

# SPRING HILL, BRISBANE

# SNAPSHOT PRESENTATION

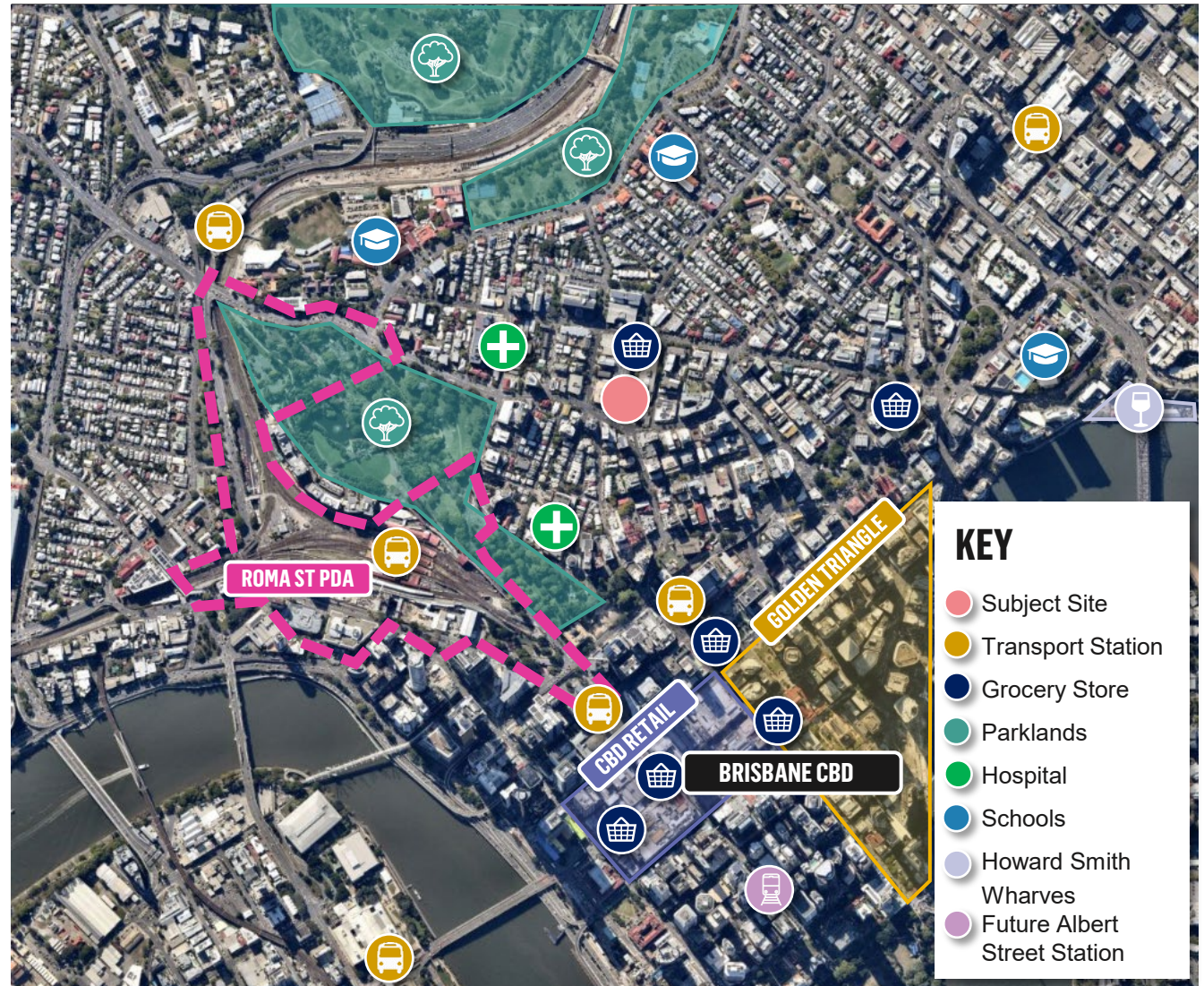
Prepared for Dibcorp  
Dated August 2024

# LOCAL CONTEXT

Locational aspects offered by the subject site are:

- City views;
- Access to Roma Street Parklands;
- Connectivity to Roma Street Station, King George Station and Central Station, offering connectivity to the future Cross River Rail and Brisbane Metro public transport systems;
- Local esteemed schools including Brisbane Grammar, All Hallows and St Joseph's College, Gregory Terrace. Site is also in school catchment for Fortitude Valley State Secondary College and Brisbane Central State Primary School;
- The Golden Triangle Precinct; Brisbane's major office district and CBD retail including Queen Street Mall, Uptown, Queens Plaza and Wintergarden;
- Brisbane Private Hospital and St Andrew's War Memorial Hospital;
- Dining and nightlife at Howard Smith Wharves, Eagle Street river front and in Fortitude Valley;

Local Context Map



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## DEMOGRAPHIC OVERVIEW

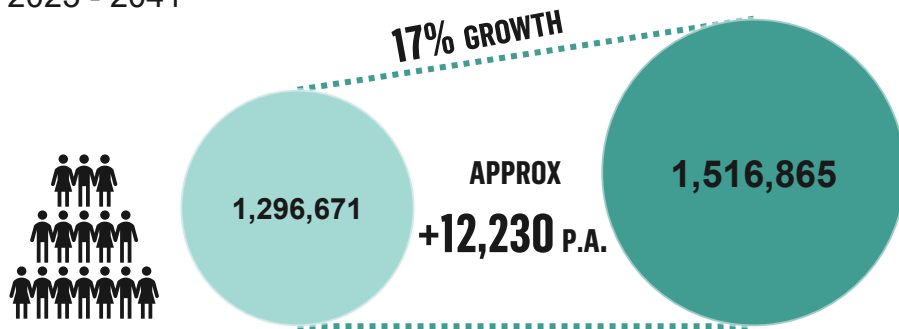
# POPULATION & DEMOGRAPHICS

The Brisbane lifestyle is a strong pull for migration. Over the next 18 years, it is forecasted that an additional 38,900 residents will call the Catchment home . This represents a substantial 70 % increase in population from 2023..

