

Despite its early indigenous residents naming the area “Kurilpa” meaning ‘place of rats’, South Brisbane is today one of the inner city’s most sought-after suburbs! In early European settlement it was home to wharves, commerce and industry, and by the early 1980’s much of the area was tired and underdeveloped. The roaring success of World Expo 1988 rejuvenated this riverside suburb, most of which is less than 1.5km (and therefore easy walking distance) from Brisbane’s CBD. It’s now home to the thriving recreation and entertainment precinct of South Bank with its 17 hectare parklands, theatres, galleries, eateries and boutiques.

Students represent a large resident group in South Brisbane: campuses within the suburb include the 27,000 student South Bank TAFE (undergoing a \$230 million plus construction program) and Griffith University’s Conservatorium of Music and College of Art. The Goodwill Bridge also makes the area an ideal ‘dormitory’ for Gardens Point QUT. Growing notably in the past 4 years is a thriving office population, with several large commercial buildings recently completed.

South Brisbane clearly fulfils residents’ desire to “live, work and play” in the one area.

The suburb’s dwellings:

South Brisbane’s housing is heavily skewed to apartments, units and townhouses as expected for its immediate proximity to the CBD. There are still a number of houses in the area (278), many of them beautifully restored timber homes, but as a percentage of dwellings they’ll diminish in coming years as light industry and other land uses are converted to medium and high density apartments. There are now just 107 blocks of flats and boarding houses.

Meet the ‘South Brisbanites’:

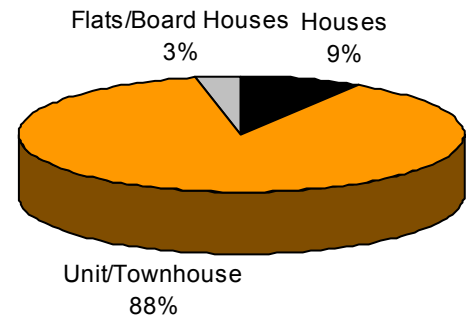
With 4285 residents in the suburb at the recent census this is a diverse and multicultural area. The area’s families are dominated by childless couples (57%) so its population aged 0-14 is well below the Brisbane average. A large 28% of households had just the one occupant and while down from the 2001 census this stat shows the suburb is following the national trend to smaller household sizes. One bedroom apartments and other smaller dwellings have a very safe future in this part of town.

The rental market is very strong: the ABS reported 51% of residents were renting, compared to 27% nationally.

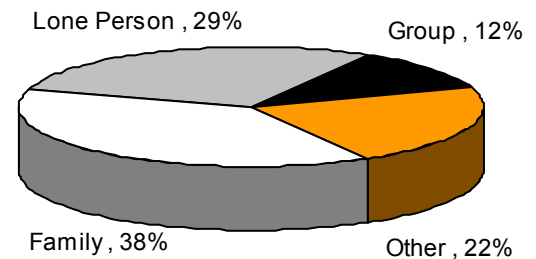
Reflecting its very cosmopolitan flavour less than half (47%) of South Brisbane residents were born in Australia with Kiwis, Poms, Koreans and Taiwanese the largest groups. Marking a gradual but noticeable change in the area, Chinese-born residents have overtaken Greeks in number, and Mandarin is now by far the most common language spoken at home after English.



Dwelling Type



Household Type



Resident Profile.....

Marisa Belluomini lives in a trendy 1 bedroom apartment in the middle of this urban renewal hotspot.

What do you love about where you live?

Living in South Brisbane means you’re always close to everything. It’s so easy to catch up with friends. Access to the city is easy, especially with the new Kurilpa Bridge.

Your perfect weekend?

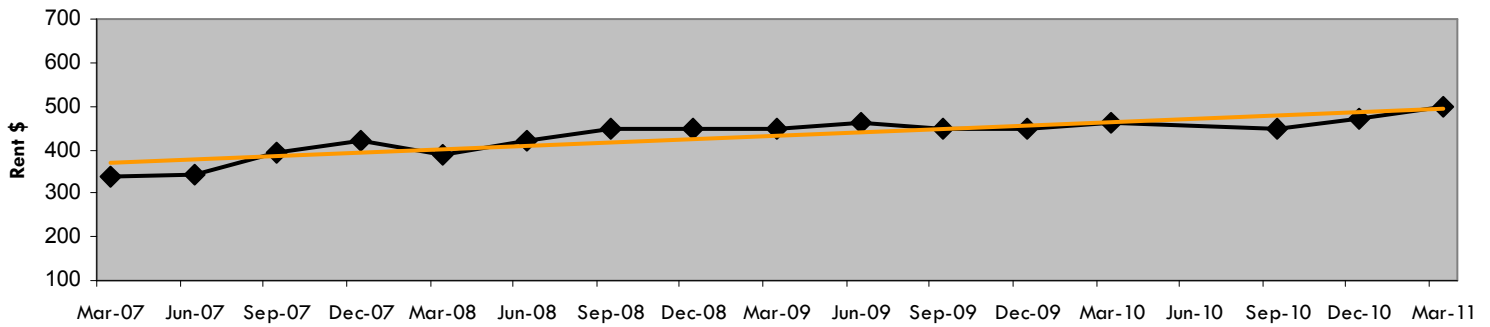
I love going for a walk down to South Bank and just hanging out - it’s only a couple of minutes away. Sometimes I stroll around the Arbour or take a quick dip in the pool at Street’s Beach.

