

Oliver Hume
House and Land
Redlands, Werribee,
Melbourne, Victoria, Australia

● **LIVER III UME**



Oliver Hume

Oliver Hume is a multi-disciplinary Australian property services company with over 60 years of success in residential and mixed-use property developments.

Acclaimed as Australia's leading residential project marketer, Oliver Hume is the marketing force behind an enviable list of some of the nation's most reputable residential communities and residential development companies.

Backed by a research division that provides the Oliver Hume network with real time intelligence into the state of the Australian residential property market, Oliver Hume has grown to become a multi-office organisation with operations in Victoria, Queensland and New South Wales.

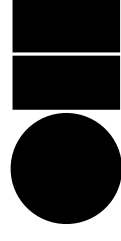
Oliver Hume Property Funds

Oliver Hume Property Funds is a specialist division within the Oliver Hume Corporation.

We bring together industry leading consultants and the expertise of Oliver Hume Property Research to develop premium development projects for our trusting investors. At Oliver Hume Property Funds, we can make investing in property simple, stress-free and profitable.

Impact Homes

Established in 1996, Impact Homes is one of the most respected builders of premium house and land packages along Australia's Eastern Seaboard. Impact Homes has surpassed the milestones of building over 2,000 quality homes that are valued at more than \$300 million.

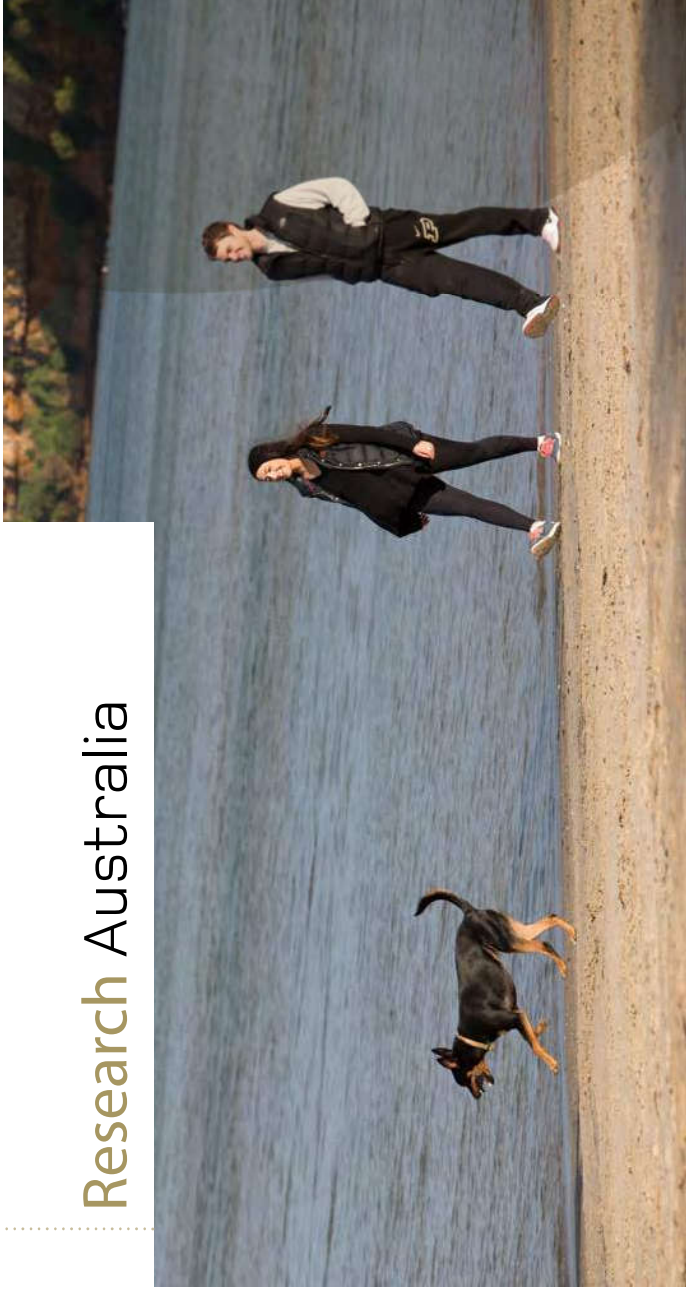


Oliver Hume
Research

Redlands, Werribee,
Melbourne, Victoria, Australia

OLIVER HUME

Research Australia



Australia Key Points

- 23 years of continued economic growth
- Population has grown at 1.5% over past 10 years
- High rates of Net Overseas Migration fuelling rental demand

Australia is a finance, tourism, health and education hub within the Asia Pacific region. Australia's economy is healthy and diverse, with strong contributions from sectors ranging from mining and resources through to finance and insurance services. Australia's balanced economy is supported by its world class education system, resilient labour market, expansive infrastructure network and consistent population growth.