As the catchment's population ages and households become smaller, Inner Brisbane is set to see an increase in apartment demand. This is largely driven by the projected population growth and the evolving needs of Australia's two largest demographic markets - Gen Y and Downsizers. These groups are expected to leverage Brisbane's ongoing urbanisation to counter the escalating cost of living. Spring Hill is well-placed to capitalise on these demographic shifts, offering proximity to key amenities. The economic wellbeing of the Spring Hill Catchment is strong, with the majority of workers employed as professionals or managers, achieving an average household income of \$130,300 per annum.

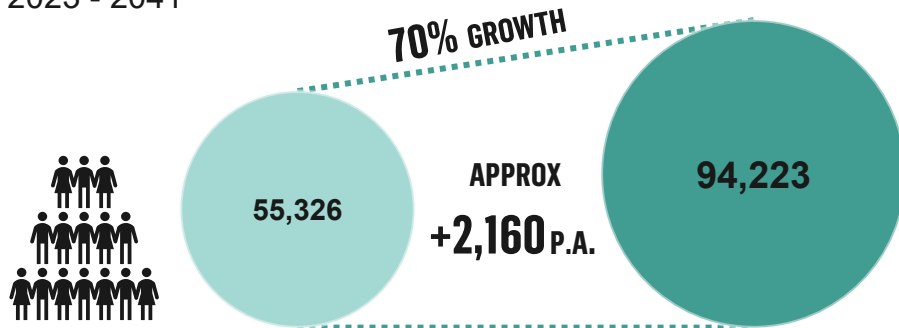
## BRISBANE LGA POPULATION FORECAST

2023 - 2041



## SPRING HILL CATCHMENT POPULATION FORECAST

2023 - 2041



Source: QGSO

	SPRING HILL CATCHMENT	BRISBANE LGA
Average Household Income	<b>\$130,300</b>	<b>\$138,700</b>
Born Overseas	<b>44.8%</b>	<b>33.1%</b>
Household Size	<b>1.8</b>	<b>2.5</b>
Managers & Professionals	<b>51.1%</b>	<b>46.7%</b>
1 or 2-Bedroom Dwellings	<b>81.3%</b>	<b>29.2%</b>
Renter	<b>71.8%</b>	<b>39.3%</b>
<b>Major Household Structure</b>		
Lone Person	<b>43.8%</b>	<b>23.6%</b>
Couple No Kids	<b>29.9%</b>	<b>26.3%</b>
Group Household	<b>12.6%</b>	<b>4.7%</b>
Couple with Kids	<b>8.3%</b>	<b>32.1%</b>

