

bg buyer's
guide

No 26

VISTA

NORTHCLIFFE • GOLD COAST



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EXECUTIVE SUMMARY

Project Name

26 Vista

Developer

MRCB International

Project Location

26 Vista Street,
Northcliffe QLD 4217

Architect

DBI

Project Description

A cosmopolitan collection of 1, 2, 3, 4 bedroom apartments and 3 bedroom townhomes

Dwelling Breakdown

1 Bedroom
2 Bedroom
3 Bedroom
3 Bedroom Townhomes
4 Bedroom Penthouse

Distance from CBD

6km to Southport CBD

Transaction Requirement

5% deposit (Cash, Deposit Bond or Bank Guarantee)

Time to Exchange:

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

The Project

The apartments at 26 Vista in Northcliffe offer luxury coastal living in the heart of the Gold Coast. Boasting modern architecture, high-end finishes, and stunning views, these apartments are perfect for those seeking a premium lifestyle with the beach and city amenities just moments away. Positioned between Surfers Paradise and Broadbeach, 26 Vista provides a central location for work, play, and relaxation.

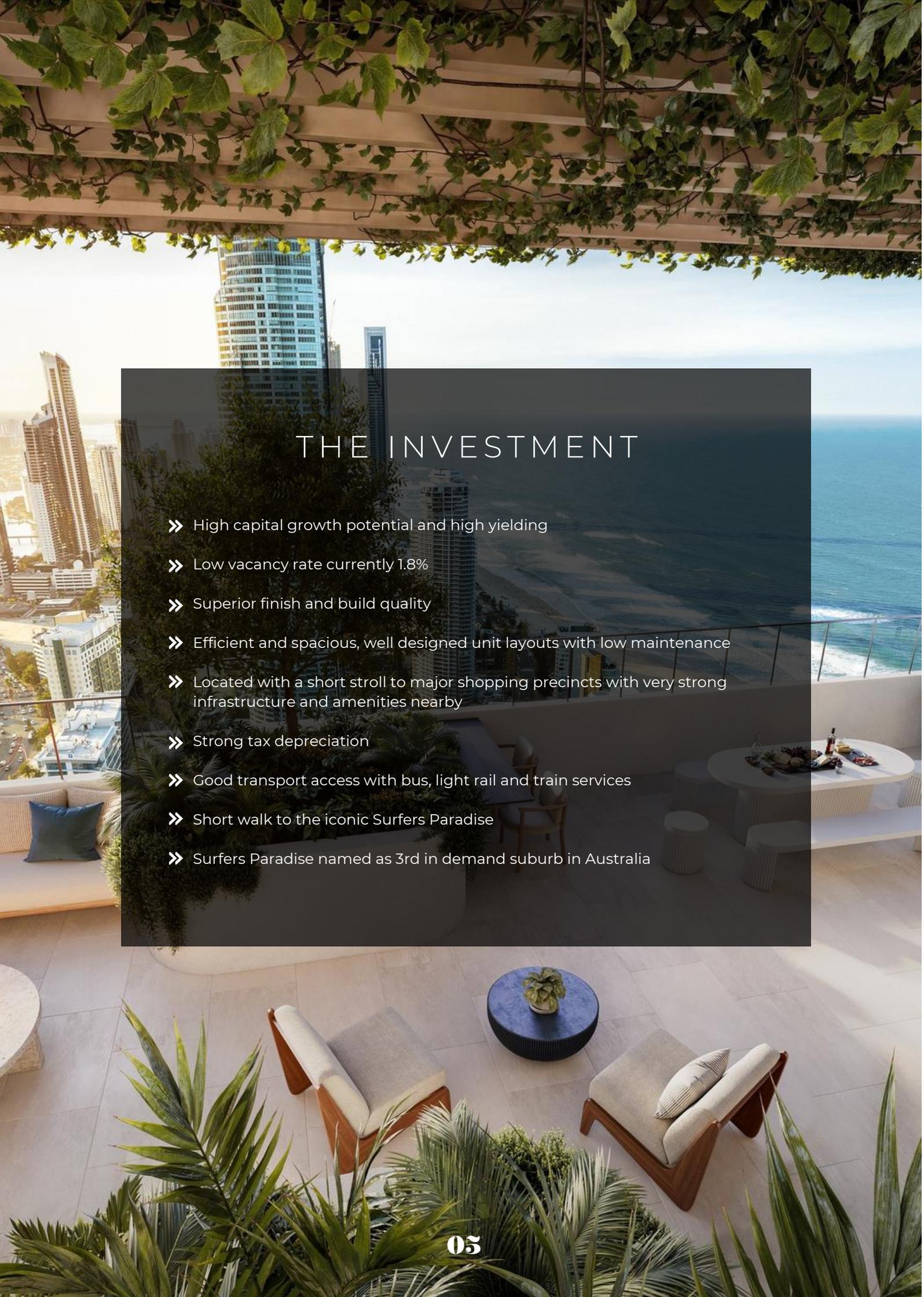
Key Features:

- Swimming Pool, Spa, Outdoor Lounge Areas
- BBQ Facility, Residents Lounge
- Gym, Sauna, Steam Room
- Yoga Deck, Cinema Room, Games Room
- Hotel style port cochère and 5-star lobby
- Level 51 Residents Indoor & Outdoor Lounge
- Level 51 Plunge Pool
- Reverse cycle ducted air-con

