

October 31, 2018

Rosewood Market Overview Report

Created by Place Advisory



ROSEWOOD
GREEN

02

The map displays the Rosewood area with various facilities and transport links. Key locations include:

- Warrego Highway** (10 mins to Gtton, 45 mins to University of QLD, 1 hour to Toowoomba)
- Roads:** Rosewood Highway, Rosewood Rd, Rosewood Thagooa Rd, Rosewood Ladley Rd, Wighton St, Wallon Rd, Hospital Rd, Ipswich Rosewood Rd, Cunningham Highway.
- Facilities:**
 - Peace Park
 - John St Reserve
 - Rosewood Early Education Centre
 - Johnstone Park
 - Rosewood State High School
 - Cabanda Aged Care & Retirement Village
 - Sports Field
 - Dentist
 - Rosewood Ambulance Station
 - Doctors & Medical Centre
 - Royal George Hotel
 - Supermarket & Shopping
 - Future Council Library (Construction in 2019)
 - Rosewood Station
 - Anzac Park
 - Rosewood Rugby League Club
 - Rosewood Green Sales Centre
 - Rosewood Golf Course
 - Rosewood Green
 - Rosewood Showgrounds
 - Tom Lenihan Park
 - Rosewood District Lutheran Parish
 - Petrol Stations
 - Post Office
 - Banks
 - St Brigid's School
 - Rosewood Hotel
 - Police Station
 - Rosewood Bowls Club
 - Rising Sun Hotel
 - Rosewood State School
 - Rosewood Aquatic Centre
- Transport:**
 - Rosewood Seventh-day Adventist Church
 - Thagoona Station
 - RAAF Base Amberley (8 mins)
 - Cunningham Highway (6 mins)

Amenities

Whilst Rosewood might currently be small in size compared to nearby Ipswich, it is well serviced by a variety of local amenities.

The suburb already boasts everything local residents require with multiple schools for children of all ages, multiple locations for entertainment and leisure, its own train line with a direct service to Ipswich, various medical institutions, places of worship, restaurants and local shopping.

This is only expected to expand over the coming years as population and development take place.



Medical & Care

- Doctors
- Dentist
- Veterinary
- Aged Care Facility
- Retirement Village
- Police Station
- Ambulance Station



Education

- Early Education Centre
- Primary Schools
- High Schools



Entertainment

- Golf Course
- Community Centre
- Aquatic Centre
- Rugby League Club
- Showgrounds
- Bowls Club
- Sports Fields
- Parks



Other Amenities

- Future Council Library
Construction in 2019
- Train Stations
- Churches
- Shops
- Restaurants
- Supermarket
- Hotels & Pubs
- Petrol Stations
- Banks
- Post Office



Population

Until now, the Australian Bureau of Statistics has recorded population growth in Rosewood at a steady pace with modest growth occurring in recent years.

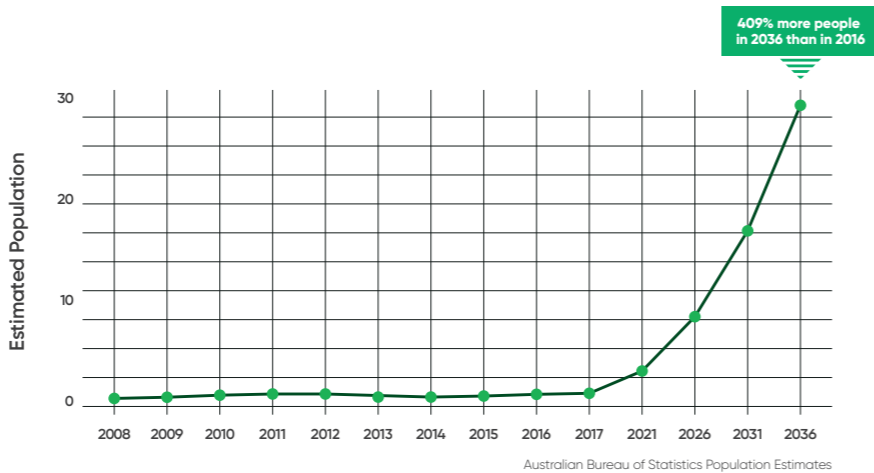
However, the suburb is now expected to quadruple in population by 2036 as a result of significant development that is expected to take place, making the suburb a prime location in its region to live, work and play.