An effective and rigorous legal system in addition to efficient, free markets ensures businesses are free to profit, prosper and add value to the economy. Inflation has been held within the Reserve Bank's target range of between 2% - 3% for the majority of the past decade and total Gross Domestic Product is over \$1,558 Billion.

Sources: Oliver Hume Research, Urbis, Economist Intelligence Unit: 2014

Economic Growth

Growth and economic stability are key drivers of Australia's comparative strength against global benchmarks. Australia's GDP has grown at a steady pace over the past two decades, ensuring a high standard of living for its population. The below chart depicts the economic growth of Australia in comparison to its peers over the past decade, and illustrates the solid performance of the economy.

Real GDP Growth: Comparison of Developed Nations

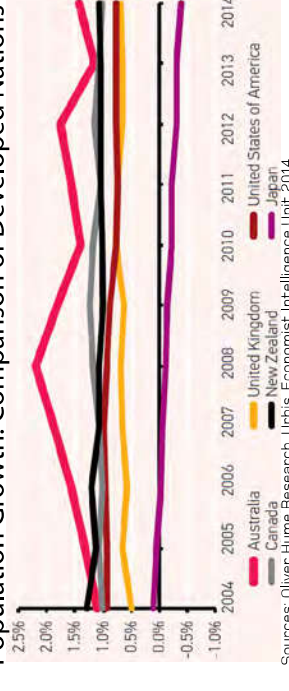


Sources: Oliver Hume Research, Urbis, Economist Intelligence Unit: 2014

Population Growth

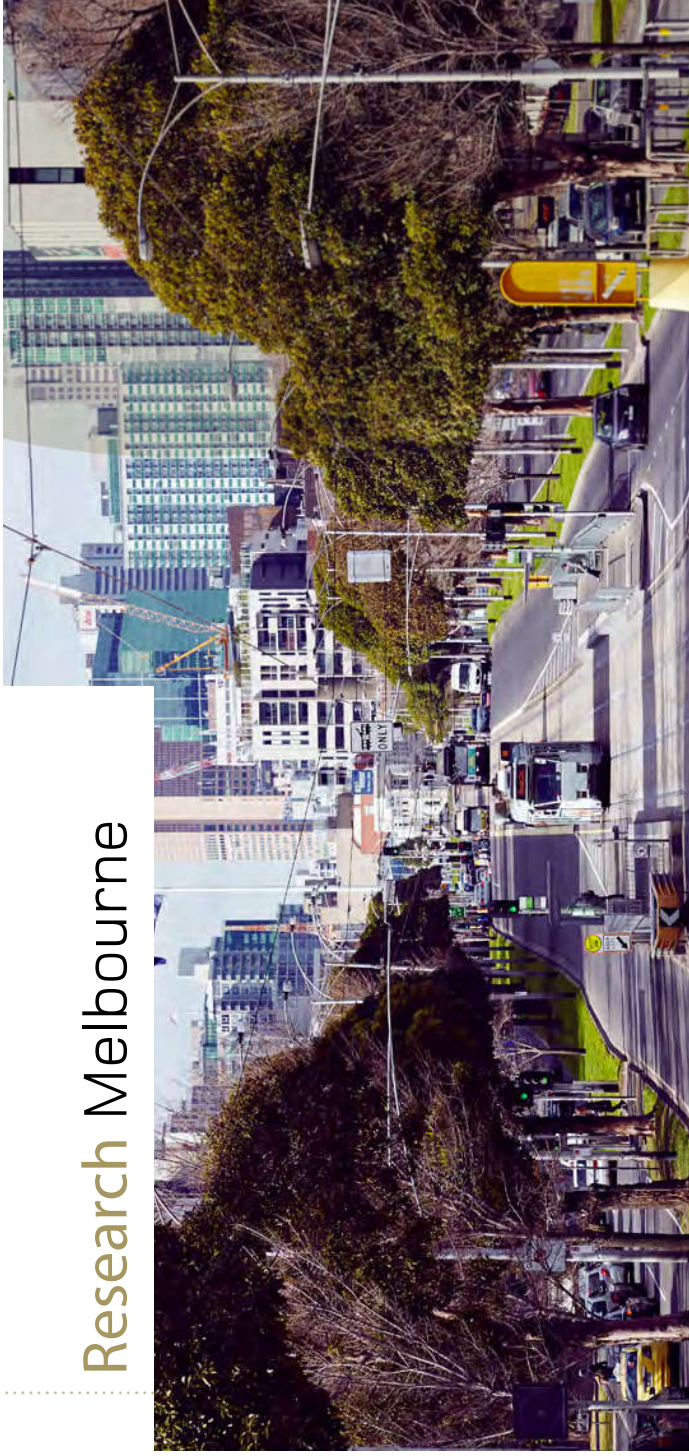
Australia's growing economy is partly attributed to strong population growth. High levels of immigration ensure the country continues to benefit from a diverse culture and strong international ties. In comparison to other developed nations, data shows that Australia's population growth has consistently been much stronger. The expanding populace is highly concentrated around Australia's major, multi-cultured cities, which provide education, entertainment and employment.

