

A NEW POINT OF VIEW

ROCHEDALE / BURBANK

PEAK
Property Research



EXECUTIVE SUMMARY

Rochdale is one of Brisbane City Council's most southerly suburbs, sitting approximately 20km south-east of the Brisbane CBD. Perfectly positioned, Rochdale is serviced by the nearby Pacific and Gateway Motorways - taking you south to the Gold Coast within 45 minutes, and north to the Brisbane CBD in under 20 minutes.

With two Westfield Shopping Centres within a 15 minute drive, a planned Rochdale Town Centre, Griffith University campus, numerous schools and busses running along all main roads, Rochdale offers the opportunity for a great lifestyle that is close to the city and amenities.

Rochdale - Burbank consists of three statistical area level 2's (SA2'S):

- Rochdale - Burbank

The Rochdale - Burbank and surrounding region has a total land area of 47.3km².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for the Rochdale - Burbank SA2 was 7,258, with the population projected to be 20,147 persons at 30 June 2041.

This is an expected population increase of 177.58%.

EXPECTED POPULATION
INCREASE FOR ROCHEDALE
- BURBANK SA2 FROM 2017
TO 2041 IS:

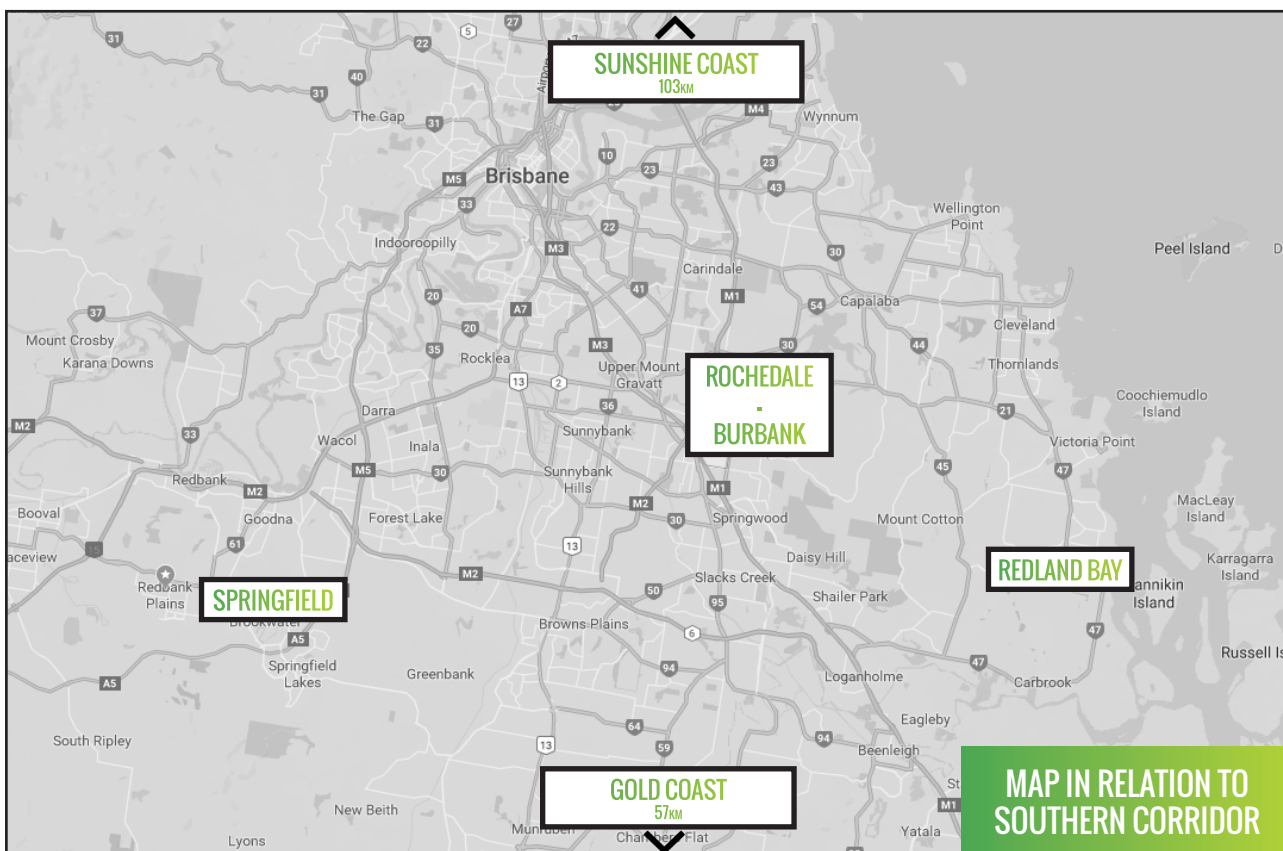
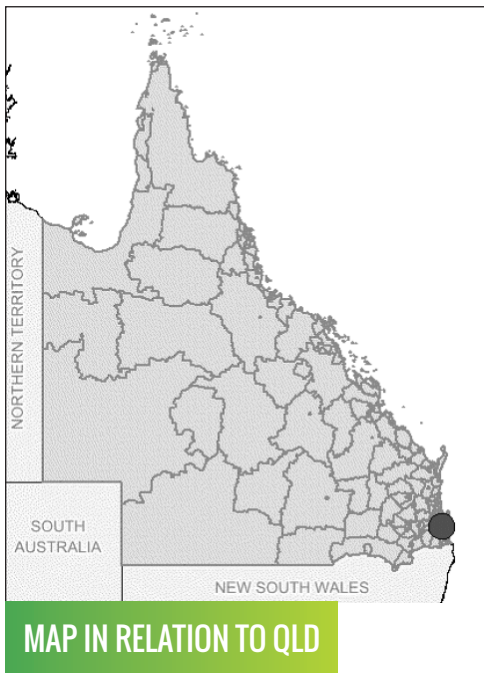
177.58%

