



EMERALD LAKES

SUBURB PROFILE

Emerald Lakes has established itself as one of the Gold Coast's premier residential addresses and offers a lifestyle which is unmatched anywhere else within the Gold Coast.

OVERVIEW

Emerald Lakes is centrally located in the heart of the Gold Coast - eight kilometres from Surfers Paradise and 45 minutes to Brisbane via the M1 Motorway. Emerald Lakes is a landmark master-planned community integrating residential, retail, commercial and recreational amenity in conjunction with hosting one of the Gold Coast's premier golf courses. Emerald Lakes has established itself as one of the Gold Coast's premier residential addresses and offers a lifestyle which is unmatched anywhere else within the Gold Coast.

GROWTH IN GOLD COAST ATTACHED DWELLING MARKET

Early indicators suggest that the Gold Coast market has now bottomed out and is poised to witness lifts in values across its residential market underpinned by the immense investment in large-scale infrastructure projects resulting in the creation of thousands of new jobs and favourable underlying market fundamentals. For the year ended June 2015 demand for attached dwelling throughout the Gold Coast was at its highest level since 2008 demonstrating overall market confidence throughout the region.



1,320
NEW DWELLINGS
BY **2036**

POPULATION & DEMOGRAPHICS

At the time of the 2011 Census, Carrara (containing Emerald Lakes) was home to just over 11,500 persons and comprised of 4,980 private dwellings. According to the Queensland Government Statistician's Office, the population of Carrara is projected to grow by over 3,290 persons by 2036. Based on the suburb's household density at the time of the 2011 Census, this translates into demand for an estimated 1,320 new dwellings between 2016 and 2036. Available land for the development of new dwellings will constrict

GOLD COAST

ATTACHED
DWELLING
MARKET



MEDIAN
VALUES



DEMAND

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the area's population growth with limited opportunities available for the provision of new dwellings. Consequently, there is a high level of demand for new dwellings within Emerald Lakes.

The suburb is popular with a variety of household types with 30% of all dwellings occupied

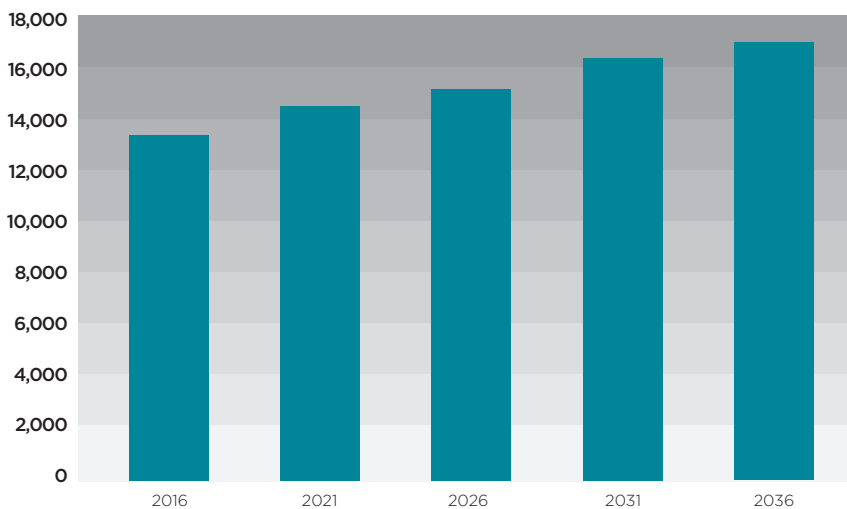
evenly spread. Forty per cent of occupied dwellings are held under mortgage tenure, with 26% owned outright and 32% rented. This broad range of tenure types points to an area which is popular with both owner occupiers and renters. Interestingly, residents who occupy their homes held under mortgage tenure pay more to live in the

INFRASTRUCTURE & AMENITY

Being awarded the Commonwealth Games for 2018 has fast tracked the infrastructure development pipeline throughout the Gold Coast region. The Games will be the major catalyst to jump start the region's growth underpinned by a forecast economic benefit of \$2 billion, the creation of 30,000 additional jobs and \$500 million new transport and community infrastructure. The Games will lead to the construction of 5 new purpose-built sporting facilities, including the Gold Coast Sports Arena and over \$100 million of upgrades to existing sporting facilities.

