



NOVA CITY

CAIRNS

INVESTMENT BROCHURE

NOVA CITY
CAIRNS

BOLD NEW

TOMORROW THE CITY STARTS HERE

Nova City offers a unique opportunity in the heart of Cairns—a destination renowned for its natural beauty and tropical lifestyle.

Perfectly positioned to take advantage of population trends and new, world-class infrastructure, this is a city on the cusp of a major transformation.

A new vision for Cairns starts here.

WWWORLD

NOVA CITY REIMAGINES FUTURE LIVING

BOLD NEW WORLD

04

NOVA CITY CAIRNS





QUEENSLAND:

An Overview

QUEENSLAND IS THE SECOND LARGEST STATE IN AUSTRALIA, and contains 10 of the nation's 30 largest cities. Queensland is a truly multi-cultural state, with its residents representing more than 220 countries of origin.



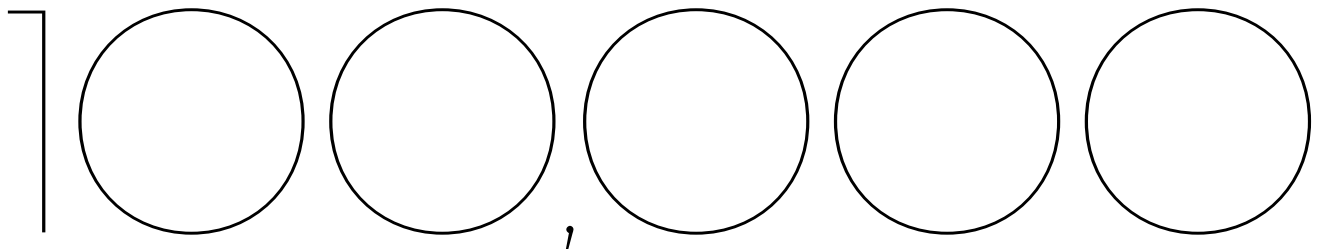
QUEENSLAND POPULATION

Queensland is the third-most popular state in Australia boasting an estimated population of **4.8 MILLION** people as of 2016.

4.8million

NEW RESIDENTS PER YEAR

The Queensland population is expected to increase by **100,000** new residents per annum between now and 2036.



WORLD HERITAGE SITES

Queensland is a globally recognised tourism destination, home to **FIVE OF AUSTRALIA'S 19 WORLD HERITAGE AREAS** including the Great Barrier Reef, Fraser Island, the Riversleigh fossil site, the Gondwana Rainforests and the Wet Tropics of Queensland. All five spectacular sites are easily accessible from Cairns.



ECONOMIC GROWTH

While Queensland is well connected to global markets, the state remains economically resilient. The economic growth rate is among the strongest in Australia and is estimated to grow by **1.6 - 2.4%** annually over the next 35 years.

2.4%



NATURAL ATTRACTIONS

Queensland is one of the most naturally diverse places on earth with over **300 NATIONAL PARKS, 6,900 KM OF PRISTINE COASTLINE** and some of the world's finest beaches.



AFFORDABLE PRICES

Queensland's house and apartment prices are **MORE AFFORDABLE** than most other Australian states, making Cairns an economically attractive place to live and work.



WHY INVEST IN CAIRNS

BOLD NEW WORLD

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NOVA CITY CAIRNS

1

STRONG DEMAND

The combination of substantial new infrastructure, burgeoning tourism and population growth is strengthening consumer confidence throughout Cairns. These three drivers, coupled with a limited supply of new apartment products, are expected to increase the demand for residential properties, particularly in the inner city precinct.

2

THE PERFECT DEMOGRAPHIC

The rental market within the inner city area is driven by a high proportion of young people, couples and tourists looking for homes near employment nodes and lifestyle amenity.

3

EXCELLENT RENTAL RETURNS

Primary research conducted by Urbis indicates newer furnished 1 and 2-bedroom apartments in close proximity to the waterfront are renting for approximately \$350 to \$475 per week.



4

EXTREMELY LOW VACANCY RATE

The Cairns rental market boasts a low vacancy rate of 2.1%. This is significantly lower than other regional Queensland areas including Townsville (6.4%) and Mackay (9.3%).

