









The Garden Terraces is both a statement of modern architecture and a tribute to the historic character of the area. An inspired design response that marries modernism with the subtropical Queensland architecture and landscaping that defines Newmarket's leafy streets.

DEAN PARKER - OWNER / MANAGING DIRECTOR

OVERVIEW

THE GARDEN TERRACES

Position

- Just 5 kilometres from the Brisbane CBD.
- Serviced by the very best public transport rail and bus services.
- 500m from Newmarket Shopping Centre offering a Coles supermarket and specialty stores including coffee shops, restaurants, a future cinema complex, and an easy walk to some of Brisbane's best parks and bikeways.

Product

- 26 spacious residences that draw upon natural elements to offer thoughtfully-designed and practical living spaces.
- 1, 2 and 3 bedroom apartments with a range of spacious layouts.
- Dedicated private and semi-private sub-tropical garden spaces that act as focal points for community engagement, natural privacy and air-quality filtration.
- The breezeblock masonry facade is a key architectural element designed for the privacy of occupants internally and acts as a thermal filter against sunlight, providing acoustic attenuation within the apartments.
- Deep shaded balconies for the very best in outdoor living.
- Carefully selected high quality fixtures and fittings.

Investment

• Newmarket is Brisbane's fastest selling suburb for apartments.*

APARTMENT GROWTH

Annual Change in Median Price Jun 96 - Jun 16#

Newmarket	3.7%	
Brisbane	3.1%	

RENTAL GROWTH

Average Annual Rental Price Growth Newmarket Catchment Jun 96 - Jun 16[^]

2 Bed Growth	5.0%
3 Bed Growth	3.8%

Rental Price Premium Newmarket Catchment Jun 16**

- New and near-new two-bedroom apartments record a median weekly rent of \$490, a 36.1 per cent premium over established products.
- New and near-new three-bedroom apartments also achieved a premium of 26.4 per cent, registering a median weekly rent of **\$550**.

^{*}Source Place Advisory

Prepared by Urbis, Source APM Pricefinder

^Prepared by Urbis, Source: Residential Tenancies Authority (RTA)# Catchment includes Ashgrove, Herston, Kelvin Grove, Newmarket and Wilston

**Prepared by Urbis, Source:Residential Tenancies Authority (RTA)* Realestate.com.au



WELL-BEING

OUR HEALTHY HOMES

At Your Style Homes we believe you can't overvalue your health. That's why we're passionate about creating healthy homes and put it at the

We take a proactive approach and understand that primary prevention is the simplest and most economical way to address potential health risks. That means we design our homes around our clients' well-being, and in our construction and/or fit-out, we select products and materials that are low in harmful emissions, wherever possible.

We keep abreast of market developments at every stage of our projects and seek the healthiest products available.

We are proud to deliver healthy homes to our valued clients.

"At Your Style Homes we pride ourselves in designing our projects with our client's health in mind."



Elise Parker Your Style Homes Owner & Health Homes Specialist







LOCATION



NEWMARKET SUBURB FACTS

Newmarket is **Brisbane's fastest selling suburb*** for apartments.

Newmarket was the **#1 searched suburb** in Queensland on Realestate.com.au.#

Newmarket is serviced by the **very best public transport** including rail and bus services.

AERIAL



Transport

Car

- 1 Kelvin Grove Road
- 2 Newmarket Road
- 3 Enoggera Road

Bus

4 Enoggera Road at Newmarket

Train

5 Newmarket Station

Retail

Newmarket Village Shopping Centre

6 Coles Bakers Delight BWS Gloria Jean's Coffee Australia Post Commonwealth Bank Dry-Clean Only Flight Centre Lifetec Australia News on Newmarket Place Estate Agents Adrift Women's Fashion Col Nayler Barber Ella Bache Newmarket Epic Hair Designs Sybils of Brisbane Fashion 16+

- 7 Wray Organic
- 8 The French Corner
- 9 Black Sheep Bottle Shop

Recreation

Parks

- 10 Sedgley Park
- 11 Newmarket Dog Park
- 12 McCook Park
- 13 Banks Street Reserve

Sporting

- 14 Brisbane City Football Club
- 15 Gold Crest Cricket Club
- 16 Commercial Hockey Club Inc
- 17 Newmarket Football Soccer Club
- 18 Newmarket Racers Swimming Club
- 19 Newmarket Tennis Court
- 20 Brisbane City Indoor Sports Centre
- 21 2 Ballerinas Newmarket
- 22 Newmarket Olympic Pool

Gyms

- 23 Snap Fitness Newmarket
- 24 City4051 Crossfit
- 25 Nuggets Thai Boxing Gym
- **26** SoHo Yoga Newmarket
- 27 Soul Space Brisbane
- 28 Epic Win PT
- 29 Jetts The Grange
- 30 Nirvana PT
- 31 Body Revolution Pilates
- 32 WinkFit Gym

Dining

Newmarket Village Shopping Centre

- 33 Homeslice Kitchen
 Go Sushi
 Grill'd Heathy Burgers
 Nando's
 Red Rock Noodle Bar
 Subway
 Sushi Edo
 - Vinnie's Café KoKobana Superfood Café
- 34 Pepe's Mexican Restaurant
- 35 Golden Wood Teppanyaki
- 36 McDonald's
- 37 Pit Boss American BBQ & Eats
- 38 Dominos

Medical

Newmarket Village Shopping Centre

- Da Rin Optometrists
 Newmarket Dental
 Discount Drug Stores
 Newmarket Family Doctors
 Orthosmile Orthodontics
 Pivotal Motion Physiotheraphy
 Psychology Consultants
 QML Pathology
 Australian Skin Clinic
- 40 Newmarket 7 Day Medical Centre

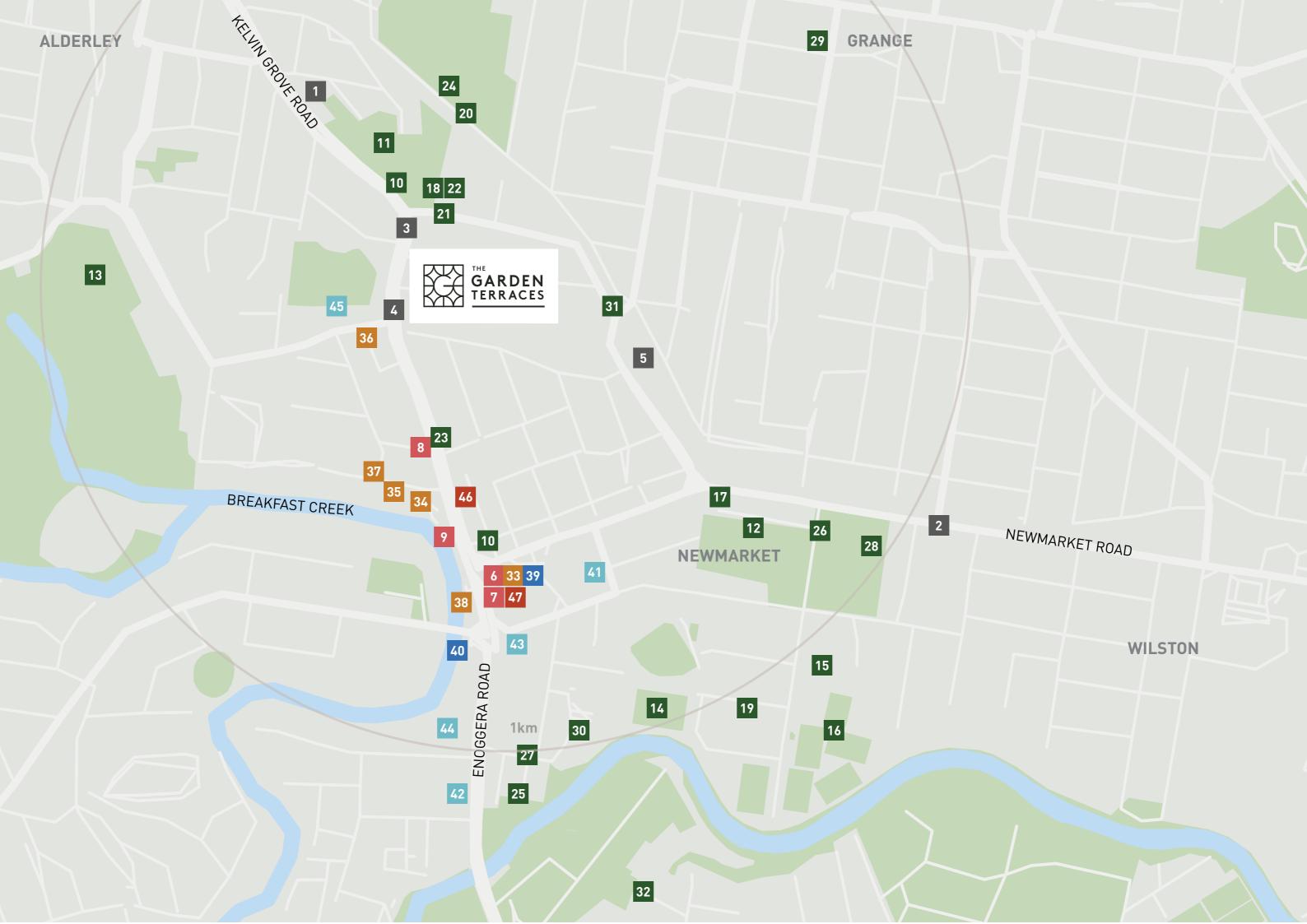
Education

- C & K Strathpine Community Childcare, Kindergarden & Preschool
- 42 Rising Stars Newmarket ELC
- 43 Northside Family Day Care
- 44 St Ambrose's School
- 45 Newmarket State School

Entertainment

- 46 Newmarket Hotel
- 47 Reading Cinema (Coming Soon)

WHAT'S NEARBY?



