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Investment Report Gladstone, Queensland



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Why Gladstone?

The Gladstone Regional Council area is located in Central Queensland, about 550 kilometres north of Brisbane. The Gladstone Regional Council area is bounded by the Coral Sea in the north-east and east, the Bundaberg and North Burnett Regional Council areas in the south, the Banana Shire in the west, and the Rockhampton Regional Council area in the north-west

As the gateway to the southern Great Barrier Reef, Gladstone's reputation for natural beauty and its status as a major driver of the Queensland economy means the region has emerged as an enviable place to live.

As a booming industrial region and the site for pioneering of the natural energy source LNG Pipeline, Gladstone is one of Australia's hotspots for property investment, and with such strong economic prosperity and population growth there is always pressure for accommodation supply. The population is expected to grow in the Gladstone region to more than double in the next two decades and Gladstone has plenty to offer residents with a thriving economy; easy access to coast, harbour and city life and national parks.

Property prices have spiked in the boom town of Gladstone, defying the gloom in Queensland's property market and the region is seeing unprecedented levels of growth, with \$30bn to \$40bn in anticipated investment pouring into the new industry and strong property values. Last year's annual growth in median house prices was 5.1%.

Median weekly rents have risen by up to 45% in the past 12 months for a 3 bedroom house. \$1.6 billion is committed to infrastructure in the area, made up of Housing \$1.2 billion Transport Infrastructure \$223 million and Community Infrastructure and Services \$145 million. These commitments reflect the significant economic and social benefits for the Gladstone region with some \$30 billion of projects currently under construction and a further \$30 billion in the pipeline.

Investment in project construction, infrastructure and future operations provides a firm platform for the further development of the region and its vibrant community with the creation of in excess of 20,000 local job opportunities.

The Gladstone region is certainly a key investment and job creation centre for both Queensland and Australia.

Gladstone: The Facts

Population Growth

The preliminary estimated resident population of Gladstone Regional Council at 30 June 2010 was 60,316 persons, an increase of 673 persons or 1.1 per cent over the year. This compares with an increase of 1,863 persons or 3.2 per cent in the year to June 2009. In the year to June 2009, natural increase (births minus deaths) accounted for an increase of 693 persons while assumed net migration resulted in a gain of 1,170 persons.

Projections released in 2011 indicate that by 2016 the expected population of Gladstone Regional Council will be between 70,959 and 77,629 persons. By 2031 this is expected to change to between 93,565 and 123,420 persons (low and high series).

Economy & Employment Growth

Average annual employment growth in Mackay in Health Care and Social Assistance is similar to the national average (3.8%), however these industries are under-represented locally comprising only 7.4% of the Mackay workforce, compared with 10.8% of the Australian workforce. Employment growth in our industries is predicted to continue at higher rates than other industries, and projects such as the current Mackay hospital redevelopment (creating 800 new jobs over the next five years) will add to this natural growth.

Land Use

The Gladstone Regional Council area is a growing residential area, with significant rural, rural residential and industrial areas. The Council area encompasses a total land area of about 10,500 square kilometres, including national parks, state forests, coastline, beaches and islands. The main urban centre is Gladstone, with numerous other small townships, including Agnes Water, Benaraby, Boyne Island, Calliope, Miriam Vale, Seventeen Seventy and Tannum Sands. Major industries include an alumina refinery, an aluminium smelter, a power station and port facilities. Rural land is used mainly for cattle grazing, with some grain growing, fodder cropping, and timber and tropical fruit production.

Major Features

Major features of the Gladstone Regional Council area include numerous National Parks (Castle Tower, Curtis Island, Deepwater, Eurimbula, Kroombit Tops, Mount Colosseum, Rundle Range and Wild Cattle Island), the Great Barrier Reef, numerous islands, Gladstone Boat Harbour & Marina, the Gladstone CBD, Stockland Gladstone Shopping Centre, Central Queensland University (Gladstone Campus), Central Queensland Institute of TAFE (Gladstone Campus), Tondoon Botanic Gardens, Gladstone Regional Art Gallery & Museum, Gladstone Maritime Museum, Gladstone Entertainment Centre, Calliope River Historical Village, Gladstone Hospital, Gladstone Mater Private Hospital, Gladstone Airport, Boyne Smelters, Yarwun Refinery, Gladstone Power Station, Lake Awoonga, the Boyne River, the Calliope River, various state forests and several beaches.