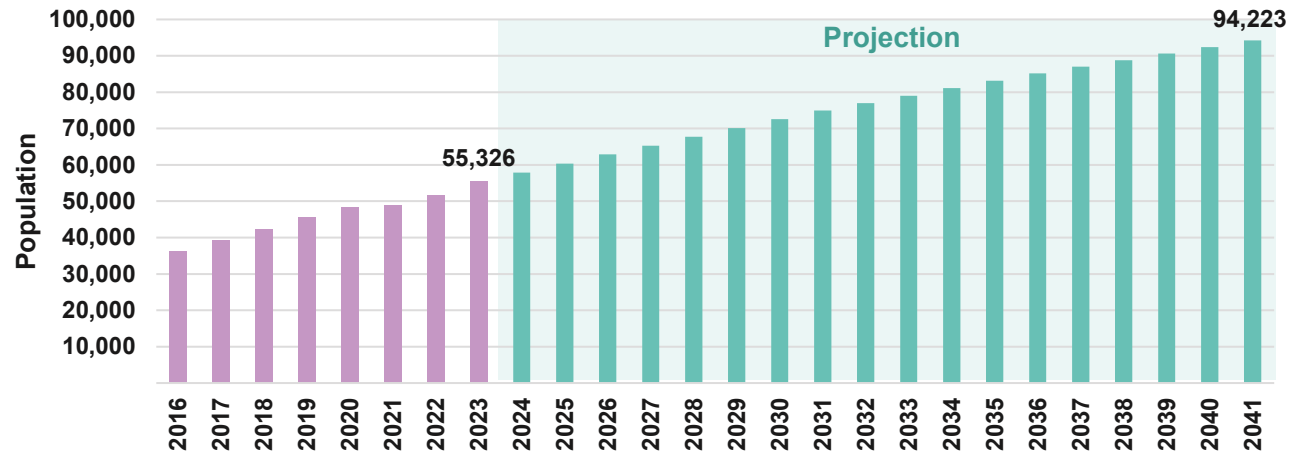
Source: ABS 2021 Census

# CATCHMENT POPULATION

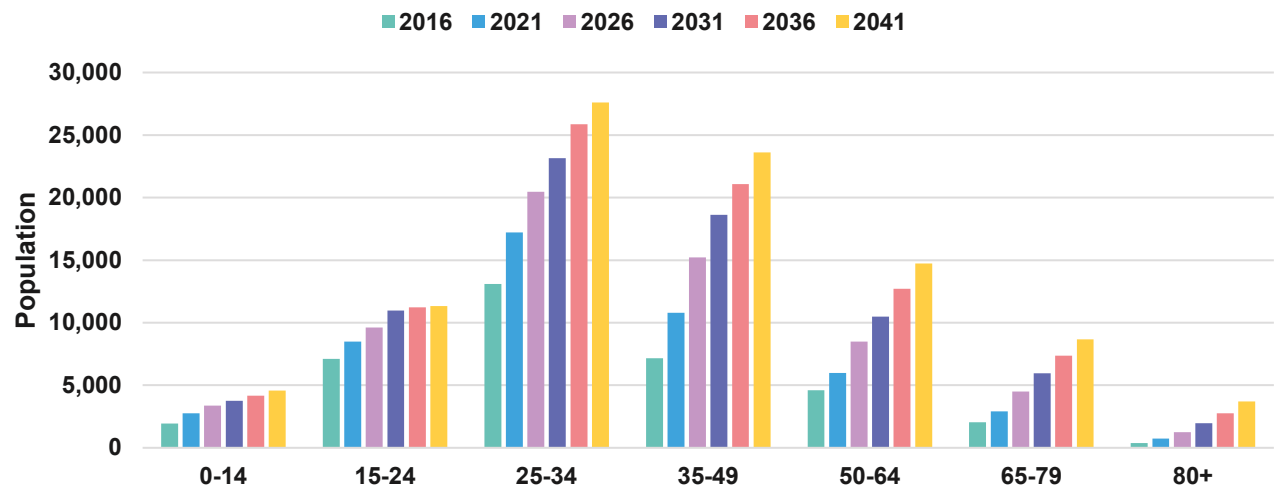
The Catchment had population growth of approximately 12,590 residents over the five years preceding 2021.

Looking forward to 2041, the demographic composition of the Catchment is projected to age, with the proportion of those under 34 years falling by 12%. As a result, the majority of the population in the Catchment will no longer be aged under 34 years and those aged over 34 years and over will comprise 54%.

## Historic and Projected Population, 2016-2041



## Projected Age Distribution, 2021-2046



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## CATCHMENT DRIVERS

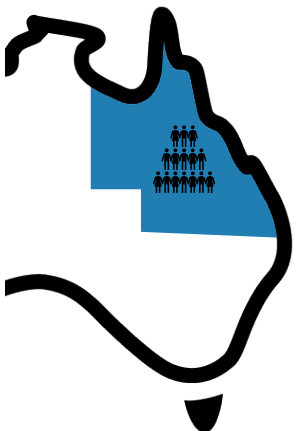
# CATCHMENT DRIVERS

The Catchment has strong fundamentals such as continuous population growth, significant major project and infrastructure investment and relative affordability, all driving its consistent expansion and demand.

The area's dominant industry, being professional services, is a significant driver, as it attracts a workforce that values proximity to the CBD. This workforce is characterised with an average age of 36 and household size of 1.8, indicative of a high proportion of lone-person households, a demographic typically consisting of young professionals. These individuals, often favouring the convenience of inner-city living, boost the demand for smaller apartments with central accessibility and amenities. This demand is further escalated by the migration of people into the area seeking these features.

Despite its high desirability, Spring Hill's median apartment price remains 13% lower than Brisbane's average. This relative affordability acts as a significant driver, making it an attractive urban living option without the typical high costs.

## INTERSTATE MIGRATION



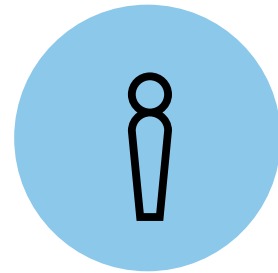
**NEARLY 4,000 PEOPLE  
MIGRATED INTO THE  
CATCHMENT FROM  
INTERSTATE**

Between 2016 and 2021

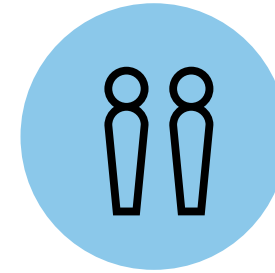
Source: ABS 2021 Census

## HOUSEHOLD STRUCTURE

Spring Hill Catchment



**43.8% LONE  
PERSON  
HOUSEHOLDS**



**29.9% COUPLE  
FAMILY WITH NO  
CHILDREN**

Source: ABS 2021 Census

## TOP INDUSTRIES OF EMPLOYMENT

Spring Hill Catchment



**Professional, Scientific and Technical Services**



**Health Care and Social Assistance**



**Accommodation and Food Services**



**Retail Trade**



**Public Administration  
and Safety**

Source: ABS 2021 Census



## RELATIVE AFFORDABILITY – SPRING HILL



**SPRING HILL MEDIAN UNIT PRICE IS 18%  
BELOW BRISBANE'S. THIS HIGHLIGHTS A  
RELATIVE AFFORDABILITY AND POTENTIAL  
FOR FUTURE PRICE GROWTH.**

