

A NEW POINT OF VIEW

SCARBOROUGH / NEWPORT / MORETON
ISLAND

PEAK
Property Research



EXECUTIVE SUMMARY

A perfect blend of amenity and the lifestyle opportunities provided by proximity to the water, Newport & Scarborough typifies all that is desirable about living by the water. From a peaceful walk to a bike run, kayaking or weekend sailing, it's all here.

Newport will feature a future retail and dining precinct in the town centre, a proposed child care centre, a retirement village, foreshore parks and a unique 23 hectare non-tidal lake offering high mast boat access to Moreton Bay.

A perfect blend of amenity and the lifestyle opportunities provided by proximity to the water.

Whether it's fish and chips at Redcliffe, indulging in retail therapy at Westfield North Lakes, catching a flick at the cinemas, playing a round of golf at the North Lakes Resort Golf Club, or relaxing on the long soft sand beaches of Redcliffe- there's plenty of places to while away the afternoon.

The Scarborough - Newport - Moreton Island (SA2) consists of three suburbs:

- Scarborough
- Newport
- Moreton Island

The Scarborough - Newport - Moreton Island Statistical Area Level 2 (SA2) has a total land area of 183.4m².

POPULATION AND PROJECTIONS

As at 30 June 2017, the estimated resident population for Scarborough - Newport - Moreton Island SA2 was 12,996, with the population projected to be 19,942 persons at 30 June 2041.

This is an expected population increase of 53.45%.

**EXPECTED POPULATION
INCREASE FOR
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2
FROM 2017 TO 2041 IS:**

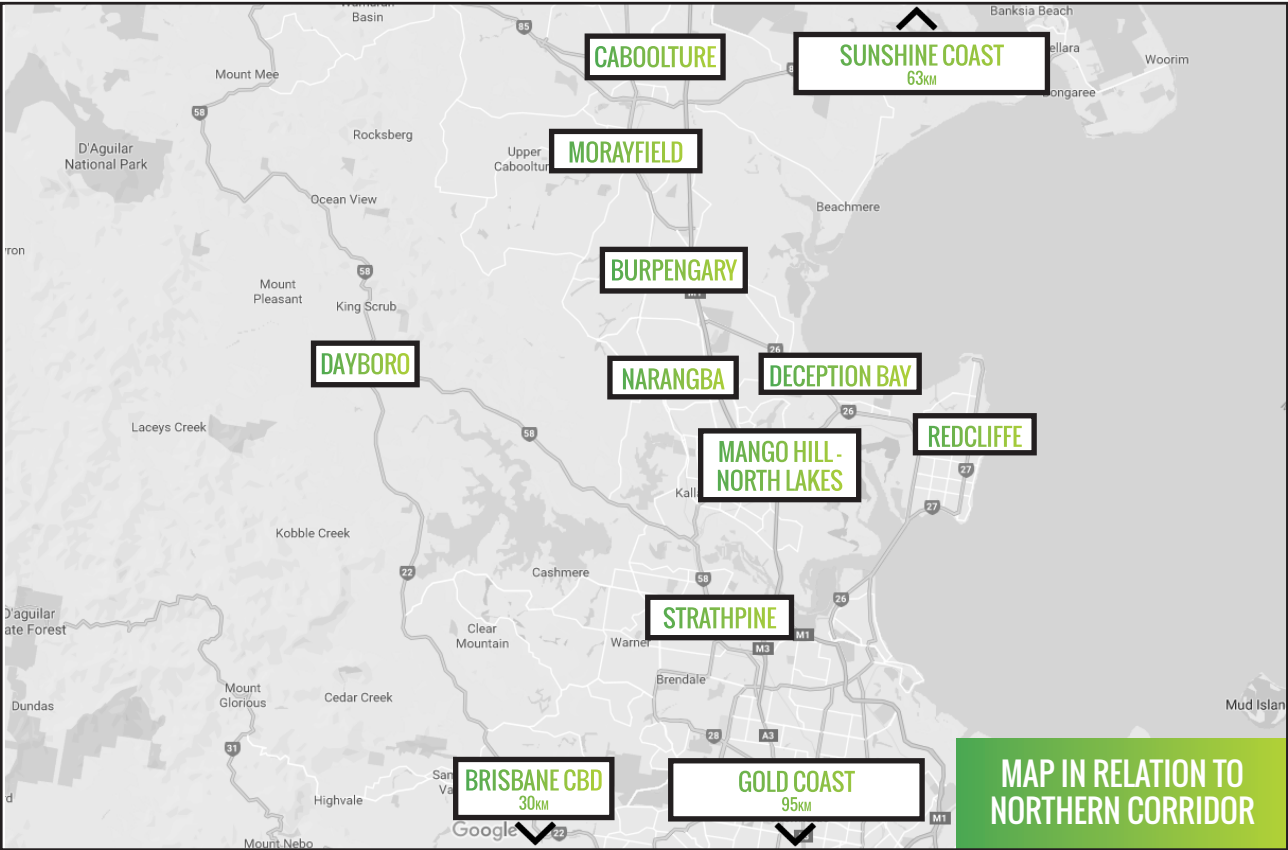
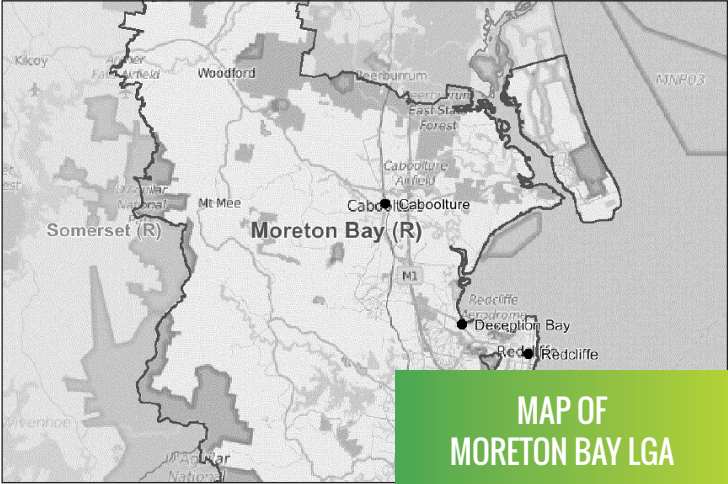
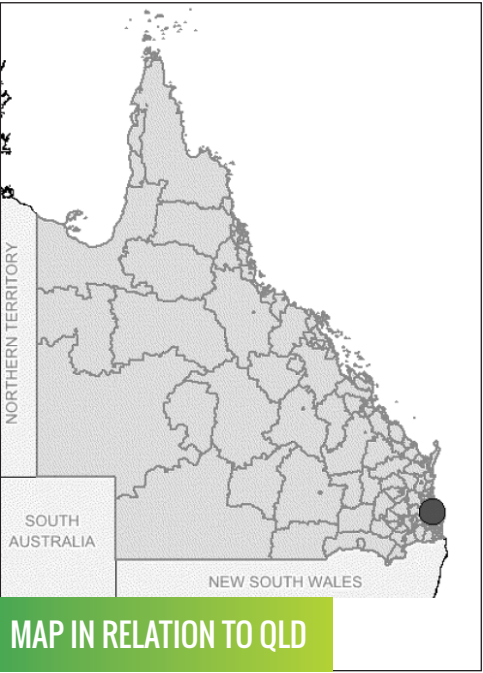
53.45%

