A NEW POINT OF VIEW

EDENS LANDING / HOLMVIEW
WOLFFDENE / BAHRS SCRUB

PEAK
Property Research

EXECUTIVE SUMMARY

The Holmview and surrounding region is located in the southern corridor of south east Queensland and has a total land area of 34.4km2. Edens Landing, Holmview, Wolffdene and Bahrs Scrub are suburbs earmarked to become key drivers within the great South East Queensland Regional Plan. Residents can enjoy a fantastic variety of shopping, education and healthcare services along with a new residential estates and modern public transport services.

Grand Plaza Shopping Centre and the Hyperdome Loganholme are within a short drive; primary and secondary schools are only a few kms from home; and is well connected locally with regular Translink bus services.

The Holmview and surrounding region consists of four suburbs:

- Edens Landing
- Holmview
- Wolffdene
- Bahrs Scrub

The Holmview and surrounding region has a total land area of 34.4km^2.

POPULATION AND PROJECTIONS

As at 30 June 2018, the estimated resident population for the Holmview and surrounding region was 14,992, with the population projected to be 27,574 persons at 30 June 2041.

This is an expected population increase of 83.92%.

EXPECTED POPULATION INCREASE FOR THE HOLMVIEW & SURROUNDING REGION FROM 2018 TO 2041 IS:

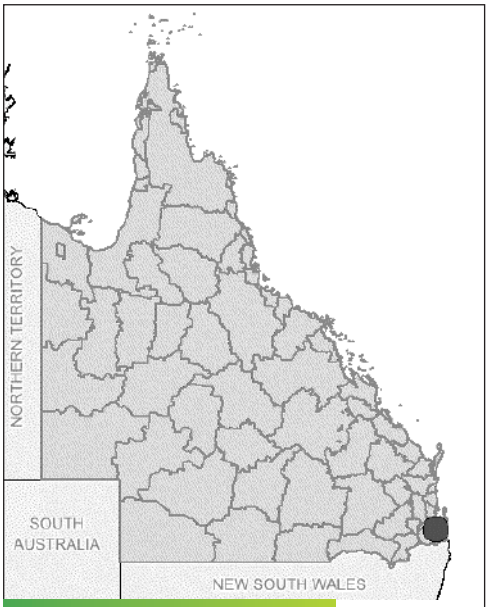
83.92%

EMPLOYMENT

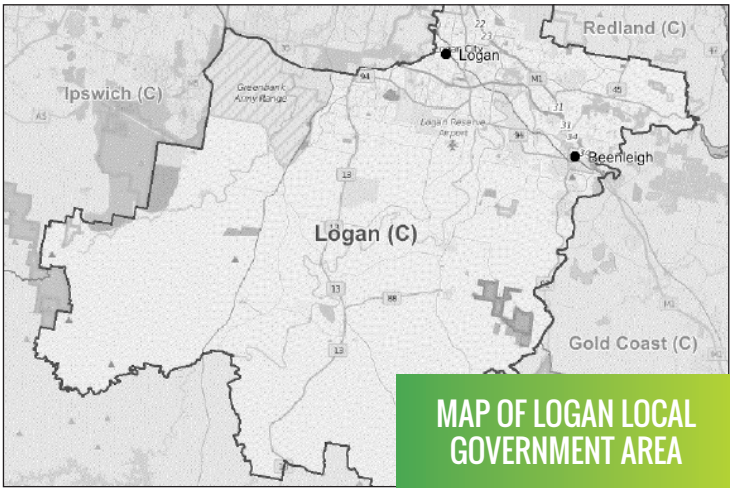
The top five industry subdivisions of employment for the Holmview and surrounding region as at the 2016 Census of Population and Housing Data were:

1. Construction Services (8.8%)
2. Preschool and School Education (5.6%)
3. Other Store-Based Retailing (5.5%)
4. Food and Beverage Services (4.8%)
5. Hospitals (3.7%)

