

MARKET OUTLOOK

ORAN PARK

Oran Park has strong projected population and employment growth supported by a young family demographic creating demand for residential dwellings.

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Prepared exclusively for
Villa World
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Oran Park Podium

LOCATION & ACCESSIBILITY

Oran Park is a new and upcoming masterplan community within the Camden LGA. It is located approximately 60 kilometres south-west of the Sydney CBD. Oran Park Town, located in the middle of the Oran Park suburb, is accelerating the growth of the economy, with mix-used developments, education facilities and an existing and planned retail precinct.

Oran Park Town is centrally located between the employment hubs of Campbelltown CBD and Liverpool CBD. It takes approximately 20 minutes to drive to Campbelltown and 30 minutes to Liverpool.

With the continuing growth of the region, plans have been set in place to improve transportation. The main transportation infrastructure planned is the South West Rail Link extension, which will improve access to the Sydney CBD and the new western Sydney airport.

WHO LIVES IN ORAN PARK?

	Oran Park SA2*	South-West Sydney
Average household income	\$118K	\$89K
Average age	32.8	35.8
Home owner/purchaser	77.0%	69.2%
Renting	25.1%	33.4%
Separate house	98.3%	72.9%
Semi-detached	1.7%	12.8%
Apartment	0.3%	14.1%
GEN Y	28.2%	21.1%
75 years and over	3.4%	5.6%
Couple with no children	33.2%	27.3%
Family with no children	46%	42.1%
White collar workers	67.6%	63.7%

*SA2 of Cobbitty-Leppington

Prepared by Urbis; Source: ABS, Census 2016

EDUCATION

- Universities
- Other Education

RETAIL

- Supermarket Centre
- Regional Centre
- Sub-Regional Centre
- Myer
- David Jones
- Big W
- Harris Scarfe
- Kmart
- Target
- Target Country
- Costco
- Woolworths
- Coles
- Aldi
- Supa IGA
- Other Independent

TRANSPORT

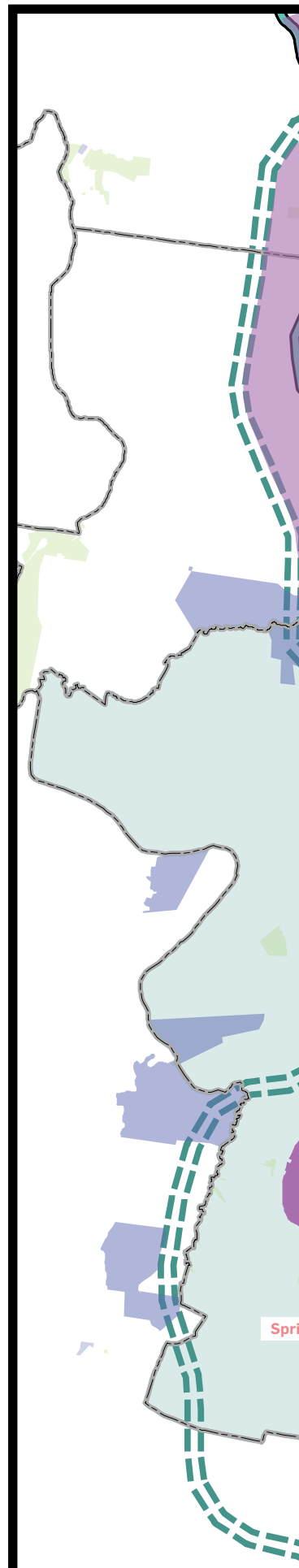
- Existing Railway Station
- Existing Train Line
- Future Metro & Light Rail Station

