

A NEW POINT OF VIEW

ARUNDEL

PEAK
Property Research



EXECUTIVE SUMMARY

The Gold Coast suburb of Arundel provides easy access to major road and public transport networks. The Gold Coast's leisure paradise is on your doorstep. Enjoy miles of sun-kissed golden beaches, kilometres of pristine waterway for boating – a global surfing mecca fringed by gleaming apartment towers and international resorts. All the entertainment options this globally renowned tourist destination offers are available for residents of Arundel within a short drive and just 45 minutes to the north is Queensland's capital. Brisbane captures all the amenity, infrastructure and cultural opportunities you would expect from this fast growing new world city.

The Arundel Statistical Area Level 2 (SA2) and consists of one suburb:

- Arundel

The Arundel SA2 has a total land area of 9.7km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Arundel SA2 was 10,775, with the population projected to reach 13,446 persons at 30 June 2041.

This is an expected population increase of 24.79%.

EXPECTED POPULATION
INCREASE FOR ARUNDEL
SA2 FROM 2017 TO 2041 IS:

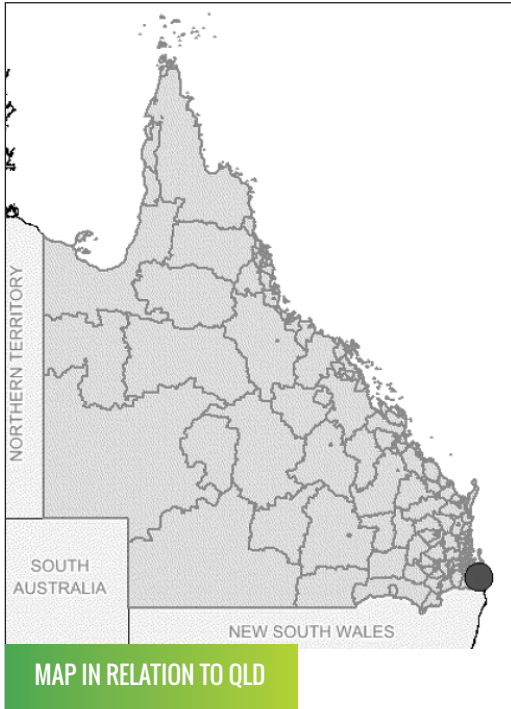
24.79%

EMPLOYMENT

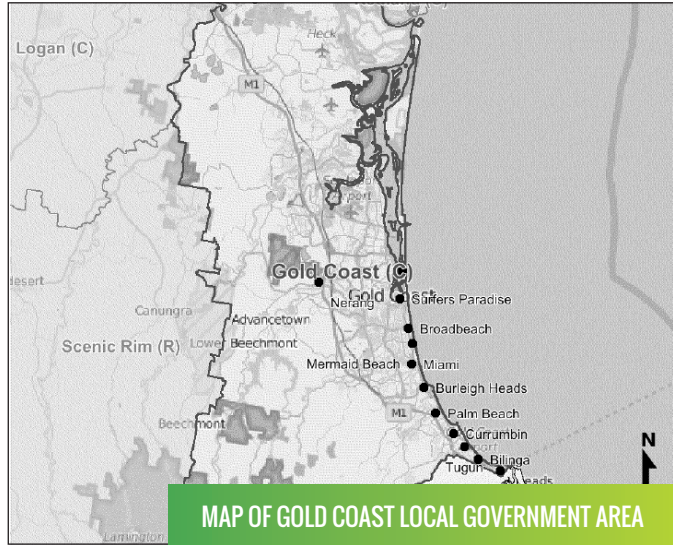
The top five industry subdivisions of employment for Arundel SA2 as at the 2016 Census of Population and Housing Data were:

1. Other Store-Based Retailing (7.3%)
2. Food and Beverage Services (7.0%)
3. Construction Services (5.9%)
4. Preschool and School Education (5.6%)
5. Hospitals (4.9%)

