

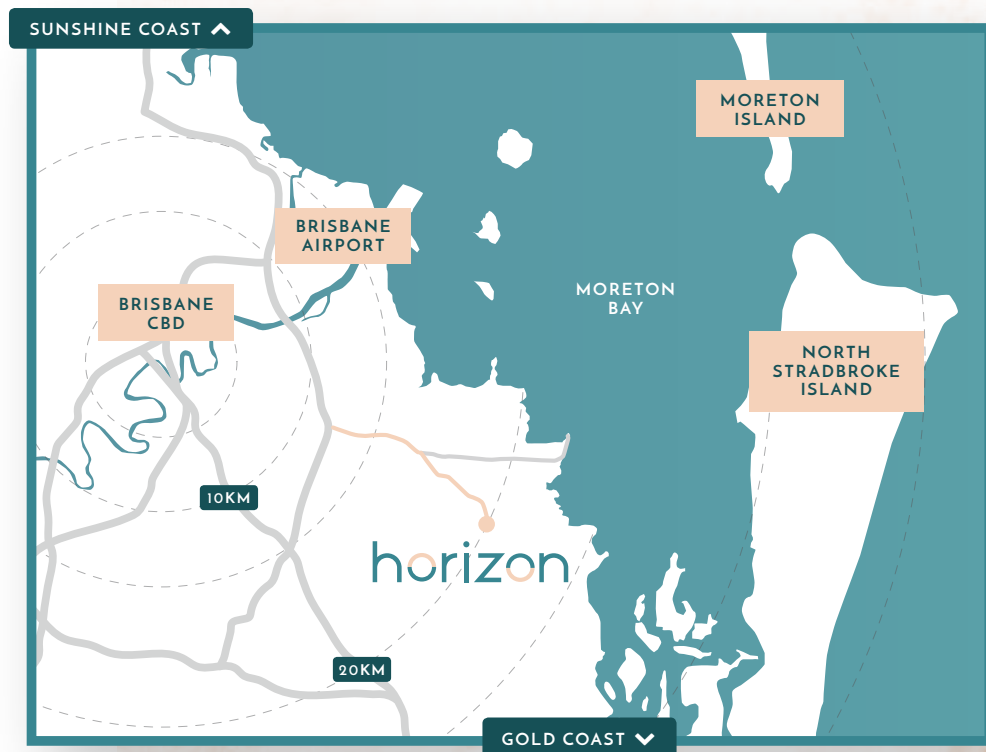
The background is a textured teal color. On the left side, there are dark, silhouetted leaves and branches. On the right side, there are lighter, more detailed leaves and branches. The overall effect is a layered, naturalistic background.

horizon

Brisbane's Bayside

Brisbane's Bayside





Welcome to horizon

**Horizon is the bayside's
newest boutique community.**

Located just 30 minutes from inner Brisbane in the bayside suburb of Thornlands and elevated above the pristine backdrop of Moreton Bay Marine Park, Horizon balances the energy of city life, whilst maintaining a relaxed bayside lifestyle.

Consisting of 51 exclusive elevated home sites, Horizon is perfectly positioned from city to sand, and is an opportunity not to be missed.

Horizon live life on the top.



The ideal location

Travelling home to Horizon, you can unwind knowing you're coming home to your own sanctuary.

Elevated 60m above sea level Horizon gives you the connectivity, employment opportunities and lifestyle of city life - coupled with the relaxed, elevated atmosphere of Thornlands in Brisbane's Bayside.

From the bushland tracks of your own Hilliards Creek backyard, to the trendy bars and cafes of Victoria Point, Raby Bay Marina, Cleveland Lighthouse and beyond to the pristine waters of Moreton Bay Marine Park, Horizon is set to be the envied community of the Bay.



