

A NEW POINT OF VIEW

CALOUNDRA WEST
PALMVIEW

PEAK
Property Research



EXECUTIVE SUMMARY

The Caloundra West – Palmview region is located on the southern end of the Sunshine Coast and encompasses a total land area of 206km.

The Sunshine Coast has been growing significantly over recent years. The major infrastructure projects under construction, high standard of education and health care not to mention the amazing geographical diversity are all factors helping to attract people to one of the fastest growing regions in Australia.

The Sunshine Coast region is seeing an enormous economic opportunity with transformational projects set to have significant 'ripple effect' in the economy; expected to strengthen and diversify the regional economic base ensuring the strong long term performance is achieved.

Significant capital investment is already underway on the Sunshine Coast. A new city centre – the only greenfield CBD in Australia at this time – is being established in Maroochydore and a new A\$1.8 billion tertiary teaching hospital opened in 2017.

The Sunshine Coast Airport is being expanded to deliver Australia's next international gateway and a A\$81 million expansion of the University of the Sunshine Coast was completed in 2015. More than A\$2.5 billion in direct investment has been committed across these four major projects, in addition to more than A\$10 billion in private investment fuelling growth in a number of high-value industries across the region.

The Caloundra West - Palmview region consists of two Statistical Area Level 2's (SA2's):

- Caloundra West
- Lansborough

The Caloundra West - Palmview region has a total land area of 206.0km².

POPULATION AND PROJECTIONS

As at 30 June 2018, the estimated resident population for the Caloundra West - Palmview region was 34,910, with the population projected to be 130,937 persons at 30 June 2041.

This is an expected population increase of 275.07%.

EXPECTED POPULATION
INCREASE FOR THE
CALOUNDRA WEST -
PALMVIEW REGION FROM
2018 TO 2041 IS:

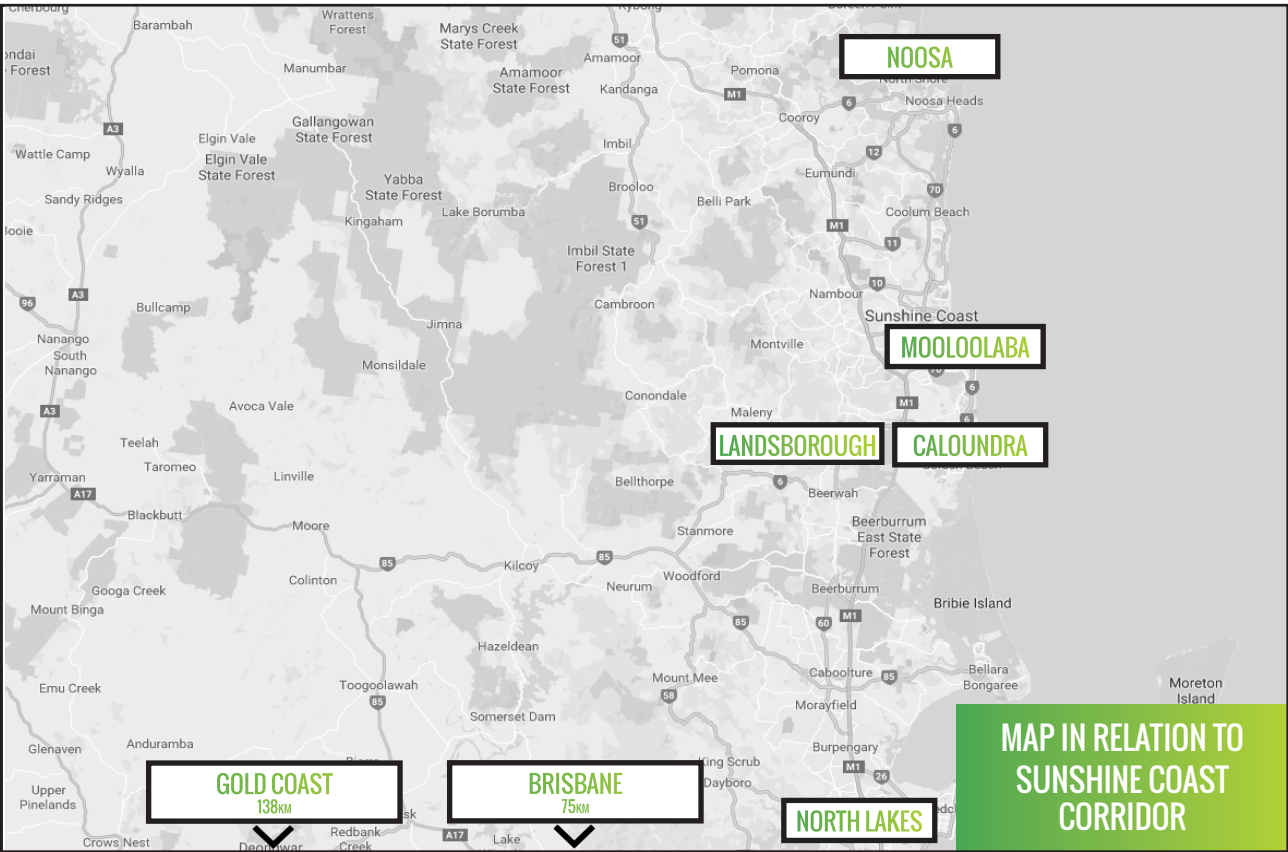
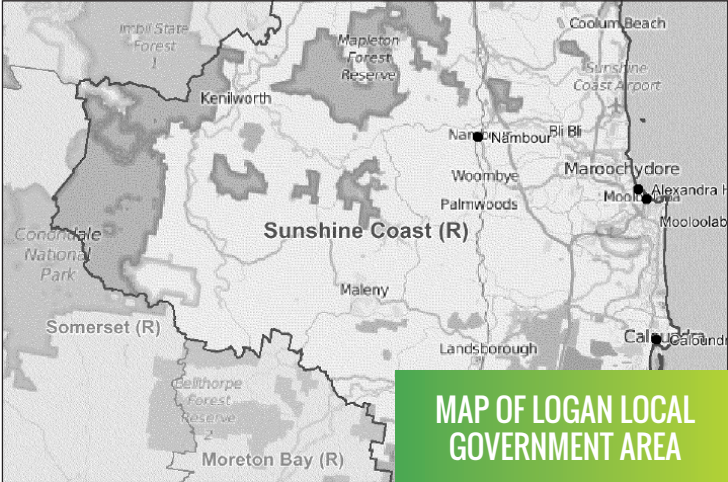
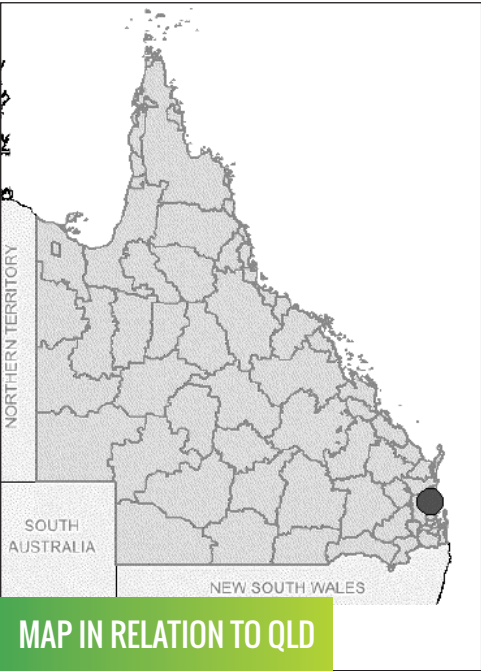
275.07%

