

THE PLACE TO LIVE

CONTEMPORARY, SPACIOUS, CONVENIENT LIVING

*111 KATES STREET MORNINGSIDE QLD*

**THE HUB**  
ON KATES

*“introducing a new era of style and sophistication to Morningside”*



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live  
here

*"great parks, easy access to transport, amazing cafes and restaurants, endless shopping choices, a terrific high end pub, and close to schools and the city"*

just over 6 kms south east from the Brisbane CBD



**'THE HUB ON KATES'** INTRODUCES A NEW ERA OF STYLE, SOPHISTICATED AND CONVENIENT APARTMENT LIVING, IN THE CENTRE OF ONE OF BRISBANE'S PREMIER CITY FRINGE LOCATIONS, JUST OVER 6 KMS SOUTH EAST FROM THE CBD.

This boutique project represents modern, secure, residential living at its best, consisting of 21 large modern 2 bedroom, 2 bathroom apartments and 3 1 bedroom, 1 bathroom apartments.

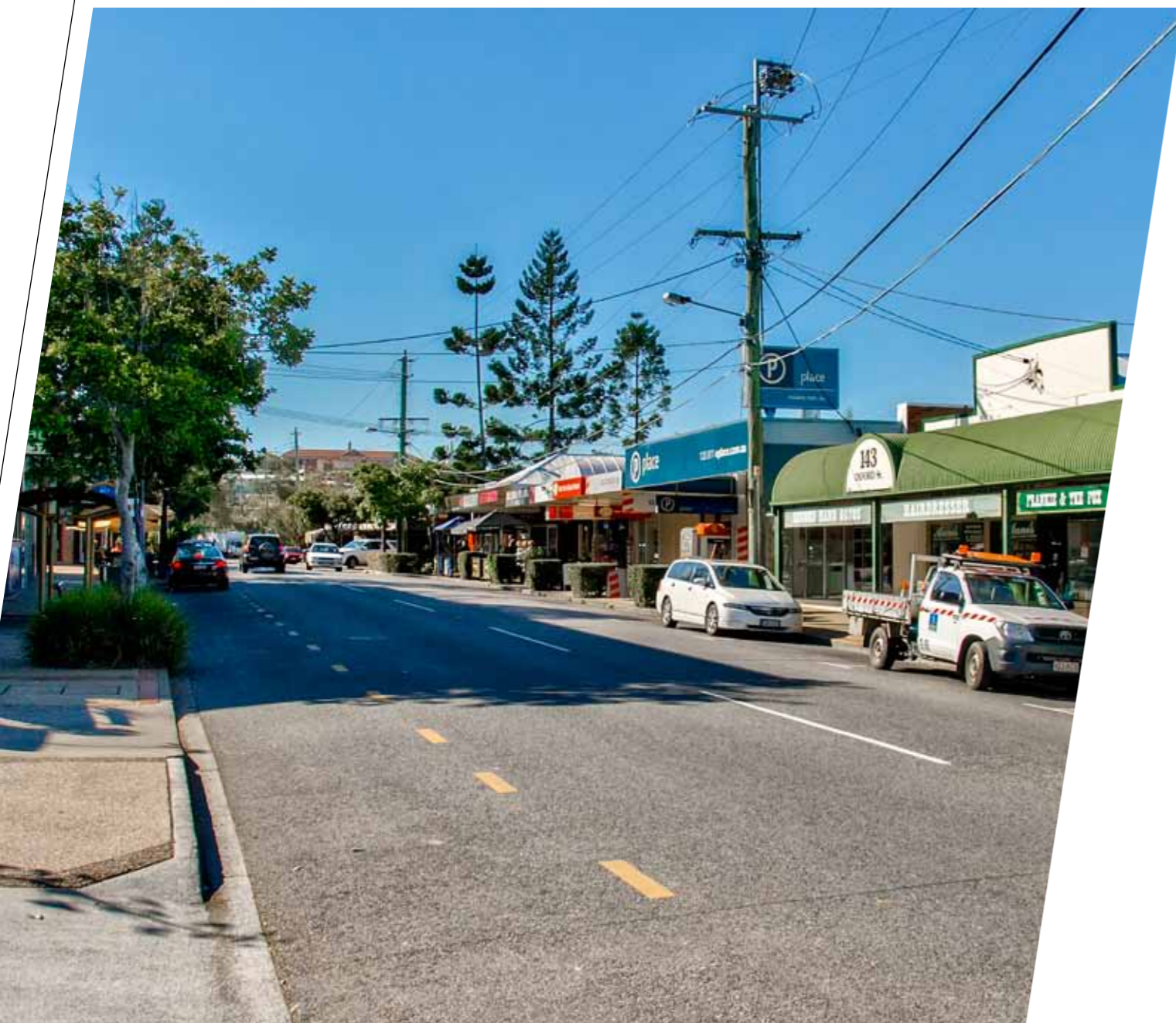
The Hub on Kates is centrally located within the heart of Morningside and epitomises the best facets of city fringe living with its proximity to a vast array of popular local amenities. Bus routes are accessed within a stone's throw and a choice of two train stations are within an easy stroll. A near new boutique shopping complex, restaurants, cafes,