5

WORLD-CLASS TOURISM

Cairns is one of Australia's most visited destinations, with 5 million domestic and international visitors in 2016. These visitors injected more than \$3.1 billion into the local economy. New infrastructure and developments such as the Aquis Great Barrier Reef Resort will help Cairns compete on the world stage for international tourists.

CAIRNS:

An Overview

CURRENT POPULATION IN 2016

163,469

CAIRNS DOMESTIC AND INTERNATIONAL VISITORS IN 2016

5M

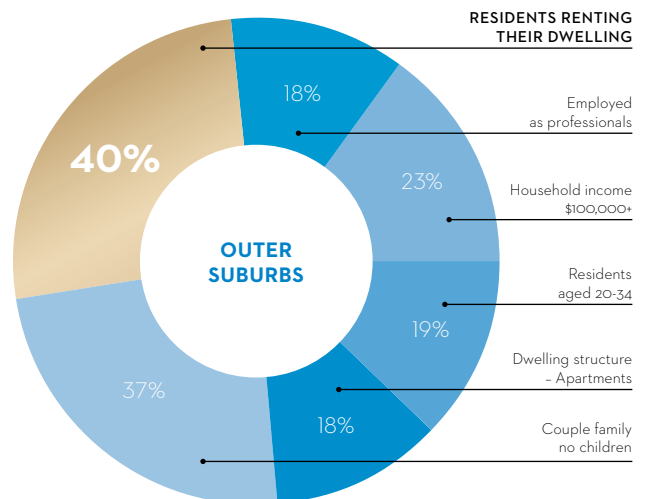
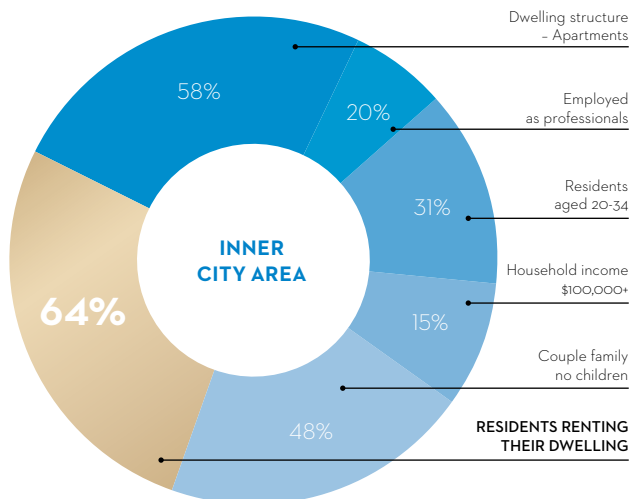
NORTH QUEENSLAND VISITOR EXPENDITURE IN 2015

\$3.1B

SOURCE: CAIRNS REGIONAL COUNCIL TOURISM AND EVENTS QUEENSLAND

DEMOGRAPHIC PROFILE

Younger residents and couples without children form a large proportion of the demographic profile, with both groups preferring low-maintenance living in the heart of the CBD.



EDUCATION

Cairns offers easy access to kindergartens, primary and secondary schools, tertiary and vocational institutions.

CENTRAL QUEENSLAND UNIVERSITY recently opened a \$15 million campus just a short walk from Nova City offering business and law, education, creative arts, engineering, health and science courses.

JAMES COOK UNIVERSITY (JCU) offers undergraduate and post graduate courses including arts, law, science and medicine. JCU has announced that it will open a second Cairns campus within the CBD. This new campus will also feature innovative learning spaces for graduate and postgraduate studies across a range of subjects. It is expected to open in September 2017.

THE GREAT BARRIER REEF INTERNATIONAL MARINE COLLEGE is one of the most prestigious marine training centres in the world.

