



# Introduction

# The Verge Estate

# Logan Reserve,

# Brisbane

Information Memorandum  
Queensland, Australia



# INVESTMENT PROPERTY CHECKLIST

- 1** **Location** (Commuting Distance to Employment Hubs)
- 2** **Population Growth**
- 3** **Infrastructure Projects**
- 4** **Economic Drivers** (Ideally several different industries)
- 5** **New Job Creation**

- 6** **Capital Growth Prospects**
- 7** **Market Cycle** (Is this a rising market?)
- 8** **Rental Demand & Yield**
- 9** **Local Amenities** (Proximity to Schools, Shopping, Hospitals)
- 10** **Public Transport** (Proximity to Bus, Train, Light Rail)

# THE THREE KEY MEASUREMENTS

PROPERTY INVESTORS SHOULD LOOK FOR ...

## POPULATION GROWTH

...creates demand which drives **Capital Growth**



## LOW PRICE v INCOME

A low house price vs local average income means there is more room for **Capital Growth**

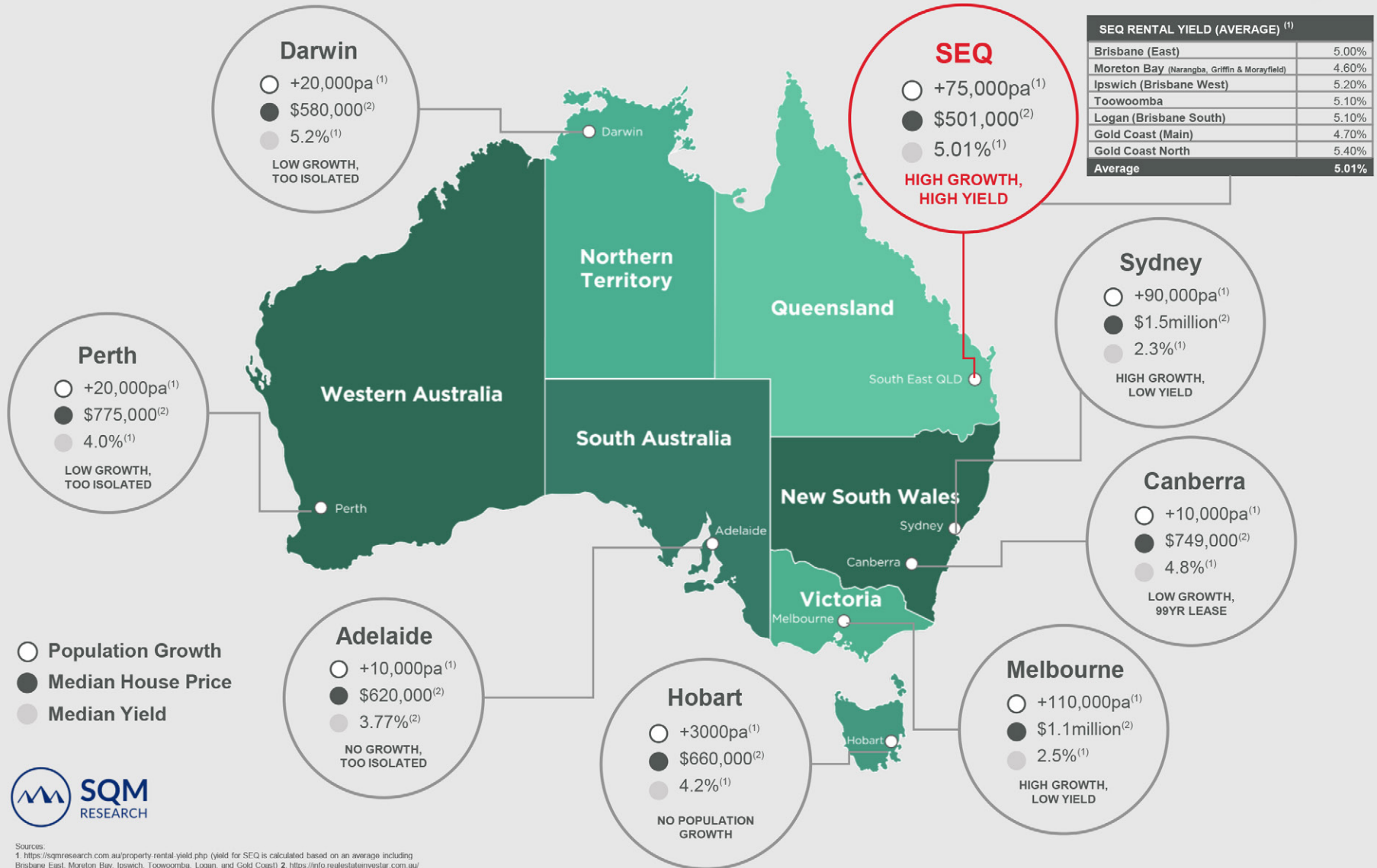


## ANNUAL RENTAL YIELD

over 4% generally means the property pays for itself or is **Positively Geared**



# AUSTRALIA'S MAJOR PROPERTY MARKETS



Sources: 1. <https://sqmresearch.com.au/property-rental-yield.php> (yield for SEQ is calculated based on an average including Brisbane East, Moreton Bay, Ipswich, Toowoomba, Logan, and Gold Coast) 2. <https://info.realestateinvestor.com.au/>

**LOCATION:  
SOUTH -EAST QUEENSLAND**



# TIME MACHINE INVESTING



Homecorp<sup>®</sup>  
CONSTRUCTIONS

Imagine being able to go back in time 20 years and invest in Sydney and Melbourne property markets?

The house price rise and population growth experienced by these two cities 20 years ago is now coming to SEQ!



## NO. 1 DRIVER OF CAPITAL GROWTH IS POPULATION GROWTH

Unprecedented population growth drove Sydney and Melbourne markets to record highs. Now, **both cities have reached their peak and it is South-East Queensland's turn.**

SEQ population growth is predicted to emulate Sydney and Melbourne's growth 15 -20 years ago for the next 15 -20 years - **and the housing market will follow suit**

PRD.

By 2041, it is expected we will see large population increases for SEQ

Buyers are flocking to the South East Queensland (SEQ) premium property market due to affordability, when compared to Sydney and Melbourne median prices.

By 2026, it is expected we will see large population increases for Brisbane, Gold Coast and Sunshine Coast by 8.3%, 24.6% and 23.4% respectively. Further, by 2041, it is expected that Brisbane will grow by 25.9%, Gold Coast by 62.5%, and Sunshine Coast by 61.9%.

<https://www.prd.com.au/research/habitat/south-east-queensland-premium-property-report/>



## BOOMING SOUTH EAST QUEENSLAND

- Queensland recorded a **population growth rate of 1.6%** in the 12 months to 30 June 2020, **above the national average**<sup>(2)</sup>
- The ABS projects there will be an additional **1.5 Million residents in SEQ** between 2020 and 2041 to reach **5.3 Million**<sup>(1)</sup>
- That is **75,000 new residents every year** for 20 years<sup>(1)</sup>
- The QLD Government estimates **630,000 new dwellings will be needed in the next 20 years** to accommodate this population growth<sup>(1)</sup>
- That is **577 new homes required every week for the next 20 years** to meet the housing demand.<sup>(1)</sup>
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.<sup>(3)</sup>
- The **investment in 2020/21** is expected to directly support around **44,000 jobs and help drive economic recovery**.<sup>(4)</sup>
- The **major infrastructure projects** are expected to support about **930,000 jobs through to 2031**.<sup>(3)</sup>

Sources:

1. Infrastructure Australia and QLD Government SEQ Regional Growth Plan: <https://dilgpprd.blob.core.windows.net/general/shapingseq.pdf> 2. <https://www.qgso.qld.gov.au/issues/3091/population-growth-ql-202006.pdf> 3. [https://en.wikipedia.org/wiki/South\\_East\\_Queensland\\_Infrastructure\\_Plan\\_and\\_Program](https://en.wikipedia.org/wiki/South_East_Queensland_Infrastructure_Plan_and_Program) 4. <https://www.statedevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/state-infrastructure-strategy>





## SOUTH EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

The QLD Government has **allocated \$134 Billion in infrastructure investment** to support the massive population boom. The 350 plus major projects are expected to support about **930,000 jobs through to 2031.** <sup>(1)(3)</sup>

10 new cities are underway to house the extra 1.4m residents coming in the next 15 years.<sup>(2)</sup>