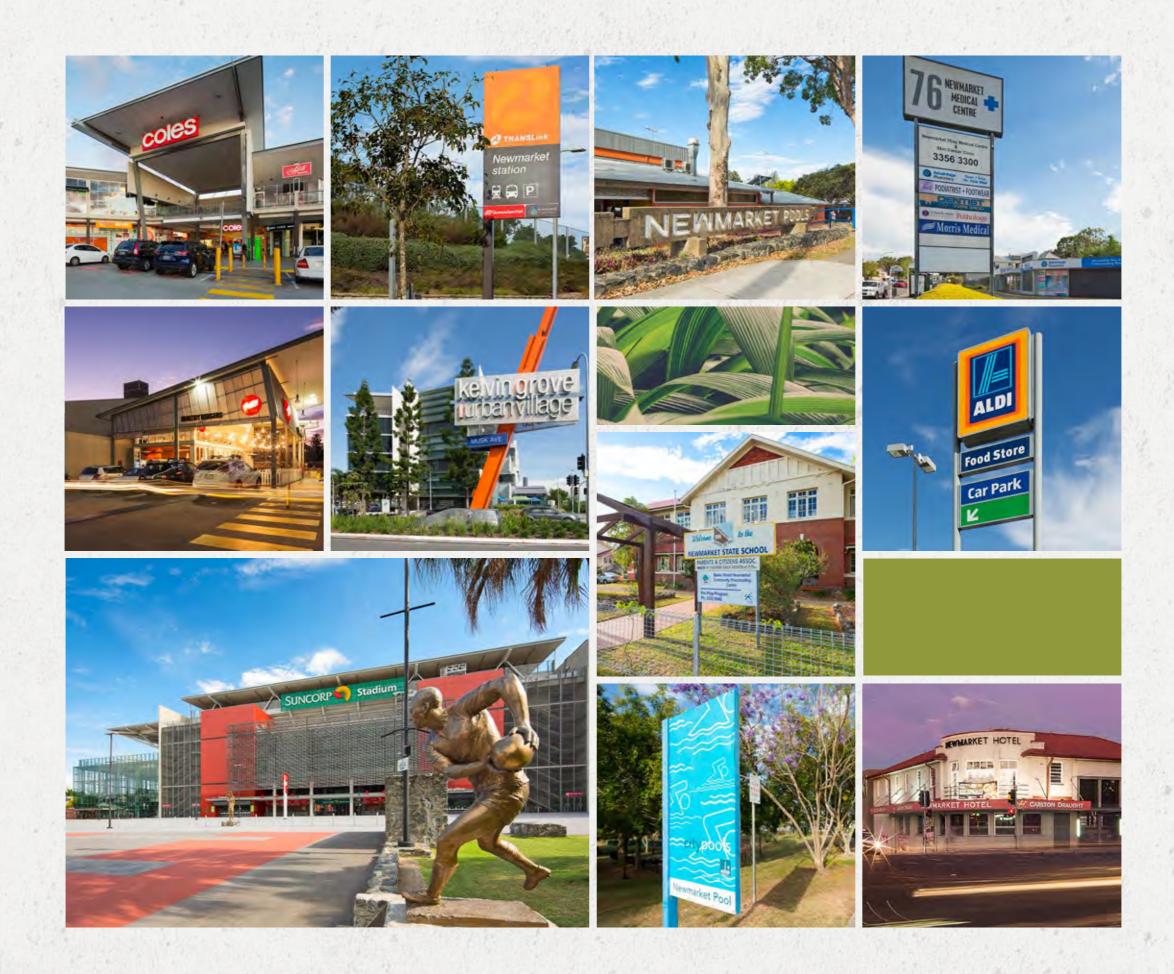


CONNECTED LIVING

Newmarket Shopping Centre is located within 500m of The Garden Terraces

offering a Coles supermarket and specialty stores including coffee shops, restaurants, as well as a future cinema complex.

NEWMARKET AMENITIES

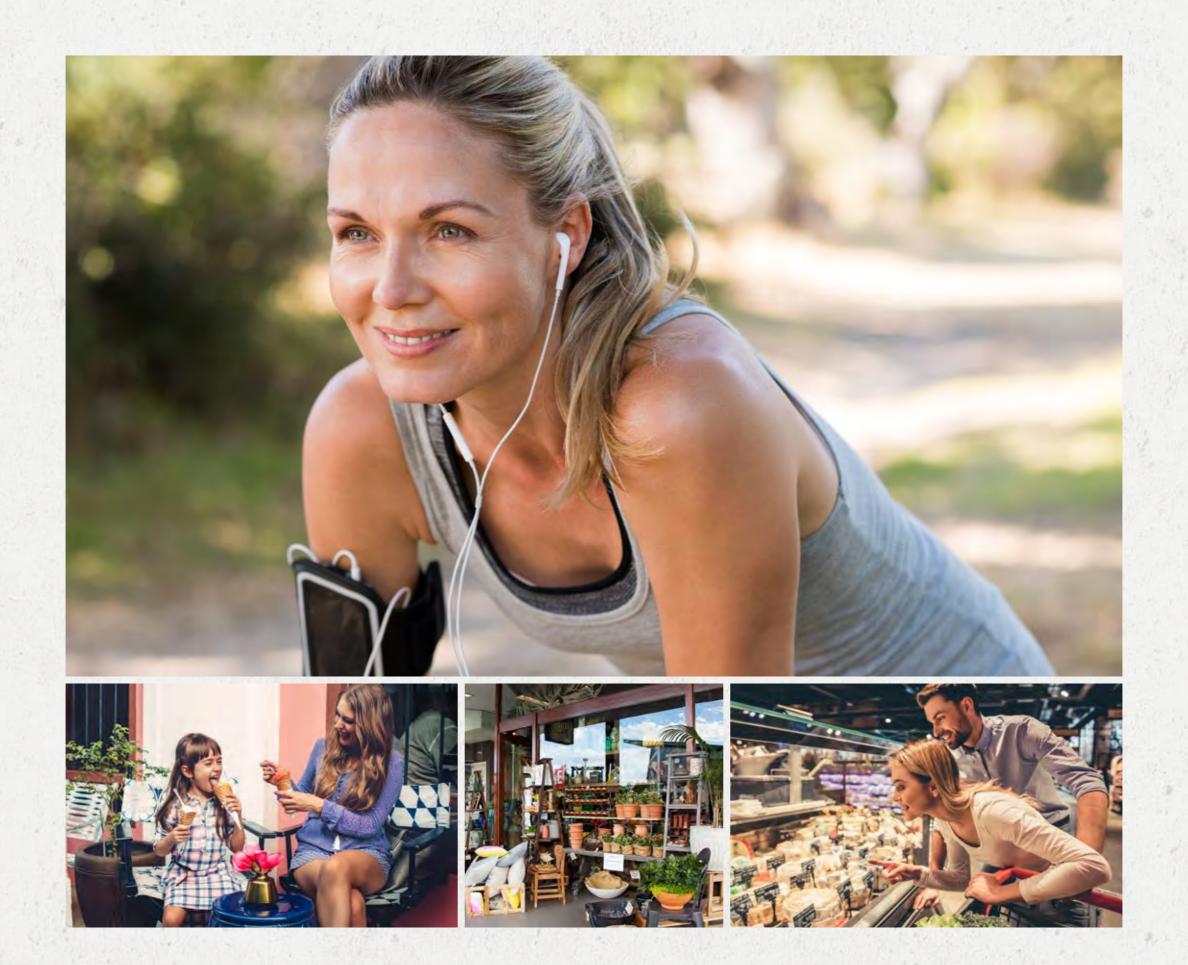




NATURE ON YOUR DOORSTEP

The Garden Terraces is within walking distance of some of Brisbane's best parks and bikeways, including Sedgley Park and Olympic Pool, Banks Street Reserve and Enoggera Creek Bikeway.

NEWMARKET LIFESTYLE







RESIDENCES



FILTERED LIGHT & PRIVACY

A key architectural element is the **breezeblock masonry façade** to the northern elevation. Beyond its aesthetic qualities, the screen is designed to protect the visual privacy of occupants internally, act as a thermal filter against sunlight and provide acoustic attenuation inside the apartments.

EXTERIOR





DESIGN PRINCIPLES

The Garden Terrace apartments feature **brand name appliances**, wool blend carpet and timber detailing.

Open plan kitchen and living areas have been designed with the needs of the resident in mind to be lightfilled and spacious.

