

A NEW POINT OF VIEW

BORONIA HEIGHTS / PARK RIDGE

PEAK
Property Research



EXECUTIVE SUMMARY

Positioned mid-way between Brisbane's bustling CBD and the Gold Coast's white sandy beaches, Park Ridge and Boronia Heights truly offer residents the best of both worlds. Earmarked as a key growth area for the state over the next 20 years, the Logan region provides an excellent locale for active, busy families who are looking to the future. Park Ridge and Boronia Heights benefit off the employment and commercial development hubs of Beenleigh, Springwood & Logan Central. Housing affordability and economic growth driven by the manufacturing and small business sectors are one major reason Logan Reserve and Chambers Flat are continuing to be so popular.

The Boronia Heights - Park Ridge Statistical Area (SA2) consists of two suburbs:

- Boronia Heights
- Park Ridge

The Boronia Heights - Park Ridge Statistical Area Level 2 (SA2) has a total land area of 32.0m².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Boronia Heights - Park Ridge SA2 was 12,783, with the population projected to be 35,730 persons at 30 June 2041.

This is an expected population increase of 179.5%, or 4.2% per year over 25 years

**EXPECTED POPULATION
INCREASE FOR BORONIA
HEIGHTS - PARK RIDGE SA2
FROM 2017 TO 2041 IS:**

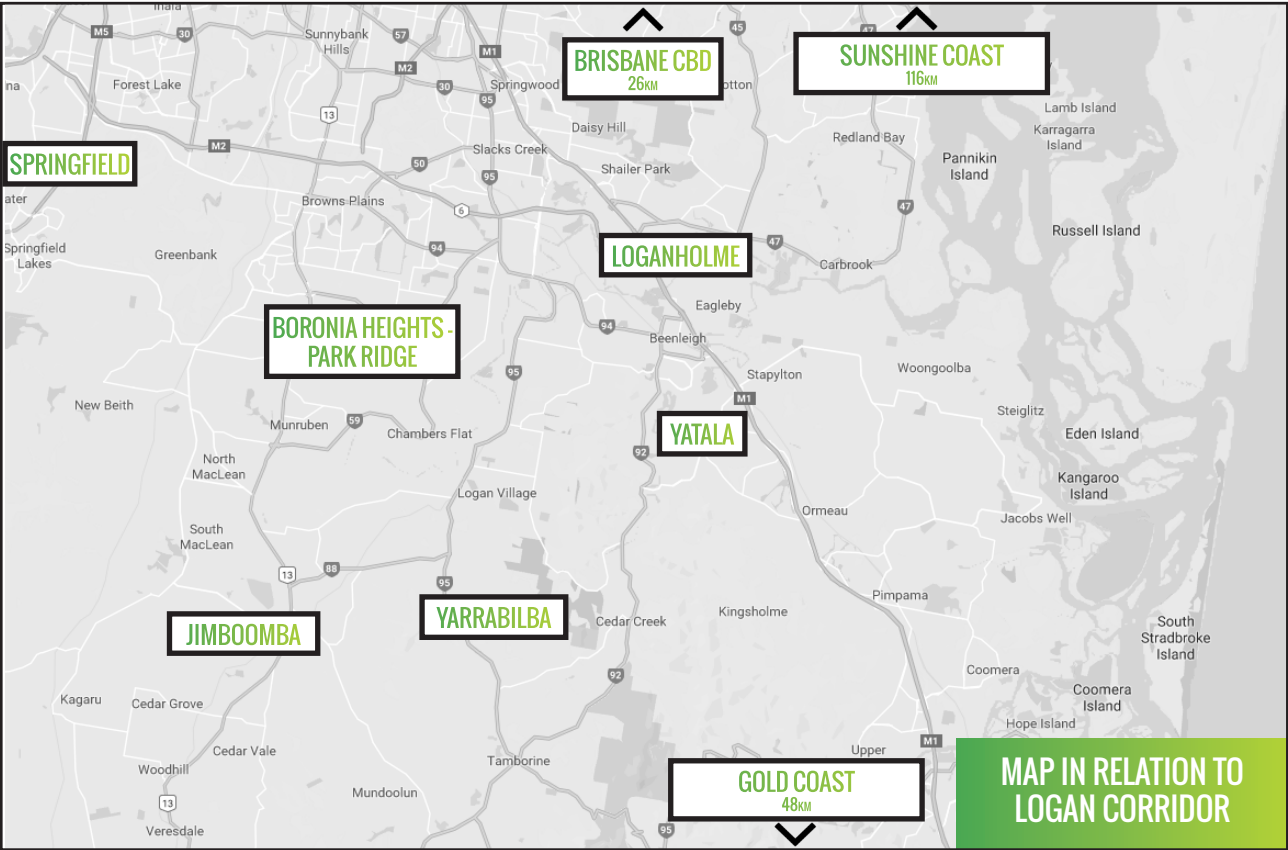
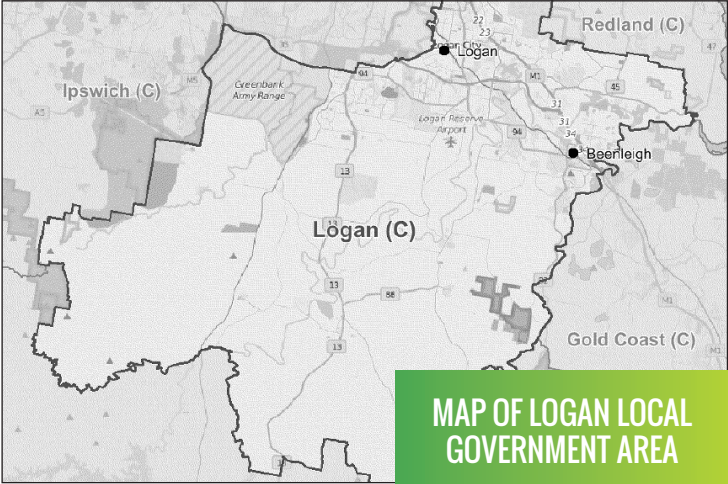
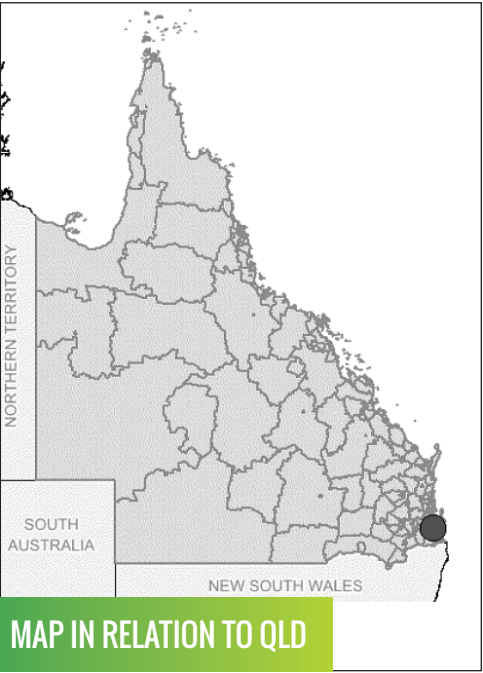
179.5%

EMPLOYMENT

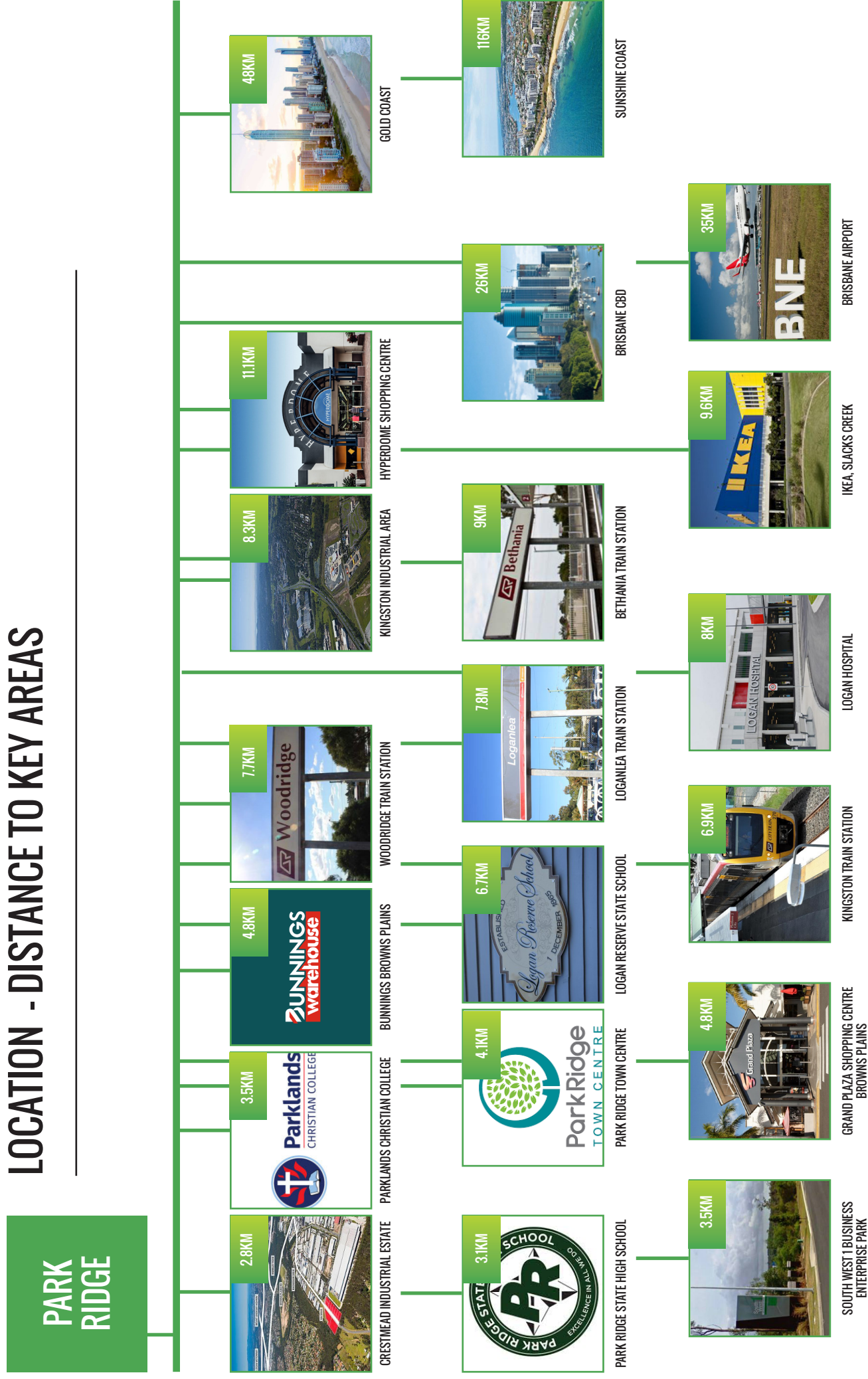
The top five industry subdivisions of employment for Boronia Heights - Park Ridge Statistical Area Level 2 (SA2) as at the 2016 Census of Population and Housing Data were:

