



CHATSWOOD
ROSEVILLE

Investor Report



Connecting the best of both worlds



Project & display address

1015 Pacific Highway,
Roseville, NSW 2069

Project description

Chatswood Rose is a mixed-use development located within a short walk from Chatswood and Roseville stations. With 117 apartments in total over seven storeys, it also features ground level retail space totalling 1,745m². Garden terraces are located on the level 2 podium, adding to two roof top gardens on level 5 and level 6 fitted with BBQ and playground facilities.

Construction timeline

June 2018 to December 2019 (estimated)

Deposit required

10% deposit required
(cash or bank guarantee)

Apartment mix

Bedrooms	Number	Internal size
	27	53 - 60 m ²
	86	78 - 87 m ²
	4	104 - 144 m ²

Strata levies estimate

Bedrooms	Strata levy p/q
	\$600 - \$750
	\$1,100 - \$1,800
	\$2,000 - \$2,200

Source: Bright and Duggan

Rental estimate

Bedrooms	Rent p/w
	\$600 - \$700
	\$800 - \$1,000
	\$1,200 - \$1,300

Source: Village Property



With more than two decades of experience in the property development industry, Keco Group upholds a vision to create an exceptional experience for residents by ensuring all projects are innovatively designed and finished to the highest standards.



BVN is one of Australia's leading architectural studios. Over 90 years worth of heritage allows BVN to create a broad portfolio of built work both locally and internationally. Global offices located in Sydney, Brisbane, Hong Kong and New York.



Chatswood Rose connects the best of both worlds. With close access to the Chatswood Hub, a variety of retail and entertainment offerings are within a convenient walking distance. As a major transport interchange, Chatswood connects directly to a deep pool of quality job and top schools. Connectivity is only set to improve, with a large pipeline of major projects to be delivered over the coming years.



+\$23 billion of infrastructure investment is on its way. The Sydney Metro, the nation's largest infrastructure project is due to complete in 2024.



With over a quarter of Sydney's total jobs within a 30 minute rail commute, and a skew toward higher paying tech focused jobs, the employment outlook is strong.



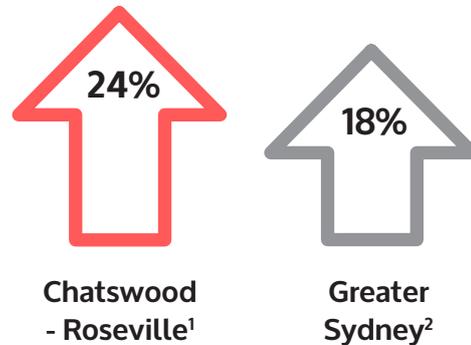
10 of the top 70 high schools in the state are within reach and over \$200 million of investment in new classrooms is projected for the region by 2021.



With the proposed \$280 million Chatswood Chase Expansion, the second largest retail destination in Sydney is set to become even larger.

Strong population growth

Forecast total % increase, 2016 to 2026



The attractive nature of Chatswood - Roseville will support stronger population growth than for Greater Sydney. A positive jobs outlook will continue to pull skilled migration, especially from Asia, building an increasingly diverse and vibrant community.

Family focused

Roseville has a relatively high proportion of family households living in apartments³.

41%
families

Well educated

A high proportion of residents have a Bachelor's degree or higher³.

36%
of adults have degrees

High earning

Roseville has one of the nations highest levels of household income³.

\$147,000
median income

Skilled

Managers and professionals represent a high share of employed residents³.

29%
of total employment

Source: 1.Forecast.id, 2.Planning & Environment NSW, 3.ABS Census 2016



Sydney Metro

The Sydney Metro development is the biggest infrastructure project under construction in Australia. Sitting at the heart of this major two stage rail project, Chatswood Rose is positioned to benefit from increased connectivity and convenience.

Stage 1

North West Rail Link expected 2019

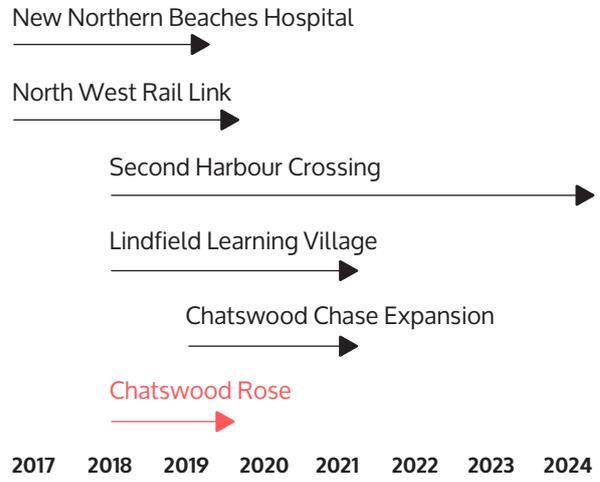
Adding an approximate 50,000 jobs¹ via the Norwest Business Park and Castle Hill centres.

