



# INTRODUCTION GAINSBOROUGH MEADOWS IPSWICH

INFORMATION MEMORANDUM  
**QUEENSLAND, AUSTRALIA**

**Homecorp**<sup>®</sup>  
CONSTRUCTIONS

# Investment Property Check List

1. Infrastructure Projects
2. Population Growth
3. Location (Commuting Distance to Employment Hubs)
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
9. Local Amenities (Proximity to Schools, Shopping, Hospitals)
10. Public Transport — (Proximity to Bus, Train, Light Rail)





# Ipswich - Location



Location

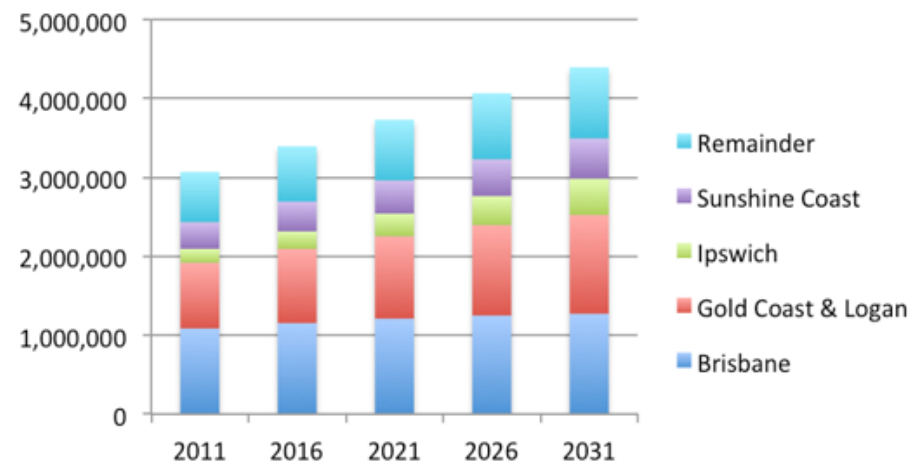




# South East Queensland

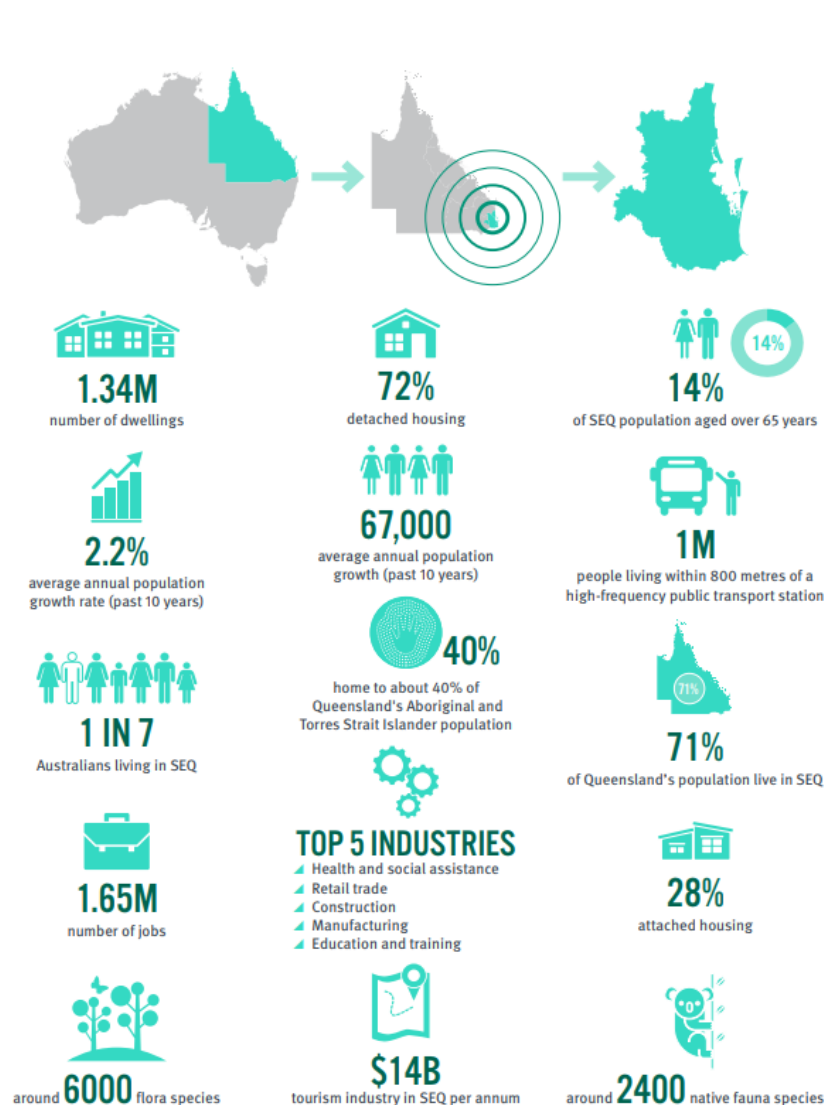
- Around 1500 people are moving to South-East Queensland every week.
- The ABS projects there will be an additional 1.4 million SEQ residents by Between 2016 and 2031
- The SEQ population is projected to explode to 5.5 million by 2041.
- Around 700,000 new dwellings will be needed in the next 15 years to accommodate the population growth
- That's around 897 new homes every week for the next 15 years required for SEQ to meet the demand.
- The QLD Government has allocated over \$134 billion in infrastructure investment to support this massive population growth.
- The 350 plus major projects are expected to support about 930,000 jobs through to 2031.

SEQ population projections from OESR





# SEQ Region – Fast Facts



Source: Estimates derived for ShapingSEQ from various Queensland Government and ABS sources (most recent data available as at July 2017).

