

A NEW POINT OF VIEW

JIMBOOMBA / YARRABILBA

PEAK
Property Research



EXECUTIVE SUMMARY

Jimboomba is currently home to the new regional city of Flagstone which will be a dynamic commercial hub for residents and businesses in the Greater Flagstone region and a main source of employment for locals. The 100 hectare development will feature all the services and amenities of a major regional centre with approximately 370,000m² of commercial and retail floor space. It will incorporate a major shopping complex comparable in size to the Logan Hyperdome or Westfield Garden City.

Jimboomba offers a range of schools to choose from, including Flagstone State School, Flagstone State Community College and the private Hills College. A number of childcare facilities are also located close by, and more public and private schools are expected in the future. The future Flagstone station will be an important transit plaza and interchange between rail and bus services linking to local neighbourhoods.

The Jimboomba Statistical Area Level 2 (SA2) has a total land area of 249.7km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Jimboomba SA2 was 28,673, with the population projected to be 93,461 persons at 30 June 2041.

This is an expected population increase of 225.9%.

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

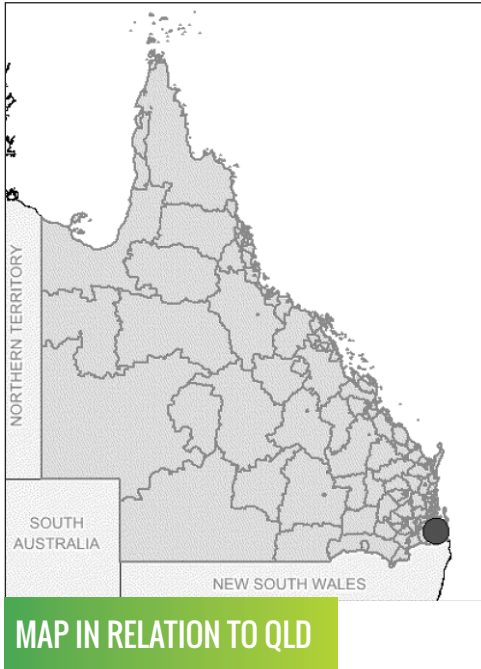
225.9%

EMPLOYMENT

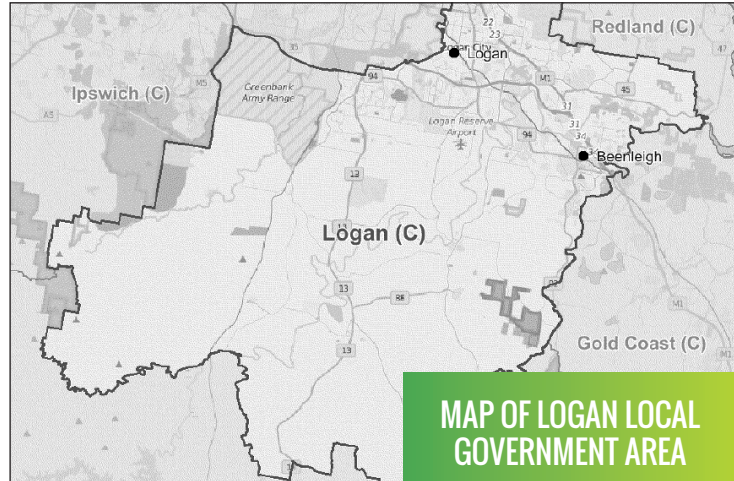
The top five industry subdivisions of employment for Jimboomba (SA2) as at the 2016 Census of Population and Housing Data were:

1. Construction Services (8.7%)
2. Preschool and School Education (6.3%)
3. Food and Beverage Services (4.2%)
4. Food Retailing (4.0%)
5. Road Transport (4.0%)