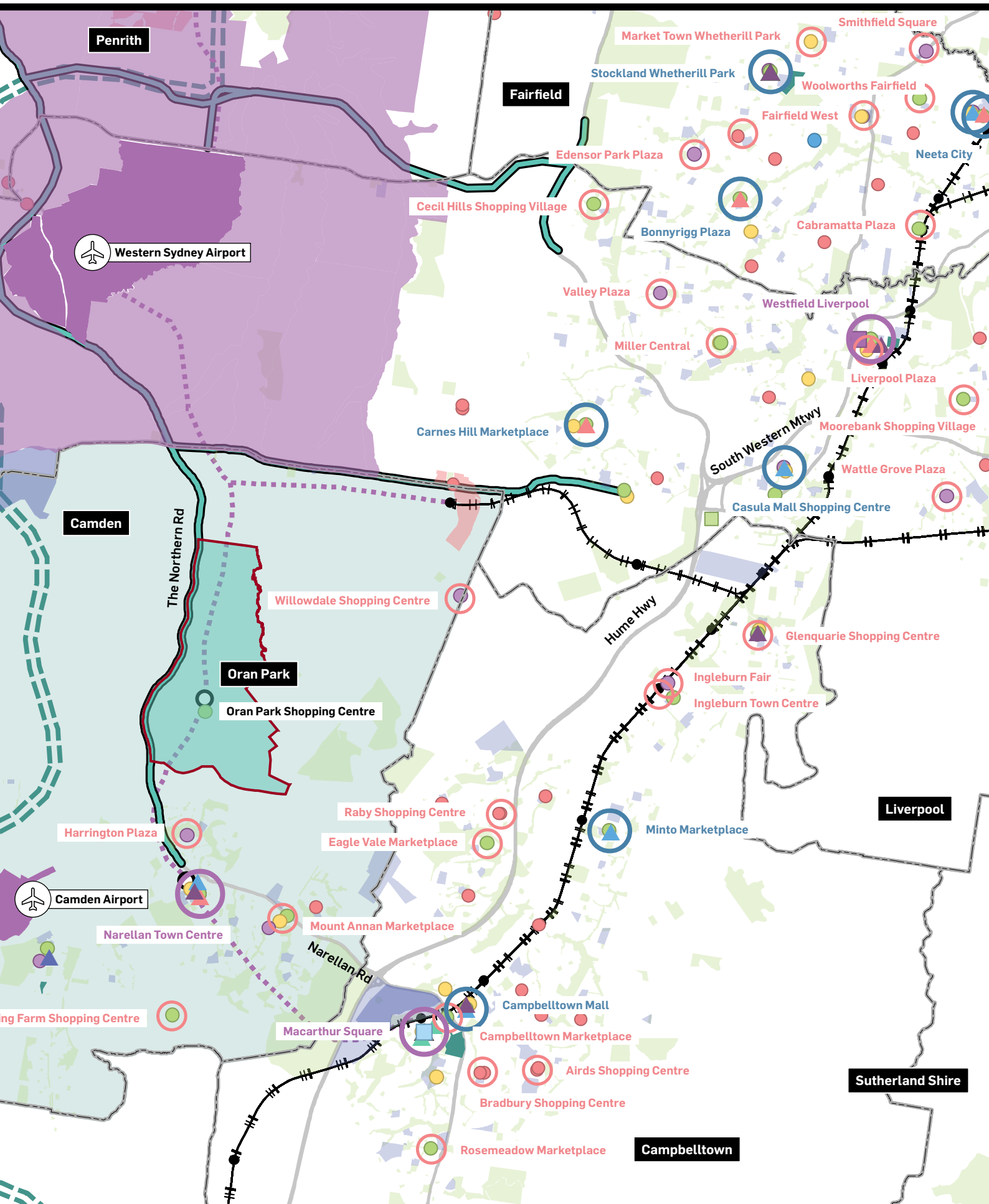
FUTURE INFRASTRUCTURE

- Outer Orbital
- Future Metro & Train Line
- Future Road

REGIONS

- ASGS 2018 LGA Boundary
- Camden LGA 2018 Boundary
- Western Sydney Aerotropolis
- Oran Park
- Business Park Precincts
- Park/Recreation
- Hospitals/Medical







MAJOR INFRASTRUCTURE SPENDING IS UNDERWAY AND PLANNED FOR THE SURROUNDING ORAN PARK AREA.

