



INTRODUCTION BANKSIA HEIGHTS REDBANK, IPSWICH

INFORMATION MEMORANDUM
QUEENSLAND, AUSTRALIA

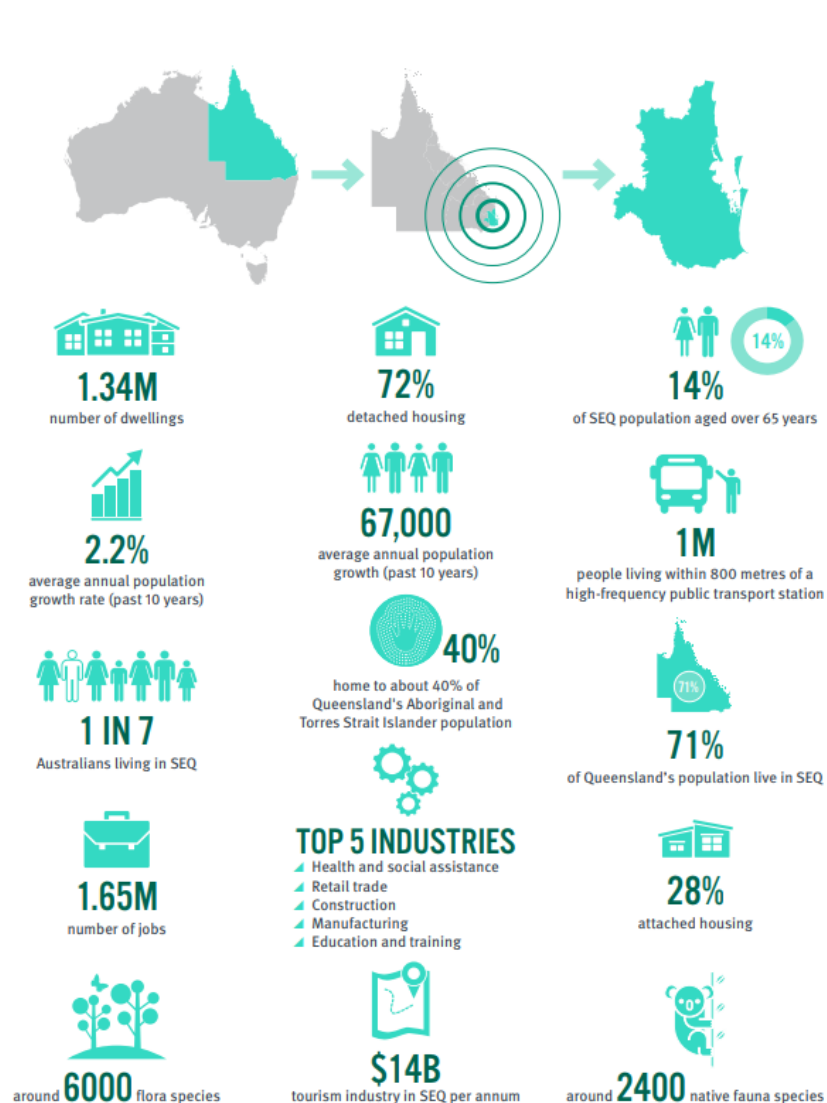
Homecorp[®]
CONSTRUCTIONS

Investment Property Check List

1. Infrastructure Projects
2. Population Growth
3. Location (Commuting Distance to Employment Hubs)
4. Economic Drivers (Ideally several different Industries)
5. New Job Creation
6. Capital Growth prospects
7. Market Cycle (Is this a rising market?)
8. Rental Demand
9. Local Amenities (Proximity to Schools, Shopping, Hospitals)
10. Public Transport — (Proximity to Bus, Train, Light Rail)



SEQ Region – Fast Facts



Source: Estimates derived for ShapingSEQ from various Queensland Government and ABS sources (most recent data available as at July 2017).



Figure 2: The local government areas of SEQ

Economic Drivers



Booming South East Queensland

- Around 1500 a week are moving to South East Queensland every week.
- The ABS projects there will be an additional 1.4 Million residents between 2016 and 2031.
- The SEQ population is projected to explode to 5.5 Million by 2041.
- Around 700,000 new dwellings will be needed in the next 15 years to accommodate this population growth.
- That's 897 new homes required every week for the next 15 years to meet the housing demand.
- The QLD government has allocated \$134 Billion in infrastructure investment to support this massive population boom.
- The 350 plus major infrastructure projects are expected to support about 930,000 jobs through to 2031.



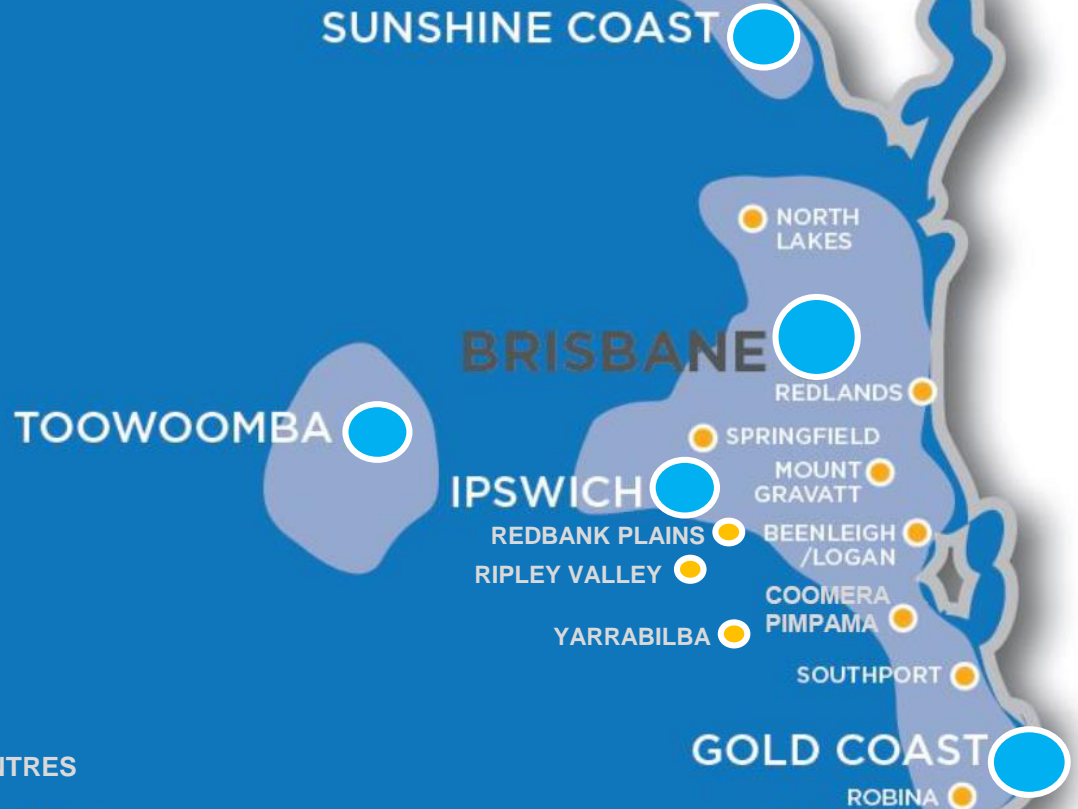
Statistics from Infrastructure Australia and QLD Government SEQ Regional Growth Plan update 2018

SEQ's Regional Growth Plan

\$134 Billion Plan

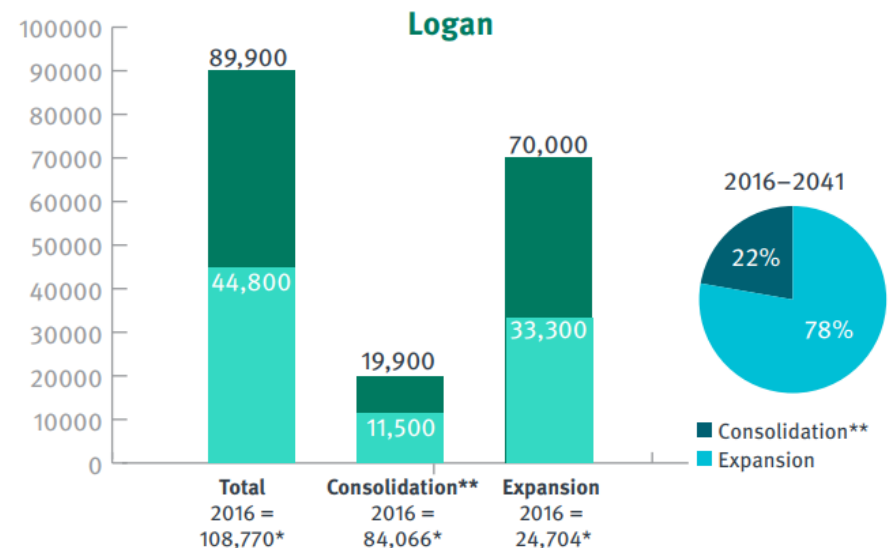
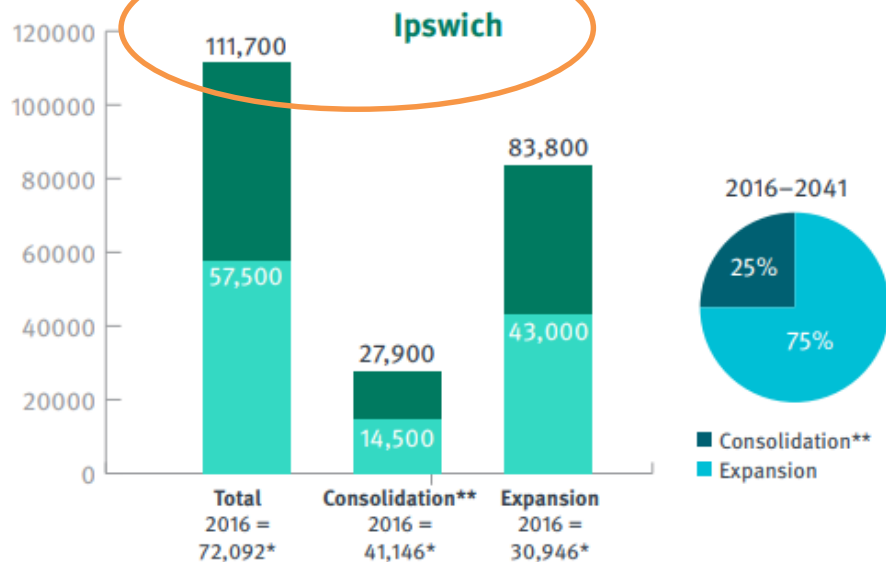
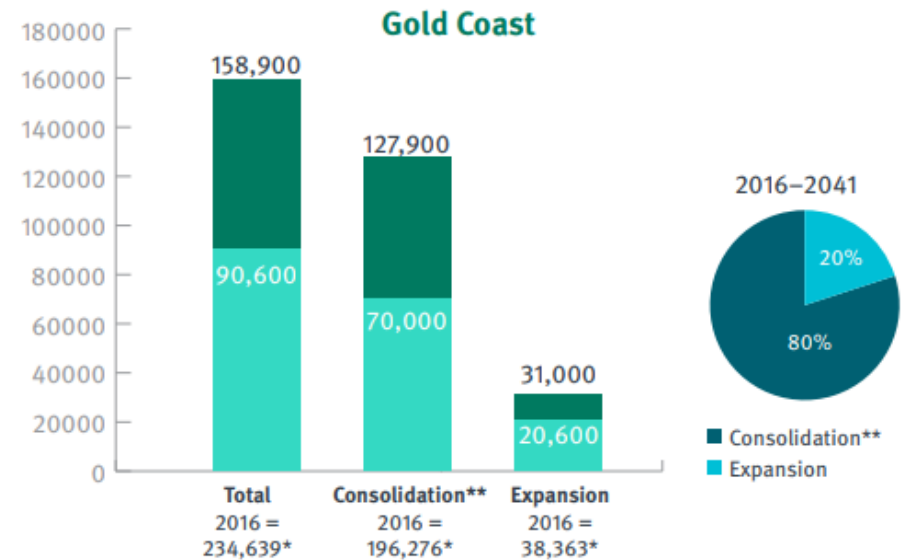
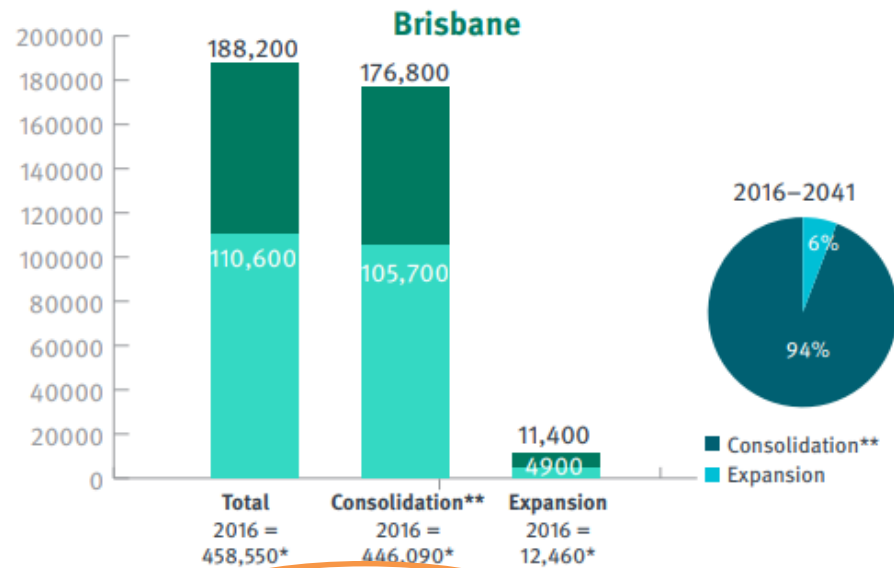
THE SEQ REGIONAL PLAN 2009-2031 HAS IDENTIFIED THE KEY GROWTH AREAS IN SEQ AND WILL SUPPORT THESE WITH INFRASTRUCTURE AND FUNDING. THESE PRINCIPAL REGIONAL ACTIVITY CENTRES ARE THE GROWTH NODES OF SE QLD.

