

1

DISCOVER

BRISBANE 1 SOUTH BRISBANE

# INVEST IN SOUTH BRISBANE'S FINEST RESIDENTIAL ADDRESS.

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Brisbane 1 is a development that offers purchasers an opportunity to invest in South Brisbane's premier development. A rare combination of quality product, world class resident amenity and peerless location, Brisbane 1 boasts a lifestyle that will be highly regarded and sought after. As the population of the city continues to grow, demand for rental property will far outstrip supply. This is the ideal time to secure a prime investment in what will surely become a South Brisbane landmark.



# THE CITY OF BRISBANE

Consistently ranked among the world's most liveable cities, Brisbane is blossoming as a truly world class destination.

Brisbane One is perfectly situated in vibrant South Brisbane. Offering residents a smorgasbord of bustling entertainment, retail, supermarkets, public transport and dining options, Brisbane One is on the doorstep of every modern convenience. There is never a dull moment, with the precinct attracting more than 11 million visitors and hosting more than 150 events each year.

South Brisbane is one of the state's most exciting new growth areas, teeming with unique characteristics, an array of entertainment, retail, and restaurant options and strong investment potential.

Located right across from the Brisbane CBD, South Brisbane has benefited from increased residential demand driven by demographic shift and a growing preference for low-maintenance, inner-city living. This chic, urban

centre is also fringed by the lively, inner city suburbs of West End, Paddington, Kangaroo Point and Spring Hill, offering residents additional lifestyle options and a sense of community right in the heart of Brisbane city.

The appeal also lies in the wealth of cultural and lifestyle amenities offered by South Bank Parklands, South Bank Cultural Precinct and the Grey Street, Little Stanley Street and Melbourne Street dining and entertainment precincts.

Growing commercial and employment opportunities and anticipated value growth of the area will also add to the attractiveness of South Brisbane to both residential and commercial markets. Little wonder that the South Brisbane catchment is projected to increase by 22,500 new residents between now and 2031.

SOURCE: URBIS



## QLD GOVERNMENT INFRASTRUCTURE SPENDING

South East Queensland

# \$35 BILLION

PREPARED BY URBIS; SOURCE: QUEENSLAND GOVERNMENT

Queen's Wharf - \$3 Billion (Under Construction)

## ECONOMIC GROWTH

Average Annual Gross State Product Growth (June 2002-June 2017)



The Brisbane economy is projected to reach \$217 billion by 2031 - 60% increase from 2013

PREPARED BY URBIS; SOURCE: ABS JUNE 2017

## EMPLOYMENT GROWTH

Brisbane LGA

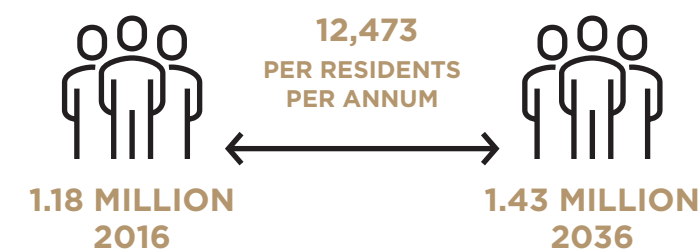


29% increase between 2016 and 2031.

PREPARED BY URBIS; SOURCE: URBIS 2016

## POPULATION GROWTH

Brisbane LGA (2016-2036)



48% of population growth will be in Inner Brisbane

PREPARED BY URBIS; SOURCE: QUEENSLAND GOVERNMENT STATISTICIAN'S OFFICE

## CAPITAL CITY COMPARISON

December 2017

	BRISBANE	SYDNEY	MELBOURNE
Median Unit Price	\$440,000	\$730,000	\$527,500
Indicative Gross Rental Yield	4.6%	3.8%	4.0%
Median Weekly Rent	\$390	\$540	\$400

