

A NEW POINT OF VIEW

ORMEAU / YATALA

PEAK
Property Research



EXECUTIVE SUMMARY

The Northern Gold Coast corridor provides easy access to major road and public transport networks. The Gold Coast's leisure paradise is on your doorstep. Enjoy miles of sun-kissed golden beaches, kilometres of pristine waterway for boating – a global surfing mecca fringed by gleaming apartment towers and international resorts. All the entertainment options this globally renowned tourist destination offers are available for residents of Ormeau - Yatala within thirty minutes' drive and just 35 minutes to the north is Queensland's capital. Brisbane captures all the amenity, infrastructure and cultural opportunities you would expect from this fast growing new world city.

The Ormeau - Yatala Statistical Area Level 2 (SA2) consists of two suburbs:

- Ormeau
- Yatala

The Ormeau - Yatala SA2 has a total land area of 72.2km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for the Ormeau - Yatala SA2 was 21,317, with the population projected to reach 30,589 persons at 30 June 2041.

This is an expected population increase of 43.5%.

**EXPECTED POPULATION
INCREASE FOR ORMEAU -
YATALA SA2 FROM 2017 TO
2041 IS:**

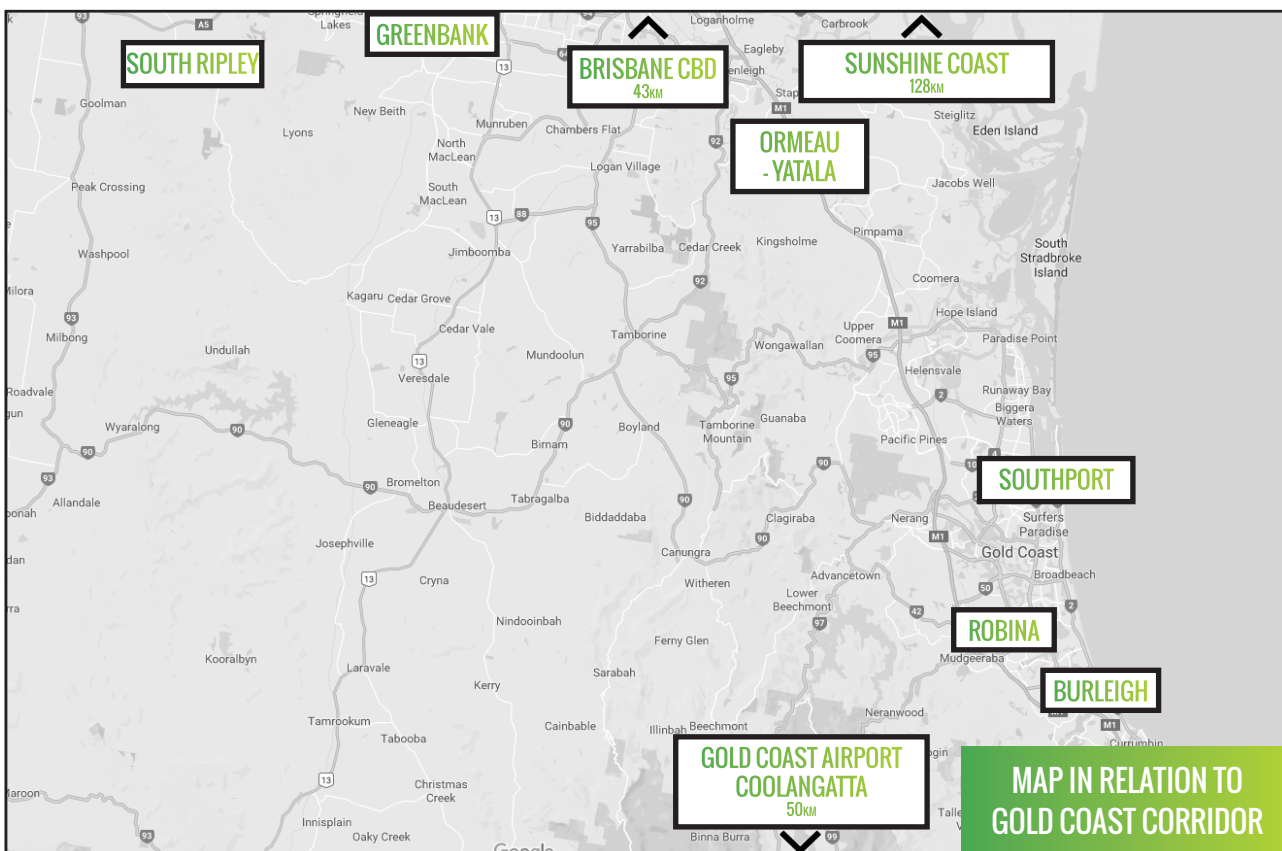
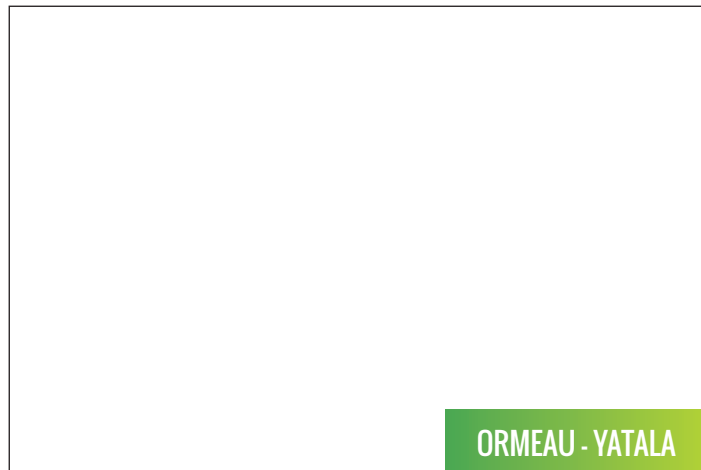
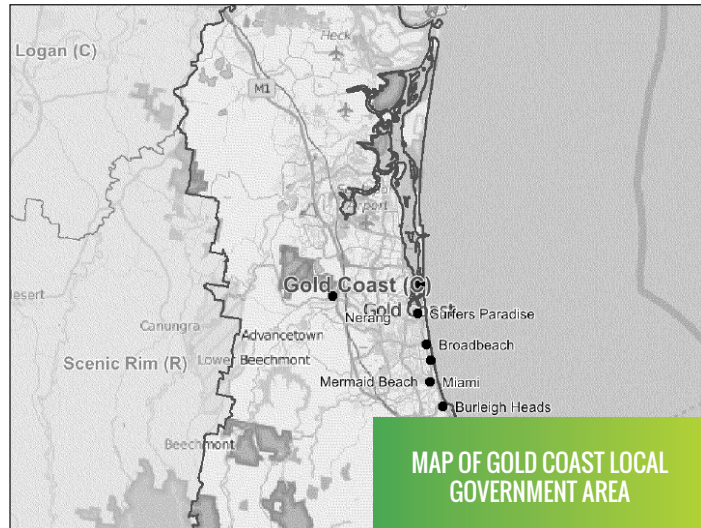
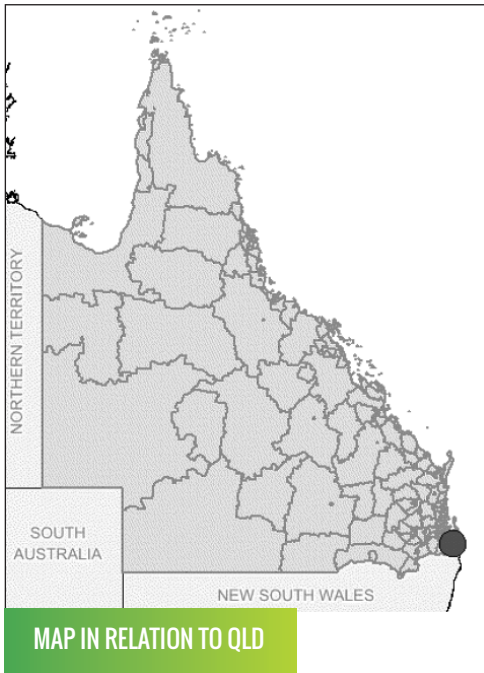
43.5%

