qld.gov.au/thecorso/>



STRATHPINE GATEWAY PROJECT

The Strathpine Gateway Project aims to revitalise the area east of Strathpine Rail Station by delivering a creative and sustainable entrance statement to the Strathpine Centre - a “Gateway”. This project forms part of Moreton Bay Regional Council’s Signature Projects initiative to deliver a major project to each of the three amalgamated regions that form the new Moreton Bay Region. Strathpine has been selected as the location for the Pine Rivers signature project.

This provides an exciting opportunity to deliver outcomes in the short term that align with the intentions of the Master Plan. The project will develop an area of land within the Strathpine TOD Precinct, between the Strathpine Rail Station and Gympie Road, to accommodate office uses, community facilities and high quality public spaces and linkages.

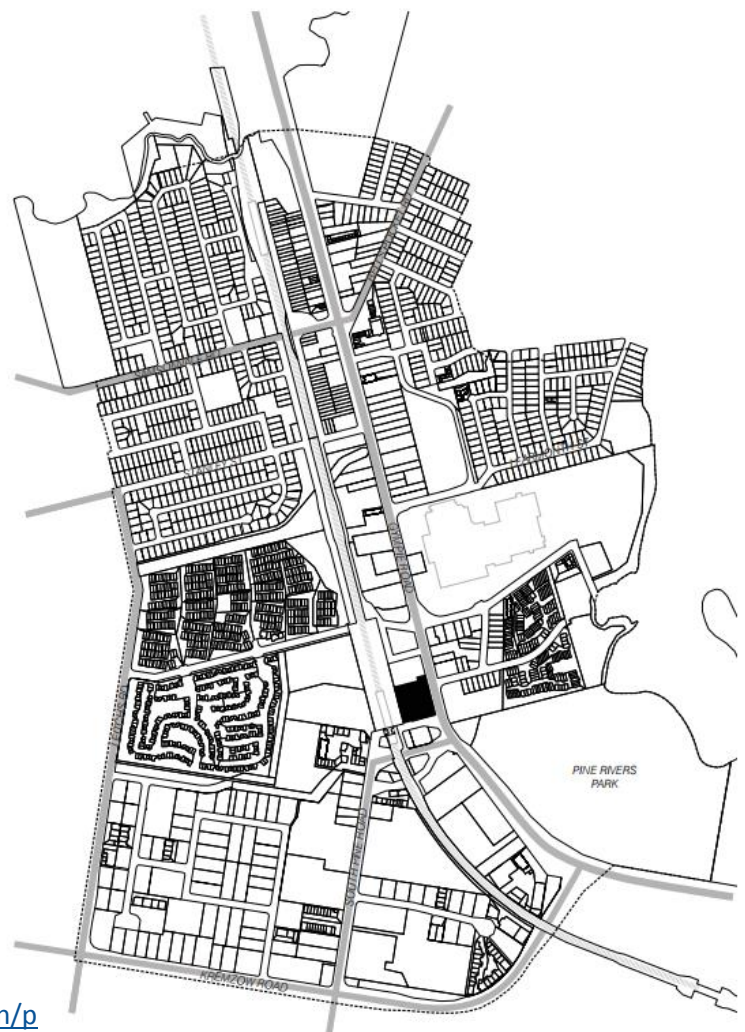
The key features of the project include;

- Refurbishment of existing Council building to create active frontages on the ground floor.
- New building incorporated new library, art gallery and commercial office accommodation above.
- New civic square on Gympie Road terminating the vista from Mecklem Street.

The key stakeholders associated with the design, delivery and management of this project are;

- Moreton Bay Regional Council (in their capacity as land owners, the approval agency, and asset managers);
- Department of Local Government and Planning (TOD unit);
- Department of Main Roads (in so far as the project ultimately requires adjustments to traffic movements along Gympie Road);
- Translink (in relation to bus interchange facilities);
- Queensland Rail (in relation to station improvements and track alignments);
- Adjoining land owners; and
- The development industry in the form of potential joint venture partners.

FIGURE 5.2.1A LOCATION PLAN



<https://www.moretonbay.qld.gov.au/uploadedFiles/common/projects/strathpine-masterplan/Strathpine-Implementation-Plan-Part-B.pdf>



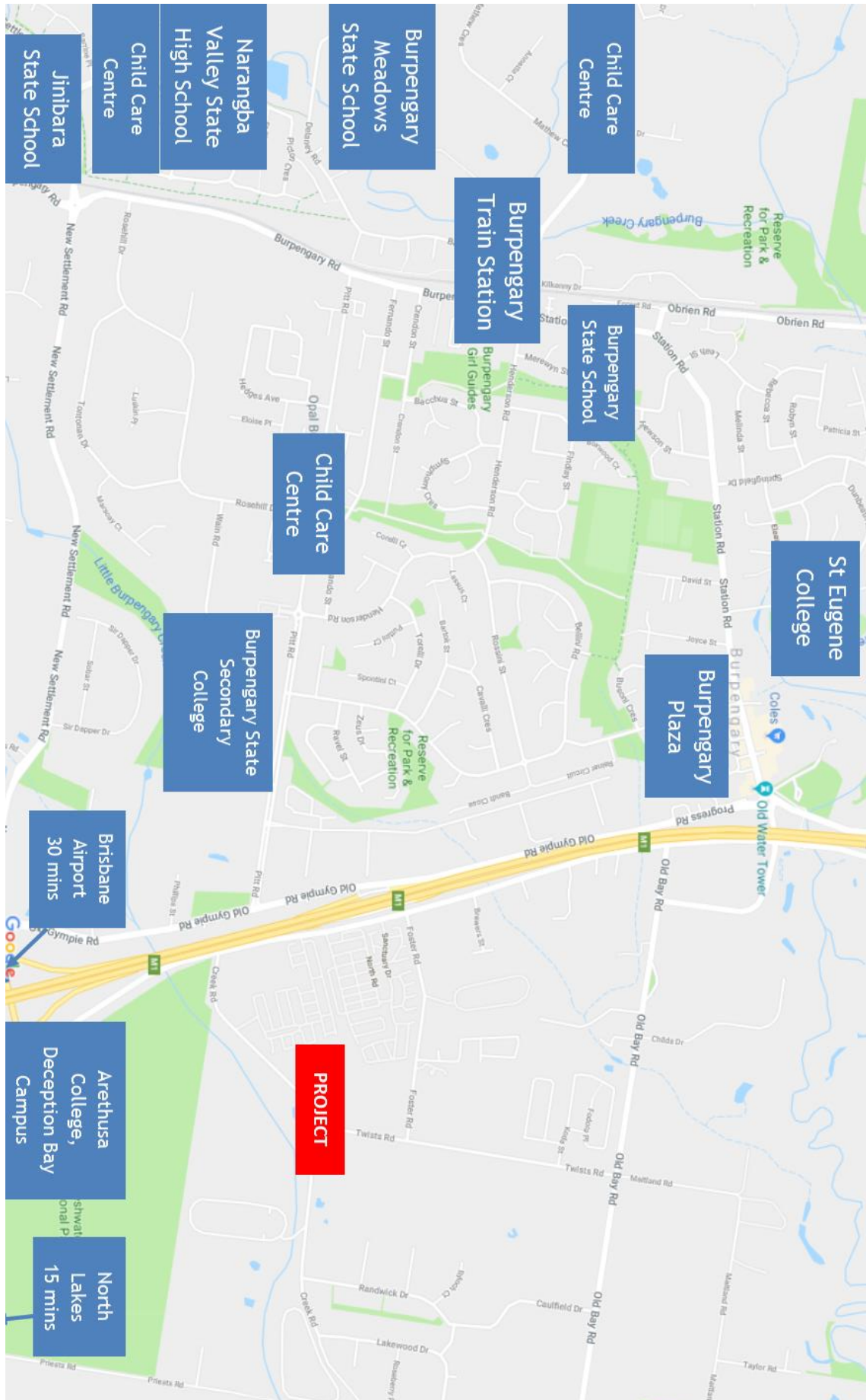
Strathpine Gateway Project Site

Experience the lifestyle that is...

