

MARKET SNAPSHOT



Ripley Corridor

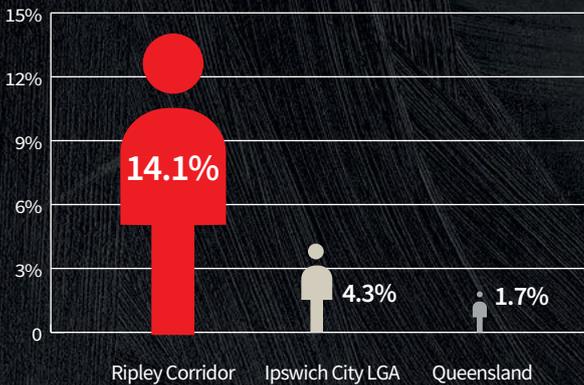
Ipswich Queensland



Market Snapshot | Location Map



Projected Population Growth Rate (p.a.) to 2041



Source: QLD Govt. Population Projections, 2018 edition

Employment Growth

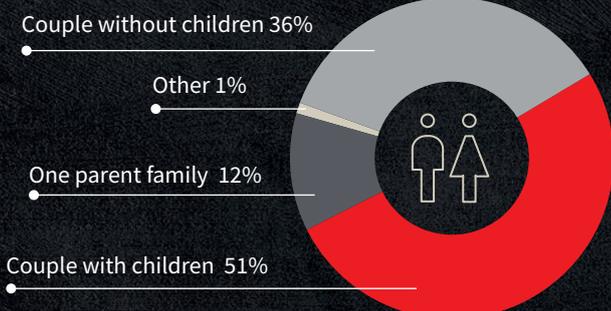
Forecast 11.3% Job Growth in the Ipswich City LGA (5 year forecast between 2018 and 2023)



- Ripley Town Centre (\$1.5 Billion Masterplan) – Expected to generate circa 20,000 jobs throughout the project
- Military Vehicle Centre of Excellence (\$5.2 Billion Defence Contract), Redbank – Opening 2020 (~450 jobs)
- TAE Aerospace Expansion, Bundamba – Opening Late 2019 (~200 jobs)

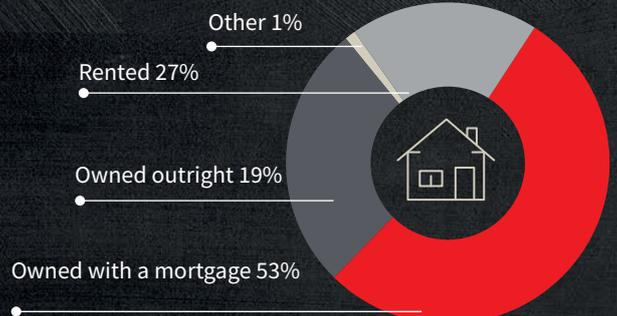
Source: ABS – Labour Force Survey (5 Years to May 2023)

Family Composition



Source: ABS Census 2016

Residential Tenure



Source: ABS Census 2016

Education

- 1 Ripley State Primary & State High Schools - Opening 2020
- 2 Deebing Heights Primary School - Opened 2016
- 3 University of Southern Queensland 13km

Employment Hubs

- 4 Ripley Town Centre
- 7 Ipswich CBD 6km
- 10 RAAF Base Amberley 6km
- 11 Swanbank Industrial Park 6km

Retail & Health

- 4 Ripley Town Centre - Stage 1 - Opened 2018
- 5 Ripley Medical Centre (within Ripley Town Centre)
- 6 Ripley Service Centre - Opened 2017
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- 9 Mater Private Hospital 12km

Connectivity

- 12 Bus Route 531 - Ripley Road
- 13 Springfield Railway Station 13km
- 14 Ipswich Railway Station 6km
- 15 Proposed Passenger Railway Line & Stations



Ripley Corridor - *At a Glance*

The Ripley Corridor is located approximately six kilometres south of the Ipswich CBD and includes the suburbs of Ripley, South Ripley and Deebing Heights.

- The corridor forms the majority of the **Ripley Valley Priority Development Area (PDA)**, which is one of the largest identified employment and industry growth areas in Australia.
- As at June 2018, the estimated population within the corridor was 6,411 people, **which reflects a 38.6% population increase** from the 2016 Census. In comparison, the population of the Ipswich City Local Government Area (LGA) increased by 10.3% over the same period.
- Upon completion, the corridor is forecast to be **Australia's Largest Master Planned Community**, with approximately 50,000 dwellings and in excess of 120,000 people.
- The long term **projected population growth rate of 14.1% per annum** in the corridor is three times greater than the Ipswich City LGA and eight times greater than Queensland.
- In terms of Employment, 18,200 new jobs are forecast within the Ipswich City LGA between 2018 and 2023, reflecting a **11.3% job growth rate** over the 5 year period and represents the highest growth region within Queensland.
- The recently announced **Ripley Town Centre \$1.5 Billion mixed-use masterplan** represents a significant investment within the corridor and is forecast to generate approximately 20,000 jobs, over the lifetime of the project, which is expected to be completed by 2036.
- Stage 1 of the Ripley Town Centre opened in mid-2018 and provides a full-line **supermarket, medical centre, commercial offices** and 20 speciality stores.

