
THORNHILL
APARTMENTS

**57 Ludwick Street,
Cannon Hill, QLD**

Investment Overview



THE DEVELOPER: SUNNYFIELD DEVELOPMENT

At Sunnyfield we demand nothing but the best for you. Sunnyfield is registered for Thornhill apartment project from Bulkbuild construction Pty Ltd. Backed by years of experience in small to medium residential property development and construction industry in Queensland, we devote attention to each architectural detail and work to deliver the highest quality outcome for our clients. We have widespread exposure across civil, commercial and residential construction. Our current and finished projects include:

- apartments at 20 - 22 Primrose Street, Sherwood
- townhouses at 36 Ewing Road, Logan Central
- Townhouses at 274 Kingston Road, Slacks Creek
- Apartments at 23 Blackwood Road, Logan Central
- Townhouses at 2 to 4 Ken May Way, Kingston Qld
- Townhouses at 103 Chambers Flat, Marsden
- Warehouses at 57 Mortimer Road, Acacia Ridge QLD 4110
- Offices at 127 Charlotte Street, Brisbane

Projects participated in Sydney:

- Apartments at 1 -3 Onslow Avenue, Elizabeth Bay NSW
- University of Western Sydney – School of Medicine
- Apartments of Sydney Park Village – Stage 5 & 6
- Apartments of Zenix Building – 221 Sydney Park Rd, Erskineville NSW
- ABC Television Building: 700 Harris Street, Ultimo NSW
- Lidcombe Juvenile Justice Centre

The result is well-built properties that can offer excellent yield return (6%), outshine the competition in their quality and potentially outperform growth expectations. We believe that our clients will be happy to see the result as the investment is secure with good rental returns and high occupancy.

Our client will find out whether their properties value for money. When you buy one of our properties, you'll be getting the best finishes, features and build that can be delivered for the price – making your property better value than the vast majority of its neighbors.

WHY INVEST IN SOUTH EAST QUEENSLAND?

This region is the state's most populated and fastest-growing economic region. SEQ is predicted to reach a population of 4.6 million by 2031. Brisbane is expected to reach 2.8 million by 2031. ABS Projection Series B states that Brisbane is forecasted to be the highest growth city in the nation.

Australian Government population projections for Australia's largest capital cities, 2006 - 2056

	Population ('000)				
	Brisbane	Sydney	Melbourne	Perth	Adelaide
2006	1 819.80	4 282.0	3 743.0	1 518.7	1 145.8
2010	1 980.7	4 496.6	3 998.2	1 661.8	1 194.2
2026	2 681.1	5 426.3	5 038.1	2 267.6	1 384.5
2056	3 979.3	6 976.8	6 789.2	3 358.4	1 651.8
Average annual growth rate (%)	1.6	1.0	1.2	1.6	0.7

SOURCE: ABS Cat. 3222.0 Population Projections Australia, 2006 to 2101 (SeriesB)(2008)

Population growth is a key driver behind the performance of the SEQ property market. The population growth predictions for SEQ are far stronger than that projected for the Sydney and Melbourne Statistical Divisions.

The SEQIPP is currently the largest infrastructure program in Australia. Federal, state and local government invest in major infrastructure to accommodate for population growth. The South East Queensland Infrastructure Plan and Program (SEQIPP) is a commitment from the State Government to fund the necessary key infrastructure that will support growth in SEQ.

The median house price in Brisbane is so much cheaper than Sydney and eventually people are going to start taking advantage of that. Prices in Brisbane are still below pre-GFC levels, while Sydney is about 10% above now, so there is a greater likelihood of better capital growth in this State over the next few years.

As mentioned above to match the strong population growth in SEQ approximately 810,000 new dwellings will be required up until 2031. **The majority of the new dwelling will need to be built in Brisbane (56%).**

On top of this SEQ has been forecasted to add another 783,000 jobs from 2006 to 2026. The Brisbane region will most likely see 70% of this employment growth.