- ESTABLISHED CITIES
- PRINCIPAL REGIONAL ACTIVITY CENTRES

### SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

### BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

### ● LOGAN

PIMPAMA ◆

SOUTHPORT ◆

### GOLD COAST ●

ROBINA ◆

### IPSWICH ●

YARRABILBA ◆

FLAGSTONE ◆

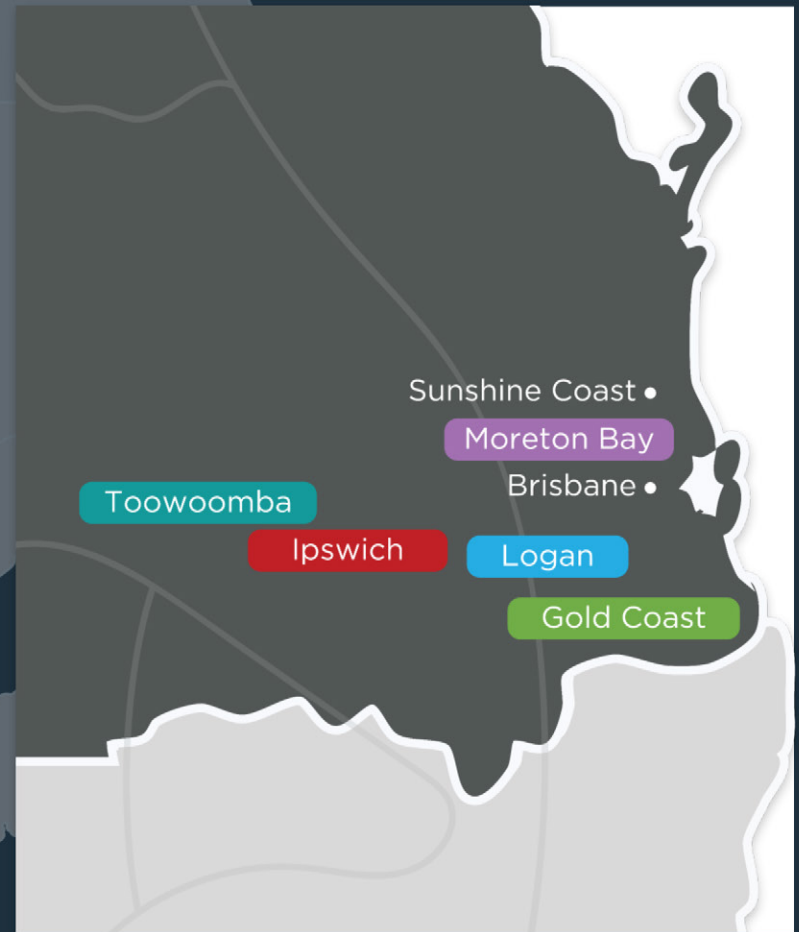
### TOOWOOMBA

# SEQ IS YOUR TIME MACHINE

## GREATER MELBOURNE

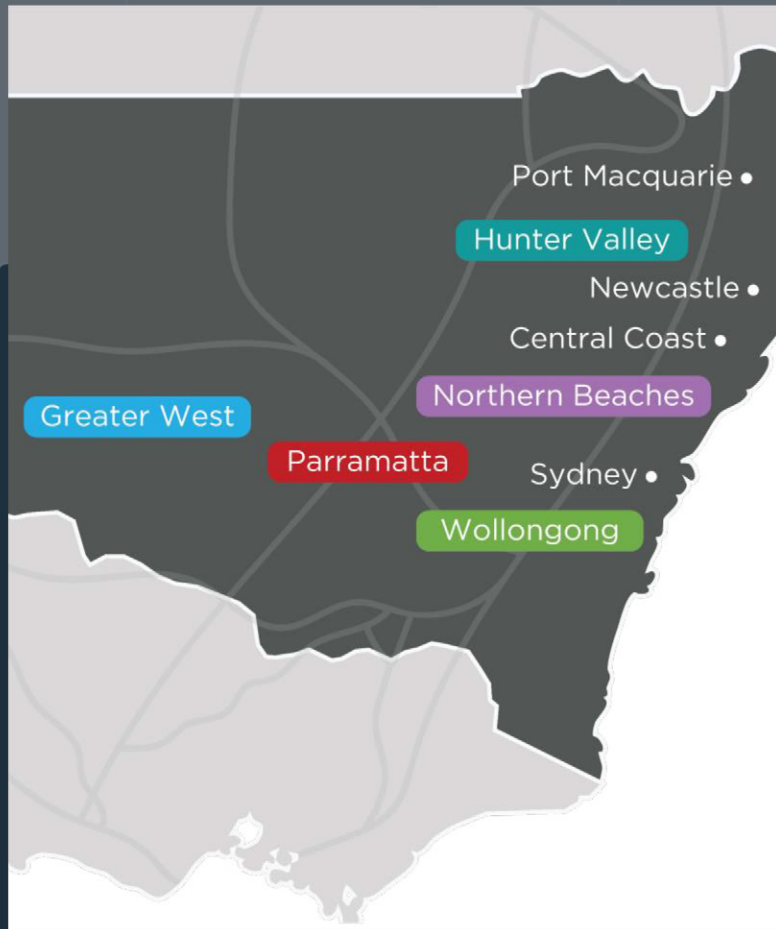


## SOUTH EAST QLD



# SEQ IS YOUR TIME MACHINE

## GREATER SYDNEY



## SOUTH EAST QLD



## “The Golden Triangle” Australia’s investment hotspot

“SOUTHEAST Queensland’s property market offers a “golden triangle of opportunity”, with **the region tipped to have the best capital growth in the country.**

- Realestate.com.au



# WHERE ARE THEY ALL MOVING TO?

By 2041, SEQ is expected to accommodate **an additional 1.5 million people**, bringing its total population to 5.3 million

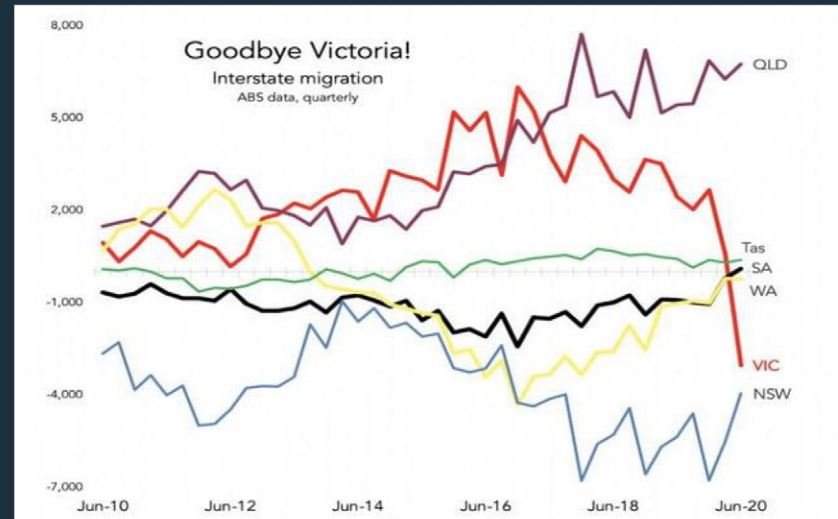
SEQ's current and projected population

Local Government Area	Population	
	2015 (estimated resident population)	2041 (estimated resident population)
Brisbane	1,162,200	1,572,000 (▲ 409,800)
Gold Coast	555,600	928,000 (▲ 372,400)
Ipswich	193,000	520,000 (▲ 327,000)
Lockyer Valley	38,800	61,000 (▲ 22,200)
Logan	308,700	586,000 (▲ 277,300)
Moreton Bay	425,500	655,000 (▲ 229,500)
Noosa	53,500	63,000 (▲ 9,500)
Redland	150,000	188,000 (▲ 38,000)
Scenic Rim	39,800	62,000 (▲ 22,200)
Somerset	24,000	38,000 (▲ 14,000)
Sunshine Coast	284,500	495,000 (▲ 207,500)
Toowoomba	133,400	180,000 (▲ 46,600)
<b>SEQ</b>	<b>3,378,000</b>	<b>5,349,000 (▲ 1.98 million)</b>

Source: Infrastructure Australia and QLD Government SEQ Regional Growth Plan update 2018: <https://dilgpprd.blob.core.windows.net/general/shapingseq.pdf>



# POST-COVID MASS MIGRATION FROM SYDNEY & MELBOURNE QUEENSLAND IS THE WINNER



## Tens of thousands leave Melbourne after first Covid wave data shows

Anthony Piovesan | Nov 2, 2020

Data released by the Australian Bureau of Statistics (ABS) on Monday showed 25,000 people abandoned Melbourne in the June quarter before a second wave of coronavirus intensified across Victoria. "In net terms, Victoria only gained people from Western Australia (+100) and lost most to Queensland (-2100)

<https://www.news.com.au/travel/travel-updates/tens-of-thousands-leave-melbourne-after-first-covid-19-wave-new-data-reveals/news-story/6d87eb0c3af998afe9d7c0ebf627a3f3>

## The Sydney Morning Herald

## Sydney's population stalls after Covid - 19

Matt O'Sullivan | November 9, 2020

Queensland's economy is getting a boost thanks to people fleeing "crazy house prices" in southern states.

"All in all, this means that the state's population growth will remain stronger than the national average for the next few years..."

<https://www.smh.com.au/national/nsw/covid-19-to-reshape-sydney-in-biggest-way-since-spanish-flu-as-population-stalls-20201011-p56412.html>

Image source:  
<https://www.theguardian.com/australia-news/2020/jul/30/victoria-makes-masks-compulsory-for-all-as-it-records-13-more-covid-19-deaths-and-723-new-cases>,  
<https://www.news.com.au/finance/economy/australian-economy/adelaide-house-prices-boom-and-sydney-and-melbourne-slump/news-story/5ec9e6d9a6ec2b42939af5e0dd388c97>



# INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE MASS MIGRATION TO QLD

**ABC NEWS**

## Housing in regional Queensland scarce due to interstate migration

Jemima Burt | February 5, 2021

High rental demand and property prices are music to the ears of landlords and property owners, but if you are looking for a place to live in Queensland at the moment, there is a good chance you are struggling to find what you are after.

Research by CoreLogic suggests more than 25,000 people have moved to Queensland during the past financial year, with the rate of interstate migration last year 90 per cent above the decade average.

This is an extract from ABC News: <https://www.abc.net.au/news/2021-02-05/housing-pressure-on-regional-queensland-as-inter-2020-migration-13223188-1-1-20max%20migration&feed=Research%20by%20CoreLogic%20suggests%20more.com%20above%20the%20decade%20average>



**REIQ**

## Residents of NSW and VIC are making the move to Queensland

No Author | January 12, 2021

Throughout 2020, many residents of New South Wales and Victoria decided to make the move to the Sunshine State. Queensland outshone other Australian states with interstate migration numbers, as latest numbers provided by CoreLogic suggest that Queensland is 90 per cent above the decade average.

This is an extract from REIQ: <https://www.reiq.com/articles/interstate-migration/>

**myGC**.com.au

## Qld records highest amount of interstate migrants in Australia

Monique St Clair | February 3, 2021

New data has shown Queensland's received the most interstate migrants in the back end of last year, all likely due to Covid.

