

A NEW POINT OF VIEW

LOGANLEA / BETHANIA /
WATERFORD / WATERFORD WEST

PEAK
Property Research



EXECUTIVE SUMMARY

The Loganlea and surrounding region is located in the southern corridor of south east Queensland and has a total land area of 29.9km². Loganlea, Bethania, Waterford and Waterford West 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 Loganlea and surrounding region consists of four suburbs:

- Loganlea
- Bethania
- Waterford
- Waterford West

The Loganlea and surrounding region has a total land area of 29.9km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for the Loganlea and surrounding region was 30,387, with the population projected to be 39,526 persons at 30 June 2041.

This is an expected population increase of 30.09%.

EXPECTED POPULATION
INCREASE FOR
THE LOGANLEA &
SURROUNDING REGION
FROM 2017 TO 2041 IS:

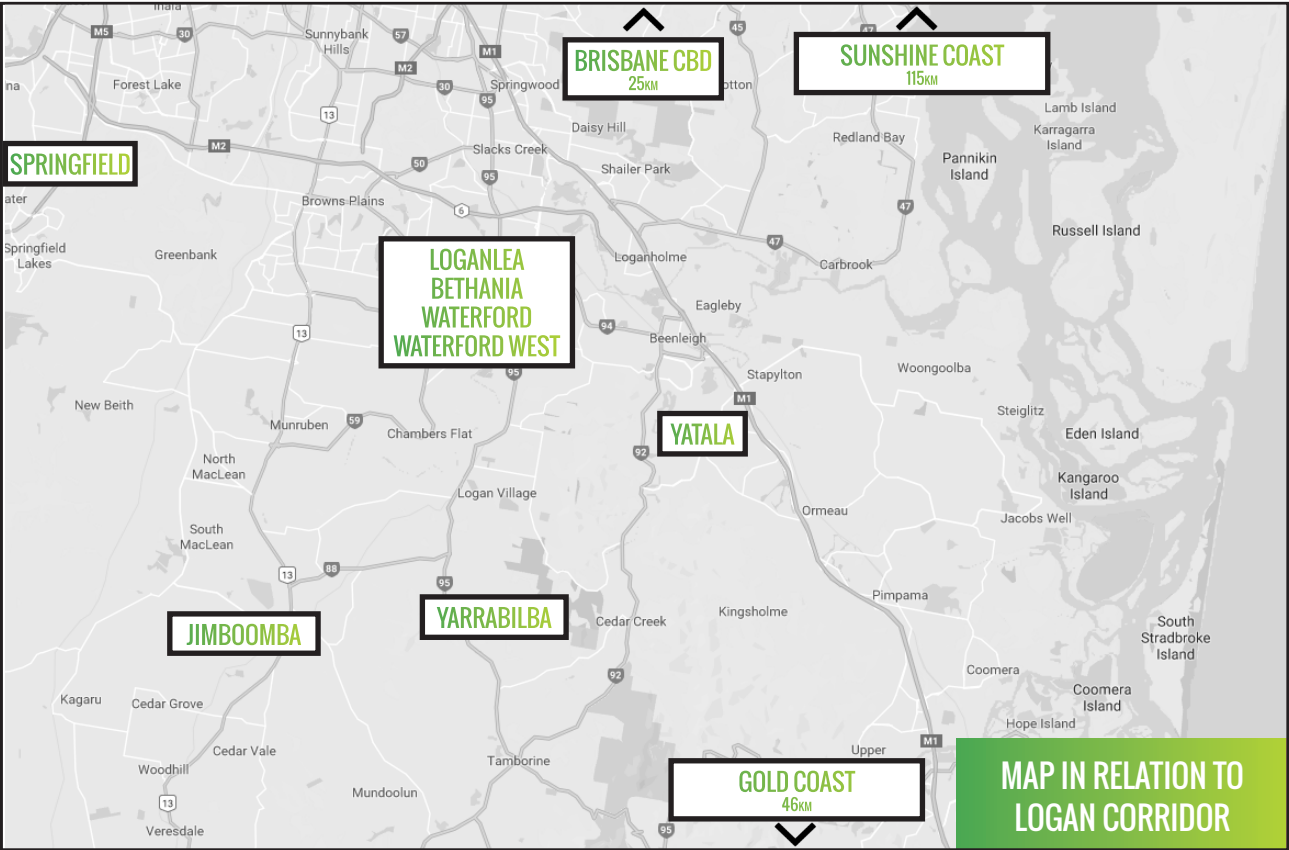
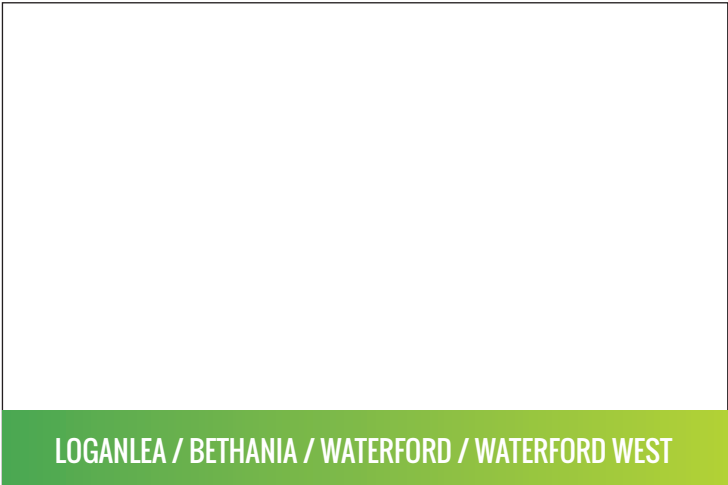
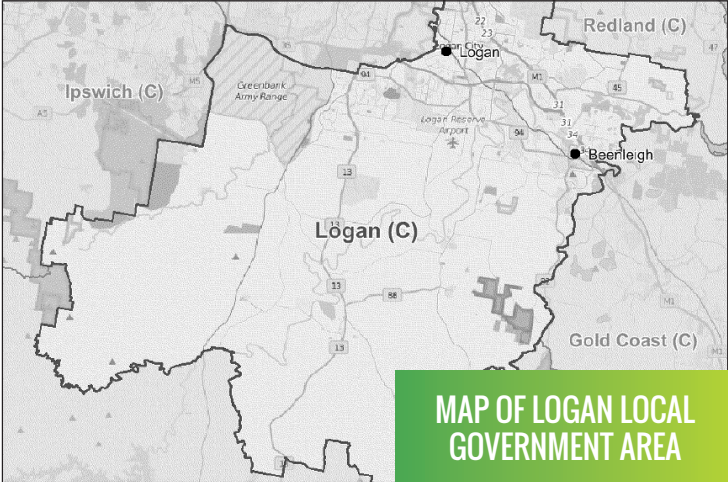
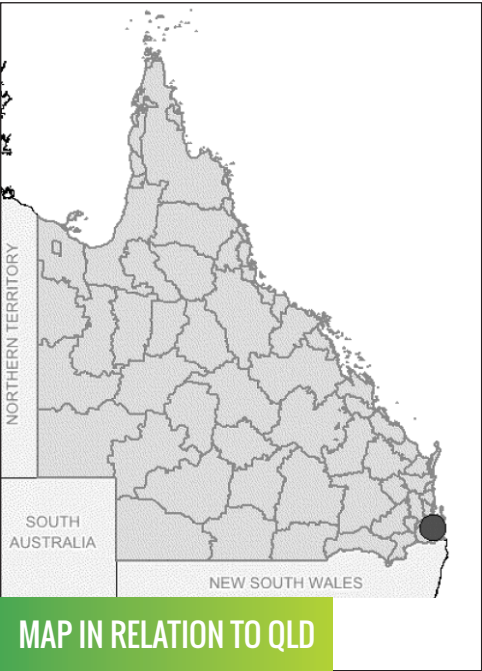
30.09%