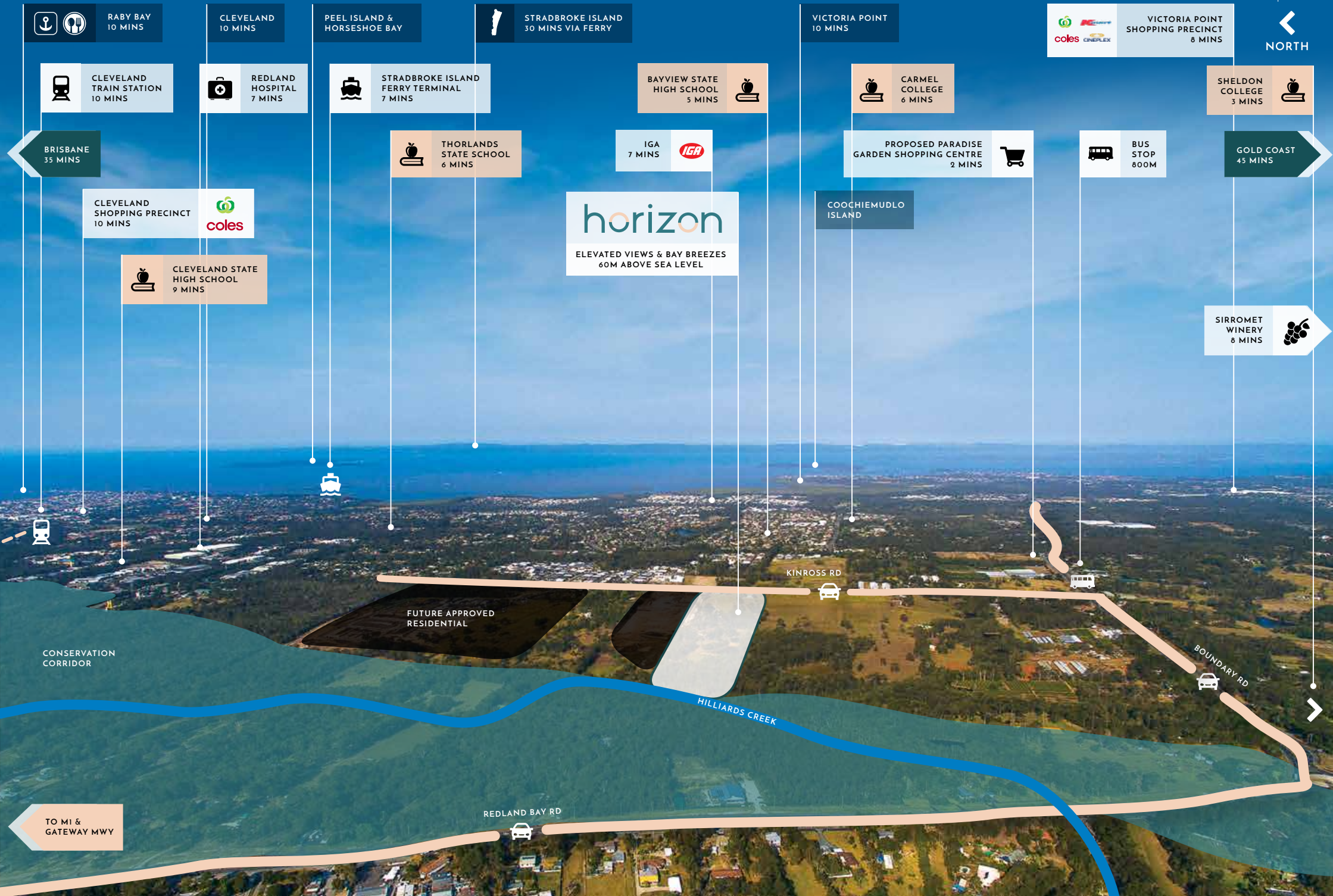
KOALA CONSERVATION CORRIDOR



BIKE TRAIL



CLEVELAND CAFE



Brisbane to the Bay

Brisbane is one of the fastest growing capital cities in the world. Experience city galleries and rooftop bars, take a stroll through the stunning South Bank Parklands, or catch a show at the Brisbane Powerhouse - whatever your choice, Brisbane has it all.

Redlands is the city of islands framed by Moreton Bay to the east and a koala conservation corridor to the west. It's the launchpad to iconic gateways; including heritage-rich Peel Island, gorgeous Horseshoe Bay and Australia's best land-based whale watching destination, Stradbroke Island.

Everything from camping, cycling to canoeing and runs along the boardwalk. Brisbane's Bayside is where the beach meets the bush; idyllic sunset views on the calm bay water or catching up with friends at a trendy marina café.



brisbane
australia's new world city



SOUTH BANK



CITY OF ISLANDS

A world class city now & in the future

CURRENT



FUTURE

\$4.8B

AIRPORT LINK

As one of Australia's largest road and tunnel networks, the Airport Link makes getting to the airport a breeze.

33MINS

Distances from Horizon

\$2.9B

BRISBANE SHOWGROUNDS

Located in Bowen Hills, the Brisbane Showgrounds re-development has completely rejuvenated the area. With more than 340,000m² of new residential, commercial and retail buildings - it's set to be Brisbane's leading urban village precinct.

38MINS

\$1.5B

LEGACY WAY

Legacy Way is a 4.6km network that provides Brisbane's western suburbs access to the Sunshine Coast, Brisbane Airport and Port of Brisbane.

40MINS

\$36M

PARADISE GARDENS (PROPOSED)

6.25 hectare master planned retail and residential development for Thornlands, which will deliver a supermarket, specialty stores, a service station, medical centre, recreational space and new housing over the coming years across two precincts. Creating 215 ongoing local job opportunities.

