

A NEW POINT OF VIEW

BELLBIRD PARK / BROOKWATER

PEAK
Property Research



EXECUTIVE SUMMARY

The Bellbird Park - Brookwater area is popular amongst families with children due to the vast selection of green space available and quality education facilities. Not to mention, Residents have access to advanced medical services through the Mater Private Hospital Springfield and world-class education and training from The University of Southern Queensland. Brookwater is also home to the renowned Brookwater Golf Course. A fantastic variety of shopping, education, healthcare, residential estates and modern public transport services are available.

Bellbird Park - Brookwater consists of two statistical area level 2's (SA2'S):

- Bellbird Park
- Brookwater

The Bellbird Park - Brookwater SA2 has a total land area of 16.1km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Bellbird Park - Brookwater SA2 was 15,460, with the population projected to be 54,874 persons at 30 June 2041.

This is an expected population increase of 254.94%.

EXPECTED POPULATION
INCREASE FOR BELLBIRD
PARK - BROOKWATER SA2
FROM 2017 TO 2041 IS:

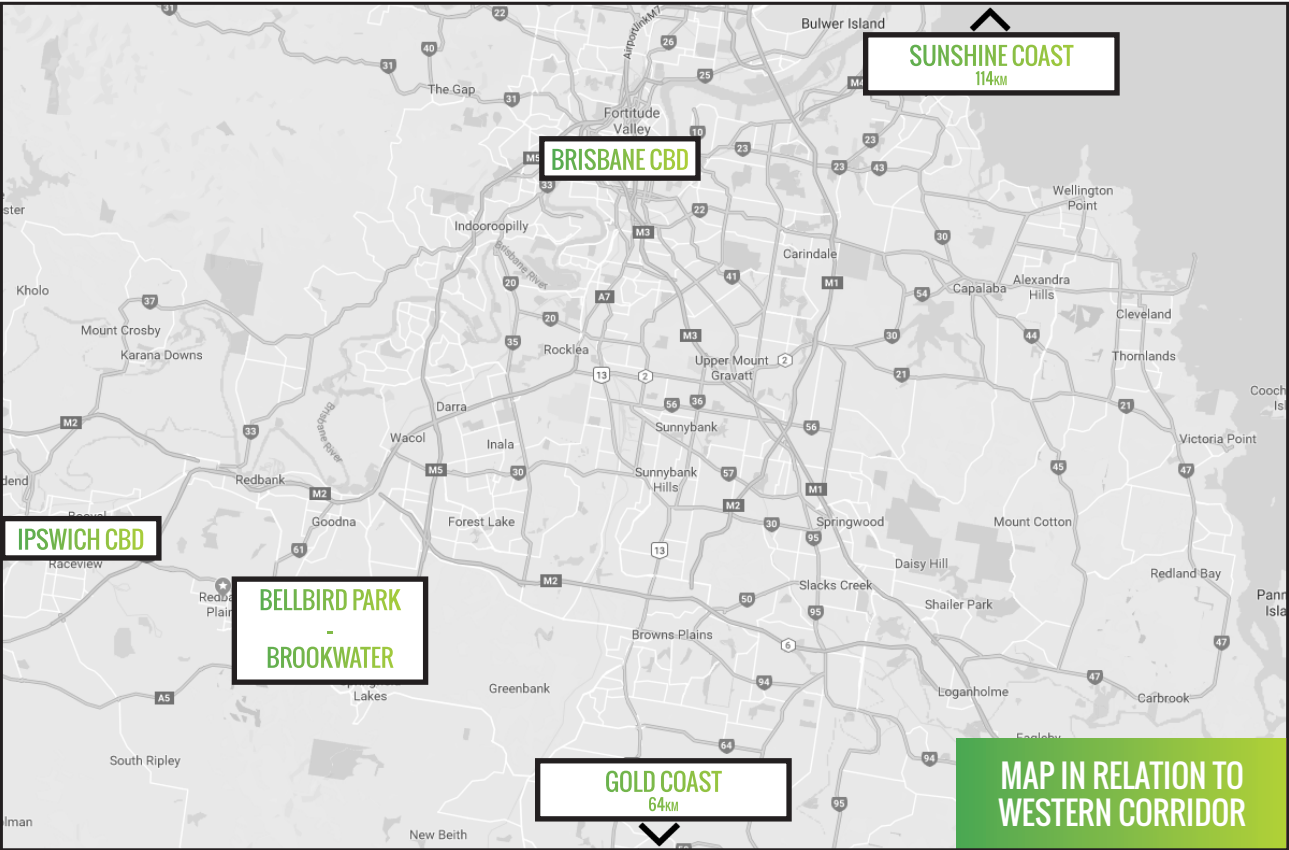
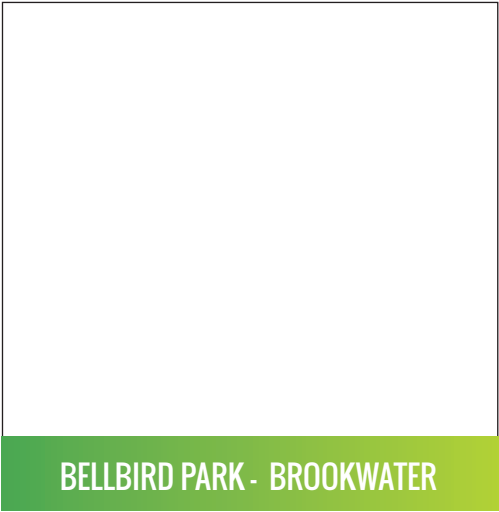
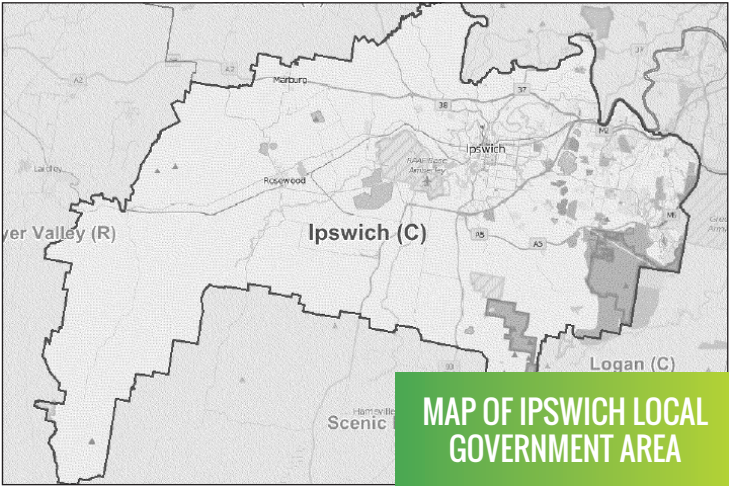
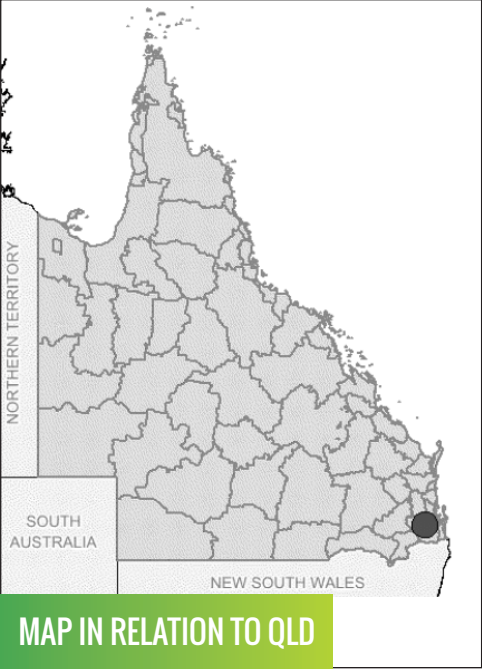
254.94%