Population Growth: Comparison of Developed Nations



Sources: Oliver Hume Research, Urbis, Economist Intelligence Unit: 2014

Research Melbourne



Melbourne key points

- Voted most liveable city in the world 4 years in a row
- Grew by 95,000 people in 2014
- Perfect scores in education, infrastructure and healthcare
- Entertainment hub with major world events

Melbourne was Australia's most resilient capital city residential market throughout the Global Financial Crisis, with the median sale price for both houses and apartments rebounding rapidly in 2008 and 2009. This resulted in solid long-term growth over the past two decades. In the December 2014 quarter, Greater Melbourne registered median prices of \$577,500 for houses with respective growth of 4.1% over the previous twelve months.

Overall, Melbourne has a larger and deeper residential market than Brisbane and is more affordable than Sydney. Melbourne has also experienced greater growth over the past ten years of 5.4% per annum.

Sources: Oliver Hume Research, Urbis, Vic in Future 2014

Economic Strengths

By 2050, as a centre of knowledge and innovation, Melbourne has a vision to build Australia's largest business and activity centre. Melbourne also has Australia's highest level of population growth and the second largest residential market, with strong global business, education, cultural and sporting connections.

Population Growth

Greater Melbourne attracts the bulk of Victoria's overseas migrants and also accounts for the majority of the state's natural increase. These trends are likely to continue and Greater Melbourne is projected to have more than 80 per cent of the state's growth up to 2051.

The areas with the greatest capacity for dwelling supply are the outer growth areas. This is reflected in projected population growth. While the middle suburbs are expected to regenerate and increase steadily in population, the designated growth areas are expected to account for half of the projected population growth to 2031.

Rental Market

Greater Melbourne has experienced solid rental market growth of 5.3% per annum for apartments and 5.1% per annum for houses over the ten year period to December 2014.

Moving forward, strong overseas immigration is likely to remain a key population growth driver, further magnified by the large number of international university students opting to study in Melbourne. These factors, in addition to strong employment growth and infrastructure expenditure combine to create a solid foundation for the Melbourne rental market.

Average Annual Population Growth: 2011-2031



Research City of Wyndham



City of Wyndham key points

- 30 kilometres west of Melbourne
- 178,000 residents, expected to double by 2031
- Strong transport links and local amenity
- \$108,000 median house price increase over the last 10 years

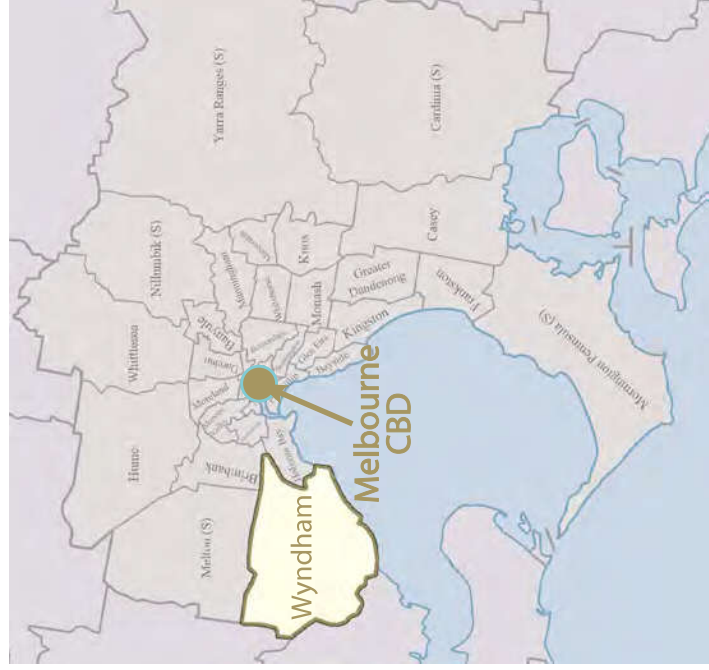
The City of Wyndham is approximately 30kms west of Melbourne CBD and contains the suburb of Point Cook.

