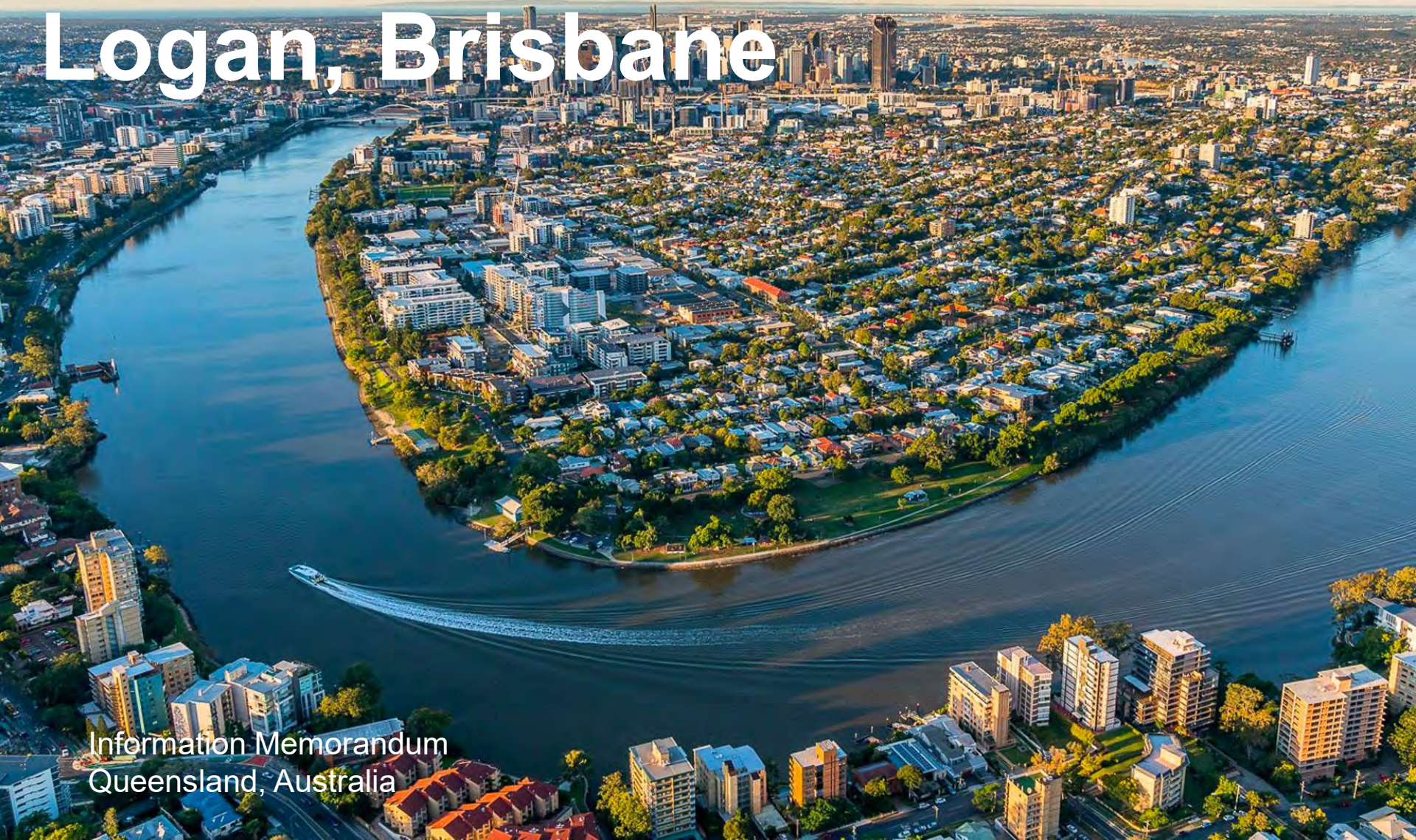


# Introduction

The Nursery, Park Ridge

Logan, Brisbane



Information Memorandum  
Queensland, Australia

# INVESTMENT PROPERTY CHECKLIST

1. **Location** (Commuting Distance to Employment Hubs)



6. **Capital Growth Prospects**



2. **Population Growth**



7. **Market Cycle**  
(Is this a rising market?)



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



4. **Economic Drivers** (Ideally several different industries)



9. **Local Amenities**  
(Proximity to Schools, Shopping, Hospitals)



5. **New Job Creation**



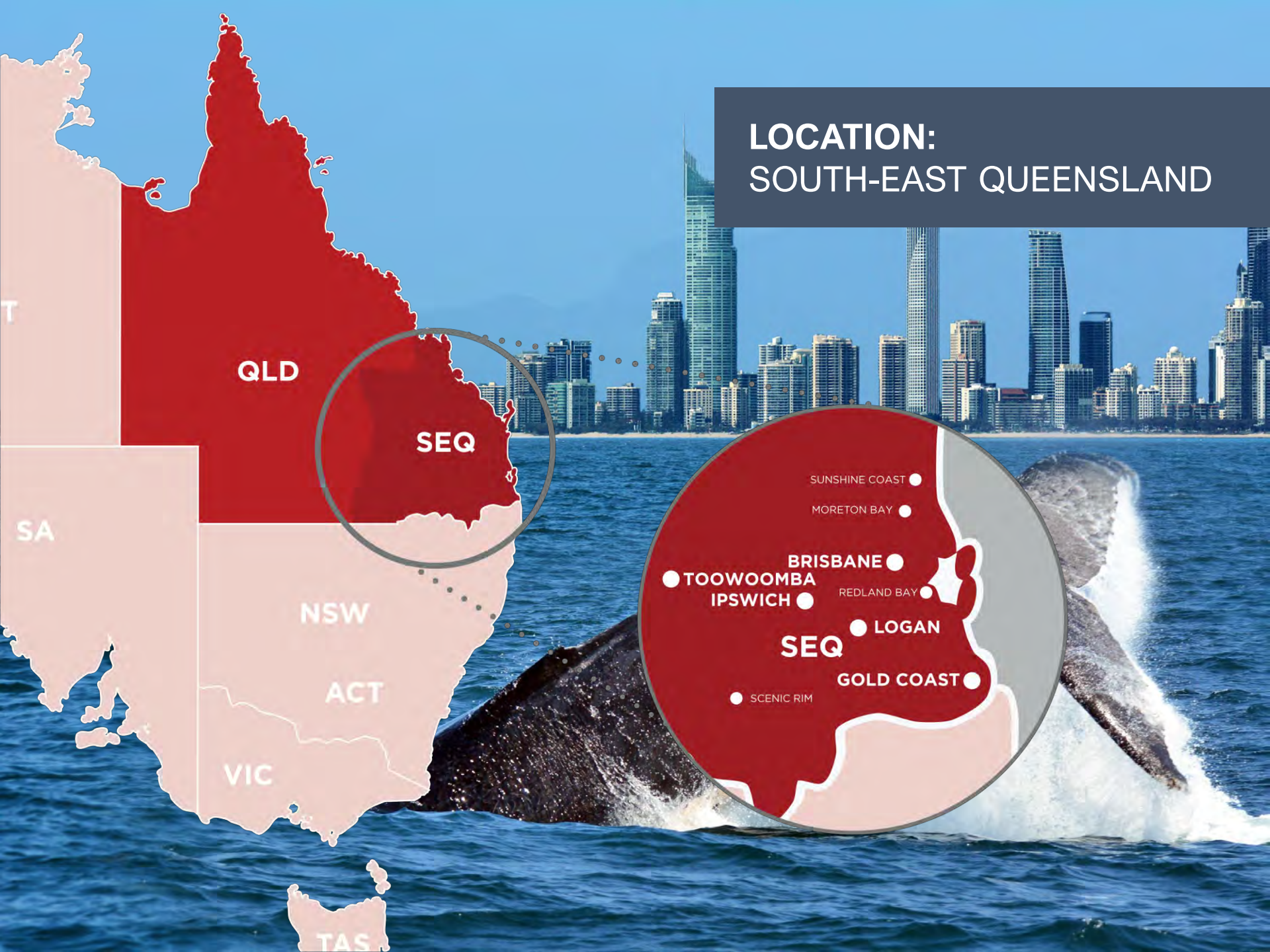
10. **Public Transport**  
(Proximity to Bus, Train)