The Australian Bureau of Statistics has released it's latest Regional Internal Migration report, for the September quarter of 2020.

This is an extract from my GC: <https://www.mygc.com.au/qld-records-highest-amount-of-interstate-migrants-in-australia/>

# INTERSTATE MIGRATION MASS EXODUS TO SEQ

## Interstate Migration Report – Macquarie Bank

### 5 year forecast 2017 - 2022

Housing market	Median house price (2017)	Population movement	Wealth transfer
Sydney	\$1,111,124	133,833 (net loss)	\$7.3bn (net loss)
Melbourne	\$847,432	11,583 (net gain)	\$600m (net gain)
Adelaide	\$463,712	14,251 (net loss)	\$500m (net loss)
Perth	\$491,525	4,197 (net loss)	\$100m (net loss)
Canberra	\$621,804	6,152 (net loss)	\$500m (net loss)
Hobart	\$447,604	11,242 (net loss)	\$200m (net loss)
Darwin	\$549,523	9,059 (net loss)	\$100m (net loss)

<b>Brisbane &amp; SE Qld</b>	<b>\$517,539</b>	<b>167,444 (net gain)</b>	<b>\$8.1bn (net gain)</b>
------------------------------	------------------	---------------------------	---------------------------

## Brisbane, Adelaide & Gold Coast house prices Boom and Sydney and Melbourne slump

Jason Murphy | January 3, 2021

Well, well, well. This is quite a reversal. Australia's house price leaders are now the laggards, and the laggards are now the leaders.

This is an extract from the Brisbane Times on the 22<sup>nd</sup> of March 2019.  
<https://www.brisbanetimes.com.au/national/queensland/crazy-house-prices-causing-southerners-to-leave-to-queensland-20190414-p51e11.html>

## Spike in interstate Aussies applying to Queensland universities

Danielle O'Neil | January 7, 2021

A plunge in international students amid the coronavirus pandemic is being offset by increased interstate enrolments, as students look more seriously at the Sunshine State.

An additional 2000 interstate applicants – from 7665 to 9679 – want to study at institutions in Queensland.

This is an extract from RealEstate.com.au on the 16<sup>th</sup> of April 2019:  
<https://www.realestate.com.au/news/property-smag-eddon-house-prices-could-fall-by-50-per-cent/>





## Median house price growth forecast, 2019 to 2022

	Estimated house price June 2019 (\$)	Forecast house price June 2022 (\$)	Growth 2019 to 2022 (%)
Sydney	980,000	1,040,000	+6
Melbourne	760,000	810,000	+7
Brisbane	552,000	665,000	+20
Adelaide	495,000	550,000	+11
Perth	505,000	540,000	+7
Hobart	500,000	520,000	+4
Darwin	500,000	535,000	+7
Canberra	680,000	750,000	+10



BIS OXFORD  
ECONOMICS

**SEQ Property Market to increase by 20%**  
outstripping Sydney and Melbourne

“SEQ outperforms the growth of all other major capital cities in the country.”

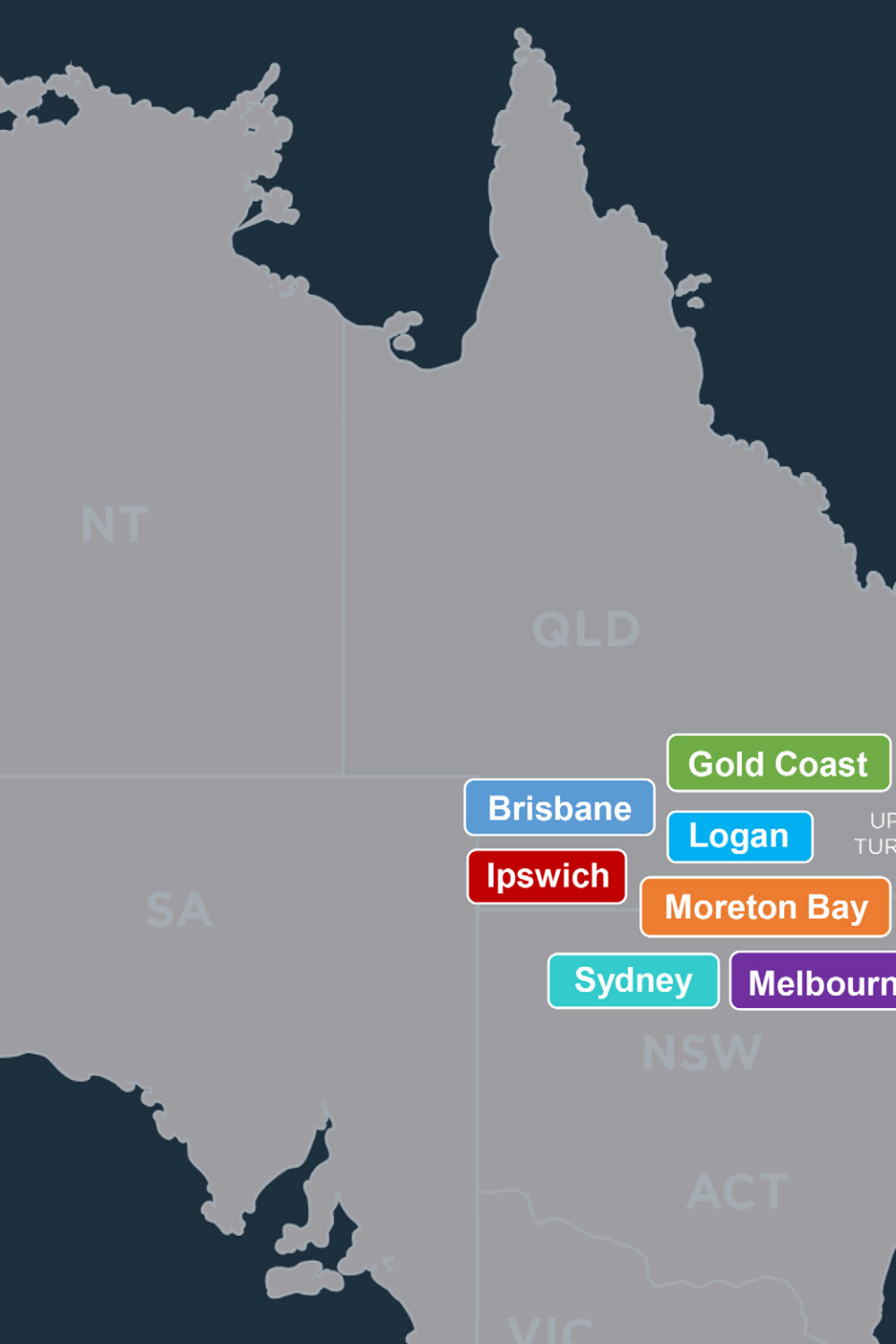
- BIS Oxford Economics

Source:

<https://www.urban.com.au/news/qld/101362-brisbane-s-median-house-price-forecast-to-grow-by-20-in-the-three-years-bis-oxford-economics>



**THE PROPERTY CLOCK**



Canberra

TOP OF THE MARKET



DOWN TURN

UP TURN

BOTTOM OF THE MARKET



# SOUTH-EAST QUEENSLAND PROPERTY MARKET IS BOOMING



## SEQ Property Market predicted to increase by 20% in 2019-22

Doug Scragg | July 19, 2019

Property prices are set to increase by 20% which is fantastic news for homeowners and investors in South East Queensland. Our region outperforms the growth of all other major capital cities in the country. The forecast growth for 2019-2022 is shown in the graph below (provided by [BIS Oxford Economics](#)).

This is an extract from the Wealthmed on the 19th of July 2019:  
<https://www.wealthmed.com.au/property/seq-property-market-predicted-to-increase-by-20-in-2019-22/>



## South East Queensland primed to be 2021's top market

Dan Wilkie | December 11, 2020

South East Queensland is shaping up to be a strong bet for investors, with properties from the Gold Coast to the Sunshine Coast selling fast and on a solid foundation for capital growth in 2021.

For much of 2020, it has seemed like just about everybody in Australia wants to move to Queensland.

This is an extract from the Australian Property Investor:  
<https://www.apimagazine.com.au/news/article/south-east-queensland-primed-to-be-2021s-top-market/>



## SEQ is shining and poised for strong capital growth in 2021

December 4, 2020

The Sunshine State is shining – strong demand for detached houses and outstanding demand for lifestyle areas projected to deliver 6-10 per cent capital growth in 2021 for the southeast QLD market.

The QLD Government has contained the virus very effectively.

This is an extract from Michael Yardney's Property Update:  
<https://propertyupdate.com.au/the-sunshine-state-is-shining-and-poised-for-strong-capital-growth-in-2021/>



## Sunshine state records four-fold rise in new home enquiries

James Hall | March 22, 2019

A building company says the level of inquiry for new homes in south-east Queensland is "phenomenal," with a mass domestic migration apparently underway to the Sunshine State.

"The major relocation companies are quoting 400 per cent increases in quotes to people who are wanting pricing to relocate from Sydney and Melbourne up to the Gold Coast and Greater Brisbane," Mr Fryer said.

This is an extract from ABC News: <https://www.abc.net.au/news/2021-01-23/surge-in-relocation-enquiries-in-mass-interstate-migration/13077342>

# SYDNEY & MELBOURNE PROPERTY & RENTAL MARKETS PLUNGING



THE AUSTRALIAN

## Tenants market to emerge in 2021 as rents plummet in Sydney, Melbourne

Mackenzie Scott | January 12, 2021

SQM managing director Louis Christopher said while signs of improvement could be seen in the two larger cities, including shrinking vacancy rates, 2021 would be tough for investors.

"It's clear Sydney and Melbourne apartment investors were the losers of 2020 with rents and prices falling," Mr Christopher said.