1. Construction Services (7.7%)
2. Road Transport (4.9%)
3. Food Retailing (4.9%)
4. Other Store-Based Retailing (4.8%)
5. Food and Beverage Services (4.4%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

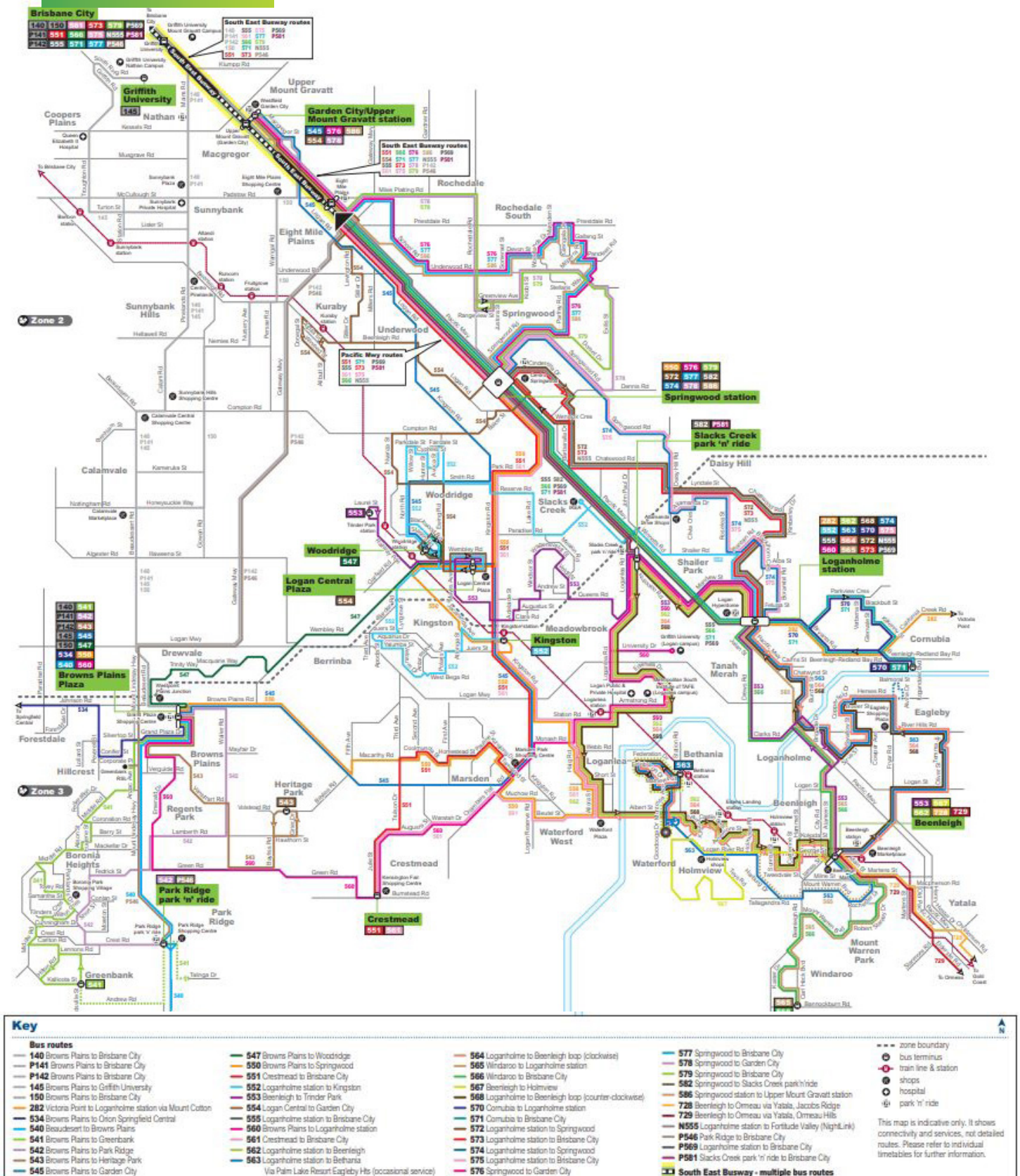


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



TRANSLINK
SOUTHERN REGION
NETWORK
MAP

PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP

Key

- Ferny 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.

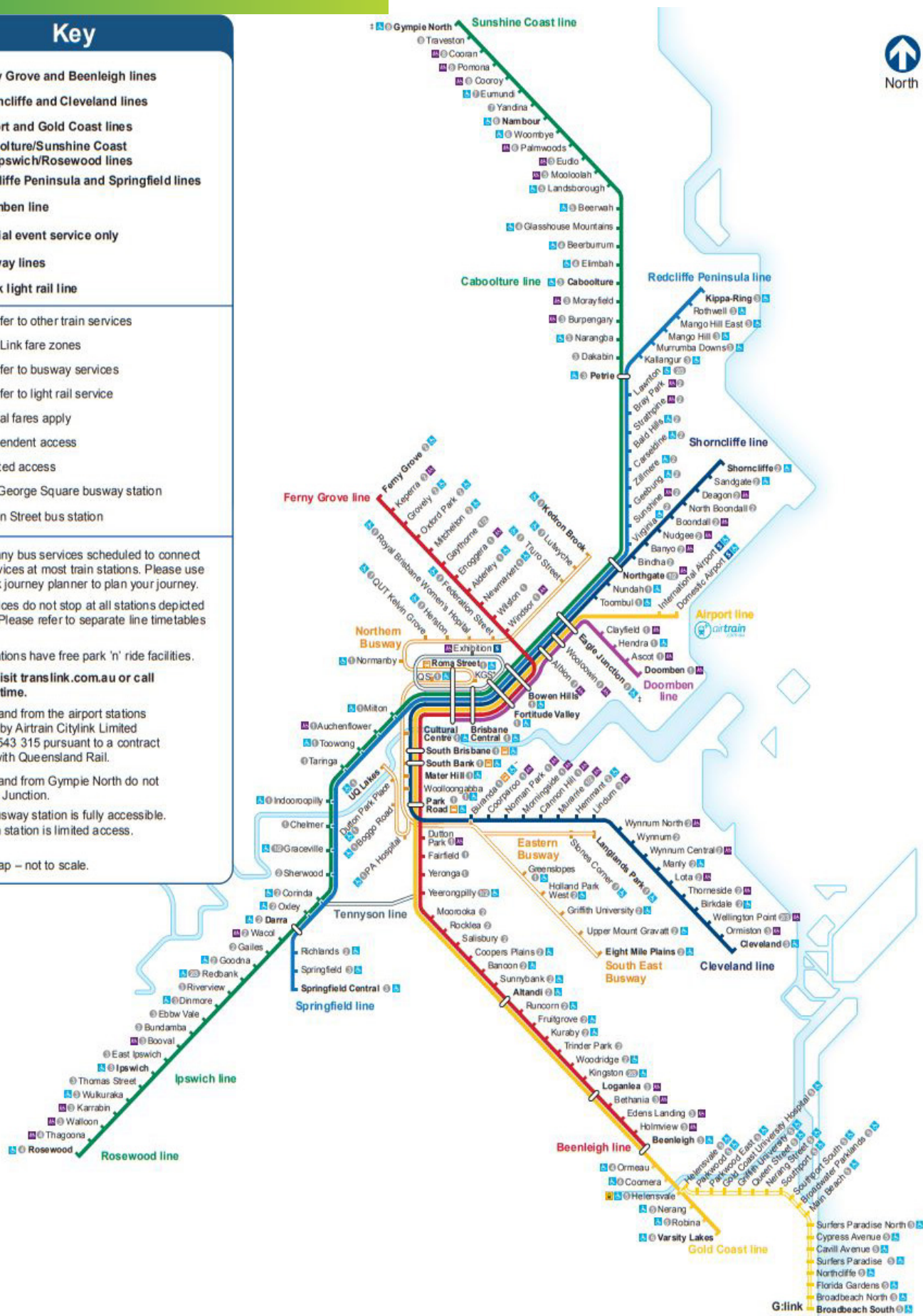
For details visit translink.com.au or call 13 12 30 anytime.

* 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.

