



PROPERTY HOTSPOTS

SOUTH EAST QUEENSLAND
1ST HALF 2015



HOTSPOTS OVERVIEW

This South East Queensland hotspot report analyses all suburbs within the Brisbane City Council, Sunshine Coast, Moreton Bay, Ipswich, Logan, Redland, and Gold Coast City Council domain, to highlight those with above average growth over the past 12 months to December 2014. To assist in determining South East Queensland hotspots three key indicators are utilised:

Firstly median price growth and transaction level of house and unit between 2013 and 2014. It is interesting to see that in overall South East Queensland transaction numbers for house and units have decreased, however median price increased. This suggests not only the market is becoming more competitive, but also potential undersupply.

Secondly the aggregate estimated value of residential, commercial, and infrastructure project developments to commence construction in 2015 onwards. This is important as it indicates upcoming property supply, connectivity between to the CBD and other economic hubs, and level of economic activity expected in the area.

12 MONTHS MARKET COMPARISON

Brisbane Area	Property Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2015
Brisbane	House	\$545,000	\$580,000	6.4%	\$33.2Billion
	Unit	\$415,000	\$425,000	2.4%	
Sunshine Coast	House	\$465,000	\$490,000	5.4%	\$4.4Billion
	Unit	\$347,900	\$355,000	2.0%	
Moreton Bay	House	\$400,000	\$410,000	2.5%	\$3.5Billion
	Unit	\$320,000	\$333,000	4.1%	
Ipswich	House	\$313,000	\$320,000	2.2%	\$2.8Billion
	Unit	\$280,000	\$290,000	3.6%	
Logan	House	\$360,150	\$370,000	2.7%	\$1.9Billion
	Unit	\$260,000	\$266,087	2.3%	
Redland	House	\$462,500	\$472,000	2.1%	\$552.8Million
	Unit	\$350,000	\$359,000	2.6%	
Gold Coast	House	\$526,000	\$560,000	6.5%	\$12.95Billion
	Units	\$360,000	\$372,000	3.3%	



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↔
House rents	↔	↑
Unit sales	↓	↓
Unit median	↑	↓
Unit rents	↑	↑

“High demand, rising property prices, and terrific yields on investments is what you will find in the South East QLD market. Future developments will boost economic activity and further growth in the region”

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015. Gold Coast figures are that of Gold Coast City LGA only and does not include Albert Shire

*Source: Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Pricerfinder, Rental Tenancy Authority of Queensland, Real Estate Institute of Queensland

BRISBANE



BRISBANE KEY INDICATORS

Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↑
House rents	↑	↔
Unit sales	↓	↓
Unit median	↑	↔
Unit rents	↑	↑