EMPLOYMENT

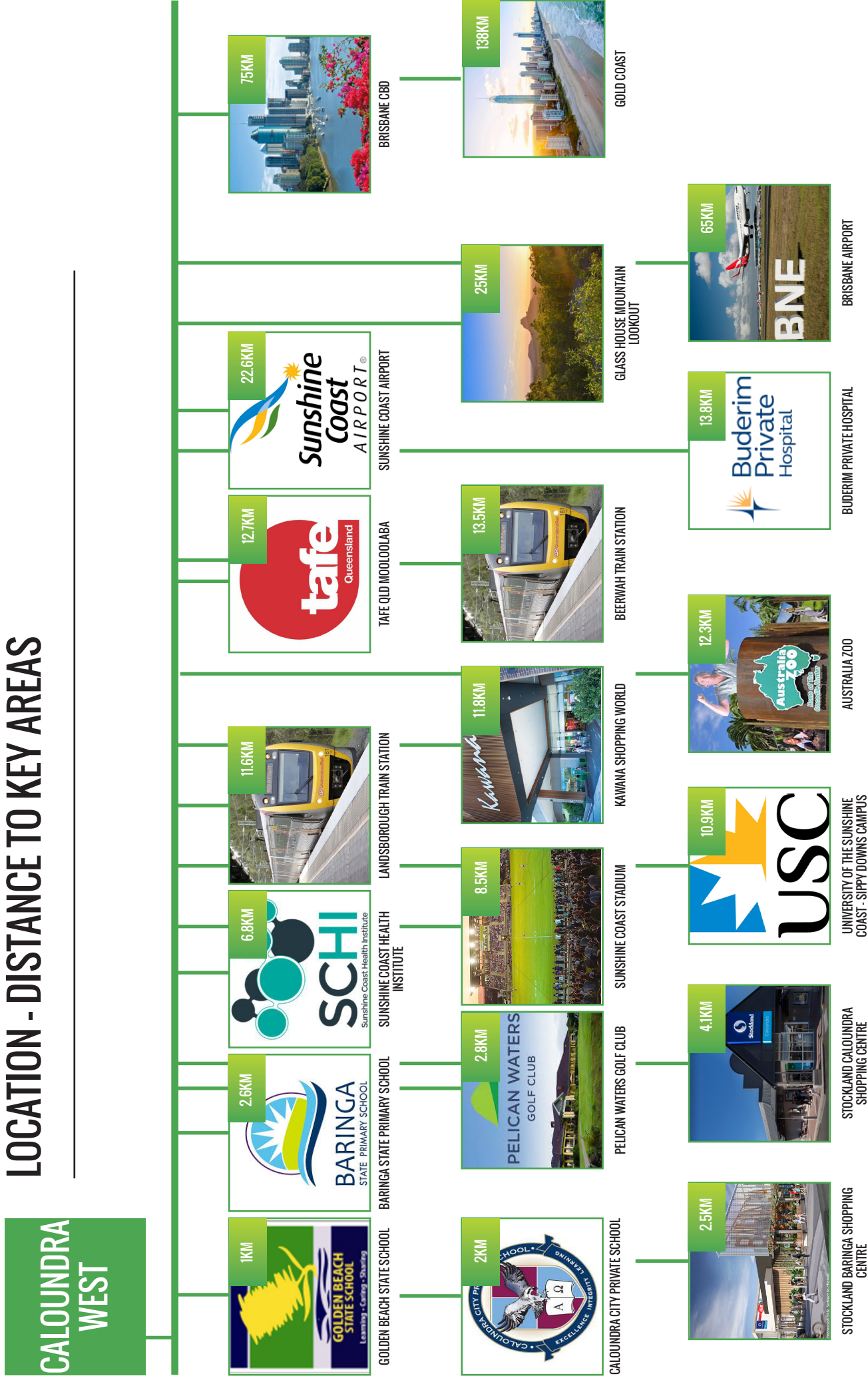
The top five industry subdivisions of employment for the Caloundra West - Palmview region as at the 2016 Census of Population and Housing Data were:

1. Construction Services (8.0%)
2. Food and Beverage Services (6.9%)
3. Preschool and School Education (6.2%)
4. Other Store-Based Retailing (5.4%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

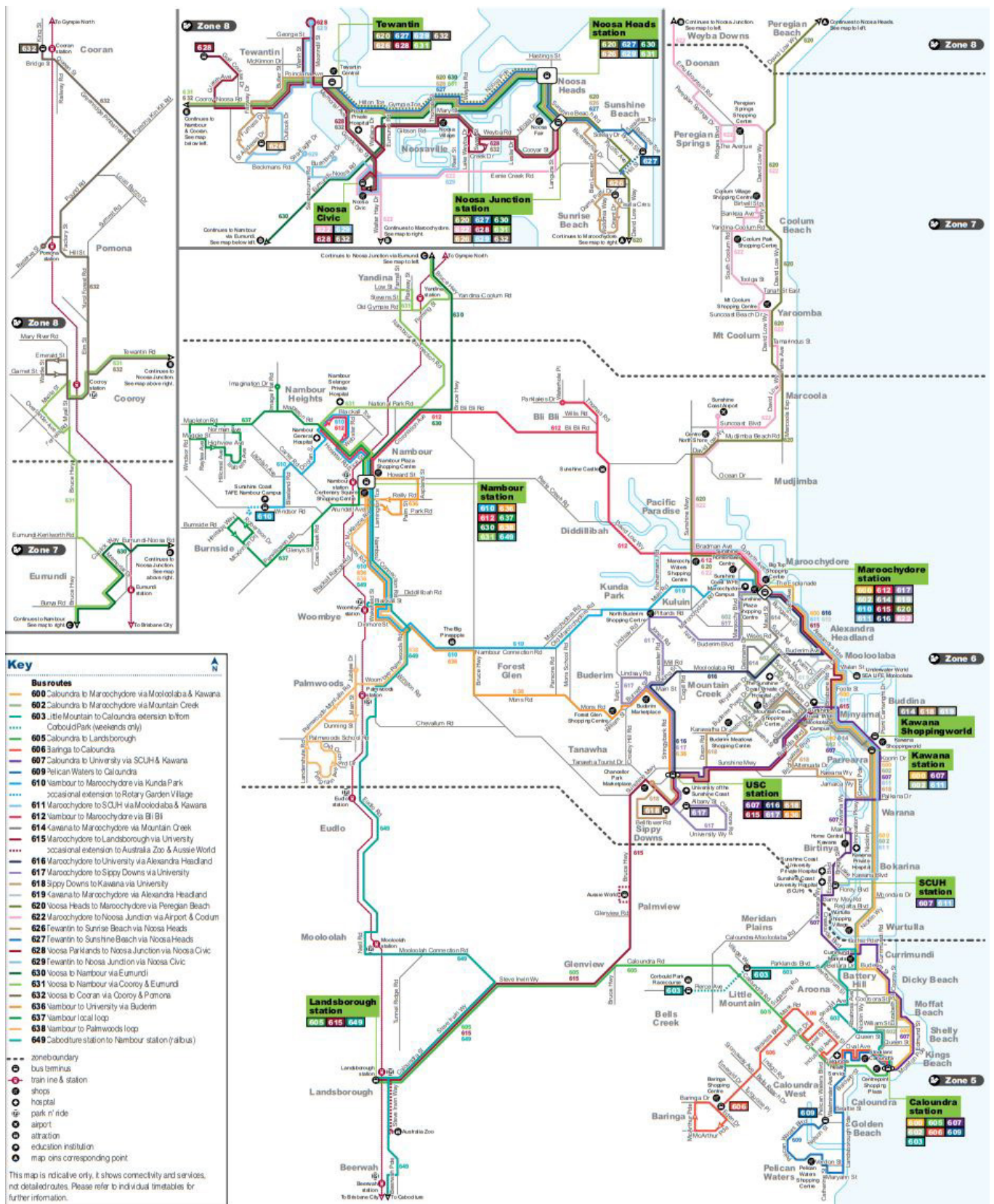


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



TRANS LINK
SUNSHINE COAST 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

Glink 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.

^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.