Location

- Northcliffe Beach is just 200 metres away
- Northcliffe Light Rail Station (approx. 30 metres) for easy access to Broadbeach, Surfers Paradise, and Southport.
- Cavill Avenue and Surfers Paradise (5-minute drive) offer a wide range of restaurants, cafes, and retail outlets; Pacific Fair Shopping Centre (approx. 3.5 km).
- Close to Bond University (approx. 8 km) and local schools such as Surfers Paradise State School (2 km).
- Gold Coast University Hospital (approx. 8 km)
- Northcliffe Surf Life Saving Club (200 metres)





THE INVESTMENT

- » High capital growth potential and high yielding
- » Low vacancy rate currently 1.8%
- » Superior finish and build quality
- » Efficient and spacious, well designed unit layouts with low maintenance
- » Located with a short stroll to major shopping precincts with very strong infrastructure and amenities nearby
- » Strong tax depreciation
- » Good transport access with bus, light rail and train services
- » Short walk to the iconic Surfers Paradise
- » Surfers Paradise named as 3rd in demand suburb in Australia

DWELLING MAKE UP

UNIT TYPE	INTERNAL SQ. MT	EXTERNAL SQ. MT	PRICE RANGE
1 BRM	56-60	8-10	SOLD OUT
2 BRM	89-97	12-37	\$1,865,000 - \$2,190,000
3 BRM	125-170	21-90	\$3,020,000 - \$4,490,000
3 BRM TOWNHOME	169 - 181	42 - 51	\$3,295,000 - \$3,625,000

Pricing is subject to change without notice.

OUTGOINGS

UNIT TYPE	STRATA RATES	COUNCIL RATES	UTILITY RATES
1 BRM	\$1210 / Quarter	\$2540 / Year	\$965 / Year
2 BRM	\$1405 / Quarter		
3 BRM	\$1950 / Quarter		
3 BRM TOWNHOME	\$2860 / Quarter		

Owners Corporation structure

The Owners Corporation entity will be voted in by owners and will be responsible for all matters associated with the development and the associated common services plant. The costs above are estimates only and final costs will be provided on settlement.

IMPORTANT DATES

PROJECT	STAGE OF CONSTRUCTION	CONSTRUCTION START DATE	EXPECTED COMPLETION
Mixed use Residential	Off Plan	Q1 2025	Q2 2028

UNDERSTANDING THE GOLD COAST PROPERTY MARKET

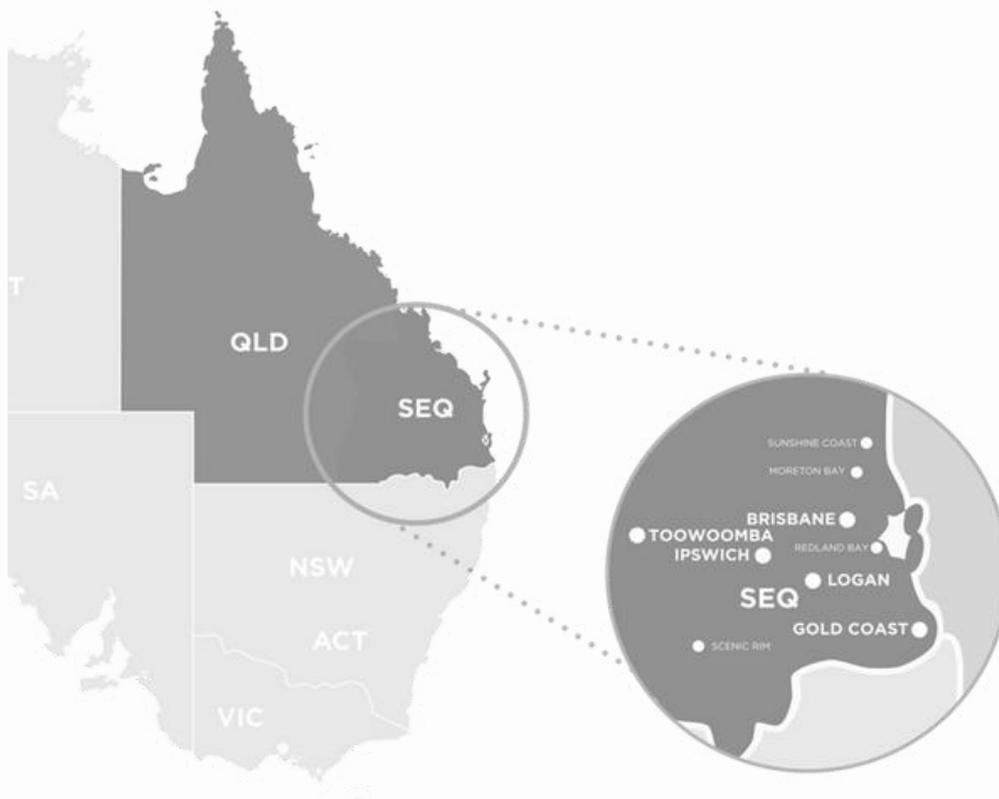
The Gold Coast is the pearl of Australia, only an hour's flight from Sydney and just over two hours from Melbourne and Adelaide, it is a city where 78% of the Australian population live within a two-hour flight radius.