REGENT ON CREEK



LOCATION | CREEK ROAD, BURPENGARY

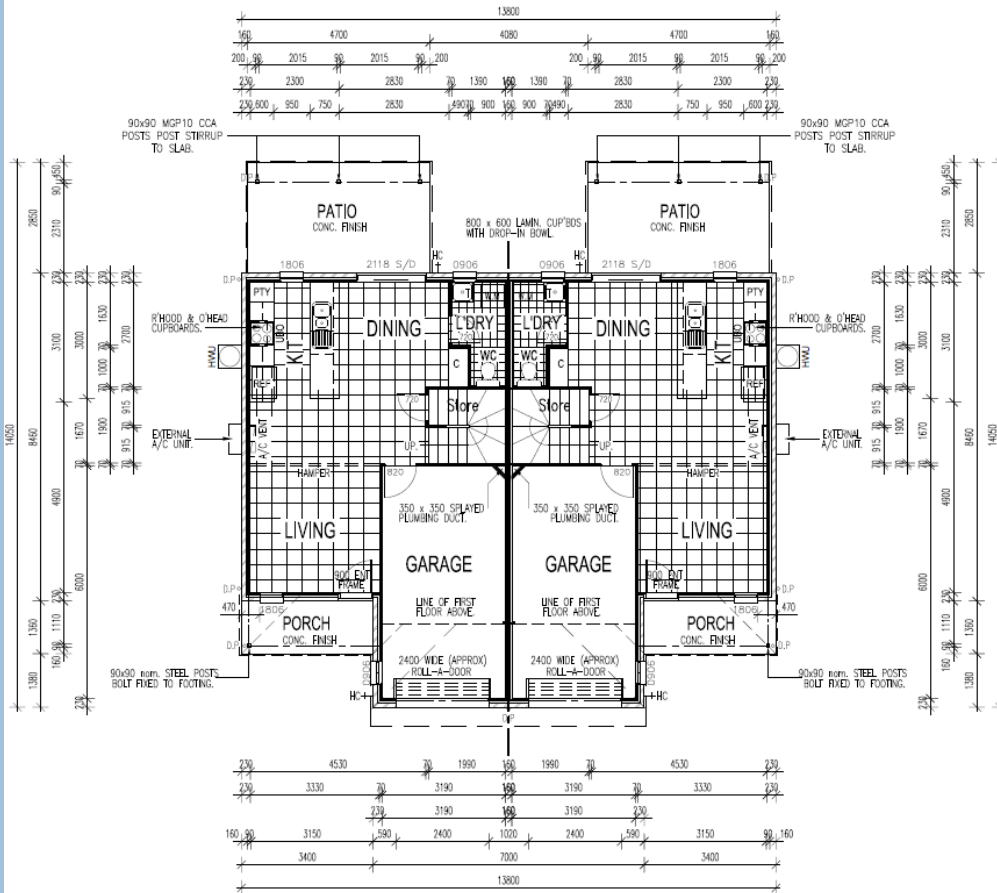


SITE PLAN | REGENT ON CREEK



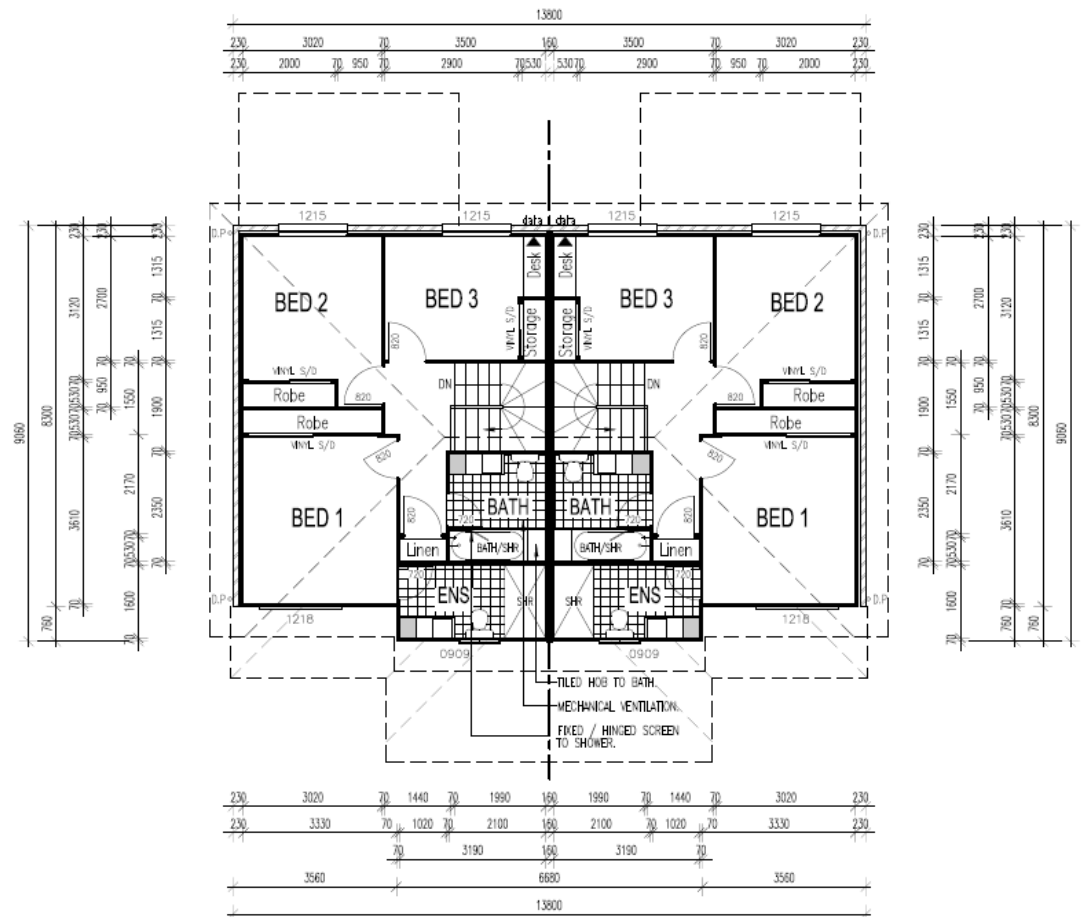
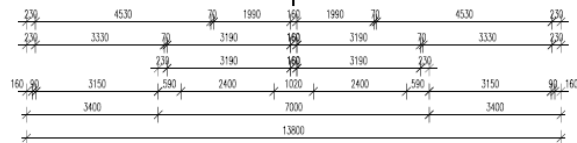
FLOOR PLANS | TOWNHOUSE

D6-P



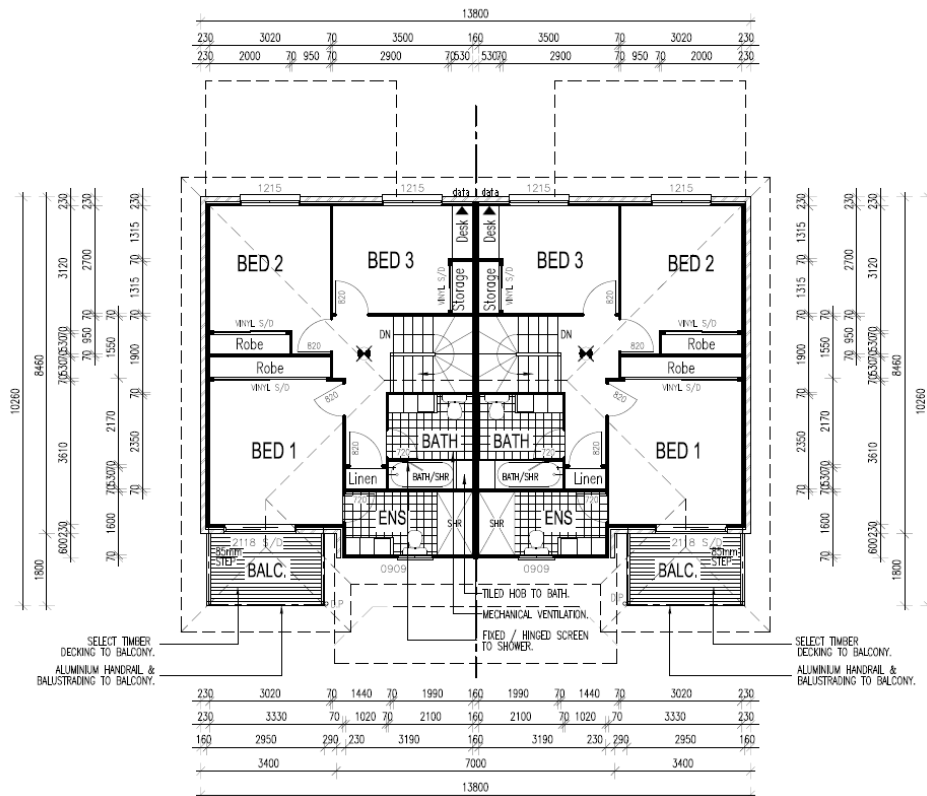
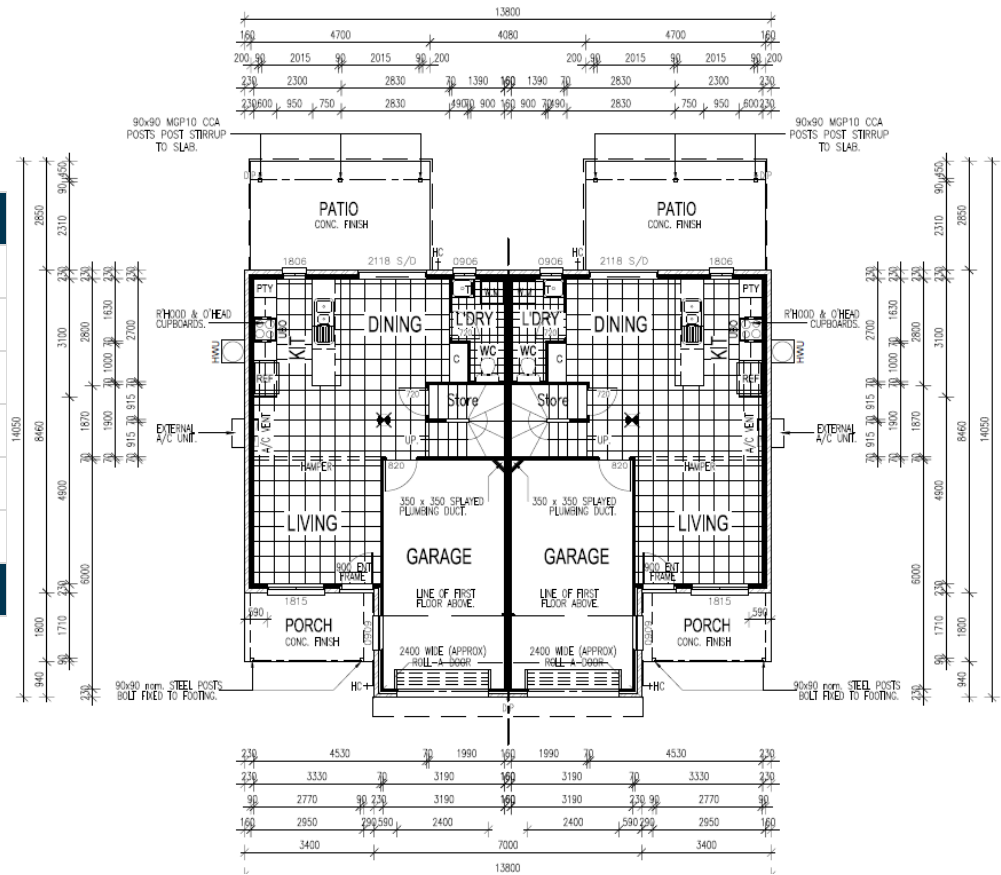
AREA m2 per unit

