



EVERTON HILLS, BRISBANE, AUSTRALIA

INVESTMENT REPORT

# LOCATION

**BRISBANE IS THE CAPITAL OF QUEENSLAND AND AUSTRALIA'S THIRD LARGEST CITY.**

Known for its strong business and cultural links with Asia, Brisbane generates 9% of Australia's Gross Domestic Product and accounts for 46% of Queensland's economy. Ranked as one of the "World's Most Liveable Cities", Brisbane enjoys 283 days of sunshine each year and the largest population growth of any capital city in the country <sup>[1]</sup>.

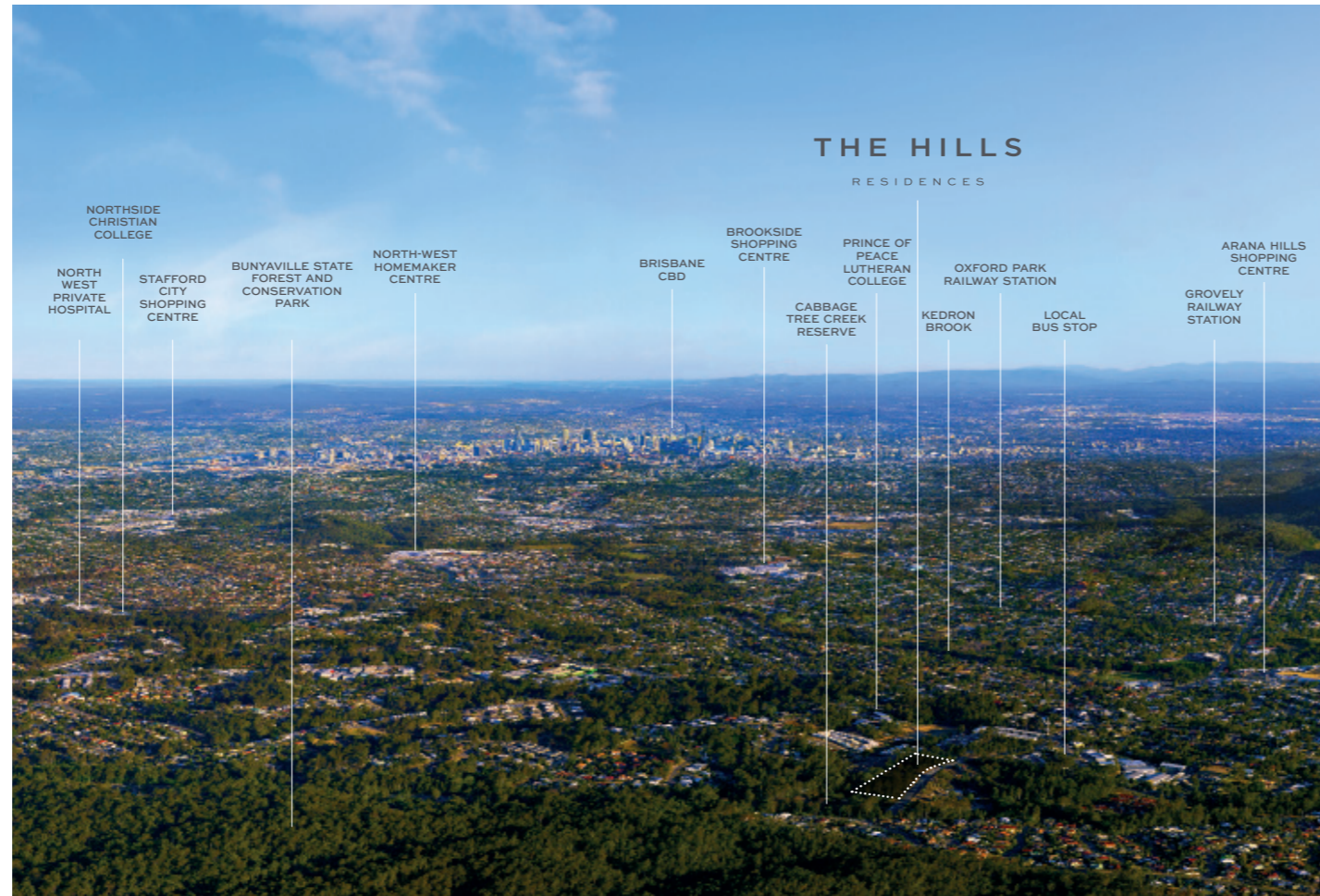
- > \$146 billion economy <sup>[1]</sup>
- > Population of 2.27 million <sup>[1]</sup>
- > 1.5 million jobs by 2031 <sup>[2]</sup>

