

NORTH

magazine 2022

Seven Parks

SOON AT
NORTH HARBOUR!



NORTH HARBOUR

WELCOMES 100s
MORE FAMILIES

MORTGAGE & LEGAL

ADVICE FROM
THE EXPERTS

MEET OUR

COMMUNITY
PARTNERS



North Harbour

HARVEST PARK

Harvest Park is now open!

Located alongside part of North Harbour's extensive environmental corridor it includes BBQ facilities, picnic shelter, walking and bike paths, fitness equipment, table tennis table, sunlounges and our first edible garden.



EDIBLE GARDEN










Harvest Park's edible garden includes a range of fruit trees including lime, lemon and avocado and plants such as capsicum, lemongrass, passionfruit and herbs. The garden allows space to wander through the trees and garden beds, each area is labelled so you can see what you're eating.

The idea behind the edible garden is to encourage our local community to enjoy the beauty and bounty of nature and to work together to nurture the garden. Hence the name "Harvest Park". We're sure our North Harbour families will love picnicking in this beautiful spot for years to come.

PLAN OF HARVEST PARK



PARK KEY

- | | | | | | |
|--|--|---|-------------------|---|---------------|
|  | Barbecue Facilities |  | Bicycle Path |  | Breakfast Bar |
|  | Picnic Shelter |  | Fitness Equipment |  | Wetlands |
|  | Sun Lounges |  | Table Tennis | | |
|  | Edible Garden - range of edible options including limes, lemons, capsicums, avocados, lemongrass, passionfruit, figs and more. | | | | |

EDIBLE GARDEN

WELCOME LETTER

Welcome to “North”, the magazine for our residents and local community. In this edition you will find information about local schools, community partners and businesses, and a general guide to North Harbour living.

North Harbour was established in 2005 when the Port Binnli Group and a small group of private shareholders took the opportunity to purchase a 2000 hectare site, on the banks of the Caboolture River. After a lengthy development application process, we welcomed our first residents in 2015 and opened our first Display Village.

Our award-winning development is currently home to over 2500 residents who range from single and coupled up first home owners, to large and small families, downsizers and multigenerational families. Our community amenities continue to grow, with a new café, childcare centre, parks, mountain bike trail and free weekend fitness events already on site plus dozens of resident businesses. You can find more information on our amenities and a business directory throughout the magazine and on our website, www.northharbour.com.au.

Award Winning

North Harbour is a multi-award winning and environmentally accredited development. In November 2021 we won the Excellence in Parks and Recreation category at the prestigious UDIA Queensland Awards for our extensive parklands and open space. North Harbour was also named a finalist in the highly competitive Environmental Excellence award category, highlighting our commitment to sustainability, innovative and efficient practices. This is added to our 2018 win for Best Residential Subdivision in Queensland.

We are delighted to be recognised as industry leaders and will continue to strive to achieve the highest levels of both community and environmental excellence in all we do.

As part of this we undertook and achieved an “EnviroDevelopment” accreditation. EnviroDevelopment is a scientifically based assessment scheme which independently reviews development projects and awards certification to those that achieve outstanding performance across four or more of the provided elements – Ecosystems, Waste, Energy, Materials, Water and Community.

Coming Up

We will be opening our third Display Village later this year and adding two more parks to our lifestyle options. You can read about our first edible park, Harvest Park, on page 4. We continue to work through the development process for our proposed marina with all levels of Government, and will be releasing more land with more announcements to come in mid to late 2022.

I hope you enjoy this edition of North, and if you require any further information please contact our team (contact details are on the back of this magazine). Our office is open 7 days a week, 10am – 5pm.

Best regards,

Bryan Finney

North Harbour Project Director
info@northharbour.com.au



BUYING AT NORTH HARBOUR

2022 continues to be an incredibly busy year for all at North Harbour. Our enquiry numbers remain at unprecedented levels, with demand for land in our beautiful community consistently high. Sales of established homes at North Harbour are also moving swiftly with record prices being attained, once more showing the value of purchasing in our growing community.

