

# MARKET OUTLOOK

## SOUTH BRISBANE

As Brisbane's leading cultural and lifestyle precinct, South Brisbane combines residential, commercial and entertainment amenities within a waterfront setting, less than two kilometres from Brisbane CBD.

02  
**Walkability  
& Accessibility**

04  
**Employment**

05  
**Education &  
Health**

06  
**Infrastructure**

07  
**Residential &  
Rental Analysis**

Prepared exclusively for  
**Pradella**

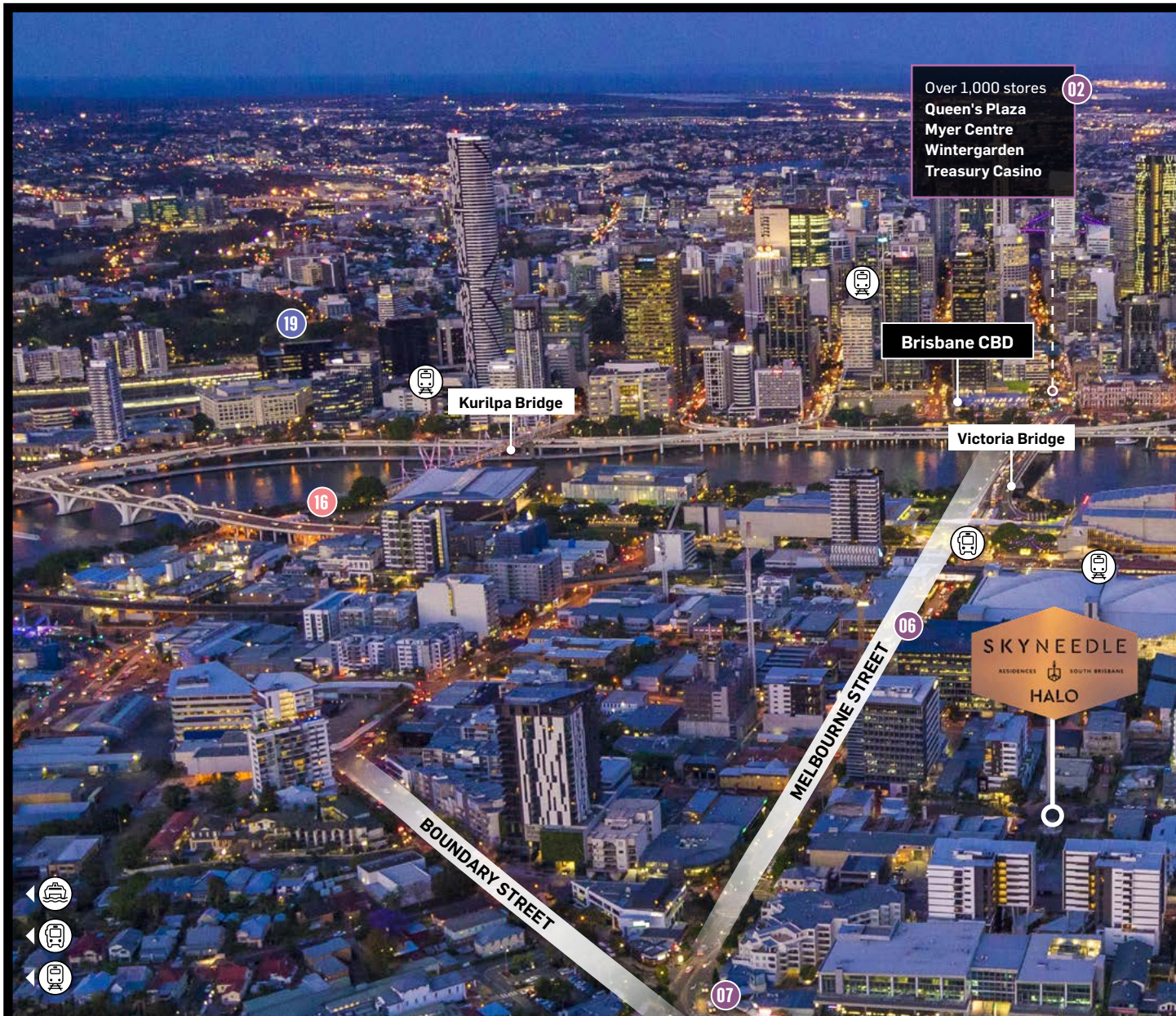
January 2019



Top: Wheel of Brisbane, Bottom left: Brisbane State High School, Bottom right: South Brisbane Train Station