EMPLOYMENT

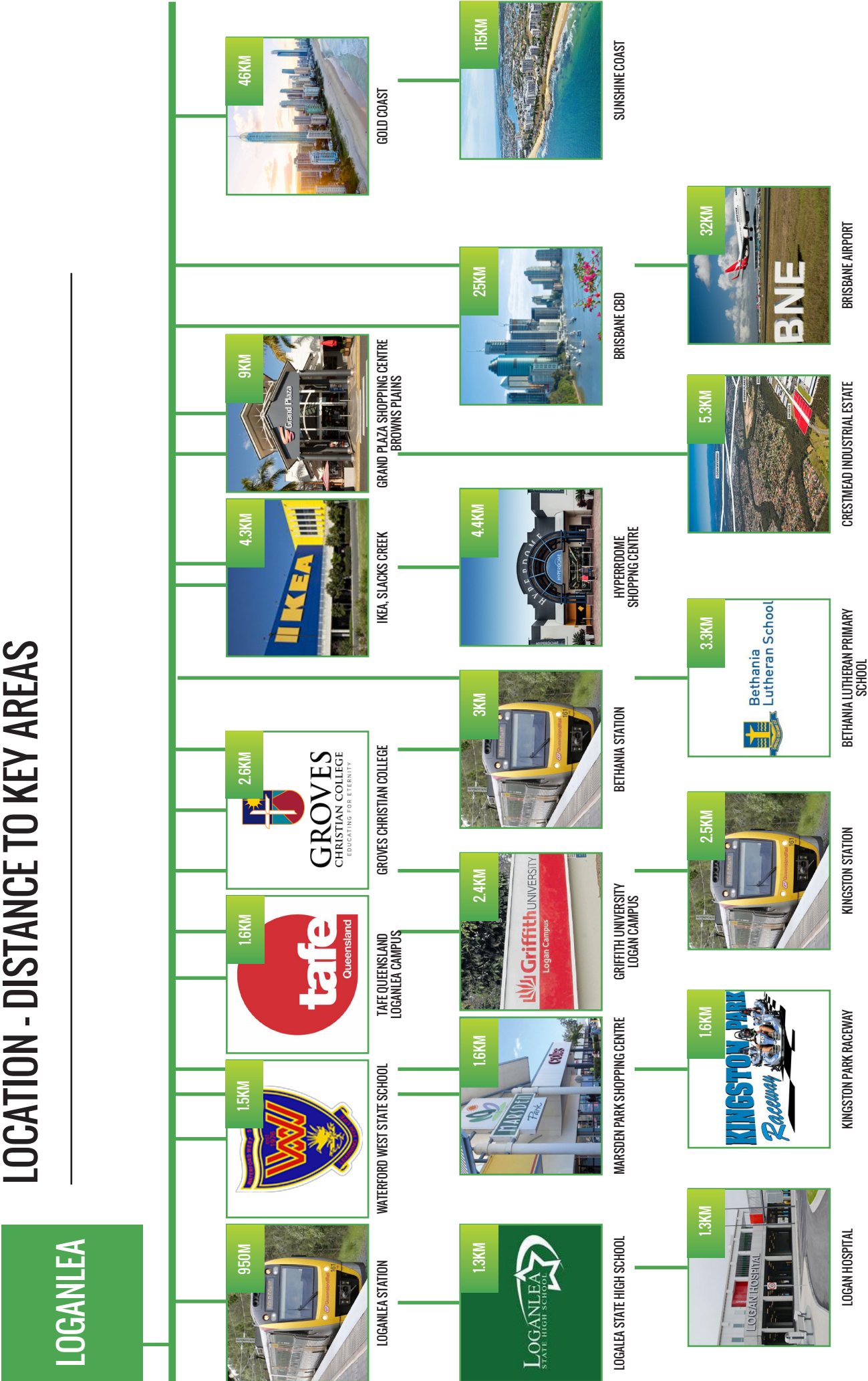
The top five industry subdivisions of employment for the Loganlea and surrounding region as at the 2016 Census of Population and Housing Data were:

1. Construction Services (6.6%)
2. Food and Beverage Services (5.5%)
3. Preschool and School Education (5.0%)
4. Other Store-Based Retailing (5.0%)
5. Social Assistance Services (4.4%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

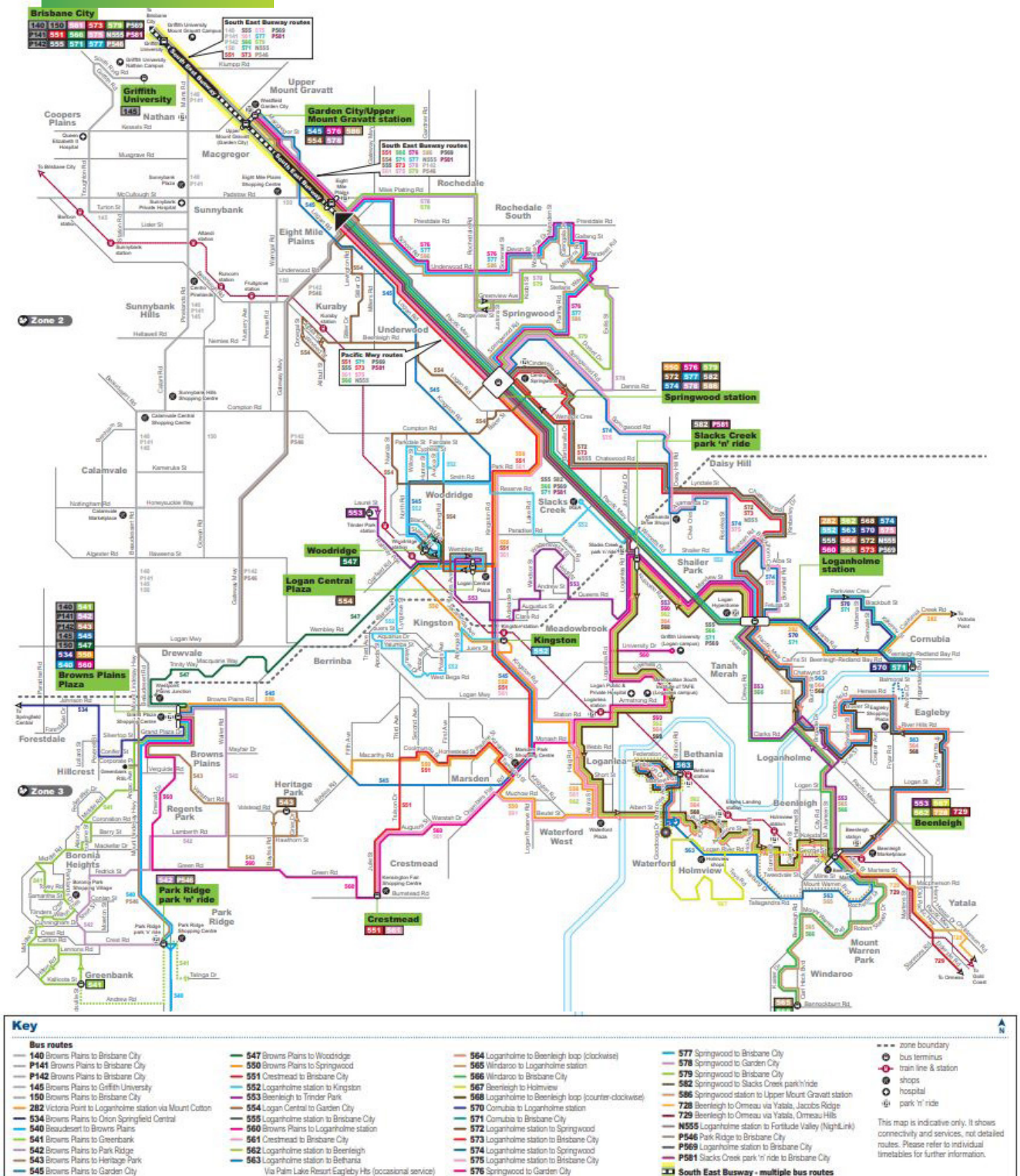


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



TRANSLINK
SOUTHERN REGION
NETWORK
MAP

PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP

Key

Ferry Grove and Beenleigh lines

Shorncliffe and Cleveland lines

Airport and Gold Coast lines

Caboolture/Sunshine Coast and Ipswich/Rosewood lines

Redcliffe Peninsula and Springfield lines

Doomben line

Special event service only

Busway lines

G-link light rail line

Transfer to other train services

TransLink fare zones

Transfer to busway services

Transfer to light rail service

Special fares apply

Independent access

Assisted access

*

King George Square busway station

^

Queen Street bus station

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

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

Most train stations have free park 'n' ride facilities.

