



OUTLOOK SILKSTONE

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

Located within 2km of the Ipswich CBD and less than 40 minutes from Brisbane, Silkstone offers residents local access to education, employment, recreation and retail amenity.

SEPTEMBER 2016

- A STRATEGIC LOCATION**
A major commercial, industrial and military region that is currently undergoing an extensive urban renewal transformation / Pg 02
- B POPULATION GROWTH**
Silkstone's limited population growth has intensified demand for new residential offerings / Pg 04
- C INFRASTRUCTURE INVESTMENT**
More than \$4 billion in completed and planned infrastructure investment will benefit the Ipswich LGA / Pg 05
- D SALE PRICE GROWTH**
Over the 12 months to June 2016, Silkstone has recorded a 17.4 per cent increase in the median house sale price / Pg 06
- E RENTAL PRICE GROWTH**
A gross rental yield of 5.7 per cent was achieved in the Silkstone Catchment for the year ending June 2016 / Pg 07



IPSWICH, QUEENSLAND'S OLDEST PROVINCIAL CITY, IS UNDERGOING A RENAISSANCE

CITY CENTRE HERITAGE



INNER IPSWICH OFFERS A METROPOLITAN LIFESTYLE AND A SOPHISTICATED CAFÉ CULTURE

CAFÉ AND RETAIL AMENITY



MAJOR RETAIL AND LIFESTYLE AMENITY IS LOCATED WITHIN CLOSE PROXIMITY TO SILKSTONE

RIVER HEART AND CBD

- 1 POP
- 2 INF
- 3 EMP

Silkstone accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb – Population, Infrastructure and Employment.

LOCATION & ACCESSIBILITY

As Queensland's oldest provincial city, Ipswich is renowned for its architectural, natural and cultural heritage whilst offering lifestyle amenity and modern infrastructure.



Located along the Bremer River, Ipswich is a major commercial, industrial and military region that is currently undergoing an extensive urban renewal transformation. Ideally positioned on the national road network, Ipswich is located less than 40 minutes from the Brisbane CBD, and one hour from the Gold Coast and the Australia Trade Coast – comprising the Brisbane Airport and the Port of Brisbane.

As Queensland's oldest provincial city, Ipswich is renowned for its architectural, natural and cultural heritage whilst offering expansive lifestyle amenity and modern infrastructure. In addition to hosting regular regional and local events including the Queensland V8 Supercars and Queensland Open Golf Championships, education also plays a dynamic role in the local economy with major tertiary education facilities and a wide choice of quality private and public schools on offer.



SILKSTONE
RESIDENCES
BY CITIMARK

Furthermore, Ipswich's heightening military presence is set to continue with the Royal Australian Air Force (RAAF) Base Amberley expanding to accommodate plans for another squadron to be relocated in a project worth millions. RAAF's Base at Amberley is the largest in the country and employs more than 5,000 people with a further 140 jobs to be transferred in early 2017 as part of the Department of Defence increased presence at the base.

Key Legend

Education

- 1 Silkstone State Primary School
- 2 Scared Heart School
- 3 Bundamba Primary School
- 4 Bundamba State Secondary College
- 5 Ipswich Central State School
- 6 Ipswich Girls Grammar School and Ipswich Junior Grammar School

Retail

- 7 Booval Fair Shopping Centre
- 8 ALDI
- 9 Bunnings
- 10 Coles (Construction)
- 11 Riverlink Shopping Centre
- 12 Convenience Store

Recreation & Green Space

- 13 Jim MacDonald Memorial Park
- 14 Bundamba Swim Centre
- 15 Brothers Leagues Club Ipswich
- 16 Ipswich Race Course
- 17 Evelyn Dodds Cultural Reserve
- 18 Queens Park

Employment Nodes

- 19 Ipswich CBD
- 20 St Andrews & Ipswich Public Hospital
- 21 University of Southern Queensland – Ipswich Campus
- 22 RAAF Base (Amberley)
- 23 Citiswitch Industrial Estate



Bus



Train

DEMOGRAPHICS & POPULATION

As one of the most tightly held residential communities in the Ipswich LGA, Silkstone has recorded limited resident population growth over the past decade with limited new supply entering the market.

As a result of this, the demographic make up of the area has recorded little variation with the majority of residents preferring to remain in a highly connected locality within close proximity to employment, retail and lifestyle amenity.

Future demand for new housing in Silkstone is expected to be strong with significant infrastructure investment and improving transport, paired with residential affordability and increasing rental demand serving as the major drivers.

