

A NEW POINT OF VIEW

MURRUMBA DOWNS / GRIFFIN

PEAK
Property Research



EXECUTIVE SUMMARY

The Northern Corridor of Brisbane is one of Australia's fastest growing regions and is set to benefit from large-scale infrastructure which is expected to drive the residential market. New schools, sporting fields, shopping centre, day care and medical centres is just part of the new infrastructure to the area. Add to that, the Moreton Bay Rail link and upgraded freeway access. Large companies like IKEA, Costco , Bunnings & a Westfield Shopping Centre all call nearby Northlakes home.

The Murrumba Downs - Griffin Statistical Area Level 2 (SA2) consists of two suburbs:

- Murrumba Downs
- Griffin

The Murrumba Downs - Griffin SA2 has a total land area of 22.5m².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Murrumba Downs - Griffin SA2 was 19,499, with the population projected to be 30,887 persons at 30 June 2041.

This is an expected population increase of 104.5%.

**EXPECTED POPULATION
INCREASE FOR MURRUMBA
DOWNS - GRIFFIN SA2 FROM
2017 TO 2041 IS:**

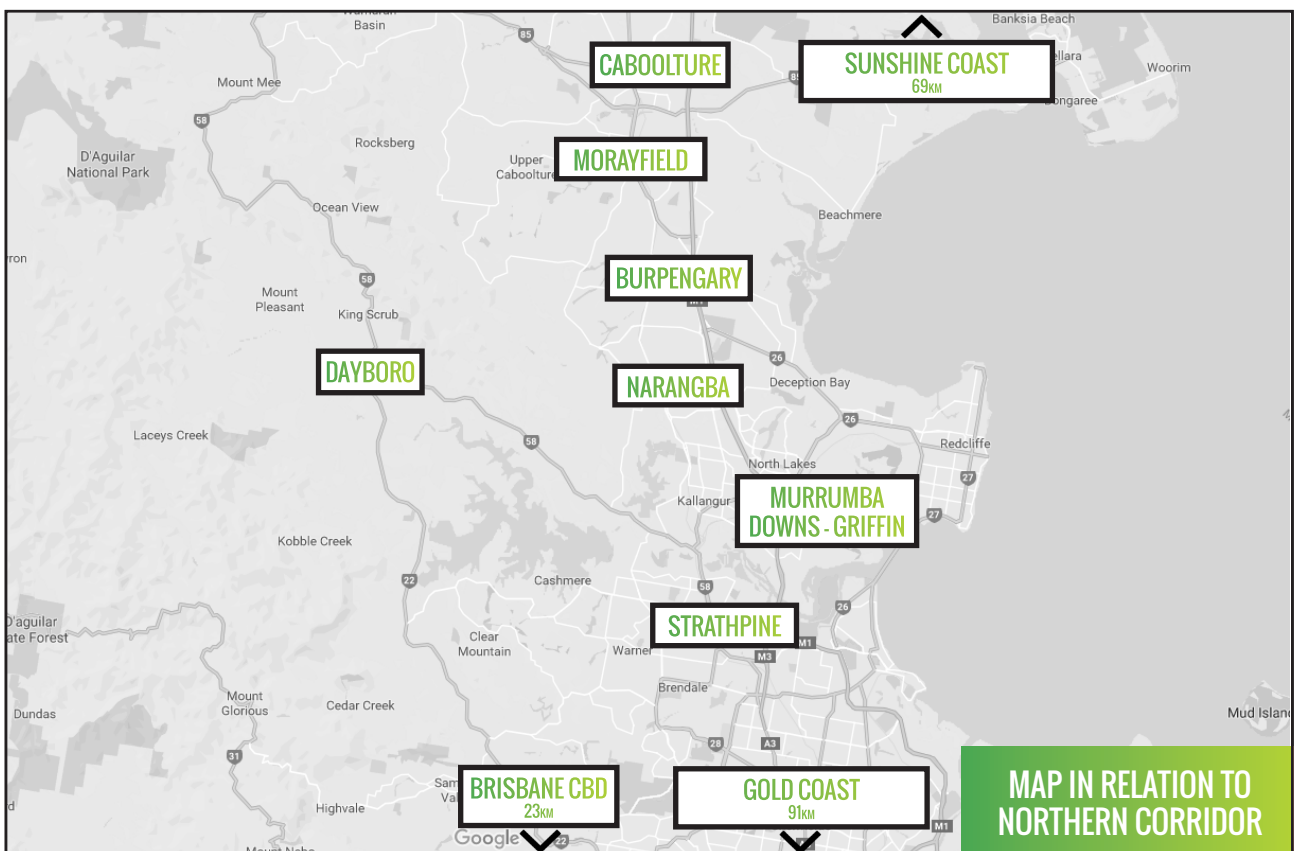
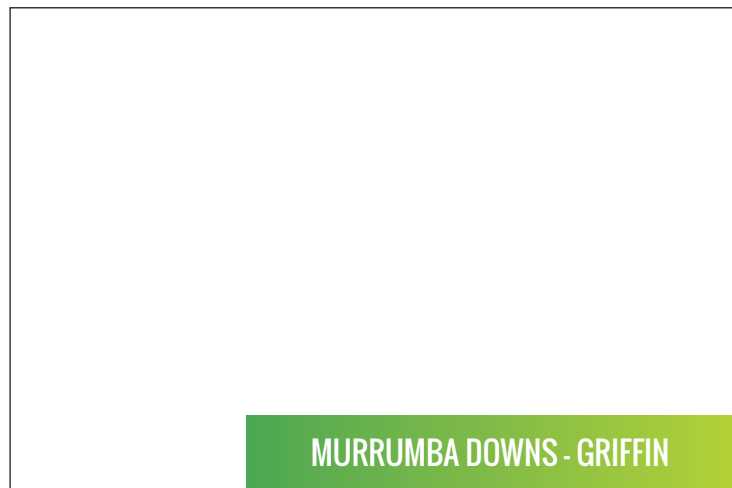
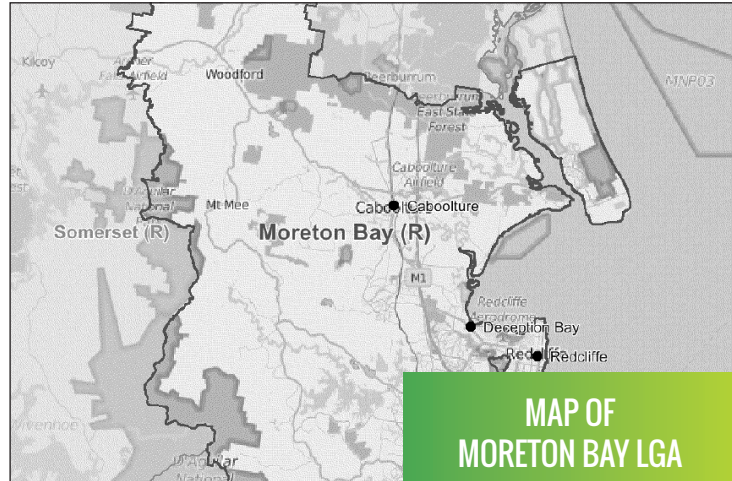
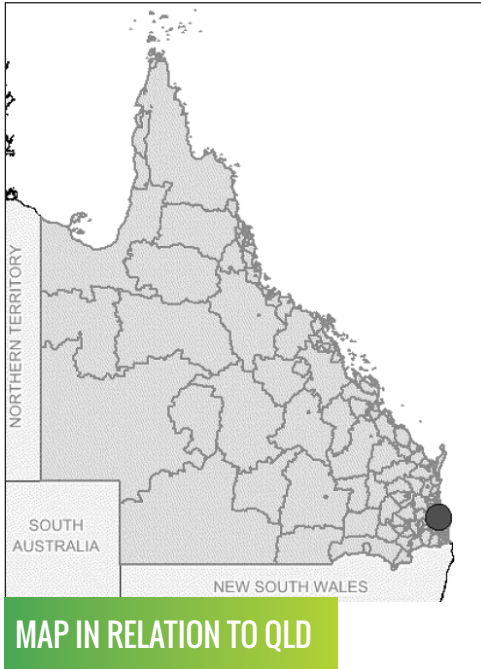
104.5%

