



OUTLOOK REDBANK PLAINS

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

Located within seven minutes of the Springfield CBD and 30 minutes of the Brisbane CBD, Redbank Plains' proximity to major employment, educational and health precincts positions it as a growth node for the future.

MAY 2016

- A STRATEGIC LOCATION**
Redbank Plains is within seven kilometres from Springfield Central, 15 kilometres from the Ipswich CBD and 30 kilometres from the Brisbane CBD / PG02
- B INFRASTRUCTURE INVESTMENT**
The western corridor is undergoing an economic transformation with continued infrastructure investment / PG04
- C EMPLOYMENT GROWTH**
Positioned within close proximity to some of Queensland's largest employment nodes / PG05
- D SALE PRICE GROWTH**
Redbank Plains has experienced 7.1 per cent growth per annum in the median sale price over the last 20 years / PG06

RESIDENTS CAN ENJOY
AN ARRAY OF LIFESTYLE
FACILITIES



BROOKWATER GOLF COURSE

MAJOR INFRASTRUCTURE
PROJECTS WILL
PROVIDE A
CATALYST FOR
THE REGION



BRISBANE TO IPSWICH

REDBANK PLAINS IS IN
CLOSE PROXIMITY
TO ESTABLISHED
EDUCATION
INSTITUTIONS



UNIVERSITY OF QUEENSLAND, IPSWICH CAMPUS

1 POP 2 INF 3 EMP

Redbank Plains accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb – Population, Infrastructure and Employment.

LOCATION & ACCESSIBILITY



Redbank Plains is located within South East Queensland's western corridor, which is enjoying continued economic and cultural growth derived from expanding population, significant State Government investment and increasing business opportunities.

Positioned near major Motorway connections, Redbank Plains is within seven kilometres of the Springfield Central Business District (CBD), 15 kilometres from the Ipswich CBD, and 30 kilometres from the Brisbane CBD. This accessibility allows residents access to major employment, health, lifestyle and education nodes. Subsequently, Redbank Plains has become increasingly popular with families and young couples.

Moving forward, the region is set to benefit from the Ipswich 2020 and Beyond Plan, one of the largest per capita capital growth development programs being undertaken in Australia with \$107 billion committed to infrastructure. Key infrastructure projects include an upgrade to the Ipswich Motorway between Wacol and Darra from four to six lanes, the construction of the \$140 million Town Square Redbank Plains Shopping Centre and development of the nearby Mater Private Hospital in Springfield. These projects are expected to increase economic growth and employment opportunities.



SPRINGFIELD CITY CENTRE

-  **UNIVERSITY OF SOUTHERN QLD**
-  **MATER PRIVATE HOSPITAL**
-  **ORION SHOPPING CENTRE**
(Recently completed a \$154m expansion, inc. Event Cinemas, Target, Coles and 80 additional retail stores)

Entertainment, Shopping & Dining

- 1 Red Edge Shopping Centre
- 2 Mountain View Estate
- 3 Approved Woolworths & Shopping Precinct
- 4 Brookwater Golf & Country Club
- 5 Woolworths
- 6 Springfield City Centre
- 7 Orion Shopping Centre
- 8 Town Square Redbank Plains

Education

- 9 Redbank Plains Primary School
- 10 Staines Memorial College
- 11 St Augustines College
- 12 Augustine State School
- 13 Redbank Plains State High School
- 14 Proposed New Primary School

Recreation & Green Space

- 15 Sports Oval
- 16 Mount Jullerat Conservation Park
- 17 White Rock Spring Mountain
- 18 Redbank Plains Recreational Reserve & Sports Ground

Key Legend

INFRASTRUCTURE

Continued and recently completed infrastructure projects will continue to drive residential demand in the Redbank Plains Catchment.



TOWN SQUARE REDBANK PLAINS

The \$140 million Town Square Redbank Plains will be built next to the existing Redbank Plains Retail Centre on Redbank Plains Road. In addition to the existing Woolworths, the Town Square will house a new Coles supermarket, Aldi, Target and 60 other specialty stores. Completion is due by November 2016.

