

urbis OUTLOOK BROADBEACH

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

Broadbeach has a premier beachfront location offering a relaxed lifestyle, along with strong infrastructure and amenity giving it the perfect work/life balance.

APRIL 2015

- A INFRASTRUCTURE**
\$3.3 billion of infrastructure under construction, planned or recently completed in Broadbeach Catchment. / PG03
- B POPULATION**
Strong population growth of 2.7 per cent per annum forecast for Broadbeach. / PG03
- C EMPLOYMENT GROWTH**
34 per cent projected increase in jobs for Broadbeach Catchment over next 20 years. / PG03
- E RESIDENTIAL**
Gold Coast apartments more affordable than Sydney with the median price gap at its widest in 30 years. / PG04
- F NEW APARTMENT MARKET**
Limited supply of new apartments in Broadbeach following three years of strong sales. / PG04

PATROLLED BEACHES AND PRISTINE PARKS ATTRACT TOURISTS AND LOCALS TO BROADBEACH



KURRAWA BEACH

BROADBEACH IS CONVENIENTLY SURROUNDED BY VIBRANT DINING AND RETAIL PRECINCTS



BROADBEACH MALL

STRONG CONNECTIVITY IN BROADBEACH WITH TWO LIGHT RAIL STATIONS AND MAJOR ROAD NETWORKS



GOLD COAST LIGHT RAIL

1 POP 2 INF 3 EMP

Broadbeach accommodates all three of the Urbis economics and research fundamentals that make a sustainable suburb – Population, Infrastructure and Employment.

CONNECTIVITY & ACCESSIBILITY

Broadbeach



Broadbeach is perfectly located on the beachfront surrounded by major shopping centres, the Gold Coast's only casino, hotels, numerous accommodation options, commercial precinct and picturesque parks.

The Gold Coast Light Rail connects Broadbeach with Surfers Paradise and Southport, and terminates at the Gold Coast University Hospital and Griffith University. The Light Rail has added a new dimension to public transport on the Gold Coast with trams departing every 7.5 minutes between 7am and 7pm and every 15 minutes after that. Major road networks connect Broadbeach to other City of Gold Coast locations and to the M1 which affords easy access to the Brisbane CBD. This connectivity will play a major role during the 2018 Commonwealth Games with the Gold Coast Convention and Exhibition Centre in Broadbeach to be the main media centre and venue for netball and basketball, while Broadbeach Bowls Club will host lawn bowls. Over \$3.3 billion of infrastructure is under construction, planned or recently completed in the Broadbeach Catchment area.

Entertainment, Shopping & Dining

- ① Broadbeach Mall
- ② Broadbeach Library
- ③ Gold Coast Convention & Exhibition Centre
- ④ Jupiters Hotel & Casino
- ⑤ Sofitel Hotel
- ⑥ Oasis Shopping Centre
- ⑦ Pacific Fair
- ⑧ Q Super Centre

-  Light Rail
-  Tram Station



BRISBANE
60 MINUTES

14

10

9

LIGHT RAIL TO
SURFERS PARADISE
ENTERTAINMENT
PRECINCT
6 MINUTES

LIGHT RAIL TO
GRIFFITH UNIVERSITY
30 MINUTES

LIGHT RAIL TO GOLD
COAST UNIVERSITY
HOSPITAL
30 MINUTES

LIGHT RAIL TO
COMMONWEALTH
GAMES VILLAGE
30 MINUTES

Sports & Leisure

- 9 Broadbeach Bowls & Community Club
- 10 Cascade Gardens
- 11 CBUS Super Stadium
- 12 Kurrawa Surf Life Saving Club
- 13 Pratten Park
- 14 Metricon Stadium
- 15 Surfers Paradise Golf Club
- 16 Robina Town Centre

Services

- 17 Robina Hospital
- 18 Broadbeach State Primary School

INFRASTRUCTURE—BROADBEACH CATCHMENT

TRANSPORT
\$1,802M

SPORT & LEISURE
\$23M

CULTURE
\$792M

SERVICES
\$3.3M

RETAIL
\$693.8M

EDUCATION
\$0.3M

TOTAL \$3,314.4M

Prepared by Urbis, Source: Cordells

POPULATION



2.7%

POPULATION
GROWTH P/A
BROADBEACH
/ MERMAID
BEACH

2.3%

POPULATION
GROWTH P/A
GOLD COAST
LGA

Prepared by Urbis, Source: ABS

GOLD COAST TOURISM



3.5M

DOMESTIC
VISITORS



810,000

INTERNATIONAL
VISITORS



6.7M

DOMESTIC
DAY TRIPPERS



5.75M

PASSENGERS
THROUGH GOLD
COAST AIRPORT

Prepared by Urbis, Source: Tourism Queensland, Gold Coast Airport 13/14 Year

EMPLOYMENT



34%

FORECAST GROWTH IN JOBS

BROADBEACH CATCHMENT

Prepared by Urbis, Source: NEIER

APARTMENT ANALYSIS

Limited supply of new apartments on the market in Broadbeach

GOLD COAST APARTMENT MARKET

Sales volumes across the Gold Coast apartment market have been increasing since the second half of 2011. Median apartment prices reached a peak of \$400,000 during the first half of 2008 and have remained relatively steady since then. Preliminary figures based on 3,352 settled sales, during the last half of 2014, recorded a median price of \$362,500.

