



BROOKHAVEN



ARTIST IMPRESSION





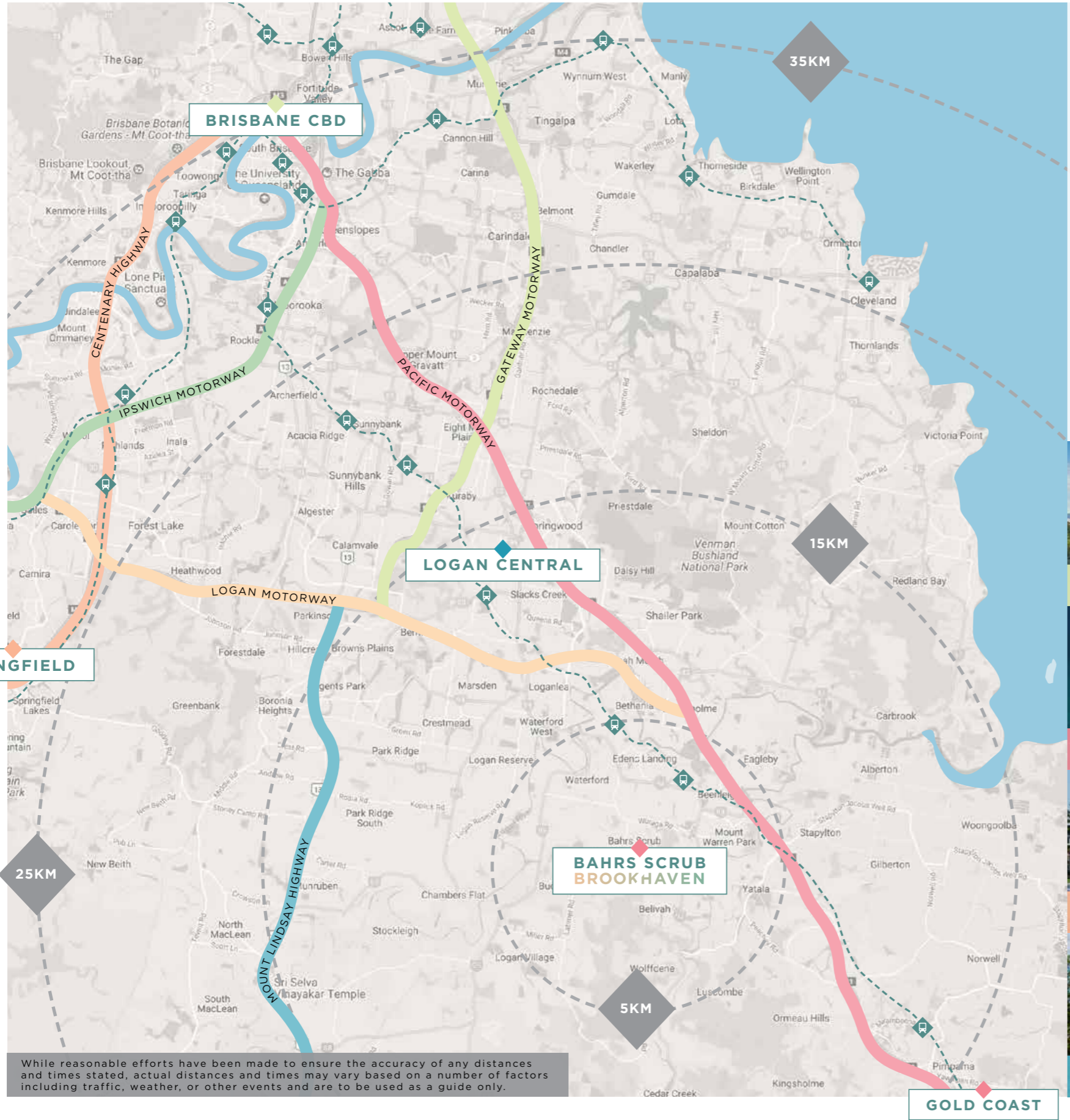
*Welcome to*  
**BROOKHAVEN**

**BROOKHAVEN IS IN EVERY SENSE,  
A FAMILY SANCTUARY**

Nestled amongst hinterland and tranquil brooks, Brookhaven is one of South East Queensland's newest and most exclusive master planned communities. Located within the thriving growth corridor between Brisbane and the Gold Coast, Brookhaven is surrounded by every amenity.

Featuring 1,500 home sites within a 150ha hinterland-fringed master planned community, Brookhaven is a place where a backyard safely extends beyond the boundaries of a home's warm embrace.

*It is truly a place  
where families thrive.*



## LEGEND

- PACIFIC MOTORWAY
- LOGAN MOTORWAY
- MOUNT LINDSAY HIGHWAY / BEAUDESERT RD
- GATEWAY MOTORWAY
- CENTENARY HIGHWAY
- IPSWICH MOTORWAY
- TRAIN LINE
- TRAIN STATION



BRISBANE CBD 35KM



GOLD COAST 49KM



SPRINGFIELD 38KM



LOGAN CENTRAL 14KM





**BROOKHAVEN SALES CENTRE**



**LOCAL PARK ADJOINING PARKSIDE RELEASE**



# The BROOKHAVEN Community



## **SALES CENTRE**

The Brookhaven Sales Centre is a striking architect-designed modular premises and employs an array of sustainable features. Encased in lightweight cladding and with a continuous skillion roof with 40 solar panels, the building operates largely off the grid and is powered by solar energy stored in a TESLA battery. Heating and cooling are provided by geo-thermal air conditioning, while hot water is supplied from a pump and storage unit that extracts heat from the air and transfers it to water.



## **DISPLAY VILLAGE**

The display village will feature 15 builders across 18 lots and is scheduled to open in early 2018.



## **MULTI-USE WALKING, RUNNING AND BICYCLE TRACKS**

Weaved throughout Brookhaven is a multi-use trail network that promotes walking, running and mountain biking for active and healthy living.



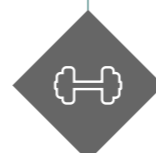
## **FUTURE LOCAL SHOPPING PRECINCT**

Brookhaven will have a 6,000sqm local shopping precinct at the centre of the community to make sourcing your daily needs a breeze.



## **PLAYGROUNDS**

Brookhaven will feature 2 neighbourhood parks with the first park bordering the Parkside release currently under construction. Featuring fitness equipment, half-court basketball court, kick about green and picnic areas, the park is due for completion in late November 2017.



