

MARKET OUTLOOK ARUNDEL

Arundel is well connected to major employment nodes, health and education facilities along with commercial hubs. Lifestyle and leisure amenity are in abundance in this centrally located Gold Coast suburb.

- 01 **Connectivity**
- 02 **Infrastructure**
- 03 **Employment**
- 04 **Education**
- 05 **Health**
- 06 **Residential Analysis**
- 07 **Demographics**

Prepared exclusively for
Villa World
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Top: Arundel lifestyle; Bottom Left: Westfield Helensvale; Bottom Right: Gold Coast Light Rail Stage 1

01 CONNECTIVITY

ARUNDEL OFFERS RESIDENTS DIRECT CONNECTIONS TO EMPLOYMENT NODES, ALONG WITH MAJOR EDUCATION AND HEALTH FACILITIES AND IS CLOSE TO COMMERCIAL AND BUSINESS CENTRES. THE SUBURB IS SURROUNDED BY LIFESTYLE AMENITY IN THE FORM OF GOLF COURSES, WATERWAYS AND PARKLAND.

Major infrastructure spending has occurred in and around Arundel in recent years with projects completed, planned and under construction amounting to more than \$6.2 billion. The majority of spending has occurred in the transport, health and education sectors. Sport also features strongly with the 2018 Commonwealth Games Athletes Village underway in nearby Southport.

Arundel is close to the Helensvale Train Station and the planned Parkwood Light Rail Station. This important transport infrastructure connects Arundel to the Brisbane CBD and Brisbane Airport in the north, and Varsity Lakes in the south through the heavy rail network. Stage 2 of the Gold Coast Light Rail is under construction and will provide direct connection from Arundel through the commercial hub of Southport to the retail and recreational centres of Surfers Paradise and Broadbeach.

LEGEND

Health

- 01 Health & Knowledge Precinct; Gold Coast University Hospital & Gold Coast Private University Hospital
- 02 Gold Coast Private Hospital

