



Introduction Samantha Reserve Redbank Plains

Information Memorandum
Queensland, Australia

INVESTMENT PROPERTY CHECKLIST

1 **Location** (Commuting Distance to Employment Hubs)

2 **Population Growth**

3 **Infrastructure Projects**

4 **Economic Drivers** (Ideally several different industries)

5 **New Job Creation**

6 **Capital Growth Prospects**

7 **Market Cycle** (Is this a rising market?)

8 **Rental Demand & Yield**

9 **Local Amenities** (Proximity to Schools, Shopping, Hospitals)

10 **Public Transport** (Proximity to Bus, Train, Light Rail)



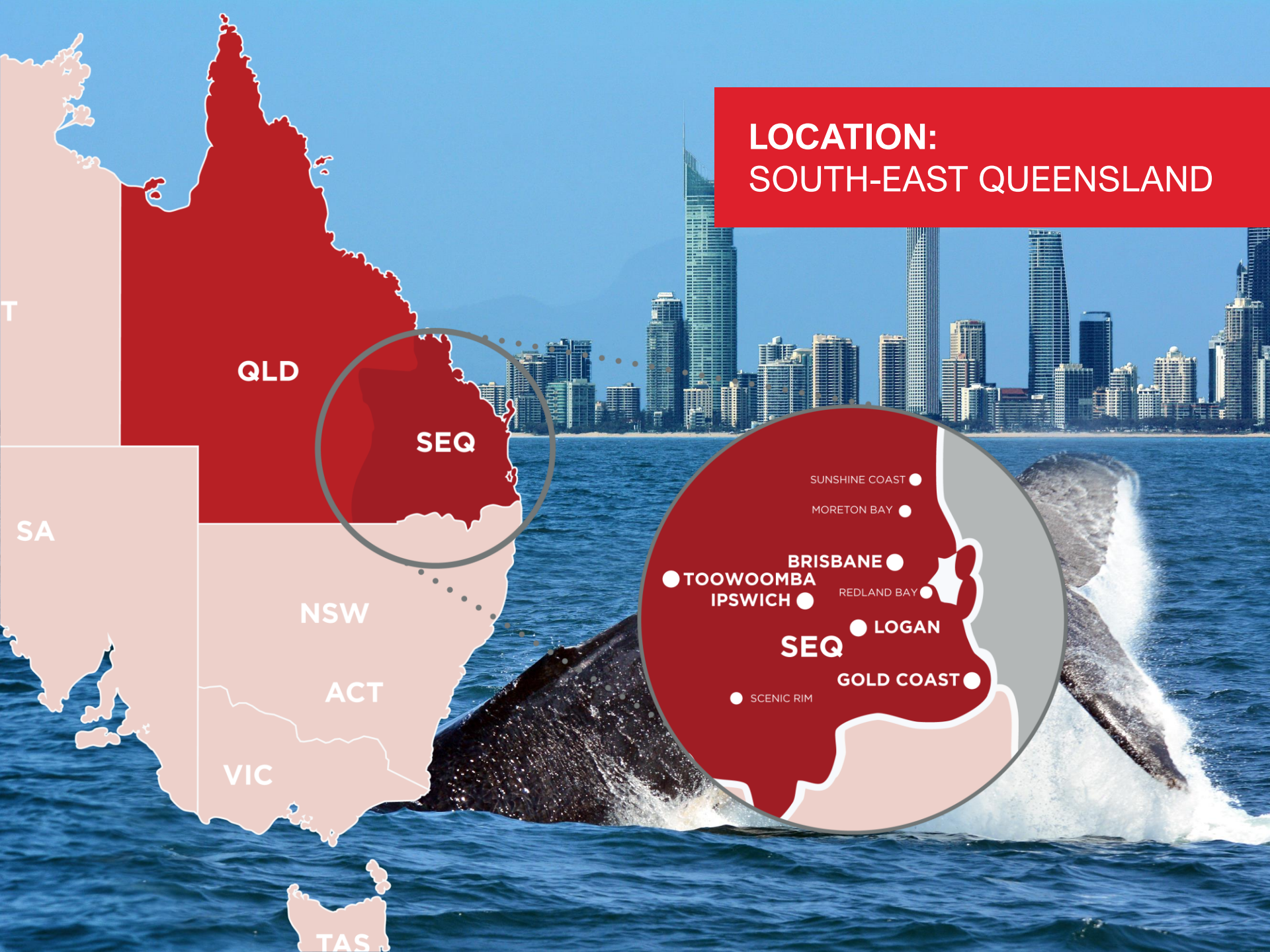
BOOMING

SOUTH EAST QUEENSLAND

- Approximately **1500 new residents** are moving to South-East Queensland every week
- The ABS projects there will be an additional **1.58 Million residents between 2020 and 2041 to reach 5.35 Million**
- That's **79,000 new residents every year** for 20 years
- The QLD Government estimates **634,000 new dwellings will be needed in the next 20 years** to accommodate this population growth
- That's **610 new homes required every week for the next 20 years** to meet the housing demand.
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.
- The **350 plus major infrastructure projects** are expected to support about **930,000 jobs through to 2031.**



LOCATION: SOUTH-EAST QUEENSLAND



QLD

SEQ

SA

NSW

ACT

VIC

TAS

SUNSHINE COAST ●

MORETON BAY ●

BRISBANE ●

● TOOWOOMBA

IPSWICH ●

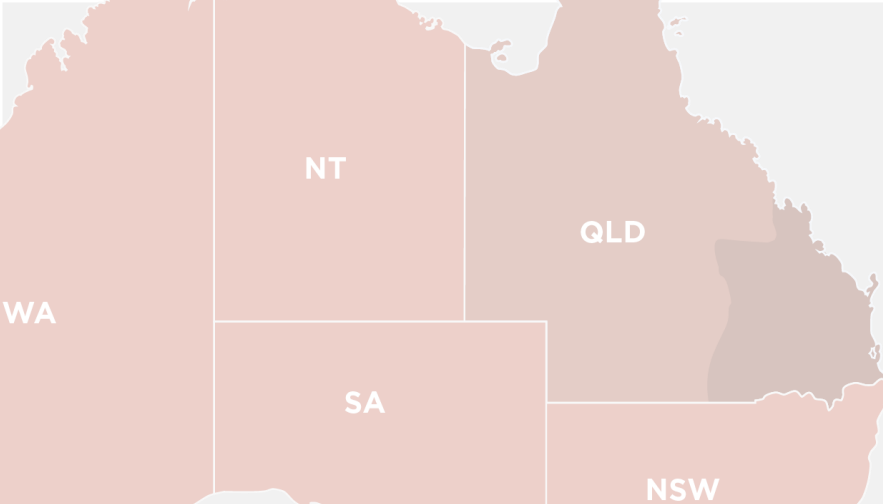
REDLAND BAY ●

● LOGAN

SEQ

GOLD COAST ●

● SCENIC RIM



OUR INVESTMENT PHILOSOPHY

**INFRASTRUCTURE = NEW JOBS =
POPULATION GROWTH = CAPITAL GROWTH**

news.com.au

Major infrastructure projects fast tracked in Queensland

Josh Bavas | November 20, 2019

A raft of major infrastructure projects across Queensland is set to go ahead, after a surprise deal was reached between the state and federal governments.

"..an agreement that will see about \$1.9 billion worth of funding released in the short term".

This is an extract from the News.com.au on the 20th of November 2019:
<https://www.abc.net.au/news/2019-11-20/infrastructure-agreement-federal-and-queensland-government/11720440>

brisbane times
INDEPENDENT. ALWAYS.

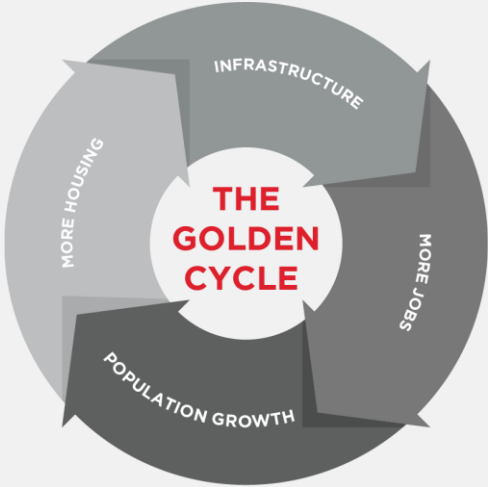
City Deal a multibillion dollar 'Game Changer' for SEQ

Tony Moore | August 21, 2019

The formal south-east Queensland city deal is expected to be signed in mid-2020.

The City Deal aims to unlock the economic potential of South East Queensland, ensuring its successful future for next two decades.

This is an extract from the Brisbane Times on the 21st of August 2019:
<https://www.brisbanetimes.com.au/national/queensland/clock-starts-ticking-on-south-east-queensland-city-deal-20190821-p52gy.html>



“The Golden Triangle” Australia’s investment hotspot

“SOUTHEAST Queensland’s property market offers a “golden triangle of opportunity”, with **the region tipped to have the best capital growth in the country.**

- Realestate.com.au



TIME MACHINE INVESTING

Imagine being able to go back in time 20 years and invest in Sydney and Melbourne property markets?