This significant amount of population growth is far more than the Ipswich area and Brisbane LGA is expecting over the same time.

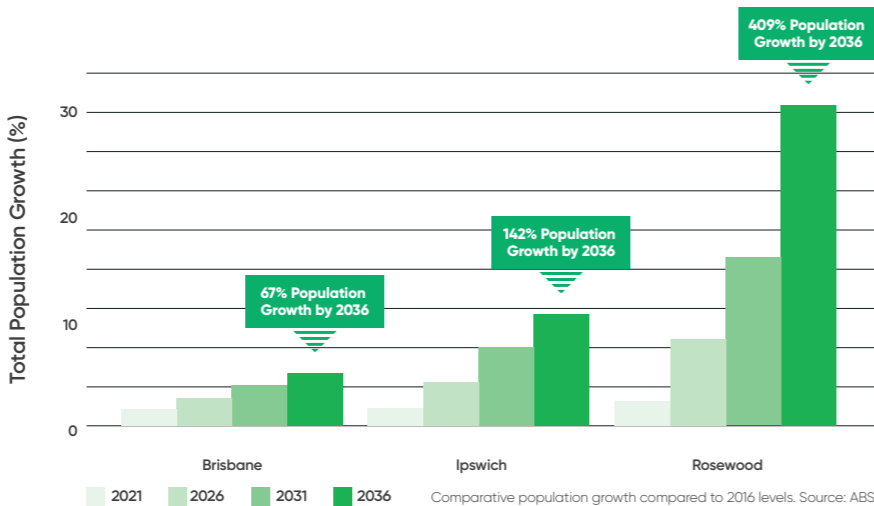
At the expected rate of population growth, Rosewood will require a substantial amount of new dwellings to be constructed in the suburb in order to keep up with impending demand.

With a current average number of 3.8 people per household, this will require approximately 658 dwellings to be built each year for the next 20 years. This equates to approximately 66% of the existing occupied dwellings in the area.

Population is expected to increase exponentially from 2020



Rosewood is expected to grow faster than other cities



Hotspot

THE BIG SQUEEZE

SEQ'S POPULATION HOTSPOTS

| SUNSHINE COAST | | | | |
|------------------------|----------------|---------|----------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Sunshine Coast | 293,691 | 510,749 | +217,059 | 74% |
| 1. Caloundra West | 17,921 | 72,727 | +54,806 | 306% |
| 2. Landsborough | 10,301 | 39,895 | +29,594 | 287% |
| 3. Maroochydore-Kuluin | 18,775 | 44,762 | +25,987 | 138% |
| 4. Nambour | 20,060 | 34,756 | +14,696 | 73% |
| 5. Wurtulla-Birtinya | 7,574 | 18,896 | +11,322 | 149% |

| SOMERSET | | | | |
|-------------|----------------|--------|---------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Somerset | 25,120 | 39,243 | +14,123 | 56% |
| 1. Kilcoy | 5,600 | 8,792 | +3,192 | 57% |

| TOOWOOMBA | | | | |
|--------------------|----------------|---------|---------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Toowoomba | 134,983 | 183,371 | +48,388 | 36% |
| 1. Toowoomba West | 13,028 | 30,128 | +17,100 | 131% |
| 2. Highfields | 12,611 | 23,251 | +10,640 | 84% |
| 3. Darling Heights | 13,722 | 23,354 | +9,632 | 70% |

| LOCKYER VALLEY | | | | |
|------------------------|----------------|--------|---------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Lockyer Valley | 39,811 | 62,733 | +22,922 | 58% |
| 1. Lockyer Valley East | 20,500 | 34,573 | +14,073 | 69% |

