



**SIENNA EDEN**  
— ESTATE —

Market  
Outlook-  
Redbank  
Plains and  
Ipswich

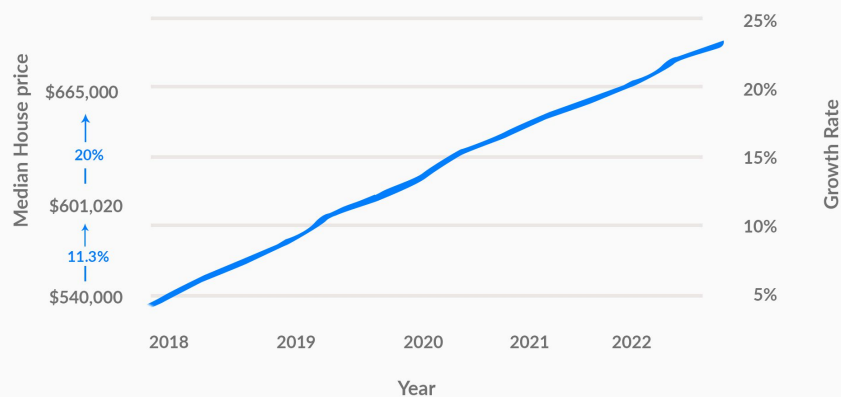


In this report let us look at some compelling facts on what makes Brisbane's diverse sectors tick and the various opportunities available

for investors, entrepreneurs and families in 2 specific suburbs- Redbanks Plain and Ipswich.

## BRISBANE

QBE's Australian Housing Outlook forecasts



The median house price is expected to increase to \$665,000 in Brisbane by 2022. That percentage rise is the highest predicted for the capital cities nationally, well ahead of Sydney at 6 per cent and Melbourne at 7 percent.

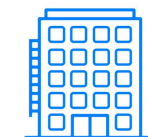


3. Apartment supply is still high, according to the report, and the economy remains slow keeping price rises "modest" over the next 12 months before prices are predicted to jump in 2021-22

According to a report-



1. A weak Queensland economy and high level of dwelling supply have dampened price growth in Brisbane in recent years. The result is that house prices in Brisbane are relatively affordable.



4. While houses are predicted to see a big jump, apartment and unit prices are only expected to see a 14 per cent median rise in Brisbane.



2. With credit conditions easing and interest rates falling, improving affordability will be a catalyst for raising price growth as stronger economic growth returns and the market moves into a rising deficiency.



5. Reductions in interest rates and lending policies becoming more relaxed are predicted to help stabilise residential markets this year and encourage price growth to start in 2020.

# JOB ANALYSIS / EMPLOYMENT OPPORTUNITY:

-Brisbane is Queensland's economic engine room – a growth city with a strong history of economic performance and significant infrastructure investment.

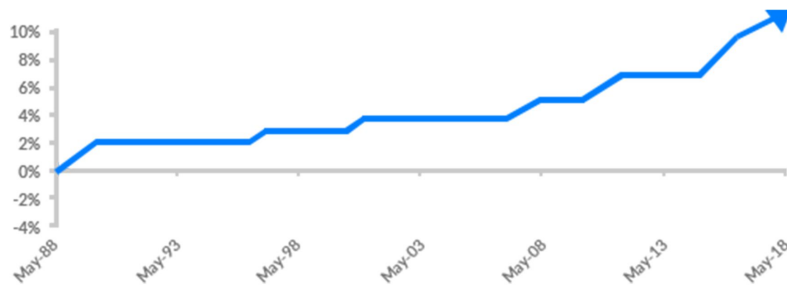
-Almost all of these suburbs fall within the 10-12km ring from the Brisbane CBD.

Why?

Simple – this is where most of the new jobs growth lies

-South East Queensland, along

with Miami and San Diego in the USA, has the most suitable climate in the world for most human beings, with maximum daily temperatures seldom exceeding the low 30s and hardly ever being less than 20 degrees C. The enhanced lifestyle that accompanies an outdoors environment, makes it easy to attract skilled labour to take up new employment and move into the area and fill the increasing job vacancies.



-You will also notice that a number of these suburbs are the more affluent locations.

-On average, you will find that wages in these suburbs are generally up to twice as much as the average wage for the rest of Queensland.

-This is important to consider as

this demographic can pay more for property as they have higher wages, more savings and often multiple streams of income.

