

MARKET OUTLOOK

COLLINGWOOD PARK

Collingwood Park is set to reap the benefits of major infrastructure spending in the surrounding area. Strong population growth, employment hubs and a young demographic bode well for future investment in the suburb.

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Prepared exclusively for
Woodlinks Village
May 2019



Hilltop Park, Collingwood Park.

CONNECTIVITY

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

Positioned near major road connections, Collingwood Park is within 11 kilometres of the Springfield Central Business District (CBD), 13 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. Consequently, Collingwood Park has become increasingly popular with young families.

The area has significantly benefitted from the Ipswich 2020 and Beyond Plan, which was one of the largest per capita capital growth development programs undertaken in Australia. Key infrastructure that has already been delivered includes major upgrades to the Ipswich Motorway, the Town Square Redbank Plains Shopping Centre and the nearby Mater Private Hospital in Springfield.

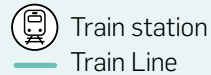
Located nearby, locals have direct access to the Collingwood Park Woolworths for everyday essentials. Within five kilometres, the Town Square Redbank Plains and Redbank Plaza are anchored by Coles, Woolworths and Target, with an abundance of specialty stores. There are a number of food and dining outlets within and surrounding the centre, including Pig and Whistle Restaurant and Redbank Plains Tavern.

The area is well serviced by education infrastructure including WoodLinks State School and Redbank Plains High School, as well as early learning centres and private schools of Staines Memorial College and St Augustine's College.



COLLINGWOOD PARK HAS STRONG CONNECTIVITY TO IPSWICH'S TWO CENTRES OF SPRINGFIELD AND THE CBD, AS WELL AS SURROUNDING LOCAL INFRASTRUCTURE AND LIFESTYLE.

LEGEND



RETAIL AND DINING

- 01 Woolworths Collingwood Park
- 02 Redbank Plaza
- 03 Town Square Redbank Plaza
- 04 Caltex The Foodary Redbank Plains
- 05 Orion Shopping Centre

