

# MARKET OUTLOOK

## BURPENGARY

Burpengary is situated within Moreton Bay Regional Council, one of Australia's fastest growing regions - being awarded the 2022 Local Government National Award for Regional Growth<sup>1</sup>. Moreton Bay's growth is underpinned by its economic development strategy which aims to create 100,000 new local jobs and build a \$40 billion economy.



**02**  
South East  
Queensland overview

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Connectivity

Prepared exclusively for  
**Cedar Woods  
Properties Limited**

January 2023

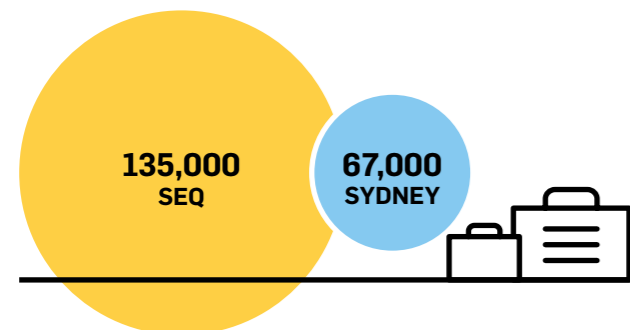
Image Credit: Sage by Cedar Woods Properties Limited

# SOUTH EAST QUEENSLAND OVERVIEW

South East Queensland (SEQ) has outperformed Greater Sydney in terms of both actual new labour force participants and growth in the labour force participation rate. Such growth reflects the region's economic strength and is likely attributable to an increase in businesses demanding labour in SEQ. Compared with 2019, the number of jobs advertised in SEQ has grown by 26% p.a, outpacing Greater Sydney at 13% p.a.

## LABOUR FORCE GROWTH

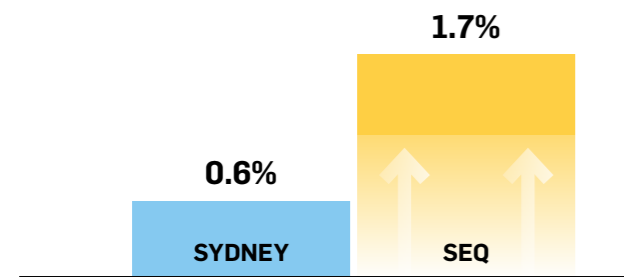
New labour force participants since 2020



