



South East Queensland

Introducing
North Lakes



Capital
Wealth Managers

www.capitalwealth.net.au

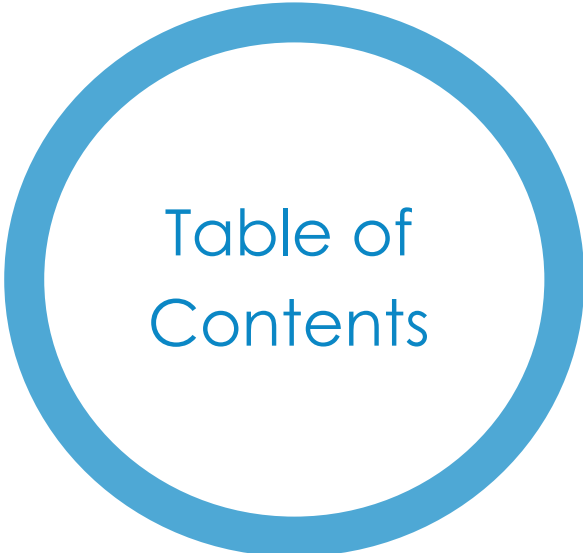
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Table of Contents

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Welcome to North Lakes

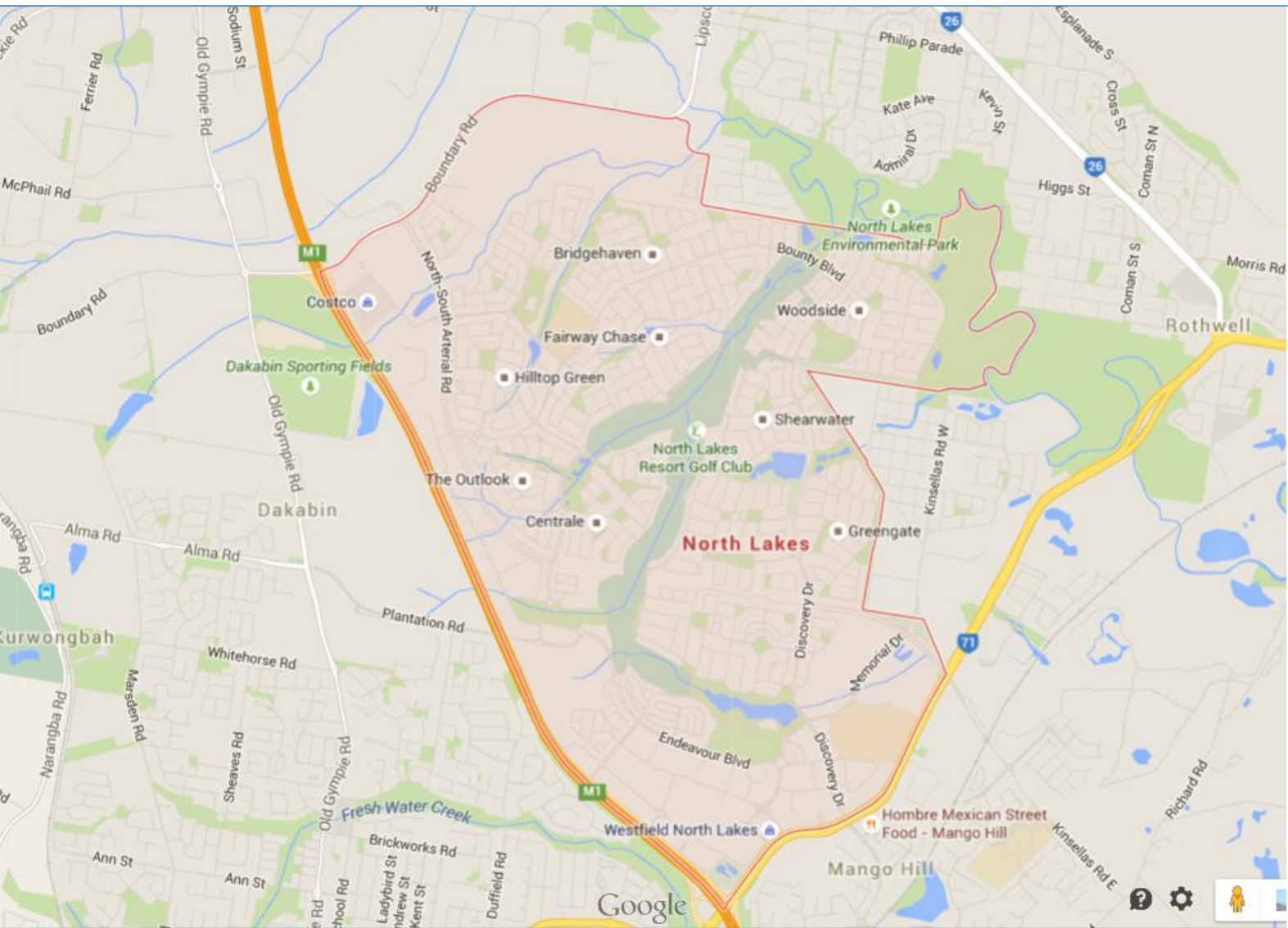
North Lakes is in a prime location 25 kilometres from the Brisbane CBD and approximately 25 minutes from the domestic and international airport via the Gateway Motorway.

