

NOVEMBER 2021

West End & South Brisbane: APARTMENT MARKET



The National
Property Research Co.

WEST END & SOUTH BRISBANE LOCATION

This report will predominantly focus on historic and current demographic and apartment market trends throughout a Primary Catchment region that consists of both West End and South Brisbane combined. Accordingly, for those who are less familiar with the region, it's important to have a general understanding of the location of these suburbs and the characteristics that make them highly unique.

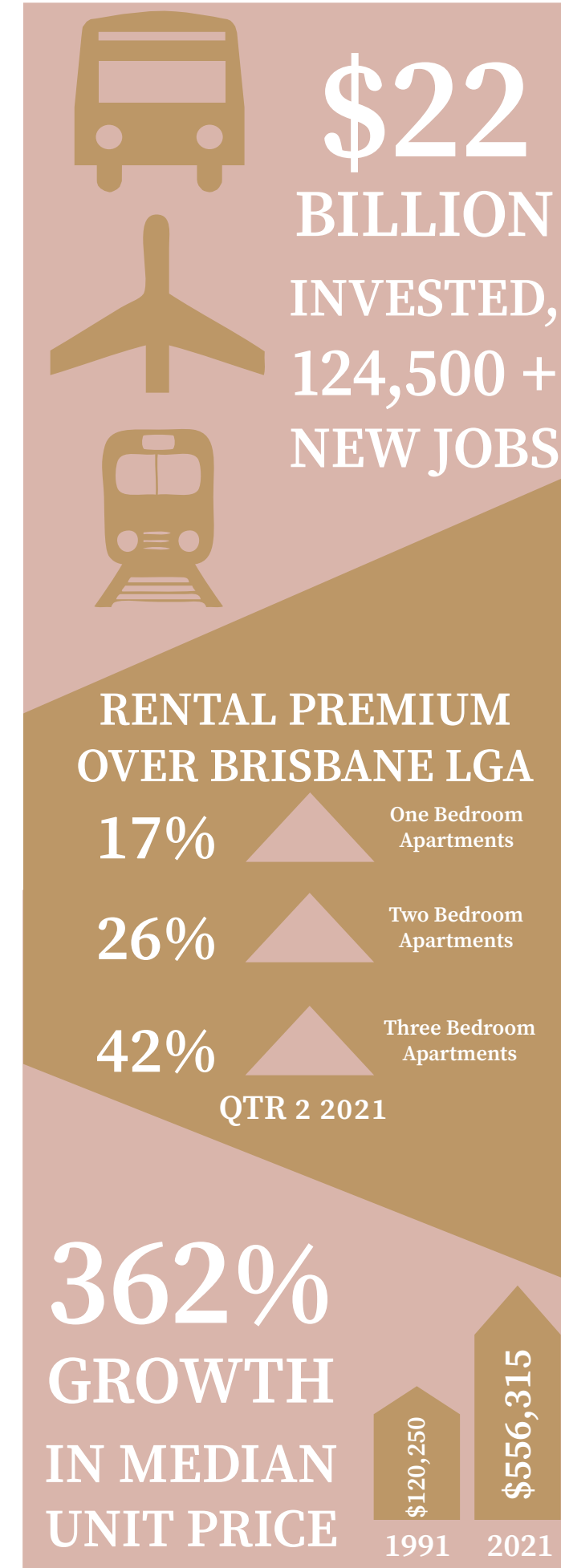
West End and South Brisbane are neighbouring inner city suburbs of Brisbane that sit on the southern banks of the Brisbane River. Both suburbs are well connected to Queensland's capital CBD through the Kurilpa, Victoria and Goodwill Bridges, whilst a new foot bridge (Neville Bonner Bridge) is also currently under construction and will provide a direct link between South Brisbane and the future Queens Wharf Integrated Resort development. Access to Brisbane's CBD from the heart of South Brisbane takes just fifteen minutes on foot or five minutes in a vehicle, whilst the commute from Sekisui House's West Village development takes just eight minutes via public transport.

Whilst being within close proximity to the Brisbane CBD is a key benefit for those who live in the Primary Catchment, there is a continually diminishing need to leave the local area for work or play. As at June 2020 there are more than 3,462 businesses that call West End and South Brisbane home, whilst the Primary Catchment also hosts the Brisbane Convention & Exhibition Centre, the Queensland Cultural Centre, two tertiary education campuses, four reputable schools and fifteen public parks. There simply are no other suburbs in South East Queensland that can compete with the Primary Catchments' diverse offering in such a compact geographic area whilst being within walking distance of the State's CBD.

It has been the Primary Catchment's unique mix of commercial, educational, cultural and recreational amenity that has driven development interest and gentrification within an area that has evolved from its earlier identity as a vital riverside industrial precinct. The Primary Catchment's total population has almost doubled in the past decade, increasing from 13,655 people in 2010 to 24,527 people in 2020, making it one of the fastest growing inner city locations. Population growth in the region intensified in 2012 when maximum building heights were increased, which saw apartment development activity improve considerably. This still rather recent surge of private sector investment has seen the Primary Catchment form a unique identity that is now characterised by an eclectic mix between heritage and modern streetscapes that accommodate a dynamic mix of people, cultures, restaurants, cafes, warehouses shops and offices.



LOCAL APARTMENT MARKET - KEY POINTS



KEY INFRASTRUCTURE

There is a significant number of major infrastructure projects currently planned or under construction throughout Greater Brisbane. Each of these will play an important part in Brisbane's ongoing evolution towards becoming a truly global city. The bulk of these major projects are city centric and are predominantly transit, cultural and entertainment oriented. The Primary Catchment's inner-city location will ensure that local residents benefit greatly from the economic and lifestyle benefits that these projects will provide.

There are sixteen key infrastructure projects in particular that will have the most significant, positive influence on employment and general quality of life for local residents. Overall, these sixteen projects represent a potential forecast investment of circa \$22 Billion, with the guarantee of more than 124,500 Queensland jobs to be created as a direct result. Fortunately, West Village is located in the heart of this spend, less than 3 kilometres from fifteen of these sixteen key projects that are outlined in a later section of this report.

HISTORICAL RENTAL MARKET

Between the first quarter of 2010 and the second quarter of 2021, median one-bedroom apartment rental rates within the Primary Catchment have increased by 40%, from \$300 to \$420 per week. The significant growth observed in the one-bedroom apartment market reflects an ongoing transition towards higher densities, with apartment dwellings accounting for a dominant 74% share of all occupied private dwellings in the Primary Catchment.

Modern, high quality and recently constructed apartments continue to achieve a notable premium over the broader market median. Throughout 2021 thus far, weekly rental rates in the Primary Catchment have reached as high as \$580 per week for a one bedroom apartment, \$900 per week for a two bedroom apartment and \$1,100 per week for a three bedroom apartment.

The vast array of established and emerging amenity in the local neighbourhood continues to see rental apartments in the Primary Catchment priced at a premium, whilst also typically taking less time to let. Comparing median rental rates in the Primary Catchment with those in the entire Brisbane LGA during the second quarter of 2021, the former recorded a 17% premium for one bedroom apartments, a 26% premium for two bedroom apartments and a 42% premium for three bedroom apartments.