Favourite local eatery?

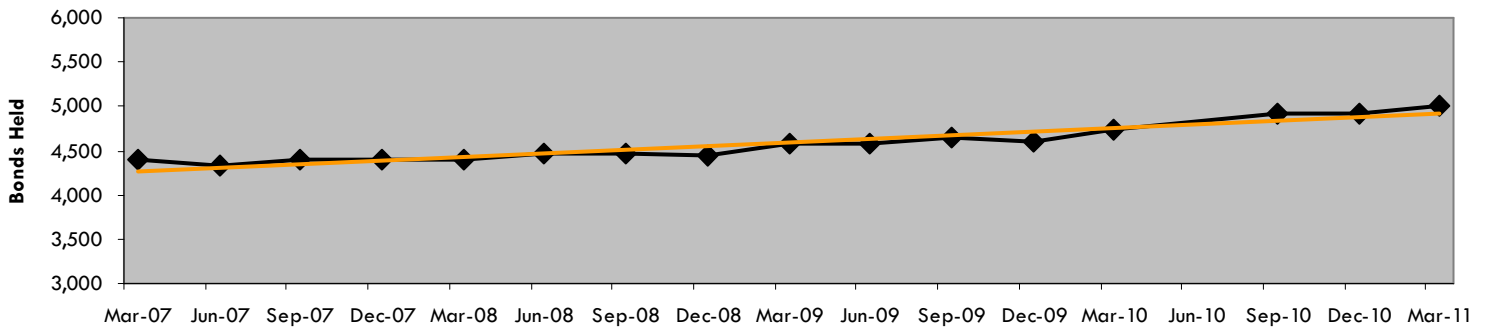
Batavia has the best Chi O I’ve ever had. I love the fact that you can mix your own, so you can get the taste just right. I also like T’licious across the street – it’s the best place for a Devonshire tea topped with Chantilly cream!

South Brisbane's Rental Market

Median Rent - 2 Bedroom Apartment



Total Bonds Held



The March quarter stats are out from the Residential Tenancies Authority and after a couple of years of fairly stable rents we've now had 2 quarters of growth in postcode 4101. The median rent for a two bedroom apartment has hit \$500 per week, a significant milestone as the first area outside the CBD to reach that mark. It's good news for patient landlords.

And interestingly the gap between postcode 4000 and 4101 is shrinking noticeably. It's now just \$40/week dearer to live in the CBD than the West End/South Brisbane/Highgate Hill area, where it was \$100 more a couple of years back. Why? One reason is the new developments through West End's riverside precinct that have added a number of quality apartments with typically high rents. The inner-south's early history may have been working class, but these suburbs' tenants now pay some of the highest rents in Queensland.

Note: RTA stats quoted here cover all of postcode 4101 including Highgate Hill and West End.

What's happening in South Brisbane:

This is a suburb on the move. Council's local plan, some 6 years in the making, has now been adopted and is mapping out a precinct that'll have offices for another 10,000 workers and homes for another 3,600 residents. The north-western corner of South Brisbane is ripe for redevelopment and with the Kurilpa footbridge to North Quay and the Go-Between Bridge now linking the suburb to Milton and the Inner City Bypass, we're more connected than ever.

New apartment buildings are now well advanced in Merivale and Cordelia Streets with the "Universal" and "Cordelia 44" projects, both meeting strong local demand. The 65 apartment "Station 16" tower is in early construction on Merivale Street, Peel Street's "Capitol Apartments" are in pre-selling. Meantime Common Ground Queensland have cranes on site, now building 146 small apartments in Hope Street in an innovative social housing project over 14 storeys.

Meantime further non-residential construction surges ahead with the new \$1.2 billion Queensland Children's Hospital underway, the new ABC television and radio headquarters under construction in Grey Street, alongside the \$120m expansion of the Convention Centre. All will provide new demand for the suburb's housing.

Massive declaration of interest: The owners of Bees Nees Research own our office building here in South Brisbane and confess to complete bias for the suburb! All of the facts quoted however are genuine.

Last updated: April 2011 **Sources:** ABS, Property Data Solutions, Residential Tenancies Authority

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