



SANCTUARY



A SANCTUARY FOR LIVING

Sanctuary is a boutique masterplanned community located in the heart of Redbank Plains. Consisting of 202 homesites across 4 stages, Sanctuary is surrounded by an abundance of nature, transport and retail amenity.

Just 12 minutes from Springfield, 15 minutes from Ipswich and 35 minutes from the Brisbane CBD, Sanctuary is well positioned in one of South East Queensland's fastest growing areas.

Sanctuary includes half an acre of parkland highlighted by the newly completed Thomas and Rose Woods Park. With a half basketball court, children's play equipment, kick and throw areas, and covered picnic tables – it's the perfect space for families.

With such an array of amenity in close proximity, it's easy to see why Sanctuary is a beautiful place to call home.



SANCTUARY





*Sanctuary's Thomas and Rose Woods Park
completed in September 2016*

12 MINS TO SPRINGFIELD

Orion
Springfield Central

ROBELLE
DOMAIN

Mater

IPSWICH CBD
15 MINS

BRISBANE CBD
35 MINS



coles



PIG N WHISTLE

MT JUILLERAT DRIVE - UNDER CONSTRUCTION



MT JUILLERAT
CONSERVATION PARK

SCHOOL ROAD

SANCTUARY

CENTENARY HIGHWAY

WHITE ROCK
CONSERVATION PARK

EDEN'S CROSSING
PARKLAND

LEGEND

- Approved Retail Precinct including Woolworths
- Redbank Plains Shopping Village
- Staines Memorial College
- Future Primary School
- Proposed Train Station
- Existing Train Station

LIFE AT SANCTUARY



SANCTUARY PARK

Unlike any other park in Redbank Plains, the brand new Thomas and Rose Woods Park at Sanctuary has shaded picnic areas, swing sets, a half size basketball court and kick and throw area. It's perfect for growing families.



FUTURE SHOPPING CENTRE

Located just 500m from Sanctuary, the future shopping complex will feature full line Woolworths supermarket, speciality stores, medical precinct, and an outdoor dining precinct.



MT JUILLERAT DRIVE

The proposed Mt Juillerat Drive extension will connect Sanctuary directly with Springfield via the Centenary Highway or Augusta Parkway.



STAINES MEMORIAL COLLEGE

Staines Memorial College neighbours Sanctuary and offers a high standard of education for all ages, from Prep to Year 12.



FUTURE PRIMARY SCHOOL

The new primary school for Redbank Plains will provide more quality education within walking distance of Sanctuary and will be open for the new school year in 2017.



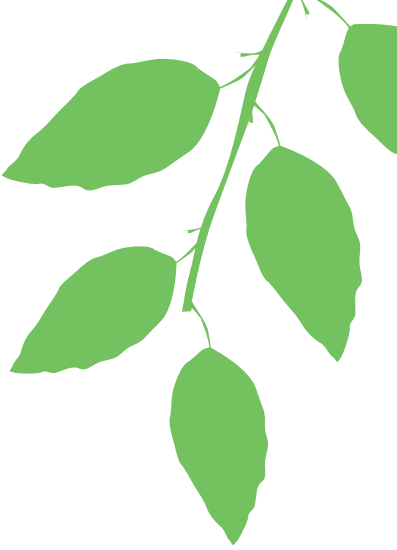
PROPOSED REDBANK PLAINS TRAIN STATION

You will be able to leave the car at home with the proposed Redbank Plains train station to serve as a convenient transport hub for Sanctuary residents and the growing community, just 500m down the road.



WHITE ROCK CONSERVATION PARK

The stunning national park features 12 bushwalking tracks, 8 mountain-biking trails, and even 19km of horse riding trails! Get in touch with nature and fill your lungs with beautiful fresh air.