Stage 2

Second Harbour Crossing expected 2024

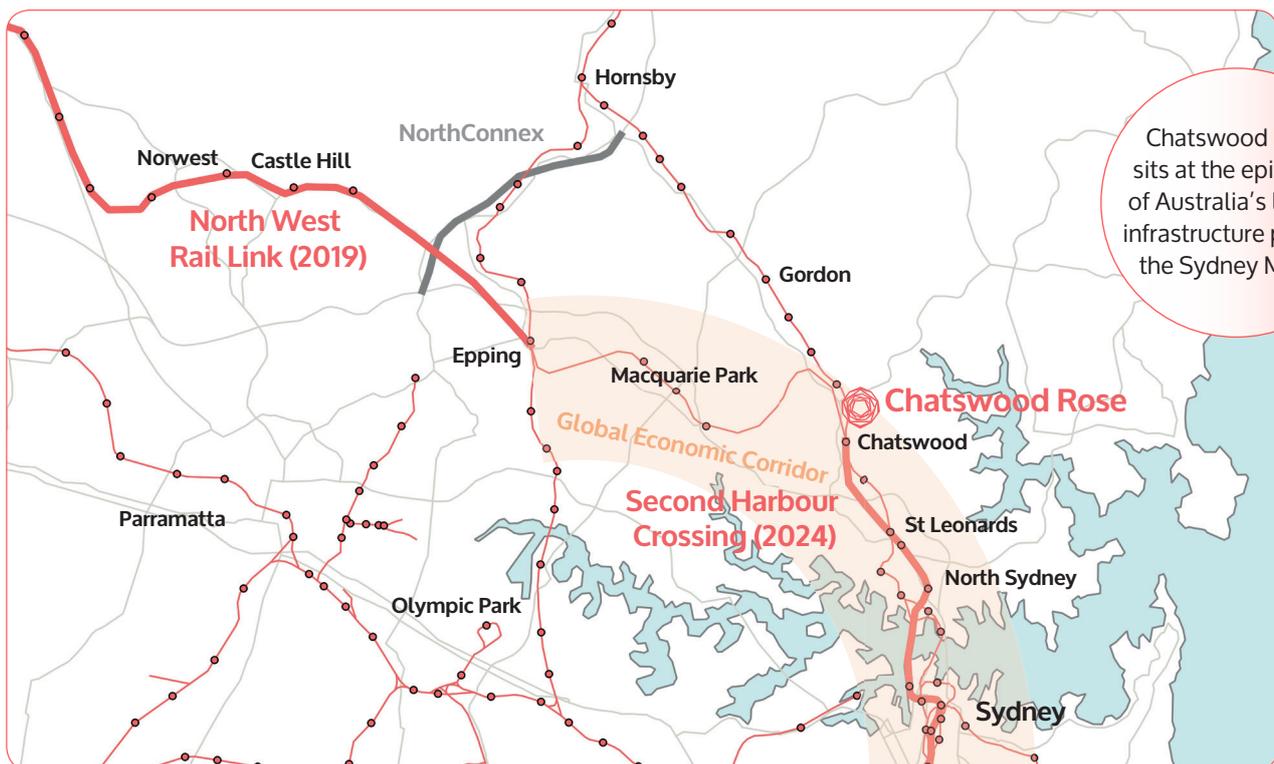
Providing a second rail link from Chatswood to the Sydney CBD, this will boost the capacity of Sydney's commuter network by over 50%², dramatically reducing congestion. It will provide direct links to Crows Nest, Barangaroo and the Inner West through to Bankstown.

Delivery timeline³



+\$23 billion
of infrastructure projects
to be completed by 2024

↑ Employment ↑ Connectivity ↑ Population ↑ Housing demand



Chatswood Rose sits at the epicentre of Australia's largest infrastructure project, the Sydney Metro.