Source: ABS

## LABOUR PARTICIPATION RATE GROWTH

Change in labour force participation rate since 2020

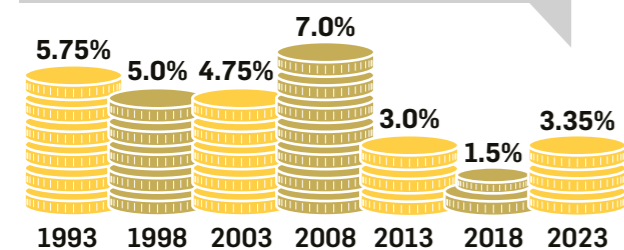


Source: ABS

## LONG-TERM CASH RATE

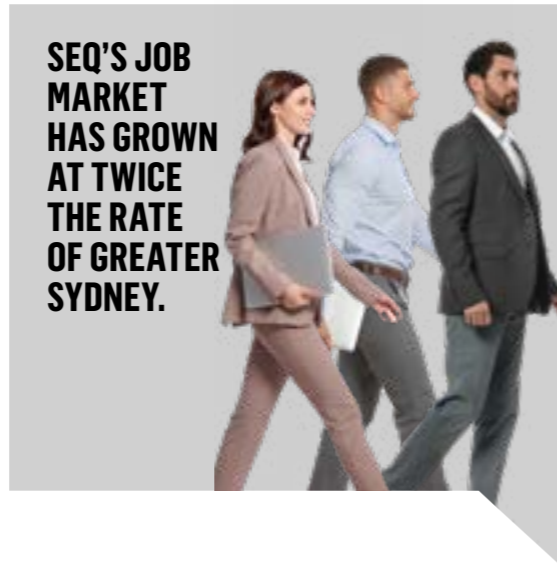
Calendar Year Quarter 1

**CURRENT CASH RATES REMAIN BELOW THE LONG-TERM AVERAGE OF 4.1%.**



Source: RBA

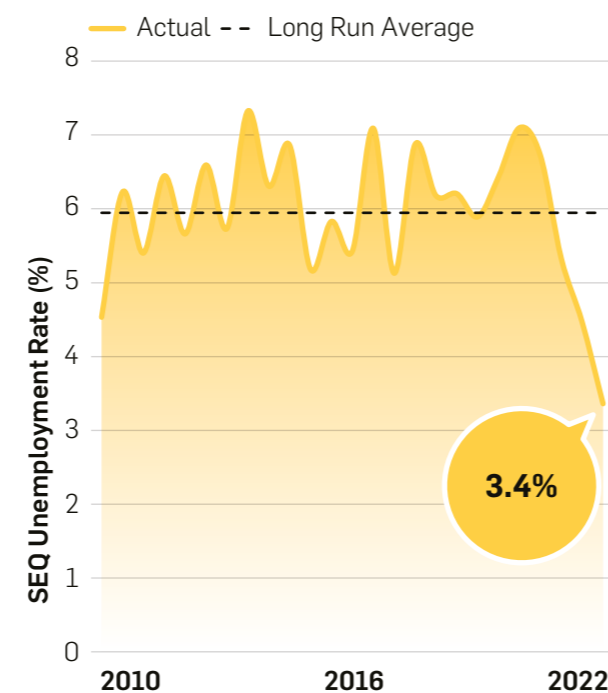
**SEQ'S JOB MARKET HAS GROWN AT TWICE THE RATE OF GREATER SYDNEY.**



## EMPLOYMENT

SEQ's unemployment rate is at its lowest in over 10 years, underpinning conditions for property price growth in the medium to long-term. With the region's tight labour market conditions likely to continue, above-trend population growth, labour demand, and infrastructure investment are expected over a longer-term outlook.

## SEQ UNEMPLOYMENT RATE



Source: ABS

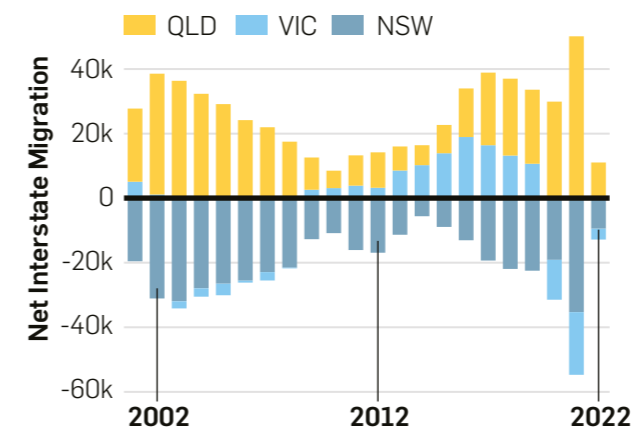
## MIGRATION PATTERNS

Over the past year, Queensland (QLD) has accounted for 58% of the nation's population growth, 87% of which occurred within SEQ. Queensland has historically held strong rates of interstate migration.

Prior to Covid, QLD averaged net interstate migration of ~19,100 persons per annum. Meanwhile, NSW recorded an outward migration of ~19,300 persons while VIC recorded low migration rates of ~5,200 persons annually.

With strong lifestyle factors and employment opportunities, Queensland's desirability has increased sharply over the last two years, with growth increasing to ~40,000 annual persons whilst NSW and VIC recorded decreases over this same timeframe. The Federal Government's 2022 Population Statement projects Queensland's net migration (overseas and interstate) growth to average over 50,000 persons from 2022 to 2033.

## NET INTERSTATE MIGRATION



Source: ABS

## SEQ INFRASTRUCTURE INVESTMENT

Transport		\$13.7b
Urban Renewal		\$6.2b
Entertainment & recreation		\$3.9b
Health		\$4.3b

Source: Cordell, QLD State Government, Urbis

Of Queensland's funded major infrastructure projects, 48% are situated within SEQ. The current statewide five-year pipeline is ~82% greater than compared with 2016. Investment in the region is expected to continue, with financial year 2023/24 projected to reach the highest pipeline level since the 2013 mining boom.

