

Suburbs of Opportunity

The D Series – Daisy Hill

Daisy Hill is an established suburb of Logan home which is bordered by the Daisy Hill Conservation Park to the north-east which covers more than 500 hectares of land.



The Daisy Hill Conservation Park provides a protected habitat for koalas, and is also one of South East Queensland's most significant recreational hubs. There are trails for walking, mountain bike riding and horse riding throughout the park, together with picnic areas and the Daisy Hill Koala Centre.

Economy and Employment

Daisy Hill has a strong local economy employing 2,455 people. The main industries of employment are retail (622 jobs), education (557 jobs) and construction (233 jobs).¹

There is currently more than \$107 million in future development either proposed or under construction within Daisy Hill. The \$95 million Motorline City mixed use development makes

up the bulk of this investment, although it has no confirmed commencement date. There is a further \$5 million investment in a mixed use development which is currently under construction and \$2.1 million in a proposed townhouse development. Work is due to commence shortly on the \$5 million upgrade of the M1 motorway between Eight Mile Plains and Daisy Hill.

Population

The latest data reveals Daisy Hill's population sits at 6,975 which is an increase of 43 people on the previous year.² This brings its current population in line with where it is projected to sit in 2021 (6,976). By 2026 its population is projected to increase by 81 people to reach 7,058.³

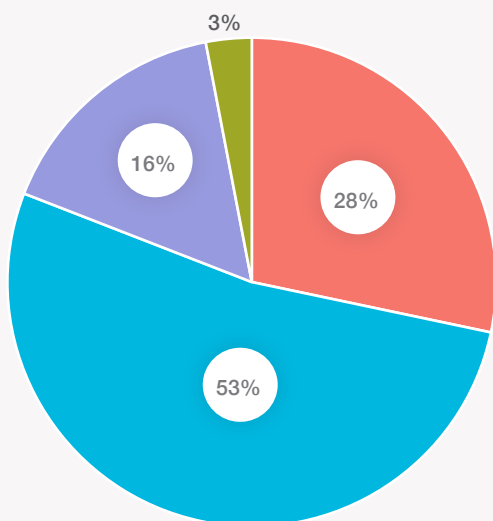
Demographics

Homes in the area are primarily occupied by families (53%), followed by couples (28%), single-person (16%) and share/group households (3%).

The dwelling landscape is dominated by detached houses which make up 87% of all dwellings in the suburb, followed by semi-detached/townhouse dwellings which make up a further 8%, apartments (1%) and other dwellings (4%).

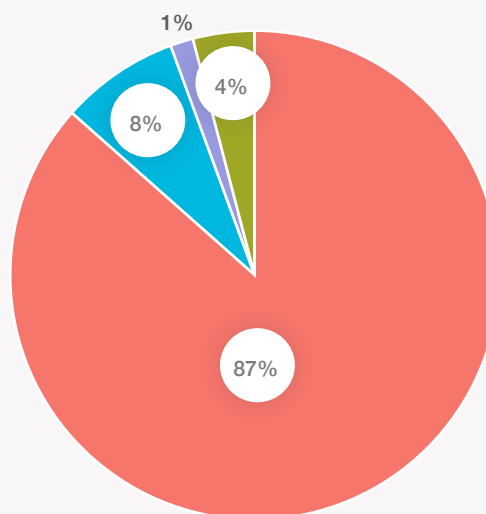
Only 3% of housing stock in Daisy Hill are two-bedroom homes, with no studio or one-bedroom dwellings. Given 44% of the suburb's population live in one or two person households, the market is thought to be

Daisy Hill – Household Composition



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

Daisy Hill – Dwelling Composition



- Separate house
- Semi detached
- Apartment
- Other

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

undersupplied with smaller dwelling types.

Rates of home-ownership are particularly high in Daisy Hill, with 88% of the population living in homes which they either own outright (26%) or occupy under mortgage tenure (62%), leaving only 10% of homes in the suburb occupied under rental tenure.⁴

Daisy Hill is an affluent suburb with the median household income \$308 per week higher than the Logan median (\$1,724 vs \$1,416). Commensurate with this is a well-educated population with 22% of residents having attained a university degree and almost one quarter (24%) of residents working in professional occupations.

Residential Market Fundamentals

For the year ended December 2018, the median house price in Daisy Hill was recorded at

\$505,000, 17.4% higher than the Logan median. Over the past five years the median house price in Daisy Hill has grown by an average of 2.3% per annum⁵, or a total of \$45,000. Demand for houses in the area has been consistent, with the suburb averaging 130 sales per annum.

Over the past five years there has been an average annual demand for 24 townhouses/duplexes within Daisy Hill. Over this timeframe, the median price has grown by 4.7% (or \$14,500) to reach \$307,500. On average this equates to a growth in median values of just under 1% per annum.

Vacant land is in limited supply within Daisy Hill with a total of 54 sales having been recorded over the past five years. This equates to an average of just over 10 sales per annum. Consistent with most established suburbs in urban locations the average size

of a vacant block of land in Daisy Hill has been declining. Over the past five years, the average block size has decreased by 21.5% from 1,183m² to 929m². Using the measure of the underlying value of land on a rate per square metre basis, vacant land values in Daisy Hill have grown by an average of 7.1% per annum to sit at \$536/m² for the year ended December 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 2017 – August 2018

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

4 2% of dwelling tenure type classified as "not stated"

5 Excludes 10 sales of acreage properties