Population

Wyndham has a population of almost 178,700 residents, which is an increase of 7.6% over the previous year. This growth rate places Wyndham as the fastest growing municipality in Australia. By 2031, Wyndham's population will have almost doubled and the number of households is expected to increase by around 110% over the same period.

Transport

The Princes Freeway is the major transport route, providing access to and from the east and west. The Western Ring Road affords linkages with the northern metropolitan areas, whilst a rail network connects Wyndham with both Melbourne and Geelong. As part of the Victorian Transport Plan, the Regional Rail Link project will provide a new railway line to both Tarnet and Wyndham via from the CBD.



Sources: Oliver Hume Research

Local Amenity

The City's retail sector includes the Williams Landing Town Centre, Point Cook Shopping Centre, Werribee Central Business District and the freestanding Werribee Plaza.

Wyndham also has a variety of parks, gardens and recreational facilities, including a swimming pool, golf club, equestrian centre, multi-purpose recreation centre and convention centre.

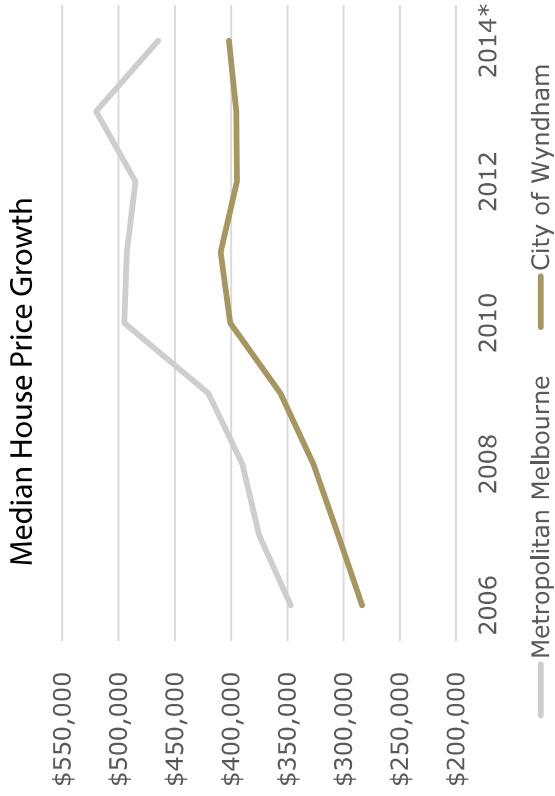
Education

Education facilities include Kindergartens and Pre-schools, Primary Schools, Secondary Schools, TAFE Colleges and Universities. These offer a range of education / training opportunities to service all age groups (primary to 'adult learning').

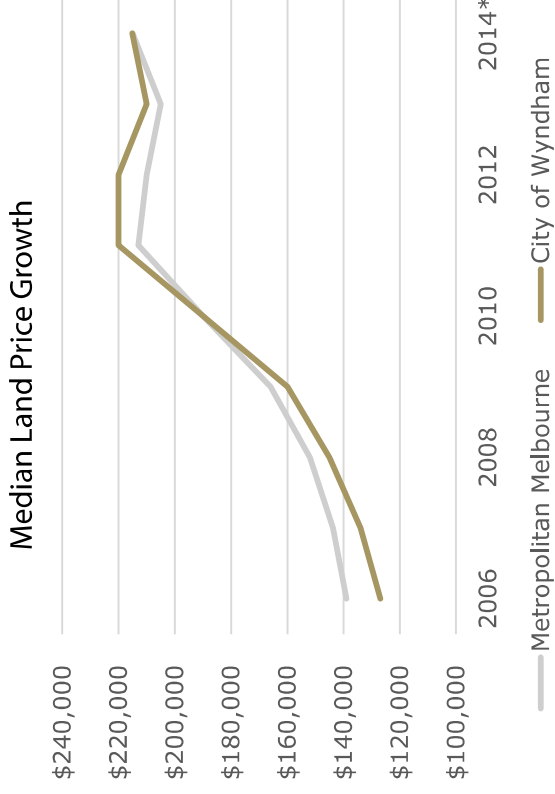
Property Prices

Within Wyndham over the last 10 years the median house prices increased by over \$108,000 whilst over the same timeframe, the median vacant land price rose by around \$78,000.