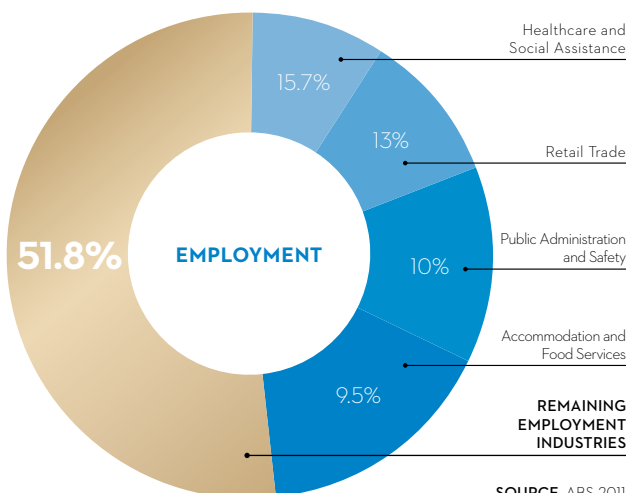
NORTH QUEENSLAND TAFE has a wide range of accredited industry programs.

CAIRNS AVIATION SKILLS CENTRE is an internationally recognised, purpose-built aviation training centre.



CAIRNS PRIMARY EMPLOYMENT INDUSTRIES

The Cairns region is home to more than 23,000 businesses with hotel and resort accommodation, retail trade, safety public administration, food services, and health care providing more than 40% of local employment.



SOURCE: ABS 2011



CAIRNS:

Future Focused Destination

PROJECTED POPULATION IN 2036

227,542

INVESTMENT IN INFRASTRUCTURE

MORE THAN \$9.8B IS BEING INVESTED IN CAIRNS INFRASTRUCTURE.

These significant developments will support growth and create demand for quality residential property in the region.

SOURCE: URBIS / CAIRNS REGIONAL COUNCIL REPORT 2015-2016

NORTHERN AUSTRALIA INFRASTRUCTURE FACILITY (NAIF)

In mid-2016, the Australian Government established the Northern Australia Infrastructure Facility (NAIF) to promote the development of infrastructure in Northern Australia.

With a commitment of up to \$5 billion in concessional finance to encourage and complement private sector investment, this major initiative will ensure significant expansion of the local economy.

The headquarters of the NAIF will be based in Cairns.

SOURCE: AUSTRALIAN GOVERNMENT DEPARTMENT OF INDUSTRY, INNOVATION AND SCIENCE

\$9.8 BILLION

AQUIS GREAT BARRIER REEF RESORT

Located 13km north of Cairns, the Aquis Great Barrier Reef Resort plans for a \$2 billion hotel and residential project. Aquis represents a significant investment in the region, particularly in terms of local employment opportunities.

\$2B



Cairns Performing Arts Centre

THE PRECINCT

\$65 MILLION

The Precinct is a proposed **PERFORMING ARTS CENTRE** that will incorporate tropical parklands and outdoor performance areas.

SOURCE: URBIS / CAIRNS REGIONAL COUNCIL REPORT 2015-2016

INVESTMENT IN MARKETING

\$3 MILLION

Tourism Tropical North Queensland will drive economic activity through marketing the region with a **\$2M** investment and **\$1M** for other tourism initiatives.

SOURCE: CAIRNS REGIONAL COUNCIL BUDGET 2016-2017

CAIRNS AIRPORT REDEVELOPMENT

\$1 BILLION

An extensive redevelopment of the Cairns Airport will include a new economic precinct. This 20 year project is estimated to generate **3,500** full-time jobs in Cairns.

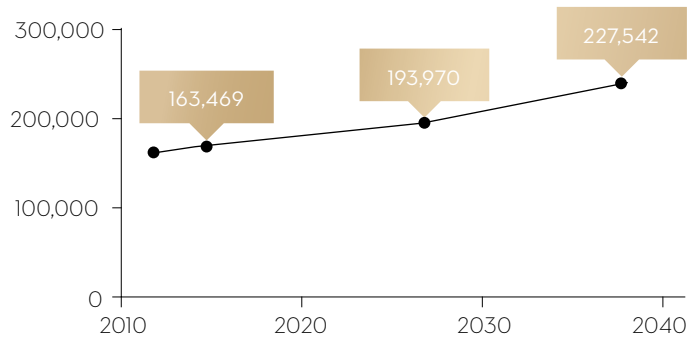
SOURCE: URBIS / CAIRNS REGIONAL COUNCIL REPORT 2015-2016

POPULATION GROWTH 2016 - 2036

39%

The Cairns population is forecast to increase by **65,000 NEW RESIDENTS** between 2016 and 2036.

