

HORIZON

H O L M V I E W

WHERE HOME HAS A VIEW

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Meco 
DEVELOPMENTS



WHERE HOME HAS A VIEW

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Indulge in all the best the Sunshine State has to offer - starting from your own backyard at Horizon at Holmview. Taking in the serene, natural native bushland, stunning wildlife and surrounding Beenleigh landscape is as easy as stepping outside, while enjoying the perks of the city life is mere minutes away in the heart of Logan City.

Everything you need to live a balanced lifestyle is here Logan City, one of Australia's fastest growing regions and only 30 mins from Brisbane's CBD.

Just outside the Horizon community and its picturesque surrounds, residents have quick access to a variety of city-living amenities. These include an array of retail options at the Holmview Central Shopping Centre, the Logan Hyperdome and Westfield Garden City, schools and early learning centres like Canterbury College, Edens Landing State School and The Boulevard Early Learning Centre as well as public transportation to both Brisbane and the Coast Coast via state of the art train lines.

Offering all of the city convenience but without the drawbacks of crowded city living, Horizon at Holmview is where smart investors are looking to buy next.







BRISBANE
35KM

GOLD COAST
45KM

BEENLEIGH
STATE
HIGH
SCHOOL

BEENLEIGH
TOWN
SQUARE

BEENLEIGH
STATE
PRIMARY
SCHOOL

EDENS
LANDING
STATE
SCHOOL

HOLMVIEW
CENTRAL
SHOPPING
CENTRE

HORIZON
MOUNTAIN

BETHANIA
LUTHERAN
PRIMARY
SCHOOL

BUNNINGS
BETHANIA

EDUCATION

For school catchment areas, refer to map here.

1. Edens Landing Childrens Centre
2. Rainbow Corner Child Care Centre
3. Woodlands Early Education Centre
4. Cubby Care Early Learning Centre
5. Edens Landing State School
6. Bethania Lutheran Primary School
7. Canterbury College
8. Trinity College
9. St Joseph's Tobruk Memorial School
10. Beenleigh State School
11. Beenleigh State High School
12. Beenleigh Special School
13. Griffith University's Logan Campus
14. TAFE Queensland Brisbane's Loganlea Campus

SHOPPING

1. Holmview Central Shopping Centre
2. Edens Landing Shopping Centre
3. Beenleigh Town Square
4. Beenleigh Marketplace
5. Future Brookhaven Retail Centre
6. Waterford Plaza
7. Bethania Waters Shopping Centre
8. Hyperdome Shopping Centre

HEALTH

1. Logan Public Hospital
2. Sunnybank Private Hospital
3. Q Medical Centre Holmview
4. Edens Landing Medical Surgery
5. Beenleigh Family Medical Centre
6. Mount Warren Park Medical Centre
7. Beenleigh Community Health Centre