PREPARED BY URBIS; SOURCE: APM PRICEFINDER DECEMBER 2017

# BRISBANE 1

Lady Cilento  
Children's Hospital

Orleigh  
Park

Griffith University  
Queensland College of Art

Brisbane State  
High School

Davis  
Park

Grey  
Street

Riverside  
Drive

Convention  
Centre

QPAC

Cultural  
Centre Busway

Go Between  
Bridge

QLD  
Museum

GOMA

QLD State  
Library

Suncorp  
Stadium

Kurilpa  
Bridge

Proposed  
Queens Wharf

Treasury  
Casino

QUT  
University

Queen  
Street Mall

# YOUR OASIS

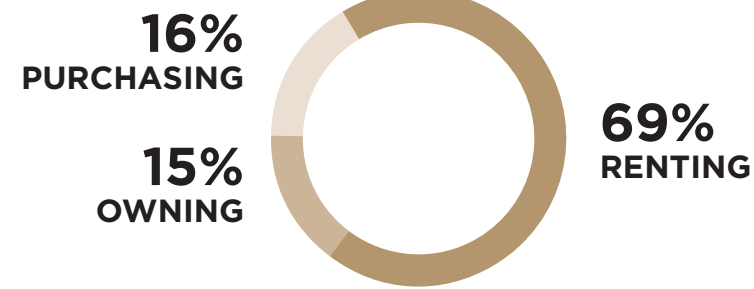
# IN THE CITY

# INVESTING IN SOUTH BRISBANE

High demand for premium inner city apartments has driven higher than average rental returns.

Forecasts indicate that as the population of South Brisbane continues to increase this demand will naturally follow suit, ensuring the viability of South Brisbane investments long into the future.

## OWNERSHIP STATUS



PREPARED BY URBIS; SOURCE: ABS CENSUS 2016

## WEIGHTED AVERAGE SALE PRICE

Five-Year Average Annual Growth



### SOUTH BRISBANE CATCHMENT

PREPARED BY URBIS; SOURCE: URBIS APARTMENT ESSENTIALS DECEMBER 2017

## MEDIAN UNIT PRICE

December 2017

Brisbane City	\$507,500
Woolloongabba	\$452,000
Fortitude Valley	\$415,000
St Lucia	\$423,000
<b>South Brisbane</b>	<b>\$564,050</b>
East Brisbane	\$406,500