LOCATION



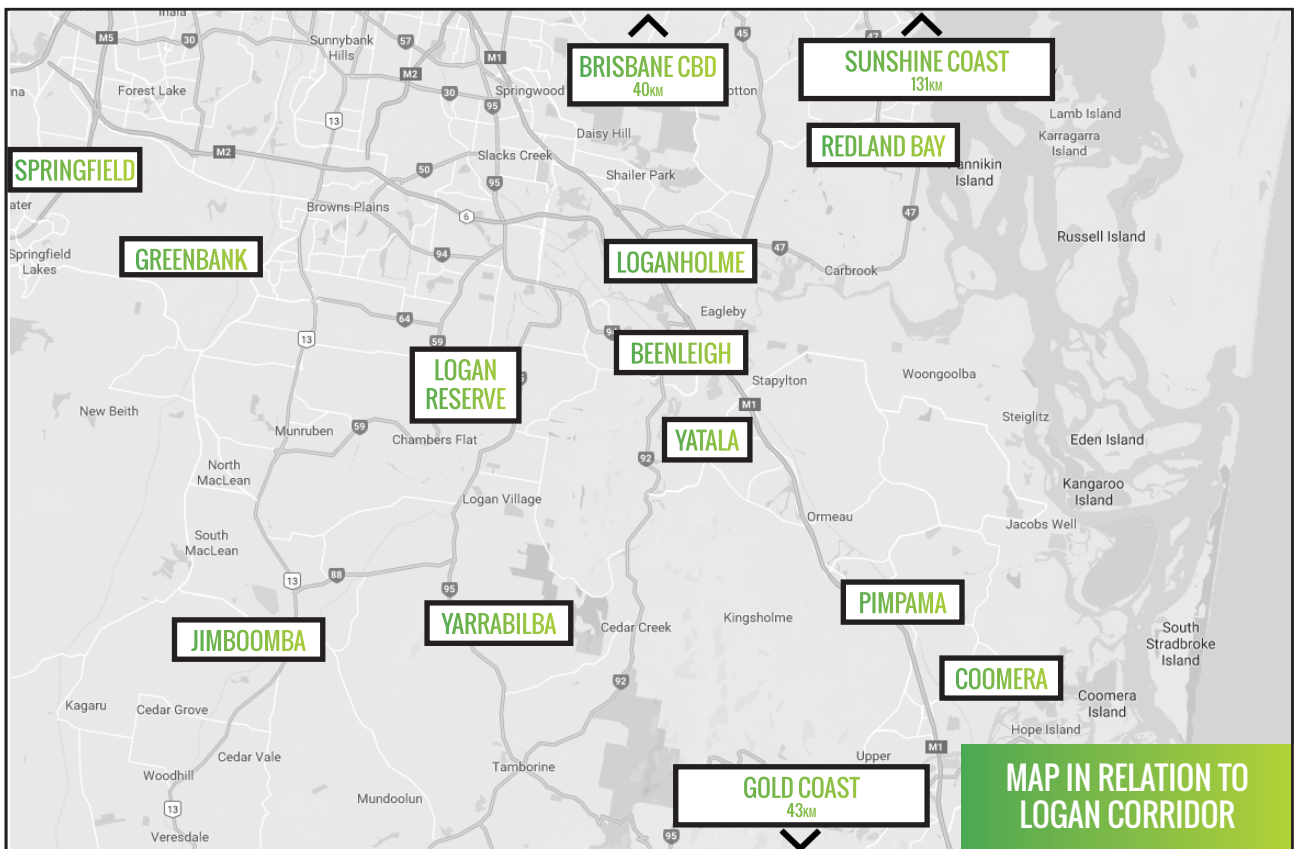
MAP IN RELATION TO QLD



MAP OF LOGAN LOCAL GOVERNMENT AREA



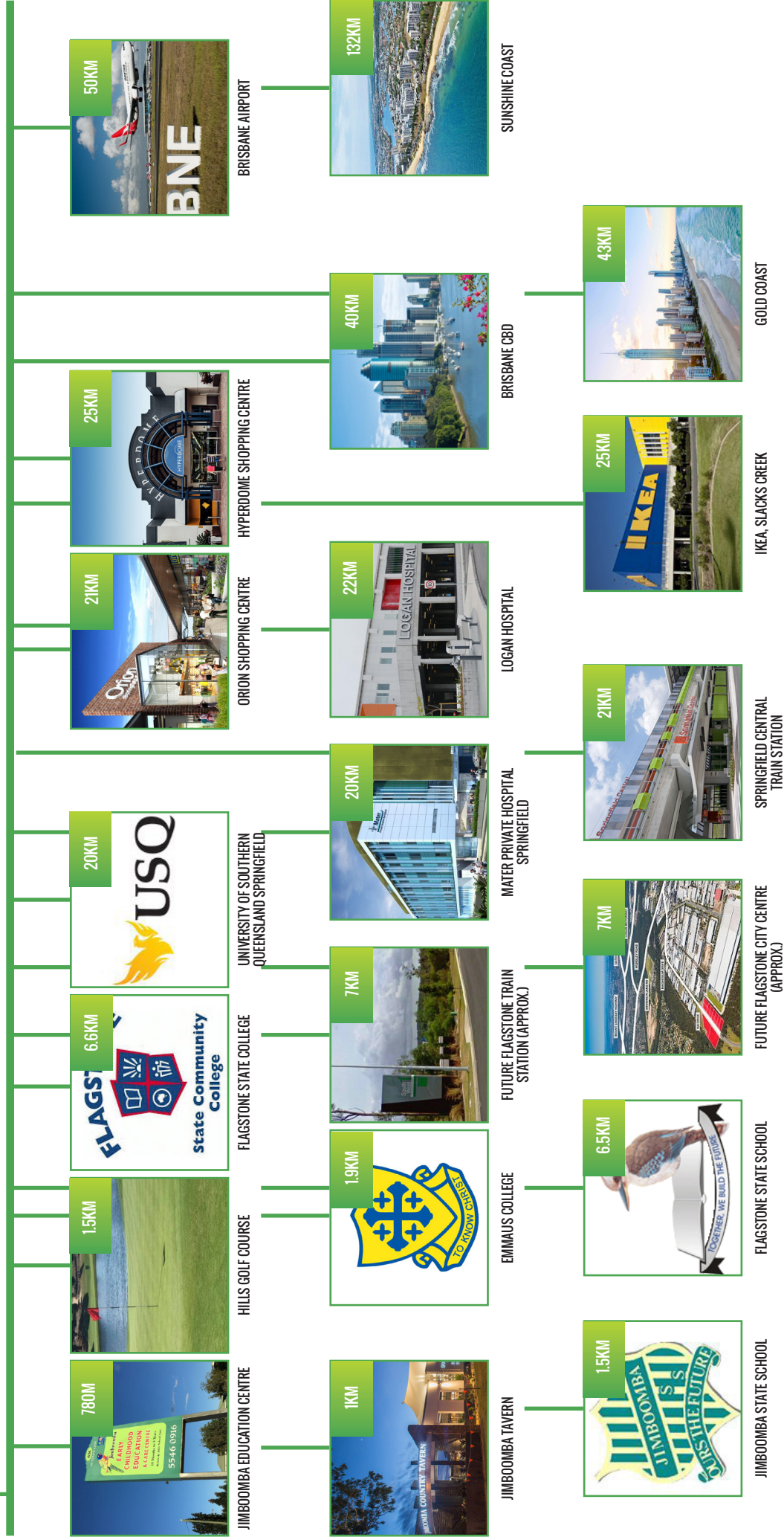
JIMBOOMBA



MAP IN RELATION TO LOGAN CORRIDOR

LOCATION - DISTANCE TO KEY AREAS