# WALKABILITY & ACCESSIBILITY

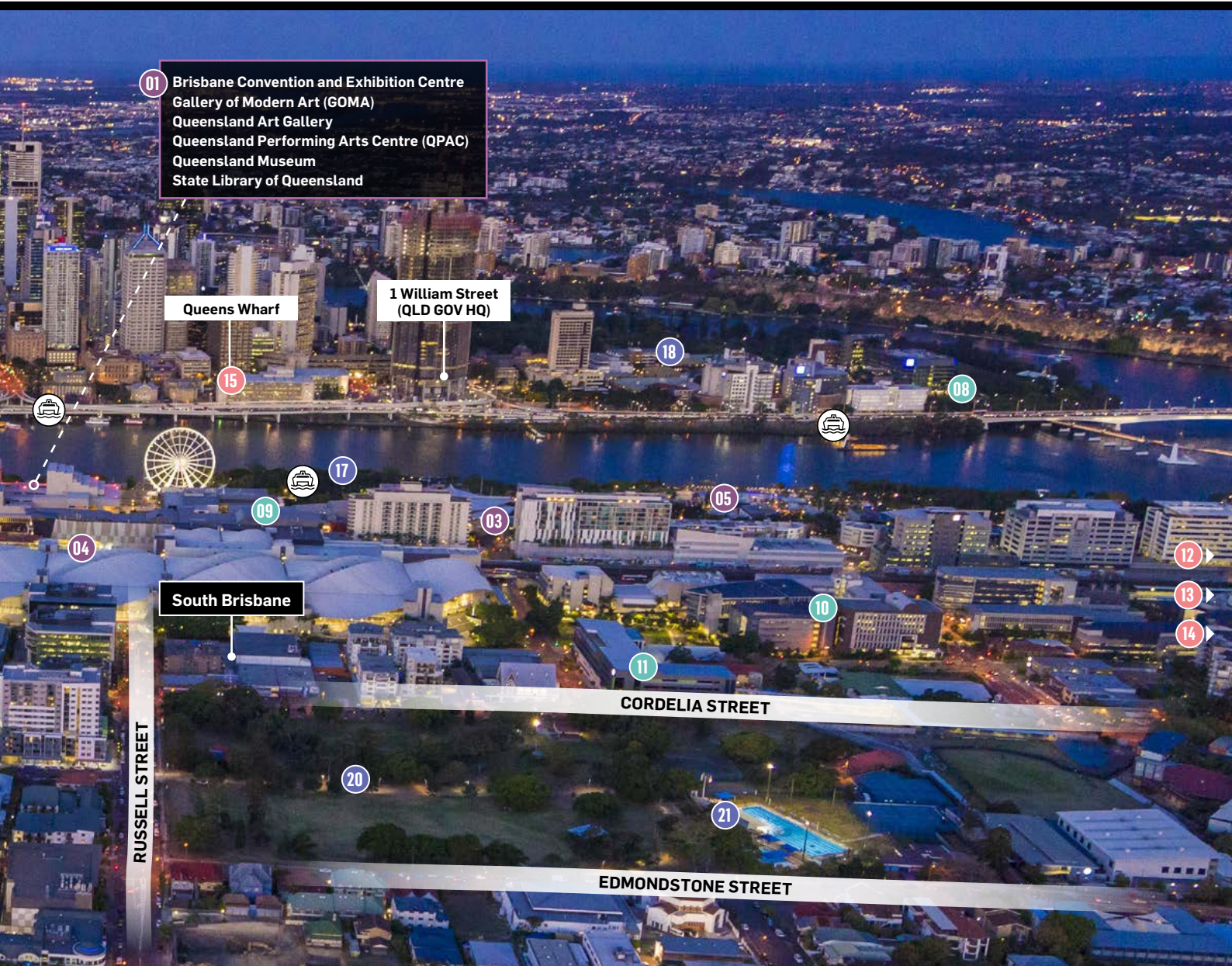


**WALKING DISTANCE TO EXTENSIVE LEISURE OPTIONS AND MAJOR EMPLOYMENT NODES, SOUTH BRISBANE OFFERS ONE OF BRISBANE'S MOST VIBRANT INNER-CITY LIFESTYLES.**

Bounded by the Brisbane River and within walking distance to the Brisbane CBD, the Cultural Centre Precinct and the cafes, restaurants and retail amenity of South Bank, South Brisbane is central to major commercial, education and health employment nodes.

