



Built Better.

ALKINA

Due Diligence | Project Report

(07) 5370 1800 | info@builtbetter.com.au

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alkina
— narangba east —

Alkina *The Moon*

Welcome To Alkina.

A STRATEGIC LOCATION WITH ACCESS
TO THE WORLD

Nestled quietly just north of Brisbane in booming South East Queensland, Alkina is backed by an award winning development plan. Boasting a lifestyle which is second to none with magnificent seaside suburbs and rolling green hinterland, it's a lifestyle best characterised as a relaxed and safe community which values leisure and recreation.

A Trask master planned estate ensures parks, schools and major brand shopping work in synergy to create a special space families love to share.

Sit back and relax as the sun sets enjoy those clear Queensland moonlight nights, and be assured that you are in the perfect location to illuminate your lifestyle.

- 3km From M1
- Major Shopping
- Schools
- Parks and Recreation
- Natural Creeks and Waterways





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SNAPSHOT. Alkina



Major Train Line And
Public Transport Close By.



Easy Access To The M1
Highway (3 Km).



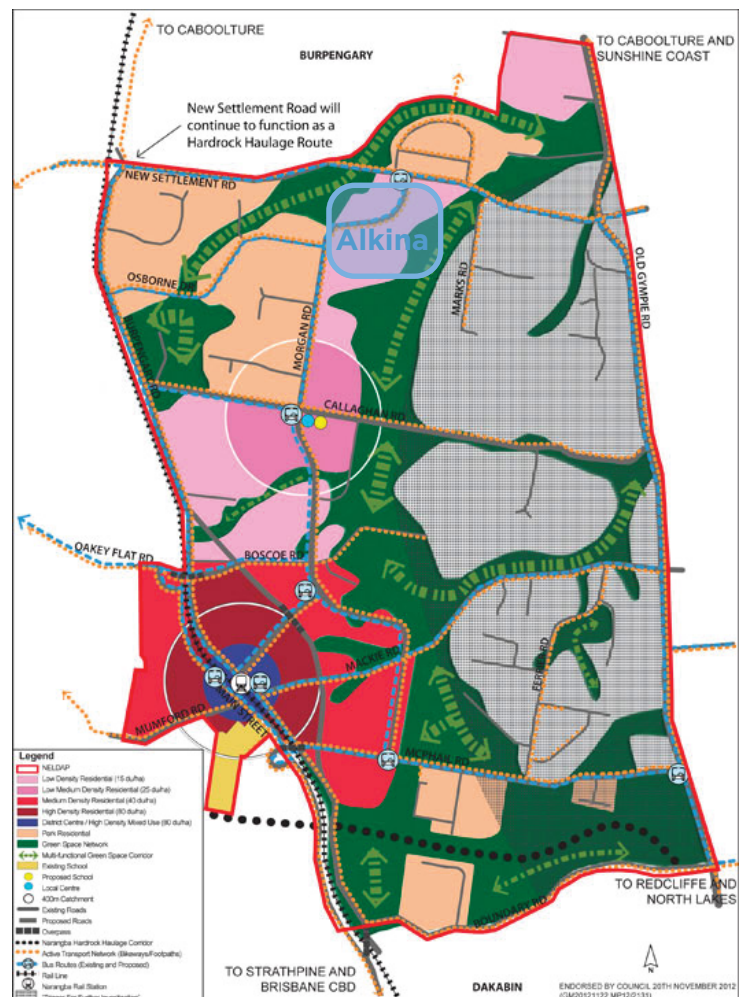
Brisbane International And
Domestic Airport - 22 Km.



Vacancy Rate - 2.2%
(SQM Sep 17)



Brisbane CBD - 35 KM.



SNAPSHOT. Moreton Bay Region

More than 375,000 people call the Moreton Bay region home, making it the third largest local government area in Australia. It is also one of the fastest growing areas in the country with the population set to exceed 500,000 by 2031.



Lower cost of living.



Efficient public transport links.



Ideal climate.



Diverse sports and recreation.



World-class education systems.

Advanced health services.



