



South East Queensland

Introducing
Coomera




Capital
Wealth Managers

www.capitalwealth.net.au

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Table of Contents

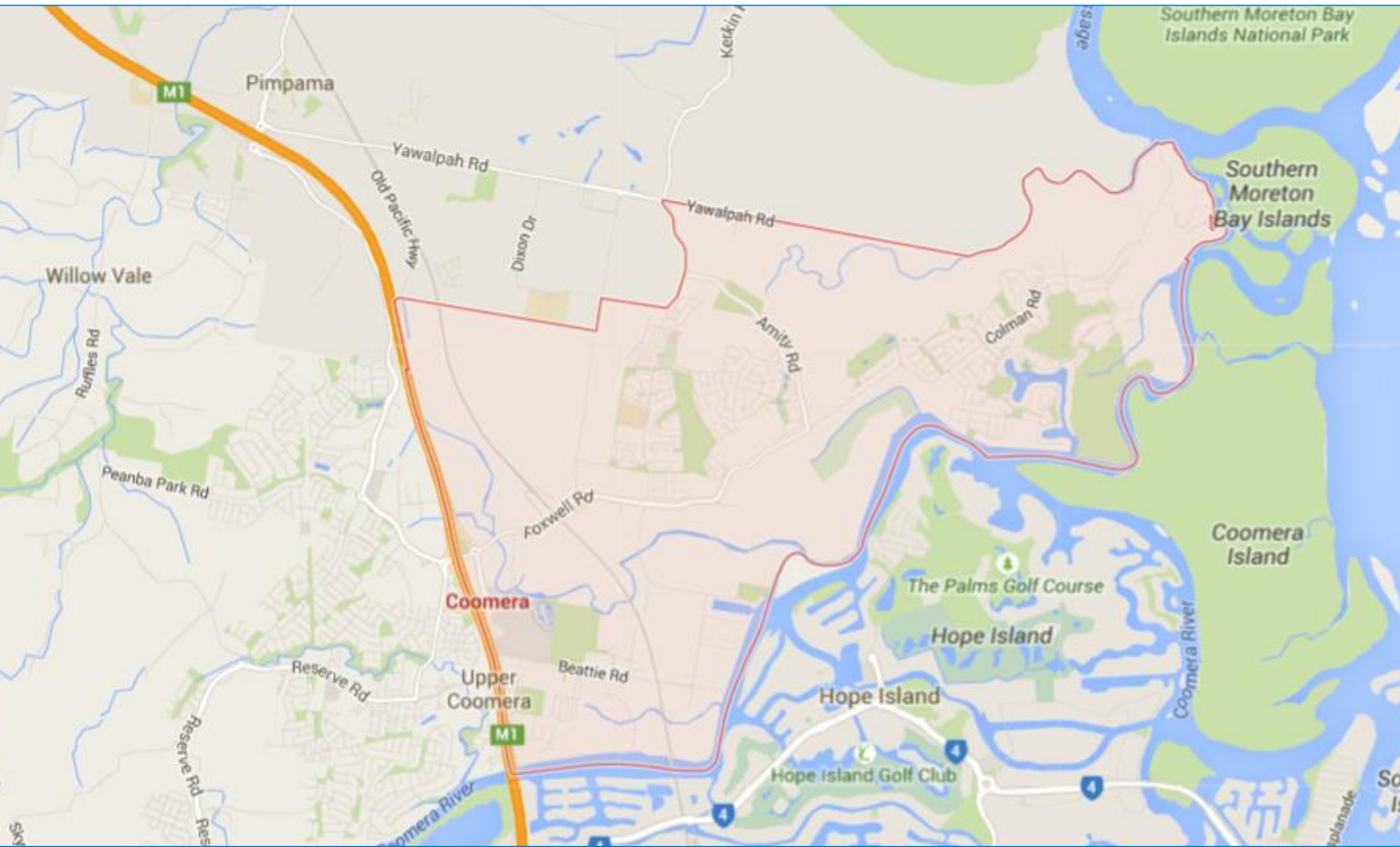
A large grey circular graphic with a thick border, containing a table of contents.

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Welcome to Coomera

Coomera has become one of the most wanted suburbs to invest in property on the Gold Coast, and there is a reason to that: Coomera is being growing at fast pace. The Australian and Queensland Government have secured to fund the upgrade of the Coomera interchange (EXIT 54) on the Pacific Motorway, ensuring better access to the millionaire investment of Coomera Town Centre. Gold Coast Titans have also chosen Coomera as their new home, as well as another 8,791 people that comprise Coomera's population. You will love what Coomera has for you!