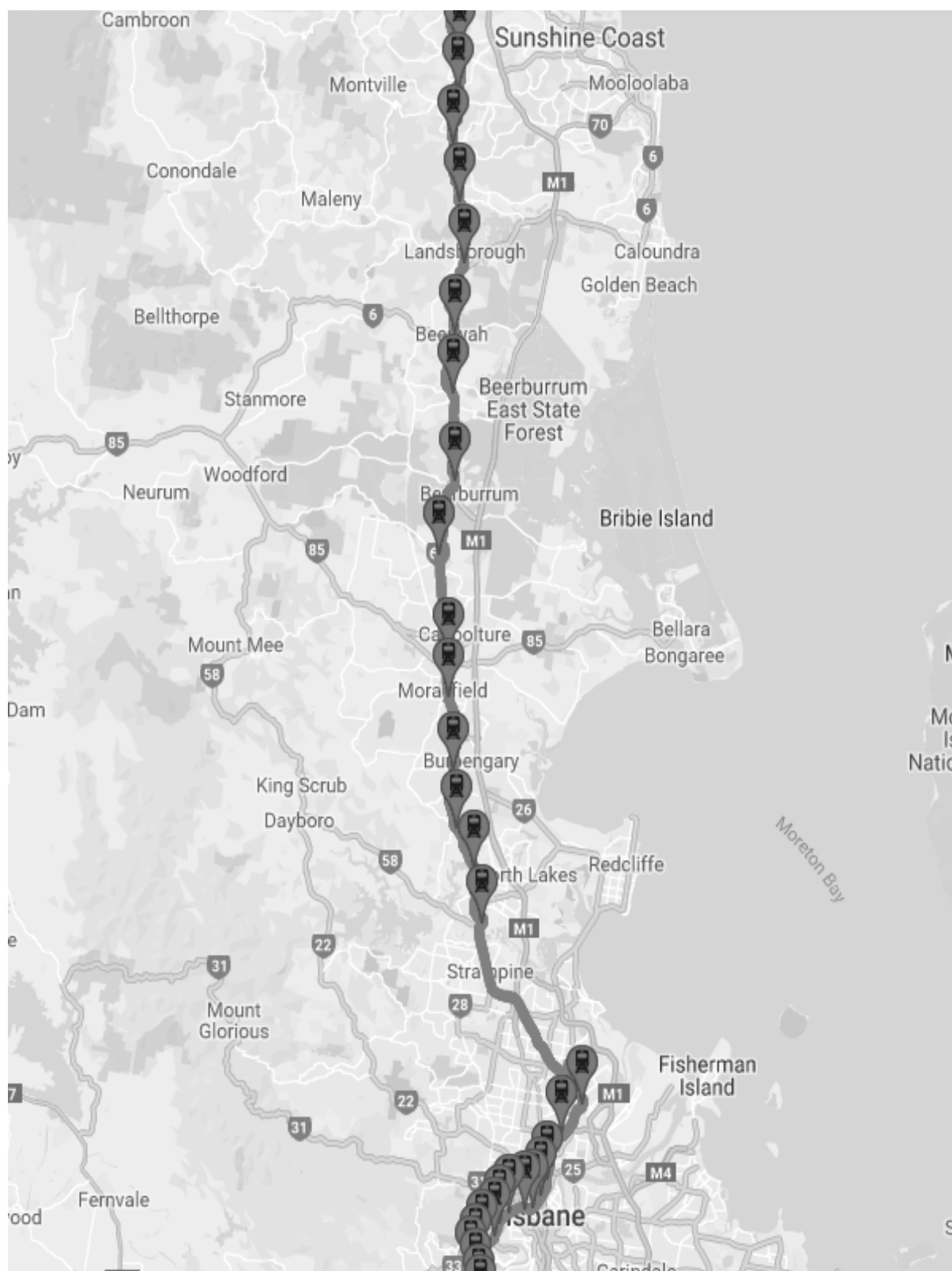
~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.