BROADBEACH APARTMENT MARKET

Apartment sales volumes in Broadbeach have followed a similar trend to the wider Gold Coast with increases since mid-2011. Approximately 210 settled sales have occurred each six-month period since then. Median apartment prices in Broadbeach have been quite volatile with several spikes over the last ten years. These spikes have occurred as new buildings have been released to the market and settlements have taken place. The highest median price, of \$572,000, was recorded during the first half of 2012. During this time numerous apartments transacted at prices in excess of \$1 million. An average median price of \$460,700 has been recorded each six-month period over the last five years across Broadbeach. This is \$88,760 higher than the Gold Coast LGA figure over the same period, testament to the desirability of the location.

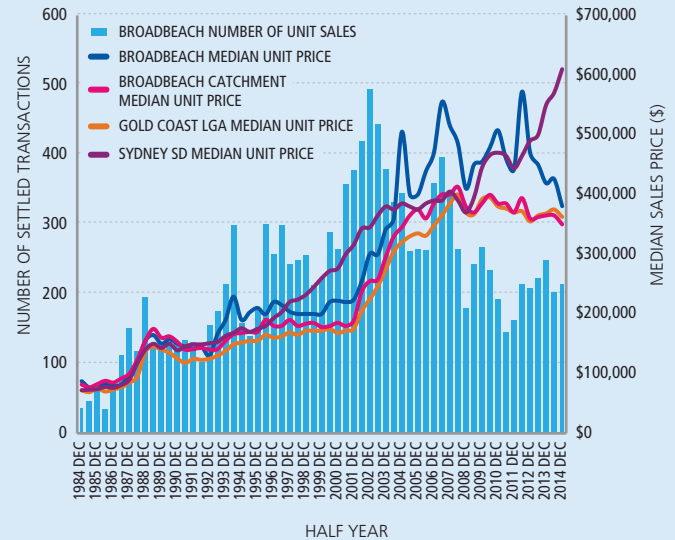
The affordability of the Gold Coast apartment market is highlighted when compared to Sydney median prices. As the graph on the right shows, over the last 30 years, the price gap is at its widest point

NEW APARTMENT MARKET

The suburb of Broadbeach is part of the GC Central Precinct of the Urbis Gold Coast Apartment Essentials Report. The high level of supply in this precinct following the Global Financial Crisis (GFC) has been absorbed. This precinct was the most active new apartment market during 2014 with unconditional sales totalling 381, the highest of the four precincts. The most prolific selling price point was the \$1million plus bracket which recorded 88 sales during the year.

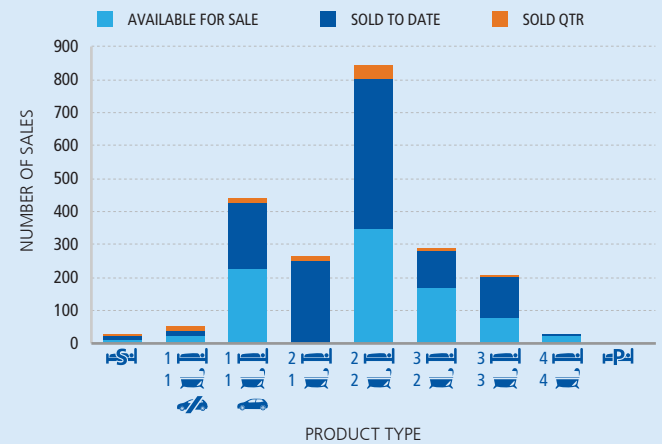
The graph on the right shows the number of new apartments sold and remaining for sale across the GC Central Precinct during the December 2014 quarter. At the end of December 2014, 676 new apartments remained for sale across the precinct, with the suburb of Broadbeach holding only 54 of these in four high-rise towers following strong sales rates over the last three years. There are new projects which will be launched to the market over the next six months and with the current limited level of supply, these projects should be well received by the market.

30-YEAR UNIT SALES CYCLE



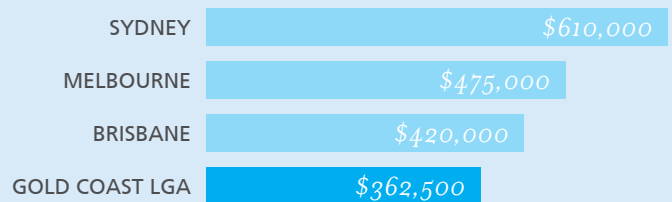
Prepared by Urbis; Source: RPData
 Note: Dec 2014 based on preliminary data
 Broadbeach Catchment includes suburbs of Broadbeach, Broadbeach Waters, Mermaid Beach, Mermaid Waters & Surfers Paradise

NEW APARTMENT MARKET – GC CENTRAL PRECINCT



Prepared by Urbis, Source: Urbis Apartment Essentials Report Dec 2014 Qtr

MEDIAN APARTMENT PRICE



Prepared by Urbis, Source: RP Data, Sydney, Melbourne & Brisbane over 3 month period, Gold Coast over 6 month period

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