

AREA FACT FILE

SOUTH EAST
QUEENSLAND

**FOCUS AREA: BRISBANE - GOLD COAST
CORRIDOR**

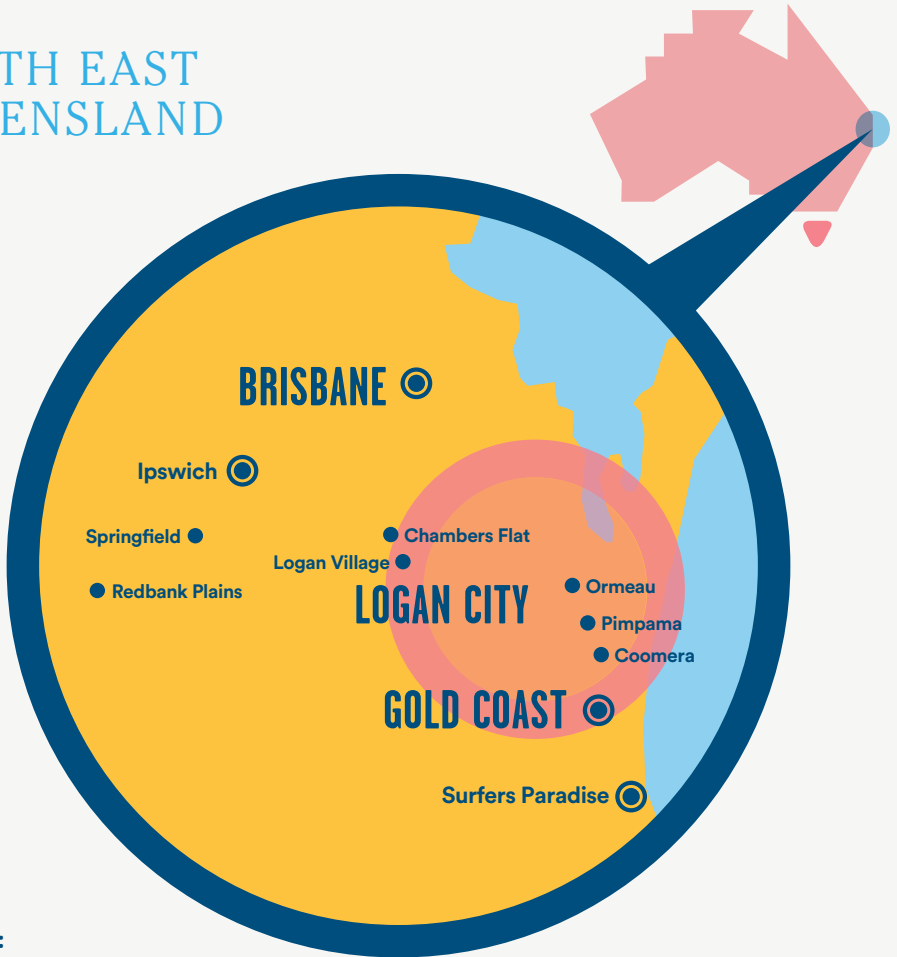


AREA PROFILE:

This report encompasses the South East Queensland growth precinct of the northern Gold Coast and Logan regions. Specifically, the demographic and property data concerns only that of Coomera. Surrounding suburbs include Pimpama, Ormeau, Chambers Flat, Logan Village, Springfield and Redbank Plains.

AREA:

SOUTH EAST QUEENSLAND



SUBURBS:

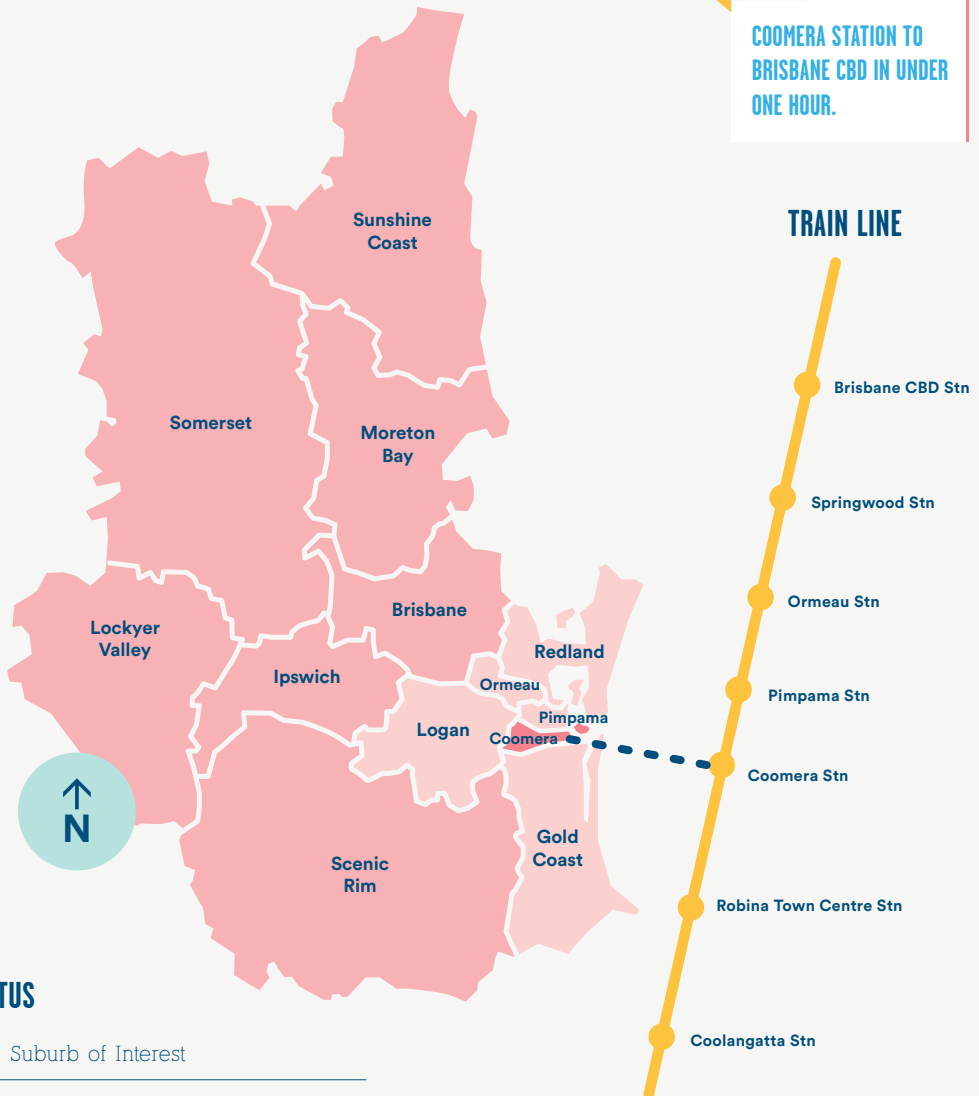
- COOMERA • PIMPAMA • ORMEAU
- CHAMBERS FLAT • LOGAN VILLAGE
- SPRINGFIELD • REDBANK PLAINS

SOUTH EAST QUEENSLAND GROWTH CENTRE

Precinct Planning - August 2014:

FACT

COOMERA STATION TO
BRISBANE CBD IN UNDER
ONE HOUR.



SOUTH EAST QUEENSLAND

Coomera and the surrounding area.

The growth region surrounding Coomera is located in the northern part of Queensland's Gold Coast and the broader Logan City local government areas, approximately 30-40 minutes' drive from the Brisbane CBD and only 15 minutes' drive to Southport, the major commercial hub of the Gold Coast.

Currently home to approximately 832,000 people, the region covers an area of approximately 2,315 square kilometres.

In recent years the region has transitioned from an economic base of tourism and construction to a more diverse, knowledge-based economy valued at \$25.2 billion. The region still welcomes close to 12 million visitors each year who spend close to \$1.2 billion per annum.

The region is one of the fastest growing regions in Queensland. Both the municipality of Logan and the municipality of the Gold Coast are expected to grow by 200,000 and 300,000 people respectively. Over 130,000 new homes will be required to accommodate this growth in the Gold Coast municipality alone.