Ground Floor	46.96
Garage	21.00
Patio (construction)	13.39
Porch	4.64
First Floor	59.81
Total	145.80

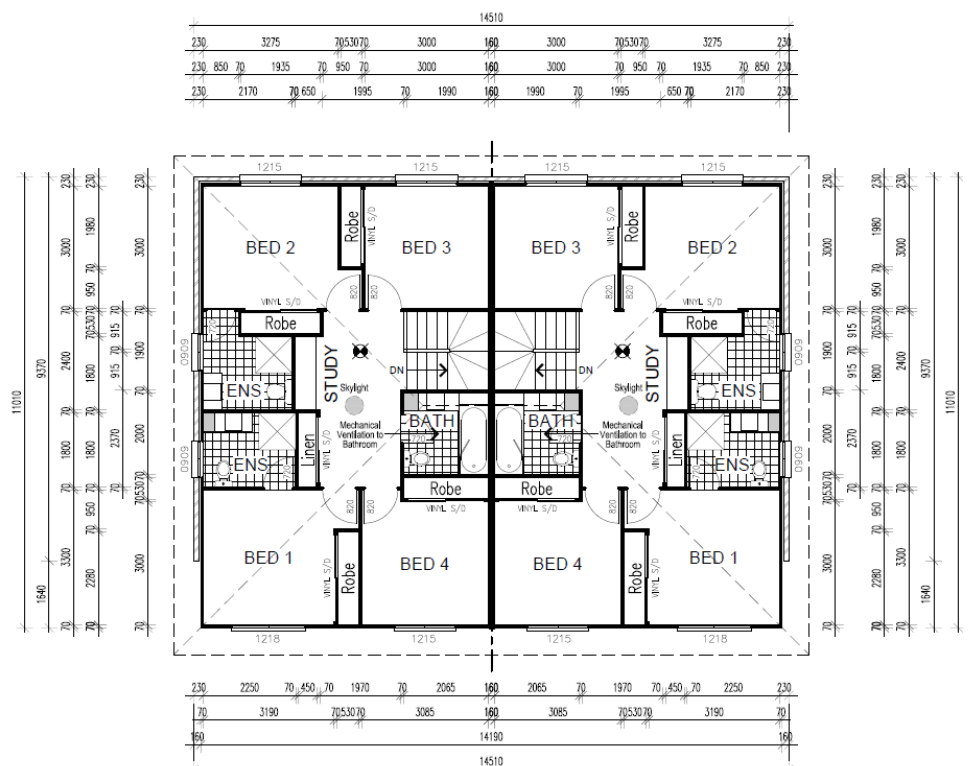
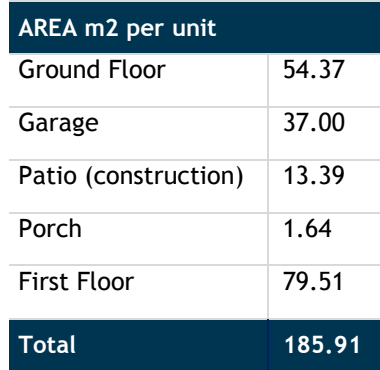


D7

AREA m2 per unit	
Ground Floor	46.96
Garage	21.00
Patio (construction)	13.39
Porch	5.31
First Floor	60.47
Balcony	5.31
Total	152.44



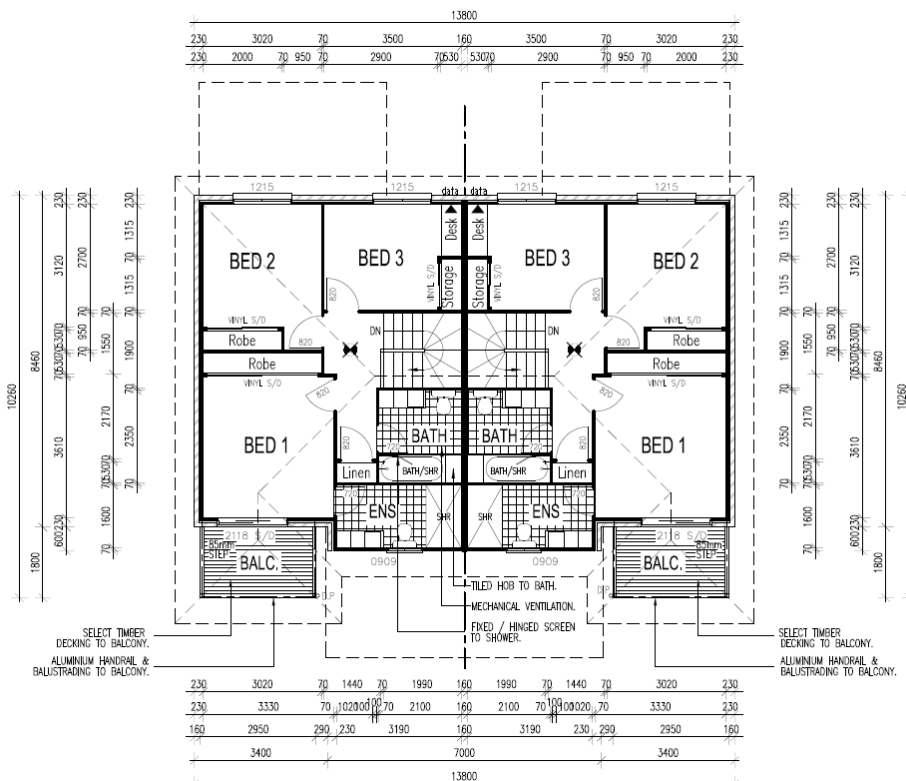
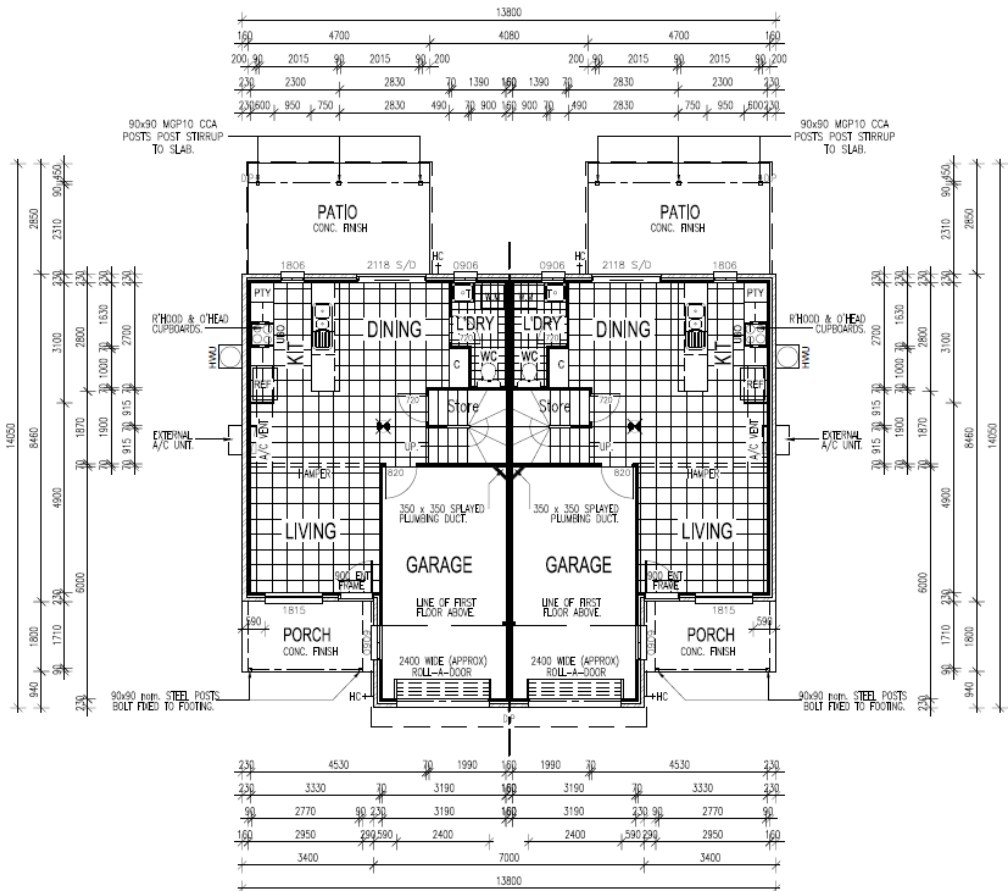
DG6