EMPLOYMENT

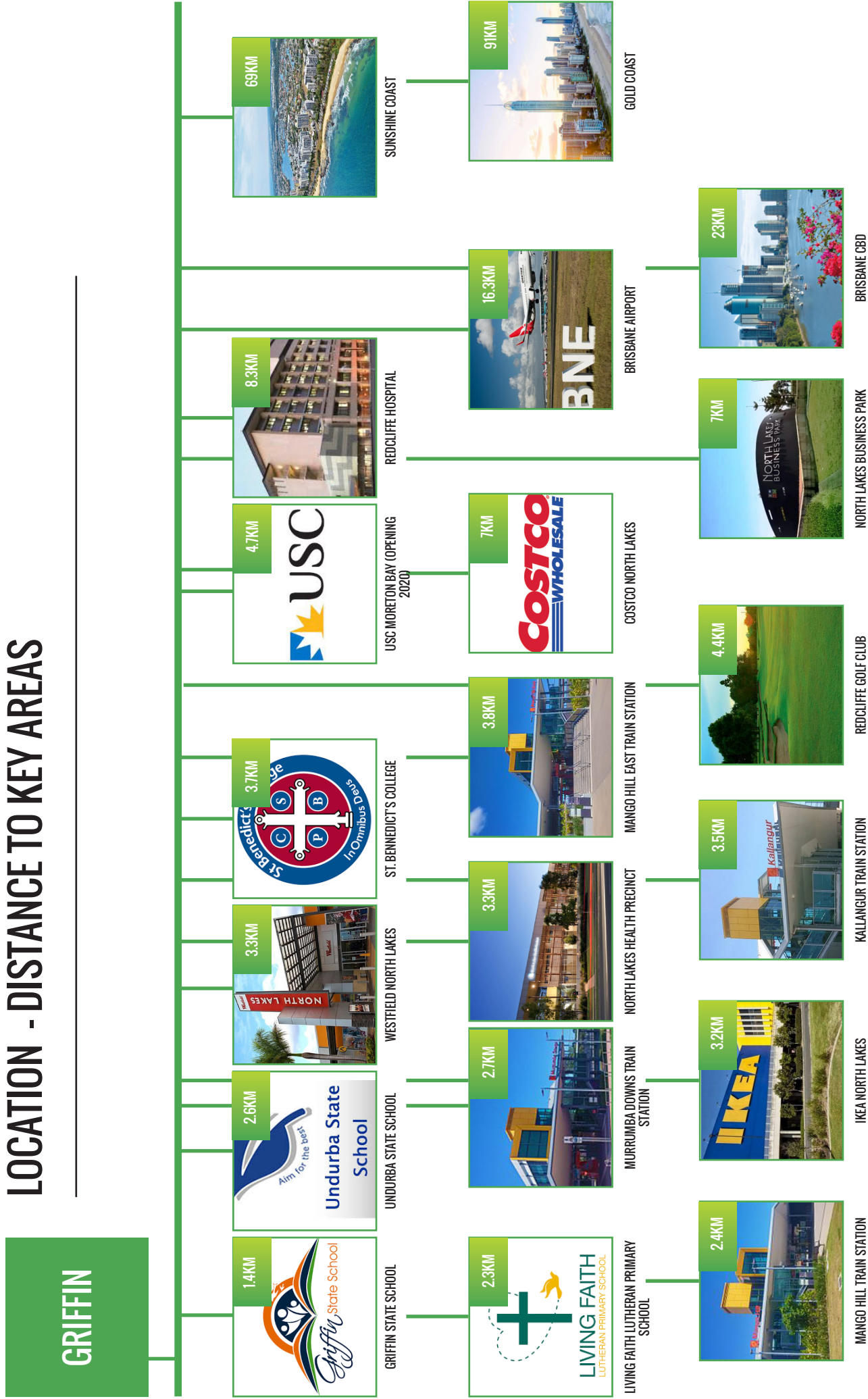
The top five industry subdivisions of employment for Murrumba Downs - Griffin SA2 as at the 2016 Census of Population and Housing Data were:

1. Other Store-Based Retailing (6.5%)
2. Construction Services (5.8%)
3. Food and Beverage Services (5.7%)
4. Preschool and School Education (5.6%)
5. Hospitals (4.6%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

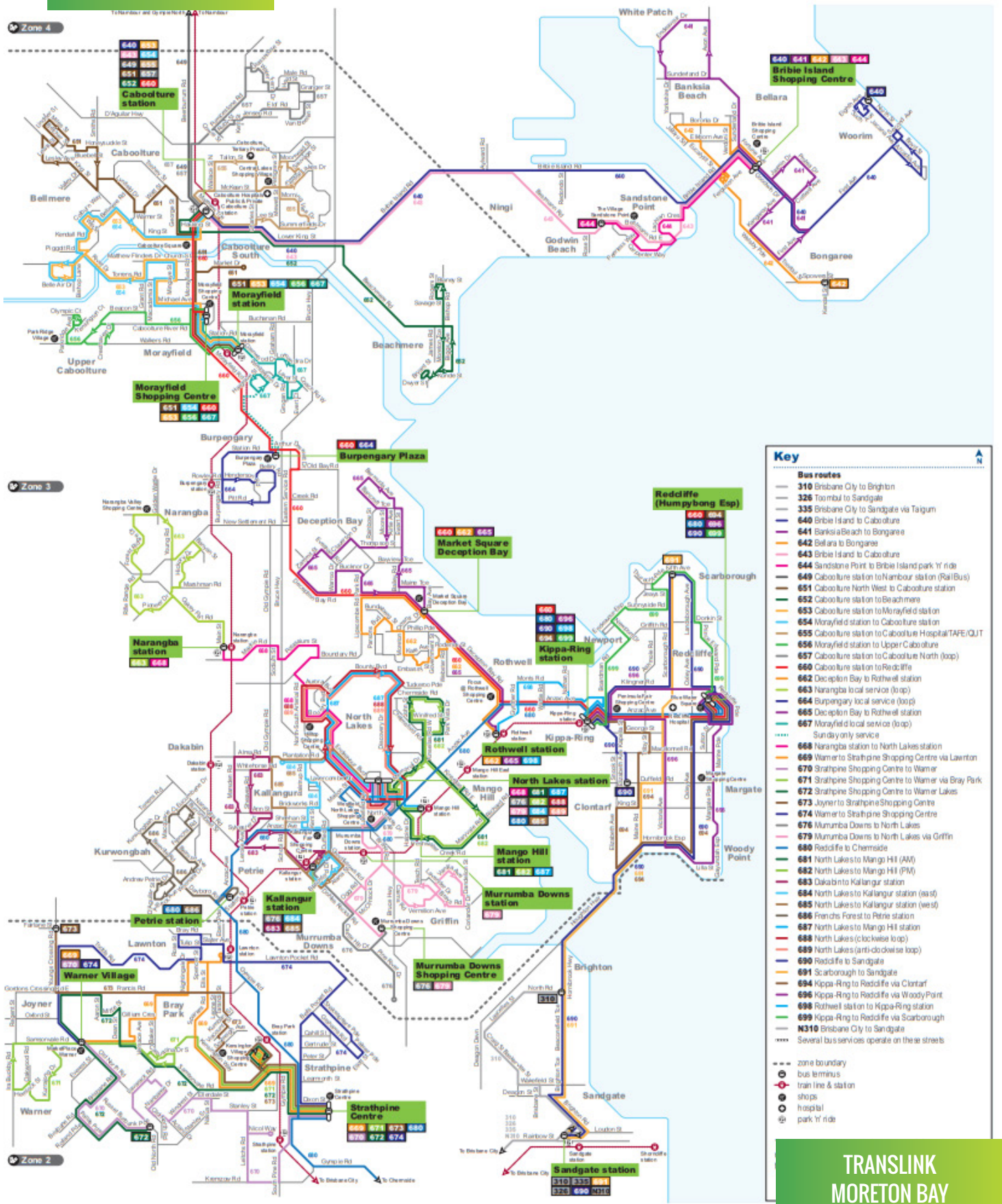


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES












TRANSLINK MORETON BAY 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.