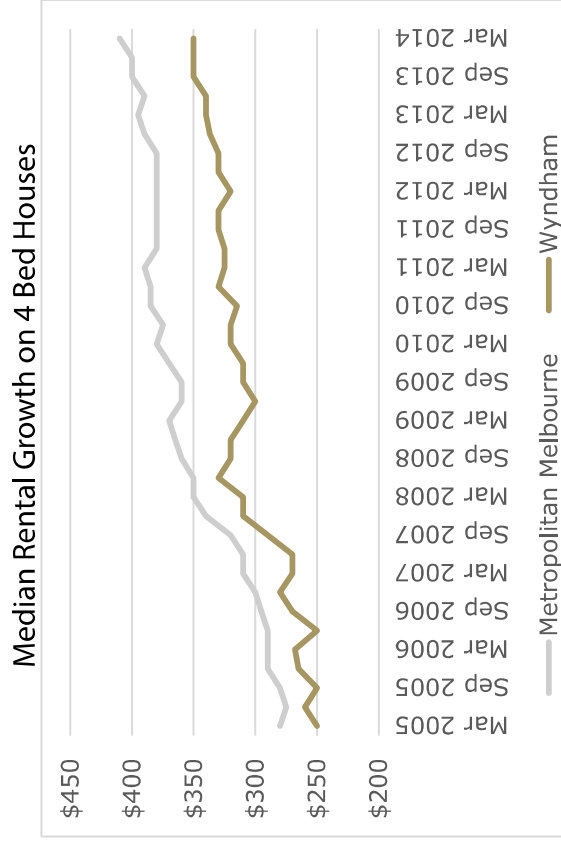
Research City of Wyndham



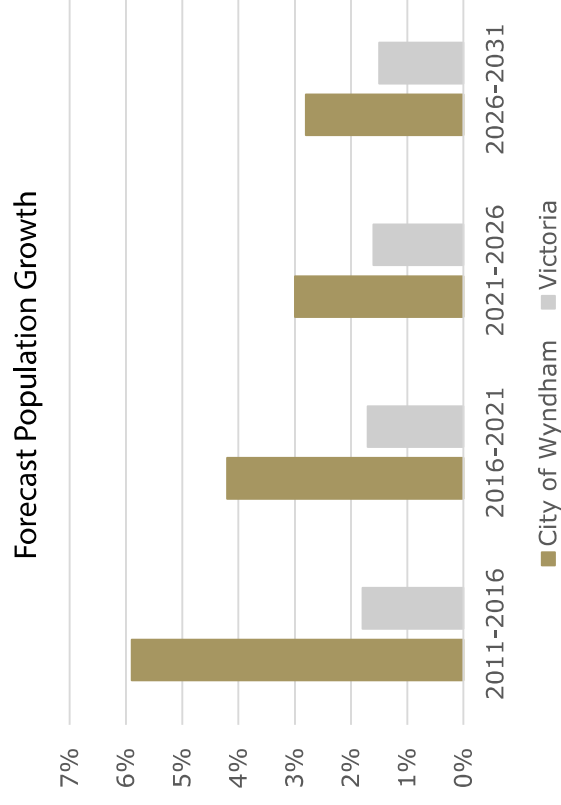
Source: Land Victoria, A Guide to Property Values 2014



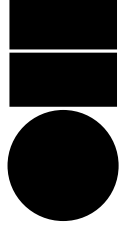
Source: Land Victoria – A Guide to Property Values