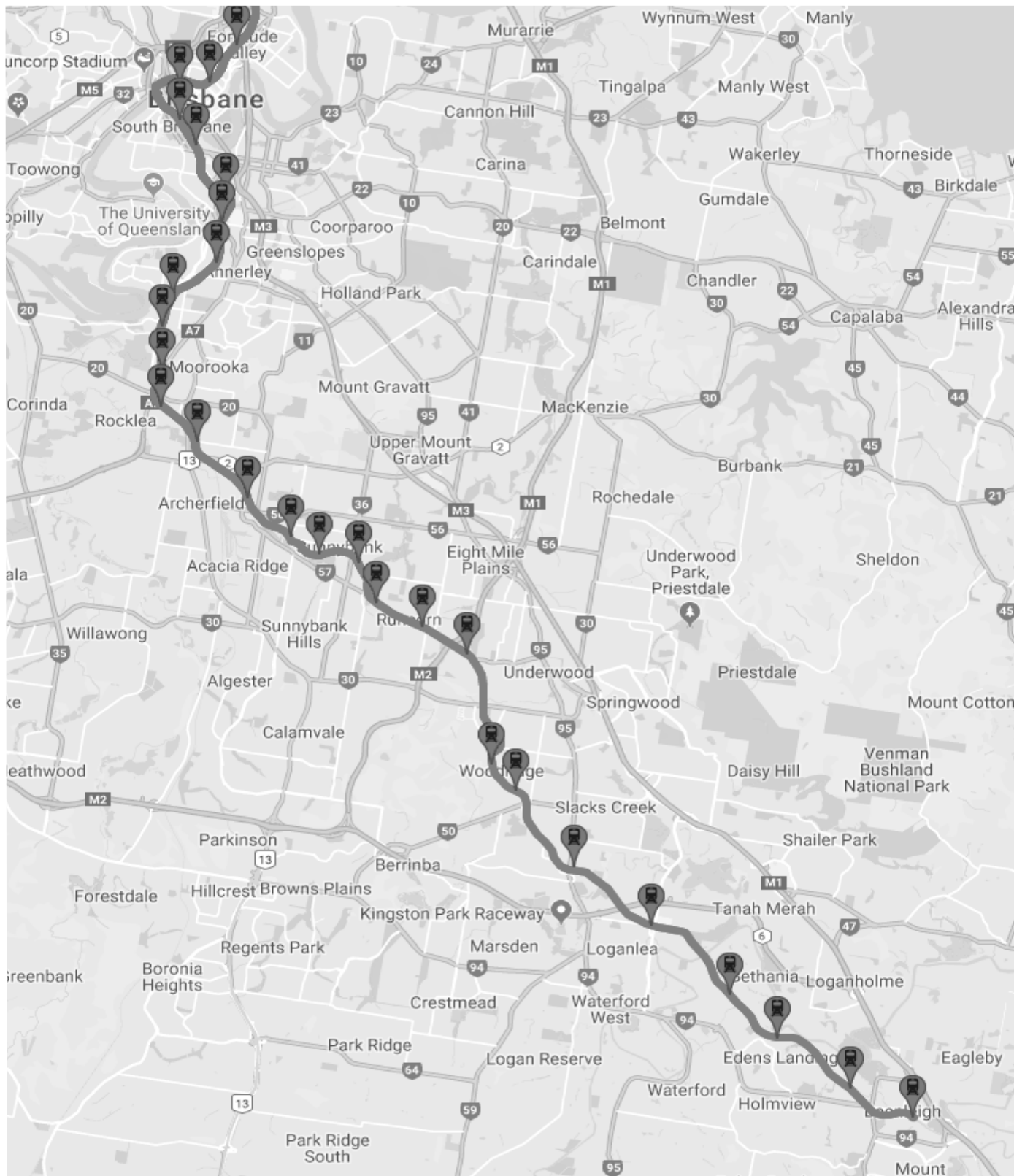
~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.



PUBLIC TRANSPORT

TRAIN LINE TO CBD



KINGSTON
TO
BRISBANE CBD
APPROX 54 MINS

TRAVEL TIME



* Car times from Park Ridge
* Transit times from Kingston Train Station

POPULATION ANALYSIS

A large crowd of people is shown from behind, looking towards a bright blue sky. The crowd is dense, with many people wearing light-colored clothing. In the foreground, a woman with short brown hair is seen from the back, wearing a light grey t-shirt and a black strap over her shoulder. The scene is brightly lit, suggesting a sunny day outdoors.

DEMOGRAPHICS

Estimated Resident Population (ERP)

Logan (C) LGA

- ERP of 320,583 persons as at 30 June 2017
- Average annual growth rate of 1.7% over five years
- Average annual growth rate of 1.9% over ten years

Boronia Heights - Park Ridge SA2

- ERP of 12,783 persons as at 30 June 2017
- Average annual growth rate of 0.6% over five years
- Average annual growth rate of 0.9% over ten years

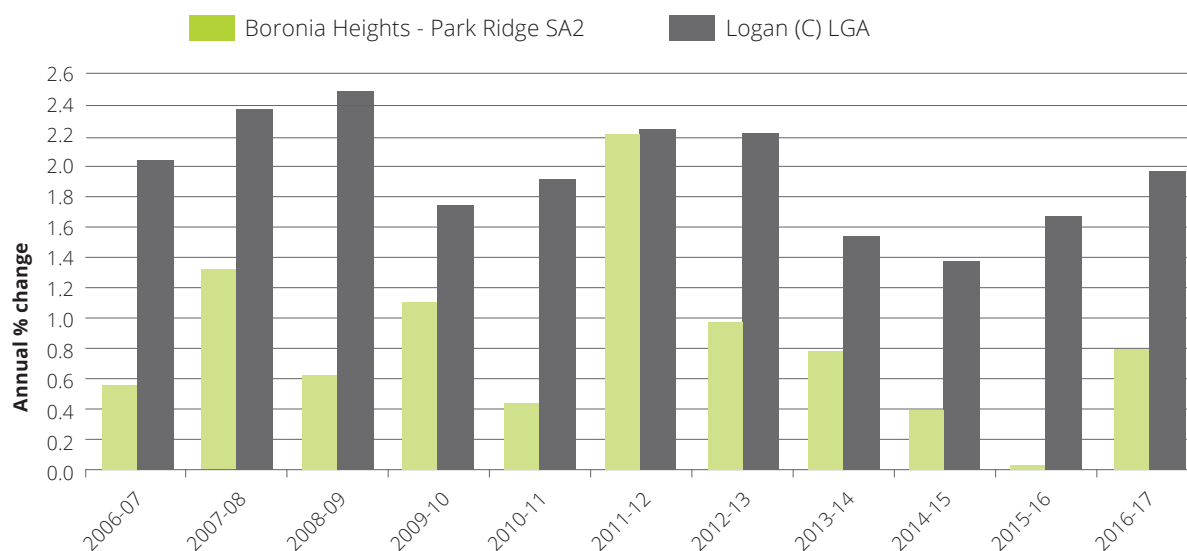
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR BORONIA
HEIGHTS - PARK RIDGE SA2
WAS:

**12,783
PERSONS**

Estimated resident population, Logan (C) LGA and Boronia Heights - Park Ridge SA2

LGA / SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Logan (C)	264,410	293,974	320,583	1.9	1.7
Boronia Heights - Park Ridge SA2	11,733	12,417	12,783	0.9	0.6

Estimated resident population growth, Boronia Heights - Park Ridge SA2 and Logan (C) LGA



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

DEMOGRAPHICS

Population Projections

Logan (C) LGA

- Population projected to be 554,327 persons as at 30 June 2041
- Increase of 2.3% per year over 25 years

Boronia Heights - Park Ridge SA2

- Population projected to be 35,730 persons as at 30 June 2041
- Increase of 4.2% per year over 25 years

FROM 2016 TO 2041, THE
POPULATION FOR BORONIA
HEIGHTS - PARK RIDGE SA2
IS PROJECTED TO INCREASE
FROM 12,628 PERSONS:

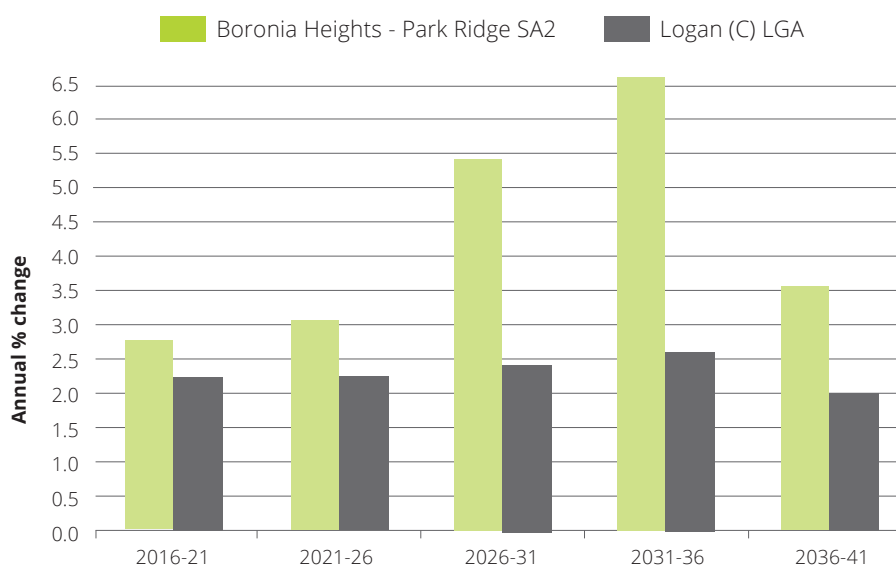
**TO 35,730
PERSONS**

Projected population, Logan (C) LGA and Boronia Heights - Park Ridge SA2

LGA / SA2	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Logan (C)	313,785	350,599	392,602	441,057	500,881	554,327	2.3
Boronia Heights - Park Ridge SA2	12,628	14,456	16,798	21,839	29,987	35,730	4.2

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

Projected population change, Boronia Heights - Park Ridge SA2 and Logan (C) LGA



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

DEMOGRAPHICS

Family Composition

Logan (C) LGA

- 79,441 families
- 46.1% of total families were couple families with children

Boronia Heights - Park Ridge SA2

- 3,192 families
- 41.4% of total families were couple families with children

THE PERCENTAGE OF TOTAL
FAMILIES IN BORONIA
HEIGHTS - PARK RIDGE
SA2 WHICH WERE COUPLE
FAMILIES WITH CHILDREN
WAS

41.4%

Family composition^(a), Logan (C) LGA and Boronia Heights - Park Ridge SA2, 2016

LGA / SA2	Couple family with no children		Couple family with children		One-parent family		Total
	Number	%	Number	%	Number	%	Number
Logan (C)	25,724	32.4	36,617	46.1	15,861	20.0	79,441
Boronia Heights - Park Ridge SA2	1,154	36.2	1,321	41.4	666	20.9	3,192

(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.