JIMBOOMBA



PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES

Key

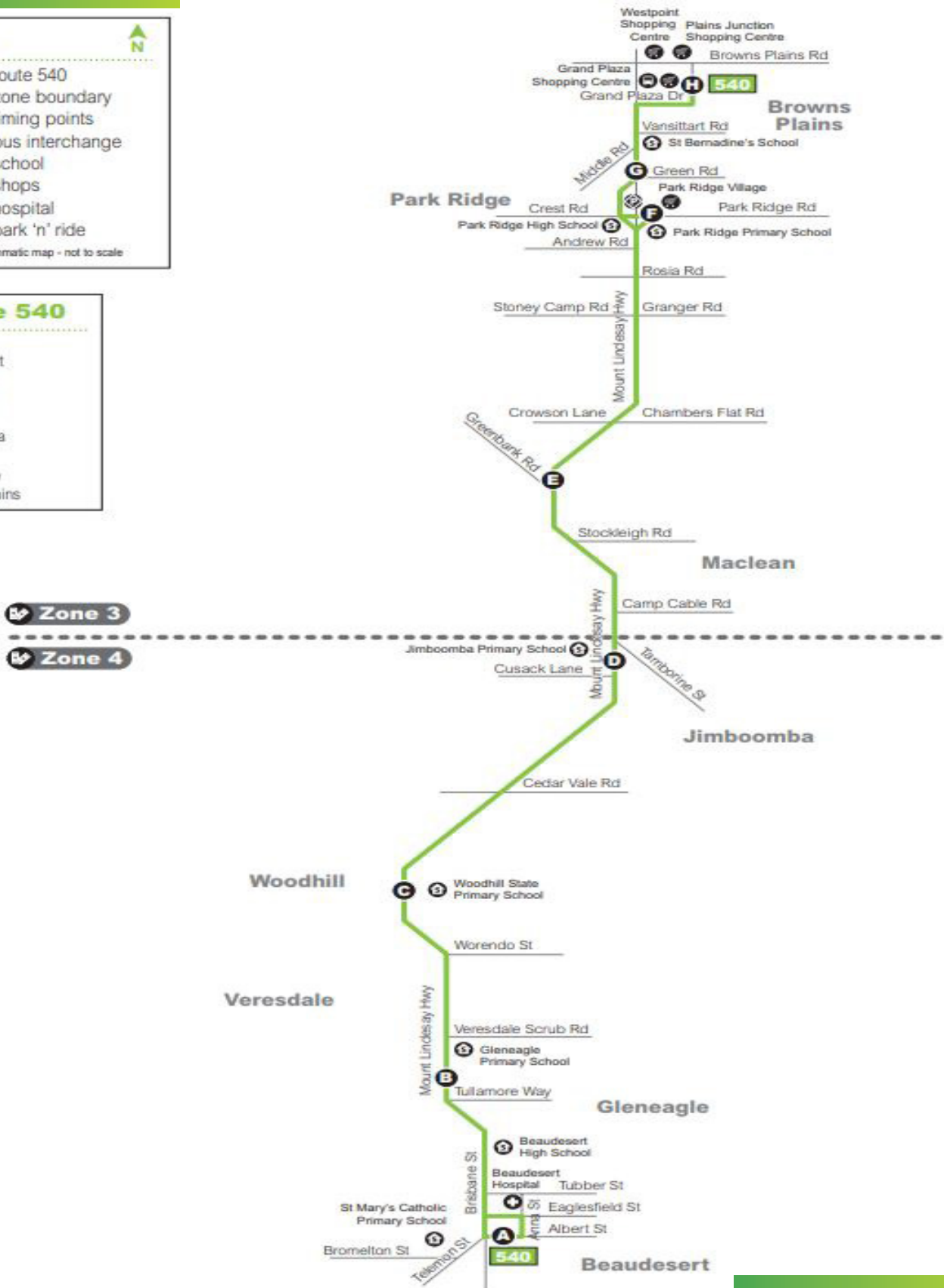
- route 540
- zone boundary
- timing points
- bus interchange
- school
- shops
- hospital
- park 'n' ride