KITCHEN/DINING





DEEP & SPACIOUS BALCONIES

The Garden Terraces takes full advantage of the Queensland climate by offering **spacious and shaded balconies** for the very best in outdoor living. Superior storage and stunning finishes all come together, creating apartments that feel like home.

LIVING/BALCONY





BREATHABLE APARTMENTS

Inspired by the traditional Queenslander,
The Garden Terraces is designed to
maximise cross-ventilation through all of
the residences by creating dedicated breeze
channels from the exterior of the building,
through the apartments and out through an
internal circulation chamber.

BEDROOM





THOUGHTFUL, TIMELESS & LIVEABLE SPACES

The highly functional interiors that have been selected for the Garden Terraces are designed to be **open, relaxed, cool and inviting.** Spacious bathrooms and ensuites feature large format porcelain floor tiles, complemented by quality hardware and clever storage.

ENSUITE





NATURAL COLOURS & MATERIALS

Within the apartments, a natural palate of materials and finishes ensures that the internal atmosphere of The Garden Terraces blends seamlessly with the high ceilings, architectural design and landscaping.

INTERNAL







FINISHES



QUALITY FIXTURES & FITTINGS

The Garden Terraces offer a careful selection of **fixtures and fittings**, defining a practical space of convenience, quality and influence.

FIXTURES AND FINISHES

COMMITMENT TO THE FINEST DETAILS

It's the finishing details that make your new apartment feel like home.

Facilities and Amenities

- Basement carparking. Apartments will have an allocated car park; some will have two parking spaces. Please refer to contract plans for details.
- Each car park is for exclusive use as per Title.

Services

AIR CONDITIONING

 Split system air-conditioning to main bedrooms and living areas (Optional upgrade: air conditioning in the second bedrooms).

UTILITIES

- Individually metered water, electricity and gas.
- Each residence comes complete with both free-toair and Pay TV access.

ACCESS

 Visitors gain access via an intercom at the entry to the lobby (residents can grant access to the ground floor lobby to visitors remotely).

INTERNAL FEATURES

- All levels have 2600mm ceilings for habitable rooms and 2400mm for kitchens, hallways, laundry and bathrooms.
- Built-in robes to all one and two bedroom apartments, featuring sliding doors with a mirrored front and walk-in robes for three bedroom apartments. Each robe includes a top shelf with hanging rail.

Financials

FIRST HOME OWNER GRANT (FHOG) APPROVAL

• Garden Terrace has full FHOG approval.

INTEREST ON CASH DEPOSITS

- Interest rate will be a comparable market rate.
- There is a \$110 processing payment by the solicitors on each deposit.
- The deposit will be transferred to an interest bearing account when the full 10% deposit has been received as cleared funds, the contract is unconditional and any cooling off period applicable to the contract has expired.
- Buyers will receive 50% interest earned on the investment of a cash deposit on settlement.

SPECIFICATIONS

All specifications are carefully considered to ensure long lasting quality, great comfort and pleasing aesthetics. Attention to detail is evident throughout the apartments.

KITCHEN AND LIVING

Sink	Stainless steel undermount sink (1 and 2 bed single 2 and 3 bed double)	Basin Basin mixer	Vitre
Sink mixer	Single lever polished chrome mixer		
Cooktop	600mm Bosch stainless steel gas cooktop	Vanity cabinets	Mela
Oven	600mm Bosch stainless steel	Joinery benchtop	Reco
	multifunction built-in oven	Shower mixer	Singl
Rangehood	Bosch rangehood	Shower head	Hand
Dishwasher	Bosch semi-integrated dishwasher	Shower screen	Semi
Splashback	Ceramic tile	Mirror	Overh adjus
Bench top	Reconstituted stone	Wall tile	Cerai
Joinery	Coloured laminate	Floor tile	Porce
Ceilings	Painted plasterboard		Plast
Flooring	Porcelain tiles (optional upgrade: timber	Ceilings	
-	floor boards)	Lighting	Rece

LED recessed energy efficient down lights

BEDROOMS

Lighting

Skirting

Flooring	Wool blend carpet. Acoustic underlay.
Walls and ceiling	Painted plasterboard

Painted timber skirting

Lighting Recessed energy efficient light fittings

Robes Mirrored sliding doors

Ceilings Fans to all bedrooms

BATHROOM

Basin	Vitreous china basin
Basin mixer	Polished chrome basin mixer
Vanity cabinets	Melamine with drawers
Joinery benchtop	Reconstituted stone
Shower mixer	Single lever chrome mixer
Shower head	Hand shower head
Shower screen	Semi-frameless glass screen, no door
Mirror	Overhead cabinet mirror with GPO and adjustable shelves
Wall tile	Ceramic tile
Floor tile	Porcelain tile
Ceilings	Plasterboard
Lighting	Recessed energy efficient light fittings

OPTIONAL UPGRADES

Light coloured timber floorboards to entry, living, dining and kitchen, with underlay as required to meet code requirements.

Air conditioning to secondary bedrooms

Stone kitchen splashback

KITCHEN FIXTURES



BATHROOM FIXTURES



BATHROOM FIXTURES









BASIN MIXER TOILET ROLL HOLDER TOWEL RAIL SHOWER SHELF







ROBE HOOK SINK MIXER SINK WITH STORAGE



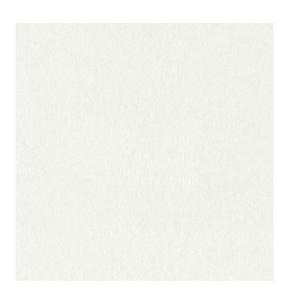
INTERNAL TILE (KITCHEN, HALLWAY, WET AREAS)



EXTERIOR TILE



CARPET - ALLOY



CEILING/WALL
PLASTERBOARD SHEETING
PAINTED WHITE



TIMBER FLOORING (OPTIONAL)



BATHROOM CABINETRY (FRONT AND TOP)



BATHROOM CERAMIC WALL TILE

KITCHEN FINISHES



STONE KITCHEN BENCHTOP-SNOW



KITCHEN CABINETRY (PRIMARY)



CERAMIC TILE SPLASHBACK (STANDARD)



KITCHEN CABINETRY (SECONDARY)



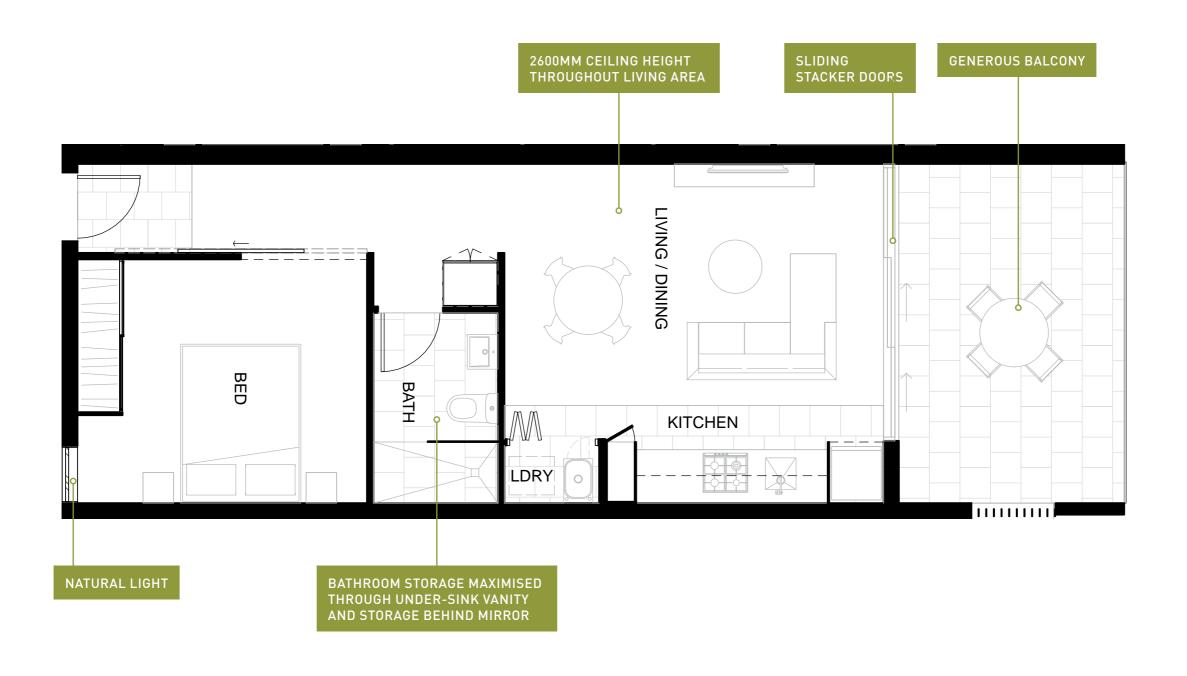
STONE SPLASHBACK - SNOW (UPGRADE)



