



# OUTLOOK BRIGHTWATER

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

*Centrally located on the Sunshine Coast, Brightwater at Mountain Creek demonstrates a well serviced master-planned community with excellent connectivity to many of the Sunshine Coast's key lifestyle, education and employment hubs.*

APRIL 2016

- A LOCATION**  
Identified within one of the Sunshine Coast's prime growth regions, Brightwater at Mountain Creek boasts ready access to major education, employment and lifestyle amenity / Pg 02
- B INFRASTRUCTURE INVESTMENT**  
Billions of dollars' worth of community use and infrastructure projects planned or under construction within proximity to Brightwater at Mountain Creek is expected to boost the local economy / Pg 03
- C POPULATION & EMPLOYMENT GROWTH**  
New job numbers have increased by nearly 15 per cent over the last five years, stimulating the need for new residential offerings / Pg 04
- D RENTAL GROWTH**  
The Mountain Creek Catchment represents approximately eight per cent larger rental market when compared to the Sunshine Coast LGA / Pg 07

CONNECTION TO  
LOCAL NATURAL  
AMENITY INCLUDING  
WORLD-FAMOUS  
BEACHES



BRIGHTWATER OFFERS  
AN ABUNDANCE OF  
LIFESTYLE AMENITY  
WITHIN WALKING  
DISTANCE



1 POP 2 INF 3 EMP

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



# ACCESSIBILITY & WALKABILITY

## Brightwater

Proximity to major arterial road and transport networks highlight the region's connectivity to the major activity centres including new central business district at Maroochydore

### LEGEND

#### Park & Leisure

- 1 Kawana Surf Club
- 2 Headland Golf Club
- 3 Mooloolaba Beach
- 4 Kawana Aquatic Centre
- 5 Sunshine Coast Stadium

#### Education

- 6 Buddina Primary School
- 7 Brightwater State School
- 8 University of Sunshine Coast
- 9 Matthew Flinders Anglican College

- 10 Siena Catholic College
- 11 Chancellor State Primary College
- 12 Kawana Waters State School
- 13 Mountain Creek State School
- 14 Mountain Creek TAFE

#### Retail & Employment

- 15 Oceanside Kawana Business Village
- 16 Oceanside Kawana Town Centre
- 17 Brightwater Retail Centre
- 18 Aldi Brightwater

