

URBIS

MARKET OUTLOOK

BRIDGEMAN DOWNS

Bridgeman Downs is surrounded by infrastructure and amenity, with these factors, and the proximity to major employment nodes, key drivers of its residential market.

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Prepared exclusively for Calibre Living Pty Ltd
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Top: Recreational amenity; Bottom: Proximity to retail centres; Bottom right: Connectivity to the Brisbane Airport

RESIDENTIAL ANALYSIS

The median house price across the suburb of Bridgeman Downs is on an upward trend, as the chart to the right highlights.

Based on 64 transactions, the median house price reached a peak figure of \$770,000 during the first half of 2016. The following six-month period to the end of 2016 recorded an increase in the number of sales to 75, recording a median house price of \$765,000. Preliminary figures for 2017 are recording a figure of \$830,000 based on only nine settled sales. The strong price growth in Bridgeman Downs indicates the continued demand for houses within the suburb, particularly from the white collar family cohort who dominate the demographic makeup of the area.

The suburb of Bridgeman Downs has recorded long-term house price growth of 3.4 per cent per annum over the 10 years ending December 2016, and 2 per cent per annum over five years.

While the Bridgeman Downs housing market continues to perform strongly, the townhouse market is emerging within the area. When compared to a separate dwelling house, townhouses in the catchment are an attractive and affordable alternative. Analysis of new townhouses being offered for sale in the Bridgeman Downs Catchment reveals a price range of \$449,900 to \$509,000, with a median price of \$479,900. This compares to new houses, which in the suburb of Bridgeman Downs are offered for sale from \$650,000 up to \$930,000.

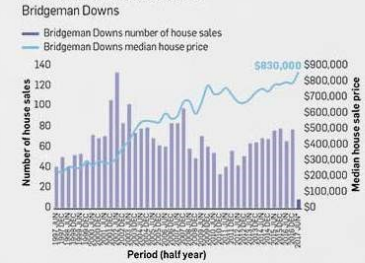
RENTAL ANALYSIS

Long-term rental price growth of 4.5 per cent per annum for four-bedroom houses has been recorded across the Bridgeman Downs Catchment.

This is for established product over both five and 10-year periods to December 2016, highlighting the solid rental demand within the precinct. Over the same period the number of rental bond lodgements for four-bedroom houses recorded growth of 8.4 per cent and 2.5 per cent per annum respectively. As the figures in the table on the right indicate, there has been no growth in bond lodgements in the short-term with figures remaining almost static over three years. This further highlights strong demand for rental product.

On-the-market data, which records advertised rents for new and near-new product, has revealed that within the Bridgeman Downs Catchment, four-bedroom houses are recording weekly rents of between \$500 and \$625.

20-YEAR HOUSE SALES CYCLE



Prepared by Urbis; Source: APM PriceFinder *Preliminary data and is subject to change.

MEDIAN RENT AND SALE PRICE COMPARISON



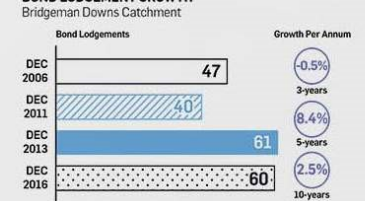
Prepared by Urbis; Source: APM PriceFinder, Residential Tenancies Authority (RTA) Dec Qtr 2016 *Preliminary data for all house product types and is subject to change.

RENTAL PRICE GROWTH - 4-BED HOUSES



Prepared by Urbis; Source: Residential Tenancies Authority (RTA) Dec Qtr 2016 Bridgeman Downs Catchment based on postcodes 4053

BOND LODGEMENT GROWTH



Prepared by Urbis; Source: Residential Tenancies Authority (RTA) Dec Qtr 2016 Bridgeman Downs Catchment based on postcodes 4053

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WALKABILITY & ACCESSIBILITY

The presence of major health and retail industries surrounding Bridgeman Downs is one of the key elements driving forecasts of local jobs increasing to 23,710 job by 2036. A strong bus network and arterial roads provide Bridgeman Downs residents access to Brisbane's two largest employment nodes – the Brisbane CBD and Australia TradeCoast. Together these nodes are projected to offer almost 300,000 jobs by 2036.

Households in the Bridgeman Downs Catchment earn on average 25 per cent more than Brisbane LGA households. This is attributed to 80 per cent of the catchment being white-collar workers, 82 per cent of households are family households, significantly higher than the Brisbane LGA of 73 per cent.

Owner-occupiers represent 80 per cent of the Bridgeman Downs Catchment, demonstrating a much higher proportion than the Brisbane LGA at 66 per cent. These demographic traits indicate residents in the Bridgeman Downs Catchment are typically well-established, high-income professional families.

INFRASTRUCTURE



01 URBAN VILLAGE CARSELDINE

\$35 million – Stage 1 planned

The former Queensland University of Technology (QUT) campus will be transformed into a vibrant urban village. The 45-hectare site will include residential, commercial and retail space. The redevelopment is expected to be completed by 2020.



02 WESTFIELD CHERMSIDE EXPANSION

\$355 million – under construction

Westfield Chermiside will become the largest Westfield Centre in Australia when the redevelopment opens mid-2017. The project will create up to 95 new retailers in a gallery mall, along with new dining and entertainment precincts.



03 AUSTRALIA TRADECOAST (ATC)

\$6 billion – underway

The Australia TradeCoast (ATC), incorporating the Port of Brisbane, Brisbane Airport and surrounding industrial areas is the largest and fastest-growing industry and commercial precinct in Australia.



EDUCATION

- 01 Aspley East State School
- 02 Aspley State School
- 03 Albany Creek State High School
- 04 Taigum State Primary
- 05 St Paul's School

RETAIL

- 06 Carlseldine Central
- 07 Aspley Hypermarket Shopping Centre
- 08 Bunnings and Chemist Warehouse Bridgeman Downs
- 09 Nextra Aspley Village
- 10 Westfield Chermiside Shopping Centre

LIFESTYLE

- 11 Club Coops Tennis
- 12 Aspley Hornets Football Club
- 13 Goodlife Health Club and Pool

INFRASTRUCTURE

- 14 Westfield Chermiside Shopping Centre Expansion
- 15 Urban Village Carlseldine
- 16 Australia TradeCoast

DEMOGRAPHICS

	Bridgeman Downs	Brisbane LGA
Average annual household income	\$109,841	\$88,027
Housing status – renters	18.5%	33.7%
Dwelling structure – separate house	86.4%	79.1%
Household structure – family	82.1%	72.9%
White collar workers	80.3%	29.6%

Prepared by Urbis. Source: ABS Census 2011
Catchment: Bridgeman Downs, Carlseldine, McDowall



HEALTH

North West Private Hospital	Prince Charles Hospital	Holy Spirit Northside Private Hospital
101 beds	630 beds	227 beds
350 staff	3,500 staff	650 staff

Prepared by Urbis. Source: Queensland Health

EDUCATION

24 Primary & Secondary Schools	16,835 Students
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Prepared by Urbis. Source: Australian Schools Guide

EMPLOYMENT

	EMPLOYMENT PROJECTIONS		
	2016	2036	New Jobs
Bridgeman Downs local employment area	19,265	22,088	2,823
Brisbane CBD	148,399	188,627	40,228
Australia TradeCoast	60,000	110,000	50,000
TOTAL	227,664	320,715	93,051

Prepared by Urbis. Source: Urbis
Bridgeman Downs Local Employment area includes: Bridgeman Downs, Chermiside, Chermiside West, Carlseldine, McDowall