Demographics

Key Facts:

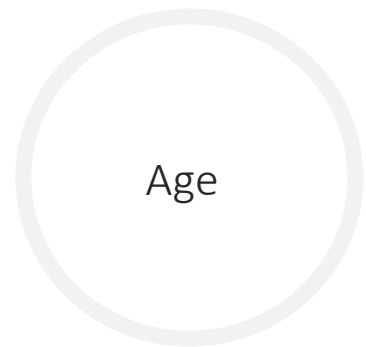
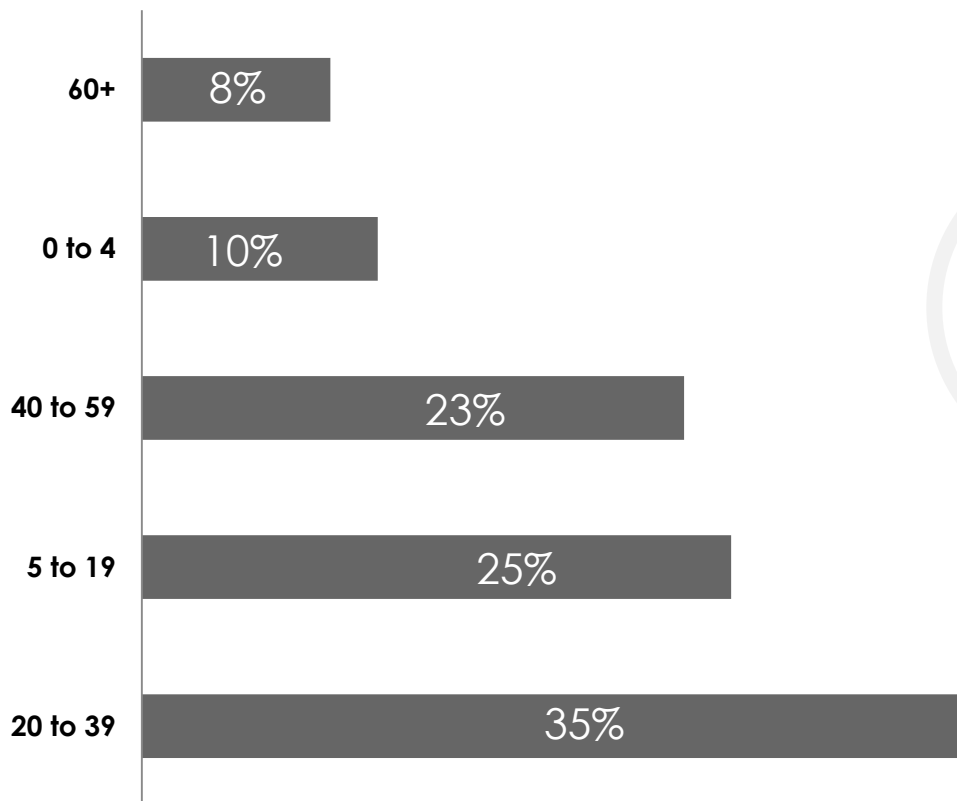
- Coomera is approximately 37 square kilometres
- The population of Coomera in 2006 was 3,465 people. By 2011 the population was 8,791, showing a population growth of 153%
- The median age group in Coomera is 25-44 years old
- Households in Coomera are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments
- In general, people in Coomera work in a Professional occupation
- In 2006, 43.4% of the homes in Coomera were owner-occupied compared with 43.1% in 2011
- Public Transport: Coomera - Train Station Ferry, RTA bus, Private Ferry
- Surrounding Suburbs: Hope Island, Pimpama, Helensvale, Upper Coomera, Paradise Point, Jacobs Well, Oxenford, Willow Vale, Coombabah, Hollywell

Source: Australian
Bureau of Statistics,
Census 2011



Population growth has been fuelling the market, it increased in the suburb by 9.5% over the 2011-12 financial year, the second highest in the region.