-They also tend to overcapitalise substantially with renovations and new homes and this keeps upward pressure on prices.

# RESIDENTIAL ANALYSIS:

-With improving economic growth and jobs creation supported by the biggest infrastructure spend in recent years, more and more investors are now looking for opportunities in Brisbane where properties are more affordable, rental yields are relatively higher and future prospects for the market look bright.

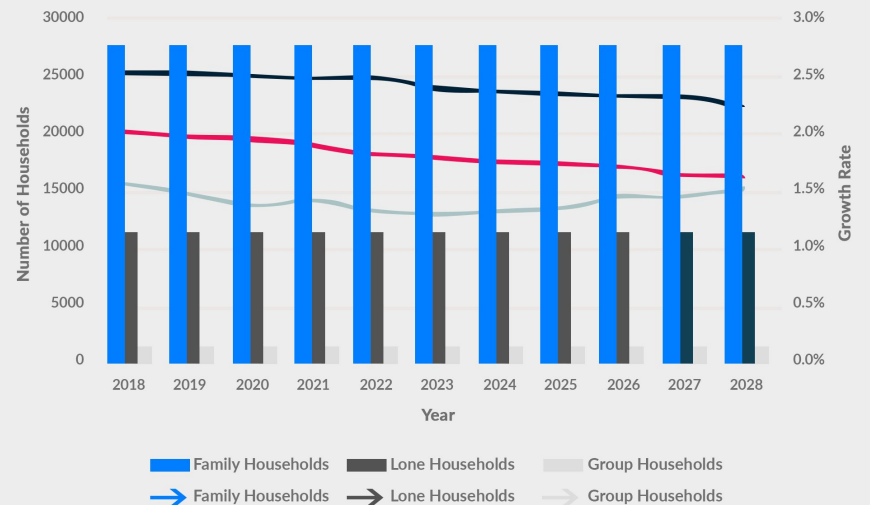
-Given its sub-tropical climate, the region is well known for its laidback lifestyle and enviable

weather.

- Brisbane's suburbs also have access to lifestyle precincts, public transport, green space and amenities all usually within walking distance. People don't want to spend more time in their cars just to grab a coffee or have a meal out.

-There is increasing demand from buyers to find locations where everything they could ever want is within a short walk.

Greater Brisbane Household Projections



# RENTAL ANALYSIS:

- Brisbane's economy is predicted to be worth more than \$217 billion by 2031, according to the Brisbane City Council Economic Development Plan 2012-2031.

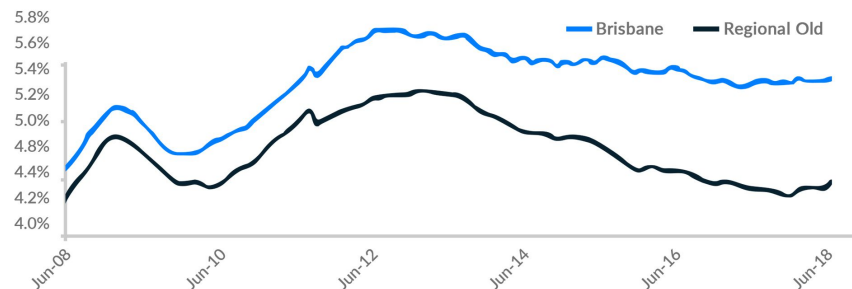
-A strong investment market generally equates to a plentiful rental market. However, with the growing pains of the apartment market expected to lessen even more so over 2019, renters can expect increases in rent prices through the inner

and middle-ring suburbs for the first time in a while. Although a jump of a few percent may be noticeable, Brisbane renters will still find themselves in a good position throughout the year (and should be counting their lucky stars they don't reside in Sydney or Melbourne).

-In comparison to other capital cities, the Brisbane apartment market offers the 5th cheapest rent on average according to data from Rent.com.au.

According to the SQM, Brisbane's gross rental yield for houses was around 4 percent and for units was closer to 5 percent.