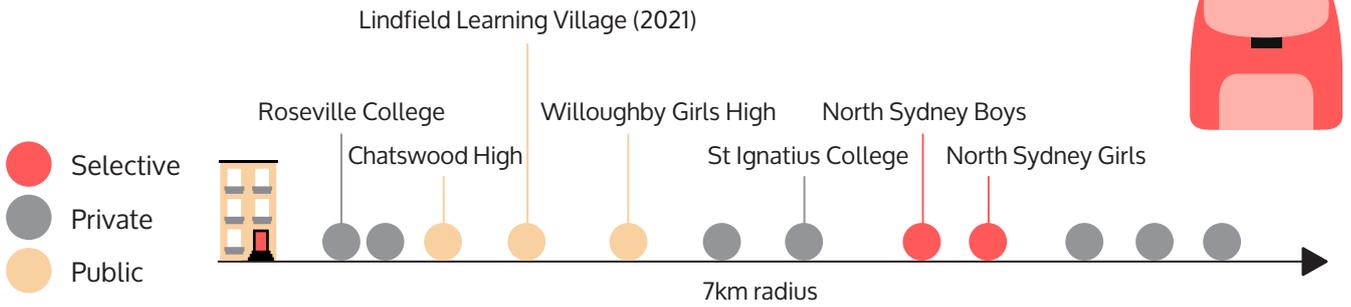
Source: 1. Estimate based on ABS Census 2016, 2. NSW Government, 3. BIS Oxford Economics



Quality high schools

Chatswood Rose is positioned in close proximity to many of the state's best selective, public and private high schools. A boom in school infrastructure around Chatswood will see the area continue to excel.

**2 top 10
10 top 70
HSC ranked schools 2017***



* Based on proportion of high scores in NSW¹



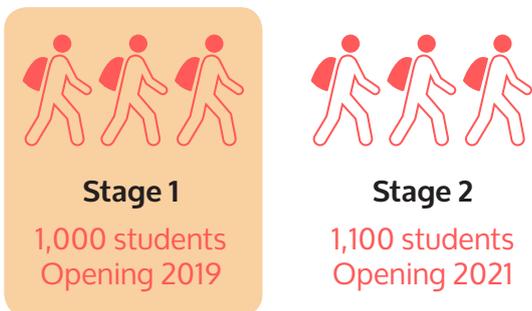
Lindfield Public School

Ranked top 2.5%

Chatswood Rose falls into the Lindfield Public School catchment, one of the top ranked primary schools in the state based on NAPLAN results².

Lindfield Learning Village

An extra 200 teachers and 2,100 student places



The incoming \$90 million K-12 Lindfield Learning Village will set a new benchmark for public schools on the North Shore with its innovative educational model, less than two kilometres from Chatswood Rose.

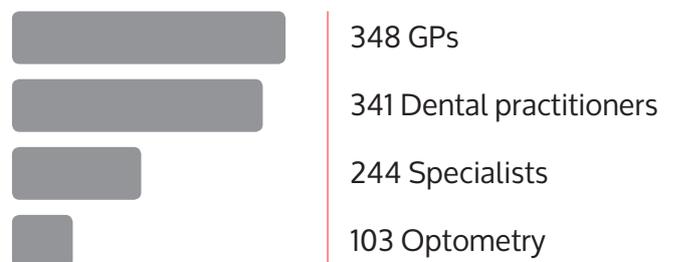
Health

New \$1 billion Northern Beaches Hospital due 2018

Chatswood Rose is located close to some of Sydney's best regarded major public and private medical facilities. The new Northern Beaches Hospital is one of Sydney's biggest hospital investments in decades, putting one of the state's newest hospital within a 10 minute drive.

Total healthcare professionals 2,700*

*In the Chatswood East - Artarmon statistical area.



Chatswood has the largest concentration of healthcare practitioners on the North Shore³.

Source: 1. NSW Board of Studies, 2. Better Education, 3. ABS Census 2016



Global Economic Corridor

26%

of total Sydney jobs are within 30 minutes of Chatswood Station¹

Chatswood Rose is located in Sydney's 'Global Economic Corridor', Australia's premier technology hub, home to many major IT, finance, engineering and healthcare firms. The North West Rail Link will open up accessibility to 50,000 more jobs.

Quality jobs

Within the 30 minute catchment of Chatswood, a high proportion of quality jobs are located.

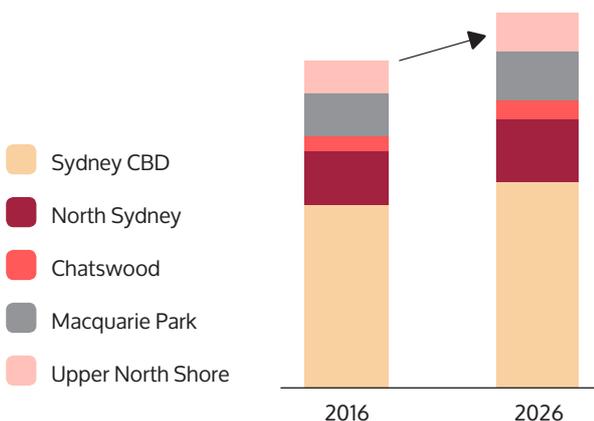
Share of total Sydney jobs in catchment²



Robust employment growth

Over the decade to 2026, healthy employment growth is forecast for the Global Economic Corridor³.

