

# suburb profile

2011 SUBURB PROFILE

BURPENGARY

## Location

Burpengary is an active community nestled in the northern urban expansion corridor between the master planned community of North Lakes and the well established regional centre of Caboolture. Burpengary is situated within the local government area of Moreton Bay – an amalgamation of the Caboolture Shire, Pine Rivers Shire and Redcliffe City Councils.

Burpengary is well located being an equal distance (35klm) between Brisbane and the Sunshine Coast. The Brisbane CBD is only a 40 minute commute along the Bruce Highway and numerous public transport options service the area.

## Population

The preliminary estimated resident population of Moreton Bay Regional Council at 30 June 2009 was 371,162 people, an increase of 13,260 people demonstrating 3.7% change over the year. This compares with an increase of 13,024 people in the previous year. Importantly, assumed net migration accounted for 77% of this population growth indicating that dwelling demand in the area is very strongly underpinned by new residents to the area as opposed to those upgrading within the area.

Moreton Bay Regional Council has one of the fastest growing populations in South East Queensland with the number of residents projected to increase to between 404,150 and 442,430 people by 2026. This massive growth is likely to place inflationary pressure on housing values, due to a forecast undersupply in residential stock. The most recent data show Burpengary to have an estimated resident population of approximately 10,900 people and due to its strategic location is one of the regions fastest growing residential areas.

## Transport & Infrastructure

Residents of Burpengary benefit from immediate access to the Bruce Highway and a number of arterial roads making the areas of Bribie Island, Deception Bay, Redcliffe, North Lakes and the wider South-East easily accessible. Both the Brisbane Domestic and International Airports and the Port of Brisbane are located within a 30 minute drive.

The Burpengary Railway Station is serviced by the Caboolture line which operates regular Citytrain services to Brisbane, Ipswich, Caboolture and the Sunshine Coast. Regular bus services also operate between Redcliffe and Caboolture.

The Federal Government's \$361.3 million commitment to upgrade the Bruce Highway from the Gateway Motorway to Caboolture is in its final stages of completion. The \$183 million project to widen the Bruce Highway from four to six lanes between Ulmann Road and Caboolture was recently completed and has vastly improved travel times between Brisbane and Caboolture.

The State Government and local Council have committed over \$400 million to build the proposed Moreton Bay Rail Link project - a 12.6 kilometre rail line which is expected to result in a significant reduction of road congestion along the Bruce Highway between Burpengary and Caboolture. Recently, the Federal Government committed to a further \$742 million in funding for the project.

## Investment and Growth

The South East Queensland Regional Plan 2009-2031 now indicates that Moreton Bay Regional Council area can expect to accommodate an additional 84,000 new dwellings to 2031, an increase of 68% when compared to the 123,900 dwellings which existed in 2006. This imperative, combined with on-going stronger than expected population growth and a limited supply of serviced and available land, means there is now a need for the Morayfield Burpengary area to be considered for urban residential use as opposed to purely rural.

As there continues to remain strong population growth within Moreton Bay Region, in 2010 Council undertook "The Morayfield-Burpengary Area Planning Investigation 2010" study in order to identify possible areas that may provide for long term growth. It is our view that Burpengary is likely to accommodate a solid proportion of future population growth should Council allow for future expansion.

Furthermore, in a jointly funded project, Moreton Bay Regional Council and the Queensland Government are working on a master plan to guide the development of Caboolture-Morayfield as an innovative regional centre that will play a key role in South-East Queensland's future. This development will generate a diverse range of jobs and services to meet the needs of residents and businesses which will continue to underpin the strong economic growth of the region and broader South-East Queensland.

A substantial investment in local road upgrades and local area infrastructure has been made over recent times by Moreton Bay Regional Council in order to support the growing population. These projects include Burpengary Greenlink which will transform the bare drainage reserves into a community parkland, the \$2.5 million upgrade to the Burpengary Fire Station and the \$1 million pedestrian bridge.

## Education & Medical

Burpengary is well serviced by educational facilities and institutions catering for toddlers all the way through to university students. The immediate area contains a mix of private and public schools including 29 primary schools and 8 high schools together with the nearby tertiary institutions of QUT (Caboolture Campus) and the North Point Institute of TAFE.

The Hub Medical Centre is located in the heart of Burpengary and provides significant medical care and services to the local community. In addition to general medical the Centre

is supported by many allied health services including a physiotherapist, dietician, psychologists, podiatrist and pathology services. Further afield in neighbouring Caboolture is the Caboolture Private Hospital and Queensland Health's Caboolture Hospital.