YOUR SANCTUARY



Thomas & Rose Woods Park

\$600,000+
PARK


SHADED PICNIC AREAS


HALF-COURT
BASKETBALL COURT


KICK AND
THROW AREA


KIDS PARK FEATURING
SWINGS, SLIDES & MORE


COMPLETED
SEPTEMBER 2016





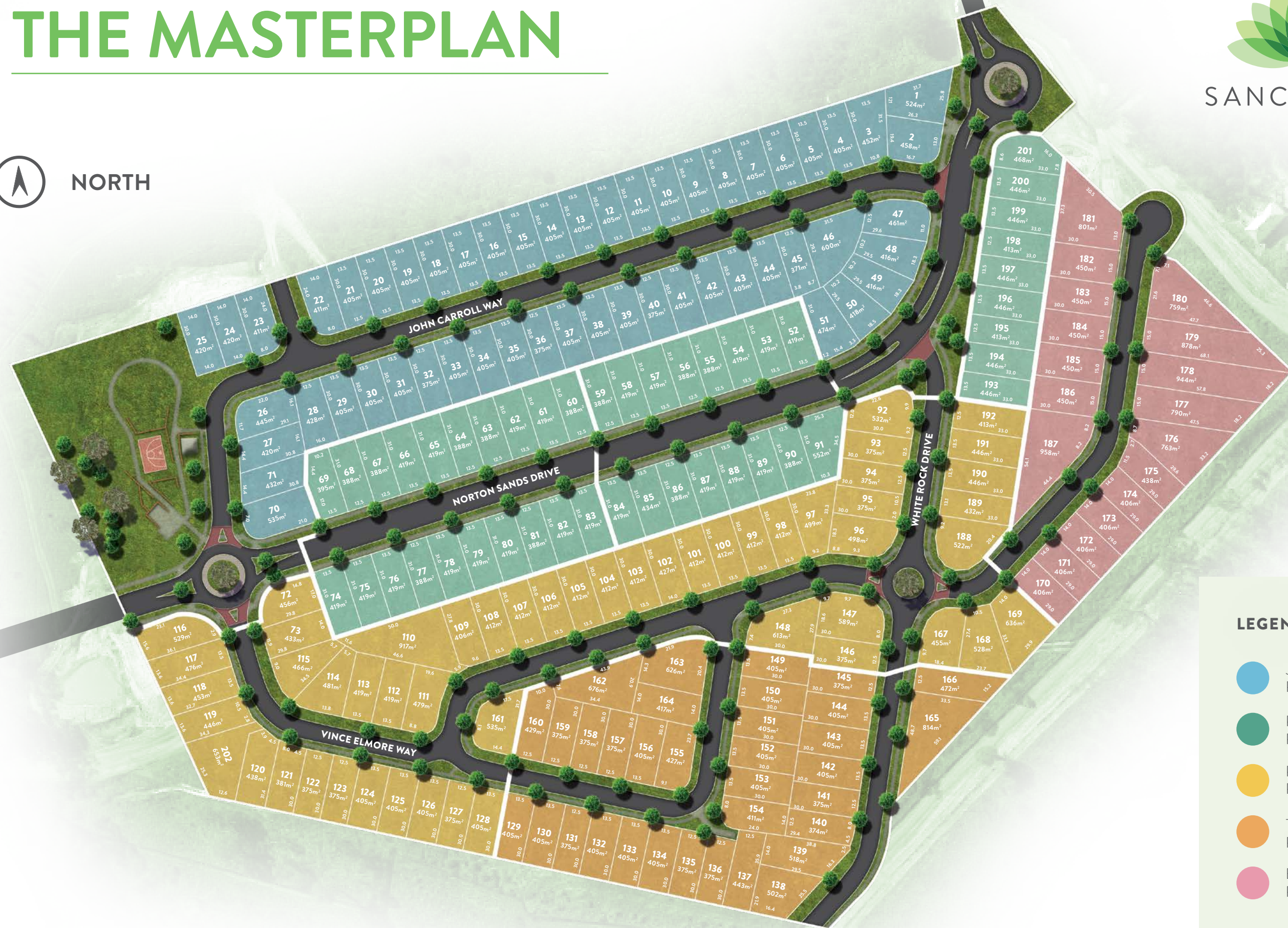
THE MASTERPLAN



SANCTUARY



NORTH



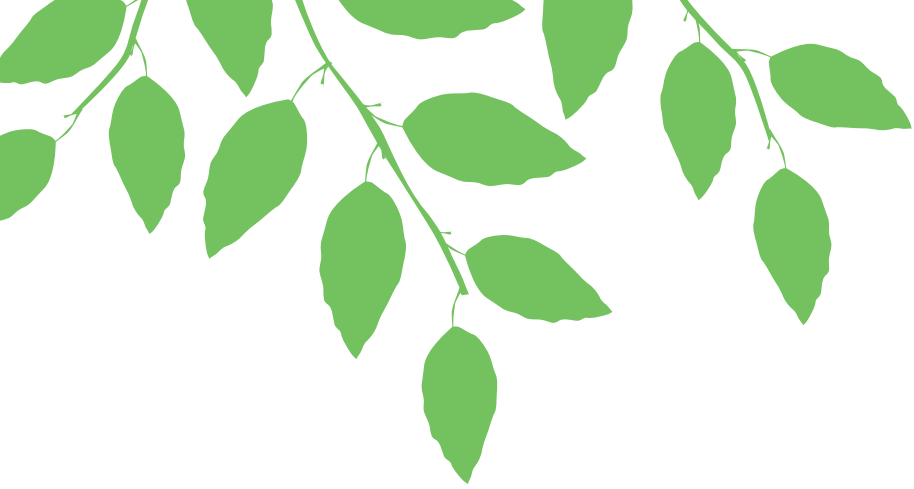
LEGEND

-  JUILLERAT RELEASE
-  PARKLAND RELEASE
-  PINNACLE RELEASE
-  THE WHITE ROCK RELEASE
-  BANKSIA RELEASE

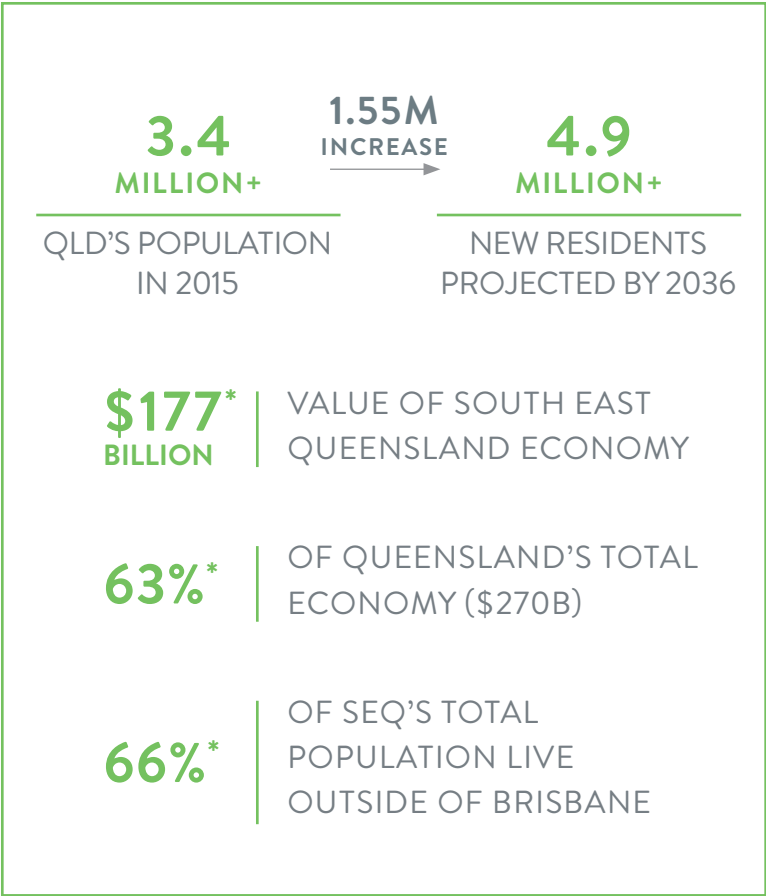
SOLD OUT

SOLD OUT

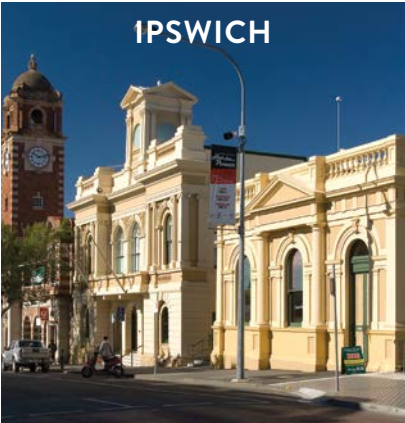
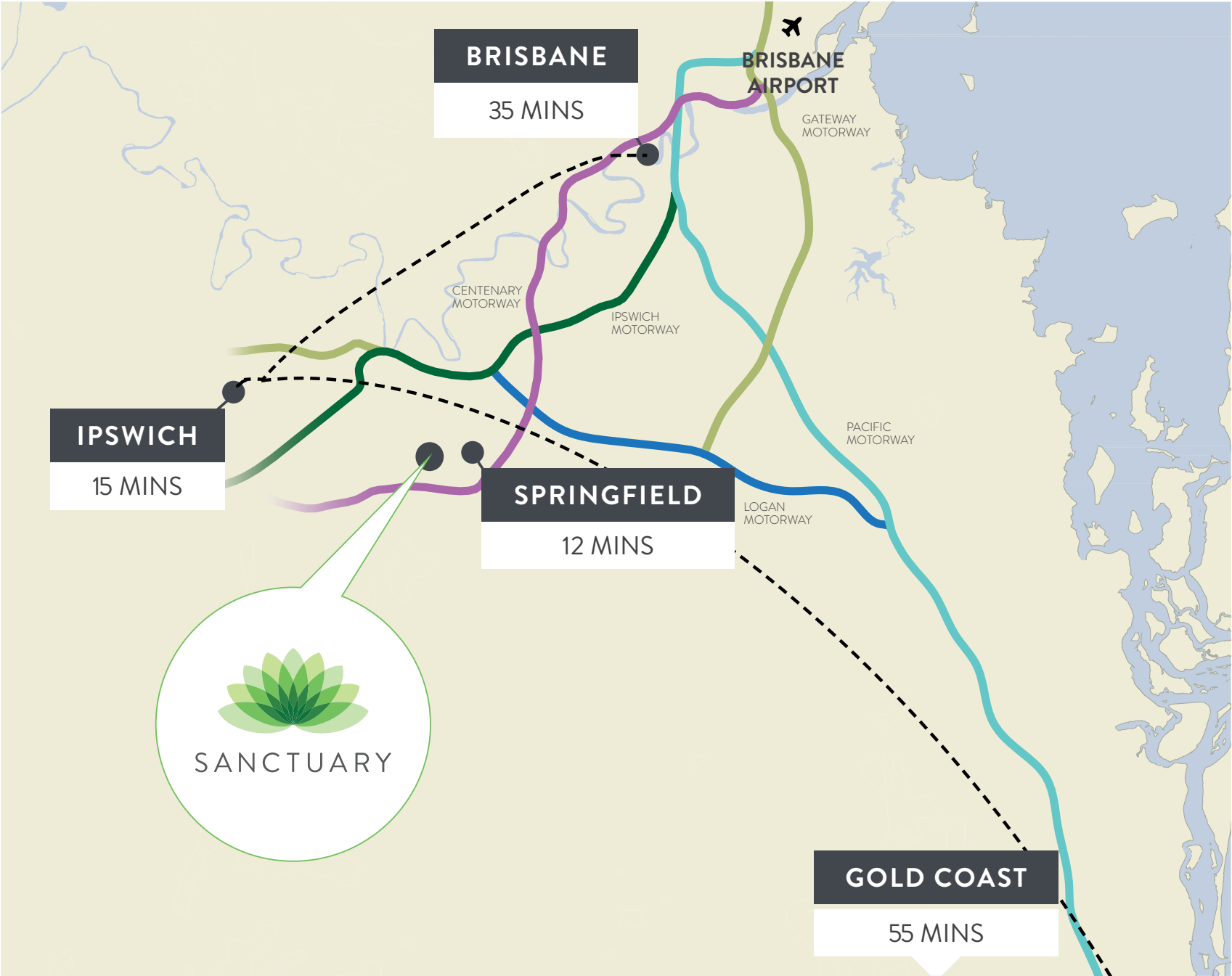
SOLD OUT



SANCTUARY IS LOCATED IN THE SOUTH EAST QUEENSLAND CITY OF IPSWICH



*Source: SEQ Housing Report, Urbis 2016



IPSWICH



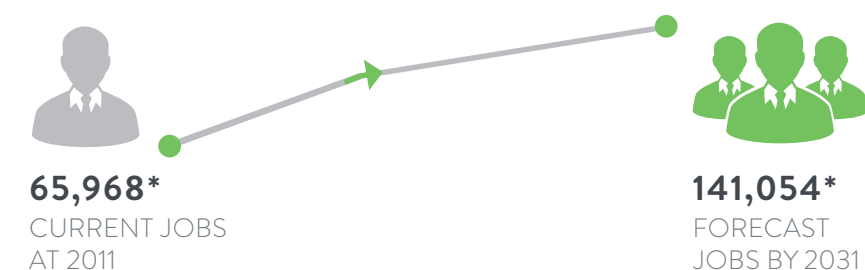
A CITY RICH IN HISTORY WITH A BRIGHT FUTURE

As Queensland's oldest provincial city, Ipswich is renowned for its heritage architecture and iconic landmarks. While the city preserves its deep historical roots it is quickly evolving into one of South East Queensland's major economic powerhouses.