84,000 new jobs (+15%)



Source: 1,2.ABS, 3.ABS, NSW Bureau of Transport Statistics, 4.Shopping Centre News, 5.Zomato

Thriving retail hub

Retail floor area⁴



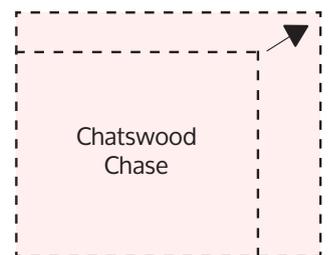
*Total of Westfield Chatswood and Chatswood Chase.

With nearly 500 stores, Westfield Chatswood and Chatswood Chase combined represent Sydney's second largest retail hub, and the largest outside of the Sydney CBD. With an annual turnover of near \$1.2 billion in 2017, Chatswood is the third most successful retail precinct in the nation.

Retail expansion

Building on from the recent \$125 million Westfield Chatswood Expansion, Chatswood's retail offerings are projected to increase again with the proposed \$280 million Chatswood Chase Expansion, expected to complete construction early next decade.

+25,000m² extra retail space*



*Estimated based off development application.

Cuisine culture

269 eateries

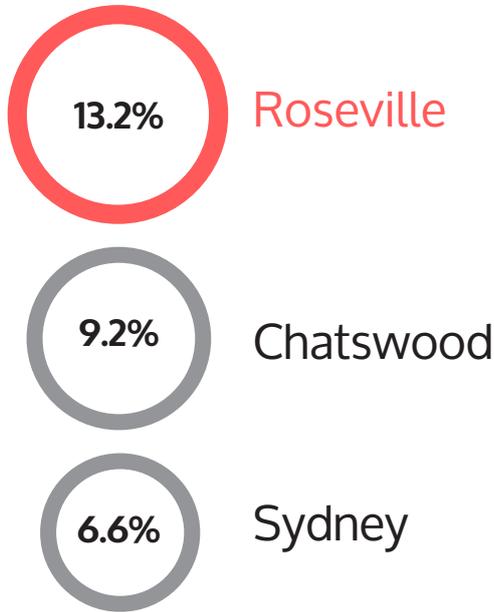
Chatswood has the second largest concentration of eateries in suburban Sydney⁵, with a particularly deep offering of Asian cuisines.





Significant unit price growth

Growth p/a, 2012 to 2017¹



Median unit price growth in Roseville has outpaced both Chatswood and Sydney overall in the five years to 2016/17.

Limited supply



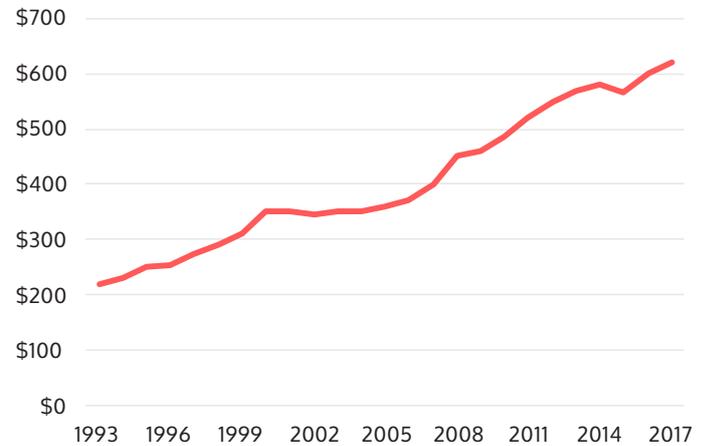
*For Chatswood - Roseville region

Future apartment supply in Chatswood - Roseville is constrained, with council zoning limits helping to reinforce a very narrow pipeline of projects.

From a demand perspective, projected population to 2026 equates to a need for over 200 new apartments annually in Chatswood - Roseville².

Stable long term rental growth

Median rent p/w



The Willoughby LGA has shown stable rental growth since the 1990s³.

Significant rental returns

Gross rental yield for 1br units (June 2017)⁴

Roseville 4.2%

Greater Sydney 4%

Roseville's rental yield sits at a similar level to comparable apartment locations in Sydney.