H7

AREA m2 per unit

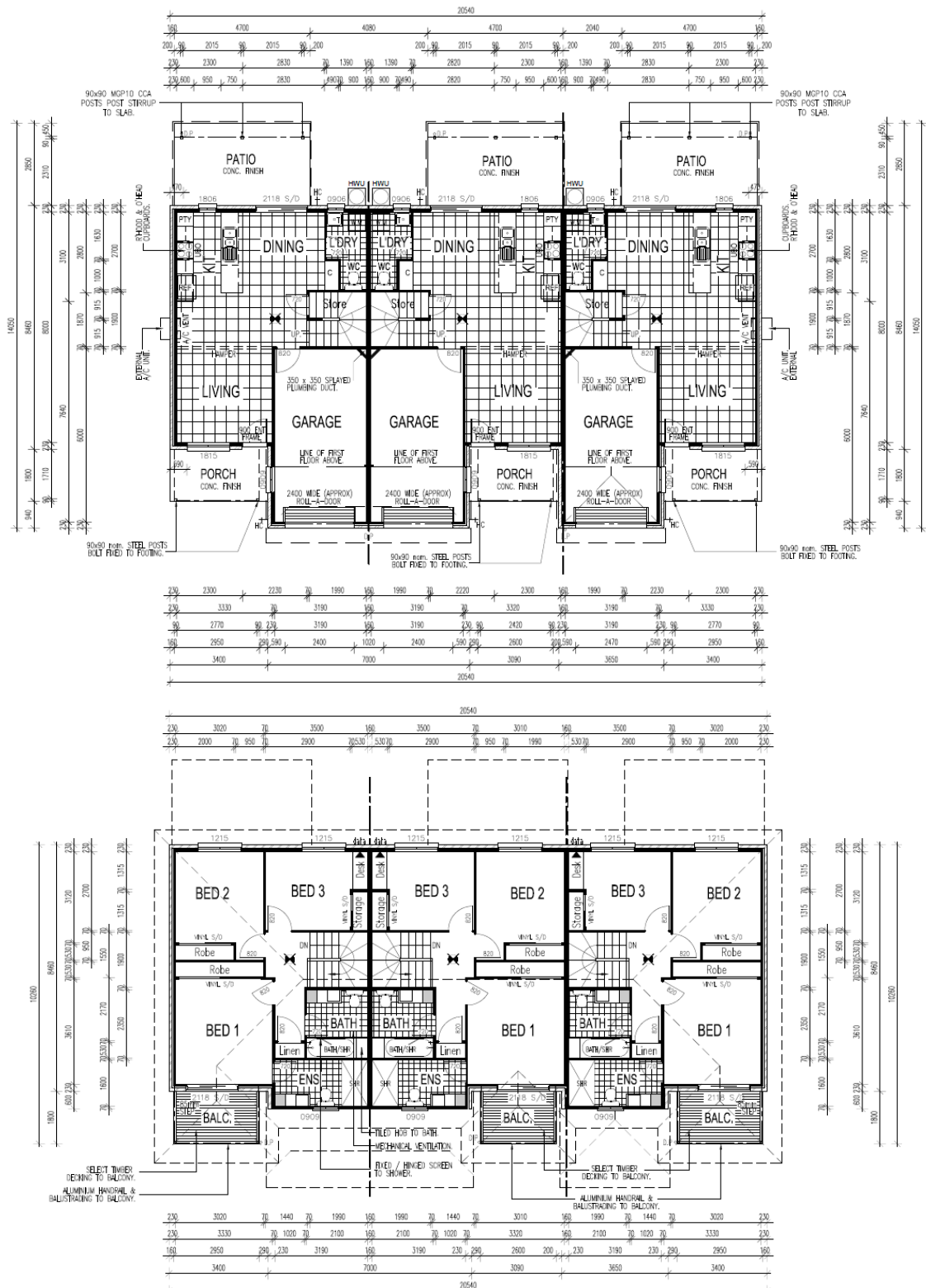
Ground Floor	46.96
Garage	21.00
Patio (construction)	13.39
Porch	5.31
First Floor	60.47
Balcony	5.31
Total	152.44



AREA m2 per unit - End Unit	
Ground Floor	46.96
Garage	21.00
Patio (construction)	5.31
Porch	13.40
First Floor	60.47
Balcony	5.31
Total	152.45

AREA m2 per unit - Centre Unit	
Ground Floor	45.65
Garage	21.00
Patio (construction)	4.68
Porch	13.40
First Floor	59.12
Balcony	4.68
Total	148.53

T3



SCHEDULE OF FINISHES | STANDARD

EXTERNAL

Brick veneer with reinforced slab lower floor and timber upper floor
Face brick or bagged and painted brick with flat sheet or planking to selected areas of upper levels
Concrete roof tiles in pre-selected colour scheme
Colorbond fascia & gutter in pre-selected colours to match
Powdercoated aluminium window and sliding door frames
Security screens to windows of lowset lots, and lower level of highset lots
Flyscreens to upper floor where applicable
Security screens to all external doors
Chrome plated front door lock with matching deadlock
Moulded front door to suit, timber painted to suit colour scheme
Foldaway clothesline (wall or fence mounted)
Pre-wired TV antenna
Six foot CCA treated pine fencing to individual yards with side access gated where applicable
Exposed concrete driveway with concrete path
Exposed concrete with planted garden beds to rear of lots
2 external brass garden taps to each lot
Mulching and selected planting to rear yard garden

KITCHEN

Fully laminated cupboards in pre-selected colours to match
Stone Benchtops
1 + 3/4 bowl stainless steel sink
Pre-selected floor or vinyl plank and wall tiles and feature tiles to match
Microwave space
Generous fridge space
Stainless Steel Oven
Ceran Cooktop
Stainless Steel Rangehood
Chrome Flickmixer

BATHROOMS / ENSUITE / WATER CLOSET

Fully laminated cupboards in pre-selected colours to match
Exhaust fans to bathrooms and ensuites where applicable
Pre-selected wall and floor tiles plus feature tiles to match
2 metre high wall tiling to all shower areas, with matching feature tiles
White dual-flush toilets
Tiled shower trays with polymer based waterproofing treatment
Wall mounted vanity units with white china basins
Chrome flick mixer taps in vanity basins
White acrylic bath tub in bathroom
Clear glass, powder coated shower screen frames
Pivoting glass shower doors
Mirrors above vanities, powder coated frames
Chrome towel rails or rings and toilet roll holders
Privacy latches to bathroom and WC doors, privacy latch to Bedroom 1 in lieu of ensuite latch

BEDROOMS

Ceiling fan light to each bedroom
Pre-selected carpet to bedrooms
Swing door for walk in robes (where available) and fitted vinyl or mirrored glass sliders to wardrobes, colour co-ordinated
Bank of painted timber shelves to wardrobe

LAUNDRY

Colour coordinated taps
Glo-Tub or Laminated cupboard, with Laundry Tub
Pre-selected wall & floor tiling to match

MISCELLANEOUS

Remote control garage door

Pre-selected internal and external light fittings, with white switches and light to rear courtyards

Fully painted throughout - two coats, gloss to doors and architraves in pre-selected colour schemes

90mm cove cornice throughout

Pencil round mouldings throughout

Vertical blinds throughout

Air conditioner to living area and bedroom 1

Electric hot water system

Hard-wired smoke detectors with battery back up

Pre-wired TV point in living or family room and bedroom 1

Pre-wired telephone point in kitchen and bedroom 1

Ample power points throughout

Builders warranty (6 years 6 months from start of construction)

Pest control treatment

Ceiling insulation

Water conserving tapware and shower heads

COMMUNITY ITEMS

Entertainment area

Gym

Pool

Each townhome is designed
offering quality and convenience
and maximizing value...



RENTAL APPRAISAL | RENT 71 - 3 BEDROOM



6/1 Creek Road
Burpengary East Q 4505
doreen@rent71.com
0407644744

7 August 2018

APPRAISAL OF RENTAL VALUE
3 Bedroom Townhouse (Single Garage)
Regent on Creek
1 Creek Road
Burpengary East Q 4505

Thank you for the opportunity to appraise this property.

We are the onsite Managers at Regent on Creek and will be commencing rentals in the coming weeks and already have multiple applications awaiting the units to be finished. We have over 15 years experience in the industry and have owned and operated 19 complexes in a range of sizes and 15 of these complexes have been off the plan like Regent on Creek.

A current rental analysis is below, providing you with the initial rents on 3 bedroom (Single Garage) units in the complex being \$330 to \$340pw ranging to a rental value that we aim to achieve once the complex is full being between \$340pw and \$350pw. I trust that the information will be of assistance for you.

When assessing the rental value of a property, we take into account factors ranging from similar properties in the area, age of similar properties, location, current vacancies and understanding all aspects of renting a brand new complex and ensuring all owners have quality tenants in the shortest possible time frame.

3 Bedroom Townhouse (single garage) \$330pw to \$350pw

Yours faithfully
Rent 71

Glenn Swan
Principal
LREA - 3040614

RENTAL APPRAISAL | RENT 71 - 4 BEDROOM



6/1 Creek Road
Burpengary East Q 4505
doreen@rent71.com
0407644744

7 August 2018

APPRAISAL OF RENTAL VALUE

4 Bedroom Townhouse (Double Garage)

Regent on Creek

1 Creek Road

Burpengary East Q 4505

Thank you for the opportunity to appraise this property.

We are the onsite Managers at Regent on Creek and will be commencing rentals in the coming weeks and already have multiple applications awaiting the units to be finished. We have over 15 years experience in the industry and have owned and operated 19 complexes in a range of sizes and 15 of these complexes have been off the plan like Regent on Creek.

A current rental analysis is below, providing you with the initial rents on 4 bedroom (Double Garage) units in the complex being \$375 to \$385pw ranging to a rental value that we aim to achieve once the complex is full being between \$385pw and \$395pw. I trust that the information will be of assistance for you.

When assessing the rental value of a property, we take into account factors ranging from similar properties in the area, age of similar properties, location, current vacancies and understanding all aspects of renting a brand new complex and ensuring all owners have quality tenants in the shortest possible time frame.