LOCATION

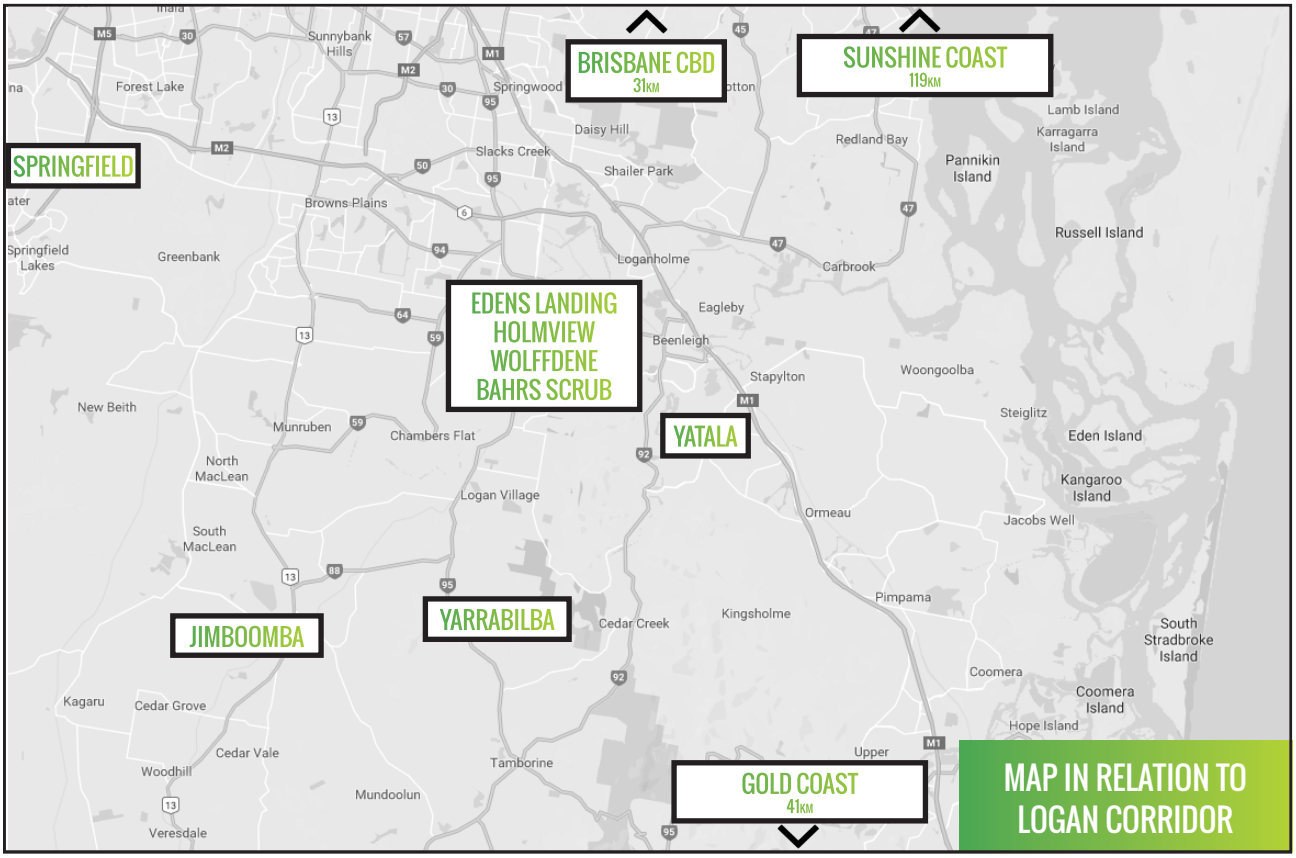


MAP IN RELATION TO QLD



MAP OF LOGAN LOCAL GOVERNMENT AREA

EDENS LANDING / HOLMVIEW / WOLFFDENE / BAHRS SCRUB



MAP IN RELATION TO LOGAN CORRIDOR

LOCATION - DISTANCE TO KEY AREAS

HOLMVIEW

EDENS LANDING STATE SCHOOL

EDENS LANDING STATION

BEENLEIGH STATE SCHOOL

BEENLEIGH MARKETPLACE

GRIFFITH UNIVERSITY
LOGAN CAMPUS

CRESTMEAD INDUSTRIAL ESTATE

GOLD COAST

HOLMVIEW CENTRAL SHOPPING
CENTRE

CANTERBURY COLLEGE

BEENLEIGH STATION

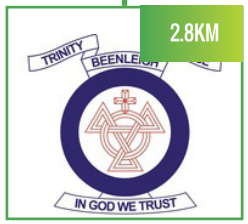
TAFE QUEENSLAND
LOGANLEA CAMPUS

HYPERRDOME
SHOPPNG CENTRE

BRISBANE CBD

SUNSHINE COAST

HOLMVIEW STATION



TRINITY COLLEGE BEENLEIGH

BEENLEIGH STATE HIGH SCHOOL

LOGAN HOSPITAL

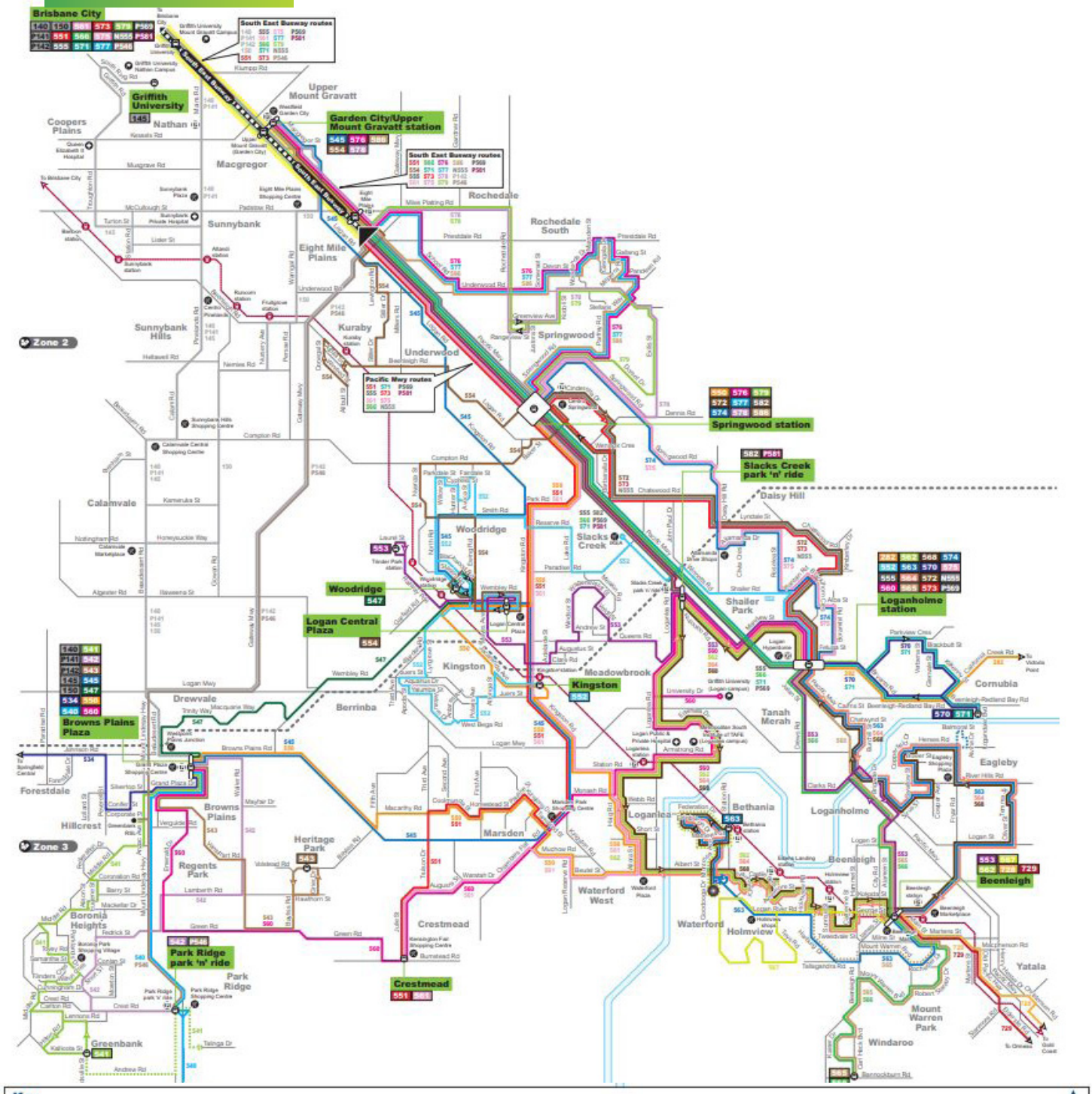
IKEA, SLACKS CREEK

BRISBANE AIRPORT

PUBLIC TRANSPORT

PUBLIC TRANSPORT

BUS ROUTES



Key

Bus routes

- 140 Browns Plains to Brisbane City
- P141 Browns Plains to Brisbane City
- P142 Browns Plains to Brisbane City
- 145 Browns Plains to Griffith University
- 150 Browns Plains to Brisbane City
- 282 Victoria Point to Loganholme station via Mount Cotton
- 534 Browns Plains to Orion Springfield Central
- 540 Beaudesert to Browns Plains
- 541 Browns Plains to Greenbank
- 542 Browns Plains to Park Ridge
- 543 Browns Plains to Heritage Park
- 545 Browns Plains to Garden City
- 547 Browns Plains to Woodridge