INFRASTRUCTURE

INFRASTRUCTURE

South West Sydney (comprised of the LGAs of Canterbury-Bankstown, Camden, Campbelltown, Fairfield, Liverpool, Wingecarribee and Wollondilly) is expected to receive significant infrastructure investment between 2019 and 2030.

In addition to the projects totaling **\$24 billion** listed below, South West Sydney is set to undertake an additional **\$5.7 billion** of further investment. Included in this figure is a range of commercial hubs, hospital precincts, transport expansion, retail projects, mixed use developments, age-care and education facilities.

WESTERN SYDNEY AIRPORT \$5.3 billion (Construction)

Now under construction, and due to commence operations by 2026, the Western Sydney Airport is expected to create a total of 28,000 new jobs. The airport will have 3.7 km of runway with the capacity to move 10 million passengers per year. The new airport will increase opportunities in the aviation, logistics and tourism sectors

AEROTROPOLIS COMMERCIAL PRECINCT

\$8 billion (Planning)

Located near the Western Sydney Airport, the 11,200-hectare Aerotropolis precinct is expected to contribute 200,000 new jobs within Western Sydney. It will provide a 24-hour commercial hub centred around the new airport. Industries will include aerospace and defence, manufacturing, healthcare, freight and logistics, agri-business, education and research.

ORAN PARK TOWN MEDICAL PRECINCT

\$200 million (Concept and Planning)

Oran Park Town Medical Precinct is being undertaken over three stages. Stages 1 and 2 are completed and include General Practitioners, Community Health, Karitane, Allied Health and pathology. Stage 3 will have 6,000 sqm. of day surgery, chemotherapy, oncology and specialists available through public health. In addition, a private hospital is planned.

ORAN PARK HIGH SCHOOL & EXTENSIONS TO PRIMARY SCHOOL \$79 million (Construction)

Expected to open its doors to students in 2020, the new Oran Park High School will accommodate up to 2,000 students. It will contain a variety of teaching facilities, together with a hall comprising two basketball courts. The existing Oran Park Primary School will be extended with new buildings and classrooms that will increase student capacity from 700 to 1,000.

ORAN PARK SOUTH PRIMARY SCHOOL (Planning)

New school will cater for 1,000 students.

SOUTH WEST RAIL LINK EXTENSION

\$6 billion (Planning)

An extension of the recently completed rail link between Leppington and Glenfield, the South West Rail Link will be constructed underground to continue to Narellan, with an underground segment starting from Oran Park. The link will ultimately provide access to the proposed Aerotropolis commercial hub and Western Sydney Airport, connecting with the North South rail line and Greater Sydney. Approximately 3,000 jobs per year were created in the first stage of this rail link.

NARELLAN TOWN CENTRE \$200 million (Completed)

Features more than 220 speciality stores including Big W, Kmart, Target, Woolworths and Coles plus a variety of fashion, beauty, fresh and fast food, services, restaurants, cafes and cinema. More than 3,000 car spaces are available.

TRN HOUSE & ADDITIONAL COMMERCIAL OFFICE

\$45 million (Construction)

\$40 million (Planning)

ORAN PARK PODIUM STAGE 2

\$160 million (Planning)

THOMPSON HEALTH CARE, AGED CARE FACILITY

\$46.4 million (Planning)

ANGLICARE AGED CARE FACILITY

\$24 million (Planning)

MICK DOOHAN RESERVE PLAYING FIELDS, CLUBHOUSE & PLAYGROUND

\$16 million (Under Construction)

JULIA RESERVE COMMUNITY CENTRE & SKATE PARK

\$12 million (Under Construction)

ORAN PARK TOWN CHILD CARE CENTRES

Exploring Tree \$3 million

Great Beginnings \$3 million

Little Giants Oran Park \$3 million

Montessori \$1.9 million

ROADWORKS - NORTHERN RD, STEWARD DR, CENTRAL AVE, ORAN PARK DR

\$14.1 million (Construction)

Total for Northern Road projects \$300 million

ORAN PARK ANGLICAN COLLEGE EXPANSION

\$20 million (Under Construction)

ORAN PARK FIRE STATION

\$4.4 million (Planning)

ORAN PARK TAVERN

\$50 million (Planning)