Source: Australian Bureau of Statistics



Source: Domain Suburb Profile, retrieved in 2015

People and employment

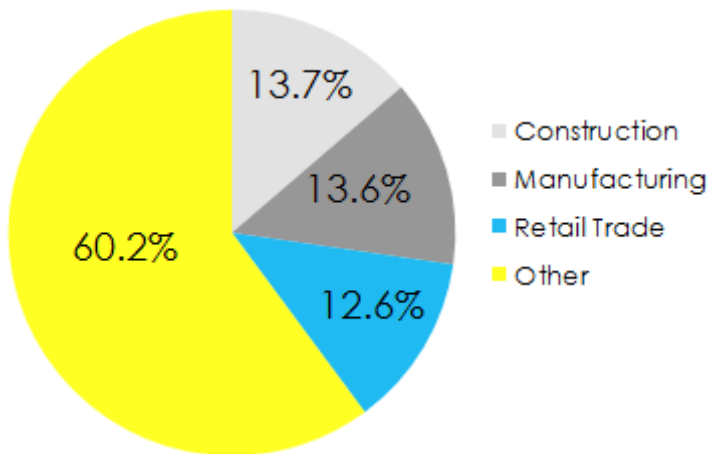
- There were 4,496 people who reported being in the labour force in the week before Census night (2011) in Coomera (State Suburbs) in 2011. Of these 62.2% were employed full time, 26.3% were employed part-time and 7.2% were unemployed.

Source: Australian Bureau of Statistics, Census 2011

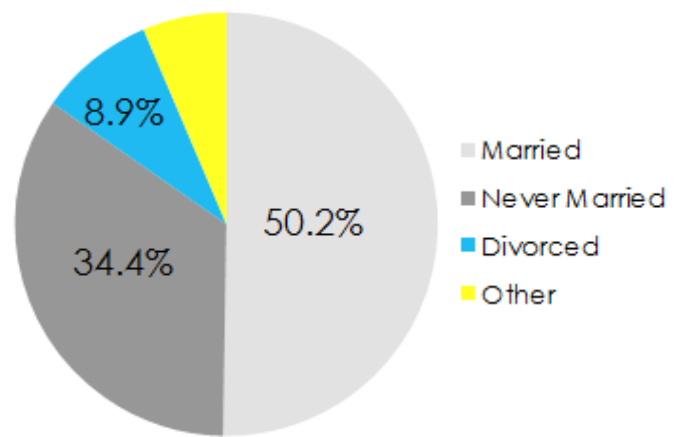
Employment	Coomera	%	Queensland	%	Australia	%
People who reported being in the labour force, aged 15 years and over (2011)						
Worked full time	2,798	62.2	1,302,955	60	6,367,554	59.7
Worked part-time	1,183	26.3	611,296	28.2	3,062,976	28.7
Away from work	191	4.2	125,025	5.8	627,797	5.9
Unemployed	324	7.2	131,798	6.1	600,133	5.6
Total in labour force	4,496		2,171,074		10,658,460	