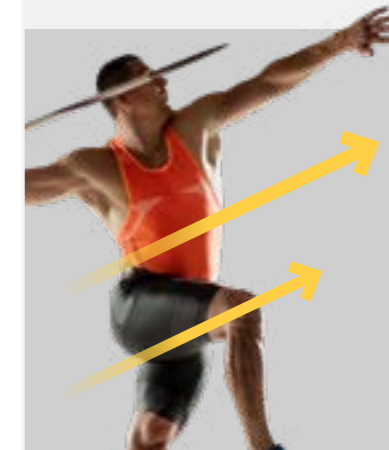
Source: Queensland Major Contractors Association, Urbis

SEQ's strong economic fundamentals are underpinned by internal migration trends and forecast infrastructure investment.

## IMPACT OF OLYMPIC GAMES

Ongoing infrastructure investment is a critical driver of housing demand and residential development in SEQ as new and existing residents seek to live closer to key lifestyle and employment hubs.

With the announcement of Brisbane and SEQ hosting the 2032 Olympic Games, significant infrastructure investment is planned for the region. This, and having a spotlight on the city, is likely to influence the level of demand and price growth. When reviewing the 2000 Olympic Games, Greater Sydney witnessed considerable growth within the residential market both after the announcement, and after the games.



**HISTORY INDICATES INVESTING PRIOR TO AN OLYMPIC GAMES HAS DELIVERED SUBSTANTIAL PRICE GROWTH**

## SYDNEY OLYMPIC GAMES CASE STUDY

- 5 years pre announcement  
**5.0% annual price growth**
- Games announced 1993
- 5 years pre games  
**9.5% annual price growth**
- 54% sales volume increase** (pre announcement vs pre games)
- Games 2000
- 5 years post games  
**12.5% annual price growth**

Source: Pricefinder

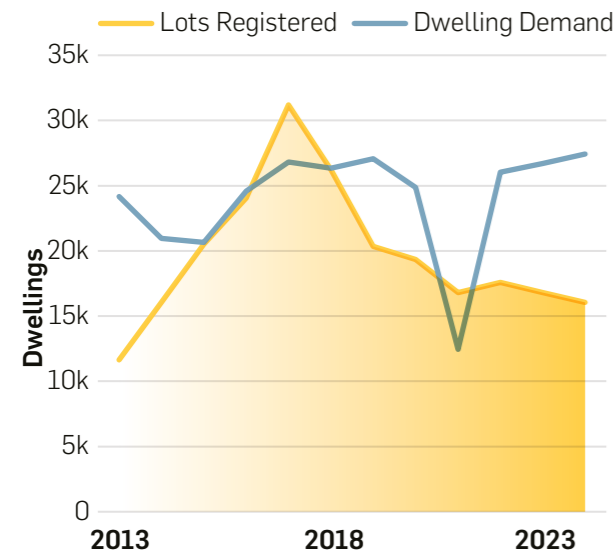
# SOUTH EAST QUEENSLAND OVERVIEW

SEQ's housing shortage is becoming more acute, with supply of housing trending down occurring alongside strong population growth.

New housing supply in SEQ has trended down since 2017 despite above average population growth. This shortage has increased competition for new housing in recent history.

With limited serviced, developable land supply, new dwelling supply is unlikely to keep pace with demand which could accentuate the existing housing supply shortage and increase competition.