RON'S CREEK PARK & SPLASH PARK

\$8 million (Planning)

LEISURE CENTRE

\$56 million (Planning)

Prepared by Urbis; Source: Cordells, various websites

EMPLOYMENT, POPULATION & DEMOGRAPHICS

EMPLOYMENT

Within the Camden LGA, employment growth projections are strong with around 75,600 additional jobs anticipated over the next 40 years. This equates to growth of 2.2 per cent per annum, with the highest level of growth being in the Professional, Scientific and Technical Services sector. The nearby employment hubs of Campbelltown CBD and Liverpool CBD also are expected to record strong employment growth with around 52,000 additional jobs.

Oran Park Town Centre is set to create 10,000 new jobs. The commercial and medical precincts within Oran Park Town is destined to become a major factor in job and economic growth within the Camden LGA.

POPULATION

The resident population of the Camden LGA is projected to almost triple between 2016 and 2036 with an influx of additional 143,650 new residents.

The Camden LGA will record strong population growth over the 20-year period with an average of around 7,200 new residents each year — equating to 5.2 per cent growth per annum.

DEMOGRAPHICS

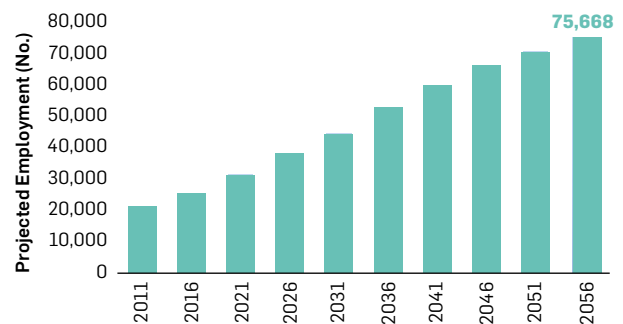
The Oran Park Catchment is a younger demographic with more than 28 per cent being Generation Y (aged around 24 to 38 years), compared to 21 per cent across the South-West Sydney Area. This is reflected in the average age of 32.8, and compares to the wider area with an average of 35.8 years and the high proportion of young families.

The younger demographic appear to be earning more and are predominantly working in the white collar sector. The average household income in the Oran Park Catchment was \$118,000 at the 2016 Census. This is much higher than the wider South West Sydney Area which has an average income of \$89,000. Around 77 per cent of the Catchment either own, or are purchasing, their own home.

Separate houses make up 98 per cent of total dwellings in the Oran Park Catchment. This is mainly attributed to young families who desire dwellings with multiple bedrooms and extra living space.

EMPLOYMENT PROJECTIONS

Camden LGA



Prepared by Urbis; Source: NSW BTW

EMPLOYMENT GROWTH

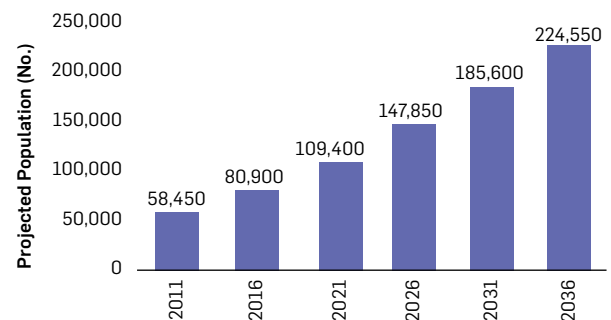
Camden LGA by sector

Top 5 Growth Sectors	Job increases over 40 years
Professional, Scientific and Technical Services	655%
Information Media and Telecommunications	607%
Food Product Manufacturing	432%
Electricity, Gas, Water and Waste Services	420%
Rental, Hiring and Real Estate Services	334%

Prepared by Urbis; Source: NSW BTW

POPULATION PROJECTIONS

Camden LGA



Prepared by Urbis; Source: NSW BTW

RESIDENTIAL MARKET

HOUSING

Over the last ten years, and fuelled by new estates being developed in the area, the median house price across the Camden LGA has shown strong quarterly growth. Long term growth across the LGA since June 2008 has seen median house prices increase by 6.9 per cent per annum. Over a five-year period to June 2018 the growth has been stronger – recording 9.5 per cent per annum to reach a median house price of \$740,000. The median price has increased over five years from \$470,000 to the current figure of \$740,000 with a peak period during March 2018 quarter of \$755,500.