With the Games televised to an audience in excess of 1.5 billion and a forecasted 1,000 hours of broadcasting coverage, the Gold Coast region will have an unprecedented level of exposure to both domestic and international markets. The huge amount of infrastructure development within the Gold Coast will send a positive message to investors both domestic and abroad. The Games present a fantastic opportunity for the Gold Coast to showcase once again that it has come out of the bust cycle as a stronger and more lucrative investment market.

CARRARA POPULATION PROJECTIONS 2016 TO 2036



Source: Resolution Research, Queensland Government Statistician's Office - June 2014

by couples with children, 29% occupied by couples without children and 22% occupied by lone persons. This broad range of household compositions is indicative of a suburb with a requirement for a broad range of dwelling options. The number of dwellings owned outright, held under mortgage tenure or rental tenure is relatively

area than the Queensland median. At the time of the 2011 Census the median monthly mortgage repayment of a dwelling within the suburb was at an 8% premium over the national median and 5% above the state median indicative of the superior standard of dwellings within the area capable of achieving higher than average price points.

Surfside buses are the main provider of public transport for the Gold Coast. Surfside operates services from Beenleigh to the north and Kingscliff, New South Wales to the south.

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Stage One of the landmark GoldLinQ light rail rapid transport system was completed in July 2014 and has completely transformed the face of public transport on the Gold Coast. This rapid transport system has vastly enhanced connectivity between key employment nodes, residential and tourism precincts and recreational/leisure centres throughout the Gold Coast.

Bus services connect Carrara with the GoldLinQ light rail system which runs between Broadbeach and the Gold Coast Health & Knowledge Precinct. The service runs across 17 stations along the coastal strip and inland to Griffith University. The Broadbeach South Station is located around 11 kilometres from Carrara.

In 2015 the Queensland State Government commenced preliminary investigations relative to the delivery of Stage Two of the Light Rail system which will extend the current route to connect with Queensland Rail's Helensvale Station. The completion of Stage Two of this project will deliver a link between the Gold Coast and greater South-East Queensland which is expected to result in unprecedented economic benefits, increased population growth which, in turn is likely to underpin

strong growth in underlying dwelling values throughout the region. A number of major arterial roads connect the Gold Coast with Brisbane, New South Wales and surrounding areas. The M1 (Pacific Motorway) is the major road providing quick and easy access to Brisbane and northern New South Wales. The M1 connects with the Logan Motorway, the Pacific Highway, the Tugun Bypass and the Gold Coast Highway. The high interconnectivity throughout this road network easily makes the Gold Coast region one of the most accessible in the state.



Queensland Rail operates the Gold Coast railway line which connects Brisbane with key areas on the Gold Coast such as Nerang, Robina and Varsity Lakes. Two trains run every hour, increasing to five trains in peak periods. Emerald Lakes is serviced by the Nerang train station, which is just over a five minute drive from the community. Travel time from Nerang train

station to Brisbane's Central Business District is just over one hour. Surfside buses are the main provider of public transport for the Gold Coast. Surfside operates services from Beenleigh to the north and Kingscliff, New South Wales to the south. Residents of Emerald Lakes are afforded easy access to a range of Surfside services both on their doorstep and at the major interchange located within Pacific Fair. Travel time from Emerald Lakes to major activity hubs such as Surfers Paradise and Broadbeach ranges between 15 and 20 minutes.

The Gold Coast Airport located just 25 minutes from Emerald Lakes is Australia's fastest growing airport and the fifth busiest international airport in Australia. The airport offers direct flights by all major domestic carriers together with some of the largest international carriers servicing New Zealand, Asia and beyond. The Gold Coast Airport averages 500,000 passengers monthly and is seen as the gateway to one of the most popular destinations in Australia.