Gross rental yields

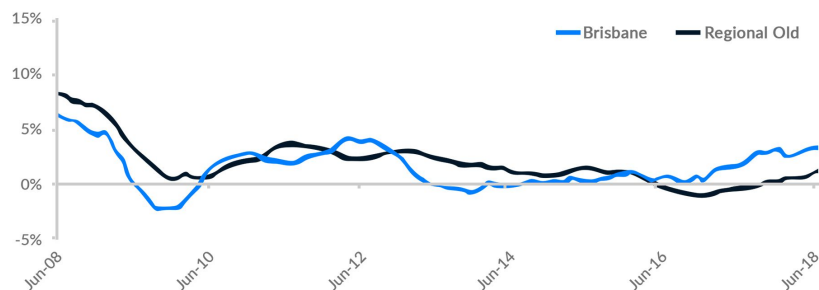


# BRISBANE'S RENTAL YIELD:

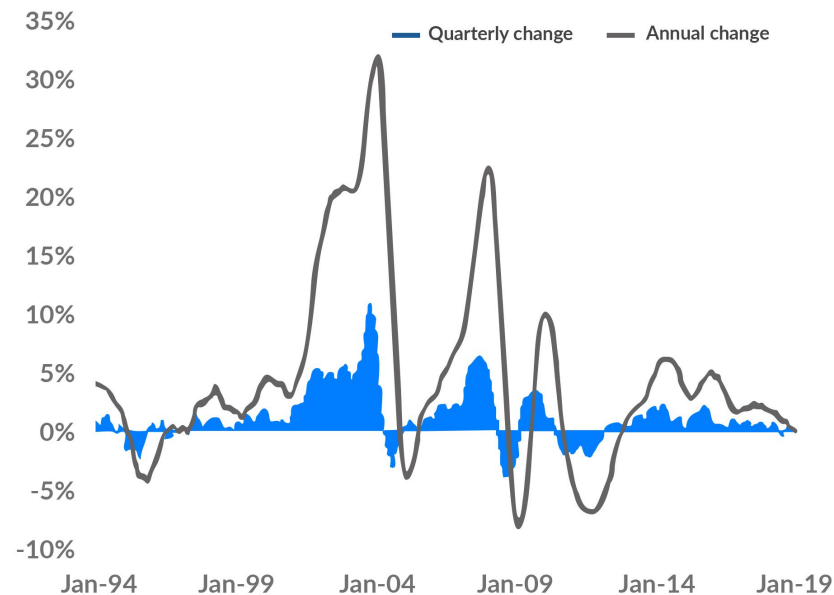
The good news for property investors is that rents are slowly

on the way up in Queensland.

Annual change in rents



Quarterly and annual change in dwelling values - Brisbane





## INFRASTRUCTURE ANALYSIS:

-There are many multi-million dollar projects happening in and around Brisbane at the moment, that are starting to create jobs and more importantly get the economy rolling again.

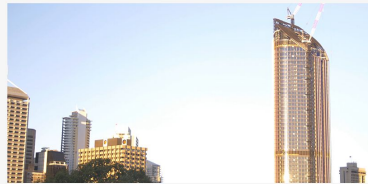
-One of the biggest would have to be the addition of a second runway to the Brisbane Airport, at a total cost of around \$1.3billion.

-The project is due for completion in 2020 and after 8 years in the making, will become Australia's largest aviation construction project.

-It has already provided hundreds of construction jobs and by 2035, it is expected to generate up to 8,000 new jobs and generate an additional \$5billion dollars to the Brisbane Economy.

-To put that into perspective that is almost half the economic output of a Regional town like Toowoomba or more than a third of the output of the Sunshine Coast economy.

-The huge project will increase Aircraft capacity to around a staggering 110,000 movements per hour and Brisbane is set to become

