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DEVELOPMENT OVERVIEW

Developed by Partners in Property and built by Pointcorp Homes, West Quarter In Richlands consists of 45 architecturally designed house and land packages. Every corner of West Quarter has been thoughtfully crafted and architecturally designed. With the city to the north and golden beaches to the south, West Quarter offers a tranquil life amidst the bustling metropolis of South East Queensland without compromising on greenery and seclusion.

**All house images are artist impressions and indicative only. Final product may be different to that shown and are subject to planning approval and design changes.*



PROJECT NAME
West Quarter

DEVELOPMENT
45 House and Land packages

LOCATION
41 Littleton Road, Richlands



THE POINTCORP HOMES POINTS OF DIFFERENCE

- Feature entry door
- 2.59m ceiling heights
- 40mm stone benchtops
- 600mm Blanco appliances
- Free standing bath
- Fully rendered first level external finish
- First floor block construction methodology
- Minimum \$4,500 landscaping package per house
- Custom designed feature letterboxes
- Custom glazing (sash, larger format panels and or louvers)
- External architectural facade and materials
- Property maintenance agreement
- Window furnishings included
- Custom designed estates with Pointcorp Homes as the exclusive builder





Step inside and experience spacious interiors designed to capture natural light and make you feel right at home.

Warm tones and high class finishes create a bathroom with ambience which brings a sense of relaxation.





Large, well-appointed
kitchens combine to bring
the inside and outside
together through generous
alfresco areas.

Free flowing generous living areas come together to ensure all living areas work seamlessly together.



MASTER PLAN

West Quarter consists of 45 Exclusive House and Land Packages built by Pointcorp Homes with houses ranging from 185m² to 194m². Every home has been custom designed with 15 different facades.

- ABIGAIL
- AUGUST
- BRIDGET
- CLARA
- CONSTANCE
- ELLEN
- FLORENCE
- FRANCES
- FRANKIE A
- FRANKIE B
- HEIDI
- ISAAC
- LUCINDA
- SABRINA
- TIAH



PARKS AND RECREATION

Richlands benefits from a number of community parks and sporting facilities which cater to a variety of recreational pursuits.

Oxley Creek runs alongside Richlands providing a large natural, green break along the suburb's eastern boundary. The Oxley Creek corridor is currently undergoing a \$100 million transformation to improve its accessibility and preserve its environmental significance.

There are five parks situated throughout Richlands, the largest being the Greenfield Sports Complex Park. The Complex is the focus of sport and recreation in the community offering rugby union, rugby league, cricket and soccer facilities in addition to pony club facilities, a bikeway, an off leash dog park and a community hall.

A number of other sporting facilities and clubs are located within Richlands including the West Brisbane Tennis Centre,





RETAIL

The Richlands community have a wide variety of retail centres to choose from. Richlands Plaza is the primary retail centre for the local community anchored by a large Woolworths supermarket and supported by food and beverage retailers.

HomeCo Richlands will be a super-convenient way for you and your family to shop for your everyday needs and all things fresh food, leisure and lifestyle.

The Progress Corner convenience centre, opposite the Richlands Train Station offers a convenience store, hairdresser and range of takeaway food options including Subway, Domino's and Hungry Jacks.

Neighbouring Inala Plaza, containing Aldi, Woolworths and more than 60 specialty retailers is located 4 kilometres from Richlands.

Mt Ommaney Shopping Centre is situated 7 kilometres from Richlands home to Kmart, Target, Big W, Coles, Woolworths and Aldi together with 170 retailers, professional service and medical providers.

EMPLOYMENT

Richlands is situated within one of Brisbane's leading industrial locations - the South West Industrial Gateway. Coca-Cola, Myer and Target are some of the largest employers in Richlands each operating distribution centres out of the suburb.

Construction is underway on stage two of the \$850 million Metroplex Westgate in neighbouring Wacol. Metroplex Westgate spans 90 hectares is expected to employ up to 10,000 workers on completion.

Future development within Metroplex Westgate will deliver a range of community facilities including 17 hectares of parkland, child care, cafés, convenience retail and a medical centre.

The town of Springfield is situated 13 kilometres from Richlands and is the largest employment base in the south west.

Metroplex Westgate boasts a 90 hectare footprint, offering up to 350,000 sqm of industry, retail and commercial floor space.





POINTS OF INTEREST

RICHLANDS PLAZA  1 KM	MOUNT OMMANEY SHOPPING CENTRE  7 KM	ORION SPRINGFIELD  13 KM	INDOOROOPILLY SHOPPING CENTRE  13 KM	
SPRINGFIELD 12 MINS 	BROOKWATER GOLF CLUB 15 MINS 	CBD 20 MINS 	AIRPORT 30 MINS 	GOLD COAST 45 MINS 

LOCATION

Richlands is situated 16 kilometres from Brisbane's CBD within the western growth corridor.