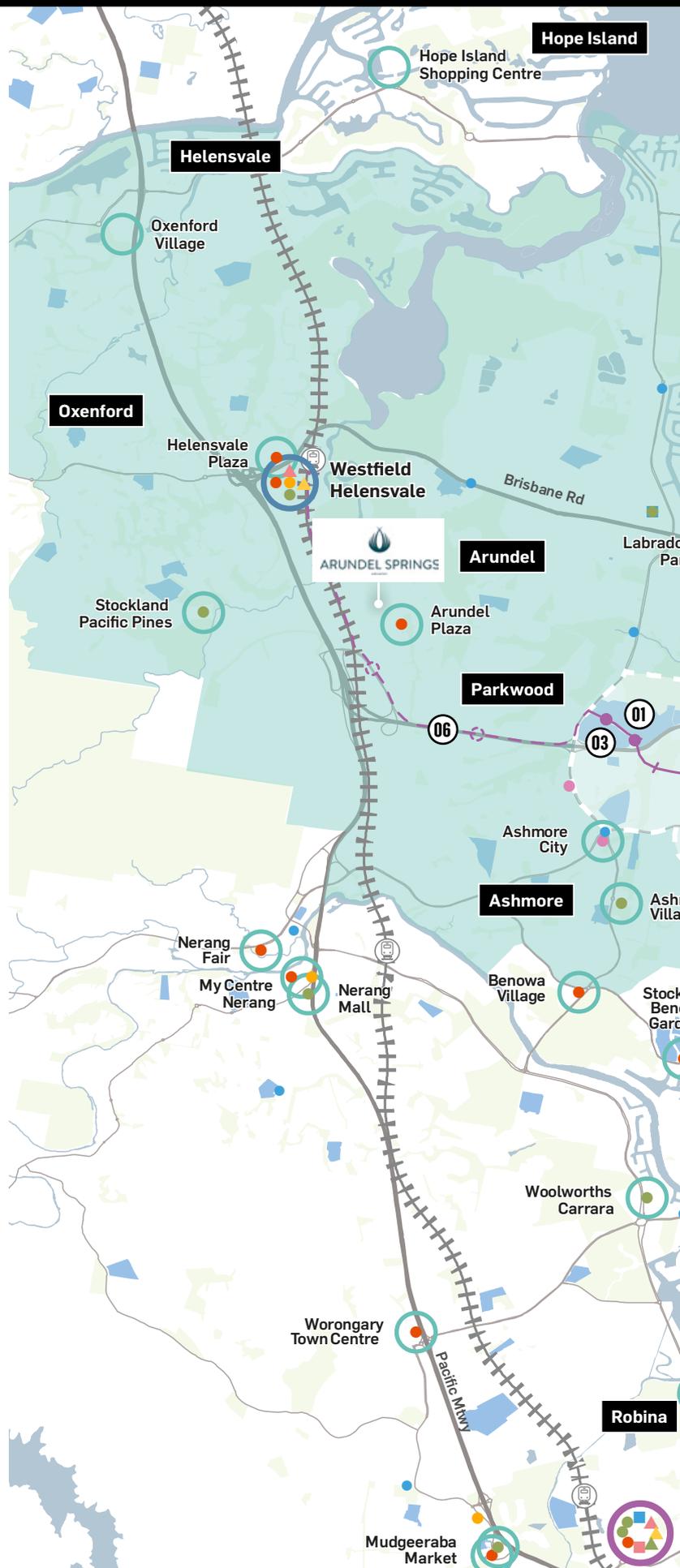
Education

- 03 Griffith University Gold Coast Campus
- 04 TAFE Queensland Gold Coast Campus

Transport

- 05 Gold Coast Light Rail Stage 1
- 06 Gold Coast Light Rail Stage 2 (under construction)

- | | |
|---|---|
|  Regional centre |  Train station |
|  Sub-regional centre |  Light Rail Station Stage 1 |
|  Supermarket centre |  Light Rail Station Stage 2 (under construction) |
|  Southport Catchment | |
|  Employment Hub | |
|  Aldi |  Big W |
|  Coles |  David Jones |
|  Other independent |  Kmart |
|  Supa IGA |  Myer |
|  Woolworths |  Target |





02 INFRASTRUCTURE



Gold Coast Light Rail Stage 1 — \$1.8 billion Stage 2 — \$500 million

Stage 1 of the Gold Coast Light

Rail provides frequent trams stopping at 16 stations along a 13km route from the Health & Knowledge Precinct in the north to the commercial, retail and recreational centres of Southport, Surfers Paradise and Broadbeach in the south. Construction is underway on Stage 2 and will extend the route north to Helensvale and connect with the heavy rail. This will provide an important transport link to Brisbane CBD and Brisbane Airport.



Gold Coast University Hospital, Southport — \$1.76 billion

750-bed hospital completed in

2013 services the wider Gold Coast region.

Griffith University Gold Coast Campus, Southport

Located in the Health & Knowledge Precinct, Griffith University hosts 18,067 students, including 3,557 international students.

Gold Coast Private University Hospital, Southport — \$230 million

284-bed private hospital opened in March 2016. Stage 2 is planned and will increase capacity to 340 beds. The \$50 million project is expected to start in 2019.

Commonwealth Games — \$905 million

Numerous venues across the Gold Coast are under construction, or being upgraded, with Southport being home to the Games Athletes Village which will host 6,500 athletes and officials during the 2018 Commonwealth Games.

Helensvale Train Station

Offers direct connection to the Brisbane CBD and Brisbane Airport and south to the employment and retail hub of Robina and Varsity Lakes.

Westfield Helensvale

Westfield Helensvale is a major regional shopping centre. Tenants include Target, Kmart, Woolworths, Coles and Aldi, along with 162 specialty stores.

Lifestyle Amenity

Arundel and its surrounding catchment is within close proximity to numerous golf courses, parks and waterways.

03 EMPLOYMENT

SECTORS PROJECTED TO RECORD LARGEST EMPLOYMENT GROWTH

Central Gold Coast Catchment*

	15-year growth			
	2016	2031	Catchment*	Gold Coast
Health & community	11,692	19,309	65.1%	44.4%
Business services (incl. property)	6,933	11,604	67.4%	31.7%
Retail	8,267	11,078	34.0%	14.4%
Education	6,132	9,919	61.8%	43.7%

Prepared by Urbis; Source: NIEIR
*Central Gold Coast Catchment consists of: Arundel, Helensvale, Hope Island, Parkwood & Southport