LOCATION



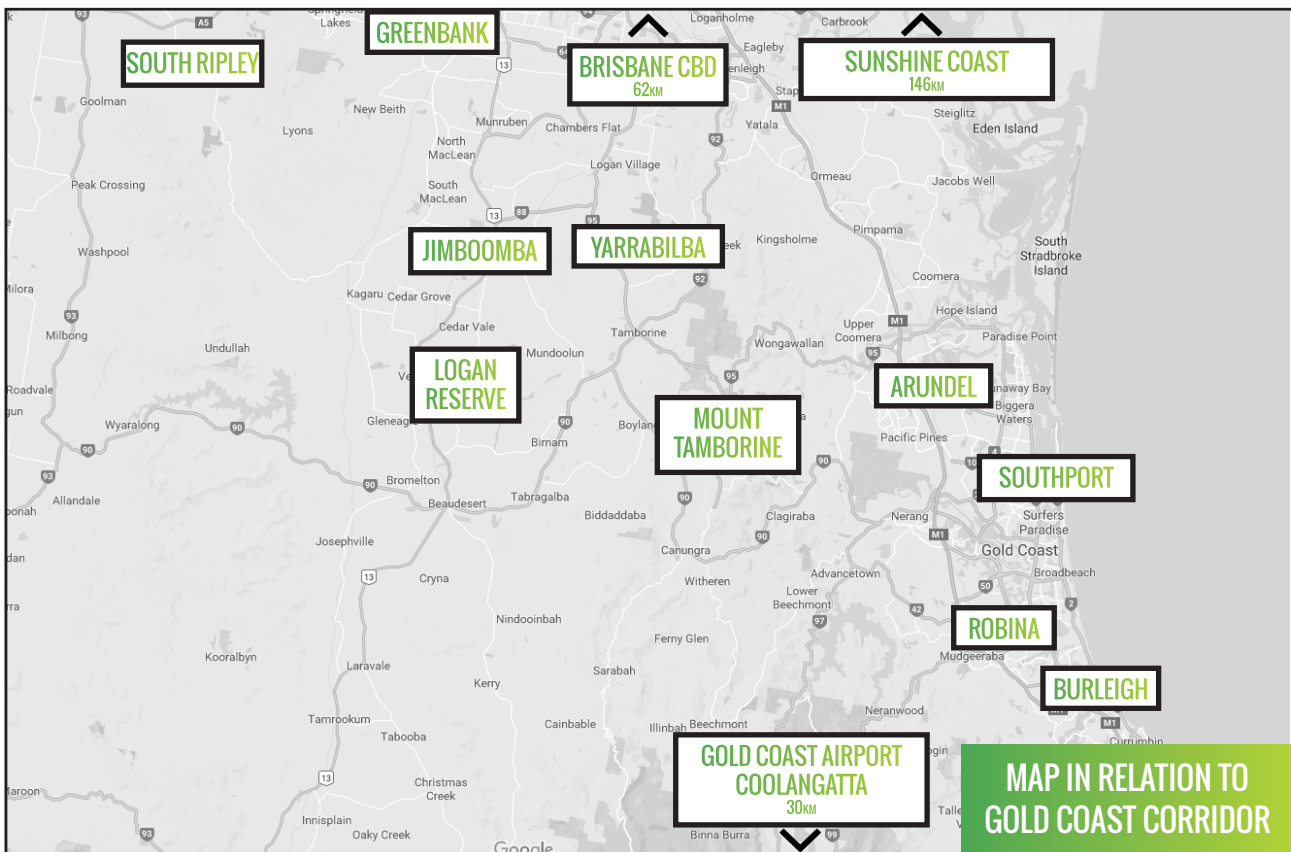
MAP IN RELATION TO QLD



MAP OF GOLD COAST LOCAL GOVERNMENT AREA



ARUNDEL



MAP IN RELATION TO GOLD COAST CORRIDOR

LOCATION - DISTANCE TO KEY AREAS

ARUNDEL

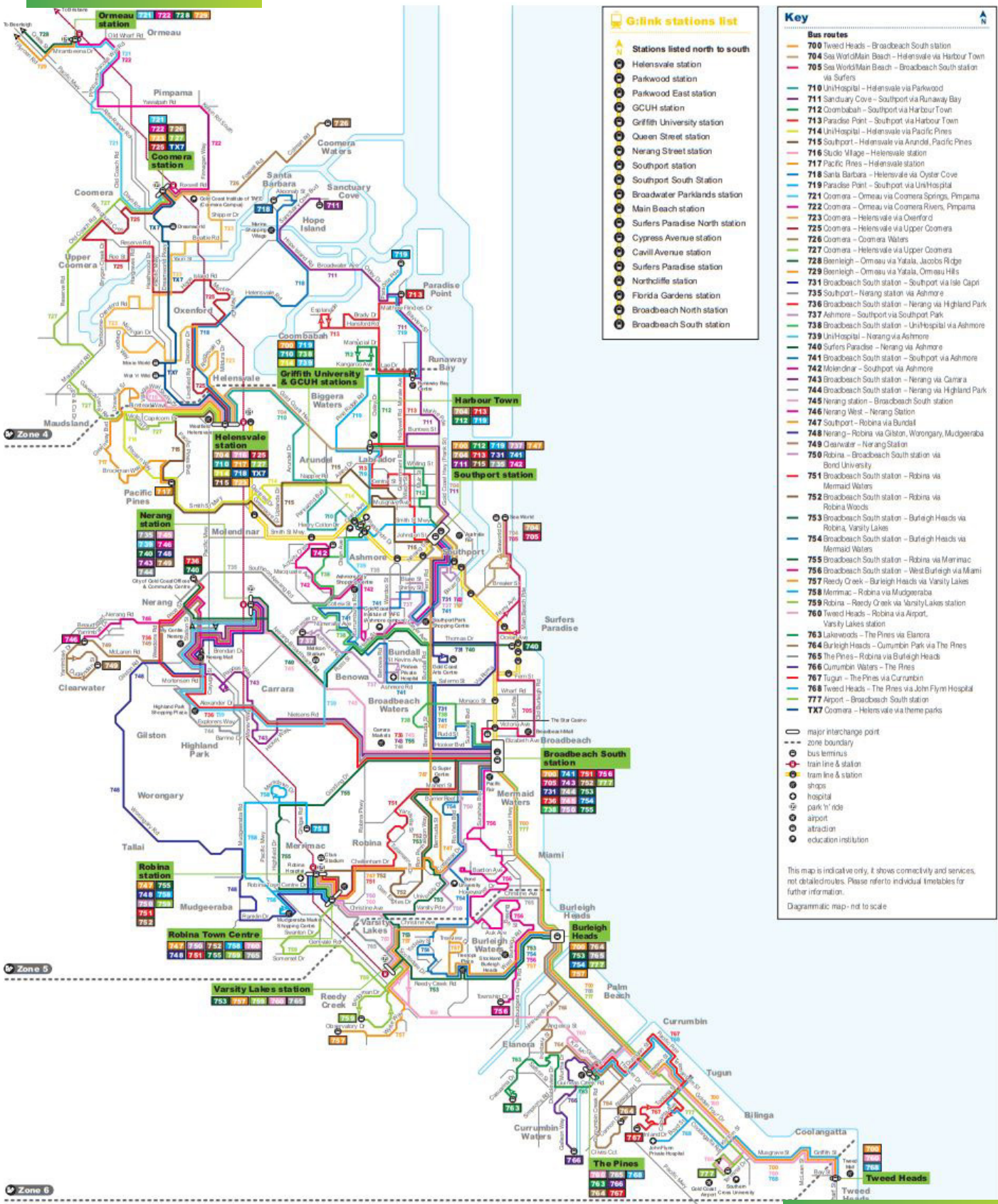


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



- ### Trink stations list
- Stations listed north to south
 - Helensvale station
 - Parkwood station
 - Parkwood East station
 - GCUH station
 - Griffith University station
 - Queen Street station
 - Nerang Street station
 - Southport station
 - Southport South Station
 - Broadwater Parklands station
 - Main Beach station
 - Surfers Paradise North station
 - Cypress Avenue station
 - Cavill Avenue station
 - Surfers Paradise station
 - Northcliffe station
 - Florida Gardens station
 - Broadbeach North station
 - Broadbeach South station

Key

Bus routes

- 700 Tweed Heads - Broadbeach South station
- 704 Sea World/Main Beach - Helensvale via Harbour Town
- 705 Sea World/Main Beach - Broadbeach South station via Surfers
- 710 Un/Hospital - Helensvale via Parkwood
- 711 Sanduary Cove - Southport via Runaway Bay
- 712 Coombabah - Southport via Harbour Town
- 713 Paradise Point - Southport via Harbour Town
- 714 Un/Hospital - Helensvale via Pacific Pines
- 715 Southport - Helensvale via Anurid, Pacific Pines
- 716 Stacks Village - Helensvale station
- 717 Pacific Pines - Helensvale station
- 718 Santa Barbara - Helensvale via Oyster Cove
- 719 Paradise Point - Southport via Un/Hospital
- 721 Coomera - Ormeau via Coomera Springs, Pimpama
- 722 Coomera - Ormeau via Coomera Rivers, Pimpama
- 723 Coomera - Helensvale via Overford
- 725 Coomera - Helensvale via Upper Coomera
- 726 Coomera - Coomera Waters
- 727 Coomera - Helensvale via Upper Coomera
- 728 Beenleigh - Ormeau via Yatala, Jacobs Ridge
- 729 Beenleigh - Ormeau via Yatala, Omasu Hills
