



Coopers Crossing Estate Laidley Qld.

Information Memorandum

Developer:

TareedaProperties

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OVERVIEW OF THE COOPERS CROSSING ESTATE

About Tareeda Properties

Tareeda Properties is a leading property development company established in the 1970's. Tareeda Properties' core business is land development throughout Victoria, New South Wales and Queensland.

Recognized by numerous awards for environmental awareness and energy efficiency, Tareeda Properties is acknowledged as a land developer that cares for the environment.

The Opportunity

Coopers Crossing is a master planned community ideally located in South East Queensland's new growth corridor, just an hour's drive from Brisbane CBD, and a short walk from the historic village centre of Laidley and surrounded by beautiful mountain and valley views.

Coopers Crossing is located on the corner of Hayes and Cooper Streets close to the Laidley Showgrounds and Laidley Creek, and is 900 metres from the Laidley town centre.

Coopers Crossing Estate

Coopers Crossing Estate comprises 344 home sites all with town water, reticulated sewerage and

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underground power. Stage one comprised of 20 large lots which were secured quickly.

The estate is bounded by Laidley Creek to the west, the Showground to the north, hobby farms to the south and residential development to the east.

Stage 2 comprising 33 lots is now 50% sold, so only a limited number of allotments remain.

Stage 3, comprising a further 18 allotments, has been approved for sale and is under construction

Infrastructure

Coopers Crossing lots are fully serviced including all bitumen roads, underground power, water, sewer and telephone.

Flood mitigation

The development is served by a central drainage swale that protects the land from flooding. The houses on the estate did not flood in either of the major disaster events. The fill height and drainage has been constructed to standards that ensured the flood free status of the housing. The drainage swale also acts as usable open space as it is usually dry.

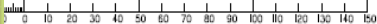
Stage 2 and 3 site diagram

Land Size

Stage 2 allotments range in size from 640m² to 802²m

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Scale 1:1500 Lengths are in Metres.



Lot Statistics – Stage 2

Lots 21–53 & Drainage Reserve
 Total Area = 4.0247 Ha
 No. of Lots = 33
 Min Lot Area = 601 m²
 New Road = 8828 m²
 Drainage Reserve = 6979 m²

Lot Statistics – Stages 3

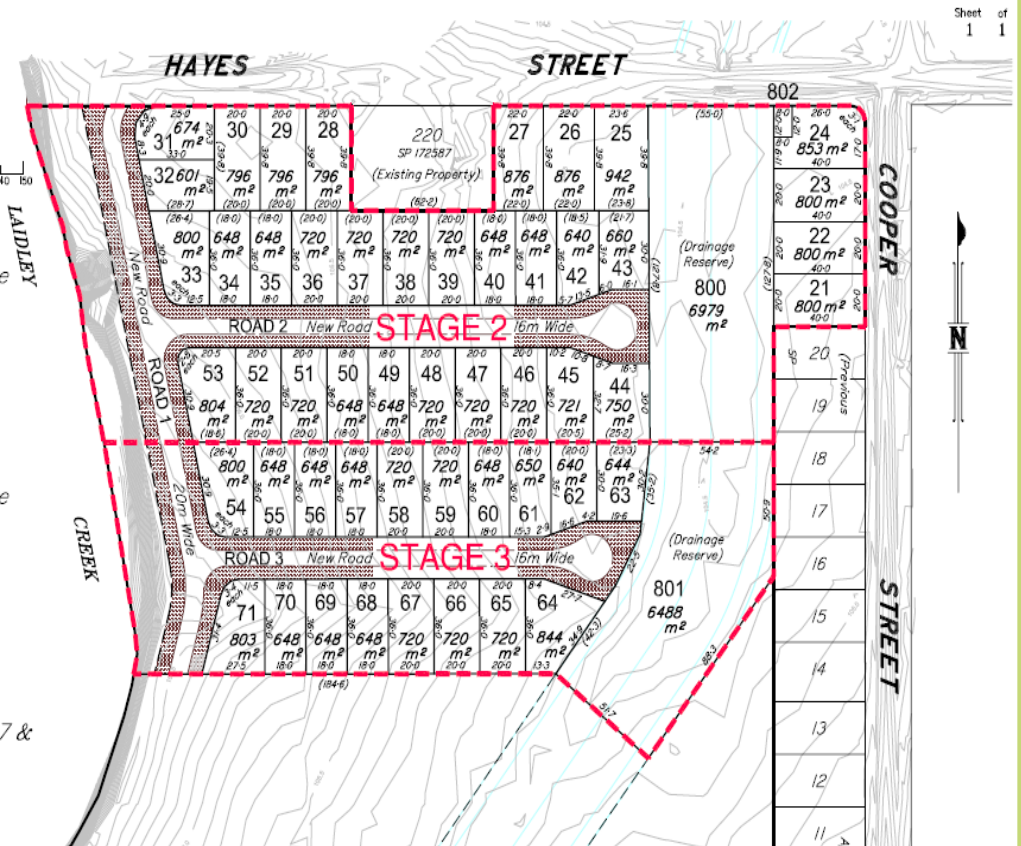
Lots 54–71 & Drainage Reserve
 Total Area = 2.5586 Ha
 No. of Lots = 18
 Min Lot Area = 640 m²
 New Road = 6581 m²
 Drainage Reserve = 6488 m²

