

Hollywell Facts N' Figures

February 2006

Area overview Hollywell is well positioned on the northern Gold Coast in a nationally recognised growth corridor. It is ideally located on the Broadwater within close proximity to the Southport CBD, shopping centres, public and private schools, golf courses, local restaurants and cafes. Hollywell offers a diverse range of quality properties from entry level apartments through to prestigious waterfront residences.

Activities Hollywell is located on the Southport Broadwater – a calm sweep of safe boating water stretching from Southport to Paradise Point where one can swim, water-ski, windsurf and sail. The Broadwater is protected by The Spit (to the South) and South Stradbroke Island (to the North). South Stradbroke Island offers kilometres of unspoilt sandy beaches and is accessible by launch departing from the Runaway Bay Marina. The Runaway Bay Marina offers immediate access to the Broadwater and features 300 on-water berths and 240 dry berths with seven day a week forklift and retrieve. There are a number of world class golf courses in easy proximity of Hollywell. These include Hope Island, Sanctuary Cove, Gainsborough Greens at Pimpama, Royal Pines at Ashmore, Palm Meadows at Carrara and Robina Woods at Robina.

Shopping Several shopping centres are within the immediate vicinity including the Southport CBD, the Runaway Bay Shopping Village and Harbour Town. These centres boast a variety of cafes, bars and restaurants, exclusive one off boutique shops, quality home wares and large chain supermarkets.

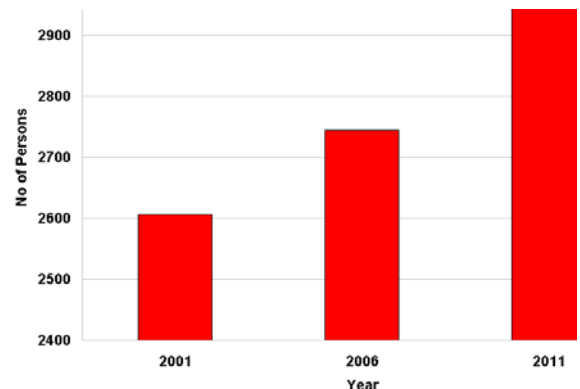
Population Growth and Housing Demand The Queensland property market and South East Queensland in particular, is very strong and in substantial undersupply. According to latest research, there is a need to create approximately 5,300 new dwellings each year or 102 new dwellings per week on the Gold Coast to satisfy the growth in population.

The Gold Coast is the fastest growing major region in Australia and the largest city outside the five mainland state capitals. Between 2001 and 2004 the average annual growth rate was 3.5%, or 15,165 people per annum. The total population of the Gold Coast statistical district as at August 2005 is estimated to be 507,620. If the present rate of growth continues, the population is forecast to reach 600,000 in 2010 and 750,000 in 2016.

The number of people living in Hollywell is forecast to increase significantly to 2011. According to projections from the Department of Local Government and Planning's Population and Information Forecasting Unit (PIFU) the population of Hollywell is projected to increase from 2,606 people in 2001 to 2,958 people in 2011 representing a 14% increase in population over this period (see graph above opposite). A higher population of people in the 45 plus age categories currently live in Hollywell as illustrated by the graph opposite.