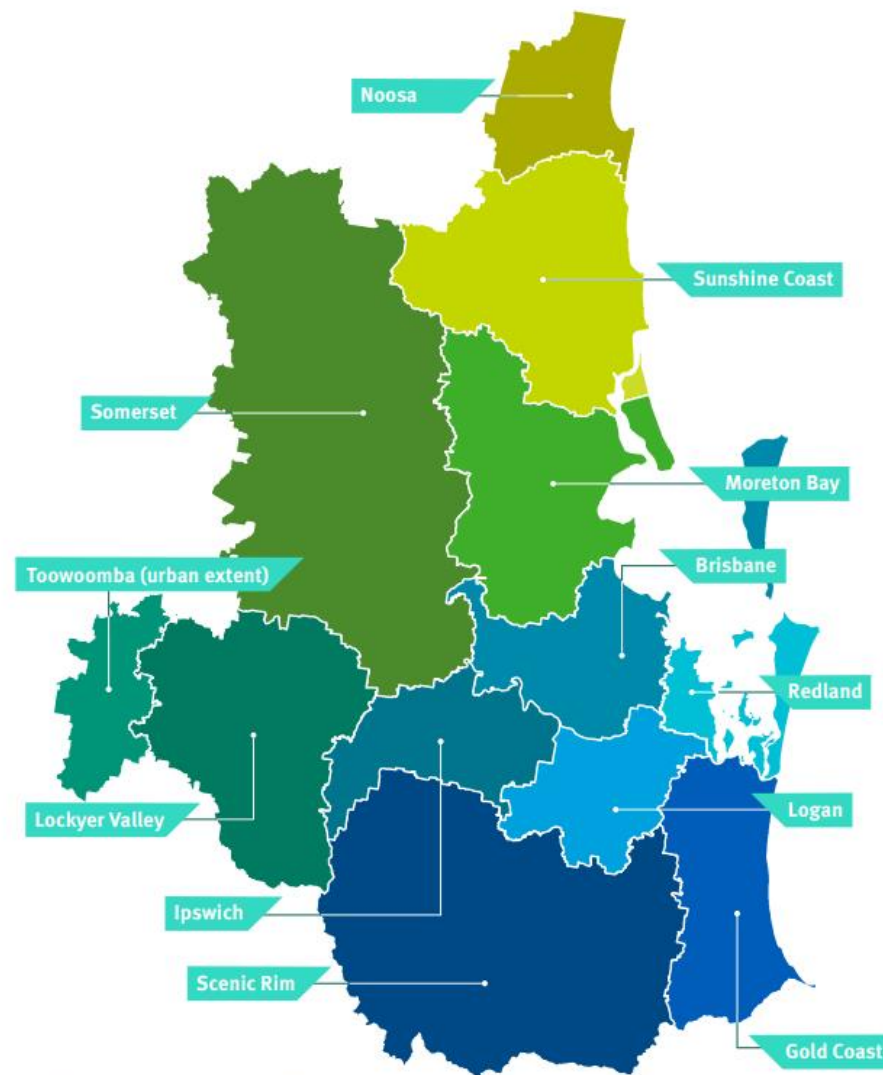


Figure 2: The local government areas of SEQ

## Economic Drivers





# SEQ's Regional Growth Plan

## \$134 Billion Plan

THE SEQ REGIONAL PLAN 2009-2031 HAS IDENTIFIED THE KEY GROWTH AREAS IN SEQ AND WILL SUPPORT THESE WITH INFRASTRUCTURE AND FUNDING. THESE PRINCIPAL REGIONAL ACTIVITY CENTRES ARE THE GROWTH NODES OF SE QLD.



MAJOR REGIONAL ACTIVITY CENTRES



PRINCIPAL REGIONAL ACTIVITY CENTRES



URBAN FOOTPRINT



Infrastructure Projects





# Ipswich - Demographics

## IPSWICH, QLD

### POPULATION GROWTH

Ipswich city is the fastest growing city in Queensland. It will grow by a staggering 241% from 180,000 in 2014 to 434,788 by 2031. It will need an additional 5000 new homes per year to meet demand.

### JOBS / LABOUR FORCE

Future population growth in the city will create demand for another 120,000 jobs over the next 222 years. (The city has capacity to provide 335,000 jobs by then).

### ECONOMIC GROWTH

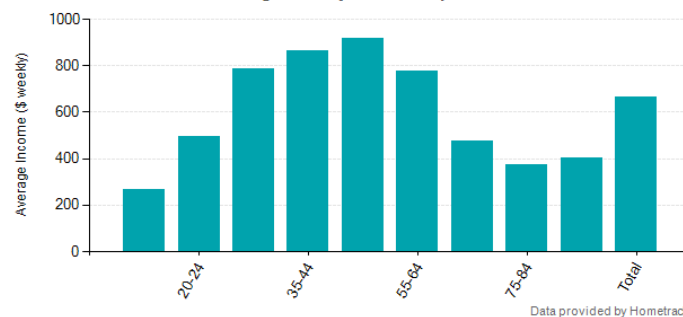
By 2026, the economy is projected to be worth \$12.7 billion with a population of 355,000.

### LOCATION

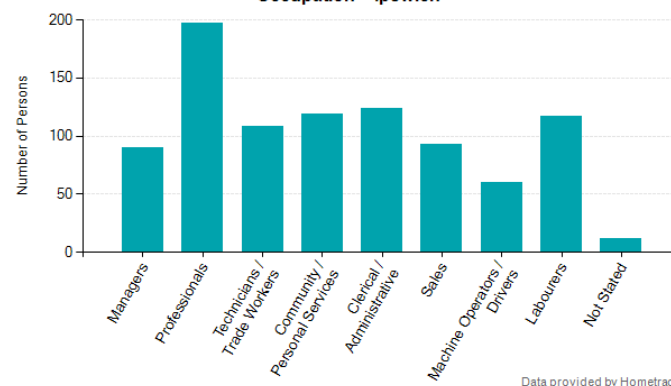
Ipswich is strategically positioned:

- > located on national road networks
- > 45 minute drive to downtown Brisbane
- > 60 minute drive to Brisbane Airport
- > quick access to Sunshine and Gold Coasts
- > rail to Brisbane and the Gold Coast
- > easy access to capital city facilities.