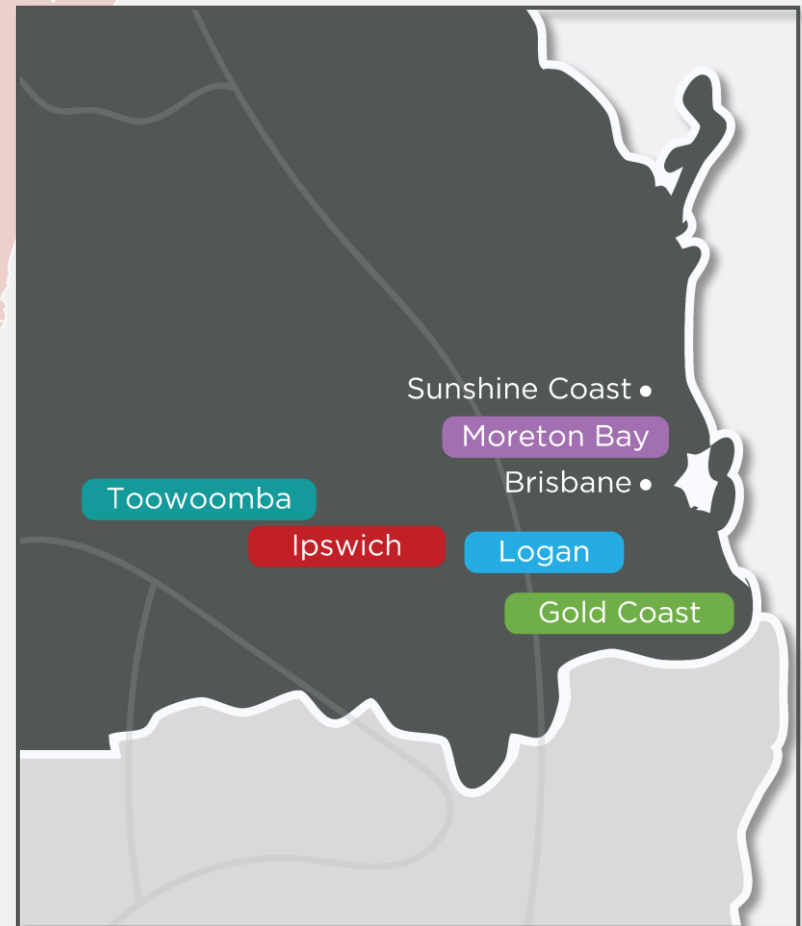


SEQ IS YOUR TIME MACHINE

GREATER MELBOURNE

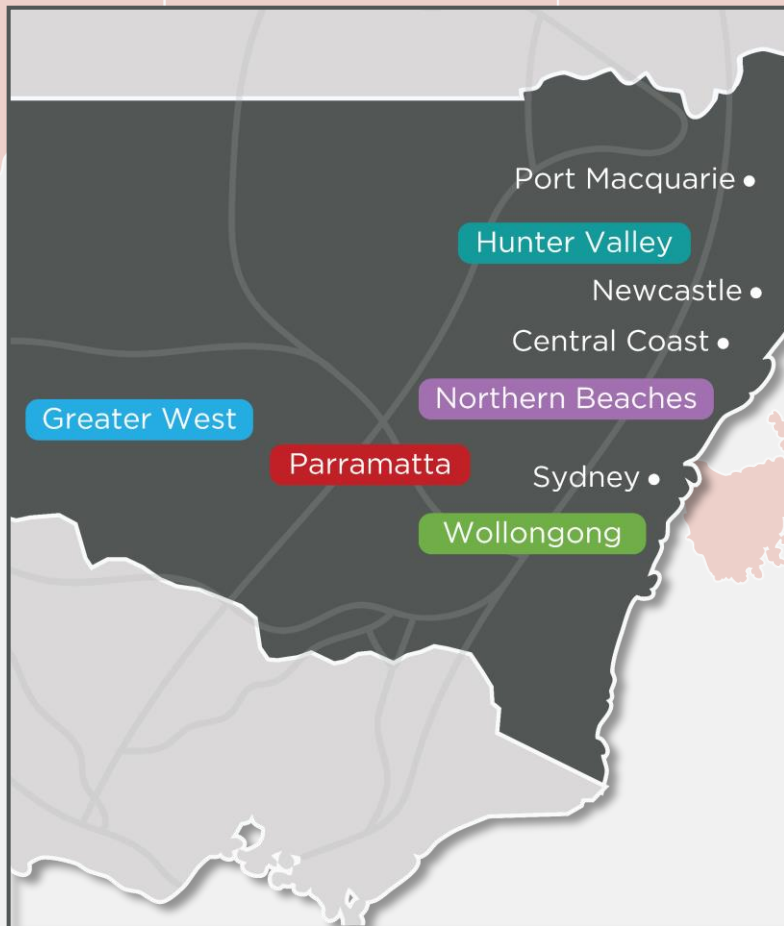


SOUTH EAST QLD

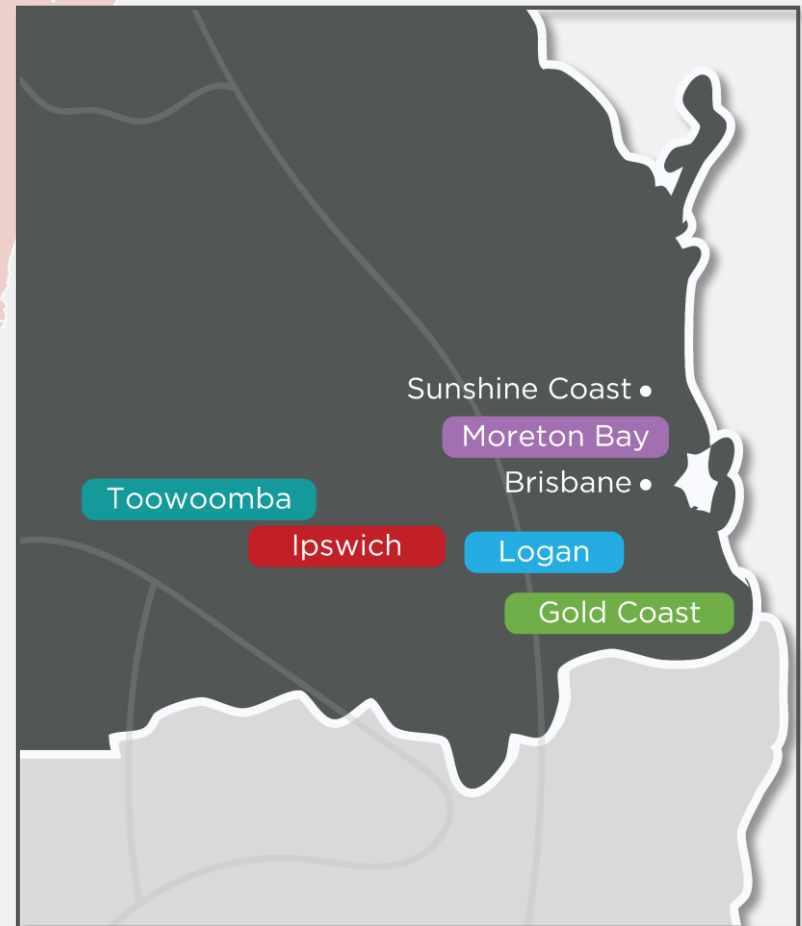


SEQ IS YOUR TIME MACHINE

GREATER SYDNEY



SOUTH EAST QLD



WHERE ARE THEY ALL MOVING TO?

By 2041, SEQ is expected to accommodate **an additional 1.98 million people**, bringing its total population to 5.35 million

SEQ's current and projected population

Local Government Area	Population	
	2015 (estimated resident population)	2041 (estimated resident population)
Brisbane	1,162,200	1,572,000 (▲409,800)
Gold Coast	555,600	928,000 (▲372,400)
Ipswich	193,000	520,000 (▲327,000)
Lockyer Valley	38,800	61,000 (▲22,200)
Logan	308,700	586,000 (▲277,300)
Moreton Bay	425,500	655,000 (▲229,500)
Noosa	53,500	63,000 (▲9,500)
Redland	150,000	188,000 (▲38,000)
Scenic Rim	39,800	62,000 (▲22,200)
Somerset	24,000	38,000 (▲14,000)
Sunshine Coast	284,500	495,000 (▲207,500)
Toowoomba	133,400	180,000 (▲46,600)
SEQ	3,378,000	5,349,000 (▲1.98 million)

SOUTH-EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

LOGAN ●

PIMPAMA ◆

SOUTHPORT ◆

GOLD COAST ●

ROBINA ◆

TOOWOOMBA ●

IPSWICH ●

YARRABILBA ◆

FLAGSTONE ◆

The QLD Government has **allocated \$134 Billion in infrastructure investment** to support the massive population boom. The 350 plus major projects are expected to support about **930,000 jobs through to 2031**.

10 new cities are underway to house the extra 1.4m residents coming in the next 15 years.

● ESTABLISHED CITIES

◆ PRINCIPAL REGIONAL
ACTIVITY CENTRES



SOUTH-EAST QUEENSLAND LEADS THE WAY



SEQ Property Market predicted to increase by 20% in 2019-22

Doug Scragg | July 19, 2019

Property prices are set to increase by 20% which is fantastic news for homeowners and investors in South East Queensland. Our region outperforms the growth of all other major capital cities in the country. The forecast growth for 2019-2022 is shown in the graph below (provided by BIS Oxford Economics).

This is an extract from the Wealthmed on the 19th of July 2019:
<https://www.wealthmed.com.au/property/seq-property-market-predicted-to-increase-by-20-in-2019-22/>



The Urban Developer

Sydney and Melbourne property markets some of “the most challenged”

Dinah Lewis Boucher | April 23, 2019

While Sydney, Perth and Darwin property markets are the “most challenged” right now, other cities show more mixed results, according to online property search site realestate.com.au

“..Brisbane market – jobs are being created and this is supporting population growth”

This is an extract from the Urban Developer on the 23rd of April 2019:
<https://theurbandeveloper.com/articles/australias-most-in-demand-suburbs>



Sydney and Melbourne prices could fall by 50 per cent

Alex Brooks | April 16, 2019

Prices in some areas of Sydney and Melbourne are set to tumble even further by 2022, with experts predicting the worst is yet to come.

“Prices will unwind in Sydney and Melbourne for at least another three years”.

This is an extract from Realestate.com.au on the 16th of April 2019:
<https://www.realestate.com.au/news/property-armageddon-house-prices-could-fall-by-50-par-cent/>

brisbane times
INDEPENDENT. ALWAYS.

QLD economy getting a boost from Sydney and Melbourne buyers

James Hall | March 22, 2019

Queensland's economy is getting a boost thanks to people fleeing “crazy house prices” in southern states.

“All in all, this means that the state's population growth will remain stronger than the national average for the next few years...”

This is an extract from the Brisbane Times on the 22nd of March 2019:
<https://www.brisbanetimes.com.au/national/queensland/crazy-house-prices-causing-southerners-to-leave-to-queensland-20190414-p51e11.html>

NT

QLD

Median house price growth forecast, 2019 to 2022

	Estimated house price June 2019 (\$)	Forecast house price June 2022 (\$)	Growth 2019 to 2022 (%)
Sydney	980,000	1,040,000	+6
Melbourne	760,000	810,000	+7
Brisbane	552,000	665,000	+20
Adelaide	495,000	550,000	+11
Perth	505,000	540,000	+7
Hobart	500,000	520,000	+4
Darwin	500,000	535,000	+7
Canberra	680,000	750,000	+10

VIC



BIS OXFORD ECONOMICS

SEQ Property Market to increase by 20% outstripping Sydney and Melbourne

“SEQ outperforms the growth of all other major capital cities in the country.”

