



# Mango Hill/North Lakes

## Investment Pack



QSA WEALTH & WELLBEING MANAGEMENT

2015

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### Location

This location is 25 kilometres north of Brisbane and is dominated by a series of tranquil lakes. But this new satellite city is much more than its simple name suggests. Smart design and visionary planning have combined to make North Lakes the pinnacle of contemporary convenience and family-friendly fun.

With schools, sporting fields, a Westfield Shopping Centre, libraries, swimming pool, medical centres, bike paths, gyms, a number of major hardware stores, you get the sense that there are very few reasons why residents would ever want to leave this region.

- The Bruce Highway is just nearby (and constantly being upgrading), running south to Brisbane and north to the Sunshine Coast
- Anzac Avenue takes you to Redcliffe in ten minutes for a swim or some fresh seafood from the trawlers.
- There is a major bus station in North Lakes and trains can be caught from nearby Petrie. A new line is currently being constructed that will service this area (due for completion in early 2017).
- Ready availability of high quality, affordable industrial and commercial sites
- A ready workforce of 185,000 people
- 20 minutes to Brisbane International Airport



## Why this region?

The Moreton Bay Region has a strategic location with access to the world. The Moreton Bay Region sits just north of Brisbane in booming South East Queensland. With easy access to major transport routes, the region is the perfect base from which to expand your business across Australia and the globe.

### Road

The six-lane Bruce Highway M1 motorway, which is part of the east coast national highway network, provides the major transport spine through the region.

### Air

The Moreton Bay Region is located just 20 minutes from Brisbane Airport, which saw 21 million passengers in 2011-12 and has almost 2,000 flights per week to destinations across Australia and the world.

### Telecommunications

The Moreton Bay Region provides comprehensive access to broadband infrastructure, which will be significantly enhanced as the region is one of the first in Australia to benefit from the roll out of the National Broadband Network (NBN) from 2013 – ensuring that your business is globally connected.

### Rail

Queensland Rail operates a full timetable of passenger and freight rail connections within and beyond the region and a \$1.15 billion Moreton Bay Rail Link is currently underway, which will transform access to and from the Brisbane CBD (due to be completed by late 2016).



### Port

The Moreton Bay region has excellent access to the most cost-effective commercial port facility in Australia, The Port of Brisbane - which is also one of only seven in the world with deep water access. Trade has expanded by an average of 7.8% over the past 10 years, and is expected to grow significantly. The port is developing the 230ha Future Port Expansion Area both in response to strong growth in South-East Queensland and to facilitate future economic growth.

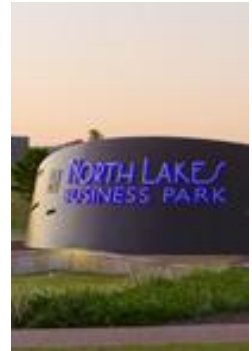


## North Lakes Business Park

North Lakes Business Park forms part of Stockland's award winning master planned community spanning over 1,000 ha. Once developed, it will be home to over 24,000 people incorporating retail, commercial and industrial areas providing employment for an estimated 13,000 people.

Totalling over 55 hectares, North Lakes Business Park is the premier business park catering to Brisbane's Northern growth corridor.

North Lakes Business Park caters for mixed industry and business such as light/industrial, wholesale, retail and high tech industry.



## Schools & Early Learning Centres

There are six child care and early learning centres in North Lakes, plus a number of public and private schools, making it the ideal base for young families.

