



SKYVIEW

CASTLE HILL



*Come home
to Sydney's most
breathtaking
views*



Artist impression

Live Among the Stars

Welcome to Skyview, an inspiring collection of luxurious one, two and three bedroom apartments in one of the region's most exciting new residential developments.

Located on an elevated plateau in one of Castle Hill's most prominent positions, Skyview offers residents spectacular natural vistas, superbly appointed on-site amenities and enjoys unrivalled proximity to Castle Towers Shopping Centre, Castle Hill Station and excellent education, employment and leisure options within the greater Hills district.

Skyview represents a unique balance of community, connectivity and a cosmopolitan lifestyle that is unmatched in Sydney. Wake up to Sydney's most spectacular sunrise and wind down as the sun sets over the Blue Mountains at Skyview, Castle Hill.

Your five star address

Skyview is comprised of 5 distinct buildings, Phoenix, Hydra, Vela, Lyra and Carina, all nestled within a lush, landscaped parkland environment.

Each building has been carefully positioned to take advantage of both urban and rural views and to achieve a skyline silhouette that responds sympathetically to the topography of the site and surrounding countryside.

Generous spacing between buildings maximises sunlight to both the apartments and shared open spaces with meandering walkways connecting residents to Castle Towers Shopping Centre, Castle Hill Station and surrounding parks and roadways.

On level 2, a distinctive central address provides residents and their guests with a convenient pick-up and drop-off point and direct access to all security controlled building lobbies.

Skyview delivers clear distinction between public, communal and private domains, providing residents with a sensible balance between shared amenities, and private areas for recreation and relaxation.

Skyview will be recognised for its robust, timeless character through the use of high quality materials and finishes. Each building will have its own unique character, yet the overall development will enjoy a common aesthetic that contributes to the surrounding neighbourhood.





Artist impression

As beautiful inside as out

Whether you're single, a couple, a family or an investor, Skyview has an apartment configuration and size to suit your lifestyle.

Each Skyview apartment represents the perfect marriage of form and function. Effortlessly stylish yet exceptionally liveable, each home has been cleverly crafted to provide beautiful, homely living environments with outstanding green credentials.

Natural sunlight and prevailing breezes are both captured and deflected to ensure cool summer nights and cozy winter mornings. Sustainable materials and efficient appliances, fixtures and fittings are utilised throughout each apartment, contributing to low energy bills and a highly efficient home.

Open-plan layouts provide generous, contemporary living spaces while the orientation of living areas and balconies to the north, east and west take advantage of spectacular views over the surrounding neighbourhood and towards the Blue Mountains and Sydney CBD.

Kitchens are modern and intuitive in design with top-of-the-range SMEG appliances, mirrored glass splashbacks and sleek Quantum Quartz bench tops.