-  MAJOR REGIONAL ACTIVITY CENTRES
-  PRINCIPAL REGIONAL ACTIVITY CENTRES
-  URBAN FOOTPRINT



Infrastructure Projects 

Where are they all going to live?



Ipswich - Location



Location



Ipswich - Demographics

IPSWICH, QLD

POPULATION GROWTH

Ipswich city is the fastest growing city in Queensland. It will grow by a staggering 241% from 180,000 in 2014 to 434,788 by 2031. It will need an additional 5000 new homes per year to meet demand.

JOBS / LABOUR FORCE

Future population growth in the city will create demand for another 120,000 jobs over the next 222 years. (The city has capacity to provide 335,000 jobs by then).

ECONOMIC GROWTH

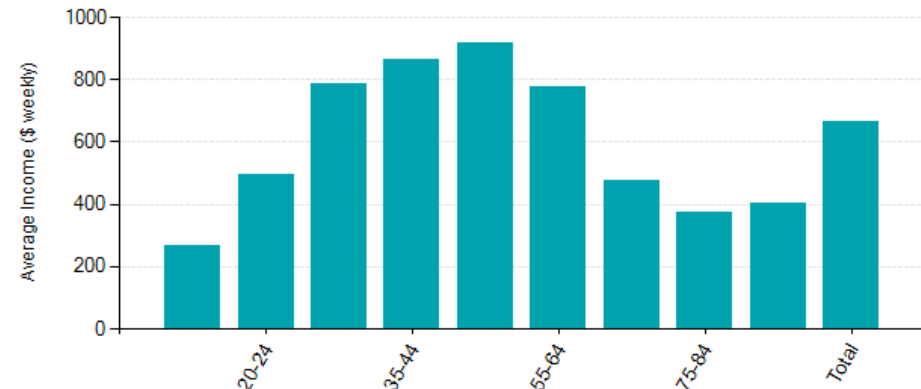
By 2026, the economy is projected to be worth \$12.7 billion with a population of 355,000.

LOCATION

Ipswich is strategically positioned:

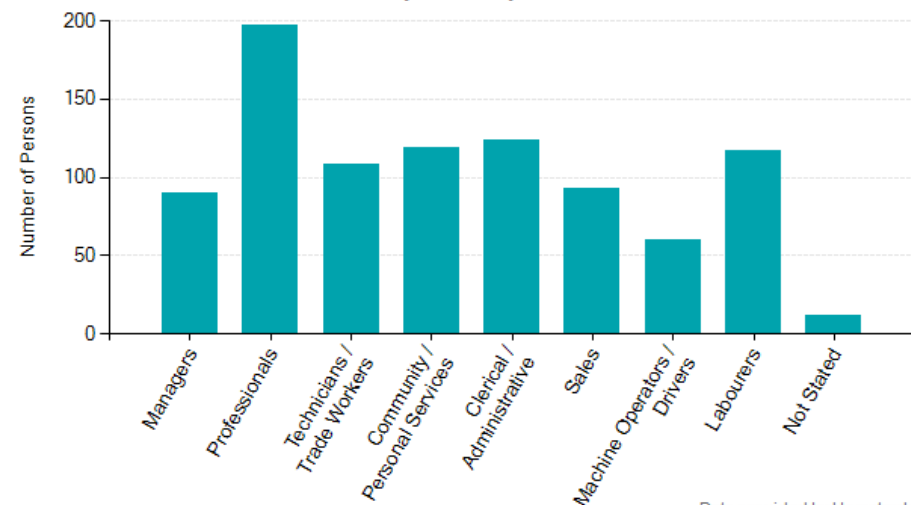
- > located on national road networks
- > 45 minute drive to downtown Brisbane
- > 60 minute drive to Brisbane Airport
- > quick access to Sunshine and Gold Coasts
- > rail to Brisbane and the Gold Coast
- > easy access to capital city facilities.

Average Weekly Income - Ipswich



Data provided by Hometrack

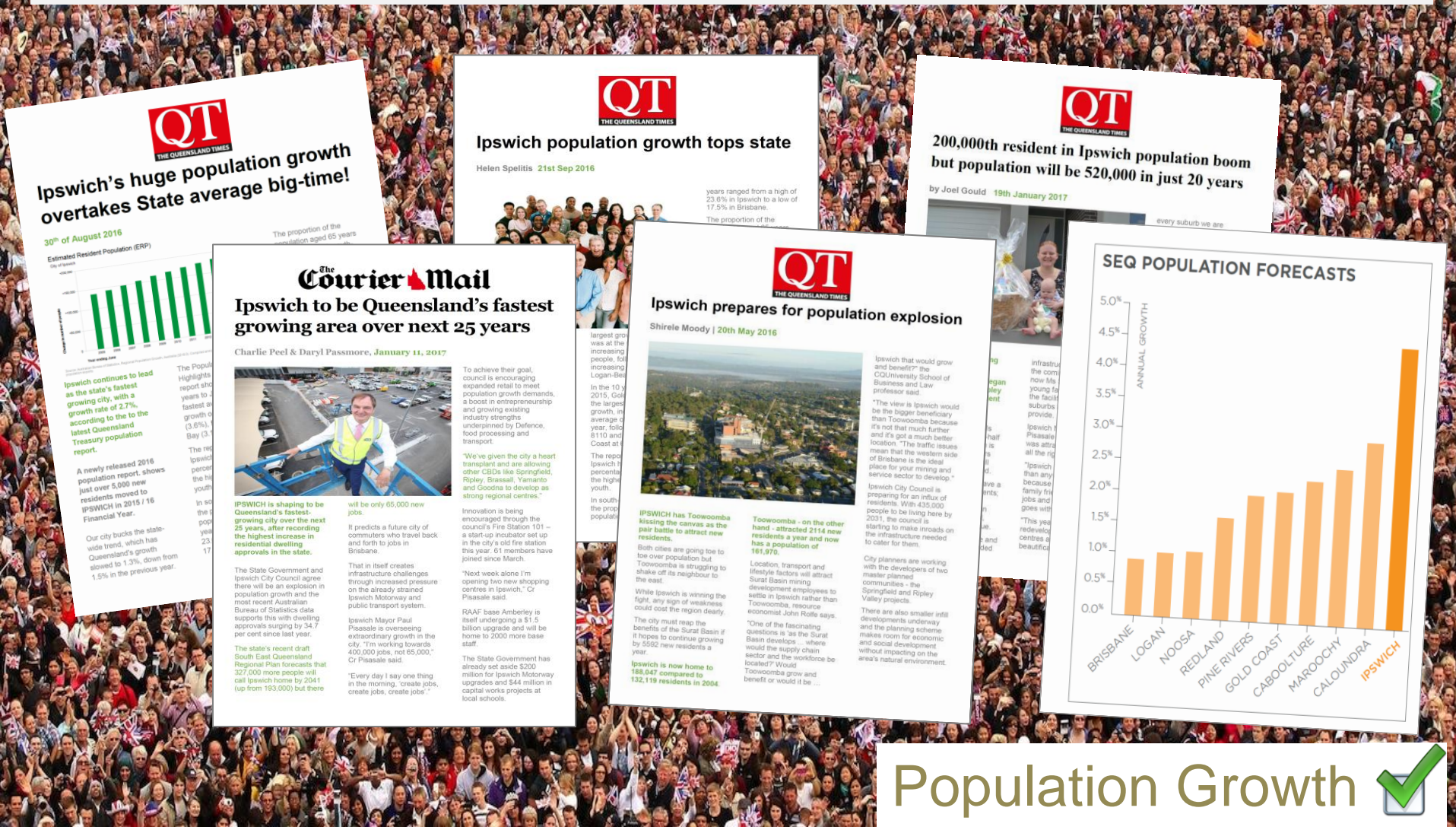
Occupation - Ipswich



Data provided by Hometrack

Massive Population Growth

Ipswich's population is set to grow from 200,000 in 2016 to a massive 520,000 by 2036. Source: ABS & Ipswich City Council



Population Growth



Ipswich - Economic Growth

Jobs / Labour Force

Future population growth in the City will create demand for another 120,000 jobs over the next 22 years. The City has the capacity to provide 335,000 jobs by then.

Economic Growth

By 2026, the economy is projected to be worth \$12.7 billion with a population of 355,000.

Economic Drivers



Major Infrastructure Projects

- 
- An aerial photograph of a city landscape. In the foreground, there's a large industrial or commercial area with several large buildings and parking lots. A multi-lane highway curves through the middle ground. In the background, a dense residential area is visible, followed by a range of mountains under a clear sky.
- \$1.1 BILLION - Amberley Aerospace Park and RAAF Base redevelopment & expansion
 - \$1.2 BILLION Ipswich Rail line extension and upgrade
 - \$1.8 BILLION Extension of Centenary Highway
 - \$1.5 BILLION Ripley Town Centre Development – Ripley Valley (120,000 new residents by 2030)
 - \$1 BILLION Citiswich project-commercial, residential,
 - \$1.7 BILLION Western Corridor Recycled Water project
 - \$160 MILLION Logan/Ipswich Motorway interchange
 - \$70 MILLION Cunningham Highway upgrade
 - \$200 MILLION Western Ipswich Bypass
 - \$90 MILLION Cunningham Highway upgrade
 - \$345 MILLION Ipswich Logan Motorway extension
 - \$320 MILLION Springfield Rail Extension
 - \$150 MILLION redevelopment of the Ipswich CBD
 - \$290 MILLION - Ipswich Hospital Upgrade
 - \$315 MILLION - 13 New schools from 2005-2026

Infrastructure Brings Jobs

INFRASTRUCTURE PROJECTS

The Courier Mail

\$3 Billion in upgrades for Ipswich motorways - Could this be the solution the southwest has been waiting for?