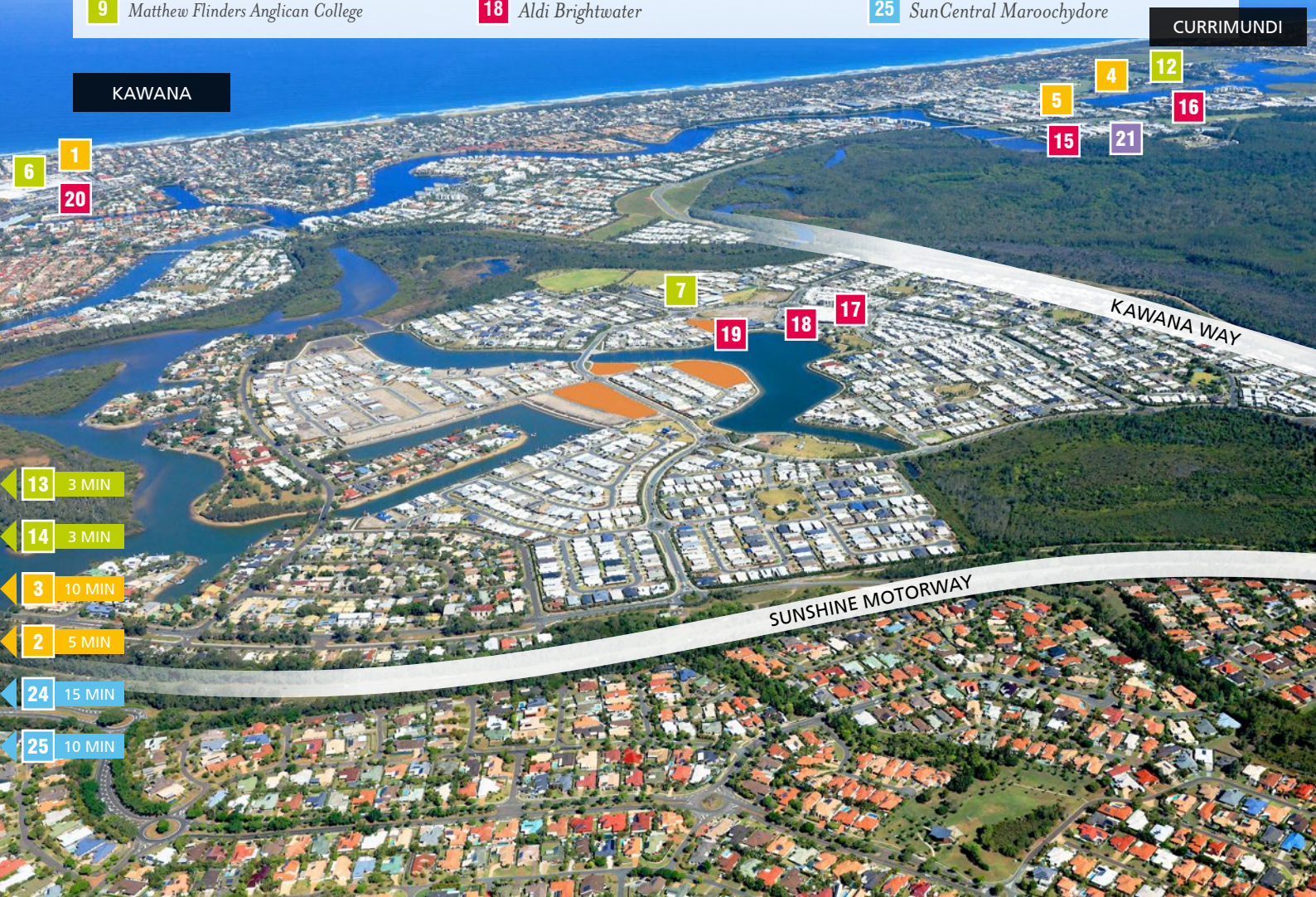
- 19 Brightwater Hotel
- 20 Kawana Shoppingworld

#### Health

- 21 Kawana Private Hospital
- 22 Sunshine Coast University Hospital
- 23 Sunshine Coast University Private Hospital

#### Infrastructure

- 24 Sunshine Coast Airport
- 25 SunCentral Maroochydore



Brightwater at Mountain Creek offers connection to local natural amenity including central lake, parklands and waterfront boardwalk as well as world-famous beaches. Walking distance to shopping centre, cafés, restaurants, and tavern.

Major retail amenity, local health care, civic space, sporting facilities and first class education and childcare facilities, including Sunshine Coast University and Matthew Flinders Colleges — will continue to drive demand for residential development.



# INFRASTRUCTURE

Brightwater at Mountain Creek is well positioned to leverage from the catchment's existing infrastructure as well as strong infrastructure, investment and development in the surrounding localities including the completed stages of Oceanside Kawana, Sunshine Coast University and Hospital.

The Sunshine Coast Region is seeing an enormous economic opportunity with transformational projects set to have significant 'ripple effect' in the economy; expected to strengthen and diversify the regional economic base ensuring the strong long term performance is achieved.



## SUNCENTRAL MAROOCHYDORE \$5.9B ECONOMIC BOOST AND 30,000 JOBS BY 2040

Located in the heart of Maroochydore and less than 4km from Brightwater at Mountain Creek, the 206 hectare SunCentral Maroochydore is projected to create more than 5,000 new jobs estimated to boost the Queensland economy by more than \$350 million by 2020.

Plans integrating a multi modal transport hub supporting regional connections existing retail, commercial and residential into the new city centre will likely encourage additional private investment in housing, convention facilities, hotels, commercial, retail, recreational, education, entertainment and exhibition space.



## OCEANSIDE KAWANA \$5B ECONOMIC BOOST AND 12,000 JOBS AT COMPLETION

The Oceanside Kawana master plan represents one of the largest development projects in Australia with an estimated expenditure of approximately \$5 billion. The

17 hectare **Oceanside Health** is Australia's single largest investment in health infrastructure expected to accommodate a broad range of complementary health, commercial, retail, residential and short stay accommodation uses.