- 731 Broadbeach South station - Southport via Isle Capri
- 735 Southport - Nerang station via Ashmore
- 736 Broadbeach South station - Nerang via Highland Park
- 737 Ashmore - Southport via Southport Park
- 738 Broadbeach South station - Un/Hospital via Ashmore
- 739 Un/Hospital - Nerang via Ashmore
- 740 Surfers Paradise - Nerang via Ashmore
- 741 Broadbeach South station - Southport via Ashmore
- 742 Melanidra - Southport via Ashmore
- 743 Broadbeach South station - Nerang via Camara
- 744 Broadbeach South station - Nerang via Highland Park
- 745 Nerang station - Broadbeach South station
- 746 Nerang West - Nerang Station
- 747 Southport - Robina via Bundall
- 748 Nerang - Robina via Gilton, Worongary, Mudgeeraba
- 749 Clearwater - Nerang Station
- 750 Robina - Broadbeach South station via Bond University
- 751 Broadbeach South station - Robina via Mermaid Waters
- 752 Broadbeach South station - Robina via Robina Woods
- 753 Broadbeach South station - Burleigh Heads via Robina, Varsity Lakes
- 754 Broadbeach South station - Burleigh Heads via Mermaid Waters
- 755 Broadbeach South station - Robina via Marimac
- 756 Broadbeach South station - West Burleigh via Miami
- 757 Reedy Creek - Burleigh Heads via Varsity Lakes
- 758 Marimac - Robina via Mudgeeraba
- 759 Robina - Reedy Creek via Varsity Lakes station
- 760 Tweed Heads - Robina via Airport, Varsity Lakes station
- 763 Lakewood - The Pines via Elanora
- 764 Burleigh Heads - Currumbin Park via The Pines
- 765 The Pines - Robina via Burleigh Heads
- 766 Currumbin Waters - The Pines
- 767 Tugun - The Pines via Currumbin
- 768 Tweed Heads - The Pines via John Flynn Hospital
- 777 Airport - Broadbeach South station
- TX7 Coomera - Helensvale via theme parks

map interchange point
zone boundary
bus terminus
train line & station
train line & station
shops
hospital
park 'n' ride
airport
attraction
education institution