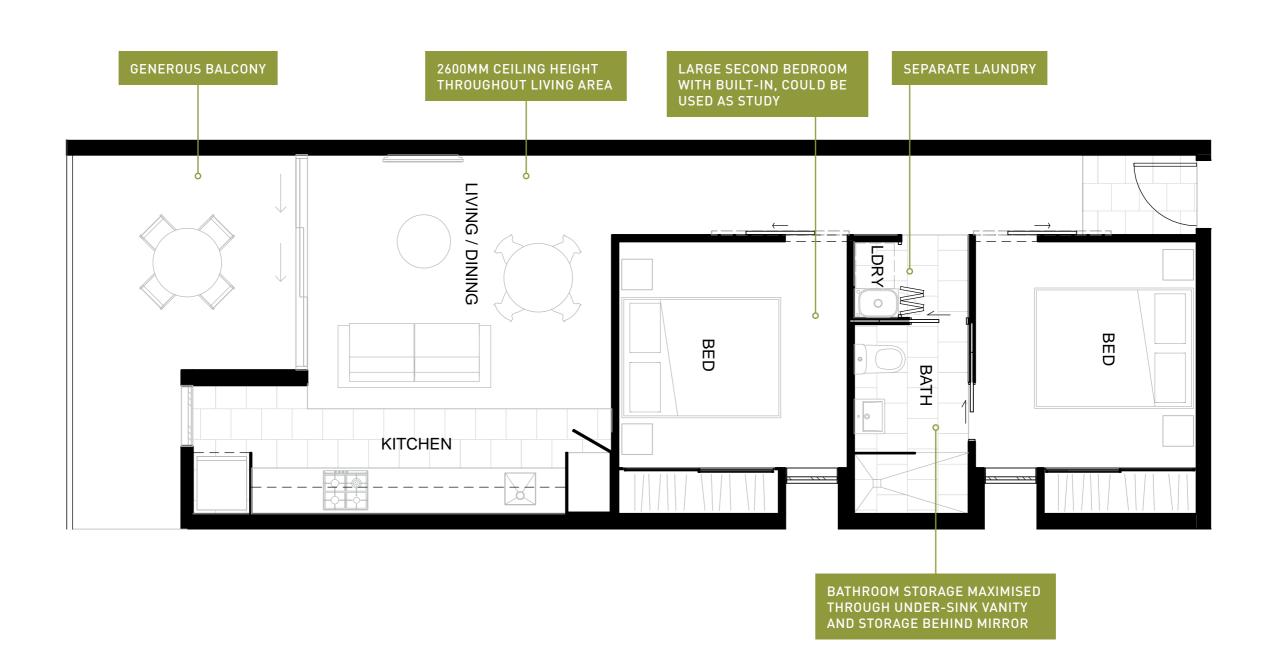


TYPICAL FLOOR PLANS

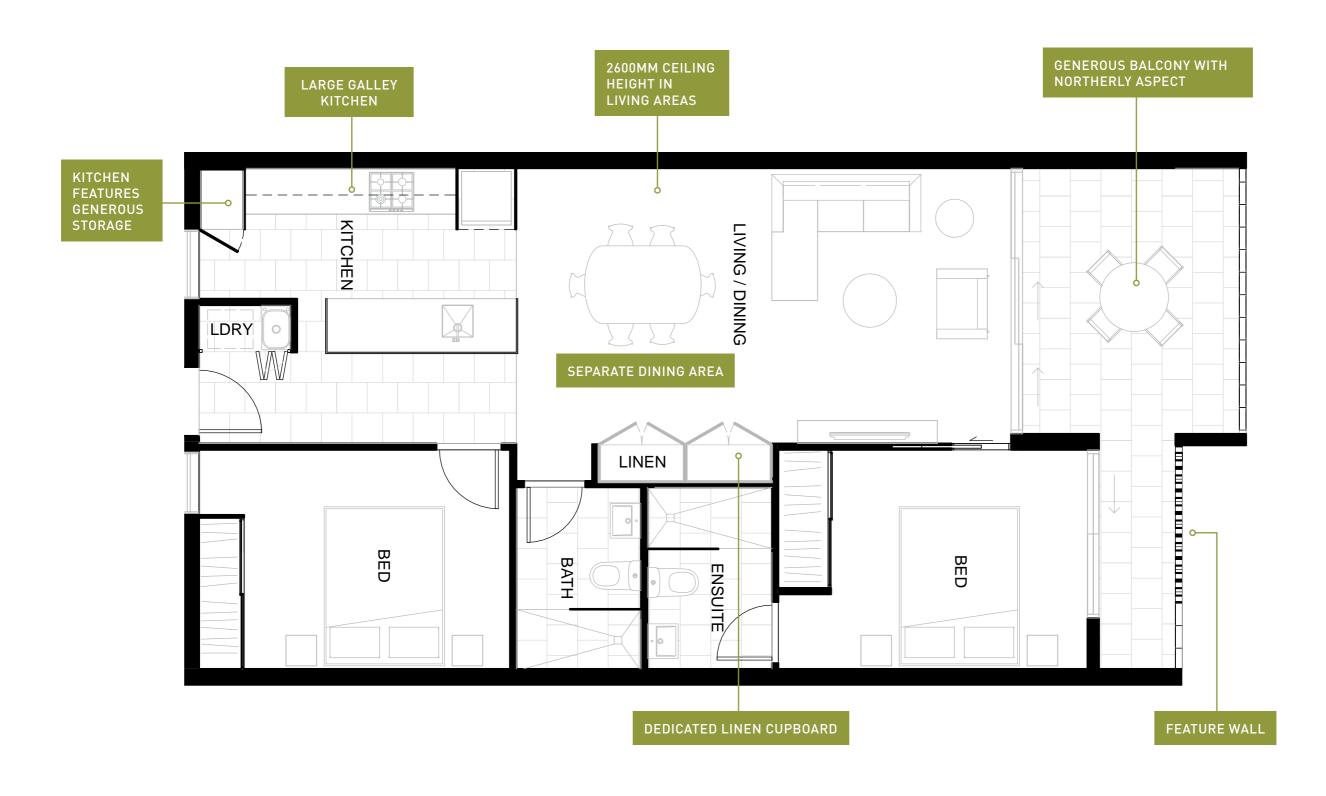
Typical 1 bedroom 1 bathroom

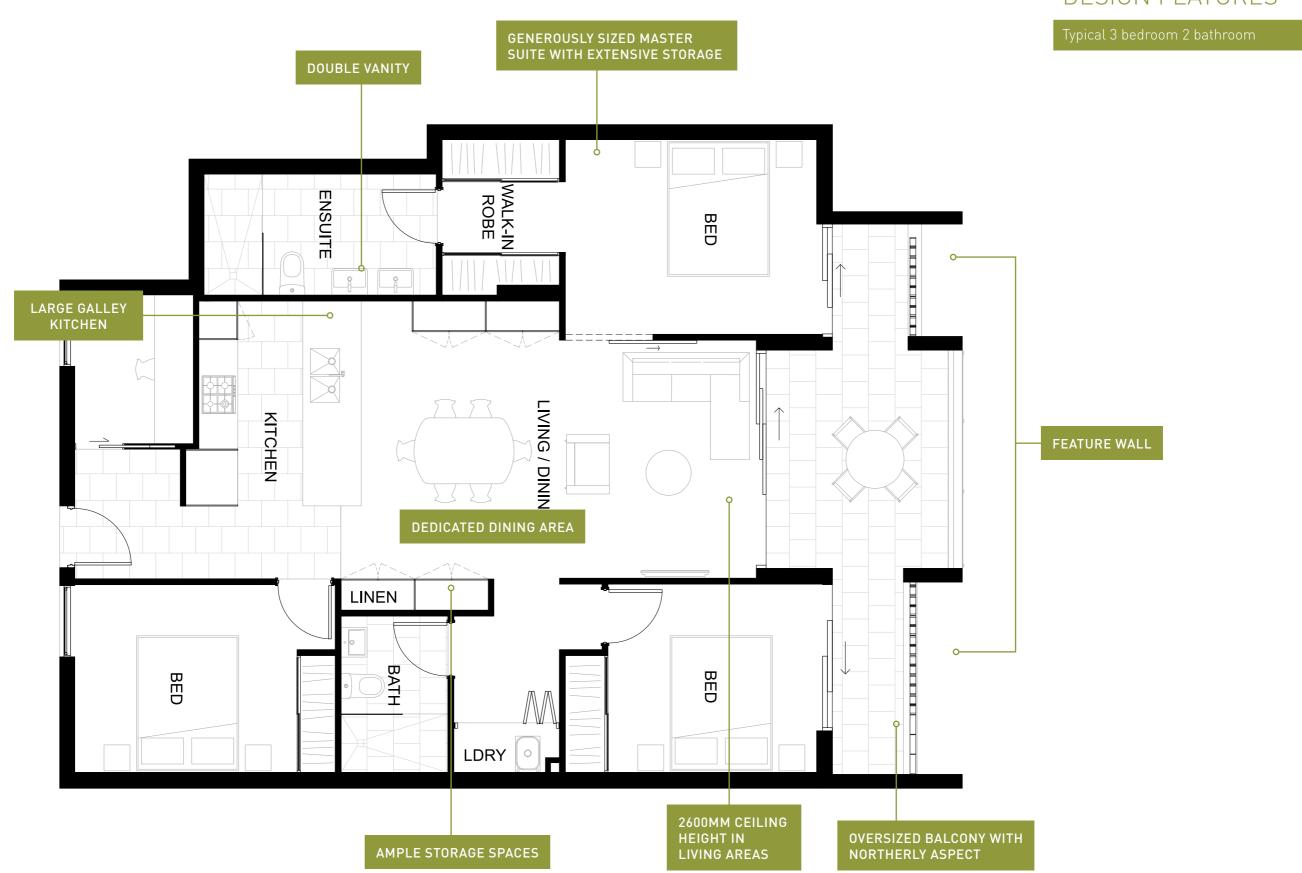


Typical 2 bedroom 1 bathroom



Typical 2 bedroom 2 bathroom







Apartment type: A2
Level: 3
Apartment number: 309

Internal Area: 50 m² External Area: 14 m²

Total Area: 64 m²

1 Bed

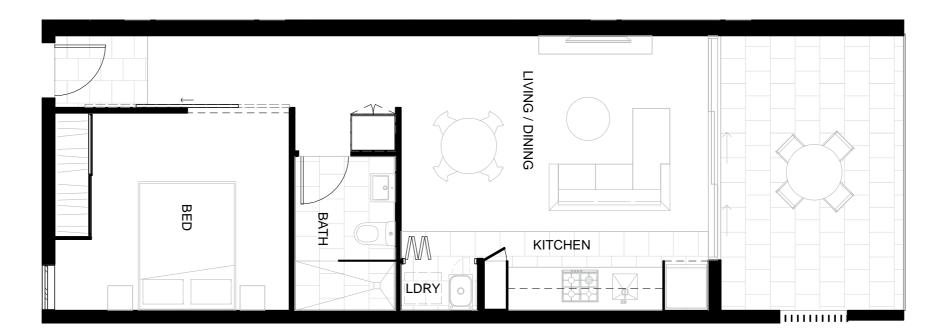
1 Bath

♠ 1.

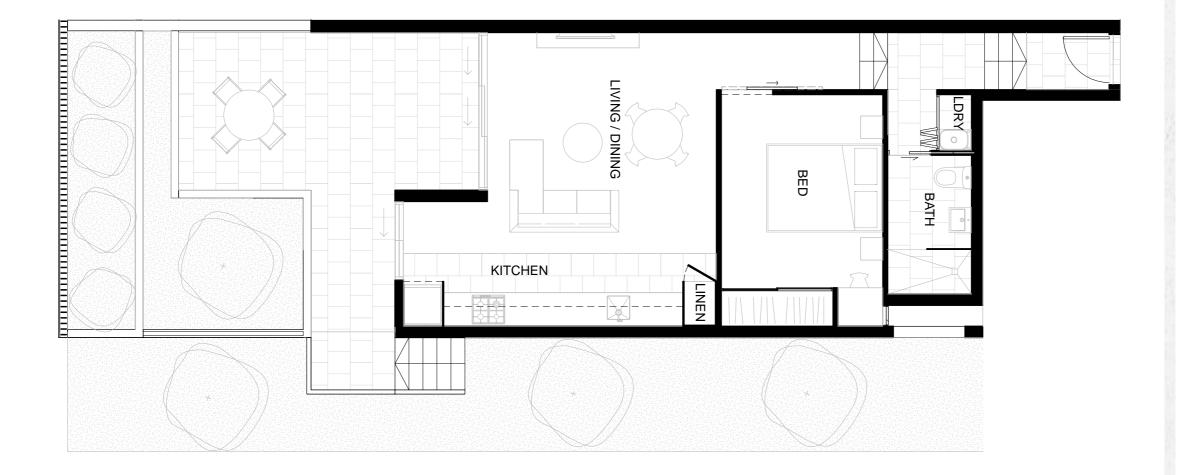
1 Car













Apartment type: A1 Apartment number: 101

Internal Area: 54m² External Area: 23m² Exclusive Use Area: 75m²

Total Area: 152m²

1 Bed







SITE KEY - LEVEL 1



Disclaimer: Plans are not to scale, show our current design only and are subject to change. Colours are not indicative of actual finishes. Location of fixtures and fittings may vary. Windows may vary in location and size. Intending purchasers should make their own enquiries as to the details of the development which are subject to change without notice. Your Style Homes