

Suburbs of Opportunity

The L Series – Logan Reserve

The suburb of Logan Reserve covers an area of 14.6 square kilometres. Logan Reserve falls within the greater statistical area of Chambers Flat–Logan Reserve which covers 36.3 square kilometres.



The suburb is bordered to the east by the Logan River and has a strong sense of community. Logan Reserve is playing a key role in catering to the growing demand for new homes in the city.

Logan Reserve is home to two parks – Henderson Park and Stoneleigh Reserve Park. “Must Do Brisbane” ranks Stoneleigh Reserve Park in the top ten parks in Logan City and is recommended by “Brisbane Kids” for a unique country farm experience. The Park is divided into three main areas – the farmyard, the farmhouse and orchard, and the paddock. In place of traditional play equipment the park provides a range of country themed activities with artificial animals, word search games and a network of paths for bikes, scooters and skateboards.¹

Economy and Employment

The Chambers Flat–Logan Reserve area has a small employment base with the bulk of its workers leaving the area to work in other locations. There are 587 jobs in the area, with the primary employment industry being construction (197 jobs) followed

by agriculture, forestry and fishing (129 jobs) and education and training (80 jobs).²

There is currently more than \$64.5 million in approved future development within Logan Reserve all in varying stages. This development includes two child care centres, an IGA supermarket, 450 residential lots, 36 townhouses and units, and 180 aged care beds.

Population

At the time of the 2016 Census Logan Reserve was home to 3,521 people, up from 2,154 in 2011. More up-to-date data is not available on an individual suburb level, however it is available for the greater Chambers Flat–Logan Reserve area which is estimated to be home to 5,562 people.³

The area is projected to see its population increase to 8,133 by 2021 and to reach 10,899 by 2026.⁴ This equates to an increase of 5,337 persons, which is expected to generate demand for around 1,721 new homes.

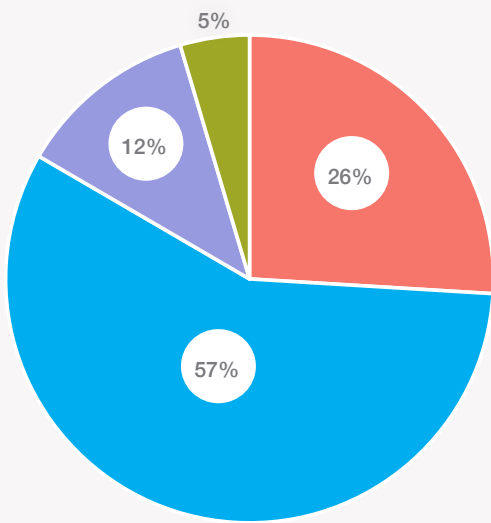
Demographics

The dwelling landscape in Logan Reserve is almost entirely comprised of detached houses, which made up 98% of all dwellings at the time of the last Census. The balance was made up of semi-detached/townhouse dwellings. Although the area is witnessing strong growth in new dwellings, the profile of dwellings is likely to remain consistent, with only a handful of townhouses and units proposed for the suburb.

Logan Reserve is a popular address for families who occupy 57% of homes in the suburb. Couples accounted for a further 26% of household types, single-persons 12% of all households and group/share households the remaining 5%.

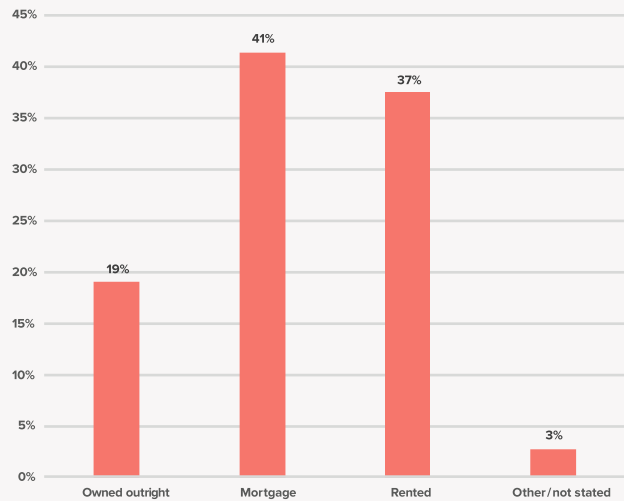
Unsurprisingly, given the prevalence of detached in Logan Reserve, homes are typically large with the majority (65%) containing four or more bedrooms. Just under one third (29%) of homes within are three-bedroom houses and only 4% have two or fewer bedrooms.⁵

Logan Reserve – Household Composition



- Couples
- Families
- Lone parent
- Group/share

Logan Reserve – Dwelling Tenure Type



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Rates of home-ownership in Logan Reserve are high with 60% of homes owner-occupied. 41% are occupied under mortgage tenure and the remaining 19% are owned outright. Despite the high number of owner-residents, Logan Reserve is a popular address for renters, who occupy 37% of homes.⁶

Logan Reserve's population are typically high income-earners with the median personal, family and household weekly incomes all higher than those recorded for the City of Logan. The median weekly personal income of \$708 is \$73 higher than the Logan median, the family median weekly income of \$1,651 is \$105 per higher and the median weekly household income of \$1,655 is \$239 higher.

Residential Market Fundamentals

Logan Reserve's residential market has been quite active over the past few years with a number of large sites being acquired by developers for subdivision and the subsequent emergence of more urban development. Over the five-

year period to December 2018 the median house price for a home on a traditional suburban lot⁸ was recorded at \$393,500. The median house price is \$36,500 more affordable than that recorded throughout Logan City. Since 2014 the median house price has grown by an average of 3.5% per annum, peaking in 2015 with an 11% lift in values. Over this time frame there has been an average annual demand for 54 homes.

Houses on acreage properties have been purchased both for development and standard ownership. Across the standard ownership market, the median house price has grown by an average of 2.5% per annum over the past five years to reach \$665,000 for the year ended December 2018. Over this timeframe there has been an average of 13 sales of this nature.

There have been almost 40 sales of houses on acreage lots which have been sold for redevelopment purposes over the past five years. Across 2018 the median sale price for these sales was recorded at \$2.776 million. On a rate per square metre, development sites have traded at an average of \$90/m² across 2018.

Demand for vacant urban residential lots has been strong, averaging 165 sales per annum over the past five years. Commensurate with this strong demand has been solid growth in land values, which have risen by an average of 6.1% per annum. The average lot size in this market is recorded at 387m². For the year ended December 2018 the median sale price for a vacant urban residential lot was \$210,000.

- 1 Brisbane Kids – Family Friendly Playgrounds
- 2 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
- 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 3% of dwellings with tenure type "other/not stated"
- 7 Less than 2,500m²
- 8 Greater than 2,500m²