| IPSWICH: | | | | |
|-----------------------------|----------------|---------|----------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Ipswich | 196,179 | 632,501 | +436,322 | 222% |
| 1. Ripley | 3,764 | 151,279 | +147,515 | 3,919% |
| 2. Rosewood | 12,145 | 101,125 | +88,980 | 733% |
| 3. Springfield Lakes | 13,769 | 60,632 | +46,863 | 340% |
| 4. Bellbird Park/Brookwater | 12,368 | 56,682 | +44,314 | 358% |
| 5. Ipswich Central | 7,466 | 22,761 | +15,295 | 205% |

| SCENIC RIM | | | | |
|---------------|----------------|--------|---------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Scenic Rim | 41,014 | 71,075 | +30,061 | 73% |
| 1. Beaudesert | 14,305 | 38,098 | +23,793 | 166% |

| NOOSA | | | | |
|---------------------|----------------|--------|---------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Noosa | 53,630 | 63,940 | +10,310 | 19% |
| 1. Noosa hinterland | 22,266 | 27,003 | +4,737 | 21% |

| MORETON BAY | | | | |
|---------------------------|----------------|---------|----------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Moreton Bay | 431,978 | 667,175 | +245,196 | 57% |
| 1. Narangba | 19,019 | 45,255 | +26,236 | 138% |
| 2. Burpengary | 13,692 | 38,105 | +24,413 | 178% |
| 3. Morayfield | 5,348 | 27,789 | +22,441 | 420% |
| 4. Caboolture | 26,715 | 44,343 | +17,628 | 66% |
| 5. North Lakes/Mango Hill | 30,045 | 46,062 | +16,017 | 53% |

| BRISBANE | | | | |
|-------------------------|----------------|--------|----------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Brisbane | 1.17m | 1.5m | +337,314 | 29% |
| 1. South Brisbane | 6,920 | 35,398 | +28,478 | 411% |
| 2. Inala-Richlands | 18,402 | 44,974 | +26,572 | 144% |
| 3. Newstead-Bowen Hills | 9,672 | 33,659 | +23,987 | 248% |
| 4. Fortitude Valley | 6,223 | 27,853 | +21,630 | 348% |
| 5. Rochedale-Burbank | 5,016 | 23,825 | +18,809 | 375% |

| REDLAND | | | | |
|----------------|----------------|---------|---------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Redland | 151,674 | 189,332 | +37,658 | 25% |
| 1. Thornlands | 14,627 | 23,129 | +8,502 | 58% |
| 2. Cleveland | 15,777 | 20,504 | +4,727 | 30% |
| 3. Redland Bay | 15,340 | 19,879 | +4,557 | 30% |
| 4. Capaiba | 17,702 | 22,134 | +4,432 | 25% |
| 5. Victoria Pt | 16,283 | 20,547 | +4,264 | 26% |

| LOGAN | | | | |
|--------------------------------|----------------|---------|----------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Logan | 311,911 | 588,514 | +276,603 | 89% |
| 1. Jimboomba | 23,569 | 109,451 | +85,882 | 364% |
| 2. Greenbank | 13,294 | 82,613 | +69,319 | 521% |
| 3. Boronia Hts/Park Ridge | 12,962 | 43,855 | +30,893 | 238% |
| 4. Chambers Flat/Logan Reserve | 4,396 | 26,180 | +21,784 | 495% |
| 5. Wolfdene/Bahrs Scrub | 6,531 | 19,451 | +12,920 | 197% |

| GOLD COAST | | | | |
|---------------------|----------------|---------|----------|-------------|
| Suburb/City | 2016 residents | 2043 | Change | Growth rate |
| Gold Coast | 562,651 | 990,254 | +427,602 | 76% |
| 1. Coomera | 12,577 | 89,164 | +76,587 | 609% |
| 2. Southport | 31,788 | 83,549 | +51,761 | 163% |
| 3. Pimpama | 6,033 | 33,793 | +27,760 | 460% |
| 4. Nerang-Mt Nathan | 21,025 | 43,436 | +22,411 | 107% |
| 5. Helensvale | 18,170 | 38,714 | +20,544 | 113% |

