

Tamworth, New South Wales | April 2026
Tamworth, 新南威尔士州

Westdale

An Evolutionary
Model of Living
& Investment

Village

Own the Land. Earn the Income. Capture the Growth.
持有土地·创造收益·捕捉增长

PROJECT AT A GLANCE

Everything You Need To Know About Westdale Village

项目核心信息

38
Freehold Lots
永久产权地块
Residential Land Titles

\$300K+
Land From
土地起价
600m² Standard Lots

~5%
Targeted Yield p.a.*
目标年化收益
Based On Total Package Value

50K_M²
Community Size
社区面积
Low-Density Masterplan

5STEPS
Investment Process
投资流程
From EOI To Rental Income

3-5Yrs
Management Term
托管周期
Professional Property Management



Product Options

产品选择

Entry Land Investment 基础土地投资

300m² / 450m²

Entry to mid-level land packages designed for accessible entry pricing and steady capital growth.

入门至进阶型土地产品，门槛友好，具备稳定增值潜力。

600m² Series 600平方米产品系列

600 PLUS Home + Secondary Dwelling

Flexible living with dual-use potential.

主屋 + 副住宅，兼顾自住与出租

600 PRO Duplex Dual-Income

Purpose-built dual-income configuration

双拼结构，稳定双租收益

900m² Series 高收益扩展型

900 PRO Premium Duplex Investment

Larger scale, stronger rental capacity

更大体量，提升租金承载能力

Signature Large Lots 大地块旗舰型

900 / 1200 PRO MAX

Enhanced landholding with lifestyle, privacy and future development upside

大地块配置，兼顾生活品质与长期开发潜力

Westdale Village offers a complete range of land and housing products, from entry-level investment lots to premium dual income residences and large-format lifestyle assets.

提供完整的土地与住宅产品体系，从入门级投资地块，到高收益双收入住宅，再到大地块生活型资产。

Community & Growth Drivers

社区与增长引擎

Childcare · Retail · Medical · Townhouses

Integrated infrastructure to support population growth and long-term value appreciation

配套完善，支撑人口导入与资产长期增值



Tamworth, NSW



A Key Regional
Growth Hub in NSW

A Key Regional Growth Hub in NSW

新南威尔士州北部核心增长城市

A Key Regional Growth Hub strategically positioned between Sydney and Brisbane.

连接悉尼与布里斯班的新州核心区域枢纽，也是新英格兰西北地区最重要的经济中心。

65K

Current Population
当前人口

Source: ABS Regional Population 2023

100K+

Target Population
目标人口

Tamworth Regional Council LGA Plan

#1

Inland Regional Hub
内陆区域枢纽

NSW New England North West



Brisbane

Westdale Village

Tamworth

Sydney

Economic & Employment Base

多元经济与就业支柱

- 1. Agriculture & Livestock Hub**
澳洲重要的畜牧、粮食及农业加工中心，供应链支撑数千就业岗位
- 2. Aviation & Training Hub — Tamworth Airport**
飞行培训学校及航空服务，吸引本地及国际学员
- 3. Regional Healthcare Excellence — Tamworth Base Hospital**
新州最大区域医院之一，服务范围覆盖多个周边地区，带来稳定住房需求
- 4. Strategic Logistics Hub — Road, Rail & Air Networks**
Westdale区规划约120公顷产业与物流用地；铁路、公路与航空构建区域物流枢纽

Source: Tamworth Regional Council 2024–2028 Delivery Program; Westdale Industrial Precinct Planning Documents

A Balanced and Livable Community

宜居宜业的区域城市

Tamworth offers a high-quality lifestyle — low density, open space, strong community connections, and significantly lower cost of living compared to Sydney or Brisbane.

Tamworth 拥有低密度、开放空间与紧密社区关系的优质生活环境，生活成本远低于悉尼或布里斯班，正吸引越来越多的大城市迁入人口。

Market: Supply vs Demand

市场供需分析

As Tamworth continues to grow, housing demand is rising faster than supply. Westdale, as a key growth corridor, is directly benefiting from this structural imbalance.