Source: OGH – Rental Report



Source: Vic in Future 2014



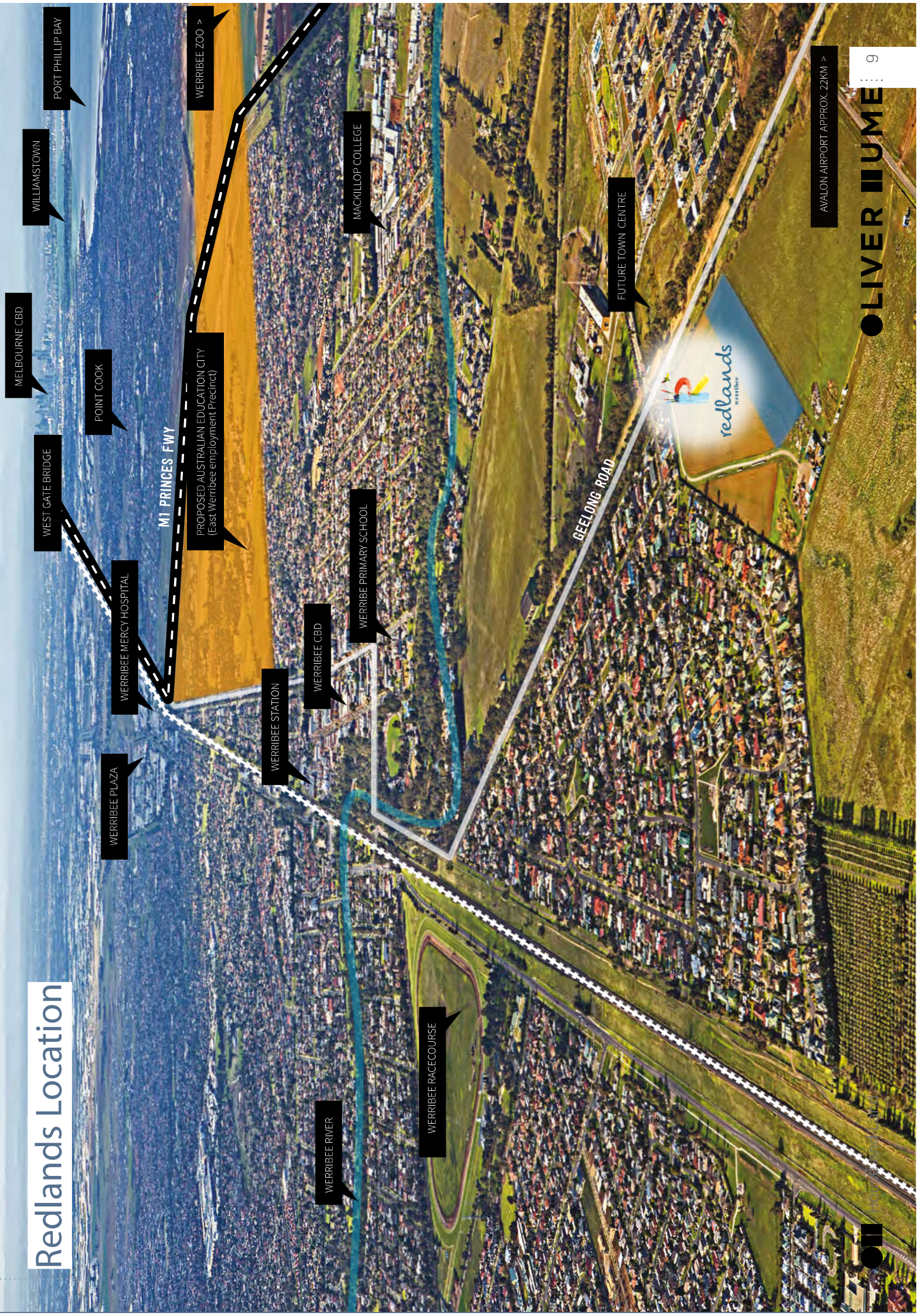
Proudly Presents



redlands
werribee

● LIVER III UME

Redlands Location



MELBOURNE CBD

WEST GATE BRIDGE

WILLIAMSTOWN

PORT PHILLIP BAY

POINT COOK

WERRIBEE MERCY HOSPITAL

WERRIBEE PLAZA

M1 PRINCES FWY

PROPOSED AUSTRALIAN EDUCATION CITY
(East Werribee employment Precinct)

WERRIBEE ZOO >

WERRIBEE STATION

WERRIBEE CBD

WERRIBEE RIVER

WERRIBEE PRIMARY SCHOOL

MACKILLOP COLLEGE

WERRIBEE RACECOURSE

GEELONG ROAD

FUTURE TOWN CENTRE



AVALON AIRPORT APPROX. 22KM >