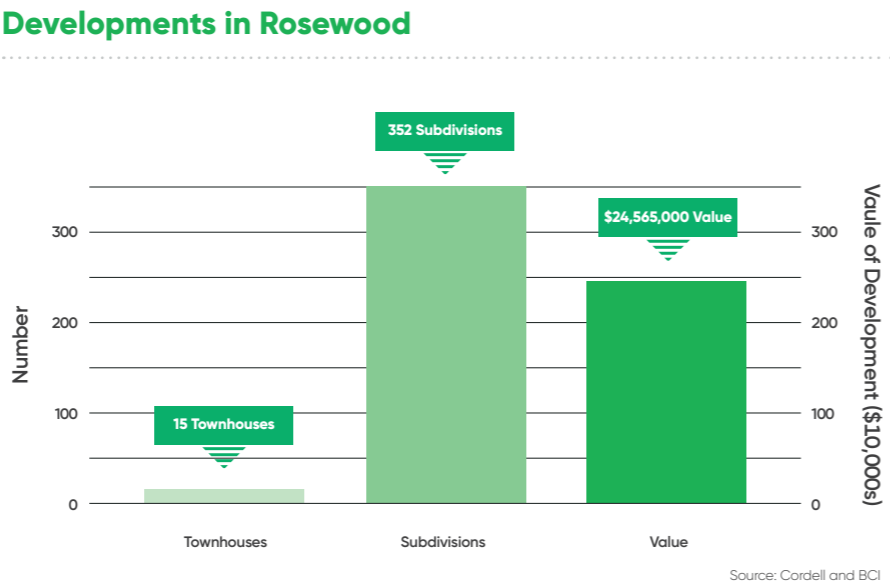
INTERACTIVE MAP
SEE HOW MUCH YOUR SUBURB WILL GROW
WWW.COURIERMAIL.COM.AU

Source: The Courier Mail

Infrastructure

Rosewood currently has \$24,565,000 worth of development currently planned to go ahead excluding development already completed or deferred.

This includes a shopping centre extension and library as well as land subdivisions, and townhouses to be built in the area. At present there are 15 townhouses planned to be built and 352 land subdivisions.



Key Infrastructure



RAAF Base Amberley

Located only 8 kilometres from Rosewood, 8 kilometres from Ipswich along the Cunningham Highway and 50 kilometres south-west of Brisbane, RAAF Base Amberley is one of the largest employers in the Ipswich region. RAAF Base Amberley commenced operations in 1940 and is the largest operational base in the Air Force today.

Over the next four years, approximately \$1.1 billion is expected to be injected into the base as part of the largest expansion project the facility has seen. There are expected to be up to 10 individual projects, consisting of the permanent transition of an army unit from Sydney and multiple key air force projects.

"The base currently employs approximately 5,800 people, that number will increase to roughly 7,000 as it continues to grow. The expansion is also expected to provide a significant boost to the local economy through a marked increase in employment."



Springfield

Rosewood is located only 26 kilometres from Greater Springfield's rapidly growing CBD and all the conveniences of this city. It is only a short drive to access Springfield's huge Orion Springfield Central Shopping Centre and its major transit hub, master-planned office towers, World Knowledge Centre, University of South Queensland, TAFE, Mater Private Hospital, Aveo Springfield Retirement Village, Quest Apartments, cafés and restaurants.

Springfield has created 19,246 jobs since 2001 and will only keep growing with a projected 52,000 jobs by 2030. Springfield is a growing employment hub and is considered the future alternative to the Brisbane CBD.

Furthermore, the investment in Greater Springfield to date sits at \$15 billion however, upon completion, this figure will reach a staggering \$85 billion. It will also be a short drive from Rosewood to the planned \$70 million stadium that will seat 10,000 spectators and be the home of the Brisbane Lions women's team in the new AFLW league.

Key Infrastructure



Ipswich

Rosewood is only 13 kilometres from the Ipswich CBD and the heart of the thriving and vibrant western corridor. Ipswich is a growing city of over 210,000 people and is expected to grow to 632,501 within the next 30 years. Ipswich is experiencing significant investment in infrastructure and jobs including major hospital upgrades and infrastructure construction.