Housing in Mackay

With around only 500 homes currently under construction, the demand for housing is exacerbated by the undersupply forcing rental increases. Most new homes in Gladstone will thus be positively geared

If \$20 Billion investment in Gladstone from 2004 to 2008 created a 30% increase in median house prices, ask yourself what will \$100 Billion Dollars of investment do to the value of property in Gladstone which is currently under pressure as it is. The Gladstone property market cannot satisfy the current demand for accommodation a trend that will continue to be an issue for years to come as the Population of Gladstone moves towards doubling in size

In the meantime dwelling prices and rents continue to rise unabated ... an investors dream coming true. Gladstone affords every opportunity of the median house price doubling in the coming years, so any talk of Gladstone already peaking are completely false. All one has to do is look at what has and is occurring in Western Australia in Karratha and Port Hedland and in parts of the Surat and Bowin Basins

Dick McIlhattan, manager of Bechtel's LNG projects says "The total world production (of LNG) at the moment is 200 to 220 million tonnes per annum. Our 4 Australian LNG projects under construction will produce 45 – 51 million tonnes per annum." "What is going on in Curtis Island is unprecedented work, I have never seen anything like this in my 40 years in the company. This is unique."

"There will be a lot of work for a lot of years to come in Gladstone", he says with the first ounce of LNG yet to be mined or delivered, Gladstone is only in its fledgling phase but is already a *"super infrastructure city with 10 major industries in place"*. Where else in Australia does one city have 10 major industries?



Demographics

The resident population of the Gladstone Region was 59,644 at the end of 2009. The region's rate of population growth exceeded the Queensland average over the five years to 2006 with an average annual growth rate (AAGR) of 3.1% since 2001, compared to Queensland's AAGR of 2.4% over the same period.

This trend is expected to continue with the region's population anticipated to grow to around 90,000 by 2031 under a low growth scenario and as high as 115,000 under a high growth scenario.

Over the five years to 2006, net migration to the Gladstone Region totalled approximately 2,300. The Gladstone Region has shown a higher proportion of population growth attributed to migration compared to the rest of the State.

The Gladstone Region has a comparatively young population with a median age 5 years below that of Queensland in 2006. There is a greater proportion of youths resident in Gladstone, aged 14 years and below (24%) and fewer mature aged persons over 65 years (8.5%).

The Gladstone Region has a relatively high resident income profile compared to Queensland as a whole. Around 26% of individuals in the region had a weekly income in excess of \$1,000 compared to only 18.5% for Queensland.

Compared to the Queensland average, a higher proportion (26%) of Gladstone residents earn \$1,000 or more per week compared to only 18.5% for Queensland. However, the Gladstone Region also has a relatively high proportion of residents earning in the lowest income cohort with a weekly individual income of no more than \$149.

Nearly 17% of Gladstone residents fall into this category compared to 14% for the whole of Queensland.

With respect to household income levels, the majority of Gladstone Region households (47%) earn over 1,200 per week. This compares to 39% of all Queensland households.



Gladstone Regional Growth

Major industry in Gladstone is supported by the region's thriving and world-class engineering, construction and manufacturing sectors while the region's traditional agricultural base in cattle farming and horticultural production continues to underpin the Gladstone Region's economic base.