Logan (C) LGA

- 83,533 occupied private dwellings (or 85.9%) were separate houses

Boronia Heights - Park Ridge SA2

- 3,723 occupied private dwellings (or 89.8%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN BORONIA
HEIGHTS - PARK RIDGE SA2
WHICH WERE SEPARATE
HOUSES WAS:

89.8%

Occupied private dwellings by dwelling structure, Logan (C) LGA and Boronia Heights - Park Ridge SA2

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Logan (C)	83,533	10,127	2,664	456	143	97,224
Boronia Heights - Park Ridge SA2	3,723	344	4	58	3	4,148

DWELLING BY TENURE TYPE

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

Logan (C) LGA

- 22,404 occupied private dwellings (or 23.0%) were fully owned

Boronia Heights - Park Ridge SA2

- 1,320 occupied private dwellings (or 31.8%) were fully owned

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN BORONIA
HEIGHTS - PARK RIDGE SA2
WHICH WERE FULLY OWNED
WAS:

31.8%

Occupied private dwellings by tenure type, Logan (C) LGA and Boronia Heights - Park Ridge SA2, 2016

LGA / SA2	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Logan (C)	22,404	23.0	39,220	40.3	32,434	33.4	633	0.7	97,224
Boronia Heights - Park Ridge SA2	1,320	31.8	1,392	33.6	1,218	29.4	92	2.2	4,148

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Logan (C) LGA

- 3,204 approved new houses in the 12 months ending 30 September 2018
- \$900.8 million of building value in residential building approvals

Boronia Heights - Park Ridge SA2

- 598 approved new houses in the 12 months ending 30 September 2018
- \$133.3 million of building value in residential building approvals

THE NUMBER OF NEW
HOUSES APPROVED IN
BORONIA HEIGHTS -
PARK RIDGE SA2 IN THE
12 MONTHS ENDING 30
SEPTEMBER 2018 WAS

**598
APPROVALS**

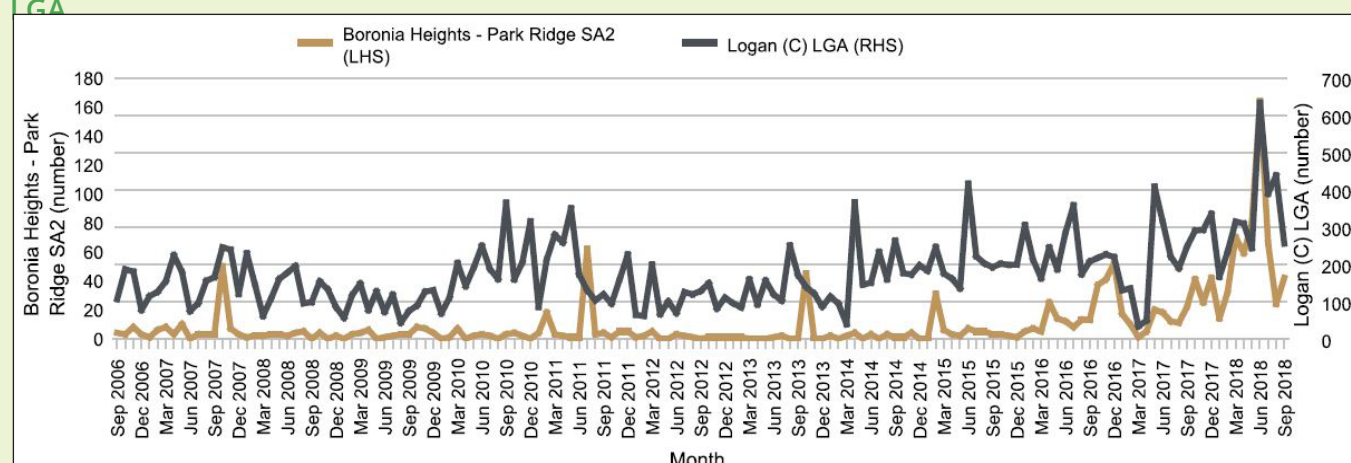
Residential and non-residential building approvals, Logan (C) LGA and Boronia Heights - Park Ridge SA2, 12 months ending 30 September 2018

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
Logan (C)	3,204	686	7	3,897	900,785	72.6	339,143	27.4	1,239,927
Boronia Heights - Park Ridge SA2	598	60	1	659	133,273	98.8	1,579	1.2	134,851

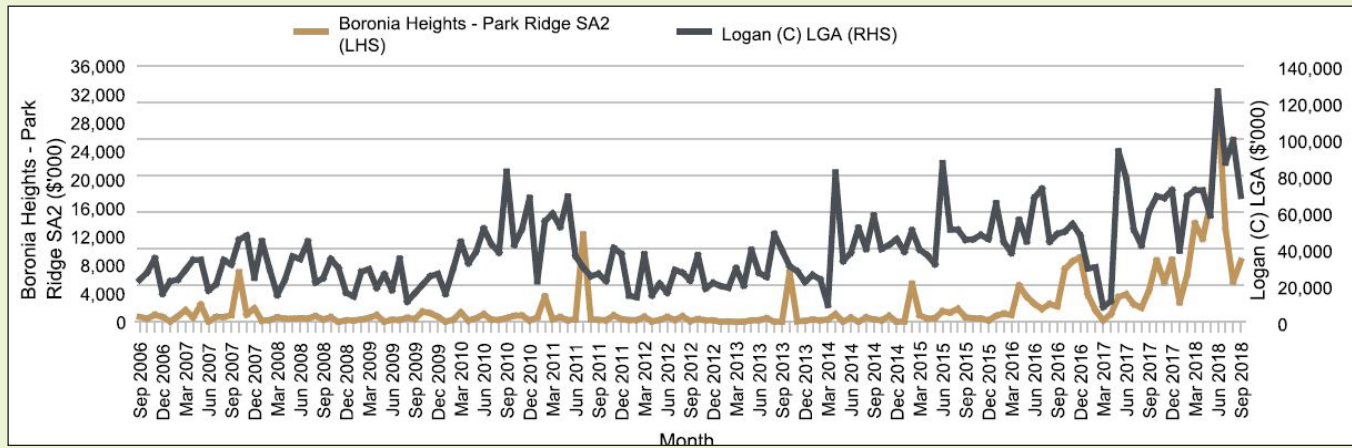
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

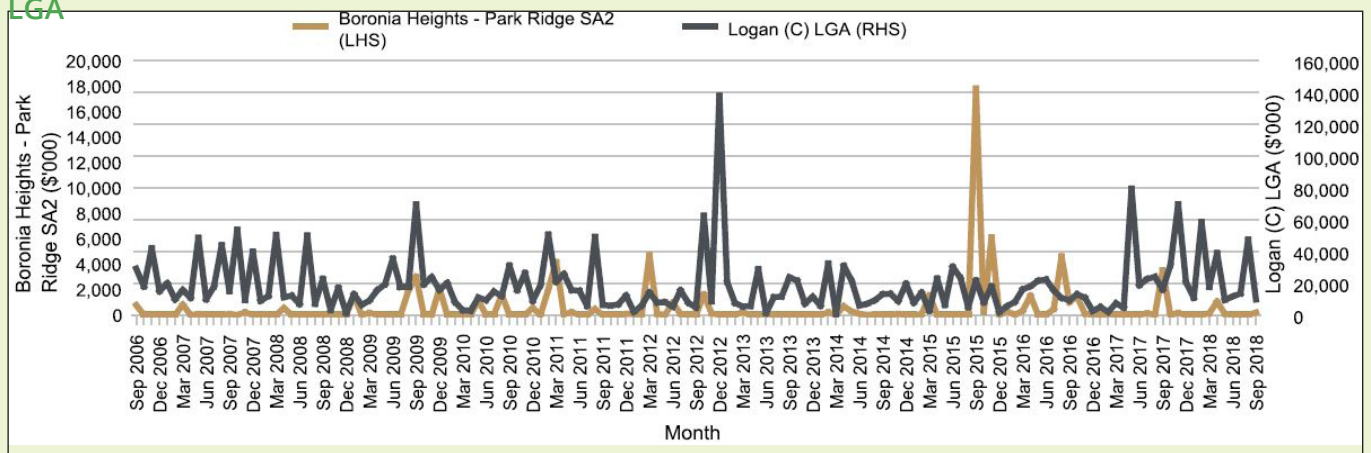
Number of residential building approvals, Boronia Heights - Park Ridge SA2 and Logan (C) LGA



Value of residential building approvals, Boronia Heights - Park Ridge SA2 and Logan (C) LGA



Value of non-residential building approvals, Boronia Heights - Park Ridge SA2 and Logan (C) LGA



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



SERVICES

EDUCATION

Early Childhood Education & Care Services

Logan (C) LGA

- 211 early childhood education and care services as at 31 August 2018
- 122 long day care services

Boronia Heights - Park Ridge SA2

- 11 early childhood education and care services as at 31

August 2018

- 8 long day care services

THE NUMBER OF EARLY
CHILDHOOD EDUCATION
AND CARE SERVICES IN
LOGAN (C) LGA AS AT 31
AUGUST 2018 WAS:

**211
SERVICES**

Early childhood education and care services, Logan (C) LGA and Boronia Heights - Park Ridge SA2, 31 August 2018

LGA / SA2	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Logan (C)	15	24	122	45	1	211
Boronia Heights - Park Ridge SA2	0	0	8	3	0	11