- BIS Oxford Economics



AUSTRALIA'S MAJOR PROPERTY MARKETS

Darwin

Population: +20,000pa
Median Price: \$460,000
Median Yield: 4.3%
LOW GROWTH, TOO ISOLATED

South East QLD

Population: +80,000pa
Median Price: \$500,000
Median Yield: 4.8%
HIGH GROWTH, HIGH YIELD

Sydney

Population: +90,000pa
Median Price: \$1million
Median Yield: 2.7%
HIGH GROWTH, LOW YIELD

Canberra

Population: +10,000pa
Median Price: \$800,000
Median Yield: 3.9%
LOW GROWTH, 99YR LEASE

Melbourne

Population: +110,000pa
Median Price: \$750,000
Median Yield: 2.7%
HIGH GROWTH, LOW YIELD

Hobart

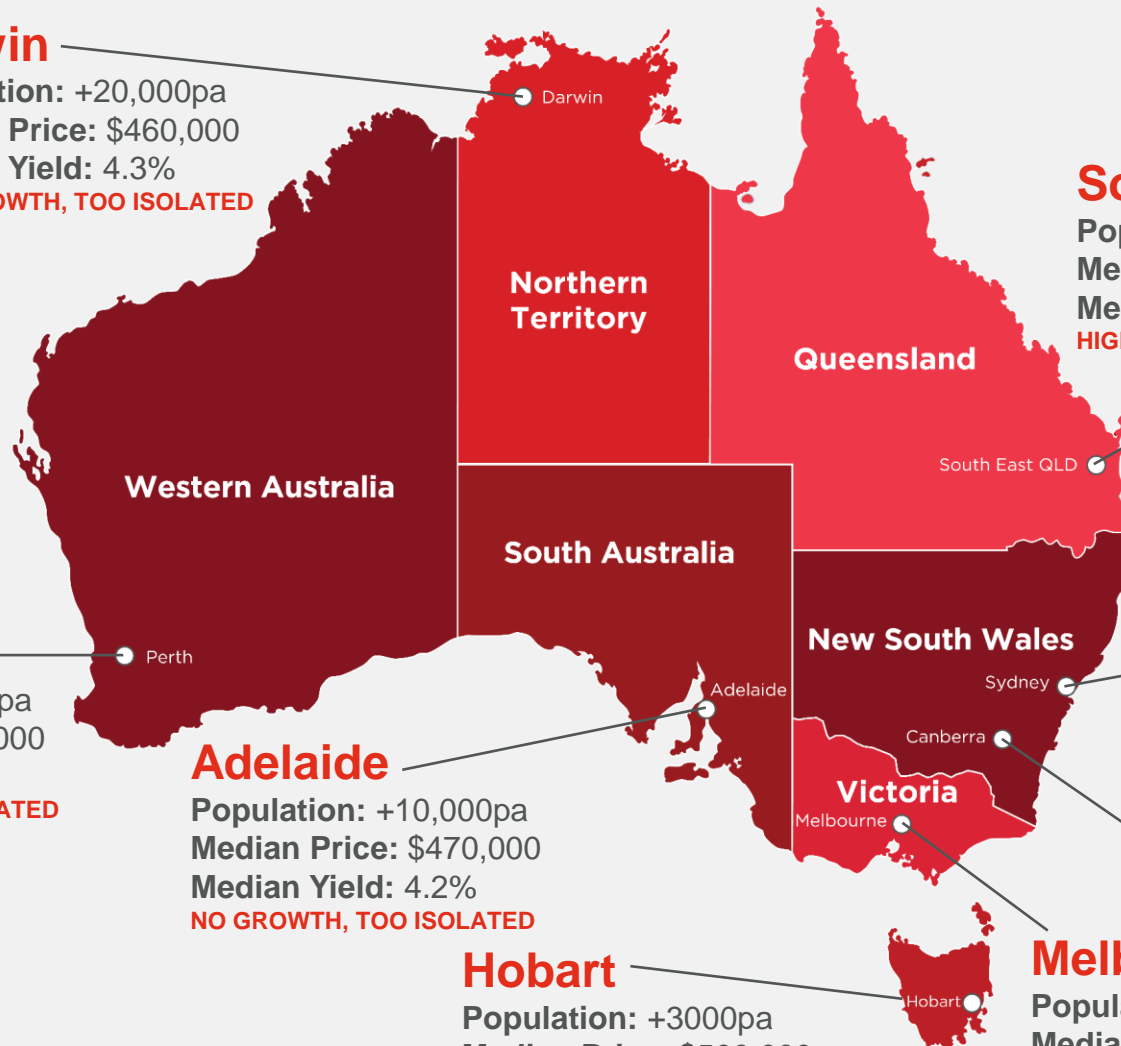
Population: +3000pa
Median Price: \$500,000
Median Yield: 4.2%
NO POPULATION GROWTH

Adelaide

Population: +10,000pa
Median Price: \$470,000
Median Yield: 4.2%
NO GROWTH, TOO ISOLATED

Perth

Population: +20,000pa
Median Price: \$450,000
Median Yield: 3.5%
LOW GROWTH, TOO ISOLATED



INTERSTATE MIGRATION

MASS EXODUS TO SEQ

Interstate Migration Report – Macquarie Bank

5 year forecast 2017 - 2022

Housing market	Median house price (2017)	Population movement	Wealth transfer
Sydney	\$1,111,124	133,833 (net loss)	\$7.3bn (net loss)
Melbourne	\$847,432	11,583 (net gain)	\$600m (net gain)
Adelaide	\$463,712	14,251 (net loss)	\$500m (net loss)
Perth	\$491,525	4,197 (net loss)	\$100m (net loss)
Canberra	\$621,804	6,152 (net loss)	\$500m (net loss)
Hobart	\$447,604	11,242 (net loss)	\$200m (net loss)
Darwin	\$549,523	9,059 (net loss)	\$100m (net loss)
Brisbane & SE Qld	\$517,539	167,444 (net gain)	\$8.1bn (net gain)



Homebuyer grant: \$25k HomeBuilder scheme

Samantha Maiden | June 4, 2020

Scott Morrison will fire the starter's gun on a renovation rescue for the economy with \$25,000 cash grants for new homes and renos from midnight tonight.

Mr Morrison said the \$25,000 grants would "support those Australians whose dream it was to build their home or to do that big renovation".

This is an extract from News.com.au:
<https://www.news.com.au/national/politics/homebuyers-grant-who-is-eligible-for-25k-homebuilder-scheme/news-story/7e2060fb086fd5e18ca830a578a08c7f>



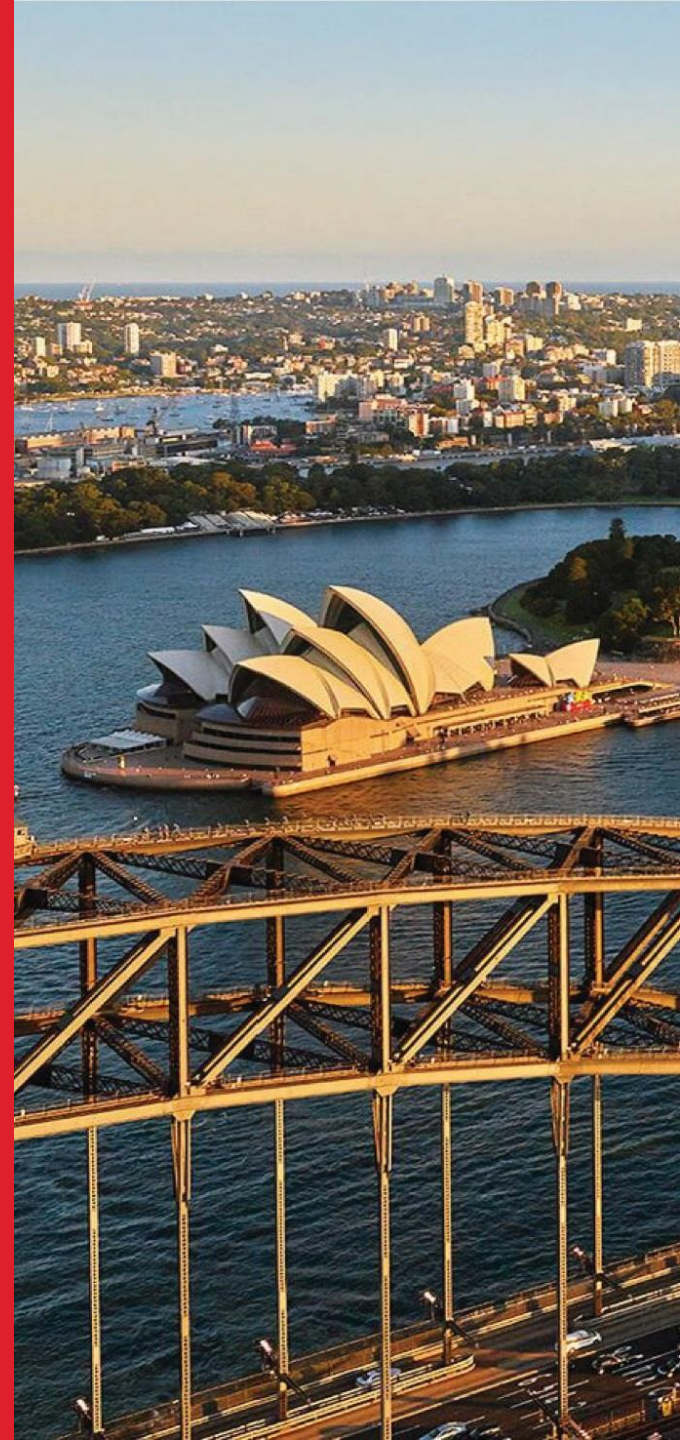
Sydney and Melbourne buyers looking to SEQ