EMPLOYMENT

The top five industry subdivisions of employment for the Ormeau - Yatala 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. Other Store-Based Retailing (5.1%)
4. Food and Beverage Services (4.7%)
5. Professional, Scientific and Technical Services (except Computer System Design and Related Services) (4.2%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

ORMEAU

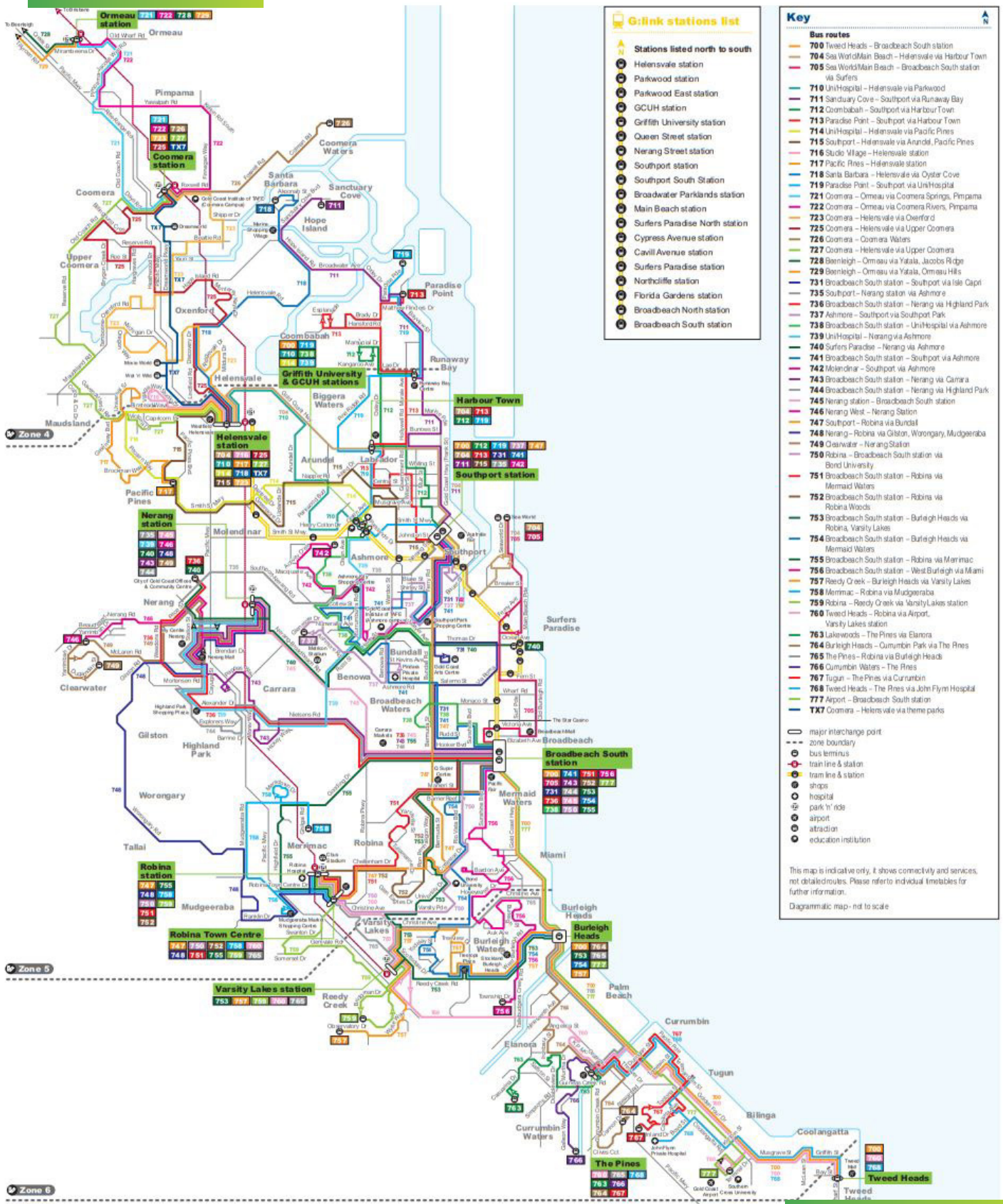


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



TRANSLINK GOLD COAST 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.

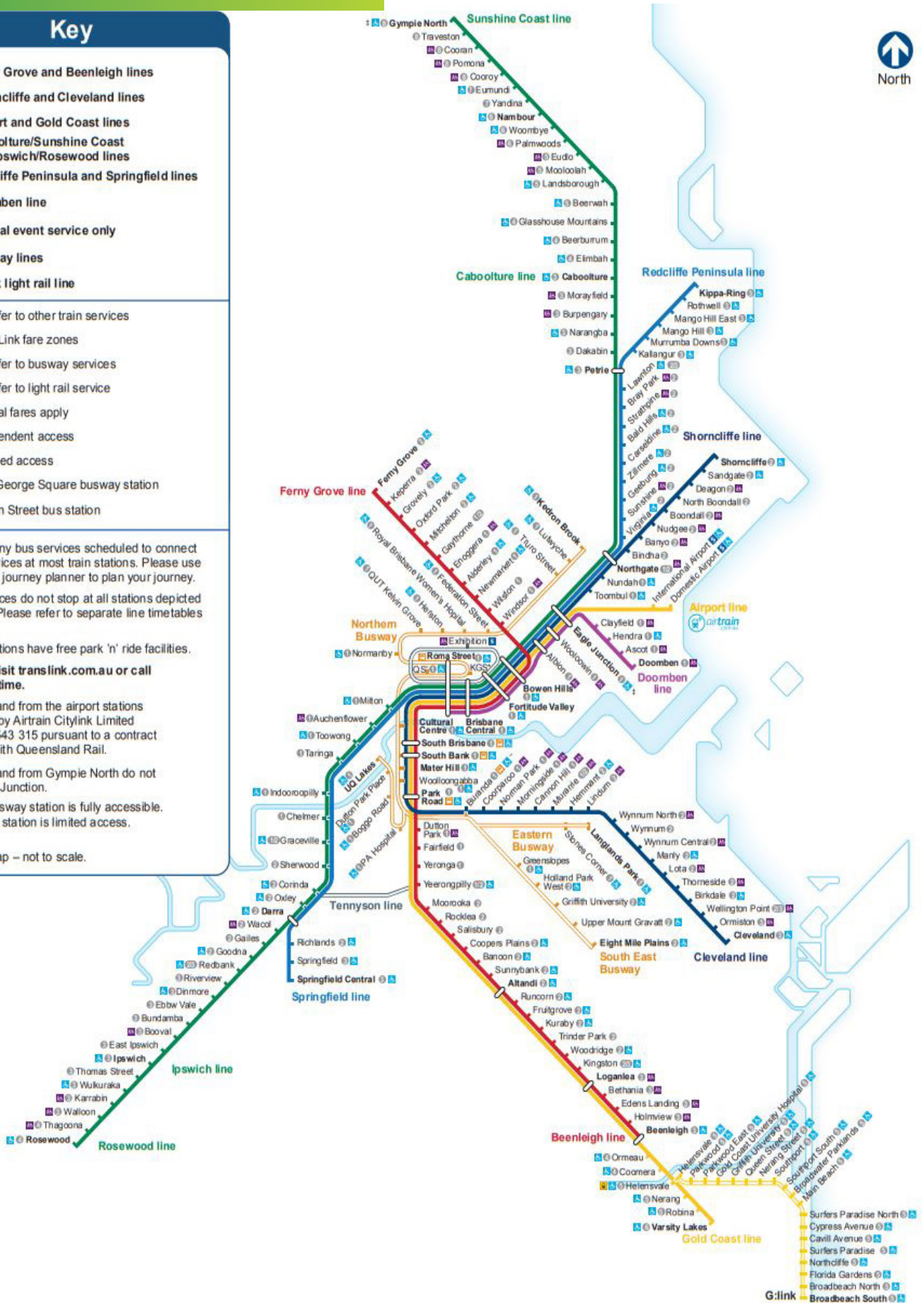
For details visit translink.com.au or call 13 12 30 anytime.

^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.