**EVERTON HILLS IS AN ESTABLISHED SUBURB OF BRISBANE IN THE MIDST OF TRANSFORMATION.**

Located 11 kilometres north-west of the Brisbane CBD, Everton Hills is home to a wealth of leading schools, neighbourhood village precincts, and excellent public transport links. It also encompasses the 630-hectare Bunyaville State Forest, renowned for its expansive nature trails and recreation spaces. Everton Hills' population is a mix of young professionals and families, with an average age of 36 years.

- > Population of 5,938 people <sup>[3]</sup>
- > Average home price of \$568,750 <sup>[4]</sup>
- > 12-month growth of 5.32% <sup>[5]</sup>
- > Weekly median advertised rent \$450 <sup>[5]</sup>

According to the Australian Bureau of Statistics, there were 576 total businesses in the Everton Park region (encompassing Everton Hills) in 2015 alone <sup>[6]</sup> a figure that has continuously increased by 8% annually <sup>[9]</sup>. The most common occupations recorded in the 2016 Census for Everton Hills include Hospitals, State Government Administration, Defence, and Primary Education <sup>[10]</sup>.



Everton Hills, Queensland



Source: <sup>[1]</sup> Choose Brisbane, 'Facts and Figures About Brisbane', [http://www.choosebrisbane.com.au/study/why-choose-brisbane/facts-and-figures?sc\\_lang=en-au](http://www.choosebrisbane.com.au/study/why-choose-brisbane/facts-and-figures?sc_lang=en-au) <sup>[2]</sup> 2012-2031 Brisbane Economic Development Plan Summary, p.3, [https://www.brisbane.qld.gov.au/sites/default/files/20151012-brisbane\\_economic\\_development\\_plan\\_summary-jul\\_2015.pdf](https://www.brisbane.qld.gov.au/sites/default/files/20151012-brisbane_economic_development_plan_summary-jul_2015.pdf) <sup>[3]</sup> [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC31021](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC31021) <sup>[4]</sup> <https://www.realestate.com.au/neighbourhoods/everton%20hills-4053-qld> <sup>[5]</sup> <https://www.yourinvestmentpropertymag.com.au/top-suburbs/qld-4053-everton-hills.aspx>

# MAJOR INFRASTRUCTURE

EVERTON HILLS FORMS PART OF THE ESTABLISHED HILLS DISTRICT IN BRISBANE'S NORTH-WEST AND HAS ACCESS TO LEADING EDUCATION, HEALTH, RETAIL, AND LIFESTYLE INFRASTRUCTURE CLOSE TO THE BRISBANE CBD. MORETON BAY REGIONAL COUNCIL HAS IDENTIFIED EVERTON HILLS AS A *NEXT GENERATION NEIGHBOURHOOD* WITHIN ITS PLANNING SCHEME, DUE TO ITS PROXIMITY TO EXISTING AND FUTURE RETAIL CENTRES, EMPLOYMENT AREAS, AND COMMUNITY FACILITIES <sup>[6]</sup>.

**01 RETAIL & COMMERCIAL** A new 10,000sqm urban village, MONARC, is proposed in the adjoining suburb of Everton Park. The vision for this site is to deliver a fully-integrated precinct over five stages, complete with café/dining, childcare, retail, medical and commercial spaces. The first stage is scheduled for completion in 2019 <sup>[7]</sup>.