The Ipswich Hospital has commenced Stage 1A of its \$124.4 million redevelopment as well as the \$64 million redevelopment of St Andrew's Ipswich Private Hospital, delivering the region's first Private Emergency Centre and increasing the capacity of the hospital from 97 to 178 beds. These major upgrades are supporting the increasing employment in the hospital and allied health services sectors and not only create employment during the initial construction, but further employment during operation for specialist roles such as doctors and nurses, allied health positions, administrative staff, cleaners, cooks and carers.

Ipswich is the recipient of over \$5 billion of transport and services infrastructure upgrades and is home to Australia's largest master-planned industrial development, Citiswich. There are a further 14 industrial and commercial parks in various stages of development that will provide a diverse range of opportunities to local businesses. There is increasing investment in the region, as seen by the likes of global retail giant Costco opening up their Ipswich store in Citiswich in early 2019. Other sectors experiencing major growth are food manufacturing and tourism, with over two million visitors to Ipswich in the past year.

"This overall growth of Ipswich right on the doorstep of Rosewood is what makes Rosewood Green so valuable. Blocks of this size and at current prices will become harder if not impossible, to find moving into the future."

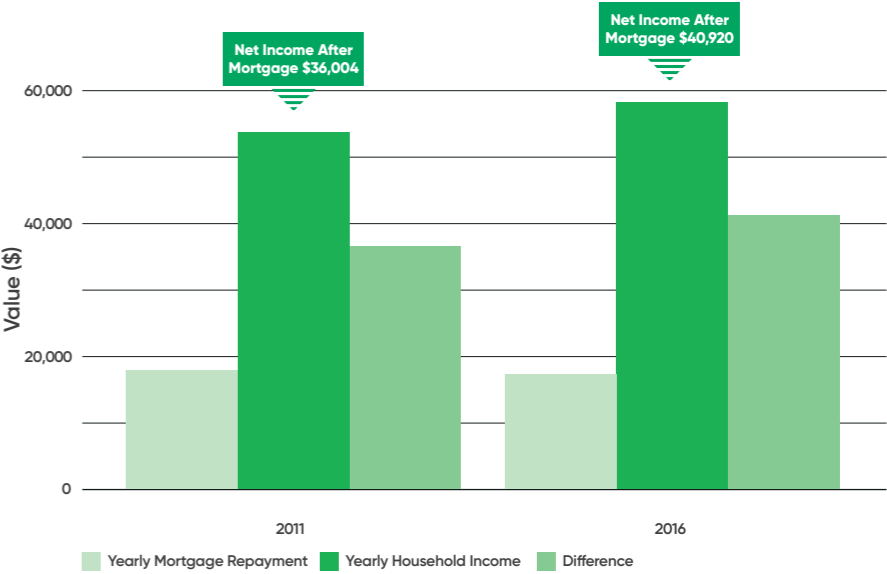
Demographic Information

The Australian Bureau of Statistics has recorded the median household income for the area at \$57,720 in 2016 up from \$53,404 in 2011.

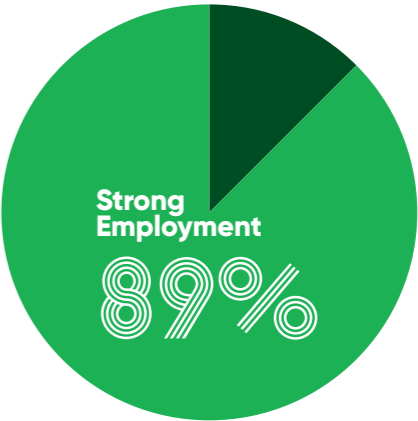
At the same time, the average yearly mortgage repayment has decreased from \$17,400 in 2011 to now only sit at \$16,800 in 2016. This has resulted in property affordability in the area being higher in 2016 as opposed to 2011. This will no doubt create future demand for property in the area, that can sustain price growth in future years.

This is backed by the strong economy of the area with 89% of residents in the workforce currently employed.