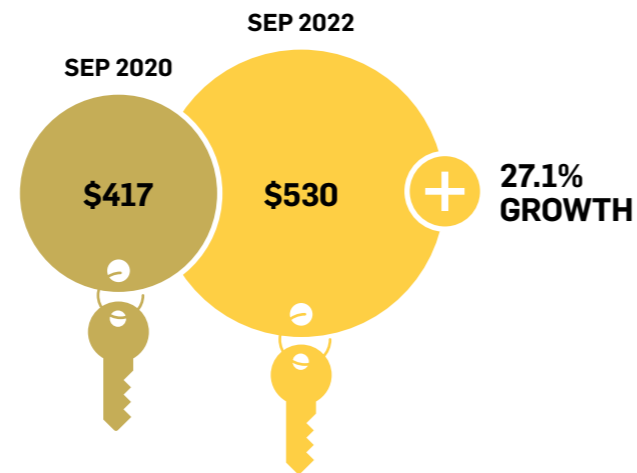
## SEQ SUPPLY AND DEMAND OF HOUSING



Source: QGSO

## RENTAL PRICE GROWTH

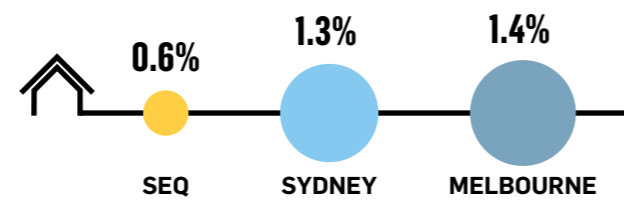
SEQ - Median house weekly rent



Source: RTA

## VACANCY RATE COMPARISON

Houses and Units – August 2022



Source: SQM Research

## MEDIAN HOUSE PRICE GAP

Sydney vs SEQ



Source: Pricerfinder

SEQ's housing market has sustained steady price growth over the past 10+ years, maintaining its strong affordability factor compared with Greater Sydney. As a result, the price gap over time has widened to circa \$770,600. SEQ's affordability factor is one of the key drivers of interstate migration and increased demand.



SEQ's rental market has seen declining supply, resulting in strong rental growth and very low vacancy. Without the delivery of new housing in the short-term, affordability issues and supply shortages are likely to worsen.

# LOCAL MARKET

The Catchment has seen 6.3% p.a. median house price growth in the last 20 years.

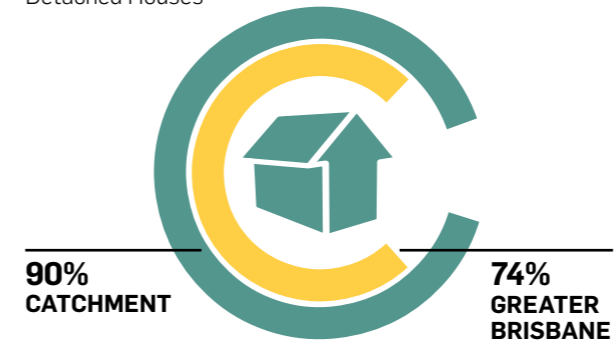
## DEMOGRAPHICS

The Burpengary Catchment (comprising the suburbs of Burpengary, Narangba, and Morayfield) is located within Moreton Bay LGA's key growth corridor. Situated in between the recently completed North Lakes region and the long-term Caboolture West urban growth corridor, the catchment is positioned to accommodate growth in the short to mid-term. Masterplan developments and critical infrastructure investment will be drivers for concentrated population and employment growth within the region.

The catchment's growth is reflected in its large proportion of homeowners (73%) compared with Greater Brisbane (64%). Housing structures in the catchment are primarily made up of detached dwellings (90%), which contributes to the region's popularity with young families.

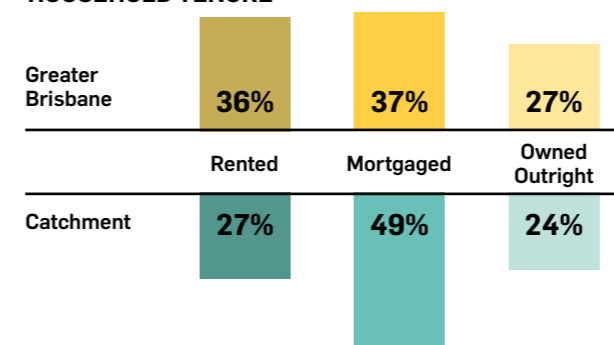
## HOUSEHOLD STRUCTURE

Detached Houses



Source: ABS

## HOUSEHOLD TENURE



Source: ABS

## CATCHMENT TOP INDUSTRIES OF EMPLOYMENT



Source: ABS 2021

## PROPERTY

Median house prices in the catchment have grown steadily over the long and short-term. With Moreton Bay's strength as a growth corridor highlighted by the catchment outpacing the Brisbane LGA, over the short and long term. Not only have values increased, the number of transactions in the catchment increased by 85% over 2021 when compared with 2011, emphasising the growth in demand for the region.

Demand for the region is underpinned by major infrastructure investment, growing employment opportunities, economic activity, and relative housing affordability compared to Brisbane.