Source: ABS, Pricefinder

# MAJOR INFRASTRUCTURE INVESTMENT

COMPLETED		PLANNED	
<p><b>GOLDEN TRIANGLE PRECINCT</b></p> <p>The Golden Triangle Precinct is a major financial and commercial hub in Brisbane's CBD. Enclosed by Queen, Edward, and Eagle Streets, it hosts numerous high-rise office buildings, corporate headquarters, and financial institutions, making it a key employment hub within the city.</p> 	<p><b>HOWARD SMITH WHARVES</b></p> <p>Howard Smith Wharves is a vibrant riverside precinct featuring dining, bars, and event spaces. Nestled under the Story Bridge, it offers river views, a brewery, and outdoor leisure areas, making it a popular destination for both locals and tourists.</p> 	<p><b>HOWARDS SMITH WHARVES EXPANSION - \$20M</b></p> <p>The expansion of Howard Smith Wharves in Brisbane involves further development of the riverside precinct, including additional dining, accommodation, and event spaces. This project aims to enhance the leisure and entertainment offerings, attract more visitors, and contribute to the vibrancy of the area.</p> 	<p><b>BRISBANE ARENA - \$2.1B</b></p> <p>To be built above the Roma Street Cross River Rail Station, the 17,000-seat capacity stadium is expected to host sporting, music and entertainment events as well as swimming during the 2032 Brisbane Olympic and Paralympic Games.</p> 
UNDER CONSTRUCTION		ONGOING DEVELOPMENT	
<p><b>CROSS RIVER RAIL - \$6.4B</b></p> <p>Cross River Rail consists of a rail link from Dutton Park to Bowen Hills as well as a tunnel connection under the Brisbane River. It will connect the northern and southern rail networks, increasing the capacity of Brisbane's public transport network while improving access to the CBD.</p> 	<p><b>QUEEN'S WHARF BRISBANE - \$4B</b></p> <p>Queen's Wharf encompasses a world-class waterfront integrated resort, entertainment facilities, residential towers, retail and dining offerings and public spaces. The project will enhance tourism, create jobs, and contribute to the city's economic and entertainment provisions.</p> 	<p><b>BRISBANE METRO - \$1.7B</b></p> <p>Brisbane Metro will be a key part of Brisbane's greater transport network connecting the city to the suburbs. The turn-up-and-go Brisbane Metro will run every three minutes during peak periods and 24-hours on weekends, operating along dedicated busways from Eight Mile Plains to Roma Street, and Royal Brisbane and Women's Hospital, Herston to University of Queensland, St Lucia.</p> 	<p><b>2032 BRISBANE OLYMPIC AND PARALYMPIC GAMES</b></p> <p>Securing the 2032 Olympic and Paralympic Games, Brisbane will utilise both existing and future venues for most events. This has boosted the city's profile, attracted investment, and accelerated key infrastructure projects. Olympic-related works include new villages in Brisbane, Gold Coast, and Sunshine Coast, upgrades to Stadiums, and new venues at the Brisbane and Chandler Indoor Sports Centres.</p> 



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## NEW APARTMENT SUPPLY AND DEMAND

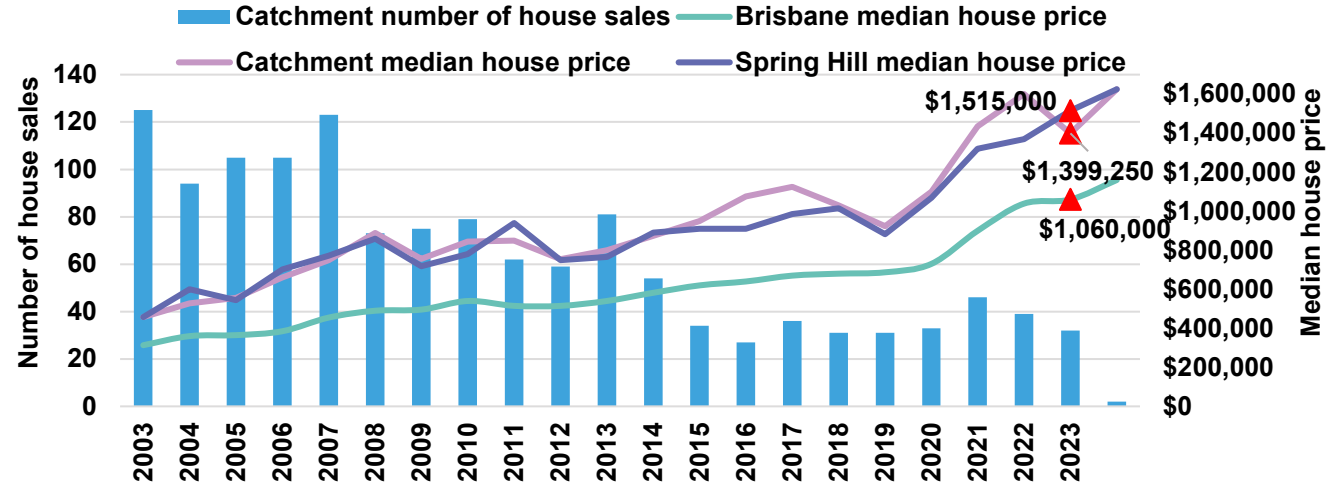
# ESTABLISHED HOUSE MARKET

The Spring Hill Catchment is dominated by units which make up 77% of total dwellings. This is reflected in the house sales adjacent which have been declining since peak levels in 2003 and 2007.

While house sales across the Catchment have been declining, the median house price has been increasing. The Catchment median house price reached a peak of \$1,600,000 during 2022 with 2023 recording \$1,399,250 based on 32 sales. Short-term price growth across the Catchment has recorded negative figures but with a tight housing market prices can be quite volatile. Longer term price growth has been solid, recording 5.8% per annum over five years and 5.7% over ten years.

The suburb of Spring Hill has recorded an annual average number of house sales of just 25 over 20 years to 2023. During 2023 the median house price reached a peak of \$1,515,000 based on 21 settled sales and recorded growth of 10.6%. Longer term house price growth in Spring Hill has been strong recording 7.1% per annum over 10 years and 6.2% per annum over 20 years.

## House Sales Cycle Brisbane LGA. Catchment and Spring Hill



## House Price Growth Brisbane LGA. Catchment and Spring Hill

	Median Price 2023	1yr growth	2yr growth pa	5 yr growth pa	10 yr growth pa	15 yr growth pa	20 yr growth pa
Brisbane LGA	\$1,060,000	2.0%	8.5%	9.3%	7.0%	5.3%	6.3%
Catchment	\$1,399,250	-12.5%	-1.3%	6.3%	5.8%	3.1%	5.7%
Spring Hill	\$1,515,000	10.6%	7.1%	8.3%	7.1%	3.8%	6.2%

Source: Pricerfinder settled house unit sales 2004 to 2023, preliminary 2024  
 Catchment: Spring Hill, Bowen Hills, Brisbane CBD, Fortitude Valley, Newstead