As one of Ipswich's most tightly held suburbs, Silkstone's limited population growth has intensified demand for new residential offerings.

POPULATION

Ipswich is in the process of reinventing its city centre as a technology and digital hub, following on from recognition in 2015 as one of world's leading intelligent communities by global think tank, Intelligent Community Forum. The major redevelopment of the city centre will use digital technologies to attract employers and green standards will ensure the region continues to be one of Australia's most sustainable cities.

Since 2005, Silkstone has only recorded an increase of approximately 469 new residents — a result of the historical and character residential product making up a large portion of the suburb. This constraint has too led to increases in the population of the wider East Ipswich area, driving further infrastructure investment to the wider Silkstone area.

Comprising an aging demographic and large proportion of character housing, Silkstone has registered limited population growth in the last decade.

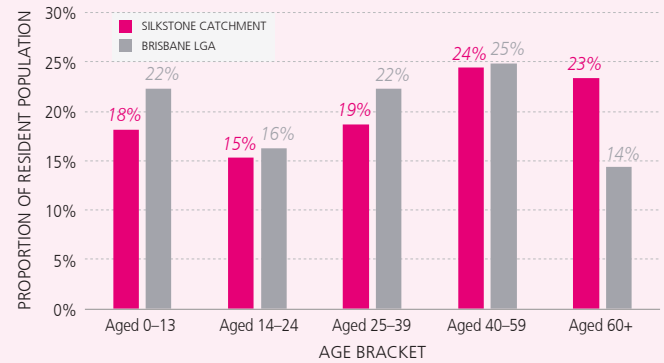
WHO LIVES IN SILKSTONE?

	SILKSTONE	IPSWICH LGA
Average Age of Residents	39 years	34 years
White Collar Workers	58%	60%
Couples With No Children	40%	33%
Families with Young Children	38%	46%
Occupied Dwelling Owned Outright	35%	24%
Occupied Dwelling Renting	34%	38%
Average Household Size	2.5 persons	2.8 persons
Average Weekly Household Income	\$1,203	\$1,469
Residents Aged under 30	40%	46%

Based on the Silkstone (Suburb) & Ipswich LGA
Prepared by Urbis; Source: ABS Census 2011

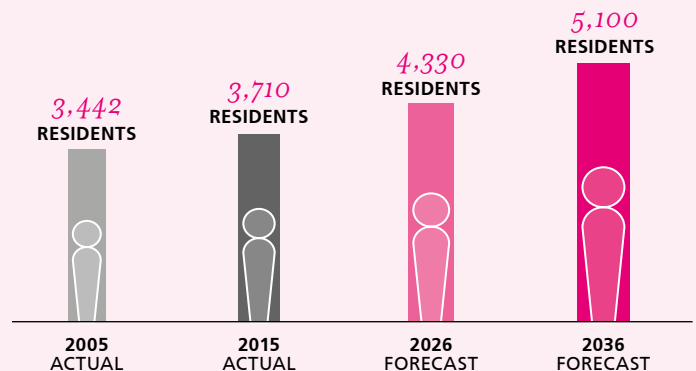
AGE DISTRIBUTION

Silkstone (vs. Ipswich LGA) — 2011



Prepared by Urbis; Source: ABS Census 2011

SILKSTONE POPULATION GROWTH



Prepared by Urbis; Source: ABS ERP Data 2015, QGSO 2016-2036

INFRASTRUCTURE & EMPLOYMENT

INFRASTRUCTURE

Ipswich City is set to benefit from the major redevelopment of the central business district (CBD). The master-planned project is valued at more than \$1 billion and is one of Australia's largest urban renewal projects which will span four city blocks. It is expected to deliver 170,000 square metres of commercial, retail, residential and public space.



1 IPSWICH HOSPITAL EXTENSION

The recently completed \$128 million Ipswich Hospital expansion provided an additional 90 inpatient beds, dedicated paediatric services and clinical and non-clinical support facilities.



2 MATER PRIVATE HOSPITAL SPRINGFIELD

The new \$85 million Mater Private Hospital will provide 80 inpatient beds, theatre space, inpatient wards and a day surgery unit.



3 AMBERLEY RAAF BASE EXPANSION

Amberley is Australia's only RAAF Super base and the Department of Defence has committed \$1.1b to its development, including a \$300 million upgrade for an expanded apron and taxi-way and dedicated maintenance hangar.



4 RICHLANDS TO SPRINGFIELD TRANSPORT PROJECT

The \$475 million Richlands to Springfield project constructed a new 9.5km dual track passenger rail line, and includes upgrading approximately 5.5km of the Centenary Highway between the Logan Motorway, Forest Lake and Springfield Parkway, Springfield.