This map is indicative only, it shows connectivity and services, not detailed routes. Please refer to individual timetables for further information.
Diagrammatic map - not to scale

TRANSLINK GOLD COAST NETWORK MAP

PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP

Key

- Ferry Grove and Beenleigh lines
- Shorncliffe and Cleveland lines
- Airport and Gold Coast lines
- Caboolture/Sunshine Coast and Ipswich/Rosewood lines
- Redcliffe Peninsula and Springfield lines
- Doomben line
- Special event service only
- Busway lines
- G:link light rail line

- Transfer to other train services
- TransLink fare zones
- Transfer to busway services
- Transfer to light rail service
- Special fares apply
- Independent access
- Assisted access
- King George Square busway station
- Queen Street bus station

There are many bus services scheduled to connect with train services at most train stations. Please use the TransLink journey planner to plan your journey.

Express services do not stop at all stations depicted on this map. Please refer to separate line timetables for details.

Most stations have free park 'n' ride facilities.

For details visit translink.com.au or call 13 12 30 anytime.

^a Services to and from the airport stations are operated by Airtrain Citylink Limited ABN 98 066 543 315 pursuant to a contract for services with Queensland Rail.

^f Services to and from Gympie North do not stop at Eagle Junction.

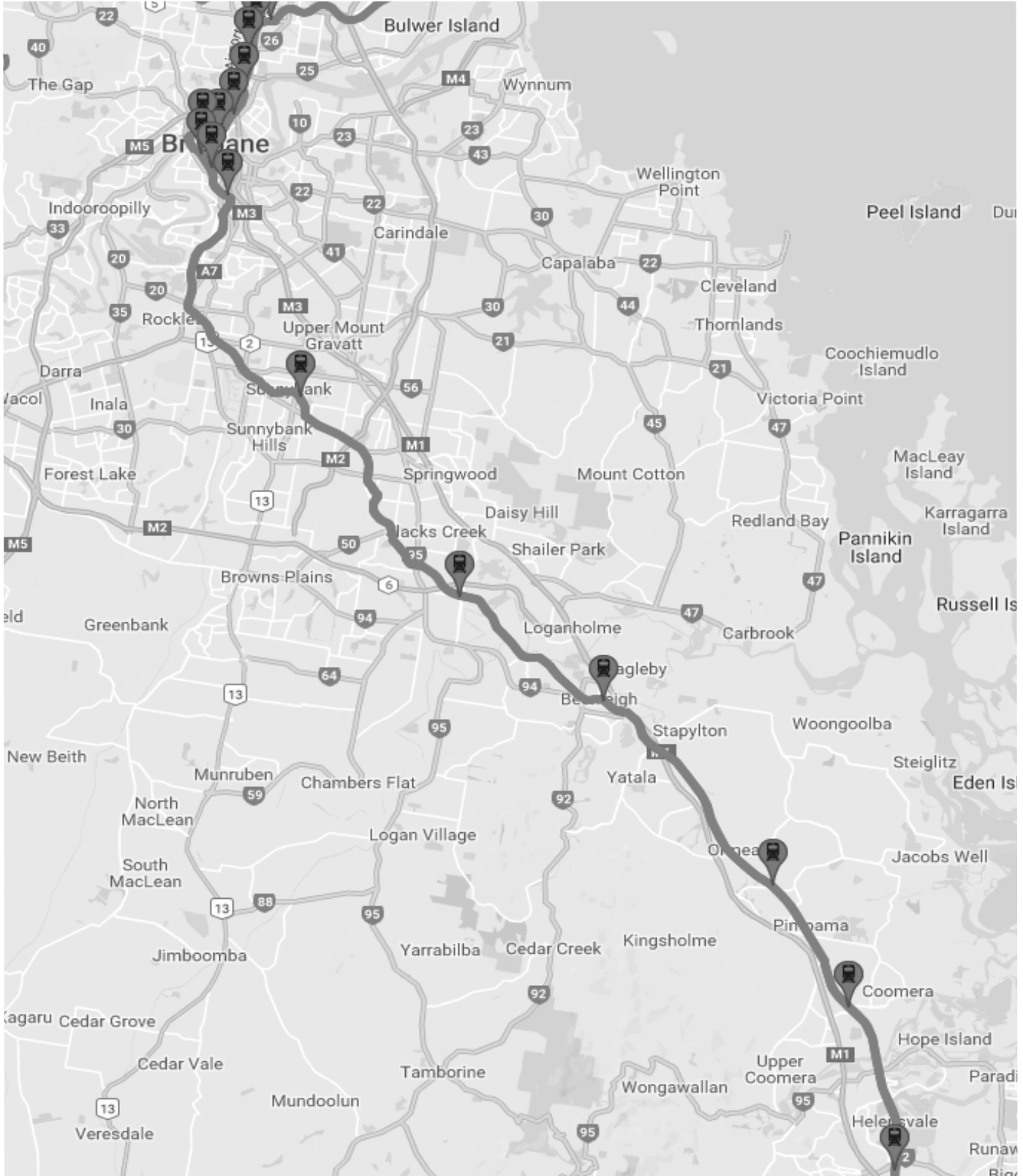
[~] Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.