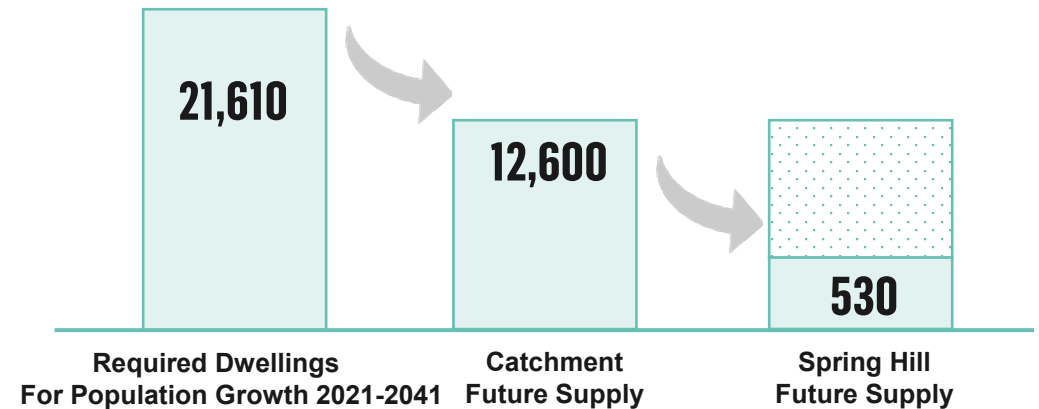
# THE SUPPLY PICTURE

With declining project launches, ongoing population growth, and limited product for sale, Spring Hill is expected to see a shortfall of dwelling supply in the near future.

Based on the average household size of 1.8 persons per dwelling, there are approximately 21,600 additional dwellings required between 2023 and 2041 to house the growing population. Currently within the Catchment, there are approximately 12,600 apartments within the future supply market. However, only about 530 apartments are in future supply in Spring Hill, highlighting the significant shortfall of dwelling supply. This shortfall has been driven by limited new project launches, with only two projects proceeding to presales stage. Ongoing construction cost and labour issues will likely see fewer projects entering the market which will put more pressure on current supply as demand is showing no signs of slowing.

## SHORTFALL OF DWELLINGS

Spring Hill Catchment



Source: Urbis Brisbane Apartment Essentials Q1 2024 Brisbane City Council

## FUTURE APARTMENT PROJECTS BY STATUS

Spring Hill Catchment



**'DECLINING PROJECT LAUNCHES HAS RESULTED IN LOWER SUPPLY ENTERING THE MARKET'**

Source: Urbis Brisbane Apartment Essentials Q1 2024 Brisbane City Council

# THE DEMAND PICTURE

Spring Hill remains an in-demand precinct of Inner Brisbane, reflected in the growing sales and rental prices, as driven by the lifestyle opportunities and proximity to employment.

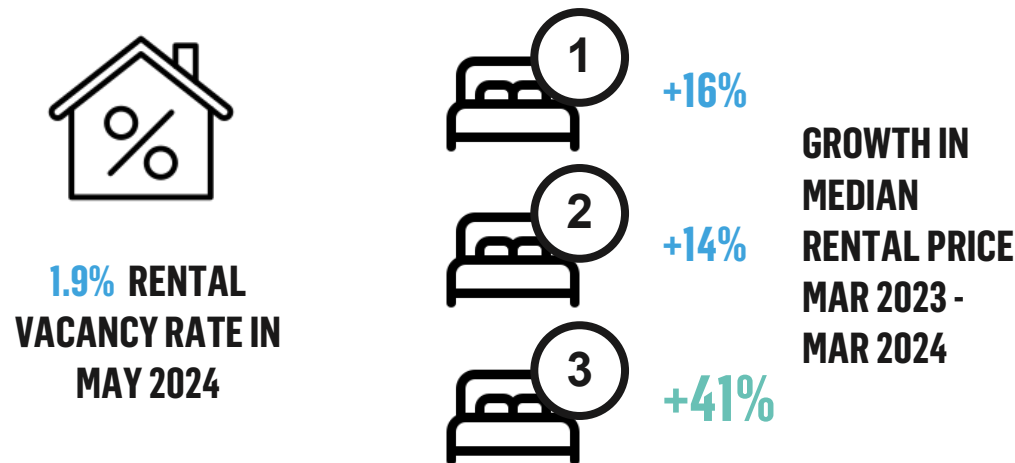
Buyers are recognising the value in new apartments, with nearly half of the new apartments sold in the past two years fetching over \$1 million. With a scarcity of new units, most sales are now resales, as purchasers continue to be attracted to this desirable suburb. Prices of established units have risen by 9.4% in the last year, exceeding both the Catchment and Brisbane.

Recently settled new apartment projects have generally recorded high proportions of owner occupiers, with purchasers not just made up of downsizers, but also younger purchasers who are transacting with the confidence of future years of earning potential.

Similarly, the rental market in the Catchment has grown significantly with a tight vacancy rate of 1.9% as of May 2024. The strong rental demand has boosted the rental price growth by 16% in one-bedroom units, 14% in two-bedroom units and a substantial 41% in three-bedroom units.