- Mango Hill State School
- North Lakes State College
- St Benedict's Catholic Primary School
- The Lakes College
- Good Start Early Learning Centre
- Little Champs Early Learning Centre
- Mango Hill Kindergarten



## Shopping Facilities

- Westfield North Lakes
  - Big W
  - Myer
  - Target
  - Aldi
  - Coles
  - Woolworths
  - Cinemas
  - Over 200 retailers
  - Has its own restaurant precinct with plenty of variety to suit all taste buds
- Costco
- Bunnings
- Ikea
- Evergreen Lifestyle Centre



## Health Care

- North Lakes Health Precinct
- Multiple medical centres
- Redcliffe Hospital
- Peninsula Private Hospital



## Environment, Parks & Pathways

- North Lakes & Mango Hill are modern suburbs with a major emphasis on recreational area & parks for their residents.
- There are hectares of manicured recreation parks and playgrounds including BBQ's, newly completed lit sports fields and club house along with kilometres of meandering walkways and bike paths.

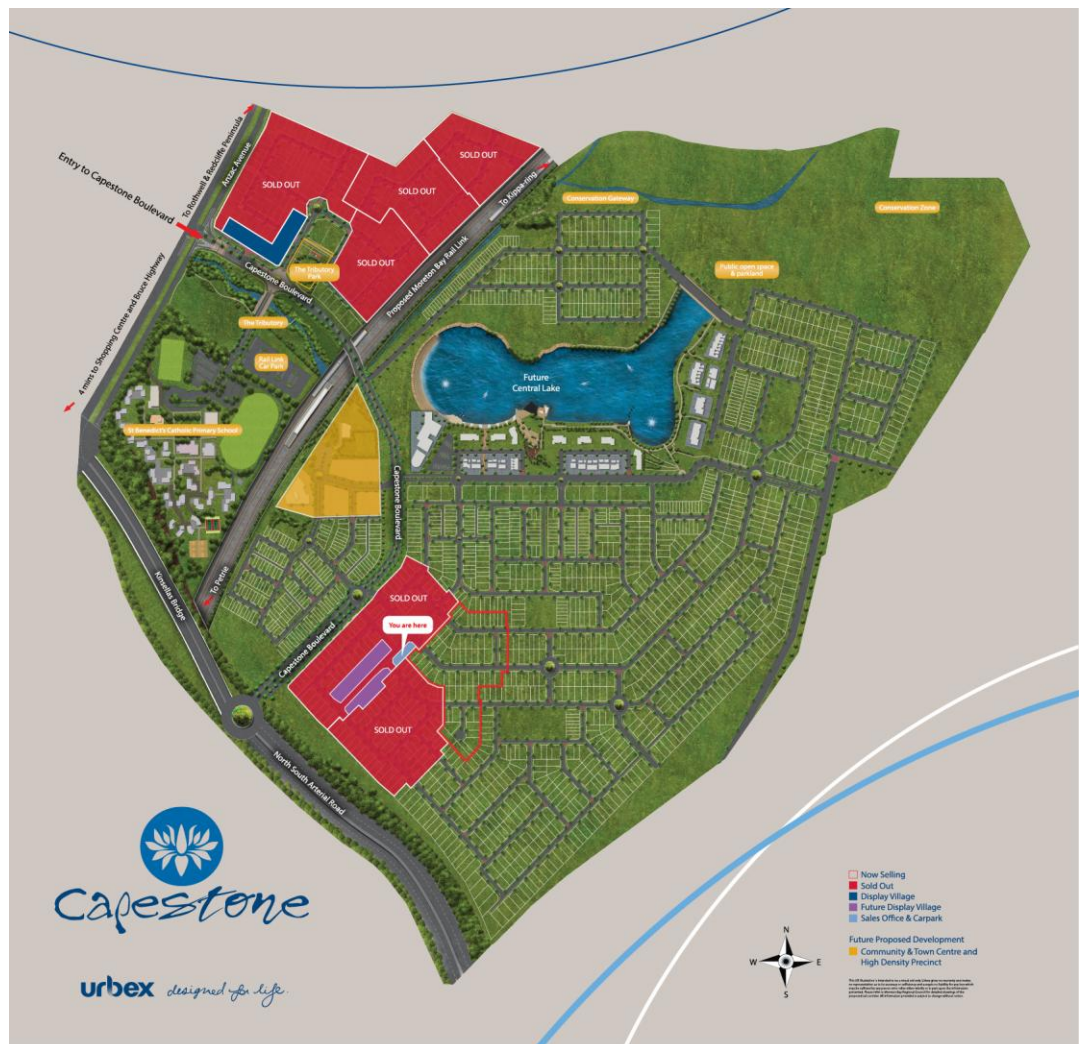




## About Capestone

### Why live at Capestone?

- Everything about Capestone is designed to get the most out of lakeside living.
- A large beautiful central lake will sit in the heart of the community and provide an easily accessible gathering point for families and friends, plus a relaxing place for aquatic leisure activity and the backdrop to a vibrant retail hub. An approved rail link at Capestone is also coming soon