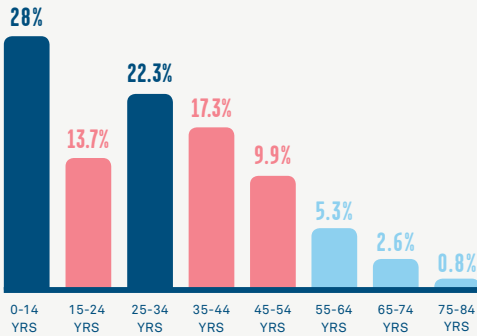
Some areas within the region such as Pimpama, are experiencing double-digit growth. Pimpama grew by a rate of 20% in 2014/2015 compared with Brisbane's growth rate of only 1.6%.

A number of significant civil projects and infrastructure projects are currently being planned to manage the forecast increase in population as well as the upcoming 2018 Commonwealth Games, in the Gold Coast Region.

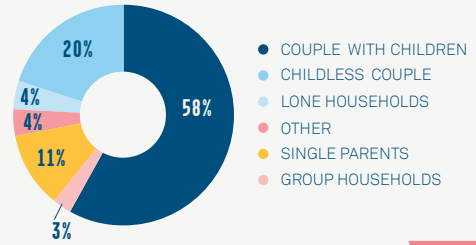
FACT

THE REGION IS BECOMING AN INCREASINGLY POPULAR DESTINATION FOR RESIDENTIAL PROPERTY INVESTMENT AND OVER 130,000 NEW HOMES WILL BE REQUIRED TO ACCOMMODATE THIS GROWTH IN THE GOLD COAST MUNICIPALITY ALONE.

Age Breakdown



Household Structure



FACT

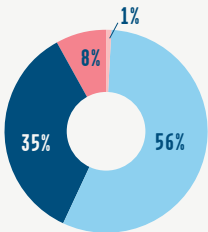
58%

Of the suburb consists of families with children and childless couples meaning the overwhelming majority of dwellings are detached housing – refer dwelling breakdown.

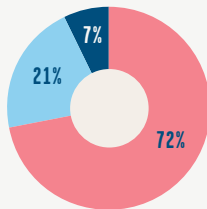
DWELLING & INCOME FACTS

Dwelling Breakdown

BY TENURE / LANDLORD



BY TYPE



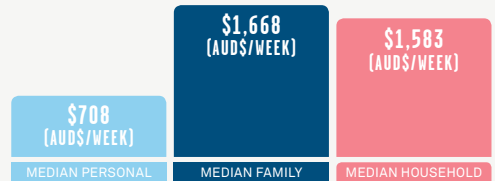
- RENTED
- WITH MORTGAGE
- OWN
- OTHER

- SEPARATE HOUSE
- SEMI - DETACHED
- FLAT, UNIT OR APARTMENT

FACT

By tenure/landlord and type – the suburb is dominated by low density detached housing (72% of stock). A large majority (56%) of the housing stock is rented, reflecting a very strong leasing market for investment property.

Income

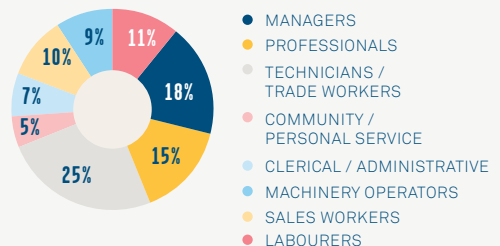


(Family income = income of families in family household.
Household income = income of occupied private dwellings)

FACT

Median weekly incomes are slightly higher than greater Brisbane, reflecting the relatively high level (33%) of employment in traditionally white-collar industries.

Employment Type



SURROUNDING INFRASTRUCTURE

Excellent Local Amenities

The South East Queensland growth corridor already enjoys excellent access to public transport, major arterial roads and freeways as well as a wealth of local education, healthcare and retail amenity.



THE ROBINA TOWN CENTRE SHOPPING PRECINCT
RECENTLY UNDERWENT
A \$670 MILLION UPGRADE

RETAIL AMENITY

The area is serviced by major regional shopping precincts such as Australia Fair, the recently renovated Pacific Fair and Westfield Helensvale. The Robina Town Centre shopping precinct recently underwent a \$670 million upgrade. A number of smaller satellite precincts including Pimpama Junction and Harbour Town also service the area.