4 Bedroom Townhouse (double garage) \$375pw to \$395pw

Yours faithfully
Rent 71

Glenn Swan
Principal
LREA - 3040614

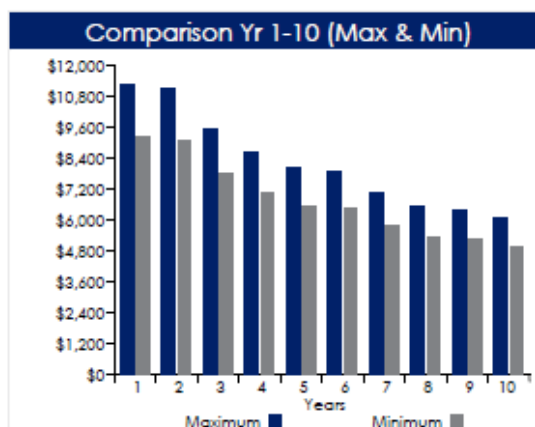
DEPRECIATION SCHEDULES | BMT TAX DEPRECIATION 3 BEDROOM

BMT Tax Depreciation
QUANTITY SURVEYORS

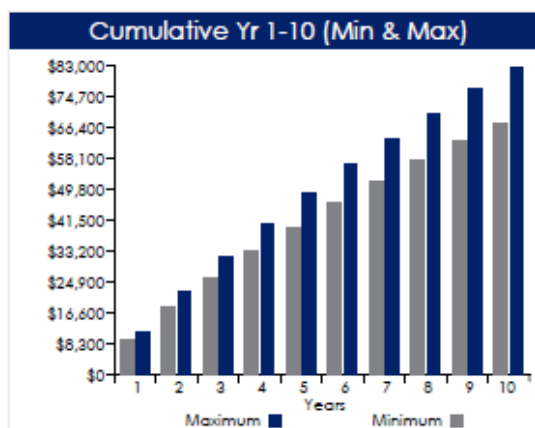
Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3221 9922 e info@bmtas.com.au
f 07 3221 9933 w www.bmtas.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 3 Bedroom Dwelling 1 Creek Road, BURPENGARY EAST QLD 4505 Purchase Price \$335,000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,716	5,584	11,300
2	5,530	5,584	11,114
3	3,979	5,584	9,563
4	3,088	5,584	8,672
5	2,452	5,584	8,036
6	2,310	5,584	7,894
7	1,510	5,584	7,094
8	996	5,584	6,580
9	835	5,584	6,419
10	520	5,584	6,104
11 +	868	167,492	168,360
Total	\$27,804	\$223,332	\$251,136



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,676	4,568	9,244
2	4,524	4,568	9,092
3	3,255	4,568	7,823
4	2,526	4,568	7,094
5	2,006	4,568	6,574
6	1,890	4,568	6,458
7	1,236	4,568	5,804
8	815	4,568	5,383
9	683	4,568	5,251
10	426	4,568	4,994
11 +	710	137,039	137,749
Total	\$22,747	\$182,719	\$205,466



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

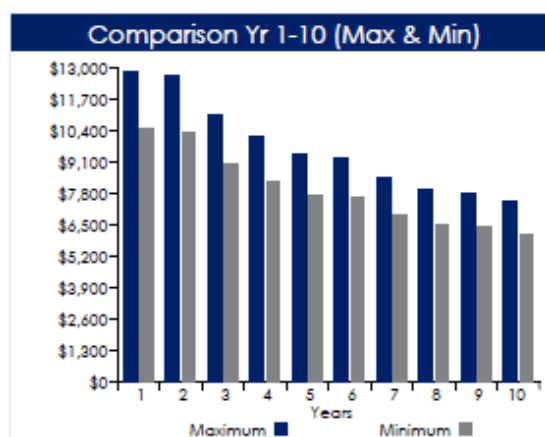
DEPRECIATION SCHEDULES | BMT TAX DEPRECIATION 4 BEDROOM

BMT Tax Depreciation
QUANTITY SURVEYORS

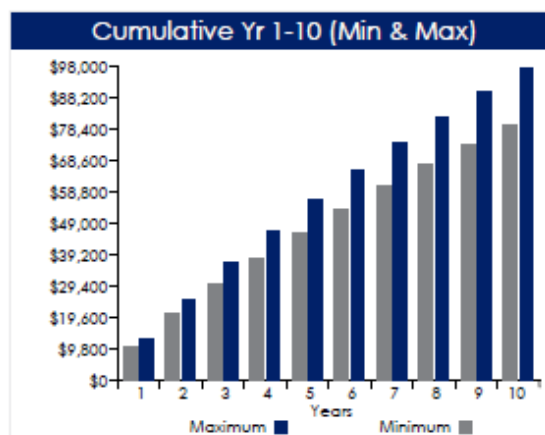
Level 7, 320 Adelaide Street
Brisbane QLD 4000
GPO Box 3229
Brisbane QLD 4001
t 07 3221 9922 e info@bmtqs.com.au
f 07 3221 9933 w www.bmtqs.com.au
Australia Wide Service ABN 44 115 282 392

Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling 1 Creek Road, BURPENGARY EAST QLD 4505 Purchase Price \$360,000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	5,898	6,973	12,871
2	5,731	6,973	12,704
3	4,123	6,973	11,096
4	3,188	6,973	10,161
5	2,525	6,973	9,498
6	2,365	6,973	9,338
7	1,550	6,973	8,523
8	1,027	6,973	8,000
9	875	6,973	7,848
10	546	6,973	7,519
11 +	909	209,206	210,115
Total	\$28,737	\$278,936	\$307,673



Minimum			
Year	Plant & Equipment	Division 43	Total
1	4,826	5,705	10,531
2	4,689	5,705	10,394
3	3,373	5,705	9,078
4	2,608	5,705	8,313
5	2,066	5,705	7,771
6	1,935	5,705	7,640
7	1,268	5,705	6,973
8	841	5,705	6,546
9	716	5,705	6,421
10	446	5,705	6,151
11 +	743	171,168	171,911
Total	\$23,511	\$228,218	\$251,729



* assumes settlement on 1 July in any given year.

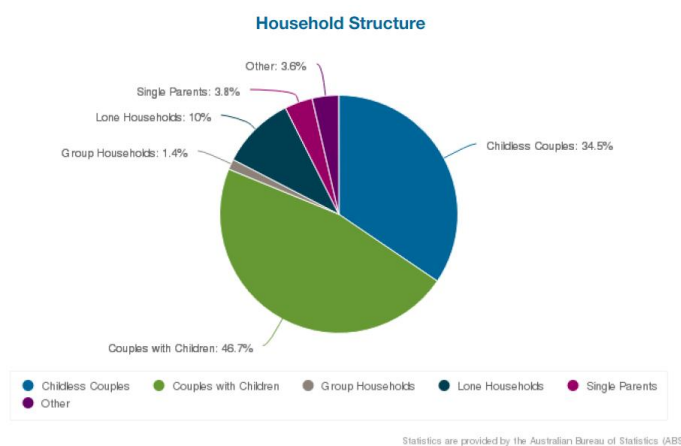
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 07 3221 9922

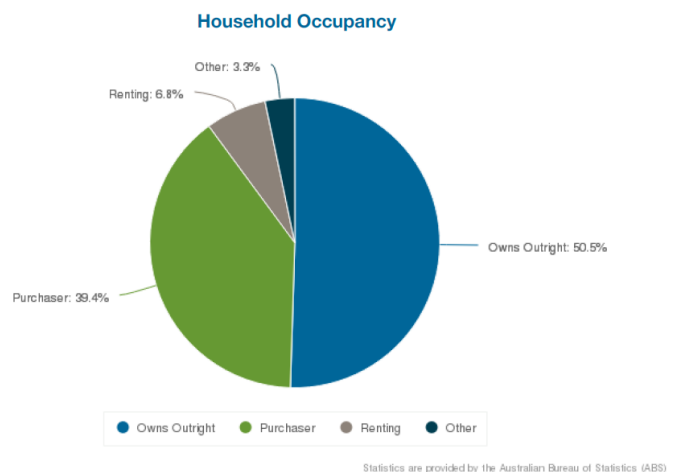
HOUSEHOLD STRUCTURE

Type	Percent
Couples with Children	46.7
Childless Couples	34.5
Lone Households	10.0
Single Parents	3.8
Other	3.6
Group Households	1.4



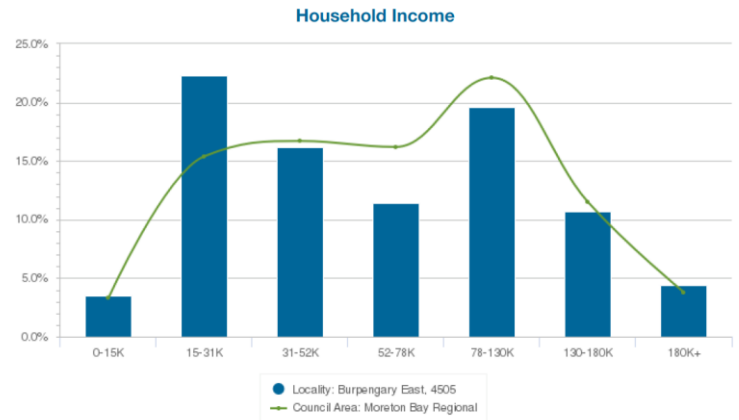
HOUSEHOLD OCCUPANCY

Type	Percent
Owens Outright	50.5
Purchaser	39.4
Renting	6.8
Other	3.3



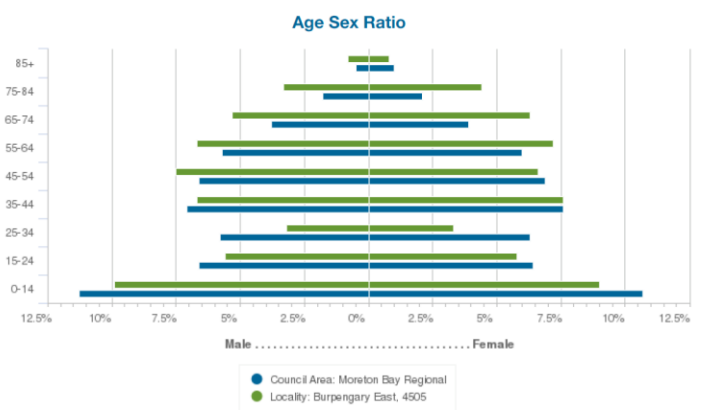
HOUSEHOLD INCOME

Income Range	Burpengary East %	Moreton Bay Regional %
0-15K	3.5	3.3
15-31K	22.3	15.4
31-52K	16.2	16.7
52-78K	11.4	16.2
78-130K	19.6	22.1
130-180K	10.7	11.5
180K-	4.4	3.8



AGE SEX RATIO

Age group	Burpengary		Moreton Bay Regional	
	Male %	Female %	Male %	Female %
0-14	9.9	9.0	11.3	10.7
15-24	5.6	5.8	6.6	6.4
25-34	3.2	3.3	5.8	6.3
35-44	6.7	7.6	7.1	7.6
45-54	7.5	6.6	6.6	6.9
55-64	6.7	7.2	5.7	6.0
65-74	5.3	6.3	3.8	3.9
75-84	3.3	4.4	1.8	2.1
85-	0.8	0.8	0.5	1.0



RP DATA AREA PROFILE

The predominant age group in Burpengary East is 0-14 years.