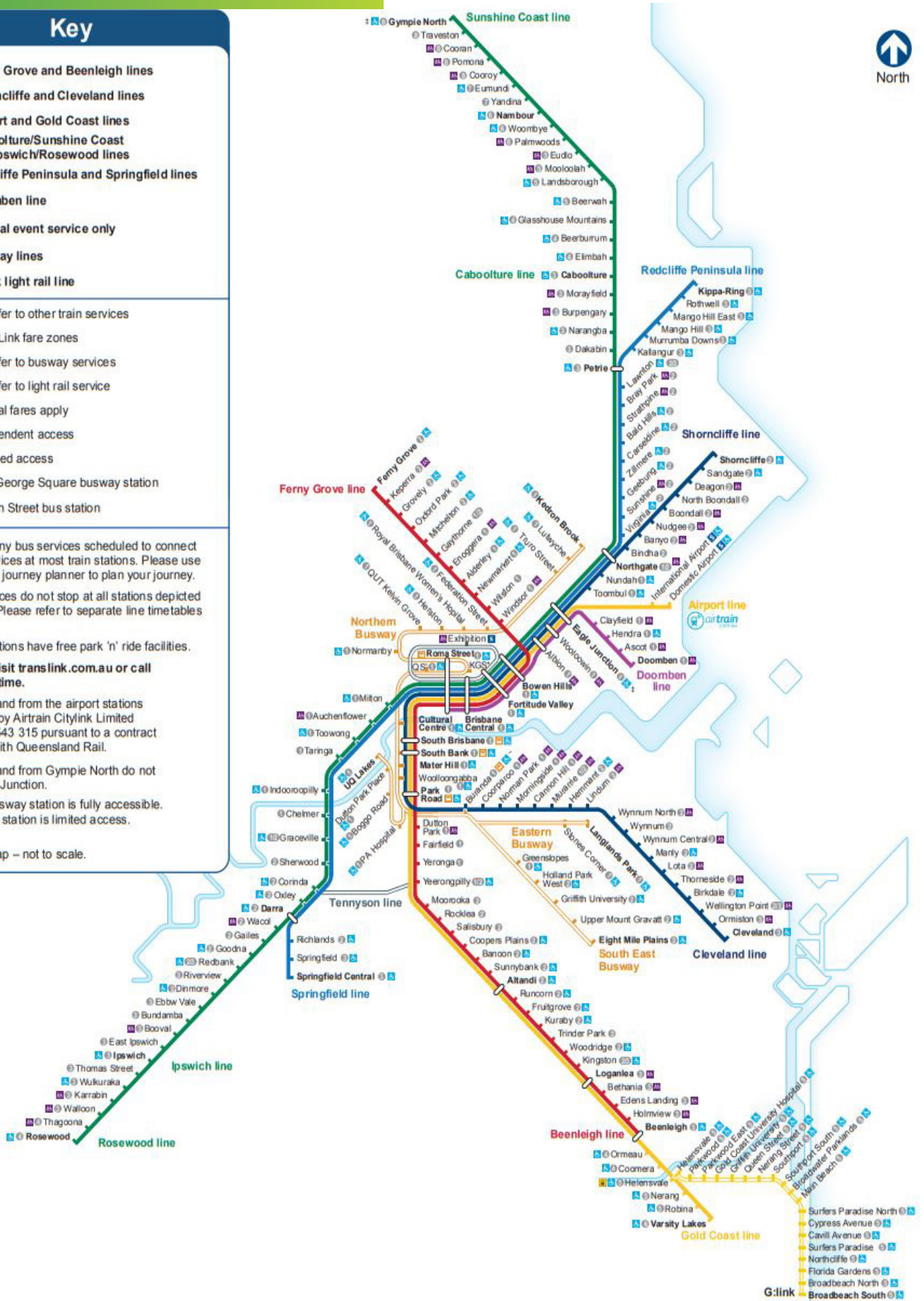
For details visit translink.com.au or call 13 12 30 anytime.

^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.

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

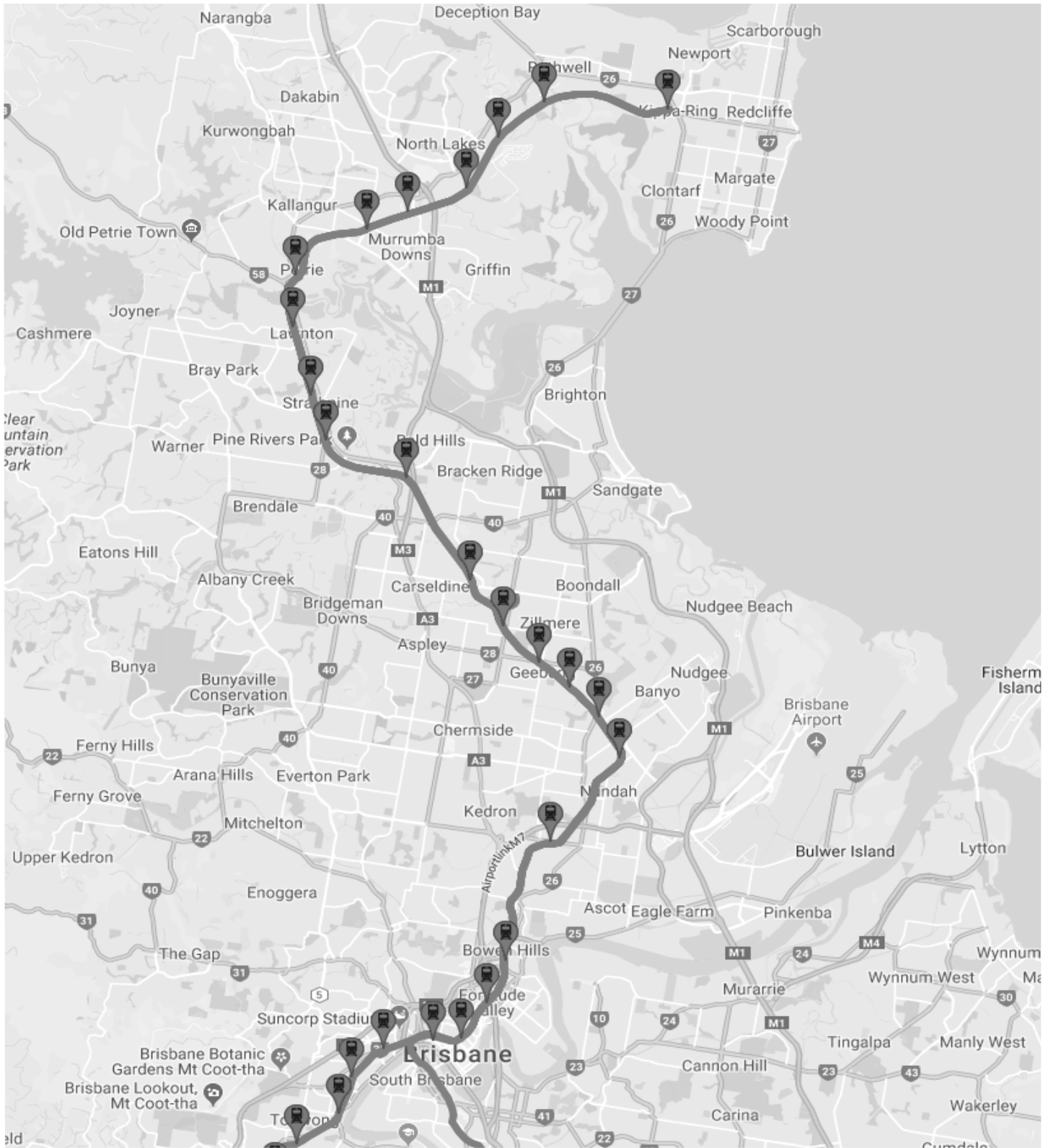
~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.



PUBLIC TRANSPORT

TRAIN LINE TO CBD



MURRUMBA DOWNS
TO
BRISBANE CBD
APPROX 46 MINS

TRAVEL TIME



* Car times from Griffin
* Transit times from Murrumba Downs Station

POPULATION ANALYSIS

A large crowd of people is shown from a rear perspective, looking towards a bright, sunlit area. The crowd is diverse in age and appearance. In the foreground, a woman with short brown hair, wearing a light-colored t-shirt and a dark strap over her shoulder, is seen from behind. The background is filled with many other people, some wearing white shirts and blue jeans, others in more casual attire. The lighting is bright and warm, suggesting a sunny day. The overall atmosphere is that of a busy outdoor gathering or festival.

DEMOGRAPHICS

Estimated Resident Population (ERP)

Moreton Bay (R) LGA

- ERP of 449,310 persons as at 30 June 2017
- Average annual growth rate of 2.3% over five years
- Average annual growth rate of 2.7% over ten years

Murrumba Downs - Griffin SA2

- ERP of 19,499 persons as at 30 June 2017
- Average annual growth rate of 8.1% over five years
- Average annual growth rate of 7.8% over ten years

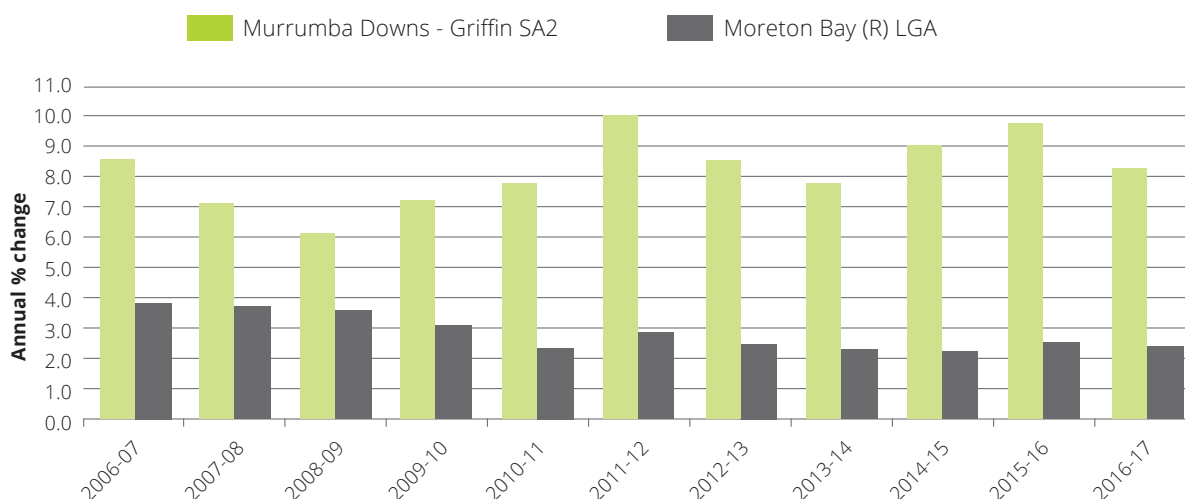
AS AT 30 JUNE 2017, THE ESTIMATED RESIDENT POPULATION FOR MURRUMBA DOWNS - GRIFFIN SA2 WAS:

19,499 PERSONS

Estimated resident population, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA

SA2 / LGA	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Murrumba Downs - Griffin SA2	9,173	13,239	19,499	7.8	8.1
Moreton Bay (R)	344,545	401,188	499,310	2.7	2.3

Estimated resident population growth, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA



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

DEMOGRAPHICS

Population Projections

Moreton Bay (R) LGA

- Population projected to be 690,602 persons as at 30 June 2041
- Increase of 1.8% per year over 25 years

Murrumba Downs - Griffin SA2

- Population projected to be 30,887 persons as at 30 June 2041
- Increase of 2.2% per year over 25 years

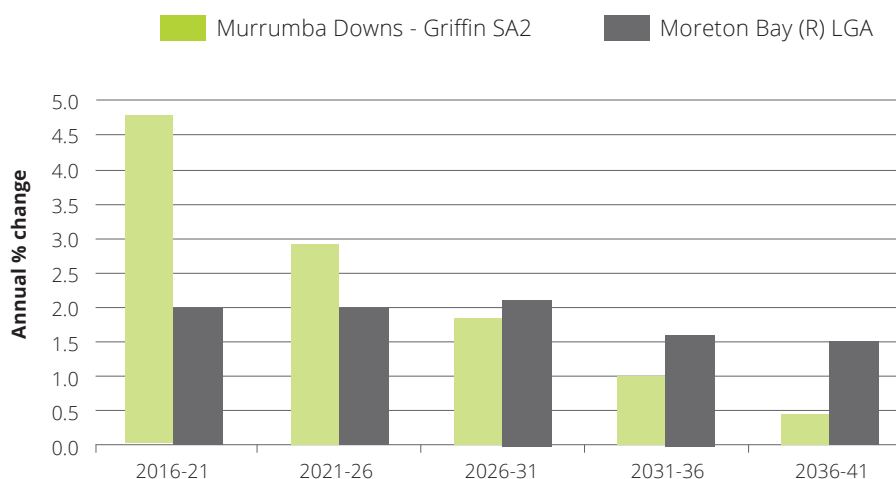
FROM 2016 TO 2041,
THE POPULATION FOR
MURRUMBA DOWNS -
GRIFFIN SA2 IS PROJECTED
TO INCREASE FROM 18,136
TO 30,887
PERSONS

Projected population, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA

SA2 / LGA	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Murrumba Downs - Griffin SA2	18,136	22,883	26,375	28,759	30,232	30,887	2.2
Moreton Bay (R)	438,313	483,743	533,881	591,229	640,697	690,602	1.8

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

Projected population change, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA



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

DEMOGRAPHICS

Family Composition

Moreton Bay (R) LGA

- 115,996 families
- 44.1% of total families were couple families with children

Murrumba Downs - Griffin SA2

- 4,897 families
- 46.8% of total families were couple families with children

THE PERCENTAGE OF TOTAL FAMILIES IN MURRUMBA DOWNS - GRIFFIN SA2 WHICH WERE COUPLE FAMILIES WITH CHILDREN

46.8%

Family composition^(a), Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA, 2016

SA2 / LGA	Couple family with no children		Couple family with children		One-parent family		Total Number
	Number	%	Number	%	Number	%	
Murrumba Downs - Griffin SA2	1,750	36.3	2,292	46.8	763	15.6	4,897
Moreton Bay (R)	43,252	37.3	51,175	44.1	20,089	17.3	115,996

(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.

Moreton Bay (R) LGA

- 122,497 occupied private dwellings (or 83.0%) were separate houses

Murrumba Downs - Griffin SA2

- 4,427 occupied private dwellings (or 74.5%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN MURRUMBA
DOWNS - GRIFFIN SA2
WHICH WERE SEPARATE
HOUSES WAS:

74.5%

Occupied private dwellings by dwelling structure, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA, 2016

SA2 / LGA	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Murrumba Downs - Griffin SA2	4,427	1,497	3	0	0	5,940
Moreton Bay (R)	122,497	16,179	7,409	1,115	101	147,666

DWELLING BY TENURE TYPE

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

Moreton Bay (R) LGA

- 40,415 occupied private dwellings (or 27.4%) were fully owned

Murrumba Downs - Griffin SA2

- 1,060 occupied private dwellings (or 17.8%) were fully owned

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN MURRUMBA
DOWNS - GRIFFIN SA2
WHICH WERE FULLY OWNED
WAS:

17.8%

Occupied private dwellings by tenure type, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA, 2016

SA2 / LGA	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Murrumba Downs - Griffin SA2	1,060	17.8	2,224	37.4	2,441	41.1	105	1.8	5,940
Moreton Bay (R)	40,415	27.4	55,732	37.7	46,719	31.6	1,519	1.0	147,666

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Moreton Bay (R) LGA

- 3,729 approved new houses in the 12 months ending 31 October 2018
- \$1365.1 million of building value in residential building approvals

Murrumba Downs - Griffin SA2

- 295 approved new houses in the 12 months ending 31 October 2018
- \$109.6 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN MURRUMBA DOWNS - GRIFFIN SA2 IN THE 12 MONTHS ENDING 31 OCTOBER 2018

295 APPROVALS

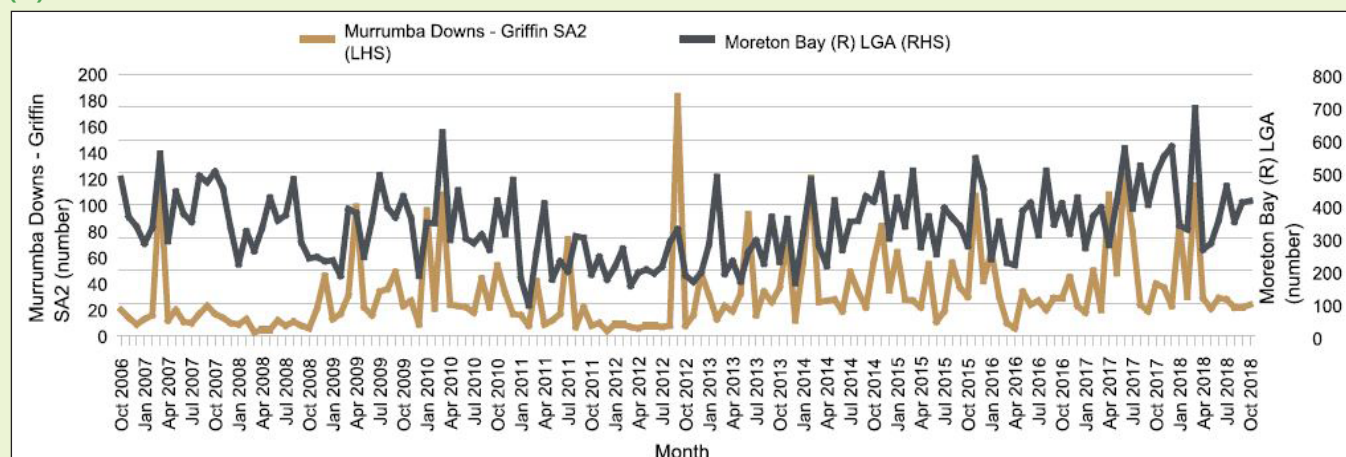
Residential and non-residential building approvals, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA, 12 months ending 31 October 2018

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
Murrumba Downs - Griffin SA2	295	170	1	466	109,583	98.8	1,366	1.2	110,949
Moreton Bay (R)	3,729	1,728	9	5,016	1,365,139	74.7	461,303	25.3	1,826,442