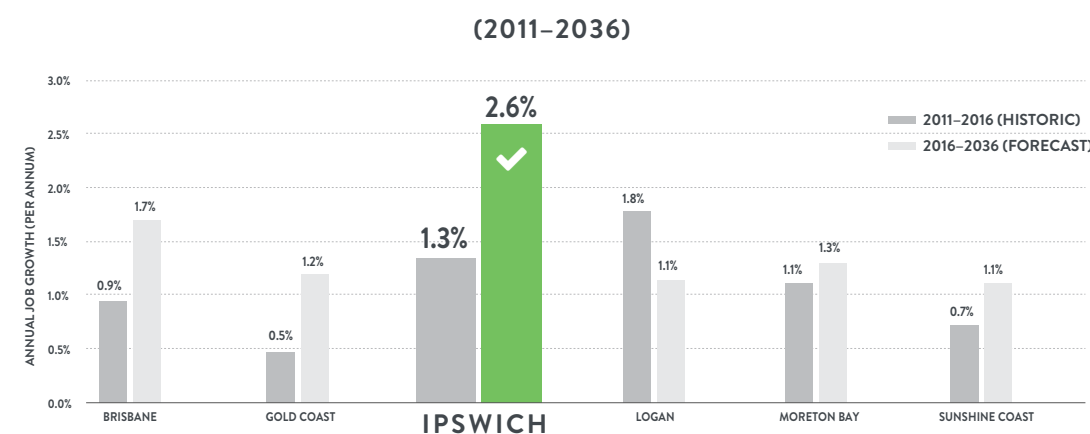
IPSWICH LGA POPULATION



IPSWICH LGA JOBS & OPPORTUNITIES



HISTORIC & FORECAST JOB GROWTH



Prepared by Urbis for Urbane Homes; Source *Urbis Silkstone report 2016

Source: *SEQ Housing Report, 2016 Urbis

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THE IPSWICH LGA HAS THE LARGEST FORECAST GROWTH RATE IN EMPLOYMENT THAN ANY OTHER LGA IN SOUTH-EAST QUEENSLAND, BETWEEN NOW AND 2036.

SEQ HOUSING REPORT 2016

INVESTING IN IPSWICH



TRANSPORT



\$1.5 BILLION

Legacy Way tunnel has transformed access to and from Brisbane's western suburbs



\$1.415 BILLION

Ipswich to Springfield proposed transport corridor



JOBS



\$570 MILLION

Swanbank Enterprise Park is forecast to create 15,000 jobs



\$1 BILLION

Citiswitch Industrial Estate is one QLD's largest industrial developments and will create 5,000 jobs



\$1.1 BILLION

Amberley Airforce Base upgrade will create more than 5,000 jobs



HEALTH



\$128 MILLION

Ipswich Hospital Expansion completed in 2014 features 90 new beds, two new wards and doubled the size of the emergency department



\$85 MILLION

The Mater Private Hospital at Springfield, completed 2014, includes 80 beds, four operating theaters, and is supported by \$21.4 million in Government funding for a cancer care centre. The 10,000 sqm facility also features a day surgery unit and medical imaging services



RETAIL



\$154 MILLION

Orion Springfield Central features a Coles, Target, Event Cinemas, over 190 specialty stores, and has generated more than 1,140 jobs



\$1 BILLION

Urban renewal project is expected to deliver 170,000 sqm of commercial, retail, residential and public space corridor

KEY STATISTICS

IPSWICH LGA VS BRISBANE LGA

\$330,000* VS **\$620,000***

MEDIAN HOUSE PRICE JUNE QTR 2016

2.2%* VS **2.7%***

VACANCY RATE OCTOBER 2016

5.3%* VS **3.9%***

RENTAL YIELD

\$335* VS **\$460***

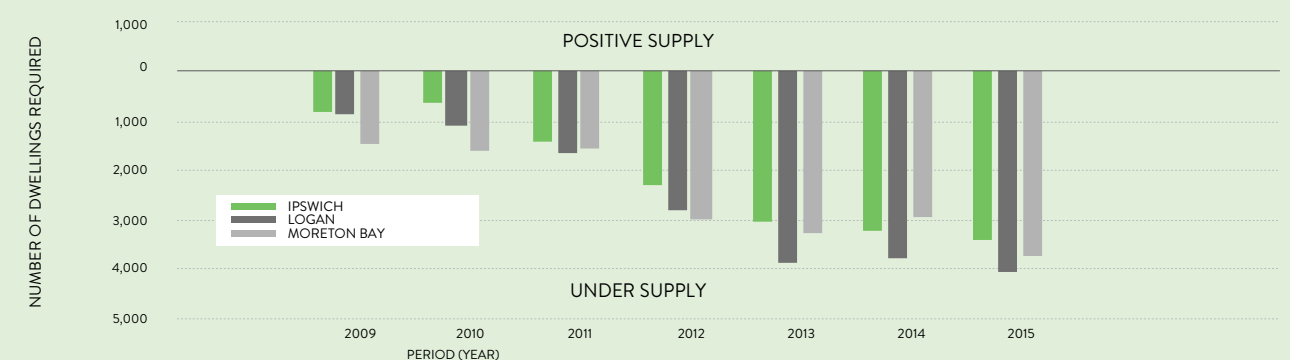
MEDIAN WEEKLY HOUSE RENT MARCH QTR 2016

“

IPSWICH IS THE LAST AFFORDABLE HOUSING OPPORTUNITY IN GREATER BRISBANE.

CRITICAL HOUSING UNDERSUPPLY

SEQ LGA'S



Prepared by Urbis for Urbane Homes; Source ABS, QGSO, 2015

“

AS THE FASTEST GROWING LGA, IPSWICH IS BECOMING CHRONICALLY UNDERSUPPLIED, RECORDING A HOUSING SHORTFALL OF APPROXIMATELY 3,500 DWELLINGS IN 2015.