GREATER SPRINGFIELD

Greater Springfield is a master-planned community within seven kilometres of Redbank Plains. The development is currently home to 28,000 residents and more than 14,000 students. Established in 1991, the project is still under development, with completion estimates at only 13 per cent to date. Upon expected completion in 2030, the community is forecast to be home to 105,000 residents, 30,000 employment opportunities, a purpose-built CBD, university campus, health and wellness precinct and a large-scale shopping centre to stimulate economic activity within the region.

MATER PRIVATE HOSPITAL SPRINGFIELD

Mater Health Services has recently constructed a new Health City precinct within Springfield Central. Stage one included an \$85 million hospital providing 80 beds and a range of services including four operating theatres, inpatient wards, a day surgery unit, a medical imaging services, and a cancer care centre. As part of the UQ Herston Campus, the \$120 million OHC facility includes clinical simulation areas, pre-clinical laboratories, lecture/seminar rooms, and research laboratories

ORION SHOPPING CENTRE – STAGE 2

Orion Shopping Centre's \$154 million second stage officially opened in early 2016. The expansion delivered to the community a new entertainment destination, including a 2,000 seat cinema, dining experiences and over 30 fashion stores, almost doubling the footprint of the centre which is now among the top ten largest shopping centres in the state.

CITISWICH BUSINESS PARK

Citiswich Business Park is Queensland's largest master-planned industrial estate currently under development. The estate will be developed over seven stages in the next 5–10 years and has been designed to accommodate a wide range of business uses, retail components, public open space and staff amenity.

SWANBANK ENTERPRISE PARK

Swanbank Enterprise Park has been master planned as a Business and Industry Precinct, comprising 2,145 hectares. The site is planned to bring up to 14,000 jobs to Ipswich and will provide opportunities for a range of industries and industry groups.

TRANSAPEX ROAD NETWORK

TransApex is Brisbane City Council's long-term plan to improve travel across Brisbane. The plan is the biggest urban road network proposal in Australia and includes the Inner City Bypass, the Clem 7 Tunnel, the Go Between Bridge, Legacy Way and AirportlinkM7. Of the five infrastructure objectives, the Clem7 Tunnel, AirportlinkM7 and Legacy Way connections will provide the greatest benefit to Redbank Plains and the greater western corridor region as it allows residents to significantly reduce travel times to the Brisbane CBD, Gold Coast and Sunshine Coast.

BROOKWATER GOLF & SPA RESORT AT FIRST RESIDENCE

The \$500 million Brookwater Golf & Spa Resort at First Residence is believed to be the largest foreign investment resort in Queensland's history. On completion the resort will feature 520 apartments, international tennis stadium and club designed to host major international tour events. In addition there will be a water park and family club, retail emporium, aquatic centre designed to Commonwealth Games standard, and a convention centre.

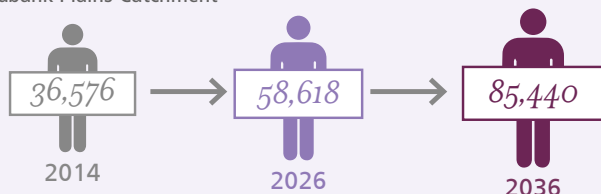
Young families have driven the growth of the Redbank Plains Catchment.

DEMOGRAPHICS & EMPLOYMENT

DEMOGRAPHICS

POPULATION GROWTH

Redbank Plains Catchment



Prepared by Urbis; Source: Queensland Government Statistician's Office
Note: Catchment includes Redbank Plains, Springfield, Brookwater and Bellbird Park

WHO LIVES IN REDBANK PLAINS?