This is an extract from the Australia: <https://www.theaustralian.com.au/business/tenants-market-to-emerge-in-2021-as-rents-plummet-in-sydney-melbourne/news-story/6e99cd65d448e2b9a570911306a5e05>



news  
.com.au

## Brisbane and Adelaide house prices boom and Sydney and Melbourne slump

Jason Murphy | January 3, 2021

As 2020 departs, Australia's most expensive cities are limping along. Melbourne and Sydney are seeing little growth in the value of homes. The million-dollar valuations aren't going anywhere. Meanwhile, places long overlooked are having a moment in the sun, as the next chart shows.

The big winner is sunny Queensland. Beautiful one day, COVID-free the next.

This is an extract from news.com.au: <https://www.news.com.au/finance/economy/australian-economy/adelaide-house-prices-boom-and-sydney-and-melbourne-slump/news-story/5ec9e6d9a6ec2b42939a95e0d0388c97>



Domain

## Australian housing prices tipped to bounce back in 2021, except inner-city units: Melbourne & Sydney

Rachel Wells | January 4, 2021

Home prices are set to rise in all Australian capital cities in 2021, economists predict, buoyed by low interest rates, an improving economy and government stimulus.

But they warn inner-city apartment prices in Melbourne and Sydney will continue to fall, due to a drop in immigration and international students and increasing numbers of city dwellers relocating to regional areas.

This is an extract from Domain: <https://www.domain.com.au/news/australian-housing-prices-tipped-to-bounce-back-in-2021-except-inner-city-units-economists-1016800/>



ABC NEWS

## Sydney and Melbourne rents plunge amid coronavirus pandemic

David Chau | January 12, 2021

Sydney and Melbourne were the worst cities to be a landlord in 2020, according to the latest rental market figures.

In fact, they were the only two cities where the rental price for houses fell throughout the past year, which was good news for renters.

Melbourne had the highest number of empty homes to be rented (4.7pc) in Australia last month, data from SQM Research revealed.

This is an extract from ABC News: <https://www.abc.net.au/news/2021-01-12/sydney-melbourne-rental-property-market-darwin-housing-sqm/13050748>





## QUEENSLAND PROPERTY MARKET WOULD 'WIN' GOLD WITH THE 2032 OLYMPICS

Brisbane officially announced as 2032 Olympic Games host city<sup>(1)</sup>



### 2032 Olympics would be a 'game changer' for QLD property

Aislinn Dwyer | April 7, 2021

ALTHOUGH some 11 years away, the 2032 Olympic Games is on the lips of most Queenslanders – particularly among Brisbanites – whose home city is currently the preferred host of the event.

Hosting the 2032 Olympics and Paralympics could be a "game-changer" for Queensland, according to Brisbane Lord Mayor Adrian Schinner, who says it could "deliver 20 years of accelerated opportunity for our state".

This is an extract from REIQ  
<https://www.reiq.com/articles/olympics-property-price/>



### Olympic games will boost the QLD property market for up to 5 years

Simon Pressley | March 24, 2021

ASIDE from the Games itself being a great spectacle, I hope that the event leaves a legacy consisting of a suite of great infrastructure projects that Australia's fastest growing region enjoys for generations to come.

Generally speaking, the direct benefit to property markets from hosting such a big international event comes from the bringing forward of investment in big-ticket infrastructure.

This is an extract from Propertyology  
<https://www.propertyology.com.au/how-will-the-olympic-games-affect-property-markets/>



### Brisbane officially top pick for 2032 Olympic Games

Renee McKeown | February 25, 2021

QUEENSLAND officials are finalising plans for the \$4.5 billion Brisbane 2032 Olympic Games as the hunt for stadiums, venues and infrastructure funding continues.

The International Olympic Committee selected Queensland's capital as the targeted host for the games bringing "stability" as the committee moves towards a cost neutral event.

This is an extract from Urban Developer  
<https://www.theurbandeveloper.com/articles/brisbane-2032-olympics-property-market-development-stadium-infrastructure-projects-approved/news-story/39767758a9167c25dd2d3d7102694560>



# 2023 OLYMPICS TO BRING A DECADE-LONG HOUSING & INFRASTRUCTURE BOOM

brisbane times  
INDEPENDENT. ALWAYS.

## Brisbane lord mayor calls for decade-long Olympics boom

Tony Moore | February 24, 2021

HOSTING the Olympics would force all three levels of government to produce a "decade-long infrastructure boom" in south-east Queensland before the cauldron was lit, Brisbane's lord mayor says as the region becomes a hot favourite to host the 2032 Games.

The south-east Queensland bid estimated the cost of staging the Games at \$5.3 billion, which would be partly offset by the International Olympic Committee providing a minimum \$2.5 billion contribution.

This is an extract from REIQ  
<https://www.reiq.com/articles/olympic-property-prices/>



## Queensland Confirms 2032 Olympic Games Bid

QUEENSLAND will join the race to host the 2032 Olympic Games after premier Anastacia Palaszczuk confirmed that cabinet had given the green light for the bid on Monday.

A south-east Queensland Olympic Games could create 130,000 jobs and deliver more than \$8 billion in new trade opportunities, the analysis found.

This is an extract from Queensland Property Investor  
<https://qldpropertyinvestor.com.au/queensland-confirms-2032-olympic-games-bid/>



## Olympics an opportunity to catalyse two decades investments in SEQ

No Author | February 25, 2021

THE Property Council of Australia welcomes the International Olympic Committee's announcement that Brisbane is the preferred host of the 2032 Olympic and Paralympic Summer Games.

The Executive Director of the Property Council in Queensland, Chris Mouniford said hosting the Olympics provides a once-in-a-lifetime opportunity to turbocharge public and private investment in the infrastructure needed for our growing region.

This is an extract from Mirage News  
<https://www.miragenews.com/olympics-an-opportunity-to-catalyse-two-decades-51951/>



## Federal Government agrees to fund half Olympic Games costs

Matthew Killoran and Jack McKay | April 26, 2021

ANNASTACIA Palaszczuk is confident The Gabba will be rebuilt ahead of the 2032 Olympic Games, insisting the mammoth proposal was a "no brainer".

While the federal government contributed just \$150m to the Sydney Olympic Games in 2000, the new proposed deal would have its share rise into the billions.

This is an extract from The Courier Mail  
<https://www.couriermail.com.au/sport/seq-olympics-2032/gabba-redevelopment-federal-government-agrees-to-fund-half-olympics-revamp/news-story/c6e2ba15b5b98bb45edc089f3497>



Artist illustration of Brisbane 2023 Olympic Games Building



Artist illustration of Brisbane 2023 Olympic Games Blueprint

# BILLIONS OF DOLLARS IN PIPELINE FOR SEQ INFRASTRUCTURE

## INFRA STRUCTURE

### \$50 billion project pipeline for Qld over the next five years

No Author | March 19, 2020

The report details the pipeline of major infrastructure projects within Queensland across the next five years totalling over \$50 billion in planned, funded and in construction works.

"Overall there are reasons to be optimistic, with many major projects such as Inland Rail, Cross River Rail, Brisbane Metro and upgrades to the M1, Bruce Highway and essential water infrastructure developments beginning in earnest."

This is an extract from the Infrastructure Magazine: <https://infrastructuremagazine.com.au/2020/03/19/50-billion-project-pipeline-for-queensland-over-the-next-five-years/>

## brisbane times INDEPENDENT. ALWAYS.

### Queensland's largest industrial projects: game-changer for SEQ

No Author | August 20, 2020

Up to 6000 jobs will be created at one of Queensland's largest industrial projects in Crestmead

The the \$1.5 billion Crestmead Logistics Estate will be developed over the next five years by Queensland developer Pointcorp and will deliver 650,000 sqm of warehousing, business, logistics and manufacturing space.

This is an extract from Mirage News: <https://www.miragenews.com/jobs-bonanza-at-crestmead/>

## INFRA STRUCTURE

### \$400 million for Queensland infrastructure to boost economic recovery

No Author | May 21, 2020

The funding boost includes more than \$400 million for transport and road projects as part of the Queensland Economic Recovery Strategy: Unite and Recover for Queensland Jobs, and tens of millions for 48 new regional council infrastructure projects under the Building our Regions (BoR) program.

This is an extract from Infrastructure Magazine: <https://infrastructuremagazine.com.au/2020/05/21/400-million-for-queensland-infrastructure-to-boost-economic-recovery/>



# LOCATION: LOGAN

The city of Logan is ideally positioned **30-minutes south of Brisbane**, **40-minutes north of the Gold Coast** and **40-minutes east of Ipswich**.



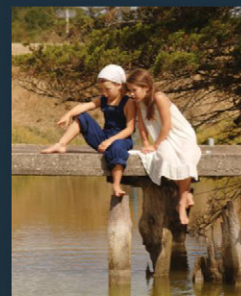


QLD

LOGAN

# LOGAN KEY FACTS

- A young city with a 31% of the population under the age of 20 years, with a median age of 33 years
- By 2036, the City of Logan is expected to grow by more than 200,000 people. 40% of this growth will be driven by Greater Flagstone and Yarrabilba
- The City of Logan's estimated Resident Population is currently 326,615 as at January 2018
- Development in Yarrabilba started in 2013 and more than 500 lots have already been sold
- Freight links to Brisbane, the air and sea ports, the main eastern seaboard and western access to the Surat Basin
- 86% of local travel in Logan is by car, 6% by public transport and 1% by active transport such as walking or cycling
- Logan experiences a high dependency on motor vehicles for transport with 36.5% of residents owning two motor vehicles, 21% own three or more
- Accessibility to employment, healthcare, recreation and education via active and public transport for suburbs on the outskirts of the city





## LOGAN'S SOARING POPULATION GROWTH


Logan has a population of just over 300,000 (2020) or 6.4% of Queensland's population. Looking ahead to the next 20 years, Logan City will continue to be one of the fastest growing cities in Queensland.

