

# MARKET OUTLOOK FLAGSTONE

The Greater Flagstone Priority Development Area is opening opportunities for increased development as the population grows, infrastructure spending strengthens and employment opportunities evolve.

02  
Location  
& Accessibility

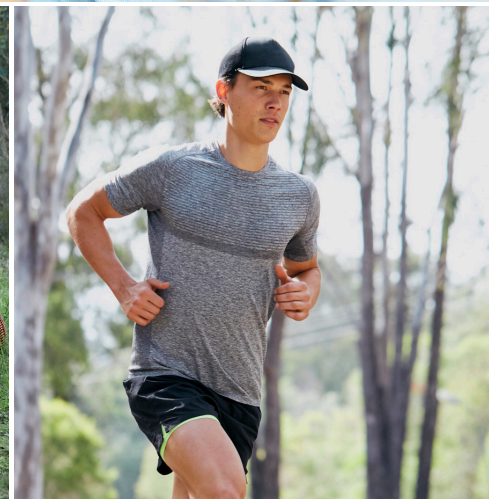
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Infrastructure  
& Employment

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Population  
& Demographics

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Residential  
Markets

Prepared exclusively for  
**Orchard (Pebble Creek)  
Developments**

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# LOCATION & ACCESSIBILITY

Flagstone is an emerging area of South East Queensland, and as such offers opportunity to become part of a growing community at an early stage of development.

The introduction of the Greater Flagstone PDA opens the window for increased development in the area leading to infrastructure spending, population growth and employment opportunities.

The growing population is dominated by young families who will create demand for additional residential dwellings as they move into the area. This bodes well for the employment sectors of construction, health care and manufacturing which are projected to dominate going forward. The demographic of the Catchment has a higher proportion of residents purchasing their own home and less people renting than the wider Logan LGA area.

# INFRASTRUCTURE

## GREATER FLAGSTONE PRIORITY DEVELOPMENT AREA

The Greater Flagstone PDA was approved by Queensland State Government in October 2011 and covers an area of 7,188 hectares. When fully developed, the area is anticipated to provide approximately 50,000 dwellings to house a population of up to 120,000 residents. The Greater Flagstone PDA is located west of Jimboomba and the Mt Lindesay Highway, along the Brisbane-Sydney rail line.



### 01 GREENBANK SHOPPING CENTRE EXPANSION

\$40 million – Planned

Expansion in three stages to include full-line supermarket, mini major, specialty retail uses and commercial.

### 02 FLAGSTONE VILLAGE SHOPPING VILLAGE EXPANSION

\$10 million – Planned

Expansion to include full line supermarket, shops and additional parking.