## RENTAL MARKET PERFORMANCE

Spring Hill Catchment



Source: SQM, Residential Tenancies Authority

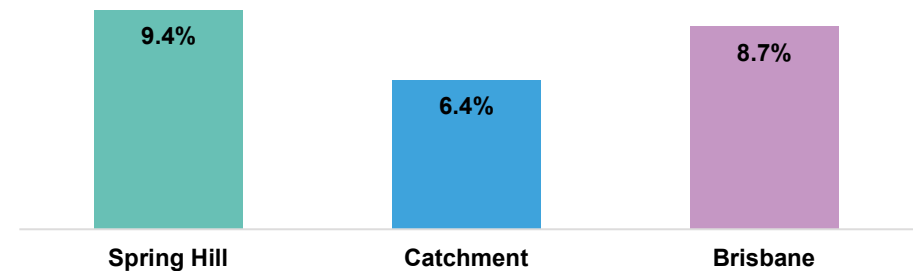
## NEW APARTMENT SALES MARKET



**46% OF NEW APARTMENT SALES WERE PRICED OVER \$1 MILLION OVER LAST 2 YEARS**

Source: Urbis Brisbane Apartment Essentials to Q1 2024

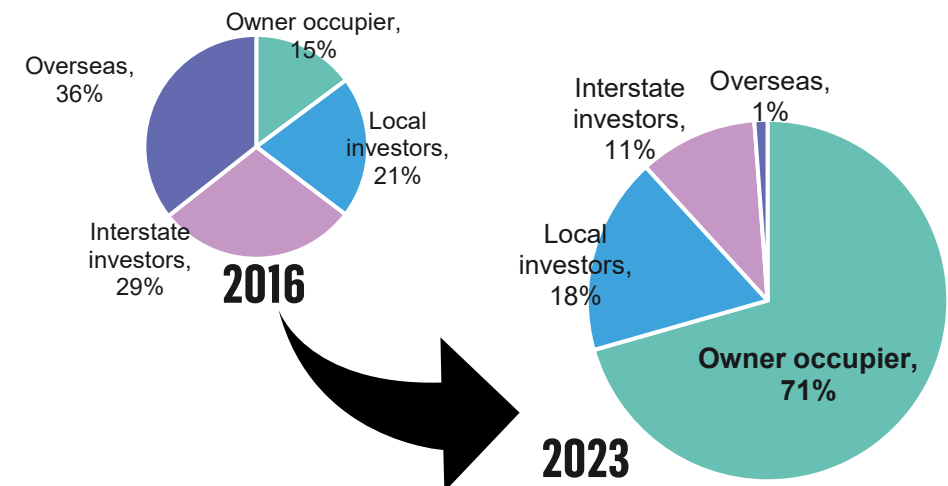
## ESTABLISHED UNIT SALE PRICE GROWTH 2022-23



Source: Pricerfinder

## SHIFT TOWARDS OWNER OCCUPIERS

Spring Hill Catchment



Source: Urbis Brisbane Apartment Essentials to Q1 2024

# RENTAL MARKET

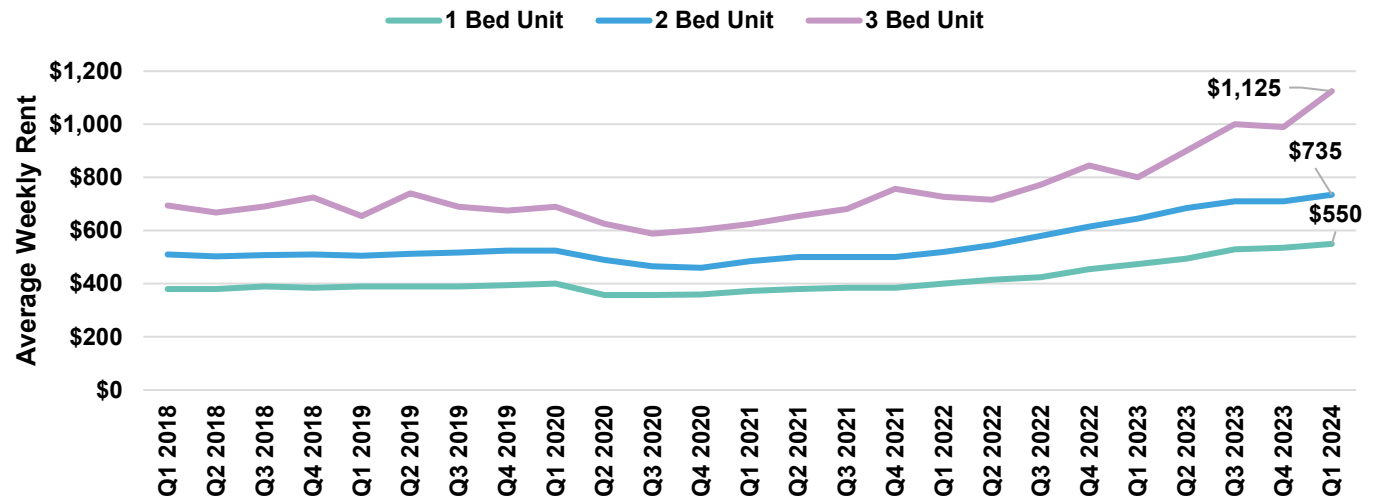
The following data is provided by the Rental Tenancies Authority (RTA) and includes **all rents across all units (established and new)**.

The rental market within the Catchment has seen considerable growth over the last 12 months, with a 15.9% increase in weekly median rents for one-bedroom units and 14.0% for two-bedroom units. Three-bedroom units recorded a significant 40.6% increase over the 12-month period – lifting from \$800 per week to \$1,125.

The rental growth in the Catchment is generally surpassing that of the Inner Brisbane Catchment, with the exception of one-bedroom units. However, it's important to note that Inner Brisbane's growth typically starts from a lower nominal base.

Over the longer term, the Catchment has generally tracked in line with Inner Brisbane.

## Apartments Historical Rental Growth - Catchment



## Apartments Historical Rental Growth Inner Brisbane & Catchment

Growth pa over 5 years	Spring Hill	Catchment	Inner Brisbane
One-bed unit	7.0%	7.1%	8.1%
Two-bed unit	7.8%	7.8%	7.3%
Three-bed unit	7.7%	11.4%	7.5%
<b>Growth over 1 year</b>			
One-bed unit	14.5%	15.9%	20.7%
Two-bed unit	18.5%	14.0%	9.1%
Three-bed unit	16.7%	40.6%	11.1%

Source: RTA  
 Postcodes for: 4000, 4006 (Spring Hill, Bowen Hills, Brisbane CBD, Fortitude Valley, Newstead)

# NEW RENTAL MARKET

The data adjacent provides insights on the median weekly rents for new apartments (completed within the last five years) within the Catchment.