24 hour gyms and all other major essential amenities are quite literally at your doorstep.

The Hub on Kates offers privacy, peace and security, while its architectural integrity ensures it blends in with Morningside's unique streetscape.

Don't miss this excellent investment opportunity in a boutique development that offers a highly sought after combination of location, lifestyle and easy access to the CBD.

*“just around the corner from the famous Oxford Street, Bulimba  
and the newly renovated Westfield Carindale Shopping Centre”*



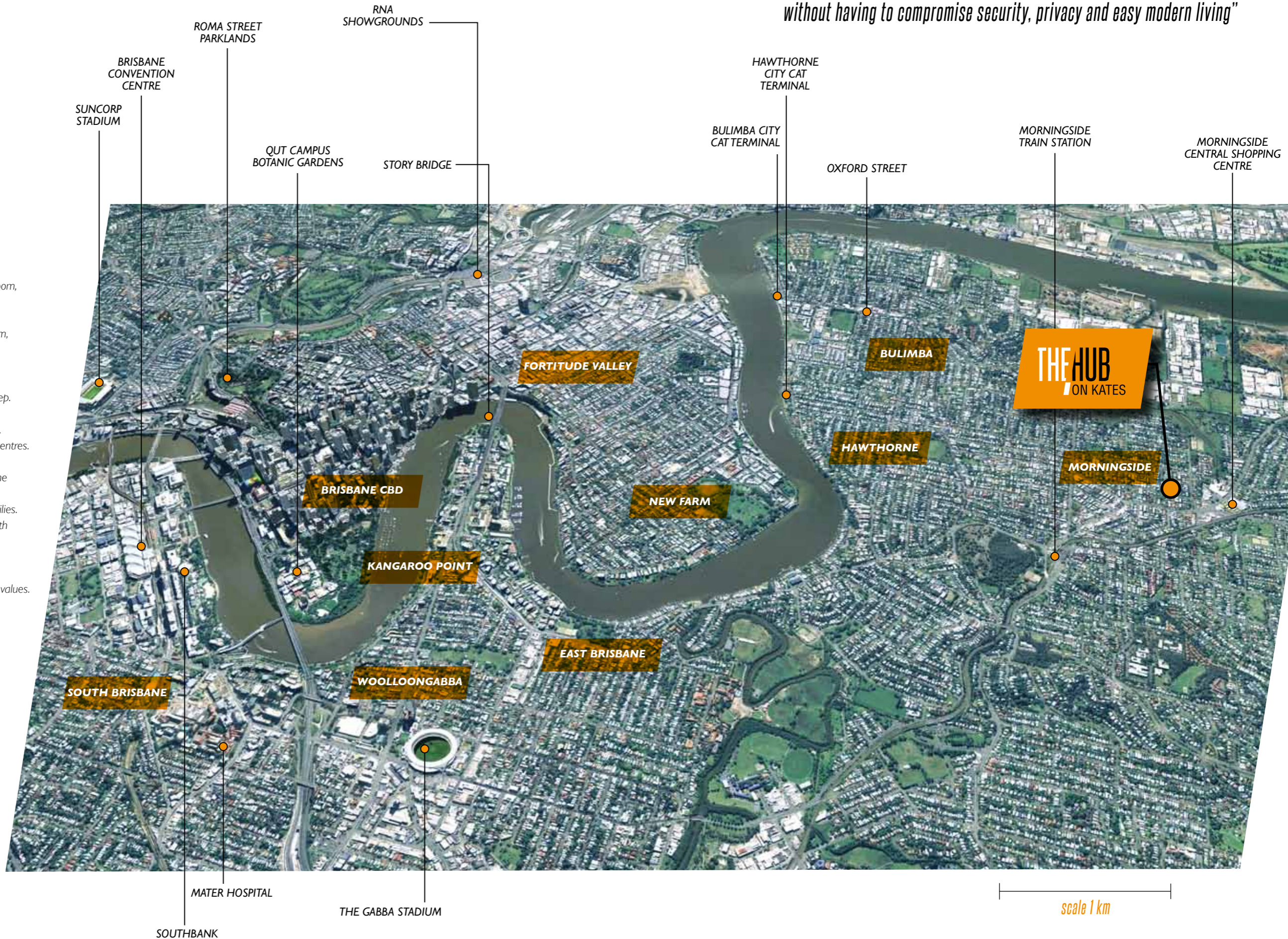
## buyer snapshot

<b>development</b>	The Hub on Kates
<b>address</b>	111 Kates Street, Morningside Queensland, 4170
<b>location</b>	Just over 6 kms south east from the Brisbane CBD
<b>description</b>	Boutique residential development comprising 21 very spacious 2 bedroom, 2 bathroom apartments and 3 comfortable and open 1 bedroom, 1 bathroom apartments
<b>pricing summary</b>	Starting at \$340,000 for 1 bedders and \$455,000 for 2 bedders
<b>deposit</b>	\$1,000 on contract signing and 10% cash on unconditional
<b>key dates</b>	Construction scheduled to commence mid December 2013, with completion anticipated at the end of October 2014
<b>rental summary</b>	\$330 to \$350 per week for 1 bedroom apartments ( <i>estimate only</i> ) \$440 to \$480 per week for 2 bedroom apartments ( <i>estimate only</i> )
<b>body corporate</b>	\$1,800 p.a. to \$2,100 p.a. (plus GST), depending on size and location of the apartment in the complex

*"there is literally nothing you cannot access within a short stroll from your doorstep, without having to compromise security, privacy and easy modern living"*

# key features

- 21 spacious and modern 2 bedroom, 2 bathroom, 1 or 2 car apartments with air conditioning, stunning finishes and large balconies.
- 3 comfortable and open 1 bedroom, 1 bathroom, 1 car apartments with air conditioning, stunning finishes and large balconies.
- Easy 10 minute commute to the CBD.
- Numerous public transport options at your doorstep.
- Less than 100 metres to shops, cafes, restaurants, specialty stores, gyms, hotels and essential services.
- Only minutes to a variety of schools and childcare centres.
- Just around the corner from Oxford Street, Bulimba.
- Highly appealing boutique development located in the heart of one of Brisbane's thriving city fringe suburbs.
- Ideal for singles, couples, professionals and young families.
- Spacious open plan, architect-designed apartments with secure intercom entry and car park.
- Excellent rental returns and capital growth potential.
- High rental demand in a low density residential suburb with high owner occupancy and high established capital values.