- » The first stages of the **Sunshine Coast University Hospital (SCUH)** (approximately 430 beds) are under construction and planned to be operational before 2017. By 2021, the hospital will have capacity to cater for up to 31,000 overnight admissions and 32,000 same-day admissions per year as well as 350,000 non-admitted occasions of service per year.
- » **Sunshine Coast University Private Hospital (Ramsey Private Hospital)**, opened in November 2013. The 200 bed private facilities provide full service hospital including operating theatres, a cardiac catheter laboratory as well as medical consulting suites.
- » The **Kawana Health Innovation Park** including consulting suites, a biomedical research/development hub and ambulance station will provide opportunities for health related commercial and retail developments to be located in proximity to major health facilities.

## SUNSHINE COAST AIRPORT \$1.6B ECONOMIC BOOST AND 1,500 JOBS AT COMPLETION

Offering approximately 90 new jobs through construction and a further 1,500 once functional, the Sunshine Coast Airport Expansion project is a \$347 million investment that will inject a projected \$1.6B into the national economy and spur future economic growth on the Sunshine Coast.

# POPULATION & DEMOGRAPHICS

*Forecast population growth is set to drive future residential demand, likely to outstrip the supply and underpinning the future growth of the Mountain Creek Catchment*

The Mountain Creek Catchment (comprising the suburbs Wurtulla, Bokarina, Birtinya, Warana, Parrearra, Mountain Creek, Minyama, Buddina, Mooloolaba, and Alexandra Headland) is well-placed to capitalise on the large proportion of residents aged between 20 and 29 years compared to the Sunshine Coast LGA.

This age demographic looks to benefit from Brightwater's continued urbanisation to counter the rising cost of living by seeking higher density residential offerings within close proximity to employment precincts and lifestyle amenity, while also providing exceptional connectivity. Similarly, this demographic is expected to drive both sales and rental demand within the Mountain Creek Catchment as they form independent households and advance their earning potential.

The Mountain Creek Catchment also represents a higher portion of white collar employees at 70 per cent, three per cent more than the Sunshine Coast LGA. Similarly, Mountain Creek Catchment residents have an average household income representing a premium over the Sunshine Coast LGA which may result in a preference toward premium residential offerings.

## AGE DISTRIBUTION










The Mountain Creek Catchment has a higher proportion of younger residents than the Sunshine Coast LGA, with 14.3 per cent of residents aged 20 to 29 years, 4.2 per cent higher than the Sunshine Coast LGA. The age distribution chart comparing the Mountain Creek Catchment against the Sunshine Coast LGA demonstrates the preference of couples without children choosing to live within the catchment.

## POPULATION

State and local government initiatives, paired with private investment have energised the Mountain Creek Catchment, driving large-scale investment into residential, education and health and mixed-use developments. Paired with the volume of new residential dwelling approvals, creation of new jobs and the continued demand for new residential developments, actual population growth will likely exceed the traditionally conservative figures provided by the Queensland Government represented below.

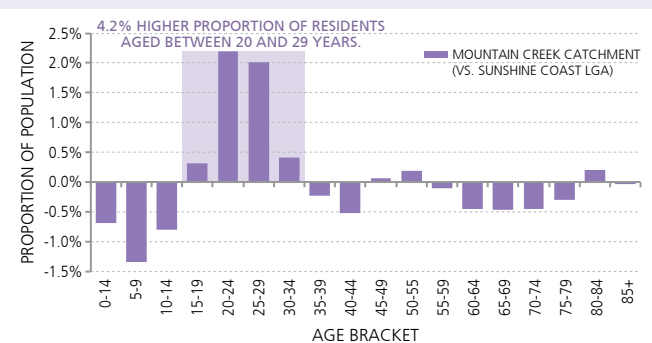
The Mountain Creek Catchment is forecast to grow by approximately 9,200 new residents by 2036; equating to approximately 460 new residents per annum. Within the catchment, Mountain Creek (SA2) is anticipated to record the greatest increase, equating to approximately 36 per cent by 2036, or 186 new residents per annum.