2MINS

\$1.39B

TOONDAH HARBOUR (PROPOSED)

Revitalising Toondah Harbour with new housing, retail and public facilities, including a dedicated ferry terminal that will improve access and tourism to North Stradbroke Island and a 200 berth marina. Construction is expected to generate more than 1,000 jobs and the destination itself a further 500 permanent jobs.

12MINS

\$1.3B

BRISBANE AIRPORT

Construction of Brisbane's new parallel runway has now commenced and is expected to deliver \$1.3 billion of key infrastructure. Rivaling Hong Kong and Singapore Airports capacity, it's expected to generate \$5 billion per year in economic benefit.

29MINS

\$3.0B

QUEEN'S WHARF PRECINCT

The Queen's Wharf Precinct is one of the most exciting capital city developments ever in Australia. Upon completion it will feature five new premium hotels, fifty new restaurants and bars, entertainment and more. Construction has commenced.

33MINS

\$2.0B

BRISBANE LIVE

Brisbane Live is a proposed, world class ultra entertainment precinct to be built above the Roma Street Transit Area. From the developers of New York's Madison Square Gardens, Brisbane Live will feature new hotels, dining and a 15,000 person amphitheatre.

35MINS

Brisbane's Bayside

the lifestyle corridor

RABY BAY MARINA



7mins

MORETON BAY FERRIES
& WATER TAXIS

Distances from Horizon

8mins

VICTORIA POINT RETAIL
& ENTERTAINMENT
PRECINCT

8mins

SIRROMET WINERY
FINE DINING
& EVENTS

10mins

CLEVELAND RETAIL
& ENTERTAINMENT
PRECINCT

15mins

WESTFIELD
CARINDALE

30mins

INNER
BRISBANE

“Endless options & never
a boring weekend”

TANGALOOMA - MORETON ISLAND

Thornlands One of Brisbane's most renowned bayside suburbs

Featuring elevated land above
the pristine waters of Moreton Bay.

Your new home at Horizon encapsulates the bayside lifestyle, with expansive recreational and conservation parks and spaces set on the foreshore of Moreton Bay Marine Park, coupled with the modern convenience of cafes, restaurants and specialty retail.



ELEVATED
ABOVE MORETON
BAY



TREE-LINED HILLIARDS
CREEK ON YOUR REAR
BOUNDARY



WALKING
DISTANCE TO
LOCAL PARK



8 MINS FROM
VICTORIA POINT
RETAIL & ENTERTAINMENT
PRECINCT



BAYSIDE
LIFESTYLE



NATURALLY
BEAUTIFUL & UNIQUE,
SURROUNDED BY
BUSHLAND



30 SCHOOLS
WITHIN 15 MINS

Brisbane's Seachange

City to sand.

As more people choose to call Brisbane home, the amount of available vacant land has dropped significantly. With the population expected to boom, now is the perfect time to create your own hidden sanctuary at Horizon. Due to the expansive network of conservation areas, the bayside region will be the first to see a decrease in land supply.


















































Representing exceptional value, Horizon offers residents a relaxed seachange lifestyle. You can leave the hustle and bustle of the city behind and come home to bay breezes and sunset boardwalk runs. You'll be spoilt for choice with the award winning Sirromet Winery just a short drive away or pop down to the local marina for a day on the bay in your boat or go fishing off the many jetties located around Brisbane's Bayside community.



Retail & Recreation

Your new home at Horizon will be surrounded by green open spaces, blue waters, entertainment precincts and modern convenience.

From the stunning foreshore parks of Moreton Bay to the trendy cafes – life at Horizon has an abundance of amenity whilst maintaining a relaxed tranquil atmosphere.

			
WESTFIELD CARINDALE	VICTORIA POINT SHOPPING CENTRE	STOCKLAND CLEVELAND SHOPPING CENTRE	CAPALABA SHOPPING PRECINCT
443 retailers	90 retailers	60 retailers	90 retailers
 M.L. BALE  EVENT  Apple  Aesop  FOSSIL  rebel  SEAFOLLY	           	             	           







- | | | | |
|------------------------------------|--|--|--|
| 1 Westfield Carindale | 9 Cleveland IGA | 17 Elysium Restaurant & Bar | 25 Toondah Harbour (proposed) |
| 2 Wynnum Plaza | 10 Cleveland Harbourside | 18 Tom & Ollies at King Country | 26 Fiction Restaurant & Bar |
| 3 Capalaba Central Shopping Centre | 11 Stockland Cleveland Shopping Centre | 19 Redland Bay Golf Club | 27 Redlands Boat Club |
| 4 Capalaba Park Shopping Centre | 12 Crystal Waters Shopping Centre | 20 Victoria Point Shark Sporting Club | 28 Raby Bay Marina |
| 5 Birkdale Village | 13 Towncentre Victoria Point | 21 Victoria Point Reserve & Jetty | 29 Old Cleveland Lighthouse & Restaurant |
| 6 Wellington Point Shops | 14 Victoria Point Shopping Centre | 22 Pinklands Sporting Complex | 30 Wellington Point Reserve & Jetty |
| 7 Alexandra Hills Shopping Centre | 15 Victoria Point Lakeside Cinemas | 23 Redlands Rugby League Football Club | 31 The Sleeman Centre |
| 8 Shore St West Shopping Centre | 16 Sirromet Winery | 24 Cleveland Showgrounds | 32 Cleveland Aquatic Centre |
| | | | 33 Paradise Gardens (proposed) |