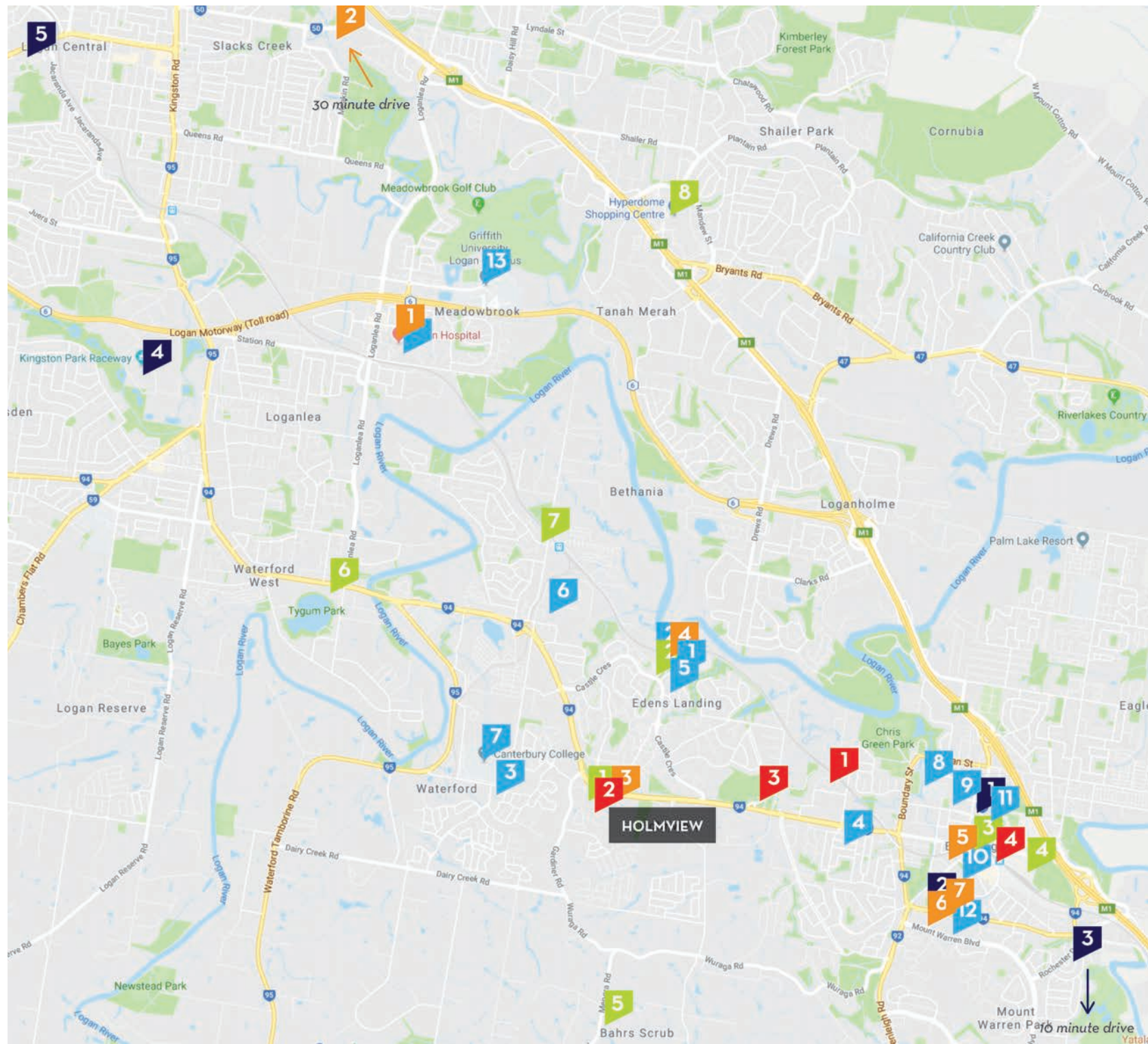
TRANSPORT

1. Holmview Train Station
2. Holmview Shops Bus Interchange
3. Holmview Rd near Logan River Rd Bus Interchange
4. Beenleigh Station Bus Interchange

RECREATION

1. Beenleigh Aquatic Centre
2. Mount Warren Sports Centre
3. Windaroo Lakes Golf Course and Club
4. Kingston Park Raceway
5. Logan Entertainment Centre

Sources: Frasers Property 2017; Google Maps 2017; NearMap Ltd 2017; The State of Queensland 2017







REGIONAL PROFILE

UNDER CONSTRUCTION

- Cross River Rail Project
- New Generation Rollingstock Project
- Better Neighbourhoods Logan Project
- Empire Industrial Estate
- Jeta Gardens Retirement and Aged Care Resort
- Logan Enhancement Project
- The Rise at Park Ridge Development Project
- Brookhaven Development Project
- Killara Development Project
- Logan Water Infrastructure Alliance Program
- The Highlands Development Project
- Sequana Development Project
- Waterford-Tamborine Road Upgrade
- Parkside Development Project
- Aspect Development Project
- Haven Hill Development Project
- The Shed Project
- Multiple Housing Estate Development Projects

COMING SOON

APPROVED

- Integrated Living and Aged Care Village
- Pacific Motorway (M1) Upgrade: Gateway Merge
- Beenleigh Courthouse Upgrade
- Housing Development Project in Logan Reserve

PROPOSED

- Inland Rail Project
- Intra Regional Transport Corridor
- Norwell Valley City Project
- Brisbane Metro Project
- The Lakes Resort Project
- Pacific Motorway (M1) Upgrade
- Logan Public Hospital Expansion
- Marsden Park Shopping Centre Upgrade
- Loganholme Tourism Precinct
- Loves Speedway and Motorsport Complex
- Park Ridge Connector Project