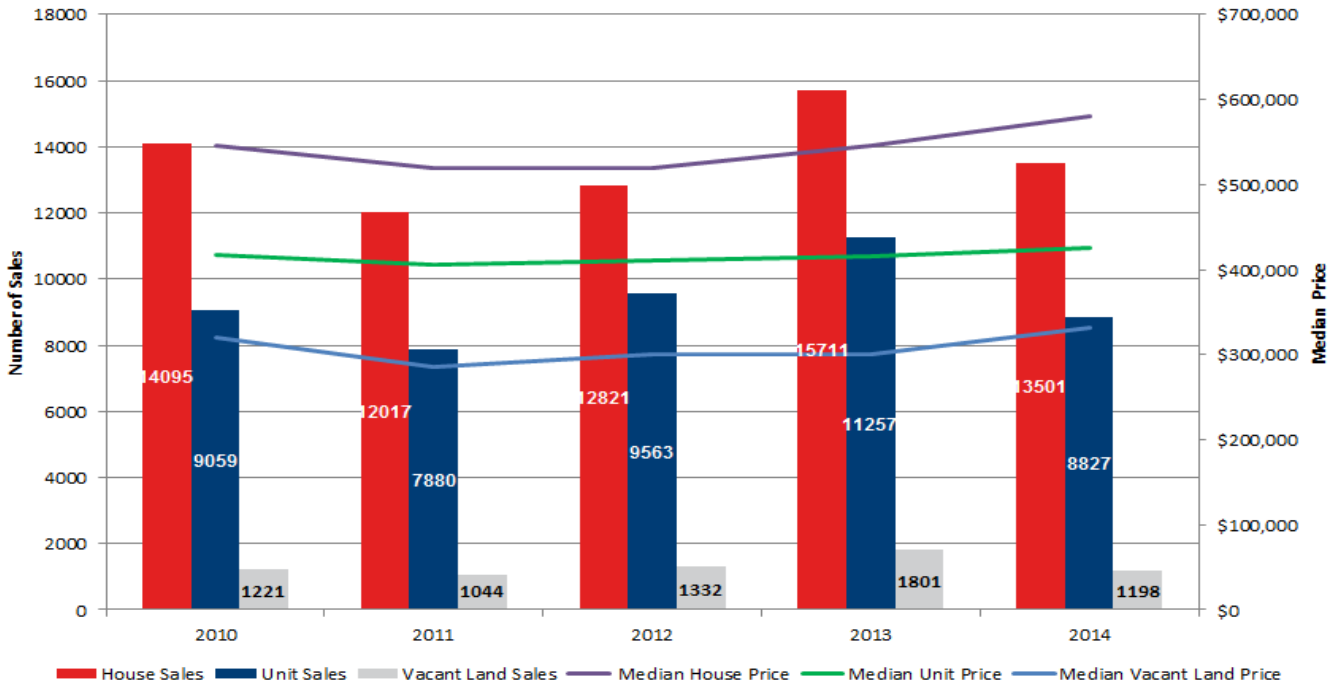
12 MONTHS TOP PERFORMERS

Brisbane Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Inner Suburbs	Red Hill	House	\$665,000	\$800,000	20.3%	\$4M	\$34M	Normanby Hotel Redevelopment (\$15M), Lower Clifton Terrace units (\$11M)
	Bowen Hills	Unit	\$356,000	\$488,500	37.3%	\$245.5M	\$262.5M	RNA Showground Redevelopment and the Yards Apartments (\$100M), One Brisbane Apartments (\$62M)
Northern Suburbs	Stafford	House	\$471,000	\$576,000	22.3%	\$34.5M	\$37.5M	Tricare Stafford Heights Retirement Village (\$5.5M), School Road Units (\$4.5M)
	Alderley	Unit	\$450,000	\$570,000	26.7%	\$15.5M	\$42M	Alderley Plaza Shopping Centre Redevelopment (\$11M), Samford Rd Units (\$3.5M)
Southern Suburbs	Drewvale	House	\$459,000	\$545,000	18.7%	\$7.5M	\$19.7M	Stretton Gardens Retirement Estate (\$11.5M), Illaweena Townhouses (\$8M)
	Sunnybank Hills	Unit	\$310,000	\$363,000	17.1%	\$19M	\$40.5M	Tricare Aged Care Facility (\$18.6), Pinelands Road Aged Care Facility (\$15M)
Eastern Suburbs	Murarrie	House	\$475,000	\$560,000	17.9%	\$24M	\$94M	Governor Terrace Residential Development (\$42M), Murarrie Rd Warehouse Units (\$16M)
	Wynnum	Unit	\$348,000	\$470,000	35.1%	\$88M	\$171M	Wynnum Road Residential Development (\$30M), Wynnum Woolworths Shopping Centre and Library (\$20M)
Western Suburbs	Bellbowrie	House	\$448,000	\$575,000	28.4%	\$0	\$8M	Bellbowrie Plaza Shopping Centre Extension (\$8M)
	Taringa	Unit	\$378,000	\$453,000	19.8%	\$13.5M	\$89.5M	Harry's Road Mixed Development (\$30M), Coles Taringa Shopping Centre and State Office (\$18M)

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015.

*Source: Brisbane City Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricefinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

BRISBANE CITY COUNCIL PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Brisbane Bus and Train Bat Project	Brisbane	New north-south bus and rail tunnel extending from Dutton Park in the south to Spring Hill in the north.	\$ 5Bn	07/12/2015	30/06/2020
1 William Street Mixed Development	Brisbane	45 storey office building; including 1259sq m retail space on ground floor.	\$ 653M	15/01/2014	30/11/2016
Mary Street Mixed Development	Brisbane	Tower 1 (Margaret Street) - 90 storey residential tower. Tower 2 (Mary Street Tower) - 42 storey commercial tower	\$300M	10/10/2015	31/10/2015
Bowen Hills TOD Precinct Mixed Used Development	Bowen Hills	Mixed use transit precinct adjacent to Bowen Hills Railway Station	\$180M	23/01/2014	TBA
Abian Towers Apartment	Brisbane	41 storey residential tower with 147 x 1, 2, 3 & 4 bedroom units	\$180M	28/07/2014	30/05/2017
Park Central Aspley Urban Village	Aspley	Residential development in 13 separate building, to include 780 units over 10 years	\$160M	15/10/2015	31/10/2020
Spire Apartments	Brisbane	42 storey mixed use development, 340 x 1 & 2 bedroom units	\$150M	12/10/2015	31/03/2017
Queen Street Mixed Development	Brisbane	55 storey mixed use building: 54 x 1 bedroom, 109 x 2 bedroom, 42 x 3 bedroom & 1 x 4 bedroom penthouse	\$120M	04/11/2014	31/03/2017

SUNSHINE COAST



KEY MARKET INDICATORS

Change from Last	Year	Half Year
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House median	↑	↑
House rents	↑	↔
Unit sales	↓	↓
Unit median	↑	↔
Unit rents	↑	↑

