

MARKET OUTLOOK

WINDAROO

Windaroo offers connection to local natural amenity and proximity to local retail amenity, health care, sporting facilities, childcare facilities and several education institutions.

RENTAL MARKET

Residential vacancy within the Logan LGA which includes Windaroo, for the March quarter 2017, was recorded at 2.8 per cent.

This was tighter than the Brisbane LGA which recorded a vacancy of 3.7 per cent. This indicates a continued demand for rentals in the area.

Over the past five years to March 2017, houses within the Windaroo Catchment have achieved median rental price growth of 2.2 per cent per annum. This is higher than the rental price growth achieved by the Logan LGA over the same period at 1.5 per cent per annum.

The growing demand for rentals in Windaroo is evident from the 22 per cent increase in the number of new bond lodgements over the 12-month period to March 2017. The Logan LGA also experienced a strong increase in rental demand over this period, recording growth of 16 per cent. This increase indicates the growing demand for rental product in the region and is likely driven by the continued infrastructure investment and population growth of the area.

RESIDENTIAL VACANCY RATE — LOGAN LGA VS BRISBANE LGA

March 2017



Prepared by Urbis; Source: REIQ

RENTAL DEMAND AND PRICE GROWTH — WINDAROO CATCHMENT VS LOGAN LGA

March 2017

	WINDAROO CATCHMENT	LOGAN LGA
3-Bed House		
5-Year Average Annual Growth Rate	2.2%	1.5%
12-Month Increase in Bond Lodgements	22%	16%

Prepared by Urbis; Source: Residential Tenancies Authority (RTA)
Windaroo Catchment includes postcode 4207

RESIDENTIAL MARKET

RESIDENTIAL MARKET — WINDAROO CATCHMENT

March 2017



THERE IS A LIMITED AMOUNT OF VACANT LAND REMAINING IN THE WINDAROO CATCHMENT



\$434,000

MEDIAN HOUSE SALE PRICE



168

HOUSES SOLD OVER PAST 12 MONTHS



3.0%

PER ANNUM HOUSE PRICE GROWTH OVER PAST 10 YEARS



83%

INCREASE IN ANNUAL TRANSACTIONS OVER PAST 5 YEARS

Prepared by Urbis; Source: APM PriceFinder
Windaroo Catchment includes Windaroo, Mount Warren Park and Yatala

DEMOGRAPHIC PROFILE

WINDAROO



2.6%

POPULATION GROWTH PER ANNUM 2006–2016

Higher than Logan LGA at 1.9%



\$1,982

Median Weekly Household Income

18% higher than Logan LGA



84%

Owners/Purchasers

19% higher than Logan LGA

54%

Couple Families with no kids/kids over 15 years

8% higher than Logan LGA

Prepared by Urbis; Source: ABS Census 2016

INFRASTRUCTURE INVESTMENT



01 LOGANHOLME TOURISM PRECINCT \$200M (Planned)

Approximately a 10-minute drive from Windaroo, the local government has plans to develop a tourism precinct located on the Pacific Highway, Loganholme. The site has the potential to feature an adventure

park with cable ski and bungee facilities, a water park, an adventure course, cultural centre and a wildlife attraction including a zoo with accommodation and more.



02 BANNOCKBURN VILLAGE SHOPPING CENTRE \$8M (Planned)

Located only a 2-minute drive from Windaroo is the planned construction of single storey shopping centre. The centre will include a supermarket and specialty shops.

03 BEENLEIGH MALL REDEVELOPMENT \$5M (Complete)

04 WINDAROO LAKES GOLF COURSE

18-hole Course (Complete)

05 WINDAROO VALLEY STATE HIGH SCHOOL

1,100 Students (Complete)

06 WINDAROO STATE SCHOOL

920 Students (Complete)

07 RIVERMOUNT COLLEGE

840 Students (Complete)

08 WINDAROO SHOPPING COMPLEX IGA, Bakery, Newsagent, Pharmacy, Medical Centre + Specialty Stores

EMPLOYMENT

The number of jobs in Windaroo is expected to almost double between 2016 and 2031.

Within the Windaroo Catchment is the Yatala Enterprise Area, an employment hub which is projected to increase by 10,630 jobs to offer a total of just over 30,000 employment opportunities by 2031. Beenleigh is directly connecting the catchment and acts a major retail hub for the area.

Furthermore, Windaroo offers direct access to Queensland's largest employment node – the Brisbane CBD via the Pacific Motorway or express trains. The Brisbane CBD is projected to increase by 40,228 jobs to offer a total of 188,627 employment opportunities by 2031.

EMPLOYMENT PROJECTIONS

2016–2031

Brisbane CBD

188,627

Forecast 2031

40,228

New jobs 2016–2031

Windaroo

1,920

Forecast 2031

924

New jobs 2016–2031

Ormeau/Yatala

30,064

Forecast 2031

10,630

New jobs 2016–2031

Beenleigh/Shailer Park/Loganholme

25,027

Forecast 2031

4,530

New jobs 2016–2031

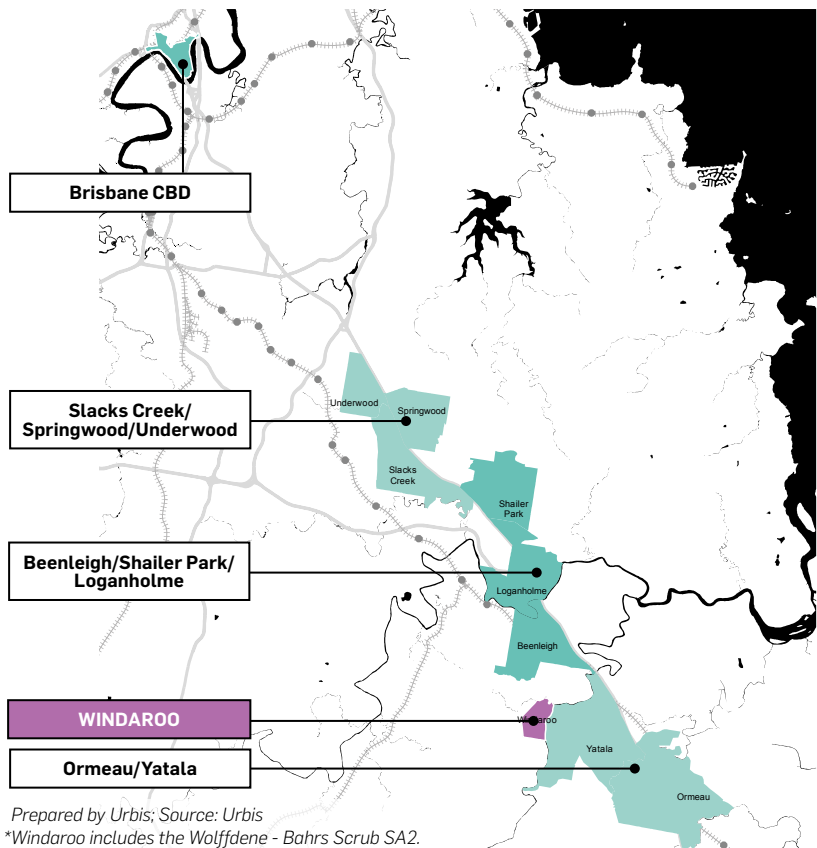
Slacks Creek/Springwood/Underwood

23,781

Forecast 2031

3,247

New jobs 2016–2031



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