	REDBANK PLAINS	IPSWICH LGA	BRISBANE LGA
Median Age of Residents	30	34	36
Average Weekly Household Income	\$1,466	\$1,468	\$1,693
White Collar Workers	55%	60%	70%
Families with Young Children	51%	46%	40%
School Aged Children (5-19)	24%	23%	20%
Owner-Occupier	56%	62%	66%
Live in Houses	90%	91%	79%

Prepared by Urbis; Source: ABS Census 2011

POPULATION GROWTH – AGE GROUPS

Redbank Plains Catchment



2014 2026 2036
10,064 → 14,403 → 20,439



2014 2026 2036
8,387 → 13,684 → 18,644

Prepared by Urbis; Source: Queensland Government Statistician's Office
Note: Catchment includes Redbank Plains, Springfield, Brookwater and Bellbird Park

PUBLIC AND PRIVATE SCHOOL ENROLMENTS

Redbank Plains Catchment and Surrounds – 2014

Public Primary and Secondary Schools

8
SCHOOLS

5,343
STUDENTS

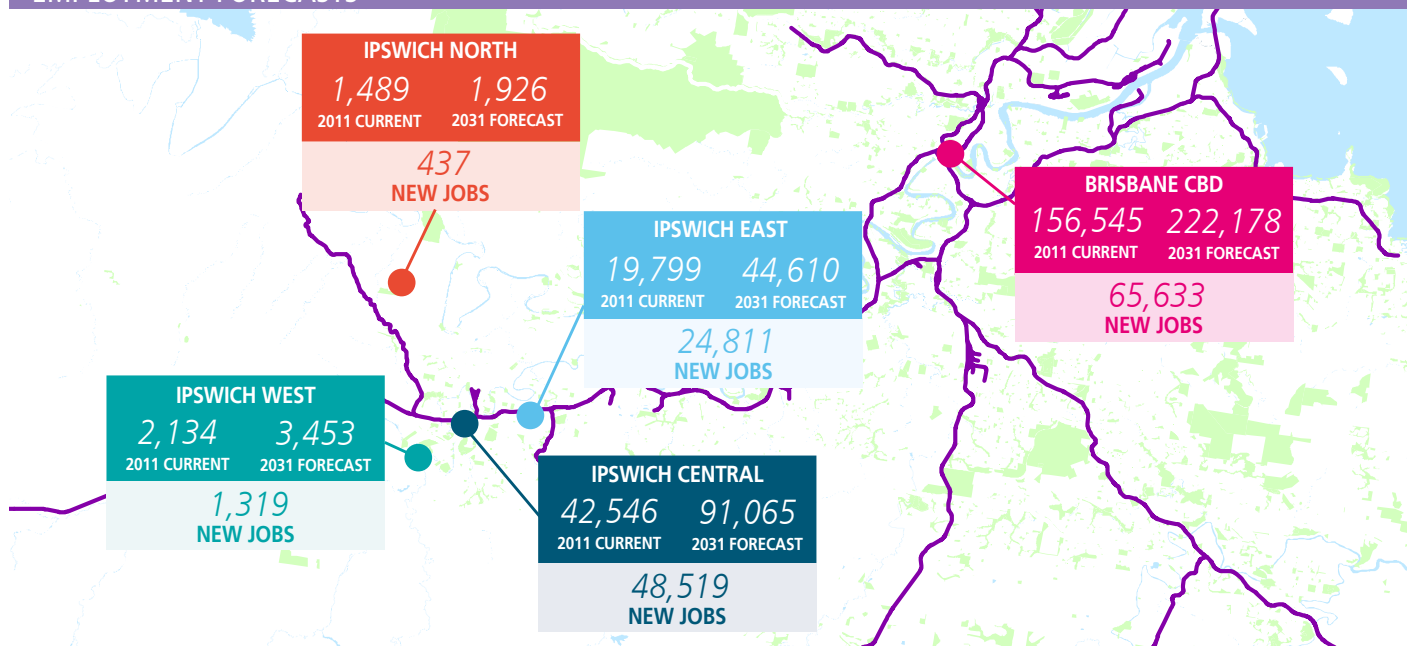
Private Primary and Secondary Schools

3
SCHOOLS

2,472
STUDENTS

Prepared by Urbis; Source: Department of Education and Training, Private Schools Guide

EMPLOYMENT FORECASTS



Prepared by Urbis; Source: NIEIR

RESIDENTIAL ANALYSIS

Ipswich is one of Queensland's fastest growing Local Government Areas, with an annual population growth of 4.4 per cent between 2015 and 2036. Reviewing total lot registrations for the LGA, it is evident **demand has been outstripping the supply for new family households**. With Brisbane house prices reaching a median over \$600,000, Ipswich is a favourable, more affordable destination for young families, ensuring demand will continue in the coming years.