On average, apartments in the Primary Catchment took just 29 days to let in the second quarter of 2021, which is more than a week faster than the average time to let in the neighbouring Brisbane CBD (37 days).

HISTORICAL APARTMENT SALES

The Primary Catchment's apartment values have achieved an impressive long term pattern of growth. Overall the Primary Catchment's median apartment price increased by 362% between 1991 & 2021 thus far, from \$120,250 to \$556,315.

Broken down annually, the Primary Catchment's median apartment price enjoyed a strong average annual growth rate of 5.4% between 1991 and 2020.

"Long-term growth in median apartment values in the Primary Catchment has outpaced growth rates achieved in the broader Brisbane LGA."

Between 1991 and 2020 median apartment prices in the Brisbane LGA grew at a lesser average annual growth rate of 4.9%. Evidently, the Primary Catchment area has been one of the strongest performing apartment markets in the city of Brisbane.

POPULATION GROWTH

Throughout the last ten years on record (2010 to 2020) the Primary Catchment's total population almost doubled from 13,655 to 24,527 people (80%), at an average annual growth rate of 5.9%. Across the same time frame, the total population of the Brisbane LGA grew at a much slower average annual growth rate of 1.8%. West End and South Brisbane remains one of Brisbane's fastest growing inner city precincts and recorded its third highest ever annual increase in total population between 2019 and 2020 by welcoming 1,558 additional residents, despite Covid-19 related border restrictions.

Importantly, the Primary Catchment region is expected to continue to enjoy strong population growth for years to come as the region continues to gentrify on the edge of the Brisbane River and at the doorstep of the Brisbane CBD. According to the Queensland Government's Statisticians Office, the Primary Catchment's total population is predicted to increase by a further 142% between 2020 and 2041, from 24,527 to 59,472 people. Comparatively, the total population of Brisbane LGA as a whole is earmarked to increase by a much lesser 16% across the same timeframe.

“Evidently, the Primary Catchment's total population is expected to grow at circa nine times the speed of the broader Brisbane LGA between 2020 and 2041.”

Furthermore, much like the rest of the State and Nation, the local population is predicted to age, with the 'Healthy Retirement' and 'Elderly' demographic set to experience the highest growth rate between 2020 and 2041, at 273% and 462%. An ageing population base will heighten demand for smaller, conveniently located apartments, which enable residents to enhance their lifestyle by lessening the ongoing burden of property maintenance.

The population growth earmarked for the Primary Catchment will have a notable impact on demand for new dwellings. Assuming that the number of persons per dwelling was to remain stagnant, this growth in population would create the need for 16,042 new dwellings to be built in the Primary Catchment between 2020 and 2041.

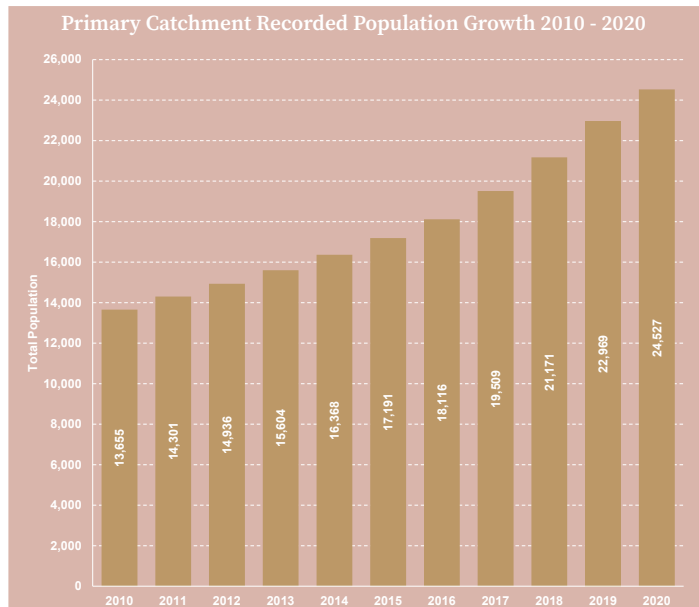
INTERSTATE MIGRATION

Interstate migration remains one of the more important drivers of Queensland's property market having never experienced a net migration loss in the past two decades. This compares favourably to both New South Wales and Victoria which have either never experienced a net interstate migration gain as in the case of the former, or been more erratic in the case of the latter.

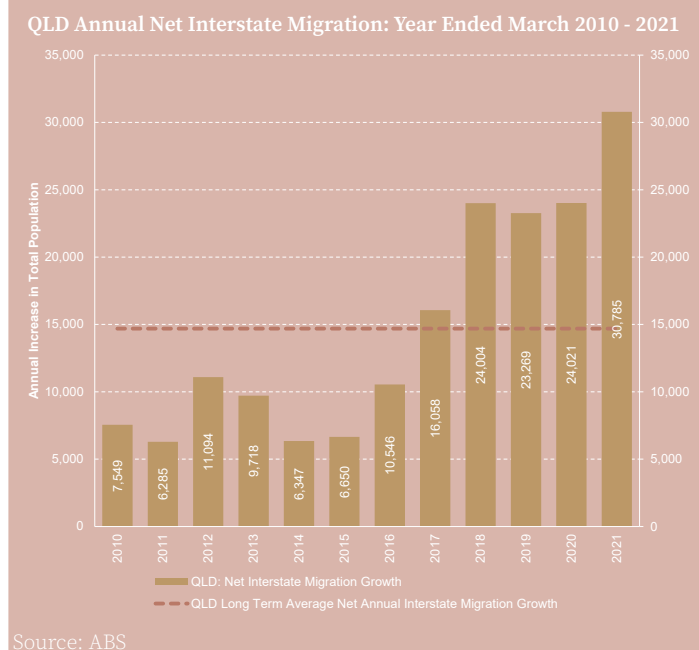
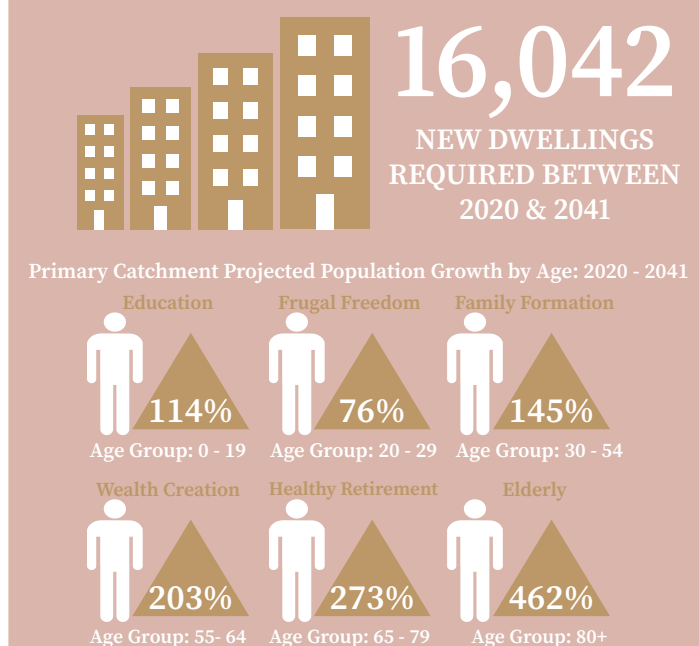
With international borders closed and with Queensland able to avoid any extended period of lock down like those that have occurred in both Sydney and Melbourne, interstate migration has surged. At a time where employment and technology have allowed people to be more flexible in where they work and live, Australians have been increasingly choosing Queensland as their preferred destination. The affordable nature of Brisbane's property market has also played an integral role in facilitating interstate migration growth, particularly out of Sydney and Melbourne.