The suburb is witnessing a wave of new development which is driving population and economic growth. Residents of Richlands enjoy a high-level of connectivity within greater South East Queensland and are afforded many opportunities for active lifestyles.

Demand for housing within Richlands is strong with a recent wave of new residential townhouse developments have been absorbed rapidly into the market over recent years.

Detached houses are becoming a rare commodity with only a handful of new detached homes in the pipeline.

Accordingly, the suburb's detached housing market is performing strongly recording solid lifts in both median price and weekly rents.



SHOPPING & DINING

- 01 Hotel Richlands
- 02 Forest Lake Village Shopping Centre
- 03 Orion Springfield
- 04 Westfield Garden City
- 05 Hungry Jacks, Domino's Pizza, Subway & Caltex
- 06 Mount Ommaney Shopping Centre
- 07 Richlands Plaza
- 08 Woolworths Richlands

MEDICAL

- 09 Mater Hospital Springfield
- 10 Richlands Medical Centre

LEISURE

- 11 Forest Lake Parklands
- 12 Gales Golf Course
- 13 Brookwater Golf Course, Restaurant & Bar
- 14 Robelle Domain, Water Park & Playground

EDUCATION

- 15 The University of Queensland
- 16 Griffith University, Nathan Campus
- 17 University of Southern Queensland Springfield
- 18 St John's Anglican College
- 19 St Mark's School
- 20 Richlands East State School
- 21 Forest Lake Primary School
- 22 Grand Avenue State School
- 23 Carole Park State School
- 24 Goodstart Early Learning Forest Lake

TRANSPORT

- 25 Richlands Bus & Train Station
- 26 Brisbane Airport



Developed as a master-planned community, over \$15 billion has been invested by public and private stakeholders since its inception in 1993. This investment is of major benefit to the surrounding catchment area. The Springfield Town Centre is designated as a Principal Regional Activity Centre (PRAC) and major expansion area under the South East Queensland Regional Plan (Shaping SEQ 2017). As a PRAC, the town centre provides secondary administrative functions to Brisbane City, accommodating government offices, high-order retail and hospitality functions, as well as cultural and entertainment facilities for regional catchments.

Continued strong infrastructure investment in the coming decades is expected to support employment prospects in Springfield and surrounding areas with a job creation target of 52,000 by 2030. Springfield is laying the foundations to become a major economic hub of commercial and professional services, as well as health and tertiary education complemented by retail. Upon final completion of the master planned community, costs are currently estimated at approximately \$85 billion.

GREATER SPRINGFIELD AUSTRALIA'S NEWEST CITY



HEALTH

A CENTRAL CORE HEALTH PRECINCT THAT COVERS 52-HECTARES OF LAND, HEALTH CITY GREATER SPRINGFIELD IS A MASTER-PLANNED DEVELOPMENT TO BE DELIVERED BY 2030.

EMPLOYMENT

THE GREATER SPRINGFIELD AREA IS FORECAST TO HAVE AROUND 52,000 JOBS BY 2030.

THE TOP FIVE EMPLOYMENT SECTORS WILL BE:

- CONSTRUCTION
- EDUCATION & TRAINING
- HEALTH CARE & SOCIAL ASSISTANCE
- RETAIL TRADE
- ADMINISTRATIVE & SUPPORT SERVICES

EDUCATION

1,788 STUDENTS ATTEND UNIVERSITY OF SOUTHERN QUEENSLAND.

TRANSPORT

45 TRAINS DEPART SPRINGFIELD CENTRAL STATION EVERY DAY, OFFERING FAST CONNECTIVITY TO THE WIDER BRISBANE AREA.

EVERY SIX MINUTES TRAINS LEAVE DURING MORNING PEAK HOUR.

RICHLANDS SUBURB PROFILE

Detached houses in Richlands are increasingly becoming a rare commodity with only a handful of new detached homes in the pipeline. Accordingly, the suburb's detached housing market is performing strongly recording solid lifts in both median price and weekly rents.

POPULATION AND DEMOGRAPHICS

At the time of the last Census the population of Richlands sat at 3,598 having almost doubled since the 2011 Census. More recent estimates are available for the wider Richlands region¹ which shows the current population at 19,575 - an increase of 490 people (or 2.6%) on the previous year².

Moving forward, the population of the Richlands region is projected to reach 22,832 by 2021 and by 2026 to reach 28,3413. This projected growth represents an increase of 8,766 people on the current population, translating into demand for an estimated 3,022 new dwellings. By 2036, the region's population is projected to more than double from its current level which is expected to generate a total demand for an estimated 6,635 new homes.

Residents of Richlands are typically working in professional and community service roles in the health and building industries. Census data shows that the suburb's median weekly personal and household incomes are largely in line with the Queensland medians.

