



Brisbane Rental Overview

Second Quarter | 2011

BRISBANE RENTAL OVERVIEW



➤ In terms of rental growth, one bedroom units have recorded the strongest annual increase of 3.6%.

➤ One bedroom flats within the 4122 postcode recorded the strongest annual growth of 33% in weekly rents.

➤ The rental market that achieved the strongest growth in new bonds during the March 2011 quarter was one bedroom unit tenancies within the 4170 postcode.

Amid record low sales activity and the high number of displaced residents following the January floods, Brisbane's rental market has experienced significantly higher competition placing pressure on asking rents. Accordingly, the following report analyses the performance of various rental markets throughout Brisbane highlighting the top performances by rental growth, growth in new bonds and most prestige rents.

According to the latest data released by the Rental Tenancies Authority, the most popular rental variation across Brisbane was two bedroom units, which has secured 5,078 new bonds during the March 2011 quarter. This represents a slight decrease of 0.6% when compared to the previous March 2010 quarter. Three bedroom houses accounted for the second highest generation of new bonds at 3,386, a slight adjustment of -0.1% from the corresponding period in 2010. For townhouses, three bedroom tenancies were in most demand by a considerable margin recording 1,672 new bonds. This also equated to the strongest annual increase in new bonds across all variations within Brisbane at 11.4%.

In terms of rental growth, one bedroom units have recorded the strongest annual increase of 3.6%, to achieve \$280 weekly rent. This was followed by four bedroom houses which registered a 3.2% (\$15 per week) increase over the year to record \$465 weekly rent, the highest of all weekly rents established over the period. Three bedroom units registered only \$5 a week less than four bedroom houses. This small price differential between four bedroom houses and three bedroom units is justified given that most three bedroom rentals are either located within the CBD or inner city market, while larger houses predominate the middle and outer suburbs.

When assessing the top performing localities in Brisbane, it was established that one bedroom flats have dominated the strongest annual growth in rents across Brisbane. Performing exceedingly well were one bedroom flats within the 4122 postcode which recorded the strongest annual rental increase of 33% in weekly rents. This was followed by the 4011 and 4005 postcodes which have recorded an annual increase of 21% each. Three bedroom flats in Coorparoo have also recorded notable performances with a 21% increase over the year.

The rental market which has achieved the strongest growth in new bonds during the March 2011 quarter was one bedroom unit tenancies within the 4170 postcode, which recorded a 173% increase. Four bedroom houses in Brisbane's 4077 postcode have also recorded a significant growth of 147% over the most recent 12 months, pushing median weekly rent up to \$390 per week.

The premier weekly rents within Brisbane throughout the March 2011 quarter was achieved by four bedroom houses in Brisbane's premium inner city suburbs. Four bedroom houses located within the 4005 and 4171 postcodes each attracted a median weekly rent of \$750 per week. Three bedroom units in Brisbane's CBD and fringe markets have recorded the second highest weekly rents across Brisbane at \$720 per week. These premises close to the city are capable of attracting such high weekly rents because of the conveniences associated with their location and the grade of dwellings available for rent.

BRISBANE RENTAL OVERVIEW

Brisbane's Performance Summary of Rental Variations

Rental Variation	Mar-10		Mar-11		Annual Rental Growth	Increase in New Bonds
	Rent (\$Week)	New Bonds	Rent (\$Week)	New Bonds		
One Bed Flat	\$270	2489	\$280	2475	3.6%	-0.6%
Two Bed Flat	\$365	5125	\$375	5078	2.7%	-0.9%
Three Bed Flat	\$460	1163	\$460	1173	0.0%	0.9%
Two Bed House	\$350	697	\$350	633	0.0%	-10.1%
Three Bed House	\$380	3389	\$390	3386	2.6%	-0.1%
Four Bed House	\$450	1871	\$465	1972	3.2%	5.1%
Two Bed Townhouse	\$350	338	\$360	379	2.8%	10.8%
Three Bed Townhouse	\$389	1482	\$395	1672	1.5%	11.4%