- The **Gladstone Port** is Queensland's largest multi-commodity port, handling more than 83 million tonnes of cargo annually. It is the world's fifth largest coal export port and the fourth largest port in Australia.
- **Queensland Alumina Ltd** is recognised as one of the world's largest alumina refineries. The production of alumina, a white powder, is the intermediate stage between mining the ore of bauxite and producing the metal, aluminium.
- **Rio Tinto Alcan Yarwun (RTAY)** is the first greenfield refinery to be constructed in Australia for over two decades. RTAY represents Rio Tinto Alcan's first 100 per cent owned and operated alumina refinery and contributes significantly to the major aluminium industry resources of RTA. The world-class refinery incorporates leading edge technology and environmental design features.
- **Boyne Smelters Ltd (BSL)** is Australia's largest aluminium smelter. The plant is currently undergoing significant modernisation with the re-building of Carbon Baking Furnace 3 and the construction of a new Carbon Baking Furnace 4 to upgraded technology. The smelter uses alumina produced by the Queensland Alumina Limited refinery to complete the third stage of the aluminium production process.
- **Cement Australia Gladstone** is the largest cement plant in Australia and utilises state of the art technology. The plant is Australia's most efficient and is the leading environmental performer in the industry, paving the way for lucrative business opportunities in the Asia Pacific area.
- **Orica Australia** operates a 9,000 tonnes a year chlor-alkali plant, a 590,000 tonnes a year technical grade ammonium nitrate plant as well as an 80,000 tonnes a year sodium cyanide plant. The complex is located on the Yarwun Industrial Estate, 10 kilometres from Gladstone's city centre.
- **NRG Gladstone Power Station** is Queensland's largest with a generating capacity of 1,680 megawatts. The station uses around four million tonnes of coal each year being railed from coalfields in Central Queensland.
- The **Gladstone Area Water Board** owns and operates Awoonga Dam on the Boyne River, which supplies raw and treated water to industrial customers and the Local Government of Gladstone Regional Council by pipeline from Lake Awoonga.
- **Queensland Energy Resources (QER)** has a small open-cut oil shale mine and a recently-constructed small-scale technology demonstration plant to showcase the reliability and performance of Paraho II™ technology to community and stakeholders.
- Established in the early 1960's, **Dawson Mine** is one of the oldest mines in production in Central Queensland and is operated by Anglo American Metallurgical Coal Pty Ltd. Located in Moura, Dawson Mine produces approximately seven million tonnes of coking, soft coking and thermal coal each year.
- **Anglo Coal Australia Callide Mine** located in Biloela, is a leading Queensland domestic coal producer providing low sulphur, sub bituminous thermal coal primarily for domestic power generation. The mine produces approximately 9.5 million tonnes of saleable coal per year.

Gladstone Regional Growth continued...

- **Peabody Energy's Baralaba Mine** began production in 2006 and produces about 600,000 tons of thermal coal annually with PCI properties that is shipped to Japan through the Port of Gladstone.
- **Queensland Nitrates Pty Ltd** commenced operations in January 2001, developing a fully integrated ammonium nitrate plant near Moura. It produces 185,000 tonnes of explosive grade ammonium nitrate for use in the production of explosives for the mining industry.
- The **Cracow Mining Joint Venture** is 150km south-west of Biloela and produces approximately 100,000 ounces of gold per year. It is an underground mine with a single decline entry.
- **CS Energy** owns and operates the Callide Power Station which generates 1720 megawatts (MW) of electricity to assist regional industry as well as the national electricity grid. The power station is also home to the Callide Oxyfuel Project, a world-first demonstration of how we can adapt our existing coal-fired power stations to produce almost zero emission electricity.
- **SunWater** has been Queensland's largest bulk water infrastructure developer and manager for more than 80 years. Callide dam is one of the companies \$7b water infrastructure networks and is



Housing: Gladstone Region

Analysis of the household/family types in Gladstone Regional Council area in 2011 compared to Regional QLD shows that there was a higher proportion of couple families with child(ren) as well as a lower proportion of one-parent families. Overall, 32.8% of total families were couple families with child(ren), and 8.5% were one-parent families, compared with 27.4% and 10.4% respectively for Regional QLD.

There were a lower proportion of lone person households and a lower proportion of couples without children. Overall, the proportion of lone person households was 17.4% compared to 21.9% in Regional QLD while the proportion of couples without children was 25.6% compared to 27.5% in Regional QLD.