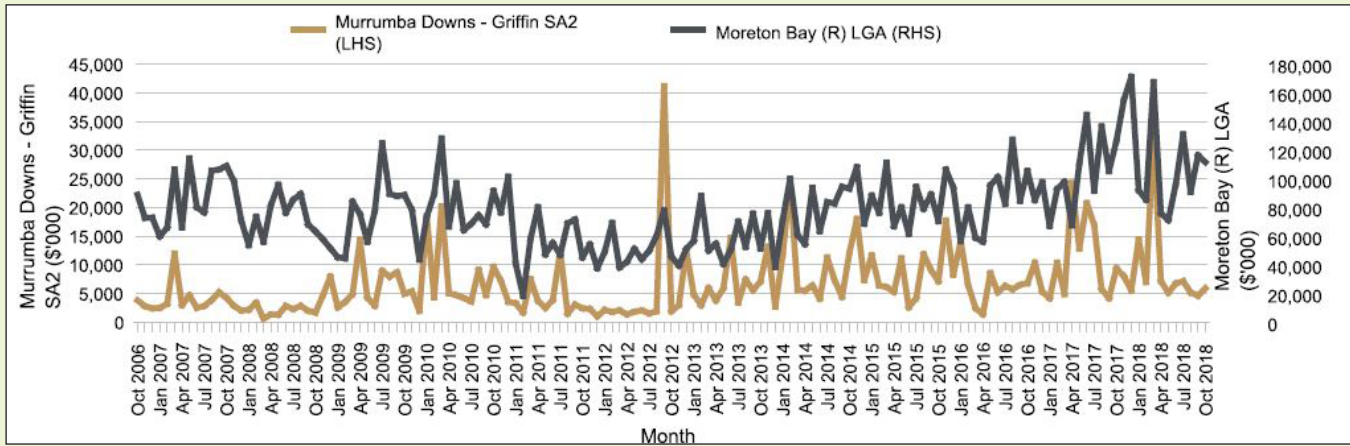
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

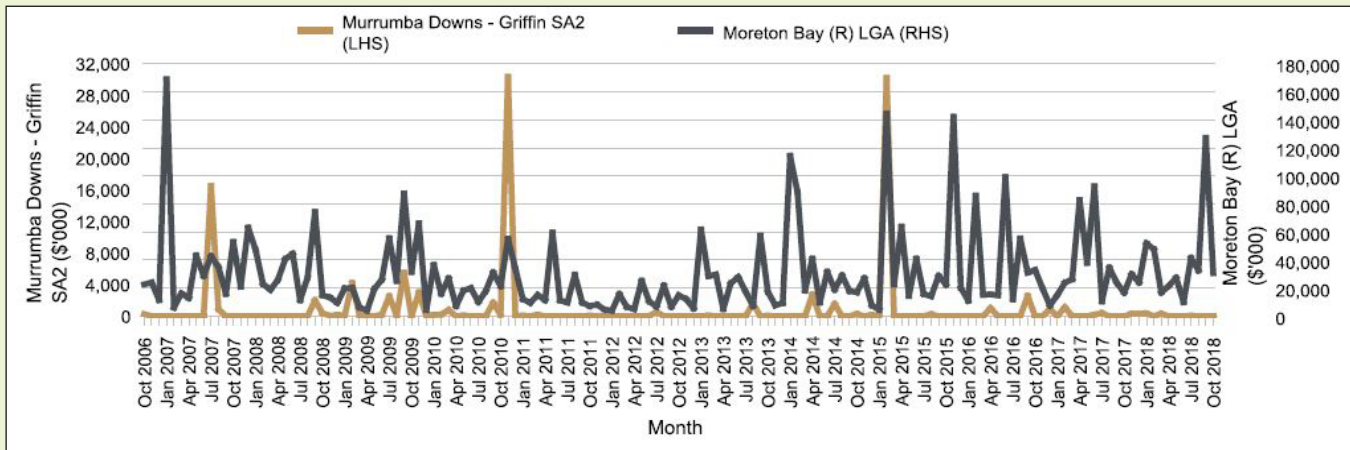
Number of residential building approvals, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA



Value of residential building approvals, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA



Value of non-residential building approvals, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA



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



SERVICES

EDUCATION

Early Childhood Education & Care Services

Moreton Bay (R) LGA

- 242 early childhood education and care services as at 31 August 2018
- 140 long day care services

Murrumba Downs - Griffin SA2

- 7 early childhood education and care services as at 31 August 2018
- 2 long day care services

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

242 SERVICES

Early childhood education and care services, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA, 31 August 2018

SA2 / LGA	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Murrumba Downs - Griffin SA2	0	2	2	3	0	7
Moreton Bay (R)	2	32	140	67	0	242



EDUCATION

Schools

Moreton Bay (R) LGA

- 109 schools as at June 2018

Murrumba Downs - Griffin SA2

- 4 schools as at June 2018

Universities

Moreton Bay (R) LGA

- USC Moreton Bay (Opening 2020)

Murrumba Downs - Griffin SA2

- 0

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

**109
SCHOOLS**

HEALTH

EMERGENCY SERVICES

Police Stations

Moreton Bay (R) LGA

- 10 police stations as at June 2018

Murrumba Downs - Griffin SA2

- 0 police stations as at June 2018

Ambulance Stations

Moreton Bay (R) LGA

- 12 ambulance stations as at June 2018

Murrumba Downs - Griffin SA2

- 0 ambulance stations as at June 2018

Fire Stations

Moreton Bay (R) LGA

- 10 fire stations as at June 2018

Murrumba Downs - Griffin SA2

- 0 fire stations as at June 2018

HOSPITALS

Moreton Bay (R) LGA

- 10 hospitals as at June 2018

Murrumba Downs - Griffin SA2

- 0 hospitals as at June 2018

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

**42
EMERGENCY
SERVICES**

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Moreton Bay (R) LGA

- 13.4% of employed persons worked in Health care and social assistance industry
- 10.9% of employed persons worked in Retail trade industry

Murrumba Downs - Griffin SA2

- 12.7% of employed persons worked in Health care and social assistance industry
- 11.7% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.27 in Information media and telecommunications industry

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

Employment by industry, Murrumba Downs - Griffin SA2 and Moreton Bay (R) LGA, 2016

Industry	Murrumba Downs - Griffin SA2		Moreton Bay (R) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	26	0.3	2,524	1.3	0.22
Mining	87	1.0	2,082	1.1	0.91
Manufacturing	636	7.3	12,650	6.7	1.09
Electricity, gas, water and waste services	105	1.2	2,321	1.2	0.98
Construction	847	9.7	20,414	10.8	0.90
Wholesale Trade	286	3.3	5,223	2.8	1.19
Retail trade	1,020	11.7	20,655	10.9	1.07
Accommodation and Food Services	539	6.2	11,380	6.0	1.03
Transport, postal and warehousing	677	7.8	11,695	6.2	1.26
Information media and technologies	129	1.5	2,195	1.2	1.27
Financial and insurance services	272	3.1	4,980	2.6	1.18
Rental, hiring and real estate services	168	1.9	3,325	1.8	1.10
Professional, scientific and technical services	437	5.0	10,370	5.5	0.91
Administration and support services	318	3.6	6,476	3.4	1.07
Public administration and safety	633	7.2	13,217	7.0	1.04
Education and training	647	7.4	15,419	8.1	0.91
Health care and social assistance	1,113	12.7	25,400	13.4	0.95
Arts and recreation services	116	1.3	2,556	1.3	0.98
Other services	348	4.0	8,046	4.2	0.94
Total	8,735	100.0	189,495	100.0	1.00

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

ECONOMY

Moreton Bay (R) LGA

- Median mortgage repayment of \$1,781 per month
- Average household size of 2.7 persons per dwelling

Murrumba Downs - Griffin SA2

- Median mortgage repayment of \$1,950 per month
- Average household size of 2.8 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
MURRUMBA DOWNS -
GRIFFIN SA2 WAS:
**\$797 PER
WEEK**

Selected medians and averages, Murrumba Downs - Griffin SA2 and Moreton Bay (R) 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
Murrumba Downs - Griffin SA2	1,950	1,851	1,704	797	2.8	0.8
Moreton Bay (R)	1,781	1,638	1,413	652	2.7	0.8



IN THE MEDIA



First look at new university campus north of Brisbane

commences on the University of the Sunshine Coast's new campus.

When completed, the multi-storey building will boast a large lecture theatre, an auditorium and a number of teaching rooms.

It will accommodate 1200 students studying up to 50 courses including business, education and computer sciences.

"There's some quite innovative spaces inside the building," Greg Baumann, from building company Hansen Yuncken, said.

Construction at the site has officially begun. (9NEWS)

Positioned next to the Petrie train station, the new campus will slash travel times for thousands of students who live between Brisbane and the Sunshine Coast.

Vice-Chancellor, Professor Greg Hill said the lack of university locations north of the city has seen up to 1500 students travel from the Moreton Bay area to the Sunshine Coast campus every week day.

"Moreton Bay is one of Queensland's fastest growing regions, but has been the only region of its size in Australia without its own full-service university campus," Professor Hill said.

"You have a better chance of finding a young person with a degree in outback Northern Territory, than you do in Caboolture.

"It's an outstanding statistic, and we're going to do something to fix it."