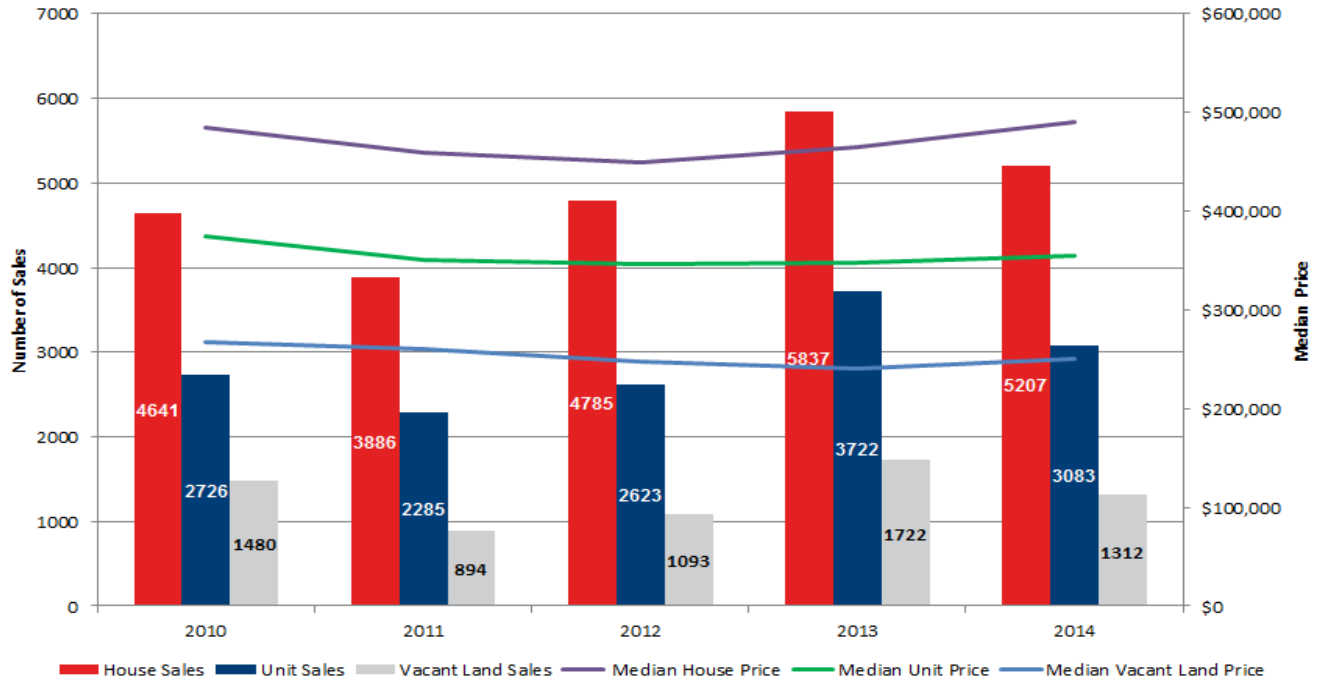
12 MONTHS TOP PERFORMERS

Sunshine Coast Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Inner Suburbs	Bli Bli	House	\$412,000	\$448,000	8.7%	\$13M	\$136M	Halcyon Over 50's Lifestyle Resort (\$70M), Parklands Estate Retirement Resort (\$50M)
	Maroochydore	Unit	\$354,500	\$359,000	1.3%	\$130M	\$675M	Maroochydore City Centre Priority Development Area (\$201M), Sunshine Coast Entertainment & Exhibition Centre (\$190M)
Northern Suburbs	Peregian Springs	House	\$530,000	\$570,000	7.5%	\$7.3M	\$144M	Coolum Ridges North East Village (\$80M), The Pavilions Townhouses (\$35M)
	Mount Coolum	Unit	\$261,500	\$289,000	10.5	\$3.8M	\$13.6M	Tanah Street West Units (\$8.5), Coolum Fairways Townhouses
Southern Suburbs	Pelican Waters	House	\$605,000	\$675,000	11.6%	\$3M	\$11M	Southern Lakes Precinct Estate Residential Subdivision (\$8.4M), Puma Service Station Pelican Waters (\$2.5M)
	Mountain Creek	Unit	\$379,000	\$389,500	2.8%	\$33.7M	\$24.8M	Brightwater Estate Subdivision (\$6.8M), Brightwater Retirement Village (\$24.8M)
Eastern Suburbs	Mooloolaba	House	\$580,000	\$615,000	6.0%	\$14.6M	\$69.1M	The Breeze Apartments (\$22M), Douglas Street Units (\$12M)
	Mooloolaba	Unit	\$343,650	\$367,000	6.8%	\$14.6M	\$69.1M	XXV Mooloolaba Apartments (\$7M), Brisbane Road Motel Redevelopment (\$10M)
Western Suburbs	Landsborough	House	\$380,000	\$413,500	8.8%	\$2.7M	\$282M	Queensland Rail-South East Queensland Infrastructure Plan (SEQIP) Beerburum-Landsborough (\$275M), Partner Foods Processing Plant (\$5M)
	Buderim	Unit	\$388,000	\$395,000	1.8%	\$104M	\$90.9M	Buderim Forest Residential Development (\$50M), Stringybark Road Townhouses (\$13M)

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015.

*Source: Sunshine Coast Regional Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricerfinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

SUNSHINE COAST REGIONAL PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Bruce Highway Upgrade Cooroy to Curra	Cooroy and Cooroibah	Completion of roadworks for the Cudgerie Drive to Sankeys Road for the Bruce Highway, Cooroy to Curra	\$476M	04/11/2014	03/06/2014
QR-SE QLD Infrastructure Plan	Beerburrum	Straightening & duplicating 17 km rail line between Beerburrum & Landsborough	\$275M	20/01/2015	20/10/2017
Maroochydore City Centre Priority Development Area	Maroochydore	Master planning of new City Business District for the Sunshine Coast	\$200M	18/09/2015	18/09/2020
Caloundra South Commercial Subdivision	Bells Creek	Reconfiguration into 5000 lots. Construction of new roads	\$200M	03/12/2015	30/03/2017
Sunshine Coast Entertainment & Exhibition Centre	Maroochydore	Construction of Entertainment & Exhibition Centre, capacity approx 4500 seats	\$190M	15/04/2015	15/07/2016
Palmview Master Planned Community	Palmview	Master planned community to include over 9500 dwellings	\$130M	07/07/2015	31/152/2027
Caloundra South Master Planned Community	Bells Creek	Proposed development of 150 hectares commercial business park.	\$120M	03/12/2015	30/11/2017
Kawana Town Centre	Kawana Waters	Shopping centre, hotels, 300 approx apartments, commercial offices, restaurants, up to 800 homes	\$100M	01/12/2015	31/12/2019

MORETON BAY



KEY MARKET INDICATORS

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House sales	↓	↓
House median	↑	↓
House rents	↑	↑
Unit sales	↓	↓
Unit median	↑	↓
Unit rents	↑	↓