EMPLOYMENT

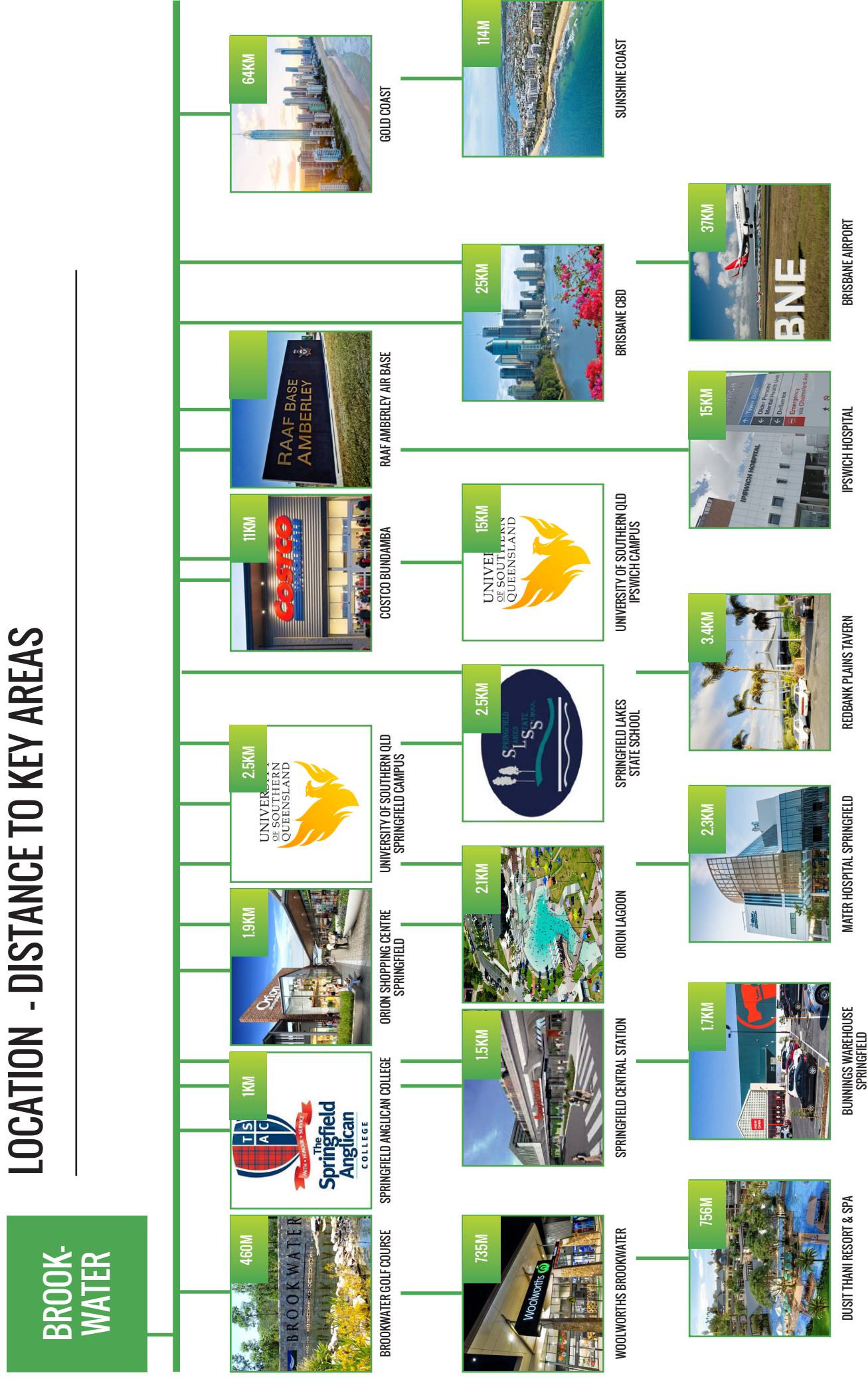
The top five industry subdivisions of employment for Bellbird Park - Brookwater SA2 as at the 2016 Census of Population and Housing Data were:

1. Preschool and School Education (5.7%)
2. Other Store-Based Retailing (5.0%)
3. Professional, Scientific and Technical Services (except Computer System Design & Related Services (4.9%)
4. Food and Beverage Services (4.7%)
5. Hospitals (4.7%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

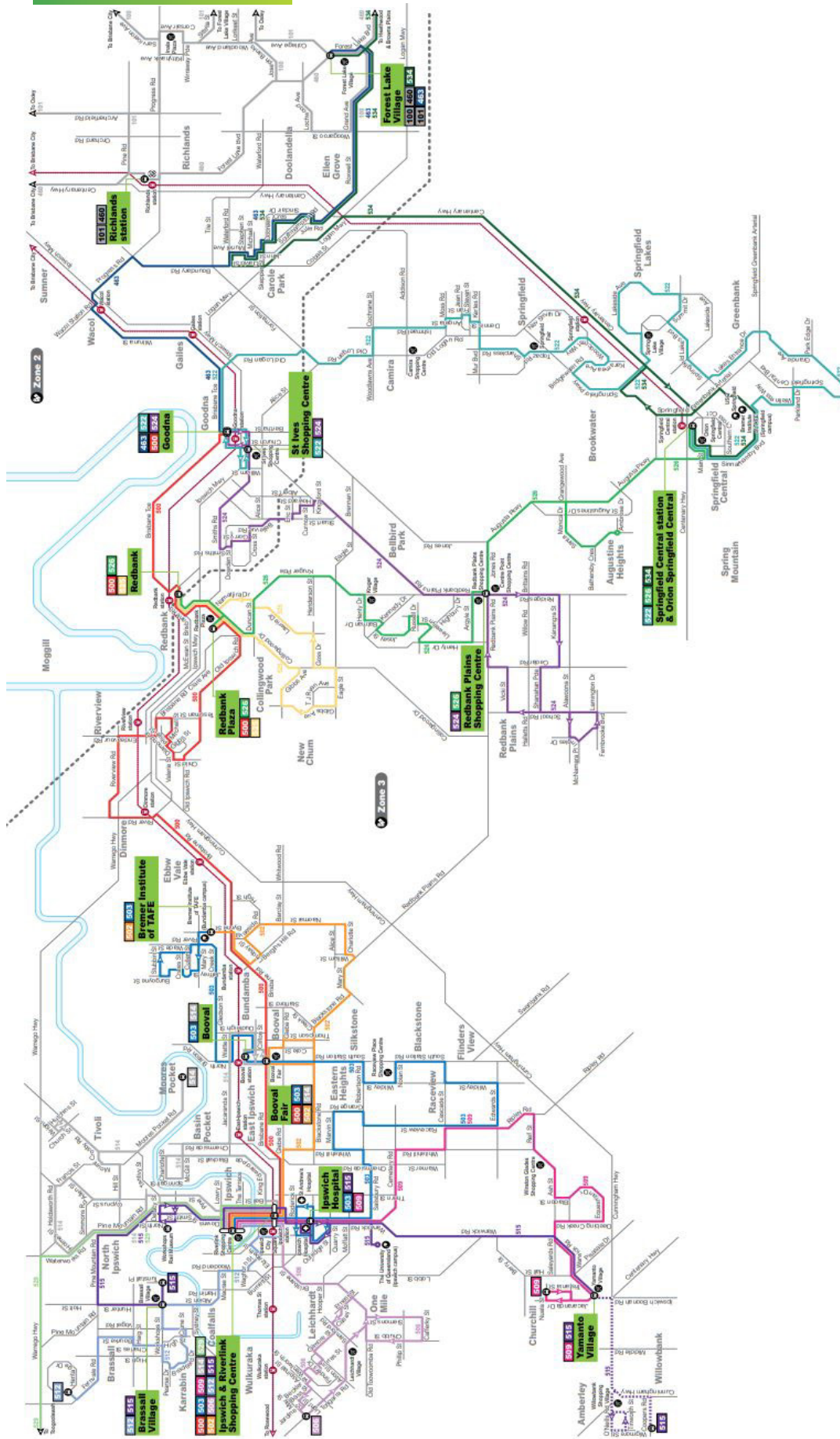


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



Key

Bus routes

- 100 Forest Lake Village to Brisbane City
- 101 Forest Lake Village to Oxley
- 460 Heathwood to Brisbane City
- 463 Goodna station to Forest Lake Village
- 500 Riverlink Shopping Centre to Goodna station
- 503 Bundamba to Riverlink Shopping Centre via Blackstone
- 506 Riverlink Shopping Centre to Leichhardt/One Mile
- 509 Yamanto to Riverlink Shopping Centre
- 512 Brassall to Riverlink Shopping Centre