- 50 PRIMARY SCHOOLS
- 20 SECONDARY SCHOOLS
- 20+ COMBINED, SCHOOLS
- 2 UNIVERSITY CAMPUSES
- NUMEROUS TAFE CAMPUSES

EDUCATIONAL AND HEALTHCARE AMENITY

The area is served by over 50 primary schools, over 20 secondary schools and over 20 combined primary/secondary schools as well as two campuses of Griffith University and a number of local TAFE campuses. Major hospitals include the Gold Coast University Hospital and Logan Hospital.



COMMUTE FROM COOMERA STATION TO ROMA STREET STATION WITHIN AN HOUR

SEQ RAIL LINE

The South East Queensland rail line connects the precinct to employment opportunities in the Brisbane CBD and Southern Brisbane fringe suburbs. Commuters can transit from Coomera station to Roma Street Station, in the Brisbane CBD in approximately one hour.



- 57KM OF PRISTINE COASTLINE
- 2 WORLD CLASS GOLF COURSES
- DREAMWORLD & MOVIEWORLD

PARKLANDS AND RECREATIONAL FACILITIES

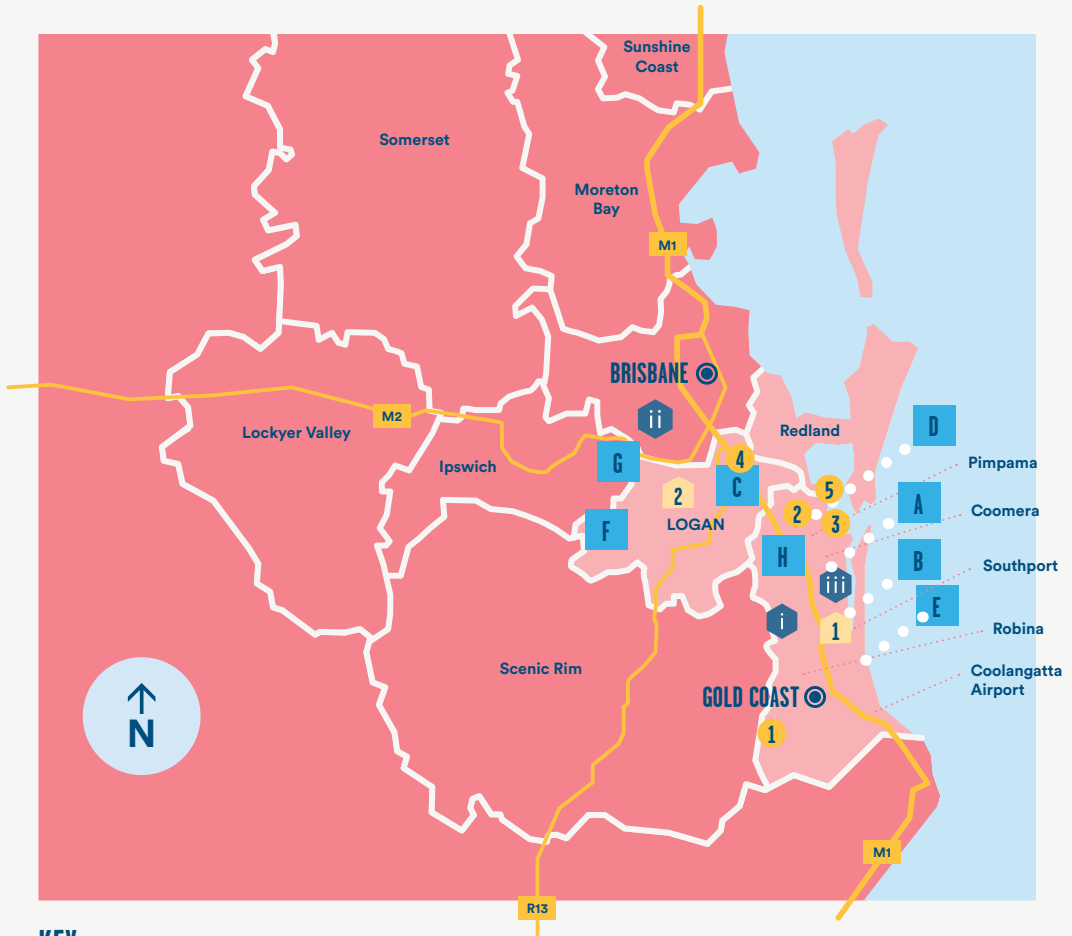
Residents not only enjoy access to 57 kilometres of pristine coastline, a large number of parklands and sporting facilities but also a number of major national recreational attractions, including Dreamworld and Movieworld and the world class golf courses of Sanctuary Cove and Hope Island.