SOURCE: QUEENSLAND GOVERNMENT POPULATION PROJECTIONS 2015



SPORT AND RECREATION UPGRADES

\$15.8M

SOURCE: CAIRNS REGIONAL COUNCIL BUDGET 2016-2017

TRANSPORT AND INFRASTRUCTURE UPGRADES

\$62M

SOURCE: CAIRNS REGIONAL COUNCIL BUDGET 2016-2017

COMMUNITY UPGRADES ON RESOURCES, MATERIALS AND SERVICES

\$370M

SOURCE: CAIRNS REGIONAL COUNCIL BUDGET 2016-2017

CAIRNS HOSPITAL REDEVELOPMENT

\$455M

SOURCE: URBIS / CAIRNS REGIONAL COUNCIL REPORT 2015-2016

AUSTRALIA'S NORTHERN GATEWAY

SINGAPORE

BALI

DARWIN

NORTHERN
TERRITORY

WESTERN AUSTRALIA

AYERS
ROCK
(ULURU)

SOUTH
AUSTRALIA

PERTH

BOLD NEW WORLD

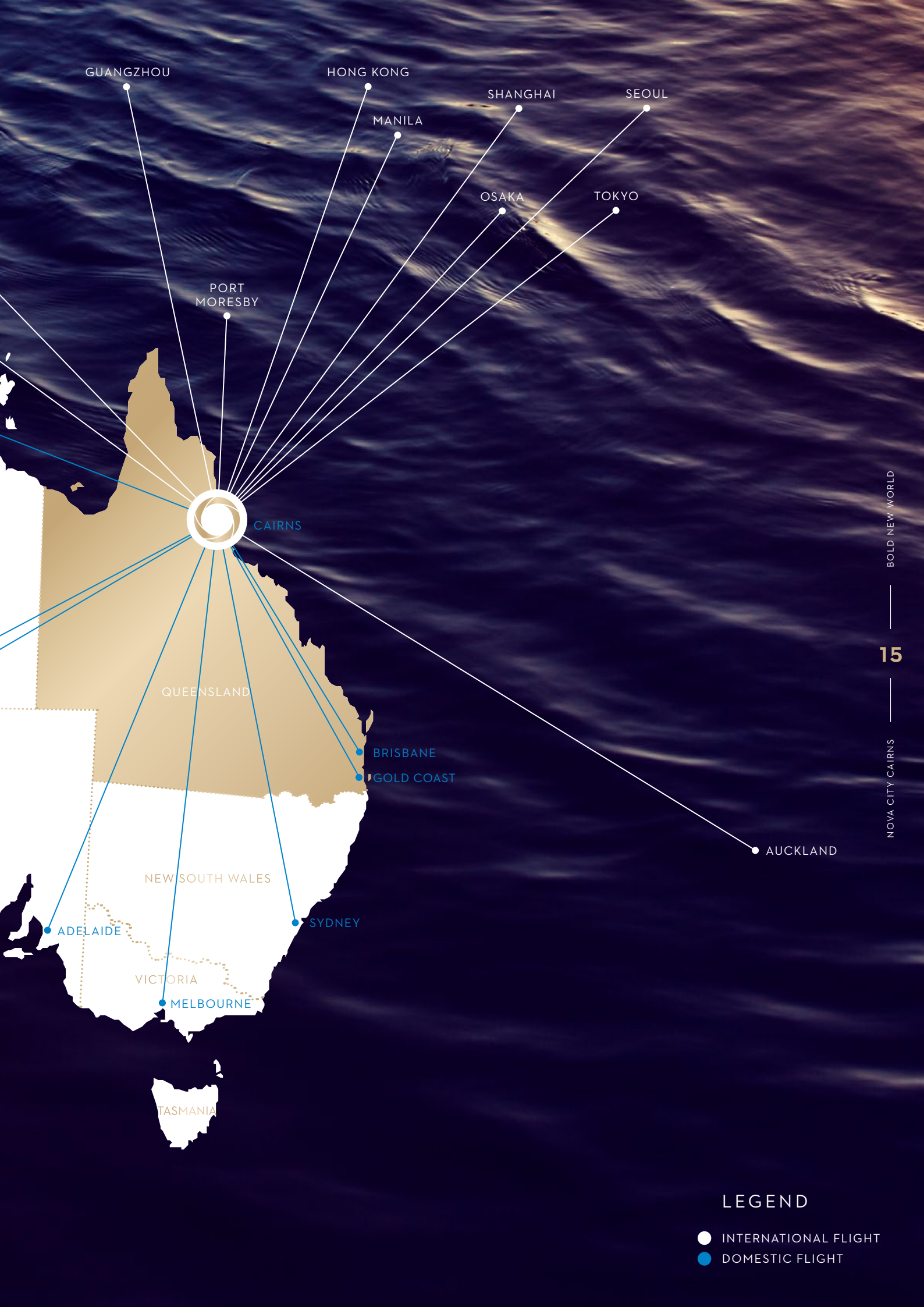
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NOVA CITY CAIRNS