Alex Brooks | April 16, 2019

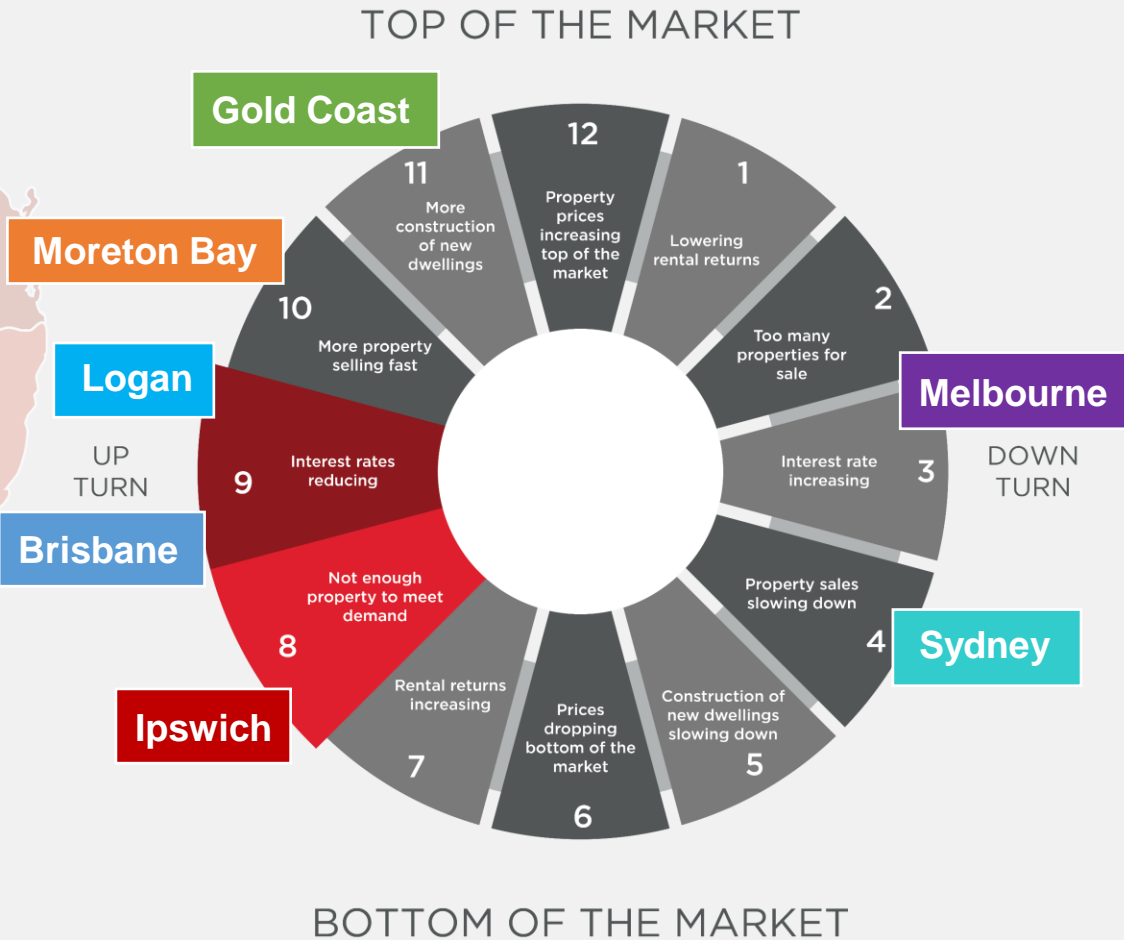
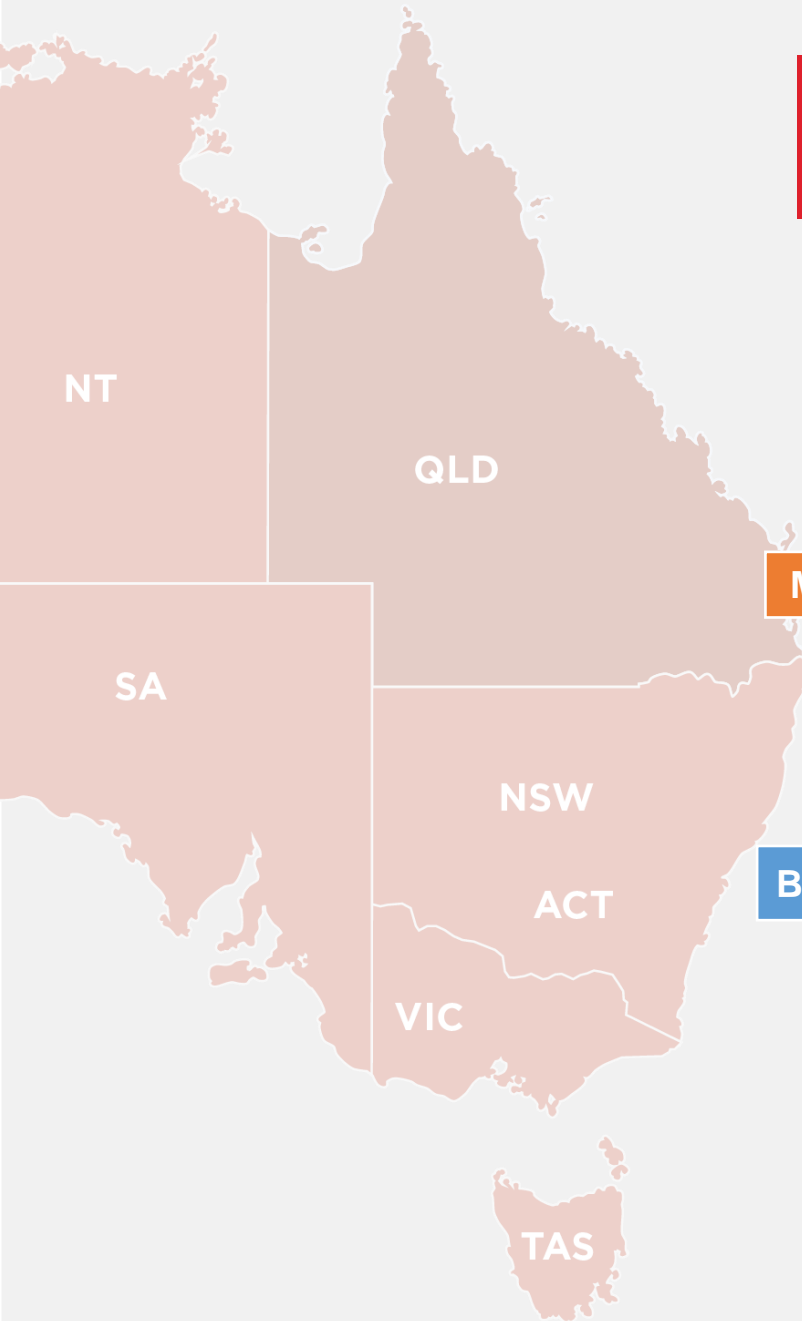
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<https://www.realestate.com.au/news/property-armageddon-house-prices-could-fall-by-50-per-cent/>



THE PROPERTY CLOCK



SOUTH EAST QUEENSLAND LEADS AUSTRALIA



Domain

Property hotspot for 2020: Queensland top performer

Isabelle Chesher | January 4, 2020

Attention now turns to where the property hotspots of the new year will emerge.

“Vacancy rates are very low ... and rents are already rising, which is a sign that there’s pressure on housing supply,” Mr Pressley added.

This is an extract from the Domain on the 4th of January 2020: <https://www.domain.com.au/news/property-hotspots-for-2020-experts-pinpoint-the-locations-you-should-be-watching-914856>.

 **realestate.com.au**

Queensland leads housing growth in Australia

Sophie Foster | January 16, 2020

Queensland is defying massive falls among southern states to post the highest growth in housing starts in the country, latest data shows.

It said the decline in building approvals was bottoming out, house prices were rising strongly since mid 2019, rates were “very low” and population growth was strong.

This is an extract from the Realestate.com.au on the 16th of January 2020: <https://www.realestate.com.au/news/queensland-leads-housing-growth-turnaround/>.

The Courier Mail

Queensland 2019 building hotspot: HIA

Paul Shearer | April 20, 2019

HIA QLD executive director Michael Roberts said the state was well represented across the country, taking out five places in the national top 20.

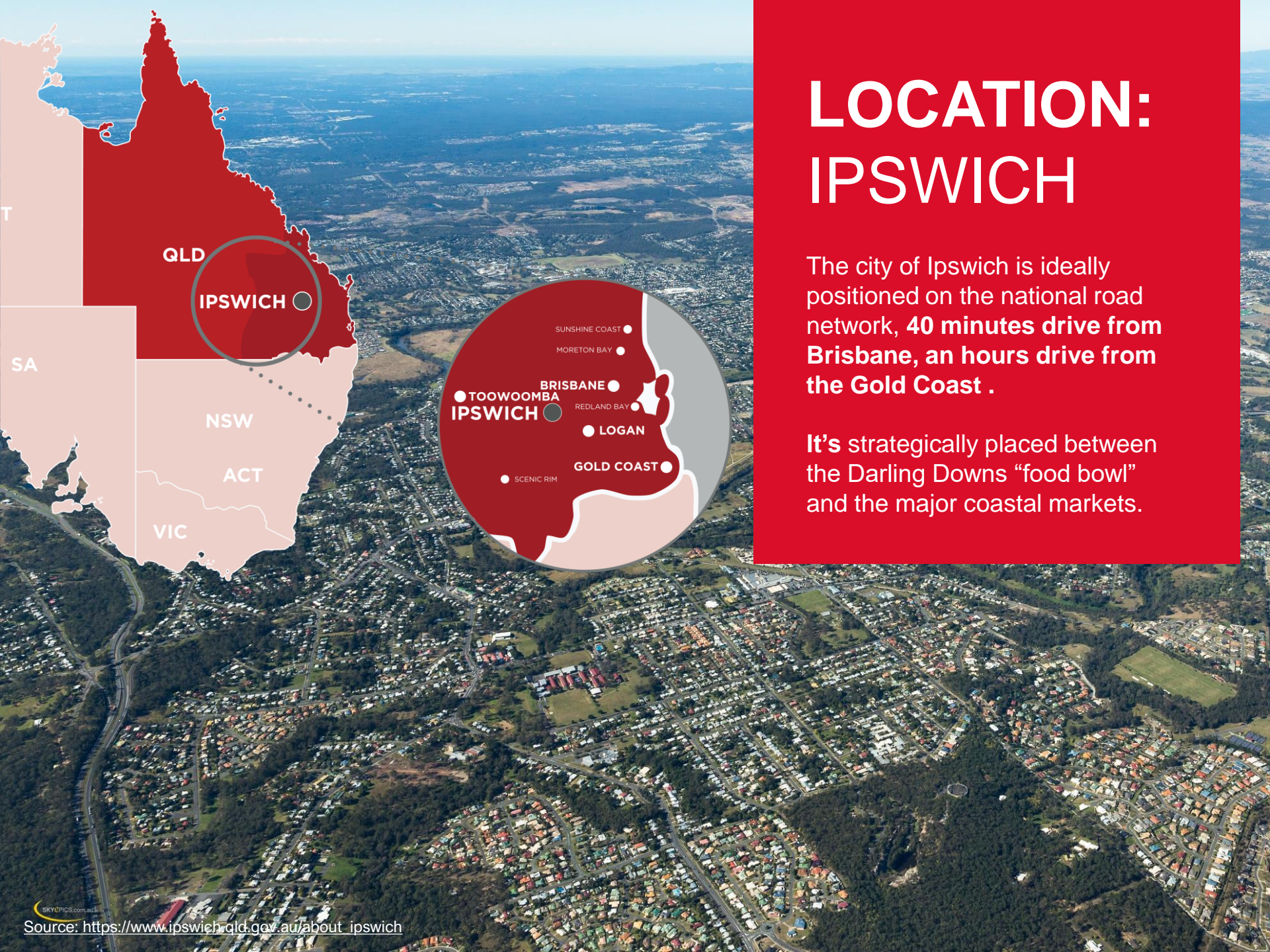
“The GC’s Pimpama area has remained the states’s no. 1 hotspot four years running”.