Located alongside the Bruce Highway, the community is also only 40 minutes to the Glasshouse Mountains and the fabulous beaches of the Sunshine Coast.

Its central location and ease of access is also perfect for locating businesses in the emerging North Lakes Town Centre and the Business Park. North Lakes offers the very best in leisure, health, learning and business. As the winner of Australia's Best Community, North Lakes has a range of villages all designed to perfectly suit your lifestyle.

Every day, every week, every month, you'll always find something happening at North Lakes - awarded Australia's, Best Masterplanned Community 2010 by the UDIA.

Perfected over 10 years, at North Lakes you will feel like you're a world away while having everything that you need right on your doorstep. Shop at North Lake's own Westfield, relax at one of the cafés in the Town Centre, take home the freshest produce from our weekly Farmers Markets, go for a lunch time swim in the leisure centre or tee off on the championship golf course.





Demographics

Key Facts:

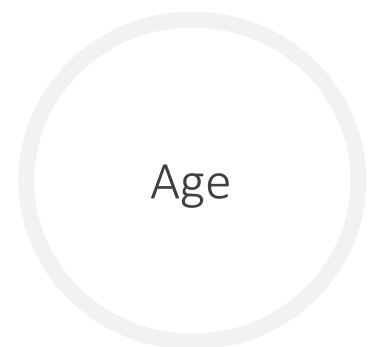
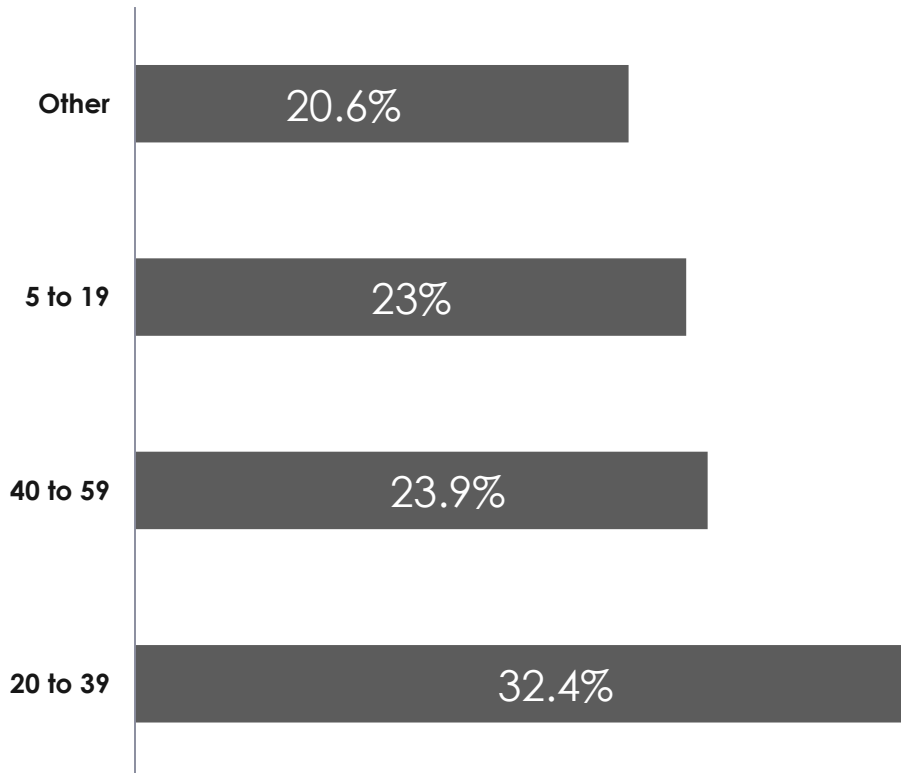
- The size of North Lakes is approximately 12 square kilometres. It has 74 parks covering nearly 12% of total area
- The population of North Lakes in 2006 was 6,505 people. By 2011 the population was 15,017 showing a population growth of 130% in the area during that time
 - The predominant age group in North Lakes is 0-14 years
- Households in North Lakes are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments
 - In general, people in North Lakes work in a Professional occupation.
 - In 2006, 70.4% of the homes in North Lakes were owner-occupied compared with 61.9% in 2011
 - Currently the median sales price of houses in the area is 426,500