### 03 AUSTRALIAN TECHNOLOGY & AGRICULTURAL COLLEGE

\$10 million - Planned

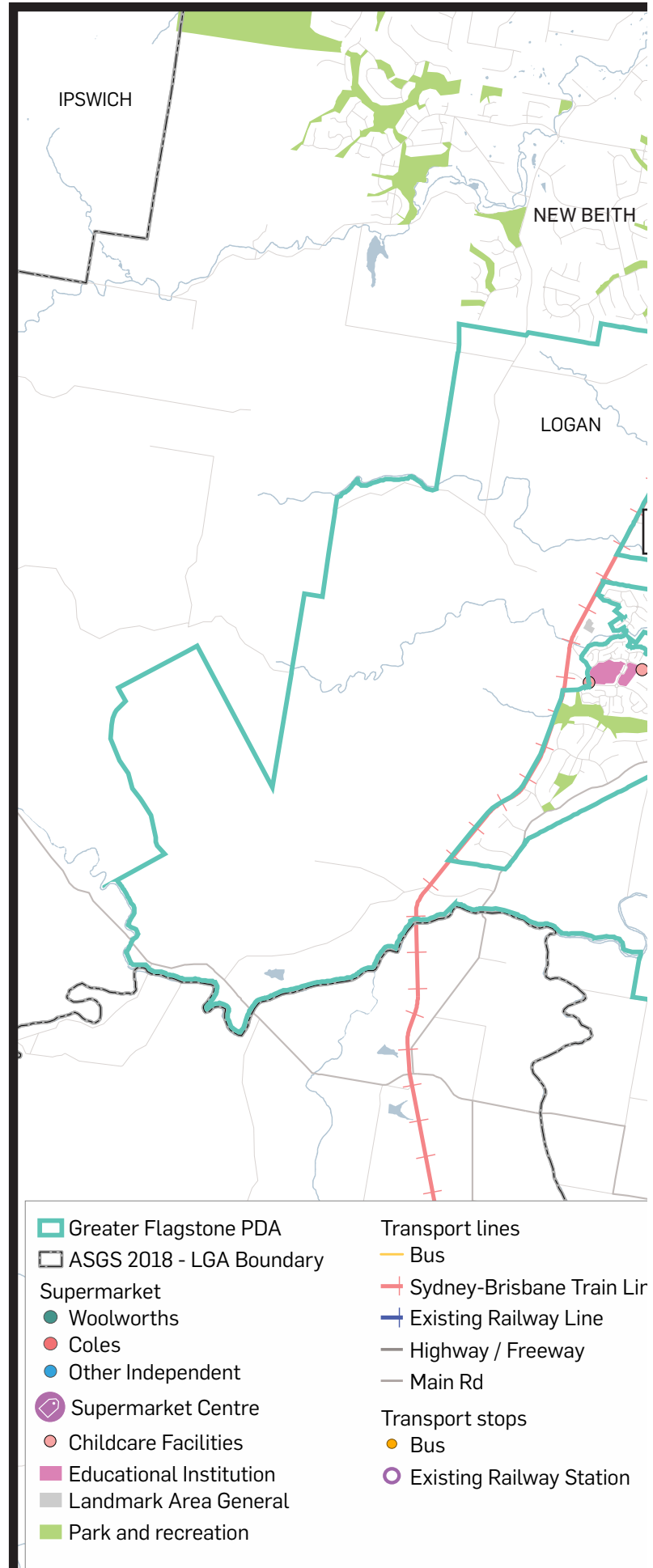
Staged construction of trade training centre in 4 buildings with car parking

