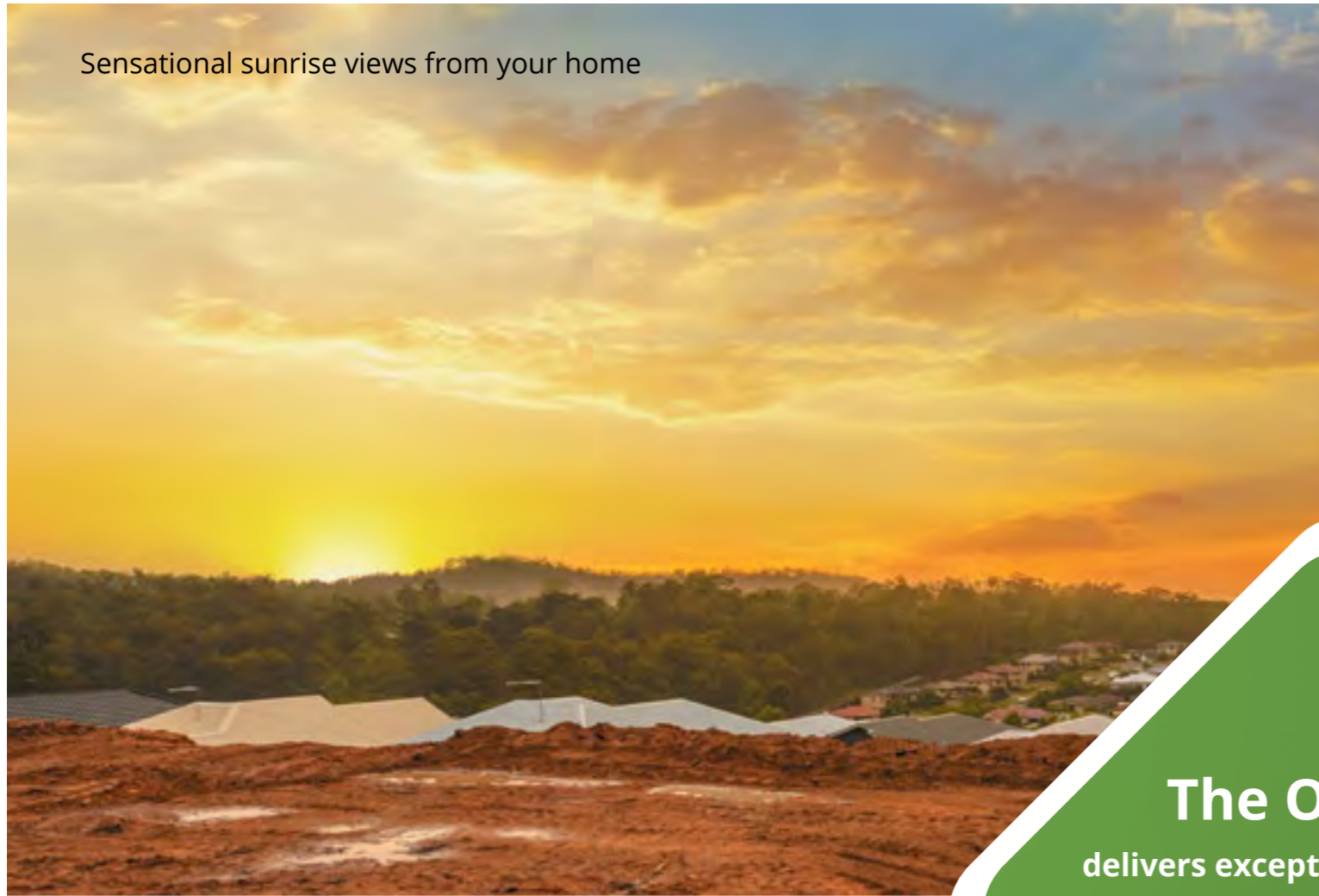




BARHS SCRUB – BRISBANE – BRISBANE SOUTH CORRIDOR

Sensational sunrise views from your home

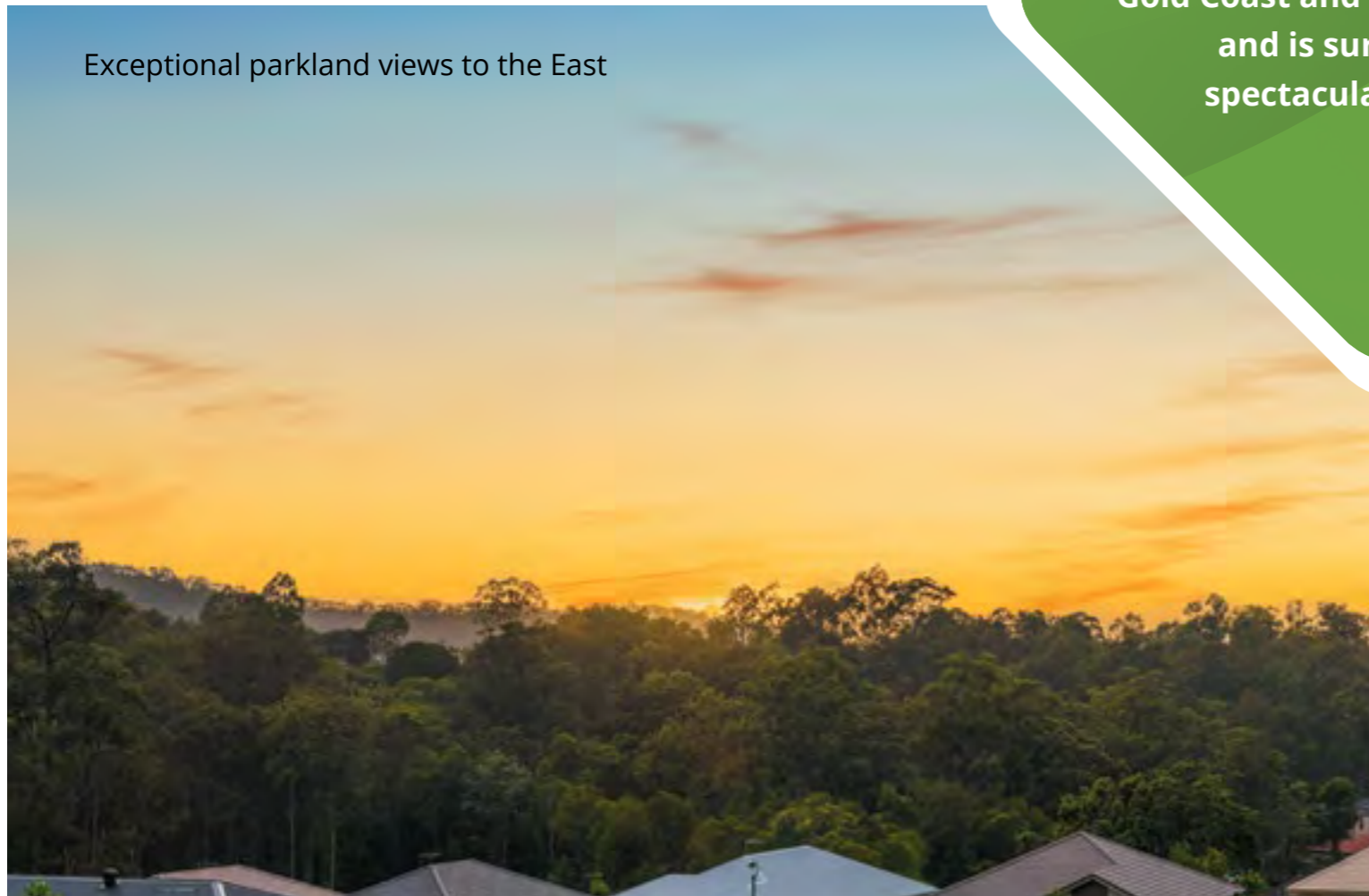


Panoramic views to the Gold Coast



The Outlook
delivers exceptional views of the
Gold Coast and Mount Tamborine
and is surrounded by
spectacular parklands.