To enquire about purchase please contact the Sales team directly on **(07) 5433 1111** or email **sales@northharbour.com.au**. If you have purchased land and are planning your build, you can find details of all our Display Village builder partners on our website, **www.northharbour.com.au**.

We also have helpful tips and information on the buying process in our “First Home Buyers” section of the website. Not only for buyers looking for their first ever home, this is also well worth a read if you are buying land to build for the first time. We’ve also spoken to two of our most valued specialists, Renee Black from Mortgage Achievers and Carol Draper from CJC Law, to get their expert advice on the buying process from a financial and legal perspective.





Renee Black from Mortgage Achievers specialises in construction, land and new build mortgages and her expert knowledge has helped many of our buyers achieve their dreams. We spoke to her about what buyers should consider, before beginning their home buying journey.

What is the first thing you suggest people do before starting to save for a home?

Definitely speak to a Mortgage Advisor. There are numerous considerations to determine when you will be able to purchase, which are constantly changing. We can review your current situation and put a plan in place around savings, employment etc to meet your goals. This could range from being ready to purchase now or creating a savings plan to purchase in the near future.

How much deposit do you need to buy a home?

The minimum deposit required can vary based on a number of factors such as; type of property being purchased and location, construction loan, source of your deposit, Investment property versus owner occupied property to name a few.

As a guide you would need a minimum deposit of 5% of the purchase price + purchase costs 2.5 – 3%, totalling up to 8% for an Owner Occupied property.

Investors currently need a 10% deposit + purchase costs, approximately 13% overall of the purchase price.

What is important to look for in a mortgage broker?

A recommendation is always a good place to start. You want an Advisor who listens and spends time reviewing your situation so they can find the best possible outcome for you. A good Advisor explains your lender options to you and why they are the best option for you. They will have the knowledge to assist you in making that final lender choice.

You want someone who delivers on their promises and provides you with regular updates during the process.

What is the best advice you can give someone looking to buy a block of land?

Securing land is the first step in your journey to build a new home. A pre-approval is extremely important to secure land in today's market as you may need to act quickly.

It is important to speak with an Advisor such as myself who has extensive knowledge in land and construction loans as they are very different to purchasing an established house. We assist you throughout the entire journey until you get the keys, move in and beyond.

"North Harbour clients have been a pleasure to deal with. I recently assisted a young lady who has been working two jobs to save her deposit. She was a little outside of most bank's policies and I found the perfect lender for her situation. Being able to call her with the approval was very rewarding and it is these moments that remind me of how wonderful my job can be."

CONTACT:

Mortgage Achievers
Renee Black – Mortgage Advisor

📞 0413 957 781

✉ renee@mortgageachievers.com.au

🌐 mortgageachievers.com.au

📘 facebook.com/MortgageAchievers

Carol Draper from CJC Law and her team have assisted a number of North Harbour buyers. Not only are they experts, they are also great to work with! Carol has put together a quick guide to conveyancing, below.

"When a buyer or seller signs a contract of sale it is likely to be one of the biggest financial transactions of their life. With the stroke of the pen comes an enormous number of legalities; so, when you are buying land or property, you need an experienced conveyancing lawyer to guide you through this process.

Conveyancing in Queensland is complex and is affected by at least 20 different pieces of State and Federal legislation, contract conditions, extensive case law and

practice guidelines. Your lawyer will need to ensure the critical dates of your contract (finance, building and pest conditions, settlement etc.) are confirmed by 5pm on the due date, failing which the other party can terminate the contract. Your lawyer will liaise with your bank to book settlement and then provide you with settlement figures and explain why and when funds are to be payable. If you have any questions, you should direct them to your lawyer for professional advice.

When you are looking for a conveyancer, go for experience and not just price. I recommend choosing a local lawyer who knows the area, is approachable and has the local connections and knowledge of the area and surroundings. You also want a lawyer who will sit down with



you as needed and witness your mortgage documents, or answer any queries you may have from time to time. Purchasing a property is a major step in your life so do not just go for the cheapest option as it may cost you in the long term."