RECREATION AND OPEN SPACE

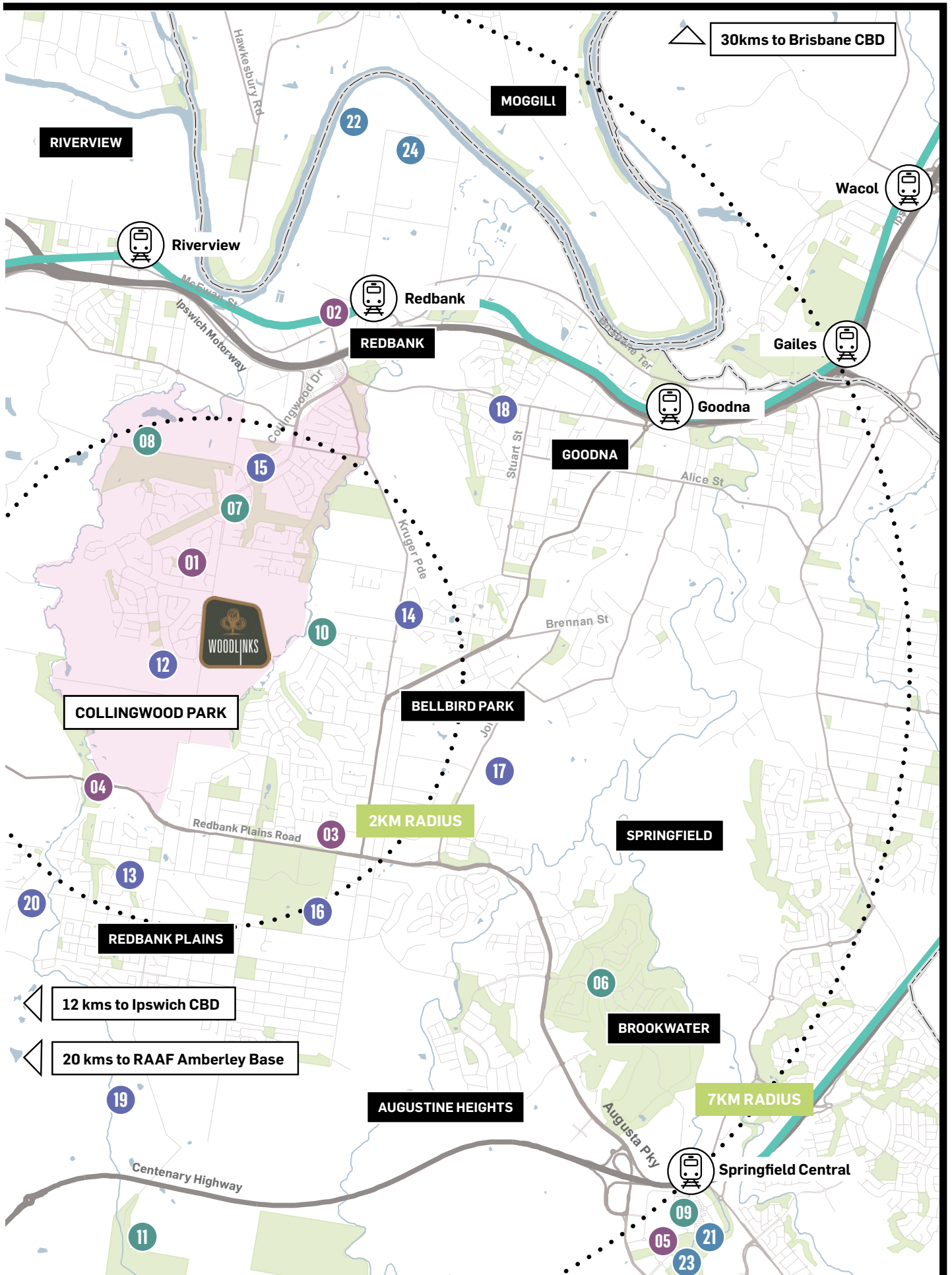
- 06 Brookwater Golf Course and Club
- 07 Banjo Patterson Park
- 08 Bailey Reserve Walking Tracks
- 09 Robelle Domain & Orion Lagoon
- 10 Harry Ratnam Park
- 11 White Rock Conservation

EDUCATION

- 12 WoodLinks State School
- 13 Redbank Plains State School
- 14 Kruger State School
- 15 Collingwood Park State School
- 16 Redbank Plains State High School
- 17 Bellbird Park State Secondary College
- 18 Westside Christian College
- 19 Staines Memorial College
- 20 St Ann's Catholic School (Construction)

EMPLOYMENT AND INFRASTRUCTURE

- 21 Mater Hospital
- 22 Rheinmetall
- 23 USQ Campus
- 24 Redbank Motorway Estate



POPULATION & EDUCATION

POPULATION GROWTH

Estimates from the Queensland Government Statisticians Office (QGSO) forecast significant increase in the population of the Ipswich LGA between 2016 and 2036. With a growth rate of 4.5% per annum over this period, Ipswich is Queensland's fastest growing LGA.

The Collingwood Park Catchment is similarly set to see strong growth rate. Over the same 2016-2036 period, a rate of 4.3% per annum is projected. This figure equates to an additional 2,832 persons each year.





AGE DISTRIBUTION

The Collingwood Park Catchment is dominated by families, which is evident in the high proportions of children (aged under 19) and young couples (aged 20-34). Looking forward however, the largest growing age groups are children, and older families (aged 45-64). This bodes well for the continued development of house and land estates as families seek larger homes with private open spaces.

DEMOGRAPHICS

The Collingwood Park Catchment has recorded a high proportion of young families (with children aged under 15 years), typically living in detached dwellings, with a household income slightly above the wider Ipswich LGA area. This aligns with opportunities for local investors to expand their portfolio in an affordable area that offers strong population growth and high proportions of families.

