

The
JEWEL
HAMMOND PARK



**A UNIQUE INVESTMENT OPPORTUNITY
IN PERTH, WESTERN AUSTRALIA**



Executive Summary:

The Jewel is a new boutique apartment development in the heart of the Hammond Park area which can be found in Perth's southern City of Cockburn. Fortunately this private dwelling has only 26 units, with a choice of 2 or 3 bedroom apartments to choose from. Stylishly designed with secure car bays and white goods included, these properties will greatly appeal to the leasing market.

Our real estate partners Scoop Property www.scoopproperty.com.au are experienced in the area and believe rental returns of \$400.00 per week for the 3 bed, 2 bathroom apartments and \$330.00 per week for the 2 bed, 2 bathroom apartments are achievable.

A purchase price of \$460,000 for the 3 bed, 2 bathroom apartments and \$400,000 for the 2 bed, 2 bathroom apartments mean investors can expect an anticipated minimum 4% return with a high likelihood of capital gain over the medium term.

The local economy is sound with every economic indicator pointing to strong growth over the next 12 months and beyond, largely driven by an upturn in mining and energy investments.

The Jewel in Hammond Park is set to benefit from a surge in population growth, with a projected 10% growth per year. The City of Cockburn is a major centre of employment, where jobs have more than doubled over the past 10 years with places like the Fiona Stanley Hospital, Murdoch University, Gateway Shopping Centre, Kwinana Industrial precinct and Henderson Marine Park to name a few, being major contributors. Additionally the state's southwest mining industry continues to receive investment, raising Western Australia's economic prospects even higher just as the eastern states and cities like Sydney and Melbourne are falling off.

For overseas investors through Scoop we offer a complete Property Management service and through our project managers here at Portfolio Australia we can directly assist you in structuring your Western Australian property investment.

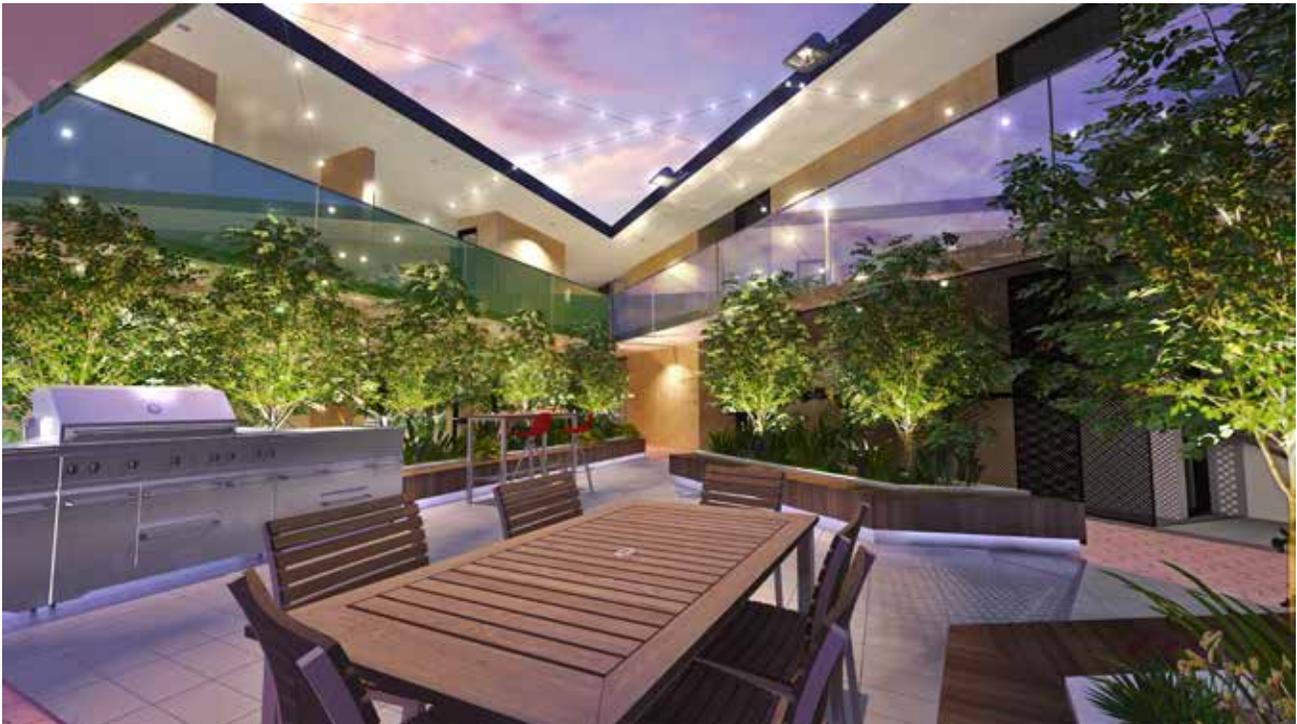
Note: All prices are expressed in Australian dollars and include Australian GST (value added tax). Information correct as at 1st December 2018.