Transport & Employment

Horizon residents will benefit from being part of a well-connected city, serviced by two major motorways and public transport.

A bus stop just a short walk down the road and the Cleveland train station just a short drive around the corner.

TRANSPORT

			
CLEVELAND TRAIN STATION	2 MAJOR ARTERIALS WITHIN	BUS STOP	GATEWAY BRIDGE ACCESS TO AIRPORT
11 MINS	20 MINS	800M WALK	30 MINS

EMPLOYMENT

			
BRISBANE	AUSTRALIA TRADE COAST	JOB DIVERSITY	LOW UNEMPLOYMENT
\$217 BILLION Predicted economy by 2031.	1,500 Businesses employing 60,000 people. A short commute by train or drive over the Gateway Bridge.	6 DIFFERENT INDUSTRIES Accounting for 7% or more of employment providers within Thornlands.	4.7% Remarkably low long term average for unemployment in Thornlands.

*Brisbane Marketing, 2017 + Urbis.



Education & Medical

Some of the finest educational and medical facilities are just minutes from your door at Horizon.

Enjoy peace of mind, knowing that your kids are just a short drive from the school gates and that the best doctors and hospitals are at your fingertips.

EDUCATION



30 SCHOOLS
WITHIN

15 MINS



SHELDON
COLLEGE

3 MINS



THORNLANDS
STATE SCHOOL

6 MINS



METROPOLITAN SOUTH
INSTITUTE OF TAFE

10 MINS

MEDICAL