Real Property Description

Lot 999 on SP212213
 (Formerly Lot 221 on SP172587 &
 Lot 222 on CH31564)

Area Classification

Urban Residential



Sheet of 1 1

Zoning

Urban residential.

LOCATION

The Coopers Crossing Estate is conveniently located within 900 metres of the picturesque township of Laidley, within the Lockyer Valley.



Laidley retains a nostalgic feel reflected by heritage shop fronts and antique style lamp posts and hosts annual festivals, parades and exhibitions, and is close to fishing, boating and walking trails

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and scenic drives. Local hospital, schools, sporting grounds and the cultural centre.

Laidley is 83km from the Brisbane CBD, and 56km to Toowoomba. Toowoomba now boasts a new airport, Brisbane West Wellcamp (constructed in 2014), which is served by Qantaslink and Rex airlines with routes to all major capitals. It is anticipated that international routes will be introduced in the near future.



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Amenities

Laidley has a wide range of local amenities including supermarkets (Woolworths, Coles, IGA), State and Catholic schools, hardware and specialty shops, 6 public parks with a range of recreational facilities (including toilet facilities, barbecue & picnic areas with playgrounds and dog-friendly areas), a Golf Course and a wide range of restaurants.

Laidley Train station connects to both Brisbane and Toowoomba.

Hospitals are located in both Laidley and Gatton. Laidley Hospital provides an emergency service, in addition to clinical and allied health care. There are also two local medical centres, a medical practice, several dentists and a pharmacy.



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Schools

A wide range of schools are located in Laidley and surrounds, within close proximity to the Coopers Crossing Estate.

Day Care

2 Day Care centres

Primary

St. Mary's Catholic Primary School

Blenheim State School

Forest Hill State School

High School

Faith Lutheran College

Laidley District State School

Laidley State High School



Universities

The University of Southern Queensland (USQ) has campuses in both Toowoomba and Ipswich. The University of Southern Queensland (USQ) has forged a reputation as one of Australia's leading providers



of on-campus and online (distance) education programs in Australia.

The University of Queensland (UQ) - Gatton campus is located 15km from Laidley town centre. UQ Gatton campus is internationally recognised as Australia's leading education and research provider in the field of Animals, Agriculture, Veterinary Science, Food and the Environment.

Growth Trends

The surrounding regional centres of Toowoomba and Ipswich are both predicted to grow in terms of both population and economic activity faster than Queensland generally and SE Queensland, hence the term "the western growth corridor". Ipswich is expected to be the fastest growing area in Queensland - 5% annual population growth. Strong growth is similarly expected in Toowoomba as a result of the completion of the Brisbane West Wellcamp airport.

Employment within the Lockyer Valley is rising, with a high proportion of Professionals (25%).

Laidley, situated between these regional hubs, is expected to benefit economically from this growth.

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Future infrastructure and economic developments

Flood mitigation

The Queensland State Government, as part of its “Royalties for the regions” programme is developing the Narda Lagoon levee. According to Member for Lockyer, Ian Rickuss, “The Narda Lagoon Levee should assist in managing flood events, particularly smaller events, and will provide vital time for residents to take appropriate action during major flood events.”¹.