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

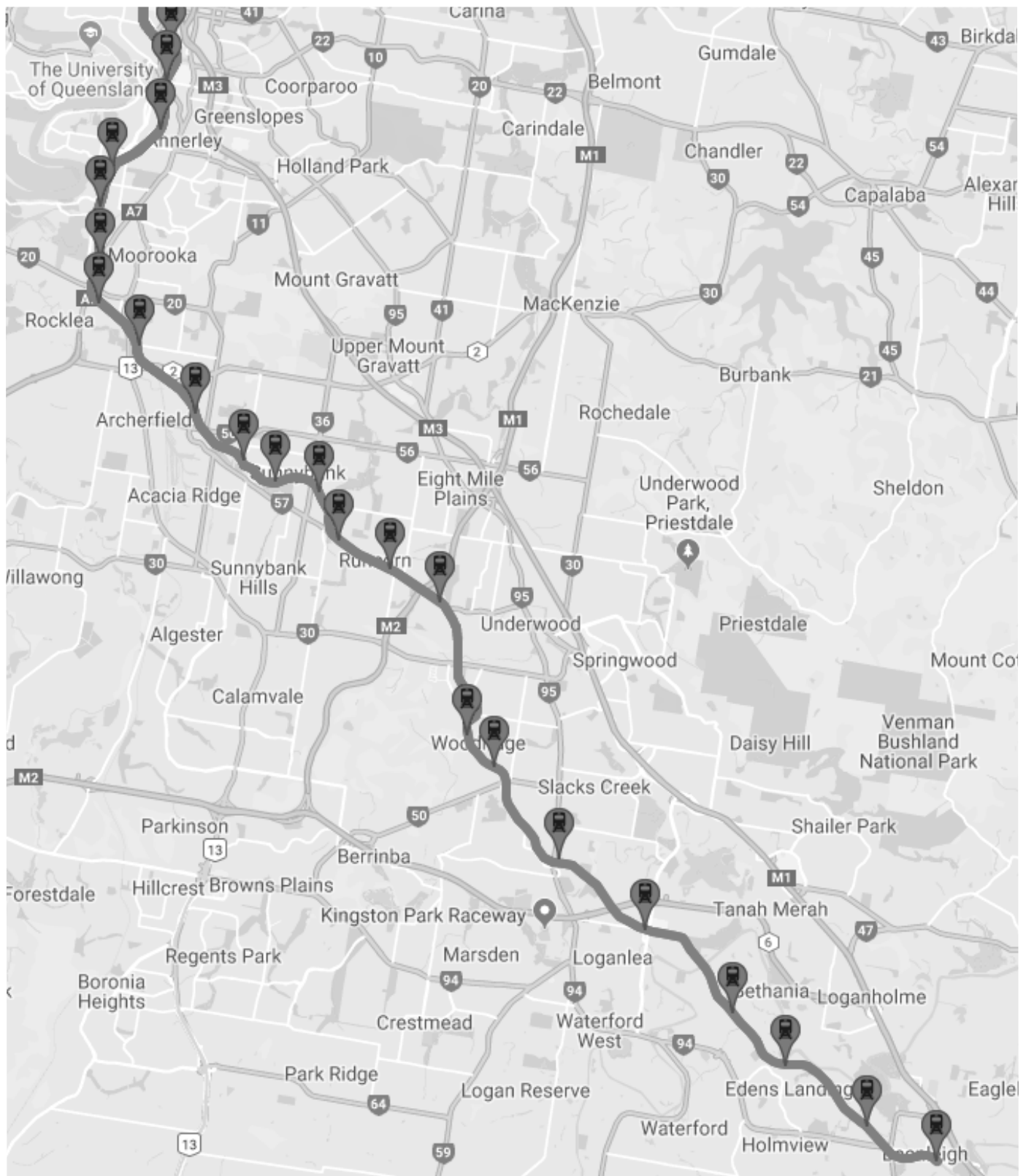
The map illustrates the following lines and services:

- Sunshine Coast line:** Gympie North, Traveston, Cooran, Pomona, Cooroy, Eumundi, Yandina, Nambour, Woombye, Palmwoods, Eudo, Mooloolah, Landsborough, Beerwah, Glasshouse Mountains, Beerburum, Eimbah, Caboolture, Morayfield, Burpengary, Narangba, Dakabin, Petrie, Lawnton, Bray Park, Strathpine, Bald Hills, Carseldine, Zillmere, Geebung, Sunshine, Virginia, Banyo, Bindra, Northgate, Nundah, Toombul, Clayfield, Hendra, Ascot, Doomben, Eagle Junction, Woollahra, Albion, Fortitude Valley, Bowen Hills, Roma Street, Exhibition, Normandy, Milton, Auchenflower, Toowong, Taringa, Indooroopilly, Chelmer, Graceville, Sherwood, Darra, Oxley, Walcott, Goodna, Gailes, Redbank, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wulkuraka, Karabin, Walloon, Thagoona, Rosewood.
- Caboolture line:** Caboolture, Morayfield, Burpengary, Narangba, Dakabin, Petrie.
- Redcliffe Peninsula line:** Kippa-Ring, Rothwell, Mango Hill East, Mango Hill, Murrumba Downs, Kalangur, Laverton, Bray Park, Strathpine, Bald Hills, Carseldine, Zillmere, Geebung, Sunshine, Virginia, Banyo, Bindra, Northgate, Nundah, Toombul, Clayfield, Hendra, Ascot, Doomben, Eagle Junction, Woollahra, Albion, Fortitude Valley, Bowen Hills, Roma Street, Exhibition, Normandy, Milton, Auchenflower, Toowong, Taringa, Indooroopilly, Chelmer, Graceville, Sherwood, Darra, Oxley, Walcott, Goodna, Gailes, Redbank, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wulkuraka, Karabin, Walloon, Thagoona, Rosewood.
- Shorncliffe line:** Shorncliffe, Sandgate, Deagon, North Boondall, Boondall, Nudgee, Bundoora, Airport, Domestic Airport, Clayfield, Hendra, Ascot, Doomben, Eagle Junction, Woollahra, Albion, Fortitude Valley, Bowen Hills, Roma Street, Exhibition, Normandy, Milton, Auchenflower, Toowong, Taringa, Indooroopilly, Chelmer, Graceville, Sherwood, Darra, Oxley, Walcott, Goodna, Gailes, Redbank, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wulkuraka, Karabin, Walloon, Thagoona, Rosewood.
- Airport line:** Airport, Domestic Airport, Clayfield, Hendra, Ascot, Doomben, Eagle Junction, Woollahra, Albion, Fortitude Valley, Bowen Hills, Roma Street, Exhibition, Normandy, Milton, Auchenflower, Toowong, Taringa, Indooroopilly, Chelmer, Graceville, Sherwood, Darra, Oxley, Walcott, Goodna, Gailes, Redbank, Riverview, Dinmore, Ebbw Vale, Bundamba, Booval, East Ipswich, Ipswich, Thomas Street, Wulkuraka, Karabin, Walloon, Thagoona, Rosewood.
- Gold Coast line:** Helensvale, Ormeau, Coomera, Nerang, Robina, Varsity Lakes, Surfers Paradise North, Cypress Avenue, Cavill Avenue, Surfers Paradise, Northcliffe, Florida Gardens, Broadbeach North, Broadbeach South, Main Beach.
- Other lines and services:** Ferny Grove line, Kedron Brook, Northern Busway, Eastern Busway, Langlands Park, Cleveland line, Springfield line, Tennyson line, Ipswich line, Rosewood line, Beenleigh line, Gold Coast line, G-link.

