



PROJECT OVERVIEW

CARINGBAH

GREENS



EXECUTIVE SUMMARY

WELCOME TO CARINGBAH GREENS

Caringbah Greens is a Landmark development set in the heart of the Shire. Award-winning DKO Architecture have created beautiful coastal-inspired apartments within a welcoming and cohesive community that overlooks the bowling green and a central playground. There's a wonderful garden feel to the entire project, with rooftop terraces providing barbeque and

entertaining facilities, making it the perfect setting for social occasions with friends and family. Founded in 1951 and now revitalised for a new generation, the club will leave a legacy and make an important contribution to the social fabric of Caringbah for a further 70 years and beyond.

PROJECT ADDRESS

101-109 Willarong Rd, Caringbah

APARTMENT FEATURES & HIGHLIGHTS

- Landscaped rooftop terraces
- Onsite bowling club & bistro
- European Appliances & stone benchtops & splashbacks
- Alfresco open-plan living
- Barbeque facilities
- Central plaza & recreational area
- Coastal-style interior design
- City & Botany Bay views

GET TO KNOW THE LOCAL AREA

Caringbah is located within the Sutherland Shire, approx: 20km south of the Sydney CBD. The Sutherland Shire is renowned for its coastal and outdoor lifestyle and is bordered by the Georges River, Port Hacking River, Royal National Park and Pacific Ocean. This amenity includes Cronulla Beach, which is Sydney's longest stretch of sand

and is the only beach in Sydney accessible by train. The Sutherland Shire is well connected by both road and rail with the Princes Highway and rail network connecting the region to the Sydney CBD and Wollongong.

- 7min drive to Cronulla Beach
- 650m from Caringbah Train Station
- Vast choice of cafés & restaurants
- 12min drive to the Royal National Park
- Surrounded by access to the water
- Proximity to Sutherland & Kareena Hospital
- Situated near Westfield Miranda shopping mall
- 49min train to the city's Central Station

EXECUTIVE SUMMARY

BUILDING A	INTERNAL AREA	UNITS
<i>1 BEDROOM</i>	<i>50 - 53 SQM</i>	<i>11</i>
<i>1 BEDROOM + STUDY</i>	<i>58 - 62 SQM</i>	<i>10</i>
<i>2 BEDROOM</i>	<i>70 - 77 SQM</i>	<i>41</i>
<i>2 BEDROOM + STUDY</i>	<i>75 - 80 SQM</i>	<i>11</i>
<i>3 BEDROOM</i>	<i>95 - 102 SQM</i>	<i>6</i>
<i>3 BEDROOM + STUDY</i>	<i>95 SQM</i>	<i>3</i>
<i>TOTAL</i>		<i>82</i>

BUILDING B	INTERNAL AREA	UNITS
<i>1 BEDROOM</i>	<i>50 - 53 SQM</i>	<i>19</i>
<i>1 BEDROOM + STUDY</i>	<i>50 - 61 SQM</i>	<i>10</i>
<i>2 BEDROOM</i>	<i>71 - 78 SQM</i>	<i>27</i>
<i>2 BEDROOM + STUDY</i>	<i>77 - 85 SQM</i>	<i>16</i>
<i>3 BEDROOM</i>	<i>100 - 108 SQM</i>	<i>4</i>
<i>3 BEDROOM + STUDY</i>	<i>100 - 114 SQM</i>	<i>4</i>
<i>TOTAL</i>		<i>80</i>

DEVELOPER & ARCHITECT

BUILDING OUTSTANDING COMMUNITIES

DEVELOPER

With over 20 years experience, Landmark has successfully completed billions of dollars worth of residential, commercial, retail, industrial, medical and club developments. It has earned a reputation for delivering high-quality property developments that have captured the imagination of Australia. Caringbah Greens will be no exception.

One of Sydney's most consistent and successful property developers, Landmark is known for excellence in design, construction and customer care and is deeply committed to building our future communities.

All Landmark developments are backed by an industry leading Quality Guarantee, which includes a 10-year Extended Structural Warranty* on building structure, exceeding NSW Government's 6-year statutory requirement. Landmark is committed to providing every customer with confidence in their investment.

We understand that as a buyer you want to be assured of exceptional value, outstanding quality and timely delivery. Landmark provide you with the highest level of customer care through every stage of your property purchase.

landmarkgr.com



BREAKING DOWN ANONYMITY

ARCHITECT

From opening their doors in the year 2000, DKO has grown from a small team delivering medium-density residential architecture into a practice of more than 200 design professionals working in offices across Australia, New Zealand and Southeast Asia.