Exceptional parkland views to the East



Established owner-occupied estate



CONTENTS

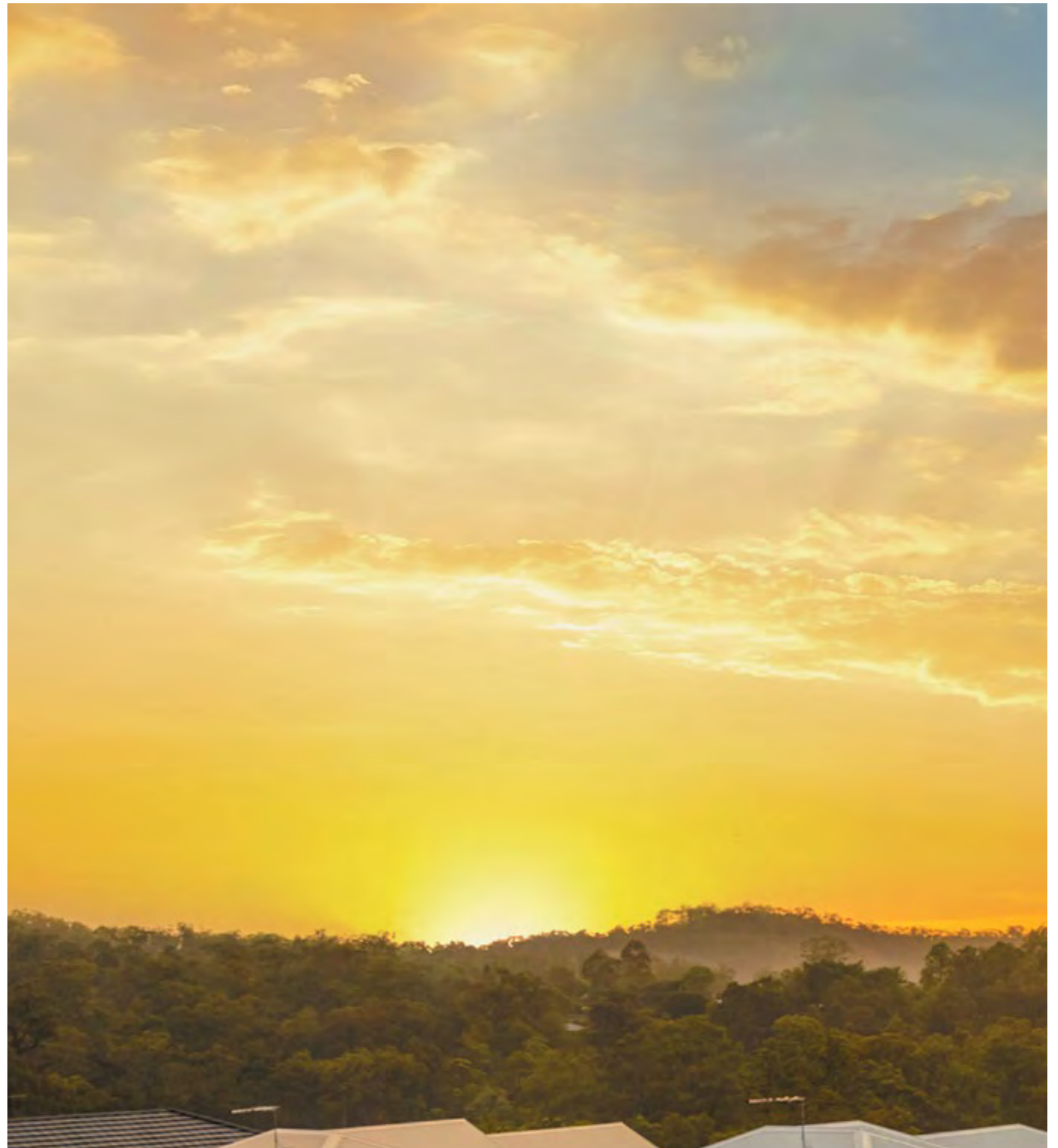
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THE OUTLOOK

Be above it all

The Outlook is an established residential estate, ideally located in Brisbane South's growth corridor. Proudly positioned on an elevated landscape, The Outlook delivers exceptional views of the Gold Coast and Mount Tambourine, and is surrounded by spectacular parklands.

- Just 3 minutes from Beenleigh's growing retail and lifestyle precinct
- Just 10 minutes from major employment zone, Yatala Enterprise Area
- Expansive views within established owner-occupied estate
- 30 minutes from the Brisbane CBD and Gold Coast
- Convenient access to a variety of schools, medical centres, and retail amenity
- Minutes from two train stations providing access to Brisbane and the Gold Coast.



THE OUTLOOK LOCATION MAP



KEY

LEISURE

- 1 Albert Valley Park
- 2 Noyer Park with off leash dog area
- 3 Windaroo Lakes Golf Club
- 4 Rugby Club
- 5 Pony Club
- 6 Mt Warren Park Golf Course
- 7 Alexander Watt Park
- 8 Willman Park
- 9 Mt Warren Park Sports Fields

RETAIL SHOPPING

- 10 Windaroo Village Shopping Centre - IGA
- 11 Beenleigh Marketplace - Woolworths, Big W
- 12 Mt Warren Park Shopping Centre - Coles
- 13 Aldi Beenleigh

SCHOOLS

- 14 Windaroo Valley State High School
- 15 Beenleigh State Primary School
- 16 Windaroo Primary School
- 17 Mt Warren Park State School
- 18 Beenleigh State School
- 19 St Josephs Tobruk Memorial School

TRANSPORT

- 20 Beenleigh Train Station
- 21 Pacific Motorway

EMPLOYMENT

- 22 Caterpillar Parts Distribution Facility
- 23 Carlton and United Breweries
- 24 Aldi Distribution Centre
- 25 Visy Manufacturing Facility
- 26 VIP Petfoods

SOUTH EAST QUEENSLAND

Economic Growth

Queensland's economy has grown rapidly over a long period of time, consistently outperforming the Australian economy, as well as the Office of Economic Cooperation and development (OECD) average.