## WHO LIVES IN MOUNTAIN CREEK?

	MOUNTAIN CREEK	SUNSHINE COAST LGA
 Average Age of Residents	40 years	40 years
 Employed as Professionals	18%	18%
 White Collar Workers	70%	67%
 Couples Without Kids	46%	44%
 Families with Children Under 15	25%	28%
 Owner Occupiers	60%	68%
 Renters	38%	30%
 Average Weekly Household Income	\$72,343	\$69,199
 Residents Aged 20-39	26%	22%

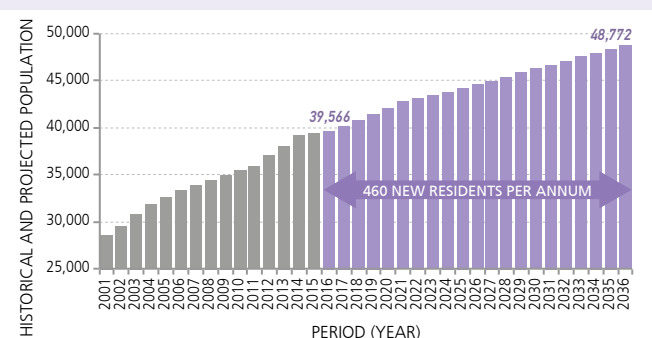
Prepared by Urbis; Source ABS 2011 Census Data & Office of Economic and Statistical Research

## AGE DISTRIBUTION Mountain Creek Catchment



Prepared by Urbis; Source: ABS Census 2011

## HISTORICAL AND PROJECTED RESIDENT POPULATION Mountain Creek Catchment



\*Mountain Creek Catchment — Wurtulla, Bokarina, Birtinya, Warana, Parrearra, Mountain Creek, Minyama, Buddina, Mooloolaba, and Alexandra Headland  
Prepared by Urbis; Source: Queensland Government Statisticians Office 2014

*Mountain Creek has recorded continued employment growth, increasing by approximately 4.5% per annum in the last five years*