PREPARED BY URBIS; SOURCE: APM PRICEFINDER DECEMBER 2017

## SOUTH BRISBANE UNITS INDICATIVE RENTAL YIELD



PREPARED BY URBIS; SOURCE: APM PRICEFINDER DECEMBER 2017

## MEDIAN APARTMENT SALE PRICE INCREASE



DECEMBER 2016 - DECEMBER 2017

PREPARED BY URBIS; SOURCE: APM PRICEFINDER DECEMBER 2017

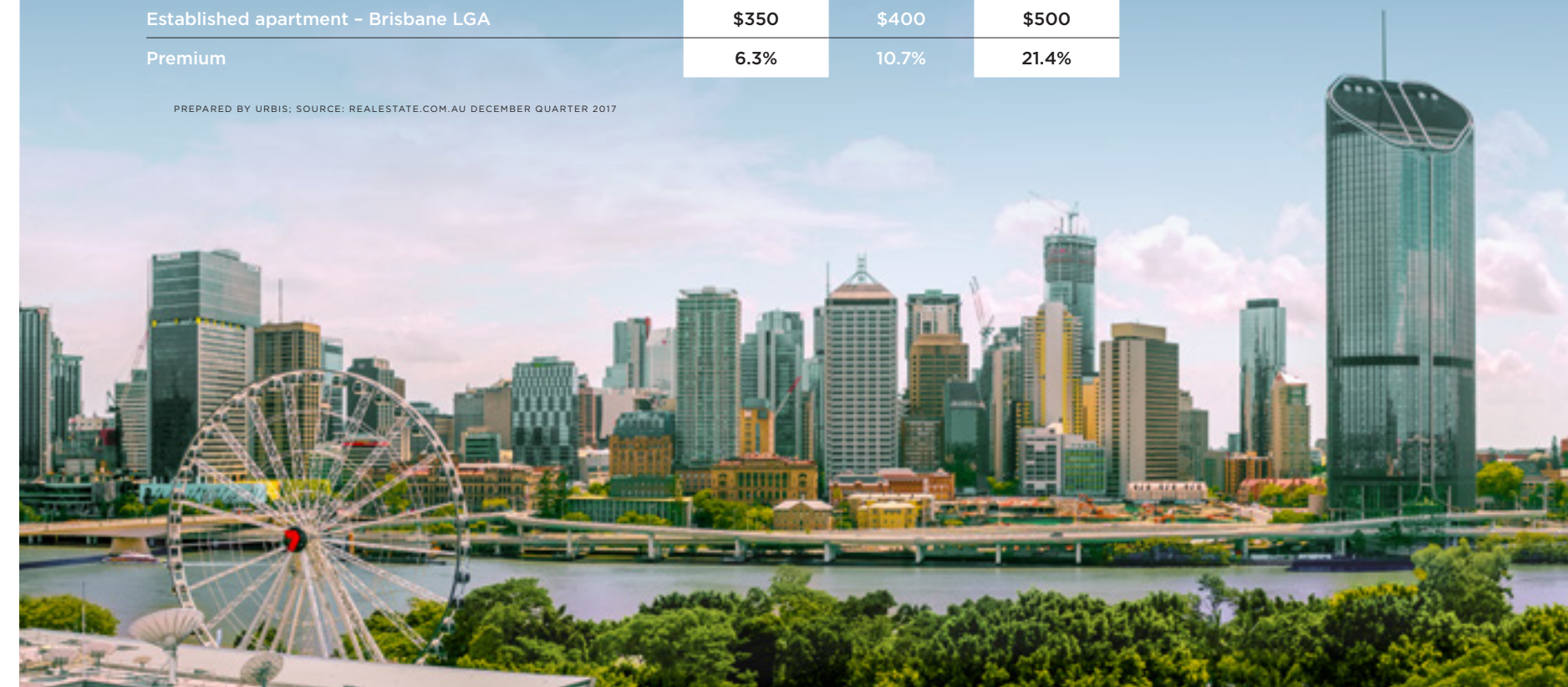


## MEDIAN UNIT RENT

December 2017

	1 BED	2 BED	3 BED
New & near-new apartments - South Brisbane Catchment	\$420	\$570	\$850
Established Apartments - South Brisbane Catchment	\$395	\$515	\$700
Established apartment - Brisbane LGA	\$350	\$400	\$500
Premium	6.3%	10.7%	21.4%

PREPARED BY URBIS; SOURCE: REALESTATE.COM.AU DECEMBER QUARTER 2017



# SOUTH BRISBANE IS A SUBURB SET TO BOOM AS RESIDENTIAL AND RETAIL DEVELOPMENT WILL SEE IT BECOME AN EXTENSION OF THE CBD.



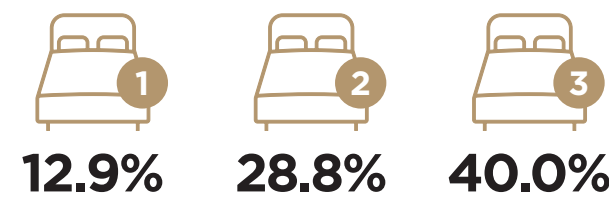
## WHO LIVES IN SOUTH BRISBANE?

	SOUTH BRISBANE	BRISBANE LGA
Median Age of Residents	30	35
Employed as Professionals	37%	30%
Couple Family (No Children)	57%	38%
Occupied Dwellings Rented	69%	37%
Median Weekly Household Income	\$1,702	\$1,746
Residents Aged 20 -34	46%	26%