With more estates releasing land to the market for housing construction to meet the demand of the growing population, the average number of transactions has gradually increased. The long-term average over ten years has been 332 sales per quarter. Over the last five years, this has increased to an average of 400 transactions per quarter. This increase is evident in the chart on the right highlighting the increased number of dwelling completions across the Camden LGA.

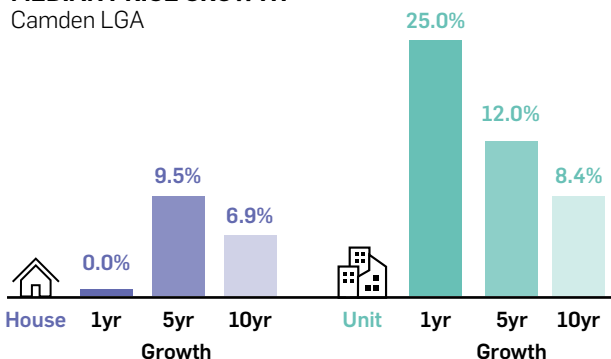
UNITS

The number of settled unit sales has been relatively stable over the past 10 years, while the median sale price has recorded strong growth. Only two per cent of total dwellings in the Camden LGA are semi-detached and units — which is reflected in the low number of sales recorded.

While the number of unit sales has remained quite low, the median price has recorded a sharp increase – lifting from \$369,950 in June 2013 to \$650,000 during June 2018 quarter. The strong price growth and low sales volume of units in the Camden LGA would indicate demand for units and townhouses. This equates to a median unit price increase of 11.9 per cent per annum, while the last 12 months has recorded significant growth of 25 per cent. The median unit price reached a peak figure of \$650,000 during the June 2018 quarter. Over the 10-year period, the median unit price grew by 8.4 per cent per annum, which highlights the stable long-term growth of the Camden LGA.