Source: 1. PriceFinder, 2.BIS Oxford Economics, 3.Housing NSW, 4.BIS Oxford Economics



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1800 771 016 chatswoodrose.com.au

1015 Pacific Highway, Roseville

Corner of William Street and Pacific Highway

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CHATSWOOD
ROSEVILLE

投资报告



与顶尖资源无缝相接



项目与展厅地址

1015 Pacific Highway,
Roseville, NSW 2069

项目简介

Chatswood Rose是一个混合型开发项目，短途步行即可到达Chatswood火车站和Roseville火车站。项目共计7层楼高，规划117套精品公寓，以及总计1,745平米的零售商铺位于项目底楼。2楼是项目的空中露台，有精心规划的园林景观。5楼和6楼的顶楼分别配有2个空中花园，配有游戏场，可供住户休闲娱乐以及户外烧烤。

建造时间

2018年6月至2019年12月(预计时间)

定金要求

10%定金

(可以以现金或银行担保方式支付)

公寓户型

卧室	数量	室内面积
	27	53 - 60 m ²
	86	78 - 87 m ²
	4	104 - 144 m ²

物业管理费预测

卧室	物业费/每季度
	\$600 - \$750
	\$1,100 - \$1,800
	\$2,000 - \$2,200

数据来源: *Bright and Duggan*

租金预测

卧室	租金/每周
	\$600 - \$700
	\$800 - \$1,000
	\$1,200 - \$1,300

数据来源: *Village Property*



Keco Group 拥有超过20年的地产开发经验。秉承对品质的追求和精益求精的创新理念，旨在打造行业最高水准的住宅项目。



BVN是澳洲领先的设计事务所。拥有超过90年的行业经验，凭借卓越的水准在国内和国际上都享有盛名。事务所遍布全球，包括悉尼，布里斯班，香港和纽约。



Chatswood Rose与所有顶尖资源无缝相接。从项目出发，步行距离即可到达北岸知名商圈Chatswood，这里拥有琳琅满目的商店以及休闲娱乐设施。作为北岸最主要的公交枢纽站，从Chatswood出发前往悉尼各大商务中心与学校都十分便捷。这样的连通性也会随着各大政府基建工程落成得到进一步的提升。



斥资超过\$230亿的基建工程正在进展中。Sydney Metro，作为全澳最大的基建工程项目将于2024年完工。



在项目30分钟火车路程内，拥有全悉尼1/4的通勤人口。这些职业大多偏向于高薪高技能，因而区域内的就业环境极佳。



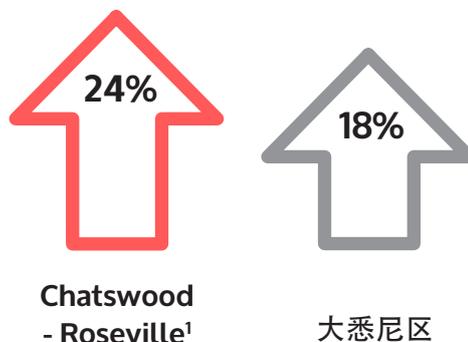
全澳排名前70的高校，有10所坐落于项目区域内。政府规划将斥资\$2亿澳元，同时升级区域内教育的硬件与软件配置。



政府规划\$2亿8千万澳元用于扩充建设Chatswood Chase。这个悉尼第二大零售商业中心将在现有的规模上得到进一步的扩大。

强劲的人口增长趋势

2016年至2026年，预计增长总百分比



Chatswood-Roseville优美的自然环境吸引了大量人口安家于此。区域人口增长超过大悉尼区总体水平。良好的就业环境也将为区域进一步带来高技能海外移民，尤其是亚洲移民。进而建设融合多元文化的活力社区。

深受家庭喜爱

Roseville深受家庭喜爱，有相当一部分公寓里的常居人口为家庭

41%
家庭

良好教育

区域内有相当高比例的人口拥有本科及以上学历。

36%
成人拥有学位

高收入

Roseville的家庭收入水平在全澳范围内首屈一指

\$147,000
收入中位数

高技能

职业经理人和白领在区域就业人口内占相当高的比例

29%
高技能



悉尼地铁

Sydney Metro悉尼地铁是全澳最大的基建项目，工程分为3期，正在建造中。Chatswood成为Sydney Metro最重要2条线路的连接点。得益于该工程，Chatswood Rose将拥有极其强大的连通性和便捷度。