Connectivity in and around South Brisbane is high with the suburb being served by seven bridges and a strong network of public transport including train, bus and ferry options. Dedicated pedestrian walkways and cycle options enhance accessibility and make South Bank one of Brisbane's most walkable suburbs with a walk score of 98.





**01** Brisbane Convention and Exhibition Centre  
 Gallery of Modern Art (GOMA)  
 Queensland Art Gallery  
 Queensland Performing Arts Centre (QPAC)  
 Queensland Museum  
 State Library of Queensland

Queens Wharf

1 William Street  
 (QLD GOV HQ)

South Brisbane

RUSSELL STREET

CORDELIA STREET

EDMONDSTONE STREET

**ENTERTAINMENT, RETAIL & DINING**

- 01 Gallery of Modern Art (GoMA)
- 02 Queen Street Mall
- 03 Little Stanley Street Dining Precinct
- 04 Grey Street Retail & Dining Precinct
- 05 River Quay Precinct
- 06 Melbourne Street Commercial & Dining Precinct
- 07 Boundary Street Retail & Dining Precinct

**EDUCATION**

- 08 Queensland University of Technology
- 09 Griffith University - South Bank Campus
- 10 South Bank Institute of Technology
- 11 Brisbane State High School

**INFRASTRUCTURE**

- 12 Lady Cilento Children's Hospital
- 13 Mater Hospitals (Public & Private)
- 14 Princess Alexandra Hospital
- 15 Queen's Wharf (Future)
- 16 Kurilpa Riverfront Renewal (Proposed)

**RECREATION & GREEN SPACE**

- 17 South Bank Parklands
- 18 City Botanic Gardens
- 19 Roma Street Parklands & Brisbane Live (Proposed)
- 20 Musgrave Park
- 21 Musgrave Park Swim Centre