Table Prepared by PRDnationwide Research Source: PDS Live

Brisbane's Three Top Postcodes for Rental Growth by Dwelling Variation

Rental Variation	Post Code	Localities	Mar-10		Mar-11		Annual Rental Growth	Increase in New Bonds
			Rent (\$Week)	New Bonds	Rent (\$Week)	New Bonds		
One Bed Flat	4122	Mansfield/Mt Gravatt/Wishart	\$150	18	\$200	20	33%	11%
	4011	Clayfield/Hendra	\$210	36	\$255	33	21%	-8%
	4005	New Farm/Teneriffe	\$290	205	\$350	212	21%	3%
Two Bed Flat	4105	Clifton Hill/Moorooka/Tennyson	\$300	55	\$340	71	13%	29%
	4005	New Farm/Teneriffe	\$420	250	\$475	270	13%	8%
	4032	Chermside/Craigslea	\$340	76	\$380	152	12%	100%
Three Bed Flat	4151	Coorparoo	\$380	15	\$460	20	21%	33%
	4169	East Bris/Kangaroo Point	\$580	49	\$675	45	16%	-8%
	4101	Highgate Hill/South Bris/West End	\$630	82	\$720	74	14%	-10%
Two Bed House	4122	Mansfield/Mt Gravatt/Wishart	\$310	26	\$350	20	13%	-23%
	4066	Auchenflower/MtCootha/Toowong	\$350	18	\$390	7	11%	-61%
	4012	Nundah/Toombul/Wavell Heights	\$320	16	\$350	16	9%	0%
Three Bed House	4065	Bardon/Jubilee/Rainworth	\$440	38	\$525	36	19%	-5%
	4006	Bowen Hills/Valley/Herston/Newstead	\$430	16	\$500	19	16%	19%
	4104	Yeronga	\$380	19	\$440	26	16%	37%
Four Bed House	4065	Bardon/Jubilee/Rainworth	\$550	17	\$650	21	18%	24%
	4066	Auchenflower/MtCootha/Toowong	\$520	30	\$600	37	15%	23%
	4064	Milton/Paddington/Rosalie	\$565	31	\$650	23	15%	-26%
Two Bed Townhouse	4053	Brookside/Everton Park/McDowall/Stafford	\$325	16	\$360	18	11%	13%
	4152	Camp Hill/Carina/Carindale	\$335	19	\$360	40	7%	111%
	4170	Cannon Hill/Morningside/Norman Park	\$370	19	\$380	15	3%	-21%
Three Bed Townhouse	4074	Jindalee/MtOmmaney/Sumner/Westlake	\$370	15	\$415	16	12%	7%
	4151	Coorparoo	\$420	23	\$465	17	11%	-26%
	4012	Nundah/Toombul/Wavell Heights	\$395	22	\$430	28	9%	27%

Table Prepared by PRDnationwide Research Source: PDS Live

BRISBANE RENTAL OVERVIEW

Brisbane's Three Top Postcodes for Increases in New Bonds by Dwelling Variation

Rental Variation	Post Code	Localities	Mar-10		Mar-11		Annual Rental Growth	Increase in New Bonds
			Rent (\$/Week)	New Bonds	Rent (\$/Week)	New Bonds		
One Bed Flat								
	4170	Cannon Hill/Morningside/Norman Park	\$230	15	\$235	41	2%	173%
	4012	Nundah/Toombul/Wavell Heights	\$200	24	\$190	40	-5%	67%
	4178	Lindum/Lytton/Wynnum	\$195	24	\$180	40	-8%	67%
Two Bed Flat								
	4032	Chermside/Craigslea	\$340	76	\$380	152	12%	100%
	4104	Yeronga	\$330	23	\$325	42	-2%	83%
	4013	Northgate	\$310	19	\$285	28	-8%	47%
Three Bed Flat								
	4116	Calamvale/Drewvale/Stretton	\$365	16	\$375	31	3%	94%
	4105	Clifton Hill/Moorooka/Tennyson	\$425	19	\$400	26	-6%	37%
	4034	Aspley/Boondal/Geebung/Zillmere	\$350	26	\$360	35	3%	35%
Two Bed House								
	4121	Ekibin/Holland Park/Tarragindi/Wellers Hill	\$360	20	\$375	25	4%	25%
	4017	Bracken Ridge/Brighton/Deagon/Sandgate	\$320	37	\$320	42	0%	14%
	4053	Brookside/Everton Park/McDowall/Stafford	\$330	23	\$345	26	5%	13%
Three Bed House								
	4005	New Farm/Teneriffe	\$545	15	\$540	23	-1%	53%
	4108	Archerfield/Coopers Plains	\$350	18	\$360	26	3%	44%
	4076	Darra/Wacol	\$320	24	\$300	34	-6%	42%
Four Bed House								
	4077	Doolandella/Durack/Inala/Richlands	\$375	17	\$390	42	4%	147%
	4051	Alderley/Enogerra/Gaythorne/Newmarket	\$500	25	\$540	44	8%	76%
	4110	Acacia Ridge/Larapinta/Willawong	\$400	18	\$410	28	3%	56%
Two Bed Townhouse								
	4152	Camp Hill/Carina/Carindale	\$335	19	\$360	40	7%	111%
	4113	Eight Miles Plains/Runcorn	\$340	14	\$325	22	-4%	57%
	4053	Brookside/Everton Park/McDowall/Stafford	\$325	16	\$360	18	11%	13%
Three Bed Townhouse								
	4154	Gumdale/Ransome/Wakerley	\$385	24	\$410	54	6%	125%
	4078	Forest Lake/Carole Park	\$335	18	\$330	38	-1%	111%
	4032	Chermside/Craigslea	\$420	22	\$435	42	4%	91%