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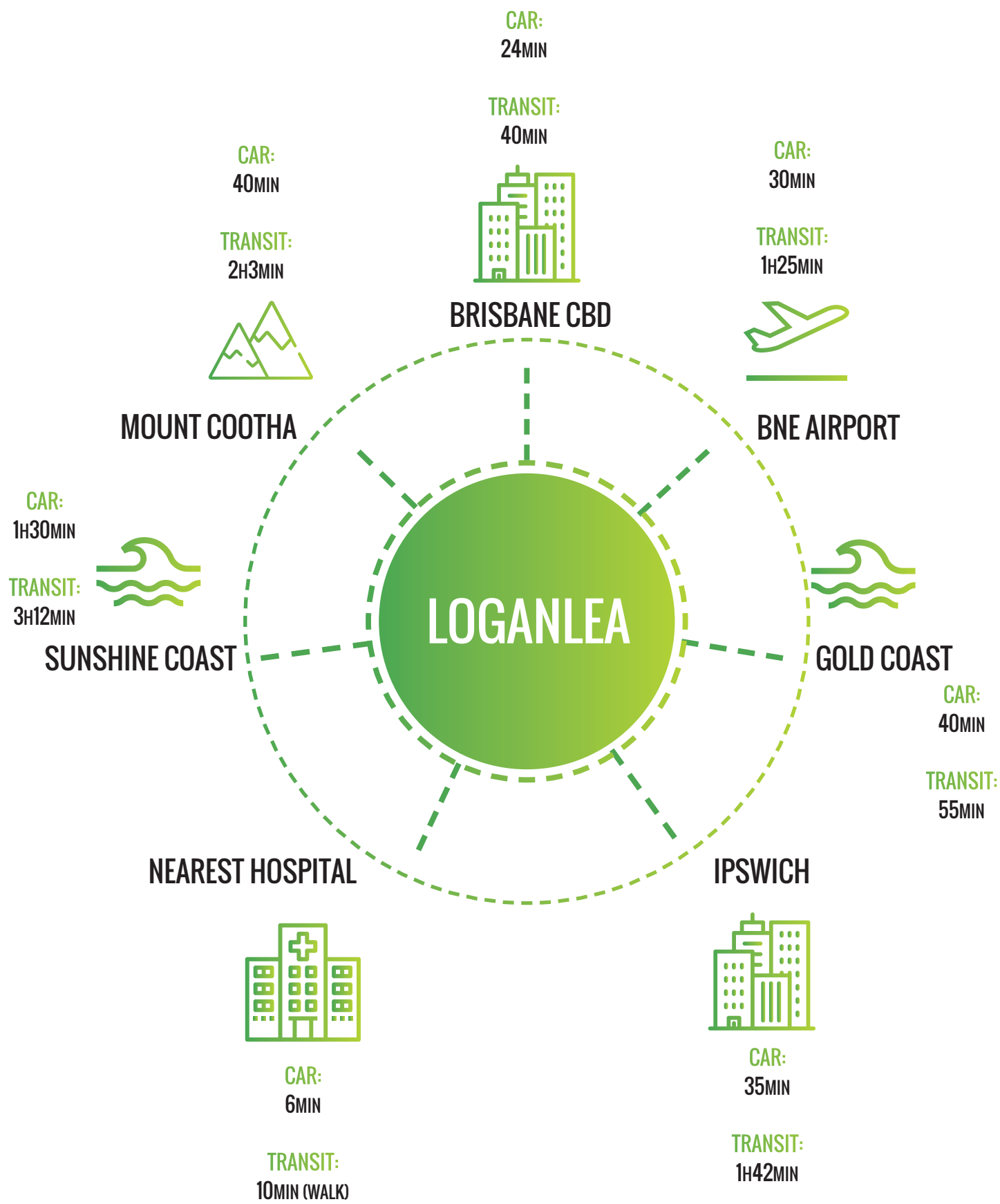
PUBLIC TRANSPORT

TRAIN LINE TO CBD



LOGANLEA
TO
BRISBANE CBD
APPROX 40 MINS

TRAVEL TIME



* Car times from Loganlea
* Transit times from Loganlea Train Station

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.