With its world-class theme parks, top-class national and international sporting events, and state-of-the-art hotels and resorts offering true Australian hospitality it is the shopper's paradise and the Australian family's choice for a holiday destination.

As property buyers or investors, it is important to understand the Gold Coast in more depth to discover a truly unique investment opportunity.

The Gold Coast is a city within the greater South East Queensland region 'SEQ' where 3.8 million people live and is expected to reach 4.9 million by 2036.

Property buyers and investors consider the Gold Coast as part of the greater SEQ region just as we all consider Campbelltown and Liverpool as part of the greater Sydney region and Dandenong and Frankston as part of the greater Melbourne region.





WHY THE GOLD COAST VACANCY RATE IS SO LOW

Infrastructure investment in the Gold Coast promotes confidence in the city's future. The amount of investment we are seeing means that for business and the community, the Gold Coast will continue to grow in importance.

Today the Gold Coast has the lowest vacancy rate in Australia and a competitively high return on investment as immigration continues to increase from larger cities to the region which increases demand for property and in return, will increase capital gain over the years. It is this understanding that drives investors to purchase in the Gold Coast.

GOLD COAST VACANCY RATE DECEMBER QUARTER 2011-2023

DEC 2011 | 4.2 Per cent

DEC 2013 | 1.9 Per cent

DEC 2015 | 1.1 Per cent

DEC 2017 | 1.1 Per cent

DEC 2019 | 1.8 Per cent

DEC 2021 | 0.6 Per cent

DEC 2022 | 0.3 Per cent

Source : REIQ

THE GOLD COAST FUTURE LOOKS BRIGHT

With \$10.9 billion worth of recently completed, under construction or planned infrastructure investment accounted for within the last 12 months.

Transportation accounted for the largest portion of infrastructure investment totalling \$6.4 billion. The Light Rail has made an obvious change to the Gold Coast's landscape and the M1 upgrades while the proposed heavy rail extension is also helping keep the Gold Coast connected. Below is a snapshot of some of the major projects that have recently been completed or are near completion in the Gold Coast.



PACIFIC MOTOWAY WIDENING



The Pacific Hwy Upgrade is the largest road infrastructure project in Australia connecting Sydney to Brisbane by late 2023. The widening of the motorway to 6 lanes between the Gold Coast and Brisbane will be completed for easy access within the South East Queensland region.

GOLD COAST LIGHT RAIL | STAGE 3



STAGE 1 & 2 are currently in operation from Helensvale to Broadbeach south Stage 3 will deliver a 6.7km extension south of the existing tram network, from Broadbeach South to Burleigh Heads providing eight additional stations. Stage 4 will connect Burleigh Heads with Gold Coast Airport covering a total of 50km.

GOLD COAST AIRPORT UPGRADE

Gold Coast Airport Masterplan currently has \$370 million of work under construction. 30,000 Sq. Mt. expansion of the airport terminal will double its size. With more than 6 million passengers passing through the airport each year, this expansion is set to double by 2032.





GOLD COAST UNIVERSITY HOSPITAL



Ranked the 6th Best Hospital in Australia it includes 750 Beds in the public hospital, 320 beds in the private hospital and employs 7,000 employees. Neighboring Griffith University, students who are medically based train at the new hospital.

YATALA ENTERPRISE



The Yatala Enterprise Area (YEA) is the city's leading industrial precinct. Located halfway between the Gold Coast and Brisbane CBD it is home to businesses in the food and beverage industry, Construction materials, machinery and equipment, plastic and chemicals as well as warehousing, transport logistics and distribution.

PIMPAMA SPORTS HUB

Located at the Northern precinct of Gold Coast spread over 14-hectare the \$80 Million sports hub includes a state-of-the-art aquatic centre with an Olympic-standard swimming pool, netball and tennis facilities.



GOLDEN DECADE FOR GOLD COAST

With \$20 billion in infrastructure and investment headed for Queensland in anticipation of the 2032 Olympics, the Gold Coast's property market is set up to thrive over the next decade.

According to a new report, the investment ahead of the Olympics when combined with the ongoing population growth and an advancing economy will see the Gold Coast outpacing the rest of the country.

Gold Coast to become the most expensive city by 2032

According to the latest modelling from PRD Nation Wide Sydney will be toppled from its position as the most expensive Australian city. The Gold Coast is predicted to take the unenviable title with house prices predicted to double by the end of the decade.

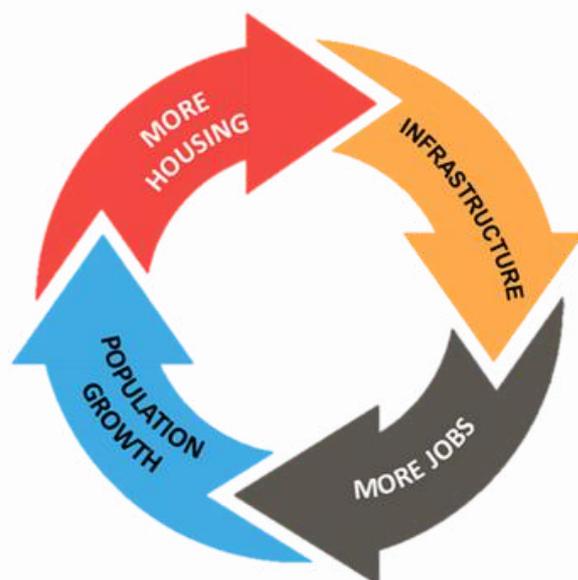
PRD Nation Wide has predicted that Sydney house prices will sore from their current median house price of \$1,290,000 to \$2,450,000 by 2030. The Gold Coast is predicted to clime above that to \$2,670,000 from the current median price of \$1,250,000 by 2030 while Melbourne is predicted to reach \$2,050,000 from the current median price of \$890,000