*Let's tick the boxes...*



# LOCATION: SOUTH-EAST QUEENSLAND



QLD

SEQ

SA

NSW

ACT

VIC

TAS

SUNSHINE COAST ●

MORETON BAY ●

BRISBANE ●

TOOWOOMBA ●

IPSWICH ●

REDLAND BAY ●

LOGAN ●

SEQ

GOLD COAST ●

● SCENIC RIM

## “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



# 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-hub/article/south-east-queensland-premium-property-report/>



# BOOMING SOUTH EAST QUEENSLAND

- 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 **major infrastructure projects** are expected to support about **930,000 jobs through to 2031**.<sup>(3)</sup>



# 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

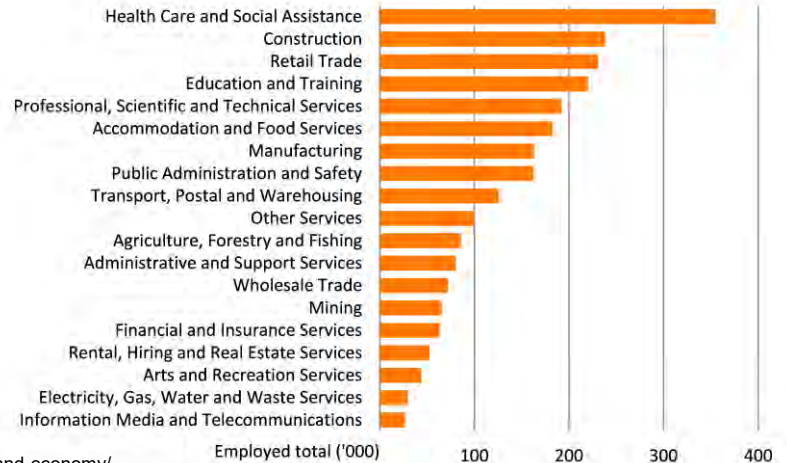
| Local Government Area | Population                              |   |
|-----------------------|---|---|
|                       | 2016<br>(estimated resident population) | 2041<br>(estimated resident population) |
| Brisbane              | 1,162,200                               | 1,572,000 (▲ 409,800)                   |
| 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>       |

# QUEENSLAND'S ECONOMY MAJOR INDUSTRIES AND EMPLOYMENT NUMBERS



| RANK | INDUSTRY                                   | % OF TOTAL REVENUE | REVENUE – 2019-2020     |
|------|--|--------------------|-------------------------|
| 1    | Mining                                     | 11.7%              | \$39.6 Billion          |
| 2    | Health Care                                | 8.6%               | \$29.2 Billion          |
| 3    | Construction                               | 8.1%               | \$27.3 Billion          |
| 3    | Education & Training                       | 5.4%               | \$18.4 Billion          |
| 4    | Tourism                                    | 3.8%               | \$12.7 Billion          |
| 5    | Financial Services & Professional Services | 12.3%              | 41.9 Billion (Combined) |

SOURCE :<https://www.treasury.qld.gov.au/queenslands-economy/about-the-queensland-economy/>





# 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



# INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE MASS MIGRATION TO QLD 130,000 MORE WITHIN 5 YEARS

sky news .COM.AU

## Queensland's surging population in 2022

Bryant Hevesi March 30, 2022

Annastacia Palaszczuk has weighed in on the federal budget as new figures show Queensland is set to welcome almost 130,000 residents from interstate within the next five years.



The Courier Mail

## QLD fastest state with \$41,000 Net Migration gain in 12 months

March 18, 2022 by Gene Tunny

At nearly 41,000 people in the twelve months to 30 September 2021, net interstate migration to Queensland is the highest it's been since the early 2000s, according to the ABS's QLD is the fastest growing state in Australia, at 1.1% yearly. This has been a big contributor to Brisbane property prices growing the fastest in the nation over the last twelve months, an incredible 29.7%, according to CoreLogic

myGCC.com.au

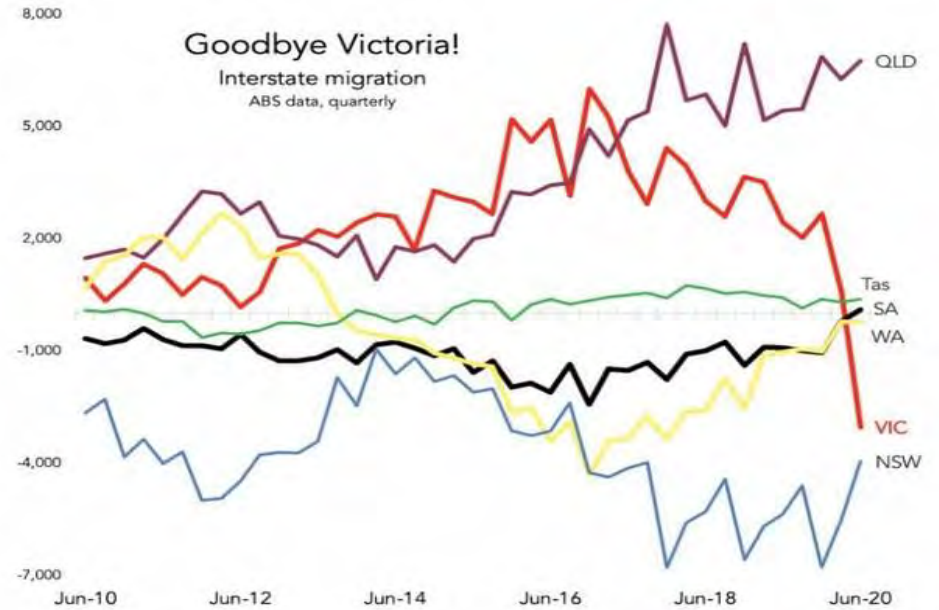
## Aussies flock to QLD at fastest pace in 20 years

Mark Ludlow Jan 5, 2022

Net interstate migration to Queensland in the year to June 2021, the most recent data available, reached 30,939. That was the largest annual increase since the 35,498 in 2004. A net figure of 9728 in the December quarter of 2020 was the highest rise on a quarterly basis since December 2003. The highest annual figure for net interstate migration was 49,162 in 1993, when hordes of Victorians moved north during the Kennett government's large public service cuts.



# 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/ed87eb0c3af999afe9d7c0eb627a3f3>



## 30,000 people pour into QLD from Southern States

Dan Knowles | May 5, 2021

COVID refugees from southern states are pouring into Queensland with the latest bureau of statistics figures showing 30,000 extra Australians moved to the sunshine state last year, the highest gain in more than a decade.

Queensland topped the table for internal migration, with a net increase of 30,018, a long way in front of WA (up 1385), Tasmania (1164), ACT (287) and SA (98).



# QUEENSLAND PROPERTY MARKET HAS 'WON' GOLD WITH THE 2032 OLYMPICS

Brisbane officially announced as 2032 Olympic Games host city



## 2032 Olympics will 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-prices/>



## 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/>



## Property prices in Qld's south-east predicted to boom before and after Brisbane 2032 Olympic Games

By [Brittney Kleyn](#) Sat 16 Oct 2021

And the winner is ... Brisbane's property market. That's the educated prediction of economists who have tipped the median house price to exceed the \$1 million mark well before Brisbane's opening ceremony in 2032.

They have examined Australia's resume of hosting major, international events and noticed a clear trend of accelerated growth over an 11-year period

<https://www.abc.net.au/news/2021-10-16/olympic-real-estate-market-brisbane-2032-games/100456510>

# 2032 OLYMPICS TO BRING A DECADE-LONG HOUSING & INFRASTRUCTURE BOOM

**brisbane times**  
INDEPENDENT. ALWAYS.

## Brisbane lord major 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.au/ideas/olympics-property-prices/>

**QUEENSLAND  
PROPERTY  
INVESTOR**

## Queensland Confirms 2032 Olympic Games Bid

QUEENSLAND will join the race to host the 2032 Olympic Games after premier Annastacia 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://qipropertyinvestor.com.au/queensland-confirms-2032-olympic-games-bid/>

**MIRAGE**  
news

## 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 Mountford 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-519515/>

**The Courier Mail**

## 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/c6e2ba15b5b98dbb45edc089fd1a3497>



Artist illustration of Brisbane 2032 Olympic Games Building



Artist illustration of Brisbane 2032 Olympic Games Blueprint



# QUEENSLAND PROPERTY MARKET IS BOOMING

NT

## FINANCIAL REVIEW

### Queensland leads nation in property sales surge in 2022

Martin Kelly April 20, 2022

Queensland leads Australia's property pack with almost 51,500 properties settling through the first quarter of 2022 in the Sunshine State, narrowly ahead of Victoria, according to new sales data from [property settlement platform PEXA](#).