- 550 Browns Plains to Springwood
- 551 Crestmead to Brisbane City
- 552 Loganholme station to Kingston
- 553 Beenleigh to Trinder Park
- 554 Logan Central to Garden City
- 555 Loganholme station to Brisbane City
- 560 Browns Plains to Loganholme station
- 561 Crestmead to Brisbane City
- 562 Loganholme station to Beenleigh
- 563 Loganholme station to Bethania
  Via Palm Lake Resort Eagleby Hts (occasional service)
- 564 Loganholme to Beenleigh loop (clockwise)
- 565 Windaroo to Loganholme station
- 566 Windaroo to Brisbane City
- 567 Beenleigh to Holmview
- 568 Loganholme to Beenleigh loop (counter-clockwise)
- 570 Cornubia to Loganholme station
- 571 Cornubia to Brisbane City
- 572 Loganholme station to Springwood
- 573 Loganholme station to Brisbane City
- 574 Loganholme station to Springwood
- 575 Loganholme station to Brisbane City
- 576 Springwood to Garden City
- 577 Springwood to Brisbane City
- 578 Springwood to Garden City
- 579 Springwood to Brisbane City
- 582 Springwood to Slacks Creek park'n'ride
- 586 Springwood station to Upper Mount Gravatt station
- 728 Beenleigh to Ormeau via Yatala, Jacobs Ridge
- 729 Beenleigh to Ormeau via Yatala, Ormeau Hills
- N555 Loganholme station to Fortitude Valley (NightLink)
- P546 Park Ridge to Brisbane City
- P569 Loganholme station to Brisbane City
- P581 Slacks Creek park 'n' ride to Brisbane City