does not guarantee the accuracy of this information, nor accepts responsibility for any action taken by intending purchasers in relation to this information.





Apartment type: B4
Levels: 2,3
Apartment number: 201,301

Internal Area: 60 m² External Area: 12 m²

Total Area: 72 m²

Ш

2 Bed



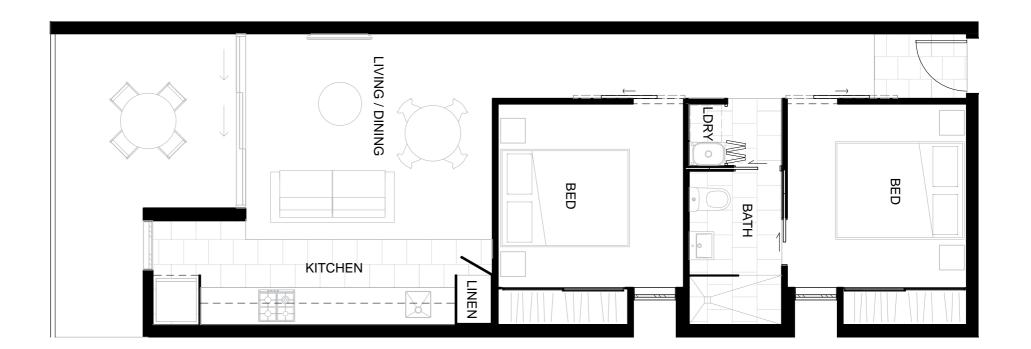
1 Bath

1 Car

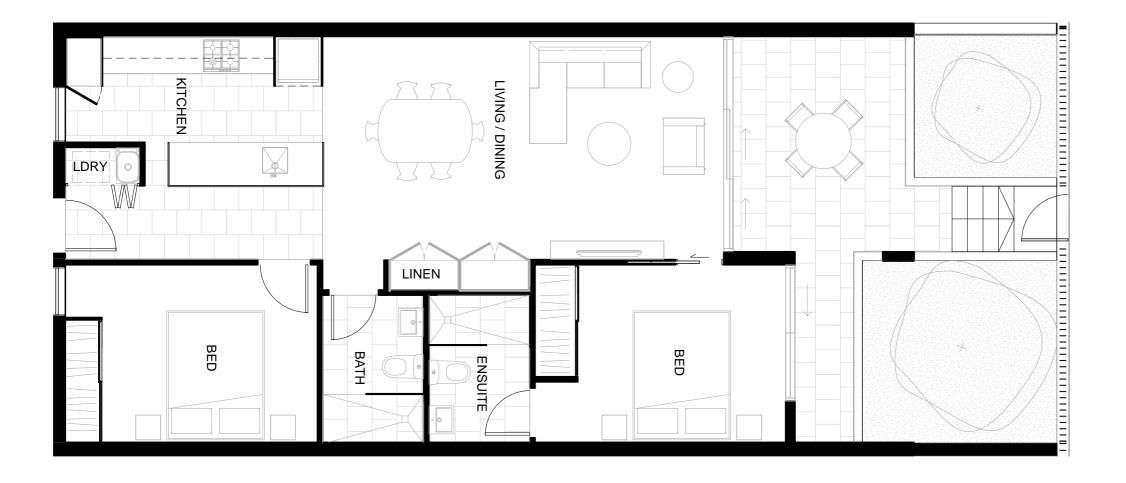


SITE KEY











Apartment type: B1 Courtyard Apartment numbers: 107, 108

Internal Area: 76 m² External Area: 17 m² Exclusive Use Area: 16 m²

Total Area: 109 m²



2 Bed



2 Bath



1 Car



SITE KEY



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Apartment type: B3 Courtyard 1

Levels: Apartment number: 103

Internal Area: 75 m^2 External Area: 24 m² Exclusive Use Area: 16 m²

115 m² Total Area:

2 Bed

2 Bath

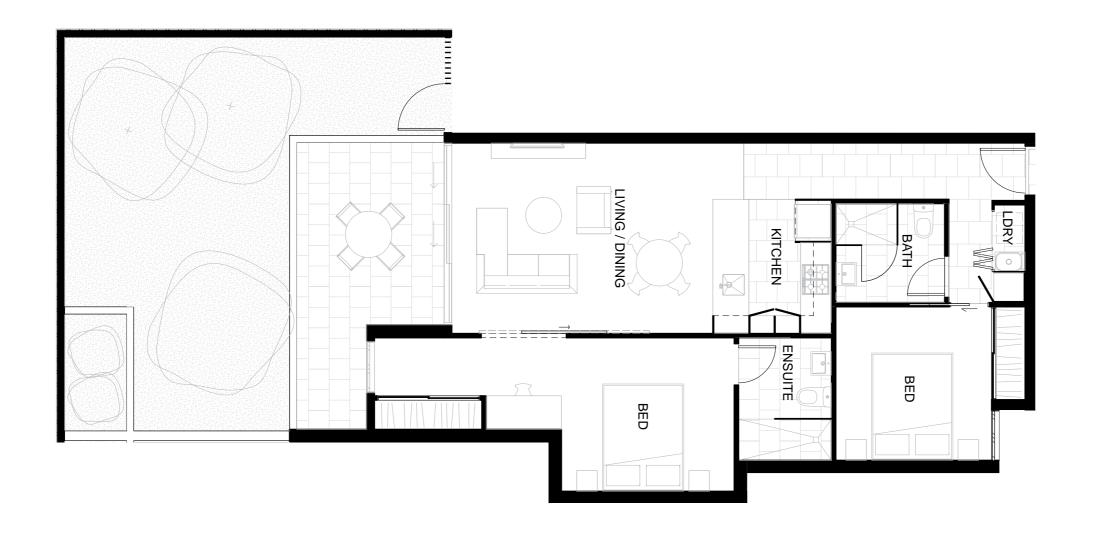
1 Car













Apartment type: B3 Courtyard 2 Level: Apartment numbers: 105 Internal Area: 75 m^2 External Area: 14 m² Exclusive Use Area: 41 m²