## Retail and Recreational Amenity

The local community has a vast array to choose from in terms of retail amenity most of which is focussed around the Burpengary shopping precinct which is home to Coles Supermarkets, Woolworths, Aldi and a large number of speciality stores. A five to ten minute drive from Burpengary is the Morayfield Shopping Centre which is home to over 150 speciality sports, six major retailers together with a Greater Union / Birch Carrol and Coyle cinema.

Westfield North Lakes is located within a ten minute commute from Burpengary and contains major retailers Myer, Coles, Woolworths, Aldi, Target, Big W, Dan Murphy, Best & Less and 205 speciality stores. Westfield North Lakes has a strong family focus and contains two kids play areas and five parents rooms.

There are a plethora of sporting clubs in the area catering for a variety of activities including cricket, football, netball, Australian rules, sports shooting and cycling. The Burpengary Skate Park and Burpengary BMX facilities are both popular recreational choices for local residents and visitors.

The Burpengary Equestrian Centre is a focal sporting location for the community and hosts a number of clubs from around the local area and the greater South East. The Caboolture Aquatic Centre is located within Burpengary and houses two fully enclosed heated pools. The Aquatic Centre programs range from classes for 3 months old to an elite level squad program overseen by champion swimmer Chris Mooney. Nearby Caboolture Airfield is home to the Caboolture Aero Club together with a number of aviation clubs and businesses.

The Organic Farmers Markets operate tri-monthly in the heart of Burpengary and is a popular community event offering organic produce from local farmers. The Burpengary Markets occurs on the third Saturday of each offering a variety of stalls and entertainment. Burpengary's community hall hosts a range of theatrical performances and activities each year and is located adjacent to the Moreton Bay Regional Council Library.

## Underlying Economic Fundamentals

Queensland's economy is underpinned by strong economic fundamentals including ongoing strong population growth and infrastructure investment which appear to have shielded the residential market from any significant falls – particularly across the South East corner of the State. The Moreton Bay Region has attracted significant interest from Federal, State and local Governments in recent times as opportunities in the area begin to unearth. Continued population and economic growth is likely to result in sustained healthy demand for residential dwellings within the area.

## Detached Housing Market

For the year ended December 2010 the median price of a detached house within Burpengary was recorded at \$430,000. A detached home in Burpengary achieved a \$15,000 premium over the broader Moreton Bay Regional Council area. In the five years to December 2010, Burpengary's median house price grew by an average annual rate of 6%.

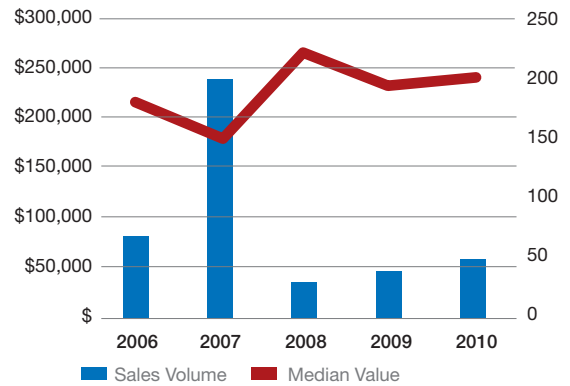
An average of 300 detached homes have sold per annum over the between 2006 and 2010. Sales volumes for 2010 were down 40% from the long term average as a direct consequence of the lack of available supply of new homes available for purchase. In fact, sales volumes for 2010 were at their lowest level over the five year study period, further supporting the notion of an undersupplied marketplace.

## Vacant Land Market

For the year ended December 2010, the median price of a vacant block of land was \$239,000, up 2% from 2009. Across the year, a vacant block of land within Burpengary achieved a 14% premium over the broader Moreton Bay Region, providing significant support of not only the strong underlying values prevalent across the Burpengary market but that demand for vacant land remains strong in the region. Between 2006 and 2010 median land values have grown in-line with house values at 5.5%.

Sales volumes of vacant land within Burpengary have been declining since 2007 as a direct consequence of contracting supply. According to 2010 data, the market is in a state of undersupply.