### Two speed housing market favours Brisbane

By Debra Bela 1 May 2022

New data released on Monday shows Brisbane house prices grew 0.22 per cent in April, more than halving the rate of growth from March, however the city continues to lead the country for annual price growth, with home values increasing 26.27 per cent in the 12 months to the end of April. However Sydney, Hobart and regional Western Australia all reported negative growth of between 0.1 and 0.44 per cent in April.



### Queensland house prices 'through the roof' as interstate migration at 20-year high

By [Emma Pollard](#) Mon 1 Mar 2021

The latest monthly data on Queensland home values has confirmed what buyers already know — prices are booming. In Brisbane's east, house prices went up by nearly 10 per cent in 12 months. The Gold Coast and Sunshine Coast also posted strong price hikes, rising 2.6 per cent and 2.5 per cent in February, which pushed the 12 month gains up to 10.5 per cent and 11.2 per cent.

### John McGrath's top pick for 2022 is southeast QLD

Elizabeth Tilley September 18, 2021

ONE of the country's leading real estate players predicts overseas "virus escapees" will have a "profound impact" on southeast Queensland's property market if local and international borders open next year. John McGrath has revealed his annual top picks of where to buy property in 2022, with the Brisbane suburbs of Nundah, Fairfield and Carbrook making the cut.

<https://www.couriermail.com.au/property/revealed-john-mcgrath-2022-southeast-qld-property-picks/news-story/4322b07cc3b676265098c8ba0e6050e>

<https://www.abc.net.au/news/2021-03-01/house-prices-booming-queensland-corebgi-real-estate-property/13199526>

# QUEENSLAND WIDE RENTAL MARKET CRISIS

**FINANCIAL REVIEW**

## Queensland's rental crisis set to persist

*Nila Sweeney Reporter May 26, 2021*

Queensland's rental crisis has worsened to a point where it is now more expensive to rent a house on the Gold Coast than in Sydney, and the chronic shortage of available properties could last for at least three years, experts say.

The median asking rent for houses on the Gold Coast has jumped to \$754 a week as at the week of May 20, compared with \$663 in Sydney, the SQM Research data shows.

**the Courier Mail**

## Rental crisis grips Queensland

*Samantha Healy 13 Jun 2021*

From holiday hot spots and outback towns to family-friendly suburbs, regional Queensland is in the grips of a rental vacancy crisis, with some suburbs seeing an almost complete collapse of supply.

<https://www.realestate.com.au/news/rental-crisis-grips-regional-queensland/>

**9NEWS**

## Rents skyrocket in QLD as interstate arrivals squeeze out locals

*By 9NewsStaff Apr 24, 2021*

Queensland is facing a rental crisis as COVID-19 sparks mass relocations from the southern states.

St Vincent de Paul Queensland CEO Kevin Mercer told Weekend Today vacancy rates were currently below one percent.

"Almost every region of Queensland, we have rents going up, \$50, \$100, \$200 a week," he said.

<https://www.9news.com.au/national/housing-crisis-queensland-people-forced-out-of-local-communities/6e0150b7-8bcb-4bf1-ab4b-cb5ac006c271>

**ABC NEWS**

## Queensland renters paying above asking price to secure housing in competitive market

*By Baz Ruddick Thu 14 Jan 2021*

Families looking for rental properties in Greater Brisbane are facing intense competition in the tightest market in 10 years, with prospective tenants offering above the asking price just to secure a place.

Rental markets in most of Queensland, including regional areas, are extremely competitive and it is not uncommon for 20 applicants to apply for a single property accommodation.

<https://www.abc.net.au/news/2021-01-14/qld-lowest-rental-vacancy-rates-in-10-years-tenants-struggling/1303988>



# BRISBANE 2022

## PROPERTY MARKET IS BOOMING



### Two speed housing market favours Brisbane

By Debra Bela 1 May 2022

New data released on Monday shows Brisbane house prices grew 0.22 per cent in April, more than halving the rate of growth from March, however the city continues to lead the country for annual price growth, with home values increasing 26.27 per cent in the 12 months to the end of April.

However Sydney, Hobart and regional Western Australia all reported negative growth of between 0.1 and 0.44 per cent in April.

### FINANCIAL REVIEW

### 'Biggest January in 20 years': Brisbane property booms

Michael Bielby Jan 17 2022

Queensland's [decision to delay the start of the school year](#) has given family home-seekers an extra two weeks' grace and is likely to further buoy a market that has already started the year strongly.



### Rising values and listings put Brisbane ahead of the pack

By [Juliet Helmke](#) 20 January 2022

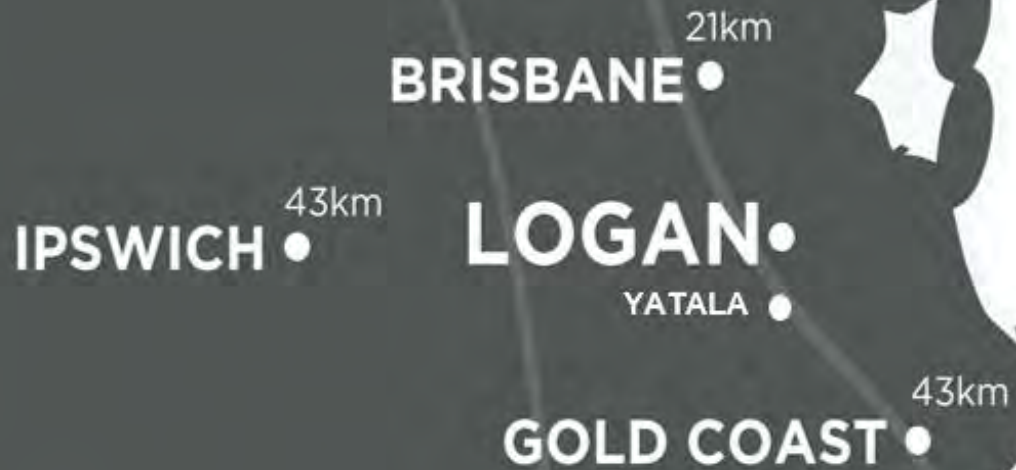
New data from CoreLogic indicates the Queensland city led the state capitals with the highest rate of dwelling value increases over the past week as well as the past month to 16 January, with homes climbing 0.5 per cent and 2.2 per cent in those periods, respectively.



# 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.





## LOGAN SERVICES 3 MAJOR CITIES

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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'S SOARING POPULATION GROWTH

**Logan will have more than 500,000 residents by 2036**

## 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> | <b>287,474</b> | <b>500,000+</b> | <b>81.49%</b>                                |

Sources: Queensland Government, Media Statement, <https://www.loed.com.au/city-of-logan/>, DPN: Why Invest in Logan: a South East Queensland Investor Hotspot, <https://www.logan.qld.gov.au/downloads/file/1571/city-futures-strategy>

# 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, 2021

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/questnews/logan/logans-park-ridge-rises-as-states-next-big-industrial-hub-after-berrinba/news-story/3d723352702dcb5c32ab31ec66b80d67>



The Urban Developer

## City of Logan Rises as Industrial Powerhouse

No Author | October 14, 2021

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-3pl-crestmead-logistics-estate-worshipby-business-park>



The Urban Developer

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

No Author | November 16, 2021

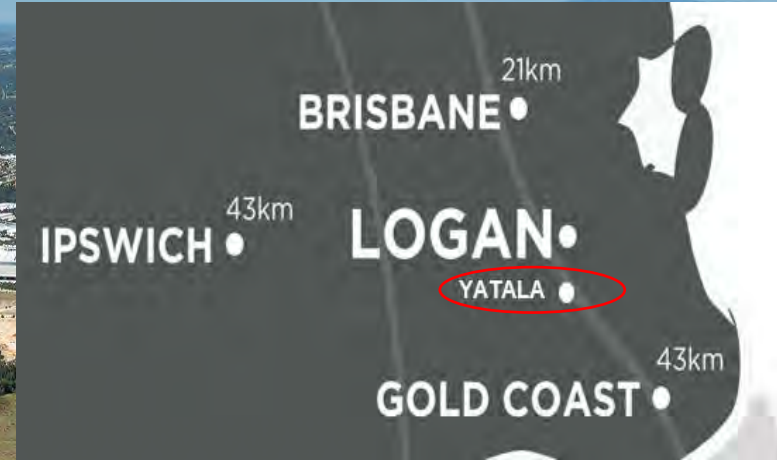
In Queensland, e-commerce logistics distribution and warehousing has shown strong growth of 5.2 per cent annually, the highest of any state nationally.

