



OUTLOOK CHERMSIDE

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

JANUARY 2015

A PRIME NORTHERN LOCATION

Chermside boasts prime locality to some of Queensland's major healthcare, employment, retail and lifestyle nodes / Page 02

B INFRASTRUCTURE

Chermside is well-positioned to capitalise on its established infrastructure and the proposed expansion of Brisbane transport networks / Page 02

C EMPLOYMENT GROWTH

Nearly 6,000 new jobs are forecast to be located within easy access of Chermside residents by 2031 / Page 03

D RENTAL GROWTH

New and near-new apartments in the Chermside residential catchment attract a premium of up to 35 per cent over established product / Page 04

As a major hub of Brisbane's inner north, Chermside is strategically positioned to benefit from significant infrastructure investment, major health and employment precincts.



WESTFIELD CHERMSIDE IS QUEENSLAND'S LARGEST SHOPPING CENTRE WITH OVER \$800M IN TURNOVER PER YEAR



1, 2 AND 3 BEDROOM APARTMENTS HAVE RECORDED ANNUAL RENTAL GROWTH IN THE LAST 12 MONTHS

WESTFIELD CHERMSIDE

RESIDENTIAL APARTMENT DEVELOPMENT



AS A KEY NORTHERN HUB, CHERMSIDE IS STRATEGICALLY LOCATED WITHIN 8KM OF THE BRISBANE CBD

AERIAL VIEW OF CHERMSIDE

- 1 POP
- 2 INF
- 3 EMP

Chermside accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb – Population, Infrastructure and Employment.

WALKABILITY & ACCESSIBILITY



Prime location and an abundance of employment opportunity are key drivers for Chermiside's residential dwelling growth.

Located ten kilometres north of the Brisbane Central Business District (CBD) and eight kilometres from the Australian Trade Coast (Brisbane Airport and Port of Brisbane), Chermiside's key position has resulted in both population and economic growth associated with these large nodes.

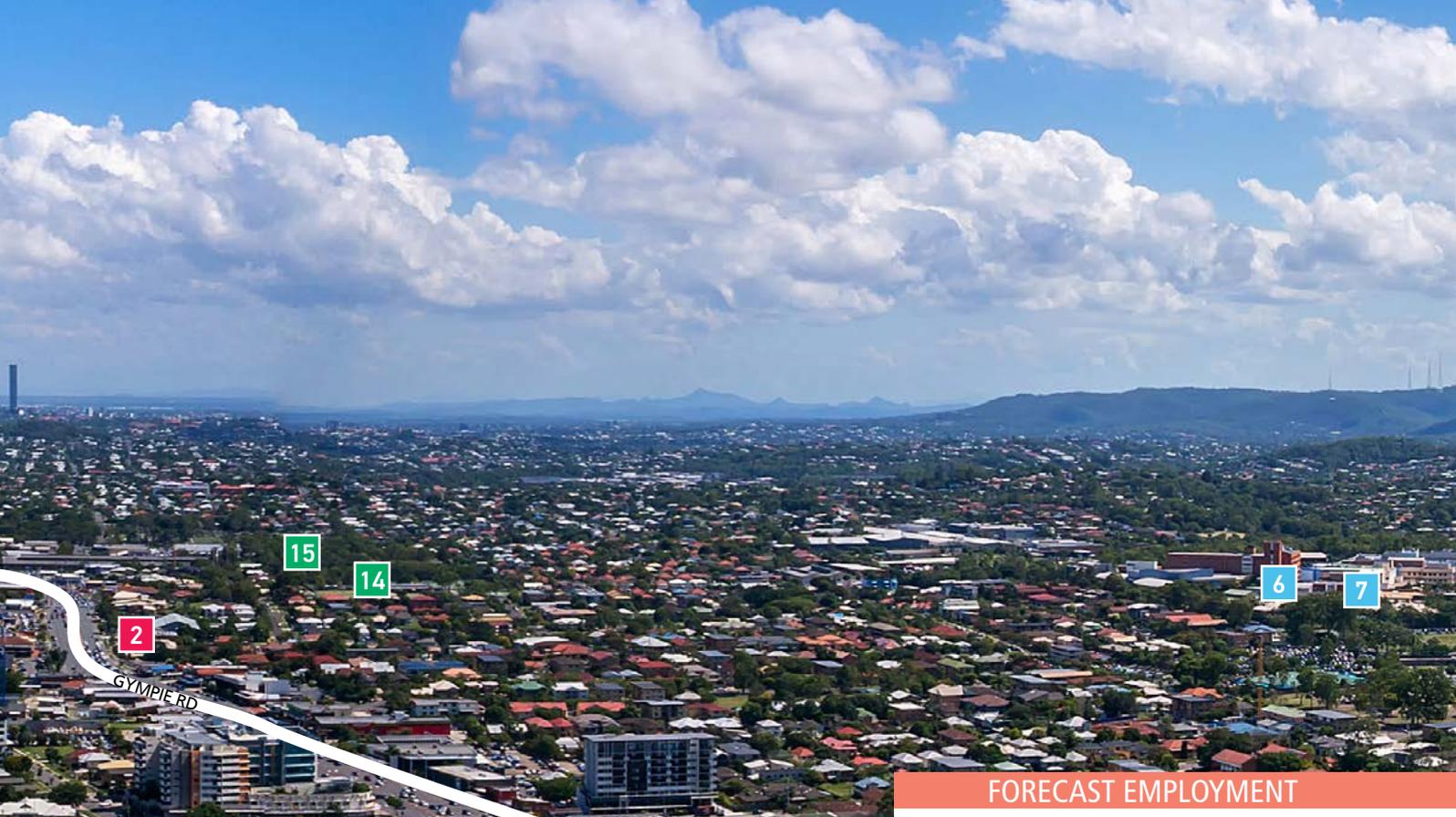
Residents of Chermiside benefit from a range of amenities and green space including Westfield Chermiside (which includes a 16-screen cinema complex), public pool complex, public library, the 7th Brigade Park and Marchant Park. Westfield Chermiside is one of the largest shopping centres in Queensland, whilst continued investment in and around the centre has positioned Chermiside to be its own satellite CBD in Brisbane's North.

