

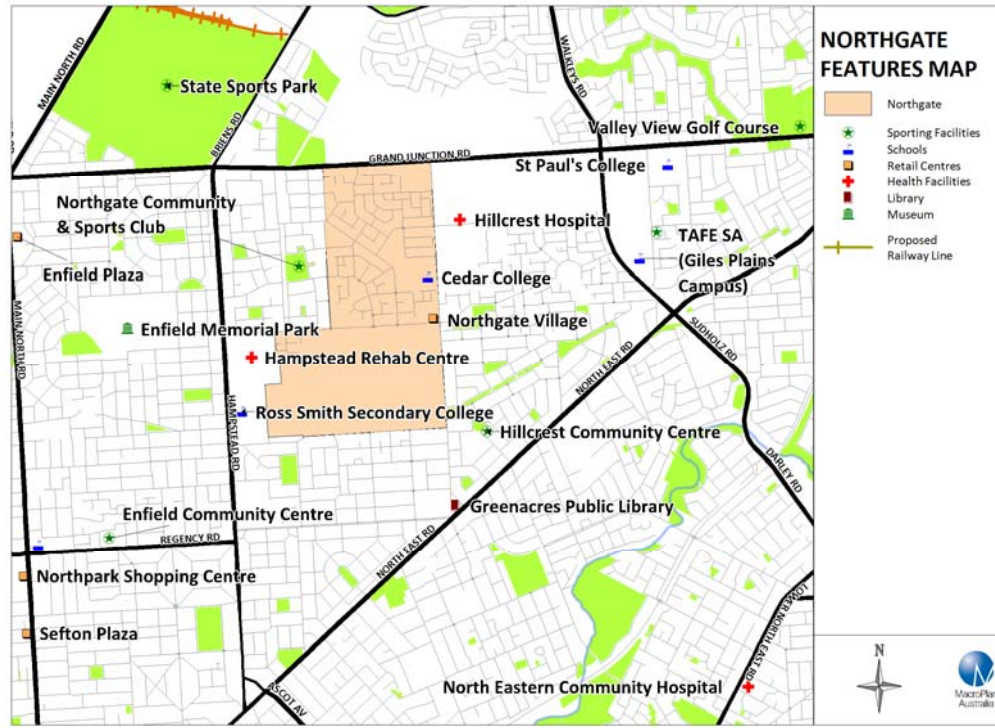
Northgate

Suburb Profile 2011

Northgate is a suburb located north east of the Adelaide CBD in the municipality of Port Adelaide Enfield.

It is in close proximity to:

- Retail centres such as Northgate Village, Northpark Shopping Centre, and others in Enfield and Sefton;
- Major roads and highways such as the Grand Junction and North East Road;
- Public transport such as multiple bus routes including 205F, 207 and 208;
- Schools and colleges including the recently upgraded Cedar College;
- Health services including Hillcrest Hospital and Hampstead Rehabilitation Centre;
- Numerous community facilities including Greenacres Public Library and Enfield Memorial Park.



Northgate

Socio-demographic highlights

Average household size in Northgate suburb was 2.9 residents in 2006. This is larger than the average household in the Northern Adelaide region (2.6 residents).

Fertility rate in the Northgate Local Area (Port Adel. Enfield (C) - East) was 1.9 in 2008. This is lower than the fertility rate for the Northern Adelaide region (2.0) and is higher than Adelaide (1.8).

Age structure: A majority (44%) of residents in the Northgate Local Area were aged between 25 and 54 years in 2008, with a further 17% aged between 0 and 14 years and 26% aged 55 years and over.

Occupation: A majority of employed residents in Northgate suburb were in white collar occupations (59%) in 2006. A further 22% worked in blue collar occupations.

Market segments: A large proportion (41%) of all households in the Northgate suburb were couple families with children in 2006. A further 36% were couple families without children. Around 12% were lone person households.

Dwelling type: A majority (93%) of households in the Northgate suburb lived in separate houses in 2006. Around 7% lived in semi-detached dwellings and a further 0% lived in flats, units and apartments.

Family Types: While couple families with no children are still dominant in the Northgate Local Area (41%) in 2006, there has been an increase in the proportion of couple families with no children residing in the area since 1996.

Migration: A majority of residents moving to the Northgate Local Area between 2001 and 2006 came from elsewhere in the municipality (6%), Salisbury (C) - South-East (9%) and Tea Tree Gully (C) - South (6%).