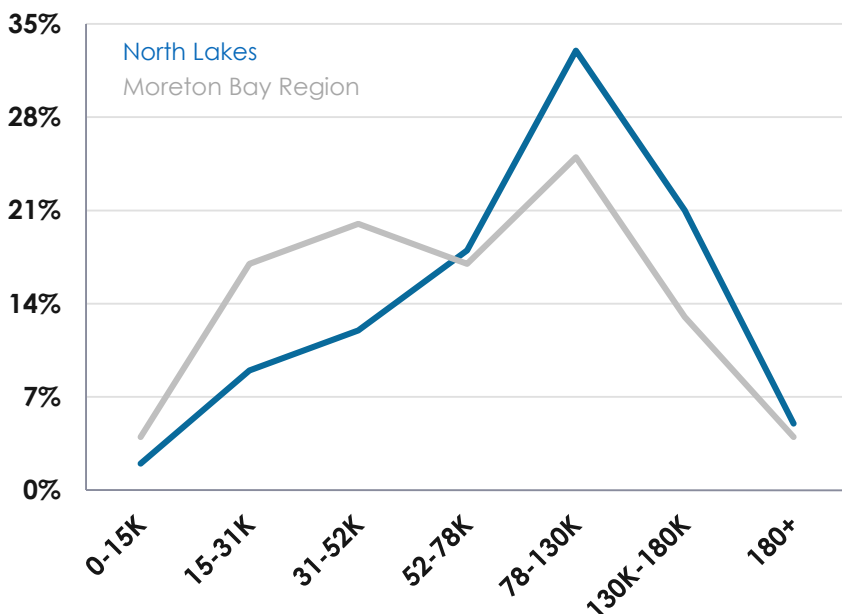
Source: Australian Bureau of Statistics, Census 2011.



Households in North Lakes are primarily couples with children. In 2006, 70.4% of the homes in North Lakes were owner-occupied compared with 61.9% in 2011.