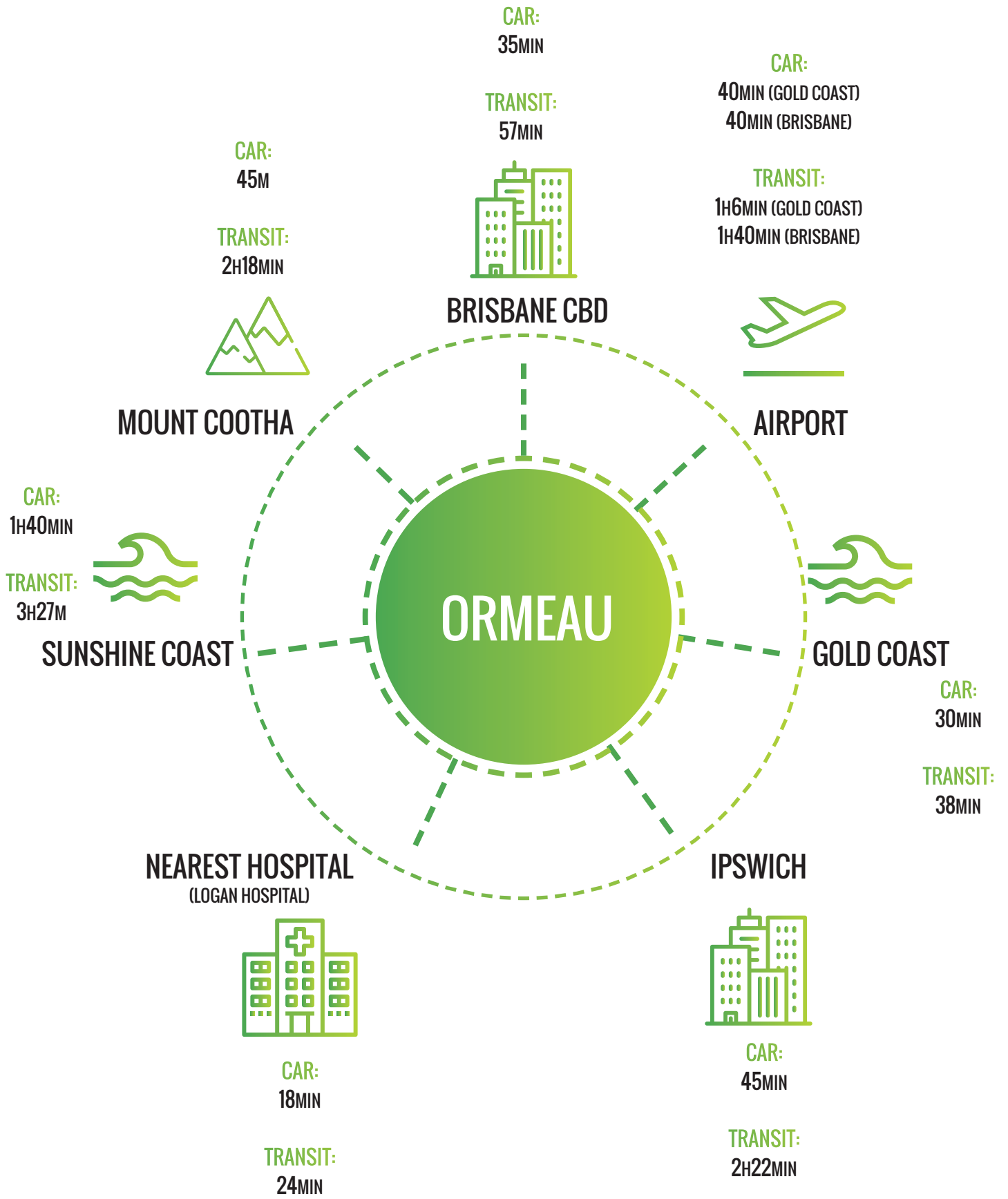
PUBLIC TRANSPORT

TRAIN LINE TO CBD



ORMEAU
TO
BRISBANE CBD
APPROX 57 MIN

TRAVEL TIME



* Car times from Ormeau
* Transit times from Ormeau Train Station

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 blue shirts, and a large blue flag or banner is visible on the right side. The overall atmosphere is busy and social.

POPULATION ANALYSIS

DEMOGRAPHICS

Estimated Resident Population (ERP)

Gold Coast (C) LGA

- ERP of 591,356 persons as at 30 June 2017
- Average annual growth rate of 2.3% over five years
- Average annual growth rate of 2.4% over ten years

Ormeau - Yatala SA2

- ERP of 21,317 persons as at 30 June 2017
- Average annual growth rate of 4.6% over five years
- Average annual growth rate of 5.5% over ten years