“Comparing capital cities, Brisbane's median established house price in the June Quarter of 2021 was priced \$537,500 below that of Sydney; and \$245,000 below that of Melbourne, which makes Brisbane an attractive, capital city destination.”

“All of the above has played a part in seeing Queensland achieve it's highest annual net interstate migration growth in 16 years, reaching a total of 30,785 as at the year ended March 2021.”

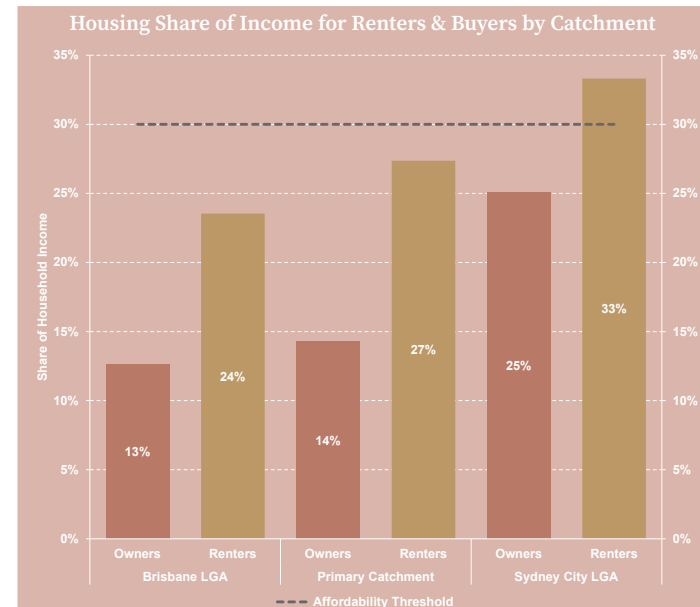


Source: ABS & The NPR Co.



Source: ABS

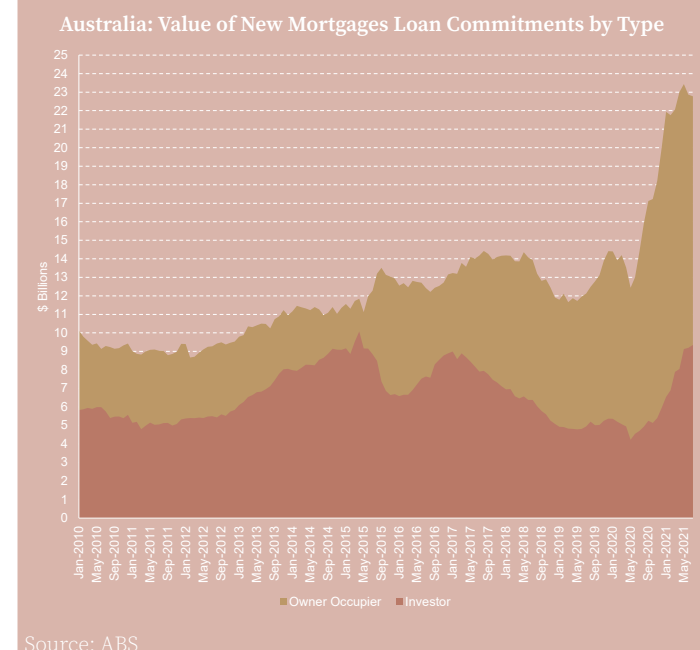
APARTMENT AFFORDABILITY



Source: PriceFinder, RTA & The NPR Co.

\$397,185*
CHEAPER THAN
SYDNEY'S MEDIAN
UNIT PRICE

*Primary Catchment
Source: PriceFinder



Source: ABS

Once the cost of servicing mortgage or rental payments commands 30% or more of weekly household income, housing costs are deemed unaffordable. The accompanying chart denotes the housing share of income for locals looking to buy or rent an apartment within the Primary Catchment, Brisbane LGA or Sydney City LGA.

“As is shown, the Primary Catchment region currently hosts an affordable apartment market for both buyers and renters, with the housing share of income below the affordability threshold of 30%, at just 14% for buyers and 27% for renters.”

The chart also highlights that the Sydney market is the least affordable market for owners and is clearly unaffordable for renters. This provides further explanation for the high interstate migration rates that are being achieved in Queensland, with affordability concerns known to be pushing people out of Sydney and into Queensland. The local apartment market is in a much healthier position than Sydney and may offer more upside or resilience in the shorter term, in regards to both rental occupancy and sales or rental value.

An affordable residential market helps to inspire consumer confidence, with people more willing and able to spend on discretionary items when they are less concerned with being able to cover weekly housing costs. Greater levels of affordability can also offer more potential for price growth or the ability to withstand negative shifts in the economic landscape. As a result, residents are better equipped to cover increased living costs or a decline in income before breaching the affordability threshold.

The benefits of an affordable market have been highlighted through the Primary Catchment's ability to achieve growth in rental prices despite the economic challenges posed by the Covid-19 pandemic. Median weekly rental prices for apartments in the Primary Catchment increased by 4% between the onset of Covid-19 at the end of the first quarter of 2020 and the second quarter of 2021.

MORTGAGE LENDING

The total number of owner occupied mortgages has increased considerably in the past year, with Covid-19 induced social distancing seeing many reconsider where they want to live and what they value most in a home. Throughout the year ended June 2021, the number of new owner occupied mortgages for new and established dwellings throughout Australia reached a 14 year high of 342,321.

Notably, this spike in owner occupied mortgages has come at a time when housing supply has remained well below the historical norm. The total number of national property listings has reportedly sat just over 200,000 throughout the past year, after ranging anywhere between 300,000 and 380,000 in the ten years prior.

“A near halving of national property listings, combined with a 14 year high in new owner occupied mortgages has resulted in short listing times, high clearance rates and strong price growth, with demand outstripping supply.” This is particularly true for some new projects, with the purchase of newly constructed dwellings recording an all time peak in owner occupied mortgage volumes for the year ended June 2021 at 32,336.

Whilst owner occupiers have dominated discussion, it's also important to acknowledge the continued growth that is being observed in the investor segment.

“The total value of new investor mortgages increased by 121% between April 2020 and July 2021, reaching a 6 year high during the latter.” Whilst the value of owner occupied mortgages has dipped since May 2021, the value of investor mortgages has continued to grow and is nearing the peak values that occurred in early 2015. Evidently, investor confidence has rebounded strongly.

DETAILED APARTMENT SALES ANALYSIS

Between 1991 and 2020 the Primary Catchment recorded a healthy average sales rate of 535 apartments per annum. Volumes surged above the long-term average between 2013 and 2015, reaching a record high of 2,367 sales during the latter. The timing of this spike coincided with both the relaxation of maximum height restrictions from seven to twelve storeys in West End in early 2012 and the forthcoming, unprecedented wave of new apartment supply within inner to middle ring Brisbane, which peaked in 2016 and has tapered rapidly since.