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

Loganlea & surrounding region

- ERP of 30,387 persons as at 30 June 2017
- Average annual growth rate of 2.7% over five years
- Average annual growth rate of 3.4% over ten years
- Within the region, Bethania - Waterford SA2 had the largest population with 11,716 persons
- Within the region, Bethania - Waterford SA2 had the fastest population growth over five years with 4.4%

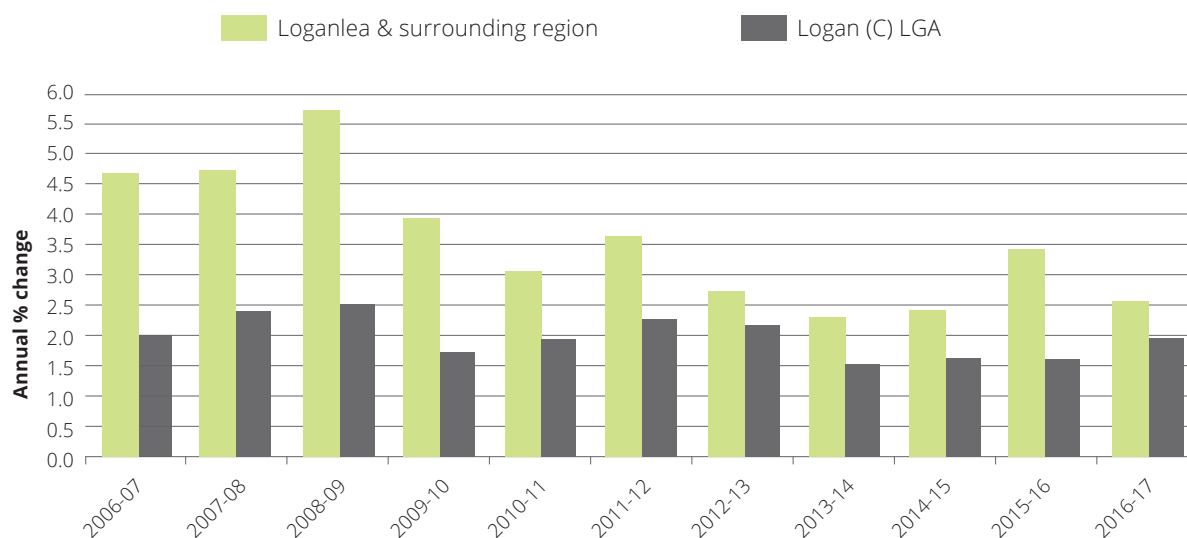
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION THE LOGANLEA
& SURROUNDING REGIOIN
WAS:

**30,387
PERSONS**

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

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
Loganlea & surrounding region	21,699	26,661	30,387	3.4	2.7

Estimated resident population growth, Loganlea & 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

Loganlea & surrounding region

- Population projected to be 39,526 persons as at 30 June 2041
- Increase of 1.2% per year over 25 years
- Within the region, Loganlea SA2 is projected to have the largest population as at 30 June 2041 with 17,472 persons
- Within the region, Loganlea SA2 is projected to have the fastest growth in population from 30 June 2016 to 2041 with an average annual rate of 1.9% per year

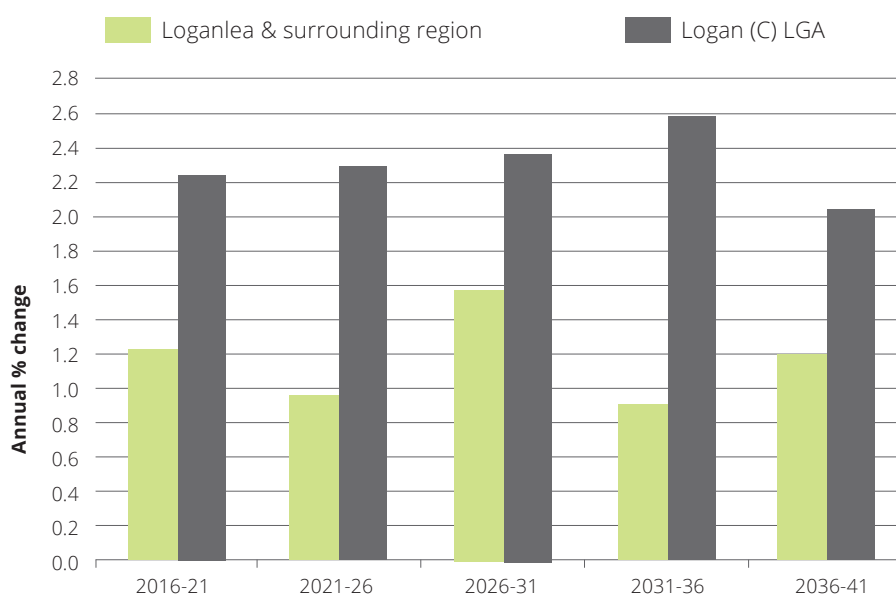
FROM 2016 TO 2041,
THE POPULATION
FOR THE LOGANLEA &
SURROUNDING REGION IS
PROJECTED TO INCREASE
**TO 39,526
PERSONS**

Projected population, Logan (C) LGA and Loganlea & 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
Loganlea & surrounding region	29,558	31,456	32,956	35,590	37,237	39,526	1.2

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

Projected population change, Loganlea & 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