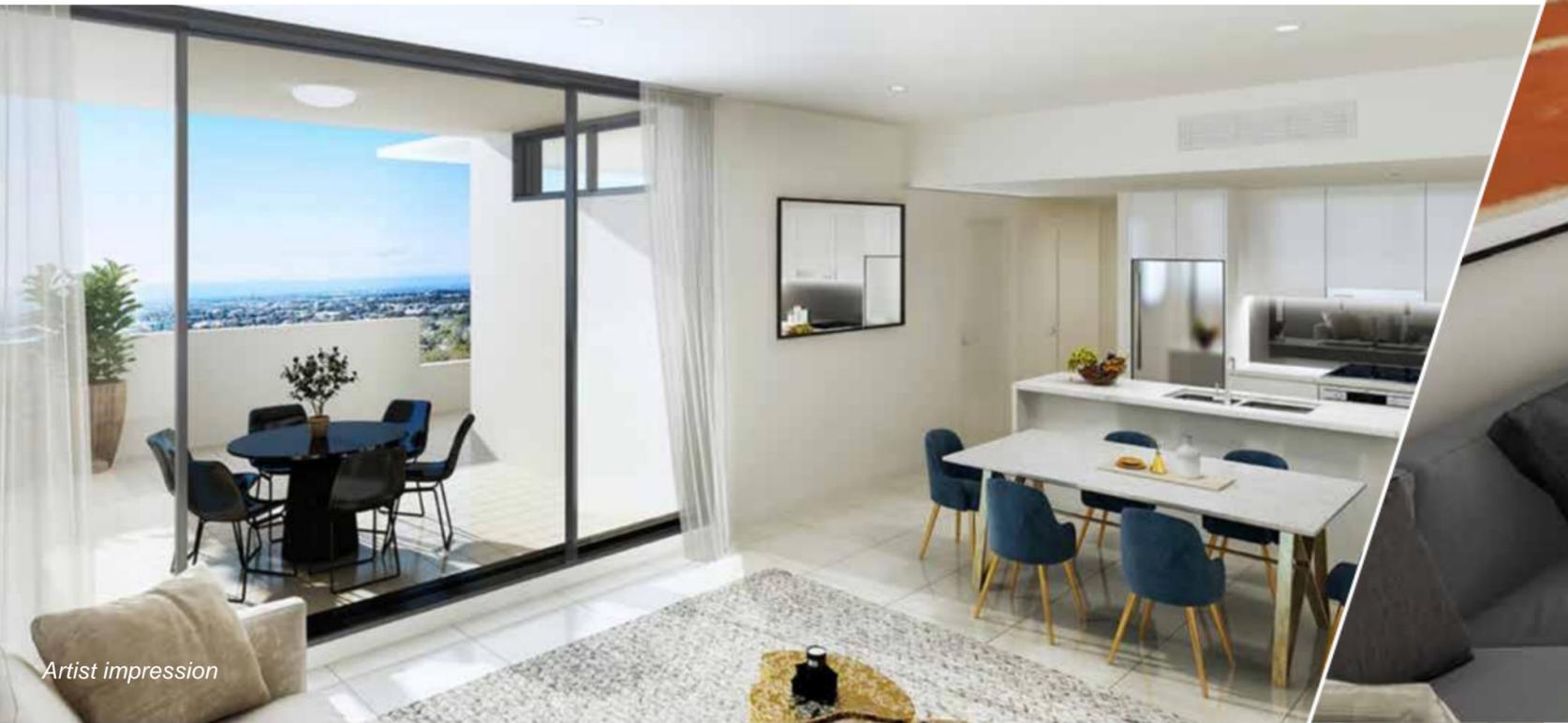
Bedrooms are sizeable, air conditioned and practical while bathrooms enjoy quality embellishments including polished chrome fixtures and frameless mirrors.

Skyview apartments deliver a high level of practicality through the adoption of intelligent design principles. Maximising useable space and providing ample storage options delivers excellent functionality and flexibility within each home.

Residents will benefit from their own secure, covered car parking space and additional lockable storage options will be on offer within the secured parking areas.



Artist impression



Artist impression



Artist impression



View from 23rd floor



Artist impression

Connected through community

As part of a dynamic, friendly community, Skyview residents will enjoy an enviable range of both covered and alfresco communal areas to share with family and friends.

Over 12,000m² of landscaped gardens and tree-lined walkways offer a secure environment to enjoy warm summer evenings and weekends with the kids. A number of themed areas will cater for a variety of recreational activities, as well as communal produce gardens enabling residents to cultivate their own fruit and vegetables.

Cook up a storm in one of the shared BBQ bays or find a quiet corner to relax and read your favourite book. With a shared swimming pool, community room, children's playground, outdoor gymnasium and more, residents have options for socialisation, recreation and relaxation.

Pedal-friendly residents will love both the accessibility to surrounding roads and the hundreds of dedicated parking bays for themselves and their guests.

Attractive, low maintenance native plants feature throughout the landscaping, delivering a beautifully natural ambiance and clever separation between the different shared spaces and walkways. Subtle lighting ensures a safe night time environment and contributes to the aesthetic and attractiveness of the landscaped gardens.



Live an elevated life

Skyview represents an astute investment in lifestyle and is one of the most convenient locations in Sydney for work, rest and play.