随着Tamworth持续发展，住房需求增长速度早已超过供应。作为核心增长区域，Westdale正直接受益于这一结构性供需失衡。

Rental Market Indicators 租赁市场关键指标

<0.5%

Vacancy Rate 空置率

Source: SQM Research, Tamworth Postcode, Q1 2026

Rising

Rent Trend 租金趋势

Source: Domain Rental Report / CoreLogic, Q1 2026

Strong

Underlying Demand 刚性需求

Driven by Agriculture, Livestock, Healthcare, Aviation Workforce & Migration

Supply Constraints 供给制约因素

Limited available land for new residential development within established corridors. 成熟区域内可开发住宅用地极为稀缺

Construction cost pressures and labour shortages slowing new supply delivery. 建设成本压力与劳动力短缺制约新供应投放速度

Planning approval timelines extending lead times for new projects. 规划审批周期延长，新项目上市时间推迟

Demand Drivers 需求驱动因素

Ongoing Population Growth, toward 100K LGA target. 人口持续流入，目标迈向10万人口

Agriculture, Livestock, Healthcare & Aviation Workforce, stable year-round employment base. 大型畜牧、粮食及农业加工厂，医疗与航空培训从业人员构成稳定的全年租赁需求

Tree-Change Migration, from Sydney, Brisbane and overseas. 越来越多澳洲本地和海外居民迁入，追求生活质量与可负担性

Regional Infrastructure Investment, government-led growth momentum. 政府主导的基础设施投资持续推动区域发展

Low Vacancy. Rising Rents. Reliable Income.

房源紧缺 · 租金上涨 · 收益可预期



Westdale Village



A masterplanned low-density residential community combining land ownership, investment-focused design and built-in lifestyle amenity.

一个以整体规划为核心、低密度住宅为形态、融合投资功能与生活配套的完整社区。

Own The Land. Earn The Income. Capture The Growth.

拥有土地 · 获取现金流 · 捕捉长期增值

Westdale Village is designed as an integrated community, combining residential living with long-term functionality and value.

以整体规划为核心，融合居住功能与长期资产价值。

Low-Density
Residential
Layout

低密度住宅布局

Structured Road
And Access
Planning

清晰道路与交通系统

Green Spaces
And Community
Integration

绿化与公共空间结合

A Balanced and Sustainable Investment Model

稳健且可持续的投资体系

Stable Rental Income / Long-Term Land Appreciation
/ Lower Risk Through Professional Planning

稳定现金流（租金） / 长期土地增值 / 规划与管理降低风险

Westdale Village Advantages

优势

Located within Tamworth's identified urban expansion corridor

位于Tamworth城市扩张核心走廊

Established surrounding infrastructure — schools, hospitals, retail, transport

成熟周边配套：学校、医院、商业、交通

Nearby Major Factories: ~3,000 Employees, Projected to Exceed 5,500 by 2027

附近的几大工厂目前就业人口3000人左右，预计2027年就业人口超过5500人

Adjacent to approximately 120 hectares of planned industrial and logistics land

毗邻约120公顷规划工业与物流用地，就业岗位持续增加



Regional Logistics & Industrial Hub
区域物流与产业枢纽



National Food Industry Leader
国家级食品产业龙头



National Livestock Exchange
国家级畜牧交易中心



Regional Retail & Commercial Centre
区域商业与零售中心



Regional Rail Transport Hub
区域铁路交通枢纽



Higher Education & Research Hub
高等教育与科研基地



Regional Aviation Gateway
区域航空交通门户



International Aviation Training Hub
国际航空培训基地





Westdale Village - Designed To Capture Demand. Built To Deliver Value.