The population is expected to increase by more than 200,000 within the next 20 years and Logan's objective is to create at least 53,000 jobs to support this population growth.

### City of Logan - projected population growth from 2011 to 2036



	2011	2036	Projected population percentage increase (%)
QLD	4,476,778	7,095,177	58.49%
SE QLD	3,167,789	5,137,531	62.18%
<b>LOGAN</b>	287,474	500,000+	<b>81.49%</b>



21km  
**BRISBANE** •

43km  
**LOGAN** •

43km  
**GOLD COAST** •

43km  
**IPSWICH** •

## LOGAN SERVICES 3 MAJOR CITIES

---

Strategically positioned in the centre of the South East Queensland region, the City of Logan has direct access to three major arterial networks, two international airports, freight rail and the Brisbane to Sydney passenger rail line.

The city's location near SEQ Industrial hub Yatala allows businesses to access domestic and global markets and achieve time and cost efficiencies.



## Logan Central Artist Illustration



# MAJOR INFRASTRUCTURE PROJECTS

## Logan Hospital Expansion

Key to accommodating future health and education facilities through upgrades to key pieces of physical and social infrastructure centred on health and wellbeing

## Logan Central Masterplan

Key to providing public transport for existing and new houses and encouraging transit-oriented development

## Southern District Courthouse Upgrade

Key to promoting investment confidence by upgrading prominent and ageing State Government facilities adjacent to the Beenleigh Town Square project

## Meadowbrook Economic Link

Key to delivering high quality pedestrian and cycle infrastructure between key activity generators such as the Logan Hospital, Queensland TAFE (Loganlea Campus), Griffith University (Logan Campus) and Loganlea Train Station

## Springwood to Logan Central Cycle Link and Cycle Centres

Key to connecting Springwood and Logan Central as regional activity centres





**Logan Motorway Upgrade**



**Logan Motorway**



# TRANSPORT INFRASTRUCTURE PROJECTS

## **Wembley Rd And Logan Motorway Interchange**

Key to unlocking 3,000 new industry jobs and reducing significant congestion impacts on key business and industry interchange

## **Extend The South-East Busway From Rochdale To Loganholme**

Key to providing public transport for existing and new houses and encouraging transit-oriented development

## **Widen the Pacific Motorway Through the City Of Logan**

Key to reducing travel times for freight and commuters

## **Salisbury to Beaudesert Passenger Rail Service**

Key to providing public transport for 50,000 new houses and establishing an early culture of public transport usage

## **Upgrade of Mt Lindesay Highway**

Key to providing public transport for 50,000 new houses and establishing an early culture of public transport usage



# 2021 IS LOGAN'S YEAR OF NEW INFRASTRUCTURE



## 2021 is Logan's is year of building new infrastructure

Judith Kerr | January 11, 2021

Brisbane's southside is in for a year of building with an outdoor stage, a Hydrogen Centre, a primary school and office tower in the pipeline. A \$20m investment will be made to expand the Beenleigh Trade Training Centre (Plumbing Industry Climate Action Centre) for the development of a Hydrogen Centre of Excellence.

This is an extract from the Courier Mail  
<https://www.couriermail.com.au/question/news/logan/logans-year-of-building-as-school-outdoor-stage-office-tower-on-cards/news-story/3e18545aaid0a1fab8576bdab387253>



## \$71.6 million commitment to Logan's community infrastructure

No Author | July 20, 2020

Logan City Council today delivered a \$944.2 million back-to-basics 2020/2021 Budget to signal a new era for the City of Logan. Cr Power said while Council had faced a 'perfect storm' of a slowing economy, the ongoing COVID-19 pandemic and rising costs, the city was still in good shape and investment in jobs and critical infrastructure would remain a focus.

This is an extract from City of Logan  
<https://www.logan.qld.gov.au/news/articles/427/new-direction-for-city-of-logan-as-council-adopts-2020-2021-budget>



The Urban Developer

## Over \$18B in government-funded infrastructure projects planned for Logan

Renee McKeown | October 20, 2020

Logan could grow by an additional 56,000 dwellings in the next 15 years, with more than \$18 billion in government-funded infrastructure projects planned for the city.

The City of Logan has launched its Housing Study, the first step in a three-stage strategy for the south-east Queensland district, located between Brisbane and the Gold Coast.

This is an extract from The Urban Developer:  
<https://theurbandeveloper.com/articles/logan-launches-housing-strategy>



## Largest warehouse site in southern hemisphere coming to Logan

Judith Kerr | November 3, 2020

An old dump site in the heart of Logan is being levelled and transformed into one of the largest logistics and warehouse hubs in the southern hemisphere.

Developer Pointcorp has started work on its \$1.5 billion eight-stage Cretmead Logistics Estate at the former Park Ridge Wreckers site on the corner of Green and Clarke Rd.

This is an extract from the Courier Mail:  
<https://www.couriermail.com.au/question/news/logan/pointcorp-to-build-largest-warehouse-site-in-southern-hemisphere/news-story/411286b5112441432a380d9c905492d4c>

# LOGAN CITY MAJOR INDUSTRIES

## LOGAN TOP 5 INDUSTRIES

1. Manufacturing - \$4.97 Billion
2. Real Estate & Rental \$2.4B
3. Construction - \$2.37 Billion
4. Wholesale Trade - \$1.15B
5. Retail Trade - \$1.15 Billion





# RAPID GROWTH INDUSTRIES

## TRANSPORT & LOGISTICS

Supply chain industries are established in Logan and the surrounding area, include:

- DHL
- M3 Logistics
- Direct Freight Express
- CEVA Logistics
- Toll NQX
- Air Road
- Linde

## AGTECH & BIO SCIENCE

- Health and Food Sciences Precinct at Coopers Plain
- Uni of QLD Animals, Agriculture, Veterinary Science at Gatton;
- The QLD Bioscience Precinct incorporating CSIRO and several major university campuses



# RAPID GROWTH INDUSTRIES

## FOOD & BEVERAGE

- Home to 4 major Fast-Moving Consumer Goods (FMCG) Distribution Centres
- Located on the intersection of 3 major motorways
- 1-2 hour radius to regional growing areas of Northern New South Wales, Darling Downs, Scenic Rim and Sunshine Coast

## HEALTH & AGED CARE

- Logan Hospital is currently undergoing a major \$145.24 million expansion.
- A major medical centre (GP Super Clinic Health Hub) development has recently opened in Meadowbrook; and
- A private hospital, training and aged care facility for Beenleigh is also proposed.

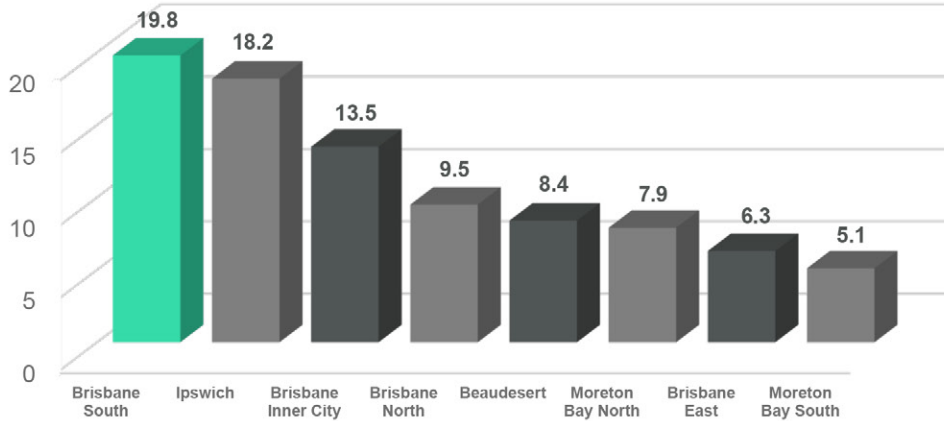




# LOGAN RIVER AQUACULTURE

## NEW JOBS GROWTH BY 2023

### New Jobs by LGA in 1000s



## LOGAN IS THE NEW JOBS CAPITAL

Huge growth ands major projects in road projects, infrastructure, Food Processing and Logistics and Distribution, will see Logan gain thousands of jobs.

### Maccas, manufacturing giant boost Logan jobs

Judith Kerr | October 13, 2020

Three Logan employers have given a strong report card for the six months of operating during the coronavirus pandemic with jobs created at McDonald's, manufacturing giant Evolve and at Holmwood Highgate.

A company which runs five McDonald's hamburger restaurants in the city, Evolve, one of the largest plastics manufacturers, and Holmwood Highgate, which owns a lucrative federal government defence contract, have all said they have put on more staff since Christmas.

This is an extract from Courier Mail  
<https://www.couriermail.com.au/questnews/logan/maccas-manufacturing-giant-boost-logan-jobs-market-during-covid/news-story/1104e4e6f9369c75eb0bfe37fab5>

### 6,000 jobs will be created by Queensland's biggest industrial project in Logan

No Author | August 20, 2020

The \$1.5 billion Crestmead Logistics Estate will be developed over the next five years by Queensland developer Pointcorp and will deliver 650,000 sqm of warehousing, business, logistics and manufacturing space.

City of Logan Mayor Darren Power visited the site today with Queensland Treasurer and Member for Woodridge Cameron Dick.

This is an extract from Mirage News  
<https://www.miragenews.com/jobs-bonanza-at-crestmead/>

### Queensland's Roads and Transport Budget to support 23,600 new jobs

Brayden Heslehurst | November 5, 2020

The Palaszczuk Government will deliver its fifth record roads and transport budget for Queensland, with \$26.9 billion to support 23,600 jobs as part of the state's economic recovery plan.

Transport and Main Roads Minister Mark Bailey said building on record investment and projects like the M1 upgrades in Logan and on the Gold Coast, and Peninsula.