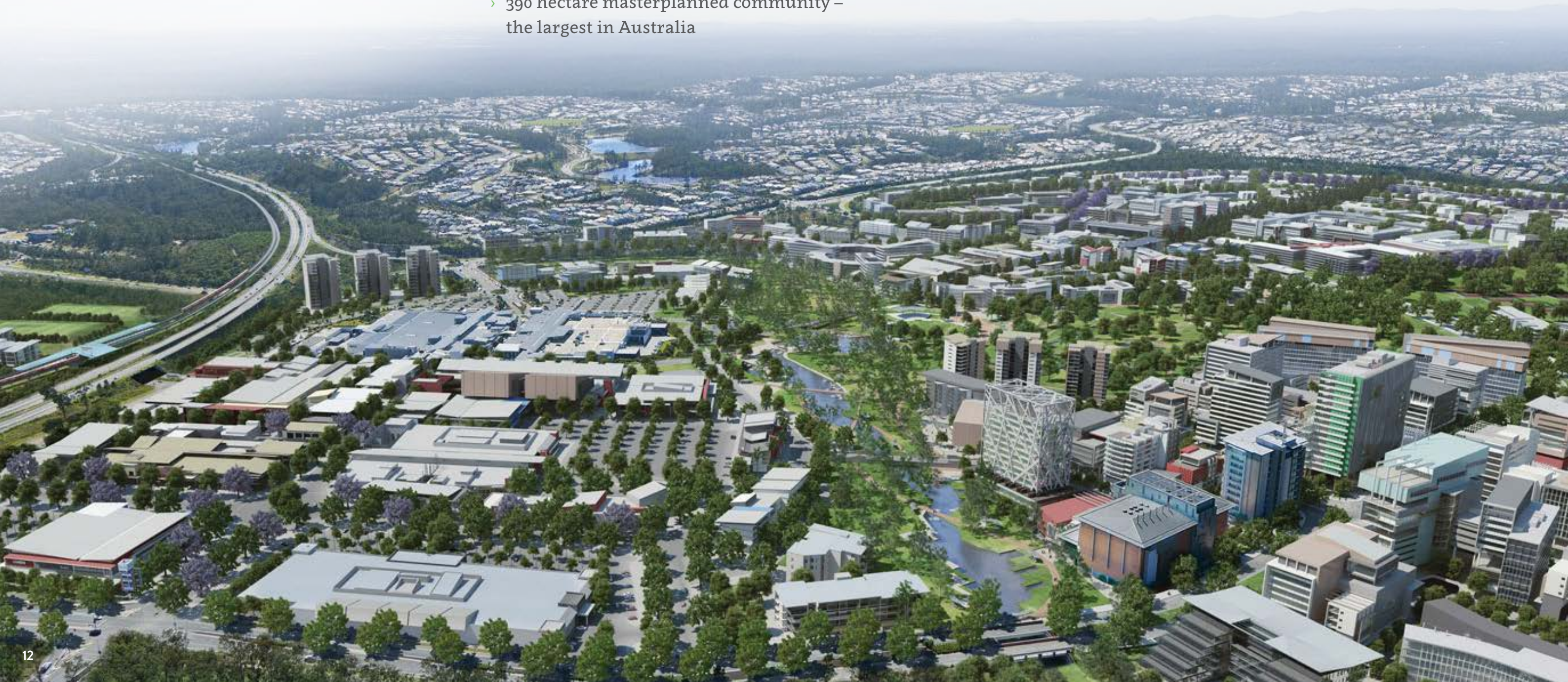
URBIS REPORT 2016

CLOSE TO SPRINGFIELD

VOTED THE WORLD'S BEST MASTERPLANNED COMMUNITY

FACTS

- › 12 minutes from Sanctuary
- › Current population – approximately 32,000 residents
- › Planned 2030 residential population – 138,000 residents
- › Estimated cost on completion – \$32 billion
- › 390 hectare masterplanned community – the largest in Australia
- › Total land area – 2860 hectares
- › Dedicated Education, Health and Technology Precincts
- › \$1.2 billion train line extension completed in December 2013
- › Access 83% of Brisbane workforce within 32 minute drive (Urbis 2010)



SPRINGFIELD HAS A MULTI PILLAR ECONOMY AND IS A LIFESTYLE DESTINATION

HEALTH CITY

PUBLIC & PRIVATE HEALTH FACILITIES FOR A GROWING POPULATION



Health City is a 52 hectare integrated health precinct that aims to deliver quality healthcare, medical education and research as well as aged and seniors living.

- + Mater Private Hospital Springfield provides a range of medical and surgical services as well as a combination of in-patient, day and chemotherapy beds supported by \$21.4 million in Australian Government funding for a cancer care centre
- + Approximately 70% of Mater Private Hospital employees live in the Greater Springfield area*
- + Aveo Group have begun construction on the \$1 billion Aveo Springfield aged care facility, providing up to 2,500 dwellings and a range of inclusive community, campus-style facilities

EDUCATION CITY

A DEDICATED PRECINCT TO ACADEMIC EXCELLENCE



Education City offers world-class facilities for the more than 14,000 students enrolled from child care to post-graduate university level in the area.

- + 18 hectare masterplanned education hub providing a central nucleus for education
- + The \$45 million University of Southern Queensland Springfield expansion
- + TAFE Queensland South West, Springfield Campus
- + 10 public and private schools established, 5 offering programs from Prep to Year 12
- + 11 childcare centres

IT & BUSINESS

CREATING JOBS THROUGH INNOVATION.



Information Technology is one of the key pillars of Greater Springfield and forms an important component of the emerging city's world-award winning signature masterplan.

- + 7 top tier businesses operate within Springfield including GE, British Gas and Mirvac
- + Polaris Data Centre is one of the most advanced IT facilities in the world
- + Idea City precinct designed to engage and encourage innovation, design and entrepreneurship. It will be a dynamic, evolving part of the city centre

ORION SPRINGFIELD CENTRAL



Greater Springfield offers a huge variety of places to eat, shop and relax, and plenty of opportunities in the retail and hospitality sectors.

- + 24 hectare Robelle Domain Parklands opened in 2015
- + Orion Springfield Central includes Big W, Target, Woolworths, Coles, Aldi and over 190 specialty stores
- + The Springfield Central Parklands contain more than 11 km of boardwalks, walking and cycle tracks
- + Brookwater Golf Course voted No.1 public access golf course in Queensland for the last 10 years

“

GREATER SPRINGFIELD IS FORECAST TO
CREATE 52,000 JOBS BY 2030
URBIS REPORT 2016

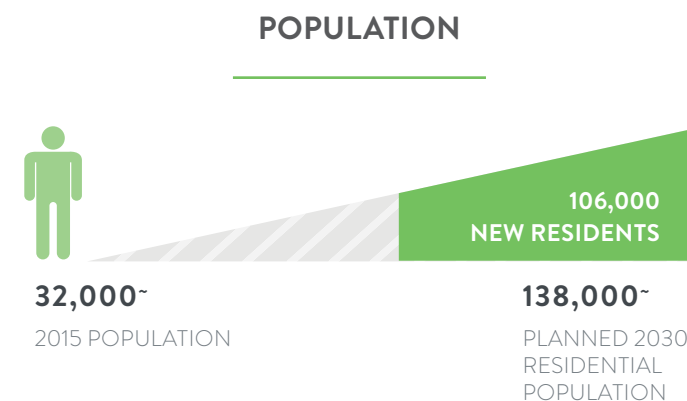
SPRINGFIELD – A TIMELINE



GREATER SPRINGFIELD >

KEY STATISTICS

Just 12 minutes from Sanctuary, Springfield is Australia's largest masterplanned community, and in 2010, was voted one of the world's best masterplanned communities.



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SPRINGFIELD IS THE FASTEST GROWING MASTERPLANNED COMMUNITY IN QUEENSLAND.

URBIS REPORT 2016

Source: ^{*}Urbis Report 2016.
[~]Greater Springfield Land Corporation, 2016.
[^]RP Data July 2016.

INFRASTRUCTURE

\$12B*

INFRASTRUCTURE INVESTMENT TO DATE

\$85B*

ESTIMATED INFRASTRUCTURE ON COMPLETION

\$85M*

MATER PRIVATE HOSPITAL COMPLETED 2014

INVESTMENT

\$1B*

AVEO RETIREMENT VILLAGE PROVIDING 2,500 DWELLINGS

\$550M*

DUSIT THANI SPA RESORT

\$1.27B*

SPRINGFIELD TRANSPORT CORRIDOR UPGRADE

THE HOUSING MARKET



\$438,000[^] MEDIAN HOUSE PRICE AT
SPRINGFIELD AS OF MARCH QUARTER 2016



2.7%[^]
CAPITAL GROWTH RATE AS AT JULY 2016



4.98%[^]
RENTAL YIELD AS OF JULY 2016



\$380[^]PW
MEDIAN RENT PER WEEK AS AT JULY 2016



> Greater Springfield includes: Augustine Heights, Brookwater, Springfield Central, Springfield Lakes and Spring Mountain.

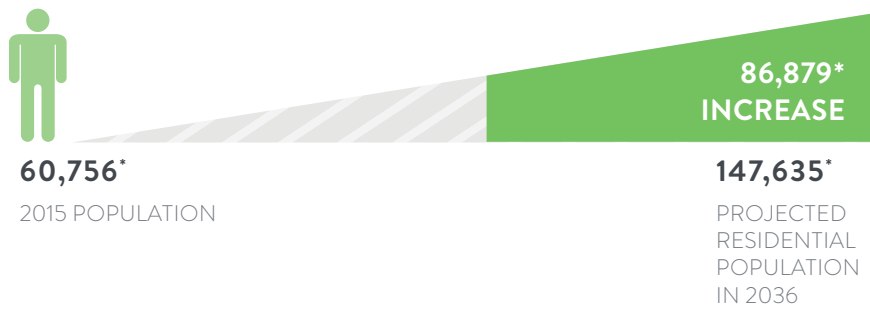
REDBANK PLAINS & CATCHMENT ^

KEY STATISTICS

Located just 12 minutes from Springfield, 15 minutes from Ipswich and 35 minutes from the Brisbane CBD, Redbank Plains is the perfect place for growing families.



POPULATION



THE HOUSING MARKET

 **\$383,750*** HOUSE PRICE AT REDBANK PLAINS
AS OF MARCH QUARTER 2016


 **4.3%***
CAPITAL GROWTH RATE (10 YEARS)

 **5.6%***
GROSS RENTAL YIELD FOR MARCH 2016 QUARTER


10% PREMIUM
\$385*PW
MEDIAN HOUSE RENT - 10% PREMIUM OVER
ESTABLISHED HOMES

WHO LIVES IN REDBANK PLAINS?

 **55%***
WHITE COLLAR PROFESSIONALS

 **51%***
FAMILY WITH YOUNG CHILDREN

 **24%***
SCHOOL AGE CHILDREN (5-19 YEARS)

 **56%**
OWNER OCCUPIER

 **44%**
RENTERS

Source: *Redbank Plains Urbis Report, 2016.