Original article can be found at:
<https://www.9news.com.au/2018/09/20/18/39/university-of-sunshine-coast-new-campus-petrie-north-brisbane>

The new campus has the full support of the Moreton Bay mayor, who described the development as "well overdue".

"This is just fantastic for the future of the young people of the Moreton Bay region" Allan Sutherland said.

"There are a lot of families here that just never even envisaged that they would end up going to university. All that is about to change."

The foundations should be finished by early next year, with the university expected to open its doors ahead of Semester 1 in 2020.

An artist's impression of the new campus. (Supplied)



Original article can be found at:
<https://www.9news.com.au/2018/09/20/18/39/university-of-sunshine-coast-new-campus-petrie-north-brisbane>

How train lines are driving property prices

HOW access to train lines are driving property profits.

Barclay White

[The Courier-Mail](#) | JANUARY 21, 2018 1:00AM



A train on the new Redcliffe Peninsula line. Source: Supplied

Redcliffe residents waited more than 130 years for a train line, and now that it's here it is raising interest in the peninsula and its property market.

The Redcliffe Peninsula was cut off from the rest of the southeast's rail network, until the long mooted train line finally opened in late-2016.

Locals can now hop on a train from any of Redcliffe's six train stations, and that has become a juicy selling point for the area's real estate agents.

General manager at LJ Hooker Redcliffe, Kylie Loof, said the new train line was often a topic of discussion from a certain type of buyer.

"The people that are talking about it are from other states," Ms Loof said.

"They ask 'is it close to the new train line?'"

The interstate interest makes a curious disparity, Ms Loof said, as many locals still kept old travelling habits from before the line opened.

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/how-train-lines-are-driving-property-prices/news-story/7b1ca2e59ca155d99c935016ce3d1fcb>

She said many locals still drove across the bridge to get to Shorncliffe Station to catch the train, a tactic she said could save a bit of time on a commute to Brisbane.

She estimated that before the line opened, only about 30 per cent of investors in the area would be from interstate.

“Now it is about 50/50,” she said.

In peak times, the train from Redcliffe can take the best part of an hour to reach Brisbane’s CBD, which might sound a lot for the average Queensland commuter.

But for one Sydney-based investor, the announcement of the train line helped him invest his hard earned cash in what he predicts will be a strong growth area.

Take Ekanayake, 29, has purchased three investment properties in the past two years, looking at long-term growth.



This home at 4 Lydia Court in Deception Bay that recently sold is just a quick drive from the new train line. *Source: Supplied*

Although the properties, at Scarborough, Kallangur and Deception Bay, have not experienced immense growth in recent years, he believed this would change.

“Being from Sydney, whenever a major infrastructure with trains gets announced there is a massive growth in the area in terms of real estate,” Mr Ekanayake said.

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/how-train-lines-are-driving-property-prices/news-story/7b1ca2e59ca155d99c935016ce3d1fcb>

He predicted that there would be a time when more and more Redcliffe residents would use the train, and this would be a positive for property owners.

He pointed to other changes in the area, including the new University of the Sunshine Coast campus which will open in Petrie in 2020.

“Once you’ve got 10 to 20,000 more students in the area, the value of that train line is going to be more significant,” he said.

So far growth has been modest across the Redcliffe area since the track was announced back in 2010.

In the suburb of Kippa-Ring, which has the benefit of being close to the bay and the train line, the change in the median price for a house over the past five years was 19.9 per cent.

Nearby Mango Hill had slightly stronger growth over the five years at 22.6 per cent, but it was still modest compared to booms in Sydney and Melbourne.

With interstate migration to Queensland very strong, especially in the state’s southeast, Mr Ekanayake predicted the area was due for a boost.

“There has been so much media attention on the Sydney and Melbourne markets, but once Sydney starts to cool off, which it is, it is Brisbane that takes off,” he said.

“Brisbane is almost half the price (of Sydney) so right now there is a huge gap, and that gap has got to close.”

Harcourts Redcliffe owner Steve Hawley said you could see the changes in the Redcliffe area just by looking at the skyline.

“We are seeing a lot of new townhouses and multistorey developments, there are a lot of cranes out and about,” Mr Hawley said.

“We’ve been a sleepy town for that long so it is time to move ahead.”

Originally published as [Growth potential set in train](#)

Original article can be found at:

<https://www.news.com.au/finance/real-estate/brisbane-qld/how-train-lines-are-driving-property-prices/news-story/7b1ca2e59ca155d99c935016ce3d1fcb>

Ikea North Lakes opening: Everything you need to know

16th Nov 2016 1:00 PM



The finishing touches are being put to the new Ikea North Lakes store.⁹ News Brisbane
IKEA'S latest, \$60 million store is opening at North Lakes tomorrow, just 50km from the Sunshine Coast.

Thousands of shoppers are expected to descend on the Swedish DIY giant and with extended trading hours there is plenty of opportunity to get inside on day one.

For those travelling south from the Sunshine Coast to see the new Ikea, here is everything you need to know:

More Stories

- [Crowds flood IKEA as North Lakes store opens](#)

OPENING HOURS

IKEA North Lakes will extend its trading hours on its opening day, with the store open to customers from 9am - 9pm. The same extended trading hours will apply on Thursday and Friday.

Normal store hours are Mon - Wed, 9am-6pm, Thurs 9am-9pm, Fri 9am - 9pm and from 9am - 5pm Weekends.

LOCATION

GET to Australia's newest IKEA store by taking Exit 133 off the Bruce Highway at North Lakes.

PUBLIC TRANSPORT

Original article can be found at:

<https://www.sunshinecoastdaily.com.au/news/ikea-north-lakes-opening-everything-you-need-know/3112521/>

Catch the bus - Via North Lakes bus station - 668, 676, 679, 680, 681, 682, 684, 685, and 687 - via North Lakes Drive - 688 and 689

Train - the nearest train station is Mango Hill, from there you can either walk (about 20 minutes), or catch the 687 bus.

HOW TO AVOID PAYING FOR PARKING

The new Westfield Ticketless Parking system is based on licence plate recognition technology.

The first three hours are free, so if you stay less than three hours the system will recognise the car registration and the exit boom gates will open automatically.

If you stay more than three hours and register for Ticketless Parking, the boom gate will automatically open upon exit, any parking fees will be automatically deducted from your credit or debit card.



The 500 solar panels that provide a quarter of the energy needed by the Ikea North Lakes store.

FEATURES OF THE NEW IKEA

- A 1000-space car park, Ikea's eighth largest on Australia's eastern seaboard
- 1600 solar panels to provide about a quarter of the energy needed to supply the store
- 10,000 LED lights that consume about 85% less energy than other electricity-based light sources
- Employs 300-plus staff

Original article can be found at:

<https://www.sunshinecoastdaily.com.au/news/ikea-north-lakes-opening-everything-you-need-know/3112521/>

Jobs created as carers group moves into North Lakes centre

Alan Quinney, Pine Rivers Press

December 7, 2018 10:55am

AFTER being vacant for more than two years, a floor at the North Lakes Community Centre, The Corso, has a tenant.

Carers Queensland, a leading Queensland organisation offering specialised carer, aged and disability support service will occupy all of the fifth level in the Moreton Bay Regional Council-owned building.

It will enable the service to support more than 6000 clients across the region by catering for more than 60 staff with executive officer Debra Cottrell promising there would be more jobs to come.

“Carers Queensland is delighted to win the tender to deliver the NDIS Local Area Co-ordination Partners in the Community program in Caboolture and Strathpine service area,” Ms Cottrell said.

“In our first round of recruitment, we employed 40 people in our North Lakes office, with another 27 currently being recruited.”

The deal was another testament to the wave of investor confidence in the region, Cr Julie Greer said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/jobs-created-as-carers-group-moves-into-north-lakes-centre/news-story/eacb2710fe88ff2ad2e57313a6764329>



Original article can be found at:
<https://www.couriermail.com.au/questnews/moreton/jobs-created-as-carers-group-moves-into-north-lakes-centre/news-story/eacb2710fe88ff2ad2e57313a6764329>

New housing developments will lead to “village” population explosion

Alan Quinney, Pine Rivers Press

March 5, 2018 6:00am



MANGO Hill “village” is set for a population explosion over the next few years as green space makes way for more housing development.

Residents, most from the old village, were informed at a meeting of the Mango Hill Progress Association last week about the large number of new houses being planned for the area.

Concerns were raised about the ability of the council and the State Government to ensure infrastructure kept pace with development.

“Our community is rapidly changing in both size and population,” association president Laurence Christie said on Wednesday at the group’s annual general meeting. “There are 1000 home sites planned within the village community in the next five years.”

Mr Christie said there were 660 units planned for the area, including the Phillip Usher Group’s 320 at Kinsellas Rd West/Lamington Drive.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/new-housing-developments-will-lead-to-village-population-explosion/news-story/e8ccbee09d44c97ed597114a54e20096>

He said four blocks at Hamilton Rd had the potential for 50 units and there were 167 dwellings being built at Chelmsford St.