Employment forecasts for South East Queensland by industry, 2006 to 2026

	2006	2026	Change 2006-2026	Average Annual Growth
	('000)		(per cent)	
Agriculture, forestry and fishing	17.4	20.0	2.6	0.7
Mining	17.8	22.8	5.1	1.3
Manufacturing	138.8	179.8	42.90	1.4
Electricity, gas and water supply	38.8	90.1	51.3	4.3

Construction	92.9	173.9	81.0	3.2
Wholesale trade	42.2	68.6	26.4	2.5
Retail trade	58.2	107.4	49.2	3.1
Accommodation, cafés and restaurants	129.9	257.7	127.8	3.5
Transport and storage	65.5	99.1	33.6	2.1
Communication services	128.2	166.6	38.3	1.3
Finance and insurance	9.6	9.2	-0.3	-0.2
Property and business services	57.9	106.3	48.4	3.1
Government administration and defence	172.4	291.7	119.3	27
Education	205.0	293.2	88.3	1.8
Health and community services	63.9	104.3	40.4	2.5
Cultural and recreational services	10.4	12.7	2.3	1.0
Personal Services	52.7	79.5	26.9	2.1

SOURCE: BITRE analysis of employment projections data for 2006 to 2026 produced by NIEIR (2007)

BRISBANE PROPERTY MARKET

While Sydney and Melbourne's property markets may struggle to sustain their exceptional recent growth rates, Brisbane has been tipped to benefit from its very generous capital growth and potential rental yield.

Brisbane's rental market also continues to thrive. Real Estate Institute of Queensland (REIQ) data shows that Brisbane's current vacancy rate sits at 2.3%. **In the CBD region, the vacancy rate slightly increases to 2.4% which potentially suggests that people are looking for properties slightly outside the inner-city area.**

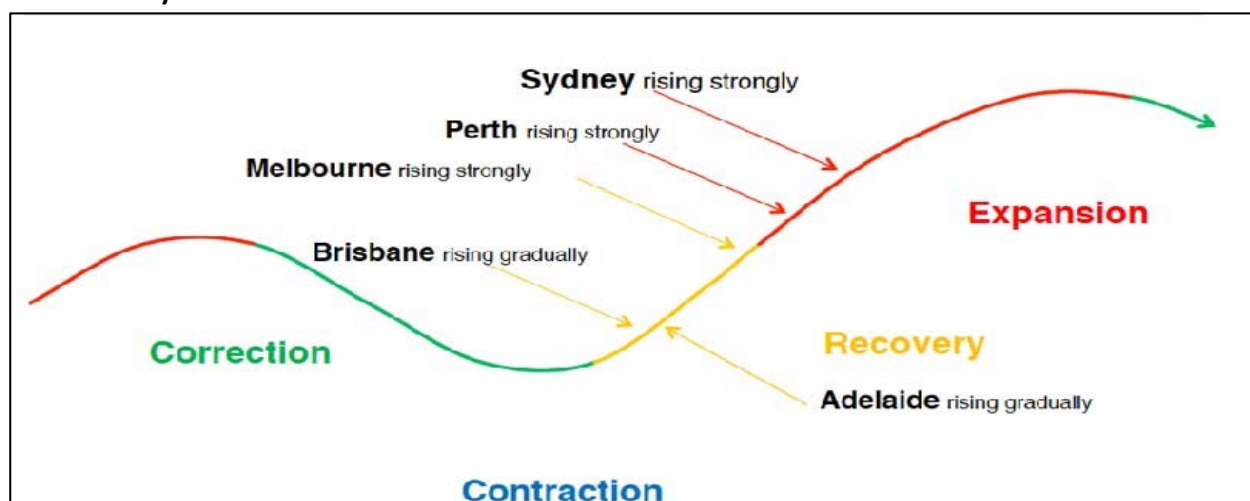


FIGURE 1: CURRENT PROPERTY CYCLE (SOURCE: NATIONAL PROPERTY MARKET UPDATE – WHAT'S HAPPENING AROUND AUSTRALIA AND 2014 FORECASTS)

Current Residential Market – Apartments

Urbis director of economics and research, Jon Rivera has highlighted the fact that during the next decade Generation Y's will be one of the main groups that influence how our property market works. *"In less than seven years, one of Australia's largest population groups will be moving out of the family home and into independent living as 60% of the generation Y demographic will be aged between 25 and 36 years of age"* stated Jon Rivera.

Researchers are saying that the type of characteristics Generation Y buyers are interested in are affordability, lifestyle and accessibility which is why they will choose to purchase an apartment in Brisbane's middle ring suburbs. Jon Rivera also believes that this shift has already begun.