EDUCATION

Emerald Lakes' residents are offered a wide choice of educational facilities ranging from day care centres and pre-schools through to world-class universities.

Emerald Lakes is well serviced by numerous health and medical facilities. The area is a fifteen minute drive from both the Gold Coast University Hospital and Robina Hospital.

There are more than ten schools within easy reach of Carrara including St Brigid's Primary School, Emmanuel College, Nerang Primary, the prestigious Southport School (TSS) and St Hilda's.

Younger families are also catered to with numerous day care centres and preschools in surrounding suburbs including Small World Child Care Centre, Little Angels and Goodstart Early Learning Nerang.

The suburb is also well positioned in relation to both Griffith University and Bond University, which are both considered to be world-class tertiary institutions. Rental demand for accommodation within Emerald Lakes is underpinned by the staff and students of these major tertiary institutions.

HEALTH & MEDICAL

Emerald Lakes is well serviced by numerous health and medical facilities. The area is a fifteen minute drive from both the Gold Coast University Hospital and Robina Hospital. Similarly, Robina hospital is the sixth largest hospital in Queensland and provides a number of services to patients including radiology, pathology, surgical, emergency and coronary care.

The recently opened, \$1.8 billion Gold Coast University Hospital employs more than 5,000 persons and is set to become one of Queensland's largest teaching and research facilities.

2013 saw the opening of the \$1.76 billion Gold Coast University Hospital which sits at the heart of the Gold Coast Health and Knowledge Precinct which includes the \$150 million Griffith Health Centre. The Gold Coast University Hospital is now Australia's largest hospital. The GoldLinkQ light rail system's route extends to the Precinct linking it with the wider Gold Coast region.

Hospitals rank in the top five industries of employment for residents within Carrara and therefore the area's proximity to Gold Coast University Hospital and Robina Hospital makes Emerald Lakes an attractive residential address for the hospitals' large workforce.

Additionally there is a plethora of medical centres and allied health professionals in the immediate area such as Emerald Lakes Medical Clinic, Carrara Medical Practice, Pappas Way Medical Centre and Totally Dental.



RECREATIONAL AMENITY

The Gold Coast is home to a world-class range of leisure activities - in addition to the region's vast beaches, national parks and open parklands are numerous playgrounds, walking tracks and rainforests. The country's top theme parks are all located within the Gold Coast namely, Dreamworld, Movieworld, Wet 'n Wild, the Outback Spectacular and SeaWorld. These attractions are a significant contributor to both the state and local economies and position the Gold Coast as one of the country's strongest tourism markets.

Construction has begun on the \$121 million redevelopment of the Carrara Sports Precinct situated within walking distance of Emerald Lakes. The Precinct will be delivered as four key projects

Jupiters Casino at Broadbeach is a ten minute drive from Emerald Lakes and is widely recognised at the Gold Coast's premier entertainment venue.

including the new Carrara Sports and Leisure Centre, upgrades to the Carrara Indoor Stadium upgrades to Carrara Outdoor Stadium and a range of upgrades throughout the precinct including improvements to the existing sporting fields.

The Carrara Sports Precinct is home to the Gold Coast's premier sporting facility – the Carrara (Metricon) Stadium. In 2011 the stadium underwent a \$144 million upgrade to allow seating for over 25,000 which is being expanded to seat 40,000 for the 2018 Commonwealth Games. The Stadium will be a major focal point for the 2018 Commonwealth Games hosting both the opening and closing ceremonies and the athletics competitions.

The Emerald Lakes Golf Course is the jewel in the crown of the local recreational offerings in the area. The Graham Marsh designed championship golf course offers generous greens, wide fairways and pristine lakes. The Golf course offers residents the ability to play golf under lights until 9.30pm seven days a week with facilities such as Driving Range, Coaching Centre, Pro Shop or Mini Golf catering for all levels and abilities. The integration of the golf course into the Emerald Lakes community

has ensured that development within Emerald Lakes remains contained and punctuated by vast areas of green space and lakes. The course's Golf Club is open for breakfast, lunch and dinner 7 days a week and is a true destination for Gold Coast residents and tourists.

