



Built better.

HARMONY

Due Diligence | Project Report

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

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WELCOME TO HARMONY

Harmony Is A 3 Billion Dollar Masterplanned First For South-East Queensland

Harmony is the only masterplanned community within South-East Queensland with a sustainable design solution, achieving accreditation across all six EnvironDevelopment leaves.

The Sunshine Coast region will see an enormous economic benefit this the project and would contribute more than 9000 jobs backed by the \$5 million Catalyst Infrastructure Program loan to help fast-track the Harmony Development.

15,250m2 of the Harmony Town Centre will be the ideal place for meeting friends, shopping, grabbing a coffee or catching up over amazing cuisine.

- Developed by AVID Property Group
- Set to Deliver more than 4800 Homes
- 12,000 Future Residents
- 378 Hectares
- 15,250m2 of GFA Town Centre
- Fast Tracked Development from \$5m Govenment Loan
- 15 Year Construction Timeframe
- Just one hour's drive to Brisbane's CBD



02

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ref - stockland.com.au

harmony

SNAPSHOT HARMONY



SUNSHINE COAST
AIRPORT 22 KM



VACANCY RATE 1.4% (SQM MAR 17)



CALOUNDRA CBD - 12KM
MAROOCHYDORE CBD - 14KM



RENT RANGE APPROX
\$460 - \$490p/w



SUNSHINE COAST
UNIVERSITY - 3KM



SUNSHINE COAST
UNIVERSITY HOSPITAL -13KM



12 SCHOOLS & HIGH
EDUCATION (UNIVERSITY -
TAFE)



7 SHOPPING PRECINCTS
WITH ACCESS TO
GROCERIES & SPECIALTY
STORES



RATES \$1,500 PA (approx)





Artist Impression

LIVING AT HARMONY

The centerpiece of the Harmony community will be the amazing linear park, which forms a natural connection between all green spaces, neighbourhoods, amenities, sports fields and the future town centre. Stretching the length of 10 football fields across Harmony, it's a series of interconnecting parks, each with their own facilities and spaces.

It will be home to a wide range of sports for kids of all ages to enjoy. New clubs will be created and the community will have access to some of the best recreational and sporting facilities in the area.

Parks and greenspace will be a major feature at Harmony, with more than 100 hectares of open space providing a range of community amenities for residents and the wider community including sporting and recreation fields, BBQ areas, playgrounds, walking and cycling paths, and picnic areas.

Living in Harmony is just around the corner. Harmony offers a truly connected lifestyle in the heart of the Sunshine Coast with quality schools, childcare centres, shops, cafés, the Sunshine Coast University and bustling Mooloolaba and Maroochydore on your doorstep. And with Queensland's largest linear park, forest hikes, bike and walking trails, Harmony will give you access to some of the best that nature has to offer.

Situated within 15 minutes of the University of the Sunshine Coast and within walking distance to a wide range of primary and secondary schools, living at Harmony will be a smart choice for you and your growing family.



OVERVIEW OF THE SUNSHINE COAST



Stretches along
65km's of sandy
beaches & headlands



Approx 330,000
residents (as of 2015).
Forecast 500,000 by
2040



One of the highest
sunshine readings
in the world



Easily accessible by
road, air and sea



Regular rail service
between the Sunshine
Coast and Brisbane



Variety of state and
private schools; local
tertiar education
(University & TAFE)



Development of
\$5b city of Aura,
Caloundra South



\$300m Development
of SunCentral,
Maroochydore CBD



\$3b development of
Palmview suburb



\$2.03b Sunshine
Coast Hospital
opening April 2017



\$347m Sunshine
Coast Airport
expansion



\$350m Sunshine
Plaza expansion



LOCAL FACILITIES ON THE SUNSHINE COAST

The Sunshine Coast is 100km north of Brisbane. Its attractive location is enhanced by the cool pleasures of the hinterland and beauty of the famous Sunshine Coast beaches.

It's perfect for residents seeking a relaxed and peaceful Sunshine Coast way of life, just minutes from family friendly beaches, yet with schools, transport, shopping and medical facilities close by.