Project Features

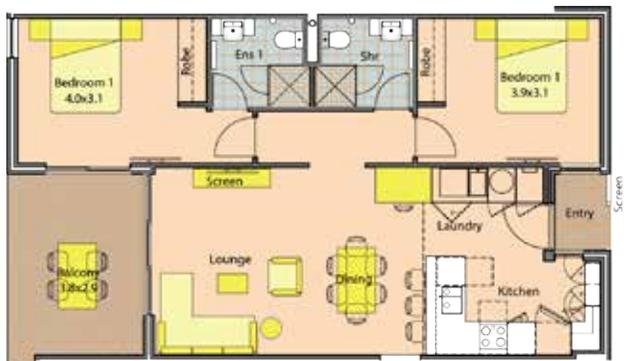
A boutique development of 26 stylish apartments in a private, tree lined location in a premium southern suburb of Perth, Western Australia. Residents can walk to the local shopping centre, the Aubin Grove train station and parks.

These apartments are a mix of 3 bedroom, 2 bathrooms and 2 bedroom, 2 bathrooms. All are air-conditioned and will have a secure undercover car bay. Within the apartment complex is a resident community area for families and their guests, which features an al fresco courtyard with barbecues, tables and chairs as well as a mini-kitchen with fridge.

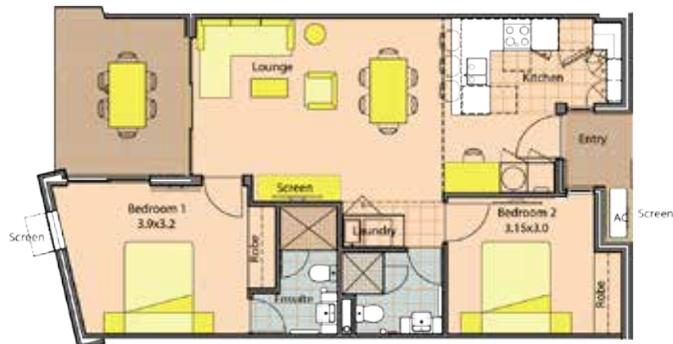


Floor Plans

These are just 4 of the 7 floor plans available to buyers and residents at The Jewel Hammond Park. The selection of 2 bedroom, 2 bathroom plans includes plans A1, A2, B1 and B2, while the 3 bedroom, 2 bathroom plans are C1, C2, and C3.



A2



B2



C1



C2

Lot Plans



Ground Floor



First Floor

Clear growth trends in the City of Cockburn – Perth, WA

The Jewel at Hammond Park, lies within the City of Cockburn which is a major suburb, 24kms South of Perth, the capital city of Western Australia. The current population of Cockburn City is 112,000 people, almost equal between male and female of which 45% are in the age demographic 25 to 54. It is one of the fastest growing regions in metropolitan Perth with the population projected to exceed 116,000 persons this year, an increase of 10% year on year.

Cockburn City is expected to grow to over 170,000 by 2036. Local jobs have doubled in the last 10 years, driven by almost 7,000 local business creating almost 50,000 local jobs. Traditionally Cockburn was, and still is, a major industrial area but particularly in the past 5 years, the area has become a desirable residential location.

