

SOUTH BRISBANE

RENTAL YIELD FOR UNITS
6%



Located on the southern bank of the Brisbane River, South Brisbane is an inner-city suburb with a population of 5,500. Although heavily industrialised in its early history, South Brisbane grew into a fashionable, high-density, modern residential area during the 1990s, with good public transport links. It has a number of heritage listed buildings, and prominent features include the South Bank Parklands, Brisbane Convention and Exhibition Centre, Queensland Maritime Museum and Griffith University.

KEY INDICATORS

INFRASTRUCTURE INVESTMENT COLD HOT

Investment mirrors some of the transport improvements going on in the rest of Brisbane.

POPULATION GROWTH COLD HOT

The area looks set to house new employees in Brisbane's growing CBD.

PROJECTED RENTAL GROWTH COLD HOT

Probably average for a Brisbane suburb, but rent increases will beat the national average.

DIVERSITY OF ECONOMY COLD HOT

South Brisbane's close proximity to Brisbane's CBD means the suburb is benefiting from the CBD's projected strong growth.

SUPPLY & DEMAND COLD HOT

Demand continues to rise solidly, thanks to the suburb's proximity to the city centre.

VACANCY RATES COLD HOT

Vacancy rates at 1.83% indicate an undersupplied market. Ongoing strong demand is likely to see this tighten further.

PROJECTED CAPITAL GROWTH COLD HOT

Capital growth is expected to be strong on the back of strong demand and relatively low supply.

ESTIMATED RENTAL YIELDS COLD HOT

Yields are currently sitting at around 6% on average; however, this level may soften a bit as prices continue to rise.

AFFORDABILITY COLD HOT

Prices are high, but within the realm of affordability because of growing incomes. Punters pay up.

COUNCIL PLANNING COLD HOT

South Brisbane is a major beneficiary of the nation's largest urban renewal programme.

WHY IT'S HOT

In the big picture, Brisbane in general has much to look forward to, including reputable independent expectations that it will be one of the fastest-growing commercial real estate markets in the world over the next decade. With growth in inner-city jobs, Woolloongabba is a suburb with a flat recent past in an overall strong history and is primed for performance.

-NextHotSpot

As Australia's cricket team's fortunes have floundered, Queensland's home of cricket, Woolloongabba, has been taking off. This region of Brisbane offers excellent amenities and appeals to all sorts, from families and students to young professionals. This is a blue-chip real estate market at its finest.

-Your Investment Property

STATS & FACTS

- Inner-city access to one of the world's fastest-growing commercial property markets
- 10ha Woolloongabba Urban Development Area (UDA) was declared in April 2010
- Part of the Queensland Infrastructure Plan proposing \$134bn development between 2010 and 2031
- The UDA "will be the most compact and accessible transit oriented community outside the Brisbane CBD"
- Median unit price dipped 3% year on year to \$460k, but yields remain healthy at 6%
- Transport infrastructure and urban renewal are making the district a desirable urban fringe precinct
- Strong long-term capital growth performer, racking up 14% over the past three years
- Home to Boggo Road Gaol and Boggo Road weekend markets

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