Key Legend



Infrastructure

- 1** WESTFIELD CHERMSIDE SHOPPING CENTRE
369 specialty stores, cafes, restaurants & other services
- 2** ALDI SUPERMARKET
- 3** NORTHERN BUSWAY
- 4** AIRPORTLINK M7 TUNNEL
- 5** KEDRON-WAVELL SERVICES CLUB



FORECAST EMPLOYMENT

Chermside is located in the vicinity of the Brisbane CBD, Brisbane Airport and the Port of Brisbane (Australia TradeCoast). This catchment alone is projected to generate over 110,000 new jobs by 2031.

Chermside is one of the largest employment nodes in Brisbane's North. This is attributed to the high level of transport infrastructure in the area together with the major employment drivers including Prince Charles Hospital, Holy Spirit Northside Private Hospital, The Australian Taxation Regional Office and Westfield Chermside Shopping Centre.

WESTFIELD CHERMSIDE SHOPPING CENTRE

Undergoing a \$200 million redevelopment in 2011, Westfield Chermside currently covers 151,900sqm and has an annual turnover of \$874.3 million. It is Queensland's largest shopping centre and the fourth largest in Australia.

-  MYER
-  DAVID JONES
-  HARRIS SCARFE
-  BIG W
-  KMART
-  TARGET
-  COLES
-  WOOLWORTHS
-  EVENT CINEMAS

Hospitals

- 6** **PRINCE CHARLES HOSPITAL**
The Prince Charles Hospital has the premier cardiac service for Queensland. It underwent a major upgrade in 2007 and currently employs around 3,500 staff.
- 7** **HOLY SPIRIT NORTHSIDE PRIVATE HOSPITAL**
Having recently completed an \$8 million redevelopment project, the Holy Spirit Northside Private Hospital has a current capacity of 227 beds and employs around 650 staff.

Schools

- 8** **WAVELL HEIGHTS STATE SCHOOL**
- 9** **WAVELL STATE HIGH SCHOOL**
- 10** **O.L.A. CATHOLIC PRIMARY SCHOOL**

Parks & Recreation

- 11** **CHERMSIDE AQUATIC CENTRE**
- 12** **BURRINGBAR PARK FACILITY**
- 13** **BURNIE BRAE PARK**
- 14** **BRADBURY PARK**
- 15** **CHERMSIDE BOWLS CLUB**
- 16** **KEDRON-WAVELL HOCKEY CLUB**

Chermside

2014 JOBS /	14,724
2031 FORECAST /	20,041
TOTAL NEW JOBS /	5,317

Brisbane CBD

2014 JOBS /	171,396
2031 FORECAST /	222,178
TOTAL NEW JOBS /	50,782

Australia Trade Coast

2014 JOBS /	50,000
2031 FORECAST /	110,000
TOTAL NEW JOBS /	60,000

Northern Fringe

2014 JOBS /	42,030
2031 FORECAST /	61,860
TOTAL NEW JOBS /	19,830

TOTAL CATCHMENT

2011 JOBS /	278,150
2031 FORECAST /	414,079
TOTAL NEW JOBS /	135,929

RESIDENTIAL MARKET REVIEW

APARTMENT MARKET ANALYSIS

Investment in the region has driven population growth and subsequently an increasing demand for apartments in the Chermside residential catchment.