Table Prepared by PRDnationwide Research Source: PDS Live

BRISBANE RENTAL OVERVIEW

Brisbane's Three Most Premier Rental Postcodes by Variation

Rental Variation	Post Code	Localities	Mar-10		Mar-11		Annual Rental Growth	Increase in New Bonds
			Rent (\$/Week)	New Bonds	Rent (\$/Week)	New Bonds		
One Bed Flat								
	4000	Brisbane City/Spring Hill	\$365	369	\$400	321	10%	-13%
	4005	New Farm/Teneriffe	\$290	205	\$350	212	21%	3%
	4169	East Bris/Kangaroo Point	\$300	129	\$330	129	10%	0%
Two Bed Flat								
	4000	Brisbane City/Spring Hill	\$530	428	\$540	389	2%	-9%
	4101	Highgate Hill/South Bris/West End	\$460	327	\$500	312	9%	-5%
	4005	New Farm/Teneriffe	\$420	250	\$475	270	13%	8%
Three Bed Flat								
	4000	Brisbane City/Spring Hill	\$700	94	\$720	85	3%	-10%
	4101	Highgate Hill/South Bris/West End	\$630	82	\$720	74	14%	-10%
	4169	East Bris/Kangaroo Point	\$580	49	\$675	45	16%	-8%
Two Bed House								
	4101	Highgate Hill/South Bris/West End	\$400	16	\$420	17	5%	6%
	4064	Milton/Paddington/Rosalie	\$420	25	\$420	24	0%	-4%
	4059	Ballymore/Ithaca/Kelvin Grove/Red Hill	\$395	26	\$410	21	4%	-19%
Three Bed House								
	4007	Ascot/Hamilton	\$550	20	\$560	23	2%	15%
	4005	New Farm/Teneriffe	\$545	15	\$540	23	-1%	53%
	4065	Bardon/Jubilee/Rainworth	\$440	38	\$525	36	19%	-5%
Four Bed House								
	4005	New Farm/Teneriffe	\$720	12	\$750	18	4%	50%
	4171	Balmoral/Bulimba/Hawthorne	\$750	30	\$750	22	0%	-27%
	4011	Clayfield/Hendra	\$700	18	\$690	20	-1%	11%
Two Bed Townhouse								
	4170	Cannon Hill/Morningside/Norman Park	\$370	19	\$380	15	3%	-21%
	4152	Camp Hill/Carina/Carindale	\$335	19	\$360	40	7%	111%
	4053	Brookside/Everton Park/McDowall/Stafford	\$325	16	\$360	18	11%	13%
Three Bed Townhouse								
	4171	Balmoral/Bulimba/Hawthorne	\$490	18	\$530	29	8%	61%
	4068	Chelmer/Indooroopilly/Taringa	\$495	52	\$530	43	7%	-17%
	4066	Auchenflower/MtCootha/Toowong	\$495	33	\$510	21	3%	-36%

Table Prepared by PRDnationwide Research Source: PDS Live

Prepared by PRDnationwide Research. Source: PDS Live and the ABS. For further details contact: Josh Brown, Research Analyst, Ph: (07) 3026 3357 or Email: joshbrown@prd.com.au or visit our website at www.prdnationwide.com.au/research.

PRDnationwide does not give any warranty in relation to the accuracy of the information contained in this report. If you intend to rely upon the information contained herein, you must take note that the information, figures and projections have been provided by various sources and have not been verified by us. We have no belief one way or the other in relation to the accuracy of such information, figures and projections. PRDnationwide will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that you rely upon that is contained in the material. Use with written permission only. Copyright © – 2011