Moreton Bay Region
We've got it all

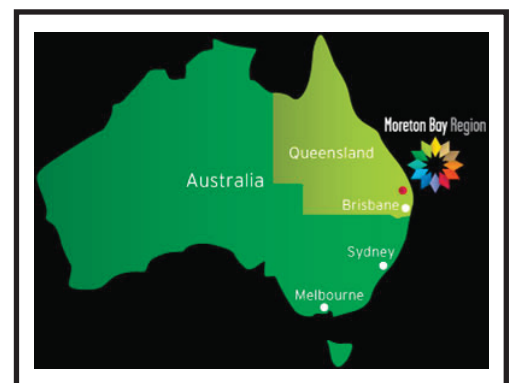
Arts & Culture

Sports & Recreation

Parks & Gardens

Beaches & Foreshores

History & Heritage





OVERVIEW.

Moreton Bay



DRIVERS FOR GROWTH

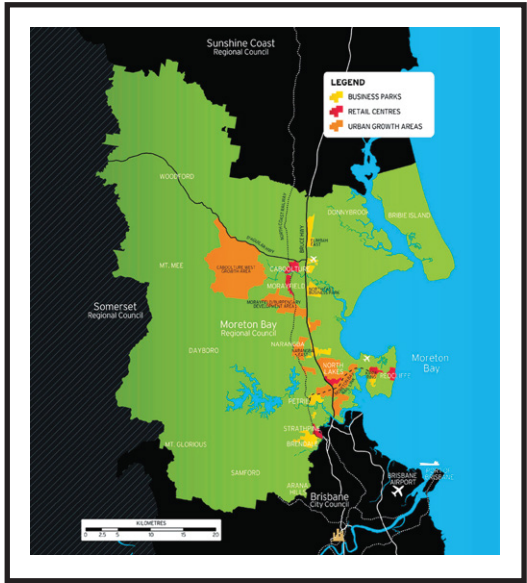
Strong population growth combined with over 200,000 dwellings required by 2031 will be key drivers for growth in Moreton Bay. Over \$10 billion of major projects is under construction or proposed in Brisbane North which will further stimulate growth over the medium to long term.

EDUCATION

The completion of the University of the Sunshine Coast Petrie Campus will provide 10,000 students tertiary access within the Moreton Bay region. Combined with the Queensland University of Technology, two TAFE campuses and diverse primary and secondary education options, Brisbane's North is well positioned to cater to a range of educational demands. There is an opportunity for specialist and other medical service providers to co-locate to this area.

INFRASTRUCTURE PROJECTS

Moreton Bay has several key infrastructure projects in the region, including over \$1.4 billion allocated by the council, and several key activity centre developments planned including the Caboolture-Morayfield Principle Activity Centre.



PROPERTY MARKET

Moreton Bay will require more than 48,000 new dwellings by 2031 to accommodate expected regional growth. Strong population growth of 2.2% for Moreton Bay LGA combined with housing affordability, accessibility and liveability suggest property demand will continue to rise for Moreton Bay.



LOCATION

The Moreton Bay Region is one of South East Queensland's most diverse areas, spanning more than 2037 square kilometres from Samford and Arana Hills to Redcliffe, Bribie Island, Caboolture, Dayboro, Woodford and Mt Mee.

BRISBANE

Brisbane In the heart of SEQ, Queensland's state capital Brisbane is an attractive river-city emerging as a competitive global economic powerhouse and the gateway to the lucrative Asia-Pacific region.

As the closest capital city to Asia on Australia's eastern seaboard, Brisbane offers a cost-effective and attractive business environment with significant projects in the pipeline including:

- Construction of new berths at the Port of Brisbane
- Development of the award-winning Future Port Expansion area (providing a further 230ha of port land to accommodate growth in trade and shipping)
- The new Brisbane Airport Master Plan (and Brisbane Airport runway duplication) creating a new commercial hub in the shape of an Airport Village for its Domestic Terminal. Delivery is expected within the next ten years.
- Queen's Wharf Brisbane Integrated Resort Development. This multi-billion dollar investment will revitalise the heart of the Brisbane's CBD.