Kara Sonter, January 27, 2019

Three billion dollars in upgrades along the Centenary and Ipswich Motorways have been pinpointed as part of an ambitious Queensland transport infrastructure plan.

"We can't stress enough the importance of this rail link. **Ipswich is growing rapidly** and we need the transport infrastructure urgently to cope with the population explosion," Mr Chemello said.

This is an extract from an article published by The Courier Mail on the 27th of January 2019: <https://www.couriermail.com.au/questnews/southwest/could-this-be-the-solution-the-southwest-has-been-waiting-for/news-story/2d376b1f7f4d1fed03ffc0a7f71270>

QT
THE QUEENSLAND TIMES

Cash for Ipswich projects proposed in City Deal planning

Hayden Johnson, February 13, 2019

"**Key infrastructure** includes provision for an **Ipswich-Springfield-Ripley rail line**, and faster rail from **Ipswich to Brisbane**. Imagine an express service which takes people from **Ipswich Central to the Brisbane CBD in 18 minutes**," Administrator Greg Chemello said.

"**Ipswich is an important part of the southeast Queensland fabric.**"

This is an extract from an article published by The Queensland Times on the 13th of February 2019: <https://www.qt.com.au/news/cash-for-ipswich-projects-proposed-in-city-deal-pl/3646048/>

The Courier Mail

Brisbane City Council says Queensland Government needs to invest in city's transport network

Ellen-Maree Elliot, February 22, 2019

Transport and Main Roads Minister Mark Bailey said the State Government would spend **\$5.4 billion on Cross River Rail** for Brisbane plus **\$355 million on roads** in the Brisbane metropolitan region in 2018/19, including **\$9 million for local roads**.

He listed **billions of dollars worth of State Government commitments to the Ipswich Motorway**, Logan Enhancement Project, the M1, and the Sumners Rd Interchange.

This is an extract from an article published by The Courier Mail on the 22nd of February 2019: <https://www.couriermail.com.au/questnews/brisbane-city-council-says-queensland-government-needs-to-invest-in-citys-transport-network/news-story/c09b42b478339c74399be2dceec02d05>

QT
THE QUEENSLAND TIMES

IT'S ON: Olympic bid push a 'big deal' for Ipswich

Hayden Johnson, February 22, 2019

Mr Chemello said transport, economic, legacy and tourism benefits would bless the city.

"We'll be a hub for **innovation, health, logistics and defence**... and **Ipswich Central** will have been a **thriving business, health, retail and community hub** for well over a decade."

This is an extract from an article published by The Queensland Times on the 22nd of February 2019: <https://www.qt.com.au/news/its-on-olympic-bid-push-a-big-deal-for-ipswich/3653790/>

The Courier Mail

Southeast Queensland could get biggest City Deal in the country

Renee Viellaris & Daryl Passmore, February 12, 2019

Southeast Queensland looks set to be awarded the **biggest City Deal** in the country, with Prime Minister Scott Morrison revealing support for an **ambitious plan to the region**.

The current 3.5 million population will swell by 1.9 million over the next 25 years, requiring an **extra 800,000 homes and another one million jobs**.

This is an extract from an article published by The Courier Mail on the 12th of February 2019: <https://www.couriermail.com.au/news/queensland/southeast-queensland-could-get-biggest-city-deal-in-the-country/news-story/cl239560d4a13f16deb705d01b10ad5>

QT
THE QUEENSLAND TIMES

New sports, arts and tech buildings for Ipswich school

No Author, February 15, 2019

In response to **rapid growth across Ipswich**, a local school is starting to expand its education offerings - including world-class facilities - to cater to a surge in enrolments.

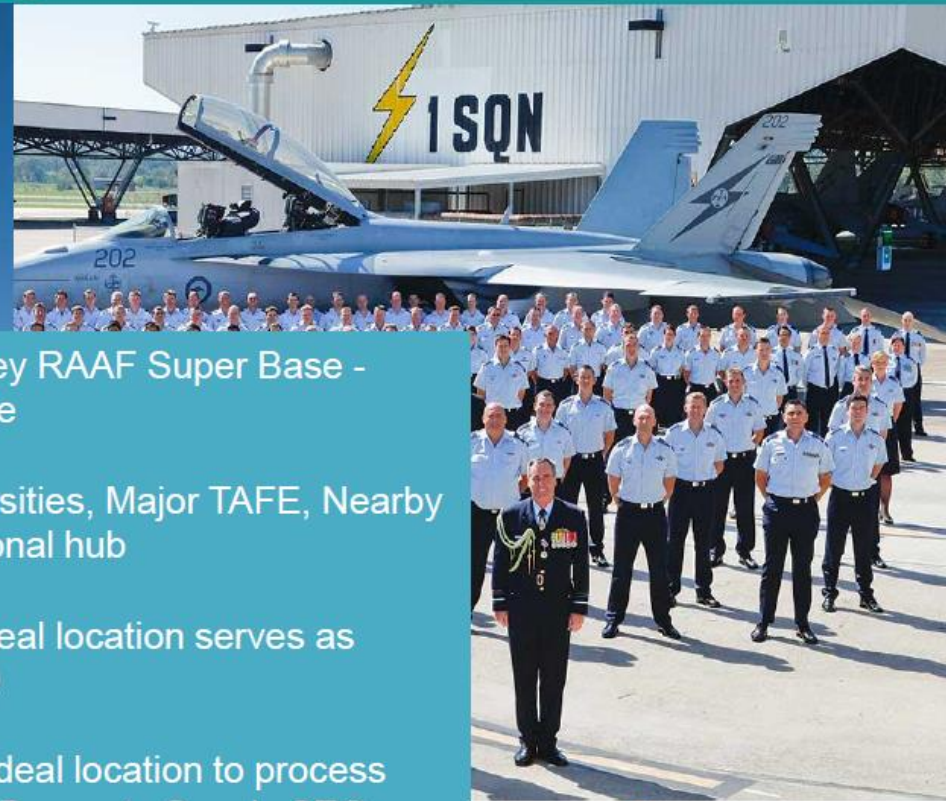
"As the **region continues to grow**, having a school like BPSSC with **first-class amenities** close by will be a priceless asset to residents and families in the community.

This is an extract from an article published by Queensland Times on the 15th of February 2019: <https://www.qt.com.au/news/new-sports-hall-arts-and-tech-buildings-ipswich-sc/3622937/>

Ipswich – Key Industries



- **Aerospace** – Amberley RAAF Super Base - 6000 personnel on site
- **Education** – 2 Universities, Major TAFE, Nearby Springfield is educational hub
- **Transport** – due to ideal location serves as transport hub for SEQ
- **Food Processing** – Ideal location to process food from the Darling Downs to Supply SEQ
- **Manufacturing** – Ipswich is Brisbane's blue collar cousin and SEQ's manufacturing hub.



Economic Drivers 

\$1B Amberley Base Expansion



Billion dollar expansion at Amberley Air Base

By LifestyleQld - January 16, 2017



Work is now well underway on infrastructure projects at the air base to accommodate and provide services for the rapid expansion of air power capability at RAAF Base Amberley.

Squadron Leader Matt Clarke, the Base Support Manager says that 2016 was one of the busiest years yet, in terms of base development, with about 10 projects in the pipeline.

"Over the next four years the projects planned total is

just on one billion dollars," he said.

One of the first projects to commence will provide construction of facilities for the Australian Army's 17th Construction Squadron's move to Amberley next year, with its 200 soldiers.

"Another major project is to provide facilities for the squadron of ten C-27J Spartan aircraft, replacing the Caribou aircraft, bringing around 300 RAAF personnel onto the base, requiring similar facilities to those for the eight C-17s

with 36 Squadron," Mr Clarke said.

With the number of C-17s on base increasing from the original four to six, and now eight, and the government deciding to buy an additional two KC-30s a new hangar and tarmac area needs to be constructed for 36 Squadron.

Under a Flight Line Master Plan area a large parcel of land to the west of the runway will become tarmac space for heavy air lift aircraft types and facilities for 36 Squadron, creating a heavy air lift operations precinct parallel to the main runway.

Existing squadrons flying the C-17 Globemaster, KC-30 Multirole Tanker Transport and F/A-18F Super Hornet will be joined in the future by the C-27J Tactical Airlift Squadron, the Growler EA-18G Electronic Warfare Squadron and the Heron UAV flight.

The Ipswich Advertiser

Govt to inject over \$1.5 billion into expand RAAF Amberley Base

2nd Mar 2017



THE arrival of new aircraft and more personnel seems likely to set Ipswich's reputation as a RAAF city in stone.

Over the next 20 years, the Federal Government will pump more than \$1.5 billion into the Amberley base, funding the introduction of more accommodation for personnel, new maintenance facilities and two new types of aircraft.

Among the new aircraft will be the EA-18G Growler - a specialised version of the Super Hornet that is built to detect enemy radars and communication.

The Growlers will arrive at Amberley in 2016, and the base will have a new apron,

refuelling system, hangar and maintenance bays in place made to accommodate the aircraft.

Set to join the Growlers will be the new C-27J Spartan medium transport aircraft.

Ten Spartans arrived in Australia last year, which the RAAF, were significantly boosted its capabilities to move troops, equipment and supplies.

The C-27J has the capacity to carry significant load and still access small, soft, narrow runways that are too short for the Hercules.

Maintenance for the F/A-18F Super Hornet aircraft and E-7A Wedgetail early warning and control aircraft

will continue to be undertaken at Amberley.

The government announced the funding as part of an increase in national defence spending, which they say they will aim to prop up by 2% of GDP over time - up from as low as 1.56% under the previous government.

Federal Wright MP Scott Buchholz welcomed the investment, which includes \$850 million at the Amberley base in the next decade and a further \$700 million between 2025-26 and 2035-36.

"Defence is already a major employer in the region, which has significant flow-on effects for the local economy," he said.

"The investments outlined for Amberley in the Turnbull Government's 2016 Defence White Paper will strengthen our Defence Force and provide a welcome boost to the economy."

"The White Paper is a pathway forward for further investment in the military and we have one of the premier bases in the country at Amberley," he said.



Amberley project to create 3500 civilian jobs

Just Grind | 18th Apr 2016



AN AMBERLEY Defence Support Centre independently estimated at bringing \$500m per year and creating 3500 jobs is in the works for Ipswich.

The centre, planned to be located on government owned land near the BP at Purga, has been front and centre of the agenda of Ipswich City Council and the Queensland Government since 2006.

The state bought three parcels of Commonwealth land in the area in 2012 to develop a defence precinct and in his letter Senator McGrath said it was resolved by the state that the development of the land for defence related purposes should be driven by the private sector and to that end, the State

Government has entered into a contract to sell over 100ha of their land to Amberley Logistics, on the condition it is used for that project.

Senator Payne said, "I know this is a pretty good ahead part of south-east Queensland and I think there is enormous potential here."

"The opportunities were limitless" for the variety of defence industries which could be located in Ipswich.