South East Busway - multiple bus routes

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

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

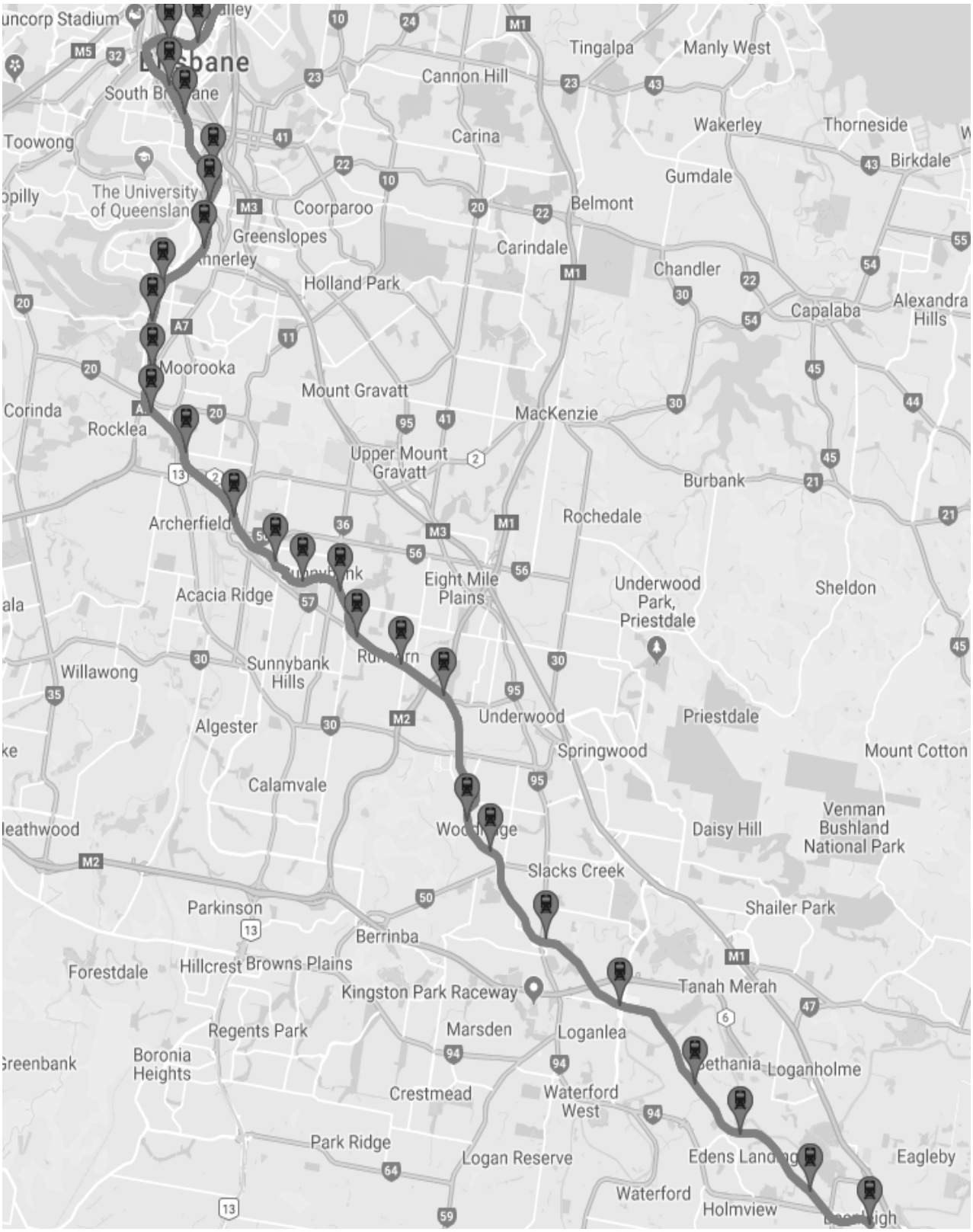
TRANSLINK SOUTHERN REIGON NETWORK MAP

PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP

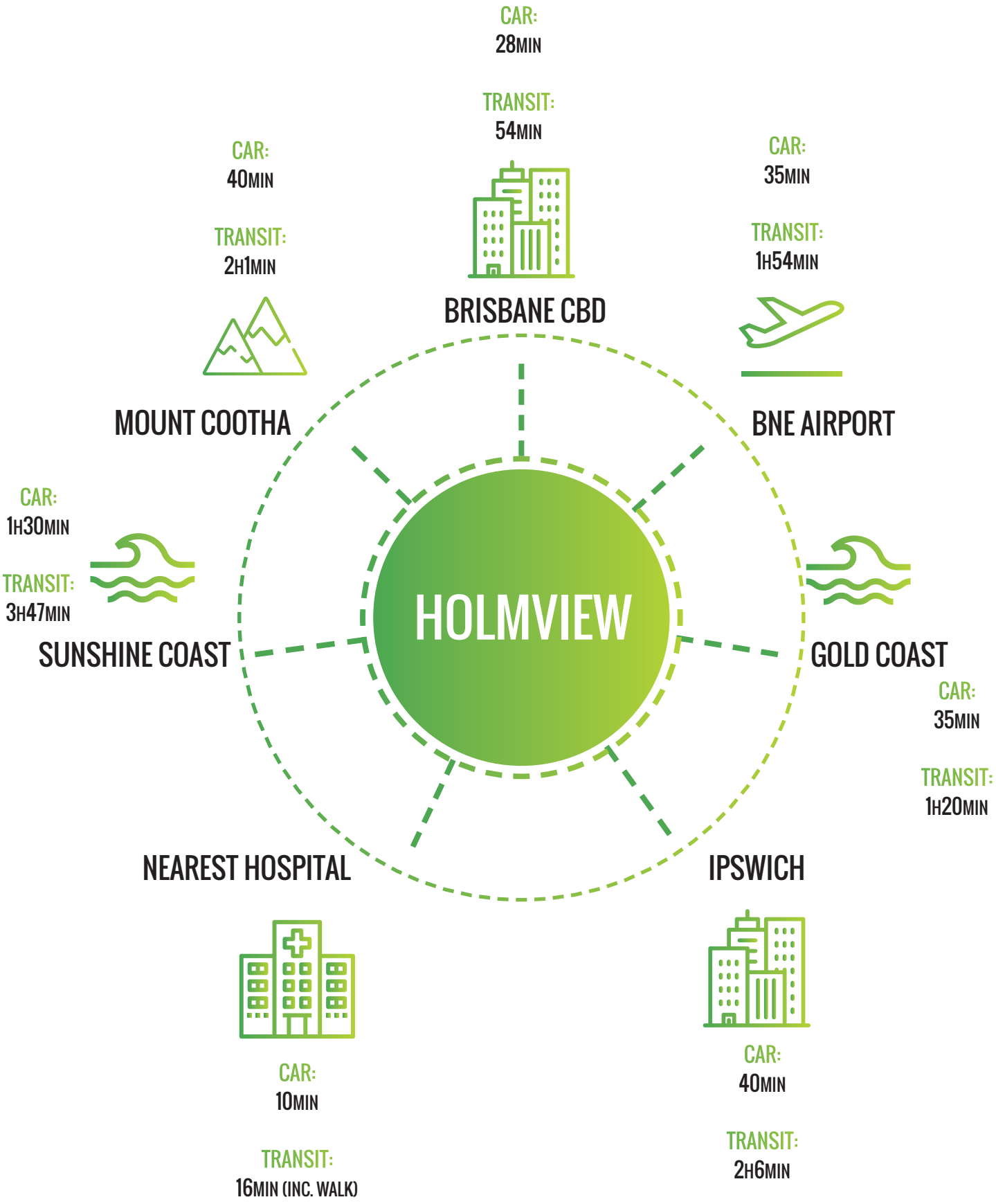
PUBLIC TRANSPORT

TRAIN LINE TO CBD



HOLMVIEW
TO
BRISBANE CBD
APPROX 54 MINS

TRAVEL TIME



* Car times from Holmview
* Transit times from Holmview Train Station

POPULATION ANALYSIS

DEMOGRAPHICS

Estimated Resident Population (ERP)