Source: Australian Bureau of Statistics





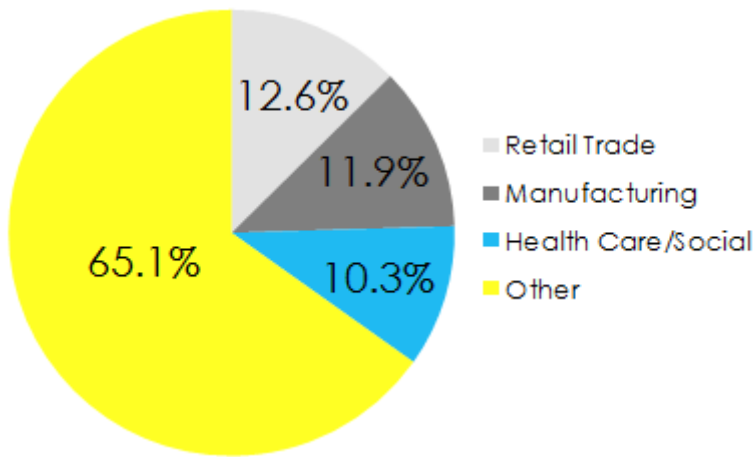
Weekly Gross Household Income (2011)

People and employment

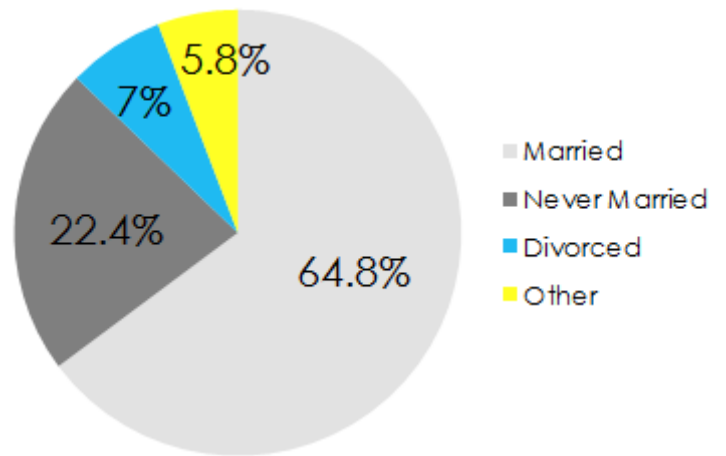
- There were 7,803 people who reported being in the labour force in the week before Census night (2011) in North Lakes (State Suburbs). Of these 64.6% were employed full time, 24.7% were employed part-time and 5.1% were unemployed.

Employment	North Lakes	%	Queensland	%	Australia	%
People who reported being in the labour force, aged 15 years and over						
Worked full time	5,039	64.6	1,302,955	60	6,367,554	59.7
Worked part-time	1,926	24.7	611,296	28.2	3,062,976	28.7
Away from work	441	5.7	125,025	5.8	627,797	5.9
Unemployed	397	5.1	131,798	6.1	600,133	5.6
Total in labour force	7,803		2,171,074		10,658,460	