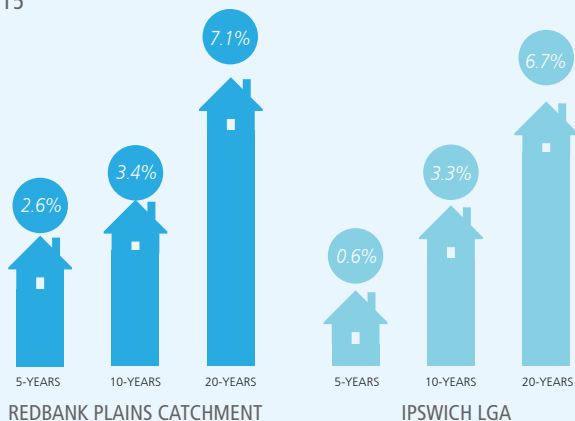
Looking closer, Redbank Plains is increasingly becoming a destination of choice for families pursuing ownership of their own home. The development of neighbouring Springfield and the ongoing infrastructure investment within the area has provided a catalyst for growth with Redbank Plains fast becoming a suburb of choice for new housing development.

The median house sales price within the Redbank Plains Catchment (made up of the suburbs of Redbank Plains, Bellbird Park, Springfield and Brookwater) over the December 2015 quarter was recorded at \$350,000. This was based on 173 unconditional house settlements during the period.

This represents median price growth for houses in the Redbank Plains Catchment of 7.1 per cent per annum over the past 20 years, a positive result despite the turbulent economic times experienced over the last five years. In line with the Redbank Plains Catchment, the wider Ipswich LGA also recorded significant growth of 6.7 per cent per annum over the past 20 years. The Ipswich LGA recorded a median sales price of \$330,000 for the December 2015 quarter.

The future development of the area is expected to lift the residential demand of the precinct and should result in quality housing product experiencing a growth premium. For potential investors, coupling this with the region's strong rental yield and forecast future population growth, demonstrates the investment fundamentals Redbank Plains offers.