Infrastructure Investment



\$1.5 Billion

Ripley Town Centre (\$1.5 Billion Masterplan)
- Stage 1 Opened 2018. Stage 2 in Planning. Project Timeframe
- Expected To be completed by 2036



5,800 to 7,000 Personnel

RAAF Air Base Expansion, Amberley
- 5,800 to 7,000 personnel by 2020



15,000 Jobs

Swanbank Enterprise Park, Swanbank
- Forecast to generate more than 15,000 jobs over the life of the project



\$500 Million

Urban passenger rail Springfield to Ripley section (\$500 million)
- In Planning



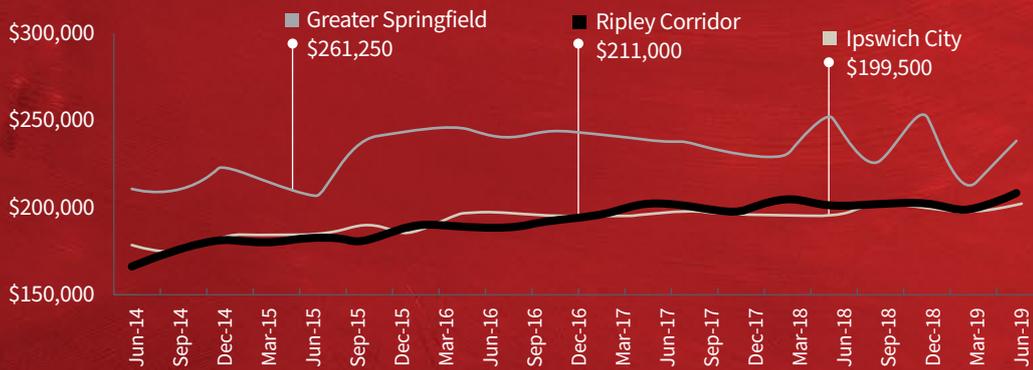
\$900 Million

Urban passenger rail Ripley to Ipswich via Yamanto section (\$900 million) - In Planning

For the Residential Market Statistics, please refer next page >>

Vacant Land Market

Median Vacant Land Price - Ripley Corridor vs Ipswich City LGA vs Greater Springfield**
(June 2019 Qtr)



The Ripley Corridor vacant land price of \$211,000 is 5.8% above the Ipswich City LGA, however 19.2% below the Greater Springfield** median sale price; which reflects the relative affordability of the corridor in relation to the Ipswich region.

Source: RP Data

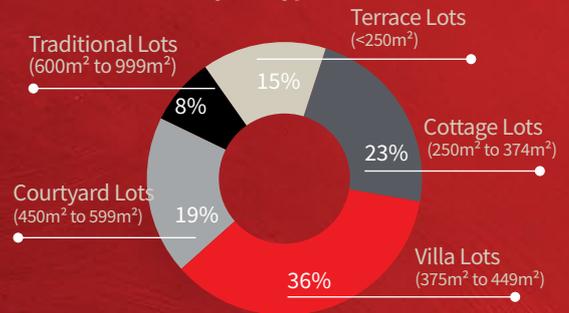
Ripley Vacant Land Sales - Demand Analysis

The greatest demand for vacant land in the Ripley Corridor over the last 12 months is for Villa Lot Types, that range between 375m² to 449m², comprising approximately 36% of all settled vacant land sales.

Cottage lot types, that range between 250m² to 374m², comprise the second greatest demand in the Corridor, with circa 23% of the sales.

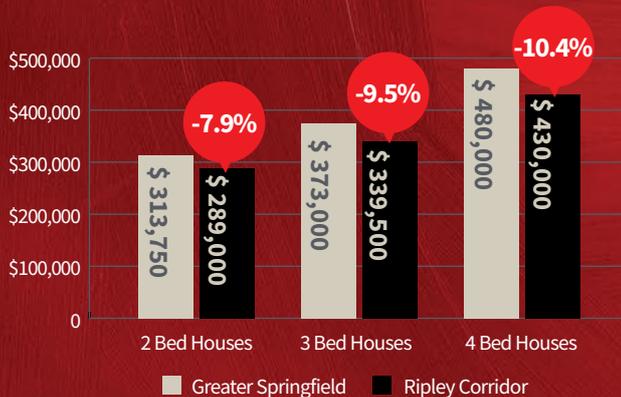
Source: RP Data & JLL

Vacant Land Sales By Lot Type



Housing Market

Median House Sale Price
- Ripley Corridor vs Greater Springfield** (June 2019 Qtr)

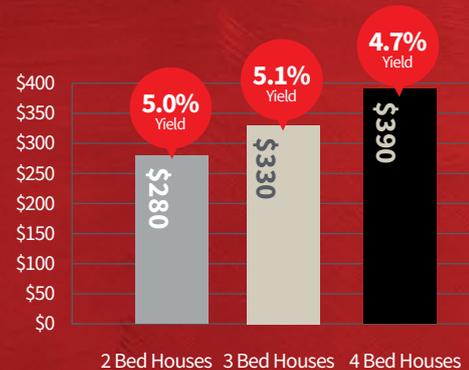


Source: RP Data & JLL

The overall median house price of \$425,000 in the Ripley Corridor (as at the June 2019 Quarter) is 4.5% below the Greater Springfield** median house price of \$445,000.

