

urbis OUTLOOK RYDE

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

Ryde is located approximately 11km north west of the Sydney CBD

AUGUST 2015

- A** LOCATION
Local amenity including considerable recreational areas. / PG02
- B** INFRASTRUCTURE INVESTMENT
Ryde is well positioned to benefit from already established infrastructure. / PG04
- C** EMPLOYMENT GROWTH
The Ryde LGA has emerging employment nodes with over 25,000 new jobs anticipated by 2031. / PG04
- D** POPULATION GROWTH
The Ryde LGA is projected to grow by 44,300 over the next 20 years. / PG05
- E** SALES PRICE GROWTH
Median apartment price growth of 5.2% in the last 12 months. / pg06
- F** RENTAL GROWTH
Median two bedroom apartment rents have recorded average annual growth of 5.7% in the last decade. / PG07



IMPROVED CONNECTIVITY TO THE CITY AND AIRPORT

THE WESTCONNEX M4 EAST EXTENSION



A SPORTING, CULTURAL AND LEISURE PRECINCT – COMMERCIAL DEVELOPMENT AND EXTENSIVE PARKLANDS

SYDNEY OLYMPIC PARK



A VIBRANT SHOPPING, DINING AND SOCIAL DESTINATION

TOP RYDE CITY SHOPPING CENTRE

1 POP 2 INF 3 EMP

The Ryde LGA accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb – Population, Infrastructure and Employment.

ACCESSIBILITY & WALKABILITY

Key Legend

- Retail & Entertainment**
 - 1 Rhodes Waterside Shopping Centre
 - 2 Gladesville Shopping Village
 - 3 Birkenhead Point Outlet Centre
 - 4 Sydney Olympic Park
 - 5 Top Ryde
 - 6 Macquarie Centre
- Education**
 - 7 Putney Public School
 - 8 St Charles Catholic Primary School
 - 9 Holy Cross College Ryde
 - 10 Ryde Secondary College
 - 11 St Joseph's College
- Health**
 - 12 Ryde Aquatic Leisure Centre
 - 13 Gladesville Hospital
 - 14 Cabarita Swimming Centre
- Parks & Recreation**
 - 15 Tyagarah Park
 - 16 Bremner Park
 - 17 Morrison Bay park
 - 18 Boronia Park Ovals
 - 19 Peel Park
 - 20 Bill Mitchell Park
 - 21 Cabarita Park
- Bus stop
- Airport



Ryde is located approximately 11km north west of the Sydney CBD and forms part of the Ryde Local Government Area (LGA).



The region boasts new residential development that is within close proximity to recreational areas and water side amenities (Parramatta River to the south), as well as shopping precincts, hospitals, schools and employment. The region also provides significant employment nodes including the North Ryde and Macquarie Park Commercial

and Business Precinct, Gladesville Industrial Precinct, Top Ryde, Meadowbank and Sydney Olympic Park. Lane Cove Road provides the area with accessibility to the M2 and M4 motorways, and in turn these motorways connect residents to other areas throughout Sydney.

INFRASTRUCTURE & EMPLOYMENT

Ryde LGA is expected to provide upward of 25,000 new jobs by 2031

FORECAST EMPLOYMENT

The Ryde LGA boasts several major employment precincts that are projected to record significant growth over the next 20 years. The combination of these employment nodes equates to approximately 25,595 new jobs by 2031. Employment within the LGA is projected to rise by around 30% by 2031.

In addition to the 10,150 new jobs anticipated within the Macquarie Park Precinct by 2031, improved transport links will make the area more accessible to a number of key employment nodes and the local area more attractive to professional workers.

INFRASTRUCTURE



NORTH WEST RAIL LINK
(\$8.3 BILLION)
 Proposed
 Completion 2019

The North West Rail Link is currently Australia's largest public transport infrastructure project and a priority rail project for the NSW Government. When completed, the rail link will be the first fully-automated rapid transit rail system in Australia, delivering eight new railway stations and 4,000 commuter car parking spaces to Sydney's growing North West and is estimated to cost \$8.3 billion.



WESTCONNEX M4 EAST EXTENSION
(OVER \$10 BILLION)
 Proposed
 Completion 2019

Construction of a new motorway tunnel to connect existing M4 to City and Airport.



WESTCONNEX M5 EAST DUPLICATION
(OVER \$10 BILLION)
 Proposed Completion 2019

Duplication of existing motorway tunnel to increase capacity to the City and Airport.

PARRAMATTA LIGHT RAIL PROPOSAL
 To accommodate the growing Parramatta CBD

Potentially will connect Westmead health precinct, Parramatta CBD, University of Western Sydney at Rydalmere, Eastwood town centre and Macquarie Park.