7

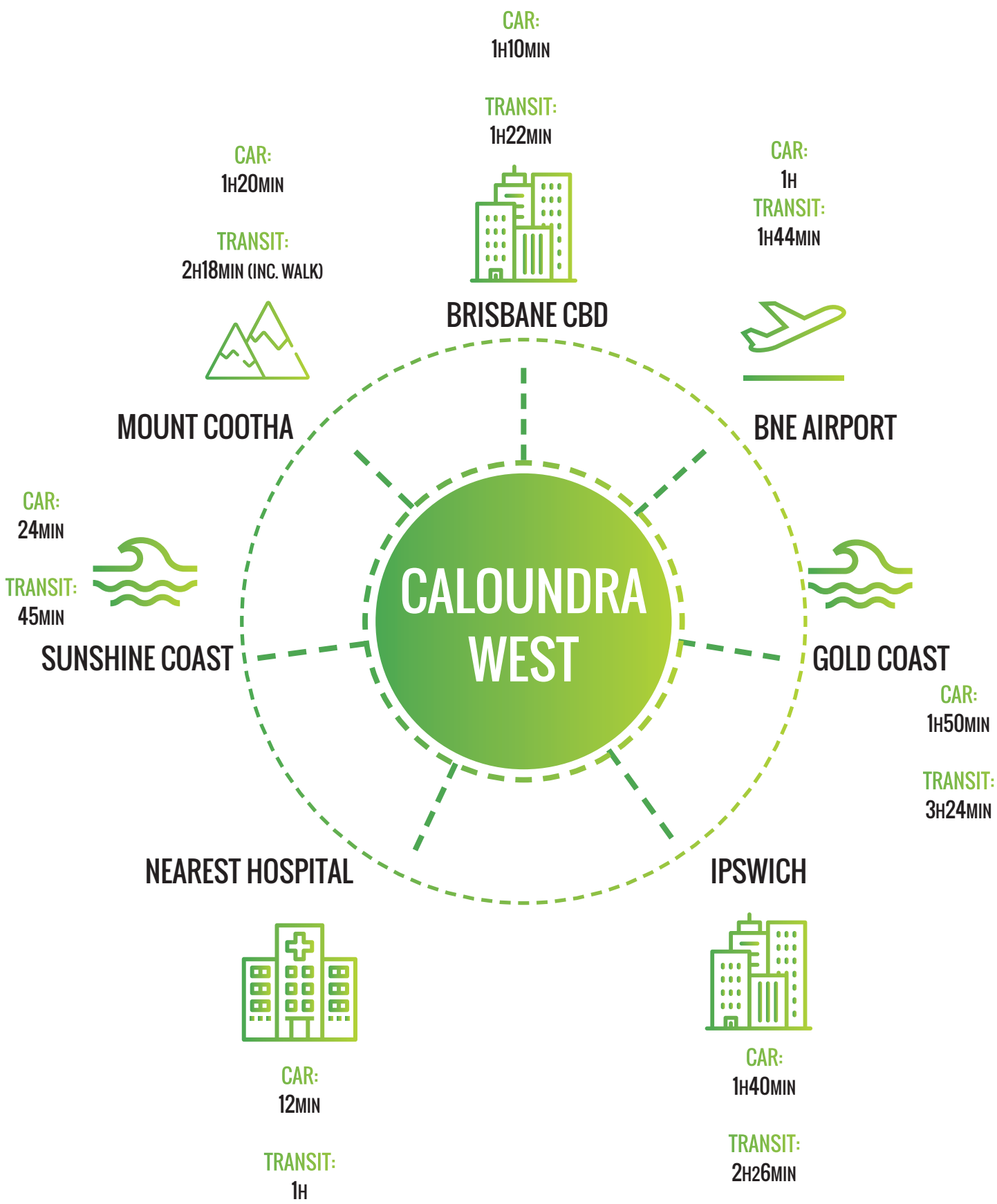
PUBLIC TRANSPORT

TRAIN LINE TO CBD



LANDSBOROUGH
TO
BRISBANE CBD
APPROX 1 HR 17 MINS

TRAVEL TIME



* Car times from Caloundra West
* Transit times from Landsborough 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)

Sunshine Coast (R) LGA

- ERP of 319,922 persons as at 30 June 2018
- Average annual growth rate of 2.6% over five years
- Average annual growth rate of 2.5% over ten years

Caloundra West - Palmview region

- ERP of 34,910 persons as at 30 June 2018
- Average annual growth rate of 5.0% over five years
- Average annual growth rate of 4.7% over ten years
- Within the region, Caloundra - West SA2 had the largest population with 23,781 persons
- Within the region, Caloundra - West SA2 had the fastest population growth over five years with 6.3%

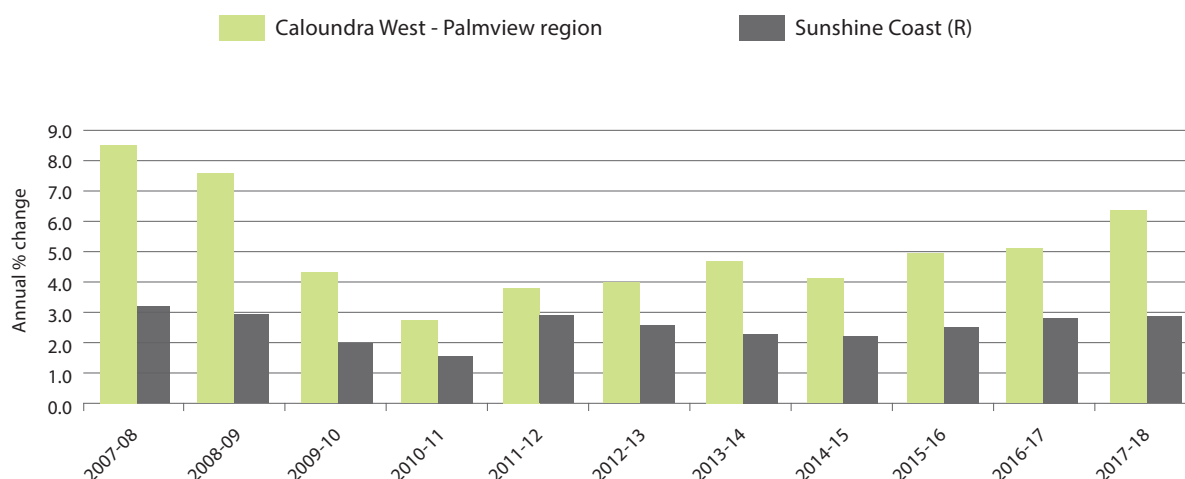
AS AT 30 JUNE 2018, THE
ESTIMATED RESIDENT
POPULATION THE
CALOUNDRA WEST -
PALMVIEW REGION WAS:

**34,910
PERSONS**

Estimated resident population, Sunshine Coast (R) LGA and the Caloundra West - Palmview region

LGA / SA2	As at 30 June			Average annual growth rate	
	2008	2013	2018r	2008-2018r	2013-2018r
	- Number -			- % -	
Sunshine Coast (R)	250,800	281,969	319,922	2.5	2.6
Caloundra West - Palmview region	22,032	27,352	34,910	4.7	5.0

Estimated resident population growth, Caloundra West - Palmview region and Sunshine Coast (R)



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

DEMOGRAPHICS

Population Projections

Sunshine Coast (R) LGA

- Population projected to be 518,004 persons as at 30 June 2041
- Increase of 2.2% per year over 25 years

Caloundra West - Palmview region

- Population projected to be 130,937 persons as at 30 June 2041
- Increase of 5.9% per year over 25 years
- Within the region, Caloundra - West SA2 is projected to have the largest population as at 30 June 2041 with 81,280 persons
- Within the region, Landsborough SA2 is projected to have the fastest growth in population from 30 June 2016 to 2041 with an average annual rate of 6.4% per year