**THE HUB**  
ON KATES

# apartments

UNIT #	BEDROOMS / BATHROOMS	LEVEL	CAR PARK	INTERNAL	AREA (m <sup>2</sup> ) BALCONY	TOTAL
1	1 + study / 1	First	1	57	30	87
2	2 / 2	First	1	79	42	121
3	2 / 2	First	1	79	42	121
4	2 / 2	First	1	79	35	114
5	2 / 2	First	1	79	45	124
6	2 / 2	First	1	82	29	111
7	2 / 2	First	1	79	20	99
8	2 + study / 2.5	First	1	85	12	97
9	1 + study / 1	Second	1	57	16	73
10	2 / 2	Second	1	79	16	95
11	2 / 2	Second	1	79	16	95
12	2 / 2	Second	1	79	16	95
13	2 / 2	Second	1	79	16	95
14	2 / 2	Second	2	82	29	111
15	2 / 2	Second	1	79	20	99
16	2 + study / 2.5	Second	2	85	12	97
17	1 + study / 1	Third	1	57	16	73
18	2 / 2	Third	1	79	16	95
19	2 / 2	Third	1	79	16	95
20	2 / 2	Third	1	79	16	95
21	2 / 2	Third	1	79	16	95
22	2 / 2	Third	2	82	29	111
23	2 / 2	Third	1	79	20	99
24	2 + study / 2.5	Third	2	85	12	97

## creating lasting impressions

1 bedroom + 1 bathroom + study (first floor)



*2 bedroom + 2 bathroom (second floor)*



*2 bedroom + 2.5 bathroom + study (third floor)*



*“modern, spacious apartments with maximum security and privacy”*



## modern living

STARTING FROM \$340,000 FOR 1 BEDROOM APARTMENTS AND \$455,000 FOR 2 BEDROOM APARTMENTS, THE HUB ON KATES OFFERS ARCHITECT-DESIGNED STYLE WITH A FOCUS ON EASY, SPACIOUS MODERN LIVING.

Oversize balconies extend the apartments outdoors and compliment the open flow between the air conditioned kitchen and living areas. Separate sleeping areas provide peace and privacy, while clear separation between apartments results in maximum privacy and dual tenancy appeal.

With the convenience of every amenity literally at your doorstep, large open plans with extra generous living spaces and classic neutral styling, these contemporary apartments will tick every box. Whilst well planned stylish layouts, stainless steel appliances, European fittings and quality floor coverings maximising luxury and comfort are all there, as you have come to expect from a Mosaic development.



*"apartments that offer an open feel, large outdoor entertaining areas & an abundance of natural light"*



Each apartment has secure car parking, with ample visitor spaces and street parking. A lift from the secure basement car park with electric remote automatic roller door entry provides access to the three levels of living above. The Hub on Kates will feature bountiful sub tropical plantings and gardens to compliment the communal outdoor spaces and BBQ area.





*“an uncompromising level of finish to every aspect of each apartment and the overall design, not normally associated with apartments in this price range”*

Quality finishes, fixtures and air conditioning will ensure these spacious apartments continue to satisfy investor and resident tastes for many years to come.

*“nothing is far from Morningside – it’s all on your doorstep”*

# everything on your doorstep

**‘THE HUB ON KATES’** IS RIGHT IN THE HEART OF WHERE EVERYTHING IS HAPPENING.

## Less than 5 mins walk

### 50 METRES

- Colmslie Hotel with Accommodation & Restaurant
- Bottle Shop
- Coles
- Snap Fitness Gym
- Golden Casket
- Optometrist
- Hair & Beauty Salons
- Mortgage Choice
- Florist & Gift Shops
- Solicitor

### 75 METRES

- Morningside Central Shopping Centre with Woolworths
- Butcher
- Chiropractor
- Various Cafes & Restaurants
- NAB Branch
- ATM – St. George & Commonwealth Bank
- BWS
- Eagle Boys
- Green Grocer
- Various Specialty Clothing Stores
- Bakery