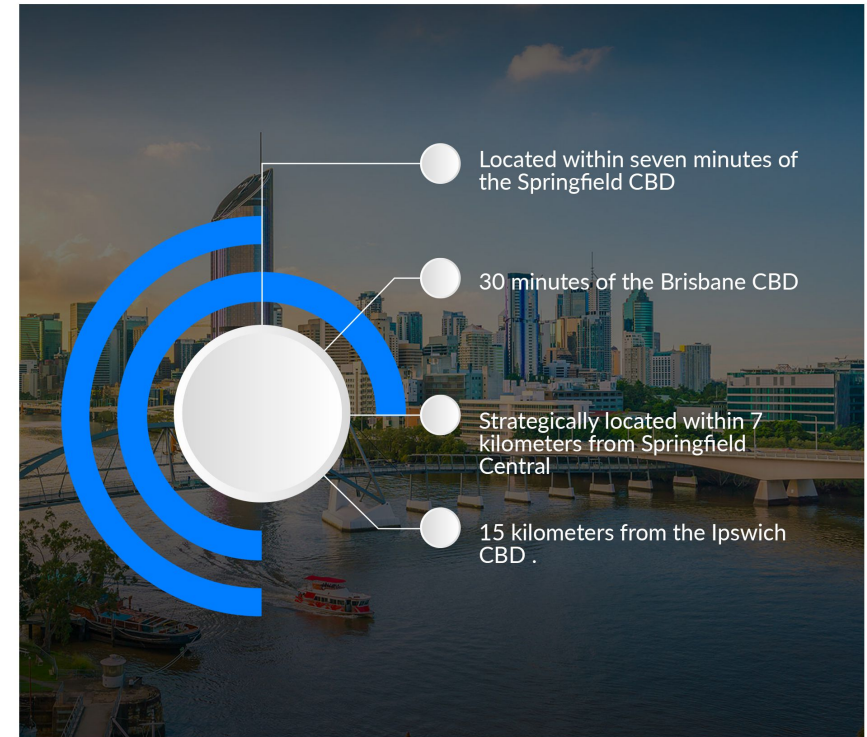


the gateway to the rest of the country, in particular Asia.

-Capitalising on opportunities from the Asian Century, there are many major tourism projects with a combined value of \$30 billion scattered up and down Queensland's coastline.

-New resorts – and upgrades of existing resorts – are slated for Brisbane, Ipswich, the Gold and Sunshine coasts, Rockhampton, Mackay and Cairns.

## REDBANKS PLAIN



Redbank Plains' proximity to major employment, educational

and health precincts positions it as a growth node for the future.

## INFRASTRUCTURE ANALYSIS:

Continued and recently completed infrastructure projects will continue to drive residential demand in the Redbank Plains.

The \$140 million Town Square Redbank Plains is built next to the existing Redbank Plains Retail Centre on Redbank Plains Road.

-TOWN SQUARE REDBANK PLAINS

-GREATER SPRINGFIELD Greater Springfield is a



master-planned community within seven kilometers of Redbank Plains. Upon expected completion in 2030, the community is forecast to be home to 105,000 residents, 30,000 employment opportunities, a purpose-built CBD, university campus, health and wellness precinct and a large scale shopping centre.

**-MATER PRIVATE HOSPITAL SPRINGFIELD**  
Mater Health Services has constructed a new Health City precinct within Springfield Central. Their wide range of speciality services ensures Mater Private Hospital Springfield can offer comprehensive care to meet the needs of the Springfield community. With 80 private beds as well as a day surgery unit, the hospital provides the local Red Banks Plains community with access to innovative, world-class

healthcare facilities including four digitally-integrated operating theatres and a state-of-the-art cancer care centre.

**-CITISWICH BUSINESS PARK**  
Citiswich is a premium industrial estate located in the logistics hub of Brisbane's south-western corridor. The 350ha estate is Queensland's largest industrial development, providing affordable, well-connected industrial land catering for a wide-range of industries including logistics, manufacturing, warehousing & distribution, construction and wholesale retail companies.

**-SWANBANK ENTERPRISE PARK**  
Swanbank occupies over 492ha of prime industrial land in Brisbane's western corridor. Having received high levels of

support from Local, State and Federal Governments, this area is rapidly emerging as the region's future industrial heartland.

**-TRANSAPEX ROAD NETWORK**  
TransApex is Brisbane City Council's long-term plan to improve travel across Brisbane. The plan is the biggest urban road network proposal in Australia and includes the Inner City Bypass, the Clem 7 Tunnel, the Go Between Bridge, Legacy Way and AirportinkM7.

**-BROOKWATER GOLF & SPA**

**RESORT AT FIRST RESIDENCE**  
The \$500 million Brookwater Golf & Spa Resort at First Residence is believed to be the largest foreign investment resort in Queensland's history. On completion, the resort will feature 520 apartments, international tennis stadium and club designed to host major international tour events. In addition, there will be a water park and family club, retail emporium, aquatic center designed to Commonwealth Games standard, and a convention center.

## RESIDENTIAL ANALYSIS:

-Redbank Plains has benefited from continued population growth over the last two decades, resulting in the median price for houses increasing by 7.1 per cent per annum over the last 20 years.

-The development of the area is expected to lift the residential demand of the precinct and should result in quality housing product experiencing a growth premium. For potential investors, coupling this with the region's strong rental yield and future population growth, demonstrates the investment potential Redbank Plains offers.