Off The Plan Market – Apartments

As shown in Figure 1, Sydney and Melbourne are currently within the expansion phase with the Brisbane market still pushing through the recovery phase. This would predict that interstate buyers, especially buyers from Sydney and Melbourne, will start to take advantage of Brisbane's real estate opportunities, especially with Australia's current low interest rates and Brisbane's low vacancy rates and attractive returns. In previous market upturns in Brisbane, interstate investors have accounted for up to 40% of off-the-plan sales.

Lachlan Walker, the *Inner Brisbane Market Report's* author stated that 36% of off-the-plan apartment sales have been one bedroom apartments between the prices of \$350,000 - \$450,000 but predicts that **the market will shift away from the one bedroom dominance as buyers start to realise the value, growth and long term investment potential in two bedroom apartments.**

ABOUT CANNON HILL

Cannon Hill is a suburb of Brisbane and is located approximately five kilometres from Brisbane's CBD, and easy access to north and south arterial roads, rail and bus transport. Suburbs surrounding Cannon Hill include; Morningside, Murarrie, Balmoral, Bulimba, Hawthorne and Carindale.

Public transport within Cannon Hill is well established with a choice of train stations and bus stops. Cannon Hill bus station is the major bus interchange for the surrounding area. Bus routes include; Brisbane CBD, Chermside, DFO and Carindale. Cannon Hill is also serviced by two major roads which ensure easy transportation to and around the city.

The Gateway Bridge is also easily accessible from Cannon Hill with only an approximate 14 minute drive to the Brisbane International and Domestic airports.

Southgate Corporate Park is located in Cannon Hill, which is an employment hub for more than 2,000 office workers and retailers. Also within Cannon Hill are two large shopping centers, the Homemaker Centre and Cannon Hill Kmart Plaza. One of Australia's largest Shopping Centres, Westfield Carindale, is located only three kilometres away.

The masterplanned East Village is located in Cannon Hill which will bring to the area a trendy and chic urban village.

Close by is the **Murarrie Recreational Grounds**. It is located on Wynnum Road and consists of playgrounds and play equipment, sporting fields, skate facilities, a bike way and a criterion circuit. There is also a canoe ramp to Bulimba Creek.

Private and Public Educational facilities including Child Care are located in and around Cannon Hill including but not limited to; Cannon Hill Anglican College, St Oliver Plunkett Catholic Primary School, Balmoral State High School, Murarrie State Primary School, Cannon Hill Primary School and Mother Duck Childcare.

Cannon Hill is surrounded by some popular and established fashionable suburbs like, Bulimba. Oxford Street, Bulimba is known as the Bulimba Urban Village. Here, locals and visitors have the choice of alfresco dining options, including restaurants, cafés and bars. Fashion, jewellery and gifts are abundant and the destination also includes a boutique cinema and a historic pub.

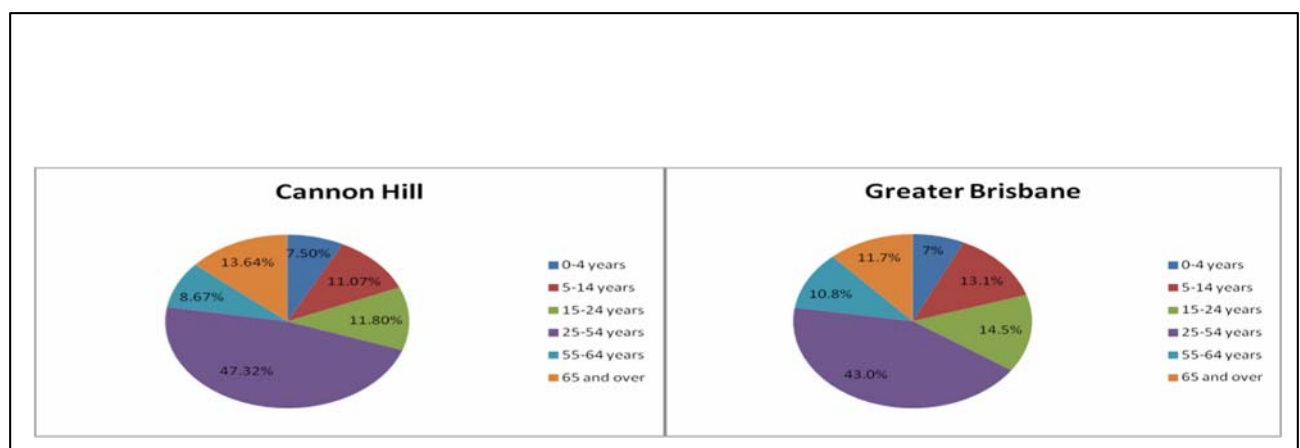
The Vacancy rate in Cannon hill is 1.4% only, lower than the Brisbane city vacancy rate 2.4%. Cannon Hill is in a high demand market in QLD:

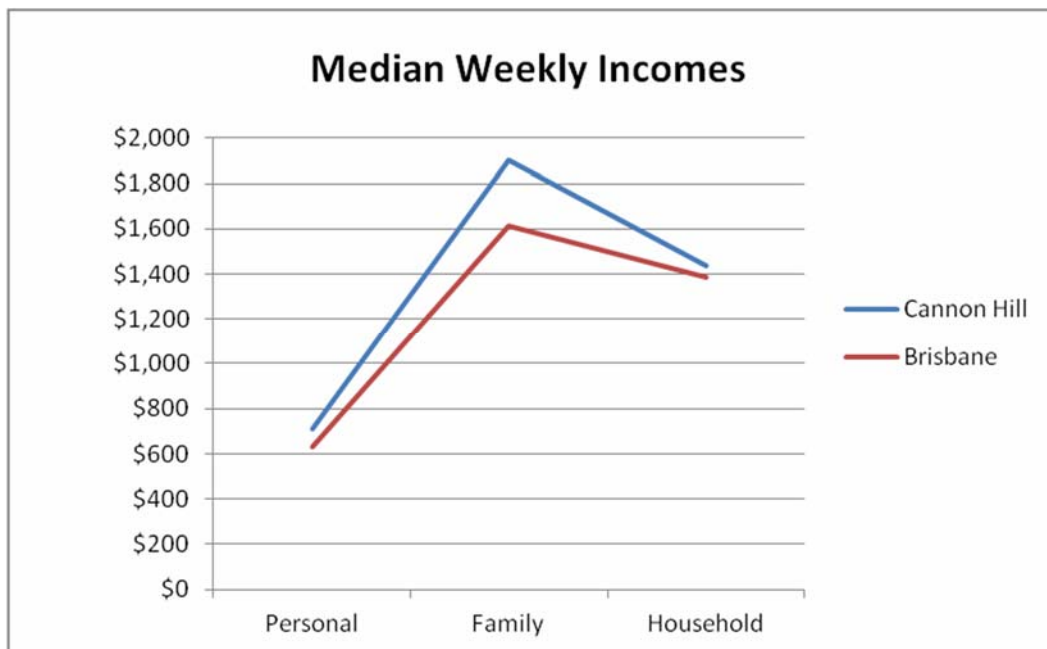
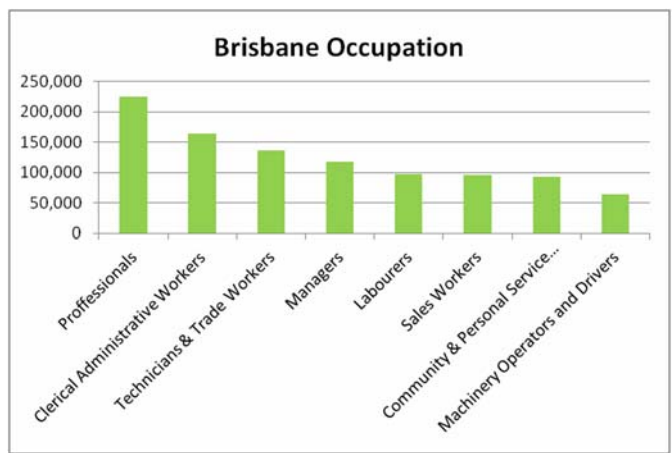
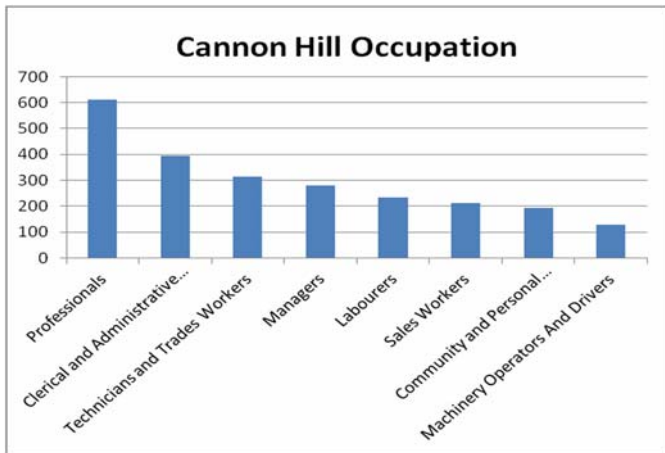
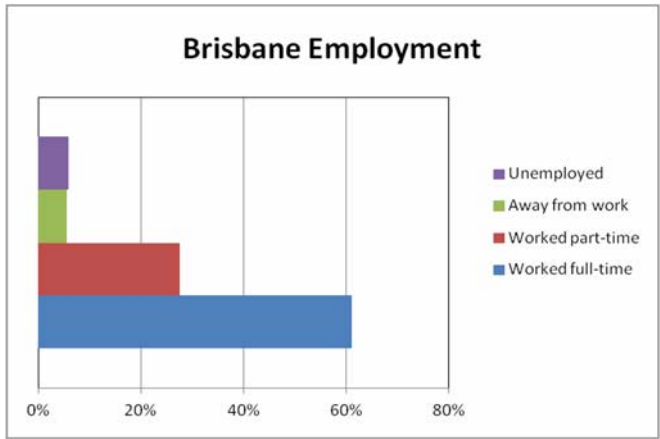
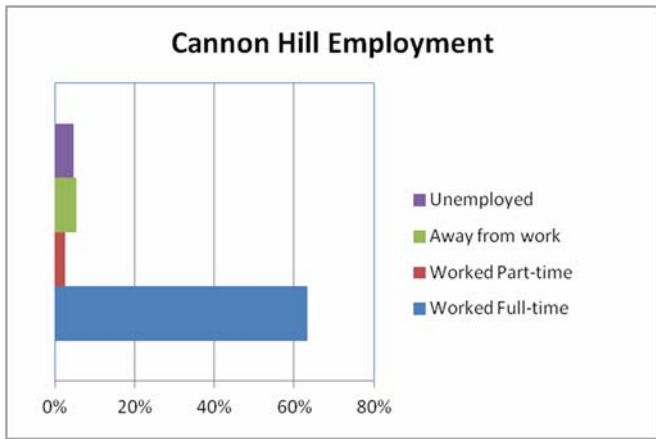