7 MEDICAL PROVIDERS

WITHIN 10 MINS



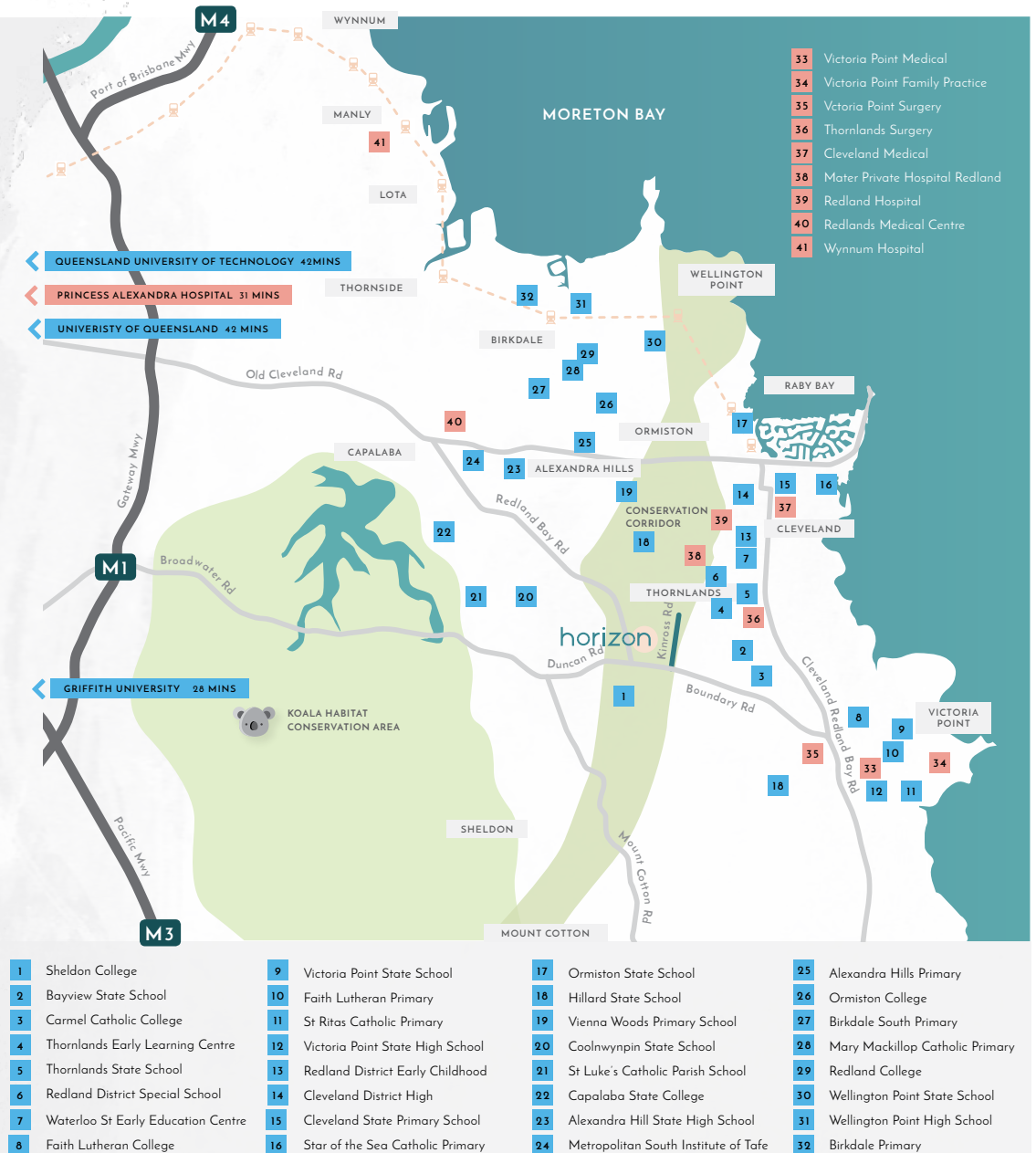
2 HOSPITALS

WITHIN 7 MINS



DOCTOR'S SURGERY

8 MINS



Greater Brisbane's tightest held market

With so much space taken up with protected native fauna habitat, Redland's has the lowest supply of land in Greater Brisbane.

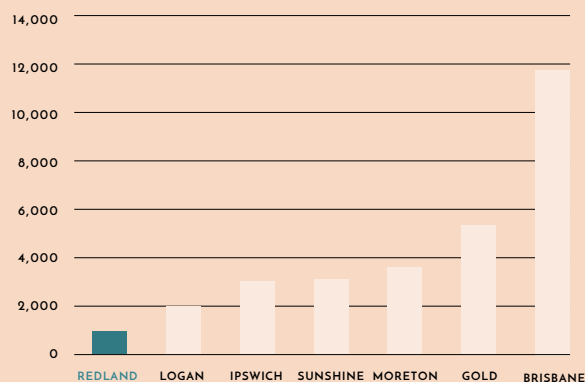
↑25%*

INCREASE IN
VACANT LAND
PRICE SINCE 2011

2ND*

LARGEST
INCREASE
IN SEQ

GREATER BRISBANE 2016 LOT REGISTRATIONS*



“EVEN WITH SUCH TIGHT SUPPLY & STRONG GROWTH IN LAND PRICES, REDLANDS STILL OFFERS INCREDIBLE VALUE COMPARED TO BRISBANE”



REDLANDS
\$543,000*

VS



BRISBANE
\$715,000*

*MEDIAN HOUSE PRICE (12 MONTHS ENDING JUNE 30, 2017)



Thornlands market

With high demand and annual growth, combined with extremely low vacancy rates and strong rental returns - Thornlands is an extremely attractive market for both owner occupiers and acute investors.



54%+
ABOVE THE
AGE OF 35



44.6%+
INCREASE IN
POPULATION BY 2036



AVERAGE
HOUSEHOLD
INCOME OF
\$117,622*



74%+
OWNER OCCUPIERS



\$589,000+
MEDIAN HOUSE PRICE
(March quarter, 2017)



RECORD SALE PRICE OF
\$990,000+
IN APRIL 2016



HIGH DEMAND MARKET
As at March '17, Thornlands
homes achieved an average of
10% ANNUAL GROWTH
over a 5 year period