Sources: ARTC 2017; Australian Yues International Developments Group Pty Ltd 2016; AVJennings 2017; Ben Wilmot and Rosanne Barrett, March 4, 2017, The Australian; Brisbane City Council 2017; Building Queensland, June 2017; Carsales.com Limited 2015; Colliers International Australia 2016; Commonwealth of Australia 2017; CPB Contractors Pty Limited 2017; Darcie Akeroyd, June 20, 2017, Quest Newspapers; Darragh O'Keeffe, January 20, 2016, Australian Ageing Agenda; Empire Industrial Estate 2017; February 2017 QMCA, CSQ & IAQ; Frasers Centrepoint Limited 2016; Frasers Property 2017; Jeni Faulkner, October 3, 2017, Quest Newspapers; Logan City Council 2014; Logan City Council 2017; Logan Office of Economic Development 2016; Medland Engineering 2014; Oliver Hume 2017; Phil Bartsch, November 25, 2016, The Courier-Mail; Queensland Motorways Management Pty Ltd 2017; REA Group Ltd 2017; Reshni Ratnam, August 11, 2016, The Courier Mail; Ryder Research Resources Pty Ltd 2017; Sarah Orr, January 21, 2017, Quest Newspapers; The Highlands 2017; The State of Queensland - Department of Housing and Public Works 2017; The State of Queensland (Department of Infrastructure, Local Government and Planning) 2017; The State of Queensland (Department of the Premier and Cabinet) 2017; The State of Queensland (Department of Transport and Main Roads) 2017; The State of Queensland 2017; The Urban Developer 2016; The Urban Developer 2017; Tony Moore, June 26, 2015, Brisbane Times; Villa World 2016; Villawood Properties 2017; Logan City Council 2017; Medland Engineering 2014; Mirvac Group 2017; NearMap Ltd 2017; Oliver Hume 2017; Queensland Motorways Management Pty Ltd 2017; REA Group Ltd 2017; Reshni Ratnam, August 11, 2016, The Courier Mail; Ryder Research Resources Pty Ltd 2017; Sarah Orr, January 21, 2017, Quest Newspapers; SEQ 2017; SEQ Invest 2017; Sigma Healthcare Limited 2017; The Highlands 2017; The State of Queensland 2017; The State of Queensland - Department of Housing and Public Works 2017; The State of Queensland (Department of the Premier and Cabinet) 2016; The State of Queensland (Department of the Premier and Cabinet) 2017; The State of Queensland (Department of Transport and Main Roads) 2017; The State of Queensland (Queensland Treasury) 2017; The Urban Developer 2016; The Urban Developer 2017; Tom Snowden, February 22, 2017, The Courier Mail; Villawood Properties 2017; Villa World 2016



HORIZON
HOLMVIEW

TOURISM

Natural attractions, sporting events, historical features and cultural events draw tourists to Logan and it's bordering communities each year. Logan City alone welcomes 1.4 million visitors annually (180,000 of which are annual event visitors) which has created an increasing demand for accommodation. But according to The Urban Developer, the city is currently behind in meeting this demand. They state that compared to similar areas, Logan is undersupplied in the number of

commercial short-term accommodation rooms relative to its population, workers and visitors. No new hotel stock has been developed in Logan in over a decade.

The Urban Developer estimates that Logan needs an extra 180 short-term rooms to cater for demand over the next 17 years. This presents an exciting opportunity for developers and property investors."

Major projects currently impacting the region are:

INFRASTRUCTURE EDUCATION

PROJECT	VALUE	STATUS	IMPACT
New private school, Flagstone Brisbane Catholic Education	TBA	Proposed Could be operational by 2023	Would cater for 1,800 students
Kings Christian College, Logan Village	\$50 million	Completed	Would eventually cater for 2,000 students
Kings Christian College, Flagstone	TBA	Proposed Could be operational by 2023	

INFRASTRUCTURE HEALTH & MEDICAL FACILITIES

PROJECT	VALUE	STATUS	IMPACT
Logan Hospital upgrade State Govt	\$480 million	Under construction	Jobs: 1,000 construction jobs over 5 years
New medical and health centre next to Logan Hospital Rogerscorp	\$30 million	Proposed	

INFRASTRUCTURE TRANSPORT

PROJECT	VALUE	STATUS	IMPACT
Logan Motorway upgrade Transurban	\$512 million	Completed Opened in August 2019	Jobs: 1,300 Will reduce congestion and will cut 20mins off a trip from Logan's western suburbs to Brisbane
Coomera Connector (second M1) QLD Govt	TBA	Proposed The QLD Govt has allocated \$5mil for planning	A 6-lane, 42km transport corridor linking Logan and Nerang, as an alternative to the M1
Pacific Mwy and South East busway upgrade, Eight Mile Plains to Daisy Hill State Govt	TBA	Under construction	Improve safety and reduce congestion
M1 exit upgrades, Yatala South and Pimpama State Govt	\$96 million	Approved Work is expected to begin in 2020	
Loganlea Station - relocation & upgrade State Govt	\$95 million	Proposed Planning will begin in 2020	
Mt Lindesay Hwy upgrade	\$30 million	Under construction	Improvements will be carried out between Browns Plains and Jimboomba