PUBLIC TRANSPORT

TRAIN LINE TO CBD



HELENSVALE
TO
BRISBANE CBD
APPROX 1 HOUR 7 MIN

TRAVEL TIME



* Car times from Arundel
* Transit times from Helensvale Train Station

A large crowd of people is shown from behind, walking away from the camera. The scene is brightly lit, suggesting an outdoor event or festival. In the foreground, a woman with short brown hair, wearing a light-colored t-shirt and a dark strap over her shoulder, is looking towards the crowd. The background is filled with many other people, some in white shirts and blue jeans, others in more casual attire. The overall atmosphere is busy and social.

POPULATION ANALYSIS

DEMOGRAPHICS

Estimated Resident Population (ERP)

Gold Coast (C) LGA

- ERP of 591,356 persons as at 30 June 2017
- Average annual growth rate of 2.3% over five years
- Average annual growth rate of 2.4% over ten years

Arundel SA2

- ERP of 10,775 persons as at 30 June 2017
- Average annual growth rate of 1.3% over five years
- Average annual growth rate of 1.0% over ten years

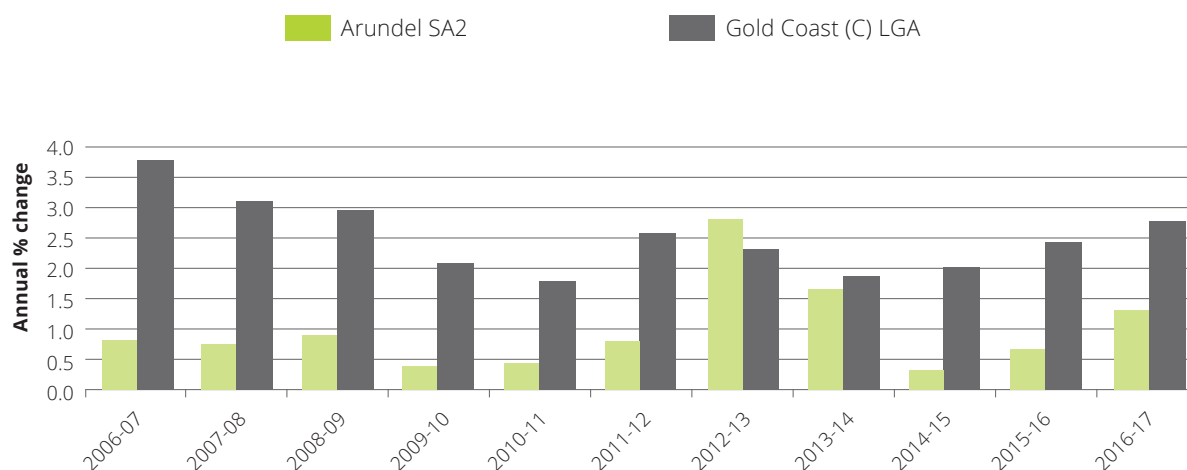
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR ARUNDEL
SA2 WAS:

**10,775
PERSONS**

Estimated resident population by SA2, Arundel SA2 and Gold Coast (C) LGA

SA2 / LGA	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Arundel SA2	9,756	10,080	10,775	1.0	1.3
Gold Coast (C) LGA	466,940	528,342	591,356	2.4	2.3

Estimated resident population growth, Arundel SA2 and Gold Coast (C) LGA



Source: ABS 3218.0, Regional Population Growth, Australia, various editions

DEMOGRAPHICS

Population Projections

Gold Coast (C) LGA

- Population projected to be 943,686 persons as at 30 June 2041
- Increase of 2.0% per year over 25 years

Arundel SA2

- Population projected to be 13,446 persons as at 30 June 2041
- Increase of 0.9% per year over 25 years

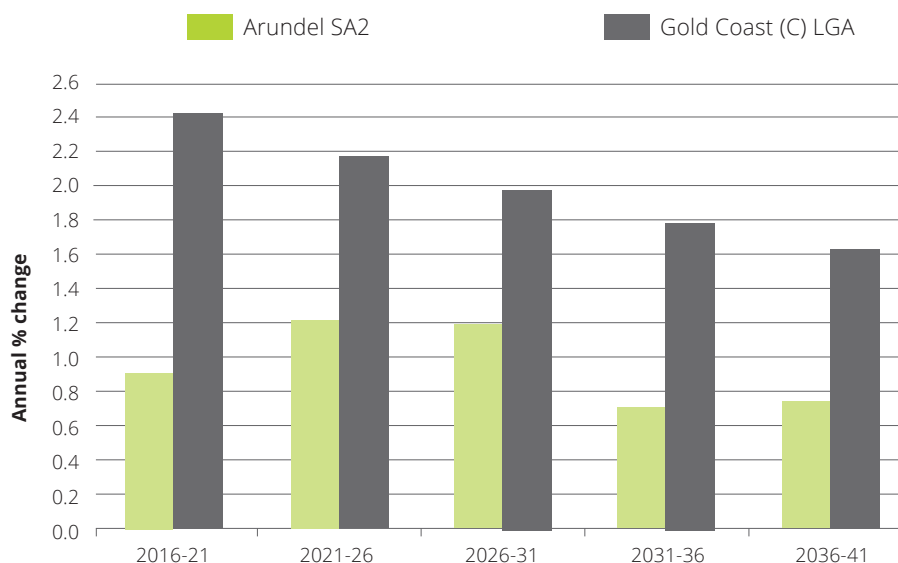
FROM 2016 TO 2041, THE POPULATION FOR ARUNDEL SA2 IS PROJECTED TO INCREASE FROM 10,645 PERSONS:
TO 13,446 PERSONS