This is an extract from Mirage News  
<https://www.miragenews.com/record-qld-transport-roads-spend-supports-jobs-covid-recovery/>



# THOUSANDS OF JOBS FOR LOGAN, BRISBANE



## A Logan company boosts the economy with potential 20,000 new jobs by 2030

Matthew Killoran | January 29, 2021

A Logan company's cutting-edge invention has rocketed Australia into the big league of the international space industry.

"It will boost the economy, and create new skilled jobs, as we rocket toward our goal of tripling the size of the local space sector to \$12 billion and an extra 20,000 jobs by 2030."

This is an extract from the Courier Mail:  
<https://www.couriermail.com.au/news/queensland/qld-politics/qld-company-creates-first-ever-made-in-australia-rocket-fuel/news-story/7d1448a8686522cde0807a78c377d510c>



## Major jobs promise for Queensland's economic recovery

James Hall & Ellen Ransley | November 30, 2020

Queensland will see tens of thousands of job openings over the next four years as the state goes on a hiring spree to tackle its unemployment problem.

Treasurer Cameron Dick said the government plans to turn this around through investing in major projects and support schemes to stimulate growth in the private sector.

This is an extract from News.com  
<https://www.news.com.au/finance/economy/australian-economy/qld-budget-2020-major-jobs-promise-for-states-economic-recovery/news-story/bbcbcb919c8a7c002e12a6c4163ed73>



## Logan Hospital revamp will bring 1,000 jobs to Logan

Judith Kerr | June 22, 2020

A massive \$480 million overhaul of one of the southeast's busiest hospitals is attracting the attentions of a number of hopeful construction companies, with 1000 jobs to be created over the five-year project.

Tenders for the five-year project, which will include a new maternity wing and birthing suites, were put out this week.

This is an extract from Courier Mail  
<https://www.couriermail.com.au/news/news/logan/construction-giants-vie-for-massive-480m-logan-hospital-and-birthing-unit-overhaul/news-story/bbcbcb919c8a7c002e12a6c4163ed73>

Logan Hospital Expansion Artist Illustration



## MAJOR ECONOMIC DRIVERS

### LOGAN HOSPITAL

Logan Hospital is a modern 448-bed hospital

#### Activity (annually)

- 53,447 patients admitted to the hospital
- 75,455 patients admitted to the emergency department
- 235,029 outpatient appointments
- 3,570 babies born.

#### Staff

- Logan Hospital employs more than 2,000 staff including:
- 979 nurses
- 309 doctors including visiting medical officers
- 176 health professionals
- 258 operational officers
- 274 managerial and clerical officers.



Logan Hospital Expansion Artist Illustration



# LOGAN HOSPITAL \$460 MILLION REVAMP



## A \$460m Logan Hospital revamp

Judith Kerr | June 22, 2020

A massive \$460 million overhaul of one of the southeast's busiest hospitals is attracting the attentions of a number of hopeful construction companies, with 1000 jobs to be created over the five-year project.

Tenders for the five-year project, which will include a new maternity wing and birthing suites, were put out this week.

This is an extract from the Courier Mail: This is an extract from Courier Mail <https://www.couriermail.com.au/quest/news/logan/construction-giants-vie-for-massive-460m-logan-hospital-and-birthing-unit-overhaul/news-story/bc919c8a7c002e12a6c4163ec7f3>



## Logan Hospital upgrades begins in early 2021

No Author | January 13, 2021

Works will begin early 2021 on the first stage of Logan City Council's plans to upgrade areas around Logan Hospital at Meadowbrook.

Council aims to develop parts of the City of Logan suburb into a health, wellbeing and education precinct.

This is an extract from Mirage News <https://www.miragenews.com/meadowbrook-health-vision-takes-shape/>



Logan Hospital Expansion Artist Illustration

## LOGAN SHOPPING CENTRES

- Logan Hyperdome Shopping Centre is the largest shopping centre in Logan City and one of the largest single storey shopping centres in Australia.
- The centre has over 200 specialty stores plus dozens of restaurants and cafes, 12 movie theatres, a ten-pin bowling alley and an amazing new foodie paradise, The Market Room.
- Over 1500 people are employed at the Hyperdome's various retailers.



## BEENLEIGH TOWN SQUARE PROJECT

Logan City Council recently upgraded the Beenleigh Town Square, and in conjunction, upgraded both the Beenleigh Courthouse and its interface with the new Town Square.

The \$9.75 million transformation of the Beenleigh CBD was boosted by a \$1.5 million upgrade of the exterior of the adjacent Southern Districts Courthouse.

This exercise includes a new courthouse entry, activating the adjacent street frontages, simplifying the interface between the Courthouse and the Town Square and enhancing and activating the Square's civic platform with a new roof canopy.



### Beenleigh upgrades begin with town square project

No Author | January 22, 2021

It includes a bold new look for Beenleigh Town Square as a new shade solution integrated with public art improves comfort for visitors.

Transport and Main Roads Up to 400 aluminium discs are being suspended above the Square to increase shade cover while also adding colour and vibrancy through feature lighting.

This is an extract from Mirage News  
<https://www.miragenews.com/beenleigh-beautification-begins-with-town-square/>





# LOGAN IS A RISING INDUSTRIAL POWERHOUSE



The Courier Mail

## Logan's Park Ridge rises as state's next big industrial hub

Judith Kerr | June 14, 2020

Logan City Council has started scouting for an appropriate site for a leading industrial estate, after a report this week found the city lacked vacant developed land.

An Employment Lands Strategy said council was looking at its land holdings and reviewing its planning scheme in a bid to make its land pay, attract investors and create enough jobs for its swiftly growing population.

This is an extract from the Courier Mail  
<https://www.couriermail.com.au/queensland/logan/logans-park-ridge-rises-as-states-next-big-industrial-hub-after-berrinba/news-story/3d7233527020cb5c32ab31ec66b809e7>



The Urban Developer

## City of Logan Rises as Industrial Powerhouse

No Author | October 14, 2020

The City of Logan continues to strengthen its position as an industrial powerhouse in south-east Queensland, attracting more than \$1.7 billion of national and international investment during the last 18 months.

Despite challenging global economic conditions, Logan's industrial sectors have continued to push forward—building approvals have far exceeded the previous financial year, with more than double gross floor area approved in 2019-20.

This is an extract from The Urban Developer: <https://theurbandeveloper.com/articles/city-of-logan-3d-crestmead-logistics-estate-wembley-business-park>



The Urban Developer

## E-Commerce growth drives Logan's logistics investment

No Author | November 16, 2020

In Queensland, e-commerce logistics distribution and warehousing has shown strong growth of 5.2 per cent annually, the highest of any state nationally.

Last week, Singaporean property fund manager Mapletree finalised the purchase of 36 hectares of industrial land on Brisbane's outskirts in a deal worth \$90.7 million.

This is an extract from The Urban Developer: <https://theurbandeveloper.com/articles/e-commerce-growth-lures-investment-across-south-east-queensland>



# \$BILLION ECONOMIC INJECTION FOR YATALA ENTERPRISE

## FAST FACTS:

- Largest zoned industrial land area in SEQ (1,500 ha)
- Capacity for 40,000 workers, 4000+ manufacturing jobs
- Direct access to M1 Highway – servicing Brisbane, Ipswich and Gold Coast
- Home to Carlton United Brewery, Caterpillar, VIP Petfoods, VISY, PWR Performance Products, Erebus Motorsports, Zaccpac



IPSWICH • 43km

BRISBANE • 21km

LOGAN •

GOLD COAST • 43km



## YATALA IS STRATEGICALLY PLACED IN-BETWEEN HOTSPOTS IN SEQ

Yatala is the industrial and commercial heart of SEQ and will eventually employ thousands of people.

The Courier Mail

### \$300m Vantage Yatala Estate launches in SEQ

Chris Herde | February 10, 2021

A \$300m 'next generation' industrial estate between Brisbane and the Gold Coast will generate 4000 jobs during construction.

Construction has started on a \$300m next generation industrial estate which will consolidate the Yatala region as a major southeast Queensland's distribution hub.

This is an extract from the Courier Mail:  
<https://www.couriermail.com.au/business/frasers-property-industrial-has-launched-is-300m-vantage-yatala-estate-in-southeast-queensland/news-story/7feb176192602880ebd68240332cd795>



Artist illustration: Frasers Property Industrial's Vantage Yatala industrial estate

Artist illustration: Frasers Property Industrial's Vantage Yatala industrial estate

# LOGAN'S BOOMING PROPERTY MARKET



## Logan is in the middle of a property and population boom

No Author | October 20, 2020

The City of Logan has enjoyed unprecedented population and housing growth over the past decade, a new study has found.

And there are strong indicators that the trend will continue for at least another 15 years.

This is an extract from Mirage News  
<https://www.miragenews.com/study-confirms-logan-is-booming/>



## 56,000 new homes for Logan over the next 15 years

Chris Herde | October 21, 2020

Key suburbs in booming Logan have been earmarked for more houses while other areas will be "higher density" as the local council reveals new plans on how it will handle the influx.

ONE of the fastest growing areas in southeast Queensland is gearing up for the possibility of more than 56,000 new homes over the next 15 years.

This is an extract from The Courier Mail  
<https://www.couriermail.com.au/business/logan-city-council-flags-56000-new-homes-for-the-city-over-the-next-15-years/news-story/a9297785014002812e3c9f779e83b>



## Housing boom as half of new Queenslanders move to Logan

Judith Kerr | October 21, 2020

Half of the people moving to Queensland are settling down at Logan addresses, according to a housing study released this week, to help plan for the city's population boom.

Suburbs such as Bahrs Scrub, Park Ridge, Logan Reserve and Holmview were carrying the load, even outstripping state government-conceived estates of Yarrabilba and Flagstone.