In 2011, there were 20,599 separate houses in the area, 2,388 medium density dwellings, and 364 high density dwellings. In addition, there were 1,242 caravans/cabins/houseboats in the area.

Analysis of the types of dwellings in Gladstone Regional Council area in 2011 shows that 82.6% of all dwellings were separate houses; 9.6% were medium density dwellings, and 1.5% were high density dwellings, compared with 74.1%, 15.4%, and 6.4% in the Regional QLD respectively.

In 2011, a total of 87.9% of the dwellings in Gladstone Regional Council area were occupied on Census night, compared to 87.7% in Regional QLD. The proportion of unoccupied dwellings was 11.7%, which is similar compared to that found in Regional QLD (11.9%).

Average household size in the Gladstone Region is generally greater across most household types compared to the Queensland average. In 2006, the Gladstone Region's average household size was 2.6 persons per dwelling compared to the Queensland average of 1.6.

Consistent with broader trends, average household size in the Gladstone Region declined marginally over the ten years to 2006.

The Gladstone Region's relatively larger average household size can in part be explained by the region's relatively high representation of family household compared to the Queensland average. In 2006, 77% of Gladstone Region households were family households, compared to 73% for Queensland. It can also be partly explained by the relatively high number of persons usually resident per household in the Gladstone Region compared to Queensland.

2006 Housing tenure in the Gladstone Region have largely followed the State trend over the five years ending 2006. There was a decline of 9% in the number of fully owned dwelling in the region, however the number of dwellings being purchase rose by around 40%.

Over the five years to 2008/09, the value of building approvals in the Gladstone Region has fluctuated on a upward trend. In the period leading to the financial year 2006/07 the total value of building approvals in the Gladstone Region increased from around \$131 million to \$243 million.

Housing Market Indicators

	<u>Gladstone Region</u>
Number of Sales (June Qtr 2010)	198
Median Price (June Qtr 2010)	\$370,000
Change over Quarter	-2.9%
12 month Median Price	\$370,000
Change over 1yr	0.0%
Change over 5yrs	67.6%

Source: Real Estate Institute of Queensland, 2010

Estimated Resident Population (ERP)

Gladstone Regional Council area

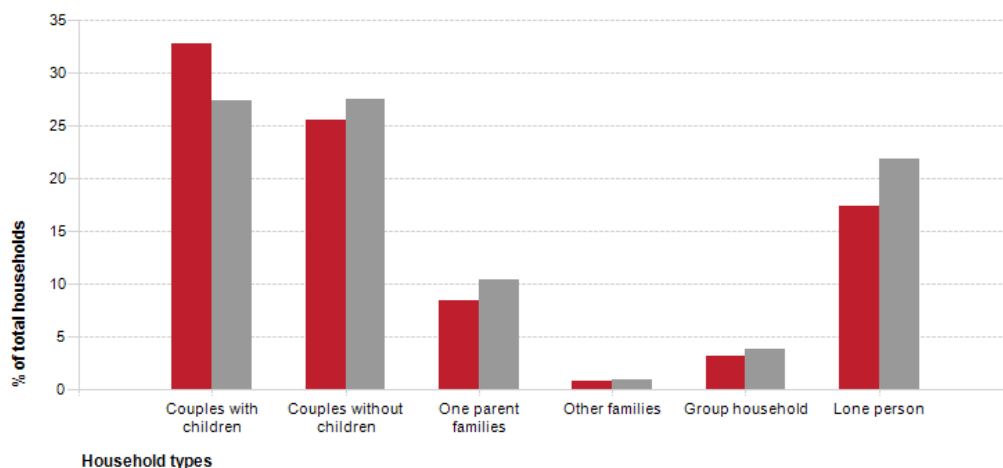


Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0). Compiled and presented by .id the population experts

