URBIS RESIDENTIAL MARKET REGIONAL OVERVIEW

# GOLD COAST NORTH

*The Gold Coast is one of Australia's fastest growing regions, with population growth of 2.3 per cent per annum forecast, compared to 1.6 per cent across Australia. In recent times there has been a notable shift within the residential market towards the Northern Corridor of Gold Coast City with its proximity to Logan and Brisbane. The much anticipated Coomera Town Centre will drive the market within the Northern Corridor, cementing the area as a major growth area of the Gold Coast LGA.*

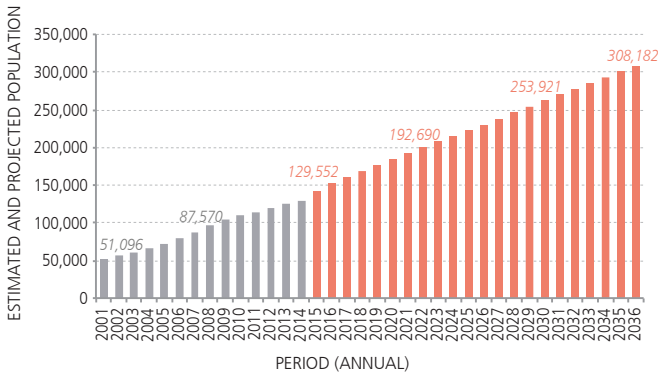
urbis

# POPULATION & DEMOGRAPHICS

Population estimates from the Queensland Government identified that the population within the Gold Coast North Catchment increased by 78,456 persons between 2001 and 2014, equating to approximately 6,035 additional persons per annum. It is expected this level of population growth will continue for the catchment, given the proximity to Brisbane and Gold Coast employment nodes, educational institutions and high transport accessibility.

## HISTORICAL AND PROJECTED POPULATION

Gold Coast North Catchment – 2001-2036




*Prepared by Urbis; Source: OESR*
*Note: The Catchment includes the suburbs of Pacific Pines, Gaven, Coomera, Helensvale, Hope Island, Jacobs Well, Alberton, Ormeau, Yatala, Oxenford, Maudsland, Pimpama, Upper Coomera and Willow Vale.*

4.0%

POPULATION GROWTH PER ANNUM

(2014-2036)

## WHO LIVES IN GOLD COAST NORTH?

| | GOLD COAST NORTH | GOLD COAST LGA |
|---|---|---|
| Detatched Dwellings | 80.1% | 60.4% |
| Average Household Size | 2.9 persons | 2.5 persons |
| Employed as Professionals | 15.2% | 17.4% |
| Median Age of Residents | 33 | 37 |
| Residents Aged 0-14 | 24.7% | 18.5% |
| Residents Aged 30-55 | 37.4% | 27.5% |
| Average Household Income | $1,732 | $1,174 |
| Owners Occupied Dwelling | 64.2% | 60.9% |
| Occupied Dwelling Renting | 34.9% | 35.8% |

*Prepared by Urbis; Source: ABS, OESR*

## COMMUNITY & LIFESTYLE AMENITY

1. GOLD COAST UNIVERSITY HOSPITAL — 750
2. GOLD COAST PRIVATE UNIVERSITY HOSPITAL (Under Construction) — 284
3. WESTFIELD HELENSVALE — 239
4. THEME PARKS
   Dreamworld, Warner Bros Movie World,Wet & Wild — 5
5. COOMERA RIVER

## EDUCATION

6. GRIFFITH UNIVERSITY — 16,500
7. BOND UNIVERSITY — 5,600
8. SOUTHERN CROSS UNIVERSITY — 2,000
9. GOLD COAST INSTITUTE OF TAFE — 17,000


© URBIS.COM.AU

# INFRASTRUCTURE INVESTMENT

## COMMONWEALTH GAMES $768 MILLION

In preparation for the 2018 Commonwealth Games, Gold Coast City, Queensland State Government and Federal Government will invest over $768 million in new infrastructure and upgrading of existing facilities between now and 2018.

## GOLD COAST LIGHT RAIL $1.8 BILLION

Commencing construction in January 2012, the Gold Coast Light Rail project was one of the largest public transport projects in Australia.

## GOLD COAST UNIVERSITY HOSPITAL $1.76 BILLION

The Gold Coast University Hospital was completed in late 2013 at a cost of $1.76 billion. It provides a floor space of 170,000 square metres for clinical teaching and research facilities combined with specialised health services. Made up of seven main buildings, the facility provides a final capacity of 750 beds.