^ Redbank Plains catchment includes Brookwater, Bellbird Park, Collingwood Park, Redbank, Redbank Plains, Springfield and Springfield Lakes.

CONNECTION & INFRASTRUCTURE

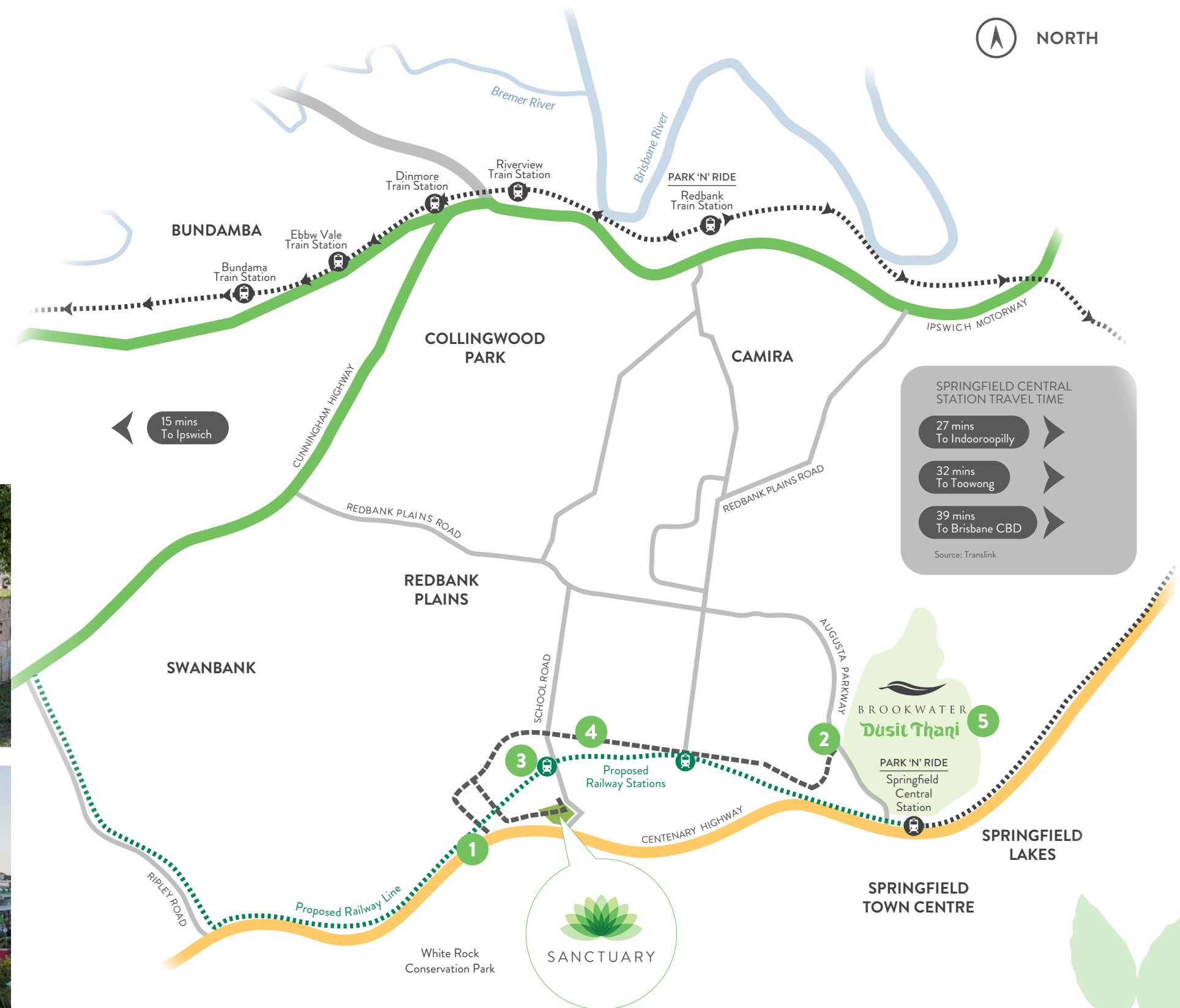
1 A NEW INTERCHANGE PROVIDING DIRECT ACCESS to Springfield via the Centenary Highway

2 NEW AUGUSTA PARKWAY CONNECTOR ROAD providing direct access to Springfield Town Centre and Brookwater in just 8 minutes

3 FUTURE TRAIN STATION 500m from Sanctuary

4 CONSTRUCTION OF MOUNT JUILLERAT DRIVE will provide direct access to Springfield in just 8 minutes

5 **\$550M Dusit Thani**
NEW \$550 MILLION DUSIT THANI
BROOKWATER GOLF AND SPA RESORT



EMPLOYMENT

SANCTUARY IS JUST MINUTES FROM MAJOR EMPLOYMENT OPPORTUNITIES



1

THE \$570M SWANBANK INDUSTRIAL PARK is forecast to create 15,000 jobs, and is already home to major companies such as Holcim, Veolia and Energex

2

HEALTH CITY AT SPRINGFIELD INCLUDES the new \$85 million Mater Private Hospital, the planned \$1 billion Aveo Springfield Retirement Village and more

3

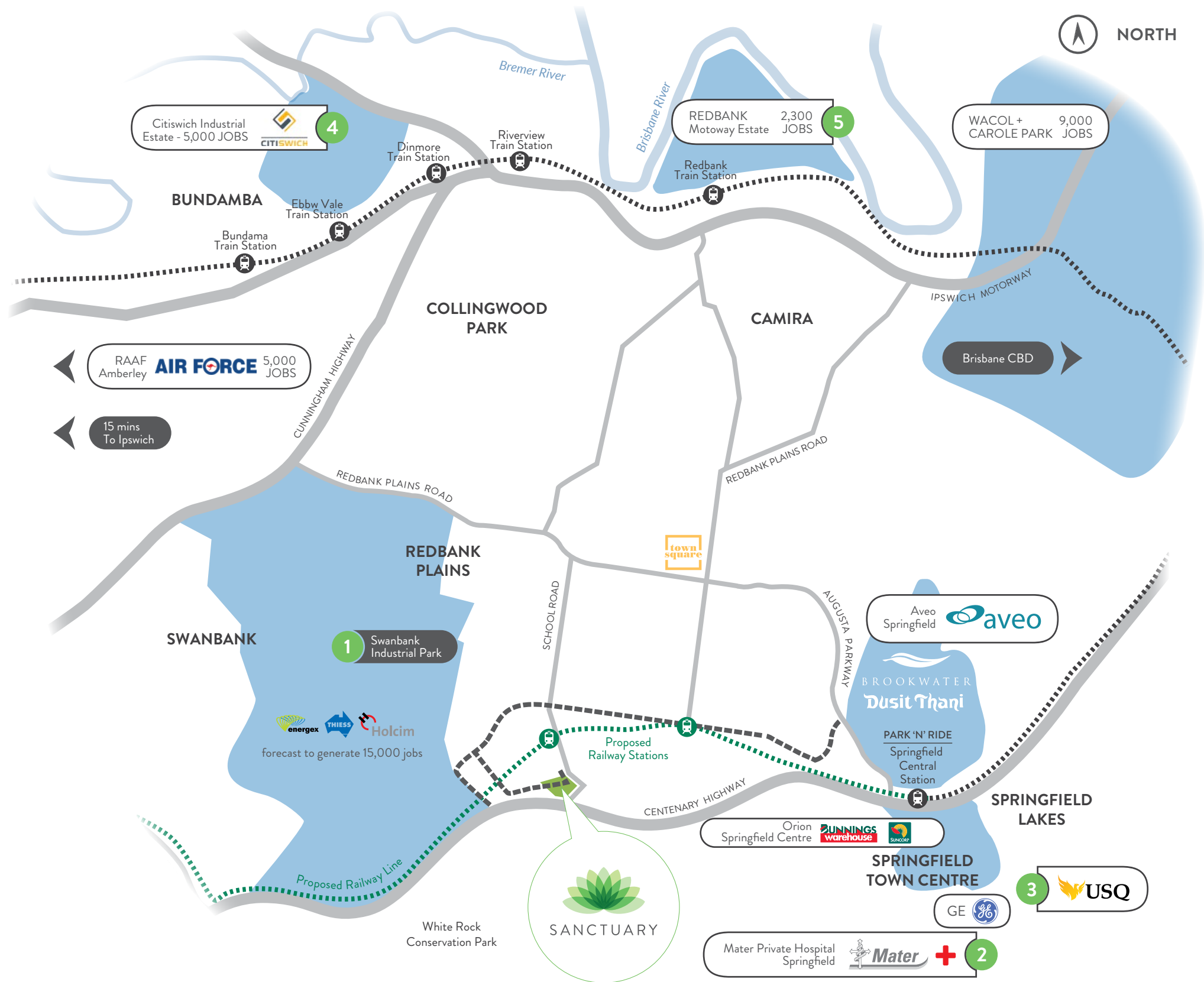
EDUCATION CITY AT SPRINGFIELD will benefit more than 14,000 students with the University of Southern Queensland, TAFE Queensland South West, performing arts and early learning centres