CANNON HILL RESIDENT PROFILE

<u>PEOPLE</u>	CANNON HILL	%	BRISBANE	%	AUSTRALIA	%
Total	4,507	--	2,065,996	--	21,507,717	--
Male	2,263	50.2	1,019,555	49.3	10,634,013	49.4
Female	2,244	49.8	1,046,411	50.7	10,873,704	50.6
Indigenous persons	82	1.8	41,905	2.0	548,369	2.5

<u>AGE</u>	CANNON HILL	%	BRISBANE	%	AUSTRALIA	%
Median age	35	--	35	--	37	--





SOURCE: Census Quick Stats 2011

WHY THORNHILL?

Thornhill is within walking distance to **Cannon Hill Kmart Plaza, rail and bus transport, Southgate Corporate Park, education facilities and the East Village**. The project has been designed to allow residents to enter the building via Ludwick Street or Wynnum Road. The car park is secured by a remote roller door through Ludwick Street.

Proximity to the CBD:

Thornhill is located at 57 Ludwick Street, Cannon Hill. It is approximately six kilometers east of Brisbane's CBD which is usually a thirteen minute drive by car. Or with the choice of the bus interchange(200m), train stations(1.1Km/15minutes walk) and only a short distance to the City Cat Ferry Terminal residents can leave the car at home or even commute by bike.

Proximity to the Retail Entertainment (shops, bars restaurants and cafés):

Residents of Thornhill have the luxury of being surrounded by a number of different retail, entertainment and eatery centers without having to travel into the inner city.

The East Village (150m): The village will contain retail, cafés, restaurants and entertainment facilities including a cinema. The development will be similar to the popular Emporium Village in Fortitude Valley. It has been said that East Village will turn Cannon Hill into a very chic and fashionable suburb.

Cannon Hill Homemaker City (350m): A range of shops right at Thornhill's fingertips. These shops include but are not limited to; Amart Sports, Bunnings warehouse, Beacon Lighting, Carpet Choice, City Tile Mart, Good Price Pharmacy Warehouse, Pet Hypermart, Pillow Talk and Supercheap Auto.