## **FITNESS EQUIPMENT**

Keeping fit and healthy at Brookhaven is easy with fitness equipment located at multiple spots within the community.

# Masterplan

- |                                                                                   |                                    |                                                                                   |                           |
|-----------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------|---------------------------|
|  | SALES CENTRE                       |  | PLAYGROUND                |
|  | DISPLAY VILLAGE                    |  | FITNESS EQUIPMENT         |
|  | MULTI-USE WALKING & RUNNING TRACKS |  | DEDICATED DOG PARK        |
|  | MULTI-USE BICYCLE TRAILS           |  | BBQ                       |
|  | PICNIC AREA                        |  | ULLMAN OVAL CRICKET PITCH |
|  | FUTURE LOCAL SHOPPING PRECINCT     |                                                                                   |                           |



The dimensions and depictions of the layout of the land are approximations only and not to scale. Whilst reasonable care is taken to ensure that this plan is correct, all areas are approximate only and may vary. Final designs may alter for reasons outside the sellers' control. Purchasers must rely on their own enquiries and the contract for sale.

# 5 STAR greenstar COMMUNITY

Developed by the  
Green Building Council of Australia

“ We have implemented Green Star’s benchmarks from the outset which demonstrates our commitment to delivering on our promise to create a desirable, connected and sustainable home for Brookhaven’s residents. ”

**CAMERON LEGGATT,**  
GENERAL MANAGER  
RESIDENTIAL QLD  
FOR FRASERS PROPERTY  
AUSTRALIA

## *At Brookhaven* RESIDENTS WILL HAVE ACCESS TO A RANGE OF COMMUNITY BENEFITS



### COMMUNITY PORTAL on optic fibre network

A dedicated community portal will welcome residents to Brookhaven, helping them and their families get the most out of their community on optic fibre network.



### CONSIDERED MASTERPLAN

Balancing safety, amenity and liveability with the stunning natural landscape, the peer-reviewed masterplan also boasts green and sustainable features such as LED street lighting, tree retention and stormwater harvesting from surrounding brooks for park irrigation.



### GARDENS & PARKS

With community gardens, meandering brooks and multiple parks, including freely available WiFi, the green open space at Brookhaven is an extension of your backyard.



### MULTI-USE TRAILS

Brookhaven’s picturesque multi-use trail network promotes walking, running and mountain biking for active and healthy living, also enabling learning opportunities about Bahrs Scrub heritage and the community’s sustainability features.



### COMMUNITY DEVELOPMENT OFFICER

Brookhaven will have a dedicated community development officer to facilitate and deliver the establishment of community programmes, including events and community initiatives.



### COMPLIMENTARY PERSONAL TRAINING

To create a fitter, healthier and happier community, Brookhaven will offer the initiative Live Life Get Active, a range of fitness classes for all ages and tailored nutrition plan. Championed by Olympian Jane Flemming, classes will run five days a week. Everyone is welcome and classes are free.








BROOKHAVEN LOCAL PARK OPENING LATE NOVEMBER 2017.

ARTIST IMPRESSION

## Connected WITH THE CITY and beyond

Residents at Brookhaven are well connected to both Brisbane and the Gold Coast.

With the M1 Motorway just a short drive from Brookhaven and the nearby convenience of Beenleigh Train Station, commuting to work or enjoying a weekend escape is easy.

-  6KM TO THE BEENLEIGH TRAIN STATION
-  5.4KM TO THE LOGAN MOTORWAY FOR TRAVEL TO SPRINGFIELD
-  5.4KM TO THE M1 MOTORWAY FOR TRAVEL TO THE BRISBANE CBD
-  4KM TO THE NEAREST BUS STOP
-  5.4KM TO THE M1 MOTORWAY FOR TRAVEL TO BRISBANE AIRPORT AND THE GOLD COAST

While reasonable efforts have been made to ensure the accuracy of any distances and times stated, actual distances and times may vary based on a number of factors including traffic, weather, or other events and are to be used as a guide only.

## Central to MAJOR EMPLOYMENT HUBS THAT CONTRIBUTE TO THE REGION'S CONTINUED ECONOMIC GROWTH

- 1 BEENLEIGH & YATALA**  
GOVERNMENT, COMMERCIAL & RETAIL
- 2 BROWNS PLAINS**  
RETAIL, COMMERCIAL & LIGHT INDUSTRIAL
- 3 MEADOWBROOK**  
EDUCATION & HEALTH
- 4 LOGAN CENTRAL**  
CIVIC HEART & RETAIL
- 5 SPRINGWOOD CBD**  
COMMERCIAL & RETAIL
- 6 SPRINGFIELD**  
COMMERCIAL & RETAIL

