



North Harbour

EXECUTIVE SUMMARY

Project Name

North Harbour

Project Location

Corner Buckley Road & Fraser Drive Burpengary East QLD 4505

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

Nestled right in the heart of the growth corridor between Brisbane and the Sunshine Coast is North Harbour

With its nine kilometres of direct river frontage, over the next 15 years, North Harbour will grow into a thriving residential community based around a proposed marina*, with a direct connection to Moreton Bay.

Located at Burpengary East, North Harbour residents will also enjoy direct access to Brisbane's CBD and the Sunshine Coast; only around a 45-minute and 41-minute, respectively, drive away via the M1, which is quick and easy to access from the development.

The Brisbane Airport is a 29-minute drive from North Harbour, and the Port of Brisbane is only 45 minutes away.

North Harbour is also very well connected to the nearby Morayfield town centre, with its wealth of shopping and business facilities, as well as the region's primary and secondary schools, child care services and medical facilities, including hospitals.



Where is North Harbour?



Sales and
Information Centre

Morayfields
Heritage Park

Bruce Highway

Moreton Bay

1000 acres of open
space and parkland

Future
Development

< To Sunshine Coast

Future
Development

To Brisbane >





MORETON ISLAND
17 NM

FUTURE MARINA
DEVELOPMENT

EXISTING RESIDENTIAL

BUSINESS PARK

RETAIL & SHOPPING
DEVELOPMENT

HERITAGE PARK

RESIDENTIAL

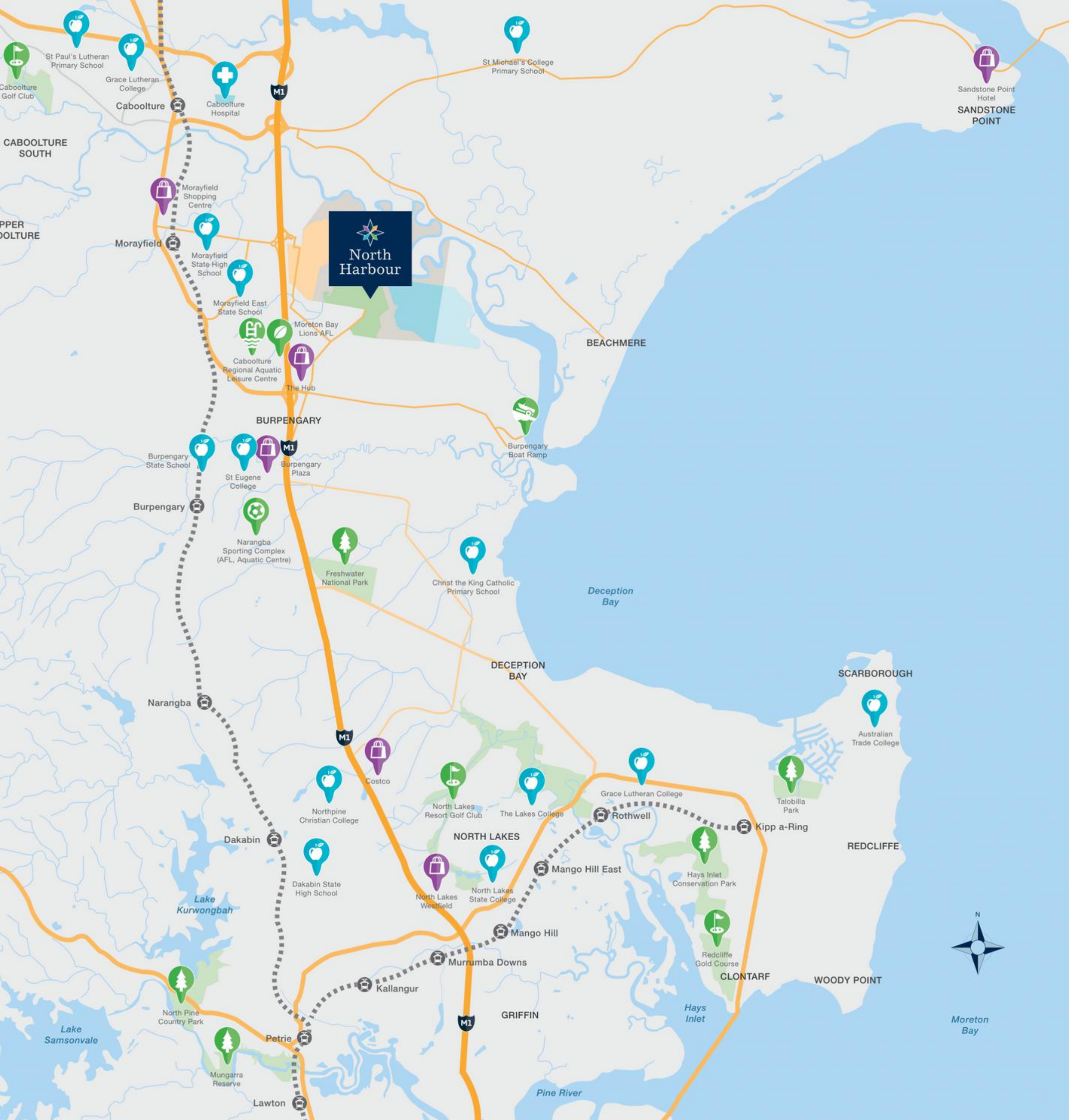
FUTURE SPORTS FIELDS

FUTURE SCHOOL

BRUCE HIGHWAY

TO SUNSHINE COAST
52 KM

TO BRISBANE
52 KM



Your local community

Population

Population forecast to grow to approximately 7000 people

Location & Transport

- Brisbane CBD (36mins)
- Brisbane Airport (28mins)
- North Lakes (10mins)
- More than 580 weekly rail services

Open Space & Parks

- 9km of river frontage
- 1000 acres of open space
- 6 parks

Shopping & Lifestyle

- Westfield North Lakes (13mins)