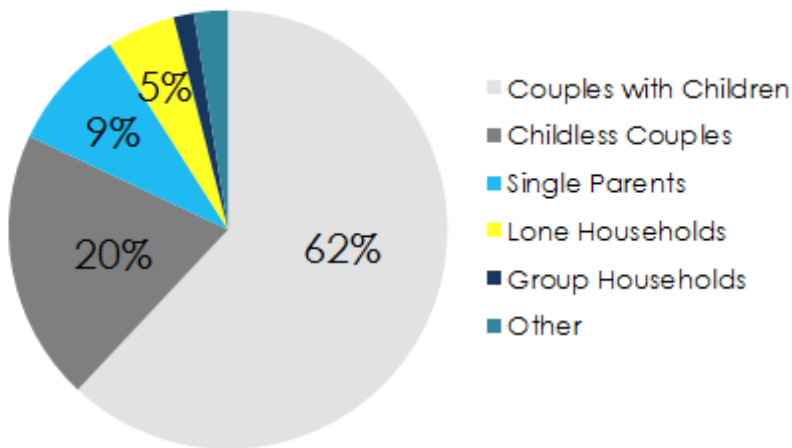
Occupation



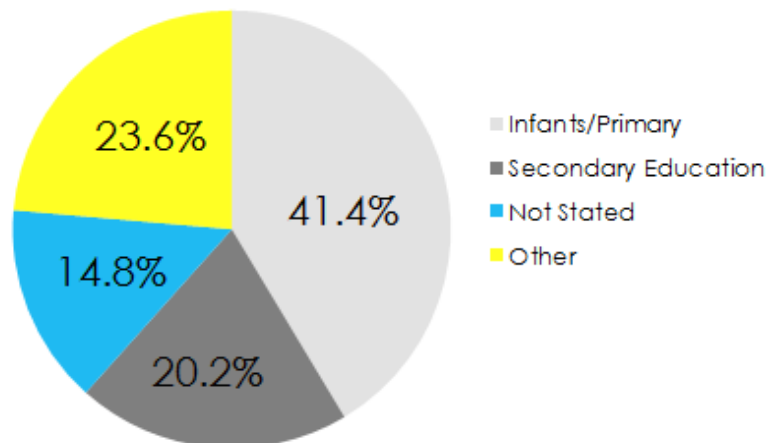
Marital Status



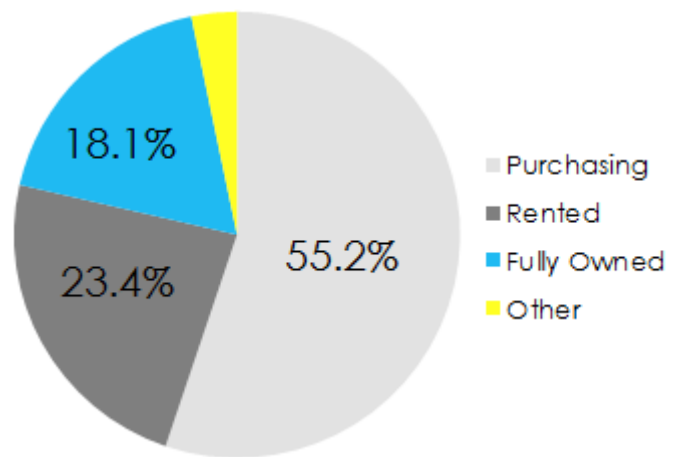
Family Composition



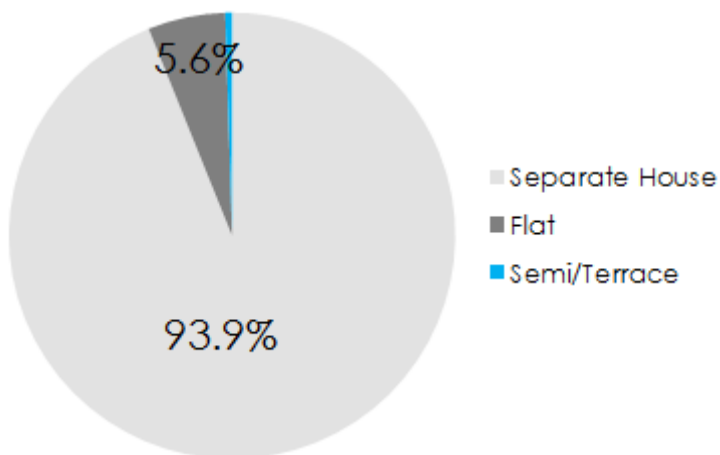
Education



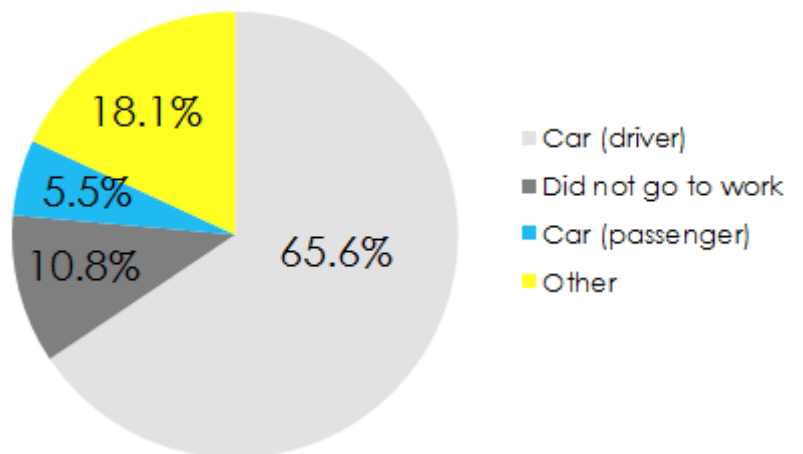
Nature of Occupancy



Dwelling Structure



Transport to Work



Source: Domain Suburb Profile



Growth

North Lakes homeowners can expect to ask for \$20,000 to \$30,000 more for their homes as desperate buyers seek to move into sought-after schools catchment areas.