16 LIGHT RAIL STATIONS

GOLD COAST LIGHT RAIL

The Gold Coast light rail (G:link) opened in 2014 and connects 16 light rail stations along a 13 kilometre route from Broadbeach to Gold Coast University Hospital.



KEY

Universities

- i** Griffith University, Gold Coast
- ii** Griffith University, Brisbane
- iii** Gold Coast University Hospital

Hospitals

- 1** Gold Coast University Hospital
- 2** Logan Hospital

Retail

- 1** Robina Town Centre
- 2** Westfield, Helensvale
- 3** Australia Fair
- 4** Pimpama Junction
- 5** Harbour Town

Infrastructure

- A** Gold Coast Light Rail expansion*
- B** Gold Coast Health and Knowledge Precinct*
- C** Beenleigh Principal Activity Centre*
- D** Coomera Town Centre*
- E** Jupiters Casino Upgrade*
- F** Major activity centres*
- G** Major road upgrades*
- H** Sport and recreational facilities*

EMPLOYMENT OPPORTUNITIES

South East Queensland

The South East Queensland growth corridor benefits from its immediate proximity to both the employment nodes of Brisbane to the North and the Gold Coast to the South. Specifically, a number of major infrastructure projects as well as the Commonwealth Games will provide large employment opportunities for the area.

LOGAN CITY

Logan City currently has 21,000 businesses providing approximately 65,800 jobs. Its population is tipped to grow from 300,000 to 500,000 over the next 20 years.

- 21,000 BUSINESSES
- 65,800 JOBS

GOLD COAST LIGHT RAIL EXPANSION

A \$420 million, 7.3 kilometre extension to the Gold Coast Light Rail line is expected to generate up to 1,000 direct and indirect jobs.

- 1,000 JOBS CREATED
- STAGE ONE IS COMPLETED
- STAGE TWO IS DUE FOR COMPLETION EARLY 2018
- STAGE THREE IS UNDER PLANNING

GOLD COAST CITY

Over the next 10 years it is expected that that an additional 56,000 people will find employment within the Gold Coast City.

- 56,000+ JOBS FORECAST BY 2036

GOLD COAST 2018 COMMONWEALTH GAMES

The 2018 Commonwealth Games is expected to create 30,000 full-time equivalent jobs. In preparation for the event, the Queensland Government will deliver 3 new world-class competition venues and undertake major upgrades to a further 8 venues that will provide important sport and community facilities for Queensland.

- 30,000 JOBS CREATED
- WORLD-CLASS COMPETITION VENUES

NEW GENERATION ROLLINGSTOCK

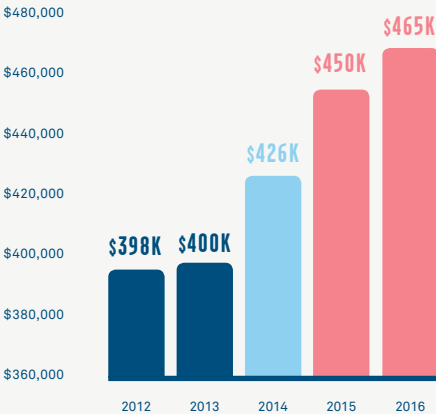
The Queensland Government's New Generation Rollingstock (NGR) project will see a significant increase to the South East Queensland train fleet to meet the growing demand for rail services. In South East Queensland, the NGR project will support:

- Approximatel 500 full-time jobs including:
- 131 positions for the management, design and commissioning of the NGR trains
 - 215 positions for construction of the Wulkuraka Maintenance Centre
 - 150 ongoing full-time jobs at Wulkuraka Maintenance Centre
 - Up to 1,500 indirect jobs.