一期工程

西北铁路线，预计将于2019年开通

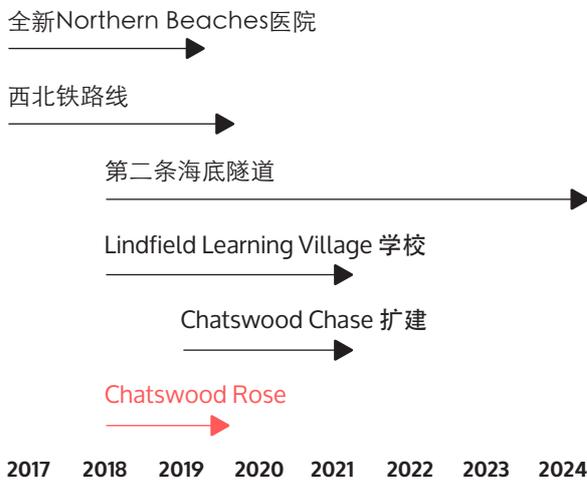
线路的开通预计将从Norwest就业园区和Castle Hill中心带来近50,000个的就业机会¹

二期工程

第二条海底隧道预计将于2024年完工

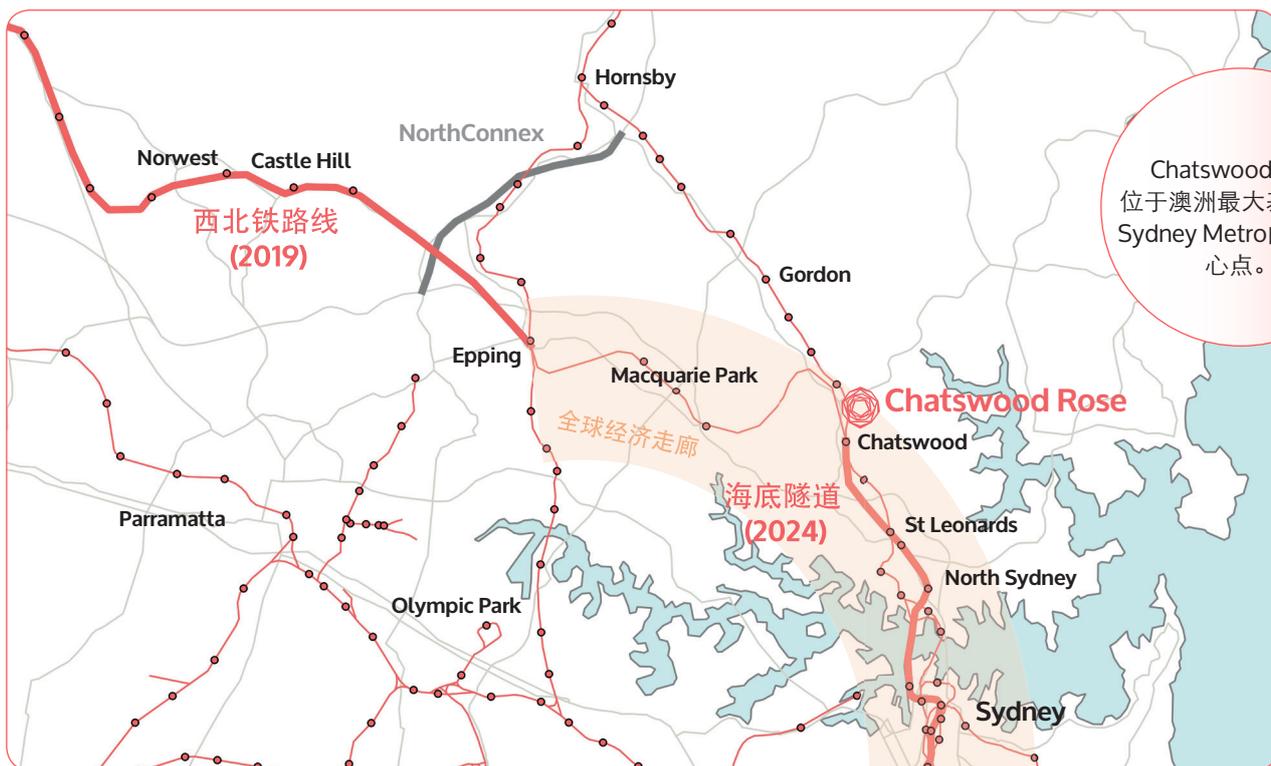
Sydney Metro为Chatswood前往悉尼CBD带来第二条铁路线路选择。大幅度有效引流，为悉尼交通提升超过50%²的运载能力。直接贯通Crows Nest, Barangaroo, 内西区直至Bankstown。

