

2 Low housing supply

With first home buyers being pushed out of the Brisbane market due to affordability constraints, Logan is one of the last remaining regions close to the Brisbane CBD to secure a new home under \$450,000.

The increased demand for existing housing requirement across South East Queensland has driven a greater demand for new housing. Logan is one of the lowest supplied LGA's in SEQ experiencing an undersupply of over approximately 4,000 homes in 2015.

The limited supply to deliver new homes in the region has seen vacant land prices in the space of year increase by over 16%* moving from \$181,000* to \$210,000*, an increase of \$29,000.

Rental yield September 2016

5.0%[^]

Logan LGA



3.9%

Brisbane LGA

Vacancy rate September 2016

2.0%[^]

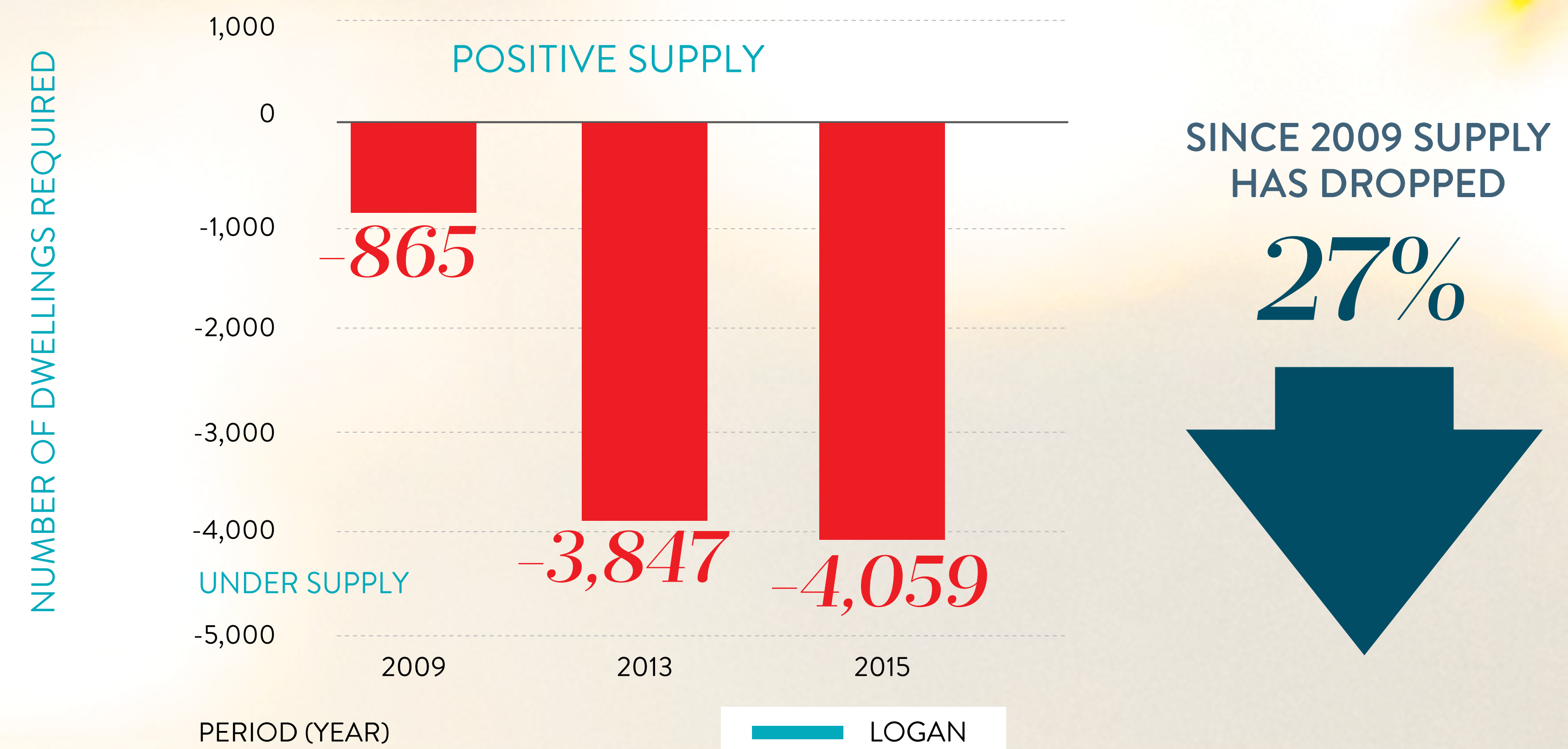
Logan LGA



4.1%

Brisbane LGA

Logan Critical Housing Undersupply



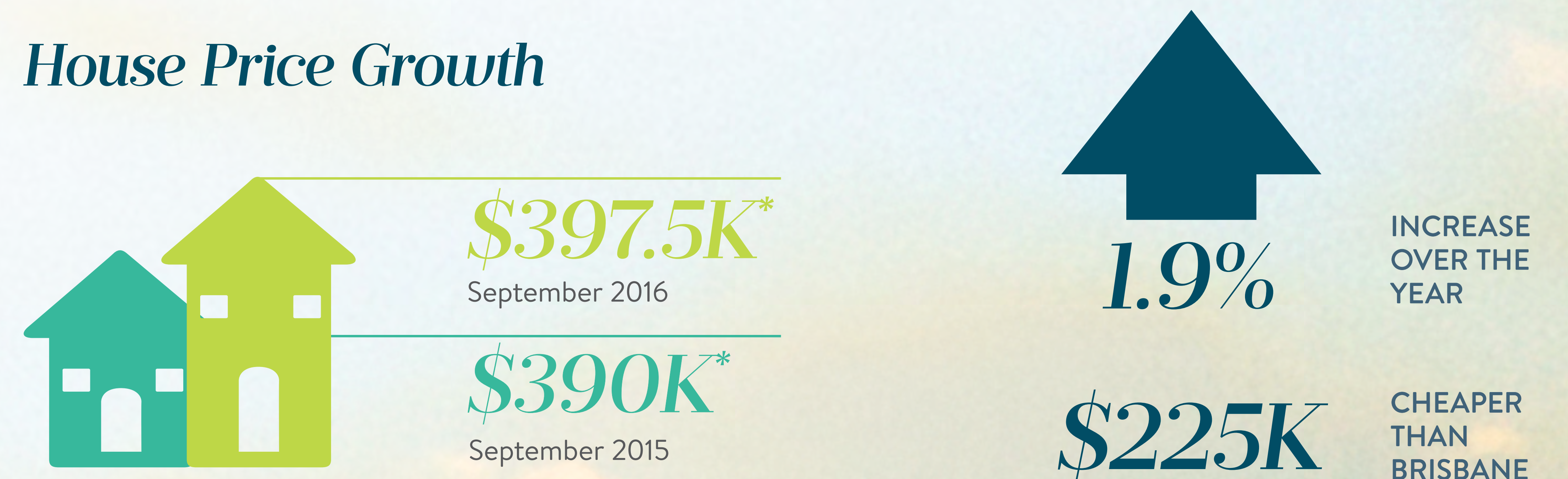
Driving

Vacant Land Price Growth



Opportunity

House Price Growth



* SEQ Urbis Report 2016. Prepared by Urbis for Urbane Homes; Source ABS, QGSO, 2015. ^Logan Market Outlook, 2017