-Looking closer, Redbank Plains is

increasingly becoming a destination of choice for families pursuing ownership of their own home. The development of neighbouring Springfield and the ongoing infrastructure investment within the area has provided a catalyst for growth with Redbank Plains fast becoming a suburb of choice for new housing development.

-Based on five years of sales, Redbank Plains has seen a compound growth rate of 2.3% for houses and 1.0% for units.

A little bit about who lives locally, as provided by government

census data.

POPULATION:

19,295

AVERAGE AGE:

20 to 39

Owner

43%

Renter

57%

Family

40%

Single

60%

## RENTAL ANALYSIS:

With the increased accessibility to Springfield, Ipswich and from the Ipswich's eastern corridor, areas such as Redbank Plains

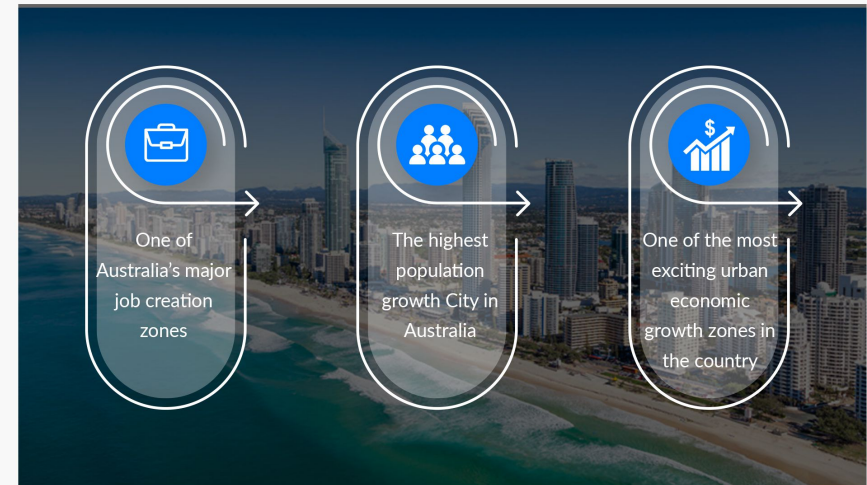
represent a viable solution for both owner occupiers and investors alike.

## IPSWICH

Ipswich- Queensland 's oldest regional city



Over the next two decades it is anticipated Ipswich City will be:



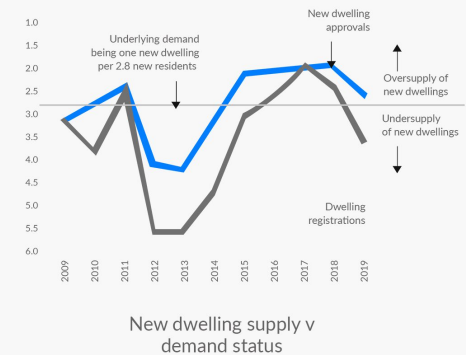
Announcements from the Queensland Premier's Department include:

- Ipswich has taken over from the Gold Coast as Queensland's fastest growing region
- The Ipswich Region is to lead the state in this regard until at least the year 2026

- New homes in the area are to treble over the next 20 years
- Brisbane's Western Growth Corridor is to be the next major population growth area
- Ipswich region will need 116,000 new homes by 2031 – an increase of more than 200%.

Ipswich has an increasing population growth rate, and yet is growing slower than forecast. Ipswich's new housing market is facing an under supply.

Refer the graph →



The housing market faces a set of challenges. These include:

- An artificial limit on future financially viable development land supply.
- The need for a much wider array of housing choice and

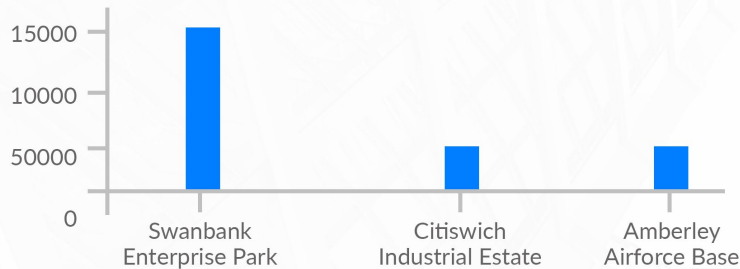
especially at affordable price points. Importantly this choice must include dual+ occupancy housing.

- More locally based jobs and employment nodes.