- Queensland will enjoy a forecasted growth rate of 3.5 per cent in 2016 – 2017.
- Queensland has the second highest annual growth rate of any Australian state.
- Queensland has a robust four pillar economy in tourism, agriculture, resources and construction.

Largest Industries by employment in the South East Queensland Region.

The labour market in Queensland has grown at a solid rate pace and is now the second fastest of all the states. The unemployment rate has fallen from 6.6 percent to 5.5 percent over the year*

Healthcare and Social Assistance (12.3 percent)

- Retail Trade (10.7 percent)
- Construction (9.1 percent)
- Manufacturing (8.7 percent)

Population

Solid population growth has greatly strengthened Queensland's strong economic growth.

- Queensland's population is projected to double to around 9.1 million people by 2056.
- Queensland's population is forecast to surpass Victoria's by 2050, as the second most populated state in Australia.
- The reported 10 year average annual population growth from 2001 was 65,000 (2.4 percent), making South East Queensland one of the fastest growing regions in Australia.

Dwelling Projections

- South East Queensland is forecasted to produce 1,039,000 new dwellings between 2011 and 2014.

*February 2016





Noosa heads, Sunshine Coast



Brisbane City



Brisbane River

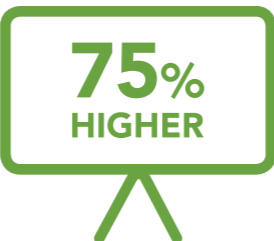


Brisbane, new casino development

BRISBANE HOUSING MARKET



Brisbane to Sydney price gap reached a 13 year high.



Median prices in Sydney are up to 75% higher than the median price in Brisbane, their highest gap in 13 years.



From December 2014 to December 2015, house values have increased by 5.0% compared to a 0.7% increase in unit values.



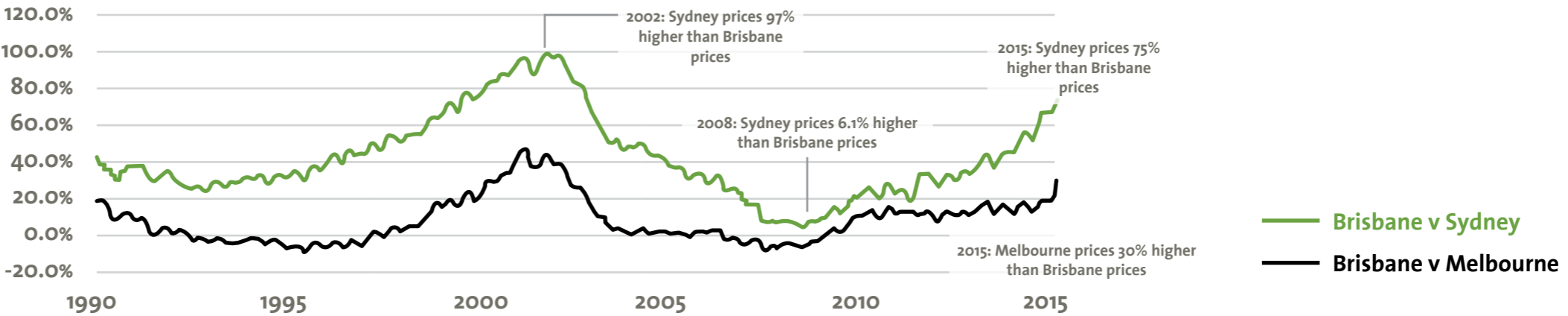
Brisbane's median house price sits at an affordable \$508,000 while Melbourne comes in at a higher \$621,000, and Sydney at an astonishing \$915,000.



Brisbane's median house price is expected to grow 13% from 2015 – 2018.