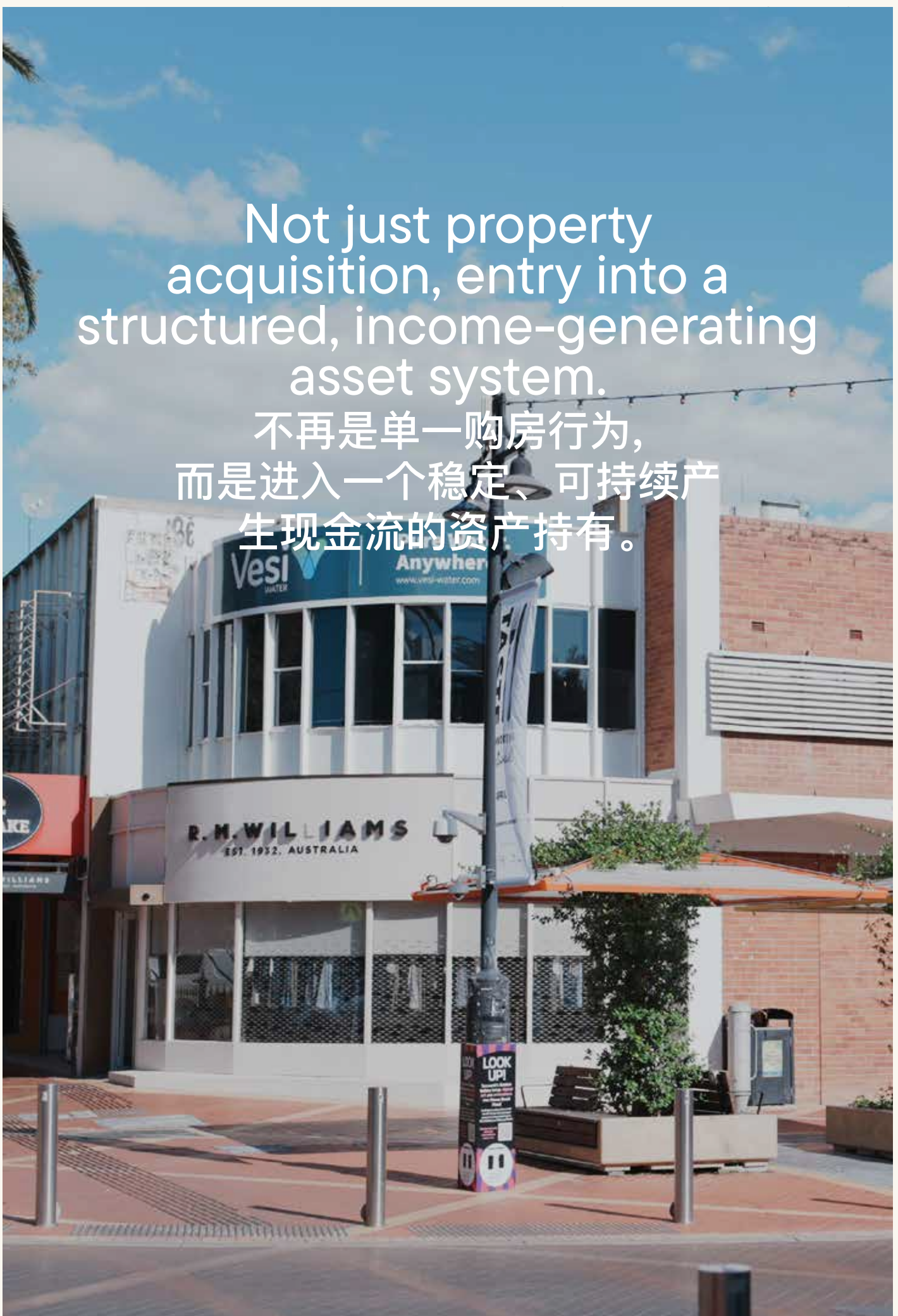
顺应需求而生，为价值而建

Tamworth continues to grow and housing supply remains limited, Westdale Village is positioned to meet this demand with a complete, investment ready community.