Residents are merely seconds away from Castle Towers Shopping Centre, an iconic shopping and entertainment destination that will soon become the southern hemisphere's second largest. Significant investment is currently underway with new retail options, a 16-screen cinema complex, eat street and much more.

The burgeoning commercial districts within the Hills Shire and beyond are readily accessible via the local bus and road networks, and from 2019 the new underground rapid transit train station will provide Skyview residents with direct rail access to Rouse Hill, Chatswood and eventually Sydney CBD, Bankstown and Hurstville.

Cool cafes, fashionable providores and an eclectic mix of contemporary restaurants are putting Castle Hill on the map as a destination for fine food and excellent coffee. The award-winning Castle Hill Farmers & Fine Food Market is close by and a great place for residents to hand-pick seasonal produce fresh of the farm.

A short walk away, residents can get in touch with nature at the 20-hectare Castle Hill Heritage Park, a beautiful blue gum forest reserve complete with picnic spots, cycling tracks and dog-walking areas. The Park also hosts the region's own al-fresco cinema under the stars, a perfect way to enjoy the summer evenings. Golf enthusiasts are in for a treat at the Castle Hill Country Club which features a world-class par-72 championship course.

Residents will be drawn to the harmonious blend of contrasts, where the convenience of city living is balanced with the serenity of being surrounded by national parks and manicured gardens. With an abundance of schools, leisure and entertainment options close by, Skyview residents will experience first-hand why the Hill's Shire is consistently voted one of Sydney's most liveable regions.





Castle Hill Heritage Park



Castle Towers Shopping Centre



Castle Hill Piazza

Amenity and infrastructure

Schools

Castle Hill and the surrounding area are well serviced by a number of schools ranging from private educational institutions to a number of well-established public schools.

PRIVATE

- Gilroy Catholic College – Private Catholic College
- William Clarke College – Private Anglican School, K-12
- Oakhill College – Private Catholic College
- St. Angela's – Catholic Co-Educational Primary School
- Hills Adventist College – Private Seven Day Adventist K-12 School
- St. Bernadette's – Catholic Co-Educational Primary School

PUBLIC

- Castle Hill High School – Public High School
- Castle Hill Public School – Public Primary School
- Excelsior Public – Public Primary School
- Samuel Gilbert Public School – Public Primary School
- Oakhill Drive Public School – Public Primary School
- Castle Hill House – Vocational Centre run by Redeemer Baptist Church

TERTIARY EDUCATIONAL

Nearby tertiary education facilities include the University of Western Sydney, Macquarie University and the Western Sydney Institute of TAFE.

Community and neighbourhood amenities

Skyview is located right in the heart of everything. It's not only Castle Towers that locals appreciate, but the cafes and bars that are in walking distance.

Shopping centre

Castle Towers shopping centre, with two department stores (David Jones and Myer), 312 specialty stores as well as two Event Cinemas multiplexes.

Golf courses

Castle Hill Country Club and Pennant Hills Golf Club.

Parks /reserves

Castle Hill Showground, Fred Caterson Recreation Reserve.



Sydney Metro Northwest

The \$8.3 billion Sydney Metro Northwest rail link is Australia's largest public transport infrastructure project currently under construction and a priority rail project for the NSW Government.

It will be the first fully-automated rapid transit rail system in Australia. The project will deliver 23km rail link from Epping to Cudgong Road at Rouse Hill and eight new train stations will be built along the link at Cherrybrook, Castle Hill, Showground, Norwest, Bella Vista, Kellyville, Rouse Hill and Cudgong Road. Trains will operate every four minutes in the peak – or at least 15 trains an hour.

Customers won't need a timetable – you'll just turn up and go. The Castle Hill precinct will continue as the major centre for Sydney's North West. Castle Hill will increase its retail offerings to remain a major retailing hub, extend the amount of commercial offices, increase residential density near the station, and become a major transport hub with the train station and bus interchange in Arthur Whiting Park.