This has resulted in an average median apartment sale price growth of 9 per cent per annum since 2003. Based on 51 transactions, the median sale price recorded for the September half year period was \$400,000.

Chermside proved to be relatively resilient to the effects of the Global Financial Crisis, with the residential apartment market recording a dramatic increase in both median apartment price and apartment transaction activity from 2007 to early 2010 by recording an average 5 per cent increase in median apartment price per annum. This price rise was driven by a large increase in the supply of new apartment products built within the vicinity of Westfield Chermside Shopping Centre and the demand in the region for new residential product.

The majority of apartment transactions within the Chermside catchment are older established product, subduing the median price observed. This is illustrated in the September 2013 half-year period which recorded an increase in the median price from \$350,000 to \$400,000, representing a growth of 14 per cent, and a jump in apartment transactions from 48 to 98 transactions. This growth, which has since remained stable, is attributed to the launch of new apartment stock in Chermside and provides insight into the premium new apartment stock can attract.

APARTMENT RENTAL ANALYSIS

Chermside is showing strong demand for rental properties with On-the-Market (OTM) data recording limited apartments available for rent.

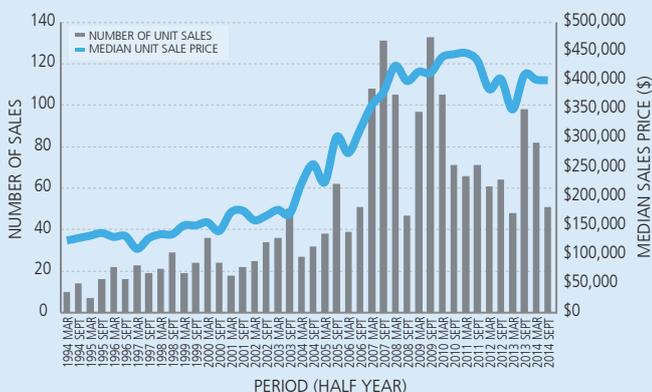
Within the postcode of 4032 (consisting of the suburbs of Chermside and Craigslea), the Residential Tenancies Authority (RTA) has recorded an average of approximately 23 new and renewed bond lodgements in each quarter over the last 12 months for one-bedroom apartments, 105 for two-bedroom apartments, and 17 for three-bedroom apartments over the same period; highlighting the dominance of two-bedroom apartment stock in the catchment.

According to the RTA, one bedroom apartments have registered an increase of 6.4 per cent per annum, increasing median weekly rent to \$297 in the ten year period to September 2014. Correspondingly, two-bedroom apartments have increased by 6.8 per cent per annum to register a current median rent of \$375 per week, and three-bedroom apartments have increased by 5.2 per cent per annum to record a median weekly rent of \$400. These figures are in excess of the corresponding growth rates from the Brisbane City market for both one and two-bedroom apartments.

On-the-Market rental data, which records new and near-new apartment product, indicates that one, two and three-bedroom apartments are attracting a premium over existing stock. New and near-new one-bedroom apartments are renting for approximately \$76 per week more than existing stock, whilst new to near-new two and three-bedroom apartments are achieving premiums of approximately \$55 and \$140 per week over the existing market respectively.

APARTMENT SALES CYCLE - CHERMSIDE CATCHMENT SEPT 2014

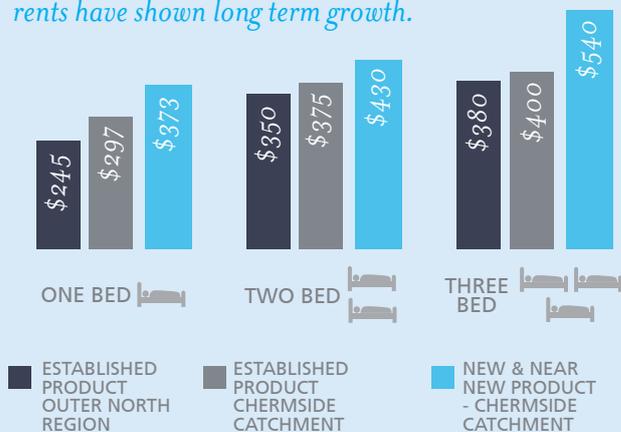
Affordability remains a key driver for investors in the Chermside apartment market.



Prepared by Urbis, Source: RP Data

NEW APARTMENT PRODUCT VS EXISTING

New and near-new apartments are recording premiums over existing stock while median weekly rents have shown long term growth.



Prepared by Urbis, Source: RTA; Real Estate Agent Advice, Urbis

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