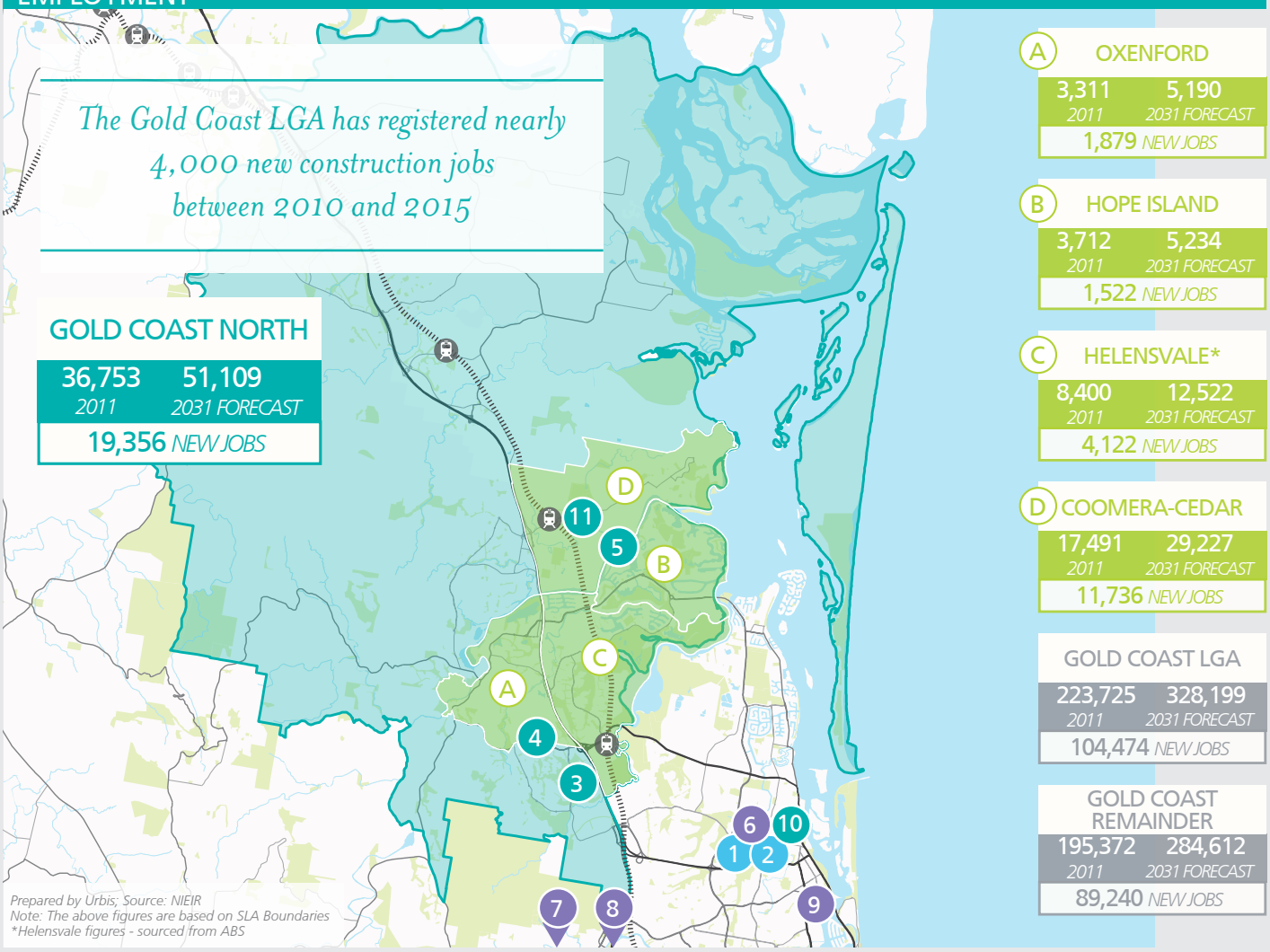
*$9+ billion*

OF INFRASTRUCTURE PROJECTS PLANNED OR UNDER CONSTRUCTION ACROSS THE GOLD COAST LGA

## COOMERA TOWN CENTRE $500 MILLION

The Coomera Town Centre MasterPlan is intended to create a transit oriented activity centre which focuses on an active street life with a network of public streets and open space areas. The Town Centre itself will be the main retail, commercial and employment centre for the Pimpama-Coomera area, with large amounts of residential land expected to be developed around these core areas. The Coomera town centre will service a catchment of approximately 130,000 people by 2026, with population within the area forecast to reach 50,000.