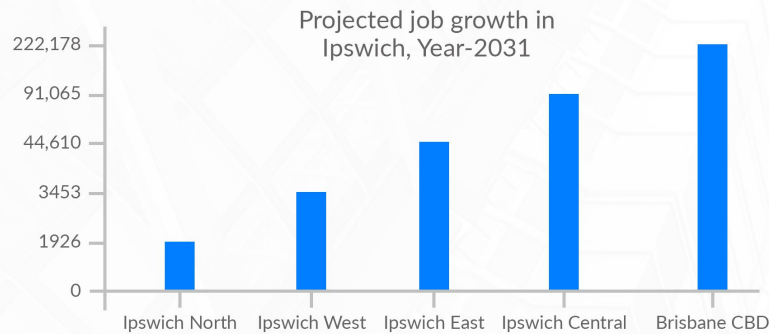
## JOB ANALYSIS:

-According to demographer Bernard Salt, Jobs will decentralise out of Brisbane and into Ipswich during this decade with Brisbane's growth spreading West towards Ipswich, taking a city of 2m people upward to 3 or 4 million

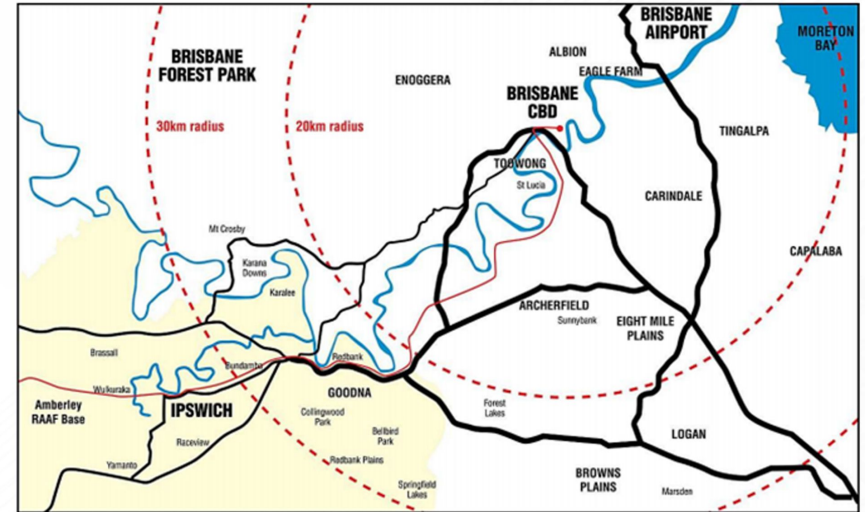
-It is projected that growth to 2031 will bring an additional 292,000 people to the city, requiring an additional 120,000 jobs. Ipswich has the ultimate capacity to provide 335,000 jobs.



## JOB FORECAST:



## RESIDENTIAL ANALYSIS:



Western Growth Corridor - Location Map

-Ipswich is one of Queensland's fastest growing Local Government Areas, with a projected annual population growth of 4.4 per cent between 2015 and 2036.

-Ipswich is very family friendly and offers an affordable and vibrant social lifestyle and outdoor environment to its residents and is also a great place to work being very central with modern infrastructure. This is happening in a positive economic environment which is experiencing an exciting and positive economic development process.

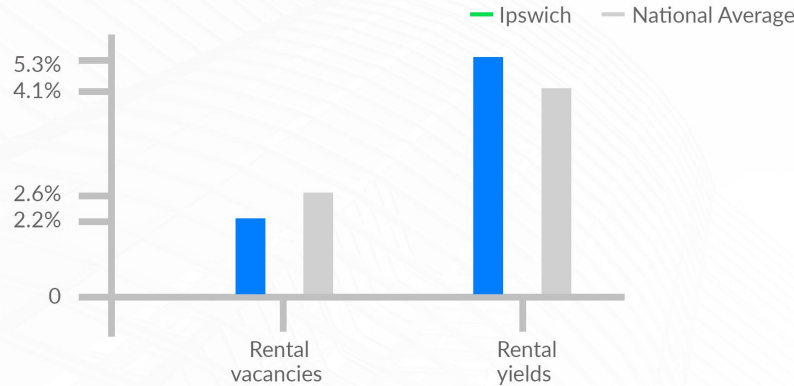
-With Brisbane house prices reaching a median over \$600,000, Ipswich is a favourable, more affordable destination for young families, ensuring the demand will continue in the coming years.