Projected population, Arundel SA2 and Gold Coast (C) LGA

SA2 / LGA	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Arundel SA2	10,645	11,132	11,825	12,541	12,974	13,446	0.9
Gold Coast (C) LGA	576,918	650,349	723,342	796,976	870,425	943,686	2.0

(a) 2016 data are estimated resident population (ERP)

Projected population change, Arundel SA2 and Gold Coast (C) LGA



Source: Queensland Government Population Projections, 2018 edition (medium series)

DEMOGRAPHICS

Family Composition

Gold Coast (C) LGA

- 145,416 families
- 41.9% of total families were couple families with children

Arundel SA2

- 2,834 families
- 43.8% of total families were couple families with children

THE PERCENTAGE OF TOTAL FAMILIES IN ARUNDEL SA2 WHICH WERE COUPLE FAMILIES WITH CHILDREN WAS

43.8%

Family composition^(a), Arundel SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Couple family with no children		Couple family with children		One-parent family		Total ^(b)
	Number	%	Number	%	Number	%	Number
Arundel SA2	1,102	38.9	1,240	43.8	464	16.4	2,834
Gold Coast (C) LGA)	57,379	39.5	60,903	41.9	25,027	17.2	145,416

(a) Includes same-sex couple families. (b) Includes other families

Source: ABS, Census of Population and Housing, 2016, General Community Profile - G25



DWELLING & BUILDING ANALYSIS



DWELLING BY DWELLING STRUCTURE

A dwelling is a structure which is intended to have people live in it.

The below information is based on occupied private dwellings.

Gold Coast (C) LGA

- 115,758 occupied private dwellings (or 58.3%) were separate houses

Arundel SA2

- 2,884 occupied private dwellings (or 82.6%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN ARUNDEL
SA2 WHICH WERE
SEPARATE HOUSES WAS:

82.6%

Occupied private dwellings by dwelling structure, Arundel SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Arundel SA2	2,884	565	28	4	0	3,493
Gold Coast (C) LGA	115,758	41,021	39,485	1,358	124	198,668

DWELLING BY TENURE TYPE

Tenure type describes whether a household rents or owns the dwelling in which they live.

Gold Coast (C) LGA

- 52,121 occupied private dwellings (or 26.2%) were fully owned

Arundel SA2

- 1,100 occupied private dwellings (or 31.5%) were fully owned

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN ARUNDEL
SA2 WHICH WERE FULLY
OWNED WAS:

31.5%

Occupied private dwellings by tenure type, Arundel SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	
Arundel SA2	1,100	31.5	1,203	34.4	1,092	31.3	18	0.5	3,493
Gold Coast (C) LGA	52,121	26.2	66,799	33.6	72,621	36.6	1,465	0.7	198,668

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Gold Coast (C) LGA

- 2,611 approved new houses in the 12 months ending 31 December 2018
- \$2,416.1 million of building value in residential building approvals

Arundel SA2

- 126 approved new houses in the 12 months ending 31 December 2018
- \$55.3 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN ARUNDEL SA2 IN THE 12 MONTHS ENDING 31 DECEMBER 2018

126 APPROVALS

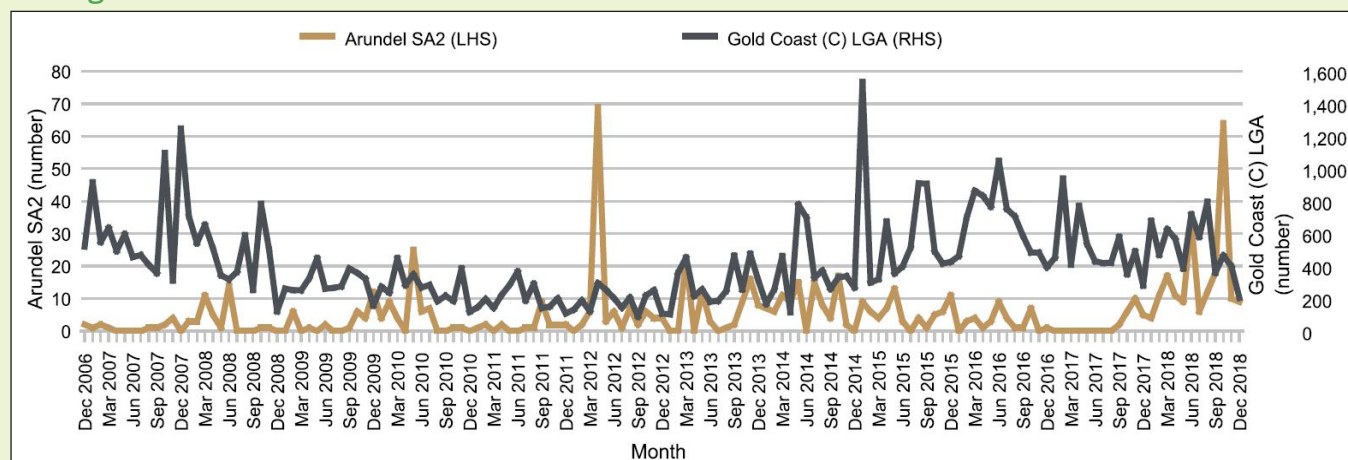
Residential and non-residential building approvals, Arundel SA2 and Gold Coast (C) LGA, 12 months ending 31 December 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential	Non-residential	Total		
	- Number -				\$'000	%	\$'000	%	\$'000
Arundel SA2	126	79	0	205	55,258	91.8	4,934	8.2	60,192
Gold Coast (C) LGA	2,611	3,630	9	6,250	2,416,104	68.0	1,135,416	32.0	3,551,520