Emerald Lakes is also home to the Emerald Lakes Tennis Centre which is a five star facility containing six tennis courts together with a Pro Shop / Café. The Centre also offers a barbecue area and

Jupiters Casino at Broadbeach is a ten minute drive from Emerald Lakes and is widely recognised at the Gold Coast's premier entertainment venue. The iconic venue is currently undergoing a \$345 million transformation, creating a world-class integrated resort offering a unique destination for both visitors and the local population. The upgrade will include new bars, restaurants, gaming facilities and a brand new six star hotel tower. The Casino is a major contributor to the local

13KMS	37HA	480KMS

children's playground and is a popular sporting facility patronised by residents of Emerald Lakes and the greater Gold Coast region.

Additionally, the area has access to a diverse range of sporting clubs ranging from cricket, soccer, AFL, rugby league and rugby union to swimming clubs, netball clubs, equestrian clubs, ten pin bowling and, of course, the legendary surf life-saving clubs of the Gold Coast.

economy and a significant provider of local jobs. Residents of Emerald Lakes are afforded quick and easy access to over 13 kilometres of walking and bike tracks, a 37 hectare lake, and to the Gold Coast's spectacular waterways via the Nerang River which sits adjacent to the Emerald Lakes community. The waterways cover an estimated 480 kilometres of rivers and streams, as well as 774 hectares of lakes, dams and canals

An analysis of median price growth throughout the suburb's attached dwelling market reveals that for the past five financial values have grown at an impressive average annual rate of 4.1%.

which wind through the city to the ocean beaches.



RETAIL AMENITY

The Q Super Centre at Mermaid Beach is a five minute drive from Emerald Lakes and is the principal shopping centre servicing the everyday needs of Emerald Lakes residents. The centre contains over 30 retailers including Woolworths, Coles and Aldi. The Centre also provides medical and health services in addition to banking and finance services and an Australia Post.

Pacific Fair Shopping Centre is the Gold Coast's largest shopping centre and is located within ten minutes of Emerald Lakes. In January 2014 a massive \$670 million redevelopment of the shopping centre commenced. Upon completion the centre will be home to 420 retailers and will

be the largest shopping centre in Queensland and the fourth largest in Australia. The redevelopment will also include a world class indoor/ outdoor leisure and entertainment precinct and a dining and bar precinct. The centre also contains the state-of-the-art Event Cinema - the largest on the Gold Coast. The Centre incorporates the Gold Coast's main bus interchange which provides excellent access throughout the Gold Coast and connects with links to greater South East Queensland and northern New South Wales.

A fifteen minute drive from Emerald Lakes is the Robina Town Centre which hosts more than 350 retail outlets including major retailers Coles, Woolworths and David Jones.

A \$6.8 million redevelopment of the Cavill Avenue Mall in Surfers Paradise will firmly entrench the Mall as the focal tourism hub of the Gold Coast. The much needed upgraded of the mall, will enhance recent works undertaken along the Surfers Paradise foreshore to enhance the shopping and tourism experience within the mall.

Surfers Paradise offers a diversity of stores and a high-street atmosphere making it one of the Gold Coast's premier shopping

destinations. Elkhorn Avenue is lined with flagship stores for international brands including Gucci, Louis Vuitton, Hermes, Bally and Prada.

The Gold Coast's largest markets, the Carrara Markets are located within a five minute drive from Emerald Lakes and are held each weekend. Carrara Markets are a Gold Coast institution and offer an eclectic mix of arts, crafts, clothing, fresh fruits and vegetables, plants and shrubs together with food, beverage and entertainment.