- 514 Tivoli to Booval Fair

Legend

- zone boundary
- bus terminus
- train line & station
- shops
- hospital
- park 'n' ride
- attraction
- education institution

This map is indicative only. It shows connectivity and services, not detailed routes. Please refer to individual timetables for further information. This map excludes FlexLink roam zones. Map effective 9 January 2017.

WESTERN REIGON 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 train stations have free park 'n' ride facilities.

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

^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.

[‡] Services to and from Gympie North do not stop at Eagle Junction.

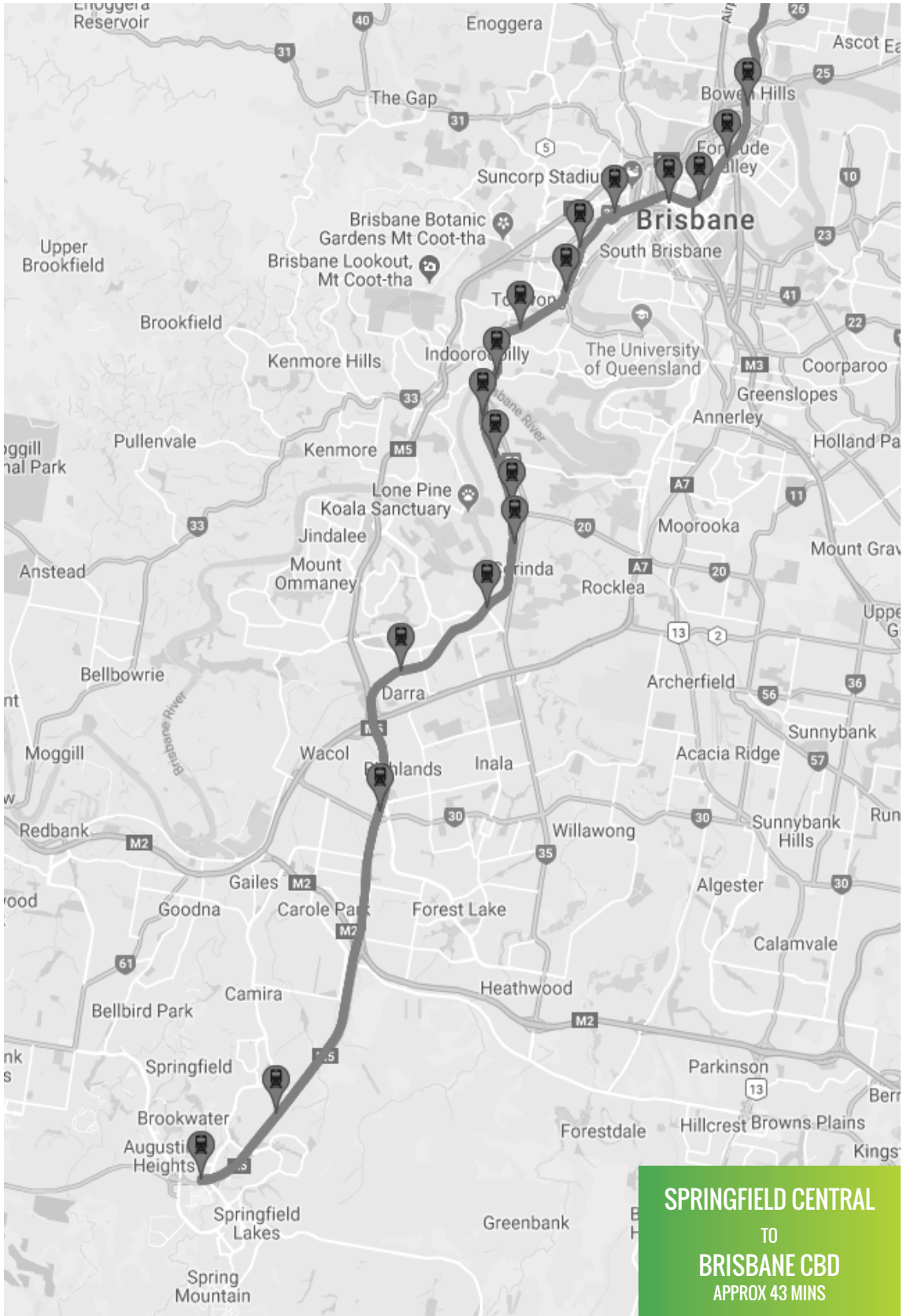
~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.

