

Suburbs of Opportunity

The L Series – Logan Village

Logan Village covers an area of 74.3 square kilometres and sits in the heart of Logan's southern growth corridor. The Logan River runs past the north-east corner border of the suburb between Chambers Flat.

Logan Village plays an important role in the history and heritage of the City of Logan, with a number of iconic locations included in the city's Heritage Trail. The trail features the Logan Village Hotel (established in 1864); the Headmaster's Cottage (now Logan Village Library) which dates from 1894; the Logan Village Cemetery which was opened in 1878 and Logan Village State School which was built in 1900.¹

The Logan Village Museum and Local History Centre is a much-loved destination, for people from all over Logan City. Its historic displays and local artifacts preserve the important history of the area and its role in the development of the greater Logan City region. The Forest of Memories is also located within Logan Village, and is one of the City's most popular and notable public art installations.

Wickham Timber Reserve is located in the southern corner of Logan Village and is a valuable natural asset managed by the State Government. The reserve adjoins the Plunkett Conservation Park and Wickham National Park. Wickham Timber Reserve is a popular south-east Queensland destination for bushwalkers. It also has trails for horse riding and cycling, and parts of the reserve are dog friendly.



Economy and Employment

There are 1545 jobs within Logan Village. The primary employment industry is construction (484 jobs), followed by manufacturing (149 jobs), retail trade (139 jobs) and transport, postal and warehousing (129 jobs).²

Construction is underway on the \$48 million upgrade of the Waterford-Tamborine Road from Logan Village to Yarrabilba, which is due for completion in late 2019. The project is jointly funded by Economic Development Queensland and the State Government. The project is expected to reduce travel times, improve safety and cater for future traffic growth by providing improved public and active transport facilities.³

There is an estimated \$33.2 million of approved future development planned for the area, including a \$20 million 172 relocatable home development, an \$8 million service

station and child care centre, a \$3 million 7-Eleven service station and convenience store, and a \$2.2 million industrial subdivision.

Population

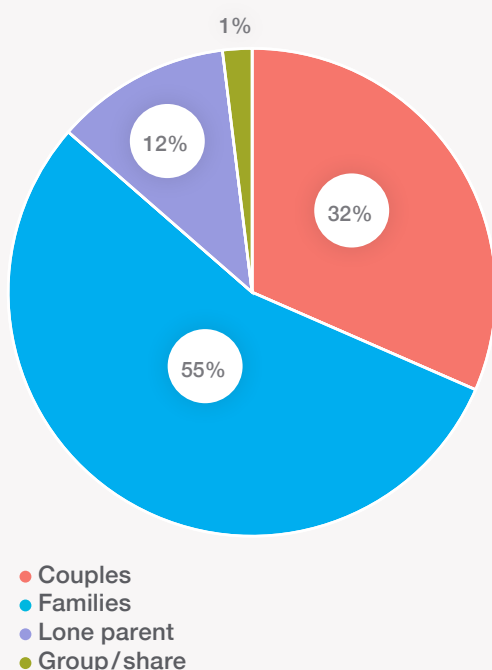
The latest data shows Logan Village is home to 7,519 people⁴. By 2021 the suburb's population is projected to reach 8,286 and by 2026 to total 9,005. This equates to a projected expansion of the area's population of 1,486 which is expected to generate demand for an additional 480 new homes by 2026.

Demographics

Detached houses made up 98% of all dwellings in Logan Village at the time of the last Census, making them the most prevalent housing type. The balance was made up of semi-detached/townhouse dwellings.

The suburb is a popular address for families with 55% of homes

Logan Village – Household Composition



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

in Logan Village occupied by this household type. Couples accounted for a further 32% of household types, single-persons accounted for 12% and group/share households the remaining 1%.

Unsurprisingly given the prevalence of detached houses throughout Logan Village, homes are typically large, with the majority (58%) containing four or more bedrooms. Just under one third (31%) of homes within the suburb contain three-bedrooms and only 9% have two or fewer bedrooms.⁵

Rates of home-ownership in Logan Village are particularly high with 85% occupied by home-owners. Of these, 53% are paying off their homes and 32% own their homes outright. Consequently, the rental market in Logan Village is relatively small, accounting for only 12% of all occupied dwelling types.⁶

Logan Village'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 is \$673, the family median weekly income is \$1,833 median

weekly household income is \$1,802. This compares to respective medians of \$635, \$1,546 and \$1,416 for Logan City.

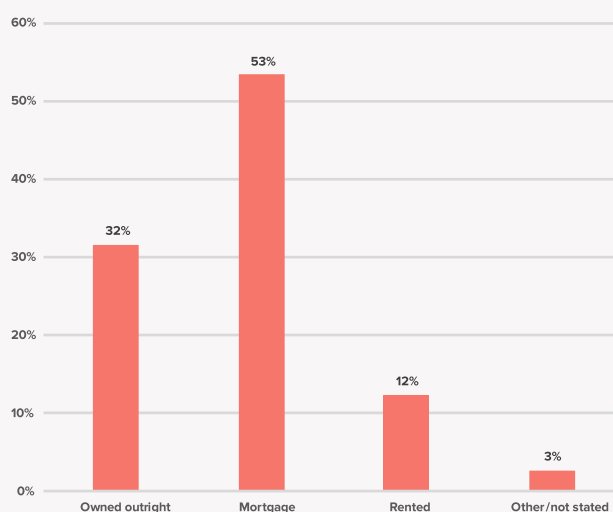
Residential Market Fundamentals

Logan Village is a rural-residential housing market with housing sales over the past five years recording an average block size of 18,000m². The median house price in Logan Village has recorded solid growth over the past five years, averaging 5.1% per annum. For the year ended December 2018 the suburb's median house price was recorded at \$600,000 which was 40.5% higher than the Logan City median. Over the past five years the total growth in Logan Village's median house price has been \$113,000.

Consistent with most housing markets with a high proportion of owner-residents, homes within Logan Village are tightly held with an average of only 57 sales per annum recorded since 2014.

Over the past five years, there have been an average of 45 sales of traditional vacant land lots⁷ per annum within Logan Village. Across this

Logan Village – Dwelling Tenure Type



market, median land values have risen by an average of 1.3% per annum to reach \$262,500. The average size of a lot sold in this market has been recorded at 1,050m².

Sales of vacant acreage land have been low in volume with only 59 recorded in total over the past five years. Over this time frame, the median land value has grown by an average of 2.7% per annum to reach \$321,000. The average lot size across these sales was recorded at 13,265m².

1 Logan City Council – Public Art and Heritage Trail 1 – Logan Village to Beenleigh
2 Logan City Council, REMPLAN data incorporating Australian Bureau of Statistics' (ABS) 2016 Census Place of Work Employment Data, 2015/2016 National Input Output Tables and June 2017 Gross State Product – January 2018
3 Queensland Government – Department of Transport and Main Roads – February 2019
4 ABS – Regional Population Growth Australia – August 2018
5 2% of dwellings with number of bedrooms "not stated"
6 3% of dwellings with tenure type "other/not stated"
7 <2,500m²