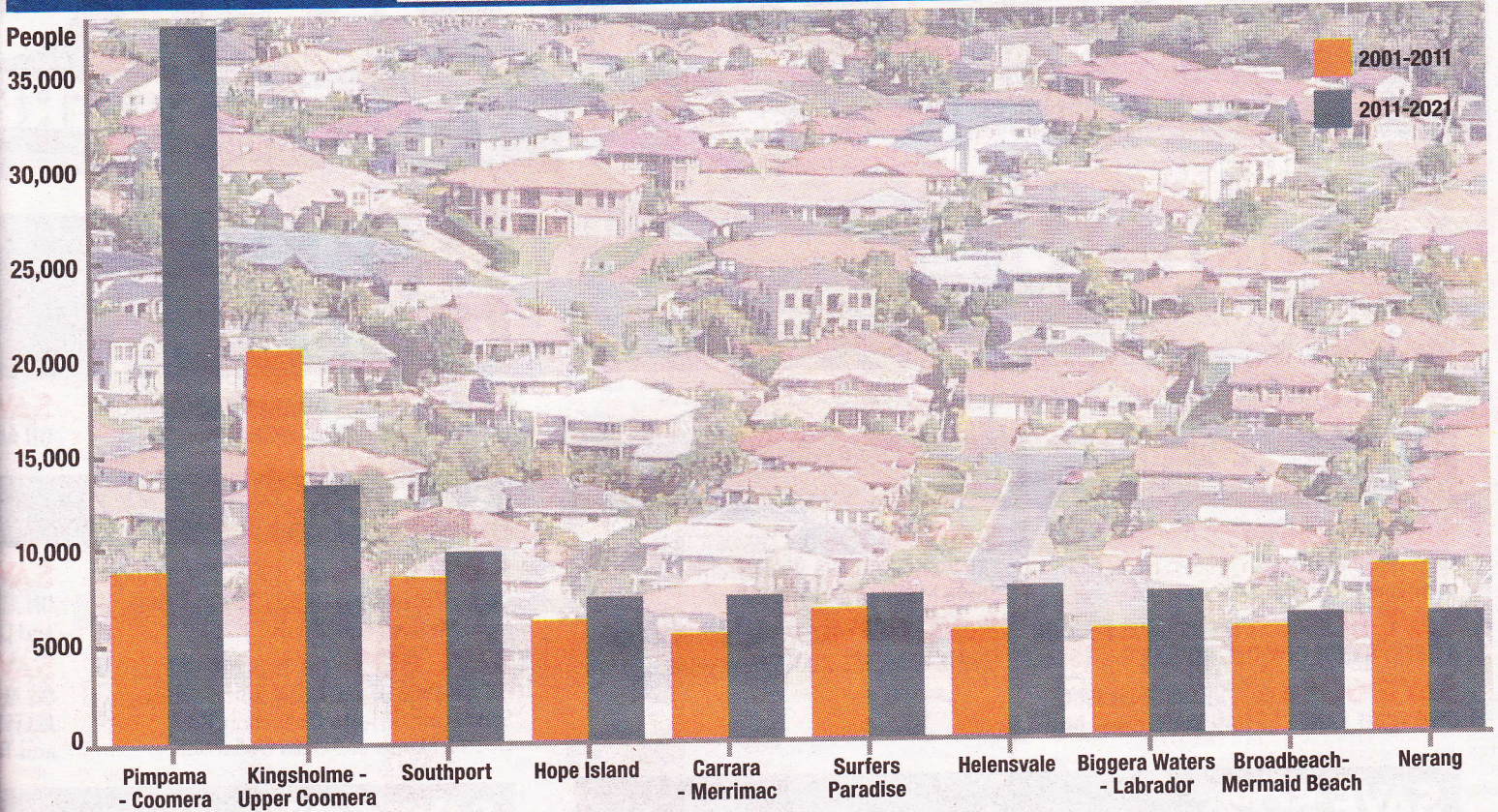


Strong growth forecast for city's northern suburbs

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THE NEW HOT SPOTS



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PIMPAMA-Coomera is tipped to be the population hotspot of the Gold Coast in the next decade.

In contrast, Kingsholme-Upper Coomera and Nerang will be the big losers.

A report by Australian Bureau of Statistics and Queensland Government shows Pimpama-Coomera will grow almost four times faster than it did in the decade to 2011, with 33,000 extra people expected to move into the area by 2021.

Southport, Hope Island, Surfers Paradise, Carrara-Merrimac, Helensvale, Biggera Waters-

Labrador and Broadbeach-Mermaid Beach will also experience faster growth, the report shows.

Kingsholme-Upper Coomera and Nerang both sustained growth of about 18,000 and 7000 residents respectively in the 10 years to 2011.

However, those figures are projected to fall to 12,000 and 4000 in the next decade.

National Property Research director Matthew Gross and property researcher Colleen Coyne said the key reason those suburbs would not grow as fast was because developable land was at a premium.

"The land is diminishing at Upper Coomera and Kingsholme,

so the focus will shift to the other side of the highway," Ms Coyne said.

The other trend that will impact Nerang was children growing up and moving out, leaving parents as the sole occupiers of homes, according to Ms Coyne.

The population of the city is expected to reach 675,000 by 2021.

Gold Coast City Councillor Donna Gates said the catalyst for growth in Pimpama-Coomera would be the Coomera Town Centre, where developments between six and 15 storeys had been planned.

"It makes sense that this area has been identified as the next

big growth area," Cr Gates said.

Ms Coyne and Mr Gross said the report would be good news for property prices on the Gold Coast in the medium to longer term.

"The Gold Coast is in the doldrums psychologically at the moment but in the long term, the fundamentals for the city are outstanding," Mr Gross said.

The population report also shows a decline in residential approvals for most areas of the Gold Coast in the year ending March 2011, compared with the 12 months before.

However, there was an increase in approvals for Hope Island and Varsity Lakes.