This is an extract from the Courier Mail on the 20th of April 2019: <https://www.couriermail.com.au/queensnews/redlands/hia-reveals-states-top-building-hotspots-as-population-growth-continues-to-drive-new-housing/news-story/b340175c03813ecd9584cdeb244c291>.

LOCATION: IPSWICH

The city of Ipswich is ideally positioned on the national road network, **40 minutes drive from Brisbane, an hours drive from the Gold Coast .**

It's strategically placed between the Darling Downs "food bowl" and the major coastal markets.



QLD

IPSWICH

SUNSHINE COAST

MORETON BAY

BRISBANE

TOOWOOMBA
IPSWICH

REDLAND BAY

LOGAN

GOLD COAST

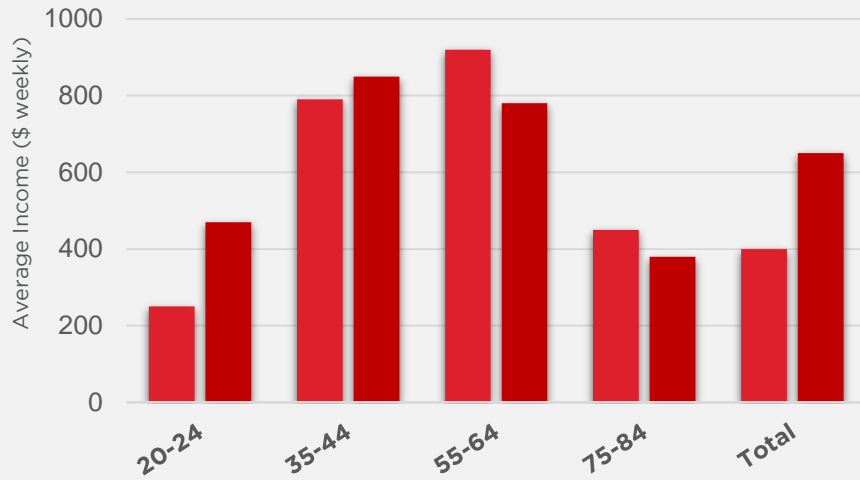
SCENIC RIM

NSW

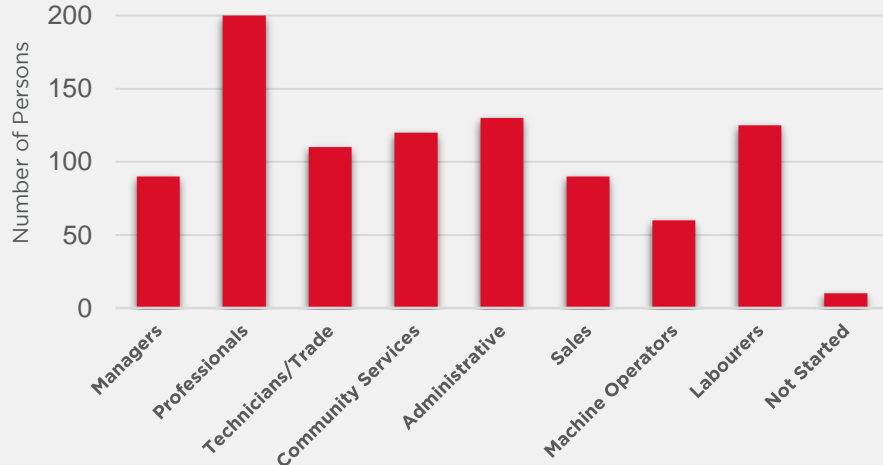
ACT

VIC

AVERAGE WEEKLY INCOME - IPSWICH



OCCUPATION - IPSWICH



DEMOGRAPHICS: IPSWICH

POPULATION GROWTH

Ipswich is the fastest growing city in Queensland and arguably Australia is planned to grow by 150% between 2019 and 2041. The region will need nearly 6000 new homes per year to meet demand.

JOBS

Future population growth in the city will create demand for another 120,000 jobs

ECONOMIC GROWTH

By 2026, the economy is projected to be worth \$12.7 Billion with a population of 355,000

LOCATION

- Centrally located on national road networks
- 40 minute drive to Brisbane CBD
- 60 minute drive to both domestic and international air and sea ports
- Convenient access to both the Sunshine Coast and the Gold Coast
- Electric rail to Brisbane and the Gold Coast
- Easy access to capital city facilities

POPULATION GROWTH: IPSWICH



Population surge sees Ipswich growth at 5% pa

Darren Giles | 14th February 2019

The population of Ipswich has cracked the 218,000 mark.

The number of new dwellings in Ipswich represents 5.35 per cent growth and a five-year average annual growth rate of 4.20 per cent.

This is an extract from Ipswich First on the 14th of February 2019:
<https://www.ipswichfirst.com.au/population-surge-sees-ipswich-growth-rate-steady-at-5-per-cent/>



Ipswich booming population racing towards 220,000

Darren Giles | 10th May 2019

The Ipswich population is closing in on another significant milestone with surging growth across the city.

Ipswich City Council's population growth statistics have consistently seen Ipswich ranked as one of the fastest growing cities in Queensland and in the top 10 nationwide.

This is an extract from Ipswich First on the 10th of May
<https://www.ipswichfirst.com.au/ipswich-population-racing-towards-220000/>



Ipswich's population and building boom continues!

Helen Bryan

Ipswich City Council is investing money in upgrading various infrastructure to keep up with the suburb's growth.

Ipswich is also seeing a spike in job opportunities, especially in the defence and trade sectors.

This is an extract from the Remax: <https://www.profilerealestate.com.au/ipswich-population-and-building-boom-continues/>




New schools in Ipswich coming for growing population

Antonia O'Flaherty | 26th January 2020

THOUSANDS of students will walk through the gates of eight new schools this week, with a record number of state schools open around the state.

"...the new school was necessary to meet the growing population in the region, with the number of school-age children expected to increase rapidly in the years ahead."

This is an extract from the Domain on the 26th of January 2020:
<https://www.couriermail.com.au/education/thirteen-new-schools-opening-across-qld-in-2020/news-story/cd77b552c1f8028480bf5e66d978af77/>



“Ipswich population is projected to grow from 210,000 in 2019 to a massive 520,000 by 2041”

That's around 150% growth in just 20 years!

Source: <https://www.ipswichfirst.com.au/ipswich-population-racing-towards-220000/>

MAJOR INFRASTRUCTURE PROJECTS: IPSWICH

PROJECT	WORTH
Faster Rail Program Ipswich CBD to Brisbane CBD	\$1.7 Billion
Faster Rail Network from Ipswich to Toowoomba	\$3.4 Billion
Motorway Upgrade Projects	\$1.1 Billion
Ipswich Motorway Upgrade Projects	\$1.9 Billion
Warrego Highway Upgrade Projects: Ipswich	\$1.88 Billion
Logan Motorway Upgrade Project: Ipswich Motorway	\$1.2 Billion
Ipswich to Springfield Rail Line (Springfield to Ripley section)	\$500 Million
Amberley Aerospace Park and RAAF Base Redevelopment & Expansion	\$1.1 Billion
Ipswich Hospital Expansion	\$128 Million
Mater Private Hospital: Ipswich	\$85 Million
13 New Schools from 2015-2026	\$315 Million
Redevelopment of the Ipswich CBD	\$150 Million

Source: https://www.ipswich.qld.gov.au/about_council/media/articles/2019/ipswich-priorities-included-in-47-projects-that-will-unlock-seq-transport-congestion



BILLIONS OF DOLLARS TO IPSWICH INFRASTRUCTURE

The Courier Mail

\$3 Billion in upgrades for Ipswich motorways

Kara Sonter | January 27, 2019

Three billion dollars in upgrades along Centenary and Ipswich Motorways have been pinpointed as part of an ambitious QLD transport infrastructure plan.

"...Ipswich is growing rapidly and we need the transport infrastructure urgently to cope with the population explosion."

This is an extract from the Courier Mail on the 27th of January 2019:
<https://www.couriermail.com.au/question/southwest/could-this-be-the-solution-the-southwest-has-been-waiting-for/news-story/2d376b17f4d11fed03f6c877f27d>

QT
THE QUEENSLAND TIMES

New sports, arts and tech buildings for Ipswich school

No Author | February 15, 2019

In response to rapid growth across Ipswich, a local school is starting to expand its education offerings – including world-class facilities – to cater for a surge in enrolments.

"As the region continues to grow, having a school with first-class amenities close will be a priceless asset to residents..."

This is an extract from the Queensland Times on the 15th of February 2019:
<https://www.qt.com.au/news/new-sports-hall-arts-and-tech-buildings-ipswich-sc/9c22937/>

QT
THE QUEENSLAND TIMES

IT'S ON: Olympic bid push a 'big deal' for Ipswich

Hayden Johnson | February 22, 2019

Mr Chemello said transport, economic legacy and tourism benefits would bless the city.

"We'll be a hub for innovation, health, logistics and defence... and Ipswich central will have been a thriving business, health, retail and community hub"

This is an extract from the Queensland Times on the 22nd of February 2019:
<https://www.qt.com.au/news/its-on-olympic-bid-push-a-big-deal-for-ipswich/3653790/>

QT
THE QUEENSLAND TIMES

QLD Government to invest in Ipswich transport network

Ellen-Maree Elliot | February 22, 2019

Transport and Main Roads Minister Mark Bailey said the State Gov. would spend \$5.4 Billion on the Cross River Rail.

He listed billions of dollars worth of State Gov commitments to the Ipswich Motorway, the M1 and more.

This is an extract from the "source" on the 19th of June 2019:
<https://loremipsum.io/> <https://loremipsum.io/> <https://loremipsum.io/> <https://loremipsum.io/> <https://loremipsum.io/>



New Costco in Ipswich



Illustration Citiswich Industrial Park in Ipswich



Ipswich Motorway Upgrade



Planned waste facility



INFRASTRUCTURE BRINGS JOBS



New Citiswich industrial estate creating 5000 jobs

No Author | July 24, 2019

Walker Corporation's 350 hectare industrial estate, Citiswich Business Park, has experienced a record year of new developments totalling over \$100 million.

"...Costco was quickly established as the major traffic generator to the estate"

This is an extract from the Domain on the 24th of July 2019: <https://www.citiswich.com.au/news/articles/land-sales-go-into-overdrive.php>



New waste facility planned for Ipswich to generate new jobs

Lachlan McIvor | December 4, 2019

A WASTE company intending to construct a facility in Ipswich will hold community consultation sessions this week before it lodges a development application.