Artist impression

Artist impression



Schedule of finishes

Kitchen	
Floor tile	Ceramic tile.
Bench tops	Quantum quartz.
Joinery cupboard doors	White polyurethane.
Splashback	Mirrored glass.
Oven	SMEG 60cm stainless steel oven with clock.
Cooktop	SMEG stainless steel gas cooktop with CI trivets and fame failure.
Rangehood	SMEG 60cm stainless steel recirculating rangehood.
Dishwasher	SMEG 60cm stainless steel underbench dishwasher.
Sink	Double bowl or single bowl sink.
Sink tapware	Polished chrome.
Lights	Downlights.
Bathrooms & ensuites	
Floor tile	Ceramic tile.
Vanity and basin	White duraplex vanity.
Mirror	From vanity bench top, 1m high, full width to match vanity. Frameless mirror with concealed fixings.
Wall tile	Ceramic tile.
Feature wall tile	Ceramic tile.
Paint finish	Doors & frames. Satin enamel paint finish. Natural white.
Toilet suite	Dorado. Natural white.
Baths (if applicable)	White
Tapware and shower head	Polished chrome.
Shower screen	Frameless glass.
Accessories (towel rail & toilet roll holder)	Caroma
Lights	Downlights.

Laundries	
Floor tile	Ceramic tile
Wall tile	Wall full height tiles on all sides. White ceramic tile. 600x300.
Paint finish	Doors & frames. Satin enamel paint finish. Natural white.
Laundry tub	Banksia. Stainless steel tub.
Tapware	Polished chrome.
Lights	Downlights.
Dryer	White 4kg dryer.
Living + dining room + study rooms + corridor within units	
Floor tile	Ceramic tile.
Walls	Low sheen washable. Natural white.
Skirting	Selected timber skirting profile. Natural white. Gloss.
Paint Finish	Doors & frames. Satin enamel paint finish. Natural white.
Lights	Downlights.
Bedrooms	
Walls	Low sheen washable.
Skirting	Selected timber skirting profile. Gloss.
Carpet	Carpet
Paint finish	Doors & frames. Satin enamel paint finish. Natural white.
Wardrobe	
Lights	Downlights.

Storage cupboards (if applicable)	
Walls	Low sheen washable. Natural white.
Paint finish	Joinery doors & frames. Satin enamel paint finish. Natural white.
Balconies	
Floor Tile	Ceramic tile.
Lights	Oyster.
Security	
Access Control Intercom	Wall mounted adjoining living/dining. Video Intercom.
Other	
Air conditioning	Fully ducted reverse cycle air conditioning throughout.
Blinds	Blinds throughout. Neutral.

NOTES

Materials chosen may vary slightly from the samples shown on boards or in images due to naturally occurring and unavoidable variations.

This inclusion list will need to be viewed in light of plans and corresponding requirements for diferent sized apartments. Should items specified not be available at time of ordering, an alternate of similar style and quality will be used at the builders discretion.

Artist impression

Investor report

DEPRECIATION

The following is an estimate of the approximate depreciation and allowances claimable assuming diminishing value method in Year 1. Figures below are based on a full year. These allowances only apply to investors and not owner occupiers (Source Washington Brown).

	1 bed	2 bed
Purchase Price (based on average)	\$732,000	\$1,023,000
Plant & equipment	\$5,434	\$6,117
Division 43	\$5,669	\$8,900
Total	\$11,103	\$15,017

PROPERTY INVESTMENT ANALYSIS

Afer Tax Cash Flow – expressed as – Your Cost / (income) per week. These are all of the monies that flow into or out of your pocket AFTER tax is taken into account. It is normally calculated for you as the pre-tax cash flow less any tax credits.

NOTE: The program assumes that you have applied for and received a Tax Variation and that the tax refunds are then credited for the same year in which they are based).

When the loan is substantial (negatively geared), the afer-tax cash flows are usually negative but gradually become positive as rents rise with inflation. It is possible to specify that the tax credits be used to reduce the investment loan (i.e. Debt reduction). This would mean making additional loan repayments in line with what you would have been paying in tax without the negatively geared investment.