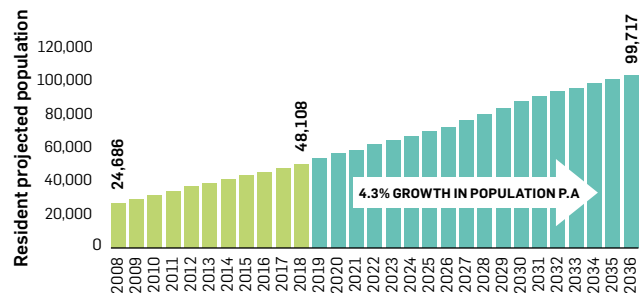
WHO LIVES IN COLLINGWOOD PARK CATCHMENT?

	Collingwood Park Catchment	Ipswich LGA
 Average Household Income	\$86,259	\$84,678
 Average Age	29.5	33.4
 Families with young children	53.6%	46.1%
 Detached homes	90.3%	89.6%

Prepared by Urbis; Source: ABS Census 2016

POPULATION GROWTH

Collingwood Park Catchment

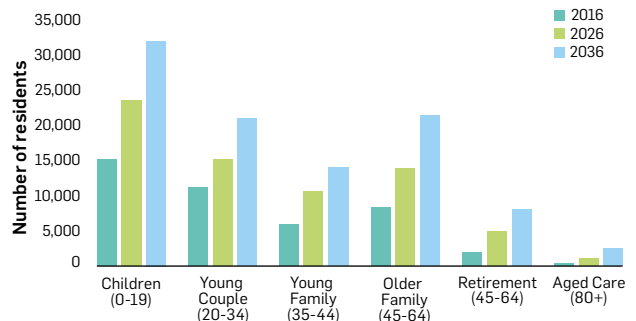


Prepared by Urbis; Source: QGSO 2018

*Collingwood Park Catchment includes the suburbs of Collingwood Park, Redbank, Redbank Plains, Bellbird Park and Brookwater

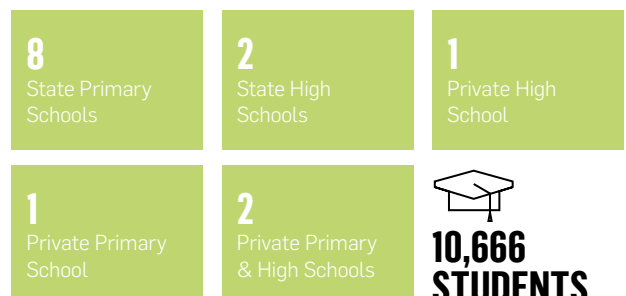
AGE DISTRIBUTION

Collingwood Park Catchment



Prepared by Urbis; Source: QGSO 2018

LOCAL SCHOOLS



Prepared by Urbis; Source: State of QLD, QLD Schools Directory

INFRASTRUCTURE & EMPLOYMENT

Collingwood Park residents benefit from a range of local infrastructure including retail, transport, education and employment. **Ongoing investment from both public and private entities will continue to drive residential demand in the area.**

INFRASTRUCTURE



01 MAJOR TRANSPORT PROJECTS PLANNED FOR IPSWICH \$12 billion

47 projects valued at more than \$12 billion are planned in and around the Ipswich LGA over the next 23 years to ease congestion and move people more efficiently.



02 REDBANK MOTORWAY ESTATE

Redbank Motorway Estate is Brisbane's leading industrial development, home to several freight, contract and logistic headquarters. Australia Post has a purpose built distribution and sorting centre while Coles is finalising plans for their main distribution centre for QLD, which will create over 1,000 jobs.

The estate is a major employment generator for the region, and offers significant local employment for Collingwood Park residents..

03 RHEINMETALL \$5 billion

Located in the Redbank Motorway Estate, the Military Vehicle Centre of Excellence Redbank is expected to open in late 2020. The centre is expected to deliver 450 direct advanced manufacturing and engineering jobs and add up to \$1 billion to the State's economy.



04 AMBERLEY RAAF BASE EXPANSION \$1.2 billion - Completion Date 2020

The Amberley RAAF Base is currently undergoing a \$1.2 billion expansion. The airbase is a major employment hub for Ipswich, employing around 4,200 residents as of 2015. Collingwood Park residents employed at the base have an easy 20 minute commute via the Cunningham Highway.