The continued transition towards higher densities throughout the Primary Catchment has not only transformed the residential offer, but also the retail, café and dining experience through the incorporation of mixed-use elements at the ground level of most new apartment buildings. This has created new streetscapes and sky-lines throughout the city and has played a valuable role in helping Brisbane on its quest to become a true world city.

Gentrification throughout West End and South Brisbane has seen the Primary Catchment become an increasingly attractive place to reside for various age groups. Through the completion of an array of contemporary mixed-use buildings, the retail offer has evolved to its current form which is characterised by an eclectic mix between both modern and older, industrial style premises. The local retail offer has evolved considerably, with fine dining becoming increasingly prevalent amongst recently completed buildings, whilst some earlier cafes and stores offer more casual options. Accommodating these elements in close proximity to South Bank, the Queensland Cultural Centre and quality education facilities ensures that there is no other location that offers such a diverse offering in such a compact geographic area that is within walking distance from the State's CBD.

More recently, annual apartment sales have slowed considerably as the previous surge in development activity has passed, new apartments have been steadily absorbed and with less established properties being listed for sale since the onset of Covid-19. Whilst the initial uncertainty surrounding the enduring impact of Covid-19 saw annual volumes decline between 2019 and 2020, 2021 is trending towards growth and the Primary Catchment is expected to see more than 1,000 apartments sold for the first time since 2018.

Overall, the Primary Catchment's median apartment price increased at an average annual growth rate of 5.4% between 1991 and 2020, outperforming the broader Brisbane LGA trend of 4.9%. Throughout 2021 thus far, the median apartment price in the Primary Catchment has retained a strong premium of \$91,315 over the broader Brisbane LGA trend (\$465,000).

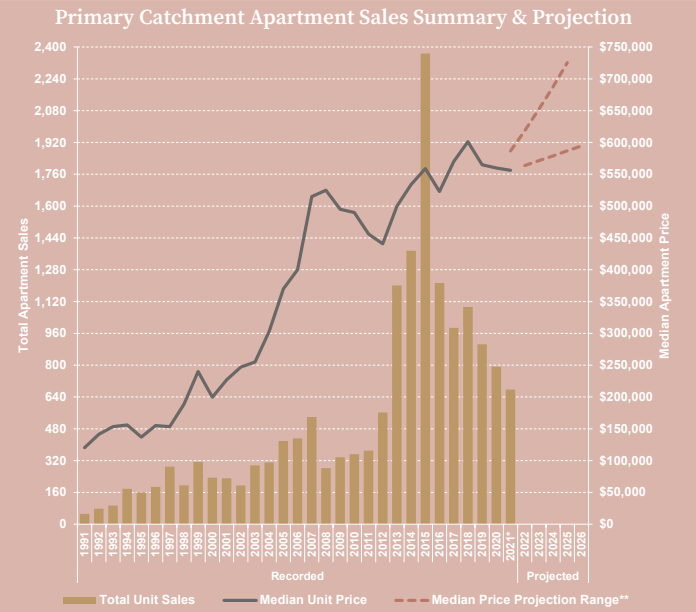
If the Primary Catchment's median apartment price was to grow by the midpoint between the medium (since 2010) and long term (since 1991) historical trend, it would reach circa \$660,000 in 2026. However, this projection could prove conservative if the broader market recovery continues on its current trajectory.

The second chart on the right displays total positive and negative resales and median capital gains by holding period across all apartments resold in the Primary Catchment since 1991.

“Overall, 3,216 of the 4,615 (70%) apartments resold in West End or South Brisbane have achieved a capital gain. Longer holding periods have typically returned stronger results, with 95% of apartments resold after 15 years or more recording a capital gain.”

Apartments resold in the Primary Catchment since 1991 have recorded varied median capital gains of between \$23,000 and \$238,000, based on short and long-term holding periods.

“Across each of the 4,615 resales recorded since 1991, the average holding period has been 6 years whilst the median capital gain has been \$29,750.”



*2021 data is limited to sales recorded within approximately the first 6 to 7 months of the year.
**Based on historical trends (since '91 & '10) in mean average annual price growth rates.

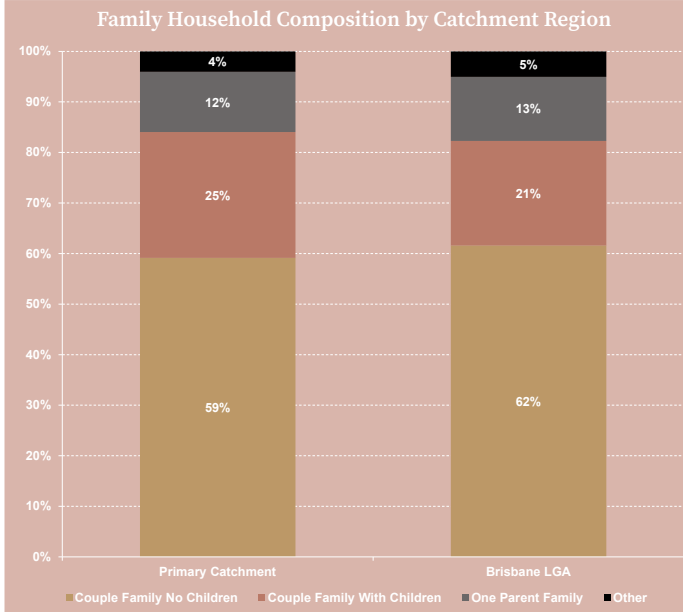
Source: PriceFinder & The NPR Co.

\$91,315
PREMIUM OVER
BRISBANE LGA'S
MEDIAN UNIT PRICE



Source: PriceFinder & The NPR Co.

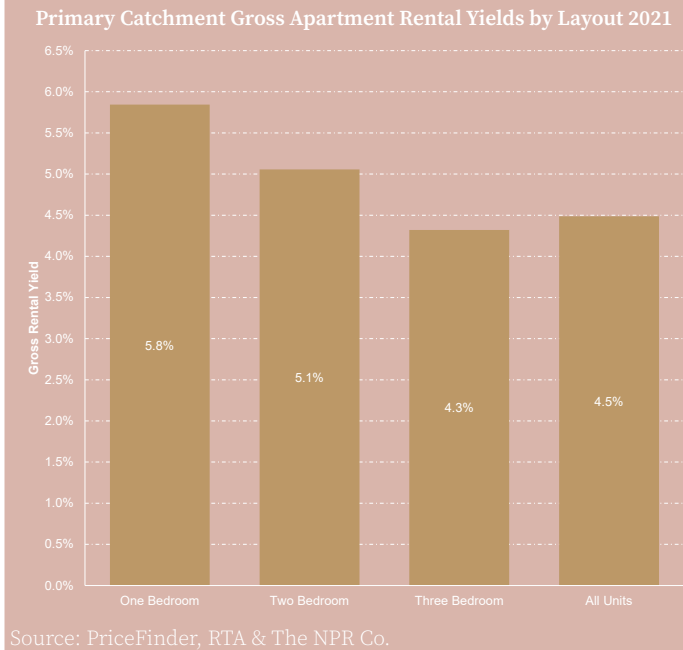
1 & 2 BEDROOM APARTMENTS IN FOCUS



Source: ABS & The NPR Co.

