

Suburbs of Opportunity

The T Series – Tanah Merah

Tanah Merah is predominately a residential suburb which covers an area of 4 square kilometres. Tanah Merah sits within the Loganholme-Tanah Merah Statistical Area which covers 13.3 square kilometres.

Tanah Merah is adjacent to the Pacific Highway to the east, directly opposite the Logan Hyperdome.

Tansey Park is located within Tanah Merah and is a popular community recreation area fronting the Logan River. The park has a public boat ramp which is popular over the weekends, and a children's playground. The Tansey Park Sports Club hosts both AFL and cricket matches. Murrays Environment Reserve is situated on-the north-eastern boundary of Tanah Merah and is one of Logan's important natural assets.

Economy and Employment

Tanah Merah has a small economy which provides 1,159 jobs. The largest industry of employment is construction (289 jobs) followed by retail trade (117 jobs), health care and social assistance (107 jobs) and education and training (101 jobs).¹

Construction has been recently been completed on a \$25 million extension of Aveo Group's Freedom Aged Care assisted living development. This new development has introduced additional assisted living dwellings to support the Logan's ageing population.

There are a handful of small townhouse developments approved for development in Tanah Merah, all at varying stages of completion, together with a 50-unit apartment building with no fixed commencement date. An approval is in place for a further 54 aged care units with a commencement date yet to be determined.

Population

At the time of the 2016 Census Tanah Merah was home to 4,752 people, representing a growth of 144 people from the previous Census in 2011. Population projections are not made available on a suburb level but estimates are available for the Loganholme-Tanah Merah area.

The latest data shows the Loganholme-Tanah Merah area is home to 11,584 people.² By 2021 the area's population is projected to increase marginally to 11,798 and by 2026 it is projected to reach 12,520. 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 by 2026.

Demographics

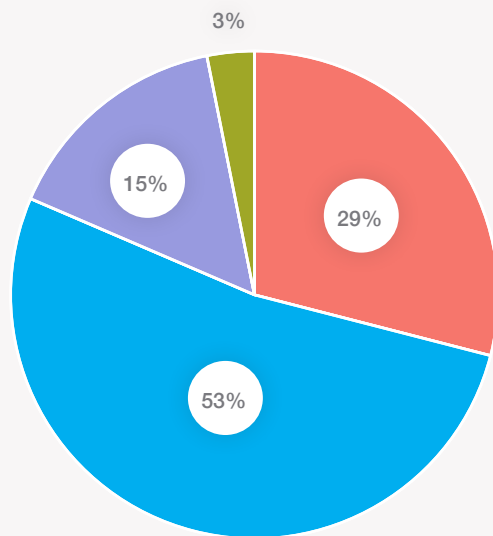
Tanah Merah's dwelling landscape is dominated by detached houses which make up 85% of dwellings. The remaining 12% are made up of townhouses with no unit developments constructed within the suburb.³

Tanah Merah is a popular address for families who make up 53% of all households in the suburb. Couples account for a further 29%, followed by single-person households (15%) and group/share households (3%). Tanah Merah's population is relatively young with a median age of 35, which is similar to the Logan median of 34.

Homes with four or more bedrooms dominate the residential market, making up half (50%) of all dwelling stock within Tanah Merah. Three-bedroom homes account for 38% of all dwellings, with the remaining 9% made up of smaller dwelling types.⁴

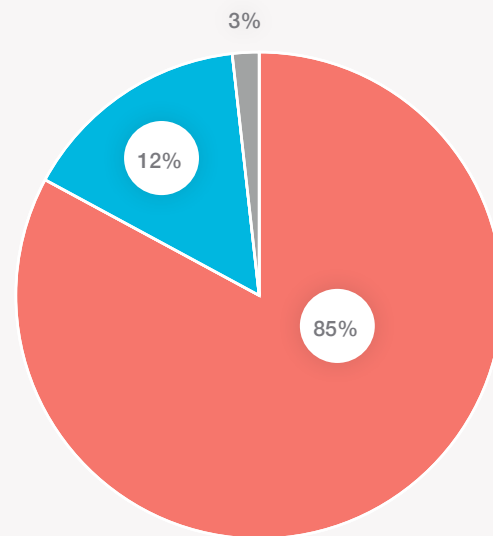
Tanah Merah is a popular location for homeowners and renters alike. Rental households occupy just over one-quarter (26%) of dwellings, and people paying off their mortgage occupy 49% of dwellings. Homes owned-outright make up a further 22% of all dwellings within Tanah Merah.⁵

Tanah Merah – Household Composition



- Couples
- Families
- Lone parent
- Group / share

Tanah Merah – Dwelling Composition



- Separate house
- Semi detached
- Other

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Tanah Merah's population are earning median incomes which are higher than those recorded throughout the City of Logan. The median weekly personal income is \$114 per week higher than Logan (\$749 vs \$635), the family median weekly income \$298 per week higher (\$1,844 vs \$1,546) and the household income \$244 per week higher (\$1,660 v \$1,416).

Residential Market Fundamentals

Over the past five years to December 2018, Tanah Merah's median house price has grown by an average of 3.1% per annum to reach \$450,000. In total the median house price has grown by 13.6% (or \$54,000). Homes in Tanah Merah are tightly held with

an average of only 84 sales recorded each year since 2014.

Median values in Tanah Merah's townhouse/villa market have risen by 10.6% (or \$28,250) over the five years to December 2018. The market peaked in 2015 with the introduction of a new community-titled housing development, which saw the median price jump by 36% from the previous year to reach \$373,000. The performance of this development highlights that the local market has an appetite for development of this nature and is prepared to pay considerable premiums for it. Over the past five years an average of 23 townhouses/villas have sold in Tanah Merah each year.

- 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 3% of all dwellings within Tanah Merah as "other" which includes "caravans, cabins, improvised homes, tents and houses/flats attached to a shop, office etc"
- 4 3% of dwellings with number of bedrooms "not stated"
- 5 3% of dwellings with tenure type "other/not stated"