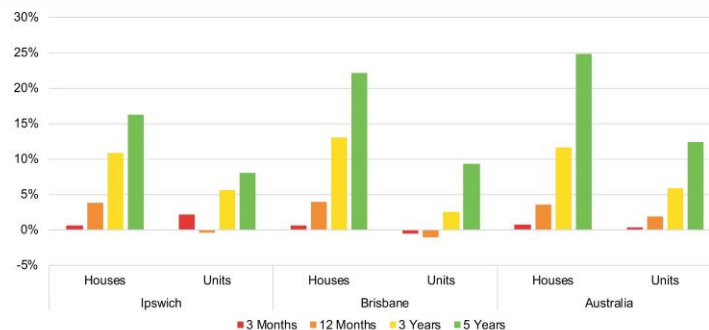
Average Weekly Income - Ipswich



Occupation - Ipswich



Ipswich Median Price Growth  
3-Month to 5-Year Growth



SOURCE: RISKWISE PROPERTY, CORELOGIC



# Ipswich - Economic Growth

## Jobs / Labour Force

Future population growth in the City will create demand for another 120,000 jobs over the next 22 years. The City has the capacity to provide 335,000 jobs by then.

## Economic Growth

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

Economic Drivers





# Major Infrastructure Projects

- 
- An aerial photograph of a city landscape. In the foreground, there's a large industrial or commercial area with several large buildings and parking lots. To the left, a multi-lane highway curves through the landscape. In the background, a dense residential area is visible, followed by a range of mountains under a clear sky.
- \$1.1 BILLION - Amberley Aerospace Park and RAAF Base redevelopment & expansion
  - \$1.2 BILLION Ipswich Rail line extension and upgrade \$1.8 BILLION Extension of Centenary Highway
  - \$1.5 BILLION Ripley Town Centre Development – Ripley Valley (120,000 new residents by 2030)
  - \$1 BILLION Citiswich project-commercial, residential,
  - \$1.7 BILLION Western Corridor Recycled Water project
  - \$160 MILLION Logan/Ipswich Motorway interchange
  - \$70 MILLION Cunningham Highway upgrade
  - \$200 MILLION Western Ipswich Bypass
  - \$90 MILLION Cunningham Highway upgrade
  - \$345 MILLION Ipswich Logan Motorway extension
  - \$320 MILLION Springfield Rail Extension
  - \$150 MILLION redevelopment of the Ipswich CBD
  - \$290 MILLION - Ipswich Hospital Upgrade
  - \$315 MILLION - 13 New schools from 2005-2026

Infrastructure





# Infrastructure Brings Jobs

## INFRASTRUCTURE PROJECTS

**The Courier Mail**

**\$3 Billion in upgrades for Ipswich motorways - Could this be the solution the southwest has been waiting for?**

Kara Sonter, January 27, 2019

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

"We can't stress enough the importance of this rail link. **Ipswich is growing rapidly** and we need the transport infrastructure urgently to cope with the population explosion," Mr Chemello said.

This is an extract from an article published by The Courier Mail on the 27th of January 2019: <https://www.couriermail.com.au/questnews/southwest/could-this-be-the-solution-the-southwest-has-been-waiting-for/news-story/2d376b1f7f4d1fed03ffc0a7f71270>

**QT**  
THE QUEENSLAND TIMES

**Cash for Ipswich projects proposed in City Deal planning**

Hayden Johnson, February 13, 2019

"**Key infrastructure** includes provision for an **Ipswich-Springfield-Ripley rail line**, and faster rail from **Ipswich to Brisbane**. Imagine an express service which takes people from **Ipswich Central to the Brisbane CBD in 18 minutes**," Administrator Greg Chemello said.

"**Ipswich is an important part of the southeast Queensland fabric.**"

This is an extract from an article published by The Queensland Times on the 13th of February 2019: <https://www.qt.com.au/news/cash-for-ipswich-projects-proposed-in-city-deal-pl/3646048/>

**The Courier Mail**

**Brisbane City Council says Queensland Government needs to invest in city's transport network**

Ellen-Maree Elliot, February 22, 2019

Transport and Main Roads Minister Mark Bailey said the State Government would spend **\$5.4 billion on Cross River Rail** for Brisbane plus **\$355 million on roads** in the Brisbane metropolitan region in 2018/19, including **\$9 million for local roads**.

He listed **billions of dollars worth of State Government commitments to the Ipswich Motorway**, Logan Enhancement Project, the M1, and the Sumners Rd Interchange.

This is an extract from an article published by The Courier Mail on the 22nd of February 2019: <https://www.couriermail.com.au/questnews/brisbane-city-council-says-queensland-government-needs-to-invest-in-citys-transport-network/news-story/c09b42b478339c74399be2dceec02d05>

**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** for well over a decade."

This is an extract from an article published by 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/>

**The Courier Mail**

**Southeast Queensland could get biggest City Deal in the country**

Renee Viellaris & Daryl Passmore, February 12, 2019

**Southeast Queensland** looks set to be awarded the **biggest City Deal** in the country, with Prime Minister Scott Morrison revealing support for an **ambitious plan to the region**.

The current 3.5 million population will swell by 1.9 million over the next 25 years, requiring an **extra 800,000 homes and another one million jobs**.

This is an extract from an article published by The Courier Mail on the 12th of February 2019: <https://www.couriermail.com.au/news/queensland/southeast-queensland-could-get-biggest-city-deal-in-the-country/news-story/cl239560d4a13f16deb705d01b10ad5>

**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 to a surge in enrolments.

"As the **region continues to grow**, having a school like BPSSC with **first-class amenities** close by will be a priceless asset to residents and families in the community.