Households in Burpengary East are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments.

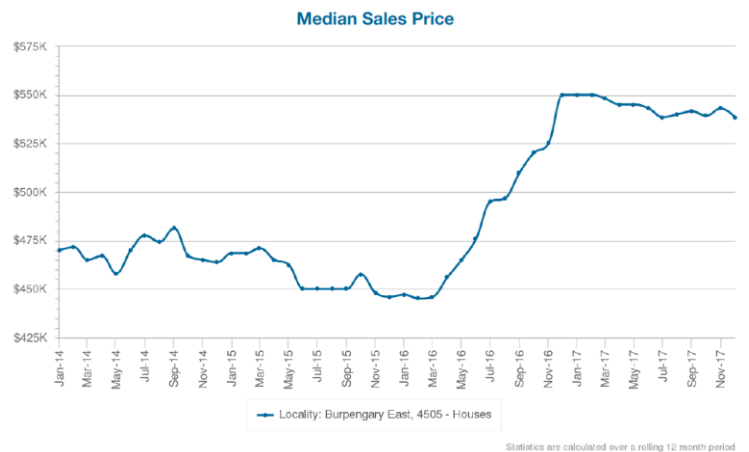
In general, people in Burpengary East work in a non-specified occupation.

Currently the median sales price of houses in the area is \$538,500.

SALES STATISTICS | SOURCED FROM RP DATA

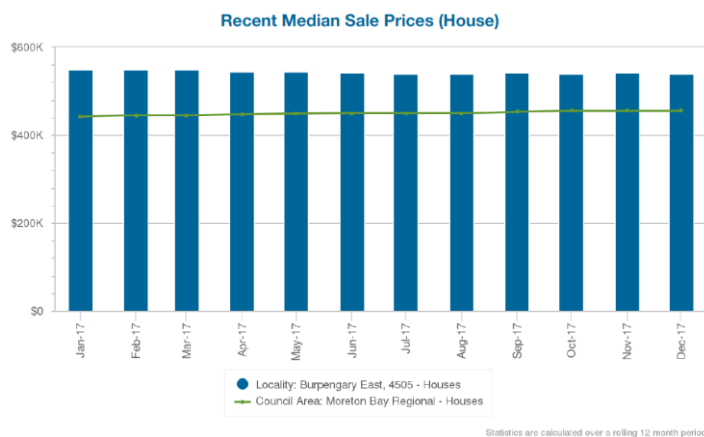
MEDIAN SALE PRICE

	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price
January	\$468,500	\$447,000	\$550,000
February	\$468,500	\$445,000	\$550,000
March	\$471,000	\$446,000	\$548,000
April	\$465,000	\$456,000	\$545,000
May	\$462,500	\$465,000	\$545,000
June	\$462,500	\$476,000	\$543,000
July	\$450,000	\$495,000	\$538,500
August	\$450,000	\$496,750	\$540,000
September	\$450,000	\$510,000	\$541,500
October	\$457,500	\$520,000	\$539,250
November	\$448,000	\$525,000	\$543,000
December	\$446,000	\$550,000	\$538,500

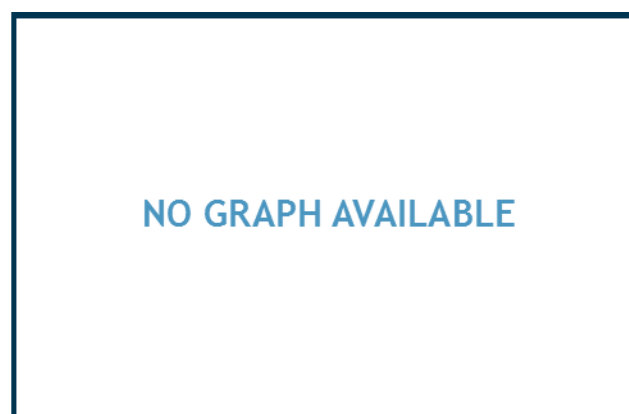


RECENT MEDIAN SALE PRICES

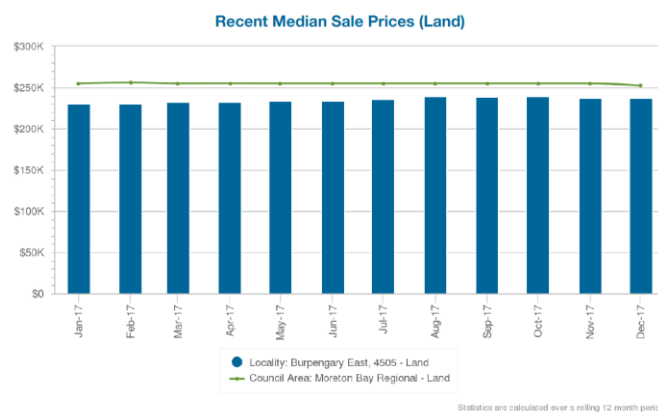
HOUSE	Burpengary	Moreton Bay
Period	Median price	Median price
December 2017	\$538,500	\$455,000
November 2017	\$543,000	\$455,000
October 2017	\$539,250	\$455,000
September 2017	\$541,500	\$452,750
August 2017	\$540,000	\$450,000
July 2017	\$538,500	\$450,000
June 2017	\$543,000	\$450,000
May 2017	\$545,000	\$449,000
April 2017	\$545,000	\$447,350
March 2017	\$548,000	\$445,000
February 2017	\$550,000	\$445,000
January 2017	\$550,000	\$442,000



UNIT	Burpengary	Moreton Bay
Period	Median price	Median price
December 2017	n/a	n/a
November 2017	n/a	n/a
October 2017	n/a	n/a
September 2017	n/a	n/a
August 2017	n/a	n/a
July 2017	n/a	n/a
June 2017	n/a	n/a
May 2017	n/a	n/a
April 2017	n/a	n/a
March 2017	n/a	n/a
February 2017	n/a	n/a
January 2017	n/a	n/a



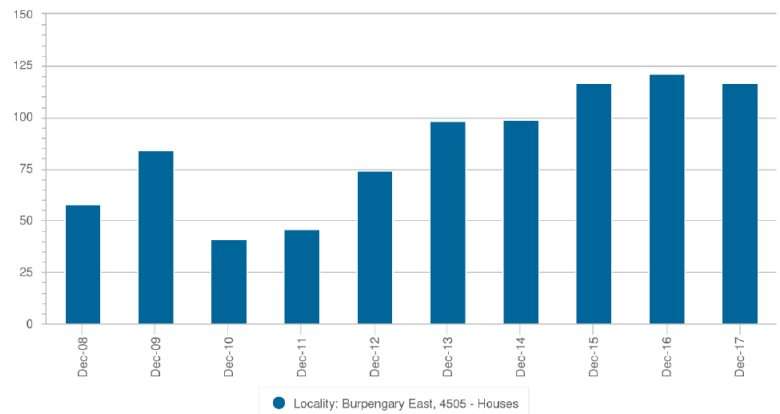
LAND	Burpengary	Moreton Bay
Period	Median price	Median price
December 2017	\$236,750	\$252,000
November 2017	\$237,125	\$255,000
October 2017	\$239,750	\$255,000
September 2017	\$238,750	\$255,000
August 2017	\$239,750	\$255,000
July 2017	\$235,750	\$255,000
June 2017	\$234,250	\$255,000
May 2017	\$233,375	\$255,000
April 2017	\$232,125	\$255,133
March 2017	\$232,125	\$255,000
February 2017	\$230,500	\$255,950
January 2017	\$229,875	\$255,000



SALES PER ANNUM

HOUSE	Burpengary
Period	Number
Dec 2017	117
Dec 2016	121
Dec 2015	117
Dec 2014	99
Dec 2013	98
Dec 2012	74
Dec 2011	46
Dec 2010	41
Dec 2009	84
Dec 2008	58

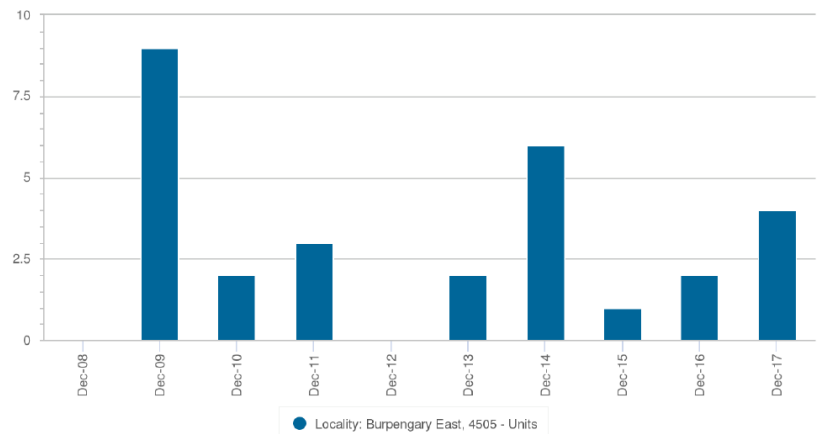
Sales Per Annum (House)



Statistics are calculated over a rolling 12 month period

UNIT	Burpengary
Period	Number
Dec 2017	4
Dec 2016	2
Dec 2015	1
Dec 2014	6
Dec 2013	2
Dec 2012	0
Dec 2011	3
Dec 2010	2
Dec 2009	9
Dec 2008	0

