

Suburbs of Opportunity

The J Series – Jimboomba Region

The Jimboomba region¹ takes in a total area of 582.4 square kilometres and includes the suburbs of Buccan, Cedar Creek, Cedar Grove, Cedar Vale, Glenlogan, Greenbank, Flagstone, Logan Village, New Beith, North Maclean, Riverbend, South Maclean, Stockleigh, Veresdale Scrub, Veresdale, Woodhill, Yarrabilba, Flinders Lakes, Kagaru, Kairabah, Lyons, Monarch Glen, Silverback Ridge and Undullah.

The region contains Logan's southern corridor which contains a mix of rural, standard residential and urban residential development. Although the region is subject to range of new developments it remains dominated by traditional rural communities.

Two State-Government controlled Priority Development Areas fall within the Jimboomba region – Yarrabilba and Greater Flagstone. These Priority Development Areas (PDAs) have been designated as key growth areas to cater to the demands of south east Queensland's rapidly growing population.

Development is well underway in the Yarrabilba Priority Development Area which spans a total area of 22.22 square kilometres. The Area is already home to a mix of residential, retail and commercial developments which is being matched with the rollout of a range of supporting infrastructure. The program of infrastructure delivery is underway with investment committed for current and future road and transport infrastructure from all levels of government. Development



Image courtesy of Logan City Council

completion of Yarrabilba is expected around 2041.

The Greater Flagstone PDA covers an area totaling 71.88 square kilometres. On completion, the Greater Flagstone PDA is anticipated to deliver 50,000 new dwellings to house a population of up to 120,000 people and will contain a 126 hectare CBD. The area is expected to be fully developed between 2040 and 2050.²

Population

The latest estimates show that the Jimboomba region is home to 52,989 people, which is an increase of 10,756 people from the previous year.³ The area's population is projected to increase to 68,260 by 2021 and to reach 94,484 by 2026.⁴ This translates to a total population increase of 41,495 people which will be the largest concentration of population growth in the City of Logan.

Economy and Employment

The Jimboomba region is currently estimated to be home to 5,543 jobs. The region's primary industry

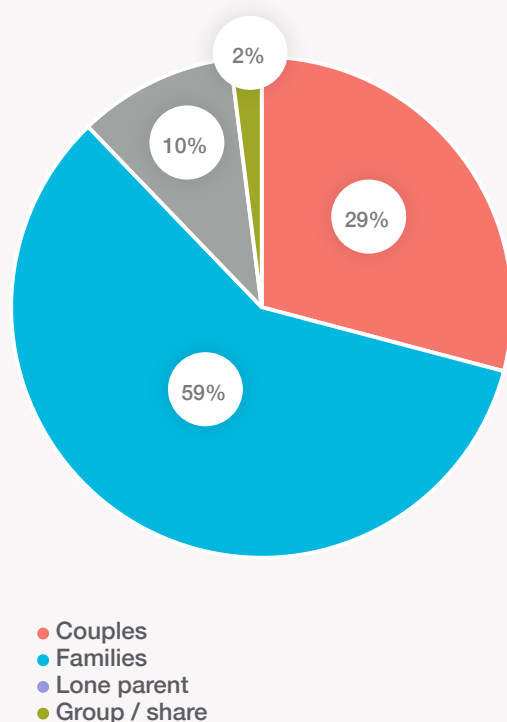
of employment is construction, accounting for 23% of jobs, followed by education and training (16%) and retail (11%).⁵

The region is benefitting from a high volume of investment in new development, including a number of major infrastructure projects. There is currently more than \$640.5 million of investment (in varying stages of approval) either on the drawing board or underway throughout the region.

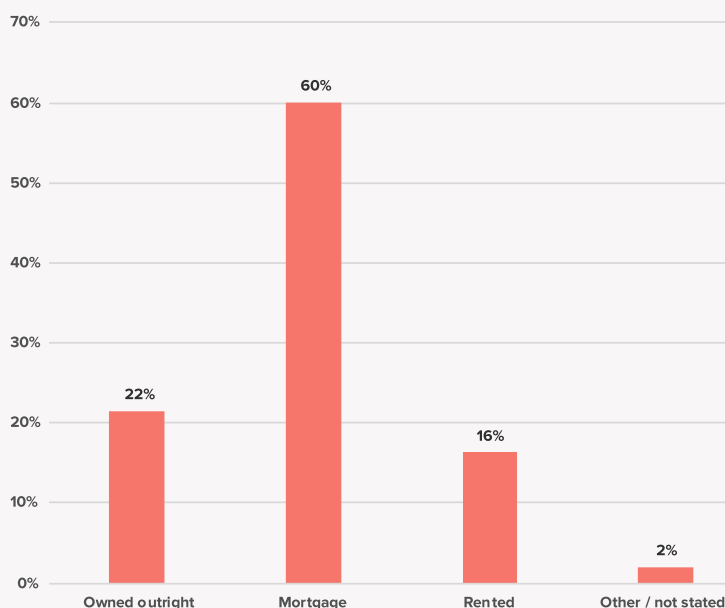
Major projects include upgrades to the Mount Lindsay Highway and Waterford-Tamborine Road. The construction of two new secondary schools, additional retail and commercial centres in both the Greater Flagstone and Yarrabilba PDA's and a range of new residential communities which will be delivered over the coming years.