All of those opportunities will complement the expansion of Amberley that will occur over the next decade.

"Over the 10 years to 2025-26 there is an \$850m investment and that is a very significant undertaking

for a base which currently supports 5700 people and which will increase to about 7000," Senator Payne said.

"That brings business and action in the economy as part of that process.

"We've got some really important work going to happen at Amberley.

Ms Harding said the planned Amberley Defence Support Centre was an economic boost to Ipswich of stellar proportions.

"If it was to proceed I would imagine it would go to tender and there is a lot of interest in the market place to leverage off the base and take it from there," she said.

"The economic modelling shows it could employ up to 3500 people and create \$500m in economic value every year."

"This would be a way the defence industry could really support the Australian Defence Organisation (ADO).

The Defence White Paper unveiled the increase of \$20.9 billion in defence spending over the next decade with the goal of making the Australian Defence Force (ADF) more capable, agile and potent.

The Courier Mail

Ipswich to be defence capital of Australia

by jeomid 14th Jul 2017



GERMAN based company Rheinmetall has confirmed that if it wins the Federal Government contract for the supply of Army tanks under the initial \$5 billion Land 400 tender, they will be built in the Ipswich suburb of Redbank.

A spokesman for Rheinmetall has confirmed Ipswich as the site in an interview on radio station 4BC.

Acting Mayor Paul Tully said that "if successful, this will be one of the biggest investments in the city's history and a major job generator for the city of Ipswich" and the greatest boost for the Ipswich region in decades.

Rheinmetall is delivering more than 2500 logistics trucks to the Australian Army under the LAND 121 Phase 3B program and is currently bidding for the supply of the armoured combat reconnaissance vehicle under the Land 400 Phase 2 program.

"This is one of the largest military investments ever proposed for the city of Ipswich," he said.

"The proposal for Redbank combined with the existing RAAF base at Amberley will make Ipswich the defence capital of Australia.

"I am throwing my one hundred percent support to Ipswich \$5 billion project to Ipswich.

"It will be an enormous job generator for the city and will consolidate our position as the fastest growing region in Queensland."

Cr Tully said the attractiveness of south-east Queensland combined with easy rail and road access made the Redbank site ideal.

"I welcome Rheinmetall to the Ipswich region and wish them strong support in their bid to win this historic contract," he said.

"It is the centre of military operations with the army well positioned in south-east Queensland.

"The Federal Government will be considering other proposals and a decision is not likely until 2018."

Cr Tully said Ipswich was well placed to support any new defence industries going forward and that new industries support job creation for a skilled local workforce.





Ipswich wins \$5 Billion Tank Deal

The Courier Mail

Ipswich wins \$5 billion armoured vehicle contract

Renee Viellaris, March 14, 2018



QUEENSLAND has sensationally won a job-spinning defence contract under which the state will reap billions of dollars and gain the edge to secure an even bigger prize.

Prime Minister Malcolm Turnbull has this morning announced German-owned Rheinmetall Defence Australia – which has based itself in Queensland – has won phase two of the \$5 billion Land 400 deal to build 211 state-of-the-art combat reconnaissance vehicles at Ipswich.

The announcement puts the state in the hot seat to win Land 400 phase three, a \$15 billion deal to build mounted close combat vehicles.

The Courier-Mail and the federal Coalition's 26 parliamentarians, who dubbed themselves "Team

Queensland", launched an eight-month campaign to win the project, which was approved by the National Security Committee last night.

A hook-up was held after NSC's decision to brief the Queenslanders, politically resuscitating some MPs who were worried about holding their seats.

The Government's announcement will help reset the Queensland economy and guarantee jobs for the next 30 years because the vehicles will require refits and servicing.

About 150 of the military machines will be based in Queensland to support the brigades in Townsville and Enoggera.

The project will significantly help to diversify Queensland's economy, creating almost 1500 jobs

across Australia and wash \$10 billion through defence supply chains.

Most of the money will be spent and invested in Queensland, including Army bases at Townsville, Rockhampton and Enoggera.

About \$235 million across the country will be spent on new infrastructure needed to secure the vehicles.



German company Rheinmetall will build 211 state-of-the-art combat reconnaissance vehicles under a \$5.2 billion Defence Force contract.

Rheinmetall will create a Military Vehicle Centre of Excellence at Ipswich to assemble the war machines, hiring about 450 staff.

But hundreds of jobs will flow through the state, with small to medium businesses needed to supply goods and services to the vehicles which will be based in Townsville, Rockhampton and Enoggera in Brisbane and used for overseas combat.

The jobs are guaranteed in Queensland for 30 years.

Rheinmetall will also support up to 10,000 military vehicles in the Asia Pacific region.

Winning Land 400 phase 2 makes it a no-brainer for Rheinmetall and Queensland, which will win Land 400 phase 3, which is worth \$15 billion and involves exporting the vehicles to other nations.

Over 20 years, \$10 billion will flow through the economy to maintain the 211 vehicles.

40 companies across Australia will be used to support the national project.

The Courier Mail

Defence deal to create jobs bonanza for Ipswich region for the next 30 years

Domani Cameron, March 15, 2018



THE multibillion-dollar Land 400 deal looks set to catapult the Ipswich community into the forefront of Australia's defence industry, with business leaders confident the region will reap the economic benefits.

Both the State and Federal governments have hailed the \$5 billion contract – that will see Rheinmetall build 211 state-of-the-art combat reconnaissance vehicles in the city – as being a jobs bonanza across the state.

Rheinmetall in-service support manager Peter Franck said the contract would expand the size of

the company's department and the scope of its support.

"It's not just the engineering side and production side, but it's also the service support side," he said.

"It's one of the biggest – contracts that's ever been awarded in Australia (to Rheinmetall)."

Mr Franck said the expansion would draw on locals. "We will train those people up," he said.

Brisbane-based company IntelliDesign has been short-listed by Rheinmetall to undertake the project's electronic hardware design and manufacturing.

Queens Park Cafe's Jessica Hobart and Rheinmetall's Peter Franck in Ipswich.

Chief executive Matt Bromwich said while the company had not signed a contract, it was looking positive.

"We have about 70 staff split between hardware design and the manufacturing," Mr Bromwich said.

However he said that, if successful, the business would double in size over the next five years.

"It's certainly long-term, and that's important for us," he said.

Ipswich Mayor Andrew Antonielli said the council would work with the Department of State Development to ensure the region benefitted from future export opportunities.

"It means an enormous boost to our community," he said. "The flow-on effects are terrific," he said.

"Ipswich remains a very low-cost region to live and work in, in terms of housing and affordability.

"Those 450 jobs will support families. It's cause for significant optimism."

Ipswich – New job creation



7000 Ipswich jobs: Where they came from and how to get one

by Hayden Johnson 7th Jan 2018



WHILE almost 7000 new jobs were created during the past year, Ipswich trails other Southeast regions for annual employment growth.

According to the Australian Bureau of Statistics' Regional Employment data, 6700 more jobs were created in Ipswich when compared with 12 months ago.

Over the past 12 months Townsville recorded 8700 new jobs, Cairns 7600, Townsville 5400, Mackay 5400 and Gold Coast 5300.

Ipswich Mayor Andrew Antonelli said employment growth was good for the community, but acknowledged not all areas would be basking in optimism.

"It depends on what sort of business you're in as to the degree of positivity but certainly some business sectors are quite enthusiastic and happy with the way things are going," he said.

"Other sectors are a little bit ambivalent or negative so certainly one of the things I would like to think is we can

improve on that 6000 in 2018."

Queensland had the highest annual employment growth rate in the nation at 4.8 per cent, followed by the Australian Capital Territory at 3.9 per cent and Victoria at 3 per cent.

State Minister for Employment Shannon Fenniman said the regional employment data was positive.

"Christmas in 2017 looks a lot brighter for families right across the state with Queensland seeing the strongest jobs growth in the country over the past 12 months and much of that jobs growth has been outside Brisbane," she said.

For Queensland, the seasonally adjusted unemployment rate remained steady at 5.9 per cent.



\$3 Billion in upgrades for Ipswich motorways

Kara Sontor | 27th January 2019



THREE billion dollars in upgrades along the Centenary and Ipswich Motorways have been announced as part of an ambitious Queensland transport infrastructure plan.

The projects were part of 47 highlighted last week by the South East Queensland Council of Mayors' People's Movement Study that brought forward \$60 billion-worth of upgrades to address increasing demand on the region's transport system.

They would involve widening of the Centenary Motorway between Mogill Rd to Summers Rd interchange to six lanes.

The plan also suggested widening of the motorway to four lanes for the stretches

from the Logan Motorway to Springfield and Springfield to Yamanto.

The project was forecast to cost \$1.1 billion.

Work on the Ipswich Motorway would involve upgrades from Darras to Rockies and would cost about \$1.5 billion.

An extension of the Springfield passenger railway line from Springfield to Ripley (\$500 million) and a \$1.7 billion investment in faster rail from Ipswich to Brisbane to reduce travel times by 65 per cent, was also highlighted as big ticket items for the southwest.

Ipswich City Council Interim Administrator Greg Chennello said the faster rail program was crucial as population soared at an unprecedented rate.

He also welcomed a trip of 20 minutes between the two cities.

"We recently passed the 215,000 population point and we are heading towards 500,000 within 10 years," Mr Chennello said.

"It is absolutely vital that public transport is significantly improved to cater for that growth. That means rail, buses and a better transport and road network."

Presently commuters on the Springfield rail line have to change trains at Darras in order to reach Ipswich, however the extension of the Springfield line would mean commuters could easily reach Ripley and Redbank Plains — two of the region's fastest growing suburbs — as well as Ipswich.

Mr Chennello said the council had been pleading with the state government to introduce the link sooner, with land available now to build the extension to Redbank Plains and Ripley.

"We can't stress enough the importance of this rail link. Ipswich is growing rapidly and we need the transport infrastructure urgently to cope with the population explosion," Mr Chennello said.



Huge population growth fuels 3700 jobs created for Ipswich in one year

BBennion | 29th Oct 2016



Peter and Stephanie Ayward opened their new Ipswich Ties outlet in Ipswich.

GOOD news on the job front continues with the latest Queensland Treasury figures showing 3700 jobs have been created in the past year.

While the state's employment growth was at 0.2%, Ipswich's growth was at 2.6%.

However, the unemployment rate was at 6.6% in the Ipswich statistical region, compared with a statewide unemployment rate of 6.5%.

The statistical boundaries for Ipswich now include the

Brisbane suburbs of Inala and Forest Lake and rounds of the Lockyer Valley. A change to the boundaries in January 2015 had the published unemployment rate for Ipswich increase from 6.3% to 6.3%.

The 6.6% unemployment rate for the September figures was a decrease of 3 percentage points over the year.

The participation rate in the Ipswich statistical region was 64.2%, a decrease of 1.9 percentage points over the year.

Mayor Paul Pisaseale said job creation had been in construction, logistics at TNT, Northline and DB Schenker, retail with the expansion of shopping centres, rail jobs lost at Redbank replaced at Bombarrier, aerospace industry and new small business opening in the city, especially in hospitality.

"We're on the right track. Unemployment is not something you fix overnight. What you are seeing now are the results of 15 years of hard work," Cr Pisaseale said.

"We are the envy of many of our regional neighbours. No one in Australia creates 3700 jobs in one year."

"We are starting to get a good mix of jobs from aerospace to retail to hospitality and that is what makes a community because you need all jobs for all people."



Skilled workers needed to fuel Ipswich manufacturing boom

Emma Clarke | 21st November 2018



ATTRACTING new apprentices and skilled employees to the workforce is vital if the booming manufacturing industry in Ipswich is to sustain itself, new research shows.