EMPLOYMENT

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

1. Professional, Scientific and Technical Services (except Computer System Design and Related Services (7.8%)
2. Preschool and School Education (6.1%)
3. Food and Beverage Services (5.9%)
4. Other Store-Based Retailing (5.6%)
5. Medical and Other Health Care Services (5.0%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

ROCHEDALE

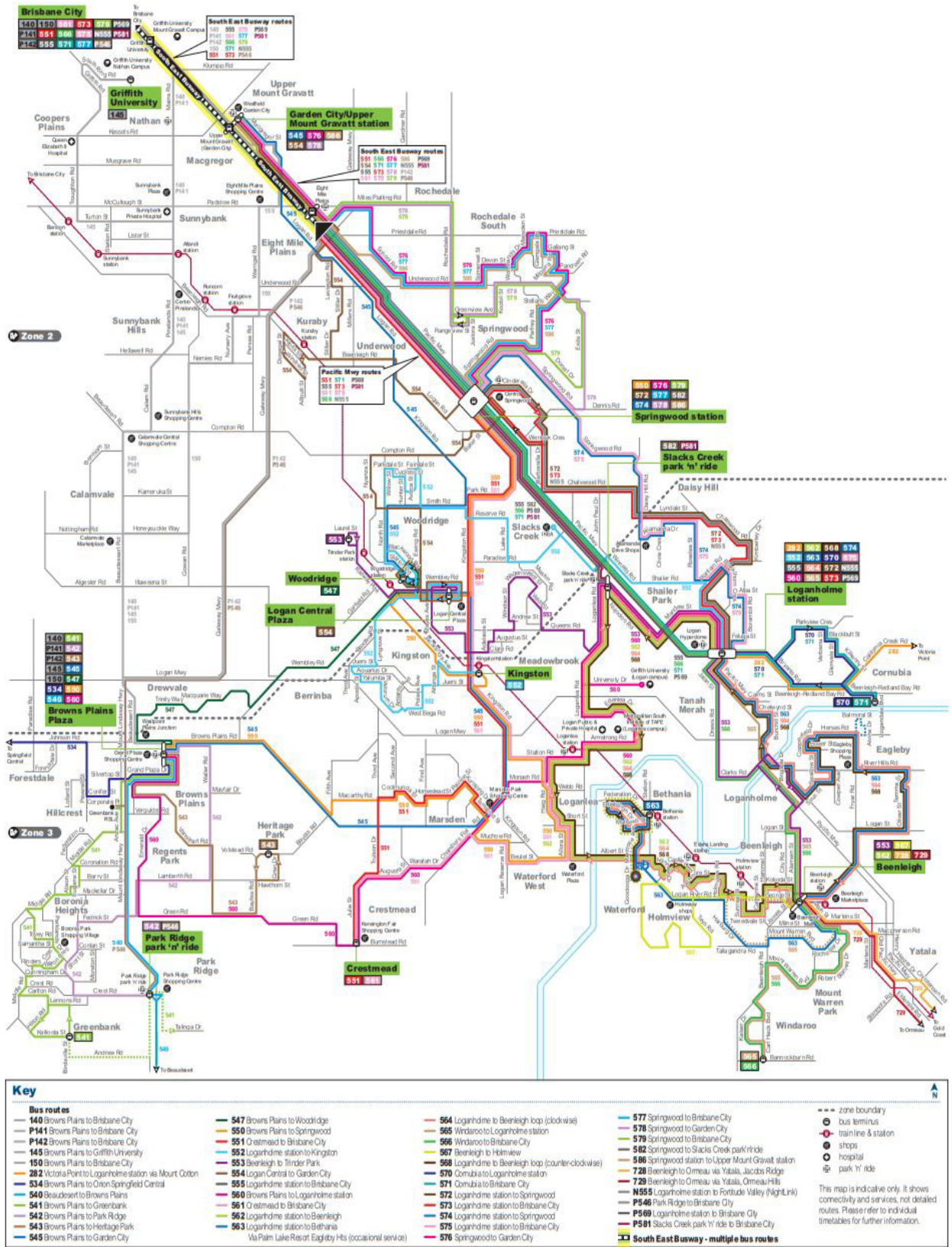


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES











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.