7

PUBLIC TRANSPORT

TRAIN LINE TO CBD



TRAVEL TIME



* Car times from Brookwater
* Transit times from Springfield Central Train Station

POPULATION ANALYSIS

A large crowd of people is gathered outdoors, likely at a festival or public event. In the foreground, a woman with short brown hair, wearing a light grey t-shirt and a black strap over her shoulder, is seen from the back, looking towards the crowd. The background is filled with many other people, some in focus and others blurred, creating a sense of a large gathering. The lighting is bright, suggesting a sunny day, with some lens flare visible. A black rectangular box with a green vertical bar on the left side is positioned in the upper left corner, containing the text "POPULATION ANALYSIS" in white, bold, sans-serif capital letters.

DEMOGRAPHICS

Estimated Resident Population (ERP)

Ipswich (C) LGA

- ERP of 206,549 persons as at 30 June 2017
- Average annual growth rate of 3.0% over five years
- Average annual growth rate of 3.4% over ten years

Bellbird Park - Brookwater SA2

- ERP of 15,460 persons as at 30 June 2017
- Average annual growth rate of 9.8% over five years
- Average annual growth rate of 10.7% over ten years

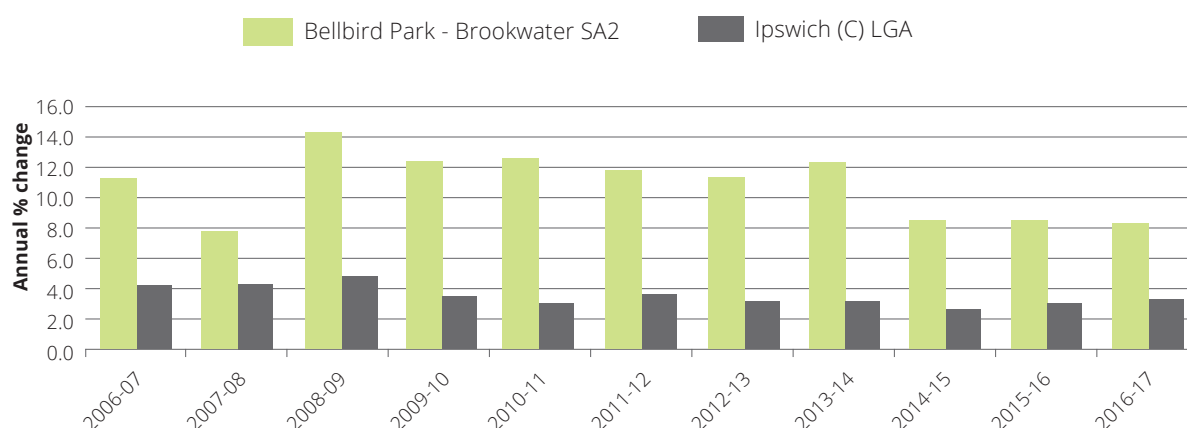
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR BELLBIRD
PARK - BROOKWATER SA2
WAS:

**15,460
PERSONS**

Estimated resident population, Ipswich (C) LGA and Bellbird Park - Brookwater SA2

LGA/SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Ipswich (C)	148,133	178,215	206,549	3.4	3.0
Bellbird Park - Brookwater SA2	5,589	9,705	15,460	10.7	9.8

Estimated resident population growth, Ipswich (C) LGA and Springfield - Springfield Lakes region



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

DEMOGRAPHICS

Population Projections

Ipswich (C) LGA

- Population projected to be 557,649 persons as at 30 June 2041
- Increase of 4.2% per year over 25 years

Bellbird Park - Brookwater SA2

- Population projected to be 54,874 persons as at 30 June 2041
- Increase of 5.5% per year over 25 years

FROM 2016 TO 2041, THE
POPULATION FOR BELLBIRD
PARK - BROOKWATER SA2
IS PROJECTED TO INCREASE
FROM 14,294 PERSONS:

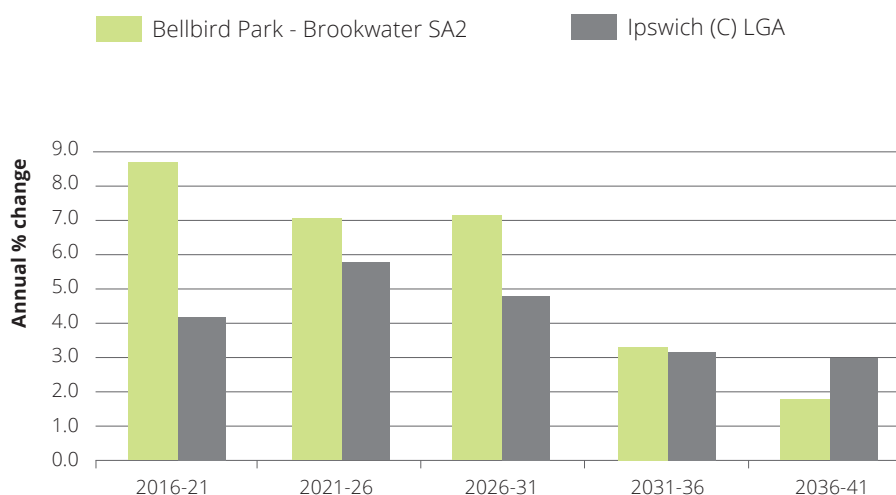
**TO 54,874
PERSONS**

Projected population, Ipswich (C) LGA and Bellbird Park - Brookwater SA2

LGA/SA2	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Ipswich (C)	200,123	246,090	325,092	410,631	480,339	557,649	4.2
Bellbird Park - Brookwater SA2	14,294	21,651	30,409	42,775	50,364	54,874	5.5