在 Tamworth 人口持续增长、住房供应紧张的背景下 Westdale Village 以完整的社区形态，精准承接这一持续增长的居住需求。

Not just property
acquisition, entry into a
structured, income-generating
asset system.

不再是单一购房行为，
而是进入一个稳定、可持续产
生现金流的资产持有。



Investment Model & Structure

投资模式与两种合同结构

Single-Turnkey Contract Structure 全包式成品房合同结构

Land acquisition, construction, and project coordination are packaged into one streamlined agreement managed by the developer and appointed delivery team.

土地获取、建造及项目统筹整合为一份合同，由开发商及其指定团队统一管理与交付。

Integrated Turnkey Contract 一体化交付合同

Full legal ownership from settlement. Simplifying the process while maintaining quality, efficiency, and delivery certainty.

一体化单合同模式，在确保质量与效率的前提下，大幅简化流程。



300M² Mini 标准投资产品 (单合同)

Total Package From
整体约78万起

\$780,000

Targeted Rental Income.*
目标年化收益

36,000*

4 Bed 3 Bath | Triple Entry
4房3卫 三入口

Internal Approx.190^{Sqm}

Single-Turnkey Contract Structure
全包式成品房 (单合同)

Self-contained living modules for each tenant
每个单元为独立生活模块

Designed for stable rental and simple management
适合稳健出租

Entry-level product with strong rental demand
入门级投资产品 · 租赁需求稳定





450M² Mini 高级投资产品 (单合同)

Total Package From
整体约90万起

\$900,000

Targeted Rental Income.*
目标年化收益

45,000*

5 Bed 5 Bath | Triple Entry
5房5卫 三入口

Internal Approx. 229^{sqm}

Flexible leasing with dual or triple income streams
灵活出租 · 多租金收入结构

Optimised for stable occupancy and long-term returns.
出租稳定 · 长期收益优化

Freehold land with turnkey delivery.
永久产权土地 · 成品交付



Investment Model & Structure

投资模式与两种合同结构

Dual-Contract Structure Option 双合同结构

The project operates under two separate, legally distinct contracts — providing transparency, asset security and buyer control. 项目采用两份独立法律合同，保障投资透明度、资产安全与买家控制权。

1/ **Land Contract** 土地合同（资产归属）

Freehold title transferred directly to investor. Full legal ownership from settlement. 项目采用永久产权（Freehold）模式，产权在交割时直接过户至买家名下，确保完整、独立的法律所有权

2/ **Build Contract** 建筑合同

Builder selected post-tender by management team. Buyer signs directly with builder. 建筑商由管理团队通过招标统一筛选，最终由买家直接与选定的建筑商签署施工合同。



600M² Plus 多入口投资方案 (双合同)

Land From
土地约30万起

\$300,000

Build from
建筑约75万起

\$750,000

Total From
整体约105万起

\$1,050,000

Targeted Rental
Income 目标年化收益

\$52,500*

5 Bed 4 Bath+2 Bed 1 Bath Granny Flat

Internal Approx. 305^{Sqm}

主屋5房4卫 + 2房1卫奶奶房 · 多入口

Multi-income strategy with strong rental flexibility.

多收入来源 · 出租灵活性强

Balanced product for both income and capital growth.

收益与增值兼顾的核心产品





600M² Pro 多入口投资方案 (双合同)

Land From
土地约30万起

\$300,000

Build from
建筑约110万起

\$1,100,000

Total From
整体约140万起

\$1,400,000

Targeted Rental
Income 目标年化收益

\$70,000*

Duplex 4 Bed 3 Bath × 2
双拼4房3卫 + 4房3卫 共8房6卫

Internal Approx. **380**Sqm

Multi-income strategy with strong rental flexibility.

多收入来源 · 出租灵活性强

Balanced product for both income and capital growth.