- Surrounding the lake is a landscaped residential community full of contemporary designer homes, complemented by wide and spacious streetscapes that maximise natural light and allow the lake and bay breezes to flow easily throughout.
- It's all designed to create a truly relaxing environment, which is lakeside living the way it should be.



## Research

### North Lakes & Mango Hill Median Prices & Demographics

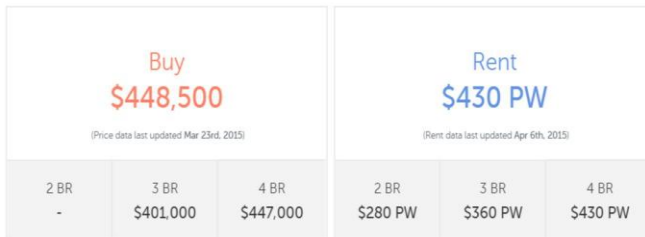
Demographics The Moreton Bay region is one of the fastest growing population areas in Australia, with the rate of growth outstripping that of South-East Queensland. The region is expected to grow from 332,900 persons in 2006 through to 523,000 persons by 2031, a growth rate of 57.1%. The current Estimated Resident Population is 382,280 (as at 30 June 2010).

#### MANGO HILL

##### Median property price

For more information on what exactly a median price means, have a read of this article on our [Blog](#)

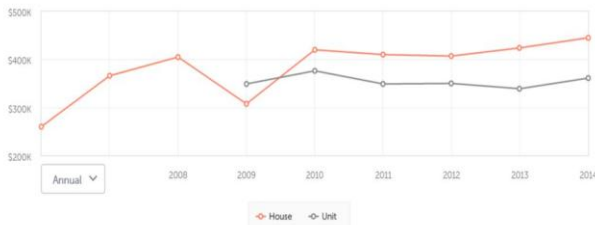
House Units Trend



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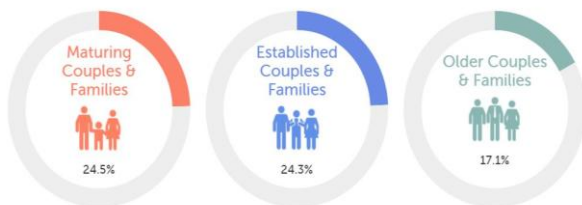
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##### The lifestyles and people of Mango Hill

The lifestyle of a suburb is often influenced by who lives there.