Jimboomba Region – Household Composition



Jimboomba Region – Household Tenure



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Demographics

The dwelling landscape throughout the Jimboomba region is dominated by detached houses which make up 99% of all dwellings. Semi-detached dwellings (duplexes and townhouses) account for the remaining 1% of dwellings.

The median age of residents in the Jimboomba region is largely in line with that recorded throughout the City of Logan at 35. Homes in the region are primarily occupied by families (59%) followed by couples (29%), lone person (10%) and share/group households (2%).

With 39% of the region's population living in one or two person households, the ratio of smaller dwelling types is considered to be low with only 5% of all dwellings comprised of two or fewer bedrooms. A further 26% of homes contain three bedrooms with the remaining 67% made up of four or more bedrooms.⁶

The region is a particularly attractive area for home owners, with 82% of homes occupied by owner-residents. This is split between 60% who occupy their homes under mortgage tenure and 22% who own their homes outright. The remaining 16% of homes are lived in by renters.⁷

The working population of the Jimboomba region are primarily employed as technicians and trades workers (19%), followed by clerical and administrative workers (16%), professionals (12%), labourers (11%) and managers (11%).

The region's population were recording higher median weekly incomes than those recorded throughout the City of Logan at the time of the last Census. The region's median weekly personal income was \$82 higher than the Logan median (\$717 vs \$635 per week). The suburb's median weekly family income is \$310 per week higher than Logan (\$1,546 vs \$1,546 per week) and its median weekly household income \$430 per week higher (\$1,846 vs \$1,416).

Residential Market Fundamentals

The Jimboomba region is comprised of homes which are primarily located on acreage lots. The region is home to a number of small rural communities which have recorded no sales activity in the past year. In total, there were 662 house sales recorded throughout the region in 2018.

Median house prices in the region range from \$392,250 for a house on a 460m² block in Logan Village

through to \$690,000 for a house on a 14,290m² block in Buccan. Over the 12 months to December 2018 Yarrabilba recorded the smallest average lot size (372m²) and Veresdale recorded the largest average block size (77,760m²).

The table below provides detail on recent sales activity in the region.

1 Australian Bureau of Statistics – Statistical Area Level 3 (SA3)

2 Queensland Government – Department of State Development, Manufacturing, Infrastructure & Planning – Economic Development – Priority Development Areas – October 2018

3 Australian Bureau of Statistics – Regional Population Growth Australia 2018 – March 2019

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

5 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.

6 2% of homes with number of bedrooms "not stated"

7 2% of dwelling tenure type classified as "not stated"

Jimboomba Region – House Sales 2018

Suburb	Median house price 2018	Average house block size 2018 (m2)	No of sales 2018
Buccan	\$690,000	14,290	18
Cedar Creek	\$682,000	21,170	4
Cedar Grove	\$454,000	8,470	30
Cedar Vale	\$500,000	6,850	53
Flagstone - traditional residential*	\$419,000	873	46
Flagstone - acreage^	\$500,000	5,801	31
Glenlogan	\$573,000	18,790	17
Greenbank	\$620,000	13,460	75
Logan Village - traditional residential*	\$392,250	460	50
Logan Village - acreage^	\$542,500	11,940	14
New Beith	\$650,000	5,050	61
North Maclean	\$592,000	27,070	25
Riverbend	\$620,000	15,350	13
South Maclean	\$555,000	17,470	31
Stockleigh	\$590,000	17,220	9
Veresdale Scrub	\$665,000	46,030	5
Veresdale	\$480,000	77,760	5
Woodhill	\$530,000	7,423	11
Yarrabilba	\$400,000	372	164
Flinders Lakes	no sales recorded	-	-
Kagaru	no sales recorded	-	-
Kairabah	no sales recorded	-	-
Lyons	no sales recorded	-	-
Monarch Glen	no sales recorded	-	-
Silverbark Ridge	no sales recorded	-	-
Undullah	no sales recorded	-	-

* less than 2,500m2

^ greater than 2,500m2

Source: Resolution Research, The State of Queensland – March 2019