EMERALD LAKES ATTACHED DWELLING MARKET PERFORMANCE

An analysis of median price growth throughout the suburb's market reveals that for the past five financial years to June 2015 together with the 3 months to September 2015, values have grown at an impressive average annual rate of 4.1%. As at September 2014 the median price for an attached dwelling within Carrara sat at \$445,000. Between the year ended June 2014 and September 2015 median values have increased by 9%. This rate growth has been more than 4 times that recorded throughout the greater Gold Coast over the same time period. A trend analysis

The area is a strong performer with both median values and rents demonstrating superior growth across the long-term.

of the growth in median values of attached dwellings throughout Carrara shows that over the past five financial years to June 2015 together with the three months to September 2015 values have increased by just over \$11,000 per annum.

As at September 2015 the median price of an attached dwelling within Carrara was at a 24% premium to the greater Gold Coast region. This strong result is thought to be based upon a number of key fundamentals namely, the quality of the suburb's dwellings, its superior locational attributes, the high level of amenity provided throughout the suburb and it's direct access to the heart of the Gold Coast and greater South-East Queensland.


EMERALD LAKES RENTAL MARKET PERFORMANCE

The suburb's rental market is currently in a very strong position recording one of the highest gross rental yields within the Gold Coast of 6.1% . Coupled with this high yielding environment is a prevailing rental vacancy rate of 1.2% . To put this in perspective a vacancy rate of 3.0% is accepted as being representative of a balanced rental market where demand is in line with supply. Based on this assumption, the suburb's tight vacancy rate points to a rental market in a state of undersupply. Quite evidently, the area is a strong performer with both median values and rents throughout the attached dwelling market demonstrating superior growth across the long-term. The high level of both hard and soft infrastructure already in place throughout the area, together with the massive infrastructure investment currently underway throughout the broader



EMERALD LAKES
=
STAND OUT PERFORMER

Gold Coast region point to a market which is well positioned to continue to be a stand out performer.



HIGH GROSS RENTAL YIELD
6.1%

LOW VACANCY RATE
1.2% ↓

¹ Australian Property Monitors - October 2015

² SQM Research - October 2015

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AT A GLANCE

- ▶ Emerald Lakes is centrally located in the heart of the Gold Coast – eight kilometres from Surfers Paradise and 45 minutes to Brisbane via the M1 Motorway.
- ▶ Emerald Lakes is a landmark master-planned community integrating residential, retail, commercial and recreational amenity in conjunction with hosting one of the Gold Coast's premier golf courses.
- ▶ Early indicators suggest that the Gold Coast's attached dwelling market has now bottomed out with demand for the year ended June 2015 at its highest level since 2008.
- ▶ Improvements in demand are coming from both the owner-resident and investor market segments who are identifying with prevailing levels of value throughout different pockets of the Gold Coast's attached dwelling market.
- ▶ According to the Queensland Government Statistician's Office, the population of Carrara is projected to grow by over 3,290 persons by 2036.
- ▶ The suburb is popular with a variety of household types with 30% of all dwellings occupied by couples with children, 29% occupied by couples without children and 22% occupied by lone persons.
- ▶ The number of dwellings owned outright, held under mortgage tenure or rental tenure is relatively evenly spread.
- ▶ At the time of the 2011 Census the median monthly mortgage repayment of a dwelling within the suburb was at an 8% premium over the national median and 5% above the state median indicative of the superior standard of dwellings within the area capable of achieving higher than average price points.
- ▶ Being awarded the Commonwealth Games for 2018 has fast tracked the infrastructure development pipeline throughout the Gold Coast region.
- ▶ The Games will be the major catalyst to jump start the region's growth underpinned by a forecast economic benefit of \$2 billion, the creation of 30,000 additional jobs and \$500 million new transport and community infrastructure.
- ▶ The huge amount of infrastructure development within the Gold Coast will send a positive message to investors both domestic and abroad.
- ▶ Stage One of the landmark GoldLinQ light rail rapid transport system was completed in July 2014 and has completely transformed the face of public transport on the Gold Coast.
- ▶ Bus services connect Carrara with the GoldLinQ light rail system which runs between Broadbeach and the Gold Coast Health and Knowledge Precinct.
- ▶ A number of major arterial roads connect the Gold Coast with Brisbane, New South Wales and surrounding areas.
- ▶ Emerald Lakes is serviced by the Nerang train station, which is just over a five minute drive from the community. Travel time from Nerang train station to Brisbane's Central Business District is just over one hour.
- ▶ Residents of Emerald Lakes are afforded easy access to a range of Surfside services both on their doorstep and at the major interchange located within Pacific Fair. Travel time from Emerald Lakes to major activity hubs such as Surfers Paradise and Broadbeach ranges between 15 and 20 minutes.
- ▶ The Gold Coast Airport located just 25 minutes from Emerald Lakes is Australia's fastest growing airport and the fifth busiest international airport in Australia.
- ▶ There are more than ten schools within easy reach of Carrara including St Brigid's Primary School, Emmanuel College, Nerang Primary, the prestigious Southport School (TSS) and St Hilda's.
- ▶ Younger families are also catered to with numerous day care centres and preschools in surrounding suburbs including Small World Child Care Centre, Little Angels and Goodstart Early Learning Nerang.
- ▶ The suburb is also well positioned in relation to both Griffith University and Bond University, which are both considered to be world-class tertiary institutions.
- ▶ The area is a fifteen minute drive from both the Gold Coast University Hospital and Robina Hospital.
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- ▶ Additionally there is a plethora of medical centres and allied health professionals in the immediate area such as Emerald Lakes Medical Clinic, Carrara Medical Practice, Pappas Way Medical Centre and Totally Dental.
- ▶ The Gold Coast is home to a world-class range of leisure activities – in addition to the region's vast beaches, national parks and open parklands are numerous playgrounds, walking tracks and rainforests.
- ▶ The Carrara Sports Precinct is home to the Gold Coast's premier sporting facility – the Carrara (Metricon) Stadium which is situated within walking distance of Emerald Lakes. The Stadium will be a major focal point for the 2018 Commonwealth Games hosting both the opening and closing ceremonies.