4

CITISWICH INDUSTRIAL ESTATE is set to generate more than 5,000 jobs, with major tenants such as Caltex

5

REDBANK MOTORWAY ESTATE is home to companies such as TNT and is forecasted to create 2,500 jobs



ENTERTAINMENT & RETAIL

SANCTUARY HAS A VAST ARRAY OF AMENITY RIGHT ON YOUR DOORSTEP



1

PROPOSED WOOLWORTHS SHOPPING CENTRE AND RETAIL PRECINCT 500m from Sanctuary



\$140M

2

THE NEW \$140 MILLION TOWN SQUARE development at Redbank Plains is due for completion in November 2016

Orion
Springfield Central
\$154M

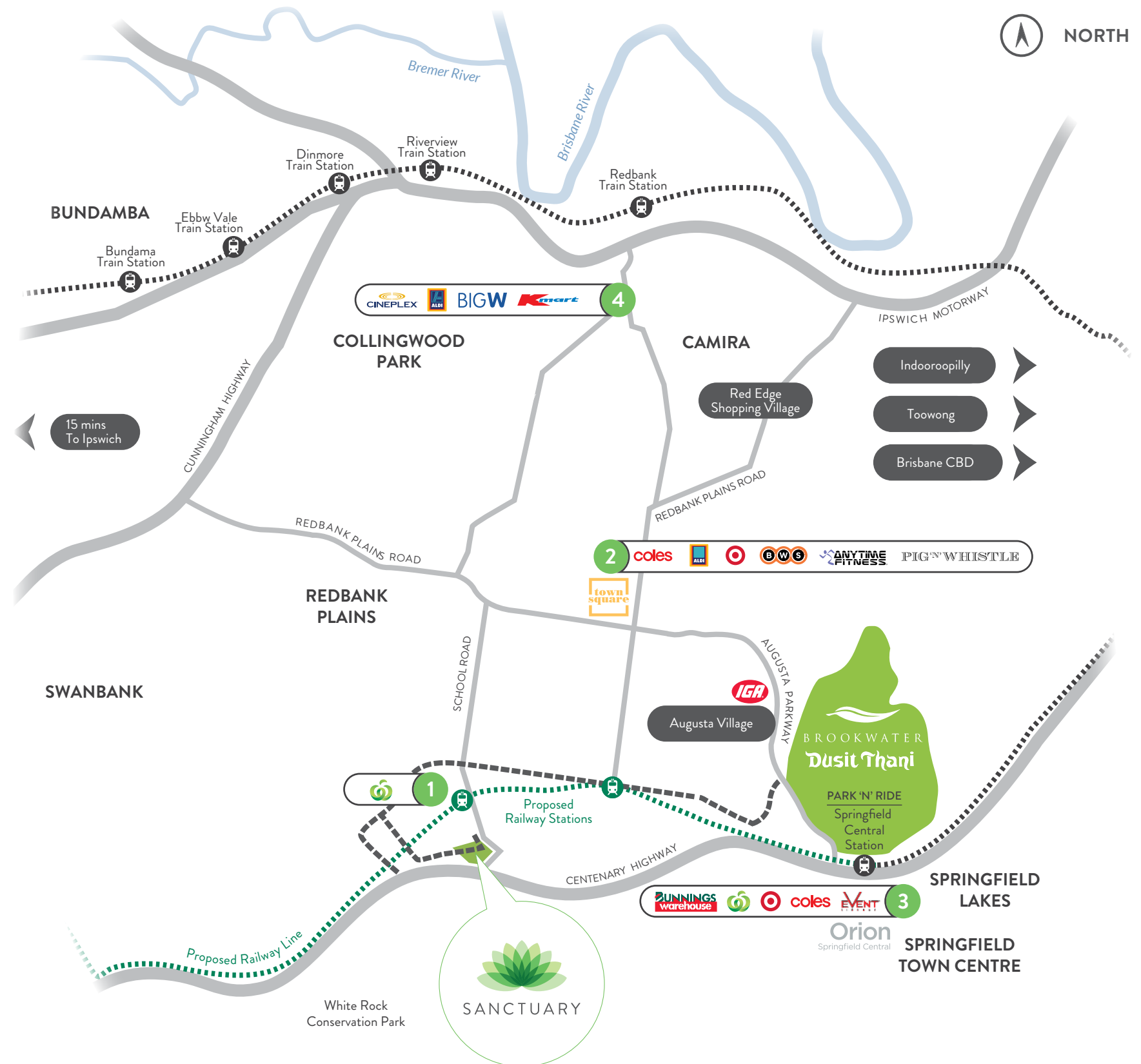
3

THE ORION SPRINGFIELD SHOPPING CENTRE'S \$154 million second stage has provided 80 additional specialty shops including major retailers Coles, Target and Event Cinemas



4

REDBANK PLAZA is a convenient option for shopping and entertainment with K-Mart, Big W, Coles, Aldi, Reading Cinemas plus specialty stores



Town Square

REDBANK
PLAINS

\$140
MILLION
DEVELOPMENT

JUST A 3 MINUTE DRIVE DOWN THE ROAD

“

OUR COMMITMENT IS TO PROVIDE A RETAIL OFFERING WITH A POINT OF DIFFERENCE TO OTHER CENTRES, THAT MEETS THE NEEDS OF THE IPSWICH COMMUNITY BUT ALSO ADDS TO THE SOCIAL CAPITAL OF THE AREA.

DAVID WATSON
CAPITAL TRANSACTION MANAGING DIRECTOR



coles

BIGW



Woolworths



PIG'N'WHISTLE



DUE FOR COMPLETION IN 2016



The new \$140 million Town Square will be built next to the existing Redbank Plains Retail Centre on Redbank Plains Road. In addition to the existing Woolworths and specialty stores, Town Square will house a new Coles supermarket, Aldi, Target, 3,000 square meters of big box retail, specialty stores and a dining precinct.

The new retail precinct will be developed across two stages and will increase the size of the existing centre to nearly 28,000 square metres, turning it into a sub-regional centre and community hub servicing the rapidly growing eastern suburbs of Ipswich.

Town Square is a joint venture between Capital Transactions and Alceon in a bid to accommodate the needs of a rapidly growing city.

“

THE DEVELOPMENT IS A RESPONSE TO THE CONTINUED GROWTH IN POPULATION IN THE EASTERN SUBURBS OF IPSWICH, MORE THAN THREE TIMES THE QUEENSLAND AND AUSTRALIAN AVERAGES. THE TRADE AREA POPULATION WILL DOUBLE IN THE NEXT 16 YEARS, AND THE REDBANK PLAINS SUPER CENTRE WILL BECOME A MAJOR ASSET FOR THE COMMUNITY.

TODD PEPPER,
DIRECTOR ALCEON

**\$154
MILLION**
EXPANSION



ORION SPRINGFIELD

Orion
Springfield Central

JUST A 12 MINUTE DRIVE AWAY

Orion Springfield is one of the South East's most prominent retail and entertainment precincts, and is just an 12 minute drive from Sanctuary.

Orion Springfield recently underwent a \$154 million expansion, including a Town Square dining precinct and an added 31,545sqm of retail, entertainment and commercial office suites including Coles, Target, Event Cinemas, Orion Hotel, a JB Hi-Fi and more than 190 specialty stores.

The centre continues to grow with international retailers including Flight Centre, Lorna Jane and Smiggle announcing their tenancy.