### 100 METRES

- Caltex Service Station
- Bus Stop

## Less than 10 mins walk or less than 1 km

- Police Station
- Train Stations – Cannon Hill & Morningside
- Morningside General Medical Practice
- Pathologist
- X-Ray
- Dental
- Jetts 24 Hour Gym
- A Wide Selection of Specialty Stores – Locksmith, Bicycles, Pet Shop
- Post Office
- Puss in Boots & Good Start Day Care Centres
- Various Take Away Restaurants
- Vet
- Laundromat

## Less than 2 kms

- Dining & Cafes in Oxford Street Bulimba
- Top Rated Private & State Schools



*“regular and plentiful bus, ferry and rail services and the city’s proximity make the daily commute quick & easy”*



## Just over 6 kms

- Brisbane CBD
- Major & Specialty Retail Stores
- City Mall
- Westfield Shopping Centre Carindale
- University



# unique investment opportunity

**'THE HUB ON KATES'** APARTMENTS WILL REMAIN AN ICON IN MORNINGSIDE FOR MANY YEARS TO COME GIVEN ITS OUTSTANDING CENTRAL LOCATION, ARCHITECTURAL INTEGRITY AND THOUGHTFULLY DESIGNED FLOOR PLANS. ALL APARTMENTS OFFER CONTEMPORARY OPEN PLAN LIVING WITH SPACIOUS OUTDOOR LIVING SPACES, DESIGNED TO TAKE ADVANTAGE OF THE ENVIABLE BRISBANE LIFESTYLE.

At just over 6 kms to Brisbane's CBD, this vibrant central location has become increasingly popular with young families and working professionals as it's bordered by some of Brisbane's most sought after postcodes, namely Hawthorne, Balmoral, Bulimba and Norman Park. Adding to the appeal is its proximity to both the Gateway arterial and Brisbane's airport providing easy access to both the Sunshine and Gold Coasts.

Each apartment has been meticulously designed to maximise gross rental yields in a suburb traditionally known as having tight supply and low vacancy rates.

With a high percentage of owner occupiers and young families upgrading and renovating within this area, Morningside traditionally has tight rental supply restraints, which generally results in rental demand that has been consistently very strong in previous years. The limited supply of new and higher end land and development sites in Morningside will ensure the high demand for quality apartments continues to strengthen, boosting the areas strong record of capital growth.

Morningside has a combination of highly regarded public and private primary and secondary schools within the direct vicinity:

- Morningside State School (Primary)
- Cannon Hill State School (Primary)
- St Oliver Plunkett Catholic School (Primary)
- Balmoral State High School
- Cannon Hill Anglican College

Wynnum Road is the arterial access to the CBD while the Gateway Motorway is convenient for travel North and South and a short commute to Brisbane's airport. Morningside boasts two retail shopping centres anchored by Coles and Woolworths respectively and supported by a host of individual retail specialty shops.

The Colmslie Hotel is a popular boutique bar, hotel and function precinct inclusive of restaurants, bars, function rooms and accommodation. These popular facilities are located less than 100 metres from The Hub on Kates.

Also just a short distance away is the Morningside railway station that provides regular services to the CBD and beyond. There is an abundance of transport options available, via the many buses, trains and Bulimba ferry service.

With just a short drive to Oxford Street, Bulimba and the newly renovated Westfield Carindale shopping centre, you have all your shopping needs catered for.