Jobs Queensland and Ipswich City Council worked with more than 20 industry stakeholders to develop a report into manufacturing industry in Ipswich region.

Findings pointed to the need to attract new apprentices and skilled workers to the industry while meeting challenges around the impact of technology on job security.

A Workforce Report and Action Plan for the Manufacturing Industry in Ipswich focused on developing a more highly skilled local workforce.

Fitter and turner Ian Baverslock said major projects like the \$5 billion LAND 400 Defence Deal were essential to help train new manufacturing workers.

"It's great, the more projects we have like this the better for everyone," Mr Baverslock said.

"Especially the economy because it supplies more jobs and apprenticeships, it gives them something - a future. Especially with manufacturing going overseas, it's only a good thing."

He said skilled apprentices were becoming less common.

"I would like to see more apprentices but lately there has not been many, it's been dwindling over the years," Mr Baverslock said.

"Jobs like this will help increase the number."

Minister for State Development, Manufacturing, Industry and Planning, Cameron Dick said the report found the fast pace of technological change demanded a workforce with higher skills.

The Department of State Development, Manufacturing, Industry and Planning, the Department of Education, Small Business and Training, the Department of Education and Ipswich City Council will lead the report's action plan.

"Together we will build business capability, uplift the current workforce, engage and build the future workforce, and further develop industry support and networks," Mr Dick said.

"We are also committed to making advantages Ipswich has through a wealth of available industrial land suited to both light and heavy manufacturing, servicing and linking to established heavy transport infrastructure."

"After securing the (LAND 400) deal, we have been working with manufacturing contracts to maximise further economic opportunities across a range of industry projects."



NDIS 3,000 new jobs for Ipswich

JESSICA MARSALEK May 11, 2016



UP to 20,000 extra careers will be created across the state under a National Disability Insurance Scheme jobs boom for the state.

The NDIS will boost career jobs and improve care for those who need it.

And nearly double the number of people with a disability who receive support now will get the help they need.

The National Disability Insurance Scheme last night released a report that described the flow-on effect to the economy as the disability support market

expands from \$1.6 billion at present to \$4.3 billion in 2020.

Ipswich is the big winner with job opportunities tipped to nearly triple from about 1000 jobs now to about 3000.

It said a whopping 1850 jobs would be created in Beenleigh, 1450 in Robina and 1400 in Caboolture/Strathpine.

More than 2000 people will find jobs in Brisbane as job opportunities double in Cairns to 2000, Mackay to 1100, Rockhampton to 1800 and Townsville to 2400.

There was similarly good news in Bundaberg, Maroochydore, Maryborough and Toowoomba.

At the same time, the number of people getting support will rise from 97,000 people to 91,200 in 2019. It also prevented an increased demand for new products and technologies

that could be met by entrepreneurial businesses.

Social Services Minister Christian Porter and Assistant Disability Minister Jane Prentice will today launch the jobs creation as well as the social change the scheme will bring as it rolls out in full across the state from July 2016 over three years.

"The NDIS will inject \$2.5 billion into the Queensland economy and double the disability services workforce," Mr Porter said.

The NDIS, which provides individualised support to people with permanent and significant disability, was introduced by the Gillard government.



Hundreds of jobs at new Ipswich mega-factory

Andrew Jefferson | 1st December 2018



HUNDREDS of jobs are expected after Coles announced it will build an automated mega-centre in Ipswich as part of a \$950 million project.

Coles Group Limited revealed to the stock exchange it had executed plans to develop two new automated distribution centres on the eastern seaboard, including one at Redbank.

The grocery company's second distribution centre will be built at Kemps Creek in Western Sydney.

Together the projects are worth about \$950 million over six years.

It is expected the new Redbank distribution centre, part of the Coles' Supply

Chain Modernisation Project, will create hundreds of jobs over an initial 20-year lifespan.

The agreement at Redbank still requires development approvals from Ipswich City Council.

"The Queensland automated ambient distribution centre will be located at Vivestram St, Redbank," a Coles spokesman said.

"The size of the distribution centre will be around 70,000sq m."

"We have chosen the location because of its strategic proximity to major road networks and their adjacency to major metropolitan markets."

"This means we can rapidly get our products on our supermarket shelves,

improving product availability for our customers."

While new jobs will be created at Redbank, Coles will provide \$146 million in its 2019 interim result for lease exit costs and redundancies for existing distribution centres.

The existing centres will be closed over a two-year period.

"With the signing of these important contracts, Coles is one step closer to implementing a key element of its supply chain modernisation strategy," Coles CEO Steven Cain said.

This will provide a safer working environment for our team members, lower supply chain costs, enhance our overall business competitiveness and make life easier for our customers by having the right offer in the right location."

Bulimba based builders Badge have been awarded the delivery home on the 100 residence precinct by early 2018 with work expected to start in the coming weeks, following today's official ground breaking and blessing ceremony.

Badge construction manager Brett Smith said there will be about 120 workers on site each day at the height of the project, in March and April next year.

2000 new jobs at multi-million dollar Ipswich retirement and aged care facility

Helen Speltis | 22nd Nov 2016



More than 2000 workers will be employed to build the new \$15 million aged care facility at Eastern Heights.

Bulimba based builders Badge have been awarded the delivery home on the 100 residence precinct by early 2018 with work expected to start in the coming weeks, following today's official ground breaking and blessing ceremony.

Badge construction manager Brett Smith said there will be about 120 workers on site each day at the height of the project, in March and April next year.

"Throughout the construction we will have about 2000 people

employed, including contractors, builders, trade workers and admin staff, and we're looking at hiring local subcontractors now," Mr Smith said.

The new facility will replace the existing home on the Limestone St site and the name Villa Maria will be carried across, along with the residents.

While Catholic Healthcare has made every effort to preserve the legacy of its Limestone St site, first opened in 1952, there will be some major changes.

For the first time ever, men will be allowed into Villa Maria.

separated and there will be six rooms specifically designed with couples in mind.

Villa Maria Manager Carol Novak said there were often calls asking about accommodation for men which the women only facility couldn't accommodate - yet.

Catholic Healthcare managing director David Maher said the project to replace Villa Maria had been in the pipeline for at least two and a half years; the demographics of Ipswich was evidence enough the community needed more aged care services.

"It's very significant for us to be able to build a brand new service for the residents of Ipswich, but also to be able to make it two and a half times bigger so we can provide more services to more members of the community," Mr Maher said.

9.30AM: Construction starts today on a new \$15 million aged care facility at Eastern Heights that will see Villa Maria in the Ipswich replaced.

Stage one of the Darras to

2000 new Ipswich jobs are being created this year

Emma Clarke - 4th Jan 2018



More than 2000 jobs will be created in Ipswich this year.

They're available through massive road infrastructure projects, a billion-dollar RAAF build, international grocery store construction and even in small local businesses.

Blair MP Shayne Neumann said among the most significant jobs drive was private-funded highway upgrades.

Stage one of the Darras to

work will be finished by the middle of the year.

"During the life of the project, everything from stop and go signalisers, engineers, tradesmen and workers and all manner of experienced construction personnel will be needed," Mr Neumann said.

"That will offer a broad range of jobs and there will also be apprenticeships offered. It's a really good prospect for job creation in the area."

With plans to join the

Job Creation

Jobs bring Population Growth

NEW JOB CREATION



Skilled workers needed to fuel Ipswich manufacturing boom

Emma Clarke, November 21, 2018

Attracting new apprentices and **skilled employees** to the workforce is vital if **the booming manufacturing industry in Ipswich** is to sustain itself, new research shows.

"It's great, the more projects we have like this the better for everyone," Mr Baverstock said.

This is an extract from an article published by The Queensland Times on the 21st of November 2018: <https://www.qt.com.au/news/skilled-workers-needed-to-fuel-manufacturing-boom/3580584/>



Hundreds of jobs at new Ipswich mega-factory

Andrew Jefferson, December 1, 2018

Hundreds of jobs are expected after **Coles** announced it will build an automated **mega-centre** in **Ipswich** as part of a **\$950 million project**.

Together the projects are **worth about \$950 million over six years**.

This is an extract from an article published by The Courier Mail on the 1st of December 2018: <https://www.couriermail.com.au/news/regional/breaking-hundreds-of-jobs-at-new-ipswich-megafactory/news-story/af464e386b9275b3f24522842d3734e>



'Welcome to the boom town': Jobs, growth tipped for suburb

No Author, July 18, 2018

With this growth comes **significant job creation for the region**, the report shows **employment projections in Ripley** through to 2041 to be 9.8 per cent, compared with 2.6 per cent across the Ipswich local government area.

This is an extract from an article published by The Queensland Times on the 18th of July 2018: <https://www.qt.com.au/news/ripley-fastest-growing-region-queensland/3470035/>



Where jobs are being created this year

Emma Clarke, January 4, 2019

More than 2000 jobs will eventuate in Ipswich this year.

"That's not the final area, **more jobs will be created** when the rest of the six kilometre project is completed," Mr Nuemann said **the billion-dollar RAAF Base Amberley project supported another 1500 contracting staff**.

This is an extract from an article published by The Queensland Times on the 4th of January 2019: <https://www.qt.com.au/news/where-jobs-are-being-created-this-year/3302880/>



Population = Strong Housing Market

CAPITAL GROWTH

The Courier Mail

Ipswich suburb among best in price growth

Hayden Johnson, November 12, 2018

An **IPSWICH** suburb has been named **the second strongest suburb** in the state for price growth, according to the latest real estate report.

"It's a great market to be in at the moment."

Six Ipswich suburbs were in the **top 68 suburbs** on the capital growth list.

This is an extract from an article published by The Courier Mail on the 12th of November 2018. <https://www.qt.com.au/news/ipswich-suburb-among-best-in-price-growth/3572918/>

QT
THE QUEENSLAND TIMES

Housing market holds steady

Rhiannon Keyte, September 12, 2018

House prices in **Ipswich** have held steady over the past year and the past five years according to new data from the Real Estate Institute Queensland (REIQ).

It's hoped that **new business investment** flowing to Ipswich wherein construction of the second Costco in Queensland commenced in late June this year.

The forecast investment is about **\$50 million** and will potentially **add 280 new jobs to the region.**

This is an extract from an article published by The Queensland Times on the 12th of September 2018. <https://www.qt.com.au/news/housing-market-holds-steady/3518398/>

news
.com.au

Property in 2019: Experts reveal what to expect for the Qld market

The Courier-Mail, December 12, 2018

Growth suburbs in Brisbane's east, **Ipswich** and the Gold and Sunshine coasts will be regions to watch in the new year, according to the experts.

"Buyers are now moving to Queensland to match employment opportunities, affordability and liveability in one location."

This is an extract from an article published by News.com.au on the 5th of January 2019. <https://www.qt.com.au/news/housing-market-holds-steady/3518398/>



Strong Property Market



2018 will be a big year for the Ipswich property market: Agent

by [Hayden Johnson](#) 17th Jan 2018



IPSWICH real estate agents will use the Christmas period to prepare for what is expected to be a good 2018 for the region's property market.

The institute's quarterly market monitor found the Ipswich house market demonstrated consistent growth over the past year, adding 3.1% to the median price, reaching \$335,000.

In the quarter, 5161 homes were on the market at an average list time of 40 days.

Ipswich's median house price for the quarter rose

0.7% to \$337,250, with 592 sold.

Real Estate Institute of Queensland Ipswich representative Darren Boettcher said the market was showing positive signs.

"There will be steady growth in the Ipswich market, I predict at about 3% a year for the next three to five years."