# EMPLOYMENT

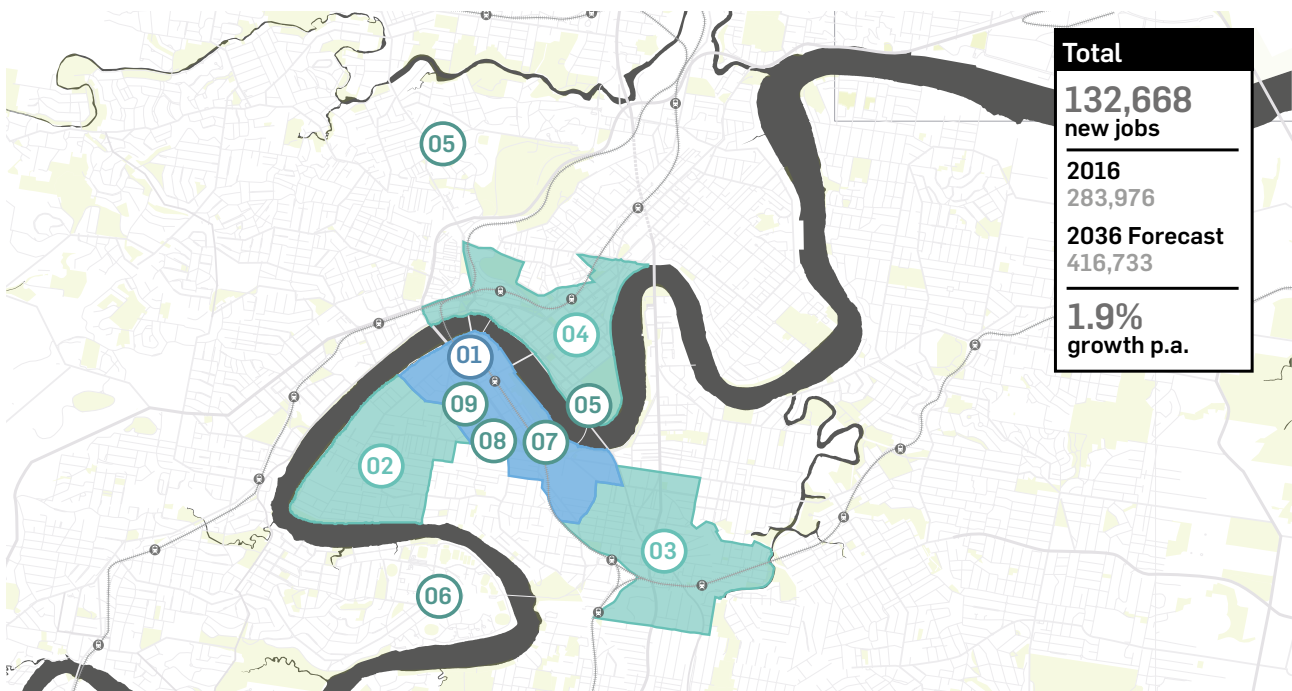
## EMPLOYMENT

The South Brisbane Catchment is seen as a future extension of Brisbane CBD commercial employment growth.

The development of a number of cutting-edge commercial buildings in and around South Brisbane's Grey and Melbourne Streets has seen the area grow into a sizeable white-collar employment node over the past five years. In addition to localised employment opportunities South Brisbane benefits from proximity to major employment nodes, including the Brisbane CBD, a number of large health precincts and leading tertiary education providers.

Employment forecasts for the surrounding catchment indicate that an additional 132,668 jobs will be created by 2036, reaching a total of 416,733 employees by 2036. Looking forward, such strong forecast employment growth is likely to facilitate future growth within the local residential market.

South Brisbane has attracted a number of key employers with the construction of multiple commercial buildings in proximity to South Bank Train Station. These employers include; Flight Centre, ABC and Thiess. The Queensland Government building located at 1 William Street is also directly accessible via the Goodwill Bridge.



**01. South Brisbane**  
**34,558** new jobs  
 2016 33,230  
 2036 Forecast 67,788  
 3.6% growth p.a.

**02. West End**  
**2,455** new jobs  
 2016 8,326  
 2036 Forecast 10,780  
 1.3% growth p.a.

**03. Woolloongabba**  
**8,046** new jobs  
 2016 16,406  
 2036 Forecast 24,541  
 2.0% growth p.a.

**04. Brisbane CBD**  
**60,842** new jobs  
 2016 148,399  
 2036 Forecast 209,242  
 1.7% growth p.a.

### Education

- 05. Queensland University of Technology (QUT) Gardens Point & Kelvin Grove Campus
- 06. University of Queensland (UQ) St Lucia Campus
- 07. Griffith University (Southbank Campus)
- 08. Southbank Institute of Technology (SBIT)
- 09. Brisbane State High School

Prepared by Urbis, Source: NIEIR



# EDUCATION & HEALTH


THERE ARE MORE THAN **130,000 STUDENTS** WITHIN A **1.7KM** RADIUS OF SOUTH BRISBANE

## HEALTH

South Brisbane presents over **18,000 jobs** in surrounding health facilities and hospitals.

There are numerous public and private hospitals including the Princess Alexandra Hospital, the Mater Hospital network, The Lady Cilento Children's Hospital, all within 5km of South Brisbane.

### HEALTH INFRASTRUCTURE

	 <b>BEDS</b>	 <b>STAFF</b>
Lady Cilento Children's Hospital	<b>359</b>	<b>2,500</b>
Mater Private and Public Hospitals	<b>919</b>	<b>7,500</b>
St Vincent's Private Hospital	<b>164</b>	<b>350</b>
Princess Alexandra Hospital	<b>780</b>	<b>5,800</b>
Greenslopes Private Hospital	<b>500</b>	<b>2,500</b>

Prepared by Urbis; Source: health.qld.gov.

## EDUCATION

South Brisbane is well-connected to Brisbane's leading education institutions, including: The University of Queensland (UQ), Queensland University of Technology (QUT), Griffith University and the South Bank Institute of Technology (SBIT).

In addition to tertiary facilities, South Brisbane is in proximity to a number of Brisbane's top primary and secondary schools, including: Brisbane State High School, Somerville House and St Laurence's College.