In the last year, rental growth has increased 13.6% for one-bedroom units, 17.5% for two-bedrooms and 7.4% for three-bedrooms. It is noted that these product types do not consider other variables such as floor area or the number of bathrooms.

New build product advertising for rent in June 2024 demonstrated strong rental premiums when compared to apartments older than five years.

In particular, larger three-bedroom units are achieving a 51% higher median weekly rent than their established counterparts.

## New Build Rental Premium – Catchment, June 2024

Median Rents	One Bed	Two Bed	Three Bed
Total Market Rent	\$550	\$735	\$1,125
OTM Rents	\$698	\$1,033	\$1,702
<b>Premium</b>	<b>27%</b>	<b>41%</b>	<b>51%</b>

Source: RTA, Realestate.com, Primary Research  
Catchment: Spring Hill, Bowen Hills, Brisbane CBD, Fortitude Valley, Newstead  
OTM on the market

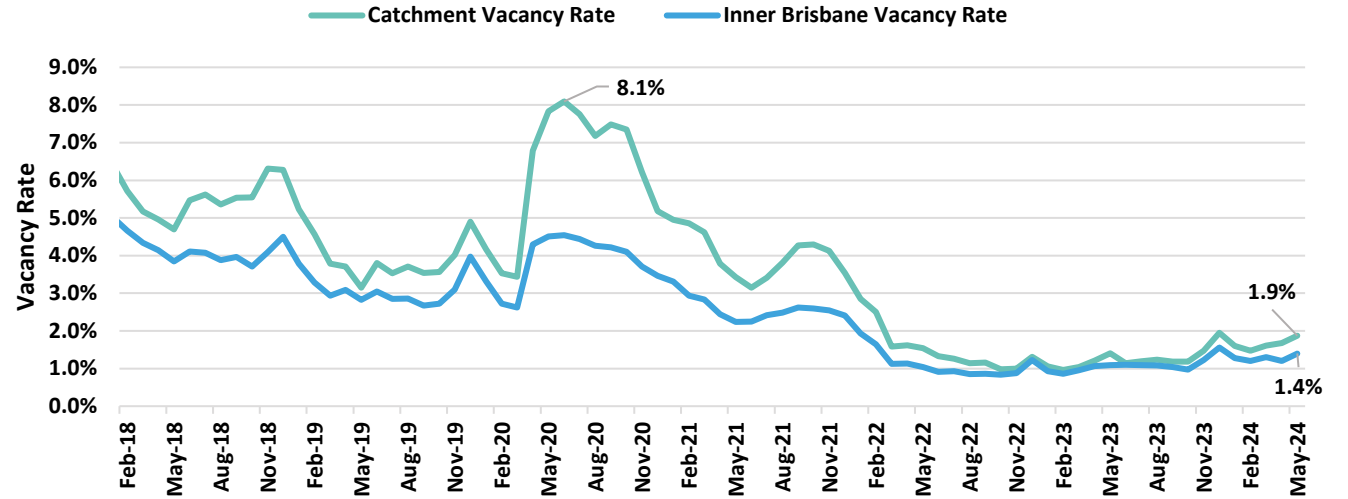
# VACANCY RATE

The Catchment vacancy rate has declined sharply since a peak of 8.1% in June 2020 coinciding with the dwindling supply of available rentals.

At May 2024, the Catchment vacancy rate was 1.9%. We note that several new projects were completed late 2023 which increased supply. This increase has already begun to be absorbed with the vacancy rate again falling.

**Without significant delivery of new rental supply, it is unlikely that vacancy rates will materially soften in the foreseeable future. This scarcity is likely to support strong rental price growth over the long term.**