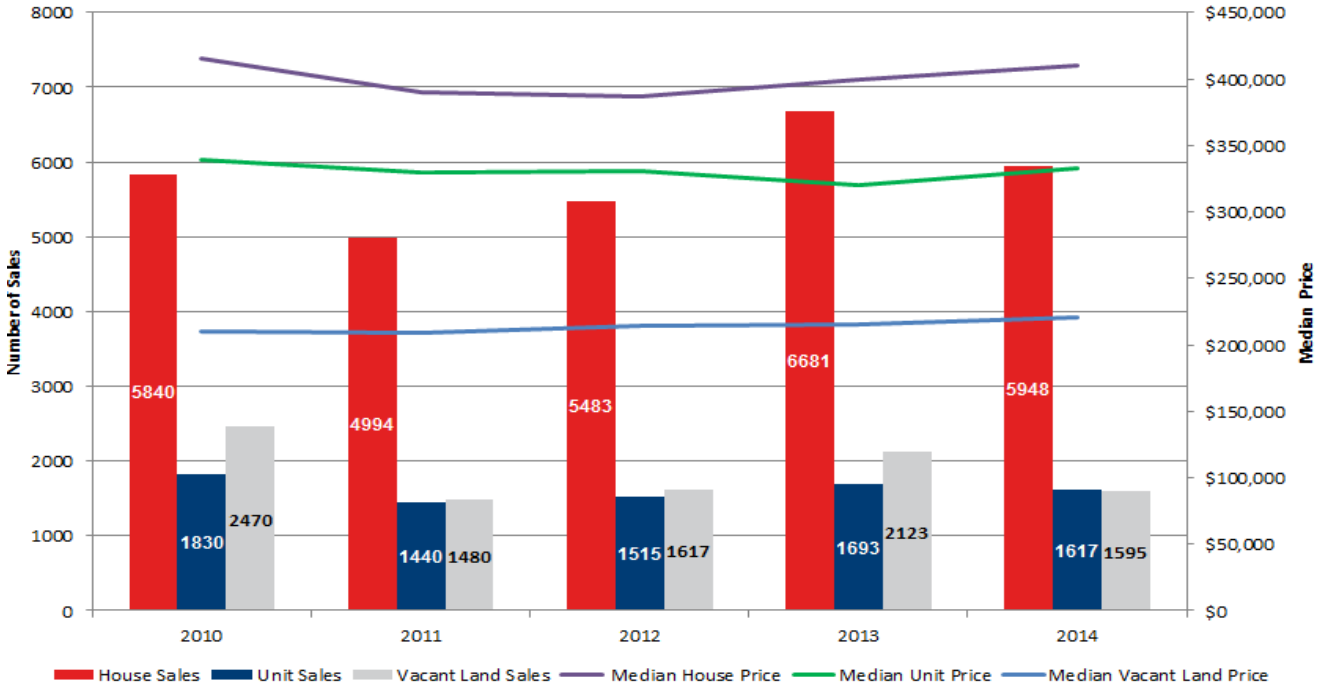
12 MONTHS TOP PERFORMERS

Sunshine Coast Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Inner Suburbs	Redcliffe	House	\$360,000	\$380,000	5.6%	\$129M	\$28.4M	Cominos Arcade Mixed Development (\$15M), Redcliffe Leagues Club Accommodation (\$5M)
	Margate	Unit	\$318,750	\$376,500	18.1%	\$13.6M	\$14.5M	Oxley Avenue Mixed Use Development (\$11M), Webb Street Units (\$2M)
Northern Suburbs	Burpengary	House	\$360,000	\$391,000	8.6%	\$45.8M	\$59.6M	Buckley Road Aged Care Facility (\$15M). Burpengary Shopping Centre (\$10M).
	Sandstone Point	Unit	\$344,000	\$360,000	4.7%	\$10.7M	\$40M	Spinnaker Drive Units (\$30M). Sandstone Point Motel & Function Centre (\$10M).
	Scarborough	Unit	\$380,000	\$405,000	6.6%	\$7.7M	\$3.8M	Scarborough Boat Harbour & Wynnum Creek Entrance Channel Dredging (\$1.5M).
	Deception Bay	House	\$285,000	\$308,000	8.1%	\$13.8M	\$38.5M	Deception Bay Road Townhouses (\$20.5M). Lipscombe Road Industrial Sheds (\$9M).
Southern Suburbs	Morayfield	House	\$310,000	\$330,000	6.5%	\$54.3M	\$18.2M	North Harbour Phase 1 Residential Subdivision (\$7.6M). Weier Road Commercial Complex (\$5M).
	Brendale	Unit	\$254,000	\$325,000	28.0%	\$190M	\$44.1M	Masters Home Improvement Centre Brendale (\$20M). Eatons Hill Village Shopping Centre & Motel (\$20M).
	Strathpine	House	\$332,000	\$365,000	9.9%	\$15.6M	\$3M	Strathpine Central Complex (\$1.5M). McDonalds Restaurant Strathpine (\$1.5M).
Western Suburbs	Kallangur	Unit	\$307,000	\$332,000	8.1%	\$38.5M	\$19.4M	Marsden Road Units (\$10M). Marantha Retirement Village Extension (\$4.5M).

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*Source: Moreton Bay Regional Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricerfinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

MORETON BAY REGIONAL PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Moreton Bay Rail Link	Kippa-Ring	New heavy rail passenger link between Petrie & Kippa-Ring.	\$ 1.15B	15/01/2014	15/11/2016
Bunnings Warehouse Brendale	Brendale	Construction of main warehouse, café, staff office & amenities.	\$45M	09/06/2014	18/06/2015
Pumicestone Road Mixed Development	Elimbah	Construction includes 940 units, 250 village units, 710 detached houses and a golf course & park.	\$ 80M	25/06/2015	25/08/2019
Queensland Rail South East Queensland Rail Stabling Facilities	Elimbah	Construction of a new rolling stock stabilising site.	\$ 80M	30/11/2014	30/08/2016
Aldi Distribution Centre	Brendale	Construction of a warehouse, cool house, office, refuse & truck wash	\$ 65M	24/02/2014	31/03/2015
Kinsellas Road West Townhouses	Mango Hill	Construction of 201 townhouses and 419 car parks.	\$44M	18/09/2015	01/10/2018
Halcyon Caboolture Relocatable Home Park	Caboolture	Relocatable home park with 166 sites. Includes bowling green & maintenance shed.	\$60M	05/08/2014	31/10/2017
Filmers Palace Hotel Site Redevelopment	Woody Point	Construction of 149 units, pool, gymnasium & theatre.	\$45M	19/09/2015	30/12/2016

IPSWICH



KEY MARKET INDICATORS

Change from Last	Year	Half Year
	↓	↓
House sales		
	↑	↑
House median		
	↑	↓
House rents		
	↓	↓
Unit sales		
	↑	↓
Unit median		
	↔	↓
Unit rents		