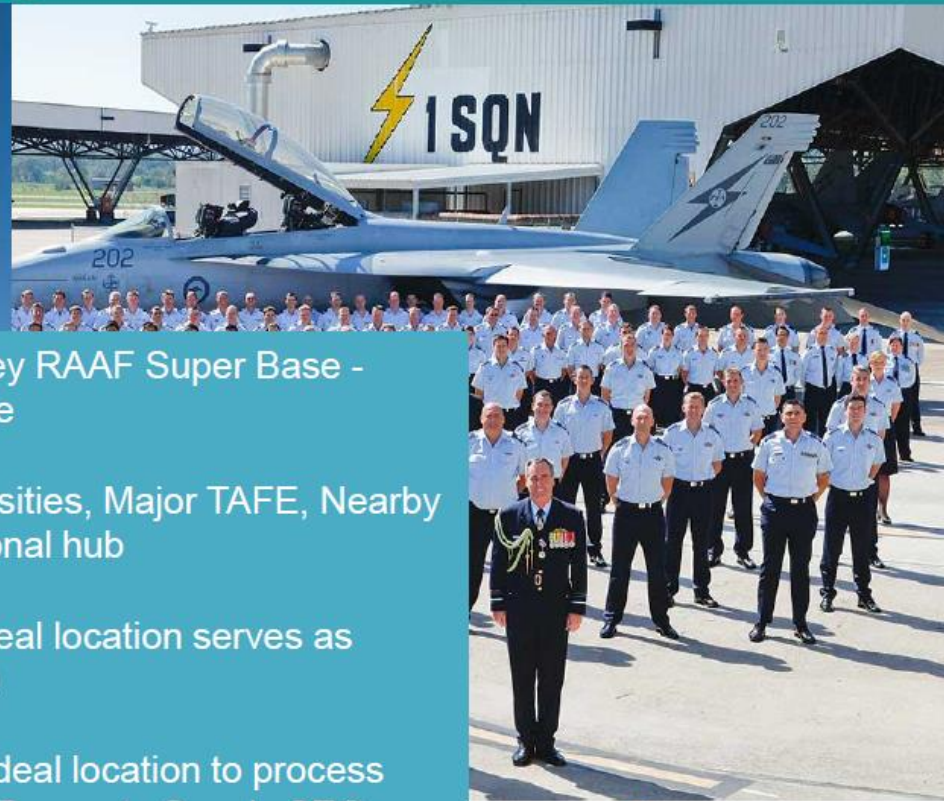
This is an extract from an article published by Queensland Times on the 15th of February 2019: <https://www.qt.com.au/news/new-sports-hall-arts-and-tech-buildings-ipswich-sc/3622937/>



# Ipswich – Key Industries



- **Aerospace** – Amberley RAAF Super Base - 6000 personnel on site
- **Education** – 2 Universities, Major TAFE, Nearby Springfield is educational hub
- **Transport** – due to ideal location serves as 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.



Economic Drivers





# Jobs bring Population Growth

## NEW JOB CREATION



### Skilled workers needed to fuel Ipswich manufacturing boom

Emma Clarke, November 21, 2018

Attracting new apprentices and **skilled employees** to the workforce is vital if **the booming manufacturing industry in Ipswich** is to sustain itself, new research shows.

"It's great, the more projects we have like this the better for everyone," Mr Baverstock said.

This is an extract from an article published by The Queensland Times on the 21st of November 2018: <https://www.qt.com.au/news/skilled-workers-needed-to-fuel-manufacturing-boom/3580584/>



### Hundreds of jobs at new Ipswich mega-factory

Andrew Jefferson, December 1, 2018

**Hundreds of jobs** are expected after **Coles** announced it will build an automated **mega-centre** in **Ipswich** as part of a **\$950 million project**.

Together the projects are **worth about \$950 million over six years**.

This is an extract from an article published by The Courier Mail on the 1st of December 2018: <https://www.couriermail.com.au/news/regional/breaking-hundreds-of-jobs-at-new-ipswich-megafactory/news-story/af464e386b9275b3f24522842d3734e>



### 'Welcome to the boom town': Jobs, growth tipped for suburb

No Author, July 18, 2018

With this growth comes **significant job creation for the region**, the report shows **employment projections in Ripley** through to 2041 to be 9.8 per cent, compared with 2.6 per cent across the Ipswich local government area.

This is an extract from an article published by The Queensland Times on the 18th of July 2018: <https://www.qt.com.au/news/ripley-fastest-growing-region-queensland/3470035/>



### Where jobs are being created this year

Emma Clarke, January 4, 2019

**More than 2000 jobs** will eventuate in Ipswich this year.

"That's not the final area, **more jobs will be created** when the rest of the six kilometre project is completed," Mr Nuemann said **the billion-dollar RAAF Base Amberley project supported another 1500 contracting staff**.

This is an extract from an article published by The Queensland Times on the 4th of January 2019: <https://www.qt.com.au/news/where-jobs-are-being-created-this-year/3302880/>



# National Property Clock

## National Property Clock: Houses

Entries coloured orange indicate positional change from last month.



Month in Review  
March 2019



RESIDENTIAL

HERRON  
TODD  
WHITE  
RESIDENTIAL

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March 2019



# Population = Strong Housing Market

## CAPITAL GROWTH

**The Courier Mail**

### Ipswich suburb among 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 suburbs** on the capital growth list.

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

**QT**  
THE QUEENSLAND TIMES

### Housing market holds steady

Rhiannon Keyte, September 12, 2018

House prices in **Ipswich** have held steady over the past year and the past five years according to new data from the Real Estate Institute Queensland (REIQ).

It's hoped that **new business investment** flowing to Ipswich wherein construction of the second Costco in Queensland commenced in late June this year.