### QUEENSLAND UNIVERSITY OF TECHNOLOGY (QUT)

Gardens Point & Kelvin Grove Campus

Information technology, architecture & planning, science & mathematics

 **49,800** Students

 **8,300** International Students

### UNIVERSITY OF QUEENSLAND (UQ) St Lucia Campus

Business, law, engineering & psychology

 **44,500** Students

 **5,600** Courses

### GRIFFITH UNIVERSITY South Bank Campus

Queensland College of Art, Griffith Film School & Queensland Conservatorium


 **3,400** Students

 **300+** Degree Programs

### SOUTH BANK INSTITUTE OF TECHNOLOGY (SBIT) South Bank Campus

Tourism and events, business, hospitality & education

 **30,000** Students

 **20+** Study Areas with Nationally Accredited Qualifications

### BRISBANE STATE HIGH SCHOOL South Brisbane Campus

Years 7-12

 **3,100** Students

 **Highest Rated** State School in Brisbane

Prepared by Urbis; Source: Education Queensland

# INFRASTRUCTURE

Located adjacent to the Brisbane CBD and boasting a wealth of well-serviced public transport options, South Brisbane is ideally positioned to capitalise on the continued public and private sector investment within Inner-Brisbane.

Notable projects include Queen's Wharf integrated resort, Brisbane Live entertainment arena, the Cross-River Rail and Brisbane Metro. With this significant investment and premium accessibility, South Brisbane is well placed to grow as a residential inner-city suburb of choice.



## QUEEN'S WHARF

**\$3 billion**

(Under Construction)

Queen's Wharf is set to be a world-class integrated resort development. It will include a mix of six-star hotels, retail, dining, entertainment, theatre and convention uses, and a major casino. With expected completion in 2022, the development will attract visitors and investment to Brisbane and provide a growth to Brisbane's construction and tourism industries, with 2,000 construction jobs and 8,000 ongoing operational jobs. It also has the potential to promote greater interaction with the Brisbane River and key heritage sites.



## CROSS RIVER RAIL

**\$5.4 billion**

(Early Works Commenced)

The Queensland Government has proposed a 10.2km rail link from Dutton Park to Bowen Hills, with 5.9 kilometres of tunnel under the Brisbane River and CBD. The Cross-River Rail will connect the northern and southern rail networks, providing significant benefits for commuters, improve the reliability and increase accessibility to the Brisbane CBD.



## BRISBANE METRO

**\$944 million**

(Planned)

The proposed Brisbane Metro will deliver a 21km route linking Eight Mile Plains, Royal Brisbane Women's Hospital (RBWH) and UQ Lakes busway stations using the existing busway infrastructure and two new high capacity lines.



## BRISBANE LIVE

**\$2 billion**

(Proposed)

Brisbane Live is a mixed-use development centred around a new \$450 million entertainment arena. The project also features new hotels, apartments, commercial towers, a future dining precinct, medical facilities and pedestrian linkages from the Barracks to King George Square.



## BRISBANE AIRPORT SECOND RUNWAY **\$1.4 billion**

(Under Construction)

The construction of the new parallel runway at the Brisbane Airport is currently the biggest aviation project in Australia. The project involves utilising 360 hectares of marshland to develop a 3.3 kilometre long and 60 metres runway with an additional 12 kilometres of taxiways. The project will create 7,800 jobs for the Brisbane and Moreton Bay region by 2035.



## COMPLETED INFRASTRUCTURE PROJECTS

### KANGAROO POINT CLIFFS PARK

### SOUTH BANK PARKLANDS & QUEENSLAND CULTURAL CENTRE

### BRISBANE CONVENTION AND EXHIBITION CENTRE EXPANSION

# RESIDENTIAL & RENTAL ANALYSIS

**NEW APARTMENT STOCK IN THE SOUTH BRISBANE CATCHMENT IS ACHIEVING RENTAL PREMIUMS OF UP TO 32.8% OVER ESTABLISHED PRODUCT.**

## RESIDENTIAL

Growing apartment demand within the South Brisbane Catchment (comprising the suburbs of South Brisbane and West End) can be attributed to a number of factors. The first being the relative affordability of apartments over houses in the catchment. Based on 160 settled transactions, the median apartment sale price in the South Brisbane Catchment, for the period ending September 2018 was \$531,000. The median house sale price for the same period registered \$1,170,000, illustrating one reason for increasing apartment demand.

New apartment product within the Catchment has been transacting at a weighted average price of \$780,038, which demonstrates a premium of 46.9%. This demonstrates the value added for new apartment stock.