VACANCY RATE
Redlands has a
vacancy rate of just
2.5%
as of March 2017



Masterplan

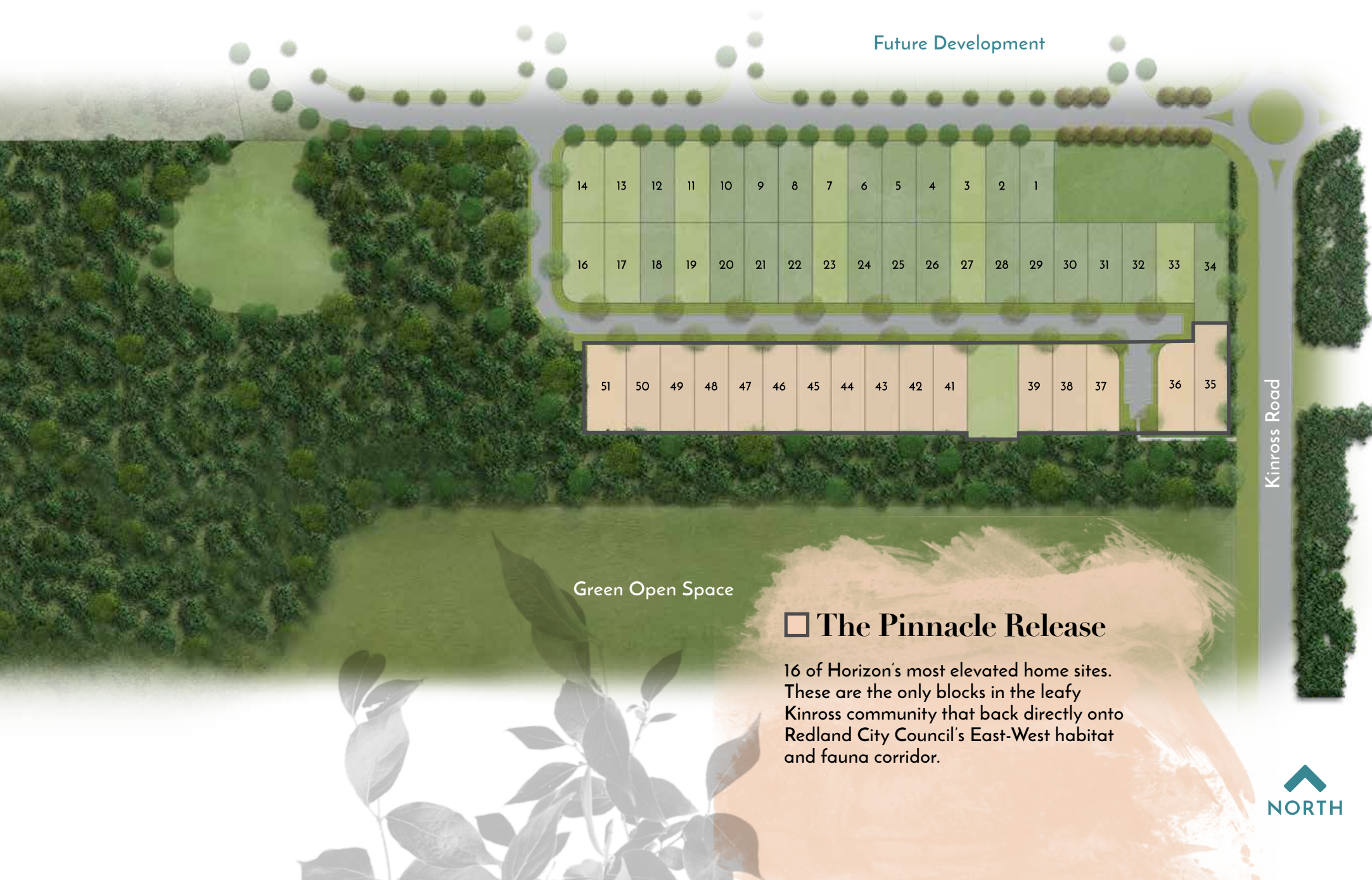
A boutique community of just 51 home sites situated on elevated land to capture the prevailing bay breezes, Horizon is uniquely set between green open spaces and the Moreton Bay Marine Park.

The immediately adjacent open space is intertwined with Hilliards Creek providing the perfect opportunity to step out and get back to nature without straying too far from home.

Hilliards Creek

Environmental
Corridor





Future Development

Kinross Road

Green Open Space

The Pinnacle Release

16 of Horizon's most elevated home sites. These are the only blocks in the leafy Kinross community that back directly onto Redland City Council's East-West habitat and fauna corridor.

Lot Plan



The Pinnacle Release



Orientation Plan



 The Pinnacle Release



urbaneHOMES

What makes us different to traditional home builders.





Not a traditional builder

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 urbane HOMES 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 your house is ready to move into on completion, with no hidden surprises or costs, ever!

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.



FIXED PRICE TURNKEY HOME

At Urbane Homes turnkey really means turnkey. All house & land packages include everything from full landscaping & letterboxes, to window furnishings & clotheslines so you don't have to do anything except move in.



ARCHITECT DESIGNED HOME

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



FIXED BUILDING TIME

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



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.



6 YR STRUCTURAL GUARANTEE

Urbane Homes construction partners are so confident in their building quality that we proudly stand behind their 6 year structural guarantee.



50 YR STEEL FRAME WARRANTY

All Urbane Homes come with TRUECORE® Steel Frames that are 100% termite proof, will never warp, sag or shrink & come with a 50 year warranty.

*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 ready for a homes 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 the block & slope moderation
5. Vegetation & boulder removal
6. Accessibility & site access

At Urbane Homes, before the land lots are ever created, we work in conjunction with the land developer, to customise the engineering of the land to suit our homes. This avoids 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 a home near bush, known flood areas & or in close 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 turnkey, fixed price house & land package.