Myer, Woolworths, Coles, Big W, Target, Costco, Ikea & Bunnings
- Morayfield Shopping Centre (9mins)
Woolworths, Coles, Big W, Target, Kmart, Birch Carroll and Coyle
- Burpengary Plaza (6mins)
Woolworths, Kmart and Banks
- Local shops/The Hub (4mins)
IGA, medical and childcare

Sport & Recreation

- Moreton Bay Lions AFL
- Caboolture Aquatic Centre (5mins)
- Narangba Sporting Complex (11mins)
- Boat Ramp (9mins)
- Caboolture Sports Club

Education

- Saint Eugene College (10mins)
- Burpengary State School (8mins)
- Morayfield State High School (10mins)
- Morayfield East State School (9mins)
- Christ the King Catholic Primary School (10mins)
- Northpine Christian College (12mins)
- Grace Lutheran College (20mins)
- St Paul's Lutheran Primary School (15mins)
- St Michael's College Primary School (13mins)
- Dakabin State High School (16mins)
- North Lakes State College (16mins)
- The Lakes College (18mins)

Every effort has been taken to ensure the accuracy of information contained within this map. No responsibility is accepted for any inadvertent errors or omissions.

A masterplanned community

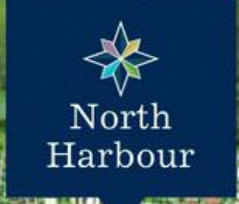
1000 acres of open space and parkland

Caboolture River

Morayfields Heritage Site Precinct

Proposed Future Development

Proposed Riparian Park



Proposed Reflections Park

Village Park

Sales Centre

Proposed Future Development
(Subject to approval)

EXIT 150

Bruce Highway

EXIT 146

Buckley Road





Future 1000 acres of open space and parkland

Heritage Park

parkrun

Mountain Bike Trail

Proposed Future Development

Heritage Park Access
(dawn to dusk, weekends only)

Riparian Park


Habitat Park

Reflections Park

Village Park

Sales Centre & Display Village

Proposed Future Development
(Subject to approval)


North Harbour

Caboolture River

EXIT 150

Bruce Highway

EXIT 146

Buckley Road

NORTH HARBOUR STREET MAP



North Harbour



FUTURE DEVELOPMENT

INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



North Harbour