Source: PRD Nation Wide & Broadcast on Channel 10 News

The improved regional transport infrastructure will positively impact the scale and investment profile of the local property market

More jobs, more people, a bigger economy, improved infrastructure and higher demand from businesses are all key drivers of growth.

When you add Infrastructure spending for the Olympics that is expected to play a significant role in this growth. It explains the reasons for the positive impact on the Gold Coast local property market.





The Gold Coast's population is forecast to grow by nearly 500,000 by 2032 Olympics

Based on the figures of a 1 million population by 2032, this means the market will need to make room for over 50,000 new residents on average each year and based on the average Australian household being 2.6 according to ABS reports, this means that we will require a total of 19,250 properties each year, an average of just over 350 properties a week!

The figures above explain the reasons behind the current low vacancy rate while the expected demand and supply will see the Gold Coast becoming the best-placed market for growth in Australia in the next decade.

Gold Coast Bulletin | January 16, 2020

Gold Coast population will reach 1 million sooner than we think

The State Government and council are being urged to review population targets and move quicker towards reaching one million residents.

".. the city will have 660,890 residents by the end of this year and reach 1,076,192 people by 2031."

VIS

BROADBEACH

NORTHCLIFFE

JEWEL

ROMA PARK

ISLE OF CAPRI

NERANG RIVER

HOTA



TA

SURFERS PARADISE

MAIN BEACH

Q1







2 BEDROOM LIVING & KITCHEN



3 BEDROOM LIVING & KITCHEN





3 BEDROOM BALCONY





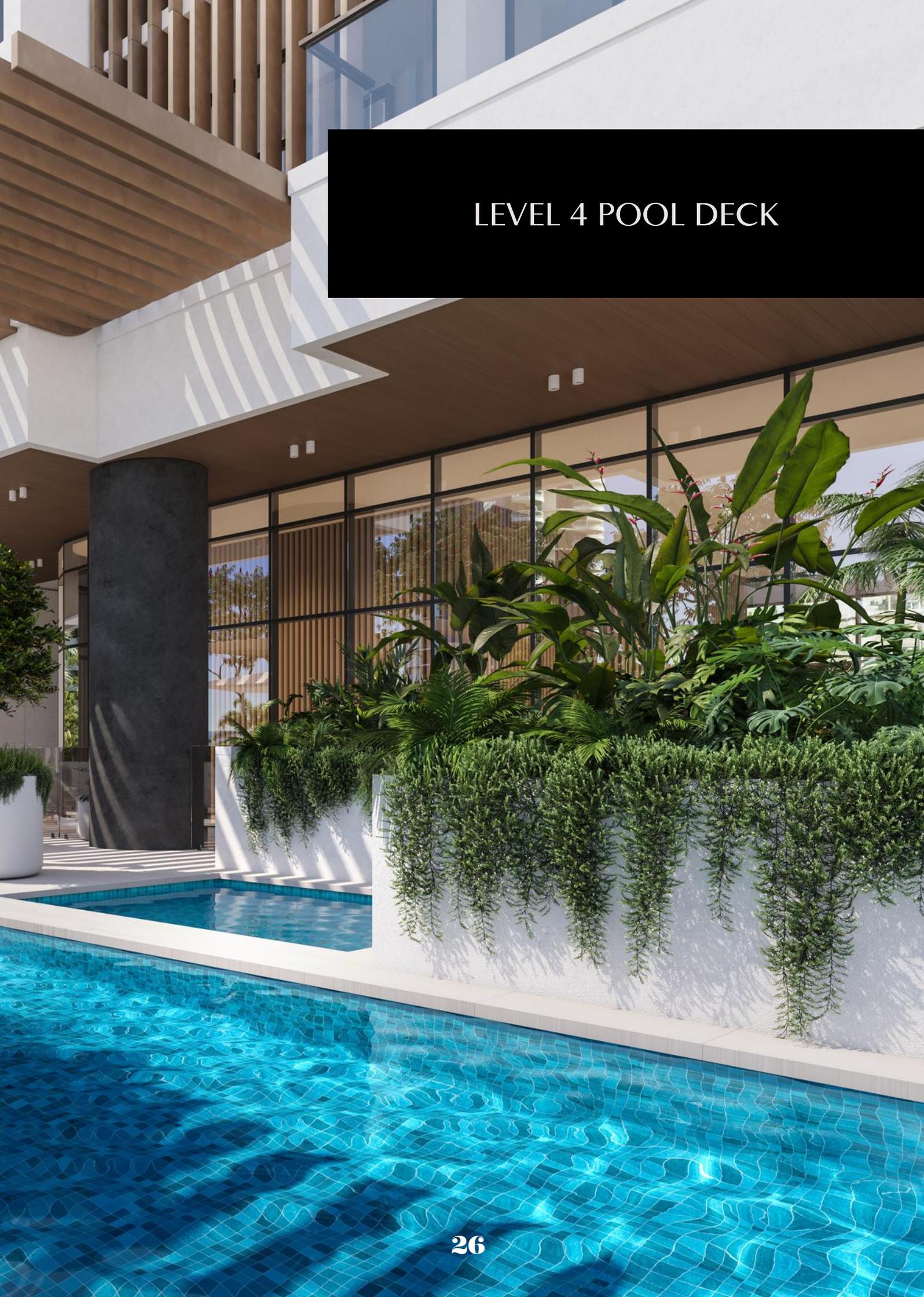
THE BEDROOM





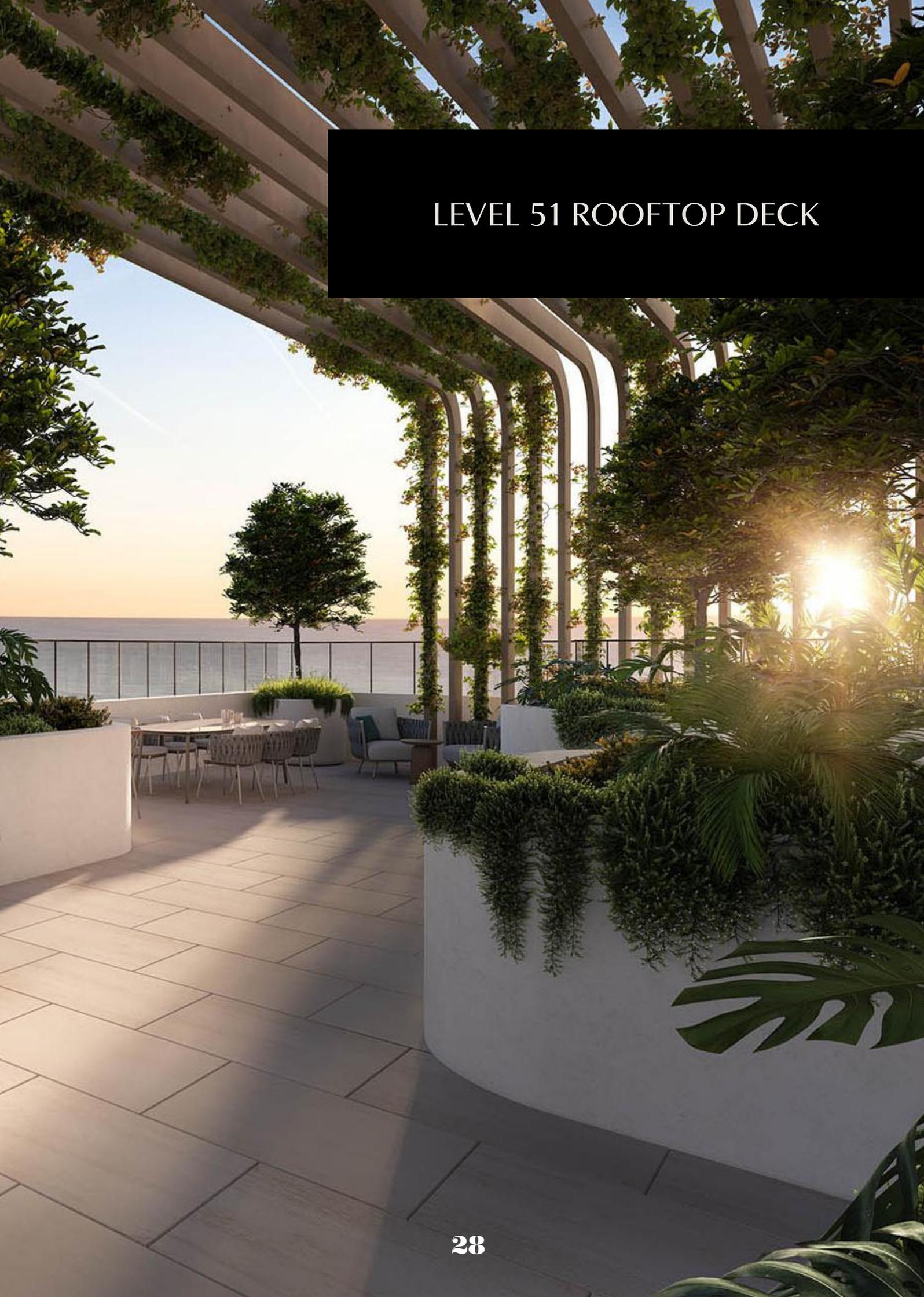
3 BEDROOM ENSUITE





LEVEL 4 POOL DECK



A detailed architectural rendering of a rooftop deck. The deck is paved with light-colored, rectangular tiles. In the foreground, a large, white, curved planter box is filled with various green plants, including a prominent Monstera leaf. To the left, a dining table with six chairs is set up. In the center, there is a lounge area with a sofa and armchairs. The deck is covered by a pergola structure with white beams and arches, through which lush greenery is visible. The background shows a view of the ocean under a sunset sky. A black rectangular box with white text is overlaid on the top right of the image.