### WHAT INDUSTRIES DO PEOPLE WORK IN

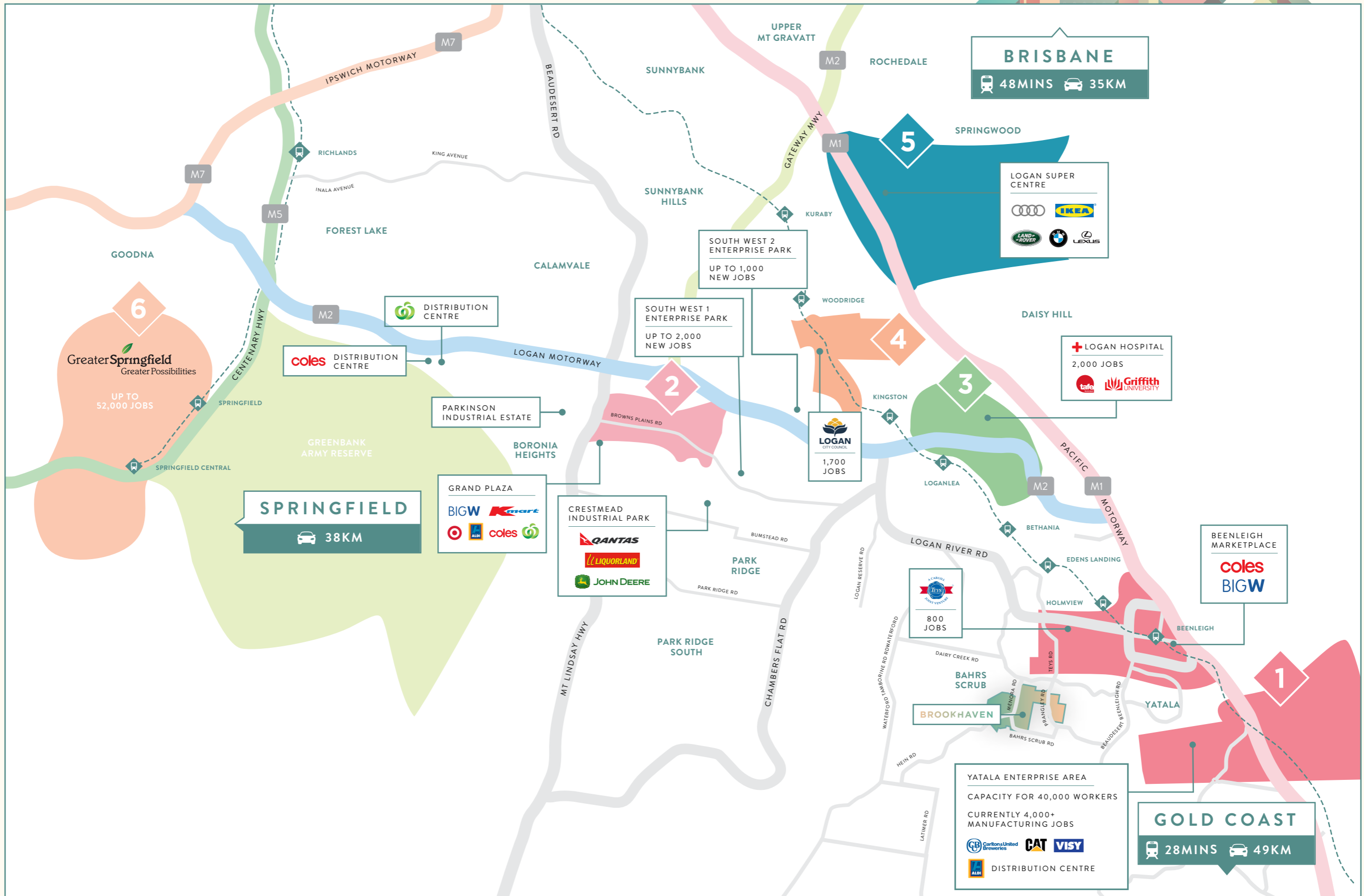
 **11.6%\***  
MANUFACTURING

 **10%\***  
EDUCATION AND TRAINING

 **15.7%\***  
RETAIL TRADE

 **12.5%\***  
HEALTHCARE AND  
SOCIAL ASSISTANCE

\*ABS, Census of Population & Housing, 2011





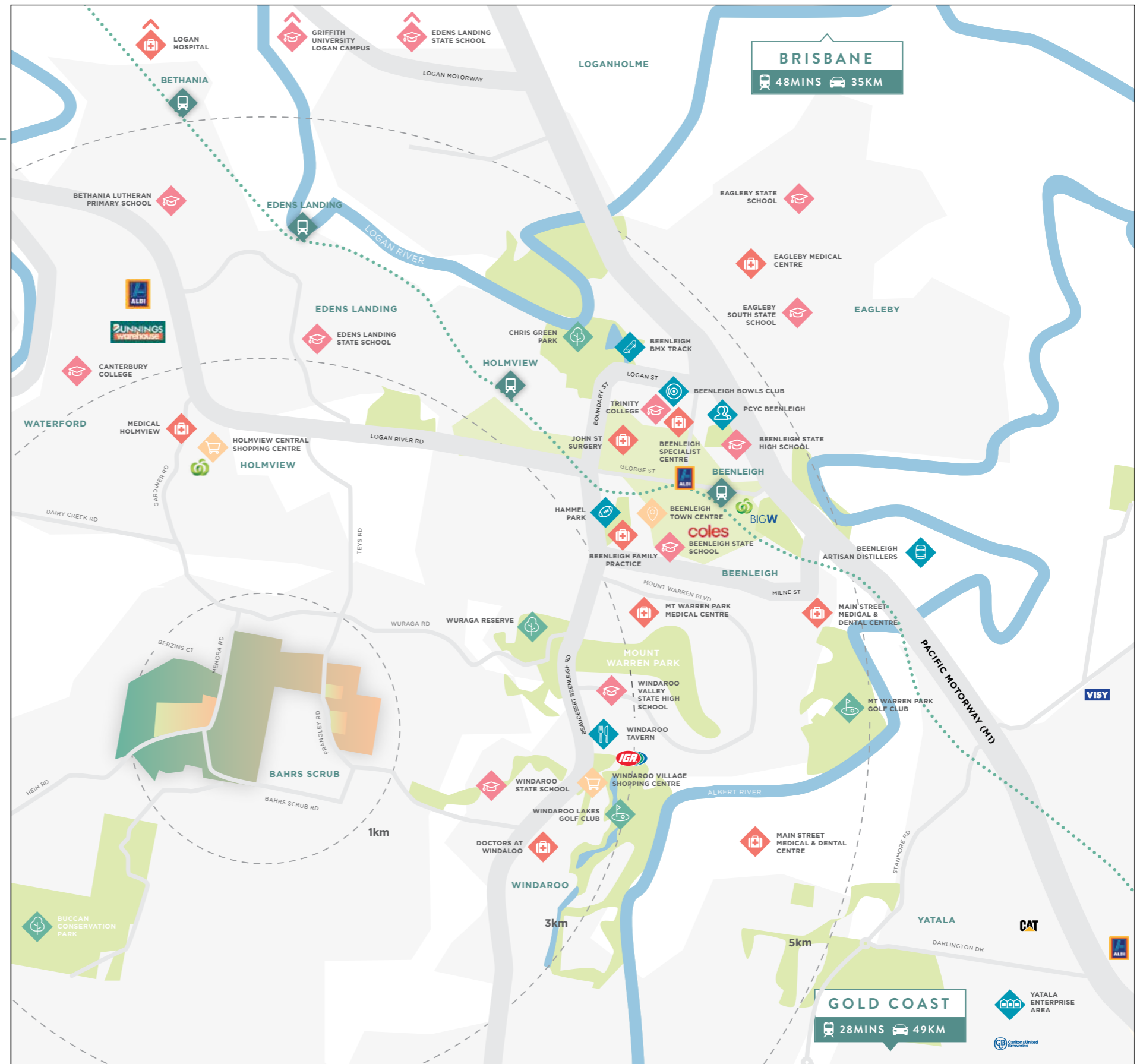
- 32 CHILD CARE CENTRES
- 5 PUBLIC AND PRIVATE PRIMARY SCHOOLS
- 4 PUBLIC AND PRIVATE HIGH SCHOOLS

- GRIFFITH UNIVERSITY LOGAN CAMPUS

- HOLMVIEW CENTRAL SHOPPING CENTRE FEATURING WOOLWORTHS
- BEENLEIGH TOWN CENTRE
- WINDAROO VILLAGE SHOPPING CENTRE



- 8 MEDICAL AND DENTAL CENTRES
- LOGAN HOSPITAL





EDUCATION FROM START TO FINISH



HOLMVIEW SHOPPING CENTRE



LOGAN HOSPITAL



GRIFFITH UNIVERSITY - LOGAN CAMPUS

## BROOKHAVEN

*Located  
in the*

## SOUTH-EAST QLD CITY OF LOGAN

Logan is one of SEQ's strongest growth regions, delivering strong population, employment and expansive investment opportunities.