Exclusions & Inclusions

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

1. Driveway
2. Landscaping to front & rear
3. Letter box & 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 to see what makes us different to the rest.



\$ Turnkey & Fixed Price

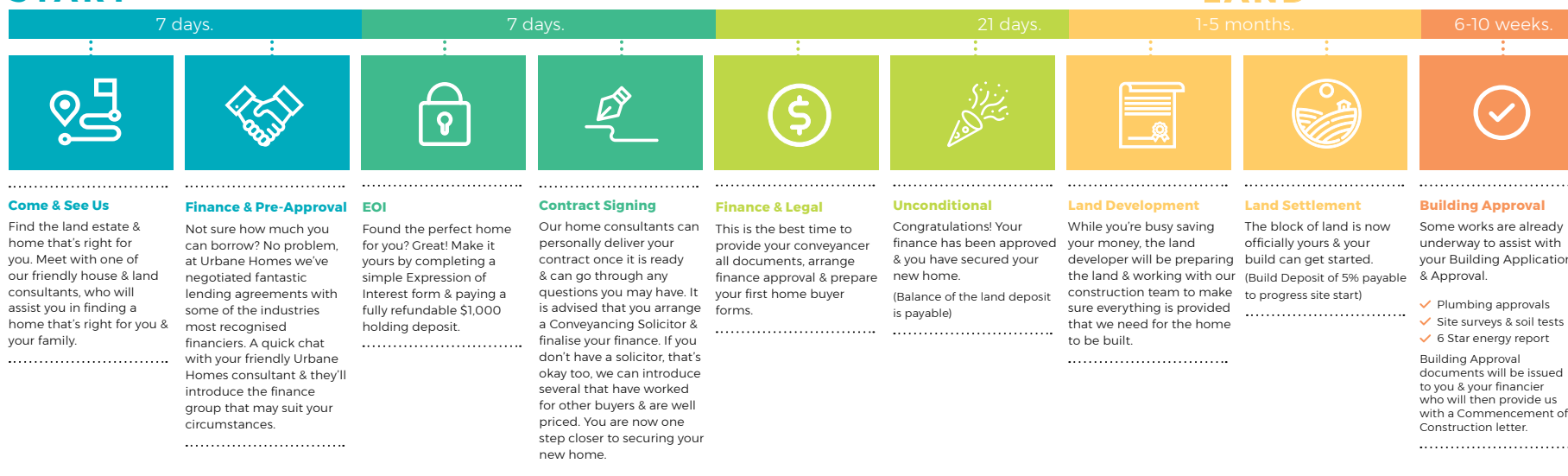
The terminology of 'turnkey' has different meanings to different builders. At Urbane Homes, when we say turnkey, we mean it! The process of building a home can be daunting but it doesn't have to be. Some house & land packages are listed with a 'from' price but still state that they are turnkey - when this is the case, you may experience the cost that is 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 & your costs. That way, there are no nasty surprises. ”