Higher Income and Lower Mortgage Payments in 2016 Compared to 2011



Household income, mortgage payments and difference in Rosewood. Source: ABS

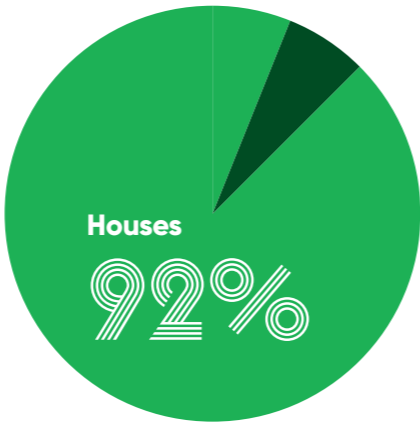
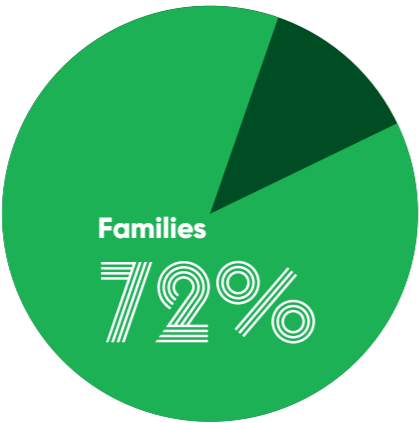
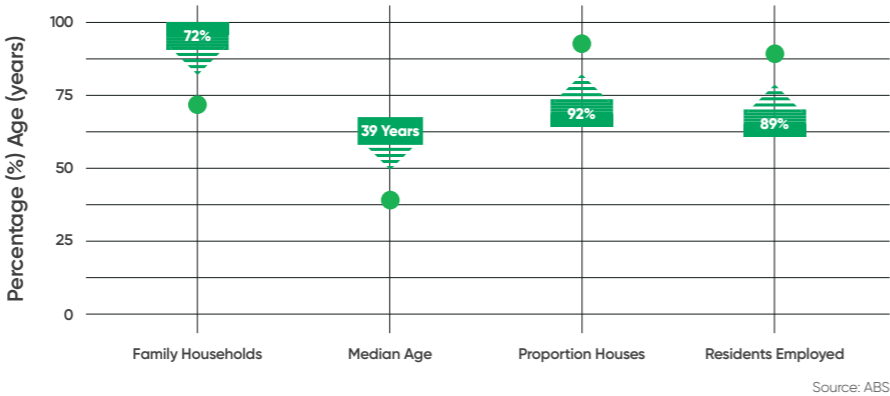


Suburb Makeup

The median age of residents in the area is now recorded at 39 years. This is partly due to the many family households in the area that account for 72% of all households.

Add to this that 92% of dwellings are houses and the family atmosphere of Rosewood takes a strong hold.

Rosewood Statistics



Industry of Employment

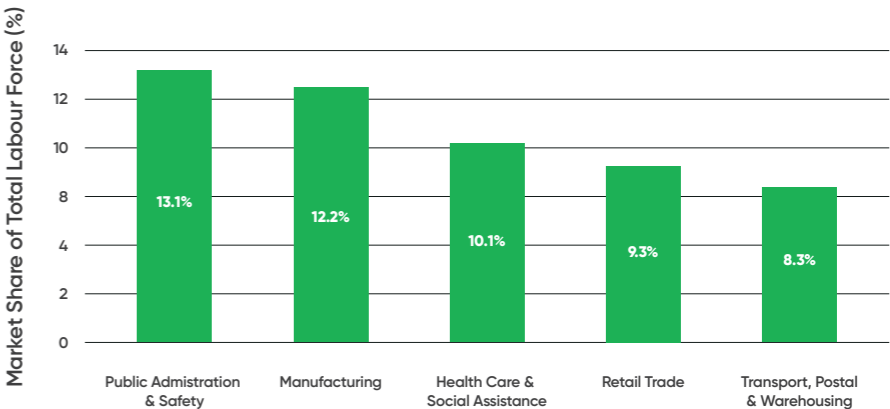
Rosewood SA2's top five industries of employment comprise a mix of white and blue collar industries.

Proximity to an array of major transit routes, including the Warrego Highway (<13km), Cunningham Highway (<15km), Brisbane Port and Airport (<75km) makes the Rosewood region a popular location for Manufacturing and the Transport, Postal & Warehousing industries.

However, the expansion of the nearby Ipswich CBD and the rapid emergence of an additional CBD at Greater Springfield are providing further opportunities for white collar employees closer to home.