Loganlea & surrounding region

- 7,133 families
- 41.3% of total families were couple families with children
- Within the region, Loganlea SA2 had the largest number of couple families with children with 1,107
- Within the region, Loganlea SA2 had the largest percentage of one-parent families with 26.4%

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

41.3%

Family composition^(a), Logan (C) LGA and Loganlea & 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
Loganlea & surrounding region	2,361	33.11	2,943	41.3	1,684	23.6	7,133

(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

Loganlea & surrounding region

- 7,776 occupied private dwellings (or 81.6%) were separate houses

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

81.6%

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

LGA / SA2	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Logan (C)	83,533	10,127	2,664	456	143	97,224
Loganlea & surrounding region	7,776	1,192	490	0	3	9,524

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

Loganlea & surrounding region

- 2,213 occupied private dwellings (or 23.2%) were fully owned

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

23.2%

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
Loganlea & surrounding region	2,213	23.2	2,839	29.8	4,057	42.6	87	0.9	9,524

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Logan (C) LGA

- 3,090 approved new houses in the 12 months ending 31 December 2018
- \$878.8 million of building value in residential building approvals

Loganlea & surrounding region

- 303 approved new houses in the 12 months ending 31 December 2018
- \$86.6 million of building value in residential building approvals
- Within the region, Loganlea SA2 had the largest value of residential building approvals with \$53.9 million
- Within the region, Bethania - Waterford SA2 had the largest value of non-residential building approvals with \$6.7 million

THE NUMBER OF NEW HOUSES APPROVED IN THE LOGANLEA & SURROUNDING REGION IN THE 12 MONTHS ENDING 31 DECEMBER 2018 WAS

303 APPROVALS

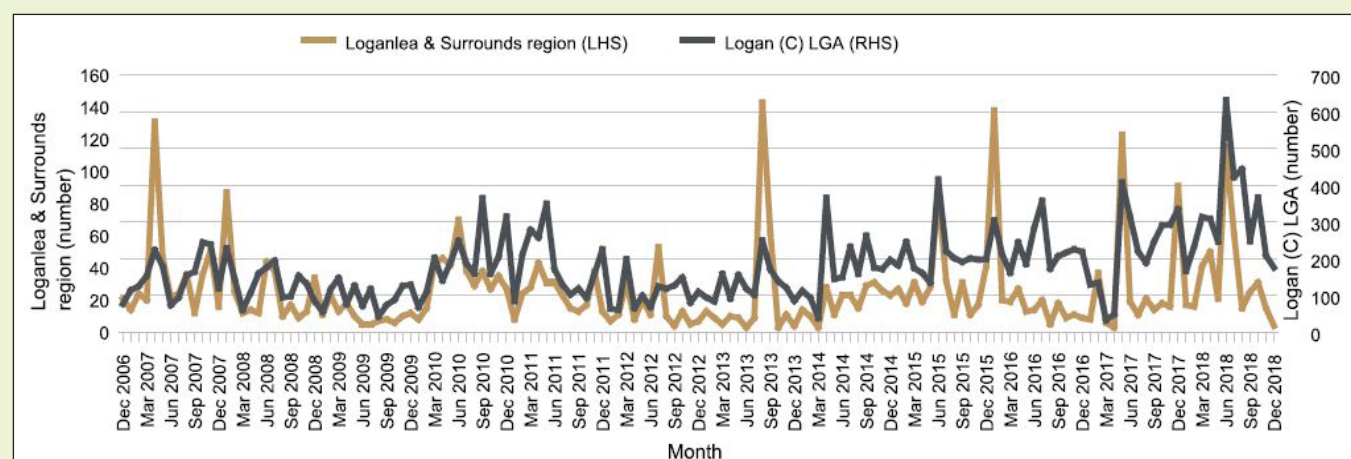
Residential and non-residential building approvals, Logan (C) LGA and Loganlea & surrounding region, 12 months ending 31 December 2018

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)	3,090	672	6	3,768	878,830	74.4	301,712	25.6	1,180,542
Loganlea & surrounding region	303	107	1	411	86,607	88.6	11,157	11.4	97,764

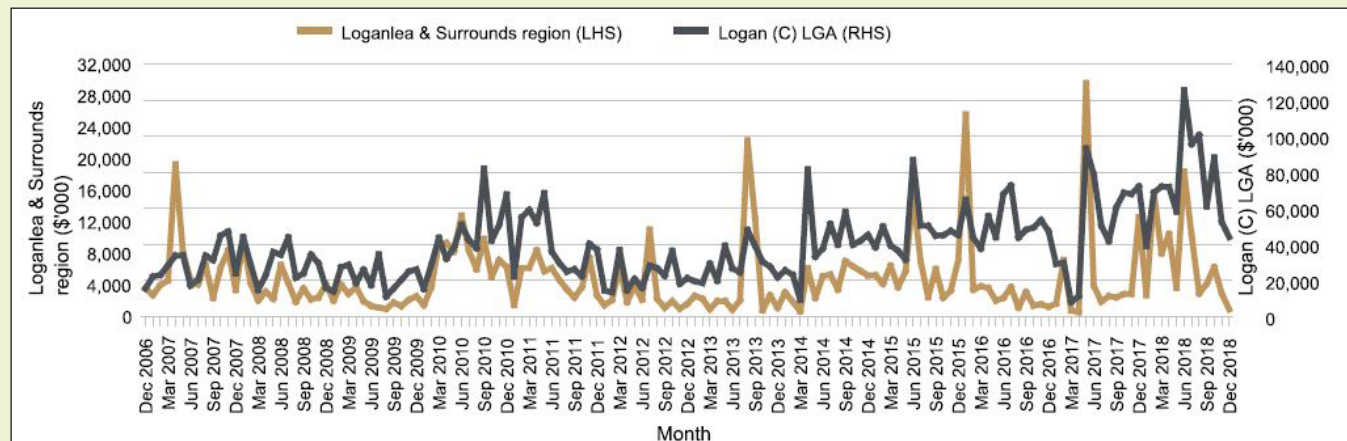
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

