

# HAMILTON – KEY INSIGHTS

Hamilton accommodates key Urbis economics and research fundamentals that make a sustainable precinct – Population, Infrastructure and Employment.

The advantages of living in Hamilton become evident by its proximity to major employment, entertainment and lifestyle activities. Residents can live close to work and lifestyle amenity without the hustle and bustle of inner city high density living.

Hamilton provides the opportunity for both owner occupiers and investors to capitalise on a rare boutique offering, leveraging from the key fundamentals that drive median price and rental growth in a residential destination.

The rental premium achieved by apartments in Hamilton over apartments in the surrounding suburbs is indicative of the fundamentals of the Hamilton Catchment, summarised below:

## BRISBANE FUNDAMENTALS



**\$217 billion**

VALUE OF BRISBANE ECONOMY BY 2031  
UP FROM \$135 BILLION IN 2013



**\$16.7 billion**

INFRASTRUCTURE SPENDING  
WITHIN SOUTH EAST QUEENSLAND

WITH BRISBANE AT THE  
CENTRE OF THE REGION



**247,000**

NEW RESIDENTS FOR  
THE BRISBANE LGA  
BY 2031

## HAMILTON KEY DRIVERS



**168**

RETAIL & DINING OPTIONS  
IN THE NORTHSORE PRECINCT



**\$10.9 billion**

WORTH OF SURROUNDING  
INFRASTRUCTURE INVESTMENT



**146,000**

PROPOSED NEW JOBS IN PROXIMITY  
TO NORTHSORE BY 2031

## RESIDENTIAL INSIGHTS



AT \$439,000 THE BRISBANE LGA  
MEDIAN APARTMENT PRICE IS

**\$217,000**

MORE AFFORDABLE THAN  
SYDNEY AT \$710,000



UP TO

**38%**

HAMILTON APARTMENT RENTAL  
PREMIUM OVER THE BRISBANE LGA



**8.7% p.a.**













HAMILTON APARTMENT RENTAL  
PRICE GROWTH


BETWEEN SEP 2010 & SEP 2015

# HAMILTON REACH RENTAL APPRAISAL

## RIVERLIGHT

### WEEKLY RENT SUMMARY

RIVERLIGHT— STAGE 1	APARTMENT SIZE (GROSS SOM RANGE)		UNFURNISHED ADVERTISED WEEKLY RENT (\$)		FURNISHED ADVERTISED WEEKLY RENT (\$)	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1  1 	59	59	\$380	\$380	\$420	\$420
1  1  + MPR	61	80	\$410	\$470	\$450	\$515
2  1 	67	88	\$440	\$520	\$485	\$570
2  2  SML	74	118	\$485	\$590	\$535	\$650
2  2  LRG	94	142	\$575	\$710	\$635	\$780
2  2  + MPR	99	159	\$640	\$745	\$705	\$820
3 	98	98	\$655	\$760	\$720	\$835
<b>PENTHOUSE</b>	178	188	\$1,150	\$1,250	\$1,265	\$1,375

RIVERLIGHT— STAGE 2	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
1  1 	57	70	\$370	\$495	\$405	\$545
1  1  + MPR	74	74	\$420	\$420	\$460	\$460
2  1 	72	94	\$465	\$565	\$510	\$620
2  2  SML	72	100	\$480	\$595	\$530	\$655
2  2  LRG	86	114	\$580	\$705	\$640	\$775
2  2  + MPR	100	100	\$645	\$725	\$710	\$800
<b>PENTHOUSE</b>	160	192	\$1,200	\$1,250	\$1,320	\$1,375

Prepared by Urbis

The assumptions below have been taken into account in the rental assessment above. In addition, the following premiums were identified and should be adopted within the provided rental ranges with regards to apartments within Hamilton. These premiums are based on qualitative and quantitative research;

- Apartments with views (Brisbane River, Brisbane CBD & Golf Course) will obtain a premium given their increased desirability based on primary research. Additionally, apartments that are located on higher floors will obtain a premium.
- Project amenity has been taken into consideration in comparison to other similar developments. This amenity includes residents' sanctuary (including pool, outdoor kitchen and BBQ area) as well as external amenity - proximity to lifestyle precincts (Hamilton Harbour and Portside), immediate access to key transport (City Cat), and riverfront parkland and walk/bike paths.
- Expected level of finish will be taken into consideration with a higher standard of finish obtaining a premium; internal and external living space will be taken into consideration in obtaining a premium
- Primary market research has indicated that apartments within Inner to Middle ring Brisbane suburbs have on average generated a premium of approximately 10 per cent when furnished.
- All Stage one apartments have at least one car space

The following research methodology and rationales were established for the rental appraisal of apartments within Hamilton.

- Only apartments comparable to new apartments within Hamilton (and the Hamilton Catchment) have been used for the on-the-market rental comparison, identified based on their location, apartment size, aspect and advertised weekly rents. Primary comparisons are a strong indication of the rents apartments within Hamilton may be capable of achieving.
- The above rents were calculated based on rents advertised (at the time of writing) attained from realestate.com.au, domain.com.au and through primary research including building and property management surveys. It should be noted that these figures are advertised rents and do not necessarily represent what the market has paid for the properties.

It must be noted that the weekly rents above are based on unfurnished and furnished apartments as at January 2016.

Based on the quality of the internal finishes (as per the provided schedule of finishes), lower density scale of the Hamilton Reach precinct and expansive landscaped common areas, it is likely that Riverlight will be an attractive development for both owner occupiers and investors. These drivers are core to the rental potential of the development and its desirability moving forward.