Rental Market

Median Weekly Rent (June 2019 Qtr)



Source: RTAQ, RP Data & JLL

Based on the June 2019 Quarter median weekly rents and median house prices for 2, 3 and 4 Bedroom Houses within the Ripley Corridor, the gross yields reflect circa 4.7% to 5.1% rental returns.

**Greater Springfield comprises the Ipswich suburbs of Springfield, Springfield Central, Springfield Lakes, Brookwater, Augustine Heights and Spring Mountain.

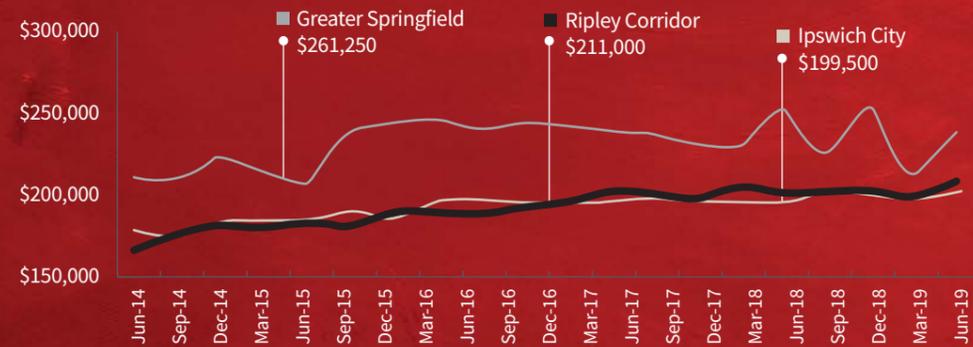
Prepared exclusively for AVJennings – September 2019

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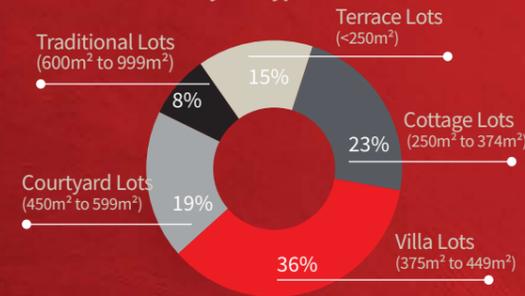
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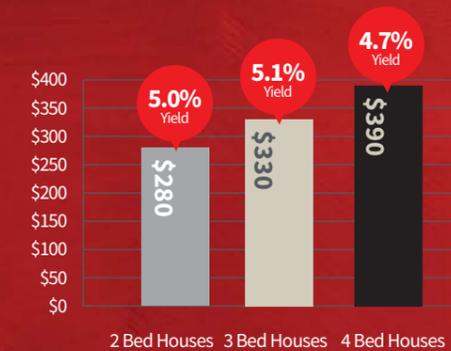


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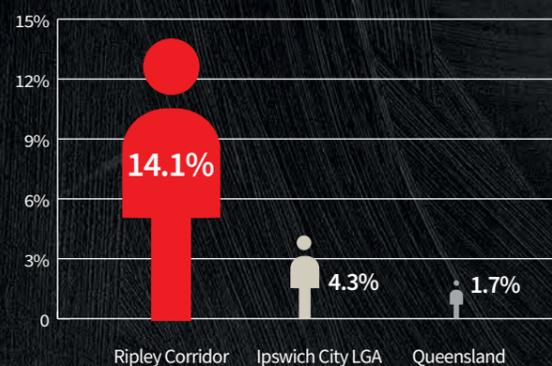


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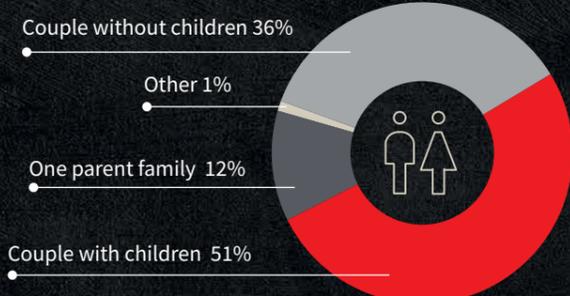
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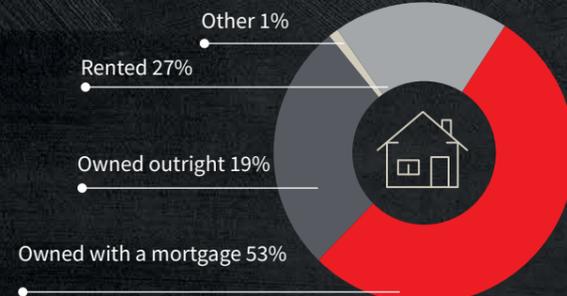
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