## Morningside demographic at a glance

POPULATION  
9,399

WEEKLY  
HOUSEHOLD  
INCOME  
\$1,696

MEDIAN AGE  
32

STAND-ALONE  
HOUSES IN  
AREA  
47.8%

WEEKLY  
FAMILY  
INCOME  
\$2,431

MANAGER &  
PROFESSIONAL  
OCCUPATIONS  
43.2%

HOUSES OWNED  
OR BEING  
PURCHASED  
48%

AVERAGE  
HOUSEHOLD  
SIZE  
2.3



### fun fact:

*"The old historic and highly regarded suburb Colmslie was eventually merged into Morningside. This is the reason why many places within the suburb are still called 'Colmslie'."*

*"Brisbane is predicted to be the top fastest growing mature city in the world by 2020"*



# Brisbane set for growth

## WHERE PEOPLE WANT TO LIVE

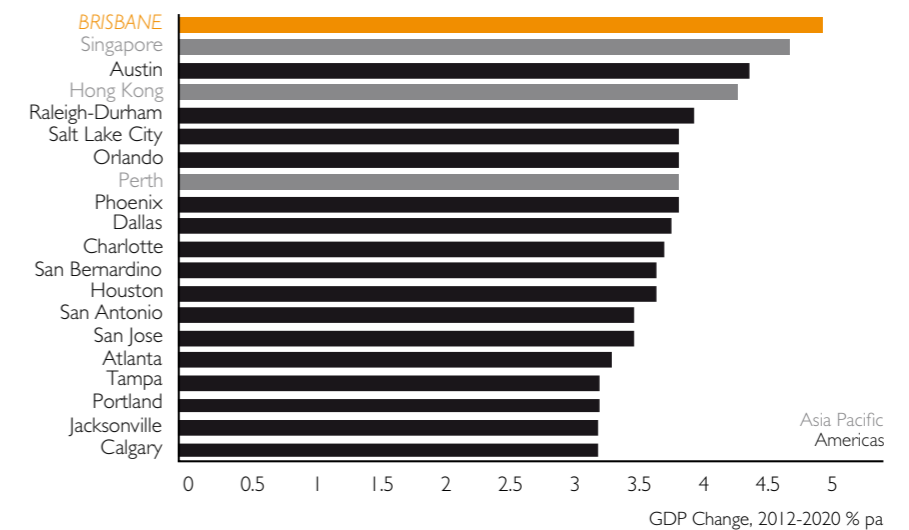
- Brisbane is Australia's third largest city and home to more than 1 million people, a figure increasing by around 1,250 new residents per month.
- Queensland's population is projected to increase to around 9.1 million people by 2056.
- Growth is driven by the strong economic performance of Queensland's resource sector; combined with sustained interstate and overseas migration.

## UNDERSUPPLY DRIVES DEMAND

Brisbane is facing a significant short fall of new apartments. Over the last five years, 13,000 new dwellings were required to accommodate the population growth, yet only 8,017 new dwellings were approved. In 2011 just 1,902 new dwellings were approved, further compounding the significant short fall. This undersupply issue does not look like abating in the near future.

## WORLD LEADING GROWTH

'A New World of Cities' article published by Jones Lang LaSalle in January 2012 predicts that Brisbane will be the top fastest growing mature city in the World by 2020 (see chart below). Jones Lang LaSalle believes that deepening real estate transparency, faster economic growth rates and the improving quality of the real estate stock in cities like Brisbane will act as compelling demand factors.



# QLD fastest growing state

QUEENSLAND ALREADY BOASTS ONE OF AUSTRALIA'S FASTEST GROWING STATE ECONOMIES, ENJOYING HEALTHY GDP GROWTH WELL ABOVE THE NATIONAL AVERAGE.

In fact, Queensland has had the highest long term average economic growth rate over 20 years of any Australian state. This has translated directly into property price growth, as over the last 10 years the average capital gain for inner Brisbane apartments was 8.5% per annum.

Brisbane property price growth will continue to be supported by an environment of low interest rates, strong business and infrastructure investment, population growth and high employment. Most importantly, Brisbane is one of the most affordable capital cities in Australia, with property prices still within the financial means of the general population.

A 2012 property forecast report released by leading property industry analysts and economic forecasters, BIS Shrapnel, highlighted that Brisbane will equal Perth as the fastest growing capital city for property price growth in the next three years. The report also predicts that Brisbane's property price growth will rise by an estimated average of 20% over the next three years.

