

Suburbs of Opportunity

The C Series – Chambers Flat

Chambers Flat is a semi-rural community which is undergoing a phase of growth underpinned by new development and infrastructure investment.



Chambers Flat covers an area of 21.2 square kilometres and falls within the Chambers Flat-Logan Reserve statistical area which takes in a total area of 36.3 square kilometres.

Chambers Flat is home to large areas of parklands and reserves including Dandaraga Reserve, Flesser Reserve and Rossmore Reserve. There are nine parks in Chambers Flat including Walkabout Park and Kings Park and also contains the Kumalie Road Community Centre.

Economy and Employment

Chambers Flat employs 587 people¹ with construction being the primary industry of employment accounting for 34%

of all jobs. Agriculture, forestry and fishing is the second largest industry (22% of all jobs), followed by education and training (14%). With a growing, ageing population opportunities for new jobs in health care and social support, and retail are expected to be generated over the coming years.

There is currently only one approved development tin Chambers Flat which is a \$30 million, over '50s relocatable home park on Flesser Road. There is no date confirmed for construction to commence on this project.

Population

At the time of the last Census, Chambers Flat was home to 2,464 people, which was a decline of

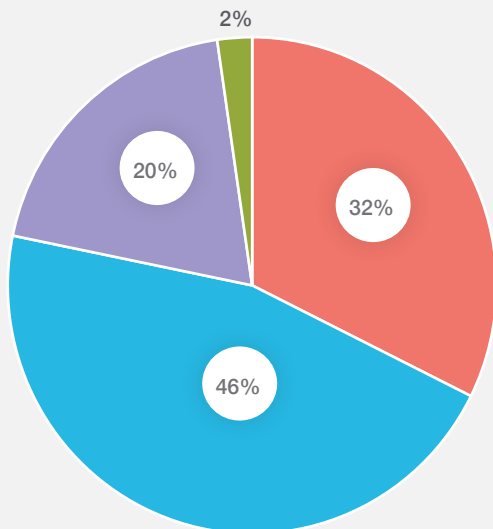
133 people from 2011. More up-to-date population data is only available for the greater Chambers Flat-Logan Reserve area which is estimated to be home to 5,913 people, an increase of 352 people on the previous year².

By 2021 the Chambers Flat-Logan Reserve area is projected to be home to 8,133 people and by 2026 it is projected to reach 10,899 residents.³ This represents a total increase of 4,986 people making it the fourth fastest growing area in the City of Logan.

Demographics

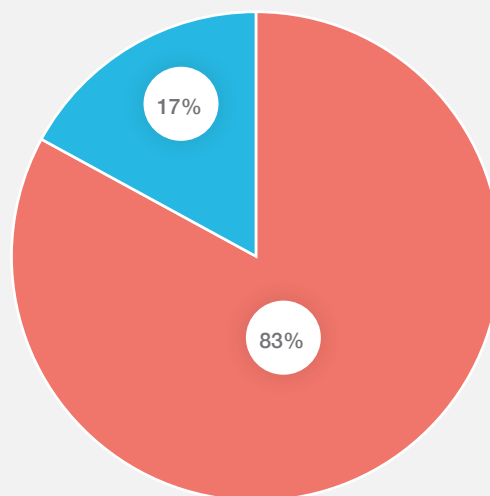
Consistent with the large number of retirees who call Chambers Flat home, the suburb's median age of 44 is considerably higher than

Chambers Flat – Household Composition



- Couples
- Families / lone parent
- Single
- Group / share

Chambers Flat – Dwelling Composition



- Separate house
- Semi detached

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

the Logan median of 34. More than one fifth (22%) of the suburb's population is over 60.

Although families with children at home account for largest number of households in Chambers Flat (46%), this is followed closely by couple households (32%). Single-person households account for 20% of all households in the suburb and group/share households the remaining 2%.

Detached houses are the dominant dwelling type in Chambers Flat, making up 83% of the suburb's dwelling stock. Caravans and cabins make up the remaining 17% of dwelling types. Chambers Flat has a greater degree of diversity in sizes when compared with the City of Logan, with 20% of all dwellings containing two or fewer bedrooms, which is almost

double that recorded throughout Logan (11%).

Rates of home ownership within Chambers Flat are high with 74% of homes either owned outright (34%) or occupied under mortgage tenure (40%). Rentals make up 22% households in Chambers Flat.⁴

Residential Market Fundamentals

The housing market in Chambers Flat is characterised by acreage properties on lots greater than 8,000m². Over the past five years there have been a total of 109 house sales within Chambers Flat with an average block size of 19,877m² recorded.

For the year ended December 2018, the median house price in Chambers Flat was recorded at \$560,000. Over the past five

years, the suburb's median house price has grown by an average of 1% per annum – or, by a total of \$31,500. Over this time there has been an average annual demand for 22 homes within Chambers Flat.

There have been very few sales of vacant residential allotments within Chambers Flat over recent years, with only 10 recorded transactions since 2014. There have been no sales of vacant land recorded throughout 2018.

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 – Regional Population Growth Australia 2018 – March 2019

3 Queensland Government Statistician's Office – Population Projections 2018 Edition

4 4% of dwellings with number of bedrooms "not stated"