ONE BEDROOM UNITS
GROSS RENTAL YIELD

5.8%



Source: PriceFinder, RTA & The NPR Co.

Demand for certain types of property varies in different locations as dictated by local demographic and economic conditions. In the case of the gentrifying South Brisbane and West End region, small households are most common with circa 71% of occupied private dwellings hosting only one or two residents.

“The prevalence of small households is underpinned by a local population where couple families with no children and one parent families comprise 63% of all family households, which is much higher than the broader market trend of 51% recorded across the Brisbane LGA as a whole and is reflective of an inner city region.”

South Brisbane and West End's inner city location makes it a popular choice for a broad range of small households. Small household types that are well suited to living within South Brisbane or West End include tertiary education students, young professional couples (with or without a young child), single parents or semi/fully retired couples whose children no longer live at home. Whilst the day to day lives of these households vary, they share some common values, including a desire to live close to essential social and recreational amenity, without any great desire to spend time maintaining their yard.

Fortunately, living at West Village is well suited to accommodate each of these smaller household types. Living at West Village allows students to be within two kilometres of three university campuses, allows young professionals to be two kilometres from the largest employment hub in the State (Brisbane CBD) and allows ageing residents the security of being within two kilometres from the Mater Hospital. Furthermore on top of the existing local retail offer, West Village welcomed Metro Arts in 2020 and also launched a full-line Woolworths supermarket, Harris Farm Market's flagship Queensland store, Goodlife Health Clubs, several office suites and other food and specialty retailers in May 2021. Cultural entertainment facilities, professional office spaces, convenience or experience retail and a number of other essential services are now all available onsite at West Village for its residents and visitors to enjoy.

Given the trend of small household compositions and the ability to satisfy social or recreational desires within the local neighbourhood, it is little surprise that circa 84% of occupied apartments within the Primary Catchment host just one or two bedrooms. Due to these strong market fundamentals, investment in apartments has been common in the Primary Catchment, particularly for one and two bedroom layouts, which offer strong rental yields.

“As shown in the accompanying chart, current median price trends for one and two bedroom apartments in the Primary Catchment reflect attractive gross rental yields of 5.8% and 5.1% Notably, gross rental yields for one and two bedroom apartments are stronger than the current gross rental yields of three bedroom layouts (4.3%) and the overall market trend (4.5%).”

However, an important piece of advice that The NPR Co. often provides to those looking to invest in property is to not only consider price and yields, but to also the reputation of the developer and the ability to attract resale interest from owner occupiers and investors alike. The most recent surge in apartment development activity throughout Brisbane created a clear gap between owner occupier and investor product. Owner occupier product includes high quality fixtures and fittings, attention to detail, storage options and is well positioned to take advantage of surrounding amenity. Conversely, investment grade product is often built by lesser known developers, has small floorplans with low quality fixtures and is further removed from essential amenity.

“With an eye on the future saleability of an investment property, The NPR Co. is a strong supporter of the notion that an owner occupier style apartment will always appeal to renters as well, whilst an investment grade apartment could struggle to attract owner occupiers and may limit its future market appeal.”

APARTMENT RENTAL MARKET SNAPSHOT

This section of the report will provide a snapshot of current median weekly rental rates and the average time on market for rental apartments in the Primary Catchment and other relevant parts of the Brisbane LGA. It should be acknowledged that the following information relates exclusively to traditional apartment rental accommodation and does not take into account any information relevant to student accommodation units.

During the second quarter of 2021, median weekly rental rates in the Primary Catchment reached \$420 for one-bedroom apartments, \$550 for two-bedroom apartments and \$750 for three-bedroom apartments. **“Many rentals within West Village are currently exceeding the market norm at weekly rental rates of up to \$460 for one bedroom layouts, \$620 for two bedroom layouts and \$870 for three bedroom layouts.”**

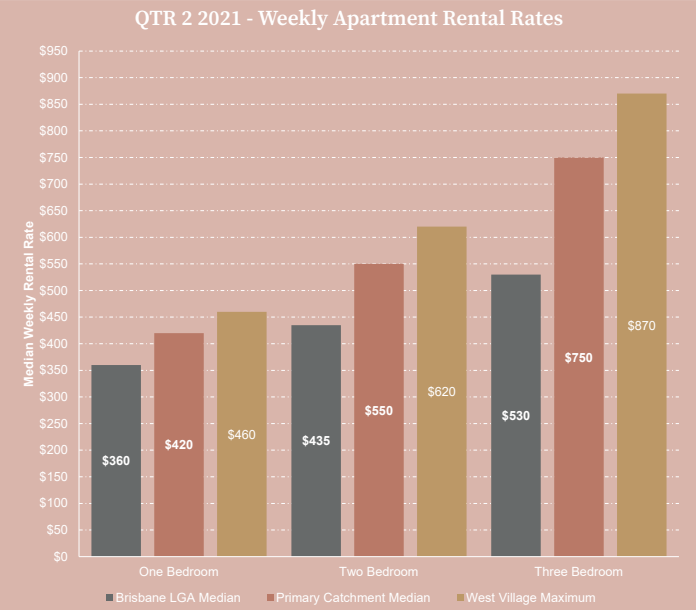
Median weekly rental rates in the Primary Catchment continue to command a significant premium over the Brisbane LGA trend. **“Compared with the Brisbane LGA medians, the Primary Catchment currently commands a premium of \$60 per week for one-bedroom apartments, \$115 per week for two-bedroom apartments and \$220 per week for three-bedroom apartments.”**

The premium attached to renting in the Primary Catchment is influenced by the convenient and desirable, inner city lifestyle that is on offer for all types of people in West End & South Brisbane, which sit less than 2 kilometres from the Brisbane CBD. Public transport routes enable a practical commute to work in the City, which is less than 7 minutes by bus (from Melbourne St), 12 minutes by ferry (from South Bank) or 7 minutes by train (from South Brisbane Station). In addition, local university students find themselves within a 2-kilometre radius (‘as the crow flies’) from three of Queensland’s largest tertiary education providers and a new proposed campus, which include Queensland University of Technology, the University of Queensland, Griffith University South Bank Campus and Griffith University CBD campus (proposed). Importantly, these time frames will improve in the medium term, through the Cross River Green Bridges and the Cross River Rail project which will dramatically improve transport connections throughout the inner city.

Outside of work, West End & South Brisbane is well known for its extensive network of riverfront parkland, which may soon be dramatically enhanced by the proposed \$1 Billion Kurilpa Riverfront Renewal project (as discussed in the following section of this report). The Primary Catchment also hosts the internationally renowned Brisbane Cultural Precinct, which is home to the Queensland Art Gallery, the Queensland Museum and the Queensland Performing Arts Centre. The local area also offers a vibrant social scene through the ever-expanding range of cafe and retail outlets located along Boundary Street or the many bars and restaurants of South Bank. The provision of access to such a diverse range of amenity is why the Primary Catchment appeals to such a broad market and is also the driving force behind the rental premium attached to the Primary Catchment over other parts of Brisbane.