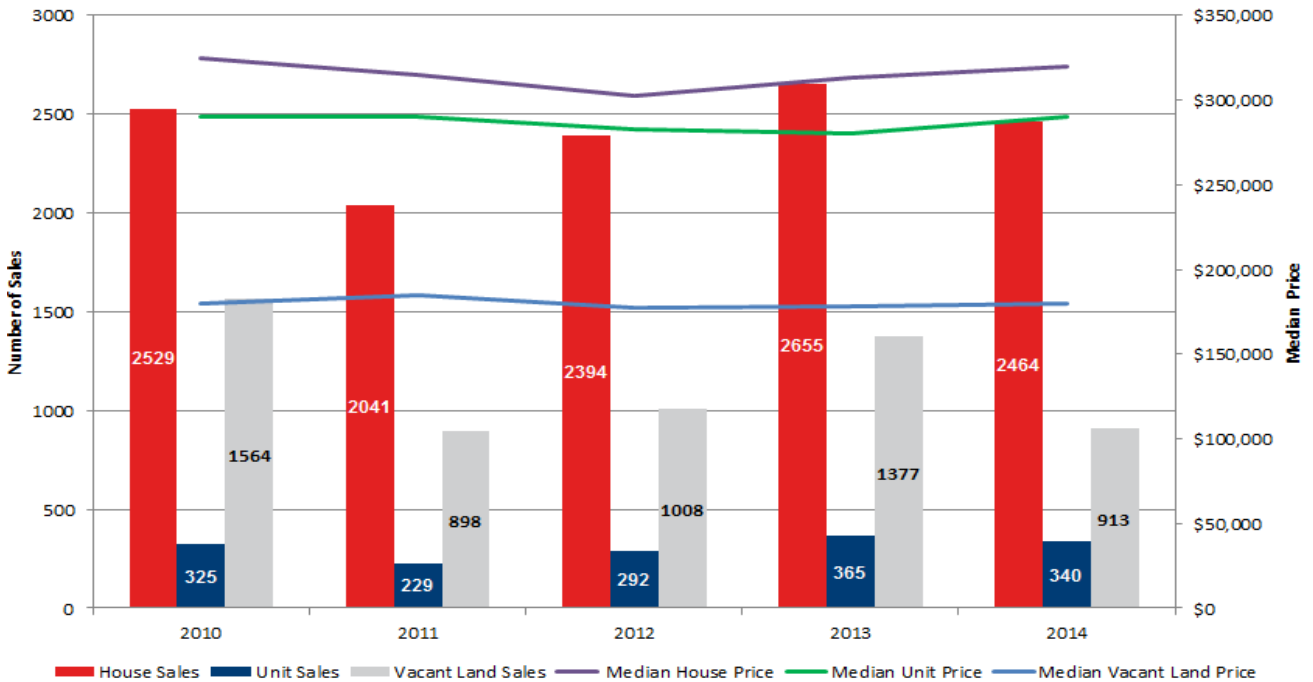
12 MONTHS TOP PERFORMERS

Brisbane Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects	
Northern Suburbs	Karalee	House	\$409,000	\$488,000	19.3%	\$2M	\$7M	Karalee Residential Estate (\$7M).	
	North Ipswich	House	\$232,000	\$258,000	11.2%	\$17M	\$17M	Lowry Street Units (\$14M). Downs Street Shops & Office (\$2M).	
	Woodend	House	\$285,000	\$315,000	10.5%	\$10M	\$8M	St Marys College Bremer & Rosenberry Classroom Blocks (\$8M).	
Eastern Suburbs	Brassall	Unit	\$251,000	\$266,000	6.0%	\$5.4M	\$29M	Diamantina Blvd Shopping Centre (\$20M). Dorman Lane Subdivision (\$5M).	
	Brookwater	Unit	\$320,000	\$500,000	56.3%	\$3.5M	\$130M	Brookwater Golf & Spa Residential Resort (\$120M). Brookwater Residential Estate (\$5M).	
	Goodna	Unit	\$255,000	\$310,000	21.6%	\$8M	\$27M	Woogaroo Street Lifestyle Resort (\$20M). Bertha Street Units (\$7M).	
	Bellbird Park	House	\$330,000	\$360,000	9.1%	\$16M	\$47M	Bellbird Park State Secondary School (\$35M). Brentwood Forest Estate (\$8M).	
	Riverview	House	\$208,000	\$236,000	13.5%	\$0M	\$31M	River Junction Employment Park (\$20M). Brisbane Road Townhouses (\$9M).	
	Southern Suburbs	Yamanto	House	\$334,000	\$358,000	7.2%	\$10M	\$7.5M	Yamanto Shopping Centre (\$5M). Hall Street Offices (\$2.5M).
		Raceview	House	\$290,000	\$306,000	6.0%	\$13M	\$49.7M	Cascade Street Townhouses (\$25M). Wildey Street Units (\$7M).

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*Source: Ipswich City Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricerfinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

IPSWICH LGA PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Queensland Rail New Generation Rollingstock Maintenance Facility	Wulkuraka	Facility for the testing, maintenance & repair of new generation passenger rolling stock	\$180M	28/07/2015	28/10/2016
Brisbane Lions Training & Administration Centre	Springfield	Construction of a gymnasium, aquatic recovery centre, medical and player development area	\$60M	03/12/2015	30/10/2017
Brookwater Golf and Spa Residential Resort	Brookwater	5 Star international resort to include 524 residential resort apartments.	\$120M	15/03/2015	15/03/2017
Wensley Road Residential Subdivision	Ripley	Subdivision of 2677 residential lots, retail precinct & education facilities.	\$93.7M	01/06/2015	01/06/2016
Secondary Urban Centre East Residential Subdivision	Ripley	1544 low density dwellings, 430 medium density dwellings and 1 primary school.	\$50M	03/08/2015	31/05/2020
University of Southern Queensland Education Gateways	Springfield	Construction of library, flexible teaching spaces, nursing unit & laboratories.	\$90M	08/01/2014	30/09/14
Mater Private Hospital Springfield	Springfield	80 bed hospital, theatre space, inpatient wards, day surgery & cancer care unit.	\$85M	30/04/2014	30/11/2015
Citistwih Industrial Estate Subdivison	Bundamba	Construction of an industrial park.	\$85M	09/12/2015	20/12/2017

LOGAN



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↔
House rents	↑	↔
Unit sales	↔	↓
Unit median	↓	↑
Unit rents	↑	↑