Logan (C) LGA

- ERP of 326,615 persons as at 30 June 2018
- Average annual growth rate of 1.7% over five years
- Average annual growth rate of 1.9% over ten years

Holmview & surrounding region

- ERP of 14,992 persons as at 30 June 2018
- Average annual growth rate of 2.8% over five years
- Average annual growth rate of 2.7% over ten years
- Within the region, Edens Landing - Holmview SA2 had the largest population with 8,361 persons
- Within the region, Edens Landing - Holmview SA2 had the
- fastest population growth over five years with 3.2%

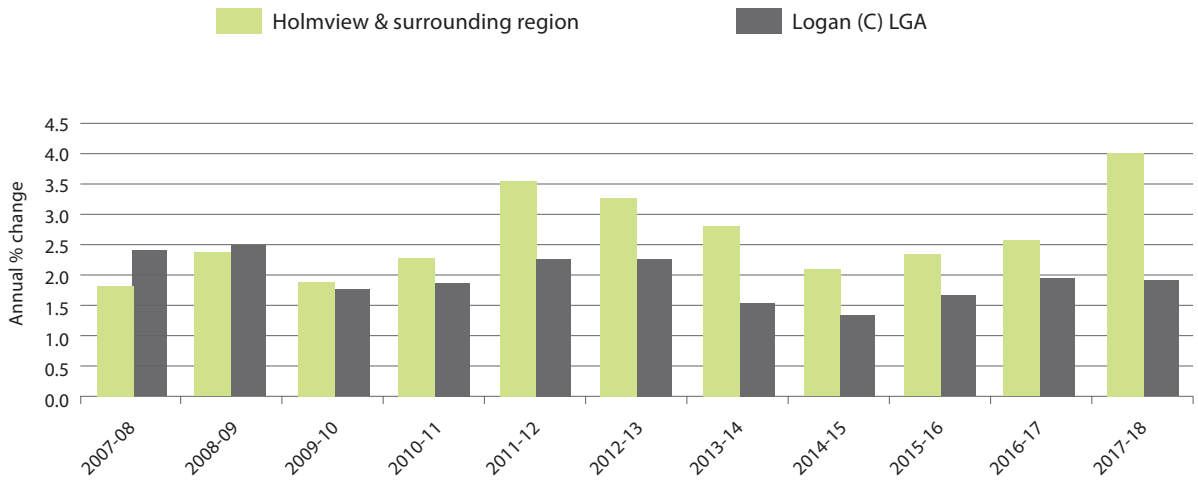
AS AT 30 JUNE 2018, THE ESTIMATED RESIDENT POPULATION THE HOLMVIEW & SURROUNDING REGOIN WAS:

14,992 PERSONS

Estimated resident population, Logan (C) LGA and the Holmview & surrounding region

LGA / SA2	As at 30 June			Average annual growth rate	
	2008	2013	2018r	2008-2018r	2013-2018r
	- Number -			- % -	
Logan (C)	270,628	300,545	326,615	1.9	1.7
Holmview & surrounding region	11,479	13,086	14,992	2.7	2.8

Estimated resident population growth, Holmview & surrounding region 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

Holmview & surrounding region

- Population projected to be 27,574 persons as at 30 June 2041
- Increase of 2.7% per year over 25 years
- Within the region, Wolffdene - Bahrs Scrub SA2 is projected to have the largest population as at 30 June 2041 with 15,743 persons
- Within the region, Wolffdene - Bahrs Scrub SA2 is projected to have the fastest growth in population from 30 June 2016 to 2041 with an average annual rate of 3.7% per year

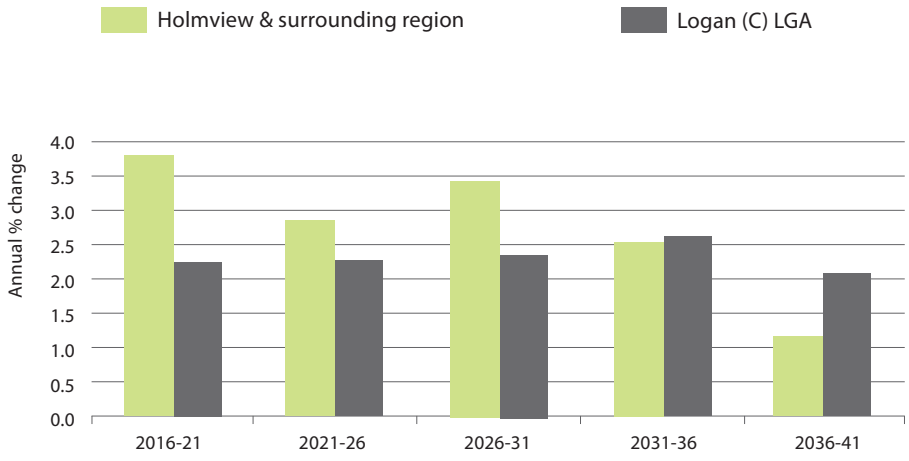
FROM 2016 TO 2041, THE POPULATION FOR THE HOLMVIEW & SURROUNDING REGION IS PROJECTED TO INCREASE TO 27,574 PERSONS

Projected population, Logan (C) LGA and Holmview & surrounding region

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
Holmview & surrounding region	14,026	16,888	19,436	23,000	26,058	27,574	2.7