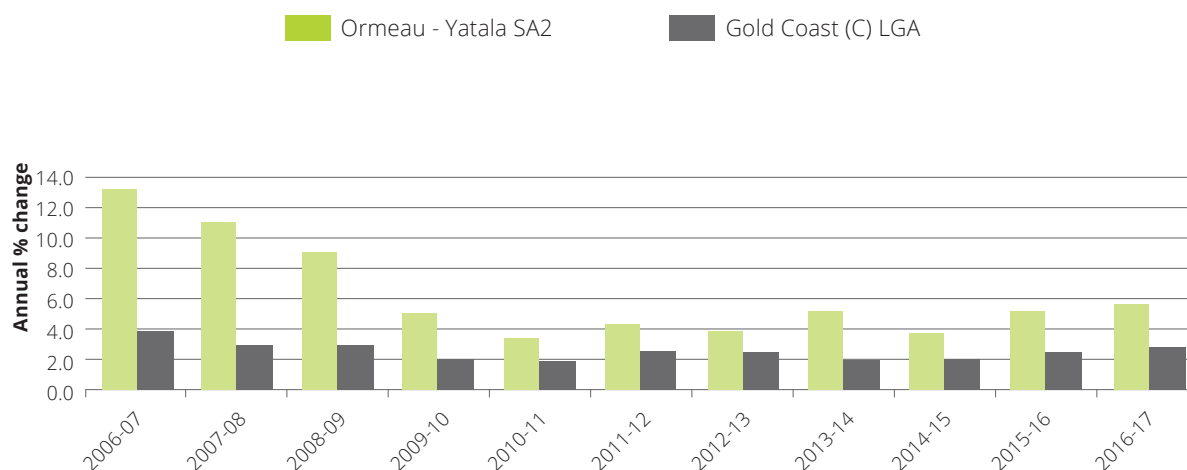
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR ORMEAU -
YATALA SA2 WAS:

**21,317
PERSONS**

Estimated resident population Ormeau - Yatala SA2 and Gold Coast (C) LGA

SA2 / LGA	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Ormeau - Yatala SA2	12,433	17,019	21,317	5.5	4.6
Gold Coast (C) LGA	466,940	528,342	591,356	2.4	2.3

Estimated resident population growth, Ormeau - Yatala SA2 and Gold Coast (C) LGA



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

DEMOGRAPHICS

Population Projections

Gold Coast (C) LGA

- Population projected to be 943,686 persons as at 30 June 2041
- Increase of 2.0% per year over 25 years

Ormeau - Yatala SA2

- Population projected to be 30,589 persons as at 30 June 2041
- Increase of 1.7% per year over 25 years

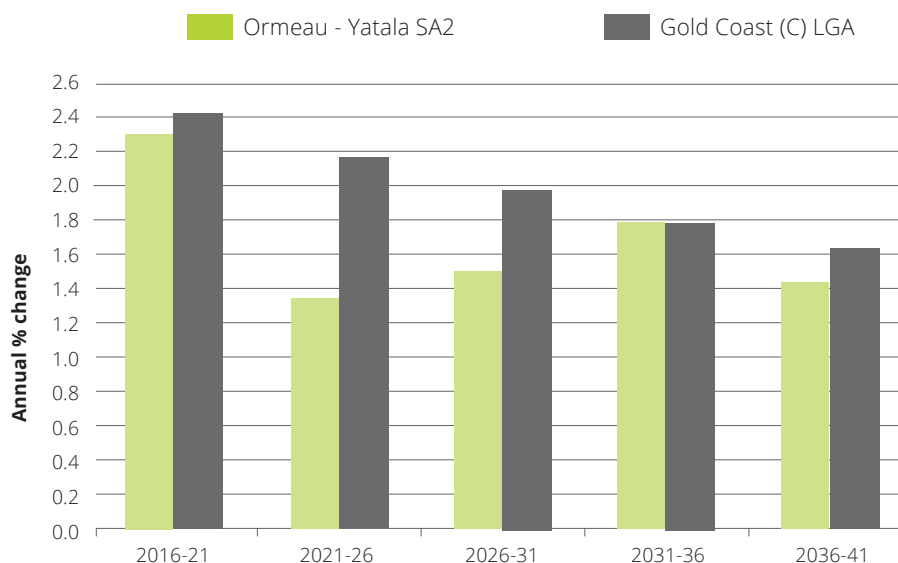
FROM 2016 TO 2041, THE
POPULATION FOR ORMEAU
- YATALA SA2 IS PROJECTED
TO INCREASE FROM 20,245
PERSONS:
**TO 30,589
PERSONS**

Projected population, Ormeau - Yatala SA2 and Gold Coast (C) LGA

SA2 / LGA	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Ormeau - Yatala SA2	20,245	22,676	24,216	26,073	28,478	30,589	1.7
Gold Coast (C) LGA	576,918	650,349	723,342	796,976	870,425	943,686	2.0

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

Projected population change, Ormeau - Yatala SA2 and Gold Coast (C) LGA



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

DEMOGRAPHICS

Family Composition

Gold Coast (C) LGA

- 145,416 families
- 41.9% of total families were couple families with children

Ormeau - Yatala SA2

- 5,257 families
- 54.4% of total families were couple families with children

THE PERCENTAGE OF TOTAL FAMILIES IN ORMEAU - YATALA WHICH WERE COUPLE FAMILIES WITH CHILDREN WAS

54.4%

Family composition^(a), Ormeau - Yatala SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Couple family with no children		Couple family with children		One-parent family		Total ^(b)
	Number	%	Number	%	Number	%	Number
Ormeau - Yatala SA2	1,667	31.7	2,859	54.4	679	12.9	5,257
Gold Coast (C) LGA	57,379	39.5	60,903	41.9	25,027	17.2	145,416

*(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.