Source: Australian Bureau of Statistics, 2011

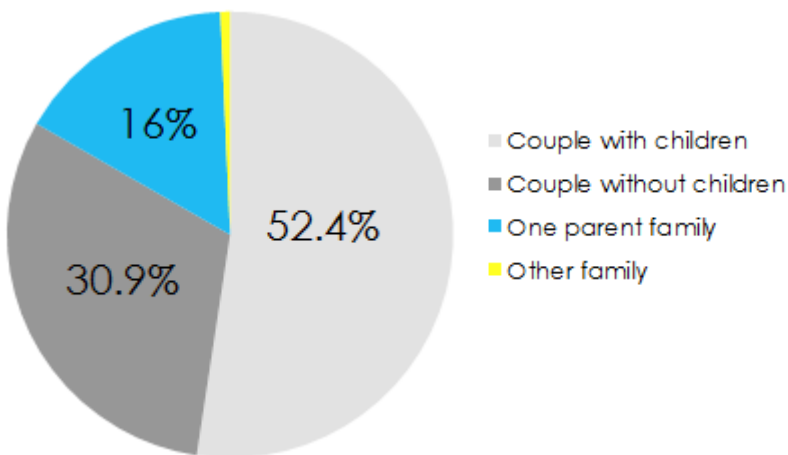
Occupation



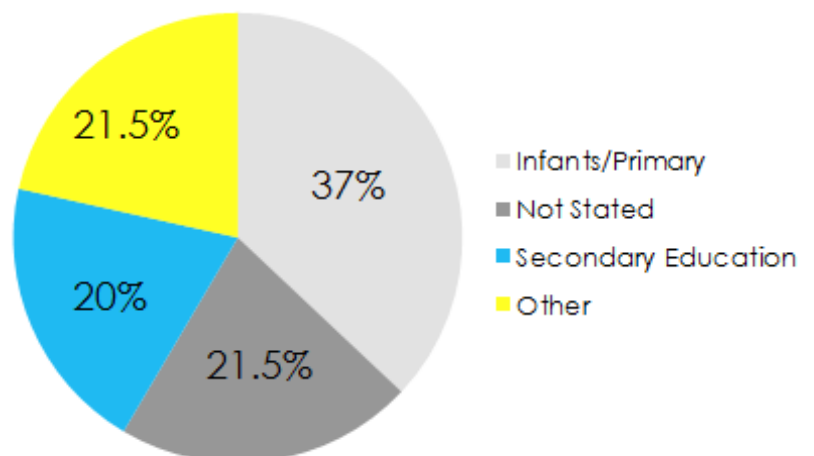
Marital Status



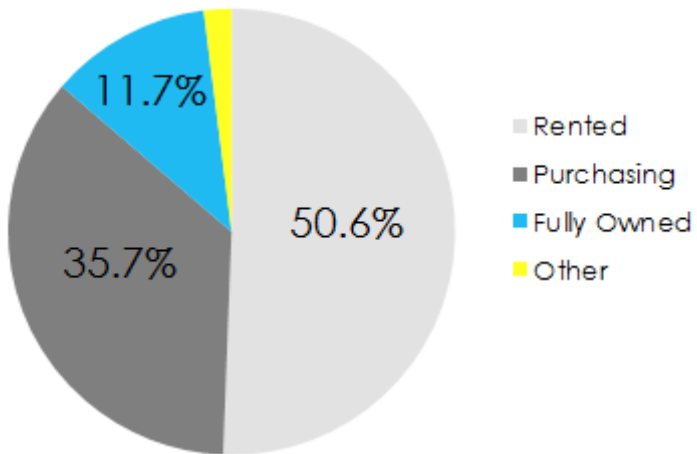
Family Composition



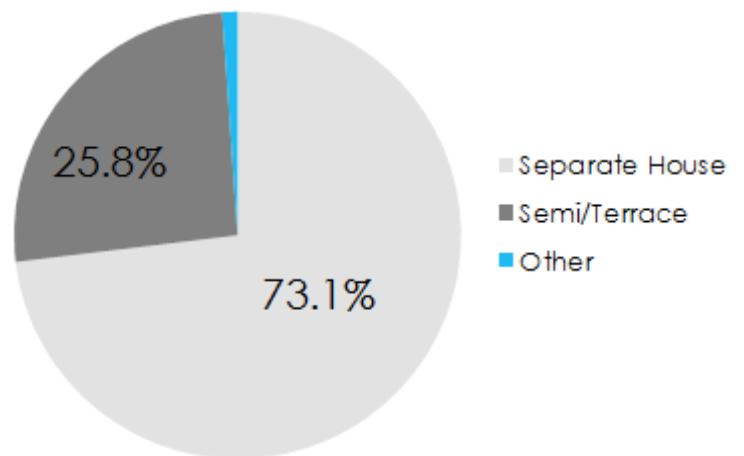
Education



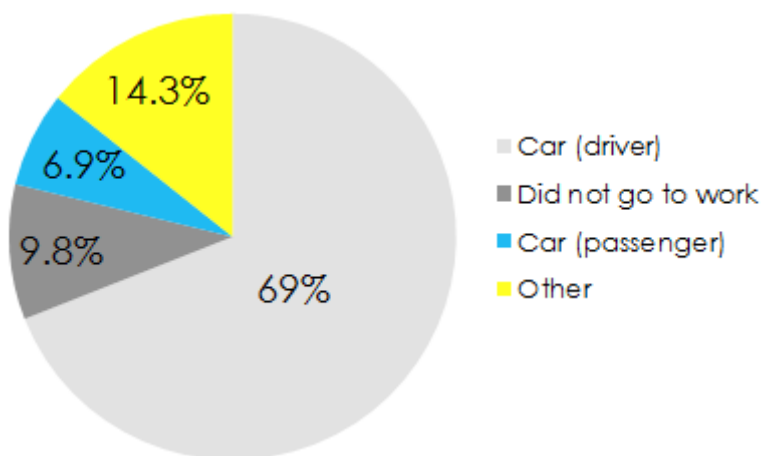
Nature of Occupancy



Dwelling Structure



Transport to work



Source: Domain Suburb Profile, retrieved in 2015



Growth

Coomera has experienced some of the highest growth of any area on the Gold Coast, according to the Australian Bureau of Statistics. RP data figures show residential property prices are in line with that.