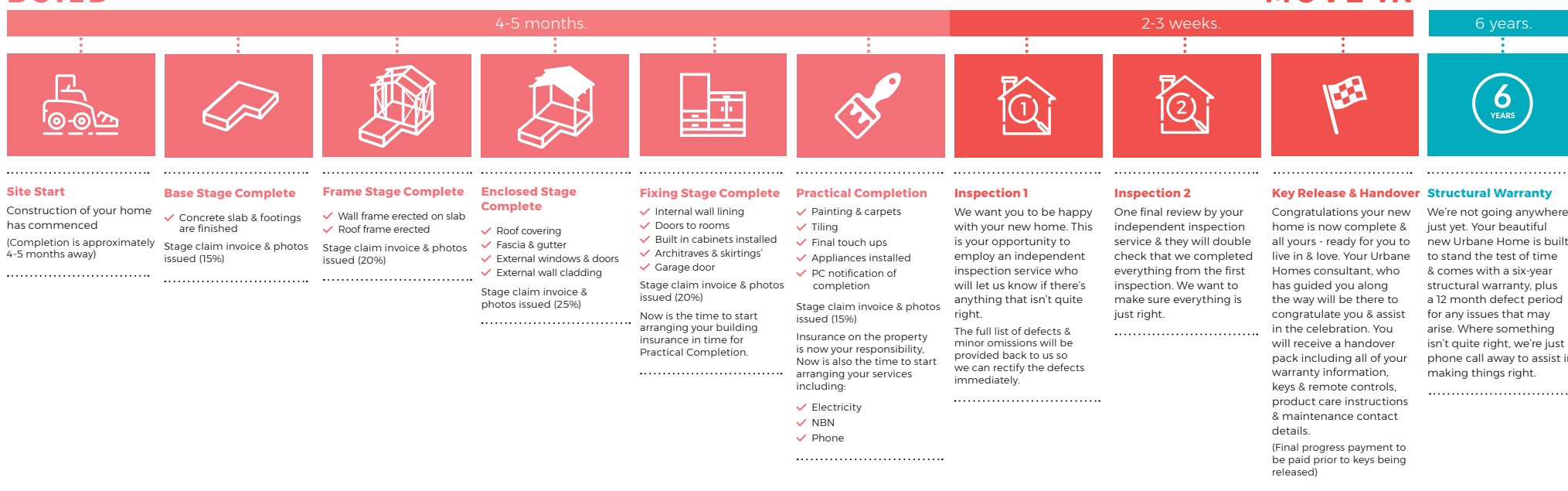
THE URBANE JOURNEY

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

START



BUILD



Depth & VISUAL APPEAL

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

Know your NEIGHBOUR

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

Street SCAPING

Our inhouse architect team go to great lengths to provide not only 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. Our sub-tropical environment means that we spend more time outside than most Australian's do throughout the year.

1. We provide alfresco & outdoor areas larger than most builders that are positioned to link your 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 a home, but that you are also surrounded by a community that is happy, healthy & thriving. We work with some of Australia's leading developers to ensure every community has a focus on lifestyle & close access to world class retail, education, healthcare & employment amenity. With locations all over South East Queensland, including Brisbane, join more than 1,000 other families who call an Urbane Homes community home.

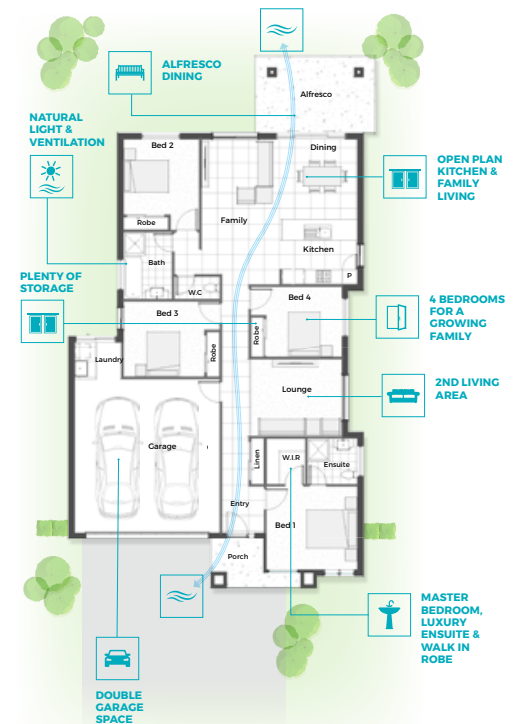


Masterplan streetscaping. Know your neighbour.

Our architect team go to great lengths to provide not only 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 creates a better community.

The best brands, the best quality.

Urbane Homes delivers an average of 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.









MARQUEE
DEVELOPMENT
PARTNERS





MARQUEE DEVELOPMENT PARTNERS

Based in Brisbane, our property development consultancy is currently overseeing over \$400 million worth of projects across the South East Queensland region, partnering with developers, fund managers and investors to create and deliver exceptional and innovative communities.

APARTMENTS

 South Brisbane 66 Apartments Sold Out	 Cannon Hill 44 Apartments Sold Out	 HAVEN NEWSTEAD Newstead 220 Apartments Sold Out	 PARKLANDS CANNON HILL Cannon Hill 44 Apartments Sold Out
---	---	--	---

LAND ESTATES

 ASPECT AT WOODVIEW Redbank Plains 91 Lots 2 Stages Sold Out	 the GARDENS Hillcrest 18 Lots Sold Out	V E R O N A Redbank 234 Lots 4 Stages Stage 1 & 2 Sold Out	 HERON PARK Berrinba 81 Lots 2 Stages Sold Out	 SANCTUARY Redbank Plains 202 Lots 4 Stages Sold Out	horizon Thornlands 51 Lots
--	--	---	---	---	--

HOUSE + LAND PACKAGES FROM

urbaneHOMES

DEVELOPED BY



APR Realty Pty Ltd T/A Elders Real Estate Project Marketing (Brisbane), Urbane Homes Pty Ltd and their related bodies corporate and associated entities, their directors and officers, employees and agents give no warranty that the information contained in this document is, or will remain accurate, complete and current. Images are given as a visual aid, and are indicative only. Plans are subject to final design and council approval, and are not necessarily to scale. To the extent permitted by law, APR Realty Pty Ltd T/A Elders Real Estate Project Marketing (Brisbane) and partners excludes all liability for any loss which arises as a result of any reliance on the information contained in this presentation or otherwise in connection with it. Published October 2017.