Mr Boettcher said the market was suffering a stock shortage.

"40 years has been fantastic - there are not enough houses for sale," he said.

With Brisbane's median property price at \$650,000, Mr Boettcher said Ipswich was undervalued.

He expected the price would correct within three years.

The institute noted Ipswich was part of southeast Queensland's growth corridor, along with Logan, and was an active market for first home buyers.

Queensland has the highest proportion of first home buyers across the nation, with these new property seekers making up about 20% of the buying population, according to ABS lending data.

The strong performance of the southeast corner's coastal markets helped drive Queensland's growth over the past year, with more than 58,000 houses sold and an annual median price growth of 2.4 per cent.

The unit market in Ipswich is more volatile.

The market has grown 5.8% over the past 12 months to an annual median of \$320,000, however, suffered a quarterly loss of 20.3%.

The Ipswich Advertiser

Cashed-up investors driving Ipswich's housing market

by [Emma Clarke](#) 15th Jul 2017



SOLD: Eisa Youssef bought a house on Hilton Drive, Cairns for \$650,000.

A NEW wave of cashed-up interstate investors and young savvy super savers are re-creating an Ipswich suburb's previously dormant property market.

A host of high-end luxury homes up for sale in Camira have been snapped up, many with price tags of more than double the average spend.

What used to be Saturday morning open homes with piles of shoes dumped at the front door has evolved into canapés and champagne with buyers on a Friday night - a tactic that has had Camira homes sell for close to the million-dollar mark.

In one instance, investors turned in from interstate

Youssef, settling on his 31st birthday.

Mr Youssef said he was ready to spend up to \$950,000 on the right property and the home on Hilton Dr ticked all the boxes.

"When I walked into this house, it was very well built but it had a finesse and character about it and for me that was the wow factor. I wasn't in love with other houses but when I walked into this one, I fell in love. It just fell into place, it aligned for me," he said.

"I saw that it had a 16-car garage and I have a lot of cars, motorcycles and toys and I think that is what drew me the most to it. I like what I saw."

What I like about Camira is its quite secluded, quiet and peaceful. Working in the hustle and bustle of the city, you want to come home to a bit of serenity. To hear the birds chirping, that's really special.

"I had no idea even where Camira was until about a week before I bought this house. I found it by accident."

The luxury four-bed, three-bath home is Mr Youssef's second property - he bought a home at Browns Plains when he was 25.



HOT PROPERTY: Ipswich land sales hit eight year high

by [HELEN SPELITIS](#) 7th Feb 2017



LAND sales in Ipswich have reached their highest level since 2009 and with demand increasing, prices are rising too.

Vacant land or land and house packages are being snapped up faster than expected and prices have hit an average of \$435 per sqm.

The latest figures show lot approvals across the Ipswich City Council area increased by 2.32 per cent between June 2015 and June 2016.

That's 2914 new lots in 12 months.

According to Ray White Land Marketing Director, James Martin, the latest statistics reflect the rising demand for housing throughout the past nine years.

"The value per sqm has increased on average 8.22% per annum over the last nine years," Mr Martin said.

"All the major indicators have shown strong positive results including sales volume increases and the continued uplift in median values, all encouraging signs for this market."

"DA approvals are at normalised levels and still up over the last year, while the continued increases in registration levels highlight the depth of this market."

"Indicators such as reduced lot sizes, strong increases in land values and improved house and land package sales rates, emphasise the ongoing demand for housing..."

"This region represents an important growth corridor for South East Queensland with significant scope for future residential land development opportunities..."

There is more than 7,190ha of land suitable for residential development within Ipswich City, Mr Martin said.



Why families are joining the Ipswich property pilgrimage

by [Helen Spelitis](#) 27th Jan 2018



FAMILIES are flocking to Ipswich suburbs attracted by competitive prices and larger blocks, new data reveals.

Aussie Home Loans and Corelogic have identified Australia's most popular family suburbs along with the cost of buying a home in those areas.

Four Ipswich suburbs made the Brisbane's top 20 most popular list.

The figures, released today, put the popularity of Augustine Heights,

Brookwater, Springfield and Pine Mountain, Brassall on par with the Brisbane suburbs of Etona Hill and Fig Tree Pocket.

Ipswich real estate agent Glenn Ball said Pine Mountain was booming as families rushed to the area to take advantage of the low pockets of wide open space left in Ipswich.

The owner of First National Action Realty Ipswich said large family homes in Pine Mountain had been selling like hot cakes.

"Pine Mountain is like our own little best kept secret," Mr Ball said.

"The suburb has proven very popular with families who want that extra space but still want to be close to amenities like schools."

"The houses are generally modern and blocks at 4000sqm aren't unusual."

According to Aussie Home Loans data, 27 homes have been sold in Pine Mountain during the past 12 months.

While that might not seem like a lot compared with other suburbs, Pine Mountain is considered a high demand market where homes sell within weeks - sometimes days - of going on the market.

The National Property Clock

National Property Clock: Houses

Entries coloured orange indicate positional change from last month.



Month in Review
February 2019



RESIDENTIAL

Liability limited by a scheme approved under Professional Standards Legislation.
This report is not intended to be comprehensive or render advice and neither Herron Todd White nor any persons involved in the preparation of this report accept any form of liability for its contents.

Market Cycle



HERRON
TODD
WHITE
RESIDENTIAL

Ipswich at the start of a Rise

MARKET CYCLE

Domain

Queensland's regional towns emerge as top house price performers for 2018

Ellen Lutton, January 24, 2019

Queensland's regional towns have emerged **as the strongest house price performers** of 2018, with some **recording growth** more than seven times that of Brisbane.

Ipswich's affordability continues to make it **popular** with **first-home buyers** and people **moving from Brisbane**.

This is an extract from an article published by Domain on the 24th of January 2019: <https://www.domain.com.au/news/regional-house-prices-qld/>



Ipswich stars in several southeast property market rankings

Hayden Johnson, December 21, 2018

Ipswich remains **the most affordable** place for people to buy a home in the Greater Brisbane area, with new data showing prices are on the up.

Houses in Ipswich returned the largest gross rental yield in outer Brisbane, with 4.7 per cent in September.

This is an extract from an article published by The Queensland Times on the 21st of December 2018: <https://www.qt.com.au/news/ipswich-stars-in-several-southeast-property-market/3607529/>



This property market is tipped to take off

Michelle Hele, May 6, 2018

This affordable property market is tipped for a resurgence of interest driven by **a huge new employment driver**.

The Ipswich property market is tipped to take off following the awarding of a massive defence contract to the region.

This is an extract from an article published by News.com.au on the 6th of May 2018: <https://www.news.com.au/finance/real-estate/this-property-market-is-tipped-to-take-off/news-story/9070d9966321eccaa6bd0af4ef170244>



Property market update: Brisbane, November 2018

Bianca Dabu, December 5, 2018

Brisbane's median dwelling value currently sits at \$491,925. Majority of the regions are more expensive than the overall median, with West Brisbane being the most expensive at \$659,554 and **Ipswich being the most affordable at \$350,511**.

This is an extract from an article published by The Courier Mail on the 29th of January 2019: <https://www.couriermail.com.au/news/queensland/spring-mountain-state-school-new-school-opens-in-ipswich/news-story/57358454b18b4f48daa7b0c584f9fd1f>

Underpinned by low vacancies

RENTAL DEMAND



Where it's cheaper to buy than rent: It's Ipswich's time to shine

Elizabeth Tilley, January 12, 2019

It has played second fiddle to Brisbane for years, but finally, **it is Ipswich's time to shine.**

"Now is actually a good time to look to buy because we are looking to see further increases in rental levels"
Realestate.com.au chief economist Nerida Conisbee said.

This is an extract from an article published by News.com.au on the 12th of January 2019: <https://www.news.com.au/finance/real-estate/brisbane-qld/where-its-cheaper-to-buy-than-rent-its-ipswichs-time-to-shine/news-story/96cc9ee6a5170e4af5c67312098b5f0>



Rail line grows three times faster than state average

Ellen Lutton, July 23, 2018

South-east Queensland's highest yielding investment properties are no longer in Brisbane, but in the outer suburbs of **Logan** and **Ipswich**, new data shows.

Brisbane has some of the highest rental yields in the country, averaging four to five per cent.

This is an extract from an article published by Domain on the 23rd of July 2018: <https://www.domain.com.au/news/investor-alert-the-southeast-queensland-suburbs-with-the-highest-rental-returns-20180723-h12xy4-75372/>



Ipswich rents best value in SEQ

Rhiannon Keyte, September 11, 2018

Australians fleeing rocketing capital-city rental prices are finding sanctuary in **Ipswich**, with new data showing **the city's rentals are among the most affordable in the southeast Queensland.**

"Ipswich is a very affordable place to live, not just in terms of rent but there are so many free activities, a lot of them being nature-based; there are wildlife parks, scenic walks, and tons of sport," she said.

This is an extract from an article published by The Queensland Times on the 11th of September 2018: <https://www.qt.com.au/news/ipswich-ents-best-value-in-seq/3517528/>

Strong Rental Market



Ipswich rental market squeeze A third of Ipswich renters struggling to pay rent

by Helen Spellitt 22th Jan 2018



ONE third of Ipswich residents are struggling to pay their rent.

A tool used to measure the vulnerability of renters across Queensland has ranked Ipswich as 'highly vulnerable'.

The Rental Vulnerability Index shows, in 2016, 30.3 per cent of people in the 4305 postcode were struggling to pay their rent with single parents the most vulnerable.

Four years ago, Janet Richardson was one of them.

When Janet's relationship ended, she suddenly found herself in financial strife.

specialist legal centre Tenants Queensland, examines rental affordability, economic and social pressures impacting renters.

When residents search their postcode, the index generates a number indicating the vulnerability of renters in that area.

A ranking of zero indicates renters in that postcode are not vulnerable where a ranking of 1 indicates the most vulnerable.

The ranking for the 4305 Ipswich area was 0.812 compared to Bundaberg, where renters were found to be the state's most vulnerable, with a ranking of 0.934.

The index also generates a colour coded map which showed residents in Ipswich suburbs including Brassall, Coalfalls, Bundaberg, Blackstone, Boval, Raceview and Riverview were suffering rent stress.

According to realestate.com.au, the average cost to rent a home in the Ipswich area is \$350.

"I worked with a financial adviser to improve my position. I couldn't afford anywhere Brisbane, and Ipswich was an affordable alternative."

The Rental Vulnerability Index, commissioned by

Domain

REIQ highlights 'very tight' vacancy rates

Emma Ryan Monday, 16 May 2016



The Real Estate Institute of Queensland says tight vacancy rates have led to pressure mounting on rental markets in the state's south-east region.

According to the REIQ March quarter 2016 Vacancy Rate Report, areas such as the Gold Coast, the Sunshine Coast, Ipswich, Caboolture, Caloundra and Noosa are all experiencing vacancy rates of less than 2 per cent.

REIQ chief executive officer Antonia Mercorella said the data highlights that vacancy rates are 'very tight' and shows that specific rental markets in south-east

Queensland are crying out for greater investment and more housing construction.

"Gold Coast vacancy rates have been operating at less than 2 per cent for more than two years and this is clear evidence that there is continuing strong rental demand," she said.

"The Sunshine Coast has had tight conditions for more than four years and rental accommodation can be very challenging to find – this area could support new dwelling construction."

REIQ data also revealed Brisbane vacancy rates dropped from 3.1 per cent

"The inner five km ring is at 3.3 per cent and the middle ring is at 2.5 per cent – these levels continue to fall within what the REIQ considers the healthy range," Ms Mercorella said.

"We are clearly not oversupplied – at this stage."