A triangular block bordered by Chelmsford, John and Chermside roads would be developed in the future, he said.

“Road, transport, utility and recreational infrastructure must keep pace,” Mr Christie said. “That is the challenge of government.

“Our role as a progress association is to continue to maintain our appropriate pressure to ensure it does.

“There remains much for our association to do, but with the ongoing support of the community and volunteers, we will continue to be an effective and respected entity.”

Mr Christie said Chelmsford Rd needed to be joined to Kinsellas Rd West to take traffic from Muriel St, and the provision of bus services and sporting fields needed to be looked at.

“This is why the second access to Anzac Ave is too important,” he said.

Mango Hill has come a long way since the first residential area was developed on what was once farming land in the 1960s. There were about 50 houses in the area by 1980, when it was first defined as a suburb.

Its population at the 2016 census was 8434.

In the mid-1990s, subdivision began at the north end of Kinsellas Rd and the project was named Mango Hill Estate after a part of Anzac Ave, which was planted with mango trees. North Lakes was formally named and detached in 2006.

Mr Christie also told the meeting that use of the community hall was increasing and more space was needed for activities and storage.

“The association will continue to ask the Moreton Bay Regional Council to consider an additional building on the southern side so we can provide more groups with basic, affordable facilities for community use,” he said.

Mr Christie added that the regular family skate nights held on the tennis courts continued to attract more people, who loved the combination of skating, music and games.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/new-housing-developments-will-lead-to-village-population-explosion/news-story/e8ccbee09d44c97ed597114a54e20096>

New school for southeast Queensland growth hotspot

Alan Quinney, North Lakes Times

October 19, 2017 3:10pm



A NEW school has been promised for a southeast Queensland growth hotspot, but it's exact location is yet to be decided.

The secondary school will be built in the North Lakes/Mango Hill area to take pressure off existing schools nearing capacity by 2020.

Education Minister Kate Jones made the announcement at Mango Hill State School on Monday.

Ms Jones said once the site was finalised, Education Queensland would look at the catchment area.

She said students in Griffin may need to be considered to take future pressure off Murrumba State Secondary College.

The new school will cost about \$36 million to build.

Ms Jones said the commitment was a win for one of the state's fastest growing regions and proof of the Government's dedication to delivering more education infrastructure across Queensland.

"We have listened to the concerns of locals about the demand for education resources in North Lakes and Mango Hill," she said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/new-school-for-southeast-queensland-growth-hotspot/news-story/37a0b6b4ecc30b06ee38902003625ce0>

“This will help to ensure we can achieve our goal of giving the best possible quality of education to every child in Queensland.”

A new school will be built in the North Lakes/Mango Hill area. File photo.
With 3008 students, North Lakes State College is currently at 76 per cent of its capacity.

But Ms Jones said growth projections for North Lakes and Mango Hill meant the Government’s plans for a new school in 2020 was a win for the community.

“This is a huge investment for the Government and is totally separate to our \$118 million investment to build three schools in southeast Queensland.”

State Labor MP for Murrumbidgee Chris Whiting said he had long advocated for a new school in the area and was happy the Government had listened to residents and committed to deliver for the people of North Lakes and Mango Hill.

“The junior and middle campus at North Lakes State College is forecast to reach its capacity by 2021,” Mr Whiting said.

“This will make sure we have the teaching resources we need to give our children the best education possible into the future.”

Petrie university campus gets funding to secure up to 3600 student places



David Alexander, Pine Rivers Press

February 14, 2018 4:22pm

THE cloud of doubt hanging over University of the Sunshine Coast's Petrie campus has been lifted this week with almost \$70 million allocated to secure thousands of student placements.

The future of the campus was "at risk" as a result of a two-year Federal Government funding freeze on university placements across the country. USC vice-chancellor Greg Hill and Moreton Bay Regional Council Mayor Allan Sutherland claimed the campus was in doubt as a result of the funding freeze.

However, Education Minister Simon Birmingham said that the university campus remained a "key priority" for the government.

Federal LNP MP for Dickson Peter Dutton and MP for Petrie Luke Howarth on Monday announced funding of \$69.4 million over three years, from 2019-20, for student placements at the campus.

The funding would provide for 1200 student bachelor places when the new campus opens in 2020 then 2400 bachelor places in 2021.

There would also be funding for 3600 ongoing places from 2022.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/petrie-university-campus-gets-funding-to-secure-up-to-3600-student-places/news-story/981049f93bd83664cf2ccfb6a8a1f76f>

“It will create jobs and revitalise local small businesses as well as making a university education more accessible for local students,” Mr Dutton said.

“Luke Howarth and I have committed to give significant federal support for this project.

“We have delivered \$35 million in grant funding as well as a concessional loan for infrastructure projects. This helps guarantee student places and supports the local economy.

“We said it would go ahead and it will.”

Mr Howarth said he was excited about the opportunity the university would create for young people in the region.

“The project is somewhat out of sight, out of mind at the moment, but by 2020 – in just two years – having this new campus open will really help our young people study locally for the jobs of the future.”

USC’s chief operating officer Dr Scott Snyder was informed of the funding guarantee in Canberra this week.

“This is great news,” Dr Snyder said. “We are very, very pleased that the Federal Government has secured student places for the new campus so that young people in the Moreton Bay region can really engage in the knowledge economy and make the most of the opportunities it will present.”

Preparation work at the Mill at Moreton Bay site has continued amid speculation that the Petrie campus was in doubt.

The work included relocation of sewer mains, vegetation removal and bulk earthworks in the area bounded by Gympie Road, Paper Avenue and the Petrie train station.

Once completed, the preparation work would enable USC to begin construction on its foundation buildings, which is expected to begin in the middle of this year.

Construction activity is carried out between Monday to Saturday, 6.30am to 6.30pm. Night and weekend works have been undertaken when required to minimise traffic disruption.

Sewer relocation works continue from mid-February, which will impact access to the carpark on the eastern side of Petrie train station via Paper Avenue.

The felling of trees at the site near the train station and along Anzac Ave has had a mixed reaction from residents, some of who preferred the site to remain undeveloped.

The council said it is working with koala monitoring experts to deliver an environment plan for the site.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/petrie-university-campus-gets-funding-to-secure-up-to-3600-student-places/news-story/981049f93bd83664cf2ccfb6a8a1f76f>

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.gt.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 Peregian 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/>

Queensland's first Costco will open on May 29 at North Lakes

Peter Marsh, North Lakes Times

April 30, 2014 7:00pm

Costco will open the doors to its first Queensland store on May 29. The retail giant is currently putting the finishing touches on its North Lakes store, with work on the carpark and outside landscaping now 50 per cent complete.

The store began receiving stock this week and staff are busily filling the shelves in preparation for the grand opening.

COSTCO COMING:

Costco Wholesale Australia managing director Patrick Noone said North Lakes was the perfect location for Costco's first Queensland store.

"We are excited to be able to offer an alternative shopping destination, and look forward to saving our members money, whether they are shopping for the home or their business," he said.

"We are very pleased to be an integral part of the growth in North Lakes and the larger Moreton Bay Community."

Doors will open at 8am on May 29.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/queenslands-first-costco-will-open-on-may-29-at-north-lakes/news-story/2ef8d9c36c9655c4d43a7f8a77494943?sv=79c6ece8dff823511eed41bfe819d1f>



Aerial shots of Costco at North Lakes, with the Bruce Highway on the left. Moreton Bay Regional Council Mayor Allan Sutherland said the opening of the store would be a boon for the local economy.

“Costco will cement North Lakes’ reputation as a retail shopping destination for all of southeast Queensland, and that means local jobs and additional investment in our region.

“Not only will Costco’s arrival in the Moreton Bay Region generate hundreds of direct and indirect jobs, it’s also likely to create additional competition at the petrol bowser, and that’s good for local motorists and the local economy.

“If Costco’s success in the southern states is anything to go by, the opening of the North Lakes warehouse signals the beginning of a retail revolution that will deliver additional shoppers to the Moreton Bay Region and benefits for existing retailers.

“There’s a lot to be excited about,” he said.

Motorists are set to be the first in Queensland to sample Costco’s wares however, plans are in place to open the highly anticipated petrol station before the opening of warehouse itself.

A spokeswoman said Costco’s temporary office in North Lakes would close the week before opening.

“New members will be able to visit the membership counter at the warehouse before we open to sign up or collect their cards, to avoid the rush when we open,” she said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/queenslands-first-costco-will-open-on-may-29-at-north-lakes/news-story/2ef8d9c36c9655c4d43a7f8a77494943?sv=79c6ece8dff823511eed41bfe819d1f>

The Corso, Moreton Bay Regional Council's \$45 million library, commercial and community hub at North Lakes set to open to the public on September 13

Peter Marsh, North Lakes Times

August 21, 2014 12:00am

IT HAS been called the jewel in North Lakes town centre, and now The Corso is just weeks away from opening to the public.