04 EDUCATION



Griffith University — Gold Coast Campus
18,067 STUDENTS

TAFE Queensland — Gold Coast Campus
17,000 STUDENTS

Prepared by Urbis; Source: TAFE Queensland, Griffith University

05 HEALTH



Gold Coast University Hospital
750-BEDS

Gold Coast Private University Hospital
284-BEDS

Prepared by Urbis; Source: Queensland Health

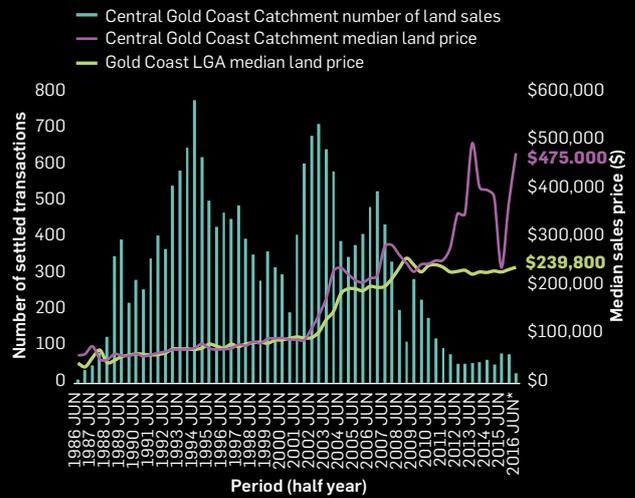
06 RESIDENTIAL ANALYSIS

LIMITED SUPPLY OF VACANT LAND IN ARUNDEL AND THE SURROUNDING GOLD COAST CENTRAL CATCHMENT HAS CREATED A SIGNIFICANT PRICE PREMIUM OVER THE WIDER GOLD COAST AND HAS RECORDED GROWTH OF 8.2 PER CENT PER ANNUM OVER TEN YEARS.

Sales volumes of vacant land, units and townhouses across the wider Gold Coast LGA are increasing as a result of a return of confidence to Gold Coast residential markets. Key drivers of population growth, employment and infrastructure spending are recording solid figures. Coupled with a low interest rate environment, the Gold Coast is attractive to investors as capital cities become less affordable.

Based on 670 settled transactions, the median sale price for vacant land across the Gold Coast LGA was recorded at \$239,000 over the six months to June 2016 (preliminary figures). The Central Gold Coast Catchment has recorded a much higher median price of \$475,000 over the same period. The catchment median price is dictated by the volume of sales, which has declined dramatically over the last five years as supply becomes scarce. Over a ten-year period to June 2016, the median price of vacant land within the Central Gold Coast Catchment has recorded growth of 8.2 per cent per annum.

30-YEAR LAND SALES CYCLE Central Gold Coast Catchment^A



Prepared by Urbis; Source: APM PriceFinder

^ACentral Gold Coast Catchment includes suburbs of: Arundel, Ashmore, Biggera Waters, Coombabah, Gaven, Helensvale, Hollywell, Labrador, Molendinar, Oxenford, Pacific Pines, Paradise Point, Parkwood, Runaway Bay, Southport, Surfers Paradise

*Preliminary figures

07 DEMOGRAPHICS

CONTINUED POPULATION GROWTH WITHIN THE CENTRAL GOLD COAST CATCHMENT IS LIKELY TO DRIVE DEMAND FOR RESIDENTIAL DWELLINGS IN AN AREA WITH SCARCE LAND SUPPLY.

Population growth across the Catchment during the five-year period from 2011 to 2016 was recorded at 1.5 per cent per annum. As the area grows, this figure is forecast to increase to 1.9 per cent per annum from 2016 to 2026 and 2.3 per cent per annum during the following ten years through to 2036. Over 20 years from 2016 to 2036 growth is forecast to be 2.1 per cent per annum equating to 5,172 new residents each year.

CENTRAL GOLD COAST POPULATION GROWTH*



2.1%
**POPULATION
GROWTH P.A.
2016 – 2036**



5,172
**NEW
RESIDENTS
EACH YEAR**

Prepared by Urbis; Source: Queensland Government Population Projects 2015 edition.

*Central Gold Coast Catchment consists of: Arundel, Ashmore, Biggera Waters, Coombabah, Gaven, Helensvale, Hollywell, Labrador, Molendinar, Oxenford, Pacific Pines, Paradise Point, Parkwood, Runaway Bay, Southport, Surfers Paradise

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