TRANSPORT

You're only a few minutes from the Bruce Highway, connecting the Sunshine Coast to Brisbane, and only 10km to the Sunshine Coast Airport from the Maroochydore CBD. There is easy access to Mooloolaba, via the new Caloundra-Mooloolaba Road, and local bus services providing access around the Sunshine Coast.

SHOPPING

With local convenience shops in easy walking distance, plus Kawana Shopping world and Sunshine Plaza just minutes away by road, everything you need is at your fingertips.

EDUCATION

There is over 12 primary and secondary schools, state and private, as well as the University of the Sunshine Coast and TAFE within a 15-minute drive.

HEALTH & HOSPITALS

Sunshine Coast University Hospital, opening in early 2017, is set to revolutionise healthcare on the Sunshine Coast. It will accommodate 450 beds, increasing to 900 beds in 2021.

RECREATION

You'll find 3 great golf courses, sports complexes, Corbould Park Racecourse and the quiet beauty of Beerburrum State Forest all within a stone's throw. The calm waters of the Pumicestone Channel are a fisherman's heaven and just a short boat ride away is the very special Bribie Island National Park. There's no end of things to see and do!

SUNSHINE COAST AIRPORT

The Sunshine Coast Airport was opened in 1961 and is one of the busiest council-operated airports in Australia, accommodating almost one million passenger movements in the 2015/16 financial year.

The Sunshine Coast Airport recently recieved approval for expansions totaling \$347m. This will open the airport to international flights and help accommodate the demand caused by the population growth from 335,800 to 500,000 by 2040.

The New 2450m long by 45m wide east-west runway, capable of servicing aircraft such as the A330, B787 and B777.

The project will enable direct flights to more destinations across Australia, Asia and the Western Pacific, enhancing national and global connections. It will generate jobs and economic growth, boost tourism, help export businesses and secure air access to the Sunshine Coast for generations to come.



A new 2450m long x 45m wide runway will be open for operations in 2020



Passenger terminal upgrades



1,538 ongoing jobs



\$4.1 billion contribution to the Sunshine Coast economy (2020-2040)



SUNSHINE COAST UNIVERSITY HOSPITAL

When the Sunshine Coast University Hospital (SCUH) opens in early 2017, it will revolutionise healthcare on the Coast and offer a range of free public hospital services.

SCUH will be supported by highly trained and specialised staff, who will safely care for patients with complex or life-threatening conditions. This means about 10,000 patients each year will not have to travel to Brisbane for complex treatment.

The hospital will open with about 450 beds in April 2017, with ability to grow to more than 738 beds and can be expanded to 900 beds needed.

The Public hospital will be fully commissioned by 2021.



Opens April 2017



164,000m² over 6 levels, with 450 beds in 2017, expanding to 900 beds in 2021



3,500 jobs when open, with 6000 staff required by 2021



1,800 jobs created during the build phase



First new major, not replacement hospital with \$2.03 billion invested into the health sector

An aerial rendering of the SunCentral Maroochydore development. The image shows a large, modern urban area with a mix of residential and commercial buildings. In the foreground, there's a large, landscaped park area with green lawns, trees, and a winding path. A large, rectangular body of water, possibly a lake or a large swimming pool, is situated in the middle ground, with several people swimming and a small boat. In the background, more modern buildings and a clear blue sky with scattered clouds are visible.

SUNCENTRAL MAROOCHYDORE

SunCentral Maroochydore represents a unique opportunity to establish a new business, community and city living hub in the heart of the Sunshine Coast. SunCentral will include commercial, retail, residential and lifestyle precincts and offer multiple investment and business development opportunities.

SunCentral will be delivered over the next 20 years, transforming Maroochydore into one of the most functional and forward thinking cities to cater for the growth in the region with it's population expected to grow from 335,800 to 500,000 by 2040. Overall there will be 150,000m² commercial floor space, 65,000m² retail gross floor area and 1,950 residential apartments.