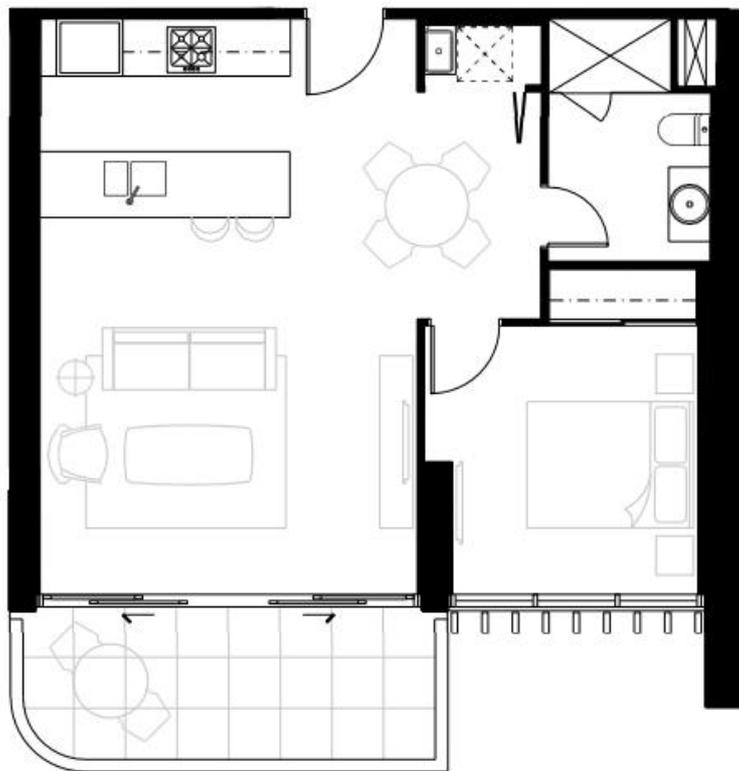
LEVEL 51 ROOFTOP DECK

1 BEDROOM APARTMENT

UNIT TYPE 8

1  1  0 

INTERNAL	60 M ²
EXTERNAL	10 M ²
TOTAL	70 M ²



Disclaimer:

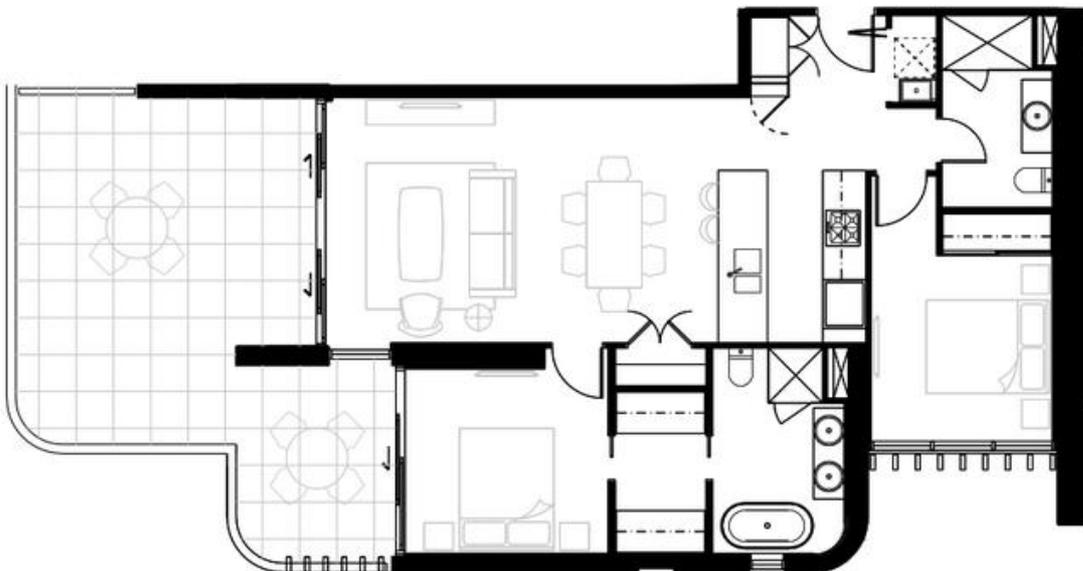
Please note that this floor plan is a guide only and was prepared prior to completion. The information contained herein is believed to be correct but it is not guaranteed. Dimensions are approximate. Changes may be made during the development. All dimensions, areas, fittings and applications may be subject to change without notice in accordance with the provisions of contract of sale. Prospective purchasers may rely on their own enquiries.

