

Suburbs of Opportunity

The T Series – Tamborine

Tamborine is an established suburb of Logan which covers an area of 71.2 square kilometres. Tamborine sits at the foot of the iconic Mount Tamborine, a popular tourist destination in South East Queensland.



Economy and Employment

Tamborine is a small community and consequently there is no local economic data. The community looks set to retain its rural village feel with no plans currently in place for future development.

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.¹

Population

At the time of the last Census Tamborine was home to 3,950 people, which was an increase of 486 people from the previous Census in 2011. Moving forward, the suburb's population is expected to remain relatively stable.

Demographics

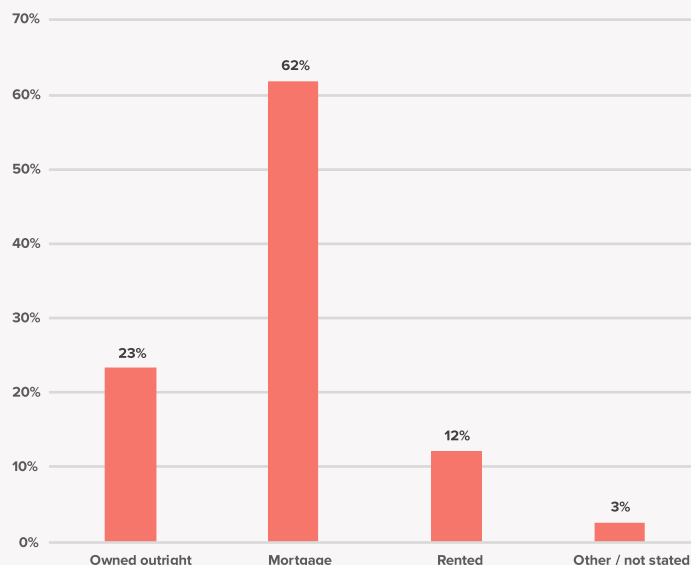
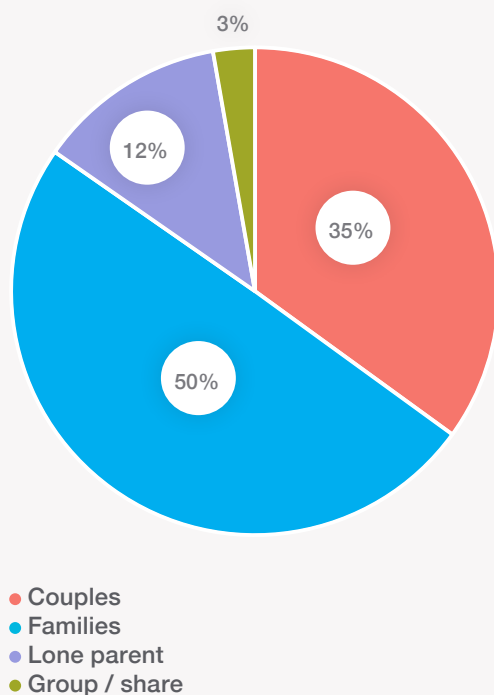
The dwelling landscape of Tamborine is made up entirely of detached houses, which is consistent with other rural-residential communities in Logan.

Half of all homes in Tamborine are occupied by families (50%) with just over a third occupied by couples (35%). Single-person households occupy 12% of dwellings with the remaining 3% occupied by group/share households. The median age of the population is 41, seven years higher than the Logan median.

85% of homes in Tamborine are occupied by home-owners. Of these, 62% are paying off their homes and 23% own their homes outright. Consequently, the rental market in Tamborine is relatively small, with just 12% of dwellings occupied by renters.²

Tamborine'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 of \$699 is \$64 higher than the Logan median, the median weekly family income of \$1,875 is \$329 per week higher and the median weekly household income of \$1,841 is \$425 per week higher.

Tamborine – Household Composition



Source: Resolution Research, Australian Bureau of Statistics 2016 Census

The main occupation of Tamborine's working population is technicians and trades (19%), followed by clerical and administrative workers (16%), professionals (13%) and managers (13%).

Residential Market Fundamentals

Tamborine is a rural-residential housing market comprised of 1,190 homes. Over the past five years the median house in Tamborine has increased by an average rate of 2.7% per annum. In total, since 2014 the median house price has grown by \$74,500 (or 13.7%) to reach \$619,500 for the year ended December 2018. Homes in Tamborine are tightly held

with an average of only 69 sales per annum recorded over the past five years. Across these sales an average block size of 23,510m² has been recorded.

Despite being an established suburb, there are still sales of vacant land occurring throughout Tamborine, although the majority have been within the one subdivision. Over the past five years the median price of a vacant block of land in Tamborine has grown by \$61,000 (or 21.1%). This equates to an average annual rate of price growth of 4.5%. For the year ended December 2018 the median land price in Tamborine was \$350,000. The average lot size across sales recorded since 2014 has been 11,500m².

1 Queensland Government – Department of Transport and Main Roads – February 2019
2 3% of dwellings with tenure type "other/not stated"