It will include prime commercial office space & CBD style retail space. Dining & entertainment precincts Significant public parkland & waterways. A premium hotel, An entertainment, convention & exhibition centre, combined with Inner city living & new community facilities



5,000 jobs by 2020, further 15,000 by 2025 and 30,000 by 2040. SunCentral will boost the economy by \$4.4 billion



Commercial Buildings, Retail Outlets, Premium Hotel, Exhibition Convention and Entertainment Centre



Australia's only Greenfield CBD



40% of the 53 hectare site will be parklands and waterways

UNIVERSITY OF THE SUNSHINE COAST

The University of the Sunshine Coast is a unique and successful regional institution, established on a greenfield site at Sippy Downs 20 years ago to support the development and aspirations of the Sunshine Coast community.

From this beginning, the University has grown to around 12,000 students and 120 degree programs, focused on the catchment between Brisbane and the Fraser Coast.

USC students receive a high quality educational experience, while enjoying the relaxed lifestyle that the Sunshine Coast offers and students benefit from a friendly and supportive campus environment, access to highly qualified teaching staff, personal attention, and modern technology and facilities. Study choices are wide and degrees are complemented by opportunities to gain practical experience and travel overseas.

The University of the Sunshine Coast will be a university of international standing, a driver of capacity building in the Sunshine Coast and broader region, and an unsurpassed community asset.



A comprehensive University of 20,000 students by 2020



Positioned in the global tertiary education community as a top-100 University under 50 years of age



A primary engine of capacity building in the broader Sunshine Coast region, from Brisbane to the Fraser Coast



New programs, infrastructure and study locations introduced to meet the needs of local industry and community.

THE MASTERPLAN

harmony
by AVID Property Group



STAGE PLAN



SUNSHINE COAST RENTAL MARKET

The Sunshine Coast residential property market grew over the June quarter. The general sentiment was positive with a large number of residential projects on the horizon and large infrastructure projects supporting job creation.

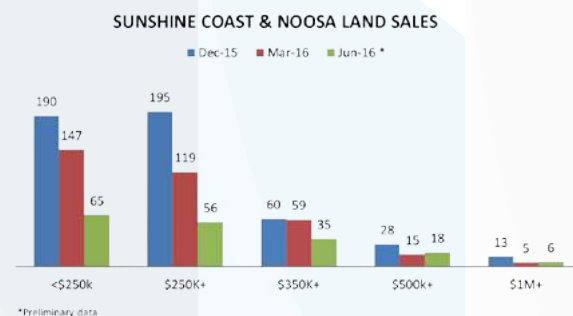
The \$2.03 billion Sunshine Coast University Hospital is scheduled for completion in April 2017. Another large project is the upgrade of the highway from Brisbane to Gympie, which has an estimated total budget of \$490 million.

Other potential projects are Sunshine Coast Light Rail, International Submarine Broadband Cable, and the Caloundra CBD. All of these projects are still in the early stages and without funding certainty.

A \$3 billion Harmony development in Palmview commenced in mid-August 2016. The 15-20 year project is expected to create about 9,000 jobs and 4,800 homes for 12,000 residents.

The Harmony project follows the \$5 billion Aura development by Stockland, which commenced in late 2015. This project in Caloundra South has a timeline of about 30 years and is expected to create 20,000 homes for about 50,000 residents. The job creation in the area is projected to be about 1,700 over the first 12 months and more than 30,000 over the next three decades.

Local real estate agents feel optimistic about the performance of the residential property market on the Sunshine Coast. Even though housing supply is increasing, the demand continues exceeding supply which creates market competition and price increases.



RENTAL APPRAISAL

4 BED, 2 BATH 2 GARAGE

Tuesday, 07 March 2017



Suite 7b/5 Lutana Street Buddina
PO Box 1296 Buddina Q 4575
P 07 5370 1800

RE: Appraisal – HARMONY Q 4551

Thank you for allowing Devcon Property Services the opportunity to provide you with a rental appraisal on the property located at Harmony in Palmview.

After careful consideration and research into the current market, taking into account the features, size, location and attributes of the property, it is our opinion that the property will receive an estimated rental return as outlined below.

4 Bedroom, 2 bathroom residence = \$470 - \$490 per week.

This appraisal has been formulated on current market conditions and may vary at the time the property is available for rent.

Should you require any further information or wish to discuss this appraisal further please don't hesitate to contact me directly on the number provided below.

Yours sincerely,





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SUNSHINE COAST

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