EDUCATION

Schools

Logan (C) LGA

- 77 schools as at June 2018

Boronia Heights - Park Ridge SA2

- 5 schools as at June 2018

Universities

Logan (C) LGA

- Griffith University - Logan Campus

Boronia Heights - Park Ridge SA2

- 0

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

77
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Logan (C) LGA

- 7 police stations as at June 2018

Boronia Heights - Park Ridge SA2

- 0 police stations as at June 2018

Ambulance Stations

Logan (C) LGA

- 6 ambulance stations as at June 2018

Boronia Heights - Park Ridge SA2

- 0 ambulance stations as at June 2018

Fire Stations

Logan (C) LGA

- 5 fire stations as at June 2018

Boronia Heights - Park Ridge SA2

- 0 fire stations as at June 2018

HOSPITALS

Logan (C) LGA

- 3 hospitals as at June 2018

Boronia Heights - Park Ridge SA2

- 0 hospitals as at June 2018

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

21
**EMERGENCY
SERVICES**

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Logan (C) LGA

- 12.0% of employed persons worked in Construction industry
- 11.5% of employed persons worked in Health care and social assistance industry

Boronia Heights - Park Ridge SA2

- 11.1% of employed persons worked in Construction industry
- 11.0% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.70 in Agriculture, forestry and fishing industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
CONSTRUCTION
ROAD TRANSPORT
FOOD RETAILING
OTHER RETAIL
FOOD & BEV

Employment by industry, Boronia Heights - Park Ridge SA2 and Logan (C) LGA, 2016

Industry	Logan (C) LGA		Boronia Heights - Park Ridge SA2		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	1,134	0.9	71	1.5	1.70
Mining	889	0.7	24	0.5	0.73
Manufacturing	12,839	9.7	499	10.2	1.05
Electricity, gas, water and waste services	1,270	1.0	55	1.1	1.17
Construction	15,780	12.0	542	11.1	0.93
Wholesale Trade	5,225	4.0	212	4.4	1.10
Retail trade	13,863	10.5	537	11.0	1.05
Accommodation and Food Services	7,015	5.3	237	4.9	0.91
Transport, postal and warehousing	9,757	7.4	481	9.9	1.33
Information media and technologies	1,355	1.0	35	0.7	0.70
Financial and insurance services	2,917	2.2	77	1.6	0.71
Rental, hiring and real estate services	2,322	1.8	101	2.1	1.18
Professional, scientific and technical services	5,824	4.4	163	3.3	0.76
Administration and support services	4,843	3.7	191	3.9	1.07
Public administration and safety	6,859	5.2	188	3.9	0.74
Education and training	9,900	7.5	295	6.1	0.81
Health care and social assistance	15,175	11.5	536	11.0	0.96
Arts and recreation services	1,554	1.2	59	1.2	1.03
Other services	5,876	4.5	251	5.2	1.16
Total	131,955	100.0	4,873	100.0	1.00

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

ECONOMY

Logan (C) LGA

- Median mortgage repayment of \$1,733 per month
- Average household size of 2.9 persons per dwelling

Boronia Heights - Park Ridge SA2

- Median mortgage repayment of \$1,597 per month
- Average household size of 2.7 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
BORONIA HEIGHTS - PARK
RIDGE SA2 WAS:
**\$548 PER
WEEK**

Selected medians and averages, Boronia Heights - Park Ridge SA2 and Logan (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
Logan (C)	1,733	1,546	1,416	635	2.9	0.8
Boronia Heights - Park Ridge SA2	1,597	1,338	1,174	548	2.7	0.8



IN THE MEDIA



\$679 million to be spent on hospitals in major Labor announcement

By Felicity Caldwell

8 November 2017 — 6:09pm

Labor has revealed its biggest funding pledge yet, revealing a \$679 million redevelopment of three south-east Queensland hospitals.

At the Logan Hospital on Wednesday, Premier Annastacia Palaszczuk announced the funding would increase capacity at the Logan, Caboolture and Ipswich hospitals by more than 320 beds and provide a new \$12.6 million maternity ward at the Logan Hospital.



Premier Annastacia Palaszczuk speaking to a paramedic in the new Logan electorate of Macalister on Wednesday.

Original article can be found at:

<https://www.brisbanetimes.com.au/queensland-election-2017/679-million-to-be-spent-on-hospitals-in-major-labor-announcement-20171108-p4ywwa.html>

The commitment includes \$575.8 million over funding allocated in this year's budget. Health Minister and member for Woodridge Cameron Dick said the maternity ward upgrade would help cope with an expected baby boom in the area.

Original article can be found at:

<https://www.brisbanetimes.com.au/queensland-election-2017/679-million-to-be-spent-on-hospitals-in-major-labor-announcement-20171108-p4ywwa.html>

Logan Council Gives A Million Reasons To Invest In Springwood



Logan City Council has declared Springwood as its first Economic Development Zone, offering developers one million dollar discounts on infrastructure fees in a bid to transform the suburb into a business powerhouse.

The discount incentive is one of a number of recommendations to come out of last October's Springwood Summit, a meeting that sought ideas on how to jump start commercial investment in Springwood.

Other business-friendly moves proposed by Council include relaxing car parking requirements and supporting increased building heights for developments to turn the area into the City of Logan's Economic Development Zone.

Mayor Luke Smith said the policy changes would give Springwood the best chance yet of evolving into a viable alternative business district for South-East Queensland.

Original article can be found at:

<https://theurbandeveloper.com/articles/logan-council-gives-million-reasons-invest-springwood>

“If we want to have a business district outside of the Brisbane CBD then we need to give investors the best chance possible of making their move to Springwood financially stack up,” he said.

“South-East Queensland needs us to do this too because we cannot continue to put money into hard infrastructure like train lines, buses and adding lanes to the M1.

“We need to spend that money on people, and by that I mean doing what we can to attract investment and jobs in Logan so people can work where they live.

“Right now 70 per cent of our residents leave Logan every day to work in either Brisbane or the Gold Coast,” he said.

“What was made clear to Councillors by our community in the lead up to last year’s election was that they wanted more local jobs; they wanted to work where they lived.



“Springwood is close to key highways that link our region and greater investment in public transport options for the area, including the extension of the South East busway, will certainly add to its viability as an emerging commercial centre.”

Planning and Development Chairperson Councillor Russell Lutton said discounting fees would give Logan the edge over other councils looking to increase their economic base.

“Springwood’s location, visibility from the highway and relatively mature infrastructure makes it a great candidate for revitalisation as an Economic Development Zone.

“That’s why Council is pulling all the policy levers available to it to support big and small business so they set up shop in here.

“Last month, we introduced deferred fees for large hotel developments in a bid to attract brand name hotel chains to the

Original article can be found at:

<https://theurbandeveloper.com/articles/logan-council-gives-million-reasons-invest-springwood>

city and address our shortage of short-term accommodation options.

“These latest changes will provide incentives for developers constructing buildings with ground floor retail options for businesses like restaurants and cafes by discounting their infrastructure fees.

“If someone comes to us wanting to build an office or residential development that provides retail or dining options we are going to offer them a significant discount on their infrastructure charges.

“We want to see a change in the commercial mix in Springwood, a change that brings in more dining, retail options and apartment living so that it can be a self-contained community.

Original article can be found at:

<https://theurbandeveloper.com/articles/logan-council-gives-million-reasons-invest-springwood>

Coles buys 1.8ha of land at the Flagstone satellite city and will develop a shopping centre on the site

Chris Herde, The Courier-Mail

December 5, 2016 4:01pm



SUPERMARKET giant Coles has committed to the future of Queensland's newest satellite city and will develop a shopping centre.

The Australian supermarket chain has purchased a 1.8ha lot from Peet Flagstone Pty Ltd which is developing the \$6.7 billion Flagstone masterplanned community south west of Brisbane.

The shopping centre, which is strategically positioned at the entrance to Flagstone's central business district, on a new extension of Homestead Drive, will feature the latest store design concepts and one level on-grade car park.

Coles state manager of property Andrew Zeller said the company was excited to be a pioneer at Flagstone.

"We hope to develop a new shopping centre at Flagstone which is convenient for local residents and meets the needs of this growing community," he said.

Original article can be found at:

<https://www.couriermail.com.au/business/coles-buys-18ha-of-land-at-the-flagstone-satellite-city-and-will-develop-a-shopping-centre-on-the-site/news-story/40453d3c460e70f9c08ef9d11aa8d6b4>

Flagstone is a joint venture between one of Australia's biggest residential land developers Peet Limited and industry superannuation giant MTAA Super.

Over the next 25 years, the project will deliver 12,000 new homes and 10,000 local jobs in one of southeast Queensland's fastest growing areas.

The masterplan development includes the main town centre for the whole Greater Flagstone region which will have a projected population of around 150,000 people, comparable to Toowoomba or Cairns.

Peet Limited managing director Brendan Gore said Coles' investment in Flagstone was an important milestone for the project.

"There has been strong commercial interest which demonstrates great confidence in Flagstone, and the commitment from Coles will be a catalyst for further growth," he said.

"Quality shopping brings convenience, jobs and provides an important social focus for the community so we are very pleased that a market leader like Coles has recognised the potential and chosen to be involved at this early stage."

The new Coles site is on the eastern approach to a new bridge currently being constructed over the interstate rail line.

The railway separates Flagstone's 1500 existing homes from new residential land releases to the west where the first residents are expected to move in around April 2017.

Original article can be found at:

<https://www.couriermail.com.au/business/coles-buys-18ha-of-land-at-the-flagstone-satellite-city-and-will-develop-a-shopping-centre-on-the-site/news-story/40453d3c460e70f9c08ef9d11aa8d6b4>

Developer Swoops in Logan as Investment Flows in Brisbane's Fringes



BMD Group's Urbex has snapped up a project site in Logan Reserve with plans to develop more than 200 land lots on the 19.42-hectare parcel of land.

The developer acquired the site for \$8.2 million with expectations the development will be a \$40 million project.

Urbex acquisition manager Alex Woolcock says there's demand for affordable stock in the growing region, and expects a high percentage of buyers to come from growing families.