**02 HEALTH** North-West Private Hospital in Everton Park has lodged a Development Application with Brisbane City Council for a multi-million dollar expansion which will see the number of beds increase by 50% and a new intensive care unit <sup>[13]</sup>.

**03 AIRPORT LINK** The \$4.8 billion Airport Link tunnel was completed in 2012 and connects Brisbane's CBD and northern suburbs to the Brisbane Airport and Clem Jones Tunnel <sup>[11]</sup>.

**04 PUBLIC TRANSPORT** Everton Hills' proximity to the Brisbane CBD ensures it is well serviced by public transport, including four train stations located less than 10 minutes away (Grovely, Oxford Park, Mitchelton, and Keperra) and direct bus services to the city.

**05 GALLIPOLI BARRACKS** Gallipoli Barracks is located in Enoggera, 5km south of Everton Hills, and is one of Australia's largest army bases. The base spans 200 hectares and recently completed a \$770 million expansion. It is one of the region's largest employers, with more than 5,600 personnel based at the facility <sup>[12]</sup>.

Source: <sup>[6]</sup> <https://www.moretonbay.qld.gov.au/uploadedFiles/moretonbay/development/planning/Place-type-division-10.pdf> <sup>[7]</sup> <http://www.yourneighbourhood.com.au/urbanvillageprecinct-woolworths-street-evertonpark/> <sup>[8]</sup> [http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=302011025&dataset=ABS\\_REGIONAL\\_ASGS&geoconcept=REGION&measure=MEASURE&dataset=ABS\\_REGIONAL\\_ASGS&datasetLGA=ABS\\_NRP9\\_LGA&regionLGA=REGION&regionASGS=REGION](http://stat.abs.gov.au/itt/r.jsp?RegionSummary&region=302011025&dataset=ABS_REGIONAL_ASGS&geoconcept=REGION&measure=MEASURE&dataset=ABS_REGIONAL_ASGS&datasetLGA=ABS_NRP9_LGA&regionLGA=REGION&regionASGS=REGION) <sup>[9]</sup> <http://mitcheltontoday.com.au/mitchelton-neighbouring-everton-park-rapidly-becoming-emerging-suburb/> <sup>[10]</sup> [http://www.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC31021](http://www.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC31021) <sup>[11]</sup> [https://en.wikipedia.org/wiki/Airport\\_Link,\\_Brisbane](https://en.wikipedia.org/wiki/Airport_Link,_Brisbane) <sup>[12]</sup> <http://www.couriermail.com.au/questnews/north/m-army-command-for-joint-response-operations-opens-at-enoggera-gallipoli-barracks/news-story/cf4f0e951045f2d6a41b818cfaeddda3> <sup>[13]</sup> <https://www.brisbanetimes.com.au/national/queensland/multi-million-dollar-expansion-proposed-for-brisbane-hospital-20180405-p4z7zc.htm>

# WHY INVEST?

## BRISBANE – A GROWTH ECONOMY

### ECONOMIC GROWTH

- **Brisbane is Australia's 3rd largest city** <sup>[14]</sup>.
- **Brisbane's economy is currently worth \$146 billion** and home to more than 186,000 businesses <sup>[14]</sup>.
- **Major export industries include** tourism, education and exports through Australia Trade Coast <sup>[14]</sup>.

### POPULATION GROWTH

- **Brisbane's population of 2.27 million** accounts for almost half of Queensland's population <sup>[15]</sup>.
- **By 2036 the city's population is expected to increase 45%** to more than 3.3 million <sup>[14]</sup>.
- **A quarter of Brisbane's population are born overseas and more than 17%** of households speak a language other than English at home <sup>[14]</sup>.