05 ST ANDREW'S IPSWICH PRIVATE HOSPITAL EXPANSION \$64 million - Completion Date 2020

An extension to the private hospital will provide almost 8,000sqm of new space, as well as the first private Emergency Centre within Ipswich. In total, the expansion will increase the capacity of the hospital from 97 to 178 beds. The hospital is located less than 20 minute's drive from Collingwood Park residents.

06 GREATER SPRINGFIELD TOWN CENTRE

Building on the \$154 million Orion Springfield Centre expansion in 2015, concept plans for the nearby Greater Springfield Town Centre include land uses such as residential, education, retirement and retail. The overall concept includes more than 2.6million sqm of CBD gross floor area.

07 COSTCO IPSWICH Completed May 2019

Costco has recently opened their second Queensland store just 10 minutes from Collingwood Park. With 13,500sqm of space, the warehouse provides significant retail options and employment for local residents, creating over 250 new jobs.



IPSWICH IS SET TO HAVE THE STRONGEST JOB GROWTH IN SEQ OVER THE 20 YEARS TO 2036.

EMPLOYMENT

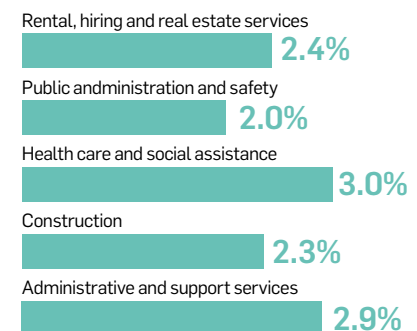
	Collingwood Park Catchment	Springfield Central	Ipswich LGA
2016	7,814	4,935	67,928
2036 Forecast	10,285	7,907	113,318
New Jobs	2,471	2,972	45,390

Prepared by Urbis; Source: Urbis

*Collingwood Park includes the suburbs of Collingwood Park, Redbank, Redbank Plains, Bellbird Park and Brookwater

TOP 5 GROWTH INDUSTRIES

Collingwood Park Catchment 2016-2036



Prepared by Urbis; Source: Urbis

RESIDENTIAL MARKET ANALYSIS

HOUSING MARKET

The Collingwood Park Catchment has seen an increase in new house and land developments over the last few years. This has allowed for the construction of new, modern homes, and increased the value of the area. Currently, the median house price of a house and land package in new estates is \$400,000. With the Ipswich LGA sitting at a median price of \$357,500, residents see value offered in new communities, and are willing to pay a high premium for those benefits.

Over 10 years, the median house price has consistently increased across the Collingwood Park Catchment. Annual sales rates remain above the 10 year average, indicating an ongoing demand for housing.

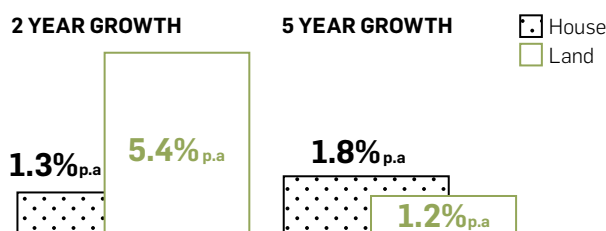
The Ipswich LGA is recording one of the lowest residential vacancy rates across South East Queensland. At the December 2018 quarter, the Ipswich LGA was recording a vacancy rate of 1.8% across houses, units and townhouses. This is the second lowest vacancy rate behind Redlands.



THE IPSWICH LGA IS RECORDING ONE OF THE LOWEST RESIDENTIAL VACANCY RATES ACROSS SOUTH EAST QUEENSLAND.