"Logan is one of the fastest-growing cities in Queensland and to match this we want to provide homeowners with an enviable lifestyle," Woolcock said.

"This includes ensuring there's plenty of green space and local parks, and necessary amenities nearby."

Logan is one of the fastest growing cities in Australia with more than 200 ethnicities represented in the region. Its population sits

Original article can be found at:

<https://theurbandeveloper.com/articles/developer-swoops-in-logan-as-investment-flows-in-brisbanes-fringes>

around the 313,000 mark according to the latest figures from the Australian Bureau of Statistics.

Multimillion-dollar plans to transform Logan city's oldest building into an innovative hub were recently announced by Logan City Council.

The city will splurge \$12 million to transform the Kingston Butter Factory into a hub that will encourage emerging technologies and become a major concert and events precinct able to host thousands of patrons.

City Treasurer, Trevina Schwarz said the innovation hub concept will offer start-ups a forum to develop ideas.

"While the outdoor events space, which will incorporate a new access road to the site, will have capacity for up to 5000 patrons, making it a magnet for top-range acts and festivals," Schwarz said.

City Image and Innovation Chairperson Laurie Smith expects the development to boost the local economy by offering a venue that will support community, start-ups and offer a platform for businesses to grow.

"We want the KBF centre of innovation to bring the community together and provide services they need. The outdoor entertainment precinct will be the largest of its type in the city, making it a major drawcard for festival and concert promoters," Smith said.

Original article can be found at:

<https://theurbandeveloper.com/articles/developer-swoops-in-logan-as-investment-flows-in-brisbanes-fringes>

Four new Logan suburbs as population booms

By Ellie Sibson

Posted 24 May 2016, 3:32pm

Four new suburbs have been created in Logan to house a predicted population boom between Brisbane and the Gold Coast.

Silverbark Ridge, Monarch Glen, Flinders Lakes and Flagstone officially came into being on May 20.

The greater Flagstone area alone is tipped to attract 120,000 people and 50,000 new homes over the next 30 years.

City Councillor Trevina Schwarz said it would eventually become Logan's satellite city with plans for a retail and commercial space, a hospital and a tertiary education campus.

"This area is going to be huge, so it's our satellite city and priority development area," she said.

"We have the opportunity now to do it right for the next 20 to 30 years for our residents and our community.

"South east Queensland seems to be the hot spot and we're hoping that a lot of people will come here to the city of Logan."

Commercial and housing lots are already becoming available in Flagstone, with Katie Moore and Daniel Gellatly among the first to purchase a block of land.

The couple said they were enticed by the affordability.

"It's pretty exciting, I can't believe we are actually the first but we just can't wait to build our house, our first house as well," Ms Moore said.

"Three bed, double garage, two bathrooms, nice lounge, nice kitchen, it's going to look great."

Original article can be found at:

<https://www.abc.net.au/news/2016-05-24/four-new-logan-suburbs/7441600>

The Department of Transport and Main Roads is considering a passenger rail link between nearby Beaudesert and Salisbury in Brisbane.

Logan Mayor Luke Smith said infrastructure would be built and upgraded as the population grew.

"We want the people to move here, it's going to help us build a better city," he said.

"But we need to move people around and we need to allow people to work where they live".

Original article can be found at:

<https://www.abc.net.au/news/2016-05-24/four-new-logan-suburbs/7441600>

High-speed rail: \$70b plan to cut commute times

Daryl Passmore, The Courier-Mail

October 8, 2018 12:00am

A BOLD \$70 billion proposal to fast-track southeast Queensland's development into a world-class super- metropolis of the future has been unveiled.

A new report recommends a rapid rail network that would carry passengers to the centre of Brisbane from the Gold Coast, Sunshine Coast, Ipswich and even Toowoomba in under 45 minutes.

Vast improvements to public transport and carefully-targeted road projects would enable people to travel across individual cities within half an hour.

The blueprint is outlined in a report by major infrastructure consultants SMEC, who were commissioned by the SEQ Council of Mayors to investigate transport as part of a feasibility study into a possible Olympic Games bid.

WHAT SOUTH EAST QUEENSLAND WILL LOOK LIKE IN 2043

It proposes a major shift in priority to public transport, reversing a trend towards private car use over the past 30 years.

The centrepiece is a new "faster rail" network of frequent trains travelling at up to 250km/h. That is slower than so-called bullet trains overseas, but average speeds of 150km/h would be almost three times the current 60km/h.

It would halve the travel time from the Gold and Sunshine Coasts to the capital and slash up to two-thirds off the journey from Ipswich.

Stage one of the "SEQ People Mass Movement Study" found that enormous population and employment growth would increase transport demand across the region 31 percent by 2031, and by 53 percent a decade later.

Current planning and investment would not keep up, resulting in serious congestion, lower quality of life, slower economic growth and a decline in global competitiveness.

IS IT TIME SOUTHEAST QUEENSLAND WAS RENAMED?

"Intervention is required, both in terms of investment in the missing 'gaps' of the transport networks, and in terms of shifting away from the private car usage towards more sustainable mass transit passenger services," Jason Van Paassen, SMEC's transport planning team leader for Queensland. said.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/future-seq/highspeed-rail-70b-plan-to-cut-commute-times/news-story/0035c4af8226f61ce3c819fd7cff5dae>

A “base” scenario, including existing projects such as Cross River Rail and Brisbane Metro, would allow major centres to become half-hour “smart cities”

But a recommended “advanced scenario” envisages the state’s southeast corner becoming an interconnected “smart region” over the next quarter of a century, securing its position as the country’s most liveable and efficient metropolitan area.



Is a rapid rail system for Brisbane on the horizon? Picture: Courier Mail
[GROWTH'S GREAT BUT WE HAVE TO LIVE HERE](#)

The rapid rail network would involve existing lines and new ones. They would include the North Coast Connect proposal -- which has already received federal Government funding for a business case -- for a new 40km track from Beerwah to Maroochydore.

It proposes a new fast link to Southport from the current Gold Coast corridor. A fast initial connection to Ipswich would be extended to Toowoomba, although another recent \$15 million business case grant to determine passenger rail requirements to the Darling Downs city could also see that brought forward.

Trains carrying 500-plus passengers would be expected to run about every half-hour throughout the day -- offering an express alternative to existing services and stopping at a limited number of stations in other council areas including Moreton Bay, Logan and Lockyer Valley en route to the capital city.

Those stations could include Caboolture and/or Petrie from the north, Beenleigh from the south and Gatton from the west.

Modelling suggests it would take 45 minutes from Maroochydore to Brisbane -- 41 minutes quicker than the current trip from Mooloolah. The 35-minute Southport-Brisbane journey would be under half the current 73 minutes from Nerang.

Trains from Ipswich could take 20 minutes, compared to the current 58 minutes.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/future-seq/highspeed-rail-70b-plan-to-cut-commute-times/news-story/0035c4af8226f61ce3c819fd7cff5dae>

The initiative would be expected to take thousands of cars off the region's highways, but the proposal does also factor in major new road infrastructure.



Bernard Salt on what's ahead for South East Queensland

More than 50 projects were identified in the study and a second stage, due to be completed by the end of the year, will determine the optimal priorities to achieve the strategic vision.

A spending model for the transport plan, which includes the \$944 million Metro and \$5.4 billion Cross River Rail, puts the total cost between now and 2041 at \$68 billion.

That works out at \$2.9 billion a year -- close to the average historic combined infrastructure spending in SEQ by State and federal governments of \$2 billion to \$3 billion.

But the report suggests that a bid by southeast Queensland to host the 2032 Olympic Games could be used to accelerate the investment, bringing forward the delivery of the projects by more than a decade.

That would mean spending just over \$4 billion a year to 2031 but only \$1.5 billion per annum for the decade afterwards.

It proposes a City Deal-type funding agreement between federal, state and local government and says more than a quarter of the money needed could be sourced from the private sector through things like new tolled motorway links and developments around stations.

Deputy Premier and Treasurer Jackie Trad said: "I love fast rail. It's a terrific people mover but you need the population density to support it. We need the right investment at the right time.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/future-seq/highspeed-rail-70b-plan-to-cut-commute-times/news-story/0035c4af8226f61ce3c819fd7cff5dae>

Logan a city on the rise as economic factors improve

AS ONE of the fastest growing regions in Australia, the often unfairly maligned city of Logan is well placed to be a future hub for business and opportunity in southeast Queensland.

Its development into a regional powerhouse has not been without some serious hurdles, though, as the city grapples with a mayor on corruption charges, a sacked chief executive and a factionalised council, which have put Logan's business community and ratepayers on tenterhooks.

Despite the recent negative images, Logan has been making strides to improve its reputation with a massive drop in crime and significant plans to attract business.



Melissa Gale and daughters Kayla and Emily Kish enjoy some of the facilities in Greater Flagstone. Picture: Steve Pohlner

As part of a major push to plan for the next 20 years, a Future Logan initiative has been launched, identifying a number of key success stories and performance areas to focus on.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

DEVELOPMENT

LOGAN is one of the state's fastest growing communities and is home to two of Queensland's Priority Development Areas at Greater Flagstone and Yarrabilba. The city's population at June 2017 was 319,652, up from 313,785 in 2016, and growing year on year at 1.9 per cent.

There were 2719 dwellings approved from July to December last year and of those approvals, 40 per cent were in the rural living development zone.

The region has also experienced a 4 per cent growth in residential house sales, with the medium house price at \$395,000. The average unit and townhouse sale price was up 0.7 per cent to \$271,000.

The majority of non-residential development approved between July and December last year was for 30,203sq m of industrial projects, followed by 8848sq m of retail space.



Residents out and about in Yarrabilba. Picture: Judith Kerr

INFRASTRUCTURE

THIS month, the state used the city as the backdrop for announcing its \$45 billion four-year infrastructure plans. Demographer Bernard Salt says council woes are a blip in Logan's history and will not hinder the city's progress. Mr Salt says he does not believe the disharmony at Logan City Council will impact the city economically, and residents and businesses should feel confident of a bright and vibrant future.