Brisbane is predicted to be the fastest-growing mature city in the world over the next ten years, ahead of Hong Kong and Singapore. The resources sector is Queensland's single largest industry in terms of gross value add, placing Queensland among the top five global producers of silver, copper, lead, zinc and bauxite. Queensland also remains the world's largest seaborne exporter of coal, with 240 million tonnes exported in 2014-15.

Not only does Brisbane act as a major services hub for Queensland's unfolding gas boom, but SEQ also finds itself receiving much of the \$2.1 billion dollars paid over 2014-15 through the funding of major infrastructure projects. As a global resources and energy hub, Brisbane is well placed to capitalise on the world's growing demand for energy and natural resources. The gateway to Queensland's mineral wealth, more than 170 energy and resource companies and more than 100 mining equipment and technology service firms have chosen to base their headquarters in Brisbane. In 2014-15, the energy and resources sector contributed \$32.6 billion of GRP to the Brisbane economy, accounting for more than 50% of the industry's total contribution to the Queensland economy.

SEQ

South East Queensland South East Queensland (SEQ) is spread across an area measuring approximately 23,000 km². SEQ spans from Brisbane to Noosa in the North, Gold Coast in the south and Ipswich in the west. Over 1,200 people are drawn to the region each week due to ever-increasing investment, a higher quality of life, first-rate health, education and quality professional services. The region's attractiveness is further highlighted by affordable housing, entertainment attractions, and employment opportunities.



CLIMATE & LIFESTYLE

Residents continue to choose the Moreton Bay region for its climate, affordability and accessibility to employment and retail hubs and the Sunshine Coast.

The Moreton Bay area is in close proximity to the natural assets of the Glass House Mountains, D'Aguilar Range, Bribie Island and its golden beaches.

The region includes quality educational facilities including two TAFEs as well as a Queensland University of Technology campus. The University of the Sunshine Coast Petrie campus is currently in the planning stage and will accommodate a further 10,000 students by 2030.

In addition, the region has a myriad of health facilities including medical facilities in North Lakes and Caboolture hospital.

The Moreton Bay region also has a wide range of sports and recreation facilities as well as a variety of community facilities.

Many people are attracted to the area for the wide range of outdoor activities, arts and culture and sports on offer. The Moreton Bay region features BMX tracks, skate parks, boat hire facilities, bowling clubs, flying clubs, horse riding, golf courses and cruising or fishing charters.

There are also notable cultural amenities including the Oceanview Estates Winery and Restaurant, Lyell Deer Sanctuary, Barrell Cooperage and a range of art galleries including Caboolture Regional Art Gallery. Museums such as Bribie Island Seaside Museum, a range of markets, parks, gardens and open spaces encourage visitors and residents to the region alike.

The South Pine Sports complex is a 74-hectare facility that is to be completed in stages with the addition of an AFL field complex and 12-court regional tennis facilities. The South Pine Sports complex will also include six multi-purpose fields, synthetic turf fields and croquet lawns as well as expanding the existing indoor facilities and dog agility area.

Further Moreton Bay has a number of master-planned communities and business centres in the pipeline such as the Caboolture-Morayfield Principle Activity Centre set to improve amenities and overall liveability of the region.



INFRASTRUCTURE

A significant amount of infrastructure is being built in Brisbane's North, with over \$3.8 billion under construction in the region. About \$6.6 billion is also proposed in Brisbane's North. Key planning projects such as the Caboolture-Morayfield Principle Activity Centre will likely stimulate long-term population and economic growth to the region.

UNIVERSITY OF THE SUNSHINE COAST, PETRIE CAMPUS

The University of the Sunshine Coast (USC) will develop a campus at the 200-hectare old Petrie paper mill site. Petrie campus is expected to open in 2020 and cater to 10,000 students, with 100 courses on offer in the first decade and create about 2,800 jobs. Moreton Bay council spent \$1 million on the consultation, planning and investigation of the project.