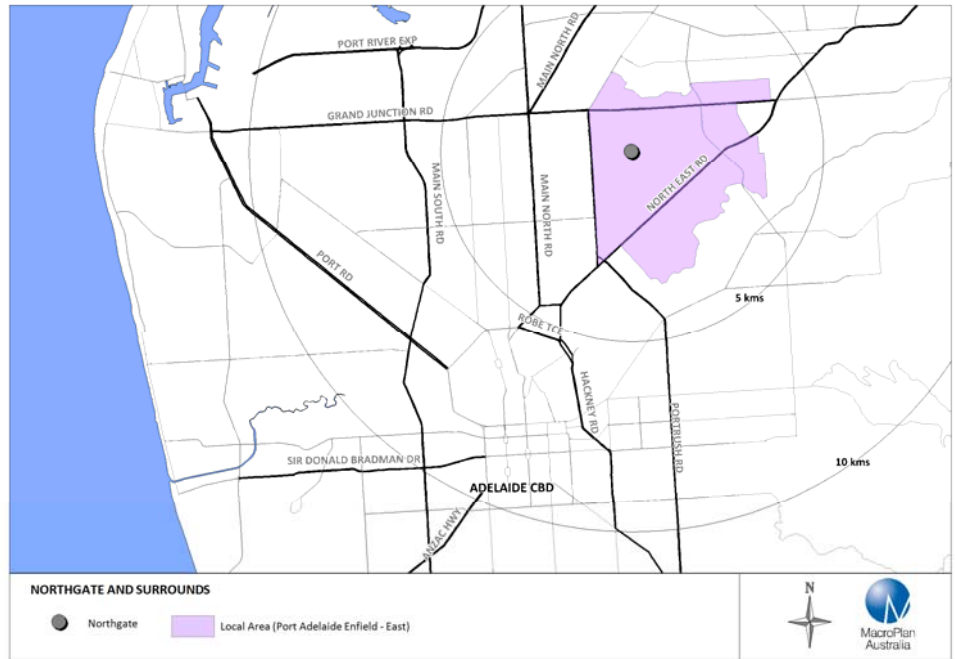
Northgate and Surrounds

Northgate is a suburb that is growing moderately in the municipality of Port Adelaide Enfield, around 10 kilometres north east of Adelaide's CBD.

The CBD is accessed via major roads and highways including the North East Road.

It is accessible to the historic Adelaide Hills wine region via the North East Road, providing a balance between city and country living.

The surrounding suburbs include three nationally top-ranked schools: Norwood Morialta High School and Loreto Girls College* and St Peter's Boys College.**



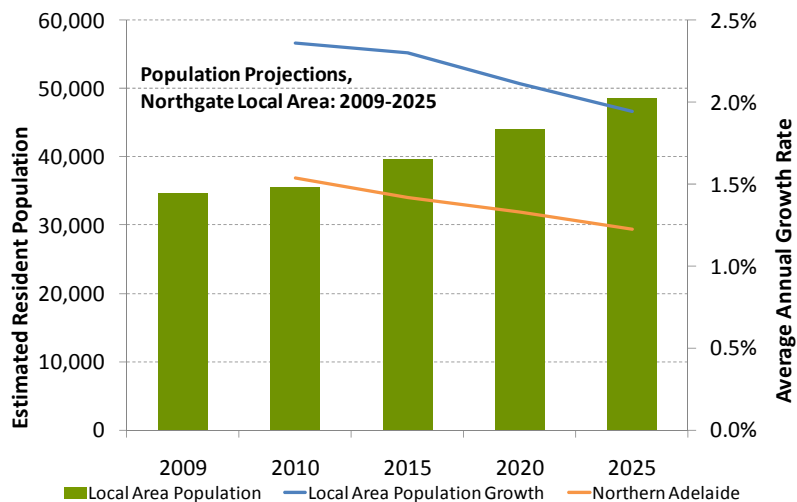
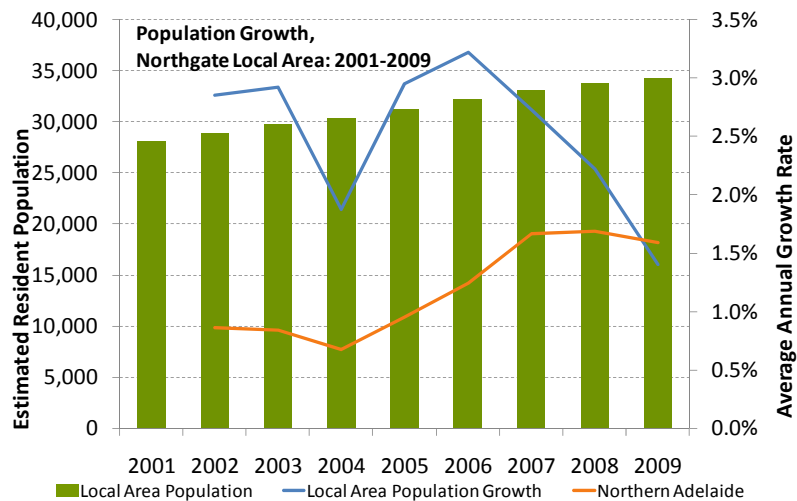
Population Growth and Projections

The Northgate Local Area is in an emerging growth region. Between 2001 and 2009, the resident population increased by 6177 people at an average annual growth rate of 2.5%.