PARRAMATTA URBANGROWTH PROJECT
 Continued effect from WestConnex

The project aims to create a mixed use precinct in Parramatta North, as well as the refurbishment of Cumberland Hospital, Parramatta Stadium, Parramatta Park and the Old King's School site.

TOP RYDE CITY
 Redevelopment Completed in 2010.

SYDNEY OLYMPIC PARK
 Existing Infrastructure that will continue to grow as a major event hub and business destination.

RYDE LGA

North Ryde Commercial and Business Precinct

2011 CURRENT	8,660
2031 FORECAST	11,362
NEW JOBS	2,702

Macquarie Park Commercial and Business Precinct

2011 CURRENT	37,125
2031 FORECAST	47,275
NEW JOBS	10,150

Gladesville Industrial Precinct

2011 CURRENT	2,041
2031 FORECAST	2,619
NEW JOBS	578

Top Ryde

2011 CURRENT	2,603
2031 FORECAST	3,448
NEW JOBS	845

Meadowbank

2011 CURRENT	1,968
2031 FORECAST	2,561
NEW JOBS	593

Elsewhere in the LGA

2011 CURRENT	31,981
2031 FORECAST	42,708
NEW JOBS	10,727

RYDE LGA TOTAL

2011 CURRENT	84,378
2031 FORECAST	109,973
NEW JOBS	25,595

OTHER MAJOR CENTRES

Sydney Olympic Park

2011 CURRENT	14,676
2031 FORECAST	22,236
NEW JOBS	7,560

Parramatta CBD

2011 CURRENT	46,589
2031 FORECAST	65,522
NEW JOBS	18,933

Port Botany

2011 CURRENT	12,684
2031 FORECAST	16,342
NEW JOBS	3,658

Sydney CBD

2011 CURRENT	313,945
2031 FORECAST	404,346
NEW JOBS	90,401

Source: NSW Bureau of Transport Statistics (2014)

For the purpose of this profile, the Ryde Catchment has been defined as the Local Government Area (LGA) of Ryde.

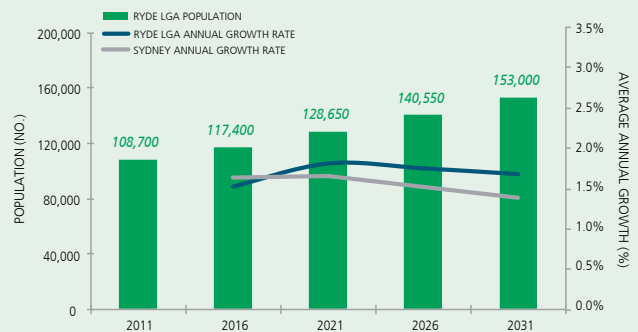
Population forecasts developed by Urbis based on NSW Department of Planning and Environment data project the population of Ryde LGA will grow by around 44,300 new residents between 2011 and 2031, equating to growth in new residents of 1.7% per annum. However, while the projected rate of population growth is decreasing, it is above the projected growth rate for Sydney. This projected population growth combined with large scale infrastructure spending bode well for continued population growth in the Ryde LGA.

The Ryde LGA has a significant white collar labour force, comprising 80% of employed residents, which is above the Sydney average (74%). This includes a high proportion of managers and professionals, accounting for approximately 46% of workers.

The well-educated and professional workforce is reflected by a high average household income in the Ryde LGA of \$96,032, 1.7% above the Sydney average.

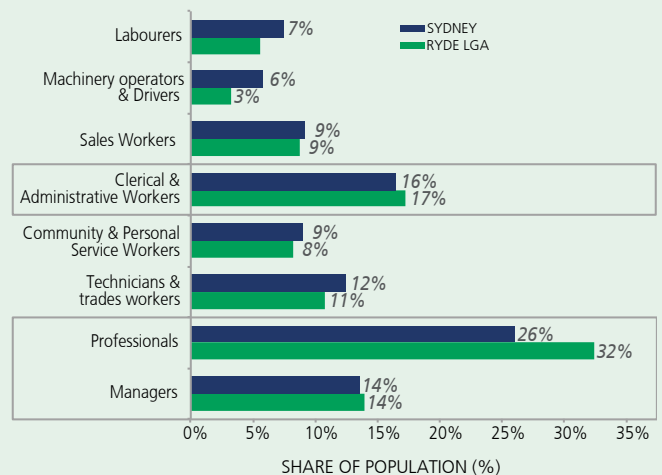
The significant population growth and affluent white collar residents within the Ryde LGA represents a key demand driver for apartments in the area.

PROJECTED POPULATION GROWTH RYDE LGA V SYDNEY



Prepared by Urbis; Source NSW Planning and Environment (2014)

INDUSTRY RYDE LGA V. SYDNEY



Prepared by Urbis; Source ABS 2011 Census Data

WHO LIVES IN THE RYDE LGA?