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

Projected population change, Ipswich (C) LGA and Bellbird Park - Brookwater SA2



DEMOGRAPHICS

Family Composition

Ipswich (C) LGA

- 50,060 families
- 45.7% of total families were couple families with children

Bellbird Park - Brookwater SA2

- 3,690 families
- 57.2% of total families were couple families with children

THE PERCENTAGE OF TOTAL
FAMILIES IN BELLBIRD PARK
- BROOKWATER SA2 WHICH
WERE COUPLE FAMILIES
WITH CHILDREN WAS

57.2%

Family composition^(a), Ipswich (C) LGA and Bellbird Park - Brookwater SA2, 2016

LGA/SA2	Couple family with no children		Couple family with children		One-parent family		Total
	Number	%	Number	%	Number	%	Number
Ipswich (C)	15,875	31.7	22,872	45.7	10,474	20.9	50,060
Bellbird Park - Brookwater SA2	1,024	27.8	2,112	57.2	511	13.8	3,690

(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.

Ipswich (C) LGA

- 56,966 occupied private dwellings (or 89.5%) were separate houses

Bellbird Park - Brookwater SA2

- 3,779 occupied private dwellings (or 89.3%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN BELLBIRD
PARK - BROOKWATER SA2
WHICH WERE SEPARATE
HOUSES WAS:

89.3%

Occupied private dwellings^(a) by dwelling structure, Ipswich (C) LGA and Bellbird Park - Brookwater SA2

LGA/SA2	Separate house	Semi-detached ^(b)	Apartment ^(c)	Caravan ^(d)	Other ^(e)	Total ^(f)
	- Number -					
Ipswich (C)	56,966	5,262	948	262	56	63,661
Bellbird Park - Brookwater SA2	3,779	421	8	0	0	4,231

DWELLING BY TENURE TYPE

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

Ipswich (C) LGA

- 13,658 occupied private dwellings (or 21.5%) were fully owned

Bellbird Park - Brookwater SA2

- 577 occupied private dwellings (or 13.6%) were fully owned

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN BELLBIRD
PARK - BROOKWATER SA2
WHICH WERE FULLY OWNED
WAS:

13.6%

Family composition^(a), Ipswich (C) LGA and Bellbird Park - Brookwater SA2, 2016

LGA/SA2	Fully owned		Being purchased ^(b)		Rented ^(c)		Other ^(e)		Total ^(f)
	Number	%	Number	%	Number	%	Number	%	Number
Ipswich (C)	13,658	21.5	22,954	36.1	25,256	39.7	254	0.4	63,661
Bellbird Park - Brookwater SA2	577	13.6	1,918	45.3	1,650	39.0	15	0.4	4,231

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Ipswich (C) LGA

- 3,015 approved new houses in the 12 months ending 30 September 2018
- \$793.3 million of building value in residential building approvals

Bellbird Park - Brookwater SA2

- 260 approved new houses in the 12 months ending 30 November 2018
- \$80.1 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN BELLBIRD PARK - BROOKWATER SA2 IN THE 12 MONTHS ENDING 30 NOVEMBER 2018 WAS:

260 APPROVALS

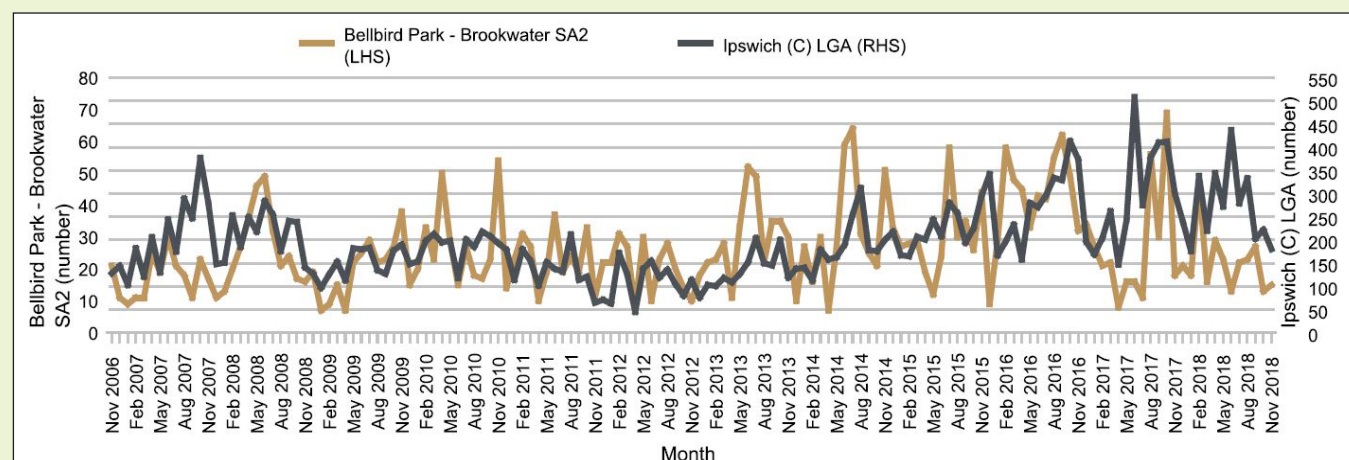
Residential and non-residential building approvals by SA2, Bellbird Park - Brookwater SA2 and Ipswich (C) LGA, 12 months ending 30 November 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential		Non-residential		
	- Number -				\$'000	%	\$'000	%	\$'000
Ipswich (C)	3,015	225	3	3,243	793,332	69.7	344,107	30.3	1,137,439
Bellbird Park - Brookwater SA2	260	6	1	267	80,147	91.4	7,526	8.6	87,674