The Brisbane market is already picking up, so there is no better time than now to invest in premium properties in sought after Brisbane locations like Morningside.

## BRINGING US CLOSER

Brisbane has been undergoing extensive infrastructure spending and investment in recent years, including new and upgraded roads, train lines and bridges. Recently completed projects include the Northern Busway, Airport Link and the Northern Link Tunnel, all of which allow for shorter travelling times throughout the metropolitan area and to the airport.

The implementation of new infrastructure upgrades allows Brisbane to further integrate its suburbs, resulting in high rental growth for many areas.

*"large scale infrastructure upgrades boost demand"*

## ENERGY DRIVEN

Queensland has a large and diverse supply of mineral and energy resources which underpins the strength of its economy and property market.

Coal mining, coal seam gas and liquid natural gas producers are generating large volumes of business in Queensland, with flow on effects to supporting sectors such as technical services, engineering, project management and construction. Several such companies have expanded rapidly in Brisbane over the past few years, including Rio Tinto, Origin Energy, Queensland Gas Company, Santos, Worley Parsons and Bechtel.

The Queensland Resources Council estimates there are \$165 billion worth of resource projects in Queensland under consideration, committed or under construction. This investment is a major stimulus to white-collar employment growth in Brisbane and a major driver of the increased demand for housing from professional, executive singles and couples.

## THE LIFESTYLE CAPITAL

Brisbane is undoubtedly the lifestyle capital of Australia and one of the world's most liveable cities thanks to:

- its sub-tropical climate, with more than 300 days of sunshine a year;
- impressive public transport and large scale infrastructure planning;
- low cost of living and affordable property;
- world-class education facilities and advanced health services;
- ample natural resources; and
- diverse sports and recreation opportunities.





# development partners



### THE DEVELOPER – MOSAIC PROPERTY GROUP

Mosaic Property Group provides the full spectrum of quality, turn-key boutique property projects for both owner occupiers and investors alike. Mosaic's primary focus is on the development of well designed, beautifully finished new properties in high growth locations that consistently attract quality tenants, provide strong rental yields and participate in above trend long term capital growth.

Collectively, the Mosaic team has substantial experience in property development, design, building, finance, funds management, real estate sales, legal and compliance services and private wealth management. This breadth of knowledge means the team has a thorough understanding and intimate first-hand experience in the complexities of property development and investor needs.

Mosaic manages all aspects of research, design and development to maximise quality and ensure the highest standard of residential living for owner occupiers and the highest possible rental return for its investors. Mosaic also takes significant pride in its key philosophy of ensuring that it adds value to all stakeholders. Consequently, Mosaic has a history and enviable track record of long standing relationships with its clients, consultants and contractors.

The team has a conservative yet creative approach and a reputation for being highly efficient and professional. Mosaic has a proven track record to deliver quality, high yielding property investment opportunities for both owner occupiers and investors.



### THE BUILDER – FRANCISWHITE

Francis White Constructions is a privately owned, Brisbane-based construction company with an established and credible reputation built on excellent standards of delivery across a range of commercial, industrial, retail, residential, government and educational projects.

They focus on maintaining this reputation and are dedicated to the highest standards of delivery through the highest level of personal service, professionalism, quality of workmanship and commitment to construction industry standards and the environment.

They value and draw on a clear respect for tradition and experience, balanced with the innovation and creativity that marks them as a modern construction and development company.

Francis White Constructions operates on the core belief that relationships are the most important thing they build.

# development partners

*“register your interest today for  
this limited opportunity  
to secure a unique, strong  
yielding investment with sound  
long-term capital growth  
potential, in the heart of one  
of Brisbane’s fastest  
growing suburbs”*

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REGISTER YOUR INTEREST NOW ON 1300 336 989  
VISIT [MOSAICPROPERTY.COM.AU](http://MOSAICPROPERTY.COM.AU)