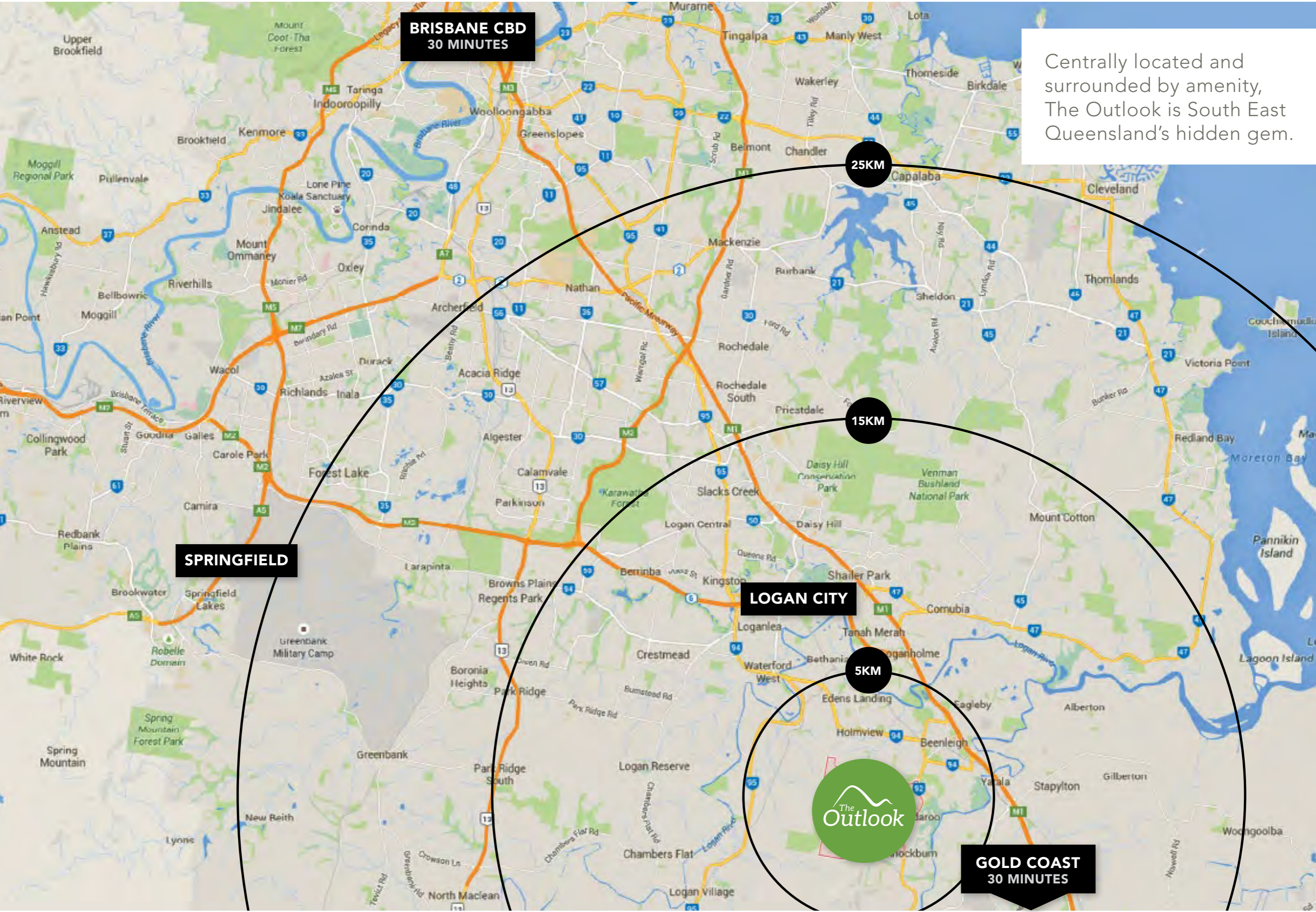
Brisbane has experienced the highest investment yields of the major metropolitan markets for both houses and apartments from 2014- 2016.

Percentage difference between median dwelling prices, Brisbane v Sydney and Brisbane v Melbourne



House price gap between Sydney and Brisbane. Source Corelogic RP Data

Sources ABS, Corelogic RP data, BIS Shrapnel, 2016



THE OUTLOOK IS AT THE CULMINATION OF 4 KEY CATALYSTS FOR CAPITAL GROWTH



New Infrastructure

- New \$9 million facility at the Logan Metro Sports Park will house Brisbane's A-League football team, Brisbane Roar, in 2016.
- \$188 million Logan Hospital expansion upgrade to include expanded emergency department, child health unit, and increased car parking, creating 200 jobs.
- Chambers Flat Road – \$18 million upgrade underway.



New Retail Amenity and Shopping Precinct

- A new \$17 million extension to the Logan Hyperdome shopping centre is now complete, with a range of new eateries and health food retailers.
- The \$8 million, 1,506 square metre extension to the Chatswood Central shopping centre is underway, and will consist of two new buildings to house 8 new retailers including Woolworths.