2 BEDROOM APARTMENT

UNIT TYPE 1

2  2  1 

INTERNAL	90 M ²
EXTERNAL	37 M ²
TOTAL	127 M ²



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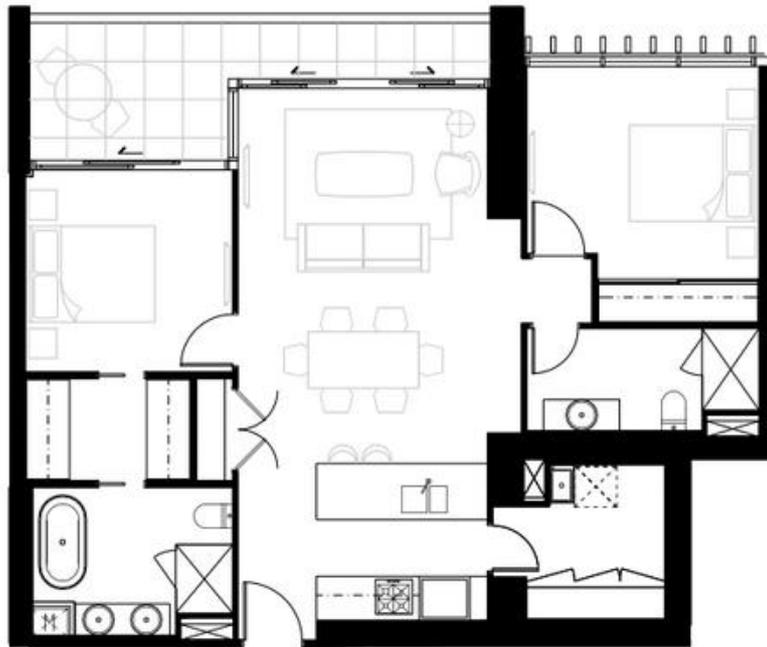
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2 BEDROOM APARTMENT

UNIT TYPE 3

2  2  1 

INTERNAL	97 M ²
EXTERNAL	12 M ²
TOTAL	109 M ²



Disclaimer:

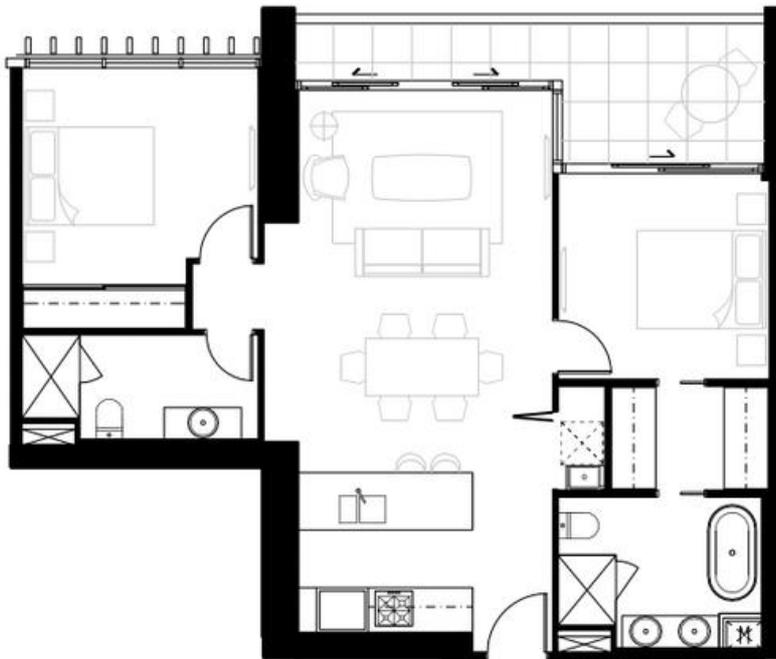
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2 BEDROOM APARTMENT

UNIT TYPE 4

2  2  1 

INTERNAL	89 M ²
EXTERNAL	12 M ²
TOTAL	101 M ²



Disclaimer:

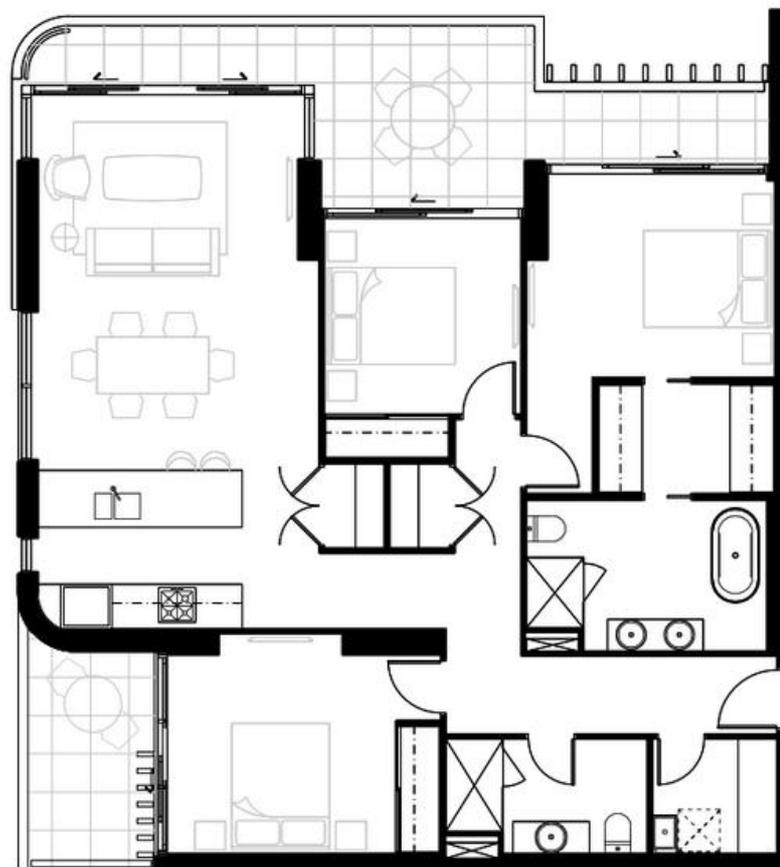
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3 BEDROOM APARTMENT