Townhouses and units in the area were recently highlighted for their good value and capital growth potential by property valuers Heron Todd White.

Source: Pelosi, J. *Growing Population Lifts Gold Coast Properties*, MyWealth News Commonwealth Bank, 2013.





Infrastructure

Coomera Town Centre



The Coomera Town Centre Master Planned Area is located east of the Pacific Motorway and west of the Coomera Marine Precinct. The Coomera Town Centre Master Planned Area incorporates the existing Coomera railway station and Dreamworld.

The intent of the Coomera Town Centre Master Planned Area is to create a transit orientated activity centre which focuses on street life and

activity, high quality built form which is responsive to a subtropical climate and an interconnected network of public streets and open space areas.

Source: Queensland Government

The Coomera Town Centre will be located in the 18 hectare site on Foxwell Road, opposite the Coomera railway station and future transport hub.

It is expected the Coomera Town Centre alone will deliver 1,200 construction jobs and a further 1600 permanent positions, while more projects have been earmarked nearby.

The application for Westfield's Coomera Town Centre has been amended to include a man-made lake area and beach.

The planned cinema will be moved up a level so there is room for the new beach area in Foxwell Rd.

Described as a smaller version of Brisbane's popular Southbank, the beach will have swimming areas and amenities.

Source: Bedo, S. Changes to plans for the Coomera Town Centre include a sandy beach area, Gold Coast Bulletin, Jan 2014



Marina Precinct



Coomera Marine Precinct Plan. Photo: Supplied

Council to consider \$500m marine project at Coomera

Tooma C. March 25, 2015. Retrieved from <http://www.mycg.com.au/news/council-to-consider-500m-marine-project-at-coomera/>

A \$500 Million Gold Coast International Marine Precinct on the Coomera River is close to becoming a reality with only the approval of the Gold Coast City Council needed for it to proceed.

The project is the brainchild of marine industry legend Bill Barry Cotter, and will feature a 390-berth marina, a 290-berth dry stack storage complex, a yacht club, and commercial outlets.

Planit Consulting director Boyd Sargeant, who is managing the approval process, said the project would provide a huge boost for the Gold Coast economy and the existing Marine Precinct at Coomera.

"The proposal will generate up to 4,000 jobs created locally during the construction phase and up to 5,500 jobs during its operation," Mr Sargeant said."

The new development will also feature a full range of services, such as cafes, gyms, and banks as well as local businesses and education facilities.

Mr Sargeant said negotiations with Gold Coast City Council and state government departments had taken a number of years.

He said he was hopeful the Gold Coast City Council would quickly approve the project, which has been

the subject of a stringent Environmental Impact Assessment.

The project is to be built on 42ha adjoining the northern side of the existing Coomera marine precinct.

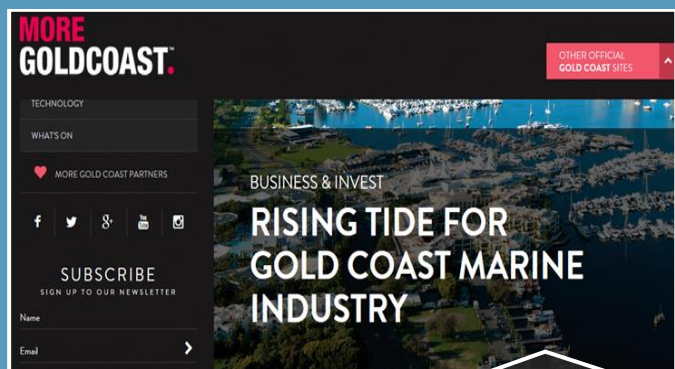
Coomera is home of the Gold Coast Marine Precinct, which holds the Gold Coast International Marine Expo

The Gold Coast Marine Precinct is the major marine industrial area on the Gold Coast and is dedicated to the manufacture, servicing, repairs and refits of any sized recreational and/or commercial vessels.