收益与增值兼顾的核心产品





900M² Pro 进阶开发方案 (双合同 + 可分割)

Land From 土地约38万起	Build from 建筑约140万起	Total From 整体约178万起	Targeted Rental Income 目标年化收益
\$380,000	\$1,400,000	\$1,780,000	\$89,000*

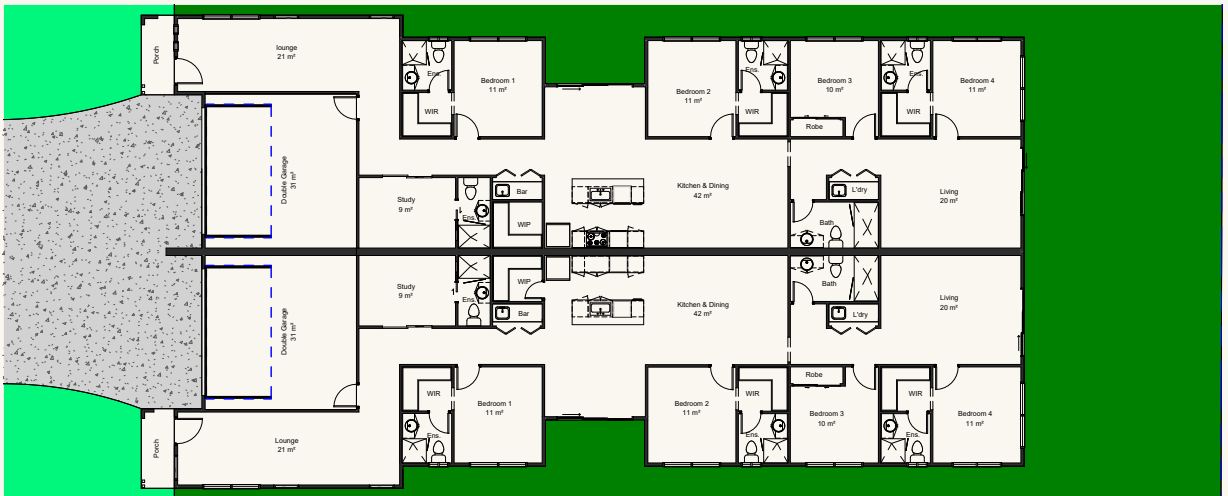
Duplex 5 Bed 5 Bath
双拼5房5卫双拼 (高端稳定型)

Internal Approx. **458Sqm**

450m² + 450m² subdivision potential
可分割为两块独立产权土地

Multi-tenant co-living income model
多租客共居收益模式

Maximum Yield Potential, Development Upside
最高收益潜力 + 二次开发增值空间





1200M² Pro Max 大地块 Triple-Key 灵活住宅

Land From
土地约39.8万起

Build from
建筑约90万起

Total From
整体约129.8万起

Targeted Rental
Income 目标年化收益

\$398,000

\$900,000

\$1,298,000

\$64,900*

4 Bed 5 Bath + 2 Bed 2 Bath Granny

Internal Approx. 300sqm

Large landholding with strong lifestyle appeal
大土地、私密性与灵活居住价值的结合

Two separate dwellings with triple-key flexibility
多租客共居收益模式

Multiple bathrooms for privacy and rental efficiency
多卫生间配置，提升居住私密性与出租效率

Quiet setting with generous lawn and outdoor space
环境安静，拥有宽敞草坪与户外空间



Price Certainty Before Construction 建造前锁价机制

Total Package Price Secured Upfront Before Construction Begins

整体投资价格提前锁定

Tender Process Conducted By Management Team For Quality And Cost Control

管理团队统一招标控制质量与成本

Investor Executes Building Contract Directly With Selected Builder Post-Tender

招标完成后由买家直接签署建筑合同

The Four-Stage Value Chain 四阶段价值链

Buy Land → Build → Manage → Earn

买地

建房

托管

收益

- 1/** Freehold Land Ownership, Investor owns the land title from Day 1.
永久产权土地，投资人自购地并持有产权，从源头保障资产安全
- 2/** Turnkey Construction Delivery — Builder selected via centralised tender
一站式建造交付，建商由开发商统一招标筛选，确保质量、周期与成本
- 3/** Professional Property Management, optional or self-managed post-completion
专业物业管理，可委托专业团队或自行管理，灵活选择
- 4/** Stable Rental Income Model, targeted approx. 5% p.a.*
稳定租金收益体系，目标年化约5%（见备注）