CONTACT:

CJC Law
Carol Draper

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🏠 2/13 Discovery Drive,
North Lakes Queensland 4509



EXIT
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North Harbour
Heritage Park
and Mountain
Bike Trail

Proposed
Future
Development

bite
MARKETS

Riparian
Park

Habitat
Park

Reflections
Park

Village
Park

Sales Centre &
Display Village


North
Harbour

Harvest
Park

New Park
Coming Soon

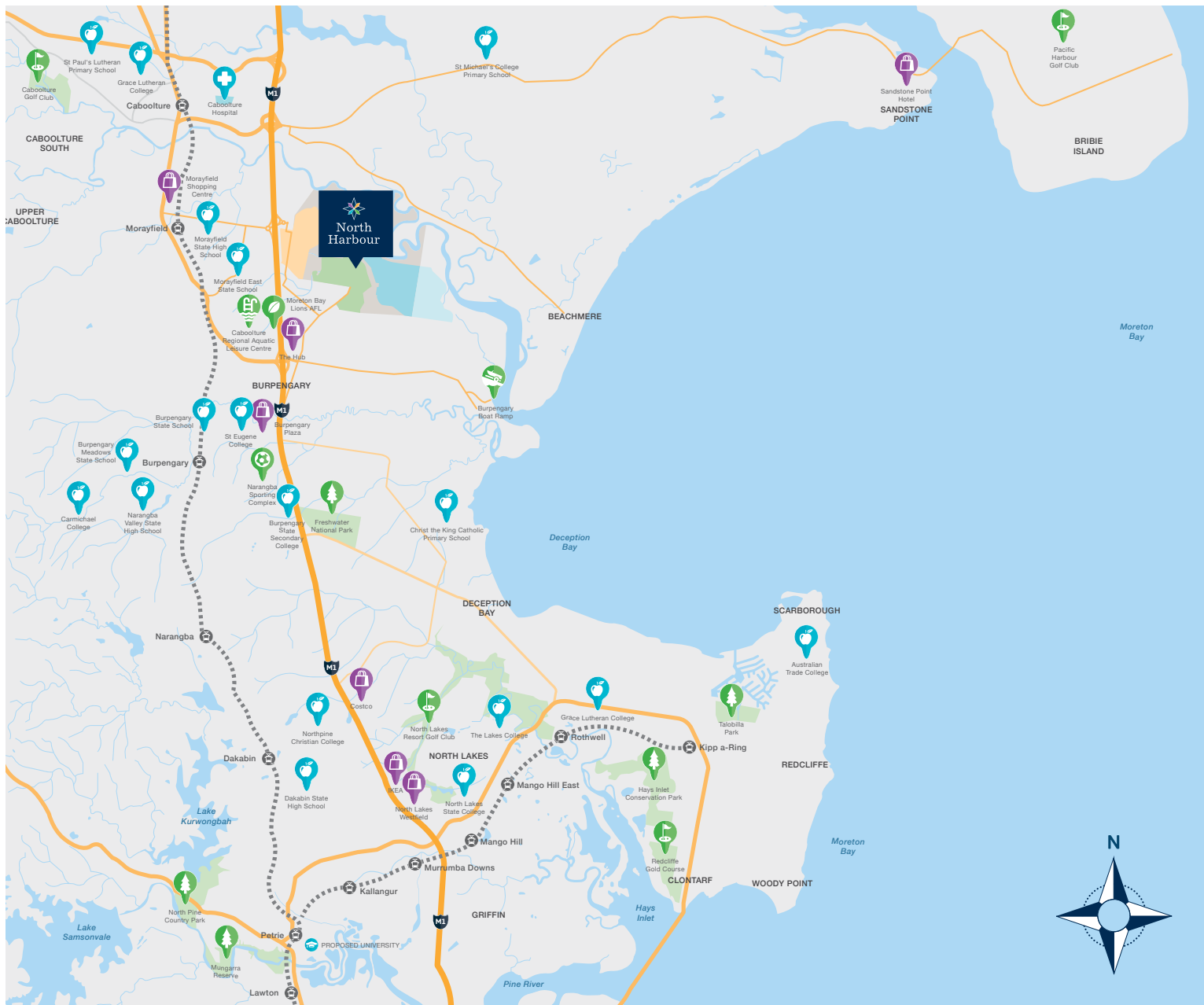
EXIT
146

A MASTERPLANNED COMMUNITY

1000 acres of
open space
and parkland

Caboolture River

Proposed
Future
Development
(Subject to approval)