The \$45 million project has taken shape since November 2012 to become a feature on the North Lakes skyline.

The Corso, located between Westfield North Lakes and the bus station, will contain a library, community centre and three levels of commercial office space and will open to the public on September 13.

[CHECK OUT OUR GALLERY FOR A LOOK INSIDE THE BUILDING](#)

The Moreton Bay Regional Council announced in June that the smaller Kallangur and Narangba libraries would close once new library at the Corso was opened.

Mayor Allan Sutherland said he believed The Corso would set the standard for library, community and commercial hubs.

“It’s hard to imagine that just 22 months ago The Corso at North Lakes was little more than a set of architectural plans and a vacant block of land in the centre of one of Australia’s fastest growing urban areas,” he said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/the-corso-moreton-bay-regional-councils-45-million-library-commercial-and-community-hub-at-north-lakes-set-to-open-to-the-public-on-september-13/news-story/34c6e91800f39ee10bb46fbb6df2e4c3>



The Corso, Moreton Bay Regional Council's \$45 million library/town centre project in North Lakes — Picture: Richard Walker

The Corso has impressive environmental credentials, earning a 5 Star Green Star certification by the Green Building Council of Australia.

“With 550 solar panels on the roof generating up to 145 kilowatts, extensive rain water harvesting and technology to regulate air conditioning, natural ventilation and light, The Corso at North Lakes is already recognised as Australia’s first 5 Star Green Star public building,” Cr Sutherland said.

“It’s a unique state-of-the-art complex our community can be proud of,” he said.

Division Four councillor Julie Greer said the new library would contain 65,000 items in its collection.

“For 22 months we’ve watched The Corso rise from the ground to take its place as one of North Lakes’ highest buildings, and now that opening day is almost here — I’m ecstatic,” Cr Greer said.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/the-corso-moreton-bay-regional-councils-45-million-library-commercial-and-community-hub-at-north-lakes-set-to-open-to-the-public-on-september-13/news-story/34c6e91800f39ee10bb46fbb6df2e4c3>

Vertical villages will lead Highrise future around stations on new Redcliffe Peninsula rail line

Ellen-Maree Elliot, Pine Rivers Press

January 30, 2017 5:00am

VERTICAL villages will dot Brisbane's newest train line within the next decade, a longstanding real estate agent says.

Moreton Bay Regional Council zoned pockets of land near the recently opened Redcliffe Peninsula line as "Urban" or "Next Generation", which call for higher density development near public transport, in line with transport oriented development principals

JH Grant Real Estate principal agent Denis Grant said land near the train stations had become "incredibly valuable" and could attract inner city-like highrises.

The commercial and residential towers at Milton Train Station in Brisbane is a prominent example of transport-oriented development.

"We'll become vertical villages within walking distance of the stations and each will have a different feel to the village."

Between September 15, 2015 and July 7, 2016 Mr Grant sold four adjoining properties at Anzac Ave, Mango Hill to a group of developers for a collective \$26 million.

The value of the land more than doubled in that time, from \$112.80 per sq m to a peak of \$251.80 per sq m.

Moreton Bay Regional Council statistics predict the population of Mango Hill and Griffin — close to the two stations at Mango Hill and one at Murrumba Downs — would double by 2031, and that the train line would contribute much to that growth.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/vertical-villages-will-lead-highrise-future-around-stations-on-new-redcliffe-peninsula-rail-line/news-story/f29d08ff3a7e026ea057e9a8f9184547>



Will the Redcliffe Peninsula line stations mirror the hubs developed around Milton station? Picture: Patria Jannides

Mr Grant said Kallangur and Petrie stations presented some of the biggest opportunities for development due to the Priority Development Area for the Mill at Moreton Bay Project, which is the [proposed site of a new university in partnership with University of the Sunshine Coast](#).

“These (developments) are going to happen very quickly, in the next 12 months you’ll see the first ones coming out of the ground,” Mr Grant said.

Original article can be found at:
<https://www.couriermail.com.au/questnews/moreton/vertical-villages-will-lead-highrise-future-around-stations-on-new-redcliffe-peninsula-rail-line/news-story/f29d08ff3a7e026ea057e9a8f9184547>



Vertical villages will pop up around train stations along the Redcliffe Peninsula line.

Picture: Renae Droop

Kallangur and Districts Progress Association presidents Tony Watson said he was not opposed to highrise development, provided there was appropriate infrastructure to cater for it.

He said the area would need a neighbourhood centre, prominent parkland, more parking and better access to the Gateway Motorway.

“If there are more people, there’s more problems,” he said.

Mango Hill Progress Association president Laurence Christie said more parkland and recreational facilities were essential if more higher density development was approved.

“The sad part about inner-city living is the loss of the backyard,” he said.

He said more parking would be needed as well as better connected pathways.

Mayor Allan Sutherland said vertical villages were “a fair assumption” of what the future held for these sites.

“Building a house 150m away from a train station is a wasted opportunity,” he said.

He reassured residents that the Moreton Bay region would not be turned into “downtown New York or Los Angeles”, saying many of Mr Watson’s concerns, particularly about parkland and community facilities, would be addressed in the Mill at Moreton Bay project.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/vertical-villages-will-lead-highrise-future-around-stations-on-new-redcliffe-peninsula-rail-line/news-story/f29d08ff3a7e026ea057e9a8f9184547>

Which suburbs had highest price growth in Pine Rivers?

Alan Quinney, Pine Rivers Press

May 19, 2017 3:27pm

MANGO Hill has recorded the strongest median house and unit price growth in the Pine Rivers/North Lakes region over the past 12 months.

Data released by CoreLogic showed the median house price for the suburb rose by 11.2 per cent in the past 12 months, and by a whopping 20.5 per cent over three years.

It now sits at \$510,900.

Strathpine and Petrie also performed well over the past year for houses.

Ray White North Lakes and Mango Hill sales and marketing agent Alex Silva said once the Mango Hills train station was completed, the market had increased sharply. He said many investors were now interested because of all the facilities in the area.

“It is a great market at the moment. Sellers are pretty well getting what they are looking for,” he said.

Mr Silva said listings were only on the market for an average of 30 days. He said rental returns were good as well at between \$450-\$500.



Alex Silva from Ray White North Lakes/Mango Hill is confident of a sale for this Mango Hill property.

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/which-suburbs-had-highest-price-growth-in-pine-rivers/news-story/c11c07edca44f42d2b8c2d44fe216184>

In Strathpine, 144 houses were sold in the past year, with the median house price rising by 8.2 per cent, to \$389,500.

The increases far outstripped the Moreton Bay region average rise of 2.6 per cent.

David Deane Real Estate sales director Mark Rumsey said he was not surprised at the data.

“It has been bubbling for a couple of years,” he said.

Mr Rumsey said the growth at Brendale had increased interest in the area and brought in families working there.

“People now realise how close we are to the city and we have three train stations close together, in Strathpine, Bray Park and Lawnton.

“With zoning changes allowing for medium to high density there has been a lot of investor interest.”

Rentals department manager Paula Staracek said rental yields were very solid ranging from \$420-\$445 a week.

Strathpine also topped the table for median unit price growth, recording a jump of 21.1 per cent to sit at \$337,900 – in stark contrast to a dip in median unit prices across Moreton Bay of 1.4 per cent.

Lawnton also performed strongly for unit price growth, at 18.9 per cent.

Properties in North Lakes also showed growth, with a 4.2 per cent rise in the median, and a 0.5 per cent increase for units in the past year.

Griffin performed well for unit price growth, rising 3.3 per cent in the past year, the median unit price is now \$374,000 – a rise of 6.1 per cent in the past three years.

House prices in Kallangur also rose in the past 12 months – by 3.6 per cent – while the median unit price remained stable, at \$305,000.

The median unit price in Mango Hill dipped by 0.7 per cent in 12 months, to sit at \$360,000, but grew by 2.1 per cent over three years.

Median growth for houses in Pine Rivers:

- Mango Hill: 11.2 per cent
- Strathpine: 8.2 per cent
- Petrie 5.4 per cent
- North Lakes: 4.2 per cent
- Dayboro 3.9 per cent
- Kallangur: 3.6 per cent

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/which-suburbs-had-highest-price-growth-in-pine-rivers/news-story/c11c07edca44f42d2b8c2d44fe216184>

- Lawnton 2.6 per cent

- Bray Park 2.2 per cent

Median growth for units:

- Strathpine: 21.1 per cent

- Lawnton: 18.9 per cent

- Brendale: 9.3 per cent

- Griffin: 3.3 per cent

- Mango Hill: -0.7 per cent

Original article can be found at:

<https://www.couriermail.com.au/questnews/moreton/which-suburbs-had-highest-price-growth-in-pine-rivers/news-story/c11c07edca44f42d2b8c2d44fe216184>

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