## Historic Vacancy Rates Inner Brisbane & Catchment



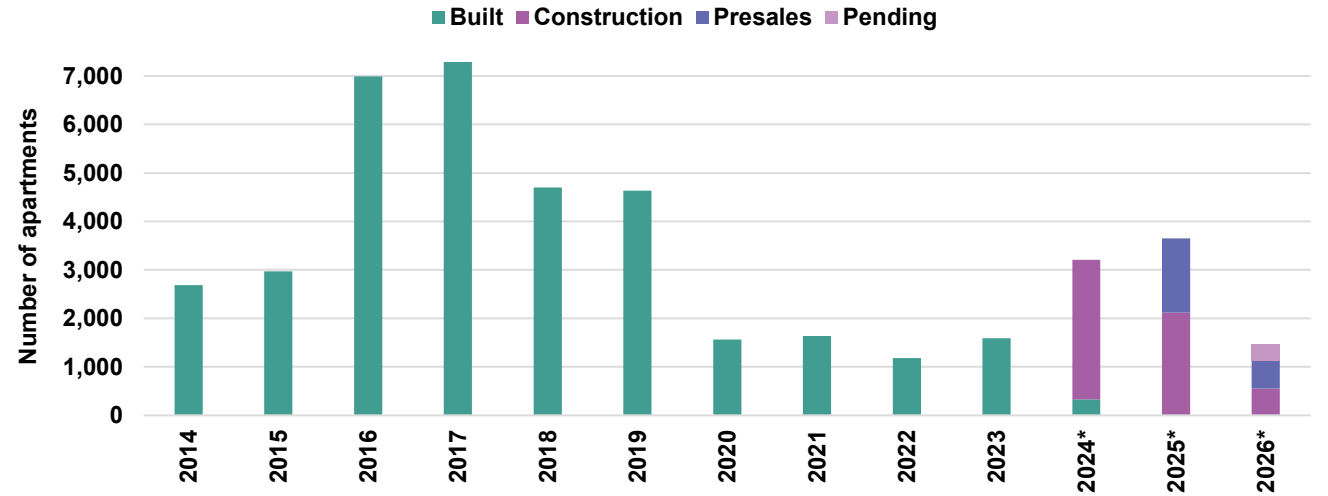
Source: SQM

# SETTLEMENT SNAPSHOT

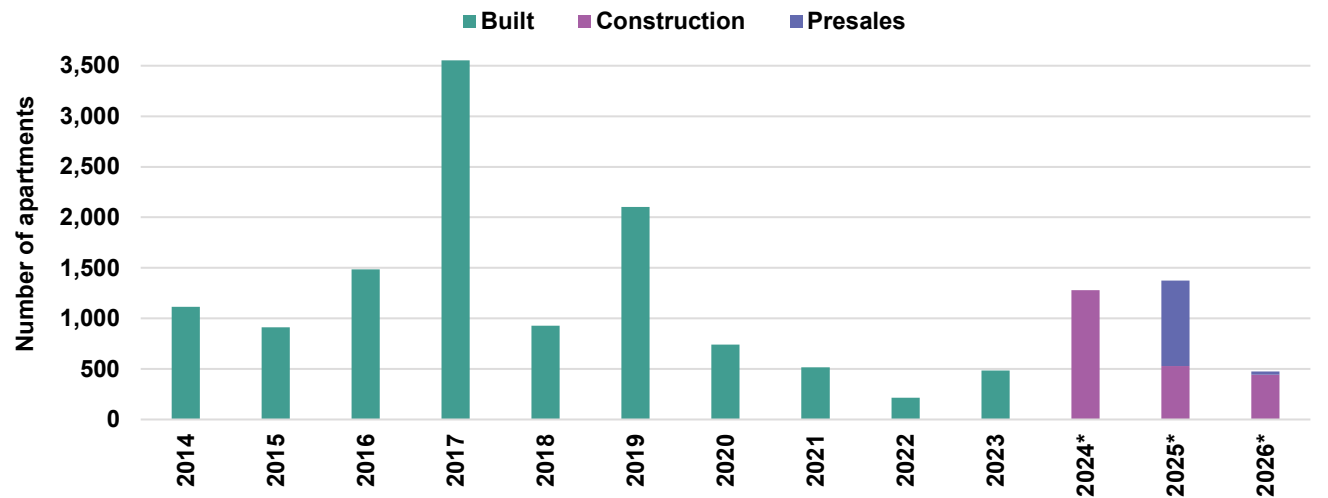
Historically, Inner Brisbane has registered an average of around 3,525 new apartment completions annually over the past 10 years. In the years from 2021 to 2023, there has been an average of around 1,470 completions annually - less than half of the long-term average.

Urbis have not identified any projects within the Catchment that are likely to launch to the market within the next three to six months. Around 875 apartments are in presale phase and as mentioned with increasing construction costs, there is no guarantee these projects will move to construction and completion.

## Inner Brisbane Completions



## Catchment Completions





# 05

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## SUBURB COMPARISONS

# SPRING HILL UNDERVALUED AGAINST NATIONAL COMPARISONS

Spring Hill, like Fitzroy, Surry Hills, and Subiaco, is an inner-city suburb rich in heritage-fronted dwellings. However, unlike these comparable suburbs, Spring Hill's median unit price is 13% below the Greater Brisbane average. This highlights its relative affordability and potential for future growth.

**Fitzroy, Melbourne, VIC**



**Surry Hills, Sydney, NSW**



**Subiaco, Perth, WA**



**Spring Hill, Brisbane, QLD**



<b>Population (2023)</b>	11,485	16,780	19,325	8,265
<b>Proximity to CBD (km)</b>	1.5km	1.8km	3.3km	0.6km
<b>Dwelling Structure</b>	<b>ABS Census 2021</b>	<b>ABS Census 2021</b>	<b>ABS Census 2021</b>	<b>ABS Census 2021</b>
House	3%	2%	39%	15%
Townhouse	37%	29%	19%	9%
Apartment	60%	69%	42%	76%
<b>Median House Price</b> % from Capital City Avg.	\$1,494,000 <b>+75%</b>	\$2,312,500 <b>+71%</b>	\$1,800,000 <b>+186%</b>	\$1,482,500 <b>+74%</b>
<b>Median Unit Price</b> % from Capital City Avg.	\$784,750 <b>+28%</b>	\$940,000 <b>+21%</b>	\$582,500 <b>+34%</b>	\$470,000 <b>-13%</b>

Source: ABS, ABS Census 2021, Pricefinder; Urbis

Note: Median Price – Year to March 2024

# KEY DRIVERS

Spring Hill's residential market, with its strategic location and diverse housing, is poised for growth with a significant shift towards apartment living and urban regeneration.

Situated on the doorstep of Brisbane's CBD, Spring Hill is widely recognised as one of Brisbane's oldest and most attractive neighbourhoods. Spring Hill's evolution from a historic settlement to a vibrant suburb encapsulates Brisbane's transformative spirit. The suburb merges heritage charm with modern conveniences, offers numerous amenities within walking distance, and provides breathtaking city views from its hilly streets.

Spring Hill's strong market fundamentals are reinforced by its strategic location, diverse housing, and local economy. The limited new supply and rising consumer sentiment could potentially hint at ongoing high-quality development. Its evolution from a historic suburb to a vibrant urban area, combined with community spirit, enhances its residential and investment appeal. This transformation is expected to continue, boosting its appeal to residents.

## FUTURE DRIVERS CHECKLIST



**LOW FUTURE SUPPLY**



**STRONG POPULATION GROWTH**



**LOW VACANCY RATES**



**ONGOING INFRASTRUCTURE INVESTMENT**



**CHANGING DEMOGRAPHICS**



**INCREASING URBAN LIFESTYLE DESIRE**