YOUR LOCAL COMMUNITY

Population

Two decades from now Moreton Bay will boast a \$40 billion economy, be home to an additional 240,000 people and will have created 100,000 more local jobs.

Location & Transport

- Brisbane CBD (45mins)
- Brisbane Airport (29mins)
- Sunshine Coast (35mins)
- North Lakes (13mins)
- More than 580 weekly rail services

Open Space & Parks

- 9km of river frontage
- 1000 acres of open space
- 5 parks

Shopping & Lifestyle

- Westfield North Lakes (13mins)
Myer, Woolworths, Coles, Big W, Target, Costco, Ikea, Bunnings & Event Cinemas
- Morayfield Shopping Centre (9mins)
Woolworths, Coles, Big W, Target, Kmart, Birch Carroll and Coyle
- Burpengary Plaza (6mins)
Woolworths, Kmart and Banks
- Local shops/The Hub (4mins)
IGA, medical and childcare

Sport & Recreation

- Moreton Bay Lions AFL
- Caboolture Aquatic Centre (5mins)
- Narangba Sporting Complex (11mins)
- Boat Ramp (9mins)
- Caboolture Sports Club

Education

- Saint Eugene College (10mins)
- Burpengary State School (8mins)
- Morayfield State High School (10mins)
- Morayfield East State School (9mins)
- Christ the King Catholic Primary School (10mins)
- Northpine Christian College (12mins)
- Grace Lutheran College (20mins)
- St Paul's Lutheran Primary School (15mins)
- St Michael's College Primary School (13mins)
- Dakabin State High School (16mins)
- North Lakes State College (16mins)
- The Lakes College (18mins)
- Carmichael College (15mins)
- Burpengary Meadows State School (17mins)
- Burpengary State Secondary College (11mins)
- Narangba Valley State High School (20mins)

Every effort has been taken to ensure the accuracy of information contained within this map. No responsibility is accepted for any inadvertent errors or omissions. Travel times are subject to traffic conditions.



“We are very excited to be moving to North Harbour. Everything we need to enjoy our family time is here...”

Left to right; The Holtham Family: Carlie, Harlie, Robert and Kerrie

RESIDENT PROFILE

The Holthams are some of the many new residents moving from interstate into North Harbour in 2022.

Hailing from South Australia, Robert Holtham regularly travels to Queensland for work and it was on one of these work trips that he first saw our highway billboard and decided to pop in for a look around.

“My wife, daughter and I had decided to relocate to Queensland to be nearer to family (my sister lives 20 minutes away from North Harbour). I was in the area for work and as I was travelling around I saw the billboards so rang the number and had a nice chat to Lorraine. I then drove in and had a look and really liked the place but there was nothing available at the time.

We were fixed on the area and actually had paid a deposit on a block of land in another development, but I really liked North Harbour and kept being drawn back.

On every visit, I popped in to check on availability and got to know Matt and Aidan. They were never too busy for me or the family, and in fact Matt’s knowledge, friendly nature and excellent manner made him one of the main reasons I ended up buying at North Harbour.

We are very excited to be moving to North Harbour. Everything we need to enjoy our family time is here, we don’t need to leave the area to enjoy nature and get exercise, there is heaps of space and you can live your life there and as I travel a lot, this is really important to me.

What I liked about the team is the sense of family. During the time from us first coming in, we’ve met the entire sales and customer service team, Aidan, Lorraine and Matt, Bryan the Project Director and even met Malcolm who is one of the founding developers. On the day we were signing the contract, Malcolm happened to be in the office and came in and welcomed me to the North Harbour family – he didn’t have to talk to me but he did, and that doesn’t happen in most places!