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>



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



## Gold Coast Bulletin

### Council backs upgrade to unlock up to 40,000 new jobs in Gold Coast's north

Paul Weston - January 23, 2022

PROPERTY developers and Councillors are backing a plan by council to expand the Yatala industrial estate to the eastern side of the Pacific Motorway, potentially creating tens of thousands of jobs in the city's north. Councillors at a full council meeting at the Evandale chambers on Tuesday backed a mayoral minute by Mayor Tom Tate supporting the estate being developed east of its current footprint.



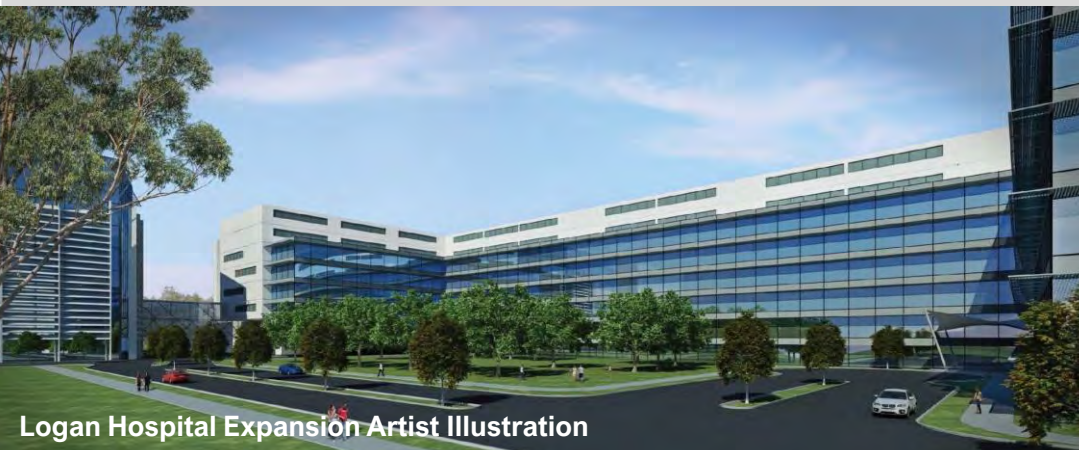
# LOGAN CITY MAJOR INDUSTRIES

## 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



Logan Hospital Expansion Artist Illustration



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.



# 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'S BILLIONS IN NEW INFRASTRUCTURE



## 2021 is Logan's 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/questnews/logan/logans-year-of-building-as-school-outdoor-stage-office-tower-on-cards/news-story/3e18545aad0a1fab8576bdab367253>



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

No Author | July 20, 2021

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/article/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, 2021

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, 2021

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 Crestmead 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/questnews/logan/pointcorp-to-build-largest-warehouse-site-in-southern-hemisphere/news-story/41286b51f2441432a380dfc905492d4c>



# 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 Prawn Farms



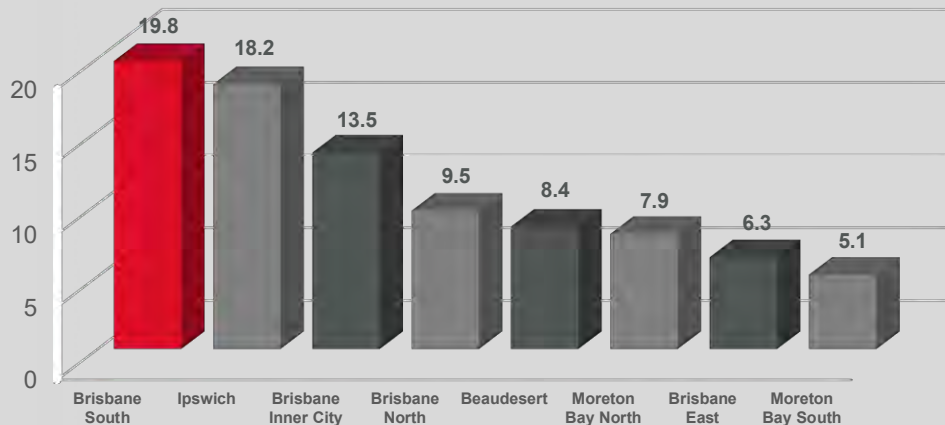
Logan River Prawn Farms



**LOGAN RIVER  
AQUACULTURE**

## NEW JOBS GROWTH BY 2023

New Jobs by LGA in 1000s



# LOGAN IS THE NEW JOBS CAPITAL

Huge growth and 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, 2021

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/1104ad4e6f938f9c75eb0bfe37fab5>



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

No Author | August 20, 2021

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 Heselhurst | November 5, 2021

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-qlid-transport-roads-spend-supports-jobs-covid-recovery/>



# THOUSANDS OF JOBS FOR LOGAN, BRISBANE



**The Courier Mail**

## 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/7df448a8986522cde0807a78c377d510c>

**news**  
.com.au

## Major jobs promise for Queensland's economic recovery

James Hall & Ellen Ransley | November 30, 2021

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/7df448a8986522cde0807a78c377d510c>

**The Courier Mail**

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

Judith Kerr | June 22, 2021

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 Courier Mail  
<https://www.couriermail.com.au/questnews/logan/construction-giants-vie-for-massive-460m-logan-hospital-and-birthing-unit-overhaul/news-story/bbc6cb819c8a7c002e1296c4163eaf73>

# 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.



# LOGAN'S BOOMING PROPERTY MARKET

## IN QUEENSLAND

### Logan has become the centre of Brisbane's housing boom

John McCarthy | 12 April, 2022

The biggest increases in Greater Brisbane were not in the high-end market but in the middle to lower price bracket.

Logan Central topped the increases for the March quarter with 13.5 per cent while Acacia Ridge, Capalaba and Yeronga were all around 10 per cent.



## The Courier Mail

### Logan homes earning more than their owners

Elizabeth Tilley | April 9, 2022

Just when you thought values could not get any higher, Brisbane's median house price has hit a new record high with homes raking in \$200k in just a year.

The majority of the best performers for house price growth in Greater Brisbane during the March quarter were in the Logan region where the average price climbed by 13.5%

## The Courier Mail

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

Judith Kerr | October 21, 2021

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.

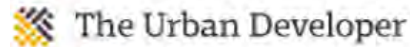
This is an extract from The Courier Mail  
<https://www.couriermail.com.au/questions/logan/housing-boom-as-half-of-new-queenslanders-move-to-logan/news-story/8ac42be603c439100bd0abb63c3f5943>







# LOGAN IS A GLOBAL INVESTMENT HOTSPOT!



## City of Logan Emerges as Global Investment Hotspot

Kate Burke | January 5, 2021

The City of Logan is fast emerging as a global investment hotspot, buoyed by a strong economic track record, historic levels of infrastructure investment in the pipeline and business confidence on the rise. Logan has continued to attract a number of multinational businesses and fast-growing start-ups looking to capitalise on the city's growth potential and enviable location between Brisbane and tourist destination the Gold Coast.



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

December 15, 2021

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 set for strong growth in 2022

Michael Yardney | April 24, 2022

The resurgence of buyer interest in the Brisbane property market has meant that auction clearance rates have consistently been in the 70% range.

In Metropole's Brisbane office we are noticing more investors are getting into the Brisbane market recognising that while there are no bargains to be found, in 12 months' time the properties they purchased today will look like a bargain.



## Brisbane to lead housing growth in 2022

Nila Sweeny January 5, 2022

Brisbane is set to take the reins in 2022 as Sydney's housing boom starts to fade.

CBA is forecasting Brisbane dwelling prices to climb by 9 per cent over the next 12 months, and Adelaide by 6 per cent.

# LOGAN 2022

## RENTAL CRISIS

The Courier Mail

### Logan landlords benefit as rental crisis boosts prices

Judith Kerr | March 25, 2022

Half of renters living in Logan are suffering rental stress. Heatmaps released this week from UNSW City Futures Research Centre showed 57.8 per cent of residents in Forde, which covers Logan, were feeling housing pain.