The Petrie campus will offer courses in science, business, law, engineering and even speciality course such as mechatronics. USC is one of the top 100 universities in the world under 50 years of age, with 10% of the student population being international students and growing. The top five countries for international students are India, Nepal, Germany, United States and China.

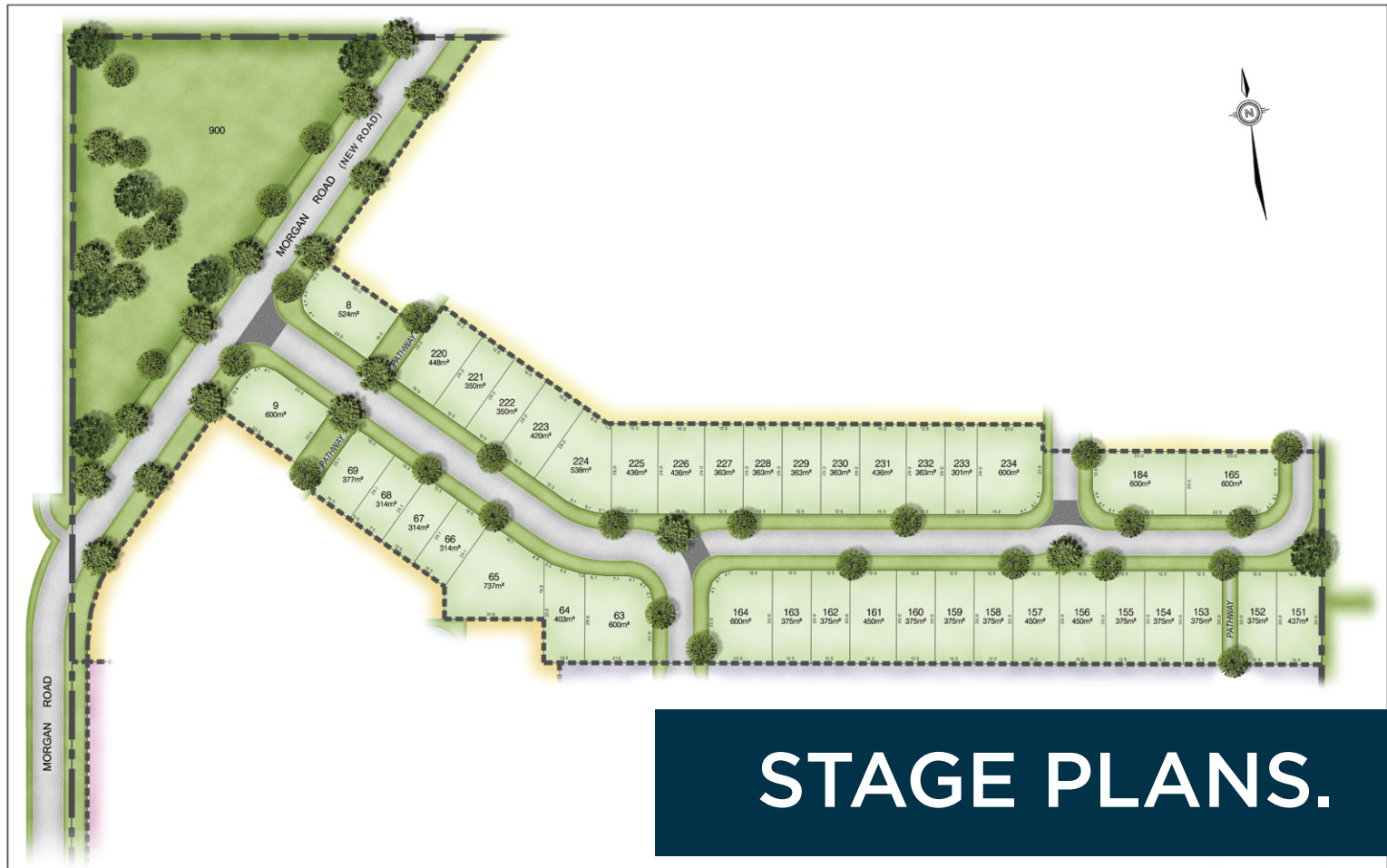
MORETON BAY RAIL LINK - \$988 MILLION

The Moreton Bay Rail Link was completed at the end of 2016. The project created six new train stations from Kippa-Ring to Petrie, 22 bridge structures to separate road and rail and build 12.6 kilometres of train line. As part of the development, 2,850 car parks, bike storage and three metre-wide concrete shared pedestrian paths along the length of the new line. The rail link provides more reliable, faster and economic alternatives to commute to Brisbane CBD, reduce 600 cars from the road and attracts investment to the region.