EMPLOYMENT

The top five industry subdivisions of employment for Scarborough - Newport - Moreton Island Statistical Area Level 2 (SA2) as at the 2016 Census of Population and Housing Data were:

1. Construction Services (5.9%)
2. Preschool and School Education (5.8%)
3. Food and Beverage Services (5.7%)
4. Other Store-Based Retailing (5.0%)
5. Professional, Scientific and Technical Services (except Computer System Design and Related Services (4.8%)

LOCATION



LOCATION - DISTANCE TO KEY AREAS

NEWPORT

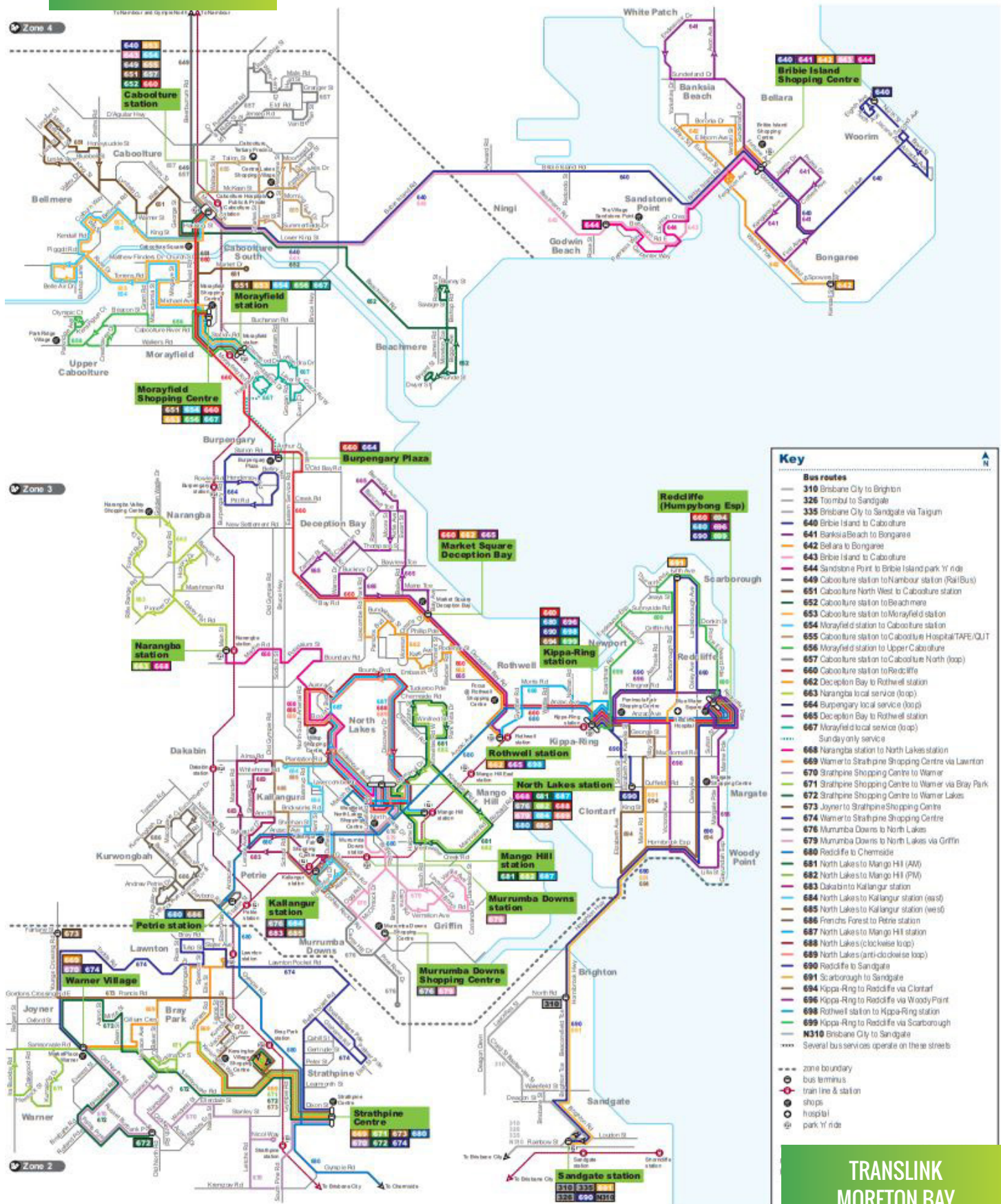


PUBLIC TRANSPORT



PUBLIC TRANSPORT

BUS ROUTES



TRANSLINK
MORETON BAY
REGION
NETWORK MAP

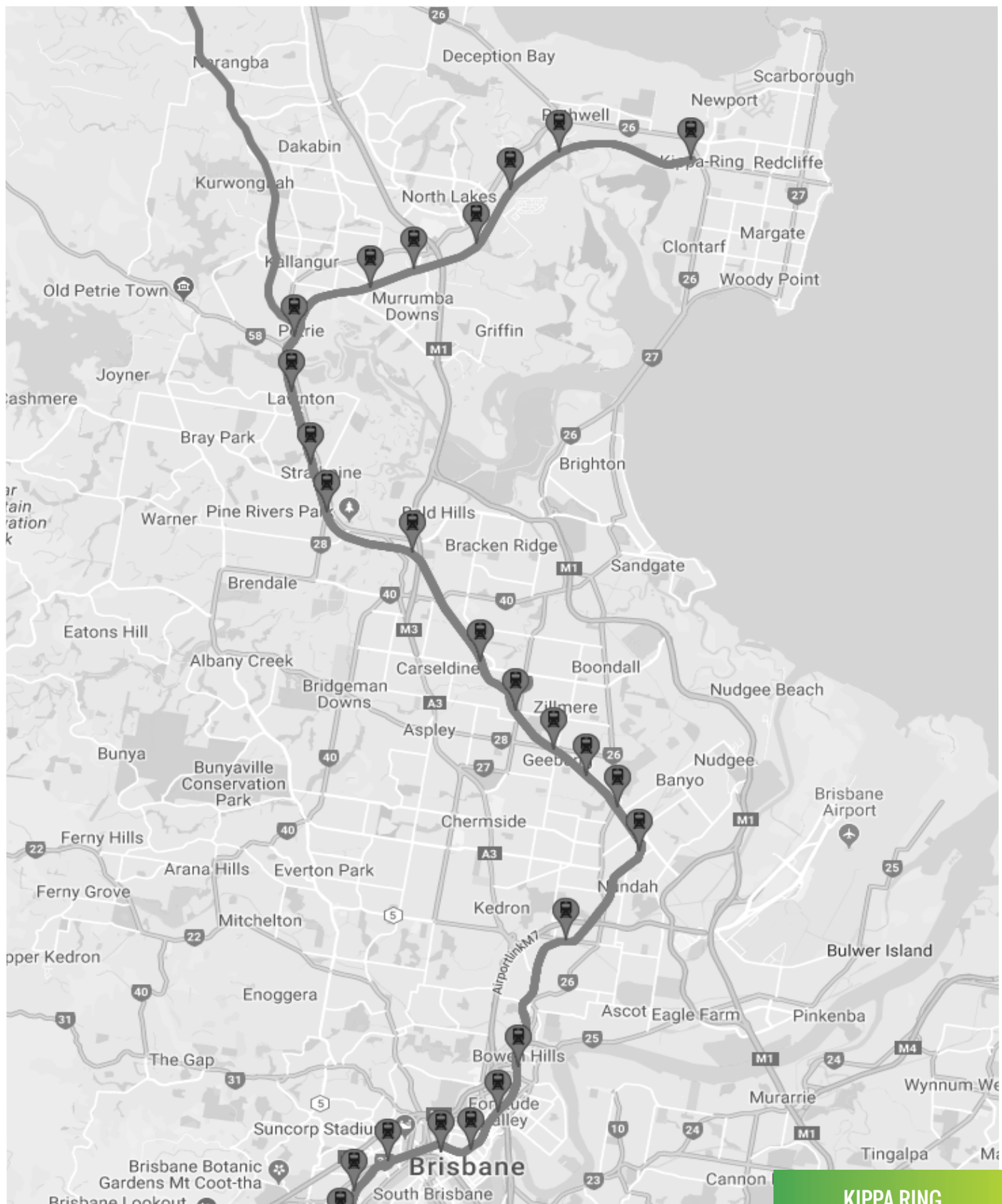
PUBLIC TRANSPORT

SEQ TRANSLINK NETWORK MAP



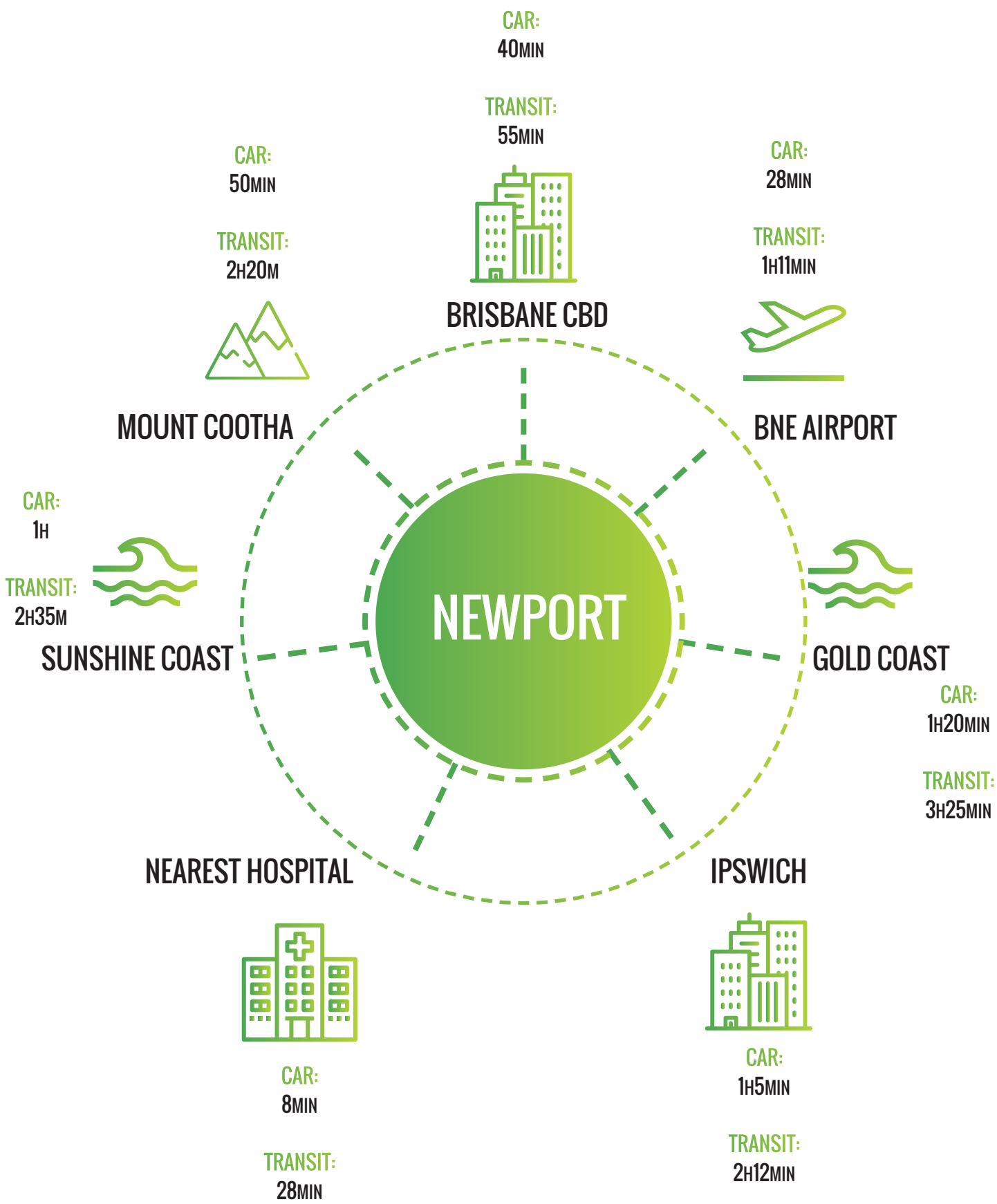
PUBLIC TRANSPORT

TRAIN LINE TO CBD



KIPPA RING
TO
