

Developments

FROM THE CEO

Housing affordability



Despite a lot of talk very little has been done to resolve the housing affordability issue. The problem is not so much the amount of land released but the cost of producing that land which is the problem, especially the taxes!

Expressed simply, if the Government's aim is to reduce the supply of new affordable land and housing then they should tax it, which is precisely what has been happening now for years. The release of more land is welcomed however the authorities must stop the ever increasing charges and associated taxes which make development of new Greenfield sites prohibitive. These can now be up to 44% of the total cost.

If this trend continues land will simply become too expensive and people will have to rent rather than own their home, which is what is happening now. Monarch has noticed in recent months a significant increase in investor demand for affordable housing in many areas across New South Wales. As land developers, this makes no difference to us as every house needs a block of land whether the end product is rental or owner occupier, however this will change the community environment which has in the past been characterised by strong home ownership.

Despite the Global Financial Crisis (GFC), Monarch has recently had its most successful two years in the company's history. Further, Monarch has sold a record amount of land since the beginning of this year and with current trends we expect this to continue. Our foresight in expanding our land bank over the past 10 to 20 years has contributed to this positive situation.



MONARCH'S
INGLEBURN GARDENS
ESTATE

Ingleburn Gardens Estate - Community facilities

INGLEBURN Finished stages and new amenities

Monarch has finished the first five stages of this development, as well as the swimming and wading pools, playground, lake and community facilities. It is a delight to be able to walk out onto the timber decking over the lake and take in the peaceful environment. The concierge security team has been appointed and Brad and his team have been on hand since July to provide guidance and security for the estate and its residents.

Sales have been very strong and by the end of this year we expect more than 100 new families to have moved in and be enjoying this well positioned estate. To cope with demand we are releasing more land this year, including affordable duplexes and terrace housing. The latest figures from Housing NSW highlight that rents are up 14.8% in Campbelltown which is driving investor interest in this estate.

The Ingleburn Gardens Estate Sales sales team, led by Jo Lucas, is now on site. Jo has significant experience in new house and land sales and is available to assist with any questions. Jo is on site Wednesday to Sunday each week 10am to 4pm or can be contacted on 0408 242 150 to arrange appointments.



*Jo Lucas - Sales Manager
Ingleburn Gardens Estate*

Corner Store

The corner store has been open for two years and is getting busier each day reflecting the estate's growth. This is a great addition to Ingleburn Gardens Estate and is a place to meet friends for coffee, a cool drink, lunch or pick up supplies. The Corner Store is managed by Amanda L'Estrange who can also arrange catering within the estate. Call Amanda on 0406 452 291 for your catering requirements.



MACQUARIE LINKS ESTATE Last land release at this prestigious estate

The Pinnacle is the crowning glory of the magnificent Macquarie Links Estate and is the last new land ever to be available at this prestigious estate. Each lot includes a membership entitlement to the world-class Macquarie Links International golf course situated within the estate.

The estate has been themed around Governor Macquarie and each street name is linked to him, his family or his experiences. 60% of the Pinnacle land release has been sold, all infrastructure is now complete and several houses are well underway. Monarch is offering contemporary home designs from several builders. With many designs to choose from, all of which complement the scenic golf course and surrounding environment.



Aerial view of 'The Pinnacle' land release



Artist's impression of Macquarie Links Motel apartments

MACQUARIE LINKS ESTATE Motel apartments

47 motel apartments are planned for the estate with construction expected to start in early 2012.

These affordable apartments will sell very quickly as they are ideal for investors with the project providing stay and play accommodation for the golf club and course.

GLOUCESTER Growing demand



There are still a few lots left in this country estate located in the Gloucester Shire, near the Barrington Tops National Park.

As a permanent residence, a holiday property or an investment the estate offers significant advantages. In the latest Hotspotting list of boom towns, Gloucester was listed at number four. There is growing demand to lease these houses and any potential investor would be wise to enquire now.

MAITLAND 3 stages released



Demand for land in the Hunter region has been so strong that Monarch has now released all three stages at the company's new Rutherford development in Maitland.

Maitland is one of the fastest growing areas in the country and there are now only three of the original 62 lots left. With development costs continuing to increase, land at these prices cannot be repeated.

Residents enjoy views from the estate



MUSWELLBROOK Fast rental growth

Australian Property Investor Magazine has just revealed Australia's top 100 suburbs that achieved the fastest growing rental rates in 2010.

Muswellbrook was identified as a Top 50 location for rental growth for both houses and units, measured by changes in median advertised rents based on data from Australia Property Monitors. In 2010 the area achieved rental growth of 18.5% and 11.5% price growth.

MUSWELLBROOK New Lots coming to the Hunter

This estate has been a remarkable success story. Not only is the Hunter a great place to live and work, but the employment created by the mines has underpinned a boom for housing in this region.

Monarch has now completed 12 stages comprising 532 lots, with virtually every developed lot now sold. We are fast tracking the release of the next stages to keep up with demand.

Stage 13 has already been sold out off the plan. Not only is there demand from owner occupiers but also from renters and investors. The land is being sold to investors from across Australia as well as to owner occupiers from the whole Hunter region. Significantly, rentals in the area are

very strong and the overall long term growth in the area is very attractive with more mines opening and more ancillary industry and commerce being created as a result.

Muswellbrook has been called the "baby capital" of the Hunter by Terry Ryder in his latest Hotspotting report and placed at number five in his top boom towns in Australia. Not surprising when billions of dollars is currently being invested in the region.

HERVEY BAY Land selling fast

Development of the first two stages is now complete and land is selling fast. Both owner occupiers and investors from across Australia have expressed strong interest in this estate which adjoins a koala habitat. Hervey Bay continues to grow and is now home to over 60,000 people.



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Monarch Foundation

The Monarch Foundation has been very active in supporting many philanthropic causes including Lifeline, Bowel Cancer Australia, the MS Society, schools and sports associations. Since its inception in 2000 the Monarch Foundation has also assisted individuals with specific needs by providing quality of life support and equipment, including wheelchairs and hoists.

Monarch Investments Group has again agreed to sponsor the Eisteddfod.



Clipping courtesy of Macarthur Chronicle 14/6/11

Passfield Park School assistant principal Alison Seckold is encouraging her students to get involved in the 2011 Macarthur Eisteddfod's new special needs category.

Funds bolster club efforts



Clipping courtesy of Campbelltown-Macarthur Advertiser 12/10/11

CAMPBELLTOWN Australian Football Club has received a much-needed cash sponsorship from the Monarch Investments Group of Companies.

The Monarch Blues

For the 15th year Monarch continues its long standing relationship as naming rights sponsor of The Campbelltown Australian Football Club.

The sponsorship is used to maintain Monarch Oval and to provide uniforms to junior members, training equipment, highly qualified coaches, medical staff and clinics to fine tune players' skills. The CAFC facilities have provided an important venue for the successful Indigenous Football Academy for high school students at Macquarie Fields. This program has had great success helping indigenous footballers stay at school in addition to improving their AFL skills. The AFL is expected to expand this program into other parts of New South Wales as a direct result of the success in this region.

Variety Bash

Monarch's Eastbrook Links Estate sponsored a car in this year's Variety Bash, which was driven by Eastbrook Links resident, Brad Miller. Congratulations to Brad and his co-drivers who raised nearly \$5,000 for disadvantaged children.



The Monarch Investments Group of Companies

Suite 12 'Pymble Grove', 33 Ryde Road, Pymble NSW 2073 Australia
PO Box 755, Pymble NSW 2073 T +61 2 9499 5066 F +61 2 9499 5077
E info@monarchinvestments.com monarchinvestments.com



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