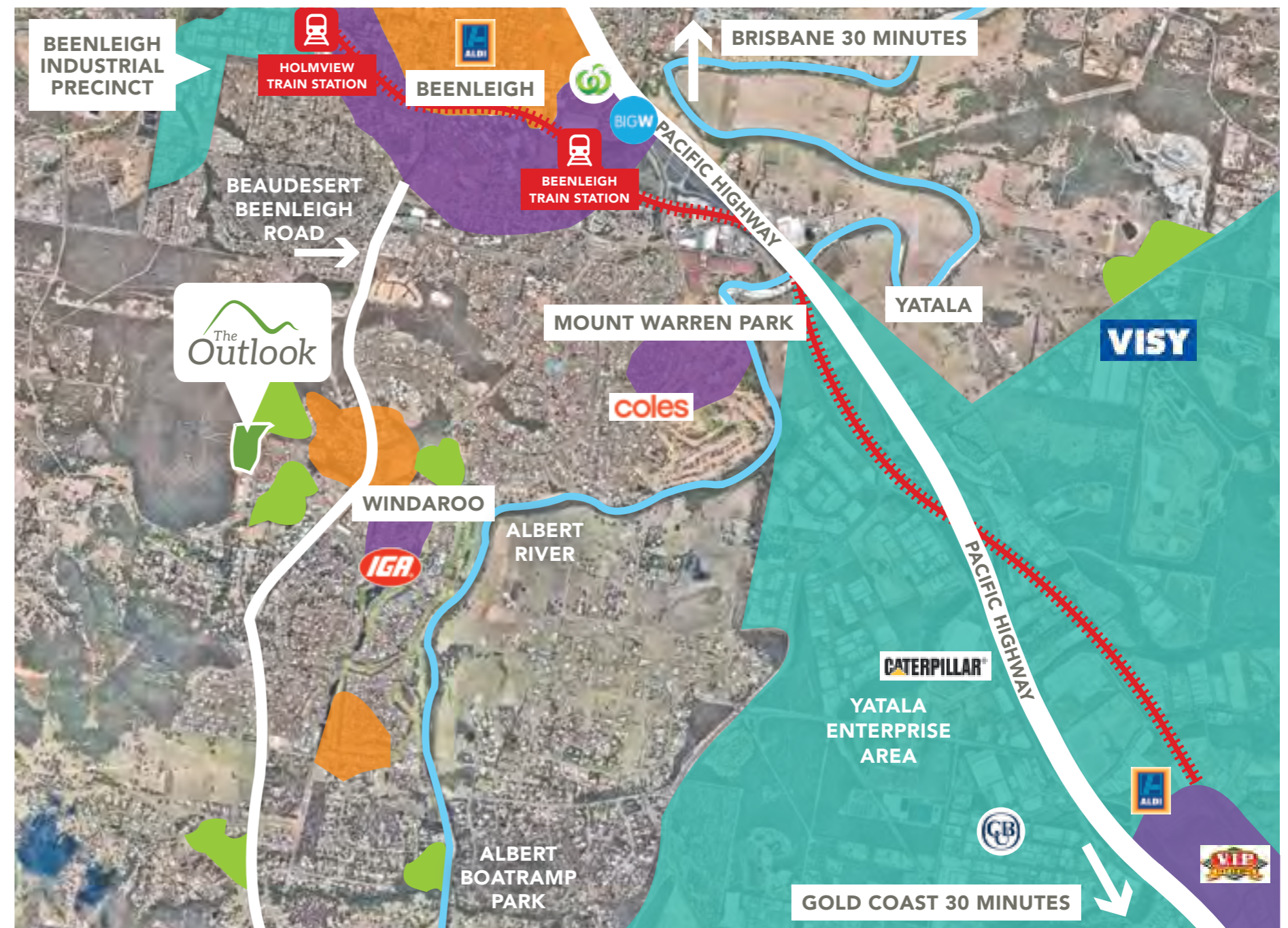
Close Proximity to Employment Hubs

- Teys Australia - the second largest meat processor and exporter in Australia that employs 800 workers and is based in Beenleigh.
- The Beenleigh Rum Distillery is undergoing a \$5 million upgrade.
- Yatala Enterprise Area is a 3,305 ha site that accommodates up to 40,000 workers is just 10 minutes away.



Education and medical

- A network of 6 schools within 10 minutes of The Outlook.
- TAFE Queensland at Loganholme is just 17 minutes' drive.
- A reputable public hospital just 18 minutes away, and private hospital 32 minutes away.
- Medical and dental practices less than 15 minutes from the estate.



- Major Employment Zones
- Retail/Lifestyle/Amenity
- School District
- The Outlook
- Parks

- Train Line
- Train Station



CITY OF LOGAN – SOUTH BRISBANE

Located between Queensland’s capital city of Brisbane and the Gold Coast, the City of Logan is one of the largest local government areas in Australia. The current population of Logan City is estimated to be 305,110 and will grow by up to 200,000 people over the next 20 years with the establishment of new communities at Yarrabilba and Greater Flagstone and growth in existing communities in the West and South of the City.