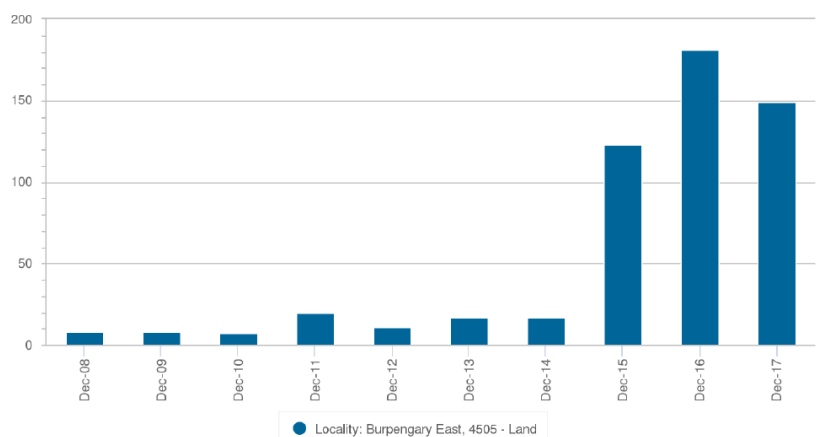
Sales Per Annum (Unit)



Statistics are calculated over a rolling 12 month period

LAND	Burpengary
Period	Number
Dec 2017	149
Dec 2016	181
Dec 2015	123
Dec 2014	17
Dec 2013	17
Dec 2012	11
Dec 2011	20
Dec 2010	7
Dec 2009	8
Dec 2008	8

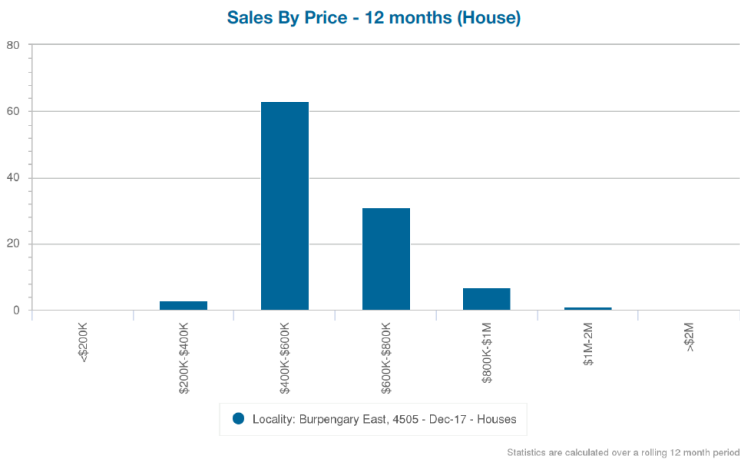
Sales Per Annum (Land)



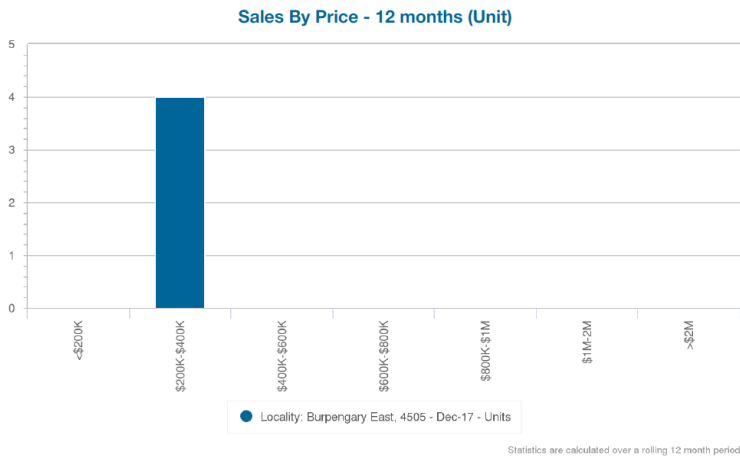
Statistics are calculated over a rolling 12 month period

SALES BY PRICE

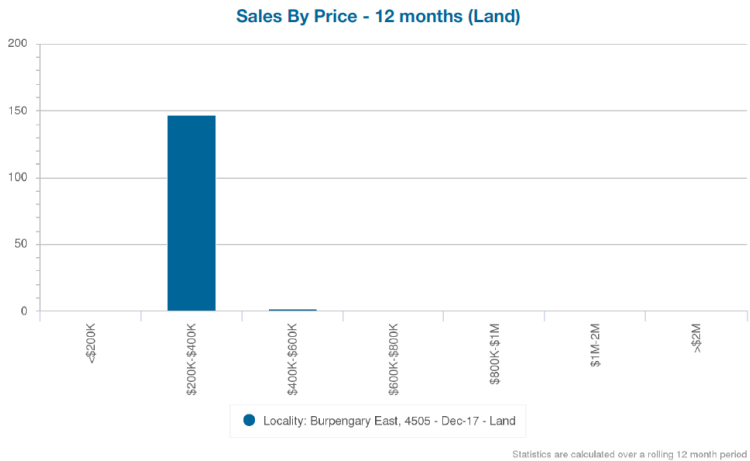
HOUSE	Burpengary
Price	Number
<\$200K	0
\$200K-\$400K	3
\$400K-\$600K	63
\$600K-\$800K	31
\$800K-\$1M	7
\$1M-\$2M	1
>\$2M	0



UNIT	Burpengary
Price	Number
<\$200K	0
\$200K-\$400K	4
\$400K-\$600K	0
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0

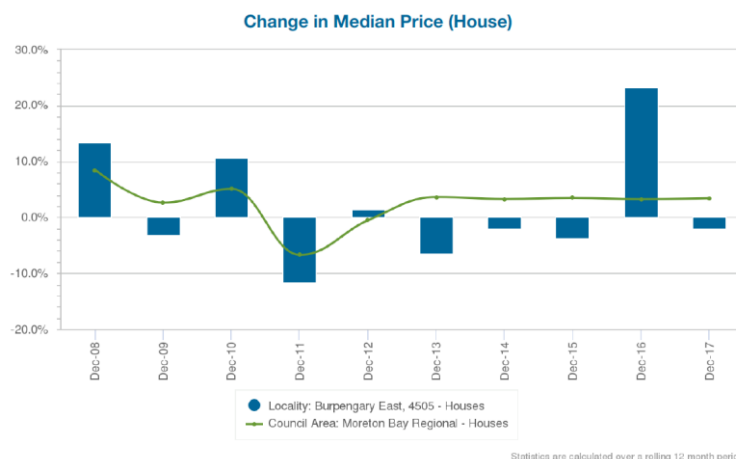


LAND	Burpengary
Price	Number
<\$200K	0
\$200K-\$400K	147
\$400K-\$600K	2
\$600K-\$800K	0
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	0



CAPITAL GROWTH IN MEDIAN PRICES

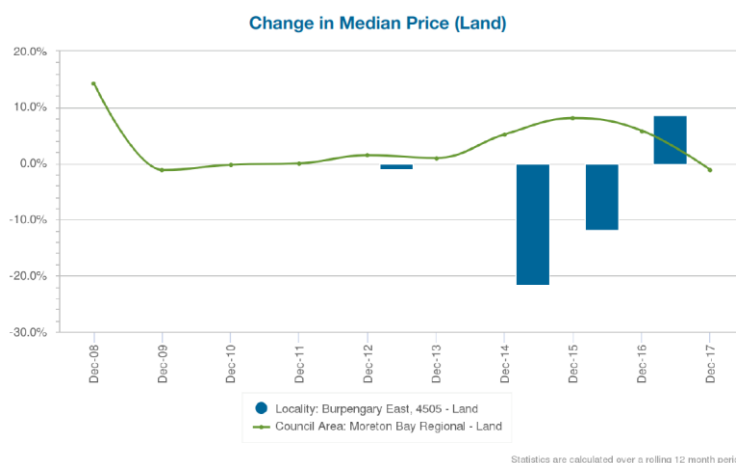
HOUSE	Burpengary	Moreton Bay Regional
Period	% change	% change
Dec 2017	-2.09%	3.41%
Dec 2016	23.32%	3.23%
Dec 2015	-3.83%	3.46%
Dec 2014	-2.01%	3.26%
Dec 2013	-6.47%	3.64%
Dec 2012	1.4%	-0.52%
Dec 2011	-11.68%	-6.75%
Dec 2010	10.78%	5.06%
Dec 2009	-3.23%	2.6%
Dec 2008	13.33%	8.45%