Total Area: 130 m²

2 Bed



2 Bath



1 Car



SITE KEY - LEVEL 1



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your **style** Homes



Apartment type: **B2A Courtyard** Levels:

Apartment number: 102

Internal Area: 75m² External Area: 26m² Exclusive Use Area: 21m²

Total Area: 122m²

2 Bed

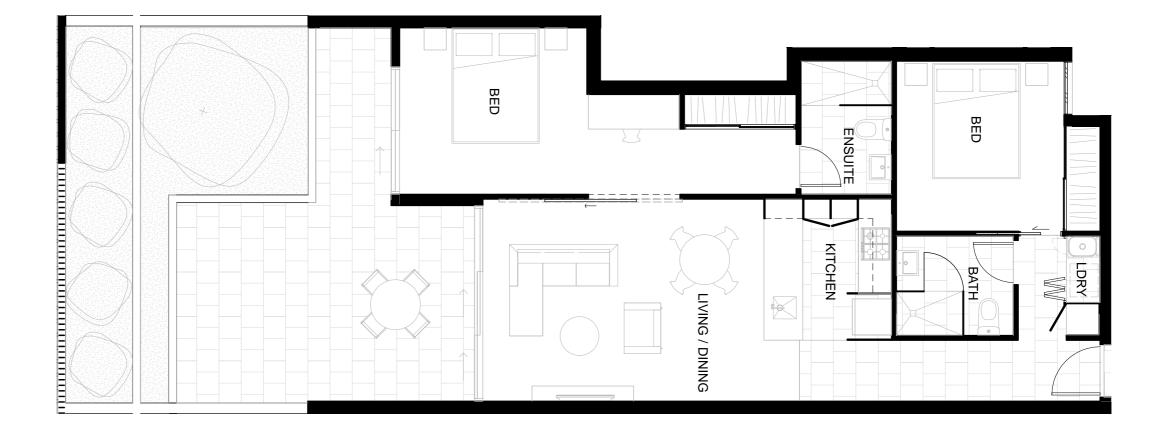


2 Bath

1 Car













Apartment type: B2 Courtyard Apartment numbers: 104 Internal Area: 75 m^2 External Area: 25 m² Exclusive Use Area: 22 m^2 122 m² Total Area:





2 Bath



1 Car



SITE KEY - LEVEL 1



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Apartment type: B3

Apartment no: 203, 205, 303, 305

Internal Area: 75 m² External Area: 15 m²

Total Area: 90 m²

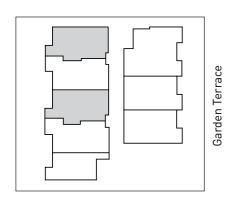
2 Bed

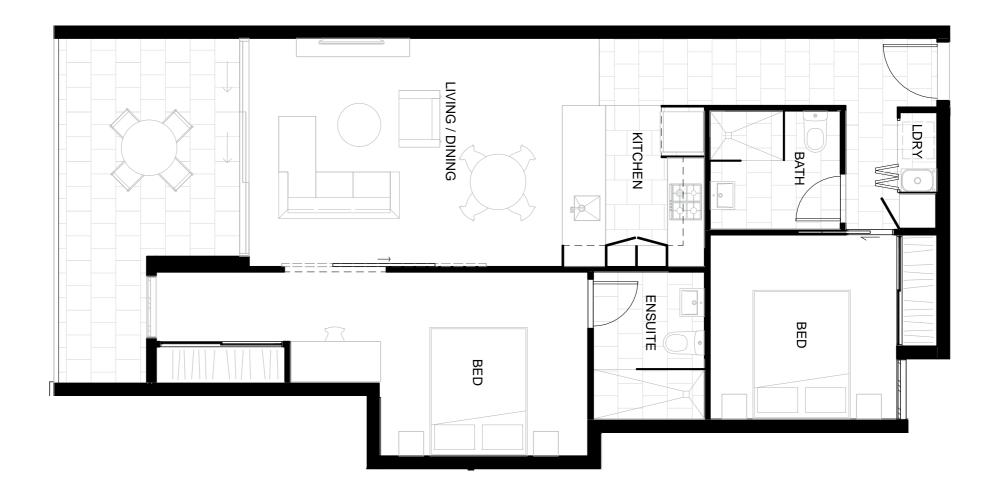
2 Bath

1 Car

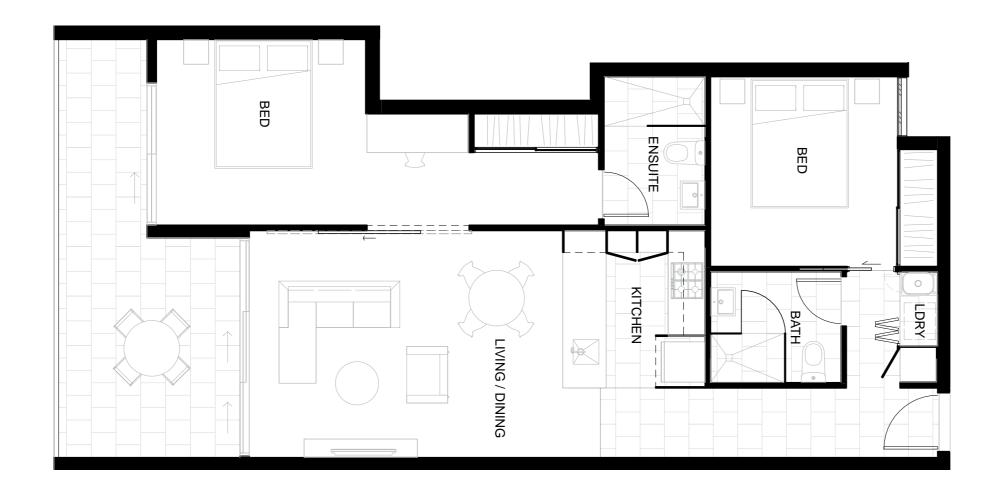


SITE KEY











Apartment type: B2

Apartment no: 202, 204, 302, 304

Internal Area: 75 m² External Area: 16 m²

Total Area: 91 m²

2 Bed



2 Bath



1 Car



SITE KEY



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your **style** Homes



Apartment type: B1

Apartment no: 207, 208, 307, 308

Internal Area: 76 m² External Area: 15 m²

Total Area: 91 m²

2 Bed



2 Bath



1 Car



SITE KEY











Apartment type: B5
Level: 2
Apartment no: 209

Internal Area: 76 m² External Area: 15 m²

Total Area: 91 m²

 \Box

2 Bed



2 Bath



1 Car







Apartment type: C1 Courtyard

Level:

Apartment no: 106

Internal Area: External Area: Exclusive Use Area: 107m² 22m²

Total Area:

148m²

3 Bed



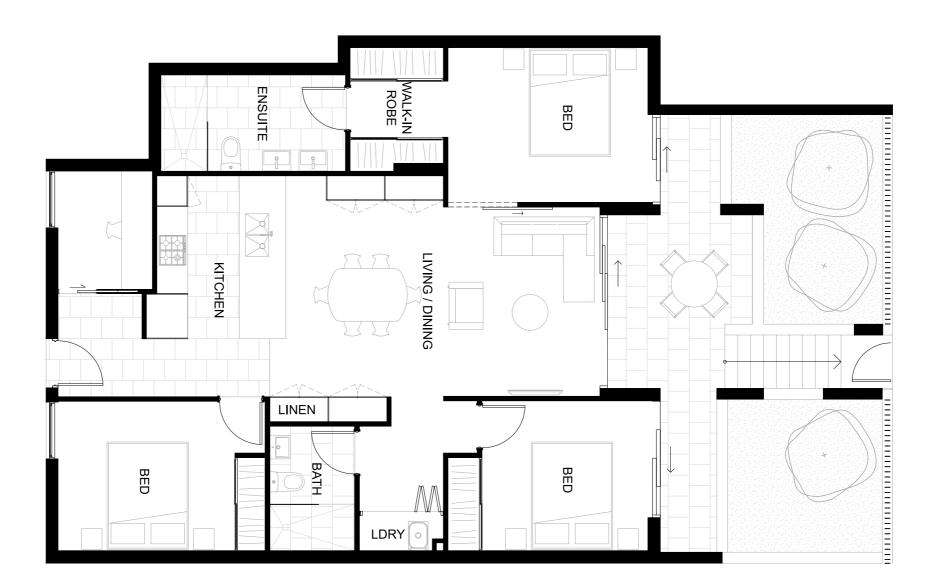
2 Bath



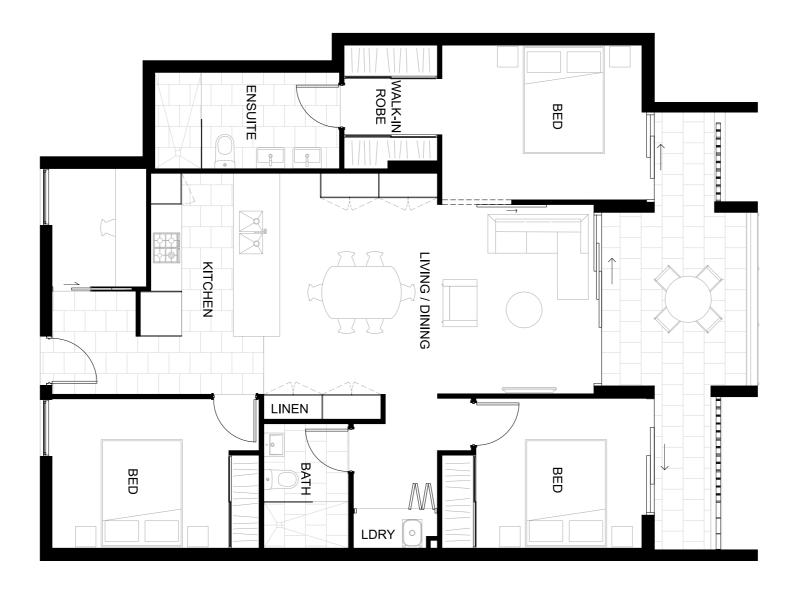
2 Car













Apartment type: C1 Level: Apartment no: 206

Internal Area: External Area:

Total Area:

124m²

107m²

17m²

3 Bed



2 Bath



2 Car







Apartment type: C2 Level: Apartment no: 306

Internal Area: External Area: $107m^2$ 18m²

Total Area:

125m²

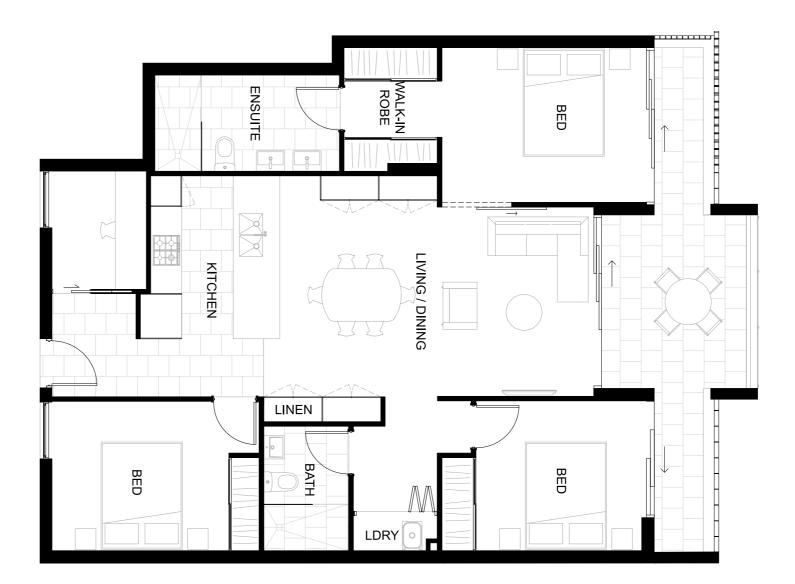
3 Bed

2 Bath

2 Car











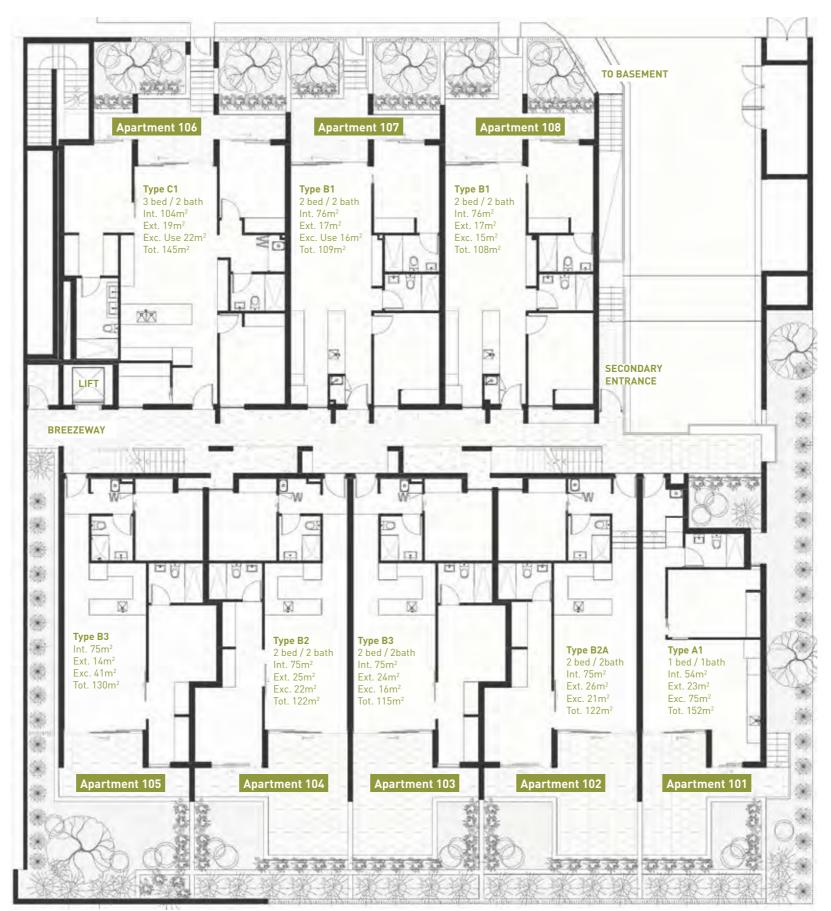
FLOOR PLATES



COURTYARD
APARTMENTS
LEVEL 1

GARDEN TERRACE

LEVEL 1





LEVEL 2

GARDEN TERRACE

LEVEL 2

ENTRY GATE





LEVEL 3

GARDEN TERRACE

LEVEL 3





NEWMARKET INVESTMENT FACTS

New housing and apartment supply has been **extremely limited** over the past several years.

Investment

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APARTMENT GROWTH

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URBIS

MARKET OUTLOCK NEWMARKET

A vibrant residential area surrounded by an abundance of lifestyle amenity, education and employment hubs makes Newmarket an ideal place in which to live, work and play.



Connectivity & Accessibility 02

Infrastructure 02

Demographics 02

Education 03

Employment 03

Residential & Rental Analysis 04

Your Style Homes
November 2016



Top: Local retail amenity; Bottom left: Wilston State School; Bottom right: Recreational amenity

CONNECTIVITY & ACCESSIBILITY

Newmarket is widely regarded as a desirable residential area, driven by its accessibility and variety of amenity.

Newmarket is a thriving suburb located 5 kilometres from the Brisbane CBD. In less than 15 minutes residents can reach Brisbane CBD and other major precincts via Brisbane rail services from Newmarket train station or the road network. With continued investment into Brisbane's transport infrastructure, Newmarket's accessibility to the Brisbane CBD will only continue to improve.

Known for its local schools and the nearby Queensland University of Technology at Kelvin Grove, the Newmarket area is ideal for young professionals and families. Newmarket is a tightly held residential area providing residents with a host of lifestyle amenities, including numerous cafés, restaurants and boutique specialty shops, plus large parks, picnic areas, bike trails and walking paths.

INFRASTRUCTURE

HERSTON QUARTER REDEVELOPMENT

\$1.1 billion — Planned



The Herston Quarter redevelopment will create a landmark Brisbane destination and a global benchmark for health precincts. The redevelopment will consist of a 132-bed public specialist rehabilitation and ambulatory care centre, a new private hospital, restoration and conversion of heritage buildings to student accommodation, aged care and retirement living, residential accommodation, commercial offices, childcare facilities, retail and restaurant facilities and associated amenity.

UNIVERSITY OF QUEENSLAND — ORAL HEALTH CARE CENTRE \$134 million — Complete

The University of Queensland's Oral Health
Care Centre is Australia's largest and most
advanced tertiary oral health facility.

BALLYMORE REDEVELOPMENT STAGES 1-5

\$50 million — Planned

The redevelopment of Ballymore will provide a new sports academy and community health and fitness centre.

UNIVERSITY OF QUEENSLAND — HERSTON IMAGING RESEARCH FACILITY \$24 million — Complete

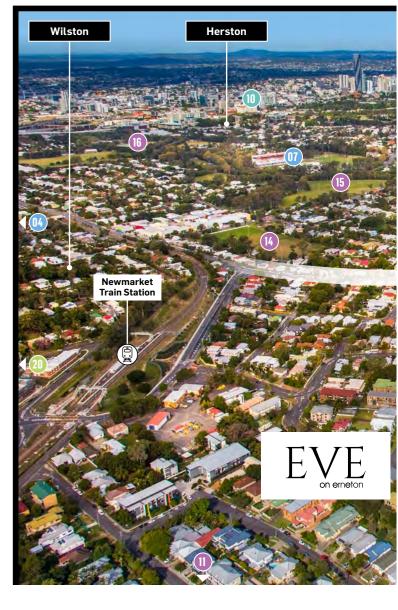
Opened in December 2015, the Herston Imaging Research Facility is one of Australia's only facilities devoted entirely to clinical research and is located within Australia's largest hospital precinct.