ECONOMIC CONFIDENCE

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

LOGAN was now thriving and the current economic climate could provide the community a chance to “reinvent” itself, Mr Salt said.

“I’m confident Logan will develop, mature and move on,” he said. “I don’t deny what’s happening must be disheartening, but it should be turned into a motivation to become a better Logan moving forward. It could jolt the community into action.”

Mr Salt, who conducted the feasibility report for the Logan Hyperdome in 1988, was the first person to label the city the “fastest growing place in Australia”.

Although Logan has not experienced the “hyper growth” Mr Salt predicted, it still has all the foundations for a healthy metropolis.

“Logan has tremendous strengths. It has affordable housing, access to the third largest job market in Australia (Brisbane) and is blessed with infrastructure.

“Logan has all the attributes needed to let people lead a comfortable suburban life.”

DROP IN CRIME

THE region is on track to recording one of its lowest annual crime rates in 17 years. Almost six months into 2018, Logan’s crime rate is only 25 per cent of last year’s.

Statistics from the My Police website show that in 2017, the Logan district recorded a total 38,501 offences. So far this year, the region has only recorded about 10,000.

Logan District Detective Acting Inspector Scott Furlong is a third-generation officer and has almost 20 years experience on the beat.

He says major statistics such as homicides and sex offences have noticeably dropped as a result of better community ties and a shift towards more “flexible and adaptable” policing.

“We have put a lot of effort in building a relationship with the community and proactive taskforce strategies,” he said.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>



An artist's impression of the first stage of the Flagstone City project.

BUSINESS

THE city has posted a 31 per cent increase in business registrations, with 4063 new businesses from October 2017 to March this year.

Economic development committee chairman Cr Russell Lutton said the increase was “massive” for the city.

According to the latest economic modelling, there were about 500 new businesses registering every month.

The number of Logan businesses in June 2016 was 20,393 and 21,126 in June last year.

Acting Mayor Cherie Dalley says small business makes a vital contribution to the state.

“Small business owners are the engine room of Logan’s economy, which delivers an output worth almost \$22 billion a year.”

LIVEABILITY

LOGAN is getting a reputation for its parks and open tracts of land. This year, the Logan City Council allocated \$12 million in its forward budgets to establish the Kingston Butter Factory as an arts and IT centre. The centre is expected to grow as more innovative businesses take advantage of the state-of-the-art technology.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

The spotlight will be thrown on Logan's positive points when the city's movers and shakers meet at Griffith University Logan campus tomorrow.

Housing, planning, development, infrastructure, health, innovation and education will be some of the topics up for discussion at the Quest Newspapers forum, to be led by the university's pro vice chancellor Linda O'Brien.

Original article can be found at:

<https://www.couriermail.com.au/news/queensland/logan-a-city-on-the-rise-as-economic-factors-improve/news-story/0942665ed38208aed9fe9cd301fa6d39>

Logan Hospital redevelopment gets green light

19 June 2017

Logan Hospital redevelopment gets green light



The Palaszczuk Government has committed \$112.2 million over four years for detailed planning and preparatory works for proposed future redevelopments at three public hospitals in the growth corridor of South-East Queensland (SEQ), including Logan.

Health and Ambulance Services Minister Cameron Dick said \$112.2 million had been allocated over four years as an initial investment to enhance Logan, Caboolture and Ipswich public hospitals.

Logan Hospital is a 448 bed health facility serving one of Queensland's fastest growing communities.

"Logan, Ipswich and Caboolture are all facing significant growth, with new housing developments and population growth increasing the demand for emergency and hospital care.

"The Logan Hospital catchment is due to increase to 406,560 by 2026-27, an increase of 87,712 from 2014 with the number residents over 70 increasing by almost 96 per cent over this period.

"Logan Hospital already has the second busiest emergency department in Queensland and expanding this facility is integral to meeting this population growth.

Mr Dick said the SEQ Hospitals Package provided funding for detailed planning and preparatory works for proposed future redevelopments at Logan, Caboolture and Ipswich hospitals.

"Importantly, the Palaszczuk Government is making an infrastructure down payment on the redevelopment with \$103.2m being allocated to preparatory works for this project and for similar redevelopments at Ipswich and Caboolture.

"We're investing in these important redevelopments to ensure the hospitals can better meet the needs of their rapidly growing communities," he said.

"Early investments are likely to include land acquisition, earthworks, car parking reconfiguration, and changes to buildings, walkways and paths for safety and comfort during the redevelopments."

"To service the population growth, we anticipate the need for more than 190 new treatment spaces at Logan but that will all be considered in the detailed planning process in 2017-18.

The design is expected to be finalised by mid 2018.

Member for Waterford Shannon Fentiman said the funding would ensure the hospitals were ready to cope with population growth.

Original article can be found at:

<https://metrosouth.health.qld.gov.au/news/logan-hospital-redevelopment-gets-green-light>

“Planning future hospital redevelopments is vital for our growing community,” she said.

“Already since 2015 we have hired 225 extra nurses for Logan Hospital, returned community midwifery services, increased beds and staff in the emergency department, reduced waiting lists and started working on an extra 500 car parks.”

Member for Springwood Mick de Brenni said he was proud to be part of a government that was working to ensure no matter where someone lived in Queensland, they had easy access to world class healthcare.

“The Palaszczuk Government is committed to making Queenslanders among the healthiest people in the world by 2026 and this means improving access to quality and safe healthcare in all its different forms and settings,” he said.

“When we had to run my two year old son to hospital after drinking toilet cleaner, I couldn’t have been more impressed with the skill and compassion of everyone at the Logan Hospital.

“But of course with a growing population we need our hospital to keep up with growth. That’s why this is a such a great investment by a great Labor Health Minister Cameron Dick.”

Member for Logan Linus Power thanked Mr Dick for addressing the health needs of the community.

Mr Power said not only was the Government improving healthcare by delivering better infrastructure and services, it was also employing more health staff after the Newman-Nicholls LNP Government took its axe to the health system and cut 226 nursing and midwifery jobs in the Metro South Hospital and Health Service (MSHHS), which covers Logan Hospital.

“Since coming to government, 124 doctors and 624 nurses and midwives have been added to MSHHS,” Mr Power said.

For more information on the 2017/18 Budget, visit budget.qld.gov.au.

Original article can be found at:

<https://metrosouth.health.qld.gov.au/news/logan-hospital-redevelopment-gets-green-light>



Logan poised for real estate boom this year

Courtney Todd, Quest Newspapers

January 10, 2018 5:00am

THE Logan real estate market is expected to be one of southeast Queensland's solid performers in 2018 with a property expert predicting buyers will be moving to the area in droves.

Elder Shailer Park principal Nathan Strudwick said the Logan market proved to be steady, strong performer throughout 2017 immune from boom and bust speculative investing.

He predicted the solid growth would continue in 2018.

"We will continue to see buyers in the droves relocate to the area from interstate and intrastate," Mr Strudwick said.

According to property research company CoreLogic, Holmview saw the highest level of growth in the year to September with the median house price surging 13.5 per cent.

This was followed by Bethania, up 10.8 per cent, and Windaroo, up 7.7 per cent.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-poised-for-real-estate-boom-this-year/news-story/95bb3f4714f861f2af7feb3639468688>

Mr Strudwick said buyers at the lower end of the market looking for a safe, secure investment with reliable growth in a desirable location were finding it in the Logan area.

“Investors look for locations with high return and low entry costs,” he said.

“Pockets of Logan offer this to interstate buyers and, as long as money continues to be cheap to borrow, we will see continued growth in investor inquiries.”

CoreLogic data shows Kingston and Eagleby are Logan’s most affordable suburbs, with median house prices of \$310,000, while both suburbs offered gross rental yields of 5.5 per cent.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-poised-for-real-estate-boom-this-year/news-story/95bb3f4714f861f2af7feb3639468688>



Logan rises as sports hub after marketing deal signed

Judith Kerr, Quest Newspapers

December 3, 2018 7:00am

LOGAN has positioned itself as southeast Queensland's sporting events capital after signing up for a slice of a \$3.3 billion initiative to lure top competitions to cities across the country.

Logan City Council last month signed a deal with Sports Marketing Australia to increase the number of sporting events in the city.

Sports Marketing Australia managing director Rick Sleeman said Logan stacked up well to host sporting events. "We have already delivered six events to Logan, which will have an economic benefit of \$5.5 million direct spend into the local economy," Mr Sleeman said.

One of the first events to come to Logan as part of the SMA agreement was last month's state qualifier for entry into the Australian Skateboarding League.

Joining skateboarding on the wider program of events Logan will host, includes the Golf Queensland Boys' and Girls' Amateur State Championships in July 2019.

Sports Minister Mick de Brenni said Logan had everything going for it — great elite athletes and top level sports infrastructure including the international standard BMX facilities at Browns Plains.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-rises-as-sports-hub-after-marketing-deal-signed/news-story/d4b76613580ba952b926dc9ccf510ec5>

“And of course Logan is home to The Roar,” he said.

Tourism Research Australia showed sports tourists will spend \$283 per person per day at a sporting event.

Acting mayor Cherie Dalley said estimates showed 95 sporting events last year drew about 120,000 visitors to Logan, with about 50,000 competitors. “Skateboarding will feature at the Tokyo 2020 Olympics and these are the kinds of events we are keen to secure as part of the program,” she said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/logan/logan-rises-as-sports-hub-after-marketing-deal-signed/news-story/d4b76613580ba952b926dc9ccf510ec5>

Media Statements

Acting Premier and Minister for the Arts The Honourable Jackie Trad

Wednesday, June 21, 2017

\$285 million for infrastructure and roads in Logan

Logan will see construction booming over the next year with \$285 million delivered through the Palaszczuk Government's 2017-18 Budget.

Acting Premier and Minister for Infrastructure Jackie Trad said that the funding would support 800 jobs over the next year.

"The Palaszczuk Government is serious about investing in the infrastructure each region needs," Ms Trad said.