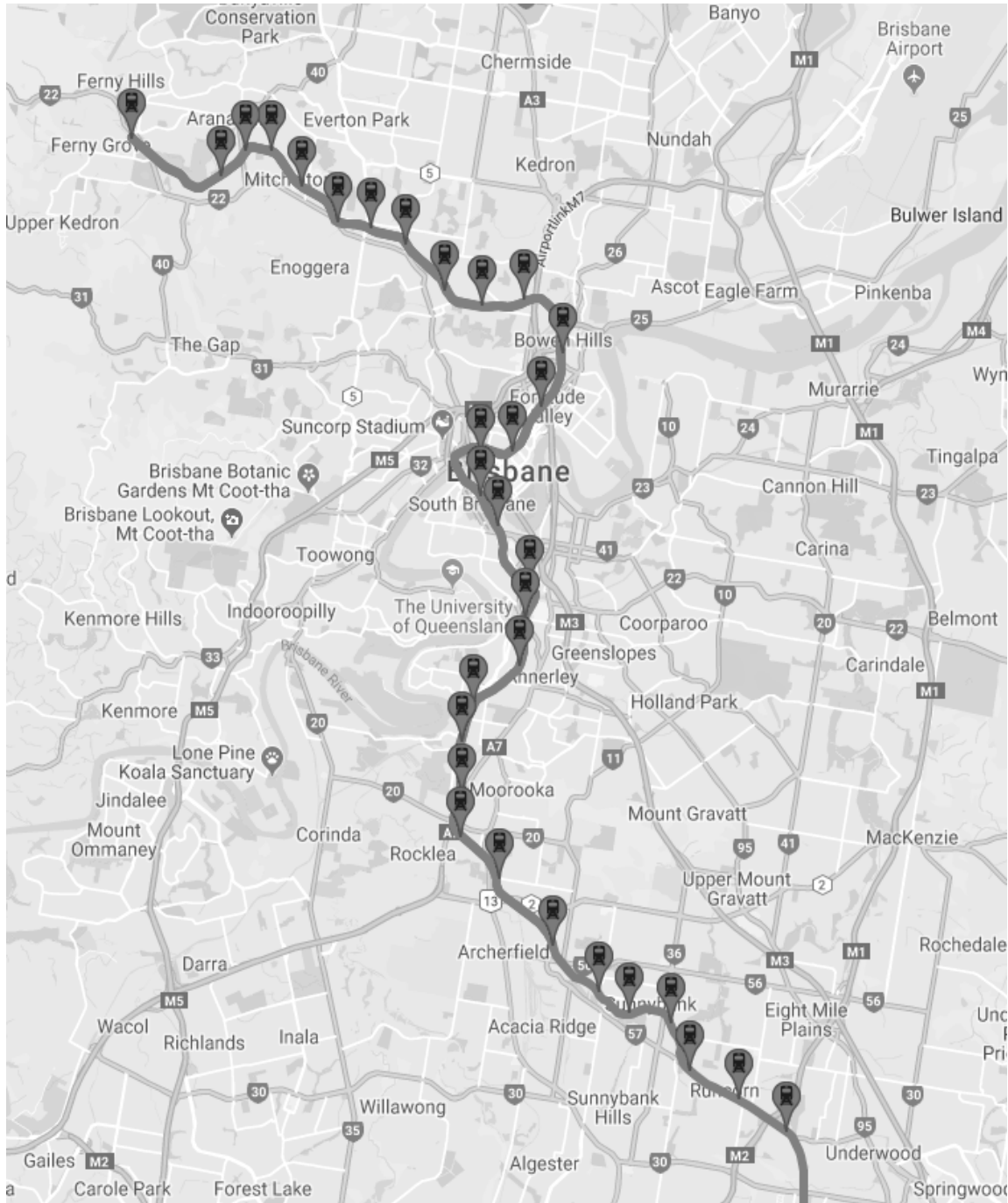
~ Buranda busway station is fully accessible. Buranda train station is limited access.

Schematic map – not to scale.