Source: Marsh P. North Lakes Time, November 2014





Infrastructure

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.



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

Located approximately 30 minutes north of Brisbane's CBD, 20 minutes from Brisbane's airport and 40 minutes from the Sunshine Coast, North Lakes is the ideal location. The Bruce Highway and Anzac Avenue interchange provides excellent vehicular access for businesses.

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



Source: Stockland. Retrieved from <http://www.stockland.com.au/leasing-and-tenants/industrial/qld/north-lakes-business-park.htm>

Costco



Costco Wholesale Corporation operates an international chain of membership warehouses, under the "Costco Wholesale" name, that carry quality, brand name merchandise at substantially lower prices than are typically found at conventional wholesale or retail sources.

The warehouses are designed to help small-to-medium-sized businesses reduce costs in purchasing for resale and for everyday business use. Individuals may also purchase for their personal needs.

Located at 17-39 Cook St, Costco opened its doors in North Lakes in 2014, fueling the economy of the area, creating jobs and increasing spending.

Source: <http://www.costco.com.au/About/AboutCostco.shtml>



Corso North Lakes



Corso North Lakes is Moreton Bay Regional Council's new \$45 million community and commercial complex located at 10 The Corso, North Lakes.

The state-of-the-art facility opened on Saturday 13 September, 2014 showcasing a modern library and community centre, three levels of commercial office space and undercover car parking.

Corso North Lakes provides residents with a regional destination to socialise, study, learn and relax. Its striking architectural features include a large glass entryway to the new library, modern structures and some of the latest design and energy efficient elements.

It is one of Australia's first Five Star Green Star rated public buildings with more than 550 roof-top solar panels that will generate power for much of the building's daily needs.

Cutting-edge technology will regulate lighting, air-conditioning and promote natural ventilation throughout the building, and up to 200,000 litres of rain water will be captured for the Corso's bathrooms, gardens and grassed areas.

Corso North Lakes is conveniently located in the heart of North Lakes with covered walkways connecting to nearby retail, commercial and transport hubs.

Key features

- 2000 m2 destination library
- 1000 m2 community centre
- Plaza area with children's playground and landscaped gardens
- 4000 m2 over three levels of commercial office space for lease
- A \$4 million young people's place (opened in late 2013 and managed by the YMCA)
- A basement car park with more than 300 spaces
- Secure end-of-trip facility for 60 bikes
- 5 Star Green Star certification by the Green Building Council of Australia

Source: Moreton Bay Regional Council. Retrieved from <https://www.moretonbay.qld.gov.au/thecorso/>



In the News

North Lakes Business Park activity begins to explode with Costco driving interest in the area

Marsh P. North Lakes Times July 14, 2014



Brad Donovan from Stockland on site at the North Lakes Business Park. Photo By Patria Jannides

The North Lakes Business Park has exploded in recent months, and it's all thanks to warehouse giant Costco.

Stockland business development manager Brad Donovan said several new and existing local businesses had opened their doors in recent months, including Embrace Life, Game on Family Fun Centre, Meatland and Petbarn.

Mr Donovan said Costco was having an "amazing impact" on the community. "In the first three days between 10,000-15,000 shoppers walked through Costco's doors, and it continues to be well received" he said.

"The increase in the number of shoppers is creating a flow-on effect for the nearby businesses, as they are benefiting from the additional exposure."

He said that once it was completed, the North Lakes community would help provide more than 13,000 jobs for residents.

"Latest figures show that more than 30 per cent of North Lakes workers live in the community and that number is expected to keep on rising as more jobs become available," he said..