Gold Coast (C) LGA

- 115,758 occupied private dwellings (or 58.3%) were separate houses

Ormeau - Yatala SA2

- 5,496 occupied private dwellings (or 93.3%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN ORMEAU -
YATALA SA2 WHICH WERE
SEPARATE HOUSES WAS:

93.3%

Occupied private dwellings by dwelling structure, Ormeau - Yatala SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Ormeau - Yatala SA2	5,496	323	49	3	3	5,893
Gold Coast (C) LGA	115,758	41,021	39,485	1,358	124	198,668

DWELLING BY TENURE TYPE

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

Gold Coast (C) LGA

- 52,121 occupied private dwellings (or 26.2%) were fully owned

Ormeau - Yatala SA2

- 1,156 occupied private dwellings (or 19.6%) were fully owned

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN ORMEAU -
YATALA SA2 WHICH WERE
FULLY OWNED WAS:

19.6%

Occupied private dwellings by tenure type, Ormeau - Yatala SA2 and Gold Coast (C) LGA, 2016

SA2 / LGA	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Ormeau - Yatala SA2	1,156	19.6	2,753	46.7	1,844	31.3	16	0.3	5,893
Gold Coast (C) LGA	52,121	26.2	66,799	33.6	72,621	36.6	1,465	0.7	198,668

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Gold Coast (C) LGA

- 2,611 approved new houses in the 12 months ending 31 December 2018
- \$2,416.1 million of building value in residential building approvals

Ormeau - Yatala SA2

- 106 approved new houses in the 12 months ending 31 December 2018
- \$35.1 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN ORMEAU - YATALA SA2 IN THE 12 MONTHS ENDING 31 DECEMBER 2018

106 APPROVALS

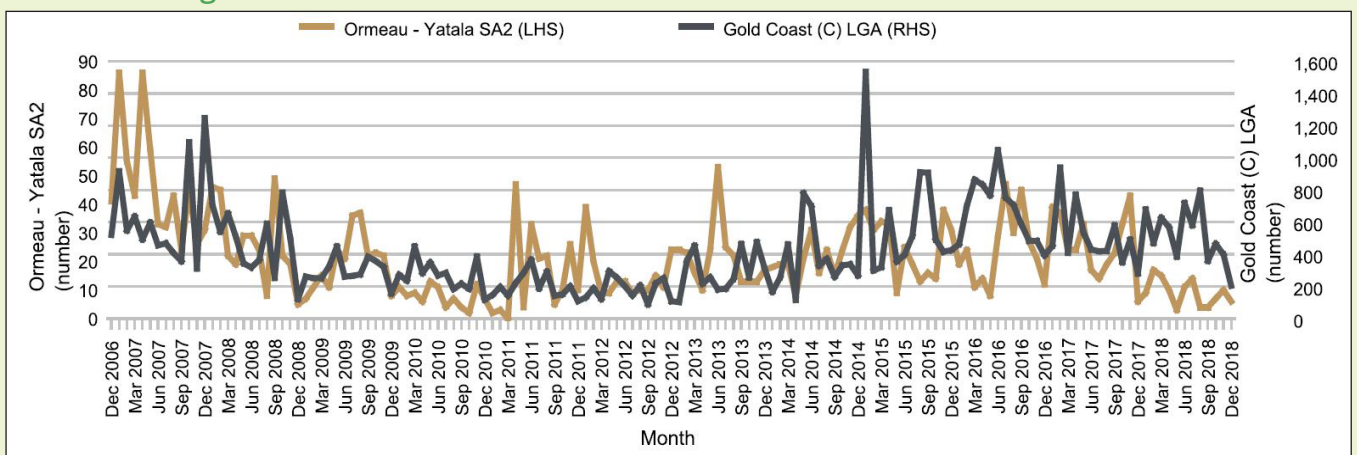
Residential and non-residential building approvals, Ormeau - Yatala SA2 and Gold Coast (C) LGA, 12 months ending 31 December 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential	Non-residential	Total		
		- Number -			\$'000	%	\$'000	%	\$'000
Ormeau - Yatala SA2	106	4	0	110	35,084	23.2	116,288	76.8	151,372
Gold Coast (C) LGA	2,611	3,630	9	6,250	2,416,104	68.0	1,135,416	32.0	3,551,520

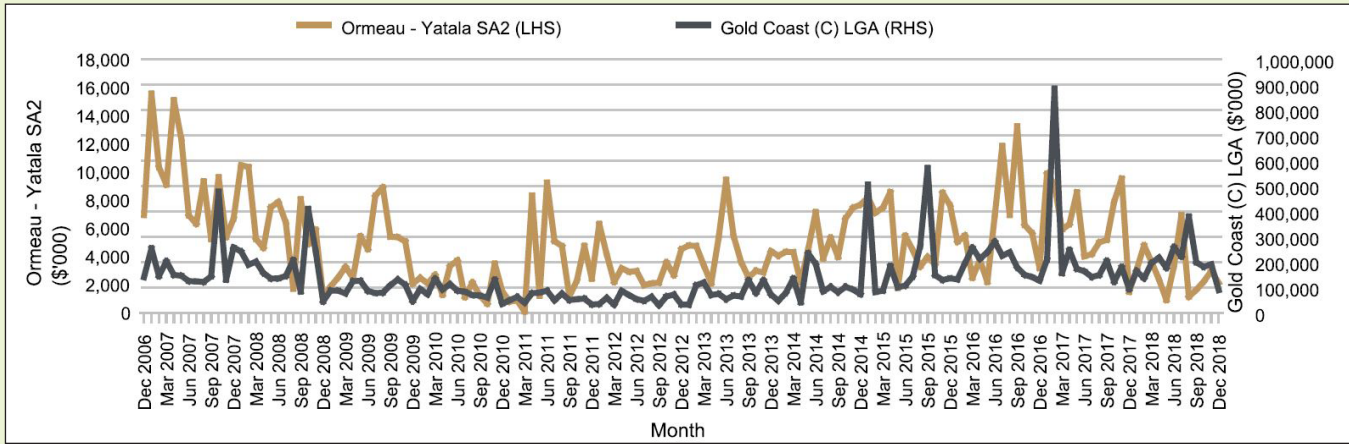
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