This established city's residential neighbourhoods continue to flourish giving locals a wide range of lifestyle options with older suburbs being revitalised through urban and community renewal projects.

Logan looks to the future with strong investment into emerging industries such as transport and logistics, manufacturing, health care and education.

**20,000<sup>^</sup>**

BUSINESSES

**\$10B<sup>^</sup>**

CAPITAL GROSS  
REGIONAL PRODUCT

**72,000<sup>^</sup>**

PEOPLE CURRENTLY EMPLOYED

**2%P.A<sup>\*</sup>**

TOTAL FORECAST EMPLOYMENT  
GROWTH FROM 2016-2036

## LOGAN LGA POPULATION

**490,522<sup>\*</sup>**  
2036 POPULATION  
PROJECTION

**313,646<sup>\*</sup>**  
2016  
POPULATION

**2.3%<sup>\*</sup>**

LOGAN LGA HAS THE 2ND  
FASTEST PROJECTED ANNUAL  
POPULATION GROWTH IN  
SOUTH-EAST QLD  
FROM 2016 - 2036

## Who lives IN THE LOGAN LGA



**34 YEARS<sup>\*</sup>**  
AVERAGE AGE OF  
A LOGAN RESIDENT



**85.9%<sup>\*</sup>**  
OF PEOPLE LIVE  
IN A SINGLE  
DETACHED HOUSE



**46%<sup>\*</sup>**  
ARE FAMILY  
HOUSEHOLDS



**\$1,501<sup>\*</sup>**  
AVERAGE WEEKLY  
HOUSEHOLD INCOME



**63%<sup>\*</sup>**  
OF HOMES ARE  
OWNER OCCUPIED



## INFRASTRUCTURE

### \$200M

#### LOGAN CENTRAL MASTERPLAN

Reshaping the City of Logan is the Logan Central Masterplan, a \$200 million urban renewal development that will seek to drive and centralise investment and development into upgrading commercial, education, retail, health, retirement and residential buildings.

Source: Logan City Council



## \$300M

### BEENLEIGH VILLAGE

A proposed integrated living and aged care village at Beenleigh, comprising of three 12 to 15 storey towers and two four-storey buildings. The mixed use residential, retirement and aged care village will include a shopping centre, medical centre, childcare centre, commercial offices, a 680-seat cinema complex and café precinct. Upon completion, the Beenleigh Village will accommodate 1,000 residents and create up to 1,500 jobs.

Source: Logan City Council



BEENLEIGH COURT HOUSE



## EMPLOYMENT

### \$10B

#### GRP

Employment growth has been at the centre of Logan City's expansion. Logan is home to an impressive 20,000 businesses, producing a capitalised Gross Regional Product of nearly \$10 billion dollars and employing over 72,000 people. Over the next 20 years, the Logan City Council's objective is to continue to promote and stimulate job growth and is projected to create an additional 53,000 jobs.

Source: Logan City Council



## HEALTH

### \$145M

#### LOGAN HOSPITAL EXPANSION

The recent \$145 million expansion and completion of the Logan Hospital, included a new multi-storey building, Adult and Children's Emergency Department, a new 24 bed rehabilitation unit, children's inpatient unit, cardiac catheter laboratory and increased support and specialty services.

Source: Queensland Health



MT LINDESAY HIGHWAY/  
BEAUDESERT ROAD INTERCHANGE



## TRANSPORT

### \$512M

#### LOGAN ENHANCEMENT PROJECT

This infrastructure project involves upgrading parts of the Logan and Gateway Extension Motorways, improving key congestion hot spots (Mt Lindesay Highway/Beaudesert Road interchange and the Wembley Road/Logan Motorway interchange) and constructing new south-facing ramps at Compton Road. The project will deliver significant benefits, including less congestion, reduced travel times and enhanced connectivity to key residential and business areas with completion expected in 2019.

Source: Urbis Report September 2016



# 3

## REASONS

*to invest in*

## BROOKHAVEN

# 1

## Affordability

### THE LAST OPPORTUNITY TO BUY HOUSE & LAND UNDER \$450,000

Greater Brisbane's fringe communities such as North Lakes, Springfield, Rochedale, Coomera and Yarrabilba have all experienced huge growth in house prices since 2014.

Brookhaven is fantastically positioned to take advantage of the next surge in House and Land price growth, as it's now one of the last opportunities to buy a brand new home under \$450,000, this close to Brisbane.

#### COMPARING BROOKHAVEN TO OTHER BRISBANE FRINGE COMMUNITIES

4  2  2  2 

PRODUCT
DISTANCE TO BRISBANE
AVG. LAND PRICE
AVG. LAND SIZE
AVG. PACKAGE PRICE
BROOKHAVEN DIFFERENCE

1. NORTH LAKES	2. SPRINGFIELD	3. ROCHEDALE	4. COOMERA	5. YARRABILBA
32KM	30KM	20KM	56KM	40KM
\$286,440	\$283,333	\$424,486	\$240,833	\$221,701
377m <sup>2</sup>	600m <sup>2</sup>	383m <sup>2</sup>	386m <sup>2</sup>	546m <sup>2</sup>
\$540,018	\$547,810	\$866,290	\$541,125	\$457,696
\$107,261	\$115,053	\$433,533	\$108,368	\$24,939



# 2

## Low Housing Supply

With first home buyers being pushed out of the Brisbane market due to affordability constraints, Logan is one of the last remaining regions close to the Brisbane CBD to secure a new home under \$450,000.

The increased demand for existing housing requirement across South East Queensland has driven a greater demand for new housing. Logan is one of the lowest supplied LGA's in SEQ, experiencing a dwelling demand of 2,413 homes at the end 2016.

The limited supply to deliver new homes in the region has seen vacant land prices in the space of a year increase by over 6.9%\* moving from \$201,000\* to \$214,900\*, an increase of \$13,900.

