

Suburb Report (2 pages)

The Residences at Sienna Grove lie 16km south-west of Brisbane CBD within the established community of Richlands, QLD. This peaceful community is perfect for young, growing families and professionals alike, surrounded by greenery whilst less than 30 minutes drive from Brisbane CBD.

INFRASTRUCTURE

Richlands is arguably one of the south-western corridors most accessible suburbs due to its location at the crossover of the Ipswich Motorway M7, Centenary Motorway M5, and with direct access to the Logan Motorway, Brisbane Airport and the Port of Brisbane.

Please create a map showing:

- Richlands location
- Brisbane CBD
- Ipswich motorway (highlight section between Rocklea and Darra)
- The Rocklea and Darra suburbs (with just their name)
- Rail lines (and refer to amenities and aerial map in Sales Brochure for assistance)
- Icons showing 650 parking spaces at Richlands Train Station, 30 mins to CBD

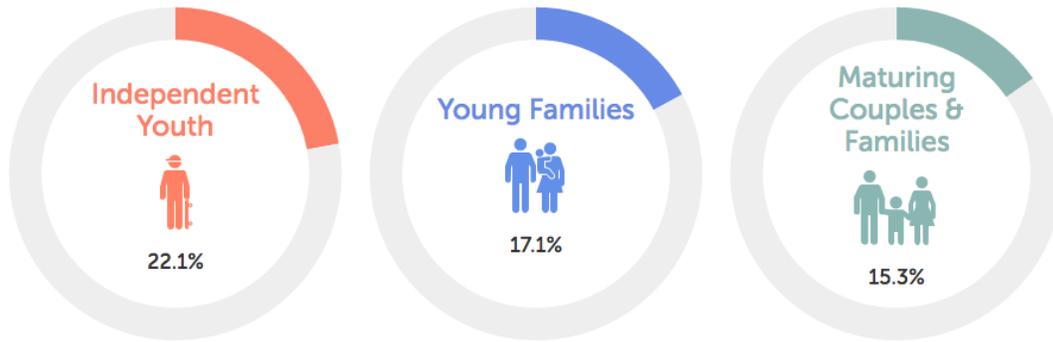
The please include the following copy close to the map:

- In May 2016 the tender for stage one of the Ipswich Motorway Rocklea to Darra upgrade was announced. This is one of SE QLD's most significant road projects and \$200mil is committed toward stage 1 alone. The contract for the work will be awarded early 2017 and construction to begin in 2017 weather permitting.
- The Richlands Estate lies 2km south of access to this motorway and the upgrade will provide speedy transport into Brisbane CBD (projected to be under 30 minutes) plus associated jobs (the construction phase will bring 470 jobs to the area with knock on effect to local business)
- Access to Wacol train station 5km from Estate. Journey is 31 minutes into Roma (central station) and trains leave every 30 minutes.

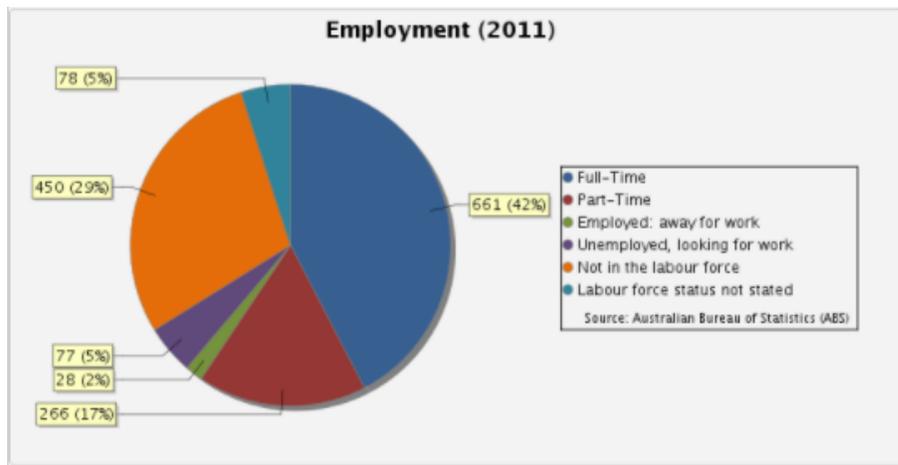
DEMOGRAPHICS

Census data shows that the median age of the resident population was 29 compared with 35 throughout Greater Brisbane, 41.7% of people are married, the predominated demographic groups livings in Richlands are:

(please create icons similar to the below)



EMPLOYMENT



The above will need recreating to align with other icons etc.