Northgate Local Area grew in line with Port Adelaide Enfield in 2008-09 at 1.4%. This was slightly below the growth rate of 1.6% across the Northern Adelaide region and 1.3% across Adelaide over the same period.

Around 14,000 additional residents are projected to live in the Northgate Local Area over the period between 2009 and 2025. This represents an average annual growth rate of 2.1% per annum over the period.

Growth in the Northgate Local Area represents around 15.4% of growth expected in the Northern Adelaide region.



*Based on 2009 SACE Perfect Merit scores

** Based on the number of alumni who received the Companion of the Order between 1975-2010; The Age, 4 December 2010

Source: ABS Regional Population Growth (2010), ABS population projections (2009).



Why Northgate?

Northgate has the opportunity to capitalise on a number of long term benefits that are occurring in the area, namely:

- Moderate population growth that has stimulated public and business investment to improve liveability;
- Mawson Lakes Town Centre (5kms north of Northgate) and Modbury Regional Activity Centre (6kms north east of Northgate) are both key centres for retail, commercial and community activity and are the primary focus of employment and economic activity in the north-eastern region;
- Employment opportunities in a diverse range of industries particularly in Adelaide Technology Park (a business hub of over 85 technology-related companies) and Edinburgh Parks (manufacturing, logistics and science and research over 650 hectares);
- Various entertainment and recreation facilities including Adelaide Football Club's recently completed \$4.5m Oakden Central and the Adelaide Entertainment Centre;
- Higher education opportunities available in the Adelaide CBD, namely the University of Adelaide, University of South Australia and numerous TAFE institutes;
- A wholly redesigned Royal Adelaide Hospital set to open 2016; less than 10km from Northgate, this will serve as the cornerstone of the South Australian healthcare system with 800 hospital beds and an integrated Health & Medical Research Institute;
- Construction of a new North-South corridor currently underway, connecting Gawler to Old Noarlunga;
- The new State Aquatic Centre and GP Plus Health Care Centre; minutes south of the Adelaide CBD; this is mixed-use development includes a state-of-the-art aquatic facility with 4,500 grandstand seats and is the State's first Community Mental Health Centre.

Source: Port Adelaide Enfield (C) (2010), The 30-Year Plan for Greater Adelaide (2010), newspapers, developers.

Northgate Market Summary

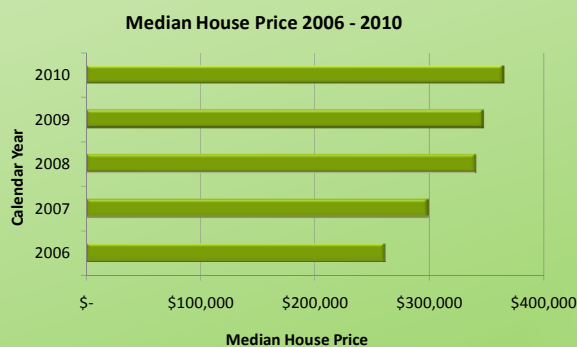
A significant number of commercial, residential and community developments are planned for Northgate, including:

- The Government's \$812 million investment in the South Road Superway project to improve access to commercial and residential areas north of the CBD
- Construction on the new Royal Adelaide Hospital will commence this year and is set to open in 2016. This 800 bed hospital will be the cornerstone of the SA health system and is located less than 10km from Northgate
- Various infill residential developments such as Fosters Road retirement community (\$20+ million) and The Strand units (\$1.1 million)

Building approvals: There were 375 separate house units approved in the Northgate Local Area in 2009-10. This compares to 251 approvals in 2005-06. The average value of private sector houses was \$183,000.

Residential Market Summary

The median house price in Northgate has increased by \$103,019 over the past 5 years, from \$261,000 in 2006 to \$364,019 in 2010.



House prices in Northgate are higher compared to Adelaide. In the quarter ending December 2010, the median value of a house was \$495,000 compared to the Adelaide median of \$372,000.

There were 112 house sales and 273 land sales in Northgate over the year ending December 2010.

Quarter ending December 2010	Northgate	Adelaide
Median House Price	\$495,000	\$372,000
Capital Growth (year)	3.1%	5.1%
Median Land Price	\$180,000	\$189,000
Capital Growth (year)	5.9%	0.5%

Source: ABS Building Approvals (2010), RP Data (2010), Cordell Connect (2010).