This is an extract from The Courier Mail  
<https://www.couriermail.com.au/question/news/logan/housing-boom-as-half-of-new-queenslanders-move-to-logan/news-story/6ac42be603c43910bd0abb63c3f5943>





# LOGAN IS A GLOBAL INVESTMENT HOTSPOT!



## Domain

### 2021 property hotspots experts have their eyes on: Logan

Kate Burke | January 5, 2021

Outer suburbs and regional centres offering a better lifestyle at a more affordable price were front and centre in buyers' minds this year, as the rise of remote working made the dream of moving further afield a reality.

"...expected Logan City — situated between Brisbane and the Gold Coast — to do well, with property prices up about 8 per cent over the year to September

This is an extract from Domain: <https://www.domain.com.au/news/property-hotspots-for-2021-1014789/>



### A new South East Queensland hotspot? It's time to look at Logan City: Terry Ryder

December 15, 2020

It found Brisbane's price growth has risen to 6.1%, providing another piece of evidence that Brisbane and South East Queensland is the nation's major rising market.

The local council sees it as a strategic "city between two cities" because Logan bridges the gap between Brisbane City and Gold Coast City.

This is an extract from QLD Property Investor: <https://qldpropertyinvestor.com.au/new-south-east-queensland-hotspot-time-look-logan-city-terry-ryder/>



### Brisbane's property market forecast for strong growth in 2021

Michael Yardney | January 3, 2021

Brisbane's property values remained resilient over the last year, especially given the economic impact of COVID-19, and are now forecast to perform strongly in 2021.

The Sunshine State is shining and strong demand for detached houses and outstanding demand for lifestyle areas are projected to deliver 6-10% capital growth in 2021 for the south-east Queensland property market.

This is an extract from Michael Yardney's Property Update: <https://propertyupdate.com.au/whats-ahead-brisbanes-property-market/>



### Brisbane is in its strongest position in five years

January 18, 2021

The Brisbane market has shrugged off the impacts of the pandemic and is in its strongest position to generate price growth for five years. This is starting to translate increasingly into evidence of uplift in property values.

The numbers show an all-round improvement in the Brisbane market, with a sharp reduction in the number of declining suburbs and a reduction also in the number of danger markets.

This is an extract from Hotspotting.com.au <https://www.hotspotting.com.au/product/top-5-brisbane/>



Source: City of Logan Emerges as Global Investment Hotspot



# BRISBANE HOUSE PRICES HIT RECORD HIGH



 The Urban Developer

## Brisbane House Prices Hit Record High

Dinah Lewis Boucher | December 15, 2020

Brisbane's median house price has pushed past the \$700,000 mark to reach a record-breaking \$720,000, on the back of 4.4 per cent annual house price growth.

Brisbane's residential market has recorded improved demand, with transactions higher than pre-pandemic figures, according to the latest Queensland Market Monitor published by the Real Estate Institute of Queensland.

This is an extract from The Urban Developer: <https://theurbandeveloper.com/articles/brisbane-house-prices-defy-covid-hit-high>

 9NEWS

## Brisbane property prices forecast to rise by almost 10 per cent

November 17, 2020

Confidence in Brisbane's property market appears to be returning with a new forecast predicting solid price growth in 2021.

ANZ believes house prices in the south-east city could will rise by 9.5 percent next year, as low interest rates and government stimulus flow through the economy.

The bank predicts house in the outer suburbs will see the biggest price jumps, while units and townhouses closer to the city centre won't fair as well.

This is an extract from Nine News: <https://www.9news.com.au/national/brisbane-property-prices-forecast-to-rise-by-almost-ten-per-cent/9a5c4687-2e59-44e8-b2b4-a959e4f63bc>



 The Urban Developer

## Brisbane's property market holds strong, rises despite COVID-19 recession

Sarah Webb | October 29, 2020

A global pandemic and COVID-19-related recession have proved no match against the steady reliability of Brisbane's property market, with new data revealing both house and unit median prices are rising.

Despite the economic uncertainty of 2020, the latest Domain House Price Report, released Thursday, found Brisbane house prices rose 1.3 per cent over the September quarter to a new median of \$714,500.

This is an extract from Domain: <https://www.domain.com.au/news/whats-happening-with-brisbanes-property-market-in-2020-1000403/>

*Michael Yardney's*  
**propertyupdate.com.au**

## Brisbane house prices to jump 9.5pc in 2021: ANZ

Elizabeth Tilley | November 17, 2020

ONE of the nation's biggest banks has quashed fears of a housing crash by changing its outlook, tipping a surge in Brisbane house prices next year.

Economists at ANZ believe their earlier forecast of a 10 per cent drop in capital city house prices is "too pessimistic", and are now predicting gains of about 9 per cent in 2021.

This is an extract from REA: <https://www.realestate.com.au/news/brisbane-house-prices-to-jump-95pc-in-2021-anz/>



# GREATER BRISBANE RENTAL MARKET TIGHT



## Brisbane dubbed Qld's 'only healthy rental market'

Bianca Dabu | January 19, 2021

The Real Estate Institute of Queensland's (REIQ) latest vacancy data for the December 2020 quarter showed that Brisbane vacancies have gone down to a healthy 3.3 per cent after skyrocketing to almost 5 per cent in the June quarter.

According to the institute, this makes Brisbane CBD currently "the only healthy rental market in Queensland".

This is an extract from Smart Property Investment: <https://www.smartpropertyinvestment.com.au/research/22160-brisbane-cbd-dubbed-qld-s-only-healthy-rental-market>



## The Largest Rental Market Boom in History: Greater Brisbane

Zoe Du Plessis | December 23, 2020

With an unprecedented year, came an unprecedented rental market. From tight vacancy rates through to increased median rents, we conclude 2020 with a prediction that Australia will experience the largest rental boom in history.

The vacancy rate for the quarter ending in September 2020 was at 2 per cent for the Greater Brisbane region, with outer regions showing equally extremely tight results.

This is an extract from REIQ: <https://www.reiq.com/articles/rental-boom/>



## Queensland rentals hit lowest vacancy rate on record: Brisbane

No Author | October 7, 2020

Queensland's rental market has been hit hard by COVID-19, with Brisbane's vacancy rate swinging from a high of 14 per cent to 8.8 cent in just four months. And the CBD is by far the most-healthy area when it comes to conditions.

Construction has already started on the \$1.53 million refurbishment, which has been fully funded by the Queensland Government, of the existing hall at Shailer Park State High School with the project expected to be complete in early 2021.

This is an extract from Elite Agent <https://eliteagent.com/queensland-rentals-hit-lowest-vacancy-rate-on-record/>



## Queensland rental market at its tightest: Brisbane

Matt Dennien | August 12, 2020

Quarterly vacancy data released by the Real Estate Institute of Queensland has revealed that 70 per cent of the state's rental market was facing "extremely tight" conditions — the worst since the global financial crisis.

With such pressure on the housing sector, the institute says more needs to be done to boost property investor activity and prevent further tightening.

This is an extract from Brisbane Times <https://www.brisbanetimes.com.au/national/queensland/calls-for-eviction-ban-extension-with-rental-market-tightest-since-gfc-20200811-p55ko4.html>



# LOGAN MARKET STATISTICS

## REGION MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$453,500	\$260,000	\$230,000
Median Price Change – Last Quarter	0.22%	0.00%	1.77%
Median Price Change – 1 Year	2.48%	-1.89%	-2.13%
Median Price Change – 2 Years	2.13%	-3.35%	-4.17%

## REGION RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$390	\$320	\$290
Median Yield %	4.47%	6.40%	6.55%
Median Rent Change – 1 Year	4.00%	0.00%	1.75%