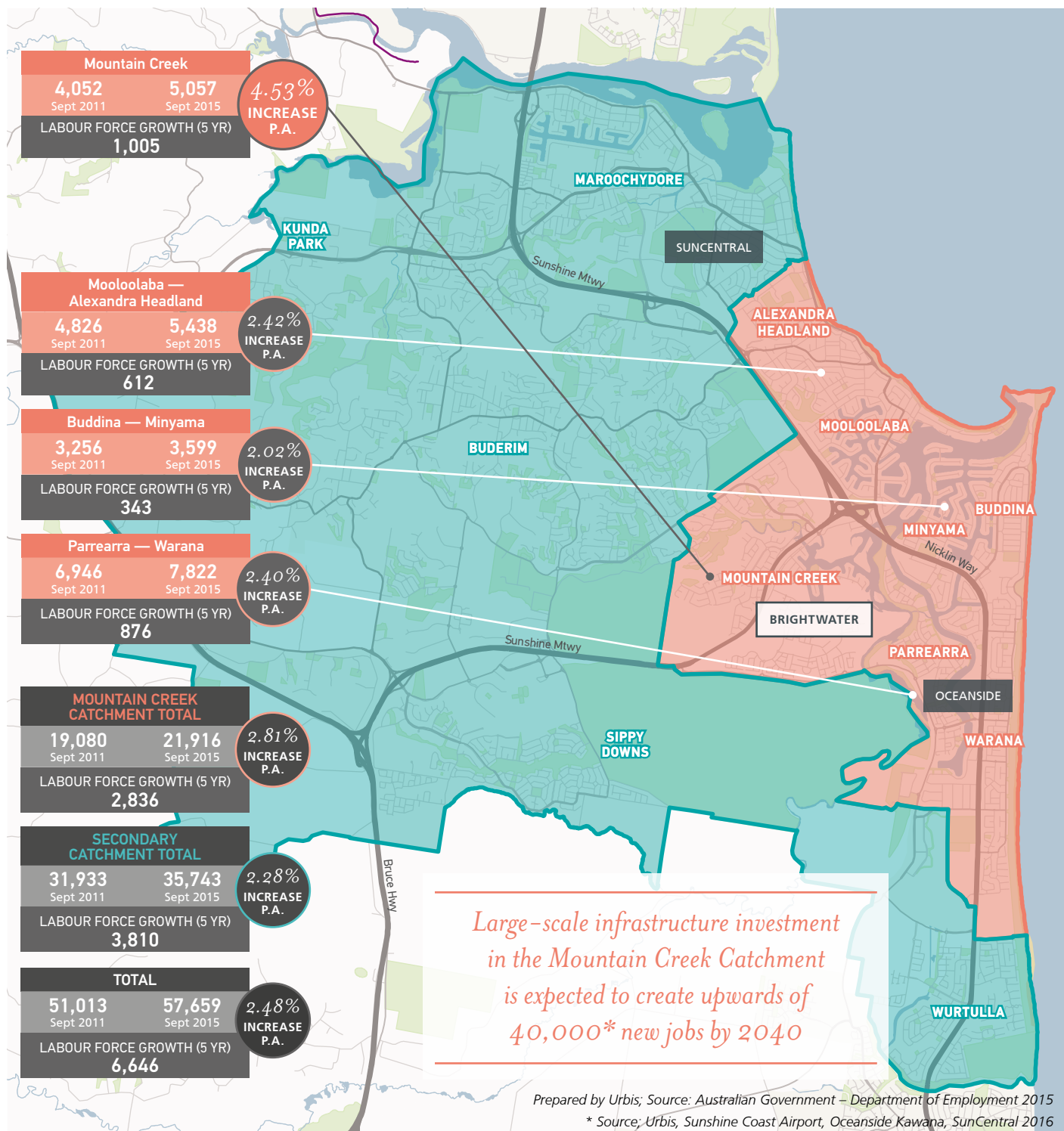
# EMPLOYMENT

Already recognised as a distinguished employment hub, the catchment surrounding Mountain Creek is well positioned to record strong long-term employment growth.

Leveraging from its strategic location and some of Queensland's largest transformational infrastructure projects including SunCentral Maroochydore, Sunshine Coast University Hospitals

and Sunshine Coast Airport redevelopment, Mountain Creek is assured continued long term employment growth.

The Mountain Creek Catchment recorded an annual labour increase of 2,836 new jobs over the five years ending September 2015, equating to an annual change of 2.8 per cent per annum.





# RESIDENTIAL MARKET

*Increased employment growth and infrastructure investment is expected to drive residential and rental demand in the Mountain Creek Catchment*

The Mountain Creek Catchment has continued to attract new residents across all dwelling types due to the regions large scale private and public investment. As Brightwater nears completion, residential demand for new dwellings may accelerate as the desirability to live in an established master planned community increases.

During the 12 months ending December 2015, the true benefit of structural uplift has become apparent with median house prices registering an increase of 6.3 per cent. Median price growth of this nature is set to continue as new land supply within the catchment is exhausted with increasing price premiums being recorded as a result of the positive impacts and benefits already delivered throughout the Mountain Creek Catchment.

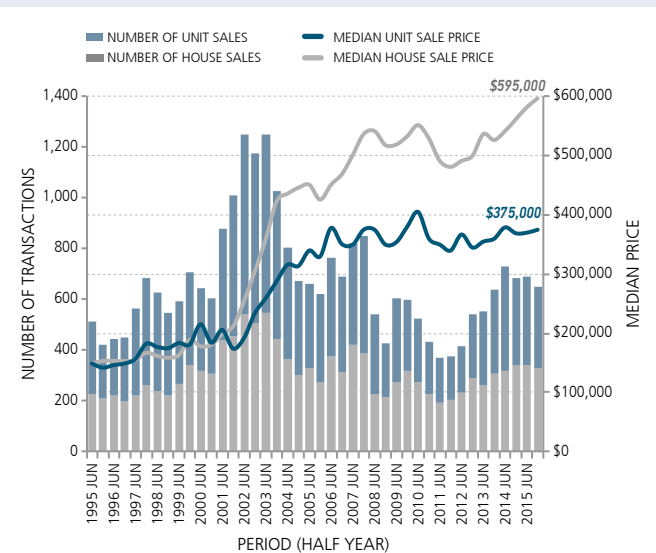
*The benefit of structural uplift has become apparent in the last 12 months with median house price recording a 6.3 per cent in the Mountain Creek Catchment*