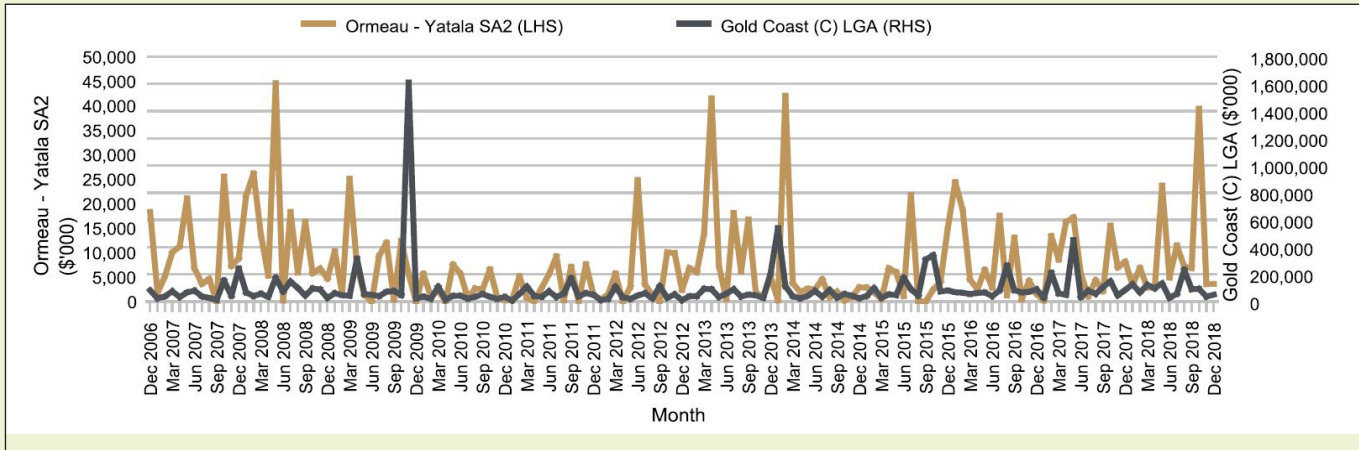
Number of residential building approvals, Ormeau - Yatala SA2 and Gold Coast (C) LGA, 12 months ending 31 December 2018



Value of residential building approvals, Oxenford - Maudsland SA2 and Gold Coast (C) LGA