While the practice has expanded, so too has the breadth of projects undertaken. From bespoke residences to distinctive residential communities, luxury hotels, unique hospitality and workplace interiors, urban design and large-scale master planning.

What remains consistent however, is the pursuit of high quality architecture driven by the needs of the client, site opportunities and the dynamic process of translating design intent into built outcome. At the core of DKO's design philosophy lies a commitment to an urban architecture that serves people respects place and stands the test of time.

dko.com.au



STRATA ESTIMATES

*The following amounts are estimates only. They are comparable to levies for strata schemes of a similar size nature.

APARTMENT TYPE	INTERNAL AREA
1 BEDROOM	\$650 - \$800 p/q
2 BEDROOM	\$850 - \$1,100 p/q
3 BEDROOM	\$1,100 - \$1,500 p/q

FREQUENTLY ASKED QUESTIONS

Who is the builder?

Landmark Group Construction Australia Pty Ltd
(SEE PAGE 2)

Who is the Architect?

DKO Architecture.
(SEE PAGE 2)

When will construction commence and be completed?

Construction will commence approx: mid 2023
Anticipated completion approx: mid 2025.

Will the apartments be professionally managed once complete?

Yes they will.

Is there a lift in the complex?

Yes, there are two passenger lifts per building.

Is the apartment pet friendly?

The By-laws allow for animals including small dogs, cats, caged birds and fish kept in a secure aquarium.

What deposit is required to secure an apartment?

A 10% deposit is required on exchange.

Is the price guaranteed?

Upon execution of the Contract of Sale, price is guaranteed.

Do I need to pay GST?

GST on apartments is included in the contracted price.

Disclaimer: Please be advised that the above estimates are based on equivalent market rates at the point in time and do not forecast CPI increases to the project completion date. The levies are based on size and value of the apartments. All amounts shown exclude GST. The budget has been based on estimates and they are subject to change without notification.

MARKET OUTLOOK

At the heart of the Sutherland Shire, Caringbah's natural assets deliver a first-rate quality of life that is increasingly sought-after by professionals, young couples, families and retirees. Open space and the outdoor lifestyle have seen surging demand due to the COVID-19 pandemic with vacancy rates well below the Sydney average.

WELCOME TO 105 WILLARONG ROAD

The Caringbah housing market has recorded strong growth over the last two years, outperforming the Sydney market. Café culture and population growth are lapping Caringbah's shores in a revitalising wave, drawn to its sporting arenas and ovals, parklands, schools, nearby employment centres and fresh coastal life.

Easy access to public transport, linkages to the CBD, airport and major employment centres have proven equally important to potential purchasers and renters.

Over coming years Caringbah will also benefit from around \$3 billion in major infrastructure projects across transport, education, retail and civic facilities in Sutherland Shire.

They include the M6 Motorway, a pedestrian and bicycle pathway between Sutherland and Cronulla, the new Coles Caringbah Shopping Precinct and Woolooware Bay Town Centre, upgrades to local hospitals and Sutherland Shire Entertainment Centre.

For investors, Caringbah is home to a large potential tenant pool underpinned by population growth, increasingly affluent residents, growing incomes, access to employment nodes and abundant recreational amenity.

Seeking better futures, healthy outdoor connections and seamless liveability, Caringbah is a neighbourhood people feel good about living in.

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The effects (both directly and indirectly) of the COVID-19 pandemic on economic conditions and resulting uncertainty in markets is impacting the Australian real estate market with changing market conditions. Clearly the COVID-19 pandemic and its impact is an important risk factor to be carefully considered when making any decisions regarding the Opportunity.

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The recipient agrees and acknowledges that the Opportunity may be subject to a number of conditions including but not limited to the Vendor obtaining a modification approval to the development consent, and the successful subdivision of the land.

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MARKET OUTLOOK

KEY FINDINGS



An average per capita income growth rate of 2.1% per annum



Falling vacancy rates of 1.5-1.7% in June 2021, well below the Sydney average



\$3 billion in major infrastructure projects planned or underway.



Apartment price growth of 5.8% per annum compared to 3.8% for Greater Sydney over last ten years.



Employment growth expected to create up to 2,833+ jobs by 2036



Rents in Caringbah perform higher medians over Greater Sydney for both 1 and 2 bedroom apartments



Caringbah is surrounded by a growing benefit of recreational amenity, hospitality and educational institutions



Sutherland Shire population projected to grow by 21,000 by 2036