

Suburbs of Opportunity

The B Series – Belivah

Belivah is a small, rural community covering an area of 3.3 square kilometres which is traversed by Belivah Creek. In 2017 Logan City Council launched the Belivah Creek Restoration Plan to preserve the Belivah Creek catchment area, which is considered to be of ecological significance to the broader Logan region.



Belivah falls within the boundaries for the Wolffdene-Bahrs Scrub Statistical Area which covers a total area of 27.8 square kilometres.

Economy

There are 689 in the Wolffdene – Bahrs Scrub employment zone, with education and training being the largest industry of employment accounting for 183 jobs. The construction industry provides a further 180 jobs, accommodation and food services provides 55 jobs and professional, scientific and technical services provides 43 jobs.¹

Population

Belivah's population sits at 317. It has fallen slightly since 2011 when there were 323² residents. Little change in population is expected over the coming years, given there are no plans in place for the delivery of new housing in the area.

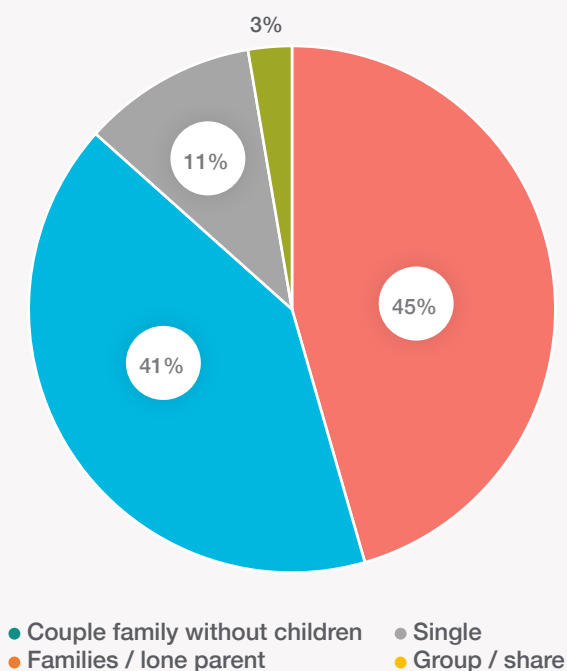
Demographics

The median age of Belivah's population is 47, which is 13 years higher than the median age throughout the City of Logan. 26% of Belivah's population is aged over 60 with many long-term residents choosing to age in place

in their much-loved community. The suburb's dwelling landscape is comprised entirely of detached houses, which is consistent with its rural environment. The majority of houses (82%) have four or more bedrooms with the remainder made up of three-bedroom homes. Couples are the dominant household type making up 45% of the population, followed by families with children at home (41%). The remaining 14% of households are made up of single-person (11%) and share homes (3%).

Rates of home-ownership in Belivah are some of the highest in the City of Logan, with 44% owning their homes outright and

Belivah – Household Composition



Source: Resolution Research, ABS 2016 Census – October 2016

47% occupying their homes under mortgage tenure. This leaves only 9% of the community living in rental households.

Belivah's population is typically affluent, with a median weekly household income of \$2,089 which is 48% higher than the median recorded throughout Logan.

Residential Market Fundamentals

Homes within Belivah are very tightly held with a total of only 26 recorded house sales made over the past five years. The residential market is primarily made up of rural allotments, with an average lot size of 16,160m² recorded over sales transactions made in the past five years.

Between 2014 and 2015 the median house price in Belivah witnessed a decline of -40.3%, which was influenced by only three sales made in 2014, all at the upper end of the market. Since this time, Belivah's median house price has grown by an impressive average of 5.1% per annum, or by a total of \$125,000. For the year ended December 2018, the median house price in Belivah was recorded at \$820,000, 91% higher than the median house price in the City of Logan.

1 Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2014/2015 National Input Output Tables and June 2017 Gross State Product.

2 Australian Bureau of Statistics – Census Data