PREPARED BY URBIS; SOURCE: ABS CENSUS 2016

## PREMIUM OVER BRISBANE LGA

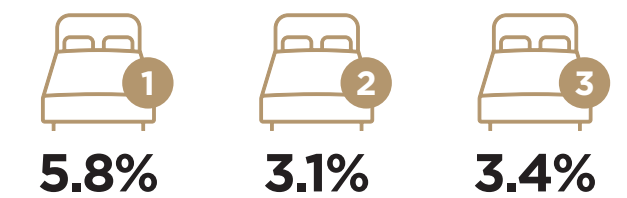
Established Product



PREPARED BY URBIS; SOURCE: RESIDENTIAL TENANCY AUTHORITY DECEMBER 2017

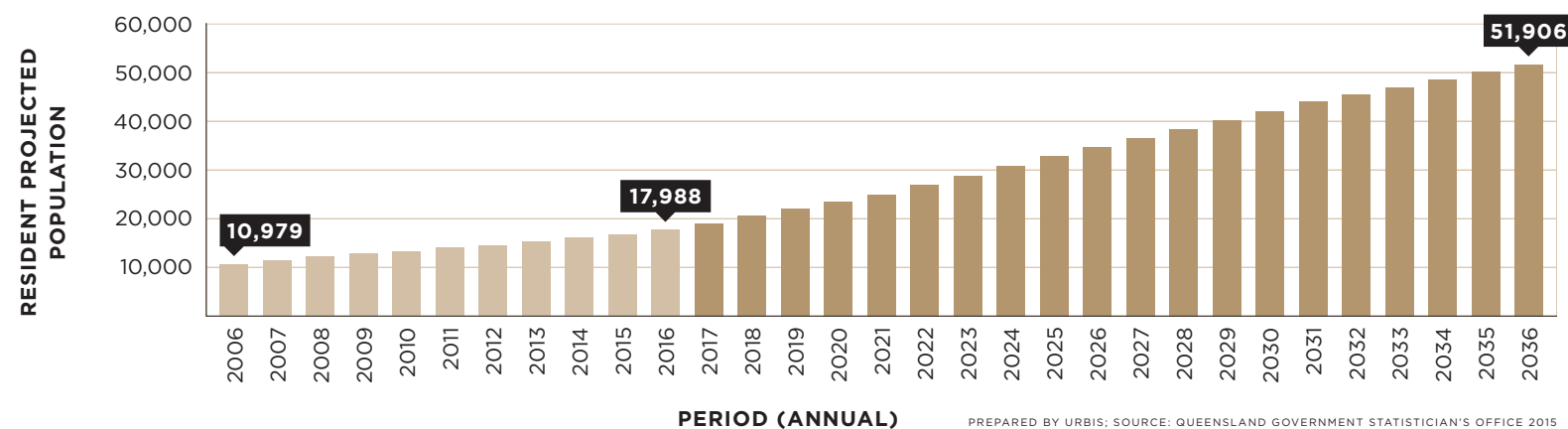
## AVERAGE ANNUAL GROWTH RATE

December 2006 – December 2017



PREPARED BY URBIS; SOURCE: RESIDENTIAL TENANCY AUTHORITY DECEMBER 2017

## HISTORIC AND FORECAST POPULATION GROWTH



PREPARED BY URBIS; SOURCE: QUEENSLAND GOVERNMENT STATISTICIAN'S OFFICE 2015

## POPULATION FORECAST

South Brisbane Catchment



PREPARED BY URBIS; SOURCE: QUEENSLAND GOVERNMENT STATISTICIAN'S OFFICE 2015

## SOUTH BRISBANE CATCHMENT VS BRISBANE LGA





	SOUTH BRISBANE CATCHMENT	BRISBANE LGA	PREMIUM
Median Apartment Sale Price	\$571,025	\$440,000	30%
Median House Sale Price	\$890,000	\$685,000	30%

PREPARED BY URBIS; SOURCE: APM PRICEFINDER DECEMBER 2017

# WELL CONNECTED

South Brisbane is such a sought after locale for many different segments of the community because of the vibrant, connected lifestyle it offers.