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

Projected population change, Holmview & surrounding region 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

Holmview & surrounding region

- 3,693 families
- 47.1% of total families were couple families with children
- Within the region, Edens Landing - Holmview SA2 had the largest number of couple families with children with 904
- Within the region, Edens Landing - Holmview SA2 had the largest percentage of one-parent families with 22.7%

THE PERCENTAGE OF TOTAL FAMILIES IN HOLMVIEW & SURROUNDING REGION WHICH WERE COUPLE FAMILIES WITH CHILDREN

47.1%

Family composition[(a)], Logan (C) LGA and Holmview & surrounding region, 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
Holmview & surrounding region	1,198	32.4	1,739	47.1	706	19.1	3,693

(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

Holmview & surrounding region

- 3,983 occupied private dwellings (or 90.6%) were separate houses

THE PERCENTAGE OF TOTAL OCCUPIED PRIVATE DWELLINGS IN THE HOLMVIEW & SURROUNDING REGION WHICH WERE SEPARATE HOUSES WAS:

90.6%

Occupied private dwellings by dwelling structure, Logan (C) LGA and Holmview & surrounding region, 2016

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Logan (C)	83,533	10,127	2,664	456	143	97,224
Holmview & surrounding region	3,983	406	0	0	0	4,396

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

Holmview & surrounding region

- 914 occupied private dwellings (or 20.8%) were fully owned

THE PERCENTAGE OF TOTAL OCCUPIED PRIVATE DWELLINGS THE HOLMVIEW & SURROUNDING REGION WHICH WERE FULLY OWNED WAS:

20.8%

Occupied private dwellings by tenure type, Logan (C) LGA and Loganlea & surrounding region, 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
Holmview & surrounding region	914	20.8	1,892	43.0	1,466	33.3	34	0.8	4,396

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Logan (C) LGA

- 3,122 approved new houses in the 12 months ending 31 March 2019
- $885.5 million of building value in residential building approvals

Holmview & surrounding region

- 364 approved new houses in the 12 months ending 31 March 2019
- $92.6 million of building value in residential building approvals
- Within the region, Wolffdene - Bahrs Scrub SA2 had the largest value of residential building approvals with $69.5 million
- Within the region, Wolffdene - Bahrs Scrub SA2 had the largest value of non-residential building approvals with $2.0 million

THE NUMBER OF NEW HOUSES APPROVED IN THE HOLMVIEW & SURROUNDING REGION IN THE 12 MONTHS ENDING 31 MARCH 2019 WAS

364 APPROVALS

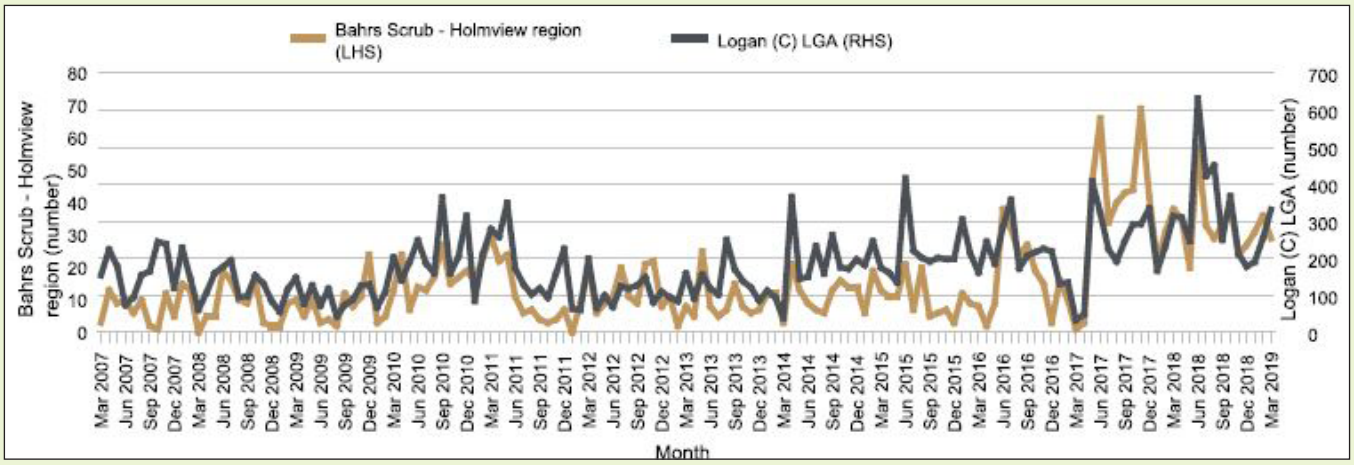
Residential and non-residential building approvals, Logan (C) LGA and Holmview & surrounding region, 12 months ending 31 March 2019

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
Logan (C)	3,122	716	9	3,847	885,484	74.4	305,120	25.6	1,190,605
Holmview & surrounding region	364	28	1	393	92,562	97.9	2,000	2.1	94,562