	RYDE LGA	SYDNEY
Average Age of Residents	38 years	37 years
Employed as Professionals	32%	26%
Employed in White Collar Jobs	80%	74%
Bachelor Degree or Higher	33%	24%

Occupied Dwelling Owned Outright	33%	24%
Average Household Income	\$96,032	\$94,428
Household Income Above \$130,000	28%	26%

Prepared by Urbis; Source: ABS Census 2011

RESIDENTIAL MARKET

The Ryde LGA has historically recorded strong price growth for apartments

RYDE LGA HOUSE MARKET

Ryde LGA recorded 386 house sales in the June 2015 half year period. Activity peaked in 2001 before declining over the next three years and then stabilising at around 900 transactions per year.

Houses recorded a median sales price of \$1,422,500 in the first half of 2015, reflecting average annual growth of 10.5% per annum over the last five years. This followed a five year period of stable prices between 2003 and 2006.

RYDE LGA APARTMENT MARKET

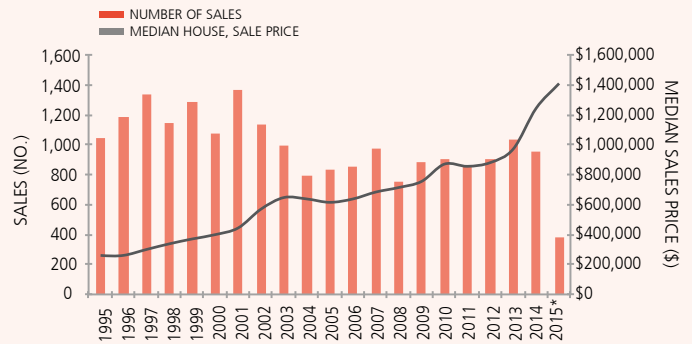
During the June 2015 half year period, the Ryde LGA recorded a median apartment price of \$637,000 (based on 349 settled transactions). Activity has generally remained relatively stable over the past 10 years with the LGA registering on average 1,400 transactions per year, indicating that new apartment stock has been readily absorbed.

Apartment product within the Ryde LGA has historically shown consistent and confident price growth recording a ten year median price increase of 5.4 per cent per annum. Short term growth is also strong with a figure of 5.2 per cent recorded in the twelve months to December 2014.

Data compiled by Cordell Connect indicates that there are an estimated 2,949 residential apartments proposed to be completed in the Ryde LGA over the next five years. Just over 1,000 apartments are anticipated to be completed in 2015 alone indicating that the majority of proposed supply is in the construction stage.

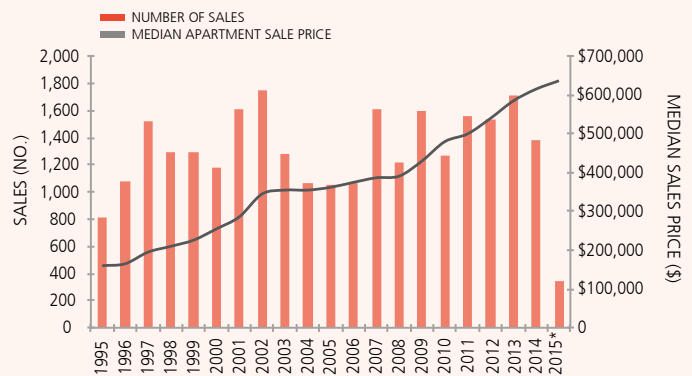
The apartment market has recorded strong average price growth over the last decade, which has picked up significantly since the end of the global financial crisis.

NUMBER OF HOUSE SALES



Prepared by Urbis; Source RP Data * 2015 figures reflect up to June 2015

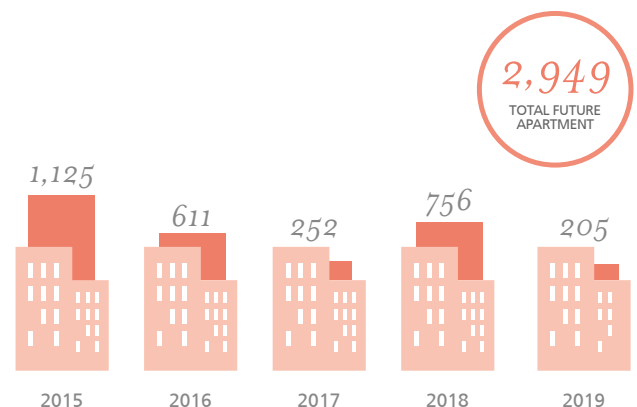
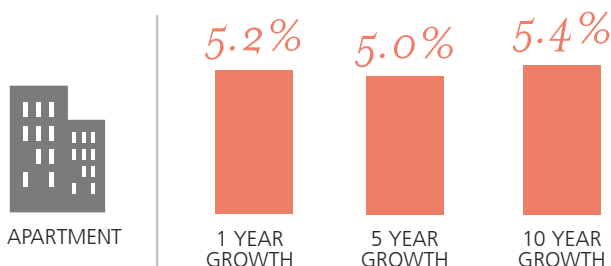
NUMBER OF APARTMENT SALES