FROM 2016 TO 2041,
THE POPULATION FOR
THE CALOUNDRA WEST
- PALMVIEW REGION IS
PROJECTED TO INCREASE
FROM 31,278 PERSONS:

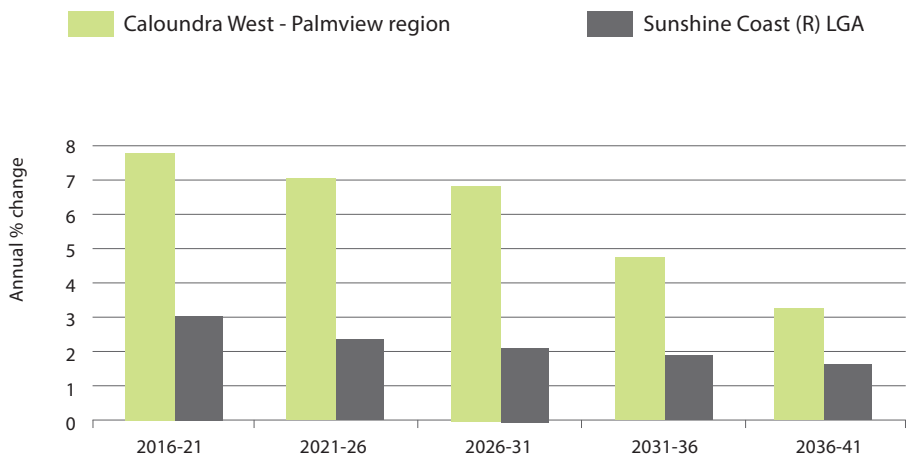
**TO 130,937
PERSONS**

Projected population, Sunshine Coast (R) LGA and Caloundra West - Palmview region

LGA / SA2	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Sunshine Coast (R)	303,389	351,424	394,842	436,785	478,035	518,004	2.2
Caloundra West - Palmview region	31,278	45,481	63,844	88,558	111,363	130,937	5.9

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

Projected population change, Caloundra West - Palmview region and Sunshine Coast (R) LGA



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

DEMOGRAPHICS

Family Composition

Sunshine Coast (R) LGA

- 80,469 families
- 39.4% of total families were couple families with children

Caloundra West - Palmview region

- 8,496 families
- 44.6% of total families were couple families with children
- Within the region, Caloundra - West SA2 had the largest number of couple families with children with 2,507
- Within the region, Caloundra - West SA2 had the largest percentage of one-parent families with 16.5%

THE PERCENTAGE OF TOTAL
FAMILIES IN CALOUNDRA
WEST - PALMVIEW REGION
WHICH WERE COUPLE
FAMILIES WITH CHILDREN

44.6%

Family composition^(a), Sunshine Coast (R) LGA and Caloundra West - Palmview region, 2016

LGA / SA2	Couple family with no children		Couple family with children		One-parent family		Total
	Number	%	Number	%	Number	%	Number
Sunshine Coast (R)	35,444	44.0	31,668	39.4	12,447	15.5	80,469
Caloundra West - Palmview region	3,274	38.5	3,791	44.6	1,356	16.0	8,496

(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.

Sunshine Coast (R) LGA

- 79,971 occupied private dwellings (or 73.6%) were separate houses

Caloundra West - Palmview region

- 8,788 occupied private dwellings (or 83.9%) were separate houses

THE PERCENTAGE
OF TOTAL OCCUPIED
PRIVATE DWELLINGS IN
THE CALOUNDRA WEST -
PALMVIEW REGION WHICH
WERE SEPARATE HOUSES
WAS:

83.9%

Occupied private dwellings by dwelling structure, Sunshine Coast (R) LGA and Caloundra West - Palmview region, 2016

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Sunshine Coast (R)	79,971	13,524	12,917	1,476	117	108,589
Caloundra West - Palmview region	8,788	1,285	61	299	11	10,475

DWELLING BY TENURE TYPE

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

Sunshine Coast (R) LGA

- 35,913 occupied private dwellings (or 33.1%) were fully owned

Caloundra West - Palmview region

- 3,183 occupied private dwellings (or 30.4%) were fully owned

THE PERCENTAGE
OF TOTAL OCCUPIED
PRIVATE DWELLINGS
THE CALOUNDRA WEST -
PALMVIEW REGION WHICH
WERE FULLY OWNED WAS:

30.4%

Occupied private dwellings by tenure type, Sunshine Coast (R) LGA and Caloundra West - Palmview region, 2016

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Sunshine Coast (R) LGA

- 2,689 approved new houses in the 12 months ending 30 April 2019
- \$1,282.7 million of building value in residential building approvals

Caloundra West - Palmview region

- 1,090 approved new houses in the 12 months ending 30 April 2019
- \$341.1 million of building value in residential building approvals
- Within the region, Caloundra - West SA2 had the largest value of residential building approvals with \$177.8 million
- Within the region, Caloundra - West SA2 had the largest value of non-residential building approvals with \$131.2 million