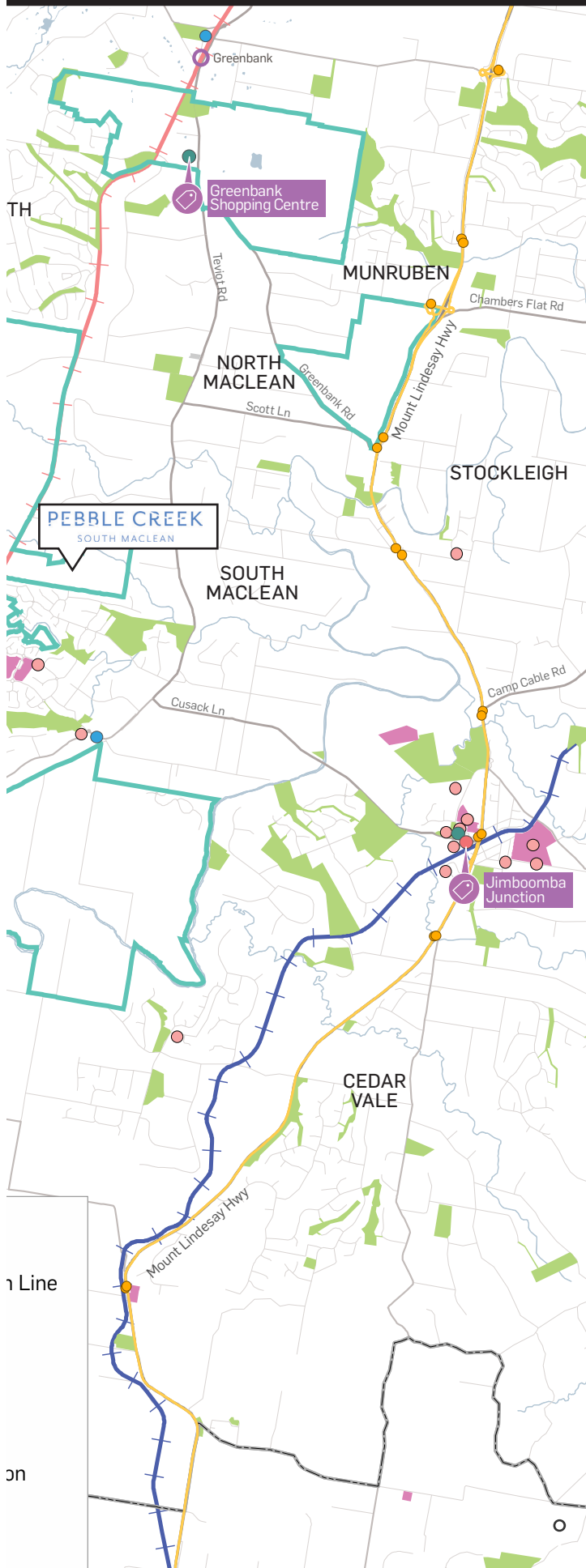
### 04 NEW BEITH ROAD UPGRADE

\$14 million - Under construction, completion due mid-2019

### 05 MT LINDESAY HIGHWAY UPGRADE

\$15 million - Planned





## EMPLOYMENT

Logan LGA is set to gain more than 66,000 jobs over 25 years with employment across the region forecast to grow by 65 per cent, or 2 per cent per annum.

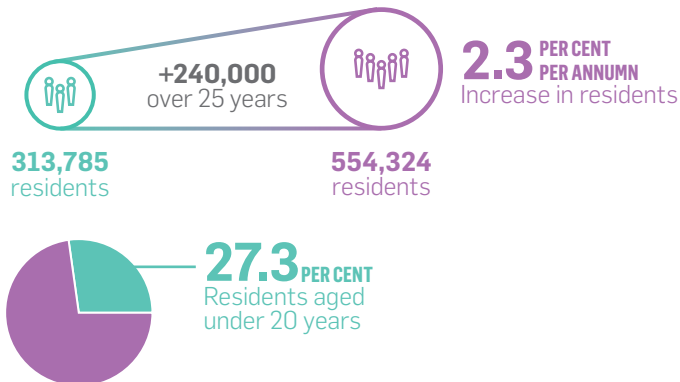


Top 5 employment sectors 2041 Logan LGA	No. of Employees	Proportion of total
Construction	26,617	16%
Health Care and Social Assistance	26,519	16%
Manufacturing	17,845	11%
Retail Trade	17,624	10%
Education and Training	17,556	10%

Prepared by Urbis; Source: Urbis

## POPULATION

The Logan LGA is projected to see more than 240,000 additional residents over the next 25 years, growing from around 313,785 to 554,324 residents. This equates to an increase of 2.3 per cent per annum. A large proportion of residents at 2041 will be aged under 20 years (27.3 per cent) highlighting the young family demographic and the need for additional residential dwellings.



Prepared by Urbis; Source: QGSO, 2017

## WHO LIVES IN FLAGSTONE?

	Flagstone Catchment	Logan LGA
Family Households	<b>88.3%</b>	<b>78.5%</b>
Household Income	<b>\$104,136</b>	<b>\$85,236</b>
Purchasing Home	<b>63.9%</b>	<b>42.8%</b>
Renting	<b>13.7%</b>	<b>34.8%</b>

Prepared by Urbis; Source: ABS Census 2016

Flagstone Catchment consists of Flagstone, Cedar Grove, Cedar Vale, Greenbank, Jimboomba, Kagaru, Lyons, New Beith, North Maclean, South Maclean, Undallah, Woodhill

# RESIDENTIAL MARKETS

## HOUSING MARKET

The Logan LGA housing market reached a peak median sale price of \$416,000 during the six months ending September 2018. Over the same period, the Flagstone Catchment also recorded a peak median sale price – reaching \$520,000.