"Across the state, we are working with councils to build projects that will make a real difference to communities and deliver local jobs."

Minister for Communities and Member for Waterford Shannon Fentiman said the funding would deliver vital road projects.

"Road safety is a priority for our government. That's why we are investing in road projects and upgrades throughout region," Ms Fentiman said.

Member for Logan Linus Power said that these projects will allow motorists to spend less time in the car and more time at home with family and friends.

"We are getting on with the job of upgrading the M1 and building the Mount Lindesay Highway widening," Mr Power said.

Minister for Health and Member for Woodridge Cameron Dick said the government was delivering for Logan.

"I'm proud to be delivering for Logan. We are delivering major infrastructure projects such as the expansion of the Logan Hospital redevelopment, the new primary school in Yarrabilba and upgrade of the Beenleigh Courthouse," Mr Dick said.

Minister for Housing and Public Works and Member for Springwood Mick de Brenni said the projects were part of the Palaszczuk Government's \$42 billion infrastructure spend over the next four years.

"The Palaszczuk Government is committed to continuing to invest in vital infrastructure funding, building our roads network, boosting productivity, creating jobs and fostering economic growth," Mr de Brenni said.

"We're repairing the damage done by the LNP who slashed roads funding by \$600 million and stalled countless projects across Queensland."

Original article can be found at:

<http://statements.qld.gov.au/Statement/2017/6/21/285-million-for-infrastructure-and-roads-in-logan>

Projects partly or fully funded in this Budget include:

- \$18 million for the Waterford-Tamborine Road upgrade
- \$12.3 million for the Waterford-Tamborine road safety works
- \$10 million to upgrade the Pacific Motorway/Gateway Motorway Merge
- \$7 million for the Beaudesert Town Centre Bypass
- \$4 million towards Mount Lindesay Highway widening
- \$3.1 million for new Crestmead State School classrooms
- \$2.8 million to construct the V1 Cycleway
- \$1.5 million for Greater Flagstone critical infrastructure

ENDS

Original article can be found at:

<http://statements.qld.gov.au/Statement/2017/6/21/285-million-for-infrastructure-and-roads-in-logan>

QLD set for double-digit property growth

by Elizabeth Tilley

31st Oct 2017 5:32 AM

SOUTHEAST Queensland house prices are tipped to grow by up to 20 per cent in the next few years as Sydney and Melbourne's once sizzling property markets continue to lose steam, according to veteran real estate agent John McGrath.

ADVERTISING

Speaking after the release of the group's annual residential market report, Mr McGrath told *The Courier-Mail* the state was only just over halfway through the current property cycle and stood to benefit from the slowdown starting to grip the southern capitals.

"We're very bullish in your part of the world," Mr McGrath said.

"There's no doubt in my mind there will continue to be growth in southeast Queensland."



John McGrath of McGrath Estate Agents has released the annual McGrath Report.

Property research firm CoreLogic, which releases its monthly home value index this week, has flagged a further fall in Sydney housing values, but a rise of 0.3 per cent in Brisbane home prices.

Mr McGrath said he expected between 10 and 20 per cent growth over the next two to three years in the Queensland's southeast corner, led by Brisbane.

"There have been huge capital gains in Sydney and Melbourne and not only has it made it unaffordable ... it's certainly made people look for better value elsewhere in the country," he said.

"I think southeast Queensland and Perth represent that value."

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Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>



Brisbane house prices are tipped for further growth according to McGrath. Picture: Richard Walker.

The McGrath report found southeast Queensland's affordability was attracting record levels of interstate migration as well as rising interest from investors and first home buyers, with its housing market continuing to produce solid results despite the economy remaining sluggish as it transitions away from mining.

"During the GFC, a lot of people thought it was sensible to wait, but now we've got a lot of people sitting in ordinary homes in Sydney and Melbourne worth \$2 million to \$2.5 million - many in their 60s and 70s - who are saying 'what could we do next?' and looking to southeast Queensland," Mr McGrath said.

[YOUNG COUPLE GET PRIME RUN](#)

[HOUSE SMASHES DRY BLOCK RECORD](#)

[TINKLER HOME PUT UP FOR RENTAL](#)

And he said it wasn't just Baby Boomers and seachangers who were selling up and buying in Queensland with money to spare, but also young families.

Mr McGrath predicts suburbs with easy access to the CBD, the water and/or infrastructure to be the big winners over the next year.



Residential property in the bayside suburb of Wynnum, Brisbane.

In Brisbane, his top pick is the bayside suburb of Wynnum, 14km from the CBD.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

It borders the more prestigious Manly and boasts the same seaside village atmosphere without the hefty price tag, which is attracting younger professionals as well as interstate and international buyers.

North Lakes in the Moreton Bay region is also expected to continue to experience strong growth, with significant residential and commercial developments in the pipeline.



An aerial photo of North Lakes, 25km from Brisbane's CBD. Picture: Richard Walker.

"I think it's going to continue to attract a lot of young families that can't afford inner Brisbane," Mr McGrath said.

On the Gold Coast, Coomera is tipped to benefit from new infrastructure including the \$470 million Westfield Shopping Centre due to open in late 2018.

"There are a lot of great areas in between Brisbane and the Gold Coast and Coomera is a great example," Mr McGrath said.

"I think it will continue to grow."



An artist impression of the Westfield Coomera Town Centre. Supplied by Westfield.

On the Sunshine Coast, McGrath's top picks are Peregrine Springs and Caloundra.

The regional centre of Toowoomba is also tipped for strong growth over the next year thanks to its affordability and access to east coast cities via the new airport, according to the report.

Original article can be found at:

<https://www.qt.com.au/news/southeast-queensland-house-prices-to-grow-by-up-to/3252834/>

Funding secured for upgrade where Gateway Motorway and M1 merge

11 October 2017 — 10:18am

The most notorious part of southeast Queensland's M1 motorway will receive an upgrade after the state and federal governments finally reached a funding agreement.

Construction of a \$190 million upgrade at the M1 and Gateway motorway merge at Underwood, a major bottleneck on the way from Brisbane to Gold Coast, has begun.



Federal Minister for Urban Infrastructure Paul Fletcher (left) , Queensland Public Works Minister Mick de Brenni (middle), and Queensland Premier Annastacia Palaszczuk (right) announcing that the contract for the M1 and M3 upgrade between Eight Mile Plains and Rochedale South has been awarded.

The Turnbull government has committed to funding 60 per cent of the project - up to \$115 million - after reaching a compromise with the state Labor government, which had demanded an 80-20 split.

Original article can be found at:

<https://www.brisbanetimes.com.au/national/queensland/funding-secured-for-qld-m1-merge-upgrade-20171011-p4ywei.html>

Amid a prolonged stalemate, the Commonwealth had insisted the project would be jointly funded on a 50-50 basis.

Federal Infrastructure Minister Paul Fletcher admitted there had been "a bit of too-ing and fro-ing" between the two governments before a funding agreement could be reached.

It's expected the project will take up to two years to complete, but Mr Fletcher said the project's importance to southeast Queensland residents couldn't be understated.

"It will relieve congestion. It will help people get home to their families more quickly," he said.

Premier Anastacia Palaszczuk says Wednesday's funding announcement was an important step to solving the frustrating congestion issues for motorists.

"This is going to mean better travel times for families and commuters living in this area," Ms Palaszczuk said.

"We know how important this upgrade is for the M1."

Queensland Roads Minister Mark Bailey said the area had long been identified as a "major bottleneck" for the motorway.

"It's well known the merge starts to grind to a halt before three o'clock in the afternoon," Mr Bailey said.

"This will be a major unlocking of this bottleneck ... everybody knows this needs dealing with, it's been obvious for some time."

Original article can be found at:

<https://www.brisbanetimes.com.au/national/queensland/funding-secured-for-qld-m1-merge-upgrade-20171011-p4ywei.html>

Villa World Delivers \$44m Profit, Attributes to Performance of QLD Growth Corridors



Gold Coast residential developer Villa World has delivered a net profit of \$43.6 million for the financial year, attributing the performance to its strategy of targeting residential sales in strong growth corridors.

The Broadbeach-based company, which generated revenue of \$441.5 million, indicated mid year its net profit would range between \$42 and \$44 million.

In the face of a cooling property market, the earnings represent a 15 per cent increase in net profit, resulting in ASX-listed Villa World reaching the upper end of its guidance.

The results build upon five consecutive years of double-digit profit growth. Southeast Queensland and Hervey Bay contributed to 64 per cent of Villa World's takings.

Original article can be found at:

<https://theurbandeveloper.com/articles/villa-world-delivers-44m-profit-qld-growth-corridors>

CEO and Managing Director Craig Treasure said the company was well positioned with diversity in the market and development projects now selling across major growth corridors.

Sales are expected to remain strong, underpinned by eight projects in Queensland's North Brisbane, Logan and the Gold Coast, and Victoria's North, North-West and South-East Melbourne.

Related: [Brisbane's Top Performing Growth Suburbs](#)



The Queensland market was home to more than half of the company's profit.

Queensland's solid interstate migration and strengthening economy is bolstered by its comparable affordability to its southern counterparts.

Villa World has three residential developments worth more than \$13 billion in Logan, south of Brisbane, and plans to eventually deliver more than 55,000 residential lots to market.

Villa World CEO Craig Treasure said the plan was in line with the company's goal to bring affordable housing to expanding markets.

Forecast population growth from industry advisory firm Urbis last year expected an extra 177,000 people to move into the

Original article can be found at:

<https://theurbandeveloper.com/articles/villa-world-delivers-44m-profit-qld-growth-corridors>

emerging catchment areas surrounding Greenbank and Logan Reserve in the next 20 years.

Developer [Urbex last month secured a 19 hectare project site in Logan](#) Reserve, with \$40 million plans to develop more than 200 land lots. Villa World will carry forward sales contracts worth \$278.1 million into this financial year. The Company is targeting a profit of \$40 million after tax in fiscal 2019.

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