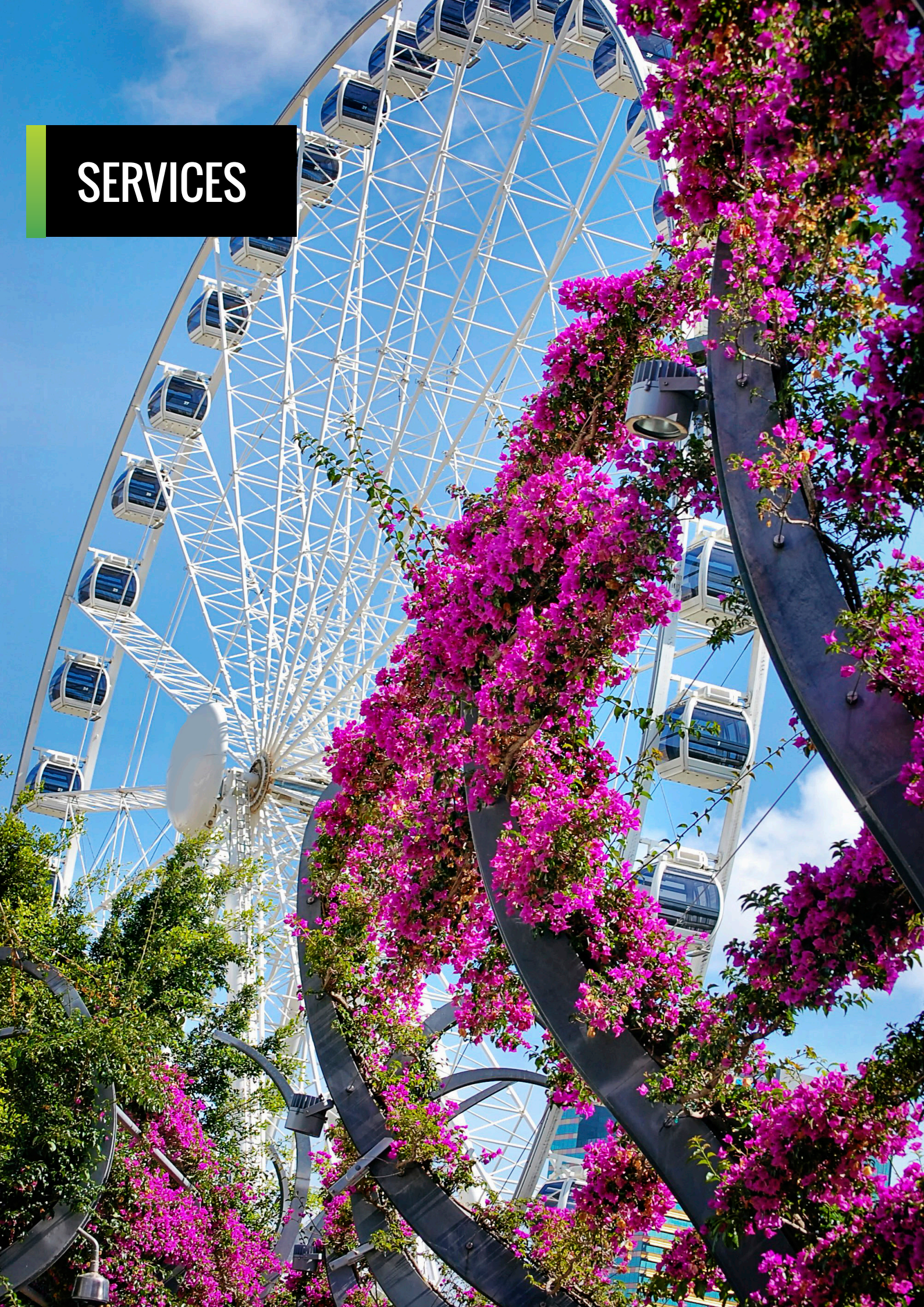


Value of non-residential building approvals, Oxenford - Maudsland SA2 and Gold Coast (C) LGA



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

SERVICES



EDUCATION

Early Childhood Education & Care Services

Gold Coast (C) LGA

- 311 early childhood education and care services as at 28 February 2019
- 211 long day care services

Ormeau - Yatala SA2

- 16 early childhood education and care services as at 28 February 2019
- 12 long day care services

THE NUMBER OF EARLY CHILDHOOD EDUCATION AND CARE SERVICES IN ORMEAU - YATALA SA2 AS AT 31 AUGUST 2018 WAS:

**16
SERVICES**

Early childhood education and care services, Ormeau - Yatala SA2 and Gold Coast (C) LGA, 31 August 2018

SA2 / LGA	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Ormeau - Yatala SA2	0	1	12	3	0	16
Gold Coast (C) LGA	3	24	211	70	0	311



EDUCATION

Schools

Gold Coast (C) LGA

- 104 schools as at June 2018

Ormeau - Yatala SA2

- 6 schools as at June 2018

Universities

Gold Coast (C) LGA

- Bond University, Robina
- Griffith University Gold Coast Campus (Southport)
- Southern Cross University Gold Coast Campus (Bilinga)

Oxenford - Maudsland SA2

- 0 Universities

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS IN
ORMEAU - YATALA SA2 WAS:

6
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Gold Coast (C) LGA

- 10 police stations as at June 2018

Ormeau - Yatala SA2

- 0 police stations as at June 2018

Ambulance Stations

Gold Coast (C) LGA

- 12 ambulance stations as at June 2018

Ormeau - Yatala SA2

- 0 ambulance stations as at June 2018

Fire Stations

Gold Coast (C) LGA

- 8 fire stations as at June 2018

Ormeau - Yatala SA2

- 0 fire stations as at June 2018

HOSPITALS

Gold Coast (C) LGA

- 23 hospitals as at June 2018

Ormeau - Yatala SA2

- 0 hospitals as at June 2018

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

53
EMERGENCY
SERVICES

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Gold Coast (C) LGA

- 12.4% of employed persons worked in Health care and social assistance industry
- 11.5% of employed persons worked in Construction industry

Ormeau - Yatala SA2

- 14.6% of employed persons worked in Construction industry
- 10.5% of employed persons worked in Retail trade industry