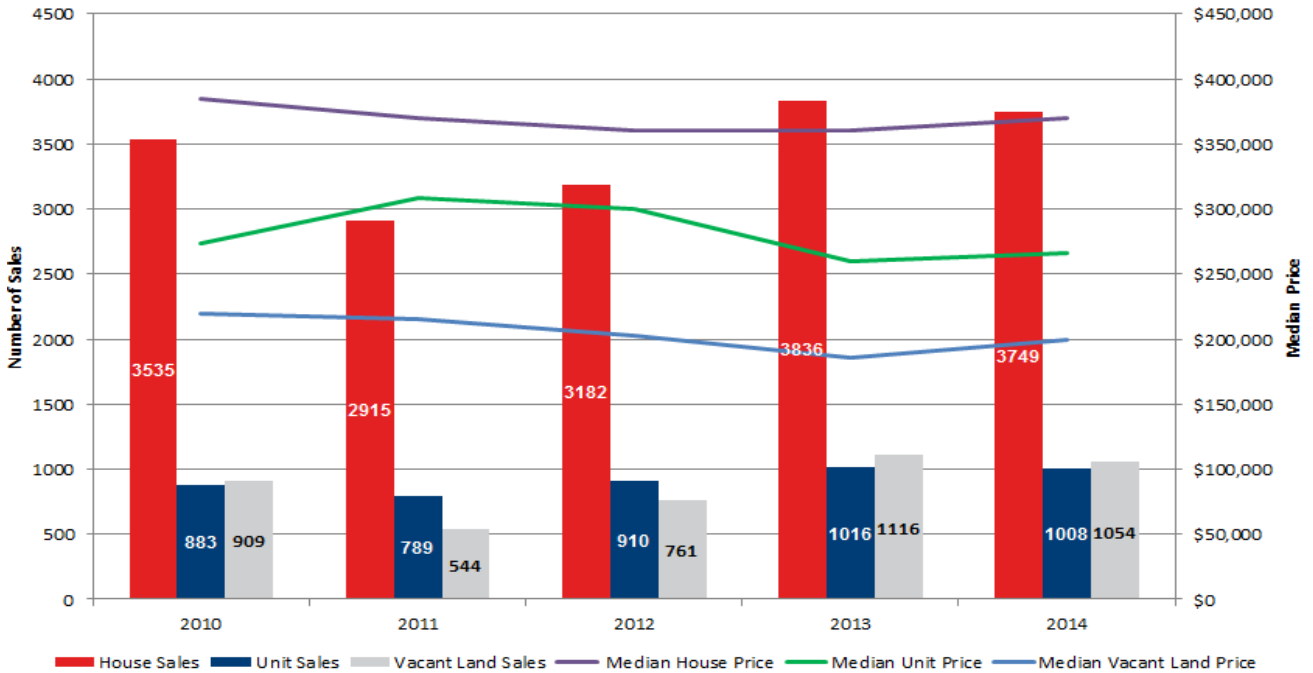
TOP PERFORMERS

Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Inner Suburbs	Logan Central	Unit	\$165,000	\$176,000	6.7%	\$7M	\$162M	Pacific Motorway Transit Project (\$100M) Hotel Gloria Mixed Development (\$50M)
	Daisy Hill	House	\$385,000	\$465,000	20.8%	\$500K	\$46M	Motorline City Precinct Mixed Use Development (\$45M) Oleander Street Townhouses (850K)
Northern Suburbs	Slacks Creek	House	\$281,000	\$308,000	9.6%	\$8M	\$44M	Pacific Highway Showroom (\$14M) Cronulla Park Logan Greyhound Racetrack (\$12M)
	Springwood	Unit	\$250,000	\$263,000	5.2%	\$16M	\$17M	Elements Third Age Living (\$11M) Westmore Boulevard office Building (\$4M)
Southern Suburbs	Bahrs Scrub	House	\$442,000	\$475,000	7.5%	\$500K	\$12M	Bahrs Scrub Residential Community (\$6M) Windaroo Heights Subdivision (\$3M)
	Greenbank	House	\$515,000	\$532,000	3.3%	\$6M	\$45M	Teviot Downs Estate Subdivision (\$41M) Spring Mountain Estate Subdivision (\$4M)
Western Suburbs	Kingston	House	\$246,000	\$270,000	9.8%	\$29M	\$11M	Mudgee Street Industrial Building (\$5M) 7 Eleven Service Station (\$2M)
	Logan Reserve	House	\$335,000	\$339,000	1.2%	\$14M	\$13M	Stoneleigh Reserve Estate Subdivision (\$12M) School Road Residential Subdivision (\$1M)
	Loganholme	Unit	\$352,000	\$402,000	14.2%	\$12M	\$52M	Logans Alma Park Zoo (\$20M) Cairns Street Warehouses (\$10M)
Western Suburbs	New Beith	House	\$522,000	\$547,000	4.8%	\$9M	\$48M	New Beith Forest Estate Subdivision (\$23M) Spring Mountain Estate Subdivision (\$11M)

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015.

*Source: Logan City Council, Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Pricefinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

LOGAN CITY LGA PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commencement Date	Completion Date
Pacific Motorway Transit Project – Section C	Logan Central	Upgrade to 6.9km of existing Pacific Motorway	\$100M	01/12/2015	01/12/2016
Grand Plaza Shopping Centre Extension	Browns Plains	Extension to existing shopping centre	\$60M	14/11/2015	31/08/2017
Flagstone City Subdivision Stages 2 – 5	Undullah	Proposed subdivision of 1,592 residential lots	\$56M	06/10/2015	30/06/2017
Johnson Road Forestdale Roadworks	Forestdale	Roadworks on Johnson Road from Stapylton Rd to Elliot Ct	\$50M	30/10/2015	30/04/2017
Hotel Gloria Mixed Development	Logan Central	Construction of a 12 storey hotel	\$50M	06/11/2015	20/01/2019
Yarrabilba Precinct 2 North & South Village	Yarrabilba	Reconfiguration into 1200 lots, construction of new roads	\$48M	03/12/2015	30/08/2020
Motorline City Precinct Mixed Use Development	Daisy Hill	Construction of three 10 storey residential towers	\$45M	15/08/2015	30/06/2018
Jimboomba Shopping Centre Site 1	Jimboomba	Construction of a shopping centre	\$45M	02/12/2015	31/07/2016
Teviot Downs Estate Subdivision	Greenbank	Reconfiguration into 1,017 lots	\$41M	10/11/2015	30/11/2019

REDLAND



KEY MARKET INDICATORS

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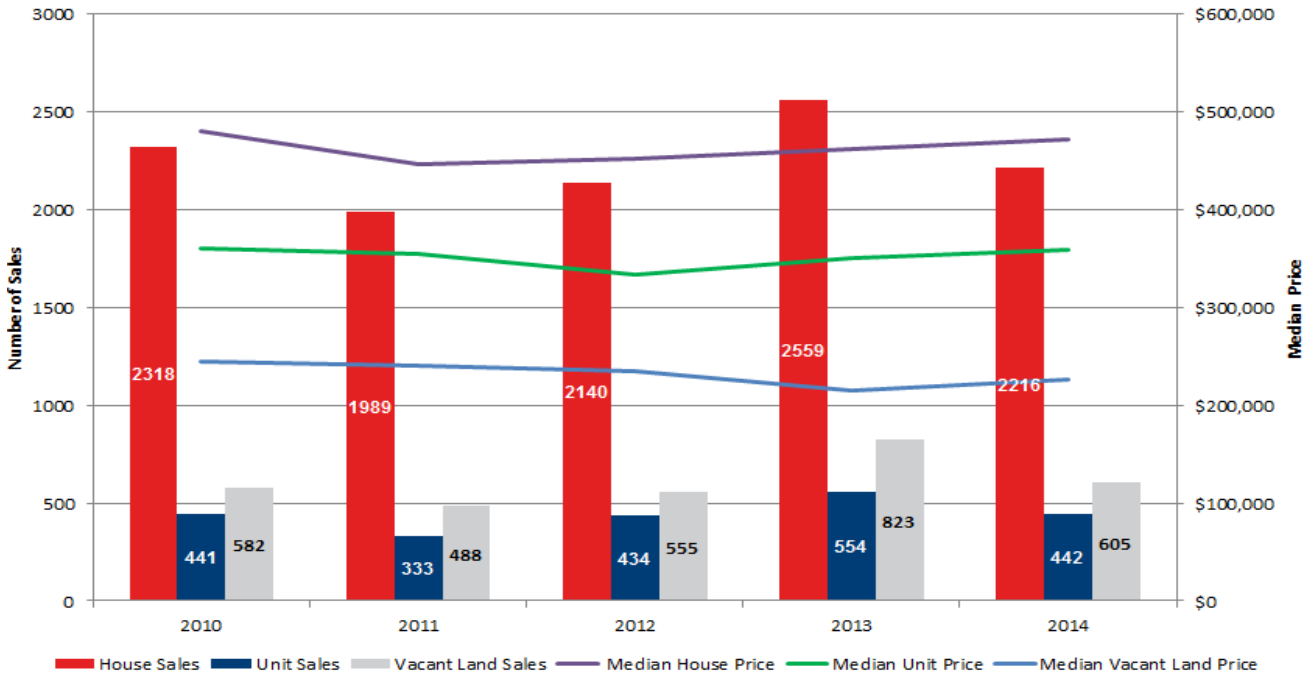
12 MONTHS TOP PERFORMERS