THE NUMBER OF NEW HOUSES APPROVED IN THE CALOUNDRA WEST - PALMVIEW REGION IN THE 12 MONTHS ENDING 30 APRIL 2019 WAS

1,090 APPROVALS

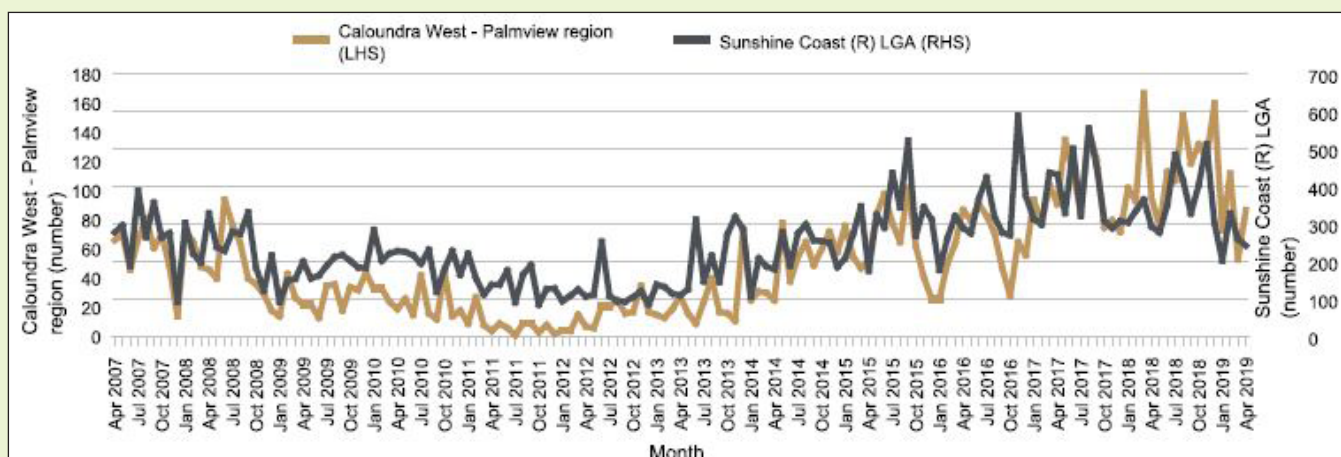
Residential and non-residential building approvals, Sunshine Coast (R) LGA and Caloundra West - Palmview region, 12 months ending 30 April 2019

SA2 / LGA	Residential Building Approvals				Building Value				
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential		Non-residential		Total
	- Number -				\$'000	%	\$'000	%	\$'000
Sunshine Coast (R)	2,689	1,397	35	4,121	1,282,657	71.8	504,823	28.2	1,787,480
Caloundra West - Palm-view region	1,090	215	1	1,306	341,136	71.9	133,382	28.1	474,519

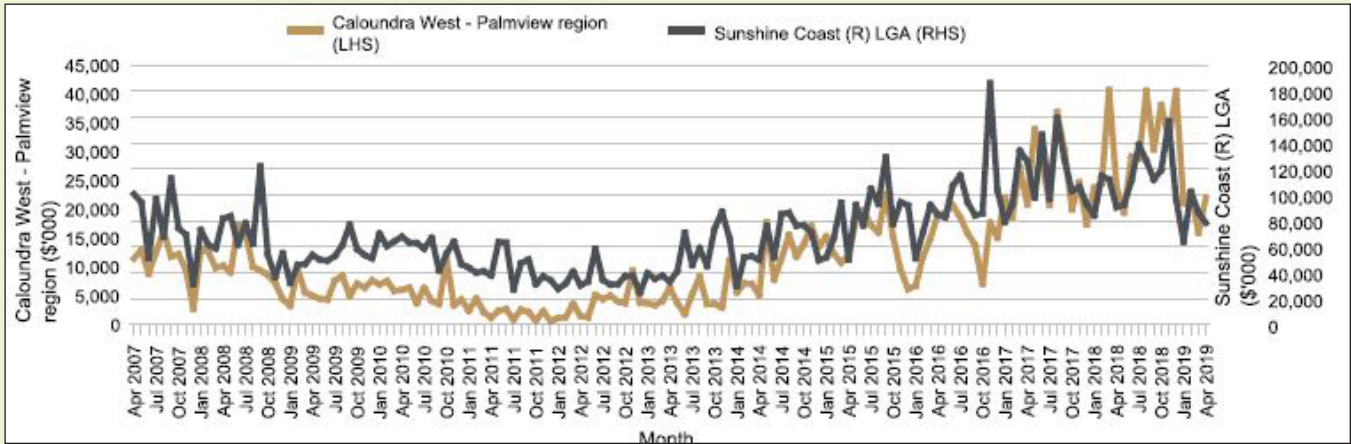
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

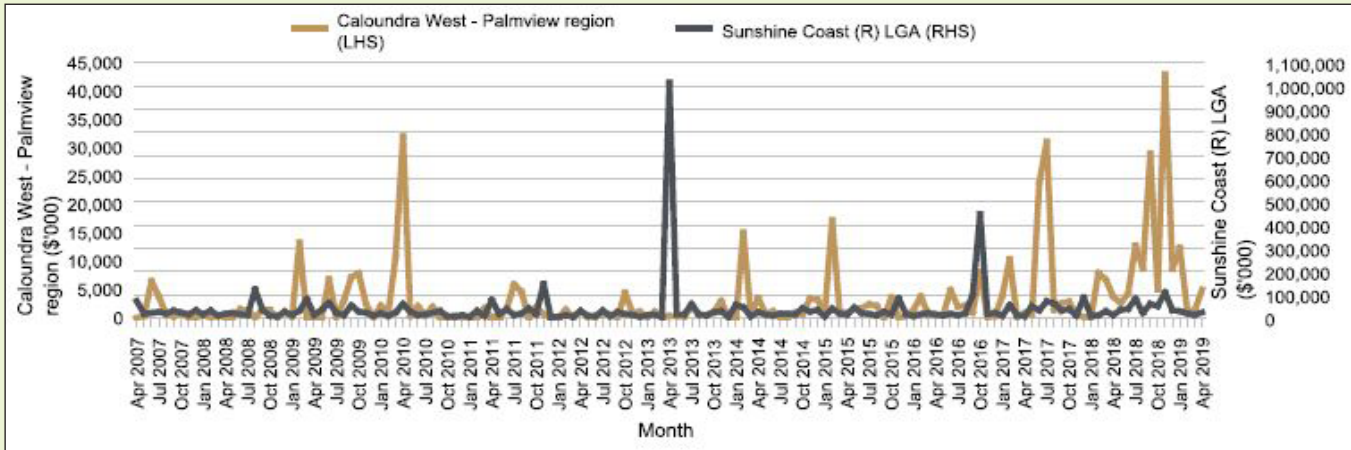
Number of residential building approvals, Caloundra West - Palmview region and Sunshine Coast (R) LGA