TYPE 2

3  2  2 

INTERNAL	97 M ²
EXTERNAL	12 M ²
TOTAL	109 M ²



Disclaimer:

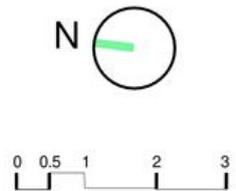
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3 BEDROOM APARTMENT

TYPE 9

3  2  2 

INTERNAL	140 M ²
EXTERNAL	31 M ²
TOTAL	171 M ²



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4 BEDROOM APARTMENT

TYPE 12

4  3  2 

INTERNAL	242 M ²
EXTERNAL	47 M ²
TOTAL	289 M ²



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Disclaimer:

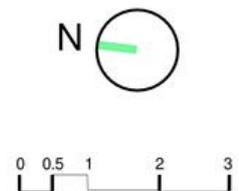
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4 BEDROOM APARTMENT

TYPE 13

4  3  2 

INTERNAL	223 M ²
EXTERNAL	44 M ²
TOTAL	267 M ²



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PROJECT
TEAM



DEVELOPER

Proudly brought to you by the world's leading urban developer of integrated commercial and residential developments. MRCB International is a wholly owned subsidiary of MRCB Malaysia, a company listed on the Malaysian stock exchange. With over 50 years of experience, MRCB is a property and infrastructure development group with interests in commercial, residential and industrial real estate development, renewable energy as well as large-scale infrastructure projects. A pioneer in innovative technology, sustainability and design, MRCB's expansive portfolio of work includes large-scale civil engineering projects across a multitude of countries as well as a growing pipeline of developments in Australia and New Zealand. MRCB has successfully delivered Easton Burwood (2017) and 1060 Carnegie (2020), both apartment developments in Melbourne, and was awarded a Transit-Oriented Development (TOD) project in Auckland The Symphony Centre, scheduled to begin in 2024. VISTA marks MRCB's first Queensland project, with the ambitious project set to continue the legacy of upscale work.

The logo for MRCB, consisting of the letters 'MRCB' in a bold, black, sans-serif font.

ARCHITECTS

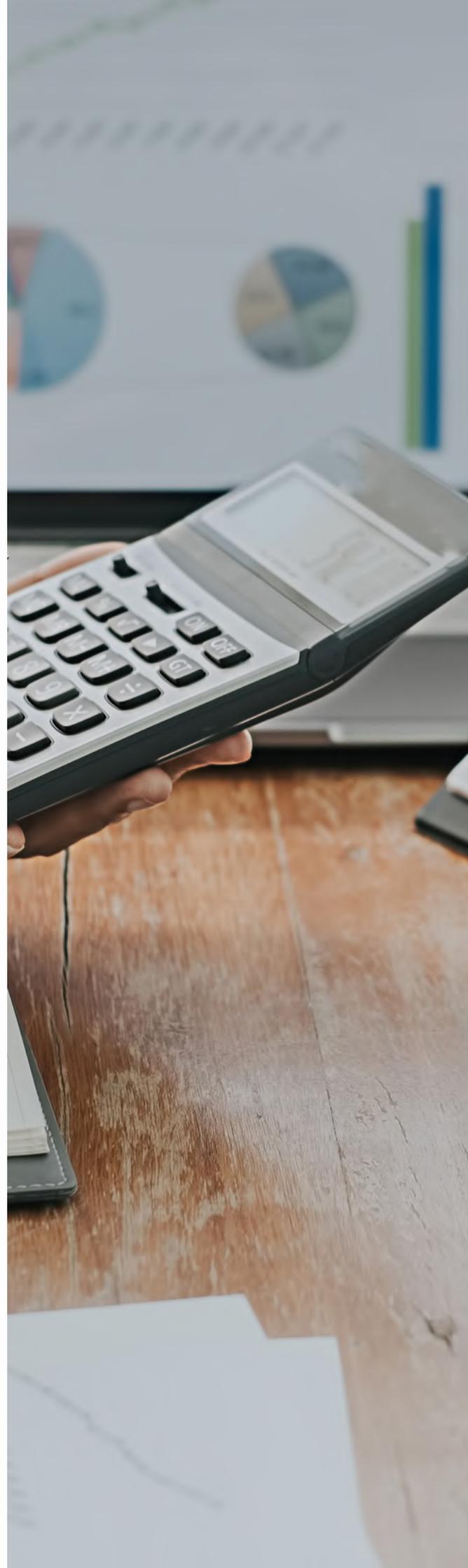
DBI enjoys an international reputation as a result of over 42 years of major project delivery, within the disciplines of Architecture, Interior Design, Landscape Architecture, Master Planning and Urban Design, among others. DBI is proud of its ability to deliver world-leading design innovation within these disciplines and is committed to its position at the forefront of international design innovation. It has consequently won international design awards in recognition of the achievement of design excellence. In addition to its impressive track record for the successful delivery of numerous large-scale projects, DBI is now a leader in Tall (+100m) and Super Tall (+300m) building design and construction and is a recognised leader in sustainable high-rise technology.

The logo for DBI, consisting of the letters 'DBI' in a bold, black, sans-serif font. The 'D' is stylized with a thick, rounded shape.

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.