Source: Gold Coast Marine Expo. Retrieved from <http://gcmarineexpo.com.au/about-us/gold-coast-marine-precinct/>

The proposal now allows for:

- 11ha water front industry and ship lift facility for manufacture and repairs
- 18ha for support industries, manufacture and storage
- 10ha of mixed use for boat designers, boating chandlery, professional offices, education and training facilities, showrooms, cafes, restaurants
- 370 berth marina harbour complex
- 5ha environmental reserve to Oakey Creek



"The Coomera facility, the largest of its kind in the southern hemisphere with eight purpose-designed superyacht refit sheds, has set a benchmark in marina environmental standards and is a major drawcard for the maintenance and refit of superyachts from around the world."

Nick Nichols, Gold Coast Business News

Retrieved from http://www.moregoldcoast.com.au/rising-tide-gold-coast-marine-industry/?utm_source=mgc-newsletter&utm_medium=email&utm_campaign=rss-20150219



In the News

The Property Market to Watch in 2015

Queensland's Gold Coast is set to be one of the property market's best performers during 2015 to 2017. Simon Presley, Managing Director of Propertyology, said the Gold Coast market is set "to surprise many pundits and become one of Australia's best performers" over the next few years.

"Consumer and business sentiment have improved over recent years. The new Gold Coast hospital, plus a \$1.8 billion passenger rail project, has been good for

jobs growth. Work has commenced on a \$670 million expansion of Pacific Fair that will make it the largest shopping centre in Queensland. The \$500 million athlete's village for the 2008 Commonwealth Games and a \$1 billion luxury hotel by Chinese developer Ridong are other major projects," he said.

"The tourism boom has arrived – meaning things will only get better for the Coast. A decision on a proposed \$7 billion mega resort is due in early 2015.

Mr Presley predicted that by year's end, data will show that the Gold Coast has outperformed other markets across the country.

Extracted from "The Property Market to Watch in 2015", Smart Property Investment. January 6, 2015.



Investors are flocking to the Gold Coast to secure affordable stock

Gold Coast Bulletin,
September 14 2014

Property-hungry investors are flocking to the Gold Coast to snap up affordable stock in the wake of significant development announcements.

LJ Hooker Coomera principal Teresa Foster said Brisbane investors had returned to the northern Gold Coast to claim a slice of the high-growth corridor.

Ms Foster said sellers were bracing for an influx of buyers as political forces took another step towards building the long-awaited \$1 billion Coomera Town Centre. "We have been waiting for the new town centre for almost a decade but now that the upgrade of exit 54 has

become a reality, it is only a matter of time," she said.

"There has already been massive growth in Coomera but this project is set to bring even more."

The latest RP Data suburb scorecard showed Coomera was the Gold Coast's most affordable suburb, with a median sale price for houses at \$354,026 in the 12 months to May.

The median sale price for houses in Brisbane is \$510,000. Brisbane investors have already returned to the area because property is so affordable. It is right on the rail line and only a 40 minute drive from the Brisbane CBD.

Wayne Wilson and his wife Janine recently purchased a property at 37 Richardson Cres, Upper Coomera.

Mr. Wilson said the area provided buyers with

great "bang for your buck".

"We used to live in the area but we moved to Oxenford five years ago," Mr Wilson said.

"It's great because you can buy huge amounts of land and beautiful homes for next to nothing. We saw a place that we loved and knew we would have needed an extra \$150,000 to buy it anywhere else."

REIQ Gold Coast zone chair John Newlands said the area was bracing for a series of huge developments. "There are huge projects on the way which will create a great community in the area," Mr Newlands said.

" Brisbane investors have already returned to the area because property is so affordable. It is right on the rail line and only a 40 minute drive from the Brisbane CBD."

Announcement of major projects delivers much-needed jobs and confidence boost for Gold Coast

Gold Coast Bulletin April 02, 2015

Major projects that will deliver almost 8000 jobs to the city have been announced on the Gold Coast in just three weeks — injecting much-needed confidence into the building and business sectors.

The latest approval came yesterday when Deputy Premier Jackie Trad gave the green light to the \$75

million overhaul of Exit 54 which is to be funded by the state and federal governments, plus the developer.

The long-awaited road project will clear the way for the \$1 billion Coomera Town Centre development, which is a joint venture between Westfield and QIC.

Senior Gold Coast planning figure Michael Nash applauded the news, saying it would unlock development and housing supply in the north of the city.