工程进展³



+\$230亿
价值的基建建设工程
预计将于2024年完工

↑ 就业 ↑ 连通性 ↑ 人口 ↑ 住房需求



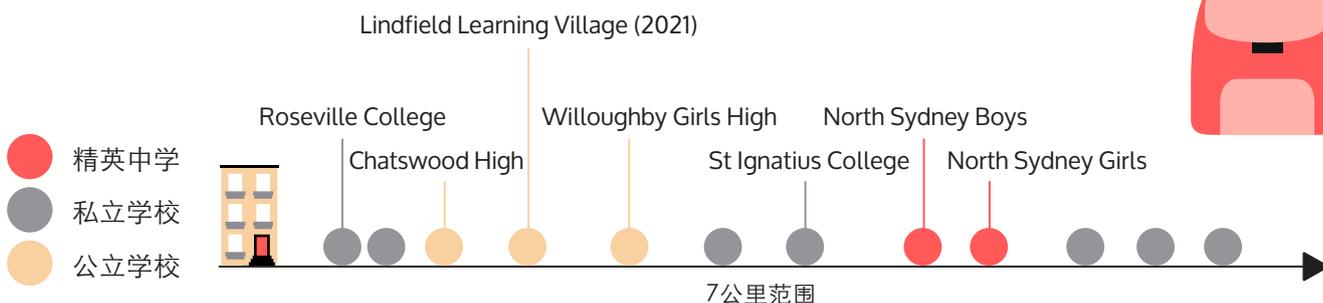
数据来源: 1.Estimate based on ABS Census 2016, 2.NSW Government, 3.BIS Oxford Economics



高品质教育资源

Chatswood Rose极近高品质教育资源。区域内拥有名列前茅的众多顶尖名校，精英中学，公立和私立众多选择。政府对于学区的硬件软件升级规划，即将为教育环境带来更好的提升。

2所排名前10
10所排名前70
根据2017高校排名



*数据来源于新州高分排名¹

Lindfield 公立学校

排名前 2.5%

Chatswood Rose位于Lindfield公立学校学区内。根据NAPLAN数据显示²，Lindfield公立学校新州排名最高的小学之一。

Lindfield Learning Village 教育园区 可以容纳200名教师和2,100名学生



斥资\$9000万打造的Lindfield Learning Village教育园区是创新型的教育模式，将成为悉尼北岸公立学校的标杆。Lindfield Learning Village课程范围包含从幼儿园至Year 12。从Chatswood Rose出发，不到2公里距离即可到达。

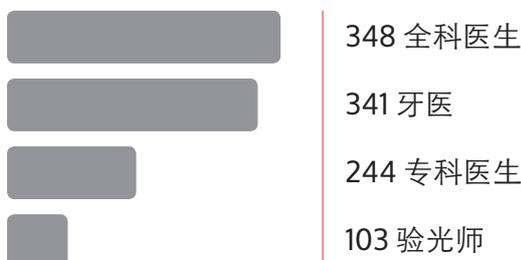
健康

斥资\$10亿打造全新Northern Beaches医院 预计2018年即将完工

Chatswood Rose毗邻众多私立及公立医疗中心。全新打造的Northern Beaches医院将成为近10年来，悉尼最大投入的医院建设项目。距离Chatswood Rose驾车仅需10分钟。

从事医疗工作的人口数量 2,700*

*数据采样范围 Chatswood East至Artarmon



在悉尼北岸，Chatswood是拥有医疗中心和从事医疗人数最多的资源集中点。

数据来源: 1. NSW Board of Studies, 2. Better Education, 3. ABS Census 2016



全球化经济走廊

26%

全悉尼有26%的工作岗位遍布于
Chatswood火车站130分钟可达范围内

Chatswood Rose位于悉尼”全球化经济走廊”范围内，毗邻全澳领先的科技园区，拥有众多IT，金融，工程以及医疗企业。随着西北铁路线的建立，有将带来50,000个就业机会。

高技能工作

Chatswood 30分钟路程范围内，
高技能工作占很大一部分

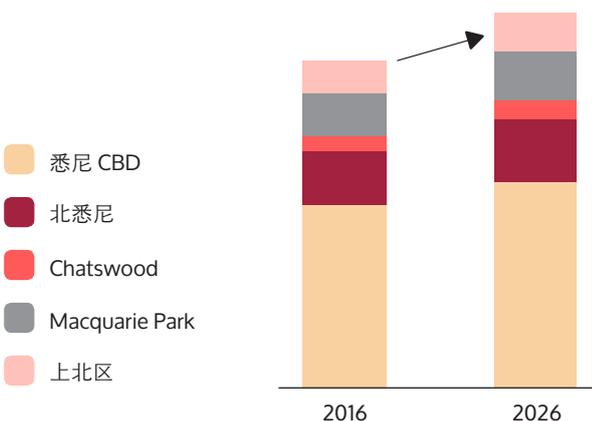
行业分布²



稳健的就业人口增长

在未来十年（至2026年），全球化经济走廊³将带来就业人口的稳步增长。

84,000 新就业机会 (+15%)