Brisbane Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Northern Suburbs	Alexandra Hills	House	\$399,000	\$415,000	4.0%	\$2.1M	\$9.9M	Finucane Road Units (\$9.9M).
	Birkdale	House	\$470,000	\$495,000	5.3%	\$13M	\$14.6M	Birkdale Green Commercial Development (\$4M). Valentine Road Townhouses (\$2.9M).
	Capalaba	House	\$420,000	\$442,000	5.2%	\$27.1M	\$27.2M	Holland Crescent Townhouses (\$12M). Rhodes Residential Units (\$6.5M).
	Capalaba	Unit	\$290,000	\$310,000	6.9%	\$27.1M	\$27.2M	Holland Crescent Townhouses (\$12M). Rhodes Residential Units (\$6.5M).
	Cleveland	Unit	\$365,000	\$400,000	9.6%	\$36.6M	\$83.1M	Shore Street Apartments (\$18M). Waterloo Hotel & Apartments (\$15M).
	Ormiston	Unit	\$365,000	\$377,000	3.3%	\$6.2M	\$8M	Delancey Street Townhouses (\$6M). Wellington Street Residential Subdivision (\$2M).
	Thornlands	House	\$515,000	\$530,000	2.9%	\$46.3M	\$69.2M	Paradise Gardens Mixed Use Development (\$30M). Cleveland Redland Bay Road Townhouses (\$27M).
	Victoria Point	Unit	\$330,000	\$360,000	9.1%	\$16.2M	\$13.3M	Victoria Point Bus Station (\$6M). Victoria Point Retirement Village (\$4M).
Inner Suburbs	Redland Bay	House	\$480,000	\$505,000	5.2%	\$25.5M	\$81.6M	Tall Trees Redland Bay (\$40M). Redland Bay Leisure Life (\$20M).
Western Suburbs	Mount Cotton	House	\$463,000	\$480,000	3.7%	\$23.9M	\$8.2M	Mount Cotton Village Shopping Centre Extension (\$5.5M). Mount Cotton Village Estate (\$2.7M).

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015.

*Source: Redland City Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricefinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

REDLANDS CITY LGA PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Tall Trees Redland Bay	Redland Bay	Construction of aged care & special needs facility.	\$40M	01/09/2015	01/09/2016
Paradise Gardens Mixed Use Development	Thornlands	Construction of 35 townhouses, supermarket, specialty shops, medical centre & service station.	\$30M	28/07/2015	28/07/2016
Cleveland Redland Bay Road Townhouses	Thornlands	Construction of 125 townhouses & 250 car parks.	\$27M	31/03/2015	31/01/2017
Boundary 396 Townhouses	Thornlands	Construction of 103 townhouses & 222 car parks.	\$25M	06/10/2014	30/12/2016
Redland Bay Leisure Life	Redland Bay	Construction of 96 units with car parking & landscaping	\$20M	01/05/2015	01/07/2016
Shore Street Apartment Building	Cleveland	Construction of 64 apartments, roof terrace and 106 car parks.	\$18M	02/09/2015	31/12/2016
Waterloo Hotel & Apartments Mixed Use Development	Cleveland	Construction of 28 residential units, 94 hotel rooms, retail shops, restaurant & bar.	\$15M	18/05/2015	31/10/2017
Mount Cotton Quarry Extension	Mount Cotton	New pit to be developed south west of existing pit.	\$15M	03/02/2014	30/03/2019

GOLD COAST



KEY MARKET INDICATORS

Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↔
House rents	↑	↑
Unit sales	↓	↓
Unit median	↑	↔
Unit rents	↑	↑