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- The Emerald Lakes Golf Course is the jewel in the crown of the local recreational offerings in the area.
- The integration of the golf course into the Emerald Lakes community has ensured that development within Emerald Lakes remains contained and punctuated by vast areas of green space and lakes.
- Jupiters Casino at Broadbeach is a ten minute drive from Emerald Lakes and is widely recognised at the Gold Coast's premier entertainment venue.
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- The Q Super Centre at Mermaid Beach is a five minute drive from Emerald Lakes and is the principal shopping centre servicing the everyday needs of Emerald Lakes' residents.
- Pacific Fair Shopping Centre is the Gold Coast's largest shopping centre and is located within ten minutes of Emerald Lakes. In January 2014 a massive \$670 million redevelopment of the shopping centre commenced. Upon completion the centre will be home to 420 retailers and will be the largest shopping centre in Queensland and the fourth largest in Australia.
- A fifteen minute drive from Emerald Lakes is the Robina Town Centre which hosts more than 350 retail outlets including major retailers Coles, Woolworths and David Jones.
- The Gold Coast's largest markets, the Carrara Markets are located within a five minute drive from Emerald Lakes and are held each weekend.
- An analysis of median price growth throughout the suburb's attached dwelling market reveals that over the past five years, values have grown at an impressive average annual rate of 4.1%.
- Between the year ended June 2014 and September 2015 median values have increased by 9%. This rate of growth has been more than 4 times that recorded throughout the greater Gold Coast over the same time period.
- As at September 2015 the median price of an attached dwelling within Carrara was at a 24% premium to the greater Gold Coast region.
- The suburb's rental market is currently in a very strong position recording one of the highest gross rental yields within the Gold Coast of 6.1%.
- Coupled with this high yielding environment is a prevailing rental vacancy rate of 1.2%. The suburb's tight vacancy rate points to a rental market in a state of undersupply.
- Quite evidently, the area is a strong performer with both median values and rents demonstrating superior growth across the long-term.
- The high level of both hard and soft infrastructure already in place throughout the area, together with the massive infrastructure investment currently underway throughout the broader Gold Coast region point to a market which is well positioned to continue to be a stand out performer.

³ Financial years to June 2015 together with the 3 months to September 2015