Chase Commercial's Martin Clay said the business park was only set to expand as land in the northern section of North Lakes became available.

He said while there were cheaper options in proximity to North Lakes, many businesses were willing to pay more to be situated within the Park.

Mr Clay said that residents and shoppers could expect to see more retail showrooms as the business park grew.

The North South Arterial Road is set to become an important link in the future. Mr Donovan said the next section of the road — which would link Anzac Ave at Mango Hill to Boundary Rd at Narangba once done — was expected to open in October.

Mr Clayaid once complete said the road would be a key link for existing business and attract renewed interest in the business park. Equally important, according to Mr Clay, is the Plantation Rd overpass over the Bruce Highway, which will open up access to the west.

Latest suburb to see spike in buyers looking to move into top school catchment areas

Marsh P. North Lakes Time,
November 28 2014



North Lakes homeowners can expect to ask for \$20,000 to \$30,000 more for their homes as desperate buyers seek to move into sought-after school catchment areas.

Emmy McGurgan of Century 21 at North Lakes said buyers and renters have been walking into the office looking to secure properties in North Lakes in an attempt to fall into the catchment of one of the areas three state schools ahead of the 2015 school year.

"We're seeing double figures coming through the door and the phones are ringing off the hook," she said.

"We've got people phoning about homes that are already under

contract to be ready if things fall through."

She said homes in the catchment areas around \$400,000 to \$500,000 were the ones spending the least amount of time on the market, with bidding wars often being fought by those keen to secure a North Lakes address.

Ms McGurgan said she believed significant improvements in North Lakes infrastructure and a growing jobs market in the Business Park added to the desirability of North Lakes schools for young families.

For sellers, Ms McGurgan said now was an ideal time to put a house on the

market to take advantage of the trend.

Readers on the *North Lakes Times* Facebook page said they had already been through the process themselves.

"Moved interstate, researched schools and it was either Mango Hill or Clayfield, much prefer away from the city so moved into the catchment. Great school," Louise Coles said.

"Would have to be getting good money for the house to sell — we are 500m from North Lakes.

"Just enrolled in Prep for next year," Geoff Cameron said.

Construction to start on second Queensland Ikea store at North Lakes

Mason, J. North Lakes Times. May 14, 2015



Artist's impression of the Ikea store to be built at North Lakes in 2016.

Ikea will open at North Lakes in the second half of next year, with construction to begin this week on the Swedish furniture and homeware store. Ikea will join Costco in North Lakes, just off the Bruce Highway north of Brisbane.

Moreton Bay Regional Council Mayor Allan Sutherland said Ikea's second Queensland store would provide one of the biggest boosts to the region in the next few years and predicted shoppers would travel from the greater Brisbane region and the Sunshine Coast.

Ikea Australia country manager David Hood gave some hints about what people could expect from the 29,000sq m store. It would sit next to Westfield North Lakes and would be similar in size to the one at Logan. Mr Hood said the North Lakes store would offer the full "Ikea shopping experience", including 12,000sq m dedicated to the furniture showroom and market hall.

It would also include seating for 450 in the restaurant, as well as the popular food market and bistro. "It is an exciting time for

Another key element of the store was its energy-efficient lighting and 1500 solar panels, which were estimated to be able to generate a quarter of the power needed for the outlet.

Ikea and for our Queensland customers," Mr Hood said.

"The new store means that the people of Brisbane and surrounding areas will have access to well-designed home furnishings at affordable prices — particularly for those living in the Moreton Bay region and Sunshine Coast."

Mr Hood said North Lakes was a cornerstone of the company's long-term expansion plans and would employ 250 people.

About 150 contractors would be involved in construction between now and the opening date.

"Moreton Bay Regional Council Mayor Allan Sutherland said Ikea's second Queensland store would provide one of the biggest boosts to the region in the next few years and predicted shoppers would travel from the greater Brisbane region and the Sunshine Coast."