COMMERCIAL DEVELOPMENTS

PROJECT	VALUE	STATUS	IMPACT
New commercial building, Beenleigh InvestLogan JV Alder Devts	\$40 million	Under construction Completion expected in 2021	Jobs: 100 during construction; 140 operational
Arndale Shopping Centre refurbishment	\$15 million	Proposed	Jobs: 200 during construction

COMMERCIAL DEVELOPMENTS

PROJECT	VALUE	STATUS	IMPACT
Watland Plaza site redevelopment Vanguard P/L	\$160 million	Approved	Plans include a 4-star hotel, cinema, medical centre, 100 apartments and retail outlets
Holmview Central Shopping Centre expansion Lancini Group	\$130 million Cinemas, a dept store and another supermarket would be added	Proposed	Jobs: 290 during construction; 670 operational
Crestmead Logistics Estate Pointcorp	\$1.5 billion Stage 1 is a \$440m logistics park	Under construction Stage 1 is to be completed in late 2020	Jobs: 6,000
SouthWest 2 precinct, Browns Plains Rd, Berrinba GPT Group	TBA Industrial park near SouthWest1 community	Proposed	Jobs: 1,000
New meat processing distribution centre, Heathwood Hilton Foods Australia	\$280 million	Completed	Jobs: 500 Economic benefit \$850 million
Flagstone Central shopping centre Stockwell	\$55 million	Under construction	Jobs: 350 during construction; 200 retail
Coles shopping centre, Flagstone	TBA	Under construction	Jobs: 200 during construction; 100 retail
Berrinba Central DeLuca Corporation	\$60 million A mixed-use project	Under construction Completion expected in 2021	Jobs: 150
Logan West Parklands, Greenbank	\$65 million	Proposed	A whitewater park suitable as an Olympic venue is planned

RESIDENTIAL DEVELOPMENTS

PROJECT	VALUE	STATUS	IMPACT
Yarrabilba Priority Development Area Lendlease	\$4 billion Includes 17,000 dwellings for 45,000, 11 schools	Under construction	Jobs: 15,000 during construction
Greater Flagstone Priority Development Area	TBA	Under construction	50,000 dwellings for 120,000 people are planned
Everleigh, Greenbank Mirvac	TBA Part of the Greater Flagstone PDA	Under construction A school for 1,000 students is expected to be completed in 2020	Includes 3,300 homes, a primary school, retail and health facilities
Harvest Rise, Greenbank Intrapac	TBA Part of the Greater Flagstone PDA	Under construction	440 homes are planned
Covella Estate, Greenbank Villa World	TBA Part of the Greater Flagstone PDA	Proposed	1,500 lots initially; will eventually be home to 4,000 people
Re-development, Jeta Gardens Retirement Village	\$600 million	Under construction Completion expected around 2025	Jobs: 850 Facility will grow from 200 to 1,000 residents
SouthWest 1 precinct, Browns Plains Rd, Berrinba	TBA Industrial estate, urban village with a hotel, tavern, café and food venues	Approved	Jobs: 2,000
Pebble Creek, South Maclean Orchard Property Group	\$120 million	Proposed	650 homes are planned
94-180 Park Ridge Rd, Park Ridge Golden Gate Property	\$135 million	Under construction	600 lots are planned

An aerial photograph of a suburban area at sunset. The sun is a bright yellow-orange orb on the right horizon, casting a warm glow over the landscape. Below the sun, a dense residential area with many houses is visible. In the foreground, there's a large, rectangular plot of land with several buildings and a road. The background shows rolling hills and a distant mountain range under a hazy sky.

HOLMVIEW HISTORY

Horizon Holmview takes its name from the railway station established in 1885. The name was adopted simply because the railway station had a stunning view of the Loganholme area.

One notable industry in Holmview was the brewery established by August Thorsborne. From 1873, he had a cordial and aerated waters factory, producing lemonade for the local population. He was also the proprietor of the Royal Hotel in Beenleigh during the 1880s.

In June 1884, Thorsborne opened a brewery near the intersection of Brisbane–Beenleigh Road and Holmview Road, on the boundary between the Waterford and Beenleigh Councils. Thorsborne's property was called Fernside. His brewery was small, producing 14 to 16 hogsheads (large casks holding over 63 gallons) of beer per week. He used

water from the adjacent creek and stored beer barrels in the underground cellar on his property. Locals referred to the waterhole in the creek as the brewery waterhole. Thorsborne's brewery produced hop beer, ginger beer, and horehound.