5 COLES SUPERMARKET DEVELOPMENTS

Coles will build three new stores in Ipswich including a second super store creating more than 700 jobs. Plans include opening stores at Redbank Plains Rd; at Blackstone Rd, Silkstone; adjoining and a super store at Orion Springfield Central.

6 ORION SPRINGFIELD CENTRAL – STAGE 2

Orion Shopping Centre's \$154 million second stage, now completed, offers an additional 80 specialty stores with major retailers Coles, Target and Event Cinemas. Orion Springfield Central is now the ninth largest shopping centre in Queensland.

7 CITISWICH BUSINESS PARK

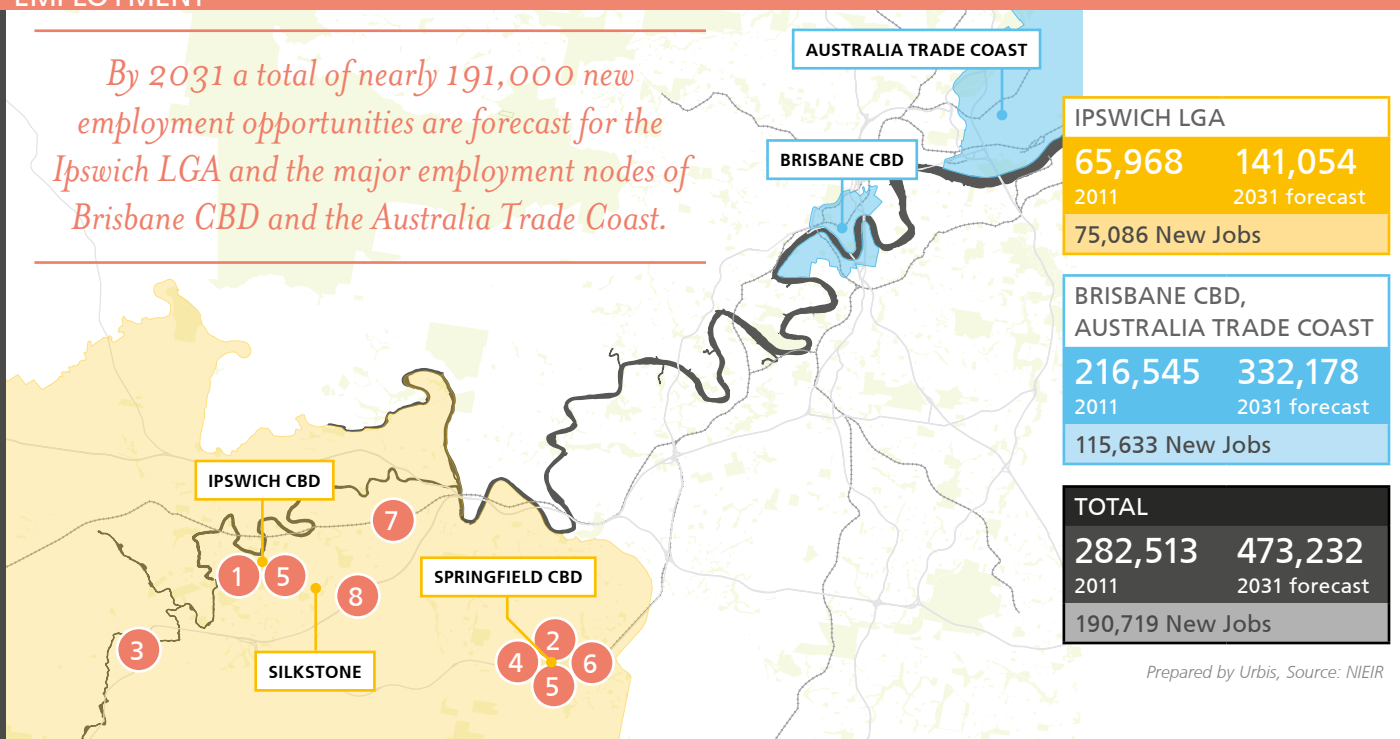
Citiswich Business Park is Queensland's largest master-planned industrial estate currently under development. The estate will be developed over 7 stages in the next 5–10 years and has been designed to accommodate a wide range of business uses, retail components, public open space and staff amenity.

8 SWANBANK ENTERPRISE PARK

Swanbank Enterprise Park has been master planned as a Business and Industry Precinct, comprising 2,145 hectares. The site is planned to bring up to 14,000 jobs to Ipswich and will provide opportunities for a range of industries and industry groups.