Meanwhile, vacancy rates recorded weak results

outside the capital city and south-east areas, with most regional centres continuing to experience the consequences of the mining downturn, according to Ms Mercorella.

to 3.0 per cent over the quarter.

REIQ data showed vacancy rates eased from 6.1 per cent to 6.0 per cent in Rockhampton.

Cairns remains the standout regional centre, with vacancy rates further tightening from 2.5 per cent to 2.1 per cent over the quarter.

"For the rent you'd pay for a three-bedroom house in Brisbane, you can get a four bedroom house in Ipswich for up to \$65 less a week."

"That's why both Logan and Ipswich are now very tight rental markets, with the lowest vacancy rates in the Greater Brisbane region."

Tight rental market great for Ipswich investors

11th July 2015



Ipswich and Logan are emerging as the south-east's rental hotspots as tenants move further afield from inner-Brisbane in search of more affordable rents," she says.

Rental markets in the state's south-east and major tourism centres are tight, offering great opportunities for investors, according to the latest REIQ Residential Rental Survey, conducted at the end of September.

"For the rent you'd pay for a three-bedroom house in Brisbane, you can get a four bedroom house in Ipswich for up to \$65 less a week."

"That's why both Logan and Ipswich are now very tight rental markets, with the lowest vacancy rates in the Greater Brisbane region."

ORD MINNETT

contributing to these tight conditions, particularly in hinterland areas where agents are struggling to find enough rental properties to meet demand.

The official figures reflect the anecdotal evidence that agents have been reporting to MPP for some time.

Mike Burns is the principal of Elders Palmwoods and Woombie. His agency's four property managers look after a diverse range of properties, including houses, units and rural homes. They also have properties in the railway towns such as Moodoolah and Landsborough, and Burns says a home that's close to a railway station is always popular.

Conditions are cramped, according to Burns. "It has been like that for some."

He says the offices receive lots of enquiries from tree changers who are keen to rent before making the commitment to buy.

Gary Neulom is a property manager with Next Property Group. The agency's rent roll includes properties all over the Coast up to Tevantin and as far down as the lowest of the hinterland towns such as Maleny and Montville.

"Population growth and a lack of investor activity are contributing to these tight conditions, particularly in hinterland areas where agents are struggling to find enough rental properties to meet demand."

Renters battle for Ipswich homes

Helen Spellitt | 12th January 2017



REAL estate agents listing properties close to the city of Ipswich are being swamped with applications from would-be renters.

Generally, Ipswich's real estate market is booming with near unprecedented growth in the outer suburbs.

That development is fuelling a highly competitive rental market in the inner suburbs where classic style homes have quickly become the city's most sought after.

During a recent inspection at a four bedroom, two bathroom, double lock-up garage house in Coalfalls, First National Brassall Property Manager Judy



some of his clients who are renting while building have struggled to find a suitable home.

"There is definitely fierce competition for certain properties close to the CBD," Mr Ball said.

"We are being swamped with multiple applications and lots of interest each time one comes onto the market."

For an agent, houses with four bedrooms, two bath and a double lock-up garage are dream listings that are snapped up quickly.

In the June 2016 quarter Ipswich's vacancy rate was sitting at 1.1%

First National Action Realty Principal Glenn Ball said

"It's the new or renovated homes that are very popular while the older, cheaper ones are sitting on the market for a while."

The need for new housing has been brought on by the city's natural growth coupled with a major expansion at the Amberley RAAF Base - hence the new estate planned to house additional personnel.

PROPERTY Observer

Ipswich emerges as rental hotspot

JENNIFER DUKE | 11 JANUARY 2015



The most recent Real Estate Institute of Qld (REIQ) statistics show that rental markets remain tight, with south-east Qld's Ipswich becoming a strong rental hotspot for investors.

REIQ CEO, Antonia Mercorella, said that the latest Residential Rental Survey, conducted at the end of September, found that just four of Queensland's 16 major regions recorded significant changes in vacancy rates.

She noted that this is evidence of a two-tier residential rental market across the state.

"Logan and Ipswich are emerging as the south-east's rental hotspots as

tenants move further afield from inner-Brisbane in search of more affordable rents," Mercorella said.

"For the rent you'd pay for a three-bedroom house in Brisbane, you can get a four bedroom house in Ipswich for up to \$65 less a week."

She noted that, for this reason, Logan and Ipswich are now very tight rental markets with the lowest vacancy rates in the Greater Brisbane region. By the close of September, Brisbane City LGA recorded a 2.3% vacancy rate, relatively stable since the end of June.

Logan City's vacancy rate currently sits at 1.8%, with

"Brisbane's middle to outer suburbs – those 5-to-20 kilometres from the CBD – recorded a slight easing in vacancy levels, up 0.2% to 2% at the end of September," she said.

"The city's inner suburbs, on the other hand, recorded a vacancy level of 2.9%, down from 3.4% at the end of June."

The Residential Tenancy Authority's records of median weekly rents for the September quarter also noted relatively steady rents across the LGA, with greater Brisbane returning to a vacancy rate seen 12 months ago – 1.7%.

Ipswich City at 1.8%, both down 1.4%.

"Vacancy levels in the Moreton Bay and Redland City council areas remained relatively steady over the three months to September, with both recording 1.8%," she said.

"While not quite as tight as Logan and Ipswich, strong investor activity and tenant demand are setting the scene for competitive rental markets in both LGAs."



Higher demand to push up Ipswich rents

Helen Spellitt July 11, 2016



A PROPERTY analyst is warning Ipswich will face a housing shortage in the next year as the number of people wanting to move into the area exceeds the number of available homes.

His theory is supported by property data released this month which shows the number of houses available for rent is dropping rapidly. If the trend continues, renters could be facing higher weekly rents and fierce competition to secure a home.

According to the latest market outlook report from Brisbane based property guru Michael Matusiak that shortage will likely see rents increase by \$15 a week over the next 12 months.

Mr Matusiak says the market is balanced at the moment, but he expects it to become "undersupplied in the coming months", as demand outstrips the supply.

According to Ipswich City Council between 6000 and 7000 people are moving into the region every year. Last financial year the council approved 2785 new homes for construction.

A realestate.com.au search of the 4305 postcode shows there are 453 homes available for rent right now and 67 of those are listed as apartments or townhouses.

REIQ chairman for Ipswich region Mr Boettcher says the demand isn't just coming from new people moving into the region either.

Mr Boettcher said there is a lot of interest in the new estates such as at Deebing Heights, Ripley Valley and Brassall from established residents looking to upgrade to a newer style home.

"People might be living in a 60s, 70s or 80s built house but the moment paying \$340 a week in rent," Mr Boettcher said.

"But they can see that for the demand isn't just coming from new people moving into the region either."

High demand market

508 Visits per property

327 Visits per property



Ipswich



Average of QLD

Source: realestate.com.au 17/01/2019

Rental Demand



A city that has been Invigorated

LOCAL AMENITIES

The Courier Mail

New schools and developments slated for Ipswich

Lachlan Mcivor, Queensland Times, January 31, 2019

A number of new schools are on the way to keep up the ever increasing population of the Ipswich region.

"To help cater for this increase, we are excited to offer a range of **new facilities to students**, including a sports hall, performing arts auditorium, science labs and applied technology rooms," principal Michael West said.

This is an extract from an article published by The Courier Mail on the 31st of January 2019: <https://www.couriermail.com.au/news/regional/new-schools-and-developments-slated-for-ipswich/news-story/c44388bef31cae9d078ccdb55f624b4b>

QT
THE QUEENSLAND TIMES

'Parks, shops, restaurants': 20 developments coming soon

Carly Morrissey, November 29, 2018

Spring Mountain at Greater Springfield is the **fastest growing suburb in the Ipswich Region and the state's second-best performing suburb.**

Shops, childcare centre, retail warehouse, restaurant and medical centre at Springfield Lakes are some of what developers are bringing to Springfield.

This is an extract from an article published by The Queensland Times on the 29th of November 2018: <https://www.qt.com.au/news/20-developments-for-springfield/3594972/>

QT
THE QUEENSLAND TIMES

REVEALED: When work will start on \$6m library

Hayden Johnson, December 7, 2018

Construction of a **new \$6 million library at Rosewood** will start within months.

Once complete, **Rosewood Library** will be a part of the Ipswich Libraries network which includes branches at Ipswich Central, Redbank Plaza, Redbank Plains, Springfield Central and a mobile library.

This is an extract from an article published by The Queensland Times on the 7th of December 2018: <https://www.qt.com.au/news/revealed-when-work-will-start-on-rosewoods-6m-libr/3595257/>

The Courier Mail

Spring Mountain State School: New school opens in Ipswich

Antonia O'Flaherty, January 29, 2019

The \$40 million facility was one of 10 built under the **\$1.52 billion Queensland Schools Public Private Partnership.**

In 2018 Spring Mountain was one of the state's highest rates of growth at 103 per cent.

This is an extract from an article published by The Courier Mail on the 29th of January 2019: <https://www.couriermail.com.au/news/queensland/spring-mountain-state-school-new-school-opens-in-ipswich/news-story/57358454b18b4f48daa7b0c584f9fd1f>

QT
THE QUEENSLAND TIMES

Business announced for new Ipswich shopping centre

Shannon Newley, December 31, 2018

"At Yamanto the plan is to have a butcher, a baker and the fruiterer. We see that as something that is different for Ipswich.

"I think it's going to be a unique shopping experience in Ipswich."

This is an extract from an article published by The Queensland Times on the 31st of December 2018: <https://www.qt.com.au/news/business-announced-for-new-yamanto-development/3611693/>

QT
THE QUEENSLAND TIMES

Here's where Ipswich's next Maccas could be built

Hayden Johnson, December 17, 2018

An application to **continue expanding the centre** was approved by Ipswich City Council last week.

Work on the 3900sqm extension to Karalee Shopping Centre, which already has a **Woolworths supermarket and 15 specialty stores**, started earlier this year and expected to be finished in April 2019.

This is an extract from an article published by The Queensland Times on the 17th of December 2018: <https://www.qt.com.au/news/gym-approved-for-shopping-centre-will-mcdonalds-to/3603722/>

A genuine commute to Brisbane

PUBLIC TRANSPORT

The Courier Mail

Missing transport link comes to southeast boom region

Hayden Johnson, January 30, 2019

A "delightful" **new bus service** has filled the missing **public transport** link through Ipswich's eastern suburbs.

"Translink has done some really good planning," he said.

This is an extract from an article published by The Courier Mail on the 30th of January 2019: <https://www.couriermail.com.au/news/queensland/your-time-to-take-a-ride-on-ipswichs-delightful-new-route/news-story/e58b9432f4f6b47d143e8a2dc5d392>

QT
THE QUEENSLAND TIMES

Rail line grows three times faster than state average

Hayden Johnson, October 12, 2018

The number of passengers travelling on Springfield's rail line has **grown almost three times faster** than the state network average.

In a glimmer of **good news for Ipswich's public transport situation**, new data shows 1.09 million passengers travelled on the Richlands Springfield Central line in the 2017-18 financial year.

This is an extract from an article published by The Queensland Times on the 12th of October 2018: <https://www.qt.com.au/news/mixed-news-as-millions-of-passengers-use-ipswich-r/3547027/>

QT
THE QUEENSLAND TIMES

School bus route changes for 2019

Carley Morrissey, January 24, 2019

New bus routes have been added to **help more kids in the Ipswich and Greater Springfield areas** get back to school.

"These changes are made in order to **service new schools and residential areas**, changed school bell times and patronage changes.