The data also showed the combined impact of surging rents and stagnant wages along with the flood, was felt in outer suburban Petrie and Oxley.

brisbane times

INDEPENDENT. ALWAYS.

### Logan's housing crisis worsens

BY JESSICA ARELLANO | JAN 31, 2022

**Logan's housing crisis is worsening, as more locals who rent, fear of becoming homeless.**

The revelation is confirmed in a recent Productivity Commission *Report on Government Services* showing more Australians are being pushed to the brink of poverty and homelessness due to the explosion in rents and the dwindling supply of social housing.

The Courier Mail

### Logan in grips of housing emergency

Judith Kerr | March 18, 2022

Brisbane's southside is facing a massive housing crisis after an alarming tightening in the rental market, exacerbated by the recent flood.

State parliament was told on Thursday that Logan was facing an unprecedented rental and housing shortage, forcing hundreds of families to move out of the southeast and leaving others homeless.

brisbane times

INDEPENDENT. ALWAYS.

### Rental crisis in Logan: Family on the brink of homelessness

BY JESSICA ARELLANO | JAN 17, 2022

The rental crisis for Logan is critical, and locals are feeling the pinch.

On the brink of homelessness, the situation Danni Cox and her two teenage boys are currently facing is far more common in Logan City, than you might think.



# PARK RIDGE FAST FACTS



## PARK RIDGE DEMOGRAPHICS\*



2.2

Average people per household



86.5%

Detached Dwellings



58

Median Age



\$1,596

Median Weekly Household Income



52.6%

White Collar Workers



Rent vs Owner Occupier

19.9% vs 80.1%

Rented Owner Occupied



Household Composition

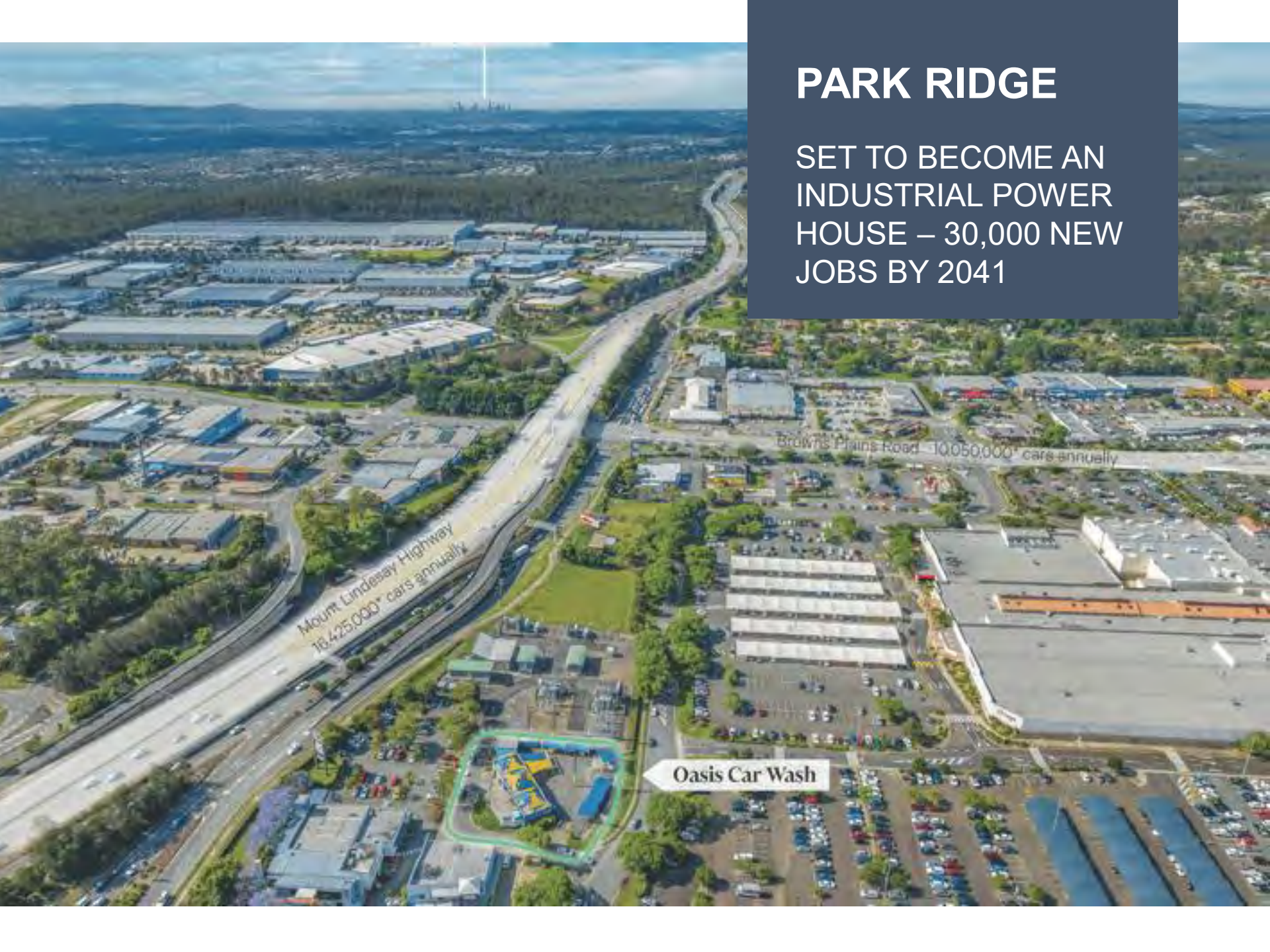
61% 37.8% 1.1%

Family Single Group Household

\*Source Census 2016 (ABS)

# PARK RIDGE

SET TO BECOME AN INDUSTRIAL POWER HOUSE – 30,000 NEW JOBS BY 2041



Mount Lindsey Highway  
18,425,000\* cars annually

Brown's Plains Road 10,050,000\* cars annually

Oasis Car Wash

# BROWNS PLAINS, LOGAN, BRISBANE SHOPPING CENTRES



# PARK RIDGE LOGAN MARKET STATISTICS

## SUBURB MEDIAN STATISTICS

|                                    | House     | Townhouses | Units |
|------------------------------------|-----------|------------|-------|
| Median Listing Price               | \$549,000 | \$500,000  | NA    |
| Median Price Change – Last Quarter | 9.69%     | 20.48%     | NA    |
| Median Price Change – 1 Year       | 16.56%    | 43.26%     | NA    |
| Median Price Change – 2 Years      | 20.92%    | 0.00%      | NA    |

## SUBURB RENTAL STATISTICS

|                             | House  | Townhouses | Units |
|-----------------------------|--------|------------|-------|
| Median Weekly Rent          | \$480  | \$360      | N/A   |
| Median Yield %              | 4.35%  | 3.74%      | NA    |
| Median Rent Change – 1 Year | 17.94% | 5.88       | N/A   |

