

Suburbs of Opportunity

The F Series – Forestdale

Forestdale is a picturesque, green suburb which is made up of just over 740 houses which are all on acreage lots. The suburb covers an area of 6.1 square kilometres and falls within the greater Hillcrest Statistical Area which takes in a total area of 9.4 square kilometres.



Greenwood Lakes Reserve is situated on the banks of the Oxley River and is the recreational centrepiece of the community. It covers a total area of 43 hectares in the Flinders to Greenbank-Karrawatha conservation corridor, which is considered to be one of the region's most important natural assets.

Economy and Employment

Consistent with the suburb being principally a residential area, Forestdale has a relatively small employment base. There are 290 people employed in the suburb, with construction

(118 jobs), real estate (37 jobs) and professional, scientific and technical services (29 jobs) the largest local industries.¹

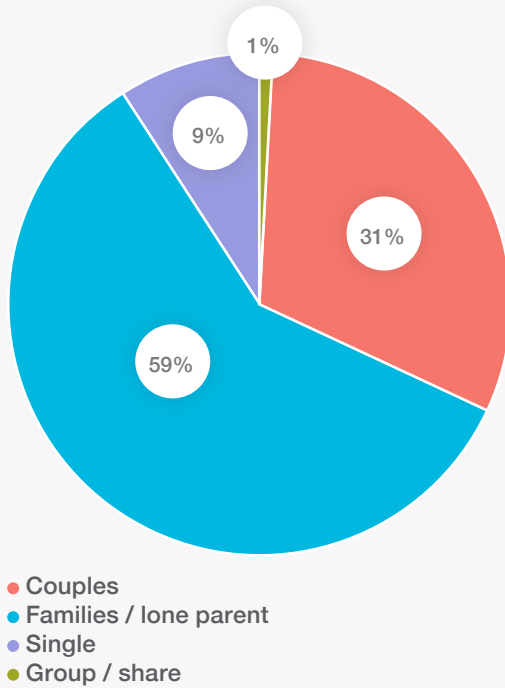
The Wat Thai Buddharam temple is situated within Forestdale and plays an important role in supporting the spiritual needs of Thai Buddhists throughout South East Queensland. The temple attracts between 2,000 and 3,000 people from the local Thai and Australian community on special religious days. The temple has development approval for a \$4 million expansion with no firm date set down for this to proceed.

Population

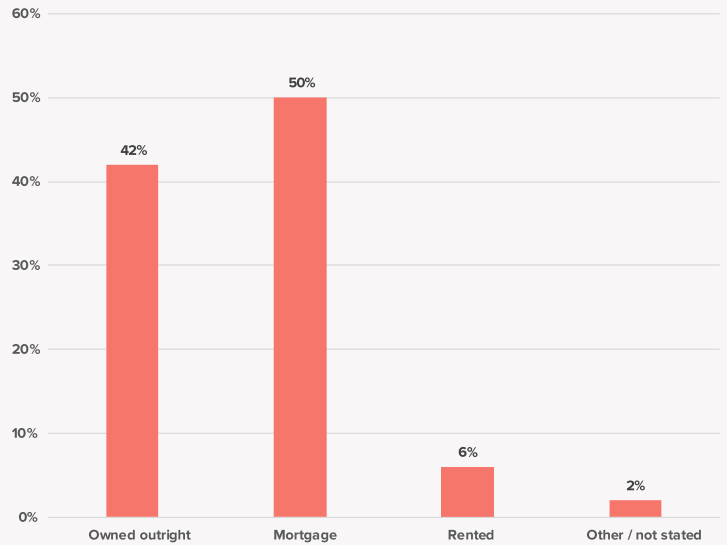
Data from the 2016 Census shows the population of Forestdale sits at 2,531 persons, which is an increase of only 11 people from its population in 2011. The suburb's population has remained stable as a consequence of no new development having occurred in the area recently.

There are currently no plans for any future residential development, meaning the local population is likely to remain stable.

Forestdale – Household Composition



Forestdale – Household Tenure



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Demographics

The majority of homes in the area are occupied by families (59%), with the remainder made up of couple (31%), single-person (9%) and share/group households (1%).

The dwelling landscape is comprised entirely of detached houses. The overwhelming majority of homes (78%) have four or more bedrooms. Consistent

with this are larger households with Forestdale recording a household density of 3.3 persons at the last Census, compared with 2.9 recorded throughout Logan.

Rates of home-ownership are some of the highest in the City of Logan with 92% of all homes occupied by those who either own their homes outright (42%) or have mortgages (50%). Only 6% of homes are rental properties.²

Forestdale is an affluent suburb, with a median household income of \$2,273, \$857 per week higher than the Logan median of \$1,416. Consequently, Forestdale residents pay more for housing than the wider Logan region with, median monthly mortgage payments of \$2,100, \$367 per month higher than the Logan median.

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