UDIA Queensland president Brett Gillan said the Exit 54 commitment would help the region's economy and the development industry.

Exit 54 upgrade delivers:

- **\$1 billion Coomera Town Centre, involving 1200 jobs during construction and 1600 permanent jobs**
- **25,000 homes associated with Coomera Town Centre.**
- **Westfield centre — large shopping centre, cinema, two-level department store, artificial beach**
- **Nearby AO-Tai Coomera project involving 122 homes.**



Gold Coast leaders hail Titans Coomera move an economic boom for the northern corridor

Gold Coast Bulletin
September 26, 2014

The Gold Coast Titans' move to Coomera could spark an economic and football renaissance for the city's north according to civic leaders involved in the deal.

The NRL team will have a new \$7 million complex on a parcel of council-owned land at Beattie Road which will be leased to the team for 20 years from 2016.

Cr Tate said the new facility would be a shot in the arm for the city's north. "Having the team



up there will activate the city's north by bringing more business and ensuring the

Commonwealth Games site will have a long-lasting legacy without ever being called a white elephant,"he said.

Cr Tate hopes the move cannot only secure the Titans' economic future but deliver them a new player base.

"There is a big islander population in Logan and people from there are being poached by the Broncos so by having the team in the north I am hoping we can stop the talent drain and bring it here instead."

"The roads and infrastructure will also be improved significantly for the Games and this facility will lead the way."

Cr Tate said he would speak with Logan Mayor Pam Parker to discuss bringing

talented young rugby league players from her city to Coomera for training.

The new Titans base will be built next to the planned multi-million dollar Coomera Sport and Leisure Centre which will be used for the 2018 Commonwealth Games.

"Having the Titans come to Coomera will give us a big cash and jobs injection alongside the Commonwealth Games and other infrastructure works to come," he said.

"Now it is not just a legacy of the Games the north of the city will get but the status of being the centre of rugby league for the entire region".

"Having the team up there (in Coomera) will activate the city's north by bringing more business and ensuring the Commonwealth Games site will have a long-lasting legacy without ever being called a white elephant". Cr Tate

Government report recommends at least eight new schools needed in Coomera, Pimpama and Helensvale by 2031 to cope with growth and demand

Gold Coast Bulletin
July 15, 2014

Eight new schools are needed to cope with surging student populations in Coomera, Pimpama and Helensvale by 2031, a Government report suggests.

The Queensland Schools Planning Commission report found most of the growth would be in the Coomera and Pimpama area — with three to five primary schools and two secondary schools needed.

The new schools are required on top of another primary school already planned for Pimpama next year.

Mr Langbroek said the corridor from Ormeau to Oxenford was projected to be the second-highest growth spot in the state for school-aged children.

“That’s where people are having young kids,” Mr Langbroek said. “They want childcare, they want schools and they want alternative schools. I don’t think they should only have a state school to choose from”.

“The QSPC report found that the Coomera-Pimpama area was where the



most infrastructure would be needed — anywhere from four to six primary schools and potentially two secondary schools as well.”

Mr Langbroek said the government had given students more learning opportunities through projects like the new \$30 million Pimpama State Secondary College and the first stage of a new Primary School in Pimpama.



Education

Coomera has:

- **1** Tafe; **3** State Schools;
1 Private School; and **1** Independent School



TAFE

- **Coomera Creative**

TAFE Queensland Gold Coast's Creative Campus at Coomera is the quintessential home for the creators, innovators, entertainers and movie makers. This \$26 million state-of-the-art facility offers the best possible creative learning experience in the region.

- **Coomera Marine**

Located in the heart of the Marine industry at Coomera, TAFE's specialised training facility is based on-site with the Gold Coast's large boat building employer Riviera. TAFE's facility in Coomera boasts two levels of industry style workshop and specialised learning spaces offer you the best of both worlds in practical and theory based training experiences.

SCHOOLS

- **State:** Coomera State School; Coomera River State School; Coomera Springs State School
- **Private:** Assisi Catholic College
- **Independent:** Coomera Anglican College



Entertainment

Coomera is home for two of the most popular theme parks in Australia: Dreamworld and WhiteWater World.

Australia's biggest theme park, Dreamworld has over 50 rides and attractions to suit everyone in your family.

WhiteWater World is not only a water park - it's a water ride park. Besides family friendly attractions, WhiteWater World offers you the most extreme waterslides. It is a park that will definitely thrill all ages.





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