Cannon Hill Kmart Plaza(300m: approx 3 minute walk): The Centre includes major stores such as; Kmart and Coles along with a choice of cafés, health and beauty salons, fashion outlets, homewares stores, banks, travel agencies, jewellery stores and much more.

Weekly Farmers Market with over 60 stalls will be launched at Cannon Hills new East Village organised by the founder of Noosa's Farmers Market.

Westfield Carindale (3km):It includes 430 specialty shops with the latest Australian & International stores, premium brands, dining and events.

Oxford Street, Bulimba: Several minutes away from Thornhill is the established and well-known suburb of Bulimba. Oxford Street in Bulimba is not only a popular destination for the locals but visitors venture from afar to enjoy and experience Bulimba's boutique urban village. Oxford Street, Bulimba boasts award-winning alfresco dining options, health and beauty salons, day spas and boutique fashion stores. The destination is also home to a boutique cinema and an historical pub.

Large Size Apartments:

- **5 x one bedroom**, one bathroom apartments ranging in size of **64m² internally** and **12m² externally**. Each apartment also has one carspace allocated.
- **2 x two bedroom**, one bathroom apartments ranging in size from **75m² to 79m² internally** and

30m² to 57m² externally. With one or two carspace allocated.

- **32 x two bedroom**, two bathroom apartments ranging in size from **73m² to 92m² internally** and **12m² to 63m² externally**. Each apartment also has one carspace allocated.
- **1 x three bedroom**, two bathroom apartment with a **size of 97m² internally** and a **size of 24m² externally**. This apartment also has one carspace allocated.
- **2 Retail** space on the ground floor.

Proximity to Education facilities:

1. **Cannon Hill Anglican College** – Junction Road, Cannon Hill (www.chac.qld.edu.au)
2. **St Oliver Plunketts Catholic School** – 17 Beauvardia Street, Cannon Hill (www.stoliverplunkett.qld.edu.au)
3. **Balmoral State High School** – Cnr Thynne and Lytton Roads, Morningside (www.balmoralshs.eq.edu.au)
4. **Cannon Hill State School** – 845 Wynnum Road, Cannon Hill (www.cannhillss.eq.edu.au)
5. **Murarrie State School** – Garrett Street, Murarrie (www.murarriess.eq.edu.au)
6. **Mother Duck Childcare** – 28 Rawlinson Street, Murarrie (www.motherduck.com.au)
7. **Goodstart Early Learning** - 120 Metroplex Avenue, Murarrie (www.goodstart.org.au)

Proximity to the Parks & Walkways:

- **Murarrie Recreation Grounds** (1.2km: approx 3 minute drive): It is a space that provides activities for children and adults including two playgrounds, walk ways and bike paths, a canoe ramp (Bulimba Creek) and Balmoral Cycle club house, skate facilities, access to the Bulimba River and sporting grounds.
- **Seven Hills Reserve** (2.5 kilometres from Thornhill): Seven Hills Reserve is 58 hectares of bush land with a range of walking tracks, mountain bike tracks, picnic shelters and playgrounds.
- **Minippi Parklands** (3 kilometres from Thornhill): With hectares of lush meadowland, you can enjoy scenic walks around the lake and enjoy a picnic or BBQ while overlooking the lagoons. The entire area has a flat path for cycling and walking and ideal for children to ride their bikes or scooters. Also with a choice of playgrounds and a duck feeding platform this is a perfect spot for a great family day out. The community and sporting clubs use the area, including the Tingalpa Model Aero Club.

The project applying:

- **Low Body Corporate fees**
- **1 year defect warranty period**
- **Roller blinds** to designated area.
- **Two lifts—convenience and peaceful.**
- Some of the apartments will have **two carspaces**. Some of the bedrooms also feature an ensuite and **walk-in-robe** to the main bedroom.
- All apartments will include **air-conditioning in the living area and all bedrooms**, secure under cover parking and intercom.
- All the apartments offer open plan living areas with laminated timber flooring, selected

ceramic tiles in the bathroom, balcony/patio areas. The kitchens will be fitted with high quality stainless steel appliances and reconstituted stone bench tops.



FIGURE 3: MASTERPLANNED EAST VILLAGE



FIGURE 5: FARMERS MARKETS



FIGURE 4: WESTFIELD CARINDALE

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Please note that the information as to the distance from Thornhill to the specified locations has been provided as indicative purposes only.