## Art's & Culture

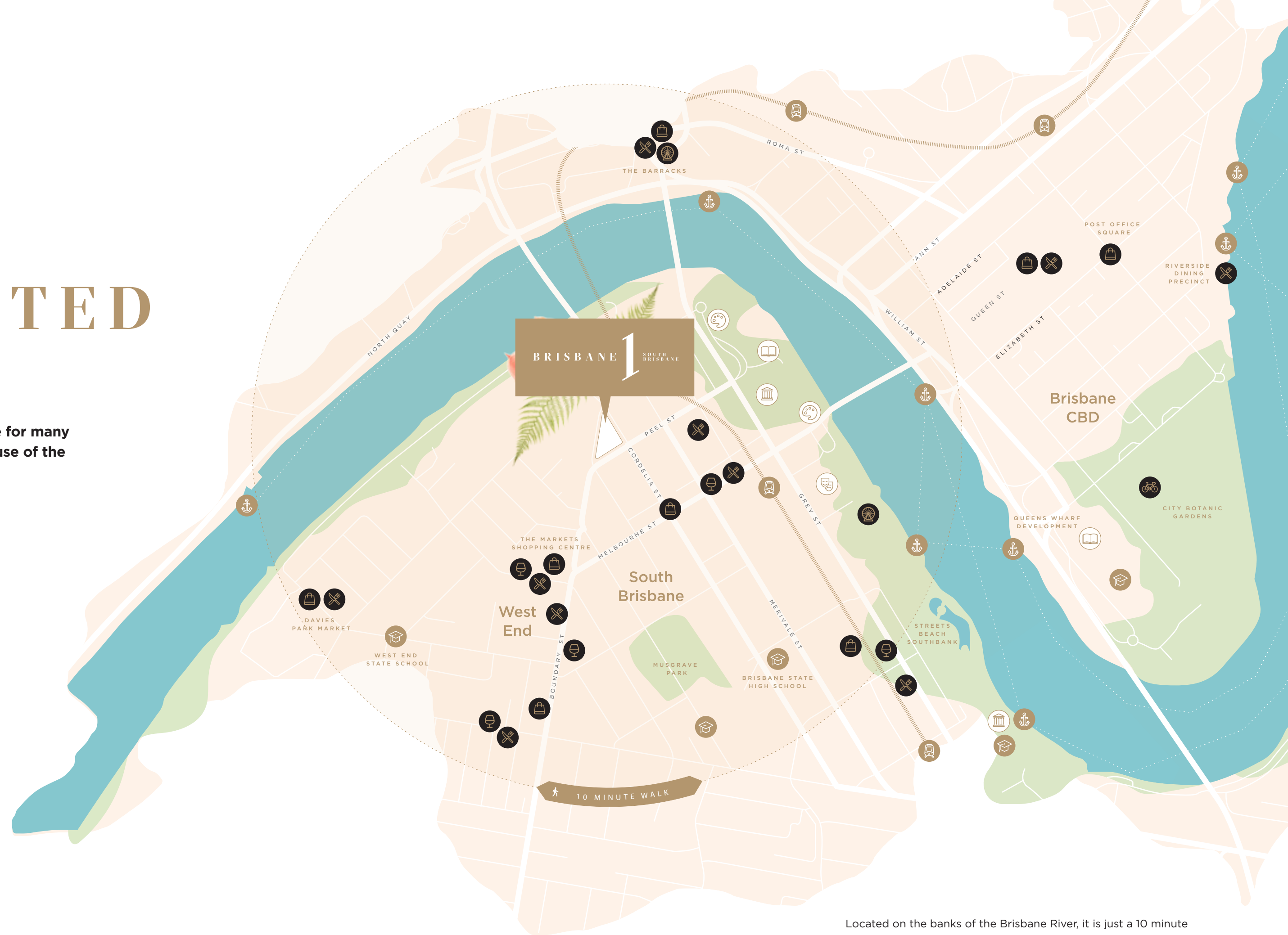
-  **Art Gallery**
-  **Library**
-  **Museum**
-  **Theatre**

## Leisure & Recreation

-  Shopping
-  Attraction
-  Restaurants & Cafés
-  Bars & Nightlife

## Transport & Education

-  **Train Station**
-  **Ferry Port**
-  **School**



Located on the banks of the Brisbane River, it is just a 10 minute walk to the CBD. South Brisbane boasts a diverse selection of dining, shopping and recreational amenity. It is the arts and culture hub of Brisbane and offers a peerless transport network that can connect residents to neighbouring hot spots like West End and Kangaroo Point. With millions of dollars worth of infrastructure enhancements proposed for the near future, the South Brisbane lifestyle is one that will only improve over time.



Artist impression  
— Exterior building with view east to Brisbane CBD

# INVESTING IN BRISBANE 1

**A stunning collection of three towers that will become the tallest in South Brisbane, Brisbane 1 is sure to become a local landmark. There are also a host of other compelling features within the development that position it as a prime investment opportunity.**

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Developed by highly regarded R&F Property Australia Pty Ltd

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Stunning architecture by bureau^proberts

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Spectacular views across the river to Brisbane's CBD

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Peerless location surrounded by a wealth of amenity

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World class resort style amenity including gymnasium, lush rooftop gardens, pools, spa, cinema and function space

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A diverse selection of meticulously crafted apartments featuring large, open plan living spaces and high quality fixtures and finishes

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# SOUTH BRISBANE IS A SUBURB CONNECTED TO THE VERY BEST OF THE CITY AND BEYOND.