TRANSAPEX \$10 billion — Complete

BRISBANE METRO \$1.5 billion — Proposed

CROSS RIVER RAIL - Proposed

Prepared by Urbis; Source: Cordell Connect



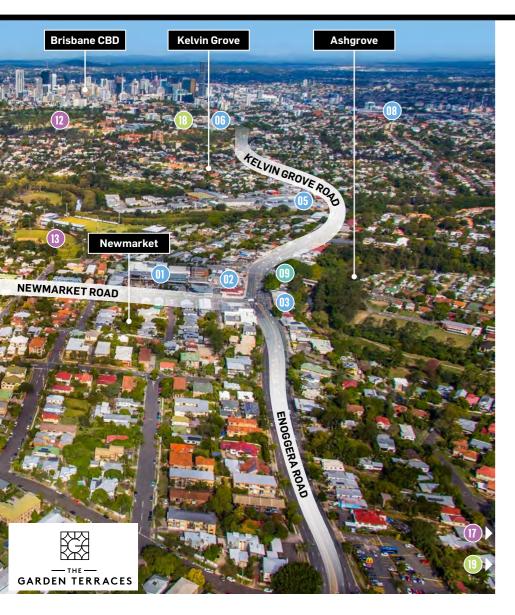
DEMOGRAPHICS

The Newmarket Catchment has a large proportion of Generation Y residents who prefer low-maintenance living in a thriving location.

WHO L	IVES VMARKET?	Newmarket Catchment	Brisbane LGA
₽	Average age of residents	34	36
ßβ	Couple family (no children)	35.6%	37.0%
Ď	Employed as professionals & managers	51.9%	34.4%
Υ	Gen Y residents (20–34)	29.0%	22.4%
e Chi	Rented dwellings	41.3%	33.7%

Prepared by Urbis; Source: ABS Census 2011

Note: Newmarket Catchment includes the suburbs of Ashgrove, Herston, Kelvin Grove, Newmarket and Wilston.



ENTERTAINMENT, SHOPPING & DINING

- 01 Reading Newmarket Shopping Centre
- 02 Newmarket Hotel
- 03 Enoggera Road Shops
- 04 Homezone Windsor
- 05 Aldi Kelvin Grove
- 06 Kelvin Grove Urban Village
- 07 Ballymore Stadium
- 08 Suncorp Stadium

INFRASTRUCTURE & EMPLOYMENT

- 09 Newmarket Medical Centre
- 10 Royal Brisbane and Women's Hospital

RECREATION & GREEN SPACE

- 11 Newmarket Olympic Pool
- 12 Victoria Park Golf Course
- 13 Spencer Park
- 14 McCook Park
- 15 Finsbury Park
- 16 Downey Park
- 17 Bank Street Reserve

EDUCATION

- 18 Queensland University of Technology
- 19 Newmarket State School
- 20 Wilston State School

EDUCATION

PRIMARY, SECONDARY AND TERTIARY EDUCATIONAL INSTITUTIONS Newmarket Catchment



Queensland University of Technology, Kelvin Grove 10,741 STUDENTS



Five Public Schools

4,183 students



Five Private Schools

3,505 students

Prepared by Urbis; Source: Department of Education and Training, Queensland University of Technology, St Ambrose's Primary School, Marist College Ashgrove, Mt St Michael's College, St Finbarr's Ashgrove, St Columba's Primary School.

Note: Newmarket Catchment includes the suburbs of Ashgrove Herston, Kelvin Grove, Newmarket and Wilston.

EMPLOYMENT

Located less than 5 kilometres from Queensland's largest employment node, the Brisbane CBD, the Newmarket Catchment is expected to benefit from an additional 66,655 new jobs by 2031.

The Newmarket Catchment alone is expected to provide an additional 7,657 new jobs by 2031, increasing by 1.8 per cent per annum over the next $15\,\mathrm{years}$.

PROJECTED EMPLOYMENT GROWTH

	2016-2031	Job Growth
Newmarket Catchment	7,657	1.8% per annum
Bowen Hills, Fortitude Valley & Newstead	15,978	2.0% per annum
Brisbane CBD & Spring Hill	43,020	1.3% per annum
TOTAL NEW JOBS	66,655	1.5% per annum

Prepared by Urbis; Source: NIEIR Employment Forecasts

Note: Newmarket Catchment includes the suburbs of Ashgrove, Herston, Kelvin Grove. Newmarket and Wilston.

RESIDENTIAL ANALYSIS

The Newmarket Catchment (comprising the suburbs of Ashgrove, Herston, Kelvin Grove, Newmarket and Wilston) is a highly sought after residential area.

The area's variety of lifestyle amenity and its ideal position has resulted in increased demand for residential dwellings. The premium nature of the area means residential dwellings are tightly held, resulting in a scarcity of unit developments and limited supply of new residential product.

Over the past 10 years the median unit price has increased by 3.7 per cent per annum. Newmarket Catchment has recorded a median unit sale price of \$480,000 in the June quarter 2016, based on 37 transactions. However, according to the Urbis Apartment Essentials Q2 2016, new apartment product within the Inner West Precinct (which includes the suburb of Newmarket), has been transacting at a weighted average price of \$664,655. This demonstrates the value added for new apartment stock.

The desirability of the area is evident through the median house price. The Catchment recorded a median house price of \$815,000 for the June quarter 2016. This is 70 per cent higher than the median price for units in the area. The new unit product entering the market is an affordable option for young professionals and families who are seeking to move into the area.

RENTAL ANALYSIS

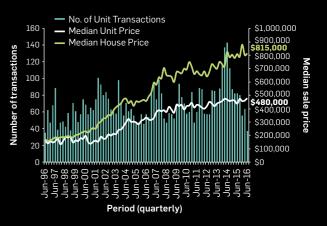
New apartments generally command a rental premium over established apartments. Unsurprisingly, this appears to be the case for the Newmarket Catchment apartment market.

The Residential Tenancies Authority (RTA) provides median weekly rental data for both established and new apartments, based on new bond lodgements. According to RTA data, the median weekly rent for the Newmarket Catchment increased by 5.0 and 3.8 per cent per annum for two and three-bedroom apartments respectively over the past 10 years to June 2016.

On-the-market (OTM) data compiled by Urbis for new and near-new apartments, indicates new apartments are registering premiums over the existing product. **New and near-new two-bedroom apartments recorded a median weekly rent of \$490**, a 36.1 per cent premium over established product. Similarly, **three-bedroom apartments also achieved a premium of 26.4 per cent, registering a median weekly rent of \$550**.

With a strong proportion of Generation Y residents, paired with their desire to live in low-maintenance dwellings, the Newmarket Catchment's new apartment product will likely continue to rent at premium prices.

UNIT SALES CYCLE Newmarket Catchment June 1996–June 2016



Prepared by Urbis; Source: APM PriceFinder

Note: The Newmarket Catchment includes the suburbs of
Ashgrove, Herston, Kelvin Grove, Newmarket and Wilston.

AVERAGE ANNUAL UNIT GROWTH RATENewmarket Catchment vs Brisbane LGA June 2016

\$	5-year	10-year
Newmarket Catchment unit price growth	2.2% PER ANNUM	3.7% PER ANNUM
Brisbane LGA unit price growth	1.9% PER ANNUM	3.1% PER ANNUM

Prepared by Urbis; Source: APM PriceFinder

EXISTING PRODUCT VS. ON-THE-MARKET APARTMENT PRODUCT Newmarket Catchment — June 2016



Prepared by Urbis; Source: Residential Tenancies Authority, Realestate.com.au

Note: RTA data is based on the Newmarket postcode which includes the suburbs Alderley, Enoggera, Gaythorne, Grange, Newmarket and Wilston. The on-the-market data is based on the suburbs of Ashgrove, Herston, Kelvin Grove, Newmarket and Wilston.

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DEVELOPER



YOUR STYLE HOMES

QUEENSLAND PROJECTS

yourstylehomes

Established in 2004, Your Style Homes (YSH) is an owner operated, boutique property development and property management company that prides itself on long term commitment to each and every project.

YSH is focused on creating multi-faceted lifestyle addresses that truly raise the benchmark for modern, inner-city living. This begins by understanding what customers desire and then reflecting this in functional, lifestyle-focused design that incorporates an uncompromising approach to quality and luxury.

The goal is to provide each customer with an elevated ideal; a smart investment – a better life. YSH has been responsible for creating some of Brisbane City's best boutique residential addresses such as Allure on Ludwick (Cannon Hill), Aspect Coorparoo and Rise Ascot.

The Garden Terraces is another opportunity to bring excellence in design, reliability, delivery and passion into one of Brisbane's best inner city suburbs.













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