Location

- 30 minutes to Brisbane’s CBD
- 30 minutes to the Gold Coast
- 30 minutes to the Port of Brisbane



Population Growth

- By 2031, the city of Logan is expected to grow by 175,564 people. 40% of this growth will be driven by Greater Flagstone and Yarrabilba.
- Logan’s two new cities, Yarrabilba and Flagstone, will house more than 170,000 new residents.

	2011	2036
QLD	4,722,450	7,095,177
SE QLD	3,270,000	5,137,531
LOGAN	305,110	521,749

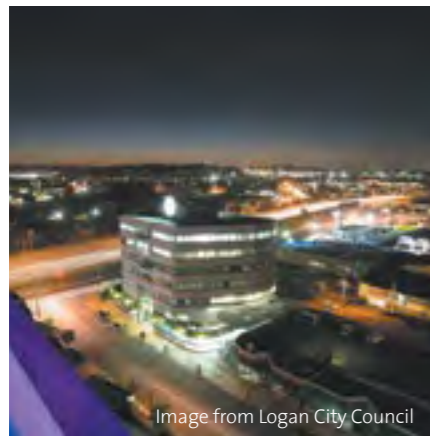
Sources Logan City Council





TOP 5 REASONS TO INVEST AT THE OUTLOOK

Located within 30 minutes from the Brisbane CBD and Gold Coast, The Outlook's close proximity to major employment, educational and health precincts, positions it as a growth node of the future.



1. Catalyst infrastructure to drive capital growth

- A new \$9 million training facility at the Logan Metro Sports Park for A-League football team Brisbane Roar.
- Flat Chambers Road upgrade – \$18 million
- Logan Hospital upgrade – \$188 million
- Proposed \$300 million for an upgraded living and aged village, comprising 3, 12-15 storey towers and 2x4 storey buildings.



2. Location

- Just 3 minutes from Beenleigh's growing retail and lifestyle precinct.
- Just 10 minutes from major employment zone, Yatala Enterprise Area.
- 30 minutes from the Brisbane CBD and Gold Coast.
- Minutes from two train stations providing access to Brisbane and the Gold Coast.



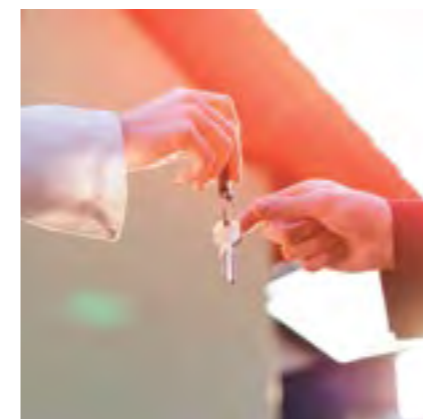
3. Education and Day Care

- Windaroo Valley High School - 2 minutes
- Beenleigh State Primary School - 6 minutes
- Windaroo Primary School - 3 minutes
- Mt Warren Park State School - 4 minutes
- Beenleigh State School - 6 minutes
- St Joseph's Tobruk Memorial School - 9 minutes
- TAFE Queensland, Logan Campus - 15 minutes
- Griffith University, Nathan Campus - 30 minutes



4. Health Care

- Logan Hospital - 18 minutes
- Sunnybank Private Hospital - 32 minutes
- Hyperdome Medical Centre - 16 minutes
- Beenleigh Family Practice - 6 minutes
- Loganholme Dental Centre - 15 minutes