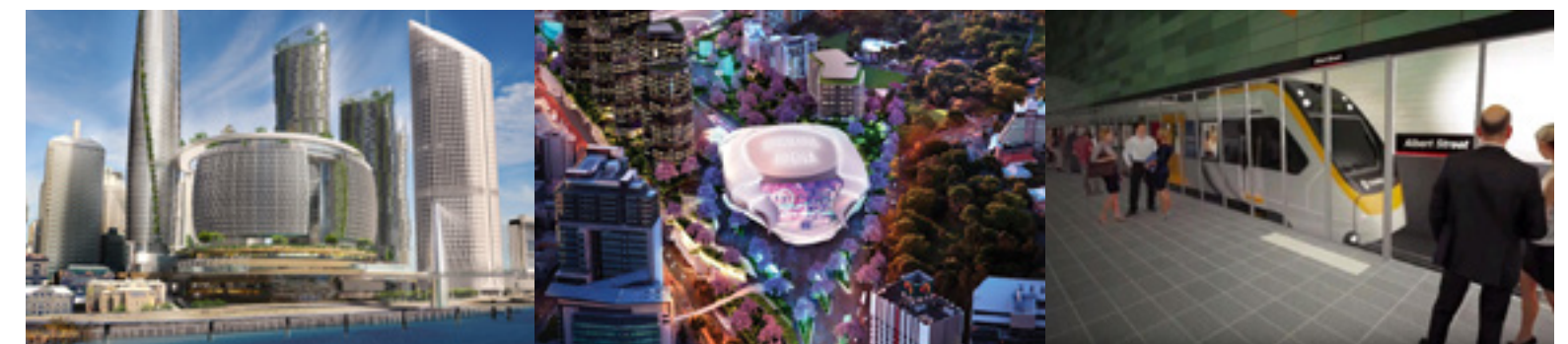
## PROXIMITY FROM BRISBANE 1

650m Cultural Centre Bus Station	700m South Bank Train Station	1.1km South Bank Ferry Terminal	1km Brisbane CBD
500m Gallery of Modern Art	800m Brisbane Convention & Exhibition Centre	900m South Bank Parklands	750m Brisbane State High School
1.1km TAFE Queensland, South Brisbane	2.4km Queensland University of Technology	3.6km The University of Queensland	19km Brisbane Airport