“The vast array of amenity on offer in the local neighbourhood continues to be a key reason why apartments in the Primary Catchment are let faster than those in surrounding suburbs. As shown in the second chart on the right, rental apartments in the Primary Catchment took just 29 days to let in the second quarter of 2021.”

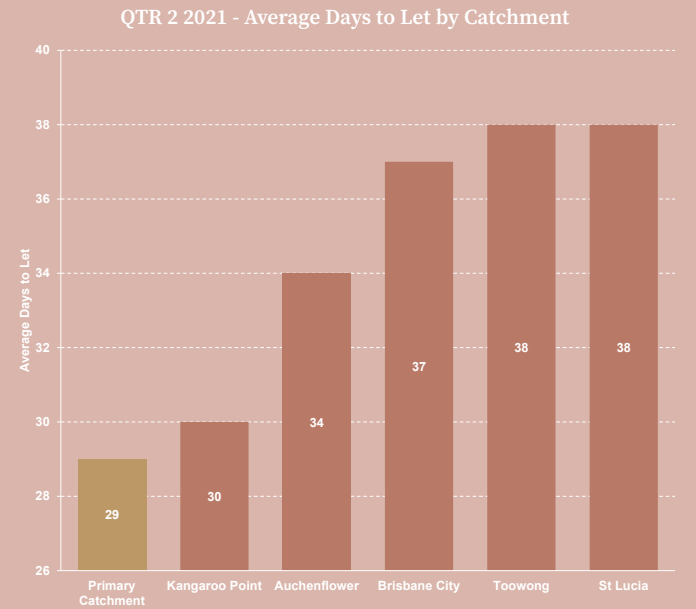
Furthermore, it’s also important to acknowledge the added benefit of West Village’s internal amenity in terms of market appeal. As a new, master planned, mixed use community West Village affords its residents with a level of internal convenience that is the envy of most other apartment projects in Queensland. The reputation of West Village has proven valuable for investors during the ongoing Covid-19 pandemic, with internal rental vacancy rates remaining at 0% and with a significant waiting list, whilst the broader catchment currently hosts a rental vacancy rate of 3.7%.



Source: RTA & The NPR Co.

WEST VILLAGE VACANCY RATE

0.0%



Source: PriceFinder, RTA & The NPR Co.



SIGNIFICANT INFRASTRUCTURE PROJECTS

There are a large number of major infrastructure projects that are currently planned or under construction throughout Greater Brisbane. Each of these projects will play a significant part in Brisbane's ongoing evolution, which is focused on creating a "Global City". Fortunately for West End and South Brisbane, most of these major projects are city centric and are transit, cultural, educational or entertainment oriented. The Primary Catchment's inner-city location will ensure that local residents stand to benefit from the economic and lifestyle attributes that these projects will provide, both at an individual and cumulative scale. As well as improving the quality of life, infrastructure growth will also provide a considerable boost for local employment throughout the planning, construction and operation phases. According to baseline projections, the total number of jobs within Greater Brisbane is expected to increase by 7.6% between November 2020 (1,279,188 jobs) and November 2025 (1,376,716), with 97,525 new jobs predicted to be added to the labour force in a five-year period.

In the short term, targeted investment in key projects will play a role in growing the Queensland economy through and post the Covid-19 pandemic. Importantly, the Queensland Government has prioritised investment in productive, economic enabling infrastructure to support short term construction jobs and catalyse further investments from the private sector. As part of Queensland's Economic Recovery Plan, Brisbane received a circa \$1.75 Billion investment in local infrastructure projects throughout the 2020-21 Financial Year. The Queensland Government's latest State Infrastructure Strategy has also allocated an additional circa \$5.8 Billion for infrastructure projects within Greater Brisbane throughout the 2021-22 Financial Year, which will directly support circa 16,500 jobs.

"Provided below is an overview of sixteen key, specific infrastructure projects that are either recently completed, underway or planned for development within inner Brisbane. Overall, these sixteen projects represent a potential forecast investment of circa \$22 Billion, with the guarantee of more than 124,500 Queensland jobs to be created as a direct result."

It should be noted that all distances quoted below have been measured 'as-the-crow-flies' from West Village.

West End State School Expansion - \$47 Million

400m or 2 Minutes to West Village



Part of the Queensland Government's \$1.3 Billion Building Future Schools Fund has been committed to the redevelopment of West End State School. The Primary School's footprint is expanding by 1.35 hectares to accommodate the growing population, with the school to be split into a prep to year 3 campus and a years 4 to 6 campus.

Stage 1 of the redevelopment was completed in late 2020 at a cost of circa \$27 Million and saw the school's capacity increase from circa 952 to 1,350 students. Stage 2 is scheduled for completion by the 2022 school year and will see the school's capacity increase again to 1,500 students through the delivery of a second new learning facility, an administration building, a library, a performing arts centre and undercover parking. Circa 100 jobs will be generated through the construction of Stage 2, which will cost a further \$20 Million.

Kurilpa Riverfront Renewal - \$1 Billion

550m or 3 Minutes to West Village



The Kurilpa Riverfront Renewal project is a \$1 Billion proposal to transform Kurilpa into a riverfront community with a mix of contemporary apartments, offices and world class cultural venues. It is Brisbane's largest inner-city renewal project in over two decades and is located across the river from the CBD neighbouring the Queensland Cultural Centre and spans more than 25 hectares. A draft master plan was first released in 2014, providing the framework for Kurilpa to transform from industry and factories to a world-class riverfront destination with 11,000 new residents and 8,000 new jobs.

Implementing the draft master plan is a shared responsibility between government, private sector and the community. It proposes to kick-start the transformation through the 7 priority projects over the next 5 to 10 years. These projects include the closure of Riverside Drive to be reclaimed for parkland, the delivery of a 10,000m² park at Hope Street, the implementation of a high-frequency bus service, the delivery of an urban playground under the Merivale Bridge and an investigation into the possible delivery of both a new ferry stop and a cultural facility on land adjacent to the William Jolly Bridge.

In a key milestone for the project, it has been announced that the 60,000m² site that currently hosts the Parmalat Milk Factory will be transformed into the International Broadcast Centre for the Brisbane 2032 Olympic Games. After the games, the temporary building will be removed and converted into a multi-use parkland precinct, similar to South Bank and just 750 metres from West Village.

Brisbane Metro - \$1.2 Billion

850m or 4 Minutes to West Village



Plans for the Brisbane Metro Project features 21 kilometres of 'turn up and go' Metro lines, one from Eight Mile Plains Busway Station to Roma Street Station and one from the Royal Brisbane Women's Hospital Station to UQ Lakes Busway Station. It will introduce a fleet of 60 trackless, rubber-tyred electric vehicles, each with the capacity to carry up to 150 passengers each. Upon completion, travel times surrounding certain sections of the Brisbane Metro route are expected to improve by 30% in the AM peak period and by 50% in the PM peak period, whilst the bus network throughout Brisbane City will grow to have the capacity to carry up to 22,000 passengers per hour.

The project is expected to cost \$1.2 Billion and will create 2,600 new jobs throughout the design and construction phases. Major construction works commenced in early September 2021 and are expected to be completed by late 2023.