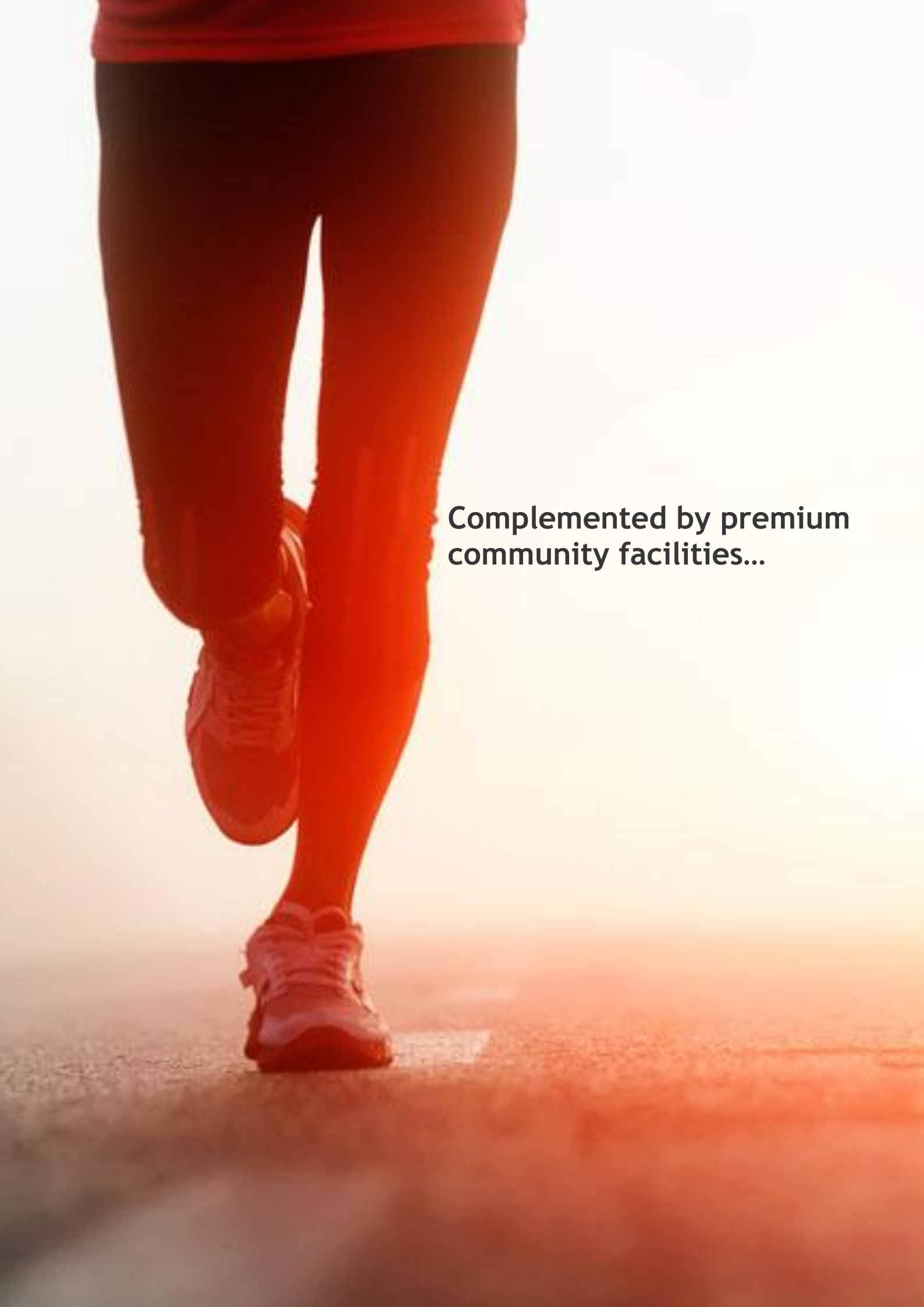


UNIT	Burpengary	Moreton Bay Regional
Period	% change	% change
Dec 2017	0%	-2.29%
Dec 2016	0%	-0.28%
Dec 2015	0%	4.78%
Dec 2014	0%	4.7%
Dec 2013	0%	-3.05%
Dec 2012	0%	0.02%
Dec 2011	0%	-2.93%
Dec 2010	0%	3%
Dec 2009	0%	8.2%
Dec 2008	0%	8.54%



LAND	Burpengary	Moreton Bay Regional
Period	% change	% change
Dec 2017	8.55%	-1.18%
Dec 2016	-11.93%	5.81%
Dec 2015	-21.63%	8.07%
Dec 2014	0%	5.19%
Dec 2013	-1.11%	0.95%
Dec 2012	0%	1.45%
Dec 2011	0%	0%
Dec 2010	0%	-0.24%
Dec 2009	0%	-1.19%
Dec 2008	0%	14.13%






















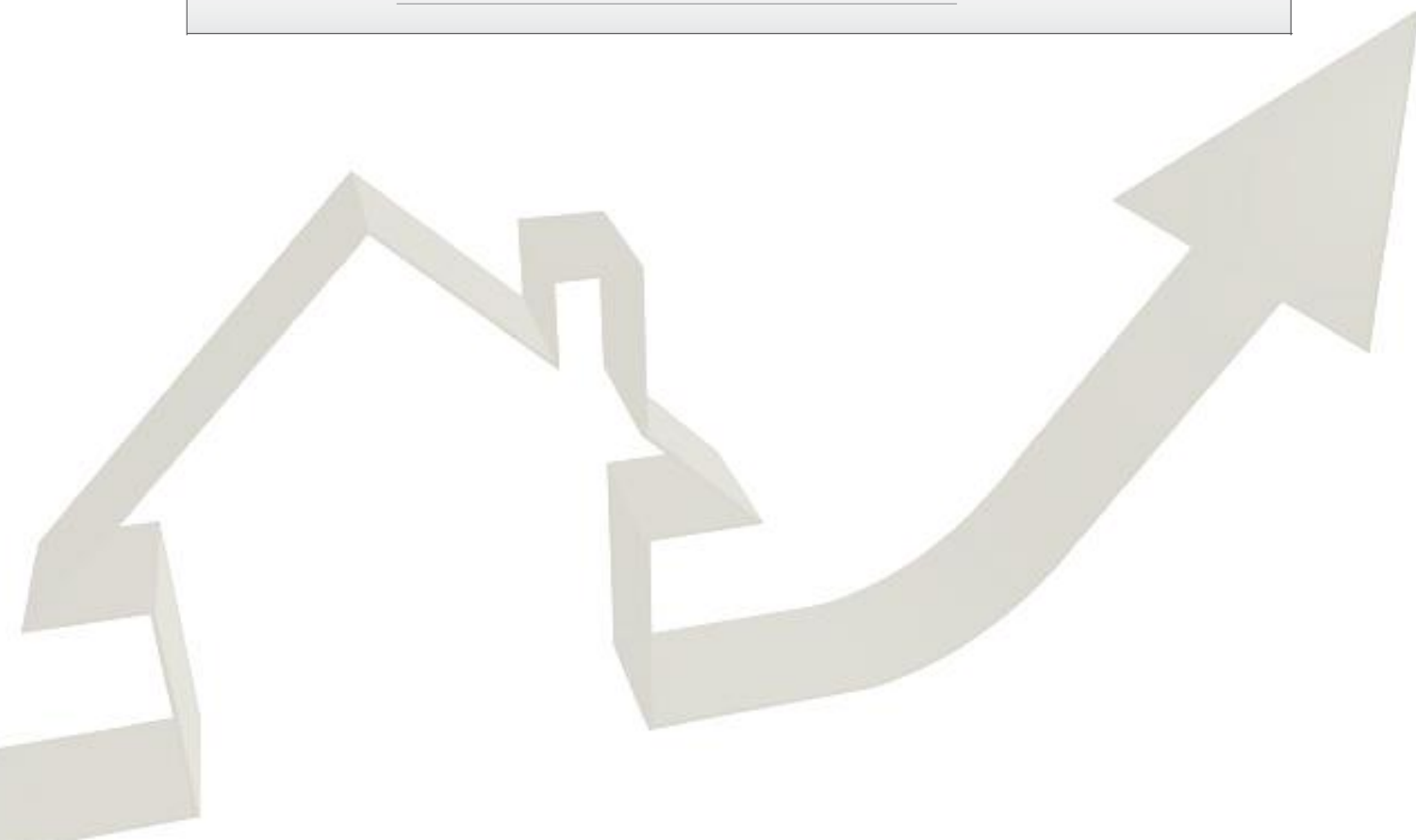
A low-angle, close-up shot of a person's legs and feet as they run on a paved path. The person is wearing dark leggings and light-colored sneakers. The background is a bright, hazy sky with a warm orange glow, suggesting a sunset or sunrise. The overall mood is energetic and positive.

**Complemented by premium
community facilities...**

RECENT COMPARATIVE SALES | SOURCED FROM RP DATA

► SOLD PROPERTIES

	57/24-26 Lipscombe Road Deception Bay QLD 4508 Sold Price: \$350,000 Sold Date: 11 Nov 2017 Category: Unit: Townhouse/villa Lot Plan: 57/SP170901 DECEPTION BAY QLD	    Distance: 3.87km
	1/76 Cottontree Drive Narangba QLD 4504 Sold Price: \$355,000 Sold Date: 16 Sep 2017 Category: Unit Lot Plan: 1/SP225289 NARANGBA QLD	    Distance: 3.27km
	1/18 Derwent Street Burpengary QLD 4505 Sold Price: \$364,480 Sold Date: 4 Aug 2017 Category: Unit: Standard Lot Plan: 1/SP299453 BURPENGARY QLD	    Distance: 4.95km
	2/1 Lippiatt Court Burpengary East QLD 4505 Sold Price: \$389,000 Sold Date: 3 Oct 2017 Category: Unit: Standard Lot Plan: 2/SP291523 BURPENGARY EAST QLD	    Distance: 0.80km



► ON THE MARKET

1/7 Captain Cook Parade Deception Bay QLD 4508

Listing Price: \$430,000

Listing Date: 19 Feb 2018

Agency: Brisbane North Properties

Lot Plan:



Listing Type: Normal Sale

Distance: 4.97km

12/7 Captain Cook Parade Deception Bay QLD 4508

Listing Price: \$400,000

Listing Date: 17 Feb 2018

Agency: Brisbane North Properties

Lot Plan:



Listing Type: Normal Sale

Distance: 4.97km



18/7 Captain Cook Parade Deception Bay QLD 4508

Listing Price: \$375,000

Listing Date: 17 Feb 2018

Agency: Brisbane North Properties

Lot Plan:



Listing Type: Normal Sale

Distance: 4.97km



13/7 Captain Cook Parade Deception Bay QLD 4508

Listing Price: \$385,000

Listing Date: 18 Feb 2018

Agency: Brisbane North Properties

Lot Plan:



Listing Type: Normal Sale

Distance: 4.97km

6/7 Captain Cook Parade Deception Bay QLD 4508

Listing Price: \$395,000

Listing Date: 18 Feb 2018

Agency: Brisbane North Properties

Lot Plan:



Listing Type: Normal Sale

Distance: 4.97km



All information in this report is collated from third parties and provided in good faith. No representation is given or implied as to its accuracy or its interpretation. All interested parties must rely on their own research before making an investment decision.