### Vacant Land - Median Price Growth 2006 to 2010



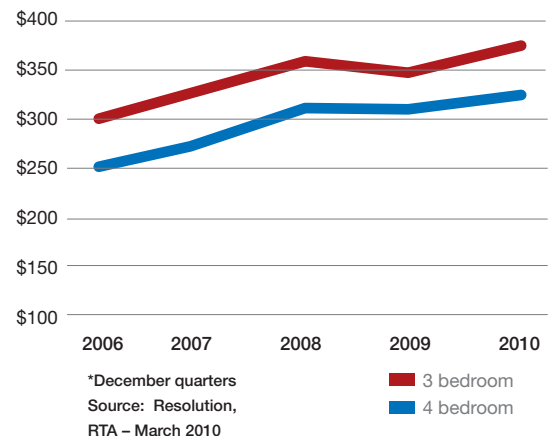
\*December quarters. Source: Resolution, RTA – March 2010

## Rental Market Performance

Median weekly rents of three and four bedroom houses within Burpengary have recorded strong growth over the five year period to December 2010. Three bedroom homes have recorded an average annual growth in median weekly rents of 7.3% per annum, followed closely by four bedroom homes recording an average annual growth in median rents of 5.5% over the study period. Between 2009 and 2010 median weekly rental growth was particularly strong with three bedroom and four bedroom homes recording 6.5% and 6% respectively.

In March 2011 Resolution undertook a survey of available properties for rent and there were a total of only 22 three and four bedroom dwellings listed for rent, indicating a particularly tight rental market. This lack of supply is likely to place continued upward pressure on weekly rents until such time as new supply is introduced into the market place.

### Median weekly rental growth - 3 and 4 bedroom houses 2006 to 2010\*



\*December quarters  
Source: Resolution,  
RTA – March 2010

## Burpengary at a glance

- » Burpengary is an active community nestled in the northern urban expansion corridor between the master planned community of North Lakes and the well established regional centre of Caboolture. The suburb is located within the Moreton Bay Regional Council, which has one of the fastest growing populations in South East Queensland.
- » Dwelling demand in the area is very strongly underpinned by new residents as opposed to those upgrading within the area.
- » The Federal government's \$361.3 million commitment to upgrade the Bruce Highway from the Gateway Motorway to Caboolture is in its final stages of completion. The \$183 million project to widen the Bruce Highway from four to six lanes was recently completed and has vastly improved travel times between Brisbane and Caboolture.
- » The State Government and local Council have committed over \$400 million to build the proposed Moreton Bay Rail Link project with a further \$742 million in Federal funding recently committed.
- » The South East Queensland Regional Plan 2009-2031 indicates that Moreton Bay Regional Council area can expect to accommodate an additional 84,000 new dwellings to 2031, an increase of 68% when compared to the 123,900 dwellings which existed in 2006.
- » As there continues to remain strong population growth within Moreton Bay Region, in 2010 Council undertook "The Morayfield-Burpengary Area Planning Investigation 2010" study in order to identify possible areas that may provide for long term growth. It is our view that Burpengary is likely to accommodate a solid proportion of future population growth should Council allow for future expansion.
- » In a jointly funded project, Moreton Bay Regional Council and the Queensland Government are working on a master plan to guide the development of Caboolture-Morayfield as an innovative regional centre that will play a key role in South-East Queensland's future.
- » Burpengary is well serviced by educational facilities and institutions catering for toddlers all the way through to university students.
- » The local community has a vast array to choose from in terms of retail amenity most of which is focussed around the Burpengary shopping precinct which is home to Coles Supermarkets, Woolworths, Aldi and a large number of specialty stores.
- » There are a plethora of sporting clubs in the area catering for a variety of activities including swimming, cricket, football, netball, Australian rules, sports shooting and cycling.
- » Queensland's economy is underpinned by strong economic fundamentals including ongoing strong population growth and infrastructure investment which appear to have shielded the residential market from any significant falls – particularly across the South East corner of the State.
- » For the year ended December 2010 the median price of a detached house within Burpengary was recorded at \$430,000.
- » A detached home in Burpengary achieved a \$15,000 premium over the broader Moreton Bay Regional Council area.
- » In the five years to December 2010, Burpengary's median house price grew by an average annual rate of 6%.
- » Sales volumes for 2010 were down 40% from the long term average as a direct consequence of the lack of available supply.
- » For the year ended December 2010, the median price of a vacant block of land was \$239,000, up 2% from 2009.
- » Across the year, a vacant block of land within Burpengary achieved a 14% premium over the broader Moreton Bay Region, providing significant support of not only the strong underlying values prevalent across the Burpengary market but that demand for vacant land remains strong in the region.
- » According to 2010 data, the vacant land market is in a state of undersupply.
- » Median weekly rents of three and four bedroom houses within Burpengary have recorded strong growth over the five year period to December 2010.
- » In March 2011 Resolution undertook a survey of available properties for rent identified a distinct lack of supply which is likely to place continued upward pressure on weekly rents until such time as new supply is introduced into the market place.

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