BRISBANE CBD
APPROX 55 MINS

TRAVEL TIME



* Car times from Newport
* Transit times from Kippa Ring Station

POPULATION ANALYSIS

A large crowd of people is shown from behind, looking towards a bright, sunlit outdoor 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. The crowd is dense, with many people wearing light-colored clothing. The background is bright and out of focus, suggesting a sunny day at a festival or public gathering. 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.

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

Scarborough - Newport - Moreton Island SA2

- ERP of 12,996 persons as at 30 June 2017
- Average annual growth rate of 1.2% over five years
- Average annual growth rate of 1.3% over ten years

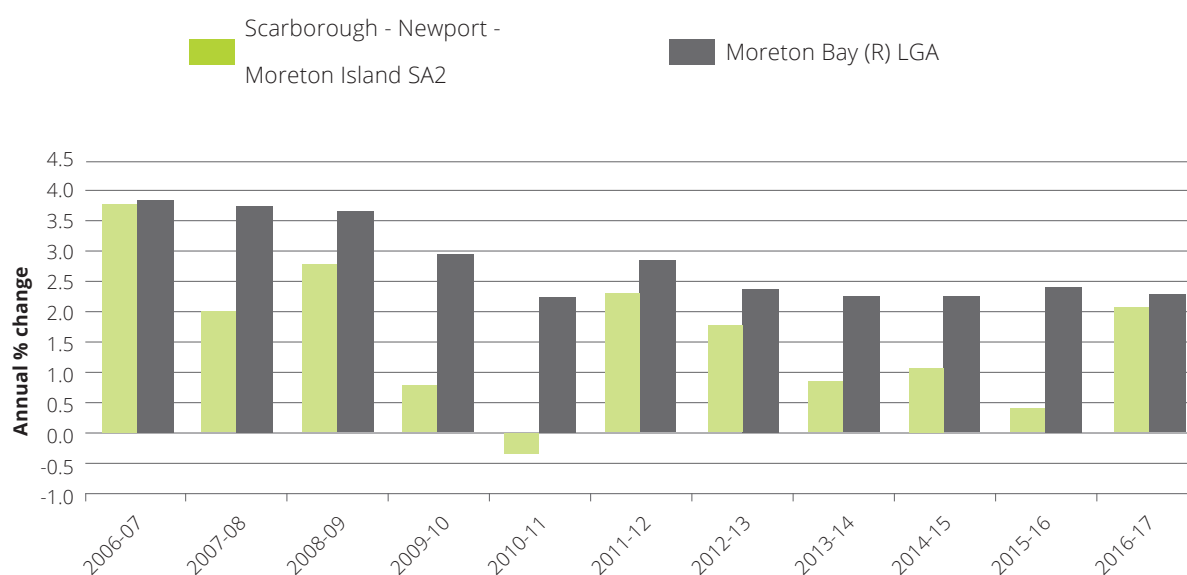
AS AT 30 JUNE 2017, THE
ESTIMATED RESIDENT
POPULATION FOR
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2
WAS:

**12,996
PERSONS**

Estimated resident population, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA

SA2 / LGA	As at 30 June			Average annual growth rate	
	2007	2012	2017r	2007-2017r	2012-2017r
	- Number -			- % -	
Scarborough - Newport - Moreton Island SA2	11,366	12,240	12,996	1.3	1.2
Moreton Bay (R)	344,545	401,188	449,310	2.7	2.3

Estimated resident population growth, Scarborough - Newport - Moreton Island 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

Scarborough - Newport - Moreton Island SA2

- Population projected to be 19,942 persons as at 30 June 2041
- Increase of 1.8% per year over 25 years

FROM 2016 TO 2041,
THE POPULATION FOR
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2 IS
PROJECTED TO INCREASE
FROM 12,614 PERSONS:

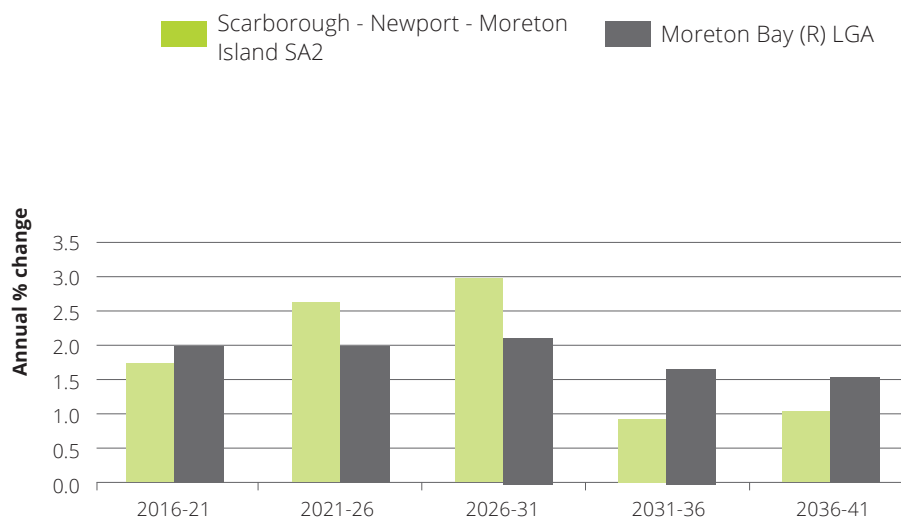
**TO 19,942
PERSONS**

Projected population, Scarborough - Newport - Moreton Island 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 -						- % -
Scarborough - Newport - Moreton Island SA2	12,614	13,749	15,641	18,113	18,954	19,942	1.8
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, Scarborough - Newport - Moreton Island 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

Scarborough - Newport - Moreton Island SA2

- 3,321 families
- 36.5% of total families were couple families with children

THE PERCENTAGE OF
TOTAL FAMILIES IN
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2
WHICH WERE COUPLE
FAMILIES WITH CHILDREN
WAS
36.5%

Family composition^(a), Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA, 2016

SA2 / LGA	Couple family with no children		Couple family with children		One-parent family		Total ^(b)
	Number	%	Number	%	Number	%	Number
Scarborough - Newport - Moreton Island SA2	1,160	48.5	1,211	36.5	470	14.2	3,321
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

Scarborough - Newport - Moreton Island SA2

- 3,369 occupied private dwellings (or 69.6%) were separate houses

THE PERCENTAGE
OF TOTAL OCCUPIED
PRIVATE DWELLINGS IN
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2
WHICH WERE SEPARATE
HOUSES WAS:
69.6%

Occupied private dwellings by dwelling structure, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA, 2016

SA2 / LGA	Separate house	Semi-detached	Apartment	Caravan	Other	Total
	- Number -					
Scarborough - Newport - Moreton Island SA2	3,369	399	953	86	0	4,840
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

Scarborough - Newport - Moreton Island SA2

- 1,802 occupied private dwellings (or 37.2%) were fully owned

THE PERCENTAGE
OF TOTAL OCCUPIED
PRIVATE DWELLINGS IN
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2
WHICH WERE FULLY OWNED
WAS:
37.2%

Occupied private dwellings by tenure type, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA, 2016

SA2 / LGA	Fully owned		Being purchased		Rented		Other		Total
	Number	%	Number	%	Number	%	Number	%	Number
Scarborough - Newport - Moreton Island SA2	1,802	37.2	1,406	29.0	1,379	28.5	127	2.6	4,840
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

- 3,279 approved new houses in the 12 months ending 30 September 2018
- \$1,365.1 million of building value in residential building approvals

Scarborough - Newport - Moreton Island SA2

- 300 approved new houses in the 12 months ending 31 October 2018
- \$196.9 million of building value in residential building approvals

THE NUMBER OF NEW
HOUSES APPROVED IN
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2 IN
THE 12 MONTHS ENDING 31
OCTOBER 2018
300
APPROVALS