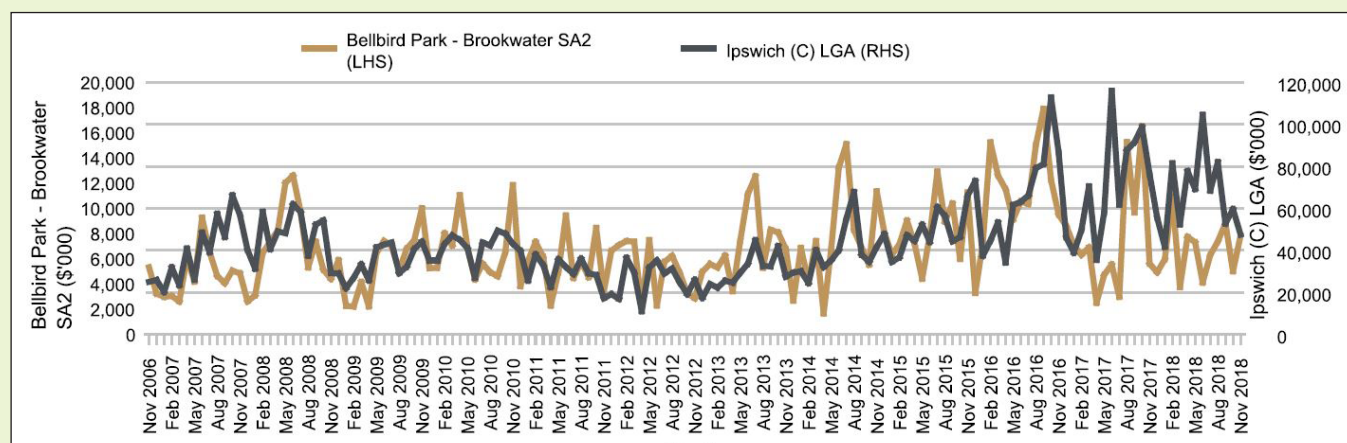
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

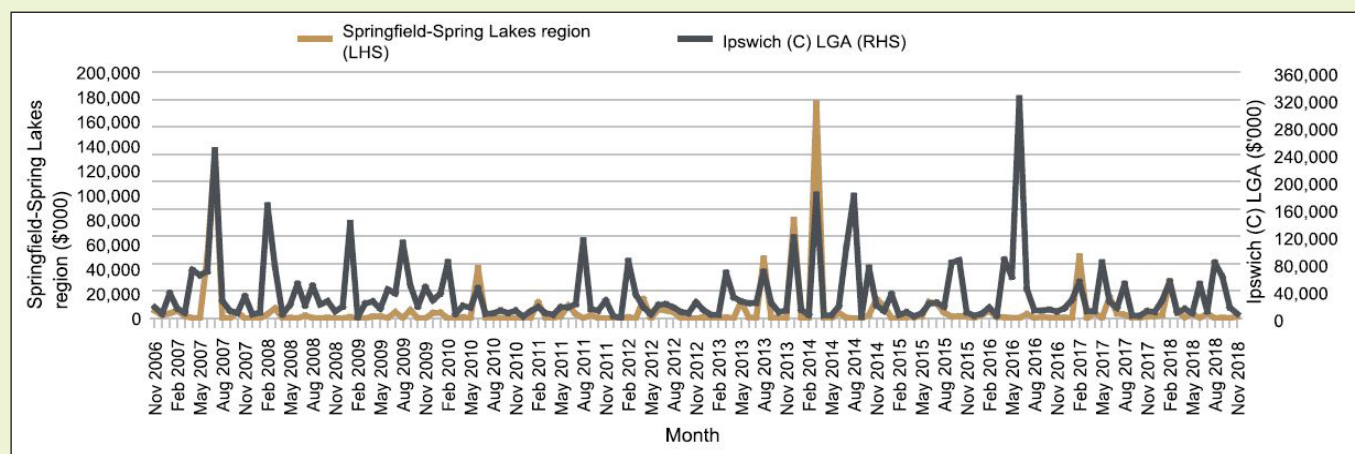
Number of residential building approvals, Bellbird Park - Brookwater SA2 and Ipswich (C) LGA



Value of residential building approvals, Bellbird Park - Brookwater SA2 and Ipswich (C) LGA



Value of non-residential building approvals, Bellbird Park - Brookwater SA2 and Ipswich (C) LGA



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



SERVICES

EDUCATION

Early Childhood Education & Care Services

Ipswich (C) LGA

- 156 early childhood education and care services as at 31 August 2018
- 75 long day care services