The suburb of Mountain Creek recorded 1,341 house and unit transactions demonstrating the demand across the local residential market. The Mountain Creek Catchment residential market has displayed an upward trend over the past five years since Brightwater began construction, recording a consistent annual median house price increase of 2.4 per cent.

Higher density residential product in Mountain Creek (suburb) continues to be in high demand, with Urbis primary research identifying that median price growth over the last five years has demonstrated an average annual increase of 4.3% with remaining suburbs in the catchment recording between -4.0% and 3.6% annual median price growth. This price growth is expected to continue as demand increases and new apartment residential offerings enter the market.

## HOUSE AND UNIT SALES CYCLE

Mountain Creek Catchment — December 2000–2015



Prepared by Urbis; Source: APM PriceFinder  
\*December Qtr. Preliminary Sales

## DECEMBER 2015\* MEDIAN PRICE PREMIUM

Mountain Creek Catchment vs. Sunshine Coast LGA

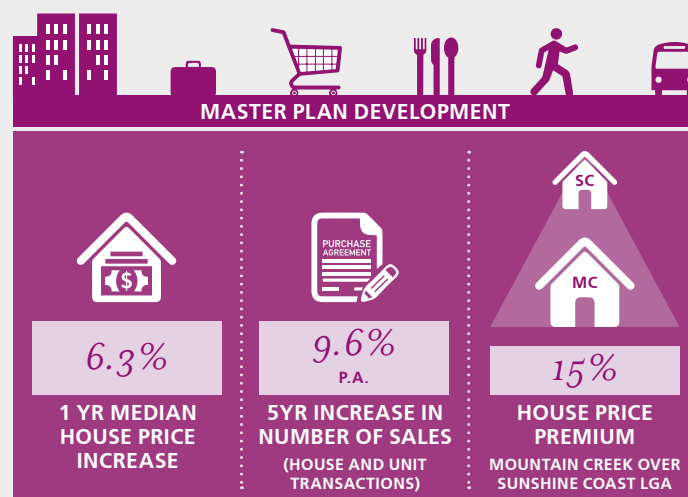
Mountain Creek Catchment		Sunshine Coast LGA
\$375,000 1.9% PREMIUM	MEDIAN UNIT PRICE	\$368,000
\$595,000 15.2% PREMIUM	MEDIAN HOUSE PRICE	\$510,750

Prepared by Urbis; Source: APM PriceFinder  
\*December Qtr. Preliminary Sales

# STRUCTURAL UPLIFT

One of the Sunshine Coast's most notable regeneration projects of recent times, Brightwater at Mountain Creek possesses the qualities of a successful master planned development delivering significant structural uplift within the Mountain Creek Catchment. This will benefit current and future residents through the establishment of a highly desirable precinct, quality lifestyle amenity and capital growth on residential properties.

Structural Uplift is the resulting positive impacts and benefits (direct and indirect) that significant master planned projects, such as Brightwater, have on a location, its residents and the local economy. It is determined by identifying the change they have on the desirability, lifestyle quality and capital appreciation of residential dwellings within the relating area.



## New rental stock continues to outperform existing rental stock in the Mountain Creek Catchment

Over the past three years, the Mountain Creek rental market has delivered a strong rental return on investment. Combined with large scale infrastructure investment, Mountain Creek and its surrounds are well-placed to capitalise on the large proportion of residents renting which represents 38 per cent of the catchment's residents, compared to 30 per cent for the Sunshine Coast LGA.

The 4557 postcode (encompassing Mountain Creek and Mooloolaba) has recorded a sizable increase in rental demand over the past three years ending December 2015, with the number of rental bonds lodged for 2 and 3 bedroom town homes near doubling in the last 24 months.