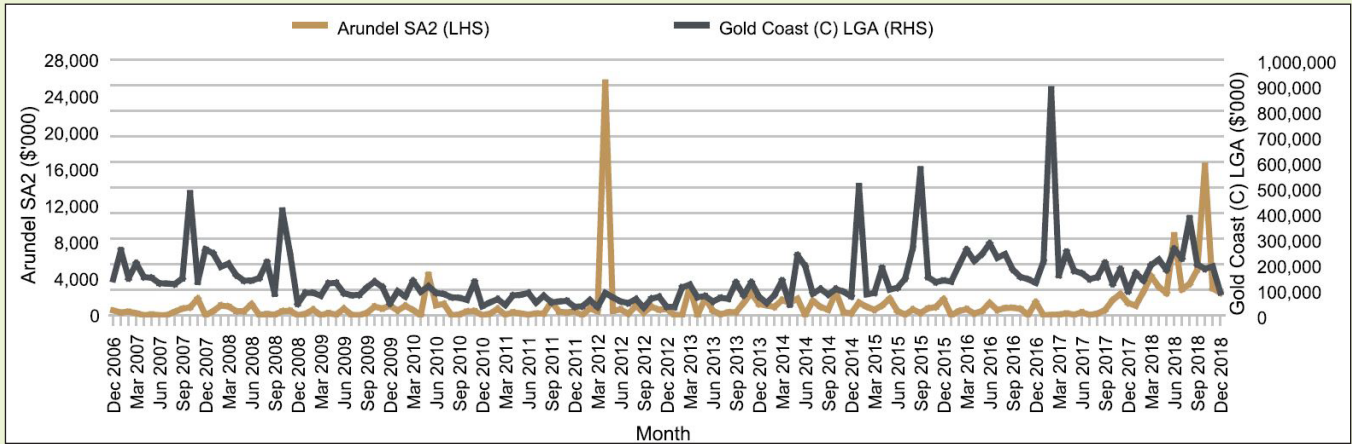
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

Source: ABS 8731.0, Building Approvals, Australia, various editions

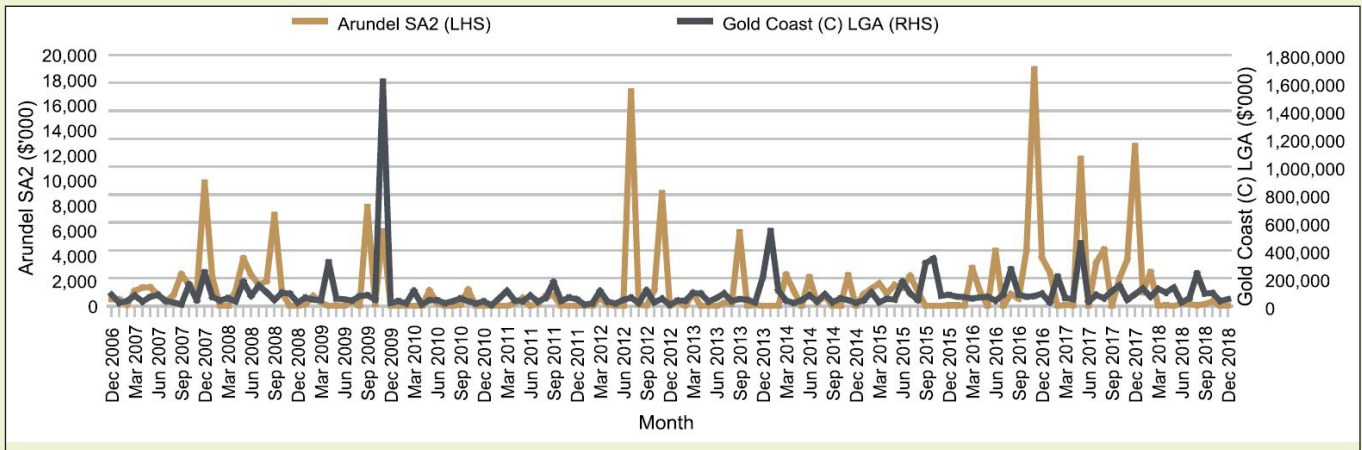
Number of residential building approvals, Arundel SA2 and Gold Coast (C) LGA, 12 months ending 31 December 2018