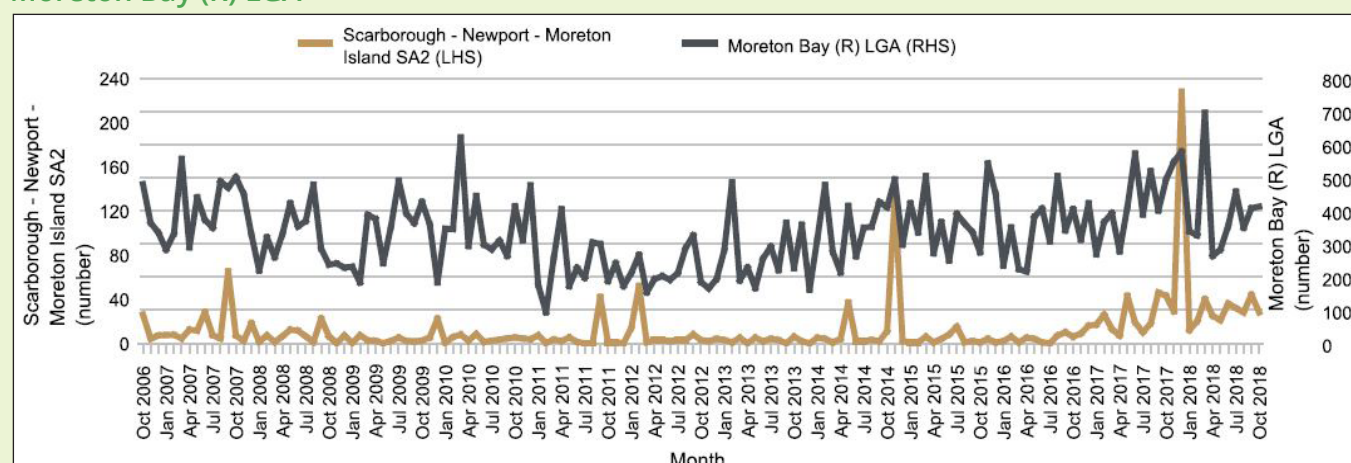
Residential and non-residential building approvals, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA, 12 months ending 31 October 2018

SA2 / LGA	Residential Building Approvals				Building Value				Total
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential		Non-residential		
	- Number -				\$'000	%	\$'000	%	\$'000
Scarborough - Newport - Moreton Island SA2	300	243	0	543	196,889	97.5	5,119	2.5	202,009
Moreton Bay (R)	3,279	1,728	9	5,016	1,365,139	74.7	461,303	25.3	1,826,442

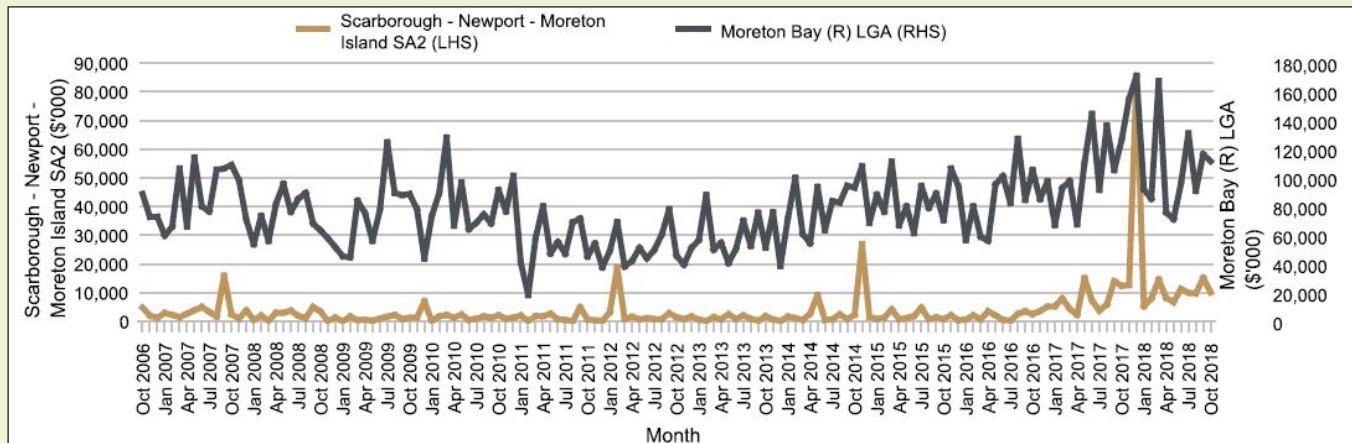
(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

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

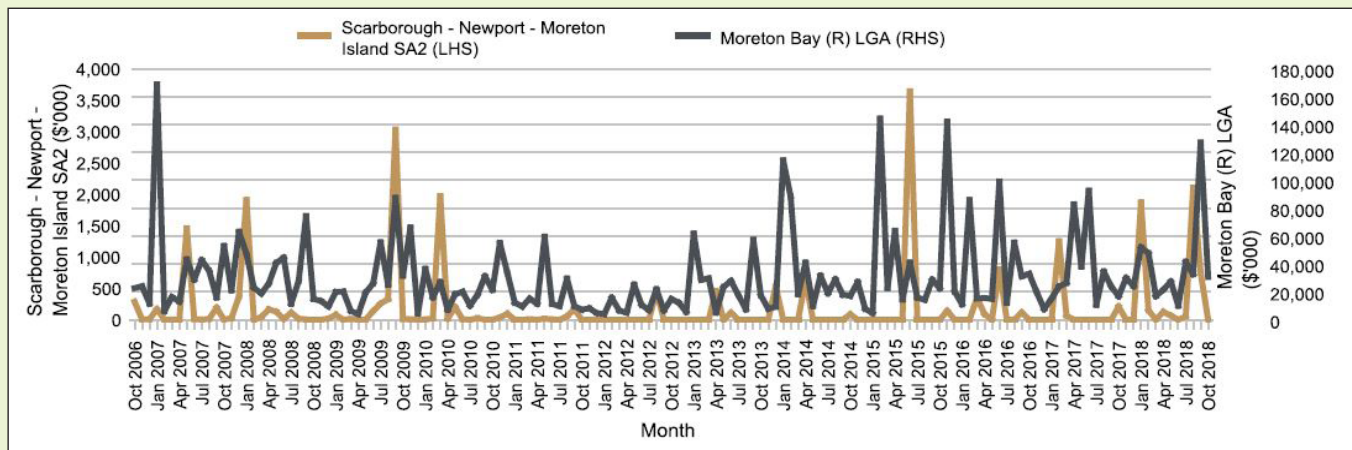
Number of residential building approvals, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA



Value of residential building approvals, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA



Value of non-residential building approvals, Scarborough - Newport - Moreton Island 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

Scarborough - Newport - Moreton Island SA2

- 2 early childhood education and care services as at 31 August 2018
- 0 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, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA, 31 August

SA2 / LGA	Family Day Care	Kindergar- tens	Long Day Care	School Aged Care	Limited Hours Care	Total
	- Number -					
Scarborough - Newport - Moreton Island SA2	0	0	0	2	0	2
Moreton Bay (R)	2	32	140	67	0	242



EDUCATION

Schools

Moreton Bay (R) LGA

- 109 schools as at June 2018

Scarborough - Newport - Moreton Island SA2

- 3 schools as at June 2018

Universities

Moreton Bay (R) LGA

- USC Moreton Bay (Opening 2020)

Scarborough - Newport - Moreton Island 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

Scarborough - Newport - Moreton Island SA2

- 0 police stations as at June 2018

Ambulance Stations

Moreton Bay (R) LGA

- 12 ambulance stations as at June 2018

Scarborough - Newport - Moreton Island SA2

- 2 ambulance stations as at June 2018

Fire Stations

Moreton Bay (R) LGA

- 10 fire stations as at June 2018

Scarborough - Newport - Moreton Island SA2

- 0 fire stations as at June 2018

HOSPITALS

Moreton Bay (R) LGA

- 10 hospitals as at June 2018

Scarborough - Newport - Moreton Island 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

Scarborough - Newport - Moreton Island SA2

- 14.1% of employed persons worked in Health care and social assistance industry
- 10.2% of employed persons worked in Construction industry
- Highest specialisation ratio of 1.58 in Rental, hiring and real estate services industry

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

Employment by industry, Scarborough - Newport - Moreton Island SA2 and Moreton Bay (R) LGA, 2016

Industry	Scarborough - Newport - More- ton Island SA2		Moreton Bay (R) LGA		Specialisation Ratio
	- Number -	%	- Number -	%	- Number -
Agriculture, forestry and fishing	32	0.6	2,524	1.3	0.44
Mining	43	0.8	2,082	1.1	0.72
Manufacturing	350	6.5	12,650	6.7	0.97
Electricity, gas, water and waste services	55	1.0	2,321	1.2	0.83
Construction	554	10.2	20,414	10.8	0.95
Wholesale Trade	151	2.8	5,223	2.8	1.01
Retail trade	493	9.1	20,655	10.9	0.84
Accommodation and Food Services	449	8.3	11,380	6.0	1.38
Transport, postal and warehousing	374	6.9	11,695	6.2	1.12
Information media and technologies	80	1.5	2,195	1.2	1.28
Financial and insurance services	130	2.4	4,980	2.6	0.91
Rental, hiring and real estate services	150	2.8	3,325	1.8	1.58
Professional, scientific and technical services	314	5.8	10,370	5.5	1.06
Administration and support services	171	3.2	6,476	3.4	0.93
Public administration and safety	325	6.0	13,217	7.0	0.86
Education and training	446	8.2	15,419	8.1	1.01
Health care and social assistance	764	14.1	25,400	13.4	1.05
Arts and recreation services	63	1.2	2,556	1.3	0.86
Other services	210	3.9	8,046	4.2	0.91
Total	5,409	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

Scarborough - Newport - Moreton Island SA2

- Median mortgage repayment of \$1,900 per month
- Average household size of 2.3 persons per dwelling

THE MEDIAN TOTAL
PERSONAL INCOME FOR
SCARBOROUGH - NEWPORT
- MORETON ISLAND SA2
WAS:
**\$665 PER
WEEK**

Selected medians and averages, Scarborough - Newport - Moreton Island 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
Scarborough - Newport - Moreton Island SA2	1,900	1,755	1,281	665	2.3	0.7
Moreton Bay (R)	1,781	1,638	1,413	652	2.7	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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