**0.94%**

Current Vacancy Rate



**1,229**

Rental Stock Available



**303,383**

Population



**29.98%**

Rental Population







Homecorp<sup>®</sup>  
CONSTRUCTIONS



THE VERGE

LOGAN RESERVE

Gold Coast  
50mins >

BRISBANE CBD  
35mins

Loganlea  
Train Station >  
10mins

# THE VERGE AERIAL



Future  
Green Space

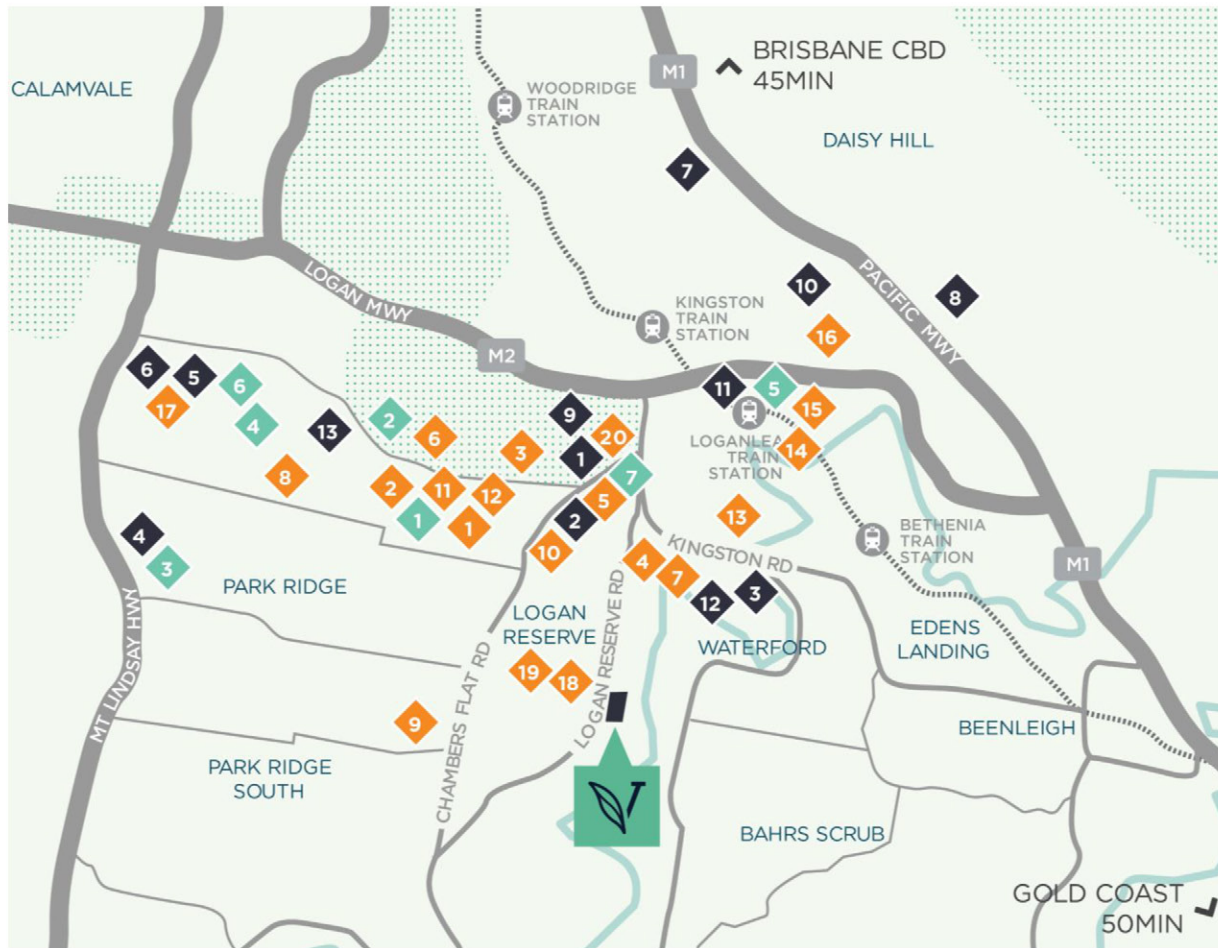
Logan  
River >



Logan Reserve  
School

# THE VERGE

## LOCAL AMENITIES



### Retail / Recreation

- 1 Marsden Park Shopping Centre
- 2 ALDI Marsden
- 3 Waterford Plaza
- 4 Park Ridge Town Centre
- 5 Bunnings Browns Plains
- 6 Grand Plaza Shopping Centre
- 7 IKEA Logan
- 8 Logan Hyperdome Shopping Centre
- 9 Kingston Park Raceway
- 10 Meadowbrook Golf Club
- 11 Woolworths Meadowbrook
- 12 Tygum Lagoon and Park
- 13 South West Enterprise Park

### Medical

- 1 Crestmead Medical Centre
- 2 Doctors on Fifth
- 3 Park Ridge Family Practice
- 4 Doctors @ Regents Park
- 5 Logan Hospital

# PROPOSED SHOPPING VILLAGE ONLY THREE MINUTES AWAY



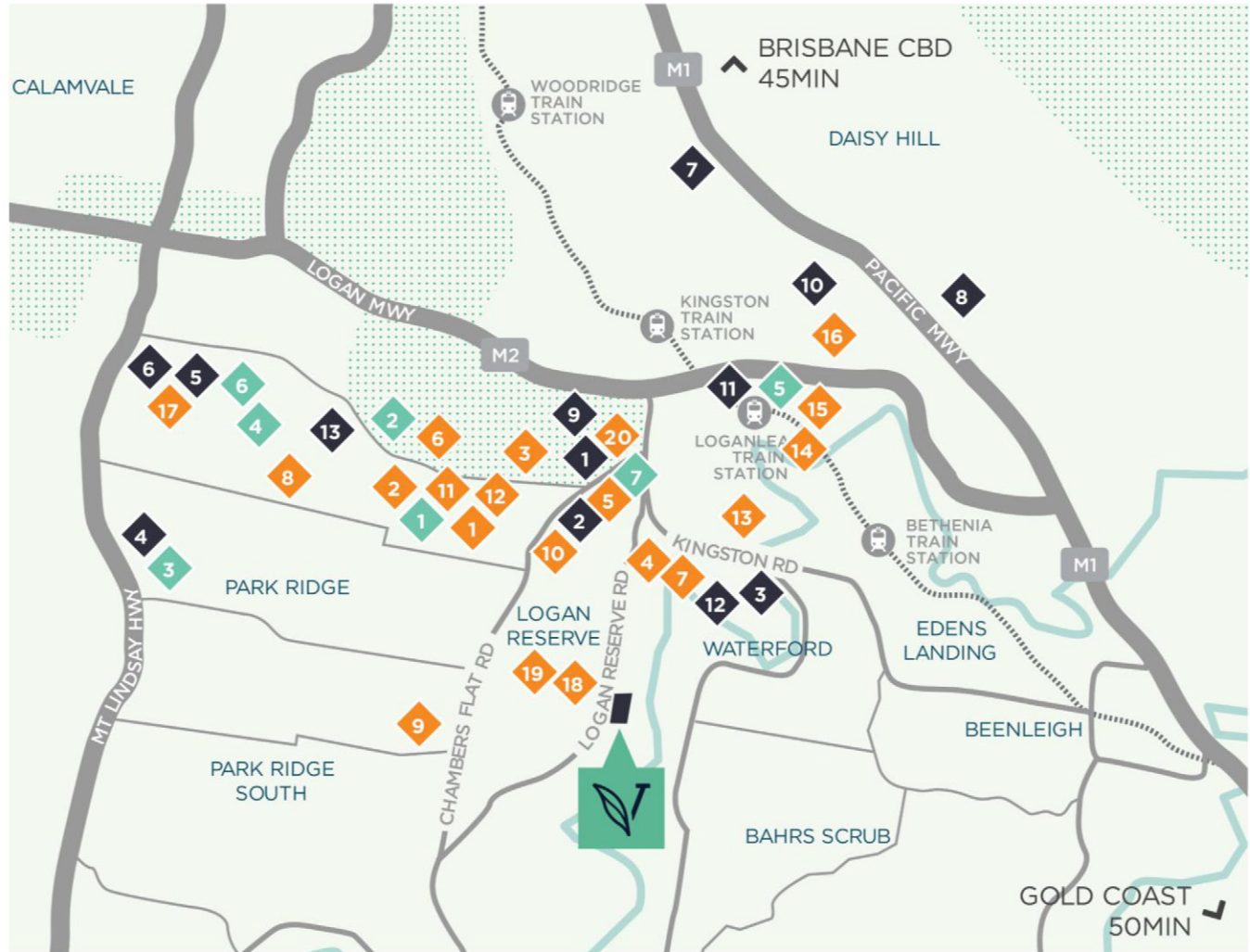
## New proposed Logan Reserve Shopping Village will include<sup>(1)</sup>:

- Two large supermarkets
- Mini major stores
- Service station
- Fast food
- Indoor swimming centre
- Health services
- Childcare centre
- Tavern
- Liquor barn
- 385 car park space

# THE VERGE SCHOOLS

## Education

- 1 Crestmead Early Education Centre
- 2 Goodstart Early Learning Crestmead
- 3 Marsden Kindergarten and Child Care Centre
- 4 Tiggers Place Early Learning Centre
- 5 Footsteps Early Learning Centre
- 6 Goodstart Early Learning Crestmead
- 7 Goodstart Early Learning Waterford
- 8 Piptree Early Learning Centre
- 9 St Philomena School
- 10 Marsden State High School
- 11 St Francis College
- 12 Crestmead Primary School
- 13 Waterford West State School
- 14 Loganlea State High School
- 15 TAFE Qld - Loganlea
- 16 Griffith University Logan Campus
- 17 TAFE Qld - Browns Plains
- 18 Logan Reserve State School
- 19 C&K Logan Reserve Community Kindergarten
- 20 Marsden Library



# THE VERGE MASTERPLAN OF DEVELOPMENT

Your dream lifestyle begins with the perfect block on which to build the perfect home.

The Verge offers a diverse mix of sites to choose from. Whichever you choose, the master planned design means your home will be surrounded by open green spaces and fresh air. There is no better way to enjoy quiet stress-free living mixed with friendly neighbours in a modern home, close to everything you need.



Low maintenance lots from **310 m<sup>2</sup>**



Premium family lots **500 - 600 m<sup>2</sup>**



Traditional backyard lots over **1000 m<sup>2</sup>**



**LOGAN RESERVE STATE SCHOOL**



**THE VERGE**

LOGAN RESERVE



# LOGAN RESERVE PROPERTY MARKET

## SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$465,000	\$540,000	NA
Median Price Change – Last Quarter	2.44%	-1.34%	NA
Median Price Change – 1 Year	5.91%	3.15%	NA
Median Price Change – 2 Years	7.63%	3.64%	NA

## SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$405	\$330	\$310
Median Yield %	4.52%	3.17%	NA
Median Rent Change – 1 Year	3.84%	6.45%	5.08%

**1.88%**

Current Vacancy Rate



**60**

Rental Stock Available



**3,521**

Population



**32.70%**

Rental Population





# ●LIVER ■■UME

## 3 YEAR RENTAL GUARANTEE

### MINIMUM RETURN

Dual Key = 5% Yield PA x 3 Years

Houses = 4% Yield PA x 3 Years


## RENTAL ASSURANCE CERTIFICATE

**3 YEAR**  
Rental  
Guarantee

●LIVER ■■UME



## HAVE ALL OF THE BOXES BEEN TICKED?

- 
- 1** Location (Commuting Distance to Employment Hubs)
  - 2** Population Growth
  - 3** Infrastructure Projects
  - 4** Economic Drivers (Ideally several different industries)
  - 5** New Job Creation
  - 6** Capital Growth Prospects
  - 7** Market Cycle
  - 8** Rental Demand & Yield
  - 9** Local Amenities
  - 10** Public Transport



This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by City of Logan Council, QLD Government SEQ Regional Plan, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. Homecorp Property Group will therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.