The forecast investment is about **\$50 million** and will potentially **add 280 new jobs to the region.**

This is an extract from an article published by The Queensland Times on the 12th of September 2018: <https://www.qt.com.au/news/housing-market-holds-steady/3518398/>

**news**  
.com.au

### Property in 2019: Experts reveal what to expect for the Qld market

The Courier-Mail, December 12, 2018

**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.

**"Buyers are now moving to Queensland to match employment opportunities, affordability and liveability in one location."**

This is an extract from an article published by News.com.au on the 5th of January 2019: <https://www.qt.com.au/news/housing-market-holds-steady/3518398/>



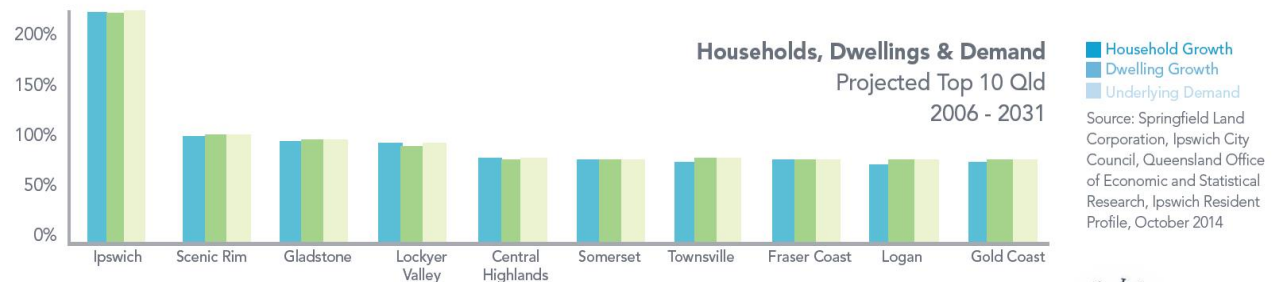


# Booming Property Market



## POPULATION GROWTH AND DWELLING DEMAND

By 2031 approximately 118,000 additional dwellings will be needed to accommodate Ipswich's expected regional growth, population increase and demographic change. With a range of broad hectare, infill and other residential opportunities available, Ipswich could exceed both the projected total and infill targets of the SEQ Regional Plan.





# Ipswich at the start of a Rise

## MARKET CYCLE

### Domain

#### Queensland's regional towns emerge as top house price performers for 2018

Ellen Lutton, January 24, 2019

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.

**Ipswich's affordability** continues to make it popular with **first-home buyers** and people moving from Brisbane.

This is an extract from an article published by Domain on the 24th of January 2019: <https://www.domain.com.au/news/regional-house-prices-qld/>



#### Ipswich stars in several southeast 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, with 4.7 per cent in September.

This is an extract from an article published by The Queensland Times on the 21st of December 2018: <https://www.qt.com.au/news/ipswich-stars-in-several-southeast-property-market/3607529/>



#### This property market is tipped to take off

Michelle Hele, May 6, 2018

**This affordable property market** is tipped for a resurgence of interest driven by a **huge new employment driver**.

**The Ipswich property market is tipped to take off** following the awarding of a massive defence contract to the region.

This is an extract from an article published by News.com.au on the 6th of May 2018: <https://www.news.com.au/finance/real-estate/this-property-market-is-tipped-to-take-off/news-story/9070d9966321eccaa6bd0af4ef170244>



#### Property market update: Brisbane, November 2018

Bianca Dabu, December 5, 2018

Brisbane's median dwelling value currently sits at \$491,925. Majority of the regions are more expensive than the overall median, with West Brisbane being the most expensive at \$659,554 and **Ipswich being the most affordable at \$350,511.**

This is an extract from an article published by The Courier Mail on the 29th of January 2019: <https://www.couriermail.com.au/news/queensland/spring-mountain-state-school-new-school-opens-in-ipswich/news-story/57358454b18b4f48daa7b0c584f9d1f>



# Underpinned by low vacancies

## RENTAL DEMAND



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

Elizabeth Tilley, January 12, 2019

It has played 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"**  
Realestate.com.au chief economist Nerida Conisbee said.

This is an extract from an article published by News.com.au on the 12th of January 2019: <https://www.news.com.au/finance/real-estate/brisbane-qld/where-its-cheaper-to-buy-than-rent-its-ipswichs-time-to-shine/news-story/96cc9ee6a5170e4af5c67312098b5f0>



### Rail line grows three times faster than state average

Ellen Lutton, July 23, 2018

**South-east Queensland's highest yielding investment properties** are no longer in Brisbane, but in the outer suburbs of **Logan** and **Ipswich**, new data shows.

**Brisbane has some of the highest rental yields in the country, averaging four to five per cent.**

This is an extract from an article published by Domain on the 23rd of July 2018: <https://www.domain.com.au/news/investor-alert-the-southeast-queensland-suburbs-with-the-highest-rental-returns-20180723-h12xy4-753727/>



### Ipswich rents best value in SEQ

Rhiannon Keyte, September 11, 2018

Australians fleeing rocketing capital-city rental prices are finding sanctuary in **Ipswich**, with new data showing **the city's rentals are among the most affordable in the southeast Queensland.**

**"Ipswich is a very affordable place to live,** not just in terms of rent but there are so many free activities, a lot of them being nature-based; there are wildlife parks, scenic walks, and tons of sport," she said.

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



# Ipswich - Local Amenities



## EMPLOYMENT

- Ipswich Riverheart Urban Renewal – capacity for over 49,000 jobs
- Amberly RAAF Base – 5000 jobs
- Amberley Aerospace and Defence Support Centre – 3500 jobs
- Swanbank Enterprise Park – 500ha Business Park
- Citiswitch Industrial Estate – 335ha Industrial Park

## HEALTH AND EDUCATION

- University of Queensland - Ipswich Campus - 1.6km
- University of Southern Queensland – Springfield Campus
- Ipswich Grammar School - 2 km
- Ipswich Girls Grammar School - 3.3km
- Leichhardt State School - Walking Distance from Golf Links Estate - 250m
- Immaculate Heart Catholic Primary School  
– Walking Distance from Golf Links Estate
- Ipswich Public Hospital - \$128M emergency Department Upgrade - 2.3km
- St Andrews Ipswich Private Hospital - 98 Beds - 2.8km

Local Amenities 



# A city that has been Invigorated

## LOCAL AMENITIES

**The Courier Mail**

### New schools and developments slated for Ipswich

Lachlan Mcivor, Queensland Times, January 31, 2019

**A number of new schools are on the way** to keep up the ever increasing population of the Ipswich region.

"To help cater for this increase, we are excited to offer a range of **new facilities to students**, including a sports hall, performing arts auditorium, science labs and applied technology rooms," principal Michael West said.