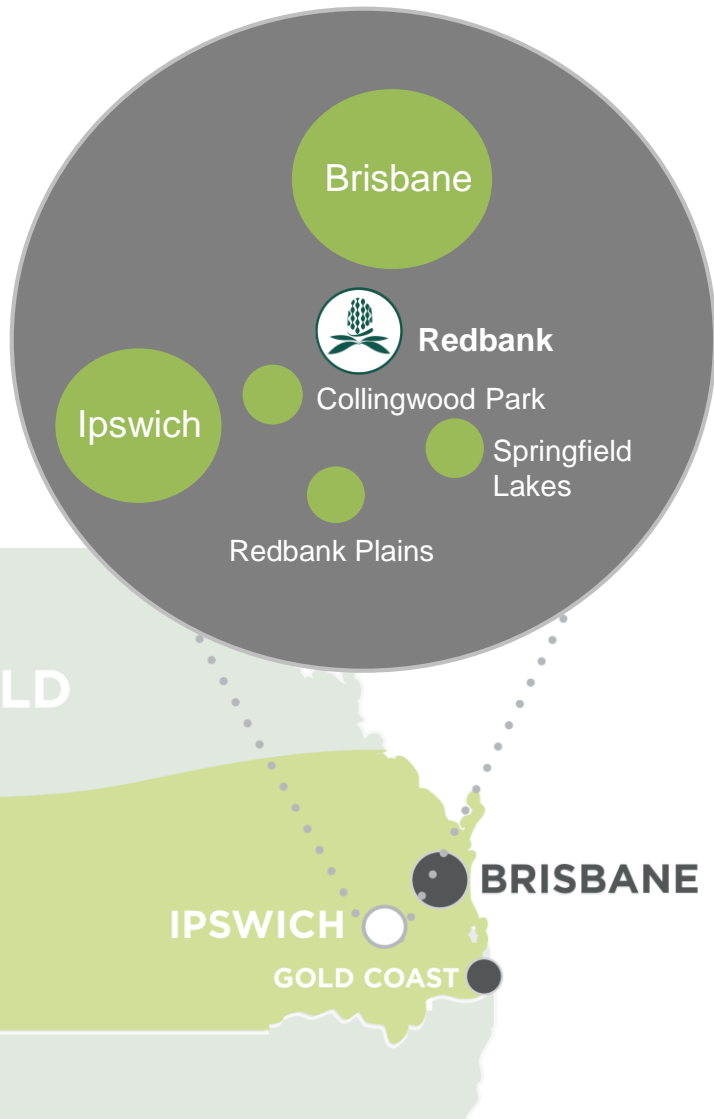
This is an extract from an article published by The Queensland Times on the 24th of January 2019: <https://www.qt.com.au/news/find-out-if-school-bus-changes-affect-your-kids/3630047/>

Banksia Heights, Redbank



Redbank – Location & Facts

REDBANK - FAST FACTS



- » Redbank is located 25 kilometres south west of the heart of Brisbane's CBD, in the local Government area of Ipswich City.
- » Redbank is extremely well serviced by both recreational and retail amenities.
- » Throughout Redbank and its surrounds are a plethora of parklands, sporting and recreational clubs.
- » Neighbouring Redbank Plains has its own golf course in addition to the world-class, Greg Norman designed course located at nearby Brookwater.
- » The area contains around ten child care centres and pre-schools, ten primary schools and four secondary colleges. The University of Southern Queensland is located ten minutes from Redbank within Greater Springfield together with the Bremer Institute of TAFE.
- » The area is well serviced by public transport with regular bus services and the Redbank rail station, offering a 52 minute commute to Brisbane every 30 mins.
- » Between 2011 and 2031 the Queensland Government forecasts that the City of Ipswich's average annual population growth rate will average 4.5%.
- » Across the Western Growth corridor and within Ipswich City there is currently around \$107 billion of infrastructure commitments across varying stages of development.

Redbank Plaza Shopping Centre



Ipswich
Mwy

Redbank Plaza
Shopping Centre

Redbank
State School

Redbank
Train Station

Redbank Plains Town Square



Redbank, Infrastructure



SHOPPING CENTRES

Town Square Redbank Plains
Orion Shopping Centre
Redbank Village
Redbank Plaza
Redbank Plains Shopping Village
Booval Shopping Centre
Riverlink Shopping Centre

MAJOR INFRASTRUCTURE

Citiswitch Business Park
Swanbank Enterprise Park
Transapex Road Network
Brookwater Golf and Resort

TERTIARY EDUCATION

University of Southern Queensland
Queensland University
Springfield TAFE – South West QLD

SCHOOLS

Fernbrook State School
Staines Memorial College
Redbank Plains High School
St Augustines College
Redbank Plain State School
Redbank State School
Collingwood Park State School
Kruger State School

PUBLIC TRANSPORT

Redbank Translink Bus Interchange
Redbank Railway Station
Springfield Railway Station

Only 52 mins to Brisbane by Rail



**Train from
Redbank
to Brisbane
every 30
minutes**



Redbank Property Market

Suburb
Redbank

Region
Ipswich

State
Queensland

2.77%

Current vacancy rate



21

Rental stock available



1,841

Population



39.45%

Rental population



Median Statistics

Rental Statistics

Sales Statistics

	House	Townhouses	Units
Median listing price	\$413,500	\$230,000	NA
Median price change - last quarter	3.75%	0.00%	NA
Median price change - 1 year	8.81%	1.99%	NA
Median price change -2 years	25.61%	0.22%	NA
Median yield %	4.98%	4.84%	5.61%
Median rent change - 1 year	1.44%	1.66%	-11.67%

Source: realestateinvestar.com.au 26/03/2019

Banksia Heights, Redbank



Springfield Lakes
Shopping & University

Bellbird Park
Secondary School

Redbank Town Square
Shopping & Medical Centre

Petrol Station
& Shops

Kruger
Shopping Village

Kruger State School
& Kindergarten



Location and Amenities



Banksia Heights

Schools

1. Redbank Plains State School
2. Woodlinks State School
3. Fernbrooke State School
4. Staines Memorial College
5. Redbank Plains State High School
6. Augusta State School
7. Collingwood Park State School
8. Kruger State School
9. St Augustine's College

Universities/TAFE

10. University of Southern Queensland, Springfield Campus
11. University of Southern Queensland, Ipswich Campus
12. University of Queensland, Ipswich Clinical School
13. TAFE Queensland South West, Springfield
14. TAFE Queensland, Ipswich

Shopping

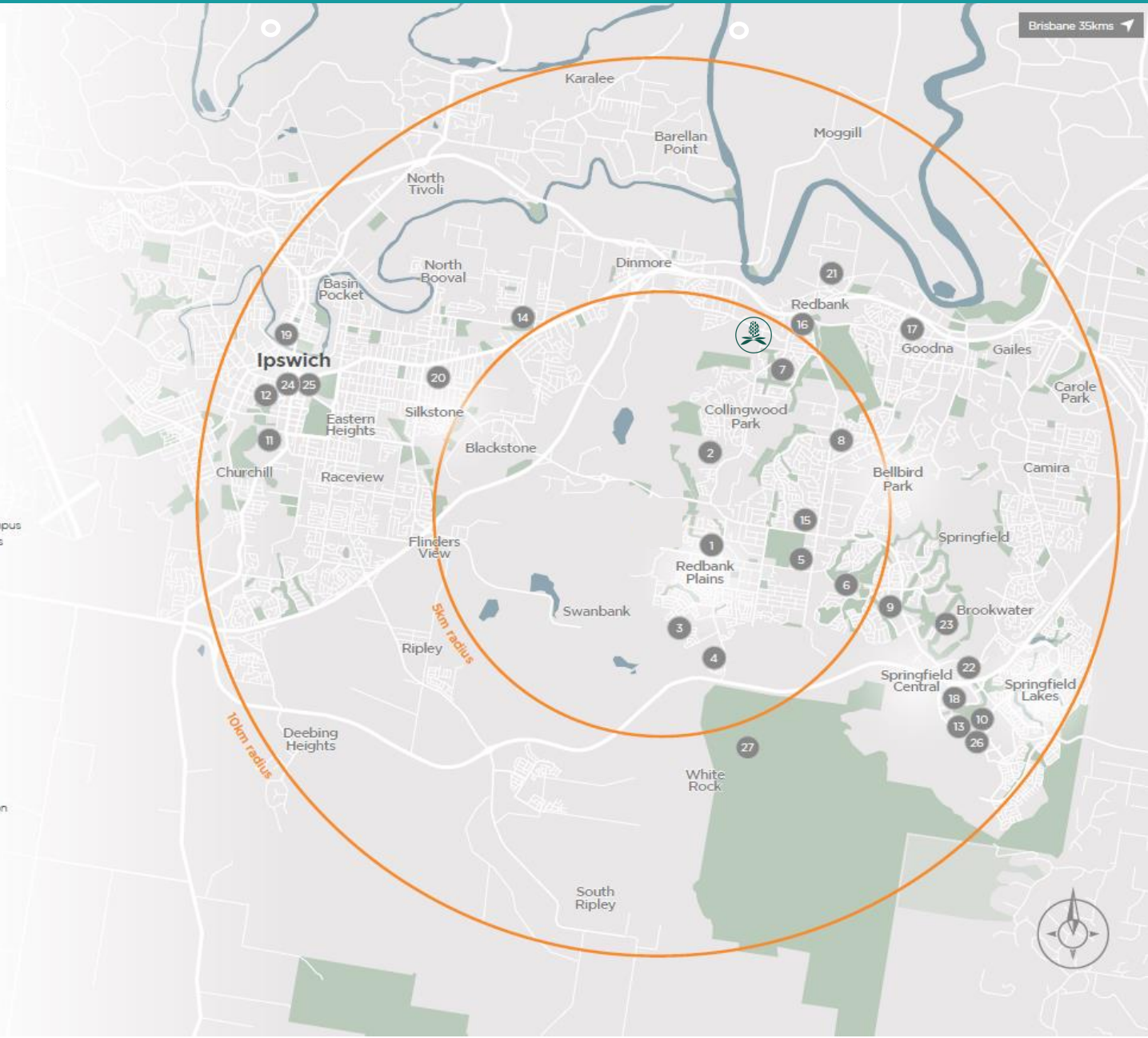
15. Town Square Redbank Plains
16. Redbank Plaza
17. St Ives Shopping Centre Goodna
18. Orion Springfield Central
19. Riverlink Shopping Centre
20. Booval Fair 7kms

Public transport

21. Redbank Translink Bus Interchange and Train Station
22. Springfield Railway Station

Special Interest

23. Brookwater Golf and Country Club
24. Ipswich Public Hospital
25. St Andrew's Private Hospital
26. Mater Private Hospital Springfield
27. White Rock Conservation Area




Banksia Heights - Masterplan



Henderson Street



Investment Property Check List

- 
- A hand holding a pen is visible on the left side of the image, checking off the list items. The hand is holding a black pen and is positioned over the first few items of the list.
- ☒ 1. Infrastructure Projects
 - ☒ 2. Population Growth
 - ☒ 3. Location
 - ☒ 4. Economic Drivers
 - ☒ 5. New Job Creation
 - ☒ 6. Capital Growth prospects
 - ☒ 7. Market Cycle
 - ☒ 8. Rental Demand
 - ☒ 9. Local Amenities
 - ☒ 10. Public Transport

Your 3 Year Rental Guarantee

Ray White.

SURFERS PARADISE GROUP

**RENTAL ASSURANCE
CERTIFICATE**



**3 YEAR RENTAL
GUARANTEE**

MINIMUM RETURN OF 4% PA





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 Ipswich City Council, QLD Government, 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. Homecorp Property Group will 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.