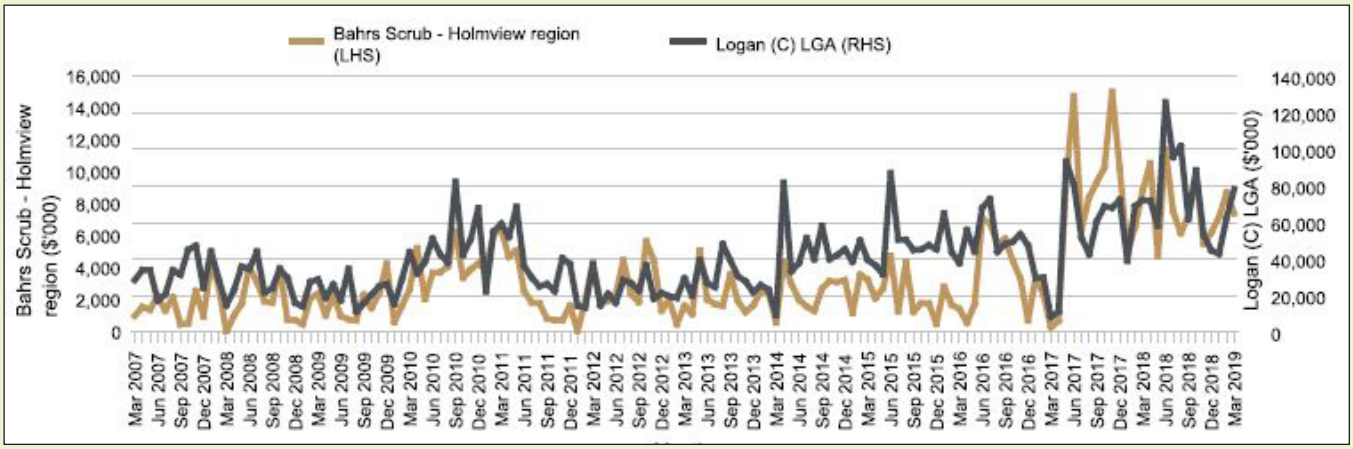
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

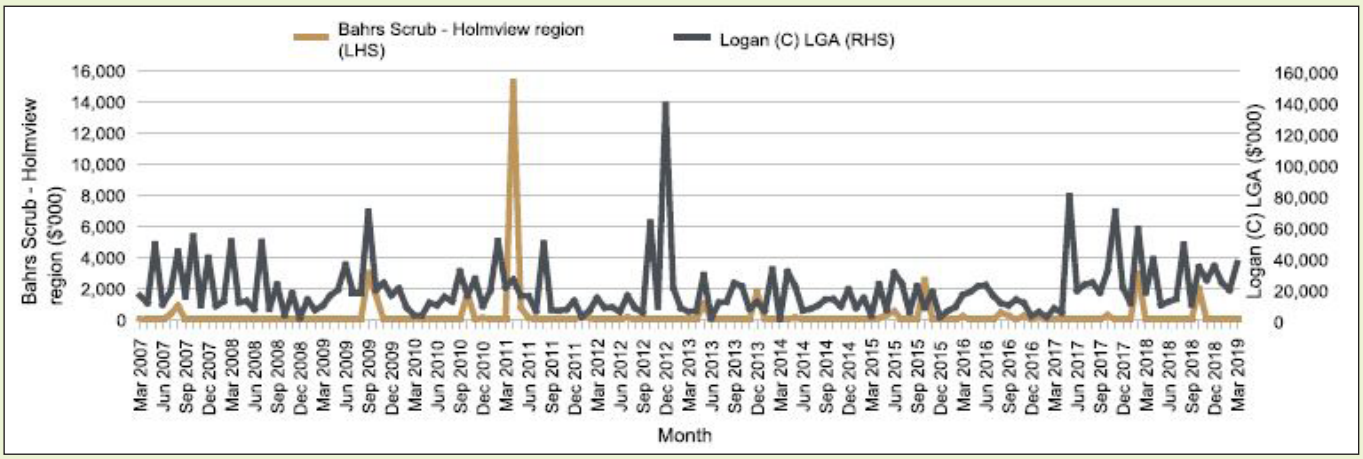
Number of residential building approvals, Holmview & surrounding region and Logan (C) LGA



Value of residential building approvals, Holmview & surrounding region and Logan (C) LGA