0.77%

Current Vacancy Rate



1,038

Rental Stock Available



303,838

Population



29.98%

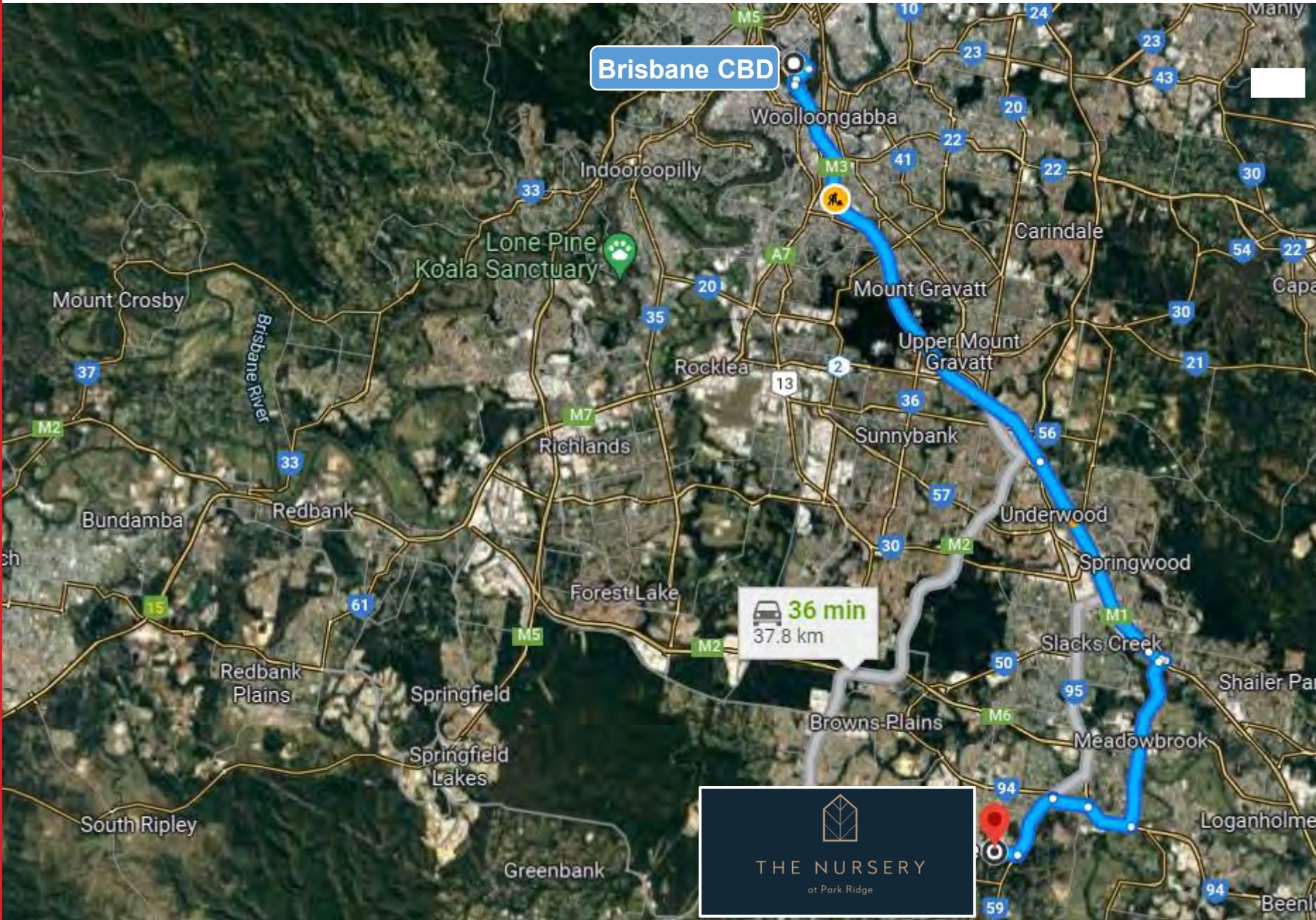
Rental Population



# THE NURSERY, PARK RIDGE LOGAN BRISBANE



# THE NURSERY, PARK RIDGE LOCATION



Brisbane CBD

36 min  
37.8 km

  
**THE NURSERY**  
at Park Ridge



# THE NURSERY PARK RIDGE LOCATION



# THE NURSERY, PARK RIDGE WHAT'S NEARBY



**THE NURSERY**  
at Park Ridge

**TRANQUILITY**  
AT PARK RIDGE

**UNITY**  
AT PARK RIDGE

BRISBANE CBD

Brisbane Airport

Westfield Garden City

Karawatha Forest Park

Logan Entertainment Centre

Logan Metro Sports Complex

PACIFIC MWY

Logan Super Centre

Meadowbrook Industrial Estate

Crestmead Industrial Estate

Crestmead State School

Crestmead Park

Groves Christian College

Kingston Park Raceway

Marsden Primary & State High School

St Francis College

Kensington Fair

Crestmead Medical Centre

Marsden Park Shopping Centre

Bumstead Road Bus Stop

Crestmead Early Education Centre

Woolworths Meadowbrook

Loganlea Train Station

Waterford West Education and Care Centre

Park Ridge Family Practice 6km  
Park Ridge Park 'n' Ride 6km  
Park Ridge Town Centre 6km  
Park Ridge State School 5.9km  
Park Ridge Primary School 5.6km  
Park Ridge Childcare & Preschool 7km

Griffith University Logan Campus 10km  
TAFE QLD Loganlea 9km  
Logan Hospital 8.4km  
Canterbury College 10.2km

SOLD OUT

CHAMBERS FLAT RD

PARK RIDGE RD

Proposed District Shopping Centre

Local Convenience & Fast Food

St Philomena Private School 2.3km

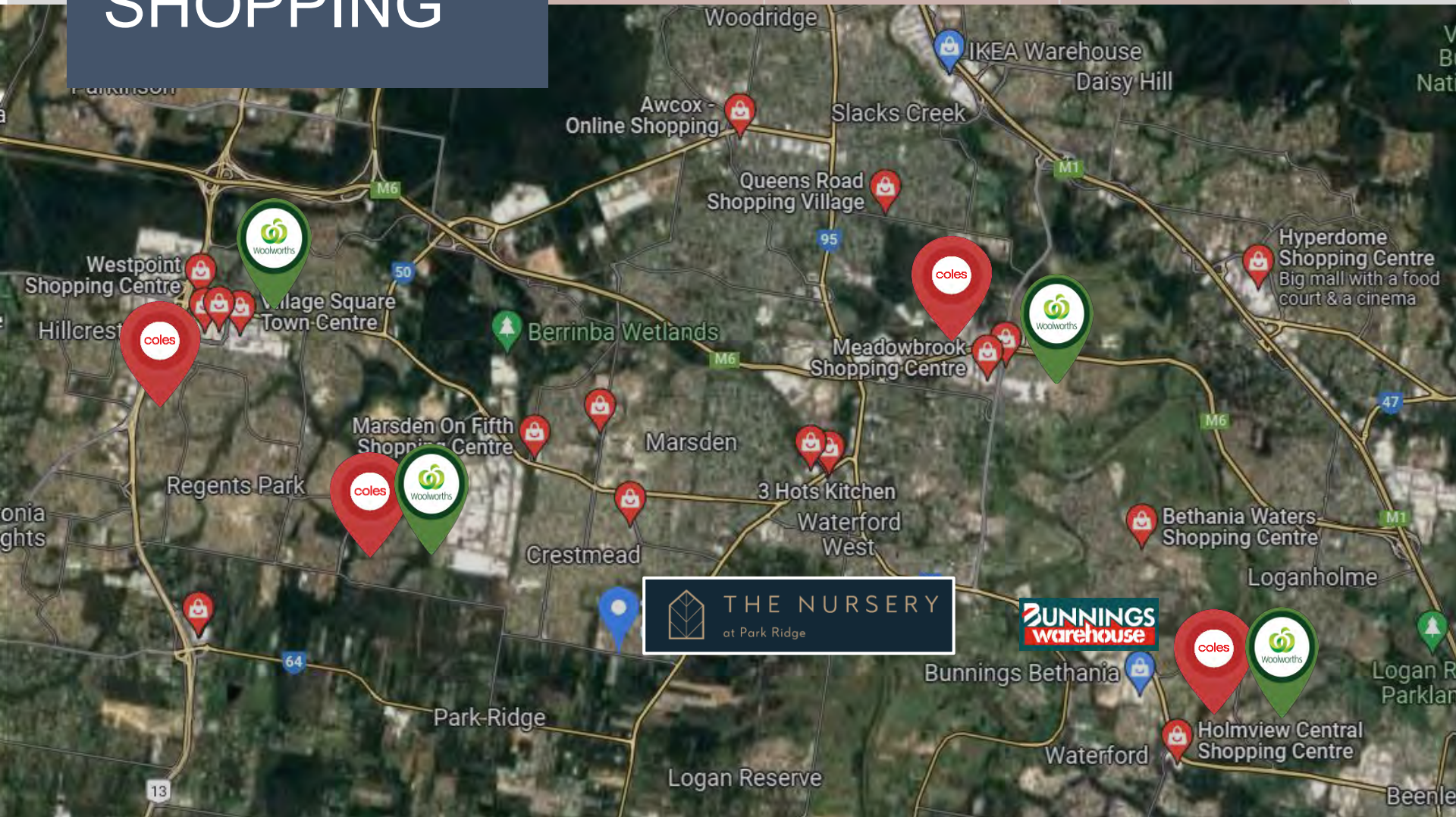
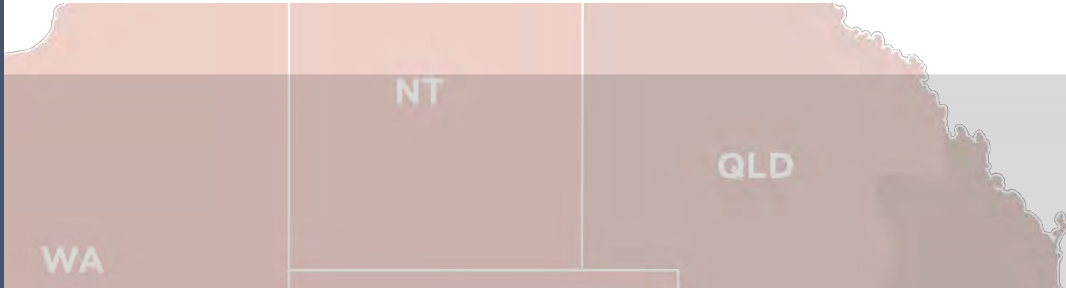
Logan Reserve State School 2.5km