Over the last 15 years the Logan LGA house price has achieved median price growth of 5.4 per cent per annum. The Flagstone Catchment recorded annual price growth over the same period of 4.9 per cent per annum.

Short-term price growth across the Flagstone Catchment has been strong, recording 7.2 per cent over the last 12 months and compares to the Logan LGA figure of 1.5 per cent.

## LAND MARKET

The Flagstone Catchment land market is recording similar trends to the housing market with strong long term median price growth. A growth rate of 7.7 per cent per annum has been achieved over 15 years.

The Logan LGA also has recorded strong long term median land price growth with a figure of 6.6 per cent per annum.

The six months ending September 2018 recorded a median land price of \$235,000 across the Catchment, while the Logan LGA recorded \$220,500.

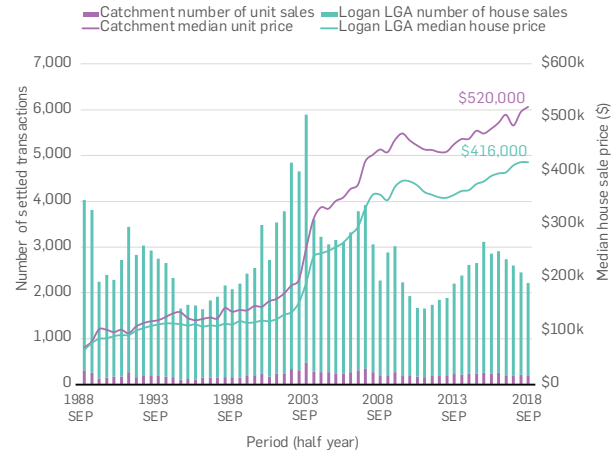
## MEDIAN SALE PRICE

	House	Land
Logan LGA	\$416,000	\$220,500
Flagstone Catchment	\$520,000	\$235,000
<b>Flagstone Catchment Premium</b>	<b>\$104,000</b>	<b>\$14,500</b>

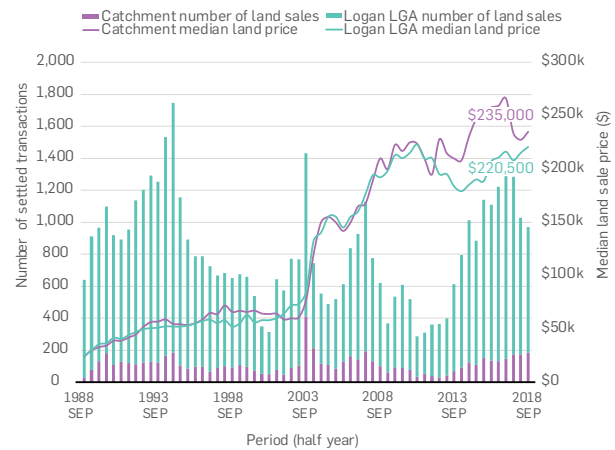
Prepared by Urbis; Source: PriceFinder at September 2018

Flagstone Catchment consists of Flagstone, Cedar Grove, Cedar Vale, Greenbank, Jimboomba, Lyons, New Beith, North Maclean, South Maclean, Woodhill.

## 30-YEAR HOUSE SALES CYCLE FLAGSTONE CATCHMENT



## 30-YEAR LAND SALES CYCLE FLAGSTONE CATCHMENT



Prepared by Urbis; Source: PriceFinder

Flagstone Catchment consists of Flagstone, Cedar Grove, Cedar Vale, Greenbank, Jimboomba, Lyons, New Beith, North Maclean, South Maclean, Woodhill.



**FLAGSTONE CATCHMENT IS ATTRACTING A MEDIAN PRICE PREMIUM FOR HOUSE AND LAND OF \$104,000 AND \$14,500 RESPECTIVELY**

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