** Targeted approx. 5% p.a. based on total package value. Rent support with separate Build&Management Agreement.
Rental projections based on Tamworth market data (CoreLogic / Domain, Q1 2026). Prices exclude stamp duty, and transfer costs.
* 目标年化约5%，基于整体投资金额估算，需签署单独的建造与管理合同。
租金预测基于Tamworth市场数据（CoreLogic / Domain，2026年第一季度）。所有价格不含印花税及过户费用。

Multi-Layered Return Potential 多维收益结构

Approx. 5% Targeted P.a. On Total Package
Stable Rental Income*
稳定租金收益

Growth Freehold ownership benefit
Land Value Appreciation
土地长期增值

Expansion Development Upside
Development Upside
开发增值空间



Target Buyers 适合人群

First Home Buyers 首次置业者

Overseas Investors 海外投资者

Income-Focused Investors 以现金流为导向的投资者

SMSF Investors 自管养老金投资人



Own The Land.
Control The Asset.
Generate Stable Income.
持有土地·创造收益·捕捉增长

Why Now — Act Early

为何现在 – 限量先机

With limited supply, structural rental demand, and strong regional growth momentum - early entry allows investors to capture both current value and future upside.

有限供应、结构性租赁需求与强劲区域增长动能并存 – 越早进入，越早锁定土地价值与未来增值。

38

Lots Only 仅38块地
First release -
limited allocation

Priority

Early Entry Benefit 先入优势
Best Lot Selection Available Now

April 26

First Release 首发
Limited Positions Remaining

Four Reasons to Act Now

- 1/ Only 38 freehold lots available - first release with priority selection
仅38块永久产权地块，首发优先选地
- 2/ Tamworth vacancy below 0.5% — structural rental demand already established
空置率持续低于0.5%，租赁刚性需求已经形成
- 3/ Regional growth momentum - population growth trajectory supported by government investment
区域增长动能持续，政府投资支撑人口增长路径
- 4/ Land + build price locked before construction - certainty on total investment cost
建造前锁定土地及建筑价格，整体投资成本确定可控

The Earlier You Enter, The More Value You Secure.

越早进入，越早锁定资产价值

Taxation Considerations 税务注意事项

Tax consequences depend upon individual circumstances. Australian and foreign tax laws are subject to change. The Company does not provide tax advice. Seek advice on income tax, capital gains tax (CGT), GST, land tax, and stamp duty implications from a qualified tax professional.

税务后果将取决于您的个人情况。澳大利亚及海外税法随时可能变更。本公司不提供税务建议。请就所得税、资本利得税（CGT）、GST、土地税和印花税等事项向合格税务专业人士寻求独立建议。

Foreign Investment — FIRB 外国投资——FIRB审批

Foreign persons (as defined under the Foreign Acquisitions and Takeovers Act 1975 (Cth)) may be required to obtain approval from the Foreign Investment Review Board (FIRB) before acquiring any interest in Australian residential land. Additional stamp duty surcharges may also apply. It is each prospective investor's responsibility to determine whether FIRB approval is required and to obtain it before proceeding.

根据《1975年外国收购和接管法》（联邦）定义的外国人，在收购澳大利亚住宅用地权益之前，可能需要获得外国投资审查委员会（FIRB）的批准，并可能须缴纳额外印花税附加税。每位潜在投资者有责任自行判断是否需要FIRB批准并在推进前予以取得。

Accuracy & Liability 信息准确性与责任限制

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**OWN THE LAND.
EARN THE INCOME.
CAPTURE THE GROWTH.**

**Westdale
Village**

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