

Suburbs of Opportunity

The L Series – Loganholme

Loganholme is one of Logan City's major mixed-use centres, covering an area of 8.8 square kilometres. Loganholme sits within the Loganholme-Tanah Merah Statistical Area which covers 13.3 square kilometres.

Loganholme is a true mixed-use suburb, home to a mix of residential dwellings, commercial and industrial properties, and both small- and large-scale retail centres.

Translink operates a number of bus services throughout the suburb with a major bus interchange located at the Logan Hyperdome, which provides a high level of connectivity with major centres within the City of Logan and the Brisbane CBD.

Economy and Employment

Loganholme is one of the city's major employment centres, home to 5,768 jobs. The major industries of employment are construction (1,347 jobs), retail trade (917 jobs), manufacturing (696 jobs) and wholesale trade (388).¹

There is more than \$37 million in approved future development proposed for the area, including \$11.1 million in commercial and industrial development, \$19.5 million in residential development and a \$6.5 million extension to the existing McNevin's Motel.

Population

At the time of the last Census Loganholme was home to 6,303 people. More up-to-date data is only available for the Loganholme-Tanah Merah statistical area which is estimated to be home to 11,584 people.²



Image courtesy of Logan City Council

By 2021 the area's population is projected to increase marginally to sit at 11,798 and by 2026 it is projected to reach 12,520.³ This equates to a projected expansion of the area's population of 936, which is expected to generate demand for an additional 322 new homes.

Based on the urban consolidation which is currently occurring throughout Loganholme, population growth may exceed the State Government's projections, resulting in a higher level of dwelling demand.

Demographics

At the time of the last Census Loganholme's residential landscape was comprised primarily of detached houses, which accounted for 98% of all dwelling types. Over recent years the suburb has seen more medium density townhouse and apartment developments, which has brought not only more affordable dwellings

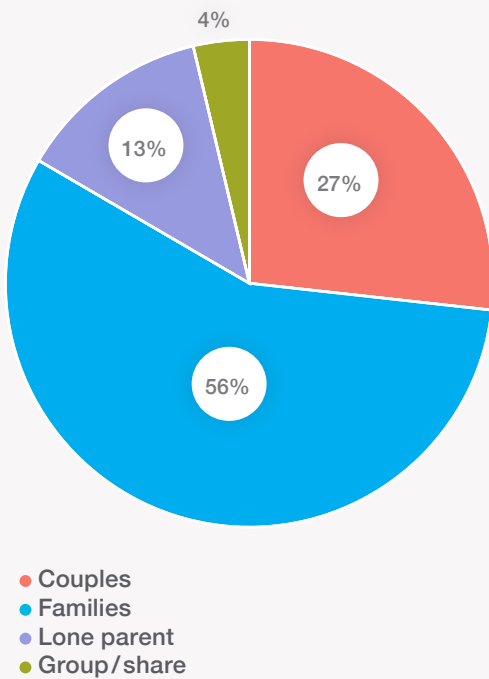
into the market place, but also more contemporary living options.

Census data shows that Loganholme is a popular address for families (who account for 56% of households) and couples (who make up a further 27% of all households). The suburb is also home to a high proportion of single-person households (13%) which supports the development of smaller dwelling types. Share/group households make up the remaining 4% of households in Loganholme.

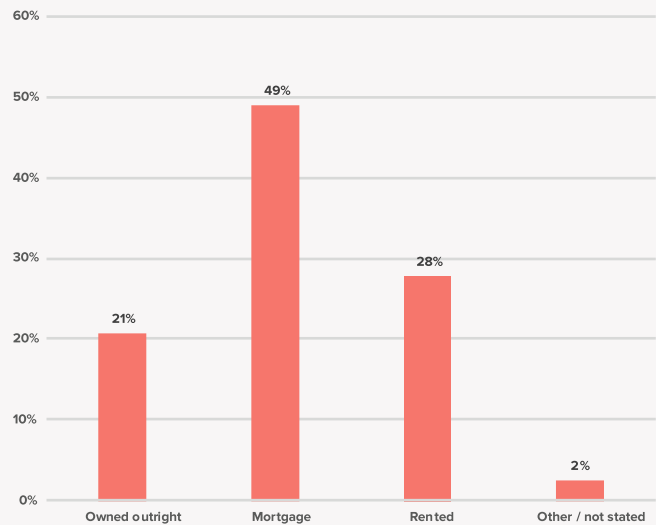
Three-bedroom dwellings make up half (50%) of all homes within Loganholme. Homes with four or more bedrooms follow closely, accounting for 45% of the suburb's housing stock, with one and two bedroom dwellings making up just 4% of all dwellings.⁴



Loganholme – Household Composition



Loganholme – Dwelling Tenure Type



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

With 40% of all households occupied by single-persons or couples there is a market for more small dwelling types in Loganholme.

Rates of home-ownership in Loganholme are high with 70% occupied by home-owners. Of this, 49% are paying off their homes and 21% own their homes outright. The rental market in Loganholme is strong, making up 28% of all households.⁵

Loganholme's population are earning median incomes which are higher than those recorded throughout the City of Logan. The median weekly personal income of \$715 is \$80 higher than the Logan median, the family median weekly income of \$1,688 is \$122 higher and the median weekly household income of \$1,619 is \$203 higher.

Residential Market Fundamentals

Loganholme's residential market is principally made up of traditional residential homes,⁶ with only a handful of acreage properties located within the suburb. Over recent years there have been purchases of larger home sites by developers with a view to redevelopment. An analysis of standard residential sales shows Loganholme's median house price has grown by an average of 1.1% per annum to reach \$379,000 for the year ended December 2018. Over this timeframe there has been an average annual demand for 125 houses.

Loganholme's medium density market is in its relative infancy, with only 50 sales recorded over the past five years. 2018 saw the introduction of new, contemporary townhouses into the market which have accounted for most of the market activity since 2014. Over the past five years, the

median unit/townhouse price within Loganholme has grown by an average of 5.6% per annum to reach \$361,750 for the year ended December 2018. This value is largely in line with suburb's median house price. In total, the median price has risen by \$76,250 (or 26.7%).

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 Australian Bureau of Statistics – Regional Population Growth Australia 2017 – August 2018

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

4 1% of dwelling types "other/not stated"

5 2% of dwellings with tenure type "other/not stated"

6 <2,500m²