Top 3 Details

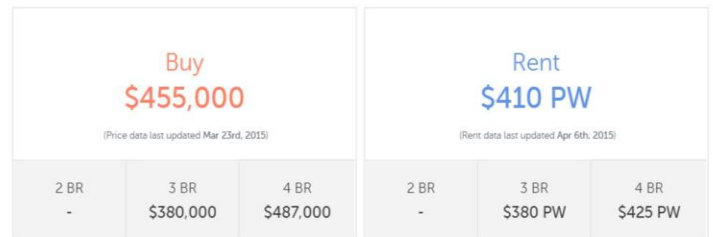


#### NORTH LAKES

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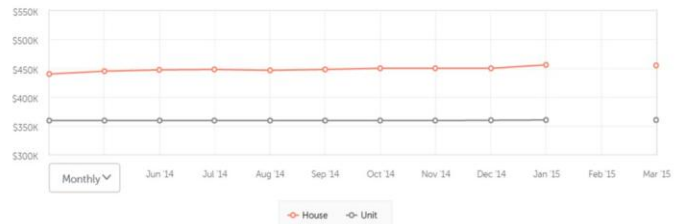
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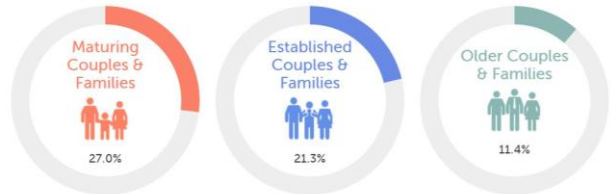
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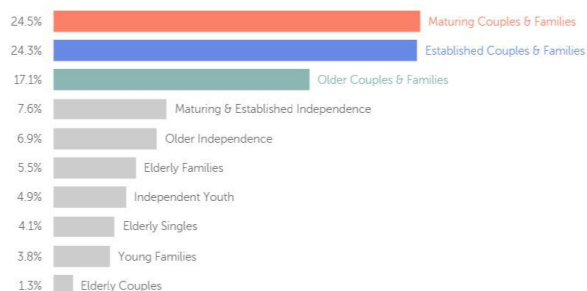


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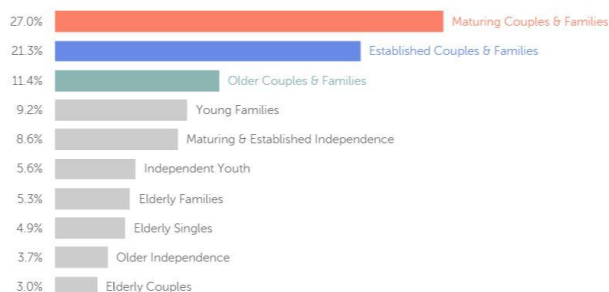


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Top 3

Details



## 3. Approved Dwellings, Houses: SEQ (Quarterly, original)

SEQ	Jun-14 Qtr	Sep-14 Qtr	Dec-14 Qtr	Year to Dec-14	Dec-14 (YoY Growth)	10 year annual average
Inner Brisbane	93	88	105	354	11.7%	326
Rest of Brisbane	796	858	747	3090	24.2%	3080
Ipswich	435	613	619	2133	20.8%	2325
Logan-Beaudesert	488	387	320	1335	25.8%	1259
Moreton Bay	688	801	778	3001	52.6%	2671
Gold Coast	555	584	646	2265	52.1%	2436
Sunshine Coast	604	725	610	2404	60.7%	1975
Toowoomba	181	208	196	745	27.8%	754
<b>TOTAL SELECTED SEQ</b>	<b>3840</b>	<b>4264</b>	<b>4021</b>	<b>15327</b>	<b>37.3%</b>	<b>14827</b>

**We have a large, highly skilled and accessible workforce.** Our region has a significant labour pool of 185,000 workers. Our region offers value, as well as, very competitive wages.

### SKILLED WORKFORCE

Source: ABS (2012)

Qualification	Workforce
High School Diploma	110,929
University Degree	49,670
Non-school Qualification	97,732

### AVERAGE WAGES

Source: ABS (2012)

Area	Average Wage/week
Moreton Bay Region	\$723
Brisbane	\$785
Melbourne	\$756
Sydney	\$795

The region is close to many major research and development centres in South East Queensland, including the University of Queensland, Queensland University of Technology (QUT), Griffith University, Australian Catholic University and Sunshine Coast University, as well as, Trade Training Centres and an Aquaculture Research Centre, all to support your business and your workforce needs.

**The Moreton Bay Region has been instrumental in growing our nationwide business. It has provided strong economic growth and a consistent employment pool of professionals who continue to sustain our local operation.**

Geoff Auckland, Director of Corporate Services Auto & General, Budget Direct