Diagrammatic map - not to scale

Route 540

Servicing

- Beaudesert
- Gleneagle
- Veresdale
- Woodhill
- Jimboomba
- Maclean
- Park Ridge
- Browns Plains



TRANSLINK
ROUTE 540
NETWORK MAP

PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP

Key

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

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

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

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

Most stations have free park 'n' ride facilities.

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

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

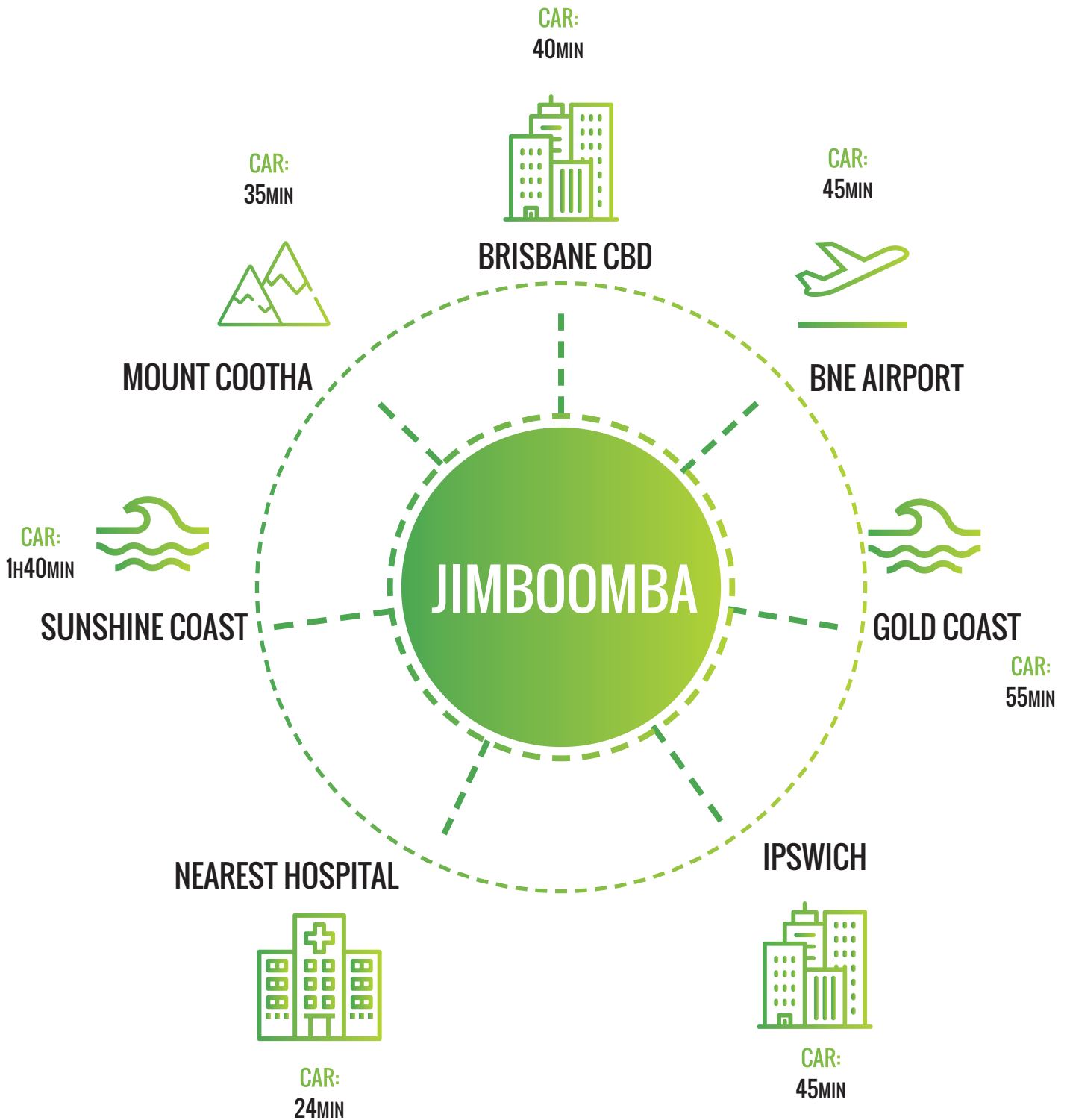
^f Services to and from Gympie North do not stop at Eagle Junction.

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

Schematic map – not to scale.