Bellbird Park - Brookwater SA2

- 10 early childhood education and care services as at 31 August 2018
- 6 long day care services

THE NUMBER OF EARLY
CHILDHOOD EDUCATION
AND CARE SERVICES
IN BELLBIRD PARK -
BROOKWATER SA2 AS AT 31
AUGUST 2018 WAS:

**10
SERVICES**

Early childhood education and care services, Ipswich (C) LGA and Bellbird Park - Brookwater SA2 , 31 August 2018

LGA/SA2	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total ^(A)
	- Number -					
Ipswich (C)	11	26	75	41	0	156
Bellbird Park - Brookwater SA2	0	1	6	3	0	10



EDUCATION

Schools

Ipswich (C) LGA

- 71 schools as at June 2018

Bellbird Park - Brookwater SA2

- 4 schools as at June 2018

Universities

Ipswich (C) LGA

- University of Southern Queensland - Springfield Campus
- University of Southern Queensland - Ipswich Campus

Bellbird Park - Brookwater SA2

- 0 Universities

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS IN
IPSWICH (C) LGA WAS:

71
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Ipswich (C) LGA

- 7 police stations as at June 2018

Bellbird Park - Brookwater SA2

- 1 police station as at June 2018

Ambulance Stationss

Ipswich (C) LGA

- 4 ambulance stations as at June 2018

Bellbird Park - Brookwater SA2

- 1 ambulance station as at June 2018

Fire Stations

Ipswich (C) LGA

- 6 fire stations as at June 2018

Bellbird Park - Brookwater SA2

- 0 fire stations as at June 2018

HOSPITALS

Ipswich (C) LGA

- 7 hospitals as at June 2018

Bellbird Park - Brookwater SA2

- 1 hospital as at June 2018

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

24
EMERGENCY
SERVICES

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Ipswich (C) LGA

- 13.2% of employed persons worked in Health care and social assistance industry
- 10.5% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.51 in Agriculture, forestry and fishing industry

Bellbird Park - Brookwater SA2

- 13.5% of employed persons worked in Health care and social assistance industry
- 10.1% of employed persons worked in Public administration and safety industry
- Highest specialisation ratio of 1.45 in Professional, scientific and technical services industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
**PRE/SCHOOL
STORE BASED
PROFESSIONAL
FOOD & BEV
HOSPITALS**

Employment by industry, Bellbird Park - Brookwater SA2 and Ipswich (C) LGA, 2016

Industry	Springfield - Springfield Lakes region		Ipswich (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	28	0.4	697	0.8	0.49
Mining	87	1.3	754	0.9	1.41
Manufacturing	626	9.1	8,425	10.0	0.91
Electricity, gas, water and waste services	83	1.2	1,060	1.3	0.96
Construction	570	8.3	7,049	8.4	0.99
Wholesale Trade	236	3.4	2,714	3.2	1.06
Retail trade	694	10.1	8,839	10.5	0.96
Accommodation and Food Services	346	5.0	4,655	5.5	0.91
Transport, postal and warehousing	365	5.3	5,464	6.5	0.82
Information media and technologies	94	1.4	884	1.0	1.30
Financial and insurance services	203	2.9	2,099	2.5	1.18
Rental, hiring and real estate services	134	1.9	1,384	1.6	1.19
Professional, scientific and technical services	438	6.4	3,697	4.4	1.45
Administration and support services	204	3.0	2,862	3.4	0.87
Public administration and safety	698	10.1	7,647	9.1	1.12
Education and training	574	8.3	6,846	8.1	1.03
Health care and social assistance	928	13.5	11,091	13.2	1.02
Arts and recreation services	75	1.1	826	1.0	1.11
Other services	219	3.2	3,324	3.9	0.81
Total (a)	6,885	100.0	84,285	100.0	1.00

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

ECONOMY

Ipswich (C) LGA

- Median mortgage repayment of \$1,600 per month
- Average household size of 2.8 persons per dwelling

Bellbird Park - Brookwater SA2

- Median mortgage repayment of \$2,008 per month
- Average household size of 3.1 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME
FOR BELLBIRD PARK -
BROOKWATER SA2 REGION
WAS:
**\$844
PER WEEK**

Selected medians and averages by SA2, Springfield - Springfield Laked regionand Ipswich (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
Ipswich (C)	1,600	1,581	1,410	667	2.8	0.8
Bellbird Park - Brookwater SA2	2,008	2,121	2,016	844	3.1	0.8



DISCLAIMER

The information and forecasts given in this document are predictive in character . Whilst every effort has been taken to ensure that the assumptions on which the forecasts are based are reasonable, the forecasts may be affected by incorrect assumptions or by known or unknown risks and uncertainties.

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.

The information may contain material provided directly by third parties, and while such material is published with permission, Peak Property Advisory Pty Ltd accepts no responsibility for the accuracy or completeness of any such material. Except where contrary to law , Peak Property Advisory intends by this notice to exclude liability for the information.

The information is subject to change without notice and Peak Property Advisory Pty Ltd is under no obligation to up-date the information or correct any inaccuracy which may become apparent at a later date.

Information has been sourced for this report from Australian Bureau Of Statistics (ABS) and you can visit <http://www.abs.gov.au/> to find out more information.