

Suburbs of Opportunity

The P Series – Park Ridge South

Park Ridge South is a rural, residential suburb in Logan's southern region. The suburb covers an area of 9.4 square kilometres and is contained within the greater Munruben-Park Ridge South Statistical Area covers a total area of 20.8 square kilometres.

Translink bus services operate within Park Ridge South, linking with the Park Ridge Park 'n' Ride station in neighbouring Park Ridge. From this station residents have access to bus routes which link the community with major local centres throughout Logan and the Brisbane CBD.

Jingeri Park is the main recreational area for the local community, home to a children's playground, basketball half court, barbecue and picnic areas.

Economy and Employment

The Munruben – Park Ridge South Employment Zone is small, employing just 397 people. The largest industry of employment is construction (125 jobs) followed by administrative and support services (58), transport, postal and warehousing (52 jobs) and public administration and safety (30 jobs).¹

There are currently no plans in place for future development within Park Ridge South.

Population

At the time of the 2016 Census, the suburb of Park Ridge South was home to 1,762 people down slightly

on its population of 1,778 at the time of the previous Census in 2011. More up-to-date data is only available for the Munruben-Park Ridge South Statistical Area, which is estimated to be home to 4,809 people.²

The population of Munruben-Park Ridge South is expected to remain stable, with no plans for any significant future residential development in the area. Interestingly, the State Government's population projections for the area reveal a population of 4,762 in 2021, a number which it has already exceeded (albeit marginally).³

Demographics

Park Ridge South is principally a family suburb with 54% of all homes occupied by families, a further 33% of homes are occupied by couples with the remainder split between single-person households (11%) and group/share households (2%). The population of Park Ridge South is older than that of Logan, with a median age of 41, significantly higher than the Logan median of 34.

Consistent with all rural-residential suburbs throughout the City, detached houses are the sole dwelling

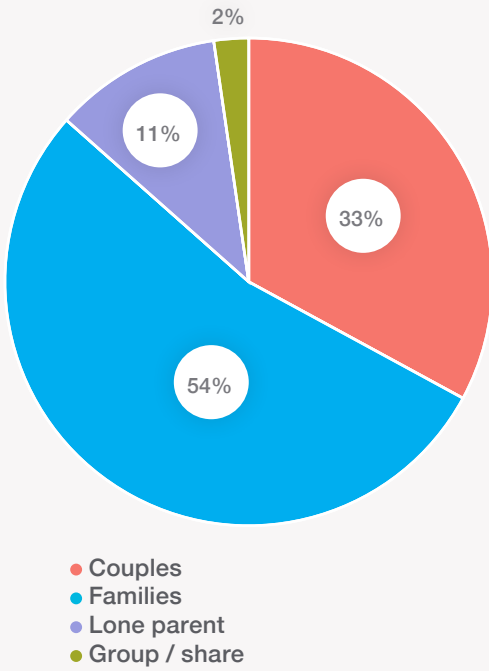
type within Park Ridge. Larger homes, with four or more bedrooms make up the largest share of houses in the suburb (71%) followed by three-bedroom houses which make up 25% of all dwellings. 2% of homes have two or fewer bedrooms.⁴

The Park Ridge community is largely comprised of owner-residents who occupy 84% of dwellings in the suburb, split between those paying off a mortgage (49%) and those who own their homes outright (35%). Rental households occupy 14% of dwelling stock within Park Ridge.⁵

Residential Market Fundamentals

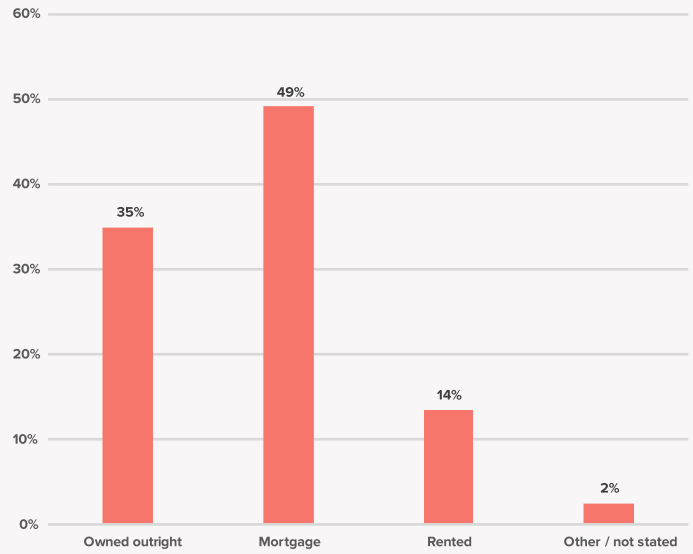
For the year ended December 2018 the median house price in Park Ridge South was \$575,000, which is 34% higher than Logan City's median house price. Over the past five years the suburb's median house price has recorded an average growth of 1.6% per annum, representing a total increase of \$40,000. There has been an average of 23 sales made per annum over this period, with an average block size of 9,959m² recorded.

Park Ridge South – Household Composition



Source: Resolution Research, ABS 2016 Census

Park Ridge South – Tenure By Household Type



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 2% of tenure types "not stated"