EMPLOYMENT

By 2031 a total of nearly 191,000 new employment opportunities are forecast for the Ipswich LGA and the major employment nodes of Brisbane CBD and the Australia Trade Coast.



RESIDENTIAL MARKET ANALYSIS

Silkstone's median house price has recorded considerable growth in the last 12 months increasing by 17.4 per cent.

Ipswich, once a working class town, is now welcoming a new influx of residents the majority (66.7%) of which work locally. The upgrade of Ipswich Motorway has dramatically improved drive times to Brisbane, while an increase in the number of peak hour trains has provided more passenger seats for commuters. Ipswich has developed a sophisticated café culture and arts community, attractions popular with those looking for affordable housing options with the benefits of a metropolitan lifestyle.

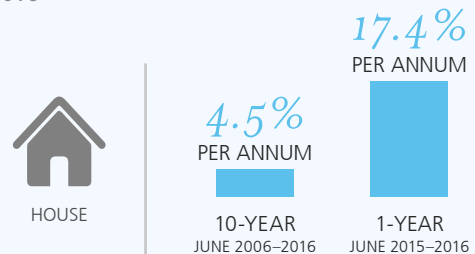
Increased infrastructure investment and sustained population growth has positively impacted upon confidence in the Ipswich LGA, with the volume of residential transactions increasing year on year since 2011.

When compared to the surrounding suburbs including Booval, Eastern Heights and Newtown, Silkstone has registered substantial median price growth over the last 12 months despite recording only moderate sales numbers. This is largely a result of limited new development activity paired with the continued demand for new residential opportunities in Silkstone.

As one of Australia's fastest growing regions, Ipswich is forecast to record significant demand for new housing on the back of strong population, employment growth and associated infrastructure spend.

Silkstone has recorded considerable median price growth over the last decade, increasing by 4.5 per cent per annum. Reflective of the recent growth in median house prices, the past year has registered growth of 17.4 per cent in the Silkstone house sales cycle. Potential capital growth offered by a regenerating area, paired with the strong gross rental yield, presents a solid value proposition and accessible entry point for both owner-occupiers and investors.

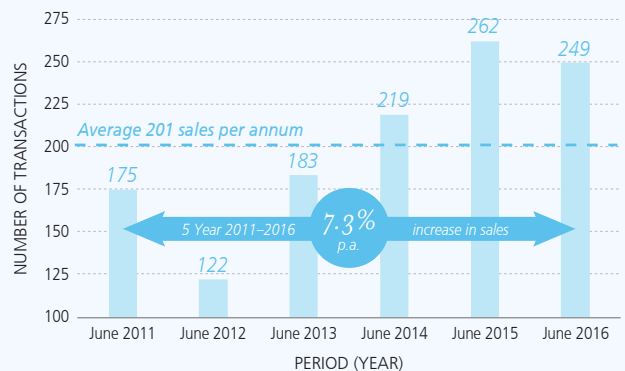
SILKSTONE MEDIAN HOUSE PRICE GROWTH RATE June 2016



Prepared by Urbis; Source: APM PriceFinder

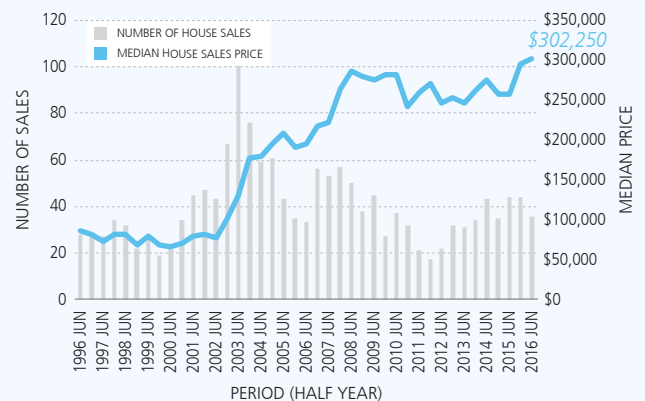
SILKSTONE SALES GROWTH June 2011–June 2016

Silkstone's increasing housing demand is resulting in sustained transactional growth.