The development of Cockburn Central as a major fully integrated Regional Hub on the Perth rail link comprising a fully developed major regional Shopping Centre, schooling from pre-primary through to tertiary education, a newly completed \$110 million Cockburn ARC, Government Departments and associated medium rise residential accommodation has been a catalyst for the growth of Cockburn as a desirable residential destination.

The local median house price is just over \$540,000, which is 8% higher than the metropolitan Perth average, a reflection on the increasing desirability of living in Cockburn.

Another key attraction is Cockburn's close proximity to Fiona Stanley and St John of God Hospitals at Murdoch. Research has shown that properties in close proximity to a hospital have in most instances doubled or tripled in value over a 10 year period compared with the Perth average.

A recent and very important driver is the State Government's Metronet transport policy, a key initiative of the State Government's election commitment, www.metronet.wa.gov.au in which a new train link connecting Thornlie and all the suburbs in between to the Cockburn Central Train Station. This will further accelerate residential demand in the desirable locality of Cockburn.



Economic growth is surging in Western Australia

Western Australia's news mediums are full of good news with headlines like "the boom is back in Western Australia" followed by reports of major spending in resources and energy. A collective effort by some of WA's biggest mining companies seems to be ramping up to a new boom phase for the mineral dependant state.

Early in December mining giant Rio Tinto gave the go ahead on a \$3.5 billion iron ore hub, which will contribute greatly to employment in the state. Though a skills shortage may see migration into WA as people with the abilities needed move in from other areas. In the southwest of WA, the Greenbushes mine (which holds the worlds largest deposit of lithium battery critical minerals) is set to see a \$600 million expansion, with minerals being processed at new plants in Kwinana and Kemerton. The Wodgina lithium concentrate plant near Port Hedland will represent a \$610 million investment in the area and the lithium mine and refinery at Mt Holland will represent a further investment of \$800 million, while the gold sector continues to expand with the \$621 million Gruyere gold mine addition. Meanwhile in the Energy sector, the Woodside headed "Browse" joint venture, looks set for a potential \$28 billion development with the nearby Scarborough field soaking up another \$15 billion.

These and other major investments by companies like Chevron, Perdaman Resources, BHP and Fortescue Minerals Group in LNG, UREA and Nickel all up approach the \$75 billion dollar investment mark, which is a major windfall for the states economy and as a result it's employment and housing sectors are sure to benefit also. These major new developments come not long after a previous round of new developments mostly centred on iron ore in the Pilbara. Over \$9.5 billion is to be spent on 3 new Iron Ore projects and mammoth new Pilbara infrastructure projects and Rail Lines, which are due for commencement.

WA's big iron ore miners are gearing up to spend \$25.5 billion to extend the life of their Pilbara iron ore operations, according to investment bank UBS, with the mini-iron ore boom promising jobs, growth and a new wave of construction work. Analysis by UBS shows the Pilbara's three biggest iron ore miners plan to build \$9.5 billion worth of new mines in the next four years – including BHP's \$4.7 billion South Flank mine, announced this June, Fortescue Metals Group's \$1.7 billion Eliwana development and Rio Tinto's planned \$3 billion spend on a mine at Koodaideri.

As Chamber of Minerals and Energy boss Paul Everingham remarked about the glut of new capital flowing into the states mining/energy industry "There will be thousands of jobs associated with these projects. Too many for just Western Australians to fill. Industry is working ... to ensure that regulatory approvals for these projects are processed in a timely manner and that the industry can access potential employees from a wide area."

Aerial Map of Location



DISCLAIMER:

The Jewel images are artist impressions and are indicative only. Please check size and configuration details with selling agents. At time of printing, the Development Approval Application has been lodged. We anticipate that our Development Approval will be granted in December 2018. While the developer has tried to ensure that this content is accurate, adequate, complete and up to date, this does not represent or warrant the accuracy, adequacy, completeness or up to date nature of the information provided. All floor plans, areas shown, specifications, sustainability initiatives and prices are subject to possible adjustment as consultants complete their work. The developer cannot be held responsible for any loss suffered as a result of or in relation to the use of this content.

ANTICIPATED COMPLETION:

We expect The Jewel project to be completed by December 2019