"Our vision is to transform this degraded site into a productive precinct that generates employment and training opportunities for the local community

This is an extract from the Queensland Times on the 4th of December 2019: <https://www.qt.com.au/news/new-waste-facility-coming-to-ipswich/3894321/>

KEY INDUSTRIES: IPSWICH

Aerospace: Amberley RAAF Super Base – 6000 personnel on site, expanding to 7500

Education: 2 Universities, major TAFE

Transport: Ipswich's location makes the region the transport hub for SEQ

Food Processing: Ideal location to process food from the Darling Downs to supply SEQ

Manufacturing: Ipswich is Brisbane's blue collar cousin and SEQ's manufacturing hub



NEW JOB CREATION: IPSWICH

The Courier Mail

Hundreds of jobs in giant recycling centre in Ipswich

Glen Norris | December 14, 2019

A disused coal mine near Ipswich is set to become one of Australia's biggest waste recycling centers and create hundreds of jobs in the process.

About 300 jobs are expected to be created during the construction of a giant waste recovery centre west of Ipswich that could become a recycling 'Silicon Valley.'

This is an extract from the Courier Mail on the 14th of December 2019:
<https://www.couriermail.com.au/business/plans-by-recycling-giant-wantless-for-a-mega-centre-near-ipswich-set-to-create-hundreds-of-jobs/news-story/e778be94e8766067577269afcc4d6c97>

The Courier Mail

650 jobs at new \$280m Woolworths facility in Ipswich

Cloe Read | November 14, 2019

MORE than 650 jobs are set to be brought to Southeast Queensland due to an expansion in a \$280m Woolworths-related facility.

"...Woolworths, will give jobs to more than 650 Queenslanders, with the facility delivering tonnes to the stores each week".

This is an extract from the Courier Mail on the 14th of November 2019:
<https://www.couriermail.com.au/business/650-jobs-in-new-280m-woolworths-related-facility-in-heathwood/news-story/060fb826a74021b55e8920a8edc8f6e5>

QT
THE QUEENSLAND TIMES

2000 jobs coming to Ipswich in massive business expansion

Navarone Farrell | April 1st, 2019

IPSWICH is among the top two regions in south-east Queensland leading jobs growth, with five major construction projects set to create 2000 new jobs.

"There's affordable housing and local infrastructure. This includes social infrastructure like hospitals, schools and universities

This is an extract from the Queensland Times on the 1st of April 2019:
<https://www.qt.com.au/news/where-2000-ipswich-jobs-will-be-coming-from/3685068/>

QT
THE QUEENSLAND TIMES

State provides \$2.8m to help Ipswich people find a job

Hayden Johnson | July 18, 2019

IPSWICH residents will be able to join new jobs and training projects in the community as part of the latest round of the Skilling Queenslanders for Work program.

The State Government has allocated \$2.8million to 12 Ipswich organisations to assist 545 job-seekers gain valuable skills for a pathway to employment.

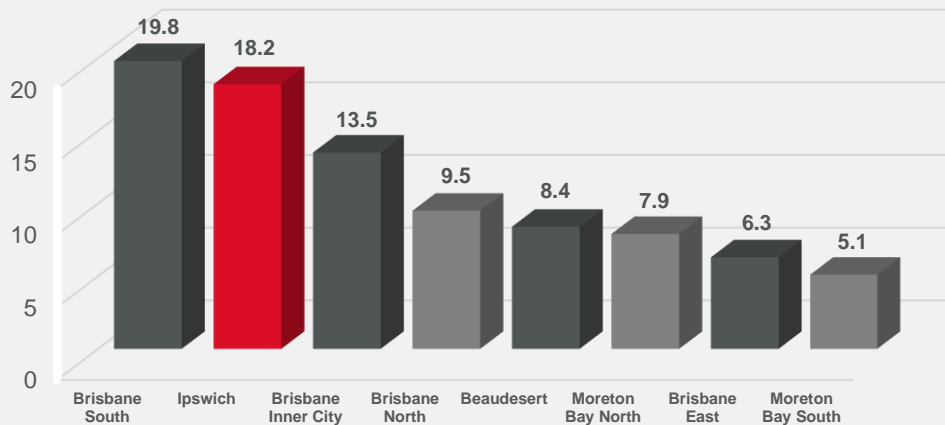
This is an extract from the Queensland Times on the 18th of July 2019:
<https://www.qt.com.au/news/state-provides-28m-to-help-465-ipswich-people-find/3783242/>

“Ipswich will have an additional 18,200 new jobs by 2023 – a growth of 11.3%”



NEW JOBS GROWTH BY 2023

New Jobs by LGA in 1000s



EMPLOYMENT BOOM COMING TO IPSWICH

Huge growth and major projects in construction, military, infrastructure, Food Processing and Logistics and Distribution, will see Ipswich gain an additional 18,200 jobs by 2023.



Ipswich set for employment boom

No Author | March 28, 2019

About 2000 new jobs are in the pipeline for Ipswich jobseekers as five new major construction projects are commenced or completed and new businesses begin operations this year.

"There's affordable housing and local infrastructure.."

This is an extract from Ipswich First on the 28th of March 2019:
<https://www.ipswichfirst.com.au/ipswich-set-for-employment-boom/>



Defence will provide Ipswich high-paying jobs in the future

Hayden Johnson | April 8, 2019

AN EXPANDING defence industry across the region will provide a once-in-a-generation ability for Ipswich to grow its skilled jobs and economic prosperity.

As squadrons and personnel are expanded, RAAF Base Amberley will grow to become an even more vital pillar in the Department of Defence's arsenal.

This is an extract from the Queensland Times on the 8th of April 2019:
<https://www.qt.com.au/news/defence-will-provide-ipswich-high-paying-jobs-in-t3692681/>



\$5M defence hub designed to secure jobs in Ipswich

Lachlan McIvor | December 3, 2019

A \$5 million hub will open in Ipswich early next year, designed to assist local businesses tap into the booming defence sector.

"As a sector, it already generates more than \$1.4 billion in export value to our local economy..."

This is an extract from the Queensland Times on the 3rd of December 2019:
<https://www.qt.com.au/news/new-school-additions-for-booming-suburbs/3894481/>

IPSWICH TO BE DEFENCE CAPITAL OF AUSTRALIA

NT

QLD



NSW

ACT

The Advertiser

Govt to inject over \$1.5 Billion into expand RAAF Amberley Base

No Author | March 2, 2017

THE arrival of new aircraft and more personnel seems likely to set Ipswich's reputation as a RAAF city in stone.

Over the next 20 years, the Federal Govt will pump more than \$1.5 billion into the Amberley base, funding accommodation, personnel, new facilities and aircrafts.

This is an extract from the QLD Times via the Advertiser on the 2nd of March 2017. <https://www.qt.com.au/news/growlers-will-roar-out-of-amberley-raaf-base/2948311/>



Billion dollar expansion at Amberley Air Base

No Author | January 16, 2017

Work is now well underway on infrastructure projects at the air base to accommodate and provide services for the rapid expansion of air power capability at RAAF Base Amberley

This is an extract from the Lifestyle Magazine via QLD Times on the 16th of January 2017. <https://www.lifestyleqld.com.au/billion-dollar-expansion-at-amberley-air-base/>



Ipswich to be defence capital of Australia

Gould | July 17, 2017

German-based company Rheinmetall has confirmed if it wins the Govt contract for the supply of Army tanks under the \$5B tender, they will be built in the Ipswich suburb of Redbank

"This is one of the largest military investments ever proposed for Ipswich"

This is an extract from the Courier Mail via QLD Times on the 17th of July 2017. <https://www.qt.com.au/news/breaking-ipswich-to-be-defence-capital-of-australia/3200685/>

Abrams Tank Servicing - Amberley



Growler Fleet & F35 Fighter Servicing - Amberley



BOEING Service Centre - Amberley



NT

QLD

Daily Mercury

Ipswich wins \$5 billion armoured vehicle contract

Renee Viellaris | March 14, 2018

QUEENSLAND has sensationally won a job-spinning defense contract under which the state will reap billions of dollars and gain the edge to secure an even bigger prize.

The announcement puts the state in the hot seat to win Land 400 phase three, a \$15 billion deal to build mounted close combat vehicles.

This is an extract from the Daily Mercury on the 14th of March 2018:
<https://www.dailymercury.com.au/news/queensland-wins-5b-phase-two-of-land-400-vehicle-c/3360332/>

The Courier Mail

Defence to create jobs bonanza for Ipswich region for the next 30 years

Domanii Cameron | March 15, 2018

THE multibillion-dollar Land 400 deal looks set to catapult the Ipswich community into the forefront of Australia's defense industry.

"It's one of the biggest contracts that's ever been awarded in Australia (to Rheinmetal)."

This is an extract from the Courier Mail on the 15th of March 2018:
<https://www.couriermail.com.au/business/land-400-deal-to-create-jobs-bonanza-for-ipswich-region/news-story/d2d7f55813d05ede4b04e8091d1dc2c6/>

IPSWICH WINS \$5 BILLION TANK DEAL

"QUEENSLAND has sensationally won a job-spinning defense contract under which the state will reap **billions of dollars** and gain the edge to secure an even bigger prize"

- The Daily Mercury





PROPERTY BOOM: IPSWICH



Ipswich property boom lures buyers

Ashleigh Howarth | September 6, 2019

IPSWICH is on the cusp of a property boom with buyers looking at the city's great housing affordability, according to a number of Ipswich real estate agents.

"The southerners are looking over the fence at not only how cheap living is here in Ipswich, but how you can buy a positively geared investment property in our city," he said.

This is an extract from the Queensland Times on the 6th of September 2019:
<https://www.qt.com.au/news/ipswich-property-boom-lures-buyers-from-southern-s/3824586/>

Domain

Ipswich emerges as one of Qld's top house performers

Ellen Lutton | January 24, 2020

Queensland's regional towns have emerged as, the strongest house price performers of 2018 with some recording growth more than seven times that of Brisbane.

House prices in Ipswich by have increased by 5.4 per cent.

This is an extract from Domain on the 24th of June 2020:
<https://www.domain.com.au/news/regional-house-prices-qld/>



Ipswich one of top places to buy property in 2020

Elizabeth Tilley | January 5, 2020

IT will be remembered as the year Brisbane outshone the nation's two biggest housing markets and delayed a property downturn gripping other states.

Growth suburbs in Brisbane's east, Ipswich and the Gold and Sunshine coasts will be regions to watch in the new year, according to the experts.

This is an extract from the Queensland Times on the 5th of January 2020:
<https://www.qt.com.au/news/property-in-2019-experts-reveal-what-to-expect-for/3815284/>



Ipswich stars in several property market rankings

Hayden Johnson | December 21, 2018

Ipswich remains the most affordable place for people to buy a home in the Greater Brisbane area, with new data showing prices are on the up.