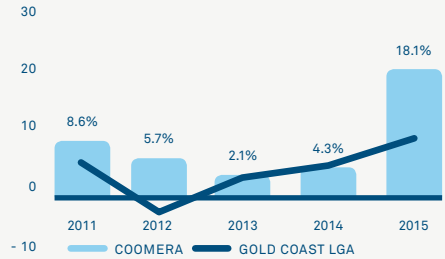
- 2,000 JOBS CREATED



Median House Prices



Capital Growth - Median House Prices (%)



i. Median House Prices

Median House Prices – over the past five years have seen strong levels of growth, averaging a four per cent increase per annum since 2012.

ii. Capital Growth

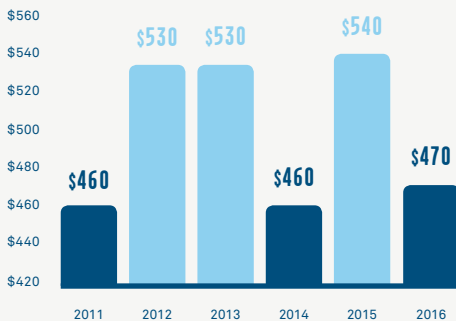
Over the past 5 years has averaged 2% per annum compared with 1.4% within the broader Gold Coast City LGA. However, Coomera has recently experienced significant level of growth with 18.1% growth experienced in 2015.

iii. Forecast

Forecast capital growth is positive for the immediate future is forecast at 3% per annum for the next 8 years.

RENTAL MARKET

Median Rental Rates



Rental Market

i. Vacancy

The suburb currently has a very low vacancy rate of 2.9% reflecting a high demand for housing in the area.

ii. Rental Yields

Currently stand at 5.2% and have averaged at the same rate for the past 10 years, reflecting a return higher than the cash rate and a strong level of historical rental returns for investors.

UPCOMING INFRASTRUCTURE

Future Projects

South East Queensland is set to benefit immensely from the upcoming 2018 Commonwealth Games and the associated \$13.5 billion investment in infrastructure projects including:



A

GOLD COAST LIGHT RAIL EXPANSION

A \$420 million, 7.3 kilometre extension to the Gold Coast Light Rail line was announced in early 2016. Works commenced in April 2016 and connects the terminus of the light rail at the Gold Coast Hospital to the heavy rail line at Helensvale. Additionally, the government is currently undertaking a study to determine the feasibility of expanding the Gold Coast light rail further including a connection to Coolangatta Airport.



B

GOLD COAST HEALTH AND KNOWLEDGE PRECINCT

The construction of a 29-hectare Commonwealth Games Village as well as a major private hospital is currently underway within this precinct which is already home to the Gold Coast University Hospital and Griffith University. After the Games, the precinct will become a vibrant mixed-use residential community.



C

BEENLEIGH PRINCIPAL ACTIVITY CENTRE

A 67-hectare major town centre site at Beenleigh has been identified in the South East Queensland Regional Plan. The town centre will feature a range of residential, commercial and mixed-use facilities.



D

COOMERA TOWN CENTRE

The first stage of the 680-hectare, \$1 billion Coomera Town Centre development commenced construction in late 2015. The town centre will include a major new Westfield shopping centre, a cinema as well as health and lifestyle amenity and will accommodate up to 25,000 dwellings.



E

JUPITER'S CASINO UPGRADE

An \$850 million masterplan has been announced for the Gold Coast casino that includes a 700-room residential and hotel tower, entertainment facilities and room for up to five additional buildings.



F

MAJOR ACTIVITY CENTRES

A number of smaller but still major activity centres have been identified for development in the South East Queensland Regional Plan including Browns Plain and Yarrabilba, which will see the development of a number of new town centres and commercial/industry nodes.



G

MAJOR ROAD UPGRADES

More than \$100 million has been allocated by the both the Gold Coast and Logan City Governments to improve road networks over the next fifteen years.



H

SPORT AND RECREATIONAL FACILITIES

As part of the Commonwealth Games, over \$200 million in new sporting infrastructure is being developed in the region including the new Gold Coast Aquatic Centre, Coomera Indoor Sports Centre and the Carrara Sports and Leisure Centre.