This is an extract from an article published by The Courier Mail on the 31st of January 2019: <https://www.couriermail.com.au/news/regional/new-schools-and-developments-slated-for-ipswich/news-story/c44388bef31cae9d078ccdb55f624b4b>

**QT**  
THE QUEENSLAND TIMES

### 'Parks, shops, restaurants': 20 developments coming soon

Carly Morrissey, November 29, 2018

Spring Mountain at Greater Springfield is the **fastest growing suburb in the Ipswich Region** and the **state's second-best performing suburb**.

**Shops, childcare centre, retail warehouse, restaurant and medical centre** at Springfield Lakes are some of what developers are bringing to Springfield.

This is an extract from an article published by The Queensland Times on the 29th of November 2018: <https://www.qt.com.au/news/20-developments-for-springfield/3594972/>

**QT**  
THE QUEENSLAND TIMES

### REVEALED: When work will start on \$6m library

Hayden Johnson, December 7, 2018

Construction of a **new \$6 million library at Rosewood** will start within months.

Once complete, **Rosewood Library** will be a part of the Ipswich Libraries network which includes branches at Ipswich Central, Redbank Plaza, Redbank Plains, Springfield Central and a mobile library.

This is an extract from an article published by The Queensland Times on the 7th of December 2018: <https://www.qt.com.au/news/revealed-when-work-will-start-on-rosewoods-6m-libr/3595257/>

**The Courier Mail**

### Spring Mountain State School: New school opens in Ipswich

Antonia O'Flaherty, January 29, 2019

**The \$40 million facility** was one of 10 built under the **\$1.52 billion Queensland Schools Public Private Partnership**.

In 2018 Spring Mountain was one of the state's **highest rates of growth** at 103 per cent.

This is an extract from an article published by The Courier Mail on the 29th of January 2019: <https://www.couriermail.com.au/news/queensland/spring-mountain-state-school-new-school-opens-in-ipswich/news-story/57358454b18b4f48daa7b0c584f9fd1f>

**QT**  
THE QUEENSLAND TIMES

### Business announced for new Ipswich shopping centre

Shannon Newley, December 31, 2018

"At Yamanto the plan is to have a butcher, a baker and the fruiterer. We see that as something that is different for Ipswich.

**"I think it's going to be a unique shopping experience in Ipswich."**

This is an extract from an article published by The Queensland Times on the 31st of December 2018: <https://www.qt.com.au/news/business-announced-for-new-yamanto-development/3611693/>

**QT**  
THE QUEENSLAND TIMES

### Here's where Ipswich's next Maccas could be built

Hayden Johnson, December 17, 2018

An application to **continue expanding the centre** was approved by Ipswich City Council last week.

Work on the 3900sqm extension to Karalee Shopping Centre, which already has a **Woolworths supermarket** and **15 specialty stores**, started earlier this year and expected to be finished in April 2019.

This is an extract from an article published by The Queensland Times on the 17th of December 2018: <https://www.qt.com.au/news/gym-approved-for-shopping-centre-will-mcdonalds-to/3603722/>



# A genuine commute to Brisbane

## PUBLIC TRANSPORT

**The Courier Mail**

### Missing transport link comes to southeast boom region

Hayden Johnson, January 30, 2019

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

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

This is an extract from an article published by The Courier Mail on the 30th of January 2019: <https://www.couriermail.com.au/news/queensland/your-time-to-take-a-ride-on-ipswichs-delightful-new-route/news-story/e58b9432f4f6b47d143e8a2dc5d392>

**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 an article published by The Queensland Times on the 12th of October 2018: <https://www.qt.com.au/news/mixed-news-as-millions-of-passengers-use-ipswich-r/3547027/>

**QT**  
THE QUEENSLAND TIMES

### School bus route changes for 2019

Carley Morrissey, January 24, 2019

**New bus routes** have been added to **help more kids in the Ipswich and Greater Springfield areas** get back to school.

"These changes are made in order to **service new schools and residential areas**, changed school bell times and patronage changes.

This is an extract from an article published by The Queensland Times on the 24th of January 2019: <https://www.qt.com.au/news/find-out-if-school-bus-changes-affect-your-kids/3630047/>