"Houses in Ipswich returned the largest gross rental yield in outer Brisbane"

This is an extract from the Dalby Herald via QLD Times on the 21st of December 2018:
<https://www.dalbyherald.com.au/news/ipswich-stars-in-several-southeast-property-market/3607529/>

POPULATION = STRONG HOUSING MARKET



The Courier Mail

Ipswich suburb among the best in price growth

Hayden Johnson | November 12, 2018

An Ipswich suburb has been named the second strongest suburb in the state for price growth, according to the latest real estate report.

"It's a great market to be in at the moment" – six Ipswich suburbs were in the top 68 suburb on the capital growth list

This is an extract from the Courier Mail via QLD Times on the 12th of November 2018:
<https://www.qt.com.au/news/ipswich-suburb-among-best-in-price-growth/3572918/>

yahoo!
finance

Bargain homes: Ipswich one of the property hotspots

Jessica Yun | December 30, 2019

"Ipswich has shown strong price growth in the past – prices rose strongly in the five years to 2009, giving Ipswich City the highest capital growth averages in the Greater Brisbane region. This market is poised for another period of growth."

This is an extract from the Yahoo Finance on the 30th of December 2019:
<https://au.finance.yahoo.com/news/cheapie-property-hotspot-011359110.html/>

Domain

House prices on the rise in regional areas: Ipswich

Jim Malo | January 23, 2020

"Houses continue to be pretty reliable for owners. They've provided seven years of annual price growth," Dr Powell said. "It has been steady and hasn't had the swings we've seen in Sydney and Melbourne."

Over the year, Ipswich house prices were up 6.2 per cent

This is an extract from Domain on the 23rd of January 2020:
<https://www.domain.com.au/news/house-prices-inch-up-in-sleepy-brisbane-but-not-in-inner-city-922569/>



IPSWICH IS UNDERPINNED BY LOW VACANCIES

“Ipswich is a high demand market that is now home to a growing community of residents who either work locally or make the (now easier) commute to Brisbane.”

- Realestate.com.au

REGION MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$436,000	NA	NA
Median Price Change – Last Quarter	-0.91%	NA	NA
Median Price Change – 1 Year	-2.90%	NA	NA
Median Price Change – 2 Years	11.08%	NA	NA

REGION RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$305	NA	\$235
Median Yield %	3.63%	NA	NA
Median Rent Change – 1 Year	1.66%	NA	0.00%

1.26%

Current Vacancy Rate



1,101

Rental Stock Available



193,736

Population



35,04%

Rental Population



IPSWICH HAS A VERY STRONG RENTAL MARKET



Ipswich: healthy rental market means good news for investors

Lachlan McIvor | August 9, 2019

MORE rental properties are popping up in Ipswich but there is still plenty of competition for places and that equals good news for investors, latest figures show.

A location with a low vacancy rate means there is demand in the area and a potential under supply of housing," she said.

This is an extract from the Queensland Times on the 9th of August 2019:
<https://www.qt.com.au/news/healthy-rental-market-means-good-news-for-investor/3800729/>



Where it's cheaper to buy than rent: It's Ipswich's time to shine

Elizabeth Tilley | January 12, 2019

It has played a second fiddle to Brisbane for years, but finally, it is Ipswich's time to shine

"Now is actually a good time to look to buy because we are looking to see further increases in rental levels.

This is an extract from Realestate.com.au on the 12th of January 2019:
<https://www.realestate.com.au/news/where-its-cheaper-to-buy-than-rent-its-ipswichs-time-to-shine/>



Ipswich rents are best value in South-East Queensland

Rhiannon Keyte | September 11, 2018

Australians fleeing rocketing capital-city rental prices finding sanctuary in Ipswich, with new data showing the city's rentals are among the best in South-East Queensland.

"Ipswich is a very affordable place..."

This is an extract from the Queensland Times on the 11th of September 2018:
<https://www.qt.com.au/news/ipswich-rents-best-value-in-seq/3517528/>



Ipswich Grammar School



Masterplanned Community in Ipswich



Artist illustration of New Metal Health Facility

A CITY HAS BEEN **INVIGORATED**

The Advertiser

The future is bright for Ipswich schools

Elyse Heyn | January 6, 2020

MORE Queensland state schools are set to benefit from the State Government's Advancing Clean Energy Schools program after ten thousand solar panels were installed last year.

"This program is such a boost for our education system here in Queensland," she said.

This is an extract from the Advertiser on the 6th of January 2020:
<https://www.ipswichadvertiser.com.au/news/the-future-is-bright-for-queensland-schools/3915245/>



NEW \$100 million health facility due to open soon

Andrew Korner | August 30, 2019

TWO MAJOR projects designed to prepare Ipswich Hospital for the rapid population boom to come will start as early as this month.

"These investments help ensure that the community has the health infrastructure it needs to keep up with that growth.

This is an extract from the Queensland Times on the 30th of August 2019:
<https://www.qt.com.au/news/hospitals-100m-plan-includes-new-mental-health-fac/3818604/>



Construction has started on Ipswich master planned community

Chris Herde | November 15, 2019

AFTER five years planning construction has started on subregional shopping centre Yamanto Central in Ipswich's southern suburbs.

"Coles is committed to the growing Ipswich community".

This is an extract from the Courier Mail via QLD Times on the 15th of November 2019:
<https://www.couriermail.com.au/business/prime-site/construction-has-started-on-yamanto-central-which-is-part-of-the-first-stage-of-a-masterplanned-community-in-ipswich/news-story/b20716461c01e3777d210a2da4d20a38>

A GENUINE COMMUTE TO BRISBANE

The **Courier Mail**

Missing transport link comes to southeast boom region

Hayden Johnson | February 5, 2019

A 'delightful' new bus service has filled the missing public transport link through Ipswich's eastern suburbs.

"Tranlink has done some really good planning," he said.

This is an extract from the QLD Times via the Courier Mail on the 5th of February 2019: <https://www.qt.com.au/news/your-time-take-ride-ipswichs-delightful-new-route/2639654/>

QT
THE QUEENSLAND TIMES

New train station coming on Ipswich line to speed up commutes

Paige Ashby | January 30, 2020

THE State Government has revealed its latest designs for the East Ipswich station upgrade.

"The Palaszczuk Government has injected more than \$357 million to make stations throughout Queensland like East Ipswich more modern and accessible, and creating 250-plus jobs," Ms Howard said.

This is an extract from the Queensland Times on the 30th of January 2020: <https://www.qt.com.au/news/plans-on-track-for-new-train-station-on-ipswich-1/3932080/>

QT
THE QUEENSLAND TIMES

E-Scooters may be part of Ipswich 'rideable scheme'

Lachlan McIvor | September 5, 2019

SEVERAL companies have approached Ipswich City Council in relation to the introduction of 'rideable schemes' in the city.

"As technology improves and reduces in price, rideables will become a form of personalised transport that will grow in Ipswich.

This is an extract from the Queensland Times on the 5th of September 2019: <https://www.qt.com.au/news/council-open-to-implementation-of-rideables-in-city/3823667/>

QT
THE QUEENSLAND TIMES

Rail line grows three times faster than state average

Hayden Johnson | October 12, 2018

The number of passengers travelling on Springfield's rail line has grown almost three times faster than the state network average

In a glimmer of good news for Ipswich's public transport situation, new data shows 1.09 million passengers travelled on the Richlands Springfield Central line in the 2017-18 financial year.

This is an extract from the Queensland Times on the 12th of October 2018: <https://www.qt.com.au/news/mixed-news-as-millions-of-passengers-use-ipswich-1/2547027/>



E-scooter in Brisbane



Concept - subject to change



BOOMING SUBURB: REDBANK PLAINS



New schools to cater for Redbank Plains growing population

Lachlan McIvor | April 5, 2019

CONSTRUCTION on one of Ipswich's newest school will start in a matter of weeks to cater for the strong demand from new families in one of the city's fastest growing suburbs.

Redbank Plains was the second highest growing suburb last year according to Ipswich City Council's 2018 Planning and Development Annual Report

This is an extract from the Queensland Times on the 5th of April 2019:
<https://www.qt.com.au/news/private-schools-aim-to-satisfy-demand/3690436/>



Redbank Plains is Ipswich's fastest growing suburb

Hayden Johnson | January 6, 2018

THE final planning report has proven Ipswich's population growth and development is on track to continue for years to come.

The report notes Redbank Plains was again the fastest growing suburb.

This is an extract from the Queensland Times on the 6th of January 2018:
<https://www.qt.com.au/news/ipswichs-fastest-growing-suburb-continues-dominant/3298544/>



New school to be hub for growing families in Redbank Plains

Lachlan McIvor | January 29, 2020

HALF of the students who walked through the gates of one of Ipswich's newest school came from families which are new to one of the city's fastest growing communities.

The school will grow by one school year at a time until it reaches Year 6, with a final capacity of 780 students and about 50 staff.

This is an extract from the Queensland Times on the 29th of January 2020:
<https://www.qt.com.au/news/school-aims-to-be-hub-for-new-families-in-rapidly-growing/3931985/>



Redbank Plains is Ipswich's hottest suburb

Jane Pinder | January 15, 2018

In 113 years as a city, Ipswich has never seen anything like this. We are having one of the highest population growth periods yet recorded – and the biggest boom is in the corridor of Redbank Plains, greater Springfield and South Ripley.

This is an extract from the Ipswich First on the 15th of January, 2018:
<https://www.ipswichfirst.com.au/ipswichs-hotspot-suburbs-and-why-so-many-people-are-moving-there/>

INFRASTRUCTURE: REDBANK PLAINS

SHOPPING CENTRES

Town Square Redbank Plains
Orion Shopping Centre
Redbank Plaza
Redbank Plains Shopping Village
Booval Shopping Centre
Riverlink Shopping Centre

MAJOR INFRASTRUCTURE

Citiswich Business Park
Swanbank Enterprise Park
Transapex Road Network
Brookwater Golf and Resort

TERTIARY EDUCATION

University of Southern Queensland
Queensland University
Springfield TAFE – South West QLD

SCHOOLS

Fernbrooke State School
Staines Memorial College
Redbank Plains High School
St Augustines College
Redbank Plain State School
Redbank State School
Collingwood Park State School
Kruger State School

PUBLIC TRANSPORT

Redbank Tralink Bus Interchange
Redbank Railway Station
Springfield Railway Station





SAMANTHA RESERVE

Redbank Plains

Homecorp®
CONSTRUCTIONS

MINUTES FROM REDBANK TOWN SQUARE



REDBANK PLAINS PROPERTY MARKET

MARKET DEMAND

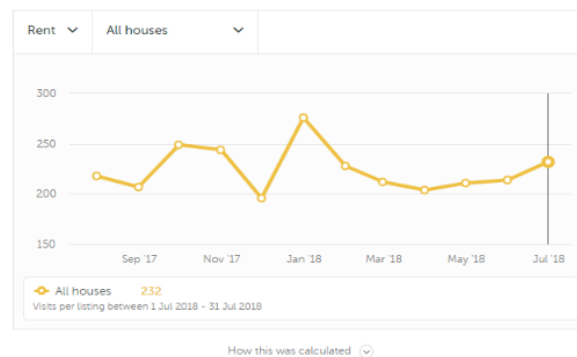
Realestate.com.au data suggests there is demand from people looking to rent houses in Redbank Plains, QLD

MARKET DEMAND

The median sales price for houses in Redbank Plains in the last year was \$332,000 based on 301 homes sales. Compared to the same period five years ago, the median house sales price for houses increased 23%, which equates to a compound annual growth rate of 4.2%.