The area is a popular place to call home for families and couples, which account for 56% and 23% of the population respectively. Lone person households makeup a further 14% of households with group/share households accounting for the remaining 7%. The population is young in comparison Queensland, with a higher proportion of residents aged between 20 and 40. Consequently the suburb's median age of 28 is considerably lower than the State's which sits at 37.

Over recent years the suburb's dwelling landscape has seen an increase in the number of semi detached/ townhouses. In 2011 there were fewer than 190 semi detached homes within Richlands, representing 29% of all dwellings. By 2016 this number more than tripled to reach 632 (or 60%) of all dwellings. Accordingly, detached homes have increasingly become a rare commodity with sales data demonstrating solid increases in median price as a consequence. Consistent with this has been growth in the number of homes containing three bedrooms which has risen from 53% of all dwellings to 69% of all dwellings. Homes containing four or more bedrooms has declined from 40% of all dwellings in 2011 to 25% in 2016.

INFRASTRUCTURE

Richlands is well-supported by quality road and public transport infrastructure. The Ipswich, Centenary and Logan Motorways link at Richlands providing direct access to the CBD, Springfield, the Brisbane Airport, Port of Brisbane and the Gold Coast.

Work is nearing completion on the \$400 million upgrade of the Ipswich Motorway between Rocklea and Darra. The upgrade includes an expansion of the motorway from 4 to 6 lanes, new bridges, new connection roads and upgrades to existing infrastructure. The project will have a positive impact on improving travel times along the Ipswich Motorway, particularly for residents and business in the local area, including Richlands.

Richlands Station is a major public transport hub serviced by a range of rail and bus routes and parking for 650 cars. The Springfield/Caboolture, Doomben and Redcliffe Peninsula rail services operate from the station, together with a number of TransLink bus services ensuring residents have a high-level of connectivity with major retail, employment and education nodes. Travel time by train to the CBD is 30 minutes.

Brisbane City Council's Neighbourhood Plan for the future of Richlands has a focus on the development of a new six-storey retail, commercial and residential precinct adjacent to Richlands Station which will become a central economic hub for the suburb. Council's plans also include the delivery of new parkland, environmental conservation areas and improvements to supporting local area infrastructure.

RESIDENTIAL MARKET FUNDAMENTALS

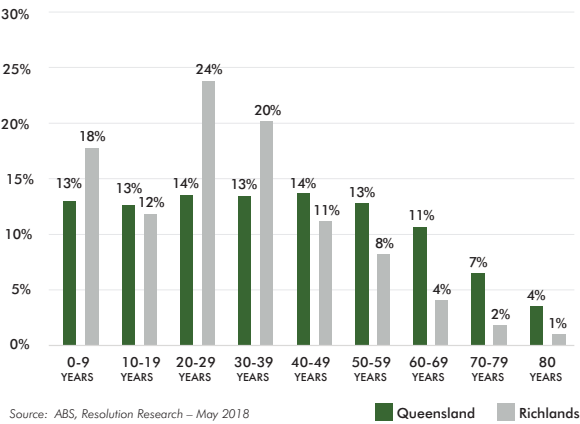
Houses within Richlands are tightly held, over the past five years an average of only 25 houses per trading, representing only 5% of total housing stock. The tightly held nature of houses within Richlands, in the facing of a growing population, has seen solid lifts in the median house price over recent years.

Between 2015 and 2019⁵ Richland's median house price has risen by an average of 3.0% per annum to reach \$470,000. In total, the median house price has risen by \$56,000 (or 12%) over this time period.

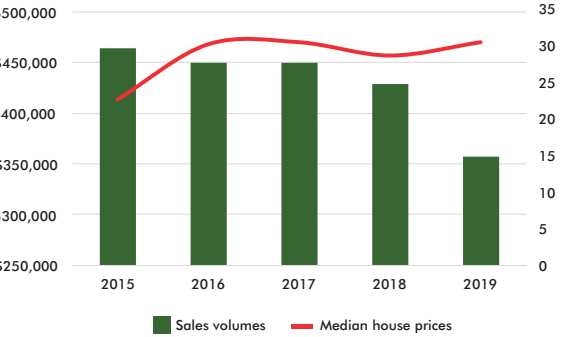
Richlands is a particularly popular address for renters with rental households making up 64% of all dwellings. The suburb's detached housing market consistently records a vacancy rate below 1% as demand outstrips supply. Gross rental yields throughout the suburb's housing market are favourable, averaging 5.1% across the past 12 months.

Gross rental yields throughout the suburb's housing market are favourable, averaging 4.9% across the past 12 months.

POPULATION BY AGE – RICHLANDS VS QUEENSLAND



RICHLANDS – DETACHED HOUSING FUNDAMENTALS 2015–2019 (FINANCIAL YEARS)



² 12 months to June



Homes built by
POINTCORP
HOMES