SOUTH PINE SPORTS COMPLEX

South Pine Sports 74-hectare complex commenced development works in 2015 and will be developed in stages with full completion forecast to take between 20 to 30 years. On completion, the complex will include the expansion of the indoor sports complex, \$4.9 million senior AFL field with shared clubhouse, 12-court regional tennis facility, and BMX precinct. Additionally, the complex will include an expanded gymnastics area, six new multipurpose fields, synthetic turf fields, croquet lawns, passive recreation areas and expanded dog and agility area.

Stage one works have begun on upgrading the junior Australian Rules football field, combined cricket and hockey field at a cost of \$521,000. Stage one works will include the completion of car parking, lighting, irrigation, drainage, internal road works and the finalisation of the AFL field due to complete in early 2016.



STAGE PLANS.



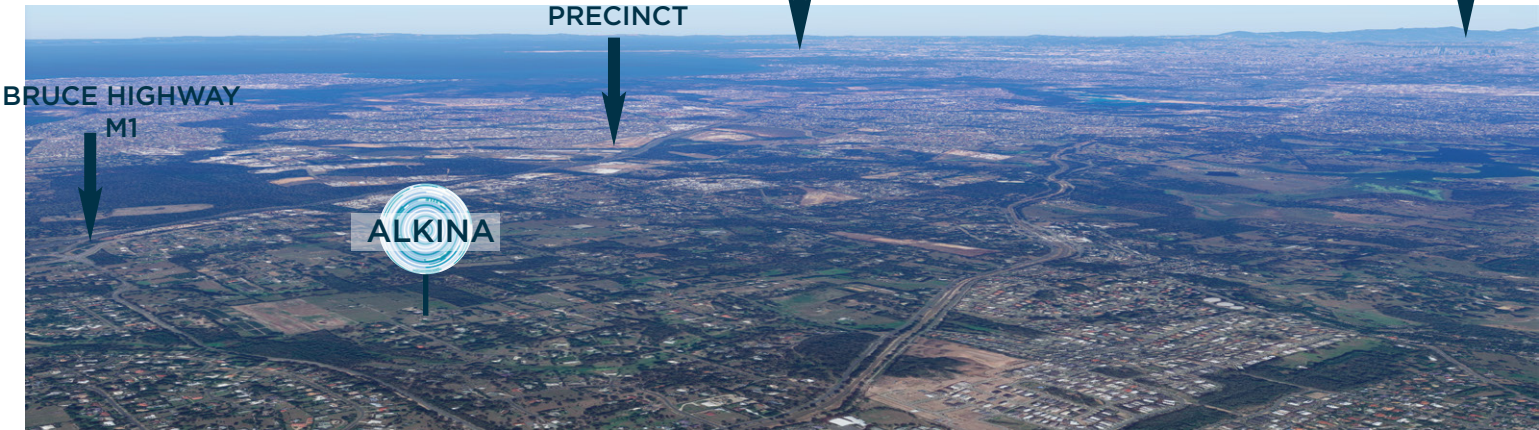
INTERNATIONAL AND DOMESTIC AIRPORT

BRISBANE CBD

NORTH LAKES RETAIL PRECINCT

BRUCE HIGHWAY M1

ALKINA





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SUNSHINE COAST

A. 5/15 Lutana Street, Buddina Qld 4575

PO Box 1296, Buddina Qld 4575

P. (07) 5370 1800

F. (07) 5370 1888

info@builtbetter.com.au

builtbetter.com.au