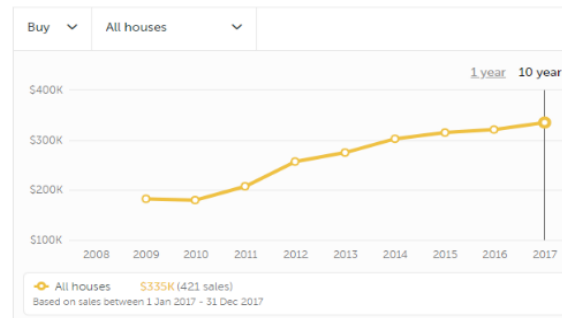
Market demand in Redbank Plains

realestate.com.au data suggests there is average demand from people looking to rent houses in Redbank Plains, QLD.



Median price in Redbank Plains

The median sales price for houses in Redbank Plains, QLD in the last year was \$332,000 based on 301 home sales. Compared to the same period five years ago, the median house sales price for houses increased 23.0% which equates to a compound annual growth rate of 4.2%.





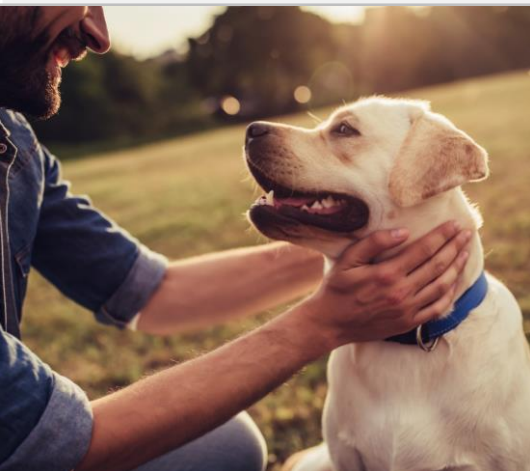
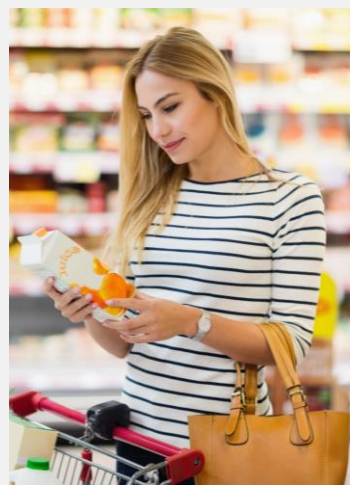
REDBANK PLAINS COMMUNITY

Redbank Plains is the place to live an exceptional life. The suburb, peppered with parks, reserves, shops and services, is also surrounded by lush bushland with White Rock Conservation on its edge.

Recently constructed Town Square Redbank Plains shopping centre is placed in the heart of it all and only minutes from Samantha Reserve.

Built in response to unprecedented growth, the centre is a one-stop-shop, home to major retailers including Coles, Woolworths, Aldi, Target, Daiso and Australia Post.

A huge selection of eateries encompassing cuisines across the world are also available at Town Square.



SAMANTHA RESERVE

MASTERPLAN OF DEVELOPMENT

14 Samantha Street, Redbank Plains



SAMANTHA RESERVE AERIAL

NT

QLD



Samantha Reserve

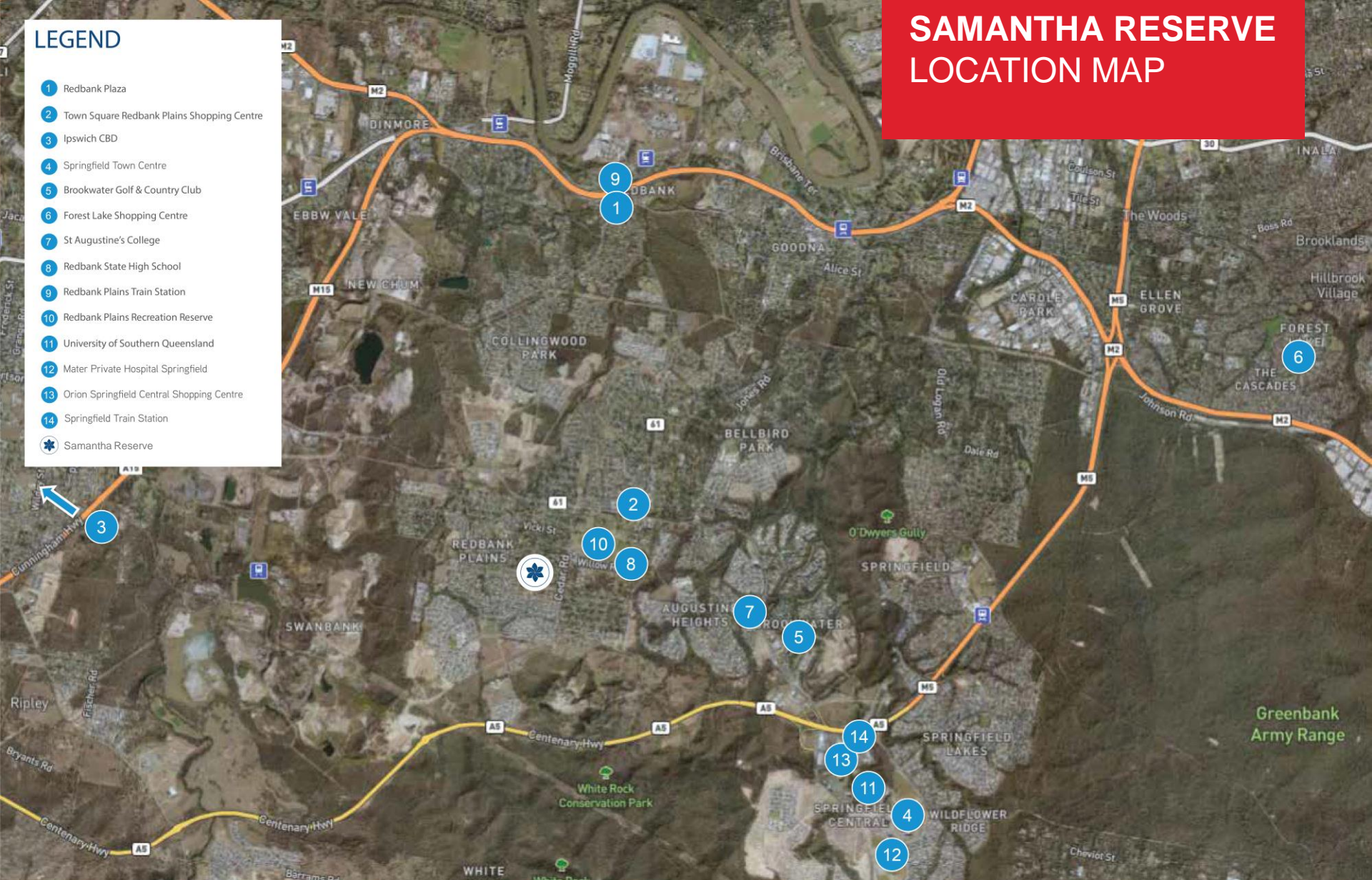


NT

SAMANTHA RESERVE LOCATION MAP

LEGEND

- 1 Redbank Plaza
- 2 Town Square Redbank Plains Shopping Centre
- 3 Ipswich CBD
- 4 Springfield Town Centre
- 5 Brookwater Golf & Country Club
- 6 Forest Lake Shopping Centre
- 7 St Augustine's College
- 8 Redbank State High School
- 9 Redbank Plains Train Station
- 10 Redbank Plains Recreation Reserve
- 11 University of Southern Queensland
- 12 Mater Private Hospital Springfield
- 13 Orion Springfield Central Shopping Centre
- 14 Springfield Train Station
-  Samantha Reserve



MARKET SUMMARY

REDBANK PLAINS

Ipswich has become the focus of considerable growth and investment in South East Queensland.

Redbank Plains



The fastest growing suburb in Ipswich ⁽¹⁾



29.4% increase in house prices since January 2013, annual growth rate of 5.3% ⁽²⁾



The median rental yield in Redbank Plains is 5.4% ⁽²⁾

Population

Redbank Plains

20,027

2016



30,948

2036

2.8%

Projected population increase per year over 25 years, from 2011 ⁽³⁾

Ipswich LGA

196,179

2016



484,716

2036

4.2%

Projected population increase per year over 25 years, from 2011 ⁽⁴⁾

Queensland

4,848,877

2016



6,763,153

2036

1.7%

Projected population increase per year over 25 years, from 2011 ⁽⁴⁾



Redbank Plains Town Square Shopping Centre Opened 2017



REDBANK PLAINS PROPERTY MARKET

“Ipswich is a high demand market that is now home to a growing community of residents who either work locally or make the (now easier) commute to Brisbane.”

- Realestate.com.au

SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$350,500	\$327,500	\$199,000
Median Price Change – Last Quarter	-1.27%	0.76%	-1.49%
Median Price Change – 1 Year	-6.54%	0.00%	-9.34%
Median Price Change – 2 Years	-4.76%	0.00%	-17.09%

SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$345	\$315	\$275
Median Yield %	5.11%	5.00%	7.18%
Median Rent Change – 1 Year	0.00%	3.27%	1.85%

2.07%

Current Vacancy Rate



175

Rental Stock Available



19,303

Population



48.83%

Rental Population





3 YEAR RENTAL GUARANTEE

MINIMUM RETURN

Dual Key = 5% Yield PA x 3 Years

Houses = 4% Yield PA x 3 Years

RENTAL ASSURANCE CERTIFICATE



HAVE ALL OF THE BOXES BEEN TICKED?

1 **Location** (Commuting Distance to Employment Hubs)

2 **Population Growth**

3 **Infrastructure Projects**

4 **Economic Drivers** (Ideally several different industries)

5 **New Job Creation**

6 **Capital Growth Prospects**

7 **Market Cycle**

8 **Rental Demand & Yield**

9 **Local Amenities**

10 **Public Transport**





This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by Ipswich City Council, QLD Government, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. Homecorp Constructions will therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.