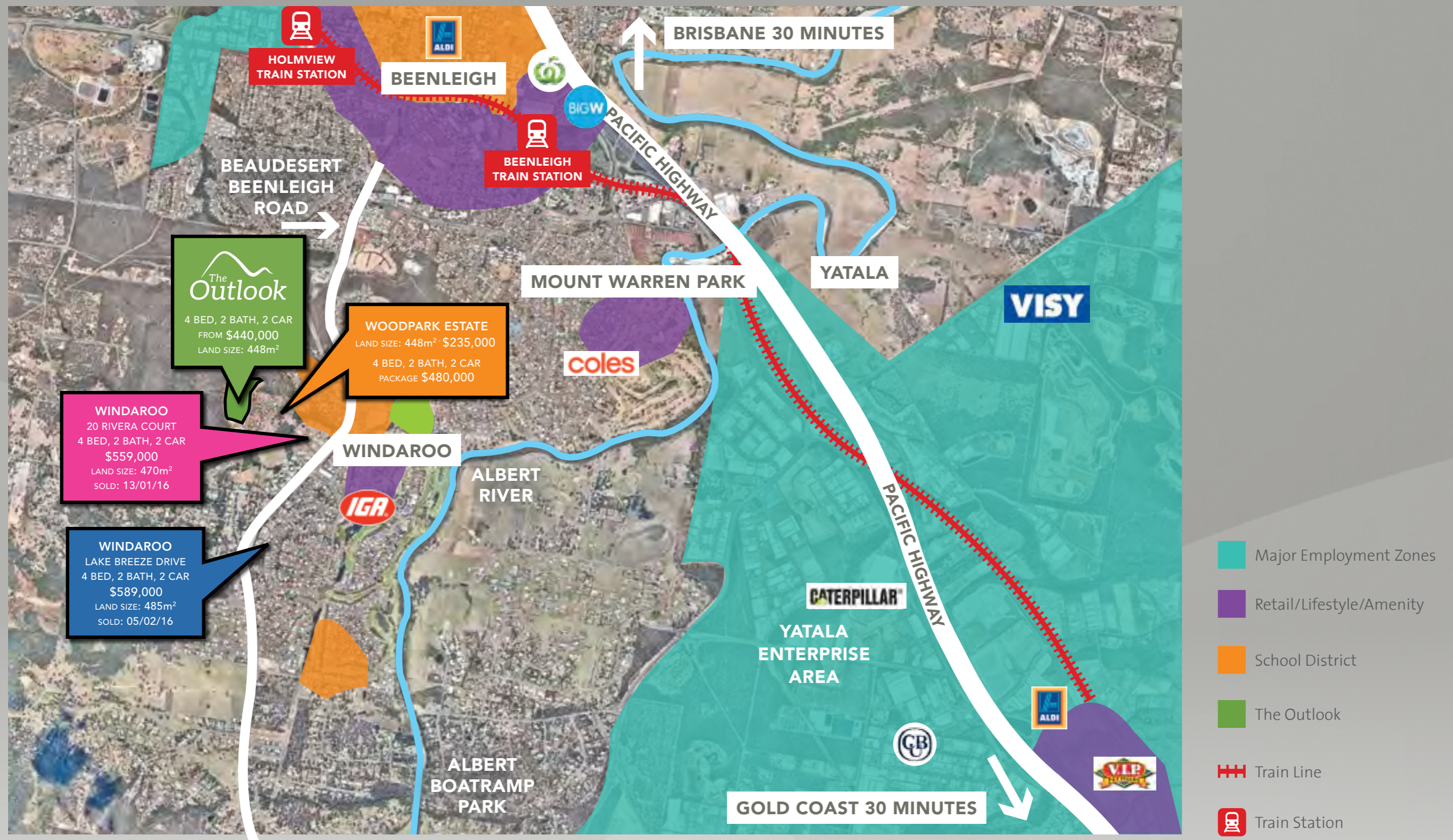


5. Owner Occupier

- 64.5%* of housing in Bahrs Scrub is owner occupied.
- Just 26.3%* of housing in Bahrs Scrub is occupied by renters.
- Households in Bahrs Scrub are primarily couples with children.

*2016 RP Data

COMPARABLE SALES



PROJECT SUMMARY

THE OUTLOOK		
Location	Bahrs Scrubs, Queensland	
Builder	Urbane Homes	
Lot land sizes	448m ² - 539m ²	
Total number of land Lots	15	
Estimated land settlement	August 16	
Estimated home completion date	February 17	
Deposit	5% Cash	
FIRB limit	100%	
Nearest CBD	Logan CBD	20 minutes
	Brisbane	30 minutes
	Gold Coast	30 minutes
Vacancy rate	1.7% (SQM March 2016)	
Estimated rental return	\$430 - \$450	

*as at March 2016



MASTERPLAN



The accuracy of this information cannot be guaranteed, this information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to the information and type of information supplied within this document.

STAGE PLAN



The accuracy of this information cannot be guaranteed, this information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to the information and type of information supplied within this document.

ABOUT **urbane**HOMES

Urbane Homes is changing the way Australian’s purchase and build new homes.

As one of Queensland’s leading home-builders, our construction team has over 20 years’ experience.

Not only do we offer turnkey construction that includes everything from breaking ground to handing over your keys on completion, but we also bring you this service at some of Australia’s most competitive prices.

Urbane Homes have carefully selected a range of quality homes for lots within The Outlook.

This master-planned approach enhances the aesthetic appeal of the streetscapes with a mixture of attractive façades that complement the generous designs and optimised living spaces that Urbane Homes are known for, making this the ultimate address for convenient and relaxed family living.

So whether you’re investing, building your first home or looking to upgrade, let us make building your new home a pleasure.



Welcome to your dream home...
welcome to Urbane Homes.



Locations in South East Queensland

6 Star Energy Rating	6 year Structural Guarantee	Turnkey Housing	6 Stage Quality Assurance





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