MEDIAN PRICE GROWTH

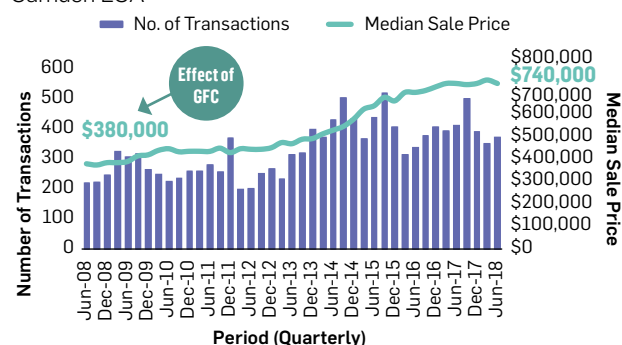
Camden LGA



Prepared by Urbis; Source: APM PriceFinder Jun-18

10-YEAR HOUSE SALES CYCLE

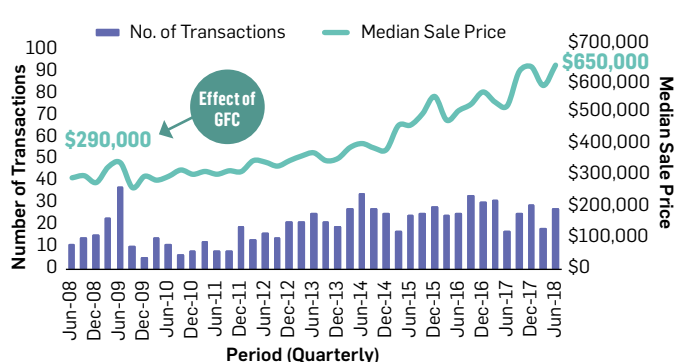
Camden LGA



Prepared by Urbis; Source: APM PriceFinder

10-YEAR UNIT SALES CYCLE

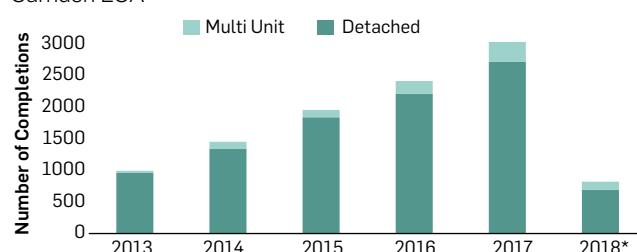
Camden LGA



Prepared by Urbis; Source: APM PriceFinder

NUMBER OF DWELLING COMPLETIONS

Camden LGA



Prepared by Urbis; Source: Dept. of Planning and Environment

RENTAL MARKET

The chart on the previous page indicates a decline in the number of dwelling completions going into 2018 across the Camden LGA. If this trend continues, it will increase demand on both existing residential dwellings and rental stock.

MEDIAN WEEKLY RENT

According to the 2016 Census, 21 per cent of residents in the Camden LGA were renting their home, while 25.1 per cent of residents in the Oran Park Catchment were renting.

In the June quarter 2018 the median weekly rent for established three and four plus-bedroom houses were \$460 and \$540, respectively. A comparison to new and near-new three-bedroom houses in the Camden LGA indicates they are achieving a premium of 7.0 per cent over the established product. New and near-new homes with four or more bedrooms are attracting a 5.5 per cent premium over older established homes.

Over the past year, new bond lodgements for three-bedroom houses increased by 4.8 per cent, to reach 153 bonds lodged for the June quarter 2018. Four plus-bedroom houses have seen a significant increase over the past year of 32.3 per cent to 450 new bond lodgements. This is highlighting rental demand for four-bedroom houses from the strong family demographic.

RENTAL GROWTH

Over the past seven years, the median weekly rent for three-bedroom houses in the Camden LGA has increased 16 per cent – lifting from \$395 to \$460 per week.

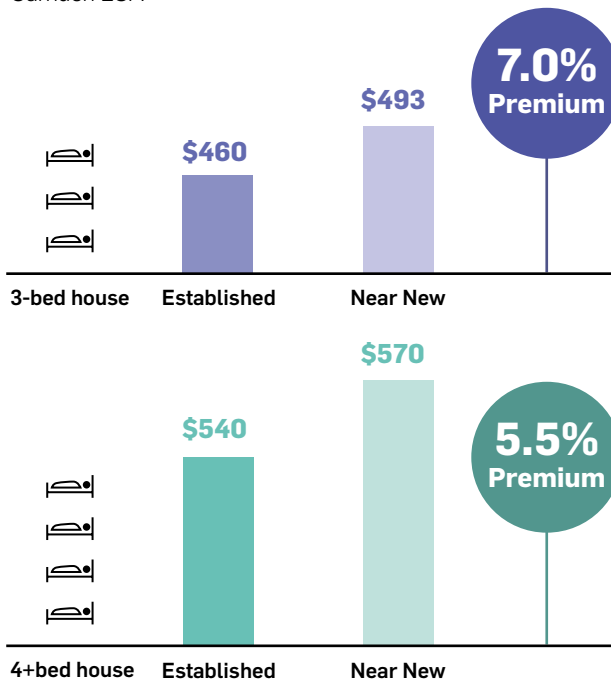
Growing demand within the Camden LGA has lowered the residential vacancy rate from 4.2 per cent to 3.6 per cent over the past year.

Due to the low level of semi-detached dwellings and units in the Camden LGA, rental data is limited for these product types. This position would suggest demand for townhouses and units to meet the growing population.



LOW LEVEL OF UNITS AND TOWNHOUSES AVAILABLE FOR RENT ACROSS THE CAMDEN LGA.

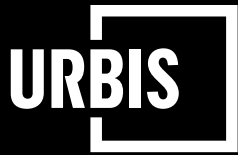
PREMIUM FOR NEW AND NEAR-NEW HOUSES Camden LGA



Prepared by Urbis; Source: realestate.com.au



Oran Park Town Centre



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