By 1891, Thorsborne was in financial trouble. He went into liquidation and the brewery fell into disrepair. More recently, an illegal distilling business operated in Holmview out of the back of a baby Austin car. Liqueur made from Beenleigh rum was stored in a fake spare tyre and sold locally. Teys Brothers is the current major industry in Holmview. The cattle yards in Beenleigh relocated to Holmview in 1980, at the same time as the Teys established their new meatworks. An underpass under the Waterford–Beenleigh Road lets cattle walk from the sale yards to Teys Brothers.



HORIZON

HOLMVIEW



ABOUT HORIZON HOLMVIEW

Horizon Holmview is a brand new, elevated estate of only 28 lots containing both flat and stepped blocks allowing full, uninterrupted views as far as the eye can see. The impressive 28 lot development was completed by Mecro Developments, a boutique and private developer based in SE Queensland with a reputation for their professionalism.

Horizon is sectioned into 2 stages, with 22 blocks in the first stage and 6 blocks in the second. Stage 2 properties have already begun selling and land titles are expected in the 3rd week of Oct 2020.

The Horizon Holmview community is situated in arguably the highest elevated land within the fastest growing suburb of Holmview that is guaranteed to provide the owners and residents with soothing breezes during the sunshine and incredible views through to the eastern horizon. Our beautiful home designs are crafted from some of Queensland best builders; however you are entirely welcome to build on your own!

Award Winning Builders
with a Long History of Quality Builds





HORIZON

HOLMVIEW

POPULATION & DEMOGRAPHICS

Logan City is one of the nation's leading growth regions, forming the urban bridge between central Brisbane and Gold Coast City.

Logan City is the most culturally diverse city in Australia with the population increasing 1.5% each year, largely due to migrants moving to the area.

The City provides services to 217 different nationalities and cultures, the most common sources of immigrants according to Census data are New Zealand (8%), England (4%), Philippines (1%), India (1%) and Samoa (1%). The city is known for hosting an array of cultural events and workshops to reflect it's

diverse community. These include everything from music and food festivals to art workshops and community health events.

In the 2016 Census, Holmview had a population of approximately 2,400 with a median age of 28. This is a significant increase of 1,700 over the previous 10 years. Holmview also has a higher than average number of people aged between 20 and 39 and a higher than average number of children under the age of 10 years.

Residents of Holmview are most likely to be working as technicians, tradesmen, labourers, machinery operators and drivers.





HORIZON

HOLMVIEW

BUILDING APPROVALS

Logan City recorded around 3,500 residential building approvals in each of FY2018 and FY2019.

This exceeded each of the previous three years by 1,000 and brought the expenditure on both residential and commercial buildings in the last two years to over \$1 billion in each year.

Logan City's affordability is the key factor driving its property market, according to REIQ CEO Antonia Mercorella. And it's young families and first-home buyers who are seizing the

opportunity, she says, a pattern that's expected to continue.

In addition to affordable housing, investors are attracted to Logan City due to the ease of access to the third largest job market in Australia (Brisbane) and is blessed with infrastructure, says demographer Bernard Salt.

Houses priced below \$400,000 can be found readily in 13 suburbs, shows data from CoreLogic, which highlights the affordability which is a key attraction of this precinct.

POPULATION GROWTH

Logan has been often identified in recent years as one of the fastest-growing areas in Australia and its population growth is expected to continue strongly for the next 20 years or more.

The number of Logan City residents grew from 303,400 as at the 2016 Census to 313,800 in 2018, according to the Queensland Statistician's Office. By 2041, Logan City will need to cater for 586,000

people which means 89,000 new homes will be needed.

Population projections by Logan City Council indicate 500 new dwellings will be required for the Edens Landing-Holmview area by 2026.

RETAIL

The area is especially strong on retail facilities. Employing 24,000, the Logan Hyperdome is among the largest shopping centres in Australia while Swedish furniture and homewares store Ikea has a large outlet in Springwood.

The Logan Mega Centre has 28 retail stores which mostly offer household and furniture outlets, but also camping and sporting goods.

EDUCATION FACILITIES

Around 10 primary schools and 10 high schools attend to the educational needs of Logan families.



HORIZON

H O L M V I E W

Logan is one of the largest and fastest growing LGAs in Australia. The population is increasing by approximately 1.5% per year.

Source: City of Logan



BRISBANE CBD
33 MINS

EDENS LANDING
& BETHANIA
7 MINS

HOLMVIEW
SHOPPING CENTRE
5 MINS

NORTH

GOLD COAST
48 MINS

BEENLEIGH
10 MINS

WINDAROO &
MT WARREN PARK
12 MINS





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