### MAJOR PROJECTS

- **\$1.5 billion Legacy Way tunnel** completed in 2015, connecting Brisbane's western and northern suburbs, and reducing travel time to Brisbane Airport <sup>[18]</sup>.
- **\$3 billion Queens Wharf development** to be completed in 2022, delivering a world-class casino, five new hotels including a Ritz-Carlton and residential, dining, retail and education spaces <sup>[16]</sup>.
- **\$3.8 billion New Parallel Runway Project for Brisbane Airport**, the largest aviation project in Australia, to be completed in 2020 <sup>[16]</sup>.
- **\$1.1 billion comprehensive health precinct** at Herston, including new Asia-Pacific headquarters for the Beijing Genomics Institute, to be delivered in 2020 <sup>[17]</sup>.
- **\$994 million Brisbane Metro project** has been announced by Brisbane City Council <sup>[19]</sup> and proposes to deliver a high-frequency transport system across a 21km route servicing 18 stations across Brisbane.
- **\$5.4 billion Cross River Rail project** will integrate with the proposed Brisbane Metro services and deliver a new north-south rail line connecting Dutton Park to Bowen Hills, under the Brisbane River and CBD <sup>[20]</sup>.
- **\$2 billion entertainment precinct**, Brisbane Live, will be built on top of the Roma Street railway and deliver a 17,000-seat entertainment arena, outdoor amphitheatres, cinemas, restaurants, bars, hotels, and residences <sup>[21]</sup>.
- **\$110 million Howard Smith Wharves revitalisation project**, delivering new public open spaces and parklands, a 5 star boutique hotel, world class restaurants and 1,500sqm exhibition space on the Brisbane River, to be delivered in late 2018 <sup>[22]</sup>.



Southbank Parklands  
Image courtesy of Brisbane Marketing



Brisbane Farmers Markets  
Image courtesy of Brisbane Marketing



Brisbane CBD

Source: <sup>[14]</sup> Brisbane's Key Economic Facts, Brisbane City Council <https://www.brisbane.qld.gov.au/about-council/governance-strategy/business-brisbane/growing-brisbanes-economy/brisbanes-key-economic-facts> <sup>[15]</sup> Australian Bureau of Statistics, Regional Population Growth, Australia, 2013-14 <http://www.abs.gov.au/AUSSTATS/abs@nsw/Previousproducts/3218.0Main%20Features302013-14?opendocument&tabname=Summary&prodno=3218.0&issue=2013-14&num=&view> <sup>[16]</sup> The Urban Developer, '7 Major Projects Shaping Brisbane as Australia's New World City' <https://www.theurbandeveloper.com/7-brisbane-major-projects-new-world-city/> <sup>[17]</sup> Brisbanedev.com, 'A look into Australian Unity's \$1.1 billion Herston Quarter' <https://brisbanedev.com/look-australian-unitys-1-1-billion-herston-quarter/> <sup>[18]</sup> Brisbanetimes.com.au, 'Legacy Way: figures reveal time savings in tunnel's first three months' <http://www.brisbanetimes.com.au/queensland/legacy-way-figures-reveal-time-savings-in-tunnels-first-three-months-20151011-gk6ft8.html> <sup>[19]</sup> <https://www.brisbane.qld.gov.au/traffic-transport/public-transport/brisbane-metro> <sup>[20]</sup> <https://www.statedevelopment.qld.gov.au/assessments-and-approvals/cross-river-rail-project.html> <sup>[21]</sup> <https://brisbanedev.com/australias-best-entertainment-precinct-brisbane-live-is-now-guaranteed/> <sup>[22]</sup> <https://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/other-plans-projects/howard-smith-wharves/howard-smith-wharves-revitalisation-project>

DISCLAIMER - This document has been prepared by Sunland Group and is for general information only. This document does not provide investment advice. While the information contained in the document has been researched and prepared with all due care, the users of the document must obtain their own independent advice and conduct their own investigations and assessment regarding the information. The information in this document is subject to change.