The catchment's rental market has strengthened over the year to June 2022, with median rents for detached houses increasing by 18%. This is in addition to steady long-term growth of 6% p.a. over the four years prior.

## MEDIAN HOUSE PRICE GROWTH

20 Years to June 2022



Source: Pricerfinder

## CATCHMENT RENTAL GROWTH - HOUSES

June 2022



Source: RTA



21% OF RESIDENTS WORK WITHIN THE CATCHMENT AND 30% WORK LOCALLY WITHIN MORETON BAY

# CONNECTIVITY

Burpengary is located equally 40-minutes from Brisbane's CBD and the Sunshine Coast, offering residents proximity to employment, public transport, medical, education, retail, and a growing number of social/recreational assets. These foundations have seen Burpengary become an increasingly popular location for young families.

Burpengary is well-serviced by road connections, including the Bruce Highway which runs immediately adjacent to the suburb, and offers connectivity to the wider SEQ. The suburb of Burpengary borders the Bruce Highway, which is undergoing widening, realignment, and technology / safety upgrades. Moreton Bay Regional Council is also planning to deliver a \$60 million upgrade to Old Gympie Road, a major north / south arterial within Burpengary over the next ten years. Public transport infrastructure is strong, with train stations and bus services within close proximity.

The University of Sunshine Coast's Petrie facility is the first full-service university campus to be built in the region. With stage one completed in 2020, USC Petrie is projected to host over 10,000 enrolled students by 2030, with stage two expected to open in 2023. Other nearby health and educational infrastructure include the Caboolture Hospital, Burpengary State School, St Eugene College, and the University of Sunshine Coast Caboolture Campus. State Government is actively monitoring the need for an additional state school in Burpengary East, with planning underway.

Residents also have access to natural amenity with the Burpengary Creek, a popular walking trail, running throughout the suburb, and the Sheep Station Creek Conservation Park roughly 5km away.

Burpengary also features connectivity to infrastructure and amenity including key retail hubs, health infrastructure and education precincts. Convenience retail needs are catered for by Burpengary Plaza, with larger regional shopping centres including Morayfield Shopping Centre and Westfield Northlakes within a 15-minute commute.



The Burpengary Catchment is characterised by young families, living in large, detached homes generally with three or more bedrooms.

## LEGEND

### RETAIL, DINING, LEISURE

- 01. Morayfield Shopping Centre
- 02. Burpengary Plaza
- 03. Sandstone Point
- 04. Moreton Bay Central Sports Complex
- 05. Burpengary Regional Aquatic & Leisure Centre

### EDUCATION

- 06. Morayfield East State School
- 07. St Eugene College

### HEALTH

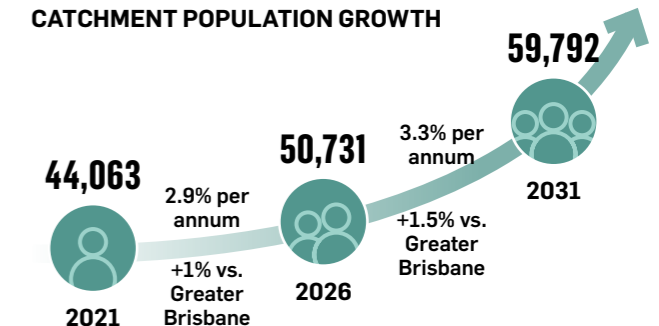
- 08. Caboolture Hospital

## WHO LIVES IN THE BURPENARY CATCHMENT?

	Burpengary Catchment	Compared to Greater Brisbane
Household Size	2.9	+0.3 persons
% Family Households	82.2%	+10.5%
Families with Children <15	46%	+6%
3+ Bedrooms	93%	+15%
Average Age	36.0	-1.8 years

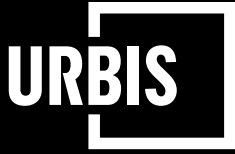
Source: ABS Census 2021

## CATCHMENT POPULATION GROWTH



Source: ABS, QGSO

The catchment's population growth is expected to accelerate from its recent historic rate and is projected to achieve 2.9% p.a. in the next five years to 2026. As supply declines and prices rise within Brisbane, areas such as Burpengary will continue to offer comparatively affordable options, resulting in strong ongoing population growth compared with Greater Brisbane.



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