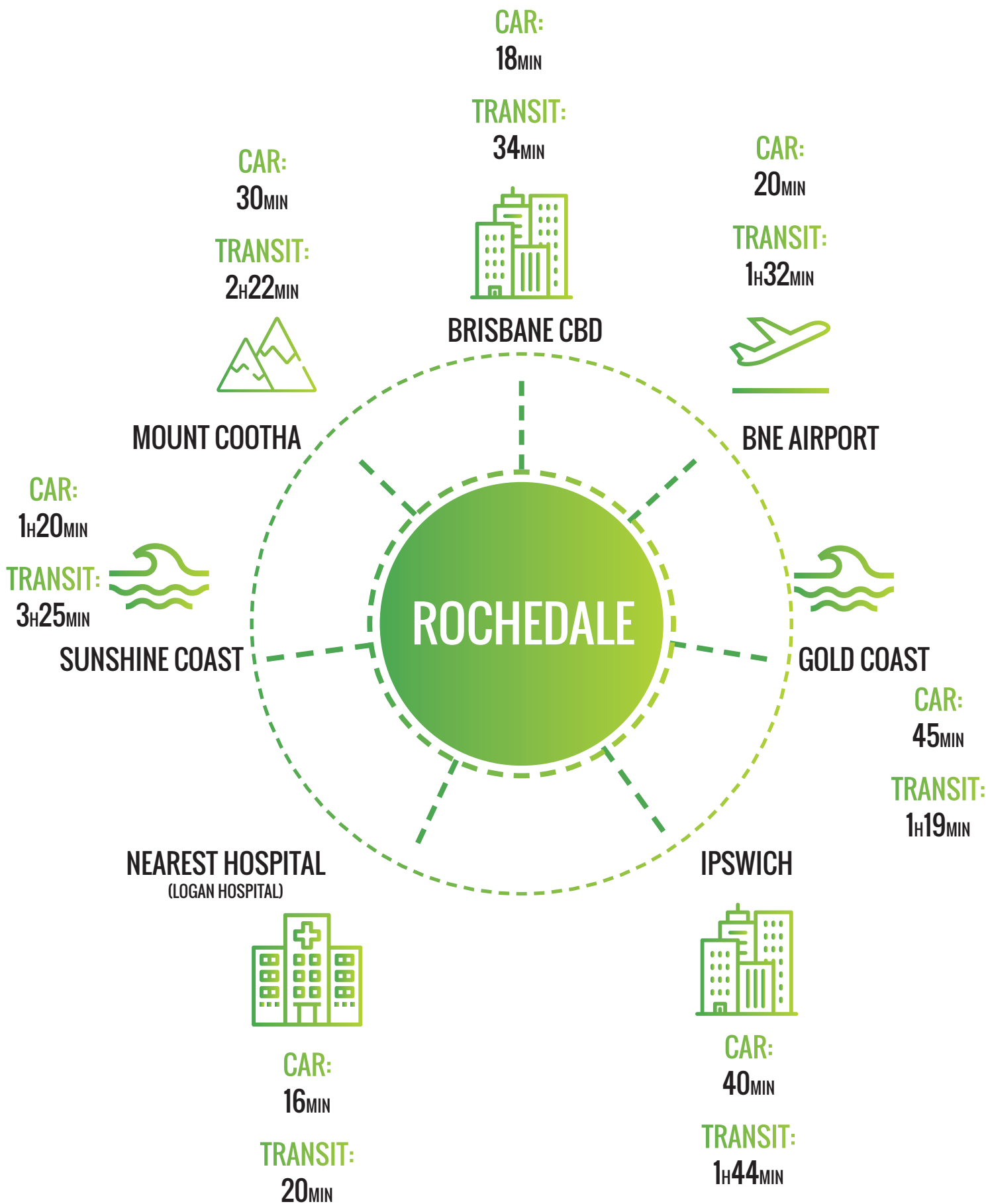
PUBLIC TRANSPORT

TRAIN LINE TO CBD



KURABY STATION
TO
BRISBANE CBD
APPROX 44 MINS

TRAVEL TIME



* Car times from Rochedale
* Transit times from Kuraby 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 white shirts and blue jeans, creating a sense of a large gathering. The overall atmosphere is busy and vibrant.

POPULATION ANALYSIS

DEMOGRAPHICS

Estimated Resident Population (ERP)

Brisbane (C) LGA

- ERP of 1,209,322 persons as at 30 June 2017
- Average annual growth rate of 1.7% over five years
- Average annual growth rate of 1.8% over ten years

Rochedale - Burbank SA2

- ERP of 7,258 persons as at 30 June 2017
- Average annual growth rate of 9.5% over five years
- Average annual growth rate of 5.7% over ten years

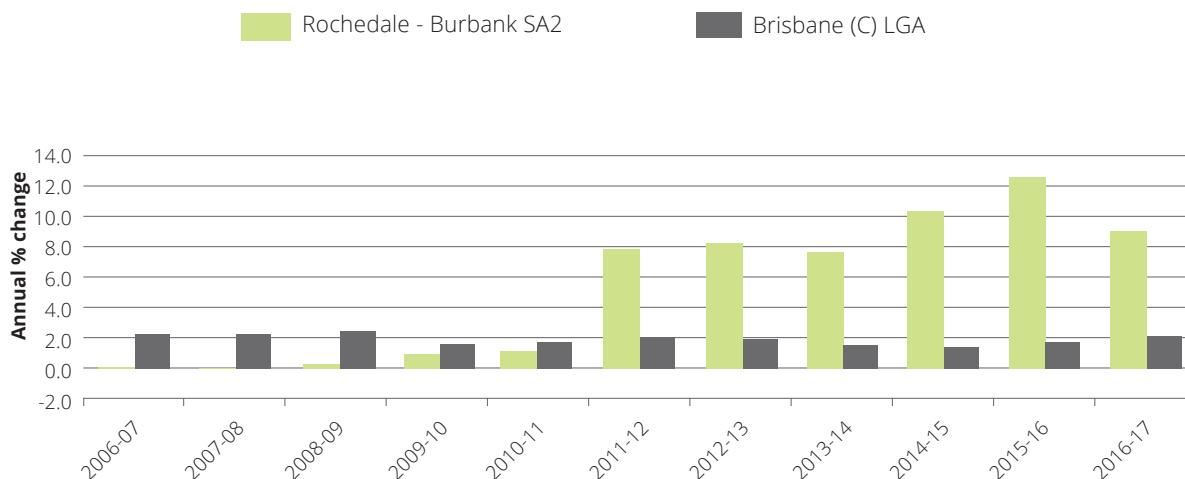
AS AT 30 JUNE 2017, THE ESTIMATED RESIDENT POPULATION FOR ROCHEDALE - BURBANK SA2 WAS:

7,258 PERSONS

Estimated resident population, Brisbane (C) LGA and Rochedale - Burbank SA2

LGA/SA2	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Brisbane (C)	1,010,222	1,111,798	1,209,322	1.8	1.7
Rochedale - Burbank SA2	4,186	4,609	7,258	5.7	9.5

Estimated resident population growth, Brisbane (C) LGA and Rochedale - Burbank SA2