Growth in these regions will continue to add greater depth to the range of key industries of employment for Rosewood, which is a resounding positive for the resilience of the local economy by not being reliant upon any one particular industry.

Industry of Employment



Source: The National Property Research Co. Rosewood Market Analysis. January 2017

Median Prices & Sales Volumes

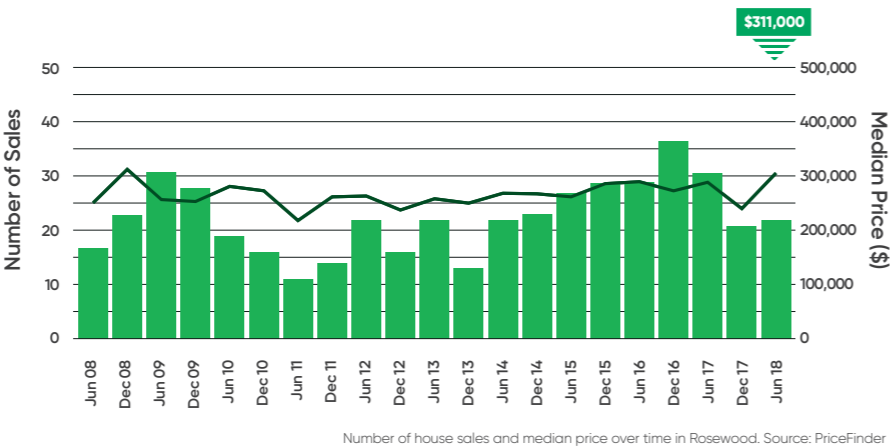
Rosewood house prices have held steady over the past 10 years with recent upward price movement emerging in recent periods.

At the end of the June 2018 six month period, house prices returned to their peak at \$311,000. This is 6.5% higher than the same period in 2017 and 19.6% higher than five years prior.

Sales volumes in Rosewood have also remained fairly steady, despite the wider market slowdown, with 22 sales occurring in the June 2018 six month period.

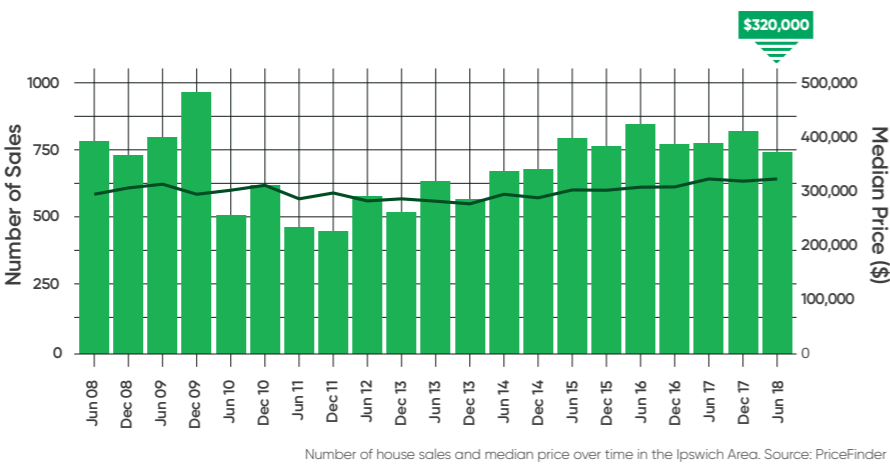
Rosewood has stayed on par with Ipswich house prices over the last 10 years, with Inner Ipswich median house prices being only 2.9% higher at \$320,000 at the end of the June 2018 six month period.

Rosewood House Sales



"House sales in Rosewood and Ipswich area remain steady."

