

URBIS

MARKET OUTLOOK CHEVRON ISLAND

Chevron Island is ideally located between the entertainment, retail, dining and café precinct of Surfers Paradise and the business hub of Bundall.



Top: Dining precinct; Bottom: Gold Coast Light Rail Tram; Bottom right: Patrolled surf beaches.

APARTMENT & RENTAL ANALYSIS

NEW APARTMENT MARKET

With a limited supply of new apartment projects on Chevron Island and proximity to major employment, infrastructure and retail, Chevron Island has the ability to attract higher price points.

Over the last 18 months the Chevron Island Catchment has attracted higher new apartment prices than the wider Gold Coast market. While mid-range prices have been on par with the wider market, the number of apartment sales priced at \$1 million and over is double that of the wider Gold Coast market. The Chevron Island Catchment has recorded 30 per cent of sales in the \$1 million plus price bracket, compared to 15 per cent across the Gold Coast.

The Chevron Island Catchment has recorded an average of 278 sales annually between 2014 and 2018 with 2018 recording the second highest number of sales over the five-year period.



LIMITED NEW APARTMENT SUPPLY ON CHEVRON ISLAND AND SURROUNDING CATCHMENT IS ATTRACTING HIGHER PRICES

GENERAL APARTMENT MARKET

Long-term apartment price growth has been strong across the established market. Growth over 20 years has recorded 3.4 per cent per annum within the suburb of Surfers Paradise (includes Chevron Island) and 3.6 per cent across the Catchment area.

RENTAL MARKET

Very few new and near-new three-bedroom apartments are advertised for permanent rent across the Chevron Island Catchment – hence the high asking prices and the \$620 per week premium placed on the newer product when compared to older established product.

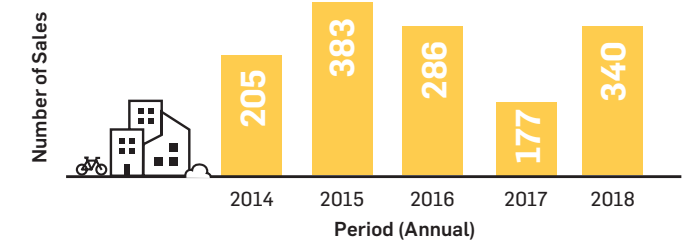
It should be noted that some apartments within the catchment are located in beachfront locations – advertised rents for three-bedroom apartments ranged from \$640 up to \$1,800.

While two-bedroom product has a healthy level of supply of new and near-new apartments being advertised, they are also attracting a strong premium of \$172 per week over established product.



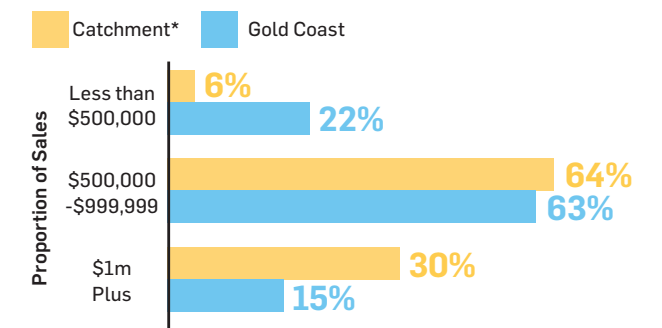
CHEVRON ISLAND CATCHMENT IS ATTRACTING STRONG WEEKLY RENTAL PREMIUMS FOR NEW PRODUCT

CATCHMENT* NEW APARTMENT SALES 2014-2018



Prepared by Urbis; Source: Urbis Gold Coast Apartment Essentials

CATCHMENT* NEW APARTMENT SALES Q1 2018-Q2 2019



Prepared by Urbis; Source: Urbis Gold Coast Apartment Essentials

GENERAL APARTMENT MARKET

Median Price	Median Price June 1999*	Median Price June 2019*	20 Year Growth p.a.
Gold Coast LGA	\$172,500	\$425,000	4.6%
Catchment	\$210,000	\$430,000	3.6%
Surfers Paradise [^]	\$192,500	\$375,000	3.4%

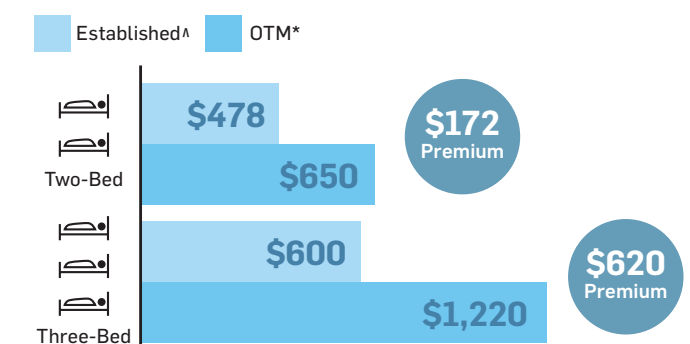
Prepared by Urbis; Source: APM PriceFinder