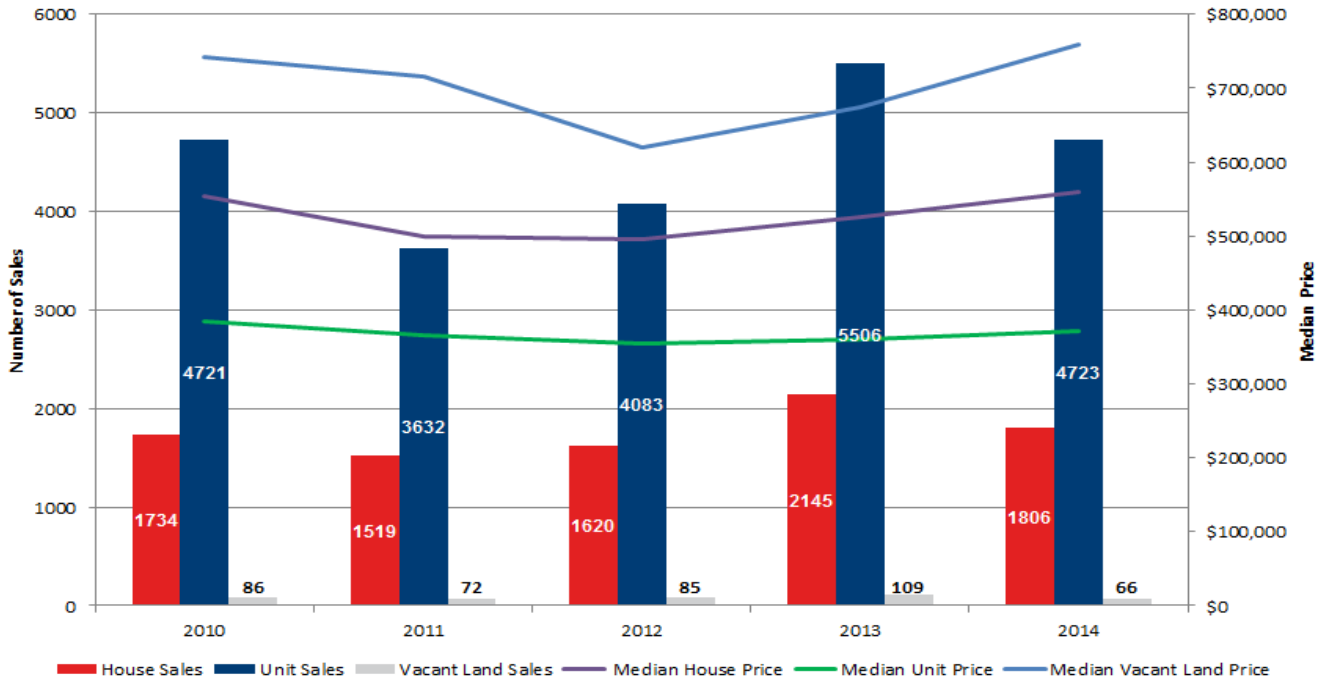
TOP PERFORMERS

Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Northern Suburbs	Hope Island	House	\$500,000	\$522,000	4.4%	\$92M	\$367M	Marina Shores Units And Marina (\$75M) Marina Quays Units (\$60M)
	Southport	House	\$426,000	\$470,000	10.3%	\$1.1B	\$1B	Imperial City Mixed Development (\$300M) Iridium Park Lane Mixed Use Development (\$200M)
	Helensvale	Unit	\$325,000	\$372,000	14.5%	\$53M	\$60M	Homeworld Showroom Complex (\$45M) Serenity Cove Estate Subdivision (\$5M)
Southern Suburbs	Burleigh Heads	House	\$565,000	\$610,000	8.0%	\$24M	\$70M	Tallahassee Residential Tower (\$55M) Fleay Court Duplexes (\$6M)
	Miami	House	\$520,000	\$572,000	10.0%	\$2M	\$5M	Aldi Foodstore Miami (\$3M) Gold Coast Highway Units (\$2M)
	Mermaid Beach	Unit	\$350,000	\$399,000	14.0%	\$2M	\$308M	Broadbeach South Regional Station Village Mixed Use Development (\$280M) Markeri Street Apartments (\$16M)
	Tugun	Unit	\$360,000	\$397,000	10.3%	\$1M	\$3M	Cabarita Avenue Townhouses (\$1M) Gold Coast Highway Fast Food Restaurant (\$1M)
Western Suburbs	Benowa	House	\$685,000	\$736,000	7.4%	\$28M	\$133M	Vantage Royal Pines Units (\$120M) Ashmore Village Shopping Centre (\$10M)
	Carrara	House	\$439,000	\$482,000	9.8%	\$53M	\$228M	The Harbour Development (\$180M) John Francis Drive Residential Development (\$35M)
	Gilston	House	\$470,000	\$530,000	12.8%	\$3M	\$11M	Gilston Town Square (\$7M) Gilston Green Estate Subdivision (\$3M)

*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015.

*Source: Gold Coast City Council Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Pricefinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

GOLD COAST COUNCIL PROPERTY GROWTH



TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commencement Date	Completion Date
Gold Coast Light Rail Rapid Transit Project	Coolangatta	Rapid transit line from Broadbeach to Coolangatta	\$950M	20/10/2015	20/12/2018
Jewel Mixed Use Development	Surfers Paradise	Construction of a mixed use development in 3 separate towers	\$900M	11/12/2015	30/06/2018
Coomera Town Centre	Coomera	Proposed town centre over 9 precincts and shopping centre	\$900M	03/11/2015	31/12/2020
Pacific Fair Shopping Centre Alterations	Broadbeach Waters	Construction of new stores, additional parking	\$580M	05/05/2014	29/04/2016
Commonwealth Games Athletes Village	Southport	Construction of athletes village	\$501M	18/08/2014	30/09/2017
Jupiter's Hotel & Casino Project Icon Alterations	Broadbeach	Extension to Jupiter's Casino and Hotel complex.	\$350M	10/10/2015	30/11/2020
Imperial City Mixed Development	Southport	Construction of a mixed use development in 3 separate towers	\$300M	18/11/2015	30/10/2010
Broadbeach South Regional Station Village	Mermaid Beach	Proposed construction of TOD mixed use development	\$280M	18/12/2015	18/06/2020
Gold Coast Private Co-Located Hospital	Southport	Construction of 232 bed private hospital	\$210M	03/02/2014	31/10/2015

Disclaimer: Estimated value is the value of land and construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value. Gold Coast figures are that of Gold Coast City LGA only and does not include Albert Shire

Source: Cordell Database, PRDnationwide, Gold Coast City Council, Queensland Department of State Development, Infrastructure and Planning, Pricefinder

ABOUT PRDnationwide RESEARCH

PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis

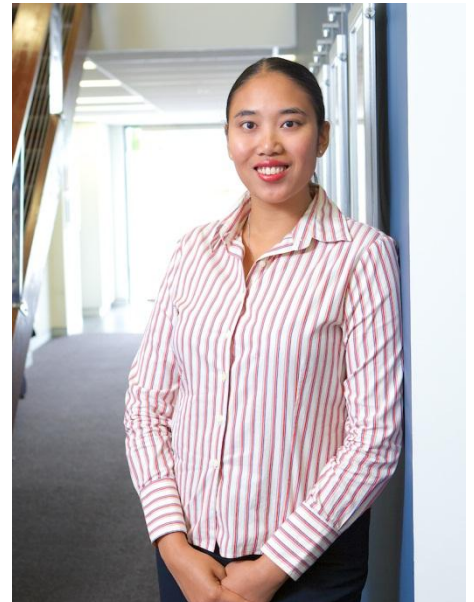
Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

OUR SERVICES

Our research team is made up of highly qualified researchers who focus solely on property analysis

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.



OUR SERVICES INCLUDE:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market Analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis

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