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the population experts

Household types, 2011

■ Gladstone Regional Council area ■ Regional QLD



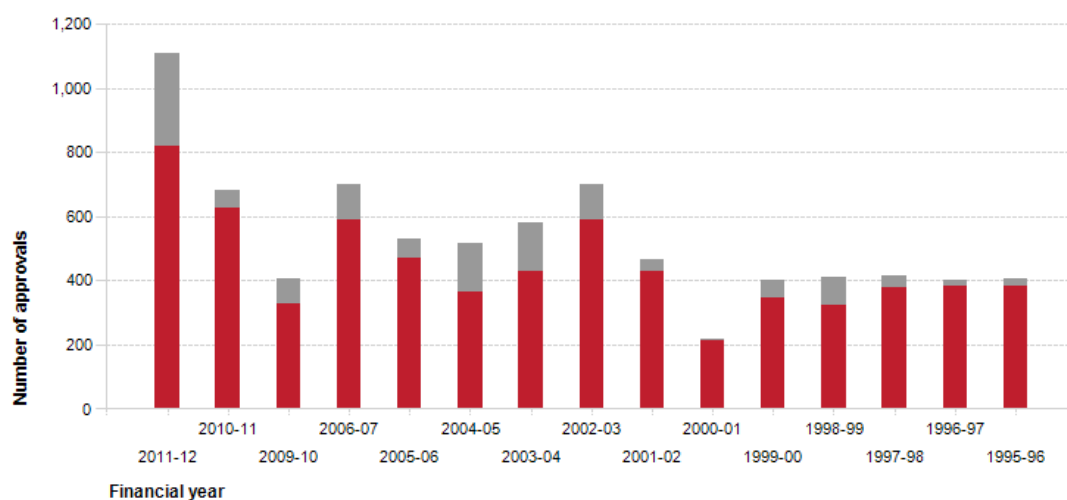
Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

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the population experts

Residential building approvals

Gladstone Regional Council area

■ House approvals ■ Other dwelling approvals



Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id, the population experts.

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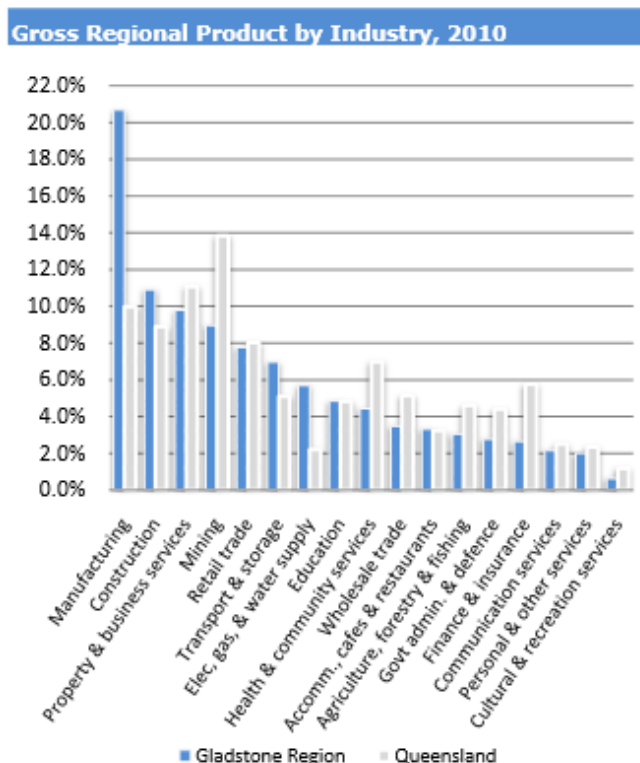
Economy of Gladstone

Alongside the region's reputation for natural beauty is its status as a major driver of the Queensland economy. The Queensland government and private enterprise are pushing hard to make the city a genuine competitor to Western Australia on coal seam gas (CSG) and its potential to be converted to Liquefied Natural Gas (LNG).

An estimated \$77 billion worth of resource projects are either currently in the planning stage or under construction, in addition to more than \$5 billion in infrastructure projects. With this amount of ongoing investment and its close proximity to international markets, the Gladstone property market is expected to be one of Australia's strongest performing markets.

