

Suburbs of Opportunity

The L Series – Loganlea

The suburb of Loganlea covers an area 5.5 square kilometres and falls with the greater Loganlea Statistical area covers 11.3 square kilometres.



Image Courtesy of First National Browns Plains

Evergreen Park is the suburb's major recreational area. It has barbecues, a basketball court, cricket practice nets, a children's playground, a dog off-leash area and a picnic area. Additional parks within Loganlea include Ryan Park, Packett Park and Cadagi Park.

Loganlea Train Station is serviced by both the Beenleigh/Ferry Grove line and the Airport/Varsity Lakes-Gold Coast Line together with a number of TransLink bus services.

Economy and Employment

Loganlea has 1,256 local jobs, with transport, postal and warehousing the largest industry of employment accounting for 307 jobs. Health care and social assistance is the second largest industry of employment (177 jobs) followed by education and training (172 jobs).¹

The majority of future development within Loganlea is focused around infill townhouse sites. The most notable project on the drawing board is the \$5 million Oz Seals development which was approved in 2018. The development is proposed to include industrial sheds, a showroom/warehouse space and purpose-built student accommodation.

Population

Up-to-date population data is only available for the greater Loganlea statistical area which shows the suburb's population sits at 11,048² which is an increase of 173 persons on the previous year.

Given the limited availability of any large parcels of land within Loganlea for future development, population growth within the suburb is expected to be moderate. By 2021 the population is projected to increase by 533 persons to reach 11,581 and by 2026 it is expected to expand by an additional 458 persons to sit at 12,039.³ The total population growth across this period equates to 991 persons which translates into expected demand for 340 new dwellings.

Demographics

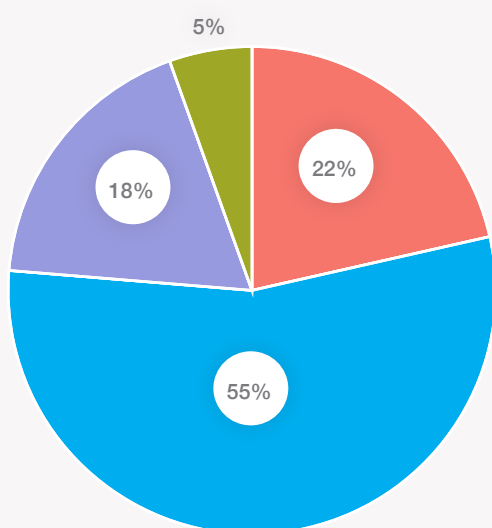
At the time of the last Census in 2016, the dwelling landscape in Loganlea was primarily comprised of detached houses, which made up 80% of all dwellings. Since this time the suburb seen a number of new townhouse developments emerge, which will result in a higher proportion of the suburb's dwelling stock at the next Census than the 13% recorded in

2016. Loganlea is one of the few suburbs in the City of Logan with apartments, although they represent just 7% of dwellings in the suburb.

As with all suburbs in Logan City, families are the dominant household type in Loganlea making up just over half (55%) of all households. Couple households make up 22% of all homes in Loganlea with a further 18% of households occupied by single persons. The remaining 5% of homes are occupied by group/share households.

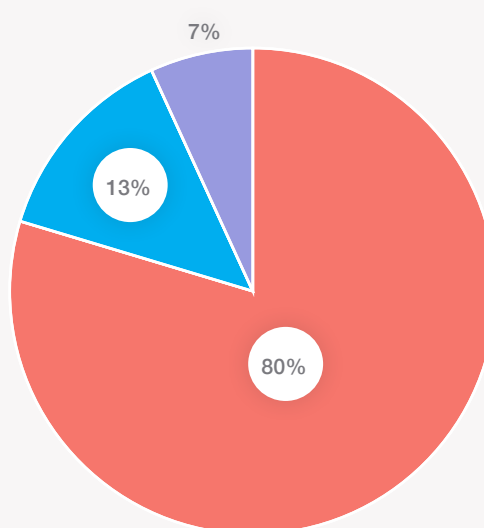
Census data shows that homes containing three bedrooms are the most common dwelling type within Loganlea, making up nearly half (48%) of all dwelling types. A further 40% of homes have four or more bedrooms with one- and two-bedroom homes making up just 10% of Loganlea's total residential housing stock.⁴ As 40% of all households have one or two people, a shift towards smaller dwelling types in the area would better cater to market demand.

Loganlea – Household Composition



- Couples
- Families
- Lone parent
- Group/share

Loganlea – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Loganlea is a popular suburb for renters, with just over half (52%) of all dwellings occupied under rental tenure. Homes occupied under mortgage tenure account for 29% of all dwellings and a further 16% of homes are occupied by persons who own their home outright.⁵

The median weekly personal, family and household incomes within Loganlea are all lower than those recorded throughout the City of Logan which is reflected in the lower cost of housing in the area. At the time of the 2006 Census the median monthly mortgage repayment in Loganlea was \$1,600 which is \$133 lower than that recorded throughout Logan City.

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

Residential Market Fundamentals

Over the five years to December 2018, Loganlea's median house price rose by an average of 5.3% per annum to reach \$390,000, which was \$40,000 more affordable than the median house price recorded throughout Logan. This means the suburb's median house price has risen by \$76,500 or by 24.4%. Over this timeframe there has been an average annual demand for 102 houses throughout Loganlea.

Over the past five years, there has been considerable interest and activity in the acquisition of dwellings on larger blocks which have been zoned to accommodate higher density development. The values achieved for these sales are not considered to be representative of typical market values and have therefore been removed from this study.

The introduction of new townhouse developments within Loganlea, has resulted in peaks and troughs in prices in its medium density market. Between 2015 and 2016

the median price jumped 39% as a consequence of a high volume of new townhouses which were sold. Between 2017 and 2019 the median value declined by 26%, as the number of new townhouses sold declined significantly.

For the year ended December 2018 the median price of an established townhouse or apartment within Loganlea was recorded at \$235,000, compared with a median value of \$325,900 achieved across new townhouses. This equates to a premium of \$90,000 (or 38.3%) achieved by new townhouses.

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 2% of dwellings with number of bedrooms "not stated"

5 3% of dwellings with tenure type "other/not stated"