

Suburbs of Opportunity

The B Series – Bethania

Bethania is a peninsula suburb surrounded on three sides by the Logan River. The suburb covers an area of 5.8 square kilometres and falls within the Bethania – Waterford Statistical Area which covers a total area of 12.6 square kilometres.

Bethania is a small community which is home to the largest population of retirees in the City of Logan. The suburb is referred to as the retirement capital of Logan and its retirement industry is an important contributor to the local economy.

Bethania is predominantly a residential suburb with a mix of retail, medical and industrial businesses. The suburb is home to the Bethania Aquatic Centre and two major parks – Noffke Park and Federation Drive Reserve. Noffke Park has a children's playground and outdoor gym equipment and Federation Drive Reserve has two dog off-leash areas, a skate park, children's playground and public boat ramp.

Bethania is well supported by public transport with the Bethania Railway Station serviced by Queensland Rail's Beenleigh/Ferry Grove line. A number of TransLink bus services operate throughout the suburb linking it with the wider Logan region.

Economy and Employment

The Waterford-Bethania employment zone provides just 624 jobs. The main industry of employment is health care and social assistance which accounts for 399 jobs, followed by education and training (57 jobs) and construction (55 jobs).¹

Future development in the area is largely focused around the retirement and aged care industry with the next stage of Jeta Gardens Retirement Village approved for a \$15 million



development of an additional 57 independent living units. The master plan for Jeta Gardens will ultimately see its population increase to 2,000 and its workforce expands to more than 1,000. Palm Lake Care has approval for a \$9.2 million 80-bed aged care facility and Ingenia Lifestyle will develop a further 213 homes in their lifestyle village.

Population

At the time of the last Census in 2016, Bethania was home to 5,385 people, which was an increase of 795 people from the previous Census in 2011.

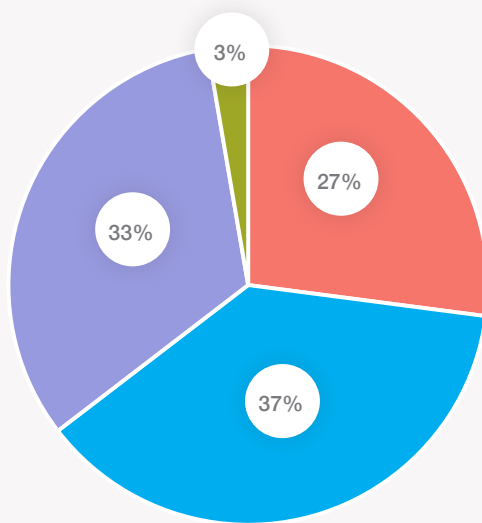
More up to date population estimates and projections are not available on an individual suburb level, however the latest data shows the Bethania-Waterford area is home to 11,716 people². By 2021 the area's population is projected to increase by 405 people to reach 12,121 and by 2026 it is projected to grow by a further 812 people to reach 12,933³. This equates to a projected expansion of the area's population of 1,217 which is expected to generate demand for an additional 310 new dwellings by 2026.

Demographics

Bethania is home to a diverse range of household types. The suburb has the highest proportion (33%) of its dwellings occupied by single persons of any suburb in Logan City, this factor is heavily influenced by the number of people living in retirement and aged care. Families make up 37% of all households in Bethania with couples a further 27%. The remaining 3% are comprised of people living in share/group households.

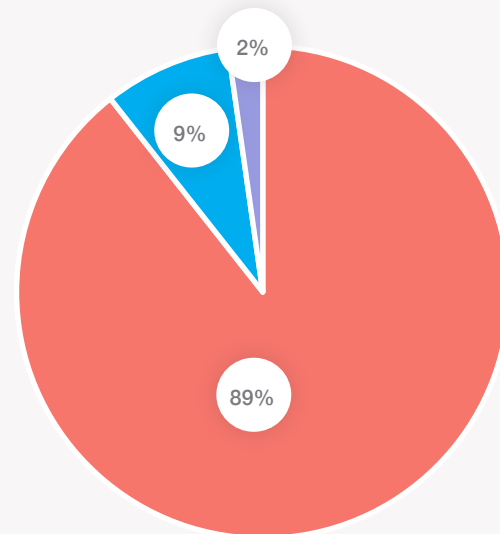
Despite the high instances of one- and two-person households, which make up 60% of all dwellings in Bethania, detached houses remain the dominant dwelling type, making up 89% of the suburb's dwelling stock. Remaining stock is split between townhouses (9%) and apartments (2%).

Bethania – Household Composition



- Couples
- Families / lone parent
- Single
- Group / share

Bethania – Dwelling Composition



- Separate house
- Semi detached
- Apartment

Source: Resolution Research, Australian Bureau of Statistics 2016 Census

Although detached houses dominate, the dwelling landscape has a high representation of smaller dwelling types which are appropriate given the high volume of smaller households. Just under half (49%) of dwellings in Bethania have two or fewer bedrooms – a figure which is heavily influenced by the large numbers of retirement villas and apartments located within the suburb. Three-bedroom dwellings account for 27% of all dwellings in Bethania, with homes containing four or more bedrooms accounting for lowest proportion (22%) of all dwellings⁴.

Bethania is a popular address for home owners and renters alike. Interestingly, more people own their homes outright (39% of all dwellings) than are living in homes where they are paying off a mortgage (29%) or living in a rental arrangement (28%)⁵.

Bethania's population are earning median incomes which are lower than those recorded throughout the City of Logan. The median weekly

personal income of \$549 is \$128 per than the Logan median (\$635). The family median weekly income is \$301 per week lower (\$1,245) and the household income \$467 per week lower (\$945 v \$1,416). This result is not surprising given the large volume of households who are relying on the aged pension as their income source.

Residential Market Fundamentals

For the year ended December 2018 the median house price in Bethania was \$355,000. Over the past five years the median house price has grown by an average rate of 4.3% per annum. In total the growth has been \$58,000 (or 19.5%). Homes in Bethania are tightly held. Since 2014, sales have averaged 82 per annum, with the market peaking in 2015 with 95 sales.

Bethania's medium density market is made up of a mix of older-style units and townhouses, retirement apartments, and new, contemporary

townhouses and villas. Recent years have seen new medium density townhouse and villa development within Bethania, which has placed strong upward pressure on median values. For the year ended December 2018, the median price was recorded at \$335,000, which is only \$20,000 more affordable than its detached housing market. Over the past five years median values have grown by an average rate of 12.2% per annum, growing by a total of \$166,000. Demand peaked in 2017 with 80 sales recorded, which was markedly higher than the five-year average of 46 sales.

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 ABS – Regional Population Growth Australia – August 2018

3 Queensland Government Statistician's Office – Population Projections 2018 Edition

4 2% of dwellings with number of bedrooms "not stated"

5 4% of dwellings with tenure type "not stated"