Despite the recent downturn witnessed from the Global Financial Crisis, Gladstone's major LNG projects are seen as the brightest option for future regional growth in Queensland. Global LNG demand is expected to continue to grow rapidly over the next decade due to the increasing industrialisation of Asia, and the desire by major world authorities to improve air quality by reducing greenhouse gas emissions.

The manufacturing sector is the largest contributor to Gladstone's GRP with output close to 21% of the region's total industry output. The manufacturing, construction (11%) property and business services (10%) and mining (9%) industries combined represent around 41% of the Gladstone Region's Industry share of GRP.



Source: SGS Economics and Planning, 2010



Gladstone property hotspot facing headwinds, with investor demand 'grossly outstripping owner-occupier demand': PRDNationwide

By Larry Schlesinger
Tuesday, 07 August 2012

Property prices and land prices in the Queensland mining town of Gladstone are expected to begin to ease once new and more affordable housing projects are completed, according to new analysis from PRDNationwide.

This easing will occur over time, with the biggest residential development project in the region – Devine’s \$1.4 billion Riverstone Rise community – being completed in stages over the next 15 to 20 years.

However, the report for the March half-year warns of a number of headwinds facing investors including an expanding fly-in, fly-out workforce, requiring investors to revise down rental expectations to secure tenants.

Gladstone ranked third in Your Investment Property magazine’s 2012 list of Top 100 suburbs and was ranked second last year. The town is home to the world’s biggest alumina refinery, Australia’s biggest aluminium smelter and the country’s largest cement operation.

There are currently \$69 billion worth of projects currently in the early stages of construction, and projects worth a further \$26 billion are expected to commence in the next few years.

The PRDNationwide report says that high rental yields can still be achieved in the current market, but warns investors to be diligent to not only buy at the right price, but to buy something that has competitive tenant appeal.

“Vacancy rates have been quiet turbulent during the first half of 2012, as investor demand grossly outstrips owner occupier demand,” says the report.

“Uncertainty surrounding rental vacancy is exacerbated by an ever expanding fly-in, fly-out workforce, with many workers vacating to mining/construction campsites.

“As a result, many investors are forced to make sizeable revisions to their rental price expectations in order to secure a tenant on a reasonable lease. Given the current median prices recorded across all markets, there is no doubt that some investors, particularly those who entered the market in 2012, paid a premium on their investment with a heightened expectation of strong cash-flow.”

PRDNationwide Queensland analyst Rob Matta, who compiled the Gladstone Region Highlight Report, says Devine’s project is likely to ease the housing shortage in the Gladstone region and alleviate price growth pressures.

Construction of stage one of Devine’s \$1.4 billion Riverstone Rise community in Gladstone has commenced. The project which is expected to take 15 to 20 years to complete, has been approved for 2,900 homes, two shopping centres and a new school.

It is located in Benaraby, approximately 20 kilometres south of Gladstone City, the new community aims to provide an affordable and diverse alternative to the offerings within Gladstone City.

Stage one features 120 allotments ranging in size up to 740 square metres and prices starting from \$165,000.

Matta says there are several projects are several other projects in the pipeline, but the problem remains that few of these projects are delivering stock at a realistic price point.

Currently, though, PRDnationwide says house and land prices in the Gladstone region continue to go "from strength to strength", with a median house price of \$479,750 and a median land price of \$250,000 for the March 2012 half-year period.

More than 87% of Gladstone houses that sold over the March 2012 half-year sold for more than \$400,000, compared with 67% that sold over this price point a year ago.

Giving an indication of just how rapidly house prices have shifted upwards in Gladstone over the past two years, in the March 2010 quarter, just over a third (37%) of houses sold above this price point.

HOUSE PRICE POINTS



Prepared by PRDnationwide Research. Source: PDS

<http://www.propertyobserver.com.au/queensland/gladstone-property-hotspot-facing-headwinds-with-investor-demand-grossly-outstripping-owner-occupier-demand-prdnationwide/2012080655882>

Gladstone is Queensland's premier industrial city

Nathan Woulfe - 20th Apr 2013 5:44 AM

IT'S been said all roads lead to Rome, but for Queensland's export LNG industry, everything is pointed at Gladstone.