Please create icons denoting top 3-5 occupation groups:

- 26% professionals and manager
- 25% trades people and labourers
- 15% clerical & admin

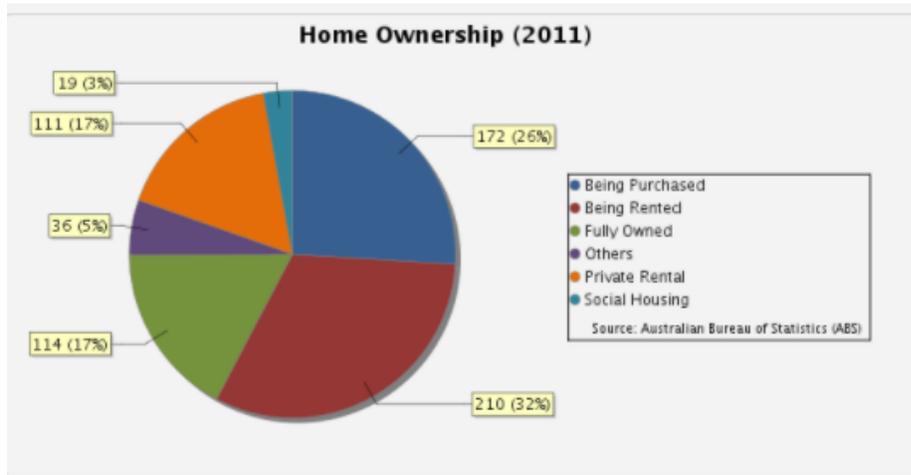
RESIDENTIAL MARKET

Please draw a house in a similar style to the other icons and write \$470,000 inside it, then add the below copy. This copy is also important to please make it bold and a larger font size.

The 2016 median sales price for houses in Richlands, QLD was \$470,000. Compared to the same period five years ago, the median house sales price for houses increased 17.5% which equates to a compound annual growth rate of 3.3%.

Please the recreate the below pie chart and add the text around it

- The median household income is \$1275 per week
- The median mortgage repayment is \$2048 per month
- 65% of dwellings in Richlands are houses



RECREATION

The Richlands Community benefits from a wide variety of recreational amenity suitable for all ages. The suburb is punctuated by a range of parklands ranging in size from smaller pocket parks to larger sporting fields.

Please create a basic map marking the following with icons listed:

- C.J. Greenfields Reserve: bikeway, dog off-leash area, picnic areas, playground, pony club facility, rugby league, soccer - Brisbane Force Football Club
- Eugenia Street Park: picnic area, playground
- Rory Street Park: picnic area, playground
- Dunlop Park Memorial Pool: 4 x swimming pools, leisure centre
- Carole Park Swim Centre: 3 x swimming pools, exercise classes
- Brisbane West Indoor Sports: Netball, Soccer, Cricket, Volleyball
- Oxley Golf Club: 18-hole, 9 hole
- West Brisbane Tennis Centre: 5 x tennis courts
- Richlands Community Centre: 2 x gym, 1 x fishing club, lawn bowls

Investor Report (2 pages)

RESIDENTIAL MARKET (I've moved this section from Suburb to Investor)