## RENTAL ANALYSIS:

By 2026 the economy is projected to be \$12.7billion with a population of approx. 354,946.

Upward pressure on the supply of dwellings to own or rent has ensured that Ipswich home values are on the rise,



## INFRASTRUCTURE ANALYSIS:

Council has delivered 38.2km of new roads, 52.7km of footpaths and bikeways, 42.9ha of new parklands and parks and 11.6ha of community land. New infrastructure development is creating new jobs which in turn is attracting a strong population growth for lifestyle and employment, hence the need for 143,000 new dwellings in the LGA.

proposed \$1.45bn Ipswich to Springfield transport corridor



Health : \$128m Ipswich Hospital expansion and \$85m Mater Private Hospital



New resorts – and upgrades of existing resorts – are slated for



Transport : \$1.5bn Legacy Way Tunnel and

## IPSWICH IS STRATEGICALLY POSITIONED

CENTRALLY LOCATED ON NATIONAL ROAD NETWORKS

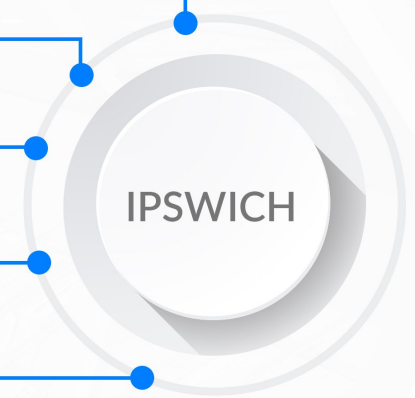
35 MINUTE DRIVE TO DOWNTOWN BRISBANE

60 MINUTE DRIVE TO BOTH DOMESTIC AND INTERNATIONAL AIR AND SEA PORTS

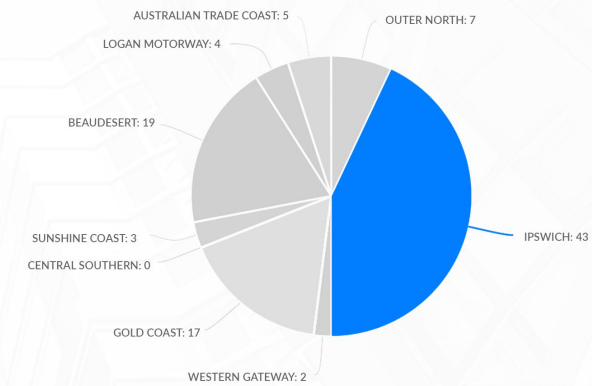
CONVENIENT ACCESS TO BOTH THE SUNSHINE COAST AND THE GOLD COAST

EASY ACCESS TO CAPITAL CITY FACILITIES

ELECTRIC RAIL TO BRISBANE AND THE GOLD COAST



## INDUSTRY OPPORTUNITY:



IPSWICH AND BRISBANE COMBINED HAVE OVER 50% OF THE INDUSTRIAL LAND SUPPLY IN SOUTH EAST QUEENSLAND

- Diverse extensive opportunities for growth and prosperity for professional services, finance, business, education, health and community.  
 - Plus aerospace, manufacturing, food processing, wine, transport, tourism, motorsport  
 - Manufacturing is the lead driver in the City's economy and it is projected that this sector will grow significantly in the future.

Key manufacturing sectors in the City include:

 - Aerospace and Defence base support

-  - Rail
-  - Food processing
-  - Advanced and high technology manufacturing
-  - Automotive and support businesses (motorsports)
-  - Building products
-  - A diverse range of light industry and specialist manufacturing capabilities



## EMPLOYMENT OPPORTUNITY:

-Currently 15 Industrial/Commercial Parks plus 11 more are in the early stages of development

-The growth in Ipswich is integral to the growth in Brisbane's Western corridor

-With a projected population growth of over 200,000 people by 2031 in the western corridor of South East Queensland, the physical quality and economic success of the Ipswich Regional Centre and the City Centre itself will be fundamental to the

sustainability and future of the region.

-The City will also focus on employment and investment in:

- Knowledge industries - information and communication technology (ICT), business services, clean technologies, and technical and engineering services (supporting the Surat basin)
- Sustainable industries
- Education
- Health and human services
- Rural industries
- Retail and hospitality



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74 MULLINS STREET  
REDBANK PLAINS  
QLD 4301