TRAVEL TIME



* Car times from Jimboomba
* Transit times from Jimboomba

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

POPULATION ANALYSIS

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

Jimboomba SA2

- ERP of 28,673 persons as at 30 June 2017
- Average annual growth rate of 6.0% over five years
- Average annual growth rate of 5.0% over ten years

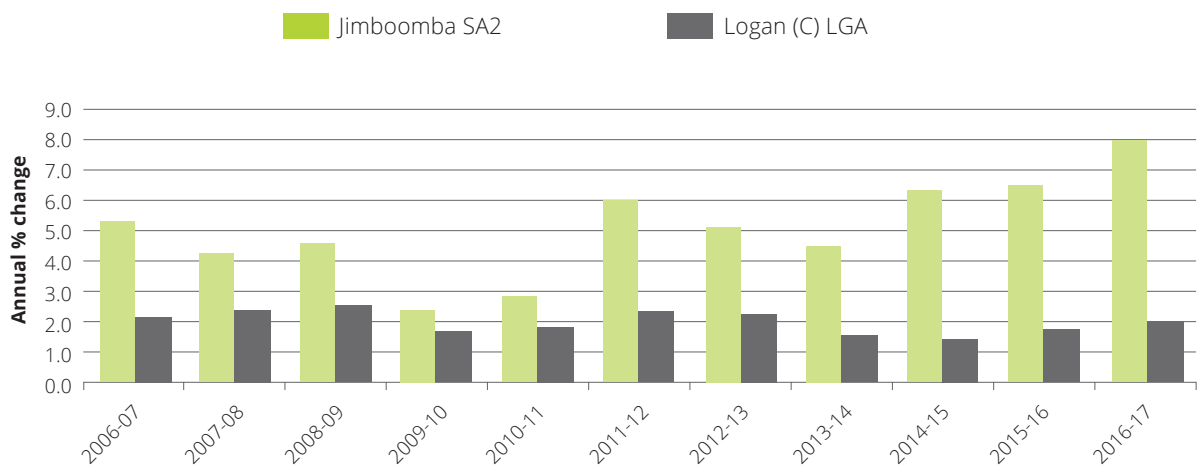
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR
JIMBOOMBA SA2 WAS:

**28,673
PERSONS**

Estimated resident population, Jimboomba SA2 and Logan (C) LGA

LGA / SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Jimboomba SA2	17,616	21,428	28,673	5.0	6.0
Logan (C)	264,410	293,974	320,583	1.9	1.7

Estimated resident population growth, Jimboomba 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

Jimboomba SA2

- Population projected to be 93,461 persons as at 30 June 2041
- Increase of 5.2% per year over 25 years

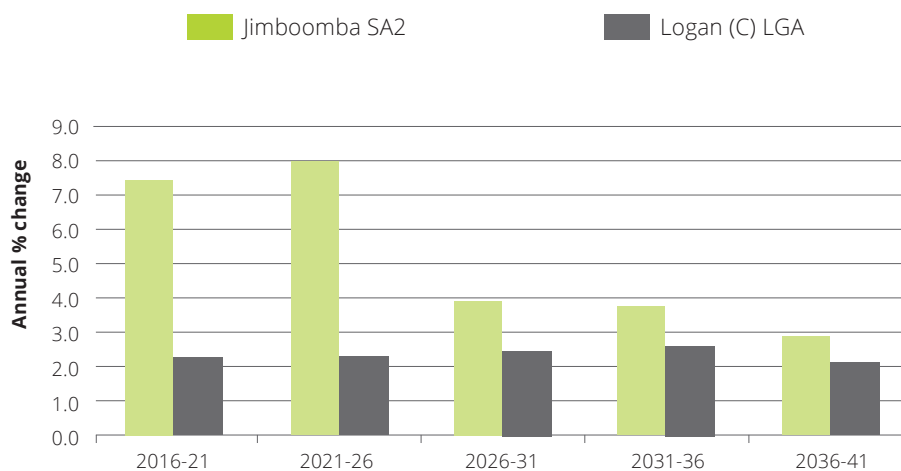
FROM 2016 TO 2041,
THE POPULATION FOR
JIMBOOMBA SA2 IS
PROJECTED TO INCREASE
FROM 26,536 PERSONS:
**TO 93,461
PERSONS**

Projected population, Jimboomba SA2 and Logan (C) LGA

LGA / SA2	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Jimboomba SA2	26,536	37,923	55,721	67,593	81,071	93,461	5.2
Logan (C)	313,785	350,599	392,602	441,057	500,881	554,327	2.3

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

Projected population change, Jimboomba 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