# THE NURSERY, PARK RIDGE

## MASTERPLAN OF DEVELOPMENT



# THE NURSERY SHOPPING



# SHOPPING CENTRES ONLY KMs FROM THE NURSERY

1. VILLAGE SQUARE BROWN PLAINS
2. BROWNS PLAINS HOMEMAKER CENTRE
3. PLAINS JUNCTION SHOPPING CENTRE
4. WESTPOINT SHOPPING CENTRE
5. BUNNINGS
6. VILLAGE SQUARE
7. GRAND PLAZA
8. BROWNS PLAINS HOTEL



NT

QLD

# PARK RIDGE TOWN CENTRE

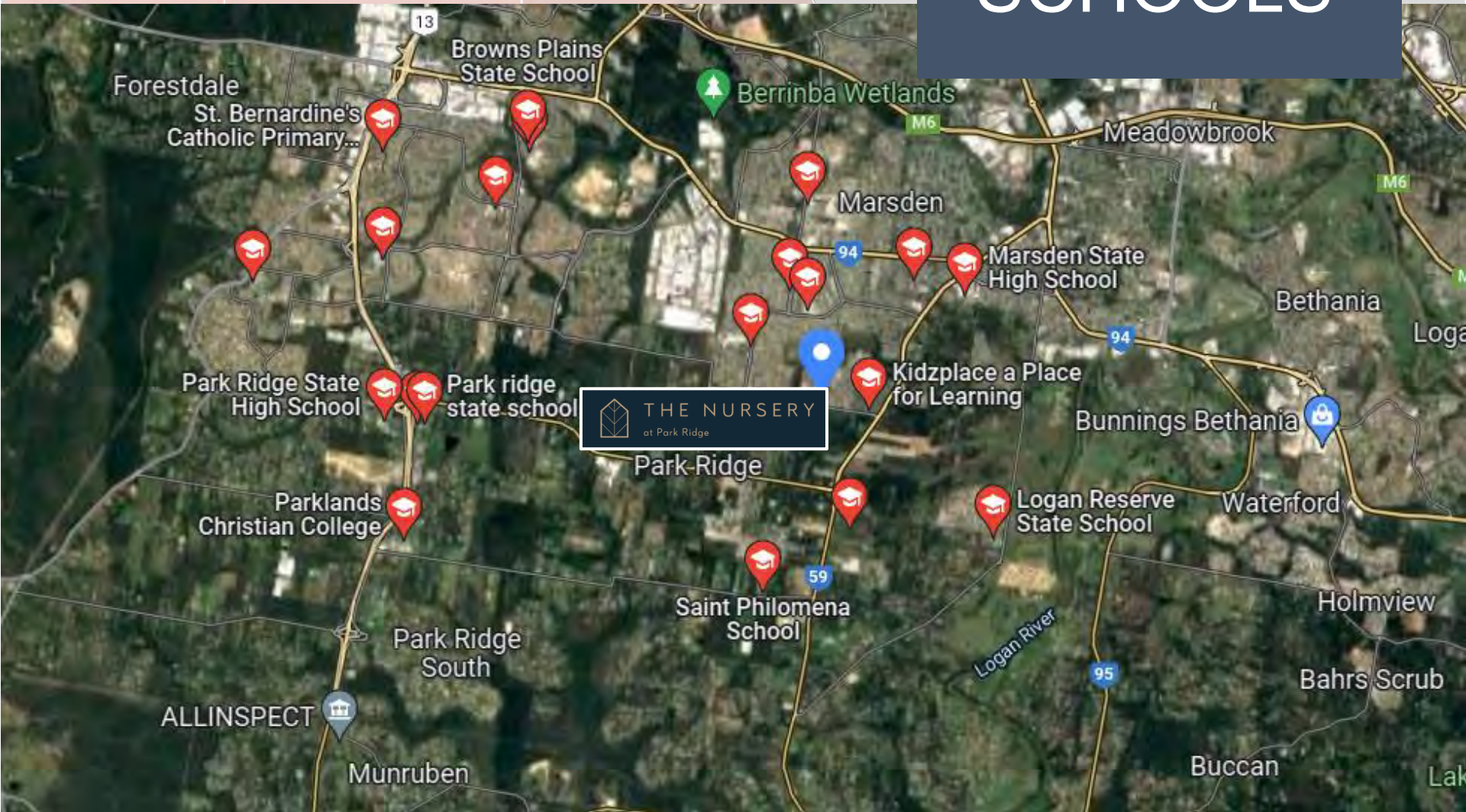


NT

QLD

WA

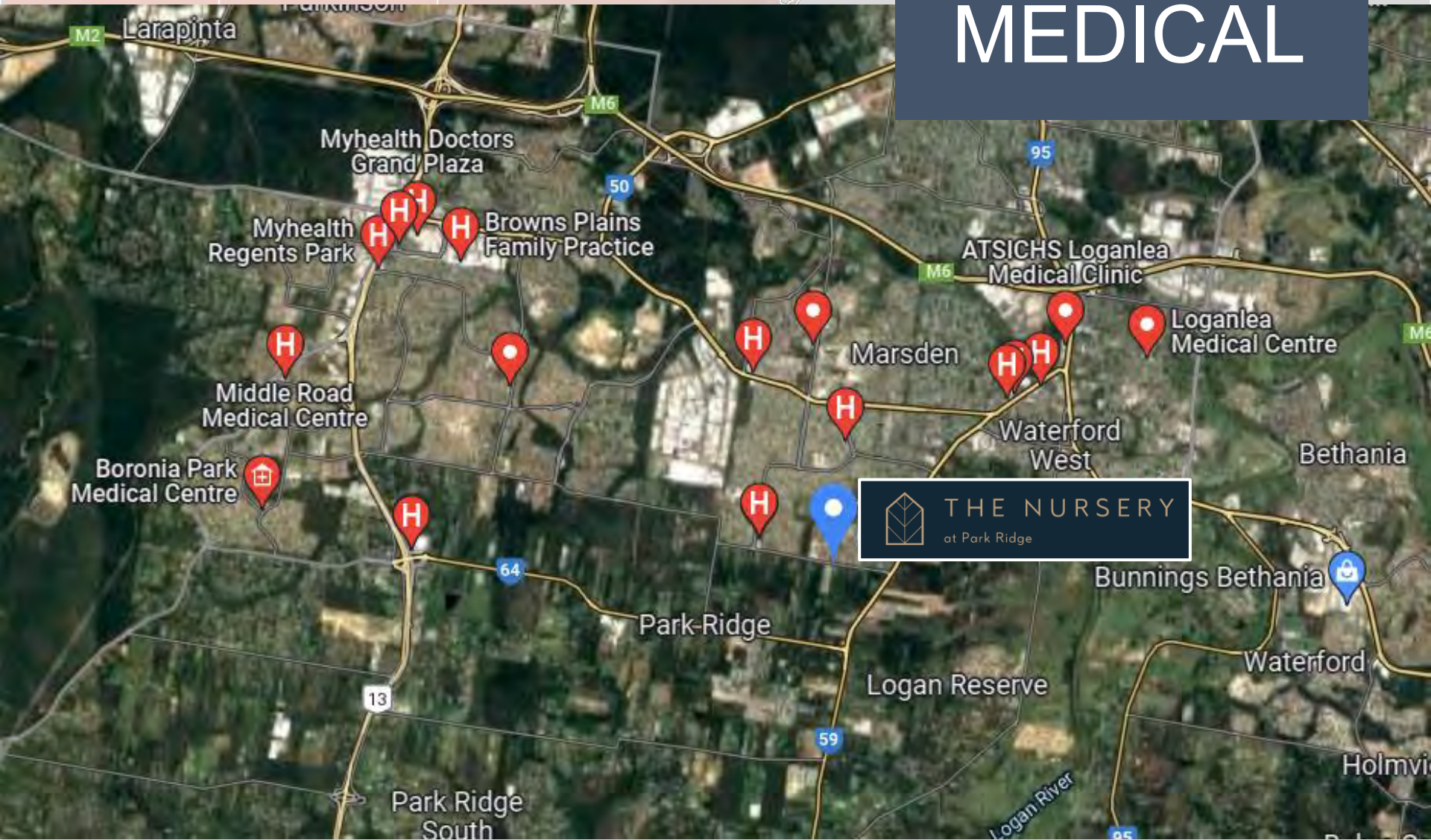
# THE NURSERY SCHOOLS



NT

QLD

# THE NURSERY MEDICAL

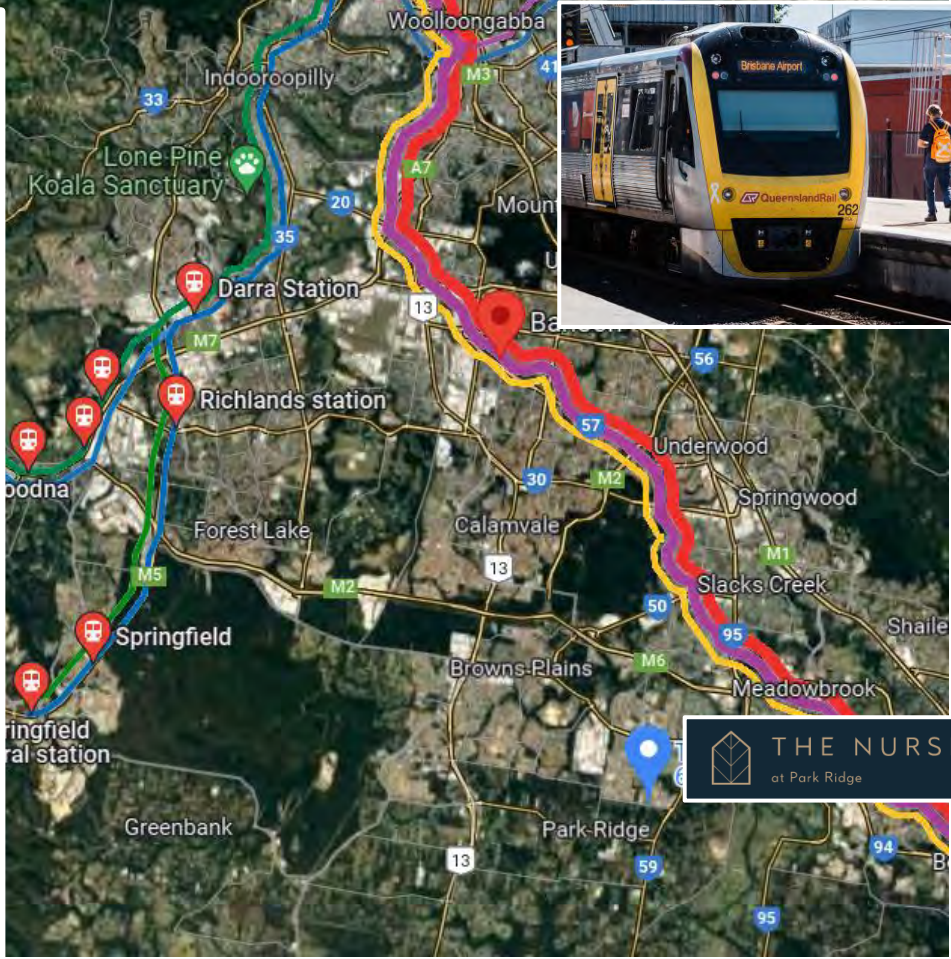
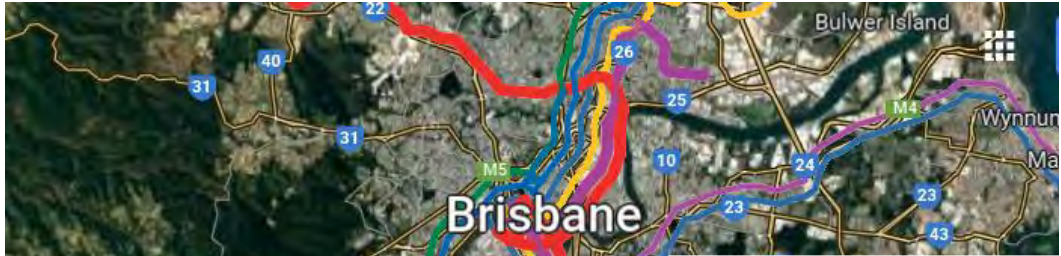
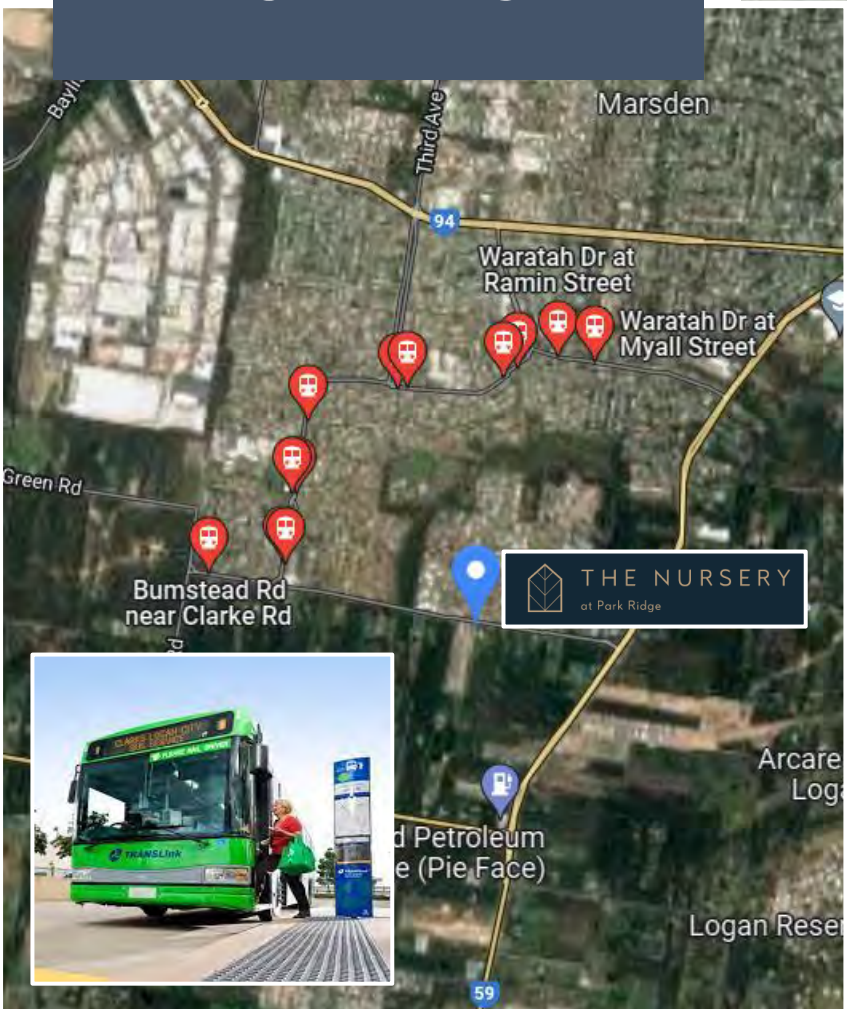


 THE NURSERY  
at Park Ridge



# THE NURSERY

## RAIL COMMUTE TO BRISBANE CBD





## 3 YEAR RENTAL GUARANTEE

### MINIMUM RETURN

Dual Key = 5% Yield PA x 3 Years

Houses = 4% Yield PA x 3 Years

## RENTAL ASSURANCE CERTIFICATE



# WERE ALL THE BOXES TICKED?

1. **Location** (Commuting Distance to Employment Hubs)



6. **Capital Growth Prospects**



2. **Population Growth**



7. **Market Cycle**  
(Is this a rising market?)



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



4. **Economic Drivers** (Ideally several different industries)



9. **Local Amenities**  
(Proximity to Schools, Shopping, Hospitals)



5. **New Job Creation**



10. **Public Transport**  
(Proximity to Bus, Train)



*...If so, then this property stacks up!*





## THE NURSERY

at Park Ridge

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. The developer and the Selling Agent 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.