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

DEMOGRAPHICS

Population Projections

Brisbane (C) LGA

- Population projected to be 1,551,149 persons as at 30 June 2041
- Increase of 1.1% per year over 25 years

Rochedale - Burbank SA2

- Population projected to be 20,147 persons as at 30 June 2041
- Increase of 4.5% per year over 25 years

FROM 2016 TO 2041,
THE POPULATION FOR
ROCHEDALE - BURBANK SA2
IS PROJECTED TO INCREASE
FROM 6,653 PERSONS:

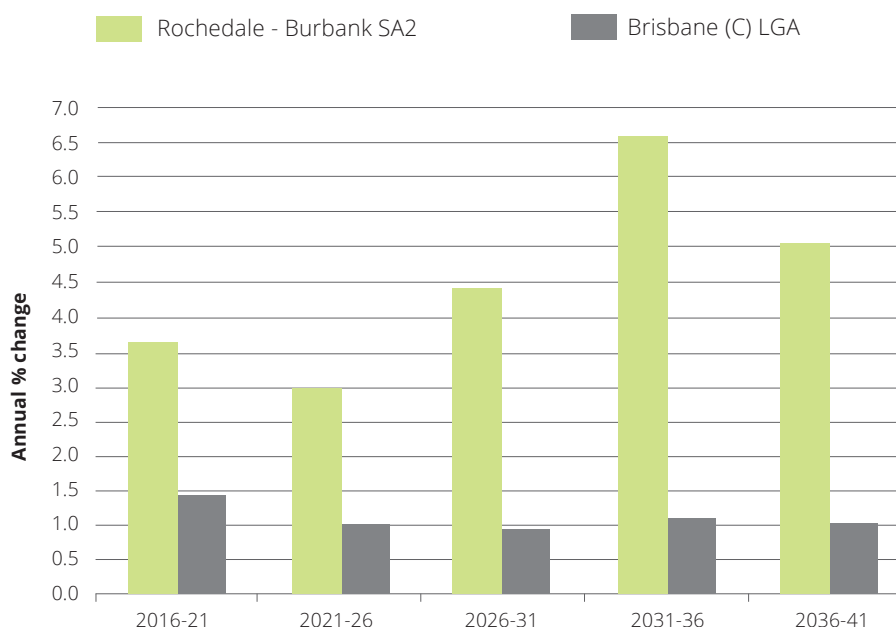
**TO 20,147
PERSONS**

Projected population, Brisbane (C) LGA and Rochedale - Burbank SA2

LGA/SA2	As at 30 June						Average annual growth rate
	2016 ^(a)	2021	2026	2031	2036	2041	2016-2041
	- Number -						- % -
Brisbane (C)	1,184,215	1,268,413	1,334,432	1,396,911	1,474,285	1,551,149	1.1
Rochedale - Burbank SA2	6,653	7,967	9,231	11,423	15,765	20,147	4.5