Additionally, the Laidley Township Flood Mitigation Project – CBD Levee preparatory work project has commenced.²

Gatton West Industrial Zone

A major component of the Lockyer Valley Economic Development Precinct is the creation of the Gatton West Industrial Zone (approx. 20 kms from Laidley). Located on 247 acres, the site is perfectly positioned to capitalise on the geographical location of the Lockyer Valley being just over an hour’s drive to the Port of Brisbane and both Brisbane and Gold Coast International Airports.³

1 <http://statements.qld.gov.au/Statement/2014/7/3/laidley-flood-levee-on-track-for-completion-next-month>

2 <http://www.statedevelopment.qld.gov.au/>

3 <http://www.lockyervalley.qld.gov.au/development-opportunities>



World class fruit and vegetable cannery

Plans to establish a new \$71m world-class fruit and vegetable cannery operation in the Lockyer Valley (at Grantham, 27km from Laidley) have moved to detailed financing negotiations.

Plans for the new cannery include processing vegetables primarily from the Lockyer Valley but also tropical fruits and vegetables from throughout Queensland and even from wider afield.⁴

⁴ <http://www.thechronicle.com.au/news/lockyer-valleys-71m-cannery-reaches-finance-stage/2543179/>

PROPERTY PRICE / RENTAL DATA

Property price history

The median sales price for houses in Laidley in the last year was \$226,750 based on 48 home sales. Compared to the same period five years ago, the median house sales price for houses increased 37.4% which equates to a compound annual growth rate of 6.6%.⁵ However this data is based on existing houses in Laidley, **rather than new builds** in the Coopers Crossing Estate / Laidley (see examples below).

⁵ realestate.com.au



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Rental yield history

Rental yields are well above the national average of 5.5%.

The rental yield for houses in Laidley, QLD was 6.5% based on 224 property rentals and 48 property sales over the preceding 12 months.⁶

⁶ realestate.com.au



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Price growth drivers

Land and dwelling prices in the Lockyer Valley and Laidley are expected to benefit from a range of positive factors including;

- Population growth above the Qld state average
- Increasing employment and new infrastructure developments
- Constrained supply of both land and new dwellings, resulting in „new housing supply below underlying demand.“⁷
- Economic and strong property price growth in both Ipswich and Toowoomba, leading to an „Urban Squeeze“ towards the Lockyer Valley and Laidley.⁸ Notably dwelling, land prices and rents are considerably higher in both Ipswich and Toowoomba.

⁷ Matusik Lockley Valley Residential Market Outlook May 2015

⁸ Matusik Lockley Valley Residential Market Outlook May 2015



Future expectations

Future expectations for the region by leading commentators are for accelerating price growth;

*"Regional Queensland real estate set for bumper 2015."*⁹

*"There is no doubting that the city (Toowoomba) is on the cusp of a major growth spurt with an enormous set of opportunities to come its way."*¹⁰

A report prepared by Matusik Property Insights dated 20th May 2015 regarding the Lockyer Valley drew the following conclusions;

Dwellings

"Sale Volumes Increasing..."

"House Prices starting to rise slowly..."

"Improvement to continue"

Land

"Sale Volumes improving..."

"Land Prices should escalate..."

"Constrained by limited new supply"

⁹ Raine & Horne Media release 6th January 2015

¹⁰ Colliers International website 2015

Laidley current new land and dwelling examples



Price \$331,260
Home size 224m²
Land size 700m²
Bedrooms 4

Actual photo.
New build example \$331,260



Price \$360,000
Home size 256m²
Land size 700m²
Bedrooms 4

Actual photo.
New build example \$360,000

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INVESTOR OPPORTUNITIES

The Coopers Crossing Estate offers investors attractive investment opportunities, both in terms of potential capital gains and rental return.

Scenario 1 - New build and sale

Land cost \$110,000
 Construct New 4 bed / 2 bath home,
 Home size 250m²
 \$182,210*

* Pictured home „Horizon 256“ by Hallmark Homes

Site Costs \$10,000
 Inclusions \$15,000
 Sale Price \$330,000 to \$360,000
 Capital Gain \$13,000 (5%) to \$43,000
 (13%)
 Comparable For sale
 \$360,000
 Home size 256m²
 Land Size 700m²



Sample photo.
 New build example \$182,210



Actual photo.
 New build for sale
 Coolabah Cr, Laidley \$360,000



Actual photo / Napier Street Sold 2009 \$333,000



Actual photo / Cassia Court Sold 2010 \$320,000

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Scenario 2 - New build and rent

Investment	\$320,000
Rental	\$280 to \$320 / week
Yield	4.5% to 5.2%
Comparable 4 bedroom	\$300 / week



Actual photo.
For rent Laidley \$300 per week

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