Ipswich Area House Sales



Market Information

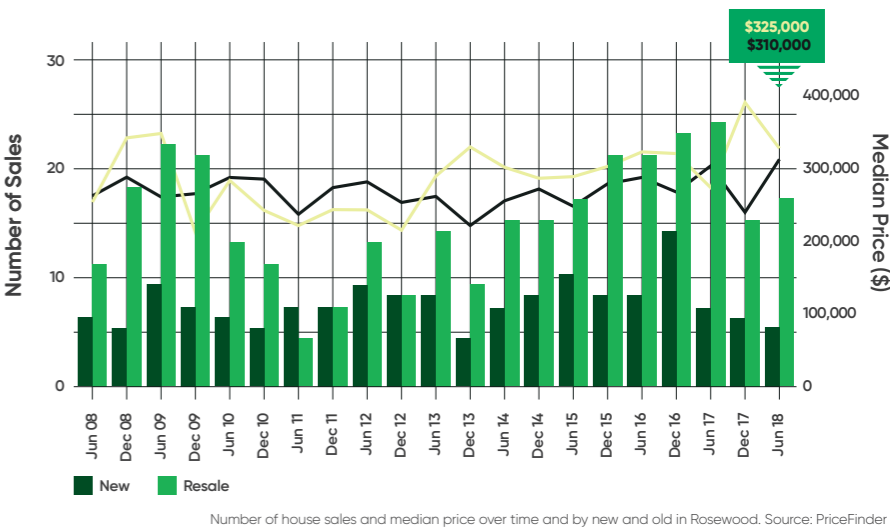
New houses in Rosewood, as expected, have generally come at a premium price.

However, scarcity of new homes in the area is currently being seen with a declining rate of new house sales in recent years, whereas house resales increased in number.

This scarcity has also resulted in higher prices for new houses as demand outweighs supply in the suburb. Whilst, resold homes have generally held steady in price, it is these new houses that are seeing exceptional price growth at present.

Compared to one year prior, new houses are now 20.4% higher. However, with resold houses now achieving a price of \$310,000 the gap between new and old houses in the area has decreased offering the perfect opportunity to capture strong potential for future capital growth.

Rosewood Houses: New vs Resold Houses



Median Capital Gains – House Resales



Source: The National Property Research Co. Rosewood Market Analysis. January 2017

Rental

Rosewood is currently experiencing upward pressure on rental properties in the suburb.

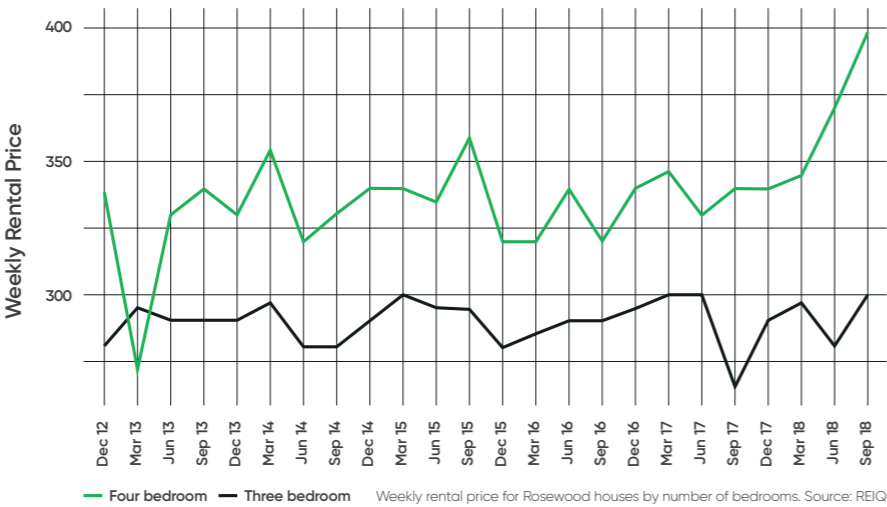
Four bedroom houses have now reached an all time high at a median asking price of \$400 per week. This comes on the back of a consistently strong vacancy rate which sits at 2.8% with only 18 properties in total available for rent at the end of September 2018.

This low level of available properties will ensure that rental prices and vacancy rates are sustainable with only a small number of newly let properties needed to have strong downward pressure on the vacancy rate.

As four bedroom homes become more scarcely available for rent, three bedroom homes are similarly expected to experience upward pressure on rental prices.

Both these property types are highly sought after in the area due to the large number of families that reside there.

Weekly Rental Price for Rosewood



"Four bedroom houses see the biggest rental increase."





**ROSEWOOD
GREEN**

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