Orion Springfield has been a catalyst for growth in the area and has generated more than 1,140 jobs.



coles



BIGW

EVENT
CINEMAS

AMART
SPORTS

SPOTLIGHT

JB HI-FI



HEALTH & EDUCATION

AT YOUR FINGERTIPS



18 PUBLIC & PRIVATE SCHOOLS, INCLUDING a new primary school scheduled to open in 2017



\$1 BILLION AVEO SPRINGFIELD
Retirement Village which will deliver Australia's largest integrated retirement village



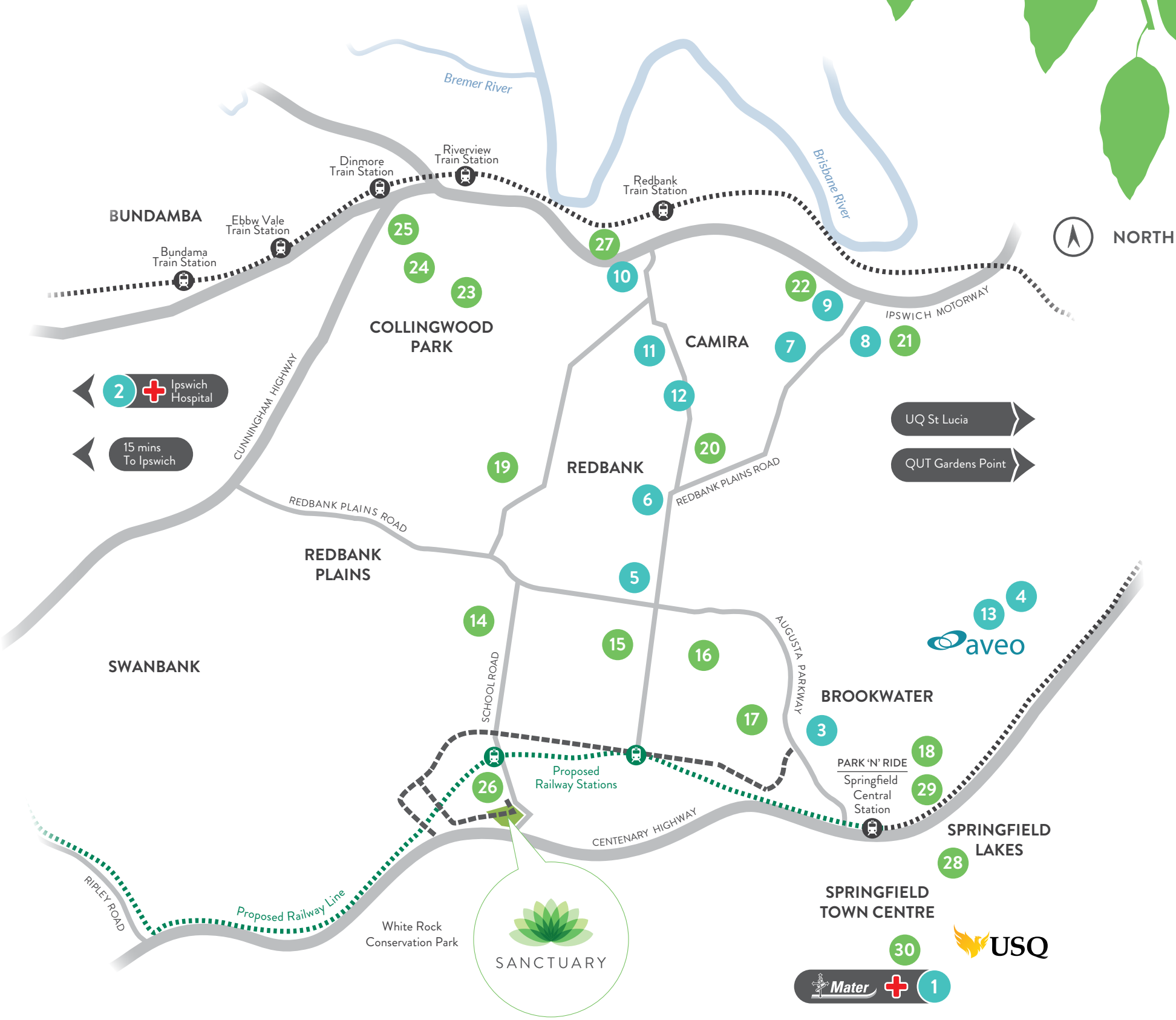
\$85 MILLION MATER PRIVATE HOSPITAL AT SPRINGFIELD



\$128 MILLION IPSWICH HOSPITAL EXTENSION

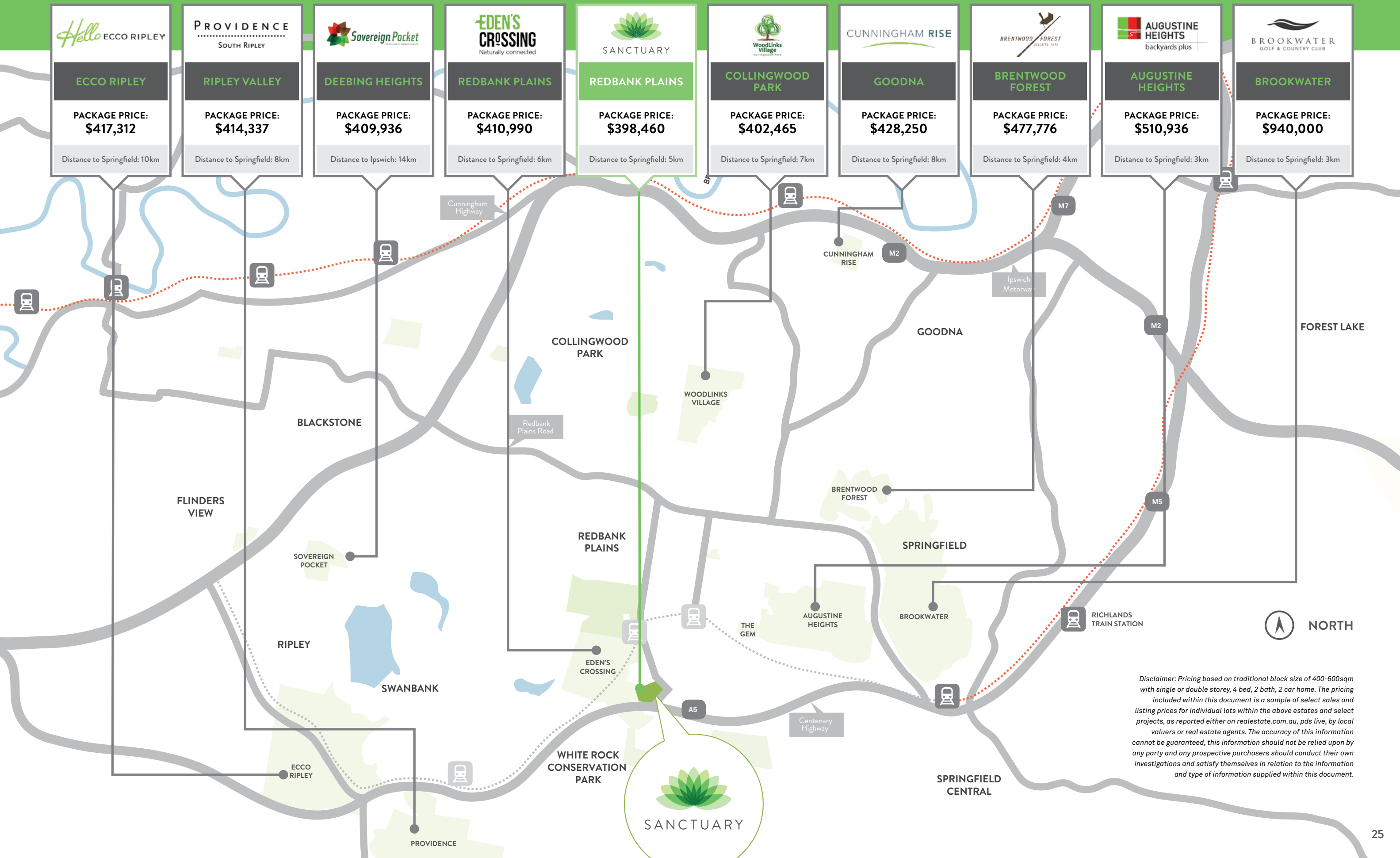
KEY

HEALTH	EDUCATION
1. Mater Private Hospital, Springfield	14. Redbank Plains State School
2. Ipswich Hospital	15. Redbank Plains High School
3. My Life Medical Group	16. Augusta State School
4. Springfield Medical & Dental Centre	17. St. Augustine's College
5. Redbank Plains Dental & Redbank Plains Family Health Centre	18. Woodcrest State College
6. Redbank Dental Centre	19. Woodlinks State School
7. Goodna Family Dentist	20. Kruger State School
8. Cedars Medical Centre, Goodna	21. St. Francis Xavier Catholic Primary
9. Goodna Medical Centre	22. Goodna State School
10. Redbank Plaza Medical	23. Collingwood Park State School
11. Redbank Plaza Dental Centre	24. Riverview State School
12. Palm Lake Medical Centre	25. St. Peter Claver College
13. Aveo Springfield	26. Staines Memorial College
	27. Redbank State School
	28. Springfield Lakes State School
	29. Springfield Anglican College
	30. Springfield Central State School & Springfield Central High School



A COMPELLING VALUE OPPORTUNITY

AVERAGE PACKAGE PRICE 4  2  2 



Disclaimer: Pricing based on traditional block size of 400-600sqm with single or double storey, 4 bed, 2 bath, 2 car home. The pricing included within this document is a sample of select sales and listing prices for individual lots within the above estates and select projects, as reported either on realestate.com.au, pds live, by local valuers or real estate agents. The accuracy of this information cannot be guaranteed, this information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to the information and type of information supplied within this document.