Education

North Lakes has:

- **10** Primary Schools, being **9** in the surrounding suburbs - Petrie (3), Dakabin (1), Deception Bay (1), Kallangur (1), Mango Hill (1), Murrumba Downs (1), and Rothwell(1).
- **8** Secondary Schools, being **7** in the surrounding suburbs - Dakabin (2), Rothwell(2), Deception Bay (1), Mango Hill (1) and Petrie (1).
- It has also: **3** Swimming Pools, **1** Child Care & Day Care, **1** Drama School, **1** Kindergarten & Preschools and **1** Martial Arts.



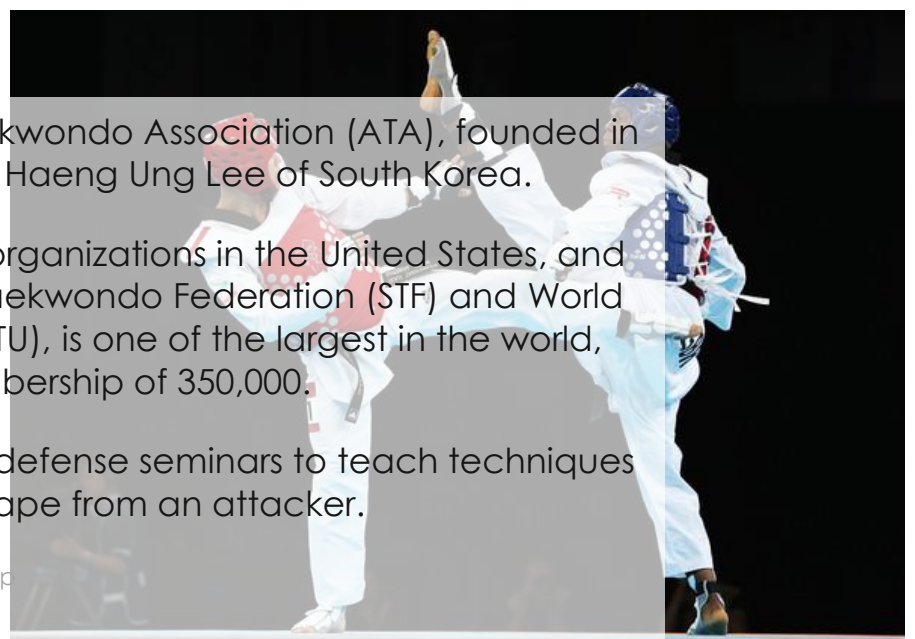
Ata Martial Arts in North Lakes

Ata Martial Arts is the American Taekwondo Association (ATA), founded in 1969 in Omaha, Nebraska by Haeng Ung Lee of South Korea.

It is one of the largest taekwondo organizations in the United States, and in association with the Songahm Taekwondo Federation (STF) and World Traditional Taekwondo Union (WTTU), is one of the largest in the world, claiming a membership of 350,000.

ATA-affiliated schools also host self-defense seminars to teach techniques for emergency escape from an attacker.

Source: <http://www.ataonline.com/about/history.asp>





Entertainment

North Lakes Resort Golf Club



Arguably one of Queensland's best championship golf courses, it is without doubt one of the most beautiful places to play golf in Brisbane.

The challenging 18-hole course opened in 2002 and has received widespread acclaim over the past decade. The perennially popular golf course features a Marsh masterstroke...Australia's first TifEagle greens, which ensure the most consistent putting surface.

Located just 35 minutes due north of the CBD, the course is open to everyone seven days a week. The stunning course and its contemporary Clubhouse will impress and delight you regardless of whether you're a member, corporate guest or a casual visitor. Play soon and find out why the best Brisbane golf course keeps getting better and better.

Source:
<http://www.northlakesgolfclub.com.au/golf/the-course>

North Lakes Resort Golf Club is not just the perfect place to play golf. The Club offers a variety of rooms for conferences, functions and weddings. It has also a great restaurant, live entertainment on Sundays, and monthly attractions for the kids. North Lakes Resort Golf Club provides free kids workshops one Sunday per month, in order to introduce them to a new sport. Professionals get together to provide the best experience for the kids in different modalities of sports while you enjoy a live music entertainment.



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