Victoria Bridge Upgrade

980m or 5 Minutes to West Village



The Victoria Bridge is located approximately 1 kilometre from West Village and provides a convenient, direct link between South Brisbane and the Brisbane CBD. The bridge was permanently closed to general traffic in January 2021 as part of Brisbane City Council's plans to reduce congestion in the city centre by enabling traffic to bypass the inner city.

The closure of Victoria Bridge to general traffic will facilitate both the Brisbane Metro project and the CityLink Cycleway trial and will increase the capacity of both public and active transport to and from the city centre. The reconfigured bridge will have three lanes for Metro and bus services and will include a separated two-way bikeway between North Quay and Grey Street. For future residents of West Village, these changes to the Victoria Bridge will mean reduced traffic congestion and a reduction in commuting times to the CBD via public transport or bicycle.

Queensland Performing Arts Centre - \$175 Million

1.0km or 4 Minutes to West Village



Construction work is currently underway to add a fifth theatre to the cultural hub at South Bank. The New Performing Arts Venue is a \$175 Million construction project funded jointly between the Queensland State Government and Queensland Performing Arts Centre. The project is expected to support more than 100 jobs during construction and more than 40 new full-time jobs upon completion. When completed, the venue will deliver a seating capacity of 1,500 and is expected to become the new home for Queensland State Companies (Queensland Ballet, Queensland Theatre, Opera Queensland and Queensland Symphony Orchestra).

The development of the new theatre will allow the Queensland Performing Arts Centre (QPAC) to host an additional 300,000 visitors each year and will see it become the largest performing arts centre in Australia. Construction work is now scheduled to be completed in late 2022, with the venue expected to open to audiences in 2023.

Cross River Green Bridges - \$550 Million

1.3km or 5 Minutes to West Village



Brisbane City Council has committed to four new green bridges for pedestrians and cyclists to improve cross river connectivity. Council has allocated \$550 Million to the project and will seek contributions from the Queensland and Australian governments. These bridges will connect Kangaroo Point to the CBD, West End to St Lucia (University of Queensland), West End to Toowong and Breakfast Creek to Newstead.

As the City's largest ever investment in active transport, \$300 Million has been committed to deliver the Kangaroo Point and Breakfast Creek Green Bridges by the end of 2023. These two bridges will create up to 440 construction jobs, whilst the Kangaroo Point Green Bridge will lead to a reduction of 84,000 cross river car trips per annum. Construction will commence between late 2021 and early 2022.

Outside of these four green bridges, the Neville Bonner Bridge is under construction and will connect pedestrians between South Bank and the Queen's Wharf Integrated Resort Development. The Neville Bonner Bridge will cost circa \$100 Million and will open with the Queen's Wharf Brisbane integrated resort in early-2023.

Queens Wharf Integrated Resort Development - \$3.6 Billion

1.5km or 6 Minutes to West Village



Queen's Wharf is a \$3.6 Billion world-class tourism, leisure and entertainment precinct situated on more than 12 hectares of riverfront land, in the heart of the Brisbane CBD. The revitalised precinct will provide improved facilities for everyday use and public events, showcasing Brisbane to locals, interstate and international visitors. With construction well underway, the onsite workforce is expected to grow to circa 1,200 workers by late 2021 before peaking at 2,000 workers. When Queen's Wharf Brisbane opens (first half 2023), the Star Entertainment Group will require 8,000 operational roles.

Other high level benefits of Queen's Wharf to Brisbane include \$272 Million in payments to the State, a guarantee of \$880 Million in casino taxes for the first ten years of operations, a \$1.69 Billion annual increase in tourism and \$4 Billion to the Gross State Product.

Queensland Ballet Headquarters Redevelopment - \$35 Million

1.8km or 6 Minutes to West Village



The heritage listed Thomas Dixon Centre currently hosts the Queensland Ballet Headquarters and is undergoing a notable extension and refurbishment. The refurbishment will deliver a new café, bar, rooftop terrace, function space, gym, pool, 4 dance studios and will expose the buildings original timber columns and beams. Meanwhile the building will also be extended to the rear of the site to include a 357-seat theatre and dressing rooms, 6 dance studios, 66 basement level car parks and office space.

The redevelopment of the Thomas Dixon Centre into a state-of-the-art ballet centre will cost an estimated \$35 Million and is scheduled to re-open in 2022. The total number of full-time employees for Queensland Ballet is expected to increase from 100 to 150 dance teachers and staff.

Brisbane Live Entertainment Precinct - \$2 Billion

1.9km or 6 Minutes to West Village



The proposed Brisbane Live concept incorporates a \$2 Billion arena-centred entertainment precinct to be built above Roma Street Transit Station. Brisbane Live will be anchored by an 18,000-seat arena to showcase international concerts and performances as well as world sporting events. The \$400 Million arena will also include a 4,000-person capacity rock club and will be surrounded by multiplex cinemas, restaurants and bars. The Queensland Government have publicly declared that Brisbane Live has the potential to deliver 1,060 jobs at the peak of its construction phase and 625 ongoing jobs once operational.

The Queensland Government has recently confirmed that the main arena at Brisbane Live will host the swimming at water polo events at the 2032 Olympics, with the pool designed to be a temporary feature that will be re-purposed to host traditional entertainment events after the Olympic Games. The approvals and design process for Brisbane Live are yet to be confirmed, but are expected to occur soon, following the State Government's successful bid to host the 2032 Olympic Games.

Cross River Rail - \$5.4 Billion

2km or 8 Minutes to West Village



Brisbane's Cross River Rail Link includes a 5.9-kilometre twin tunnel under the Brisbane River between Boggo Road and the RNA Showgrounds, with three additional stations in between at Woolloongabba, Albert Street and Roma Street. Once operational, the Cross River Rail will provide the equivalent capacity of a 30-lane highway and will provide faster access to the CBD and South Bank. Cross River Rail is predicted to cost \$5.4 Billion and is expected to generate an average of approximately 1,500 jobs each year over the five years of construction, with approximately 3,000 people currently working on the project in 2021 as construction activity nears its peak.

Major construction work is underway at each of Cross River Rail's main station sites as well as multiple other locations within the rail corridor. One of the two Tunnel Boring Machine's is expected to emerge at the projects northern portal in Normanby by the end of the year, whilst the other will soon reach the southern portal at Boggo Road. The project currently remains on track to become operational in 2025.

Griffith University Roma Street - \$280 Million

2km or 8 Minutes to West Village



Griffith University is planning to develop a 55-storey CBD campus above the future Roma Street Cross River Rail station as part of the Brisbane Live precinct. The new campus forms part of a \$1 Billion investment from Griffith University to revitalise their physical and digital infrastructure over the next decade. Part of this investment also incorporates the closure of their Mount Gravatt campus and transitioning its current student cohort to their Nathan campus whilst the CBD campus is developed.

The proposed 55-storey CBD campus would host disciplines such as business, public policy and law, with its location expected to enhance the student experience and levels of engagement with research partners and local business. It would also include an English language school and would engage the public in areas including arts, public debate, scientific developments and community services.

Whilst yet to be approved, the CBD campus is estimated to cost around \$280 Million to construct, with Griffith University initially looking to complete the campus in 2025, their 50th anniversary year.