MEDIAN PRICE GROWTH RATES

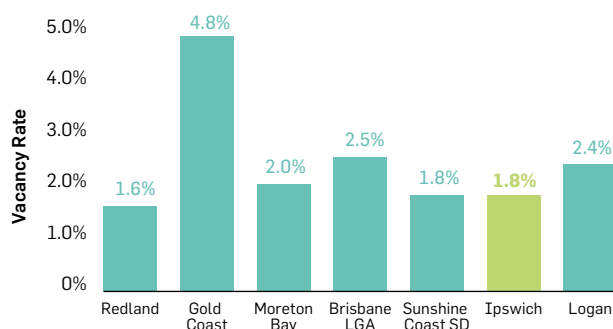
Collingwood Park Catchment December 2018



Prepared by Urbis; Source: APM PriceFinder

RESIDENTIAL VACANCY RATES

December 2018



Prepared by Urbis; Source: REIQ

LAND MARKET

The median land price across the Collingwood Park Catchment reached a peak level of \$205,000 during the December 2011 quarter and ended the December 2018 quarter with a similar figure – recording \$200,000.

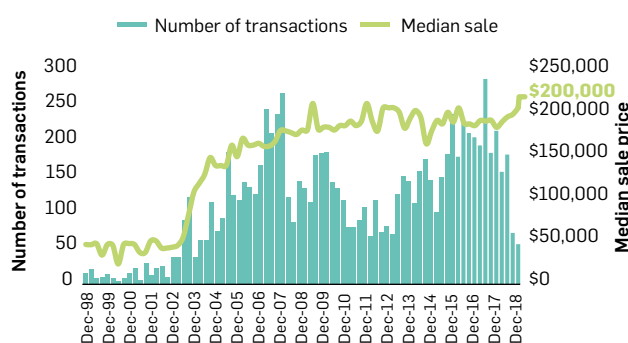
Over 10 years, the median land price has increased at a rate of 1.3% per annum across the Collingwood Park Catchment. The short-term growth recorded over the last 12 months has been significantly higher at 12.4%.

The Collingwood Park Catchment recorded a median lot size of 451sqm during the December 2018 quarter. With a trend of smaller lot sizes, coupled with the increase in price, has subsequently increased the price per sqm rate. Currently sitting at \$441 per sqm, this price per sqm rate has increased 3.7% per annum over the last two years, reflecting the higher premiums within new land estates.

This growth rate vastly exceeds that recorded for the Ipswich LGA, which is sitting at 0.8% growth over the last year. A high growth rate highlights the strong demand within the area, which is forecast to continue as new land releases to the market.

HISTORICAL LAND CYCLE

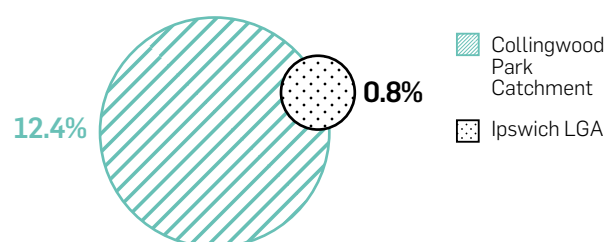
Collingwood Park Catchment



Prepared by Urbis; Source: APM PriceFinder

MEDIAN LAND PRICE GROWTH

12 Months to December 2018



Prepared by Urbis; Source: APM PriceFinder

RENTAL MARKET

Areas such as the Collingwood Park Catchment offer encouraging prospects of ongoing infrastructure investment, proximity to employment nodes and transport hubs are increasingly popular.

The Collingwood Park Catchment recorded yields of up to 5.6% during the December 2018 quarter, higher than the wider Ipswich LGA yield of 5.1%.

Analysis of bond lodgements in the Catchment indicate there is consistent high demand for rental product in the area. Applications for houses are growing at a rate of 15% per annum, with the last 12 months seeing a significant increase of 25%. Currently, the December quarter 2018 saw the Collingwood Park Catchment record one quarter of all four-bed house bond lodgements across the LGA, which is up from 18% two