Disclaimer: Note that the projections listed above simply illustrate the outcome calculated from the input values and the assumptions contained in the model. Hence the figures can be varied as required and are in no way intended to be a guarantee of future performance. Although the information is provided in good faith, it is also given on the basis that no persons using the information, in whole or in part, shall have any claim against Colliers International, its servants, employees or consultants.

AREA OVERVIEW

Location

Castle Hill is located in Sydney's north-western suburbs, about 30 kilometres from Sydney's CBD. Bound by Hawkesbury City in the north, Hornsby Shire in the east, Parramatta City in the south and Blacktown City in the west, The Hills Shire is a predominantly rural and residential area and is one of the fastest growing areas in Sydney. Named after its surrounding rolling hills, Castle Hill is a leafy residential suburb and a popular area with young families.

		1 bed	2 bed
Purchase Price (based on average)		\$732,000	\$1,023,000
Deposit (10% upfront)		\$73,200	\$102,300
Gross Rental Yield		4.53%	4.21%
Net Rental Yield		4.44%	4.13%
Capital Growth Rate		3.0%	
Inflation Rate		4.0%	
Interest Rate		6.25%	
Marginal Tax Rate		41.50%	
Your cost per week	1 yr	\$112	\$195
	2 yr	\$110	\$167
	3 yr	\$100	\$138
	5 yr	\$73	\$103
	10 yr	(\$13)	(\$14)

NOTE: The above figures do not include any government incentives. Stamp duty is included in the above calculations.



AMENITY AND SOCIAL INFRASTRUCTURE

Employment Precincts

Castle Hill is home to Castle Towers Shopping Centre and Castle Mall Shopping Centre providing opportunities for those looking for employment in a diverse range of industries. Only a 10-minute drive to Norwest Business Park, Castle Hill residents have the opportunity to take advantage of approximately 400 companies that employ a total of 20,000 to 25,000 people.

Education

Castle Hill and the surrounding area are well serviced by many schools ranging from private educational institutions to a number of well-established public schools.

Private

- Gilroy Catholic College – Private Catholic College
- William Clarke College – Private Anglican School, K-12
- Oakhill College – Private Catholic College
- St. Angela's – Catholic Co-Educational Primary School
- Hills Adventist College – Private Seven Day Adventist K-12 School
- St. Bernadette's – Catholic Co-Educational Primary School

Public

- Castle Hill High School – Public High School
- Castle Hill Public School - Public Primary School
- Oakhill Drive Public School – Public Primary School
- Excelsior Public School - Public Primary School
- Samuel Gilbert Public School - Public Primary School
- Castle Hill House – Vocational Centre run by Redeemer Baptist Church
- St. Gabriel's School – Special education catering for primary aged children with disabilities

Tertiary Education

Nearby tertiary education facilities include the University of Western Sydney, Macquarie University and the Western Sydney Institute of TAFE.

Infrastructure

Castle Towers Upgrade

A proposal by Queensland Investment Corporation to expand the centre by 80,000 square metres and increase parking capacity to more than 8,000 vehicles was approved in September 2016. The \$911 million expansion plans to demolish the centre south of Target and David Jones and refurbish or modify the retained sections. A new extension is planned on the outdoor carpark of Pennant Street, integrating a food court, specialty stores and restaurants.

With this upgrade, Castle Towers is expected to become Australia's second largest shopping centre with a floor area of 193,457 square metres. The new Castle Towers will become a retail, dining, entertainment and recreational destination within the Hills district.

Sydney Metro Northwest

The \$8.3 billion Sydney Metro Northwest Rail Link is Australia's largest public transport infrastructure project currently under construction and a priority rail project for the NSW Government. It will be the first fully-automated rapid transit rail system in Australia.

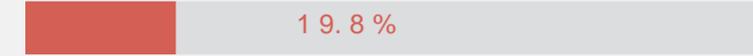
The project will deliver 23km rail link from Epping to Cudgegong Road at Rouse Hill and eight new train stations will be built along the link at Cherrybrook, Castle Hill, Showground, Norwest, Bella Vista, Kellyville, Rouse Hill and Cudgegong Road. Trains will operate every four minutes in the peak – or at least 15 trains an hour. Customers won't need a timetable – you'll just turn up and go. The Castle Hill precinct will continue as the major centre for Sydney's North West.