### RENTAL DEMAND

**13%<sup>^</sup>**  
increase in the Logan LGA between 2011 & 2016

### RENTAL YIELD

**4.8%<sup>^</sup>**  
Logan LGA

VS

**3.6%<sup>^</sup>**  
Brisbane LGA

\*Source: REIQ July 2017

### VACANCY RATE March 2017

**2.8%<sup>^</sup>**  
Logan LGA

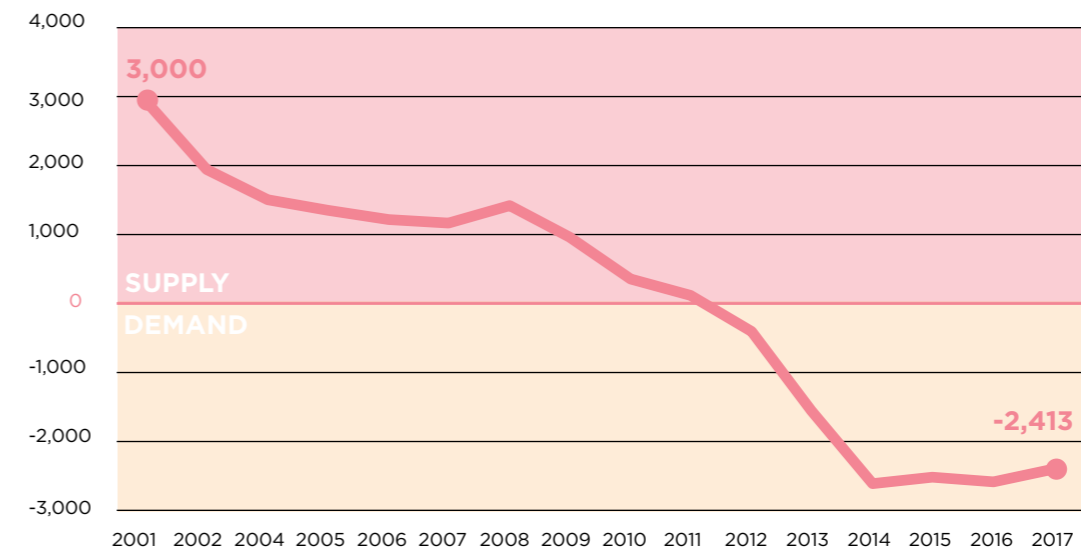
VS

**3.7%<sup>^</sup>**  
Brisbane LGA

\*Source: REIQ July 2017

## LOGAN LGA

### DWELLING DEMAND VS SUPPLY

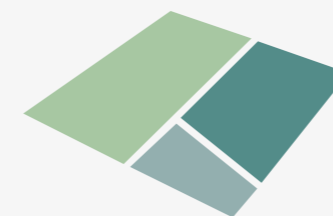


A GROWING POPULATION HAS DRIVEN A DEMAND FOR AN ADDITIONAL 2,413 HOMES AT THE END OF 2016



## DRIVING

### VACANT LAND PRICE GROWTH



**\$214,900\***

March 2017

**\$201,000\***

March 2016



**6.9%**

INCREASE OVER THE YEAR

## OPPORTUNITY

### HOUSE PRICE GROWTH



**\$382,900\***

March 2017

**\$378K\***

March 2016



**1.3%**

INCREASE OVER THE YEAR

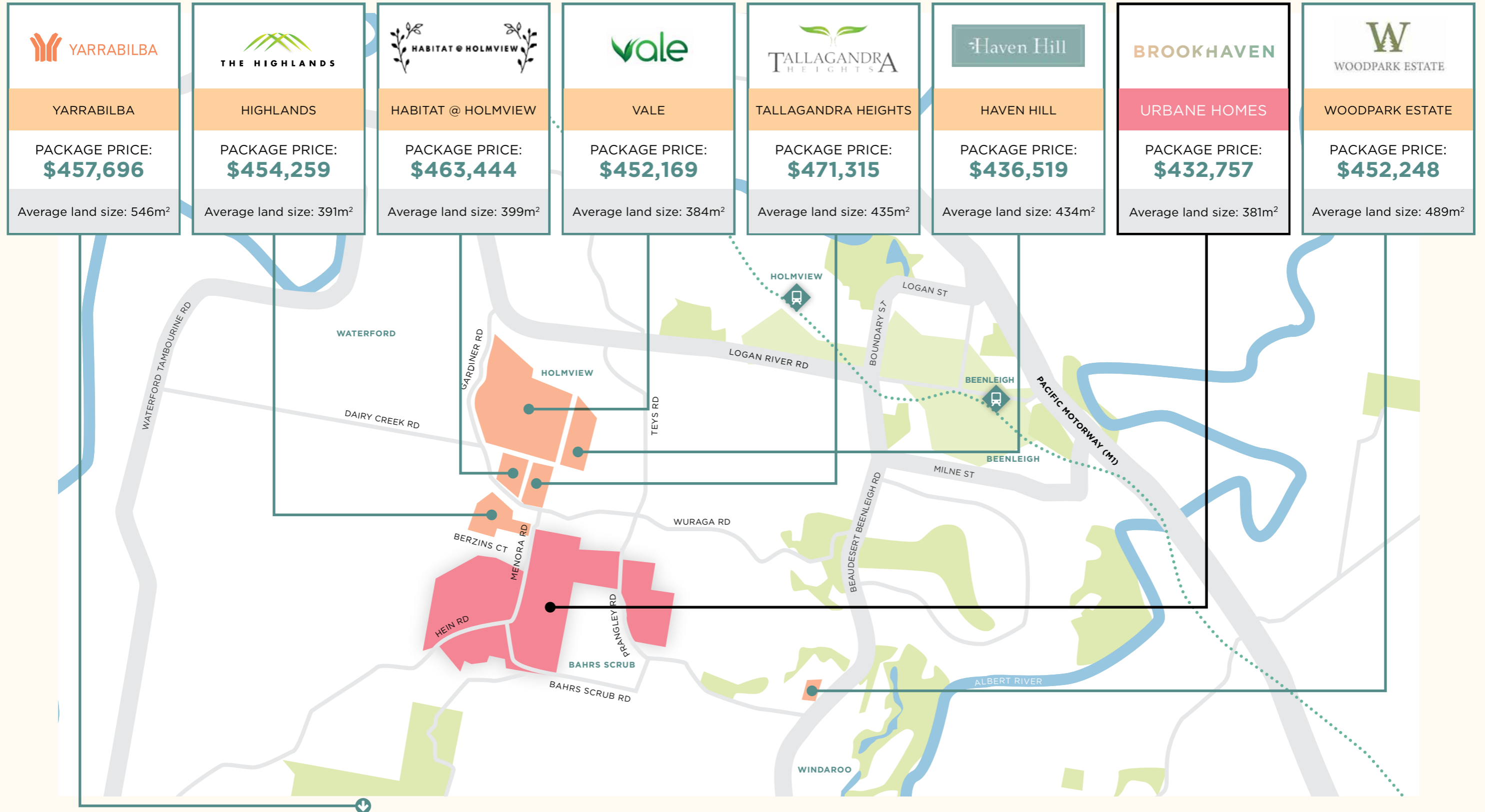
**\$267,100**

CHEAPER THAN BRISBANE

# 3

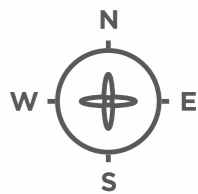
## A compelling Value Opportunity

4  2  2  2 



MIDDLE RIDGE RELEASE 2 & 3

Stage Plan



Urbane Homes Home Sites

MIDDLE RIDGE RELEASE 2 & 3

Home Orientation Plan





COVA, HOPE ISLAND - GOLD COAST QLD

CENTRAL PARK, CHIPPENDALE - SYDNEY NSW



FAIRWATER, BLACKTOWN - SYDNEY NSW



HAMILTON REACH - BRISBANE QLD

## *Land Developer*



**FRASERS**  
PROPERTY

Local at heart but international of mind, Frasers Property Australia creates real places for real people. From warm family homes to dynamic spaces for business, our over 90 years' experience in Australia guarantees quality and reliability every time.

With S\$25 billion in assets across more than 80 cities around the world via our parent company Frasers Centrepoint Limited, you can be confident that we have the strength and experience to deliver what we promise, and we're fixing our sights on making a contribution to important issues such as sustainability and liveability into the future.

At Frasers Property, we understand the human side of property. It's our greatest asset. Our service focuses on making things simpler and easier for real people, because everything we do is about making a real difference to people's lives and caring deeply about how they will benefit.

The difference is real.





# THE urbaneHOMES WAY

WHAT MAKES US DIFFERENT FROM  
TRADITIONAL HOME BUILDERS.



# Our VISION

The Urbane Homes goal is to be Queensland's leading new home provider of quality integrated house & land solutions for first home owners & investors. This has been our mission since we were established by Bill Linn, Chairman of Urbane Homes, & the reason we believe that we are growing so rapidly.

# The urbaneHOMES WAY

The Urbane Homes Way is what makes us different to traditional home builders. We take all the complications out of building a new home by providing you with certainty on price, build-time & inclusions. Our experienced team are focused on ensuring your house & land package is designed to meet your needs with all aspects considered up-front so the house is ready to move into on completion, with no hidden surprises or costs.

Our goal is to be Queensland's leading new home provider of quality integrated house & land solutions for first home owners & investors.

**BILL LINN**

FOUNDER + CHAIRMAN OF URBANE HOMES

no hidden costs.

Just how Apple & Uber have innovated within their respective industries to deliver a superior outcome for their clients, Urbane Homes stands apart within the industry by consistently delivering new homes without hidden costs. We are putting the excitement back into building your investment home, without the stress of budget blowouts. By combining major buying power, production efficiency & an experienced design & construction team, we are able to find better ways to deliver high quality new homes, while removing major costs & risks along the way. Here are just some of the ways we create value & save our customers money.