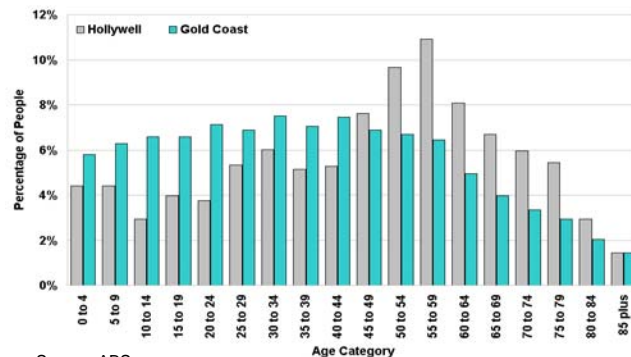


Population Projections Hollywell 2001 - 2011



Source: ABS
Prepared by PRDnationwide Research

Population Age Profile
Hollywell versus Gold Coast LGA



Source: ABS
Prepared by PRDnationwide Research

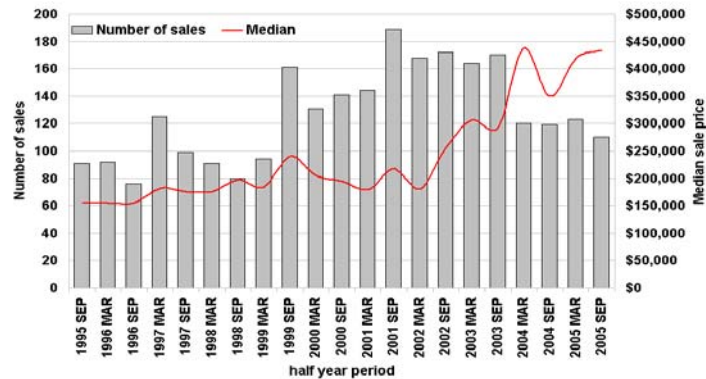
Hollywell Property Market Houses and apartments in Hollywell and surrounding areas have benefited from the surging popularity of coastal property. The area has been a major magnet for residential living because of the lifestyle, accessibility to the Pacific Motorway and Brisbane and the world class recreation, waterfront and boating facilities it offers. The underlying fundamental of position, position, position still remains. In this case, the proximity to the Southport CBD and the Broadwater are driving the Hollywell property market.

The graph opposite shows the combined median price and levels of sales activity for apartments in Hollywell, Paradise Point and Runaway Bay. During 2004 and continuing into 2005 the market has returned to normality within these areas as sales volumes have fallen to their historical average. Apartment prices however, have undergone a dramatic rise in recent years. Over the past five years for example, the median price of apartments has increased on average by 17.3%p.a (see table opposite). The current median price of an apartment is \$433,750. It should be noted that this median price is 43% higher than the median price of apartments being achieved in the greater Gold Coast area (see table opposite). New apartment projects such as Ephraim Island at Paradise Point and Allisee at Hollywell are achieving average sale prices between \$977,000 and \$1,600,000.

The house market in Hollywell, Paradise Point and Runaway Bay has also performed solidly in recent years with strong growth in median price. In the six months ending September 2005, the median house price was \$705,000 representing an increase of 23%p.a over the past five years. The median price of houses in this area is 81% higher than the median price being achieved in the greater Gold Coast area.

Factors such as lifestyle, coastal living, a high population growth expected for the area and stable interest rates are driving investor interest in property in this region. These factors have become the catalyst for a significant increase in demand for Gold Coast residential property. Moreover, improved infrastructure for the Gold Coast should play an important role in the Gold Coast's growth with approximately \$3.5 billion worth of infrastructure either planned or under construction for the Gold Coast.

Apartment Sales Data Hollywell, Paradise Point and Runaway Bay



Source: RP Data 2005
Prepared by PRDnationwide Research

Median Prices of Houses and Units in Hollywell, Paradise Point and Runaway Bay 2000 - 2005

	2000 SEP	2004 SEP	2005 SEP	5yr growth rate	1yr growth
HOUSES	\$250,000	\$660,000	\$705,000	23%	7%
UNITS	\$195,000	\$350,000	\$433,750	17%	24%

Source: RP Data 2005
Prepared by PRDnationwide Research

Median Prices of Houses and Units in the greater Gold Coast area 2000 - 2005

	2000 SEP	2005 SEP	5 yr growth rate
HOUSES	\$190,000	\$390,000	16%
UNITS	\$171,000	\$303,000	12%

Source: RP Data 2005
Prepared by PRDnationwide Research



The Broadwater, Gold Coast

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