数据来源: 1,2.ABS, 3.ABS, NSW Bureau of Transport Statistics, 4.Shopping Centre News, 5.Zomato

繁荣商圈

零售店面积⁴



2nd

全悉尼范围第二大零售商圈

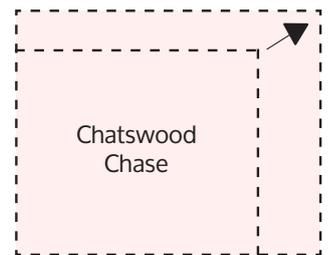
*Westfield Chatswood 和 Chatswood Chase 总和

拥有近500家商铺，Westfield Chatswood和Chatswood Chase形成了除悉尼CBD以外的第二大零售商圈。在2017年，年营业额高达\$12亿。- Chatswood也名列全澳最成功商圈榜单第三名。

规模拓展

除去Chatswood Westfield花费\$1亿2千5百万的升级以外，Chatswood Chase也规划了价值\$2亿8千8百万的扩建规划，预计将在未来十年内完成。

+25,000m² 零售区域拓展



*预测来源于项目DA

多元文化

269 家餐馆

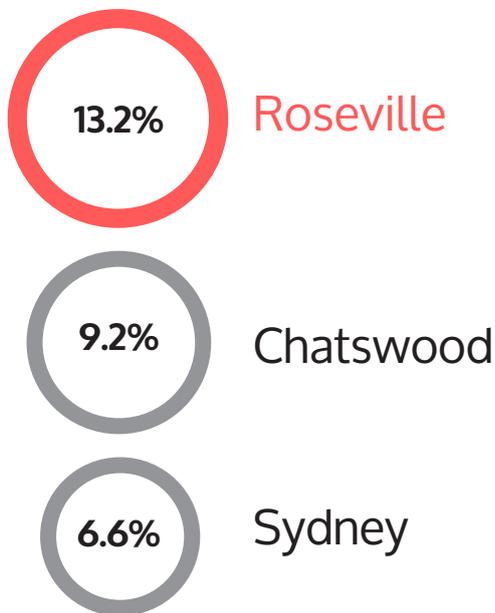
Chatswood商圈餐馆数量在大悉尼地区⁵排名第二，亚洲风味餐馆尤为知名。





极佳的房价上涨走势

2012年至2017年¹，每年上涨比例



至2016年/2017年，Roseville的房产中位价连续5年远超Chatswood和大悉尼地区

供给有限



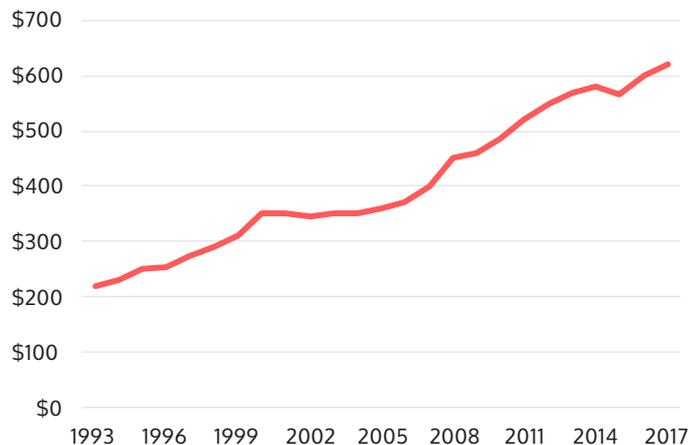
Chatswood - Roseville 区域

由于市政规划带来的限制，未来在Chatswood -Roseville地区住房供给数量是极为有限的。

从需求角度而言，Chatswood-Roseville²地区每年需要200套新房，才能满足至2026年的人口需求。

稳定的长期租金增长

租金中位价



The Willoughby 市政局统计显示，自1990³年起区域就拥有稳定的租金增长。

显著的租金回报

2017年6月⁴，1房公寓租金回报率

Roseville 4.2%

Greater Sydney 4%

Roseville地区的租金回报率与大悉尼地区持平。

数据来源: 1. PriceFinder, 2.BIS Oxford Economics, 3.Housing NSW, 4.BIS Oxford Economics



敬请垂询

1800 771 016 chatswoodrose.com.au

1015 Pacific Highway, Roseville

William Street 与 Pacific Highway 转角

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