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

Projected population change, Brisbane (C) LGA and Rochedale - Burbank SA2



DEMOGRAPHICS

Family Composition

Brisbane (C) LGA

- 286,093 families
- 45.7% of total families were couple families with children

Rochedale - Burbank SA2

- 1,740 families
- 59.6% of total families were couple families with children

THE PERCENTAGE OF TOTAL FAMILIES IN ROCHEDALE - BURBANK SA2 WHICH WERE COUPLE FAMILIES WITH CHILDREN WAS

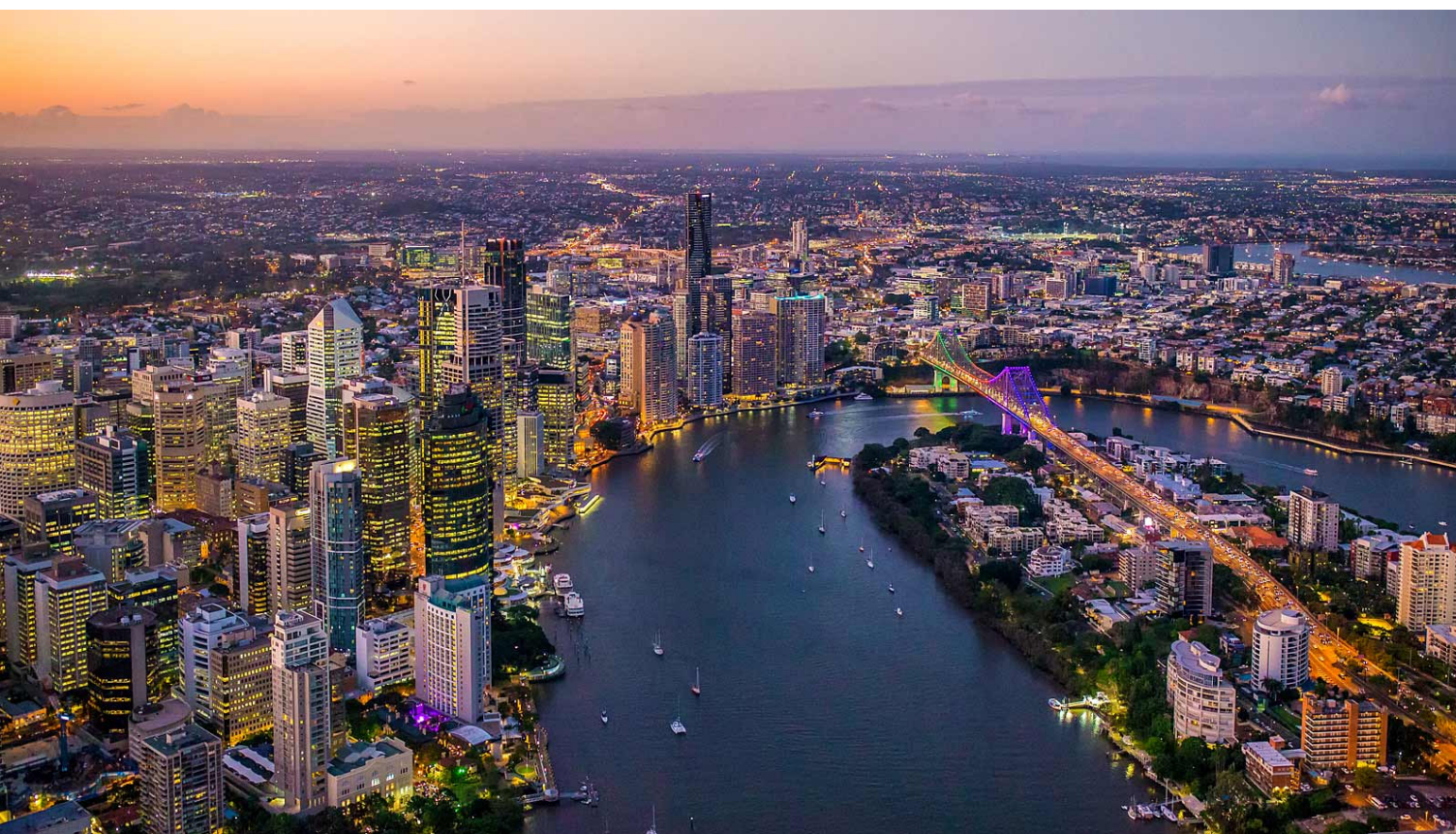
59.6%

Family composition^(a), Brisbane (C) LGA and Rochedale - Burbank SA2

LGA/SA2	Couple family with no children		Couple family with children		One-parent family		Total Number
	Number	%	Number	%	Number	%	
Brisbane (C)	108,119	37.8	130,602	45.7	40,520	14.2	286,093
Rochedale - Burbank SA2	528	30.3	1,037	59.6	163	9.4	1,740

(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.

Brisbane (C) LGA

- 272,437 occupied private dwellings (or 67.4%) were separate houses

Rochedale - Burbank SA2

- 1,791 occupied private dwellings (or 94.5%) were separate houses

THE PERCENTAGE OF
TOTAL OCCUPIED PRIVATE
DWELLINGS IN THE
ROCHEDALE - BURBANK
SA2 REGION WHICH WERE
SEPARATE HOUSES WAS:

94.5%

Occupied private dwellings^(a) by dwelling structure, Brisbane (C) LGA and Rochedale - Burbank SA2

LGA/SA2	Separate house	Semi-detached ^(b)	Apartment ^(c)	Caravan ^(d)	Other ^(e)	Total ^(f)
	- Number -					
Brisbane (C)	272,437	42,115	86,018	1,234	576	404,159
Rochedale - Burbank SA2	1,791	38	4	45	3	1,896

DWELLING BY TENURE TYPE

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

Brisbane (C) LGA

- 107,159 occupied private dwellings (or 26.5%) were fully owned

Rochedale - Burbank SA2

- 631 occupied private dwellings (or 33.3%) were fully owned

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

33.3%

Family composition^(a), Brisbane (C) LGA and Rochedale - Burbank SA2, 2016

LGA/SA2	Fully owned		Being purchased ^(b)		Rented ^(c)		Other ^(e)		Total ^(f)
	Number	%	Number	%	Number	%	Number	%	Number
Brisbane (C)	107,159	26.5	134,609	33.3	149,187	36.9	3,217	0.8	404,159
Rochedale - Burbank SA2	631	33.3	953	50.3	265	14.0	10	0.5	1,896

INDUSTRY & DEVELOPMENT - BUILDING APPROVALS

Brisbane (C) LGA

- 3,418 approved new houses in the 12 months ending 30 November 2018
- \$4,210.6 million of building value in residential building approvals

Rochedale - Burbank SA2

- 267 approved new houses in the 12 months ending 30 November 2018
- \$160.3 million of building value in residential building approvals

THE NUMBER OF NEW HOUSES APPROVED IN ROCHEDALE - BURBANK SA2 IN THE 12 MONTHS ENDING 30 NOVEMBER 2018 WAS:

267 APPROVALS

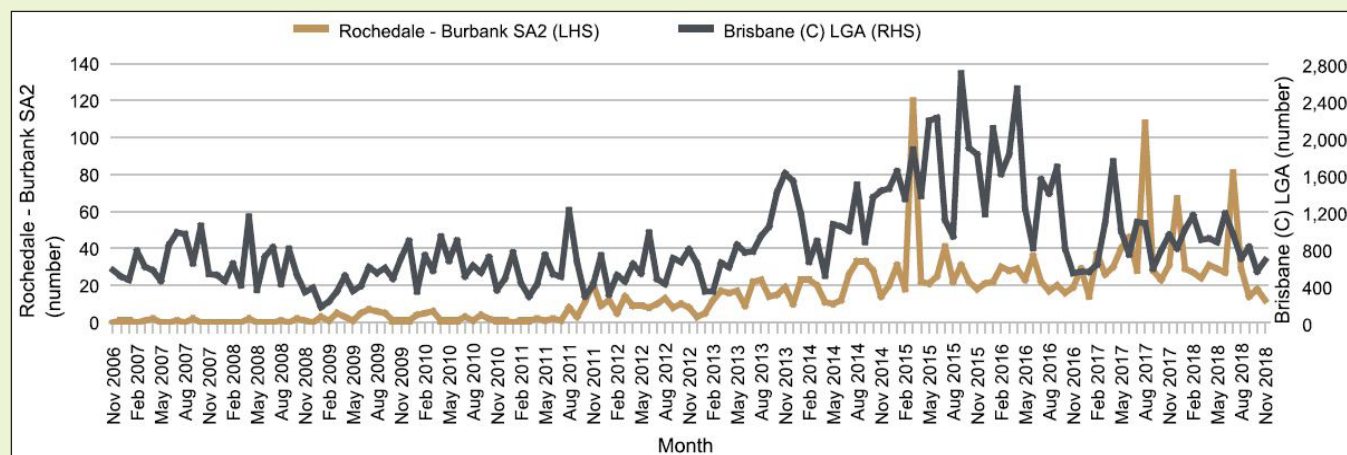
Residential and non-residential building approvals by SA2, Brisbane (C) LGA and Rochedale - Burbank SA2, 12 months ending 30 November 2018

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
Brisbane (C)	3,418	7,073	9	10,500	4,210,631	63.5	2,420,820	36.5	6,631,450
Rochedale - Burbank SA2	267	121	0	388	160,295	83.7	31,277	16.3	191,572

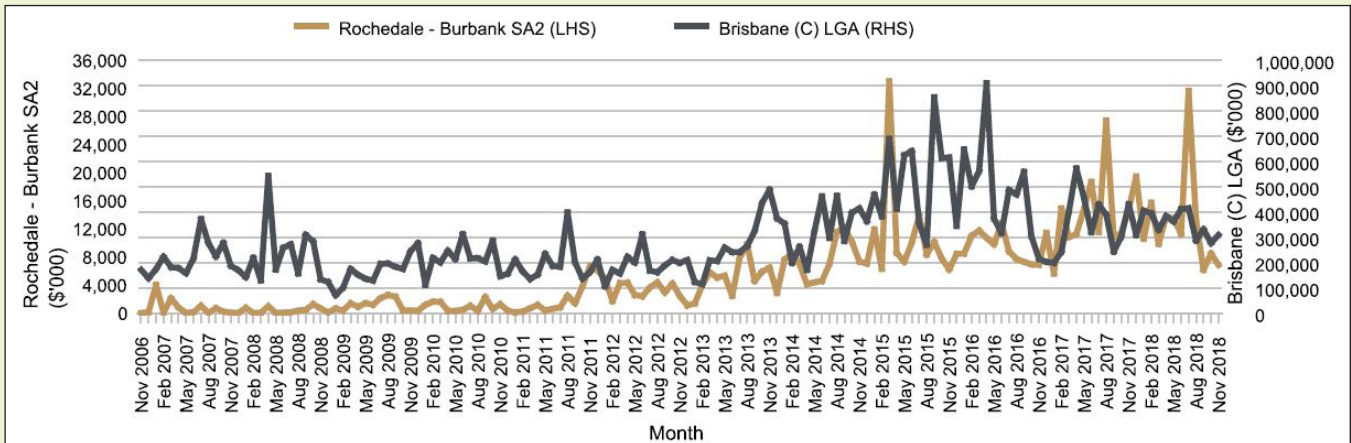
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

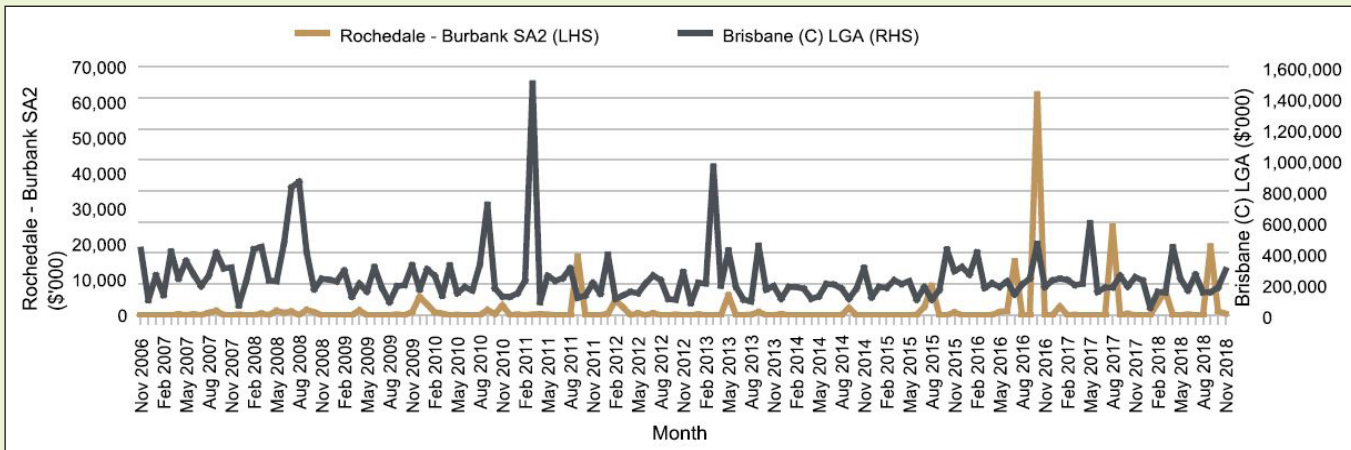
Number of residential building approvals, Brisbane (C) LGA and Rochedale - Burbank SA2