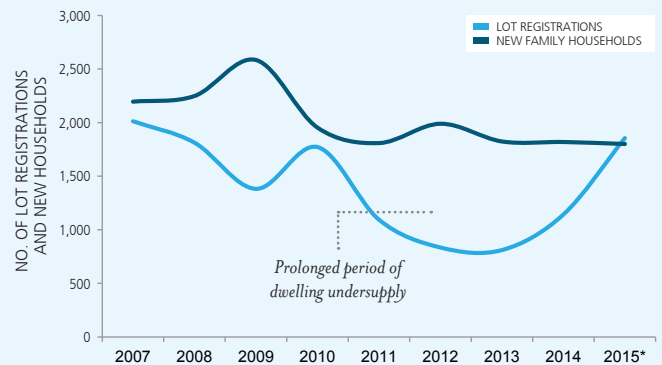
MEDIAN SALE PRICE GROWTH DEC 15



Prepared by Urbis, Source: APM PriceFinder

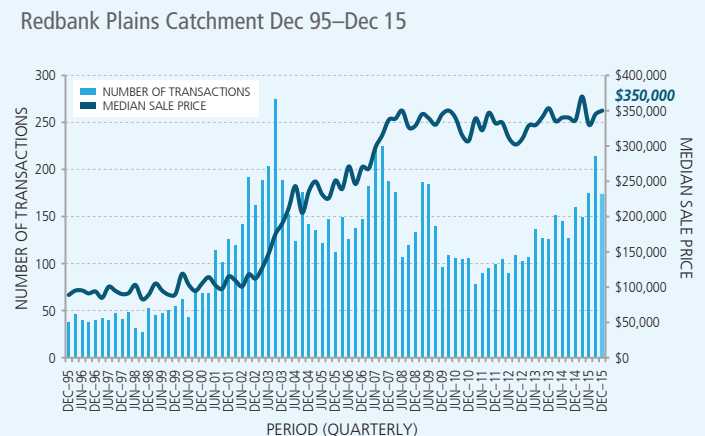
Redbank Plains has benefited from continued population growth over the last two decades, resulting in the median price for houses increasing by 7.1 per cent per annum over the last 20 years.

LOT REGISTRATIONS & NEW FAMILY HOUSEHOLDS Ipswich LGA 2007–2015



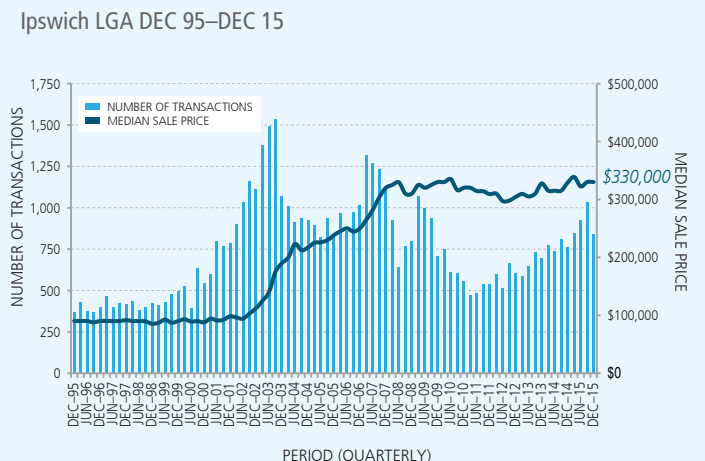
Prepared by Urbis, Source: Queensland Government Statistician's Office
*2015 lot registrations figure to September 2015

20-YEAR HOUSE SALES CYCLE Redbank Plains Catchment Dec 95–Dec 15



Prepared by Urbis, Source: APM PriceFinder

20-YEAR HOUSE SALES CYCLE Ipswich LGA DEC 95–DEC 15



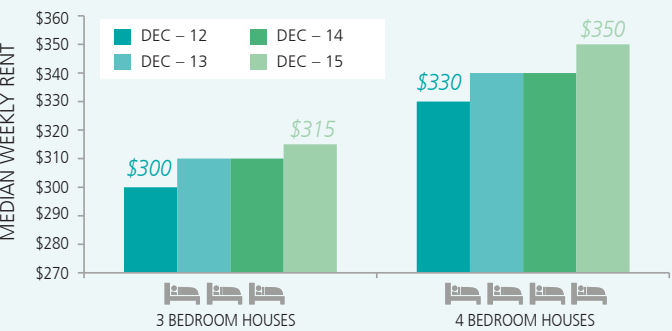
Prepared by Urbis, Source: APM PriceFinder

New product within the suburb of Redbank Plains is achieving a significant rental premium over established stock.

RENTAL ANALYSIS

THREE AND FOUR BEDROOM RENTAL ANALYSIS

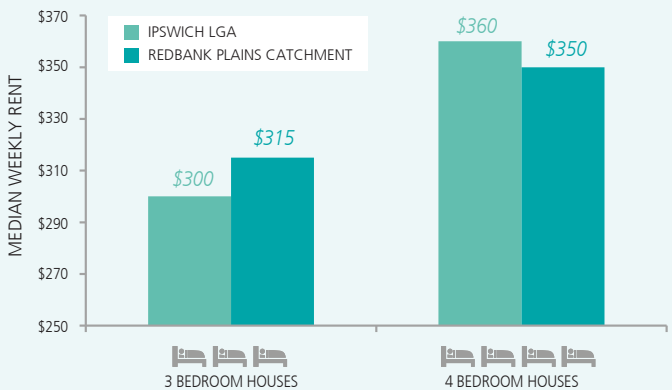
Redbank Plains Catchment – Dec 15



Prepared by Urbis, Source: Residential Tenancies Authority (RTA)