Castle Hill will increase its retail offerings to remain a major retailing hub, extend the amount of commercial offices, increase residential density near the station, and become a major transport hub with the train station and bus interchange in Arthur Whiting Park.

DEMOGRAPHICS

Key facts on Castle Hill

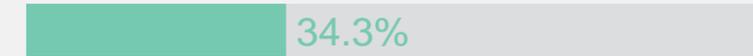
% of apartments that are rented



% of residents that are couples without children



% of households who earn over \$3,000 per week

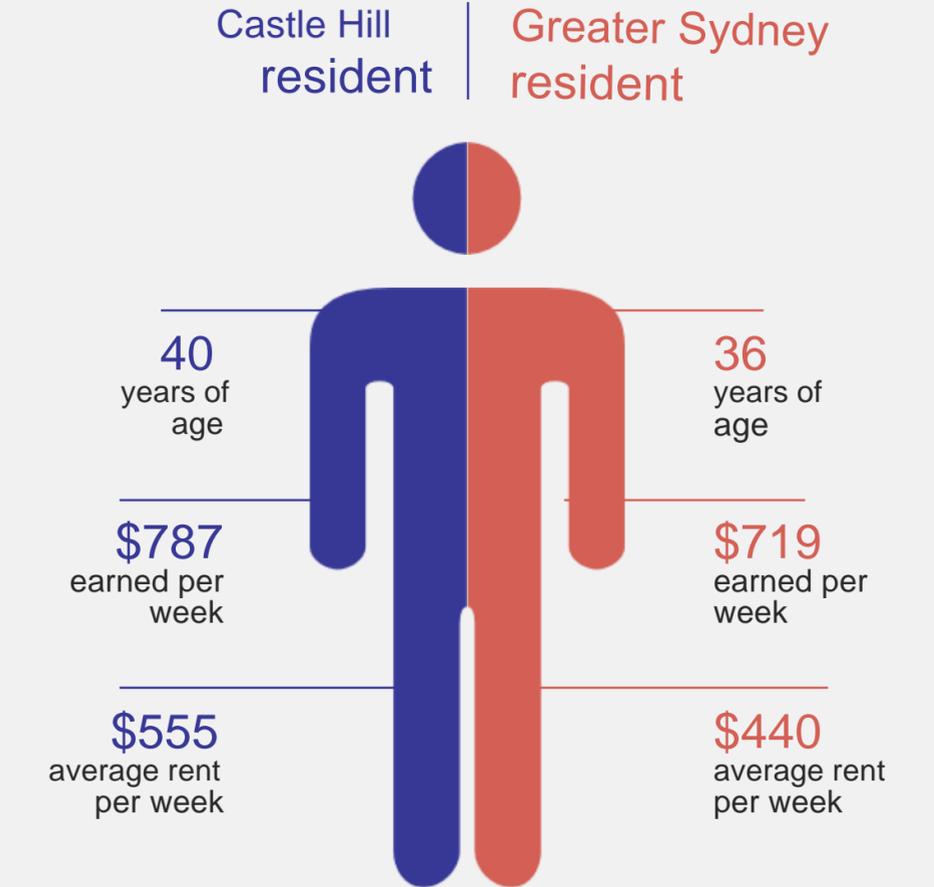


% of households with lone person



Castle Hill statistics as at 2016 (Census, ABS)

Characteristics of the average...



MARKET OVERVIEW

Sydney Market Analysis

Throughout 2016, the broader Sydney real estate market experienced continued growth since 2014/2015 and with record levels of construction during this period, the speculation of apartment supply was forecasted to peak over 2017/2018.

Although, during 2017 the demand for property in both the secondary market and the of-the-plan market has exceeded expectations with the median price in NSW reaching a record 19% annual growth in March 2017 and auction results in the secondary market consistently achieving near or over 80% clearance rate on a week-by-week basis since February 2017, showing a continued high demand for Sydney property.