- Highest specialisation ratio of 1.74 in Electricity, gas, water and waste services industry

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

Employment by industry, Ormeau - Yatala SA2 and Gold Coast (C) LGA, 2016

Industry	Ormeau - Yatala SA2		Gold Coast (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	52	0.5	1,293	0.5	1.11
Mining	93	1.0	1,834	0.7	1.40
Manufacturing	856	9.0	14,000	5.4	1.68
Electricity, gas, water and waste services	96	1.0	1,516	0.6	1.74
Construction	1,380	14.6	29,955	11.5	1.27
Wholesale Trade	337	3.6	6,321	2.4	1.47
Retail trade	997	10.5	29,292	11.2	0.94
Accommodation and Food Services	509	5.4	25,241	9.7	0.55
Transport, postal and warehousing	470	5.0	9,840	3.8	1.31
Information media and technologies	102	1.1	4,051	1.6	0.69
Financial and insurance services	234	2.5	6,711	2.6	0.96
Rental, hiring and real estate services	179	1.9	7,717	3.0	0.64
Professional, scientific and technical services	499	5.3	15,978	6.1	0.86
Administration and support services	313	3.3	11,307	4.3	0.76
Public administration and safety	484	5.1	11,075	4.3	1.20
Education and training	790	8.3	21,125	8.1	1.03
Health care and social assistance	961	10.1	32,380	12.4	0.82
Arts and recreation services	156	1.6	7,721	3.0	0.56
Other services	437	4.6	10,372	4.0	1.16
Total	9,470	100.0	260,548	100.0	1.00

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

ECONOMY

Gold Coast (C) LGA

- Median mortgage repayment of \$1,950 per month
- Average household size of 2.6 persons per dwelling

Ormeau - Yatala SA2

- Median mortgage repayment of \$2,080 per month
- Average household size of 3.1 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
ORMEAU - YATALA SA2 WAS:

**\$764 PER
WEEK**

Selected medians and averages, Ormeau - Yatala SA2 and Gold Coast (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
Ormeau - Yatala SA2	2,080	1,939	1,862	764	3.1	0.8
Gold Coast (C) LGA	1,950	1,657	1,404	666	2.6	0.8



DISCLAIMER

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The ultimate outcomes may differ substantially from these forecasts. This information has been prepared without taking account of your objectives, financial situation or needs. Because of this you should, before acting on this information, consider its appropriateness, having regard to your objectives, financial situation or needs.

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