Jimboomba SA2

- 6,929 families
- 52.5% of total families were couple families with children

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

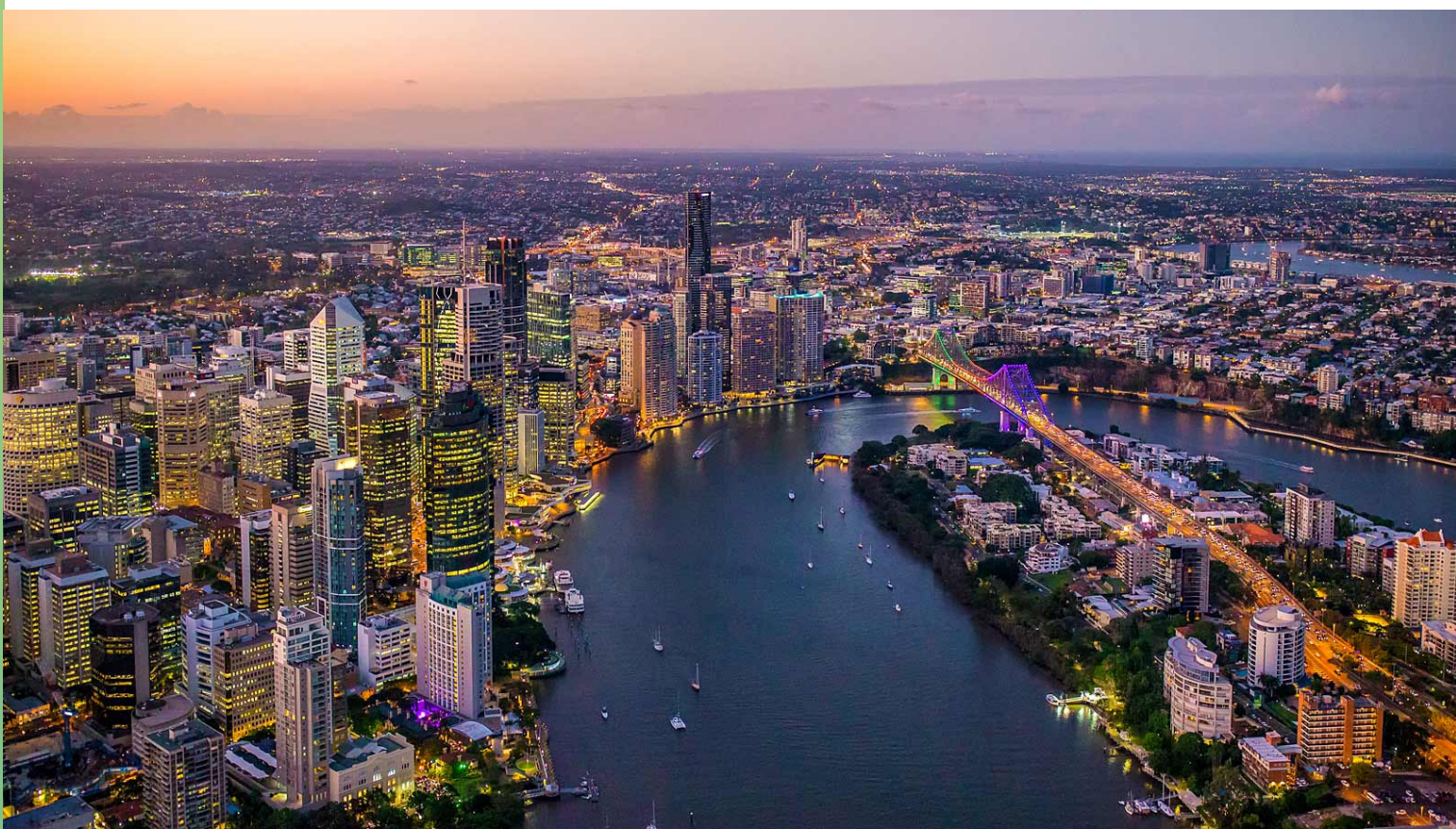
52.5%

Family composition^(a), Jimboomba SA2 and Logan (C) LGA, 2016

LGA / SA2	Couple family with no children		Couple family with children		One-parent family		Total ^(b) Number
	Number	%	Number	%	Number	%	
Jimboomba SA2	2,279	32.9	3,635	52.5	970	14.0	6,929
Logan (C)	25,724	32.4	36,617	46.1	15,861	20.0	79,441

(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

Jimboomba SA2

- 7,453 occupied private dwellings (or 97.7%) were separate houses

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

97.7%

Occupied private dwellings by dwelling structure, Jimboomba SA2 and Logan (C) LGA, 2016

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Jimboomba SA2	7,453	136	0	3	6	7,629
Logan (C)	83,533	10,127	2,664	456	143	97,224

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

Jimboomba SA2

- 1,371 occupied private dwellings (or 18.0%) were fully owned

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

18.0%

Occupied private dwellings by tenure type, Jimboomba SA2 and Logan (C) LGA, 2016

LGA / SA2	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Jimboomba SA2	1,371	18.0	4,516	59.2	1,532	20.1	38	0.5	7,629
Logan (C)	22,404	23.0	39,220	40.3	32,434	33.4	663	0.7	97,224

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Logan (C) LGA

- 3,283 approved new houses in the 12 months ending 31 October 2018
- \$923.0 million of building value in residential building approvals

