

Suburbs of Opportunity

The S Series – Shailer Park

Shailer Park is one of Logan City's most established suburbs, covering eight spare kilometres.¹ It is home to the Logan Hyperdome which opened in 1989, which remains the City's largest regional shopping centre.

Locals benefit from proximity to the largest area of National Park in Logan. The Daisy Hill Conservation Park sits to the north east, Venman Bushland National Park to the north and Cornubia Forest Nature Refuge to the east. Additionally, the Kimberley Forest Park covers more than fifty hectares in the suburb's north.

Economy and Employment

Shailer Park is one of the city's major employment zones generating 4,557 jobs. Unsurprisingly, given the suburb is home to the Logan Hyperdome, retail trade is the largest industry of employment, accounting for 1,002 jobs. The second largest industry of employment is construction (652 jobs) followed by accommodation and food services (419 jobs) and administrative and support services (400 jobs).²

There is currently very little future residential development on the drawing board within Shailer Park, with the exception of a large vacant land holding of 15,950m² which was approved for the development of 64 townhouses in 2016. An approval for an extension of the Logan Hyperdome Shopping Centre has been in place for a number of years, with no date announced for commencement. This extension is expected to be a key catalyst for further employment and economic growth within Shailer Park.



Image courtesy of Qld Tourism

Population

The most recent data reveals that Shailer Park is home to 12,151 people,³ which was an increase of 67 people on the previous year.

Moving forward, the suburb's population base looks set to remain stable with a projected increase of only 217 persons by 2026.⁴ This is largely due to the constrained availability of land for development.

Demographics

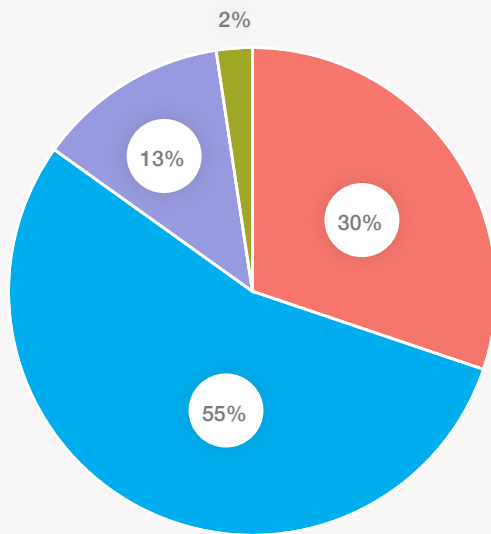
Families account for 55% of all households in Shailer Park, followed by couples who account for a further 30% of households. Single persons occupy 13% of dwellings within the suburb with the remaining 2% made up of group/share households.

Detached houses dominate the dwelling landscape of Shailer Park making up 90% of all dwelling stock

with the remainder made up of townhouses. Homes with four or more bedrooms are the primary dwelling type within Shailer Park, accounting for more than half (59%) of dwellings. Three-bedroom dwellings make up a further 32% of the suburb's dwelling stock, with the remaining 7% made of dwellings with two or fewer bedrooms.⁵ With 43% of all households in Shailer Park (totaling 1,689) occupied by one or two person households there may be an undersupply of smaller dwellings to cater to these demographic groups.

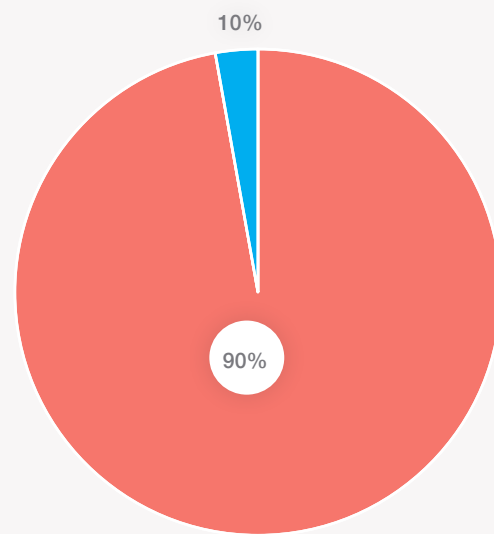
Shailer Park is well placed to accommodate more contemporary urban planning and a greater diversity of dwelling types. It is home to Logan's largest retail centre, it's a major employment zone and it has excellent road and bus connectivity with both Brisbane and the Gold Coast.

Shailer Park – Household Composition



- Couples
- Families
- Lone parent
- Group / share

Shailer Park – Household Tenure



- Separate house
- Semi detached

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

The Shailer Park community is largely made up of owner-residents with 52% of dwellings occupied under mortgage tenure and further 27% owned outright. Rental households occupy just 19% of dwellings within Shailer Park.⁶

Shailer Park is home to an affluent population with the median weekly personal, family and household incomes all markedly higher than those recorded throughout the broader City of Logan. At the time of the last Census, the median weekly personal income sat at \$783 (\$148 higher than Logan City) the family income was \$2,064 per week (\$518 higher than Logan) and the weekly combined household income was \$1,947 than Logan (\$531 higher than Logan).

The median monthly mortgage repayment in Shailer Park is \$1,950 which is 13% (or \$217) higher than that recorded throughout the Logan region.

Residential Market Fundamentals

Over the five years to December 2018, Shailer Park's median house price has grown by 15.5% or \$75,000 to reach \$560,000. This equates to an average uplift in the suburb's median house price of 3.5% per annum. The suburb's median house price was 30% higher than the Logan median of \$430,000 in 2018. Demand for houses in the suburb has averaged 210 each year, although sales volumes in 2018 were below average at 156.

For the year ended December 2018 the median price of an attached dwelling (unit/townhouse) within Shailer Park was \$306,500. Over the past five years, median values in this market have grown by an average of 3.1% per annum. In total, the median unit price has risen by \$38,250 (or 14.3%). Demand for attached dwellings is considered healthy, averaging 50 sales per annum.

- 1 Statistical Area level 2
- 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"
- 5 2% of dwellings with tenure type "other/not stated"