Value of residential building approvals, Brisbane (C) LGA and Rochedale - Burbank SA2



Value of non-residential building approvals, Brisbane (C) LGA and Rochedale - Burbank SA2



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



SERVICES

EDUCATION

Early Childhood Education & Care Services

Brisbane (C) LGA

- 720 early childhood education and care services as at 31 August 2018
- 360 long day care services

Rochedale - Burbank SA2

- 8 early childhood education and care services as at 31 August 2018
- 3 long day care services

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

8
SERVICES

Early childhood education and care services, Brisbane (C) LGA and Rochedale - Burbank SA2, 31 August 2018

LGA/SA2	Family Day Care	Kindergartens	Long Day Care	School Aged Care	Limited Hours Care	Total ^(A)
	- Number -					
Brisbane (C)	32	100	360	211	3	720
Rochedale - Burbank SA2	0	0	3	5	0	8



EDUCATION

Schools

Brisbane (C) LGA

- 316 schools as at June 2018

Rochedale - Burbank SA2

- 7 schools as at June 2018

Universities

Brisbane (C) LGA

- 10 Universities

Rochedale - Burbank SA2

- 0 Universities

AS AT JUNE 2018, THE
NUMBER OF SCHOOLS IN
ROCHEDALE - BURBANK SA2
WAS:

7
SCHOOLS

HEALTH

EMERGENCY SERVICES

Police Stations

Brisbane (C) LGA

- 28 police stations as at June 2018

Rochedale - Burbank SA2

- 0 police stations as at June 2018

Ambulance Stations

Brisbane (C) LGA

- 22 ambulance stations as at June 2018

Rochedale - Burbank SA2

- 0 ambulance stations as at June 2018

Fire Stations

Brisbane (C) LGA

- 21 fire stations as at June 2018

Rochedale - Burbank SA2

- 0 fire stations as at June 2018

HOSPITALS

Brisbane (C) LGA

- 44 hospitals as at June 2018

Rochedale - Burbank SA2

- 0 hospitals as at June 2018

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

431
EMERGENCY
SERVICES

EMPLOYMENT & ECONOMY ANALYSIS



EMPLOYMENT

By Industry

Brisbane (C) LGA

- 13.6% of employed persons worked in Health care and social assistance industry
- 10.5% of employed persons worked in Professional, scientific and technical services industry

Rochedale - Burbank SA2

- 13.7% of employed persons worked in Health care and social assistance industry
- 10.0% of employed persons worked in Education and training industry
- Highest specialisation ratio of 3.74 in Agriculture, forestry and fishing industry

TOP 5 INDUSTRIES OF
EMPLOYMENT WERE:
**PROFESSIONAL
EDUCATION
FOOD & BEV
STORE BASED
HEALTH CARE**

Employment by industry, Brisbane (C) LGA and Rochedale - Burbank SA2, 2016

Industry	Rochedale - Burbank SA2		Brisbane (C) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	46	1.5	2,232	0.4	3.74
Mining	47	1.5	7,537	1.3	1.13
Manufacturing	160	5.1	28,312	5.0	1.03
Electricity, gas, water and waste services	44	1.4	5,818	1.0	1.37
Construction	278	8.9	38,406	6.7	1.31
Wholesale Trade	115	3.7	15,378	2.7	1.36
Retail trade	282	9.0	49,001	8.6	1.05
Accommodation and Food Services	214	6.8	41,446	7.3	0.94
Transport, postal and warehousing	124	3.9	27,869	4.9	0.81
Information media and technologies	40	1.3	9,474	1.7	0.77
Financial and insurance services	135	4.3	22,356	3.9	1.10
Rental, hiring and real estate services	75	2.4	12,823	2.2	1.06
Professional, scientific and technical services	306	9.7	59,693	10.5	0.93
Administration and support services	89	2.8	20,281	3.6	0.80
Public administration and safety	183	5.8	42,528	7.5	0.78
Education and training	315	10.0	58,395	10.2	0.98
Health care and social assistance	431	13.7	77,779	13.6	1.01
Arts and recreation services	48	1.5	9,998	1.8	0.87
Other services	96	3.1	19,486	3.4	0.89
Total (a)	3,141	100.0	570,455	100.0	1.00

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

ECONOMY

Brisbane (C) LGA

- Median mortgage repayment of \$2,000 per month
- Average household size of 2.6 persons per dwelling

Rochedale - Burbank SA2

- Median mortgage repayment of \$2,500 per month
- Average household size of 3.2 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR THE
ROCHEDALE - BURBANK SA2
WAS:

**\$795
PER WEEK**

Selected medians and averages by SA2, Brisbane (C) LGA and Rochedale - Burbank SA2, 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
Brisbane (C)	2,000	2,091	1,746	770	2.6	0.8
Rochedale - Burbank SA2	2,500	2,444	2,336	795	3.2	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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