South Bank Arbour looking towards Brisbane CBD



## INFRASTRUCTURE INVESTMENT



**Queen's Wharf - \$3 Billion**  
(Under Construction)

**Brisbane Live - \$2 Billion**  
(Proposed)

**Cross River Rail - \$5.4 Billion**  
(Planned)



**Eagle Street Pier Waterfront Precinct - \$1.4 Billion**  
(Planned)

**Howard Smith Wharves - \$110 Million**  
(Under Construction)

**Brisbane Metro - \$944 Million**  
(Planned)

PREPARED BY URBIS; SOURCE: CORDELL CONNECT

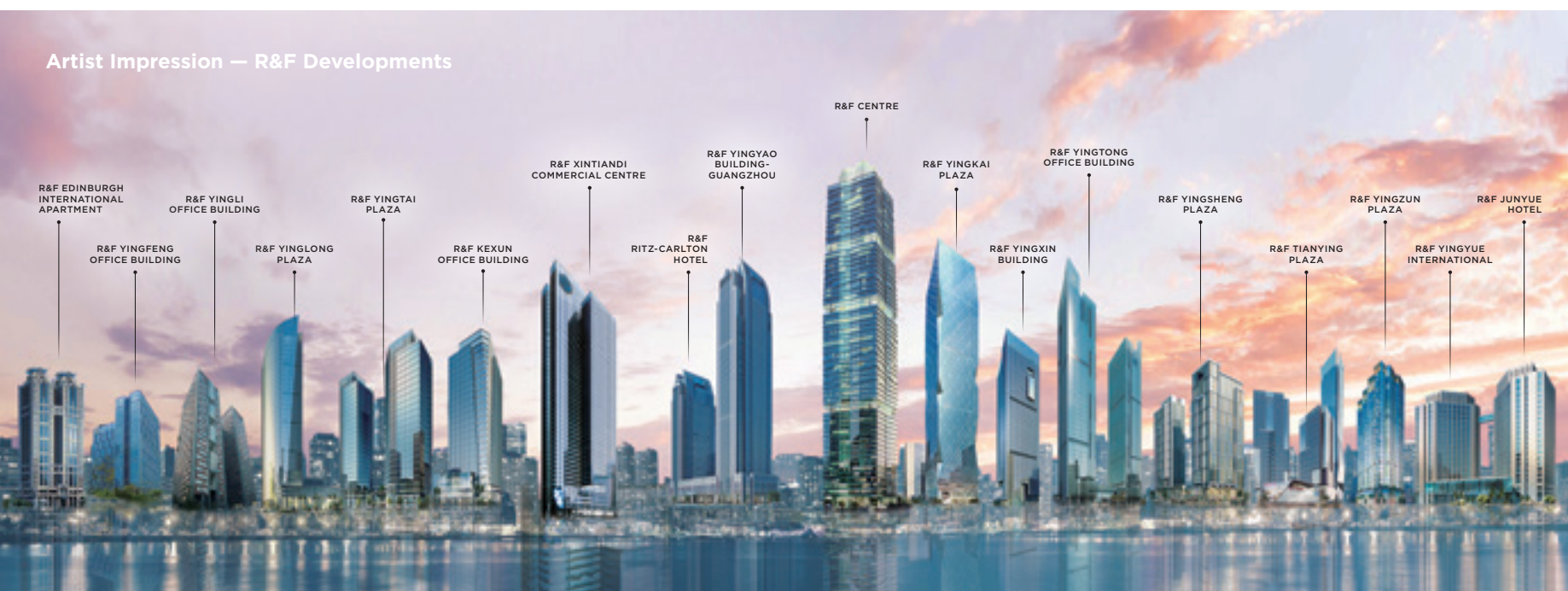
# A WORLD CLASS DEVELOPER



R&F Property Australia was introduced to the Australian property market mid-2014. With offices based in Melbourne and Brisbane, R&F Property Australia seeks to make its mark on the property development industry through utilising decades of experience to construct quality buildings perfectly suited to the local market.

Their goal is to revitalise areas that no longer deliver a service to the ever-growing population. Their process involves carefully selecting a parcel of dormant land and giving it a purpose by transforming it into a functional, liveable and superb looking space.

Founded in Guangzhou in 1994, R&F Properties is one of the leading property developers in China. Today the company holds a remarkable property portfolio in many areas outside of its central developments in Guangzhou, with Australia being its most recent.



# INSPIRED DESIGNERS



## Building Architects – bureau^proberts

bureau^proberts has over 20 years' experience designing award-winning projects including multi-residential and mixed use developments in Australian and international markets. Their strong commercial awareness and focus on design delivers a high sales rate and value for their clients.

They have a rigorous and vibrant design culture that draws inspiration from their roots as a Queensland practice to create innovative places for living, working and learning in a subtropical environment. Their bespoke designs drive interest in the market and translate to extra value on a project's bottom line.



## Landscape Architects – Place Design Group

Offering an integrated approach to planning and design Place Design Group utilise their services to create great places and achieve innovative, sustainable and commercially grounded outcomes. Operating across a diverse range of sectors the Place team approaches each project with superior vision and technical expertise, drawing inspiration from local aspirations and international experience.

Their aim for their client projects is to create solutions that are strong, functional, flexible, and diverse in character and aesthetics. With each project they strive for greatness to transform the environment and create great places.



## Builders – Hutchinson Builders

Hutchinson Builders are not like other builders. Relationships are everything to them – whether it's with their people, their clients, or the local communities in which they work.

Clients of Hutchinson's come back to them time after time because they know where they stand with the company – everything is up-front and transparent. It's the same attitude that keeps their people with us long term, too. Trust, respect, and a genuine spirit of everyone pitching in together means that employees of Hutchinson's stick around – on average for 16 years or more!

Their solid performance makes them stand out, too. Their strong balance sheet and cash position give people the confidence that they'll be around for the long haul.

PROUDLY DEVELOPED BY



[brisbane1towers.com.au](http://brisbane1towers.com.au)

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