Prepared by Urbis; Source: APM PriceFinder

20-YEAR SALES CYCLE — SILKSTONE June 1996–June 2016



Prepared by Urbis; Source: APM PriceFinder

RENTAL MARKET ANALYSIS

SUBURB SCORECARD — ESTABLISHED HOUSE RENTAL COMPARISON June 2016

	INDICATIVE GROSS RENTAL YIELD (12 MONTHS)
IPSWICH LGA (BENCHMARK)	5.3%
EASTERN HEIGHTS	5.4%
SILKSTONE	5.2%
BOOVAL	5.2%

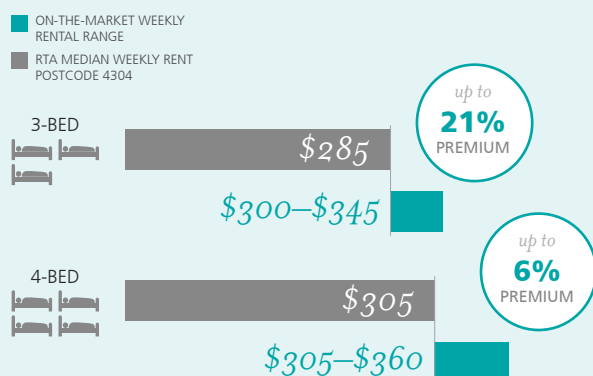
Prepared by Urbis; Source: APM PriceFinder, realestate.com.au

MEDIAN WEEKLY HOUSE RENTAL GROWTH — ESTABLISHED PRODUCT (RTA) Postcode 4304 — June 2013–2016



Prepared by Urbis; Source: RTA, realestate.com.au
Postcode 4304: Silkstone, Booval, Blackstone, Bundamba and Ebbw Vale

MEDIAN WEEKLY RENT — NEW AND NEAR-NEW HOUSE PRODUCT V ESTABLISHED HOUSE PRODUCT Silkstone (vs. 4304 Postcode) — June 2016



Prepared by Urbis; Source: RTA
Postcode 4304: Silkstone, Booval, Blackstone, Bundamba and Ebbw Vale

A diversified and sustainable economy will drive ongoing employment and prosperity within Silkstone and surrounds ensuring demand for rental residential accommodation. Both families and professional workers are catered for in the Silkstone precinct which offers proximity to quality schools, lifestyle amenity and transport networks, as well as major employment nodes.

Silkstone achieved a strong gross rental yield of 5.2 per cent over the year to June 2016.

The Residential Tenancy Authority (RTA) records rental data for established housing product by postcode. Rental prices achieved in the 4304 postcode registered strong rental growth in the last 3 years to June 2016. Three-bedroom townhouses and four-bedroom houses have registered consistent rental growth increasing by 1.7 per cent and 3.0 per cent per annum respectively. Three-bedroom houses have demonstrated the largest rental growth over time, yet remain the most affordable option for renters in the region.

New and near-new houses currently being advertised for rent are attracting significant premiums over established housing product. Primary on-the-market research conducted by Urbis indicates that new and near-new house rentals in Silkstone have recorded premiums across all major dwelling types.

New and near-new three-bedroom houses have demonstrated a weekly on-the-market rental range between \$300 and \$345 while four-bedroom houses have recorded a tighter weekly rental range between \$305 and \$360. This represents respective premiums of up to 21.0 per cent and 6.0 per cent compared to the RTA median weekly rent achieved for established housing. This price variation demonstrates the ability of newer, premium housing product to demand higher weekly rents.

The ability to leverage off surrounding and future infrastructure and amenity as well as an established residential population will play a driving role in Silkstone continuing to mature as one of Ipswich's leading residential areas.



urbis.com.au
AUSTRALIA • ASIA • MIDDLE EAST

Brisbane
Level 7, 123 Albert St
Brisbane QLD 4000
07 3007 3800

This publication is prepared on the instruction of Elders Real Estate Project Marketing and is not suitable for use other than by the party to whom it is addressed. As the publication involves projections and assumptions it can be affected by a number of unforeseen variables. The forecasts and assumptions are a prediction and whilst Urbis has made every effort to ensure that the forecasts and assumptions are based on reasonable information, they may be affected by assumptions that do not necessarily eventuate or by known, or unknown, risks and uncertainties. It should be noted that past performance is not necessarily a reliable indication of future performance. The information in the publication does not represent financial advice and should not be regarded as such. It has been prepared without taking into account your financial situation or investment objectives. You should consider the appropriateness of the information in regards to your current financial situation or needs. Urbis accepts no responsibility for the accuracy or completeness of any such material. The information is subject to change without notice and Urbis is under no obligation to update the information or correct any assumptions which may change over time. This study has been prepared for the sole use of Elders Real Estate Project Marketing and is not to be relied upon by any third party without specific approval from Urbis. This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may, in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrievals system or transmitted without prior written permission. Enquires should be addressed to the publishers. / EMR0072