Value of residential building approvals, Arundel SA2 and Gold Coast (C) LGA



Value of non-residential building approvals, Arundel SA2 and Gold Coast (C) LGA



Source: ABS 8731.0, *Building Approvals, Australia, various editions*



SERVICES

EDUCATION

Early Childhood Education & Care Services

Gold Coast (C) LGA

- 304 early childhood education and care services as at 31 August 2018
- 205 long day care services

Arundel SA2

- 7 early childhood education and care services as at 31 August 2018
- 5 long day care services

THE NUMBER OF EARLY CHILDHOOD EDUCATION AND CARE SERVICES IN ARUNDEL SA2 AS AT 31 AUGUST 2018 WAS:

7
SERVICES

Early childhood education and care services, Arundel SA2 and Gold Coast (C) LGA, 31 August 2018

SA2 / LGA	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Arundel SA2	0	0	5	2	0	7
Gold Coast (C) LGA	2	23	205	70	0	304



EDUCATION

Schools

Gold Coast (C) LGA

- 104 schools as at June 2018

Arundel SA2

- 2 schools as at June 2018

Universities

Gold Coast (C) LGA

- Bond University, Robina
- Griffith University Gold Coast Campus (Southport)
- Southern Cross University Gold Coast Campus (Bilinga)

Arundel SA2

- 0

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS IN
ARUNDEL SA2 WAS:

2
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Gold Coast (C) LGA

- 10 police stations as at June 2018

Arundel SA2

- 0 police stations as at June 2018

Ambulance Stations

Gold Coast (C) LGA

- 12 ambulance stations as at June 2018

Arundel SA2

- 0 ambulance stations as at June 2018

Fire Stations

Gold Coast (C) LGA

- 8 fire stations as at June 2018

Arundel SA2

- 0 fire stations as at June 2018

HOSPITALS

Gold Coast (C) LGA

- 23 hospitals as at June 2018

Arundel SA2

- 1 hospital as at June 2018

AS AT JUNE 2018, THE
NUMBER OF COMBINED
EMERGENCY SERVICES IN
GOLD COAST (C) LGA WAS:

53
**EMERGENCY
SERVICES**

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Gold Coast (C) LGA

- 12.4% of employed persons worked in Health care and social assistance industry
- 11.5% of employed persons worked in Construction industry

Arundel SA2

- 12.8% of employed persons worked in Health care and social assistance industry
- 12.6% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.17 in Administrative and support services industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
**OTHER RETAIL
FOOD & BEV
CONSTRUCTION
EDUCATION
HOSPITALS**

Employment by industry, Arundel SA2 and Gold Coast (C) LGA, 2016

Industry	Arundel SA2		Gold Coast (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	7	0.1	1,293	0.5	0.30
Mining	30	0.6	1,834	0.7	0.91
Manufacturing	269	5.7	14,000	5.4	1.07
Electricity, gas, water and waste services	27	0.6	1,516	0.6	0.99
Construction	448	9.6	29,955	11.5	0.83
Wholesale Trade	109	2.3	6,321	2.4	0.96
Retail trade	590	12.6	29,292	11.2	1.12
Accommodation and Food Services	424	9.1	25,241	9.7	0.94
Transport, postal and warehousing	198	4.2	9,840	3.8	1.12
Information media and technologies	78	1.7	4,051	1.6	1.07
Financial and insurance services	109	2.3	6,711	2.6	0.90
Rental, hiring and real estate services	124	2.6	7,717	3.0	0.89
Professional, scientific and technical services	270	5.8	15,978	6.1	0.94
Administration and support services	238	5.1	11,307	4.3	1.17
Public administration and safety	196	4.2	11,075	4.3	0.99
Education and training	433	9.3	21,125	8.1	1.14
Health care and social assistance	601	12.8	32,380	12.4	1.03
Arts and recreation services	140	3.0	7,721	3.0	1.01
Other services	181	3.9	10,372	4.0	0.97
Total	4,680	100.0	260,548	100.0	1.00

Source: ABS, Census of Population and Housing, 2016, General Community Profile - G51 and unpublished data

ECONOMY

Gold Coast (C) LGA

- Median mortgage repayment of \$1,950 per month
- Average household size of 2.6 persons per dwelling

Arundel SA2

- Median mortgage repayment of \$1,800 per month
- Average household size of 2.7 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
ARUNDEL SA2 WAS:

**\$615 PER
WEEK**

Selected medians and averages, Arundel SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Median/Average					
	Median mortgage repayment	Median total family income	Median total household income	Median total personal income	Average household size	Average number of persons per bedroom
	\$/month	\$/week	\$/week	\$/week	persons	number
Arundel SA2	1,800	1,563	1,408	615	2.7	0.8
Gold Coast (C) LGA	1,950	1,657	1,404	666	2.6	0.8



DISCLAIMER

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The ultimate outcomes may differ substantially from these forecasts. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

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