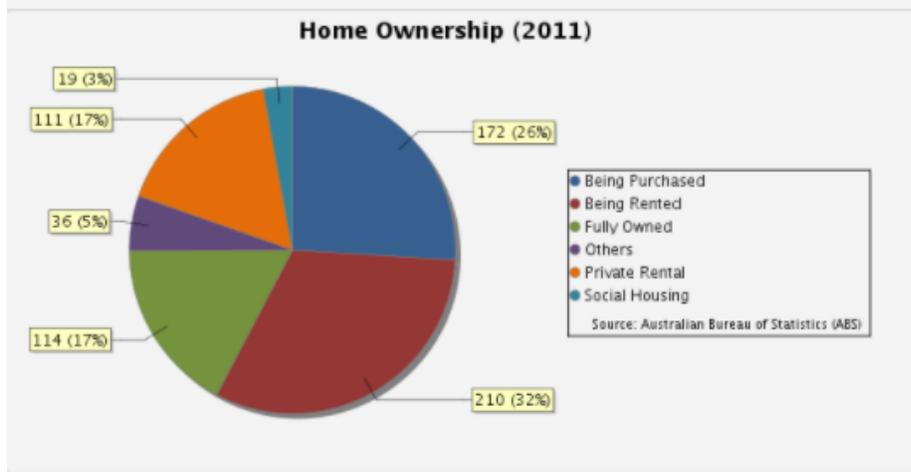
Richlands has offered an average of 13.6% return per annum in house price rises to property investors over the last three years.

Please draw a house in a similar style to the other icons and write \$470,000 inside it, then add the below copy. This copy is also important to please make it bold and a larger font size:

“The 2016 median sales price for houses in Richlands, QLD was \$470,000. Compared to the same period five years ago, the median house sales price for houses increased 17.5% which equates to a compound annual growth rate of 3.3%”

Please recreate the below pie chart and add the text around it

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RENTAL MARKET

Available land for the development of new dwellings within Richlands is highly constrained which is likely to place upward pressure on median values as demand begins to outstrip supply. Based on current development approvals and applications there is insufficient supply in place to cater to projected future demand.

Then please draw some icons summarising the below content:

“Over the five-year period between 2016 and 2021 alone, the population is projected to increase by more than 4,400 persons to reach 22,830 translating into demand for 1,475 new dwellings. Extended out to the ten year period between 2016 and 2021, 9,940 new residents are projected to move to the area stimulating demand for more than 3,310 new dwellings.”

- Median rent in Richlands of \$400/wk
- RealEstate.com.au current rental yield of 4.4%, Sienna Grove projected rental yield of over 5%! (make this one stand out)
- RealEstate.com.au rental cash flow estimate of \$154/month
- Rental Estimates generated by a prominent Forest Lake Real Estate Agency for our development : lowset 4/2/2 homes could expect a rental return of \$465 pw, highset 4/2/2 homes with WIR, powder room could expect \$510 pw
- Demand for rentals on RealEstate.com.au is consistently above 500 page visits per month - this equates to more than 17 possible tenants looking for their next home every day.
- Tight vacancy rate of 1.8%, well below Brisbane average of 2.9% and benchmark of 3.0% where demand is running in line with supply.



LOCAL INDUSTRY

The South West Industrial Gateway is home to a variety of organisations servicing warehousing, manufacturing, logistics, storage, research and development and is one of Brisbane’s leading industrial locations. Moreover, some of Queensland’s largest industrial parks and organisations are based within Richlands which collectively contribute to the state’s economy. The significant volume of workers employed within the organisations based in Richlands is a key driver of dwelling demand.

MEDIAN HOUSE PRICE MAP

Refer to sales brochure aerial map, we need a basic map denoting those median house prices shown, plus several more listed below (and please also mark that the yellow circle is the estate location and include disclaimer below)

radius map of all of Brisbane all the way out to Ipswich showing the average price of a new H&L package of competitor sites inc. duplex development in Richlands (check price lists and proposal for competition) Property growth, discount to investors etc. google, RP data possibly?
Could add the stuff on retail and education - see what we get back first

Median House Prices of nearby suburbs	
Darra	\$511K
Durack	\$455K
Graceville	\$945K
Indooroopilly	\$871K
Jamboree Heights	\$500K
Richlands	\$470K
Sinnamon Park	\$669K

Disclaimer. Median house prices according to Domain.com.au for 4 bedroom houses.