Our architects meticulously focus on all aspects of our homes from both an internal & external perspective. Internally, a key focus for the team was to maximise liveability & remove wastage that add cost, but no value, to our owners. Externally, the focus centres on the use of multiple materials, designs & colour schemes, which when combined create attractive street appeal & character.

Our homes are designed with standardised building materials, finishes & sizes to ensure that national material suppliers can provide superior pricing & leverage production efficiencies when creating the components of our homes.

We work with national licenced construction companies to leverage the volume of homes we create. This allows us to drive greater buying power, while at the same time ensuring that the homes are built by companies with long term track records, strong reputations & are fully licenced by the QBCC.

Our operations team oversees the build process through our six-stage assurance framework to ensure no corners are cut & the home delivered meets our promises to you.

Our customer care team holds your hand through the entire process to make it easy & we have now helped more than 1,000 new owners achieve their new house & land dream.



#### FIXED PRICE TURNKEY HOME

At Urbane Homes turnkey really means turnkey. All House & Land packages include everything from full landscaping & letterboxes, to window furnishings & the clothesline so you don't have to do anything.



#### FIXED BUILDING TIME

Urbane Homes construction partners will complete your build, from breaking ground to landscaping within 26 weeks of starting the project.\*



#### 6 YEAR STRUCTURAL GUARANTEE

Urbane Homes construction partners are so confident in their building quality that we proudly stand behind our six year structural guarantee.



#### ARCHITECT DESIGNED HOME

Our architects meticulously focus on all aspects of our homes from both an internal & external perspective.



#### 6 STAGE QUALITY ASSURANCE

At each stage of your homes' construction, we rigorously inspect your homes' progress including: Base, Frame, Enclosed, Fixing, Quality Assurance & Practical Completion.



#### 6 STAR ENERGY RATING

Our homes are designed & sited on each lot to ensure the best possible outcome in terms of cross ventilation & energy efficiency. As per national standards, all of our homes feature water efficient tapware, energy efficient lighting & insulation.

## Our integrated **APPROACH**



### LAND

#### SELECTING THE BEST COMMUNITIES & DEVELOPERS

#### DESIGNING THE LAND TO SUIT YOUR HOME FROM DAY 1

#### ALL SITE WORKS INCLUDED - NO HIDDEN EXTRA COSTS

- ✓ Site Preparation
- ✓ Slab to Suit Soil Type
- ✓ Level Building Pad
- ✓ Retaining, Fill & Cutting
- ✓ Bushfire & Acoustics
- ✓ Council Fees & charges

REMOVE THE RISK  
& SAVE UP TO \$40,000



### DESIGN

#### ARCHITECT DESIGNED HOMES - TAILORED TO SUIT HOMESITES

#### KNOW YOUR NEIGHBOUR STREET PLANNING

#### TURNKEY MEANS TURNKEY

- ✓ Site Costs & Driveways
- ✓ Clothesline & Letterbox
- ✓ Front & Rear Landscaping
- ✓ Fencing
- ✓ Window Furnishings
- ✓ Ceiling Fans & Air-con
- ✓ Stainless Steel Appliances

2 LIVING AREAS - SPACE  
FOR GROWING FAMILIES



### BUILD

#### NOT A TRADITIONAL BUILDER - INNOVATING THE INDUSTRY

#### PARTNERING WITH NATIONAL BUILDERS TO ADD VALUE, BUT NOT COSTS

#### BUYING POWER FROM THE BEST BRANDS AT THE BEST POSSIBLE PRICE

- ✓ Fixed Price, No Hidden Extras
- ✓ Over 100 years Combined Experience
- ✓ Fixed Building Time

JUST MOVE IN & ENJOY  
YOUR BRAND NEW  
URBANE HOME

The Urbane Homes Way can  
**SAVE YOU UP TO \$20,000 ON YOUR  
HOUSE & LAND PACKAGE**

\*Subject to weather, public holidays & availability of materials.