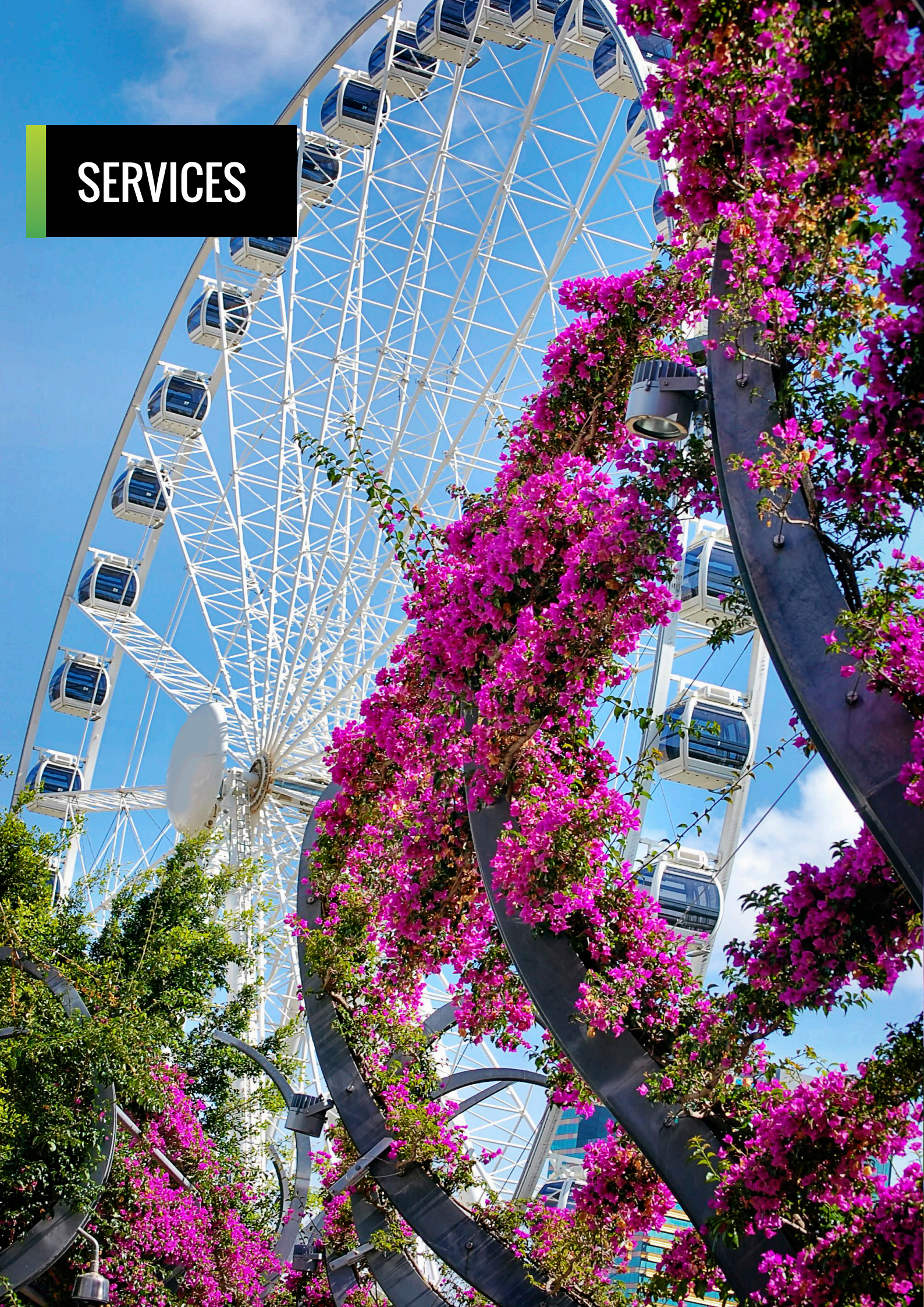


Value of non-residential building approvals, Holmview & surrounding region and Logan (C) LGA



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

SERVICES



EDUCATION

Early Childhood Education & Care Services

Logan (C) LGA

- 213 early childhood education and care services as at 28 February 2019
- 124 long day care services

Holmview & surrounding region

- 3 early childhood education and care services as at 28 February 2019
- 2 long day care services
- Within the region, Edens Landing - Holmview SA2 had the largest number of services with 3

THE NUMBER OF EARLY CHILDHOOD EDUCATION AND CARE SERVICES IN LOGAN (C) LGA AS AT 28 FEBRUARY 2019 WAS:

213 SERVICES

Early childhood education and care services, Logan (C) LGA and Holmview & surrounding region, 28 February 2019

LGA / SA2	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Logan (C)	14	24	124	45	1	213
Holmview & surrounding region	0	0	2	1	0	3

EDUCATION

Schools

Logan (C) LGA

- 77 schools as at June 2018

Holmview & surrounding region

- 2 schools as at June 2018

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

77 SCHOOLS

Universities

Logan (C) LGA

- Griffith University - Logan Campus

Holmview & surrounding region

- 0

HEALTH

EMERGENCY SERVICES

Police Stations

Logan (C) LGA

- 7 police stations as at June 2018

Holmview & surrounding region

- 0 police stations as at June 2018

Ambulance Stations

Logan (C) LGA

- 6 ambulance stations as at June 2018

Holmview & surrounding region

- 0 ambulance stations as at June 2018

Fire Stations

Logan (C) LGA

- 5 fire stations as at June 2018

Holmview & surrounding region

- 0 fire stations as at June 2018

HOSPITALS

Logan (C) LGA

- 3 hospitals as at June 2018

Holmview & surrounding region

- 0 hospital 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

Holmview & surrounding region

- 13.9% of employed persons worked in Construction industry
- 11.4% of employed persons worked in Health care and social assistance industry
- Highest specialisation ratio of 1.23 in Arts and recreation services industry

TOP 5 INDUSTRIES OF EMPLOYMENT WERE:

CONSTRUCTION
PRE/SCHOOL
OTHER RETAIL
FOOD & BEV
HOSPITALS

Employment by industry, Holmview & surrounding region and Logan (C) LGA, 2016

Industry	Holmview & surrounding region		Logan (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	33	0.5	1,134	0.9	0.59
Mining	49	0.8	889	0.7	1.12
Manufacturing	610	9.4	12,839	9.7	0.97
Electricity, gas, water and waste services	74	1.1	1,270	1.0	1.18
Construction	900	13.9	15,780	12.0	1.16
Wholesale Trade	221	3.4	5,225	4.0	0.86
Retail trade	693	10.7	13,863	10.5	1.02
Accommodation and Food Services	350	5.4	7,015	5.3	1.01
Transport, postal and warehousing	382	5.9	9,757	7.4	0.80
Information media and technologies	64	1.0	1,355	1.0	0.96
Financial and insurance services	167	2.6	2,917	2.2	1.16
Rental, hiring and real estate services	114	1.8	2,322	1.8	1.00
Professional, scientific and technical services	281	4.3	5,824	4.4	0.98
Administration and support services	245	3.8	4,843	3.7	1.03
Public administration and safety	380	5.9	6,859	5.2	1.13
Education and training	497	7.7	9,900	7.5	1.02
Health care and social assistance	741	11.4	15,175	11.5	0.99
Arts and recreation services	94	1.4	1,554	1.2	1.23
Other services	295	4.5	5,876	4.5	1.02
Total	6,493	100.0	131,955	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

Holmview & surrounding region

- Median mortgage repayment of $1,777 per month
- Average household size of 2.9 persons per dwelling

THE MEDIAN TOTAL PERSONAL INCOME FOR THE HOLMVIEW & SURROUNDING REGION WAS:

$721 PER WEEK

Selected medians and averages, Holmview & surrounding region and Logan (C) 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
Logan (C)	1,733	1,546	1,416	635	2.9	0.8
Hplmview & surrounding region	1,777	1,740	1,646	721	2.9	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.

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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.