SIMPLY A BETTER WAY TO BUILD YOUR NEW HOME

”

Owning a high quality, value for money new home should be within everyone's reach. Our vision is to provide an easy way for people to achieve it, through superior design, high standards of service, impeccable workmanship and certainty on price, build time and inclusions. That's the Urbane Homes difference.

The Urbane Homes story starts with Bill Linn and his family, who commenced in building and developing well designed, high quality townhouses and homes throughout Queensland. Building quality and value for money homes has been Bill's focus since starting in the industry in 1982 and his vision can be seen throughout several thousand homes in Queensland.

Bill Linn

Founder + Chairman of Urbane Homes



urbane
HOMES

THE URBANE HOMES WAY

Urbane Homes is different to most builders. We work in partnership with leading developers to achieve a lower price for our land and partner with key builders that have proven they can meet our high standards of quality, workmanship and reliability. And because we bring more than 30 years' experience in the building and development business to each and every project, we know exactly how to ensure you will receive exactly what we promise.

Our passionate and experienced team are experts in their field and strive to deliver on the promise of an easy process to buying a new home at an affordable price. From getting our home sites ready, through to selecting your desired house and land package the team at Urbane Homes are there to service you.



DESIGN

Innovative house designs by an in-house architect and not a draftsman.



DELIVERY

Delivering over 500 homes in the past 12 months.



CERTAINTY

Certainty at every stage.



VALUE

Competitive pricing at a premium quality.

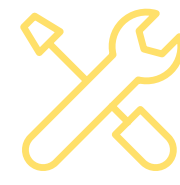


The result is buyers experience an easy, seamless, and de-risked process that truly does deliver a turnkey home in an attractive street, in areas where capital values, rental demand and the crucial elements of lifestyle, opportunity and amenity have all been fully considered.



**FIXED PRICE
TURNKEY HOME**

At Urbane Homes turnkey really means turnkey. All House and Land Packages include everything from full landscaping and letterboxes, to window furnishings and clothesline so you don't have to do anything except move in.



**FIXED BUILDING
TIME**

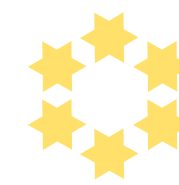
Urbane Homes construction partners will complete your build, from breaking ground to landscaping, within 26 weeks of starting the project.*

*Subject to wet weather, public holidays and availability of materials



**6 STAGE QUALITY
ASSURANCE**

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



**6 STAR ENERGY
RATING**

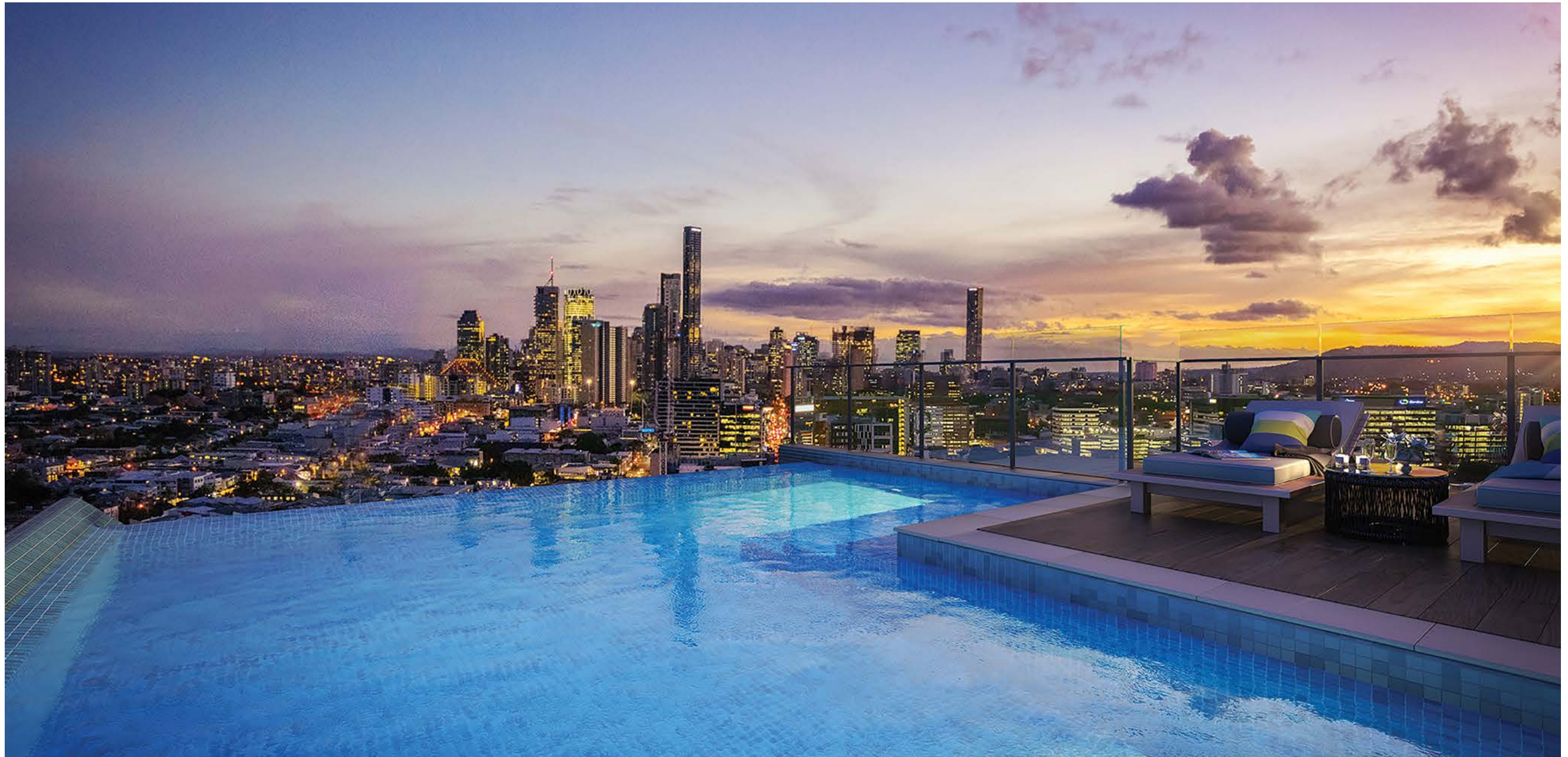
All Urbane Homes designs meet or exceed 6 star energy ratings. Our homes are designed and sited on each lot to ensure the best possible outcome in terms of cross ventilation and energy efficiency. As per national standards, all of our homes feature water efficient tap wear, energy efficient lighting and insulation.



**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.





MARQUEE PROJECTS - DEVELOPMENT PARTNER

At Sanctaury, Marquee Projects have taken a hands-on approach to designing and creating a quality masterplanned community. 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 in 4 weeks



Cannon Hill
44 Apartments
Sold out in 8 weeks



Newstead
223 Apartments
160 pre-sales in 6 weeks



Cannon Hill
44 Apartments
Sold Out in 7 weeks

Land Estates



Redbank Plains
91 Lots | 2 Stages
Sold Out



Hillcrest
18 Lots
Sold Out



Leichhardt
201 Lots | 4 Stages
Sold out within 12 months



Berrinba
81 Lots | 2 Stages
Sold Out



Redbank Plains
202 Lots | 4 Stages
Stages 1 & 2 Sold Out



Redbank Plains
234 Lots | 4 Stages
Stage 1 Sold Out



SANCTUARY

sanctuary-estate.com.au



urbaneHOMES

Disclaimer: The accuracy of information provided in this document cannot be guaranteed. This information should not be relied upon by any party and any prospective purchasers should conduct their own investigations and satisfy themselves in relation to this information and type of information supplied within this document. The pricing included within this document is a sample of select sales and listing prices for individual lots within the estate and select projects as reported on realestate.com.au, PDS live, by local valuers, developers websites or real estate agents. Pricing is subject to change without notice. Images of homes are a visual and descriptive aid only. Actual homes may differ from available stock. iCreate Solutions 9561