Castle Hill is a highly desirable location with a depth of demand to absorb quality new apartment product. It is undoubtedly one of Sydney's most sought after suburbs and meets all the key must-have criteria for anyone looking to buy residential property whether they be investors or owner occupiers.

Rental Growth

The Sydney LGA rental market has been steady over the last year with year on year increases:

Change in Median		
	Median Rent (as at March 2017)	Annual
1 bedroom	\$580	+ 1.8%
2 bedroom	\$775	0.0%

Source: Housing NSW

Rents in Sydney are anticipated to continue to rise due to limited supply, a growing population base and a low vacancy rate at +1.8% June 2017. (Source: REIN NSW)

“Rents in Sydney are to rise due to limited supply.”

Vacancy Rates

The rental vacancy rate for the heart of Australia's largest city Sydney is well below the 3.0% level, signalling a new period of hardship for tenants. The dramatic collapse in rental vacancies within Sydney is the result of years of inaction, according to the state's leading property and real estate organisation.

Overall the rental vacancy rate in Sydney is at 1.8% in June 2017 which is now at the critical stage. The increase in Sydney was recorded as:

- Inner ring (0-10km from CBD) 2.2%
- Middle ring (10-25km from CBD) 1.4%
- Outer ring (>25km from CBD) 1.7%

Source: REINSW

“Vacancy Rates to continue to fall in inner Sydney.”

Rental estimates for Skyview

Estimated weekly rent (Unfurnished with parking)	
One bedroom	\$650
Two bedroom	\$800 - \$900
Three bedroom	\$1000 - \$1100

Source: Colliers International

Rental returns based on comparables of similar properties/developments in the surrounding area, market demand and the quality of product. These figures are a rental estimate only and not to be used for valuation purposes. They are an indication as to the current market and may change with market conditions

CASTLE HILL - MARKET ANALYSIS

	Castle Hill
Advertised median weekly rent as at July 2017 (Source Realestate.com.au)	Average \$560 pw 1 bed: \$465 pw 2 bed: \$550 pw 3 bed \$595 pw
Vacancy Rate as at July 2017 (Source SQM Research)	2.5%
Rental Yield as at July 2017 (Realestate.com.au & RP data)	3.3% The rental yield is calculated from the median advertised rent as a percentage of median price based on 411 property rentals and 154 property sales over the last 12 months. Data as at July 2017.
Median Sold Price for Apartment (Source Realestate.com.au & RP data)	Median sale price: \$881,544 The median sale price for Castle Hill was calculated over sales from the last 12 months.

“Median unit sale price has increased by 69% with a compound annual growth rate of 11.1%.”





Site Image

Site Image provides a broad spectrum of landscape architecture and related services, working most commonly with large project teams requiring highly disciplined and timely delivery of services, with a strong collaborative approach to design through to project delivery. We have extensive international experience with many high profile projects across China, Asia, Pacific and the Middle and Near East, with established partner firms in these regions.



Krikis Tayler Architects

Krikis Tayler Architects is a creative design group with experience gained from a broad spectrum of projects here in Australia as well as overseas. Specialising in the design of apartments, Krikis Tayler takes pride in creating high quality residential environments. The success and market appeal of their design work is based upon both well considered and functional layouts that maximise useable space, as well as respond to local climate and capitalise upon good orientation to create light filled rooms and reduce energy demand. Apartment interiors feature a combination of carefully selected materials, colours and textures that create a fresh and contemporary character with lasting appeal.



The Toplace Group

Established in 1992, The Toplace Group has a focus on building quality developments that fulfill the needs and aspirations of local communities. With a highly experienced development and building team, Toplace seeks out key locations, partnering with leading architects to create buildings that provide lasting value for purchasers. To ensure quality, Toplace controls and manages the project throughout the entire development process, right to the day you move in to your new home.

We are wholly dedicated to bringing to life residential dwellings and commercial spaces that are rich in style, high in quality and exceptional in value.