# House & Land without COST BLOWOUTS

The Urbane Homes Way is built around a desire to make the process of building a brand-new home as simple & enjoyable as possible, without uncertainty, stress or cost blow-outs. The philosophy is simple; everything is included, & all the prices are fixed from the very beginning ensuring no nasty surprises. Unfortunately, many new home buyers are still faced with very confusing & daunting experiences, where things are not so black & white.

Below are some of the common complaints that we hear from potential customers from dealing with other builders during their journey of buying a new home & why we are different at Urbane Homes.



## Site Preparation & Site Costs

The reality of building a new home is that your block may not be perfect for the home you want to build. This is probably one of the most common & exasperating components that lead to cost blow outs & budget stress. Those who choose to buy a block of vacant land first, tend to run the gauntlet of not really understanding what they are buying at the time & unfortunately find out the challenges to build on the site later.

Below are some of the critical items that may impact costs to prepare the vacant land for a home construction. Urbane Homes advises that it is important to read the fine print as to what is included & what is not.

1. Soil type & soil testing
2. Slab construction to suit soil conditions
3. Retaining & excavation
4. Flattening block & slope moderation
5. Vegetation & boulder removal
6. Accessibility & site access

At Urbane Homes, before the land lots are ever created, Urbane Homes works in conjunction with the land developer, to customise the engineering of the land to suit our homes & avoid all the unnecessary site costs that are common with the traditional approach to building.



## Acoustic, Bushfire & Flooding

The location of your vacant land lot & the surrounding environment both manmade & natural, can have significant impacts on the cost to your new home build. Building property near bush, known flood areas & or proximity to main roads can lead to major design & material variations to your build, equating to further cost blow outs & budget stress.

1. Water mitigation to site & build
2. Bush fire compliance
3. Acoustic compliance

At Urbane Homes, we factor all these potential additional costs upfront - we don't believe in providing allowances, we just believe in providing our customers with a turn key, fixed price house & land.



## Exclusions & Inclusions

An enjoyable build process starts by knowing exactly what you're getting, right from day one. Urbane Homes offer comprehensive inclusions packages that comprise of features other builders would charge extra for, or provide an allowance that does not cover the cost completely of what you may need for your homesite.

1. Driveway
2. Landscaping to front & rear
3. Letterbox & clothesline
4. Boundary fencing & retaining where appropriate
5. All site costs
6. Floor coverings
7. Dishwasher
8. Flyscreens
9. Blinds

& much more visit [urbanehomes.com.au](http://urbanehomes.com.au) to see what makes us different to the rest.



## Turnkey & Fixed Price

The terminology of 'turnkey' has different meanings to different builders. At Urbane Homes, when we say turnkey, we mean it! The process of building a home can be daunting but it doesn't have to be. Some house & land packages are listed with a 'from' price but still state that they are turnkey - when this is the case, you may experience the cost advertised increase considerably as you progress.

“ The Urbane philosophy is simple: everything is fixed from the very beginning; this includes your inclusions, build contract time & even your costs. That way, there are no nasty surprises. ”



# THE URBANE JOURNEY

You shouldn't have to face building alone! We're here every step of the way.











## START

7 days.		7 days.	21 days.		1-5 months.		6-10 weeks.			
										
<b>Community &amp; Home</b> Find the land estate & home that's right for you & your budget & investment strategy. Meet with your property investment specialist, who will assist you in selecting an Urbane Home that is right for you.		<b>EOI</b> Found the perfect investment home for you? Great! Make it yours by completing a simple Expression of Interest form & paying a \$1,000 holding deposit.	<b>Contract Signing</b> Your property investment specialist can personally deliver your contract once it is ready & they can go through any questions you may have. It is advised that you arrange a Conveyancing Solicitor & finalise your finance. If you don't have a solicitor, your property investment specialist can introduce several that have worked for other buyers & are well priced.		<b>Finance &amp; Legal</b> This is the best time to provide your conveyancer all documents & arrange finance approval.		<b>Unconditional</b> Congratulations! Your finance has been approved & you have secured your new home. (Balance land deposit payable)	<b>Land Development</b> The land developer will be preparing the land & working with our construction team to make sure everything is provided that we need for the home to be built.	<b>Land Settlement</b> The block of land is now officially yours, & your build can get started. (Build Deposit of 5% is payable to progress to site start)	<b>Building Approval</b> Some works are already underway to assist with your Building Application & Approval. <ul style="list-style-type: none"><li>✓ Plumbing approvals</li><li>✓ Site surveys &amp; soil tests</li><li>✓ 6 Star energy report</li></ul> Building Approval documents will be issued to you & your financier who will then provide a Commencement of Construction letter.



**Structural Warranty**  
We're not going anywhere just yet. Your beautiful new Urbane Home is built to stand the test of time & comes with a six-year structural warranty, plus a 12 month defect period for any issues that may arise. Where something isn't quite right, we're just a phone call away to assist in making things right.

## BUILD

4-5 months.							2-3 weeks.		
									