A DESTINATION PRECINCT

Cairns Airport is the largest international airport north of Australia. One of Australia's busiest airports for international passengers with direct flights from Tokyo, Osaka, Hong Kong, Singapore, Bali, Manila, Auckland and Port Moresby. Over 5 million passengers pass through Cairns each year.

Nova City is set to become a destination precinct – a highly coveted locale that is home to both future-focused businesses and residents.



GUANGZHOU

HONG KONG

SHANGHAI

SEOUL

MANILA

OSAKA

TOKYO

PORT MORESBY

CAIRNS

QUEENSLAND

BRISBANE

GOLD COAST

NEW SOUTH WALES

AUCKLAND

ADELAIDE

SYDNEY

VICTORIA

MELBOURNE

TASMANIA

LEGEND

- INTERNATIONAL FLIGHT
- DOMESTIC FLIGHT

CAIRNS:

Residential Market Analysis

MEDIAN APARTMENT SALE PRICE

Recent research highlights an increase in Cairns investor numbers, with knowledgeable buyers recognising this location's significant infrastructure investment, rebounding tourism and affordability as key property market drivers.

Coupled with the lack of new apartment products, these drivers are expected to lift the residential demand of the area, particularly within the Cairns Inner City Area.

INNER CITY AREA

11.94%

GROWTH

SOURCE: URBIS / APM PRICE FINDER

MEDIAN HOUSE SALE PRICE

A **9.21%** sales prices increase from 2014-15 within the Cairns Inner City Area, compared to **5.26%** in the outer suburbs.

This highlights the value that owner-occupiers and investors are placing on proximity to the popular Cairns waterfront and city centre.

INNER CITY AREA

9.21%

GROWTH

SOURCE: URBIS / APM PRICE FINDER

OUTER SUBURB

5.26%

GROWTH

The growth in universities has created an increase in the rental market. With the lack of supply of new apartments, this is a great opportunity to buy.

MEDIAN WEEKLY RENT

HOUSE

\$375 3 BED HOUSE
DECEMBER 2015

\$450 4 BED HOUSE
DECEMBER 2015



APARTMENT

\$220 1 BED APARTMENT
DECEMBER 2015

\$290 2 BED APARTMENT
DECEMBER 2015



WATERFRONT APARTMENT MEDIAN WEEKLY RENT

Primary Research conducted by Urbis indicates newer furnished one and two-bedroom apartments in close proximity to the waterfront

1 BED APARTMENT

\$350

2 BED APARTMENT

\$475

SOURCE: URBIS PRIMARY RESEARCH / RESIDENTIAL TENANCIES AUTHORITY (RTA)

RENTAL VACANCY RATE

2.1%

The strength of Cairns rental market is further highlighted by its low vacancy rate of **2.1%**. Potential capital growth offered by established tourism precinct and future infrastructure investment, paired with the region's low vacancy rate and strong rental yield is to drive potential investment opportunity offer within Cairns City, particularly within the apartment market

CAIRNS 12 MONTH RENTAL GROWTH (DEC 2014 - DEC 2015)

1.4% 3 BED HOUSE



7.4% 2 BED APARTMENT



Nova City offers dynamic city living and a vibrant urban lifestyle in the heart of the CBD, close to schools, universities, markets, parklands, and a popular waterfront with stunning views.