Waterfront Brisbane - \$2.1 Billion

2km or 13 Minutes to West Village

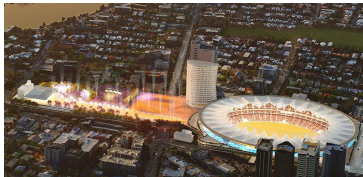


Waterfront Brisbane has been approved as a transformational development that will deliver a global-standard business and tourist destination for the city of Brisbane. At an estimated cost of \$2.1 Billion, the 30 year old Eagle Street Pier building will be demolished and replaced by two towers of 49 and 43 storeys with a combined 120,000m² of office space, vibrant active retail spaces and 9,000m² of public space. A new riverlink will also be delivered to connect the city to the water and provide direct access to the Riverwalk for cyclists, pedestrians and wheelchairs. Visitors will also enjoy a re-imagined waterfront promenade that is planned to be circa 280 metres long with a minimum six-metre-wide thoroughfare allowing safe transit through the precinct.

Waterfront Brisbane is located just 2 kilometres from West Village and will grow to become another key, readily accessible employment and social hub for future residents. It is estimated that the project would support over 1,000 construction jobs over the next decade, with an additional circa 900 operational support jobs once construction has completed. Site works are expected to commence in 2022 with completion of the first tower scheduled to occur in 2026.

Woolloongabba & Boggo Road Knowledge Precincts

2.2km- 2.5km or 8 - 13 Minutes to West Village



Brisbane's knowledge corridor runs north to south through Brisbane's inner city, featuring clusters of knowledge-based businesses, universities, research institutes and hospitals. The corridor represents Queensland's largest collection of knowledge-intensive industries, which will be traversed by Brisbane Metro and Cross River Rail. Both major infrastructure projects will transform the corridor, and provide a catalyst for investment and urban renewal in five key precincts within the corridor. The two precincts that are of most relevance for West Village include Woolloongabba and Boggo Road.



The Woolloongabba precinct fronts the western entry to the Gabba stadium just 2.2 kilometres from West Village and will capitalise on emerging links to the city through Brisbane Metro and Cross River Rail. The substantial increase in footfall will encourage renewal through expanding the existing health and employment functions and the provision of a variety of housing and recreational opportunities. The Woolloongabba precinct renewal strategy will capitalise on opportunities that improved transport creates for business, residents and visitors and will encourage a new mix of land uses.

Investment in Brisbane Metro and Cross River Rail stations will also complement existing high frequency train and bus services at the Boggo Road precinct. Just 2.5 kilometres from West Village, the Boggo Road precinct currently houses several premier health and research centres including the Translational Research Institute, the Ecosciences Precinct, the Pharmacy Australia Centre of Excellence and the Princess Alexandra Hospital. The Boggo Road precinct renewal strategy outlines plans for additional pedestrian and cyclist connections, an adaptive re-use of the Boggo Road Goal and space for a mix of new, local retail and dining options for the local community and workers to enjoy.

The Gabba Redevelopment - \$1 Billion

2.5km or 8 Minutes to West Village

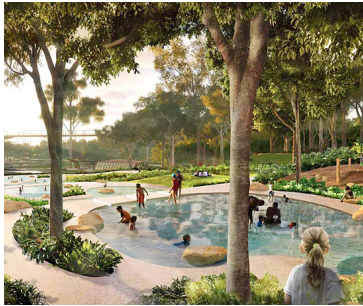


The Gabba is set to undergo a \$1 Billion redevelopment, which will transform the stadium into a world class arena and increase its maximum capacity from 42,000 to 50,000 spectators. The catalyst for the redevelopment of the Gabba was the successful bid for Brisbane to host the 2032 Olympic Games. Whilst the final design for the Gabba redevelopment is yet to be confirmed, the stadium will become the focal point of the event, hosting the opening ceremony, the closing ceremony and the Athletics events.

The decision to redevelop the Gabba and make it the heart of the 2032 Olympics was underpinned by the stadiums close proximity to the Brisbane CBD and its future, direct link to the Wolloongabba Station precinct via a new pedestrian plaza, which are both currently being developed through the Cross River Rail project. Residents of West Village will find themselves located just 2.5 kilometres from the main hub of the 2032 Olympic Games and a world class entertainment hub that will be directly accessible via Brisbane City's rapidly expanding public transport network for generations to come.

Victoria Park Redevelopment - \$83 Million by 2024

2.7km or 7 Minutes to West Village



Victoria Park Golf Course will be redeveloped into Brisbane's largest new park in 50 years, with ambitions of creating a globally recognised destination similar to New York's Central Park. The existing Golf Course will transition into 64 hectares of parkland, whilst retaining the popular putt-putt course, driving range and function centre. The park will has also been named as a key venue for the 2032 Olympics and will be temporarily re-purposed to host the Freestyle BMX and Cross Country Equestrian events.

Key features of the vision for the project include a green amphitheatre, a cultural hub, a nature and water play gully, adventure playground, a canopy walk, a sculptural treehouse, dedicated walking and cycling paths, shared bridges, gully trails and boardwalks, productive gardens and waterholes. The golf course closed and early works commenced in July 2021, whilst the Victoria Park Draft masterplan will be released in the second half of 2022.

The BNE Auto Mall - \$300 Million

13km or 20 Minutes to West Village



The BNE Auto Mall is being developed on a 51 hectare site located south-west of the recently expanded Brisbane International Airport. The focal point of the project will be a world-class 2.3-kilometre performance track designed by international motor racing legend, Mark Skaife. The performance track will be delivered as part of the first stage of the BNE Auto Mall and will provide a designated space for driver training, vehicle engineering, safety testing. Stage one will cost circa \$85 Million and will create more than 300 construction jobs upon completion in 2023.

Once fully operational, BNE Auto Mall will cost \$300 Million and will become home to flagship automotive dealerships, experience centres, exhibition and conference facilities, hotels, events areas, commercial offices and associated amenities that will create a dynamic, driver-automotive precinct within Brisbane Airport. Both the BNE Auto Mall and Brisbane Airport are located within a 20 minute drive from West Village, with no more than two traffic lights along the route.

Brisbane 2032 Olympics Overview - \$5 Billion

Multiple Locations

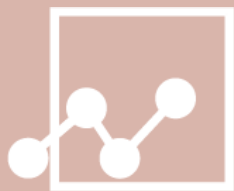


In July 2021 the International Olympic Committee (IOC) declared Brisbane as the host city for the 2032 Olympic Games. The 2032 Olympic master plan includes three main hubs in South East Queensland, which will host 28 sports split across them. There will be 21 venues in Brisbane, 7 on the Gold Coast and 4 on the Sunshine Coast. The Gabba is located less than 2.5km from West Village and will be the centre piece of the games, hosting both the opening and closing ceremonies.

Current estimates indicate that the Queensland and Federal Government will invest circa \$5 Billion to host the 2032 Olympics, which KPMG predict will deliver \$8.1 Billion in social and economic benefits for Queensland and \$17.6 Billion for Australia. The \$8.1 Billion windfall for Queensland will include a \$4.6 Billion economic boost to tourism and trade and \$3.5 billion in social improvements such as health, volunteering and community benefits. The 2032 Games are also expected to support 91,600 full-time equivalent jobs in Queensland and 122,900 nationally.



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