I can’t recommend the team highly enough. We signed up in October and Matt has been in regular contact with us, keeping us up to date with the registration process and so on. We are working with Glenn from Orbit Homes, on our build, and they’ve been excellent too.

Our advice to be anyone considering land at North Harbour would be, if you want to live a very nice relaxing lifestyle, North Harbour is the place to call home. We love the facilities, and the amenities and if the community is anything like the team it’ll be lovely. We can’t wait to move in and start enjoying some of the great events and activities.

“...in fact Matt’s knowledge, friendly nature and excellent manner made him one of the main reasons I ended up buying at North Harbour.”

COMMUNITY PARTNERS

North Harbour sponsors and supports over a dozen local community events and groups. We are a major sponsor for some of the biggest community events our region has to offer, from the Abbey Medieval Festival to the Burpengary Christmas Carols, both of which attract thousands of visitors each year.

It is important to us to be a part of the local community and sponsorship is one way we can give back to the community which supports us.





Inspiring Brighter
Futures Foundation

INSPIRING BRIGHTER FUTURES FOUNDATION

Inspiring Brighter Futures Foundation (formerly Fairgo Australia Foundation) facilitated the 'Onwards & Upward' wellbeing mentoring program to a group of year 9 girls from Deception Bay State High School. The 8 week program focused on building student's self-awareness, self-confidence and self-esteem and equipped them with the necessary skills and tools to tackle life's challenges. The girls enjoyed the program and were very grateful to the volunteer mentors who worked one-on-one to support them each week. Thank you to North Harbour for sponsoring this program and supporting your local community.

A highlight for one student 'Being able to create goals and start working on them.'

Feedback regarding the program 'The program was very uplifting and made me feel cared for.'

LEUKAEMIA SUPPORT QLD

One of our most enduring community partnerships is with Leukaemia Support Queensland. Our recent event, Shine Bright for Leukaemia, was held at North Harbour Heritage Park in May. President Jane McMillan was extremely grateful to attendees and suppliers for getting behind the event, which raised vital funds for financial and emotional support of local people battling the illness.

"With more than 800 people living with leukaemia, lymphoma, myeloma and related blood cancers in the Moreton Bay region alone, its impact can be felt almost everywhere," said Jane.

"Quite apart from the physical toll, the intense treatment often required over many months can place enormous financial strain on families – with money raised from events like this providing a helping hand.

"We've had a wonderful relationship with North Harbour and they have helped us with many of our fundraisers over the years."

A registered charity run solely by volunteers, Leukaemia Support Queensland has provided assistance to almost 400 people battling the disease over the past 16 years, helping with everything from living expenses to accompanying patients as they undergo treatment.

To find out more about how you can help, please visit leukaemiasupportqld.com.au.



THE ABBEY MUSEUM OF ART AND ARCHEOLOGY

The Abbey Museum is our heritage partner and worked with us to create Heritage Park. You will see the team at many of our events and we love to pop up at theirs too. Over the years they have offered our visitors the chance to try archery, kids archeological digs and even fire a mini trebuchet! We always love their enthusiasm and expertise and value their partnership enormously. To find out more about The Abbey Museum visit abbeymuseum.com.au.



CHILDCARE

Edge Early Learning Centre
ph: (07) 3556 0467



HAVN CAFE

North Harbour Cafe
hello@havnatnorthharbour.com.au



PARKRUN

North Harbour parkrun
northharbour@parkrun.com



BITE

Bite Markets
ph: 0455 030 149



YOGA

The Yoga Shed
ph: 0407 833 931



BROADBAND

Opticomm Broadband
ph: 1300 137 800



North Harbour

Visit Our Display Village and Sales & Information Centre
Cnr Buckley Rd and Fraser Drive, Burpengary East QLD 4505
Open 7 days 10am – 5pm | Ph: 07 5433 1111

northharbour.com.au