<b>Site Start</b> Construction of your home has commenced (Completion is 4-5 months away)	<b>Base Stage Complete</b> <ul style="list-style-type: none"><li>✓ Concrete slab &amp; footings are finished</li></ul> Stage claim invoice & photos issued (15%)	<b>Frame Stage Complete</b> <ul style="list-style-type: none"><li>✓ Wall frame erected on slab</li><li>✓ Roof frame erected</li></ul> Stage claim invoice & photos issued (20%)	<b>Enclosed Stage Complete</b> <ul style="list-style-type: none"><li>✓ Roof covering</li><li>✓ Fascia &amp; gutter</li><li>✓ External windows &amp; doors</li><li>✓ External wall cladding</li></ul> Stage claim invoice & photos issued (25%)	<b>Fixing Stage Complete</b> <ul style="list-style-type: none"><li>✓ Internal wall lining</li><li>✓ Doors to rooms</li><li>✓ Built in cabinets installed</li><li>✓ Architraves &amp; skirtings</li><li>✓ Garage door</li></ul> Stage claim invoice & photos issued (20%) Now is the time to start arranging your building insurance in time for Practical Completion.	<b>Property Management</b> As your new home is close to completion it's time to arrange Property Management in order to get your home tenanted as soon as possible after your home is handed over to you. At Urbane Homes we work with Elders Project Marketing Property Management who offer property management solutions tailored to your individual investment needs. <ul style="list-style-type: none"><li>✓ Leasing Campaigns</li><li>✓ Property Maintenance</li><li>✓ Routine Inspections</li><li>✓ Financial Reporting</li></ul>	<b>Practical Completion</b> <ul style="list-style-type: none"><li>✓ Painting &amp; carpets</li><li>✓ Tiling</li><li>✓ Final touch ups</li><li>✓ Appliances installed</li><li>✓ PC notification of completion</li></ul> Stage claim invoice & photos issued (15%) Insurance on the property is now your responsibility. Now is also the time to start arranging your services including: <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ NBN</li><li>✓ Phone</li></ul>	<b>Inspection 1</b> We want you to be happy with your new home. This is your opportunity to employ an independent inspection service who will let us know if there's anything that isn't quite right. The full list of defects & minor omissions is to be provided back to us so we can rectify it immediately	<b>Inspection 2</b> One final review by your independent inspection service & they will double check that we completed everything from the first inspection. We want to make sure everything is just right.	<b>Key Release &amp; Handover</b> Congratulations your new home is now complete & all yours, ready for your happy tenants to move in. Your Property Manager will be there to assist in the celebration. They will receive the handover pack & provide you with copies of warranty information, product care instructions & maintenance contact details. Keys & remote controls will be given to your Property Manager & provided to your new tenants.  (Final progress payment to be paid prior to keys being released)

# Depth & VISUAL APPEAL

Use of multiple materials & more render on external facades creating a timeless & quality finish.

# Know your NEIGHBOUR

Masterplan control of your neighbour securing capital value over time & ensuring a quality build.

# Street SCAPING

Our architect team go to great lengths to provide not only the best homes but also the best street.



# BUYING POWER, THE BEST BRANDS & FINISHES



# Over 60 home designs TO CHOOSE FROM



**Designed for where we live in the world.** Open plan living to outdoor alfresco areas. South East Queensland (SEQ) is an ideal place to live in Australia. The sub-tropical environment means that Queenslanders spend more time outside than most Australians do throughout the year.

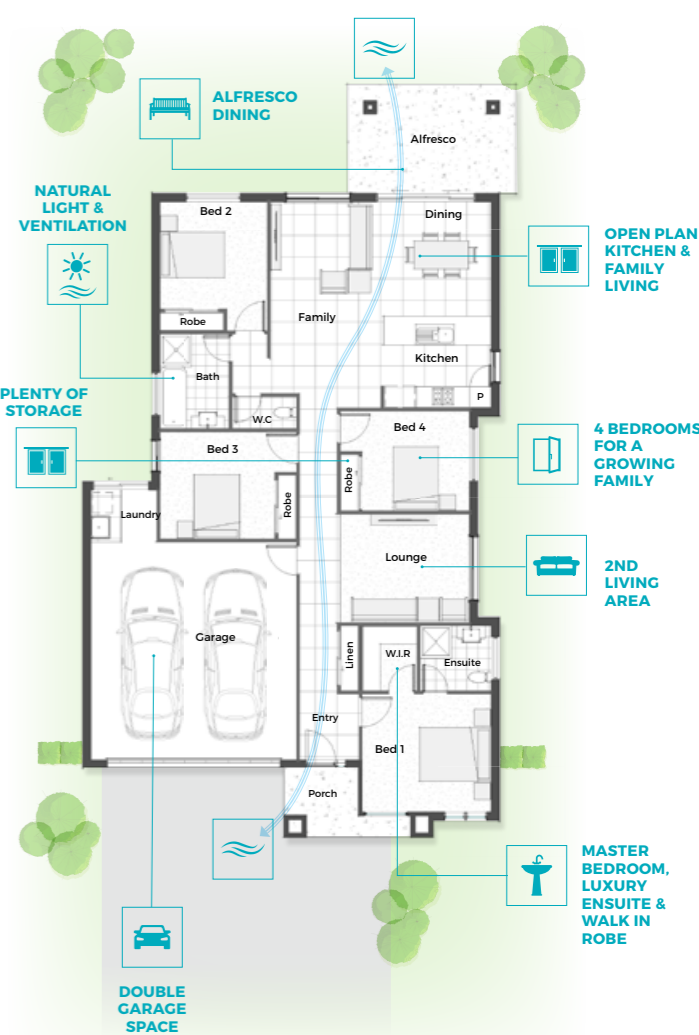
- 1. We provide alfresco & outdoor areas larger than most builders, positioned to link internal living spaces with the great outdoors - an integral part of the Queensland lifestyle.
- 2. All Urbane Homes are carefully tailored to match each individual site, ensuring that natural sunlight reaches each part of your new home at the time of day it matters most.
- 3. Your home is designed & oriented to allow maximum use of passive ventilation, which means you don't need to rely on artificial climate control except in extreme weather.

**Only the best communities.** It's important to us at Urbane Homes that you not only achieve your dream of owning an investment property, but that the capital value of your investment increases over time. We only work with leading developers & selected communities that are located in high growth areas with strong rental demand of South East Queensland. With locations all over South East Queensland, including Brisbane, these communities must be within close access to world class retail, education, healthcare, employment & transport amenity.



**Masterplan streetscaping.** Know your neighbour. Our architect team go to great lengths to provide not only the best homes but also the best street. All Urbane Homes are master planned to create the most appealing streetscape & character. This ensures home designs, colour schemes & materials are optimised to benefit all our residents & most importantly create a better community.

**The best brands, the best quality.** Urbane Homes delivers on average 400 house & land packages per annum which makes us one of the top house & land providers in Queensland. This allows us to negotiate the best rates with the best providers & this means we don't have to sacrifice on quality to create value for our residents.



HOUSE & LAND  
PACKAGES FROM

urbane  
HOMES

DEVELOPED  
BY



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