The burgeoning CSG-LNG sector is centred on Gladstone, with gas produced in the Surat Basin in the state's southwest destined to be piped to processing facilities on Curtis Island, off the Gladstone coast.

From there, the liquefied gas will be exported in massive quantities - around 20 million tonnes annually.

To get these projects online, and keep them running, requires a workforce of thousands.

International construction and engineering firm Bechtel is responsible for the construction of the three Curtis Island plants, with recruitment supervisor Joel Herbert saying the company will reach its peak workforce this year, with almost 9000 people employed on the projects.

"Along with special class welders, we are currently targeting candidates with three-five years industry experience in the areas of crane operators, riggers, pipe fitters, boilermakers/welders and scaffolders," Mr Herbert said.

"Relevant industry experience is essential on these projects. We're building world-class LNG plants, and we need world-class people to construct them.

"Our projects have a focus on ethics and safety in all areas at all times," he said.

Bechtel is also looking for electrical and instrumentation trades-people, sheet metal workers and ladders, as well as insulators, throughout 2013.

Alongside LNG, coal remains a major employer in the region. Rio Tinto's Yarwun 2 refinery expansion will deliver job opportunities and economic benefit to Gladstone, with the \$2.5 billion investment a significant commitment to Rio's future presence in the region.

Opened in October last year, the expansion has created hundreds of new jobs at the facility, and remains one of the region's largest employers.

While the LNG projects are undoubtedly driving employment growth in Gladstone, the growth of that sector can't happen without expansion in downstream industries, and within the broader Gladstone economy.

A growing economy creates jobs, it's that simple.

For the immediate future at least, a large portion of Queensland's new jobs will be in and around Gladstone, as LNG and coal projects continue to attract skilled workers to the city.

A strong retail and service sector within the city itself, together with tourism and primary production, provide plentiful choice for workers and opportunities for business people.

Premier industrial city

HOME TO the largest multi-commodity port in Queensland and two of the world's largest alumina refineries, Gladstone is Queensland's premier industrial city, boasting plentiful employment opportunities and a quality lifestyle.

Situated about approximately 550km north of Brisbane and 100km south-east of Rockhampton, between the Boyne and Calliope rivers, Gladstone is home to about 60,000 people (as at 2011).

The city of Gladstone overlooks the natural deep-water harbour, around which much of the region's economic growth has been based.

Central Queensland University and the Central Queensland Institute of TAFE each operate a campus in Gladstone, with students drawn from the city's three high schools.

The city is a major stop on the north coast railway line, and is serviced by the Gladstone airport, which underwent a \$652million expansion in 2011.

<http://www.frasercoastchronicle.com.au/news/gladstone-queenslands-premier-industrial-city/1836401/>

Summary

While Gladstone is renowned as an industrial port city, the area maintains a lifestyle close to that of a coastal resort due to the islands, reefs, beaches, national parks and recreational opportunities that exist within comfortable travelling distance to the modern urbanised centre. Additionally, the city experiences warm summers and cool winters, with no extremes of climate variation, making Gladstone an attractive destination for residential living and tourism alike.

Ongoing environmental improvements such as effluent re-use, air quality monitoring, tree re-vegetation and industry process improvements have helped the region integrate the economic and environmental concerns of the community towards a path of ecological sustainability.

Community is strong in Gladstone and this character is reflected in their several Queensland Tidy Towns awards, including Queensland's Tidiest Town and also the Young Legends Australian Achievement Award at the Australian Tidy Towns 2003 Awards. Community spirited major industries have contributed significantly in the provision of academic, recreational and sporting facilities, and through involvement with the community. The local governments of Gladstone City and Calliope Shire are committed to working together with the community and industry to plan for a city of choice for lifestyle and opportunity.

The Gladstone community experiences high levels of residential stability, low unemployment and higher than average community satisfaction with their local government compared with the rest of the state, proving that Gladstone really is a liveable city, with it's feet firmly in the future.

If you are interested in securing your piece of paradise and would like more information on investing in the area, contact Crystal Blue Homes today!



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