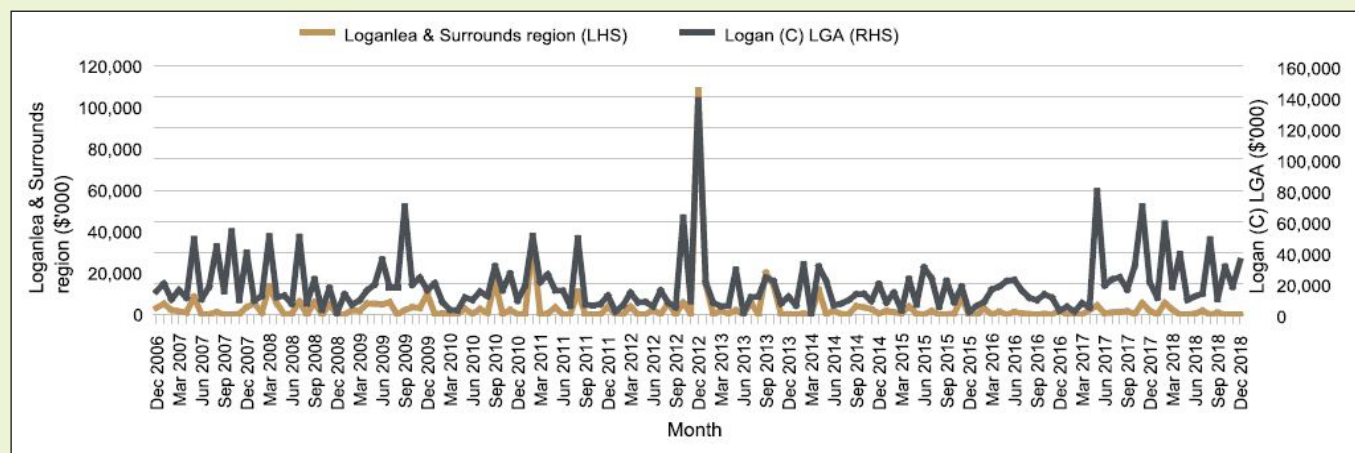
Number of residential building approvals, Loganlea & surrounding region and Logan (C) LGA



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



Value of non-residential building approvals, Loganlea & 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

Loganlea & surrounding region

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

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 Loganlea & surrounding region, 28 February 2019

LGA / SA2	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Logan (C)	14	24	124	45	1	213
Loganlea & surrounding region	1	2	18	4	0	26



EDUCATION

Schools

Logan (C) LGA

- 77 schools as at June 2018

Loganlea & surrounding region

- 6 school as at June 2018

Universities

Logan (C) LGA

- Griffith University - Logan Campus

Loganlea & surrounding region

- 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

Loganlea & surrounding region

- 0 police stations as at June 2018

Ambulance Stations

Logan (C) LGA

- 6 ambulance stations as at June 2018

Loganlea & surrounding region

- 1 ambulance station as at June 2018

Fire Stations

Logan (C) LGA

- 5 fire stations as at June 2018

Loganlea & surrounding region

- 1 fire station as at June 2018

HOSPITALS

Logan (C) LGA

- 3 hospitals as at June 2018

Loganlea & surrounding region

- 1 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

Loganlea & surrounding region

- 14.3% of employed persons worked in Health care and social assistance industry
- 10.9% of employed persons worked in Construction industry
- Highest specialisation ratio of 1.24 in Health care and social assistance industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
CONSTRUCTION
FOOD & BEV
PRE/SCHOOL
OTHER RETAIL
SOCIAL ASSISTANCE

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

Industry	Loganlea & surrounding region		Logan (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	79	0.7	1,134	0.9	0.83
Mining	51	0.5	889	0.7	0.68
Manufacturing	1,120	10.1	12,839	9.7	1.03
Electricity, gas, water and waste services	111	1.0	1,270	1.0	1.04
Construction	1,218	10.9	15,780	12.0	0.92
Wholesale Trade	415	3.7	5,225	4.0	0.94
Retail trade	1,197	10.8	13,863	10.5	1.02
Accommodation and Food Services	697	6.3	7,015	5.3	1.18
Transport, postal and warehousing	790	7.1	9,757	7.4	0.96
Information media and technologies	104	0.9	1,355	1.0	0.91
Financial and insurance services	194	1.7	2,917	2.2	0.79
Rental, hiring and real estate services	206	1.9	2,322	1.8	1.05
Professional, scientific and technical services	400	3.6	5,824	4.4	0.81
Administration and support services	391	3.5	4,843	3.7	0.96
Public administration and safety	524	4.7	6,859	5.2	0.91
Education and training	780	7.0	9,900	7.5	0.93
Health care and social assistance	1,589	14.3	15,175	11.5	1.24
Arts and recreation services	115	1.0	1,554	1.2	0.88
Other services	486	4.4	5,876	4.5	0.98
Total	11,125	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

Loganlea & surrounding region

- Median mortgage repayment of \$1,609 per month
- Average household size of 2.7 persons per dwelling

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

**\$575 PER
WEEK**

Selected medians and averages, Loganlea & 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
Loganlea & surrounding region	1,609	1,360	1,201	575	2.7	0.9



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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