Prepared by Urbis; Source RP Data * 2015 figures reflect up to June 2015

KNOWN FUTURE APARTMENT DEVELOPMENT IN RYDE LGA

APARTMENT SALES PRICE GROWTH 2014

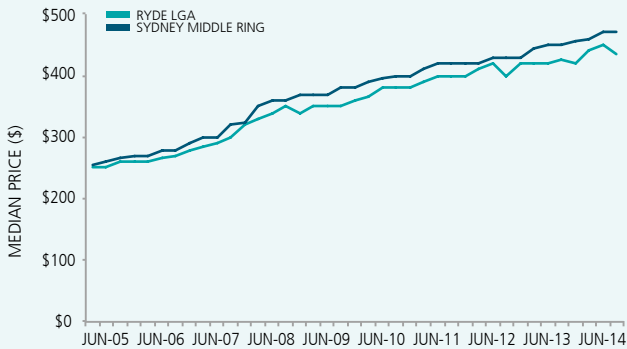


Prepared by Urbis; Source RP Data

The Ryde LGA provides strong locational amenity as a more affordable price than comparable middle ring locations

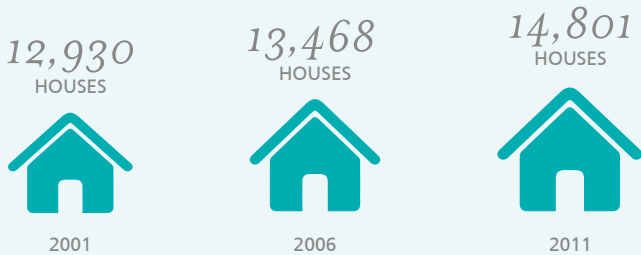
RENTAL ANALYSIS

MEDIAN WEEKLY RENT GROWTH FOR 2 BEDROOM UNITS



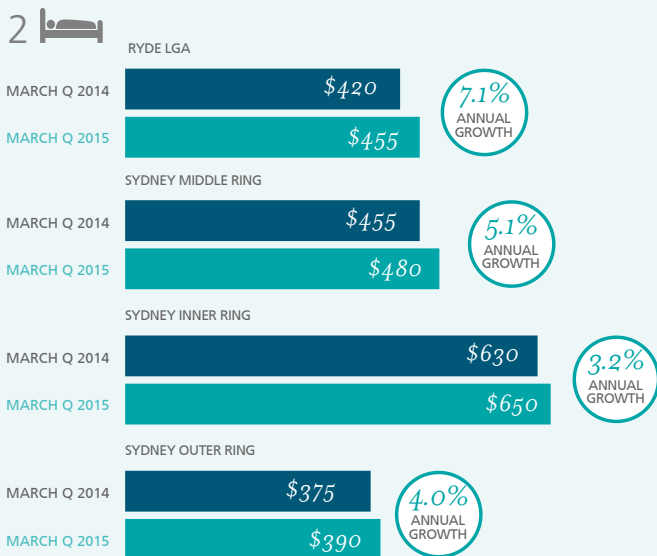
Prepared by Urbis; Source NSW Department of Housing Rent Data (2015)

RENTING HOUSEHOLDS RYDE LGA



Prepared by Urbis; Source ABS Census

MEDIAN WEEKLY RENTS FOR 2 BEDROOM UNITS RYDE LGA V BENCHMARKS



Prepared by Urbis; Source NSW Department of Housing Rent Data (2015)

Two bedroom apartments represent the major component of rental apartments in the Ryde LGA, reflecting the larger unit sizes in the area compared to most other areas throughout Sydney. The larger unit sizes reflect a point of difference to the wider apartment market in Sydney that is attractive to a wider demographic.

According to the NSW Department of Housing, two bedroom apartments in the Ryde LGA registered an increase in median weekly rent of 7.1% over the 12 months to March 2015.

Ryde LGA has recorded modest rent growth over the last decade

The Ryde LGA has primarily been an owner occupier market. However, the number of households renting in the LGA has increased by 1,871 over the last decade.

In line with lower rents, the Ryde LGA has also offered modest rental returns. RP Data Scorecards show that the catchment apartment market had an indicative gross rental yield of 3.8 per cent, for the 12 months to May 2015, which was slightly below the Sydney apartment average of 4.4 per cent. This is representative of a location with strong demand drivers.

RENTAL APARTMENT BY SIZE

	Ryde LGA	Sydney
1 Bedroom	27%	25%
2 Bedroom	65%	63%
3 Bedroom	8%	12%

Prepared by Urbis; Source ABS 2011 Census Data



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