Jimboomba SA2

- 551 approved new houses in the 12 months ending 31 October 2018
- \$142.1 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN JIMBOOMBA SA2 IN THE 12 MONTHS ENDING 31 OCTOBER 2018

551 APPROVALS

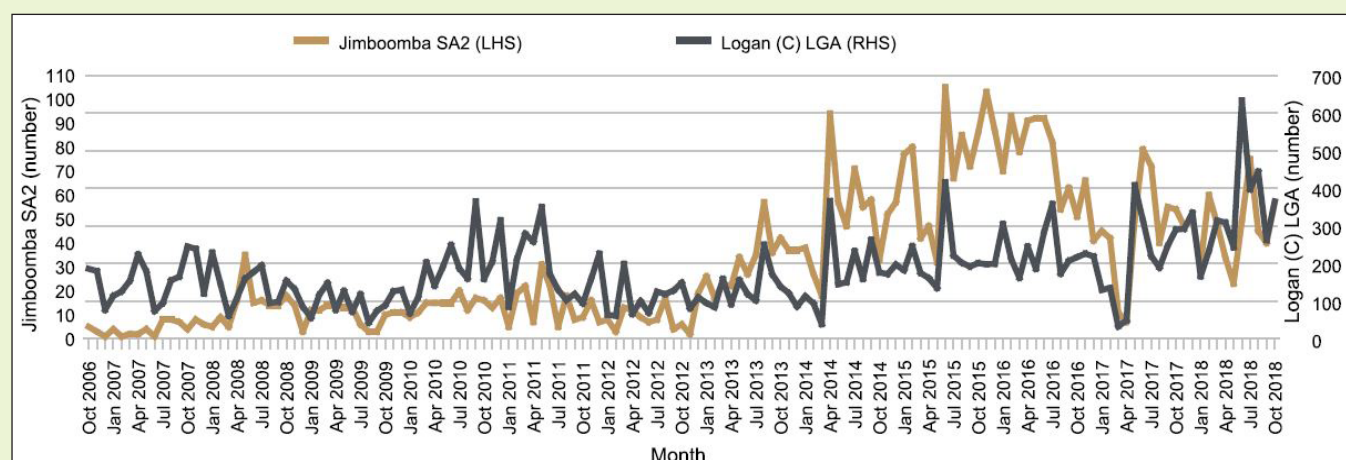
Residential and non-residential building approvals, Jimboomba SA2 and Logan (C) LGA, 12 months ending 31 October 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential	Non-residential	Total		
	- Number -				\$'000	%	\$'000	%	\$'000
Jimboomba SA2	551	7	1	559	142,115	81.8	31,661	18.2	173,777
Logan (C)	3,283	703	7	3,993	923,029	73.1	340,222	26.9	1,263,251

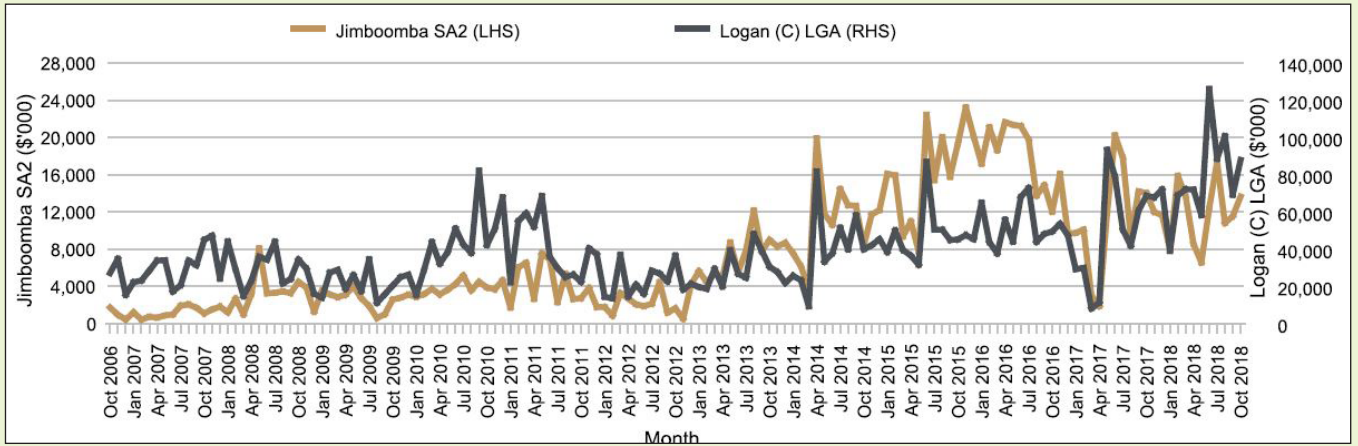
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

