

Suburbs of Opportunity

The K Series – Kingston

The suburb of Kingston covers an area of 6.8 square kilometres and is predominantly residential, however there is also a mix of local retail, commercial and industrial businesses.

The suburb is home to a number of recreational areas and parklands including Gould Adams Park and Aquatic Centre, Anzac Park, Bega Park, Eridani Park and Dart Park.

The suburb is well supported by public transport with Queensland Rail's Ferny Grove/Beenleigh servicing Kingston Train Station, which is also a major bus interchange.

Kingston is also home to the historic Mayes Cottage House Museum which was built in 1887 and has been preserved in its original condition. The cottage offers a unique historical insight into Australian pioneer life, with the home still containing the original family furniture dating from the 1880s.

Kingston Park Raceway is Australia's largest and most technically advanced outdoor go kart hire and amusement venue. It is ranked number one in Australia and in the top 10 world-wide. The Raceway is a popular destination for families not just in the City of Logan but throughout South East Queensland. Kingston Park Raceway plays an important role in the city's tourism market and is a significant contributor to the local economy.

Economy and Employment

Kingston has a relatively large employment base given it covers a total area of just under seven square kilometres. The suburb provides 2,473 jobs, with the education and training industry Kingston's largest employer, accounting for 523 jobs. Construction and manufacturing are the two other major industries of employment within Kingston accounting for 400 jobs and 342 jobs respectively.¹



Image courtesy of Logan City Council

The iconic Kingston Butter Factory is currently undergoing a \$12 million transformation which will see it developed into a world-class innovation hub and outdoor entertainment space. The new outdoor entertainment space covers a 14-hectare area and will be the city's largest purpose built outdoor events space, with capacity for up to 5,000 people.² The redevelopment of the Kingston Butter Factory is expected to transform the suburb, having a positive impact on quality of life and underlying dwelling values.

Population

The latest estimates show that the population of Kingston sits at 10,708.³ By 2021 the area's population is projected to reach 11,470 and by 2026 it is expected to have grown to sit at 11,596.⁴ This represents a total growth of 888 persons which is expected to generate demand for an additional 296 dwellings.

Demographics

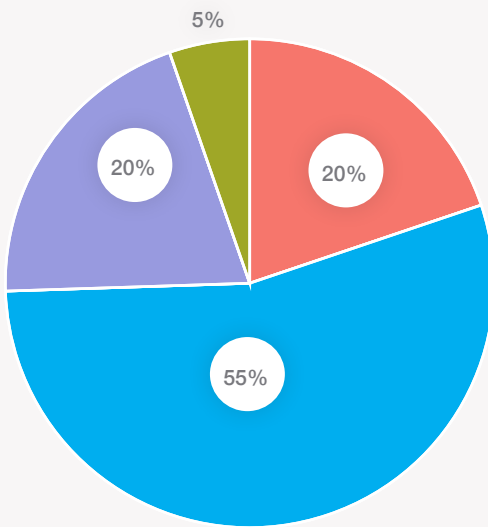
The dwelling landscape in Kingston is dominated by detached houses which made up 86% of all homes at the time of the last Census. A further 13% of all dwellings were comprised of townhouses and the remaining 1% of apartments.

Kingston has a diverse range of household types with families accounting for just over half (55%) of all households in the suburb. Couple households and single-person households each make up a further 20%, of dwellings in Kingston. The remaining 5% of households are comprised of those living in group/share houses.

An analysis of dwellings by number of bedrooms shows that only 12% of

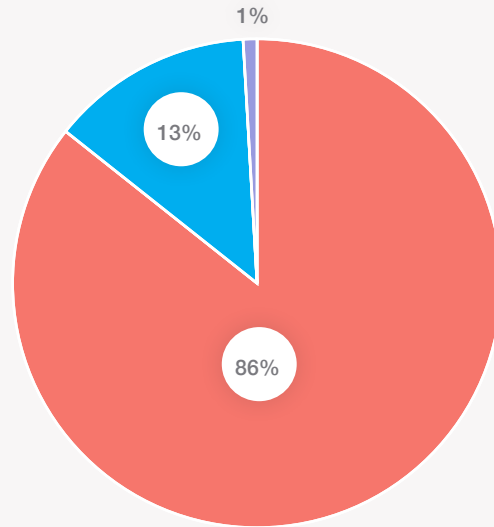


Kingston – Household Composition



- Couples
- Families
- Lone parent
- Group/share

Kingston – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

dwellings within Kingston have two or fewer bedrooms. Three-bedroom dwellings make up the largest proportion of all dwelling types, accounting for 64% of all dwellings, with a further 22% having four or more bedrooms.⁵ Given 40% of Kingston's population are living in one or two person households this suggests scope for the introduction of smaller dwelling types into the suburb.

Homes occupied under rental agreements are the dominant tenure type in Kingston, accounting for just under half (49%) of all homes in the suburb. Homes occupied by people paying off a mortgage account for 27% of all dwellings and a further 20% of homes are occupied by persons who own their home outright.⁶

Residential Market Fundamentals

Over the five-year period to December 2018, Kingston's median house price has grown by an average of 2.9% per annum to reach \$305,000, making it one of the most affordable housing markets in the City of Logan. In total, Kingston's median house price has grown by 13% or \$35,000 over this time frame. When compared with the broader median house price for the City of Logan, Kingston's median house price was \$125,000 more affordable. Demand for homes within Kingston is strong, averaging 163 per annum, driven in the main by its affordable nature.

For the year ended December 2018 the median price of an attached dwelling (unit/townhouse/duplex) in Kingston was recorded at \$245,000. Over the past five years median values of attached dwellings in Kingston have declined at an average annual rate of -4.5%, or by a total of \$40,000.

Over this timeframe, there has been an average annual demand for 45 attached dwellings within the suburb.

Significant opportunities exist for more contemporary models of housing to be delivered within Kingston, which recognise the diversity of its population and look to create pathways to higher levels of home-ownership.

- 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 Logan City Council – February 2019
- 3 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018
- 4 Queensland Government Statistician's Office – Population Projections 2018 Edition
- 5 2% of dwellings with number of bedrooms "not stated"
- 6 4% of dwellings with tenure type "other/not stated"