BOLD NEW WORLD

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NOVA CITY CAIRNS

CAIRNS INTERNATIONAL AIRPORT

PROPOSED AQUIS RESORT

THE PRECINCT GARDEN AND THEATRE (UNDER CONSTRUCTION)

CAIRNS AQUARIUM (UNDER CONSTRUCTION)

CAIRNS RAILWAY STATION

CAIRNS CENTRAL SHOPPING CENTRE

CAIRNS HOSPITAL

RUSTY'S MARKET

JAMES COOK UNIVERSITY CITY CAMPUS



NOVA CITY

CENTRAL
QUEENSLAND
UNIVERSITY
CITY CAMPUS

CAIRNS
CONVENTION
CENTRE

SHANGRI-LA
HOTEL

CAIRNS CRUISE
TERMINAL

CAIRNS
ESPLANADE
LAGOON

THE REEF
HOTEL CASINO

THE
MARINA





Artist Impression

1

BOLD NEW WORLD

Nova City is the largest ever private development and the tallest residences in the history of Cairns CBD. It will be the new urban landmark that will deliver next generation retail and inviting public spaces. This new cosmopolitan precinct within Cairns will be world-class destination.

2

ICONIC ARCHITECTURAL DESIGN

The striking Nova City architecture will feature seven glass towers rising above the city to reflect the Cairns sky and mountain backdrop. This visionary precinct has been designed by CACOX Rayners, an established and award-winning practice known for bringing elegant and practical solutions to distinctive residential, commercial and public spaces.

3

IDEAL LOCATION

Nova City offers both an urban and tropical destination in one location with rainforests, beaches and coral reefs all in close proximity. Nova City embraces the tropical landscape, climate and lifestyle offering beautiful outdoor spaces and spectacular views.



4

RENTAL STRENGTH

The Nova City development will be a much-needed response to an evolving market driven by low vacancy rates, strong population growth, high employment, new infrastructure and a resilient local economy.

5

A DYNAMIC BUSINESS CENTRE

Nova City will be a bustling commercial hub, home to future-focused workspaces, a vibrant eat street, local enterprises and global retail brands. With the added benefit of direct flights from Cairns to Asia, Nova City will transform Cairns into an international business address.

This will also be the last remaining site of this size in the CBD. Integrated with retail, services, eateries, work, lifestyle and facilities.



Artist Impression



Artist Impression



Australia 108, Melbourne

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SPECTACULAR
VIEWS

Nova City's contemporary residences combine visionary architecture, elegant interiors and breathtaking views across the city, tropical mountains and the sea.

7

EXTENSIVE
AMENITIES

Nova City offers exclusive resort style amenities. Within the precinct, a cosy garden, relaxing spa pool, infinity-edged pool, gourmet kitchen, theatre and a gymnasium, as well as a curated selection of dining and retail will be a unique offering within the Cairns rental market.

8

PREMIUM
FINISHES

Nova Light offers meticulously crafted, airy and light-filled homes. A stunning range of polished materials, perfectly suited to the tropical climate, combine with efficient design to create a spacious feel throughout each apartment.



9

AWARD WINNING INTERIOR DESIGNER

The studio of Hecker Guthrie is an award-winning multi-disciplinary practice, based in Melbourne Australia. Under the direction of Paul Hecker and Hamish Guthrie, the studio draws on foundations and design principles that have been developed over the last decade of practice.

10

INTERNATIONALLY RENOWNED DEVELOPER

A subsidiary of Aspial Corporation Limited and incorporated in Singapore, World Class Global is a dynamic and innovative developer that engages primarily in the business of property development and investment, and has an overseas presence in Australia and Malaysia.

Since 1999, Aspial Corporation Limited, through its subsidiary World Class Land has successfully completed and delivered over 3,000 homes and commercial units in Singapore.

Drawing on this experience, World Class Global has successfully launched Australia 108, a landmark project that was, at the point of launch, the tallest residential building in Melbourne and the southern hemisphere. This was followed by Avant, a residential tower located in the heart of Melbourne's CBD.



Hecker Guthrie's Portfolio



Avant, Melbourne

NOVACITY.COM.AU

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WORLD CLASS GLOBAL