REDBANK PLAINS PREMIUM

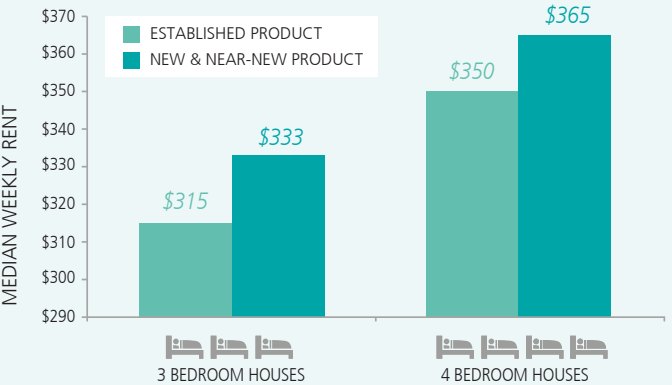
Ipswich LGA vs Redbank Plains Catchment – Dec 15



Prepared by Urbis, Source: Residential Tenancies Authority (RTA)

NEW PRODUCT PREMIUM

Redbank Plains Catchment – Dec 15



Prepared by Urbis, Source: Residential Tenancies Authority (RTA); Realstate.com; Urbis

The Redbank Plains Catchment (comprised of Redbank Plains, Redbank and Collingwood Park) has high accessibility to nearby infrastructure, amenity and major employment nodes which positions it as a key residential growth area within Ipswich's Eastern Precinct. Median weekly rents for three and four-bedroom houses in the Redbank Plains Catchment have recorded an average annual growth rate of 1.7 and 1.8 per cent per annum respectively.

This upwards growth trend is likely to continue as the eastern corridor expands and develops. Significant urban renewal of commercial and lifestyle amenity within Ipswich LGA growth centres such as Springfield is likely to facilitate rental demand for Redbank Plains moving forward.

Based on Rental Tenancy Authority (RTA) data which records rental data by postcode, rental prices achieved throughout the Ipswich LGA are quite dynamic. This is due to their varied locational attributes and precinct outliers such as Springfield which has already undergone significant urban renewal. Median weekly rents in the Redbank Plains Catchment for the December 2015 quarter were recorded at \$315 for three-bedroom houses and \$350 for four-bedroom houses. This is relatively in line with the wider Ipswich LGA median.

Houses in the Redbank Catchment have recorded a growth of up to 1.8 per cent per annum since 2010.

On-the-market rental data, which records new and near-new house product indicates that three and four-bedroom houses are attracting a premium over existing stock.

New and near-new three-bedroom houses are achieving a premium of 11.1 per cent over existing stock, whilst new and near-new four-bedroom houses are achieving a premium of 9.6 per cent over the existing market.

Looking specifically at Redbank Plains, **three-bedroom houses are achieving rents of up to \$370 per week, while four-bedroom homes are achieving up to \$420 per week.** This is a significant premium over the established stock.

Due to strong demand for limited dwelling supply in capital cities, the prominent challenge for younger generations will be affordability. With the increased accessibility to Springfield, Ipswich and from the Ipswich's eastern corridor, areas such as Redbank Plains represent a viable solution for both owner-occupiers and investors alike.



urbis.com.au
AUSTRALIA • ASIA • MIDDLE EAST

Brisbane
Level 7, 123 Albert St
Brisbane QLD 4000
07 3007 3800

This publication is prepared on the instruction of Sanctuary Rise Development 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 known 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 Sanctuary Rise Development 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 retrieval system or transmitted without prior written permission. Enquires should be addressed to the publishers. EMR0685.