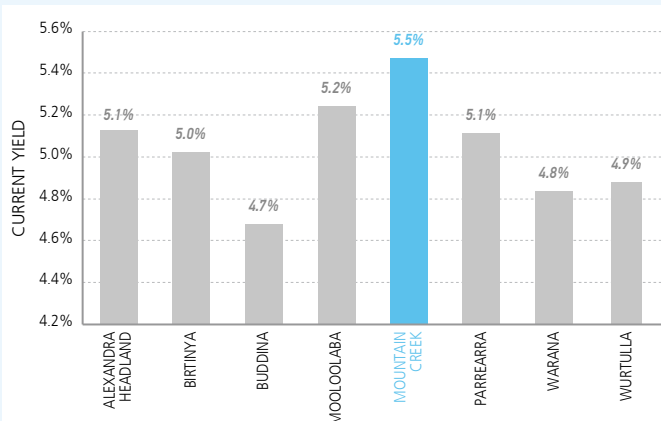
On-the-market research completed by Urbis indicated that rental premiums are being achieved for newly constructed or near-new product that provides tenants with a superior location, amenity and quality of build. On-the-market rental data indicates that new two-bedroom town homes in the Mountain Creek Catchment are commanding a median weekly rent of \$440 – a 13 per cent premium over established product. Likewise, new and near-new three bedroom town homes are achieving median weekly rents of \$450, representing premiums of 9.3 per cent.

## New rental stock continues to outperform existing rental stock in the Mountain Creek Catchment

From a suburban standpoint, the Mountain Creek apartment and townhouse market has demonstrated a rental yield of 5.5 per cent, outstripping the remainder of the Mountain Creek catchment which recorded gross rental yields between 4.7 to and 5.2 per cent.

### MOUNTAIN CREEK CATCHMENT — GROSS RENTAL YIELD

Apartment and Townhouse —  
12 Month Period to December 2015



Prepared by Urbis; Source: APM PriceFinder  
\*December Qtr. Preliminary Sales

# RENTAL ANALYSIS

### RENTAL DEMAND — NO. OF BONDS LODGED

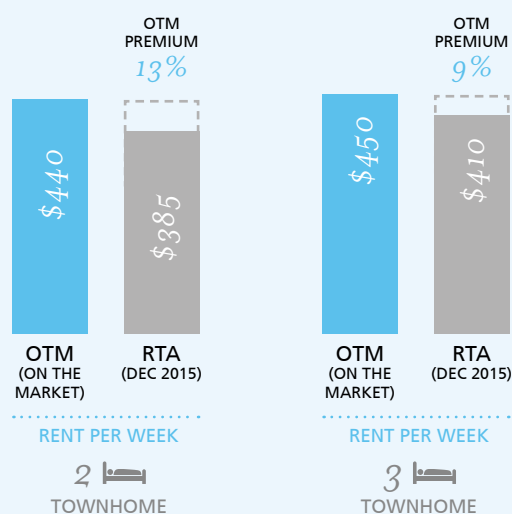
4557 Postcode (Mountain Creek & Mooloolaba) —  
December 2015

	DEC 2013	DEC 2015	ANNUAL RENTAL DEMAND GROWTH
2 TOWNHOME	34	71	45%
3 TOWNHOME	94	173	36%
NO. OF BONDS LODGED	128	244	38%

Prepared by Urbis; Source: RTA

### ON-THE-MARKET RENTAL PREMIUMS

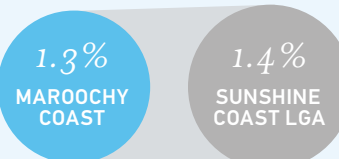
4557 Postcode (Mountain Creek & Mooloolaba) —  
December 2015



Note: Mountain Creek Catchment includes suburbs of Mountain Creek, Morningside and Norman Park  
Prepared by Urbis; Source: RTA, realestate.com.au

### RESIDENTIAL VACANCY RATES

December 2015



\*Maroochy Coast includes the suburbs Mooloolaba, Maroochydhore, Alexandra Headland, Birtinya, Mountain Creek, Parrearra, Minyama, Kawana & Wurtulla  
Source: REIQ Residential Vacancy Rates

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