Value of residential building approvals, Caloundra West - Palmview region and Sunshine Coast (R) LGA



Value of non-residential building approvals, Caloundra West - Palmview region and Sunshine Coast (R) LGA



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



SERVICES

EDUCATION

Early Childhood Education & Care Services

Sunshine Coast (R) LGA

- 173 early childhood education and care services as at 28 February 2019
- 94 long day care services

Caloundra West - Palmview region

- 20 early childhood education and care services as at 28 February 2019
- 10 long day care services
- Within the region, Caloundra - West SA2 had the largest number of services with 13

THE NUMBER OF EARLY
CHILDHOOD EDUCATION
AND CARE SERVICES IN
SUNSHINE COAST (R) LGA
AS AT 28 FEBRUARY 2019
WAS:
173
SERVICES

Early childhood education and care services, Caloundra West - Palmview region and Sunshine Coast (R) LGA, 28 February 2019

LGA / SA2	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Sunshine Coast (R)	5	25	94	47	0	173
Caloundra West - Palmview region	1	2	10	7	0	20



EDUCATION

Schools

Sunshine Coast (R) LGA

- 73 schools as at June 2018

Caloundra West - Palmview region

- 6 schools as at June 2018

Universities

Sunshine Coast (R) LGA

- University of the Sunshine Coast - Sippy Downs Campus

Caloundra West - Palmview region

- 0

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS IN
SUNSHINE COAST (R) LGA
WAS:

73
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Sunshine Coast (R) LGA

- 12 police stations as at June 2018

Caloundra West - Palmview region

- 1 police station as at June 2018

Ambulance Stations

Sunshine Coast (R) LGA

- 11 ambulance stations as at June 2018

Caloundra West - Palmview region

- 0 ambulance stations as at June 2018

Fire Stations

Sunshine Coast (R) LGA

- 10 fire stations as at June 2018

Caloundra West - Palmview region

- 2 fire stations as at June 2018

HOSPITALS

Sunshine Coast (R) LGA

- 13 hospitals as at June 2018

Caloundra West - Palmview region

- 0 hospitals as at June 2018

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

46
**EMERGENCY
SERVICES**

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Sunshine Coast (R) LGA

- 15.0% of employed persons worked in Health care and social assistance industry
- 12.2% of employed persons worked in Construction industry

Caloundra West - Palmview region

- 14.3% of employed persons worked in Health care and social assistance industry
- 13.7% of employed persons worked in Construction industry
- Highest specialisation ratio of 1.38 in Mining industry

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

Employment by industry, Caloundra West - Palmview region and Sunshine Coast (R) LGA, 2016

Industry	Caloundra West - Palmview region		Sunshine Coast (R) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	167	1.2	2,299	1.8	0.70
Mining	269	2.0	1,884	1.5	1.38
Manufacturing	749	5.6	6,267	4.8	1.15
Electricity, gas, water and waste services	159	1.2	1,241	1.0	1.24
Construction	1,835	13.7	15,766	12.2	1.12
Wholesale Trade	259	1.9	2,731	2.1	0.92
Retail trade	1,524	11.4	14,176	10.9	1.04
Accommodation and Food Services	1,067	7.9	10,923	8.4	0.94
Transport, postal and warehousing	464	3.5	4,402	3.4	1.02
Information media and technologies	102	0.8	1,399	1.1	0.70
Financial and insurance services	385	2.9	3,568	2.8	1.04
Rental, hiring and real estate services	262	2.0	2,932	2.3	0.86
Professional, scientific and technical services	604	4.5	7,280	5.6	0.80
Administration and support services	508	3.8	4,998	3.9	0.98
Public administration and safety	593	4.4	5,477	4.2	1.05
Education and training	1,112	8.3	11,634	9.0	0.92
Health care and social assistance	1,921	14.3	19,408	15.0	0.96
Arts and recreation services	276	2.1	2,405	1.9	1.11
Other services	591	4.4	5,132	4.0	1.11
Total	13,427	100.0	129,641	100.0	1.00

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

ECONOMY

Sunshine Coast (R) LGA

- Median mortgage repayment of \$1,900 per month
- Average household size of 2.5 persons per dwelling

Caloundra West - Palmview region

- Median mortgage repayment of \$1,875 per month
- Average household size of 2.8 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
THE CALOUNDRA WEST -
PALMVIEW REGION WAS:

**\$605 PER
WEEK**

Selected medians and averages, Caloundra West - Palmview region and Sunshine Coast (R) LGA, 2016

LGA / SA2	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
Sunshine Coast (R)	1,800	1,491	1,275	615	2.5	0.8
Caloundra West - Palmview region	1,875	1,518	1,376	605	2.8	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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