## EMPLOYMENT





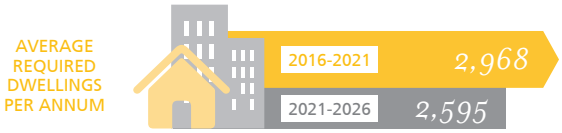
© URBIS.COM.AU

# RESIDENTIAL & RENTAL MARKET REVIEW

*The median sale price for houses within the Gold Coast North Catchment has risen 4.7 per cent over the previous 12 months.*

## DEMAND VERSUS SUPPLY

Gold Coast North Catchment




*Prepared by Urbis; Source: ABS, OESR*

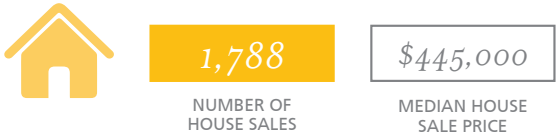
## CAPITAL GROWTH – HOUSES

Gold Coast North Catchment

*Prepared by Urbis; Source: CoreLogic*

## ACTIVE HOUSE MARKET SUMMARY

Gold Coast North Catchment – March Quarter 2015




*Prepared by Urbis; Souce: Suburb Scorecard March 2015*

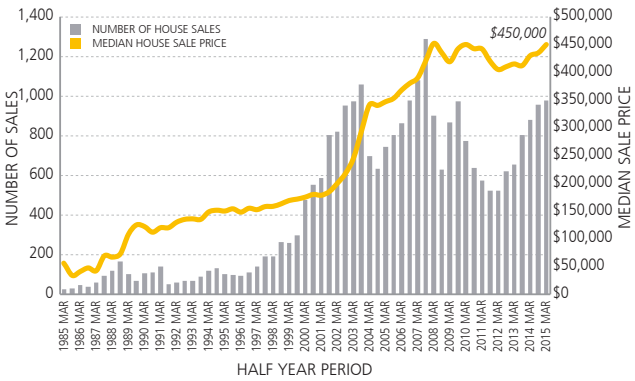
## TOTAL VALUE OF NEW HOUSES

Gold Coast North Catchment - June 2012 - Jun 2015

*Prepared by Urbis; Source: ABS*

## GOLD COAST NORTH HOUSE SALES CYCLE

March 1985 – March 2015




*Prepared by Urbis; Source: CoreLogic*
*Note: The Catchment includes the suburbs of Pacific Pines, Gaven, Coomera, Helensvale, Hope Island, Jacobs Well, Alberton, Ormeau, Yatala, Oxenford, Maudsland, Pimpama, Upper Coomera and Willow Vale.*

## RENTAL ANALYSIS

According to the RTA, houses in the Gold Coast North Catchment have registered median rental growth of 3.9 and 3.0 per cent per annum for three and four-bedroom houses in the ten year period to March 2015. This has resulted in median rent prices of $430 for three-bedroom houses, $513 for four-bedroom houses as at March 2015. The demand for rental properties has also increased over the previous 5 years, with an overall increase of 12 per cent of rental contracts for houses.

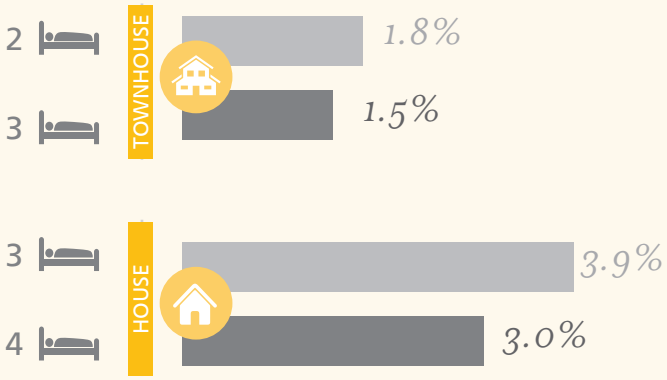
## RENTAL YIELD COMPARISON - HOUSES

Gold Coast North Catchment – March 2015

*Prepared by Urbis; Souce: Suburb Scorecard March 2015*

## WEEKLY RENTAL GROWTH

Gold Coast North Catchment – March 2012-March 2015




*Prepared by Urbis; Source: RTA*

## ACTIVE GREENFIELD MARKET SUMMARY

Gold Coast North Catchment – H2 2014

*Prepared by Urbis; Source: Primary research*

*This publication is prepared on the instruction of Advisory and is not suitable for use other than by the party to whom it is addressed. As the publication involves projections and assumptions it can be affected by a number of unforeseen variables. The forecasts and assumptions are a prediction and whilst Urbis has made every effort to ensure that the forecasts and assumptions are based on reasonable information, they may be affected by assumptions that do not necessarily eventuate or by know, or unknown, risks and uncertainties. It should be noted that past performance is not necessarily a reliable indication of future performance. The information in the publication does not represent financial advice and should not be regarded as such. It has been prepared without taking into account your financial situation or investment objectives. You should consider the appropriateness of the information in regards to your current financial situation or needs. Urbis accepts no responsibility for the accuracy or completeness of any such material. The information is subject to change without notice and Urbis is under no obligation to update the information or correct any assumptions which may change over time. This study has been prepared for the sole use of Tessa Advisory and is not to be relied upon by any third party without specific approval from Urbis. This publication is subject to copyright. Except as permitted under the Copyright Act 1968, no part of it may, in any form or by any means (electronic, mechanical, photocopying, recording or otherwise) be reproduced, stored in a retrievals system or transmitted without prior written permission. Enquires should be addressed to the publishers. / EMR0136*