Supporting growth and driving demand in the Catchment is the abundance of employment, infrastructure and lifestyle amenity offered. In the past, as infrastructure and employment opportunities have increased, so has the demand for urban living.

Looking forward, as growth and rental yield remain strong, this value proposition is expected to continue to increase market interest from both local and interstate investors.

## RENTAL

**Not only is the South Brisbane Postcode (comprising the suburbs of South Brisbane, West End and Highgate Hill) achieving a premium of up to 20.2% over the Brisbane LGA benchmark, but new apartments within the catchment are also achieving a premium over established stock.**

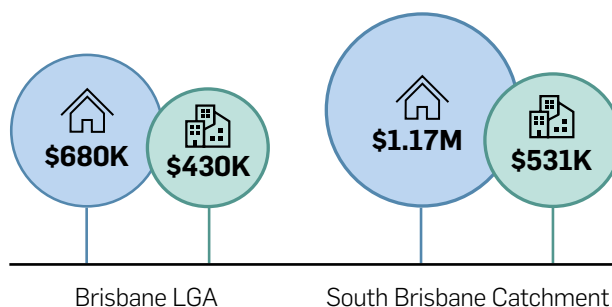
On-the-market rental data, which records new and near-new apartment product indicates that new one-bedroom apartments within the South Brisbane Catchment have a median weekly rent of \$430, which is 23.2% per week higher than existing stock. New and near-new two and three-bedroom apartments are achieving a premium over existing stock of 11.8% and 32.8% per week respectively. This equates to a median weekly rent of \$565 per week for two-bedroom apartments and \$930 per week for three-bedroom apartments. These premiums demonstrate the increasing demand for new apartment product offering strong amenity and inner-city lifestyle.

Furthermore, growing employment and infrastructure in the South Brisbane Catchment has helped drive long term rental price growth over the ten years between September 2008 and September 2018.

Looking forward, high demand and limited supply, paired with future capital growth driven by South Brisbane's established and future infrastructure, is likely to push potential investment opportunities within the catchment.

## APARTMENT AND HOUSE MEDIAN SALE PRICE

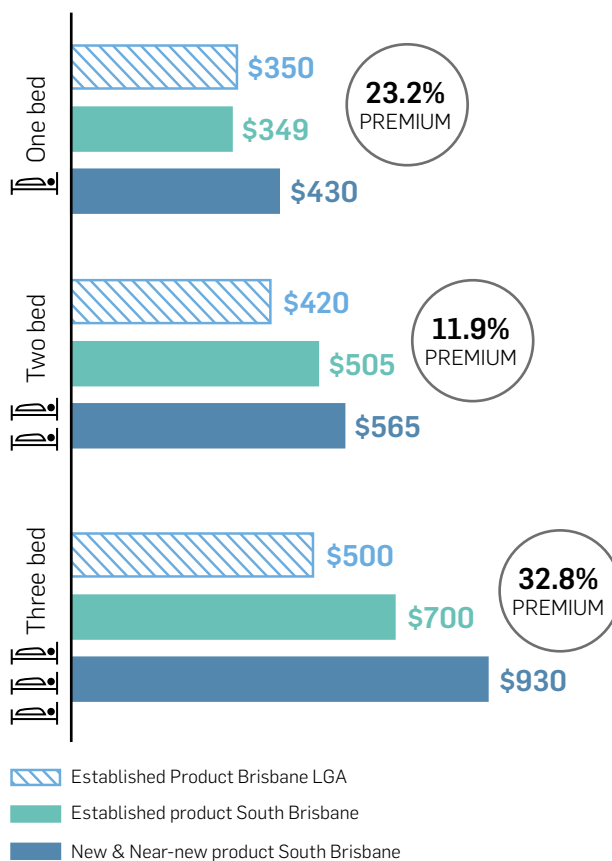
South Brisbane Catchment vs. Brisbane LGA – September Quarter 2018\*



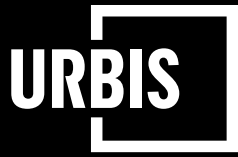
Prepared by Urbis; Source: APM PriceFinder  
\*Preliminary

## NEW RENTAL PRODUCT VS. EXISTING RENTAL PRODUCT

September 2018



Prepared by Urbis; Source: Residential Tenancies Authority (RTA); realestate.com



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