# Gainsborough Meadows, Brassall





# Gainsborough Meadows, Brassall

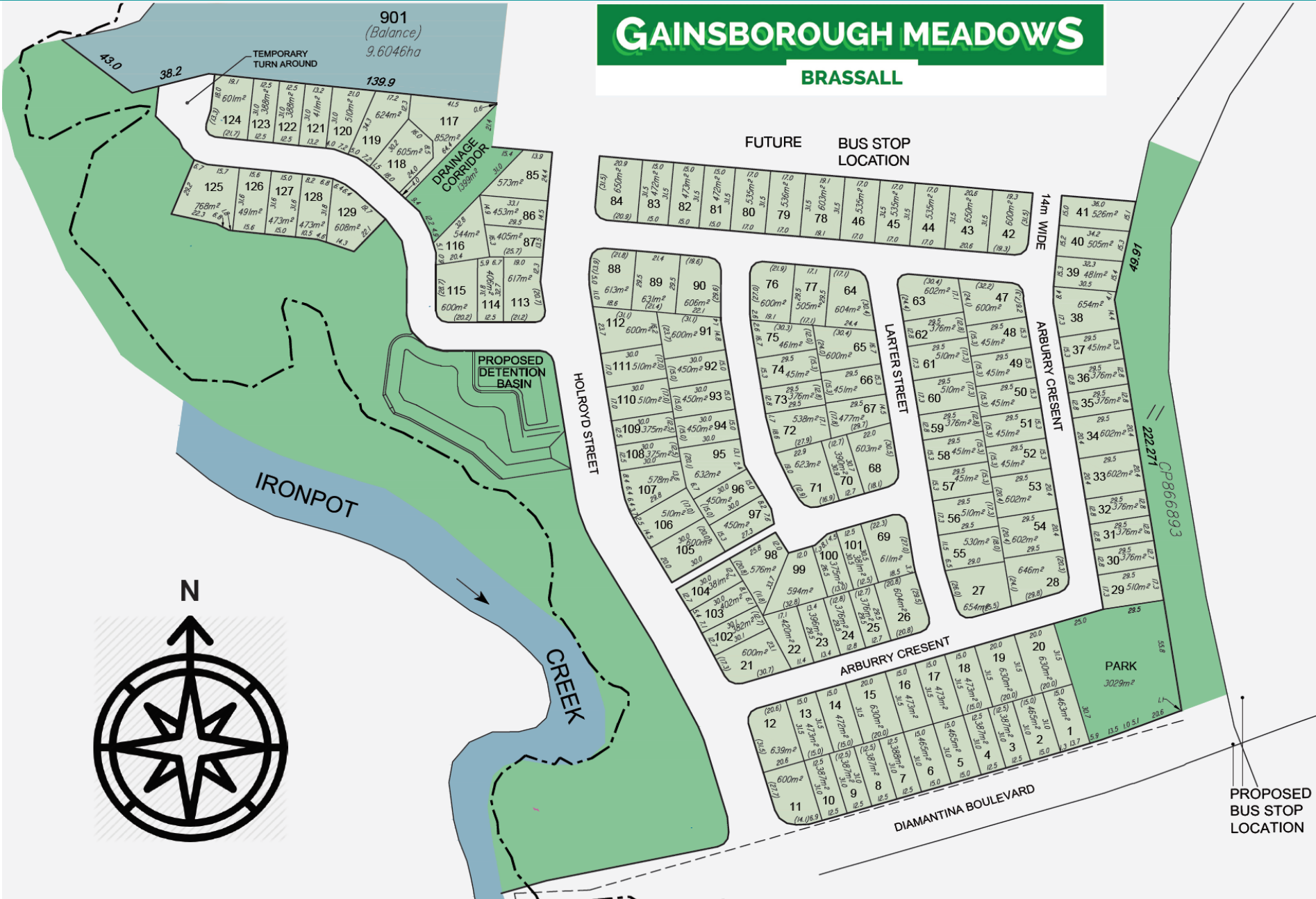




# Gainsborough Meadows POD

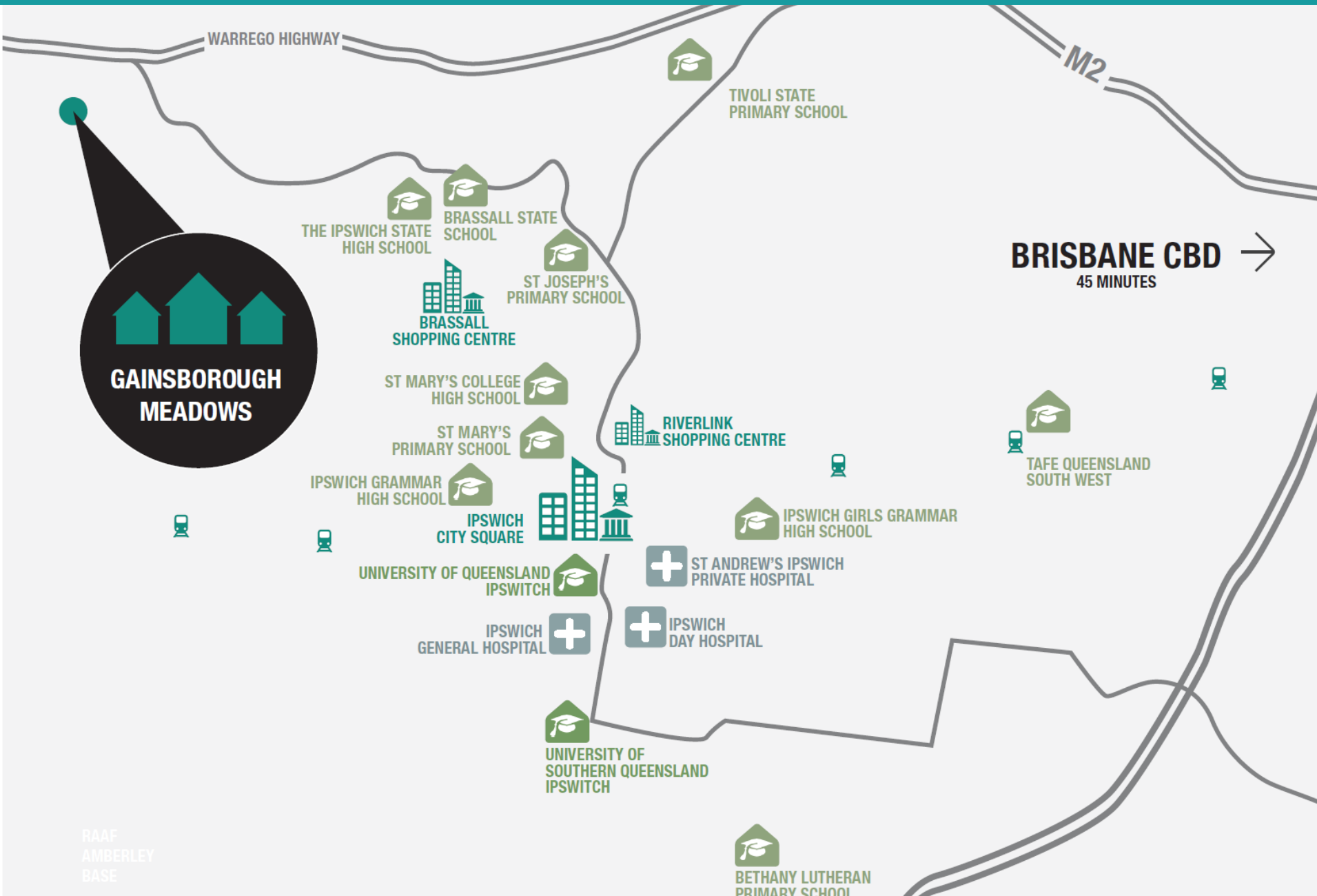
## GAINSBOROUGH MEADOWS

BRASSALL





# G' Meadows Local Amenities





# Brassall Property Market

Suburb  
Brassall

Region  
Ipswich

State  
Queensland

**2.54%**

Current vacancy rate



**112**

Rental stock available



**10,904**

Population



**41.12%**

Rental population



## Median Statistics


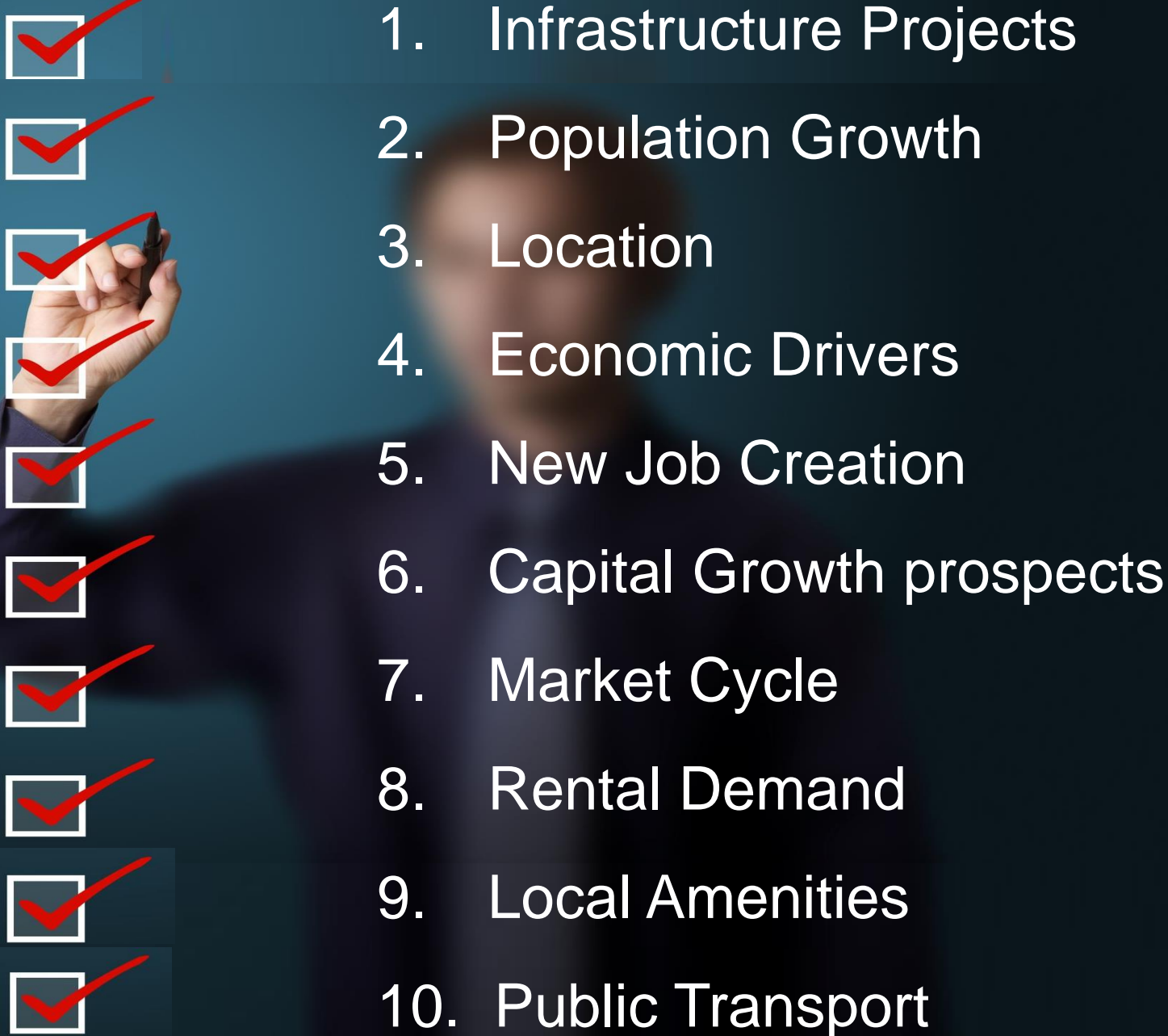
## Rental Statistics

## Sales Statistics

	House	Townhouses	Units
Median listing price	\$379,000	\$469,000	\$239,500
Median price change - last quarter	1.06%	38.67%	-0.81%
Median price change - 1 year	-0.66%	47.02%	-3.04%
Median price change - 2 years	-1.93%	-12.13%	-3.71%
Median weekly rent	\$320	\$285	\$265
Median yield %	4.39%	3.15%	5.75%
Median rent change - 1 year	0.00%	0.00%	-8.63%



# Investment Property Check List

- 
- 
- ☒ 1. Infrastructure Projects
  - ☒ 2. Population Growth
  - ☒ 3. Location
  - ☒ 4. Economic Drivers
  - ☒ 5. New Job Creation
  - ☒ 6. Capital Growth prospects
  - ☒ 7. Market Cycle
  - ☒ 8. Rental Demand
  - ☒ 9. Local Amenities
  - ☒ 10. Public Transport



# Your 3 Year Rental Guarantee

***Ray White.***

**SURFERS PARADISE GROUP**

**RENTAL ASSURANCE  
CERTIFICATE**



**3 YEAR RENTAL  
GUARANTEE**

**MINIMUM RETURN OF 4% PA**







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 Property Group 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.