**six months ending June

[^]includes Chevron Island

MEDIAN WEEKLY RENTS

Chevron Island Catchment



Prepared by Urbis; Source: Residential Tenancies Authority Q2 2019, realestate.com, APM PriceFinder

*OTM = on-the-market new and near-new product

[^]based on postcode 4217

*Catchment: Chevron Island, Surfers Paradise, Broadbeach, Main Beach

LOCATION & ACCESSIBILITY

While Chevron Island boasts its own retail, dining and cafe precinct, it is ideally located between the entertainment, retail, dining and café precinct of Surfers Paradise and the business hub of Bundall.

A short walk across the Nerang River to the east takes residents and visitors to the world-famous Surfers Paradise beach, along with shopping centres, numerous dining options and entertainment. Two G:Link Light Rail Stations are located within walking distance to Chevron Island allowing access to Broadbeach in the south and the Health & Knowledge Precinct in the north. A short walk to the west takes you to Bundall – the Gold Coast’s third largest office precinct and a significant employment hub. The Gold Coast Cultural Precinct with the recently completed HOTA (Home of the Arts) garden style amphitheatre is also located at Bundall. A green bridge is under construction which will take pedestrians and cyclists directly from Chevron Island to the Cultural Precinct.

The Gold Coast City Council has released its City Plan updates for public consultation. Included in the updates for Chevron Island is a new late-night dining precinct to facilitate an increase in hours of operation from a 10pm closing to midnight. This will activate the current dining precinct and lead to renewed interest in Chevron Island as an entertainment and dining destination.

Also included in the City Plan updates for Chevron Island is a reduction in building height limits from 'undefined' to a medium building height of up to 33 metres. If these updates are implemented, Chevron Island will see limited high rise development with only approved developments able to move forward.



Futuristic render of Chevron Island and Surfers Paradise created by Urbis Design Team

Light Rail Stations

EDUCATION

- 01 St Hildas School
- 02 Surfers Paradise State School
- 03 The Southport School

ENTERTAINMENT & RECREATION

- 04 Appel Park
- 05 Gold Coast Convention & Exhibition Centre
- 06 Gold Coast Turf Club
- 07 Home of the Arts (HOTA) and Gold Coast Cultural Precinct
- 08 Lionel Perry Park
- 09 Q1 Skypoint Observation Deck
- 10 Sea World
- 11 Southport Golf Club
- 12 The Star Hotel and Casino

RETAIL & DINING

- 13 Australia Fair Shopping Centre
- 14 Brickworks / Ferry Road Markets
- 15 Capri on Via Roma
- 16 Chevron Island Retail and Dining
- 17 Chevron Renaissance Shopping Centre
- 18 Marina Mirage
- 19 Oasis Shopping Centre
- 20 Pacific Fair
- 21 Paradise Centre

TOURISM

The Gold Coast is widely acclaimed as Australia’s premier tourist destination, offering a diverse range of natural and cultural attractions. Natural highlights range from world famous beaches to world heritage listed sub-tropical rainforests.

More than **five million visitors** (4.002 million domestic and 1.027 million international) made overnight visits to the Gold Coast during the year to March 2019. In addition to these overnight visitors, approximately **eight million domestic day trippers** made their way to the Gold Coast over the same period.

Tourists		Year Ending March 2019
 Domestic		4,002,000
 International		1,027,000
 Domestic Day Trippers		8,045,000
TOTAL		13,074,000

Prepared by Urbis; Source: Tourism Queensland, Gold Coast Airport for year ending March 2019.

Market Outlook Chevron Island

INFRASTRUCTURE

Urbis has identified 205 infrastructure projects totalling around \$10.9 billion across the Gold Coast which are under construction, in the planning stages or have been completed within the last 12 months.

These projects will drive future investment and have lasting impact in and around the areas on which they touch.



\$10.9 BILLION
INFRASTRUCTURE SPENDING
UNDER CONSTRUCTION, PLANNED
OR RECENTLY COMPLETED

Prepared by Urbis; Source: Cordells, various websites

POPULATION



The Gold Coast will accommodate almost one million residents by 2041. Over 25 years the resident population is projected to increase by around 2.0 per cent per annum, equating to around 14,600 additional residents each year.

HEALTH



The Gold Coast has three public hospitals and seven private hospitals offering around 2,400 beds.

EMPLOYMENT



Strong employment growth is projected for the Gold Coast over the next 25 years. Employment is projected to increase by over 70 per cent, reaching around 433,000 jobs by 2041. This equates to an average annual increase of around 7,000 new jobs per annum.

EDUCATION



The Gold Coast is home to three university's and TAFE which combined, cater for more than 46,000 students.

Prepared exclusively for Macquarie York