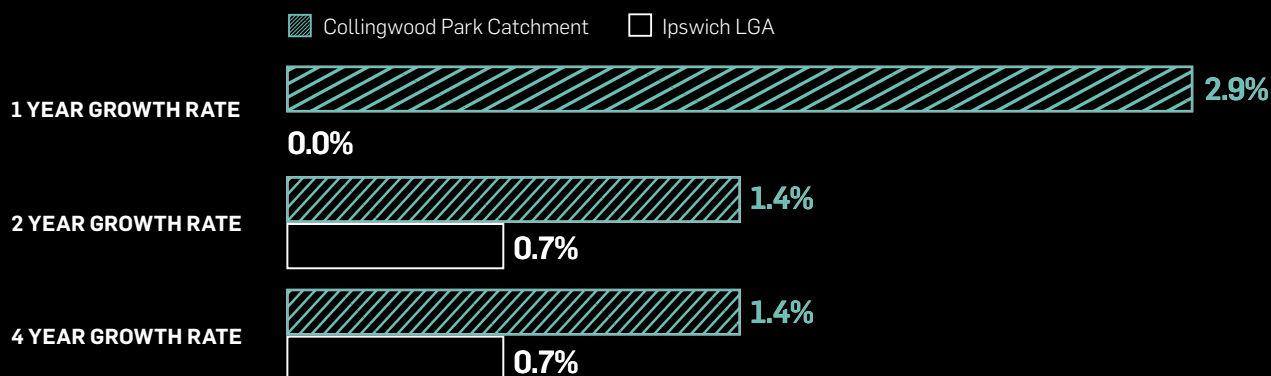
years ago, indicating a strong desire for rental product in the area.

When compared against the Ipswich LGA average, median weekly rents in the Collingwood Park Catchment have recorded stronger growth. During the last year, the Ipswich LGA saw no growth, while the Catchment witnessed an increase of 2.9%. A similarly stronger growth is seen in the medium term, with Collingwood Park Catchment recording double the growth of the Ipswich LGA over the last two and four years.

Looking to the near future, ongoing infrastructure investment, coupled with increasing population growth will drive investment opportunity within the Collingwood Park Catchment.

MEDIAN WEEKLY RENTAL GROWTH COMPARISON – 4 BED HOUSES

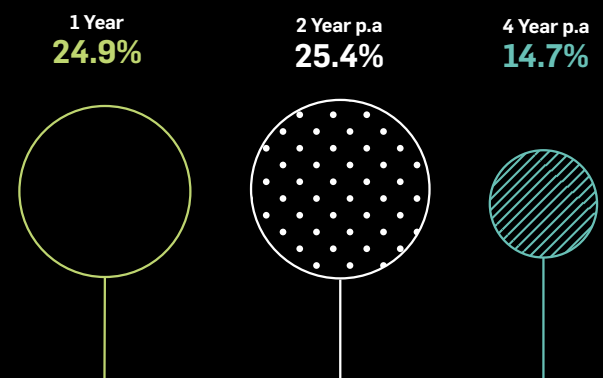
December 2018



Prepared by Urbis; Source: RTA *Collingwood Park includes the suburbs of Collingwood Park, Redbank and Redbank

BOND LODGEMENT GROWTH – 4 BED HOUSES

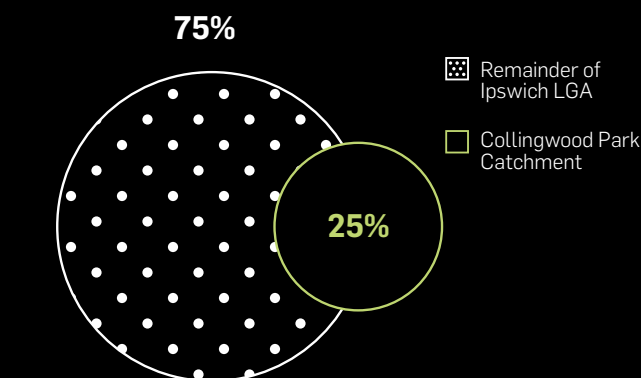
Collingwood Park Catchment December 2018



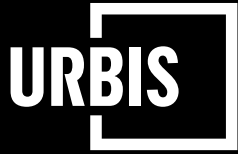
Prepared by Urbis; Source: RTA

BOND LODGEMENTS – 4 BED HOUSES

Collingwood Park Catchment December 2018



Prepared by Urbis; Source: RTA



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