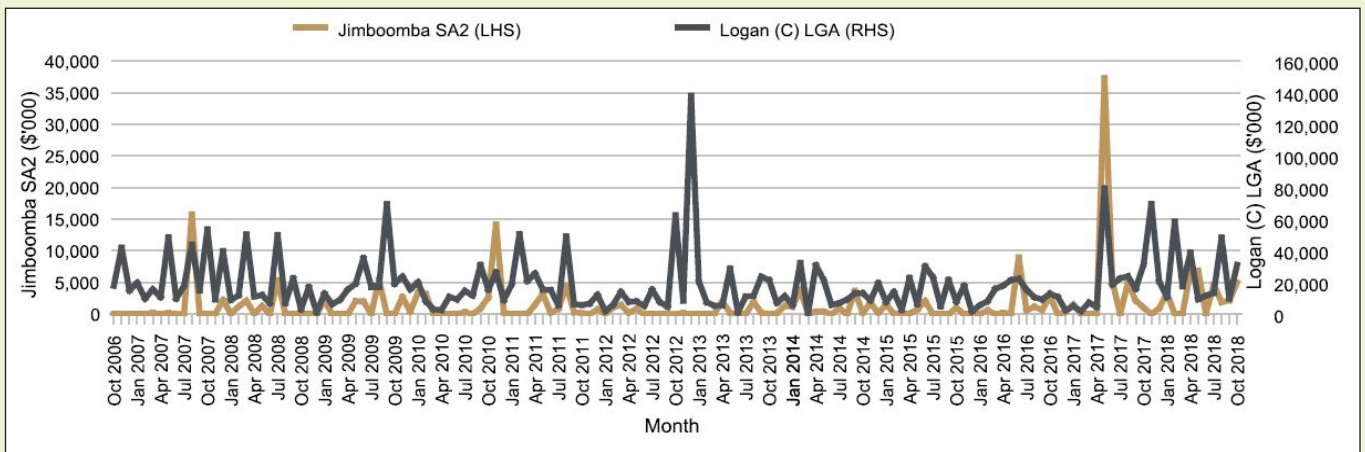
Number of residential building approvals, Jimboomba SA2 and Logan (C) LGA



Value of residential building approvals, Jimboomba SA2 and Logan (C) LGA



Value of non-residential building approvals, Jimboomba 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

Jimboomba SA2

- 22 early childhood education and care services as at 31 August 2018
- 9 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, Jimboomba SA2 and Logan (C) LGA, 31 August 2018

LGA / SA2	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Jimboomba-SA2	1	5	9	7	0	22
Logan (C)	15	24	122	45	1	211



EDUCATION

Schools

Logan (C) LGA

- 77 schools as at June 2018

Jimboomba SA2

- 7 schools as at June 2018

Universities

Logan (C) LGA

- Griffith University - Logan Campus

Jimboomba SA2

- 0 Universities

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

Jimboomba SA2

- 1 police stations as at June 2018

Ambulance Stations

Logan (C) LGA

- 6 ambulance stations as at June 2018

Jimboomba SA2

- 1 ambulance stations as at June 2018

Fire Stations

Logan (C) LGA

- 5 fire stations as at June 2018

Jimboomba SA2

- 1 fire stations as at June 2018

HOSPITALS

Logan (C) LGA

- 3 hospitals as at June 2018

Jimboomba 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

Jimboomba SA2

- 14.5% of employed persons worked in Construction industry
- 9.9% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.65 in Mining industry

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

Employment by industry, Jimboomba SA2 and Logan (C) LGA, 2016

Industry	Jimboomba SA2		Logan (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	169	1.4	1,134	0.9	1.59
Mining	137	1.1	889	0.7	1.65
Manufacturing	1,170	9.5	12,839	9.7	0.97
Electricity, gas, water and waste services	164	1.3	1,270	1.0	1.38
Construction	1,795	14.5	15,780	12.0	1.22
Wholesale Trade	480	3.9	5,225	4.0	0.98
Retail trade	1,227	9.9	13,863	10.5	0.95
Accommodation and Food Services	570	4.6	7,015	5.3	0.87
Transport, postal and warehousing	869	7.0	9,757	7.4	0.95
Information media and technologies	133	1.1	1,355	1.0	1.05
Financial and insurance services	241	2.0	2,917	2.2	0.88
Rental, hiring and real estate services	213	1.7	2,322	1.8	0.98
Professional, scientific and technical services	513	4.2	5,824	4.4	0.94
Administration and support services	387	3.1	4,843	3.7	0.85
Public administration and safety	649	5.3	6,859	5.2	1.01
Education and training	980	7.9	9,900	7.5	1.06
Health care and social assistance	1,209	9.8	15,175	11.5	0.85
Arts and recreation services	130	1.1	1,554	1.2	0.89
Other services	614	5.0	5,876	4.5	1.12
Total	12,347	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

Jimboomba SA2

- Median mortgage repayment of \$1,950 per month
- Average household size of 3.2 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
JIMBOOMBA SA2 WAS:

**\$730 PER
WEEK**

Selected medians and averages, Jimboomba 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
Jimboomba SA2	1,950	1,816	1,784	730	3.2	0.8
Logan (C)	1,733	1,546	1,416	635	2.9	0.8



DISCLAIMER

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