



Queensland Market Fundamentals

Position
Your Genuine Choice

Brisbane's Roadmap to 2032 Olympics



Despite what you may read on the state of the property market in Australia's southern states, the sun is still shining on Queensland and Brisbane continues to be one of the nation's strongest housing markets.

Fundamentally, demand is overwhelmingly outstripping not only current supply, but the short-term pipeline of supply. Along with this, rental vacancies are at historic lows with yields consistently exceeding the southern states, making the timing perfect for investors to enter the market.

South-east Queensland has a lot to offer in terms of lifestyle and value for money for buyers and that will only continue to improve over the next 10-plus years as Greater Brisbane prepares for the 2032 Olympic Games. The Olympic effect will see Brisbane established firmly on the global stage.

Never before has an Olympic host city had so much opportunity to take advantage of being thrust on to the world stage, and the investment in infrastructure that is coming to Brisbane in the coming decade shows that big-city growth is guaranteed, with no sign of slowing down.

I established this business in 1999, and have seen all market cycles. When buying property, the most critical consideration is to buy with a long-term objective. The long-term trends will always see property values go up, no matter what the short-term cyclical factors may be.

Over the past 5 years, Queensland has experienced greater population growth than any other State, at almost 10%. With Brisbane being one of the largest growing LGAs in the country, with the city being set to grow to almost 3 million by 2032.

Net interstate migration into Queensland is at record highs and showing no signs of slowing. Overseas migration has a long way to go to get back to normal levels.

Brisbane maintains a significant affordability advantage over Sydney and Melbourne.

All of these factors are positive on paper, but the excitement and enthusiasm we have for the Brisbane property market can't be graphed or measured.

We're committed to making the next 10 years our best yet, for Position and all of our valued clients.

If you're considering your next property move, we'd love to sit down and discuss what your objectives are and how we can work together to find the best solution for you.

A handwritten signature in black ink, appearing to read 'Richard Lawrence'. The signature is fluid and cursive, with a large initial 'R'.

RICHARD LAWRENCE
Principal and Founding Partner

Scan the QR codes to read more!

What's Making News

Brisbane home prices rise 4.72pc to ride out interest rate storm



SCAN ME



Brisbane ranked the most liveable part of SEQ



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Housing market bust over, solid growth forecast in 2023: SQM

A new housing forecast says the property bust is all but over, with new growth forecast for 2023. Here's what it means for Queensland.



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All roads lead to Qld as interstate migrants flood in



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Developer Plots Healthcare Centre in Northern Suburbs



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Games offer endless opportunities for growth

Queenslanders know how to create lasting legacies. From State of Origin to the beautiful South Bank parklands, we have embraced opportunities for cultural, physical and economic change. And that will continue with the 2032 Games.

Australian Labour Market

Unemployment numbers
at record lows



UNEMPLOYMENT
HAS DROPPED 0.4% to

3.5%

SOURCE: ABS



1 VACANT JOB
AVAILABLE FOR EVERY
1 UNEMPLOYED PERSON

SOURCE: ABS



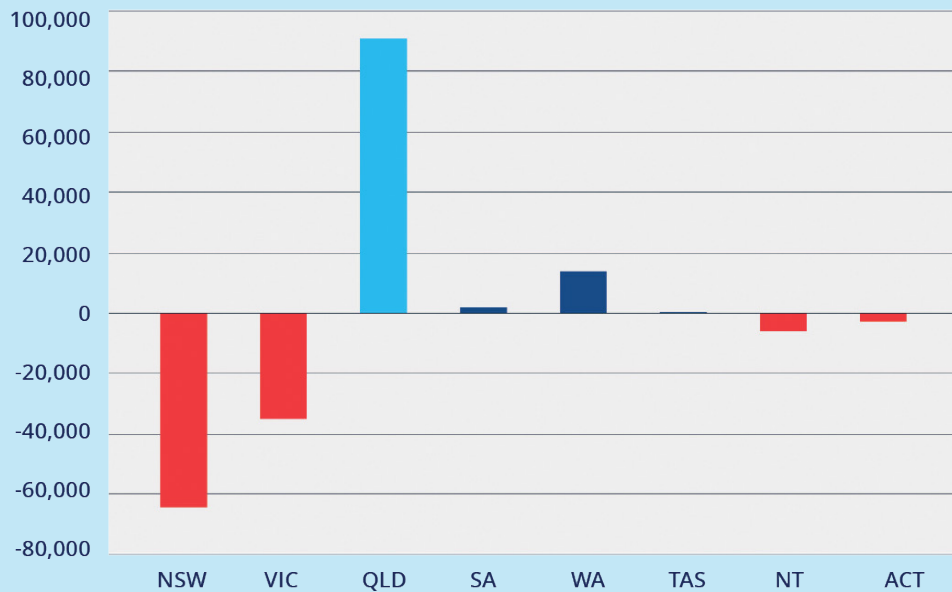
**LOWEST UNEMPLOYMENT
RATE SINCE THE 1970s**

SOURCE: ABS

Latest ABS Population Data

Queensland's population growth is exploding

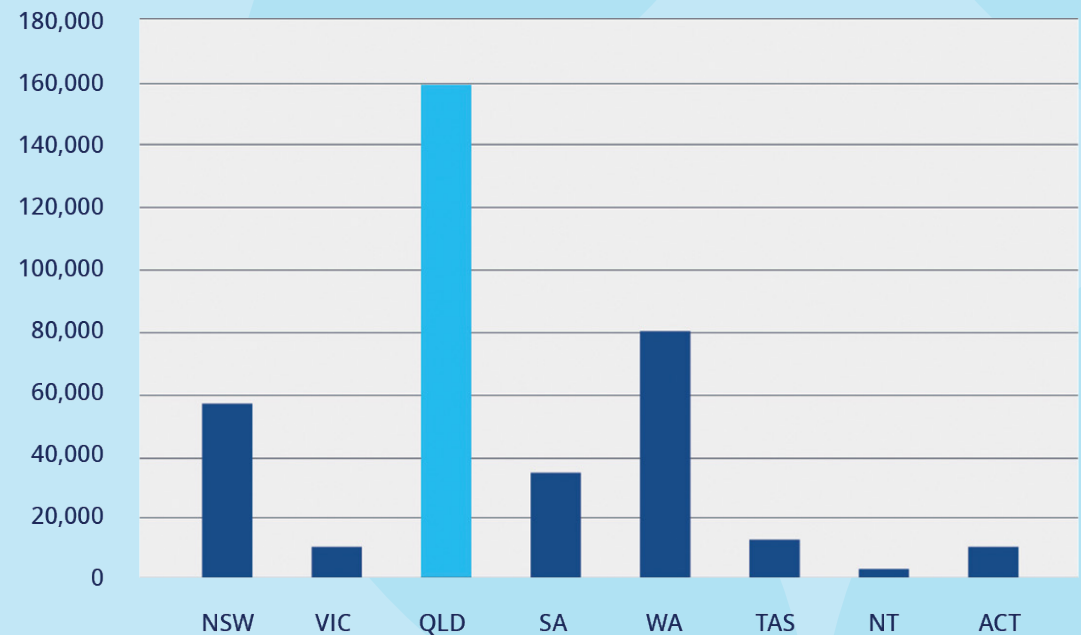
NET INTERSTATE MIGRATION MARCH 2020 - MARCH 2022



Net interstate migration into QLD since March 2020 has exceeded 90,000. The state with the 2nd highest interstate migration was WA with less than 14,000 new residents.

SOURCE: ABS

TOTAL NET POPULATION CHANGE MARCH 2020 - MARCH 2022

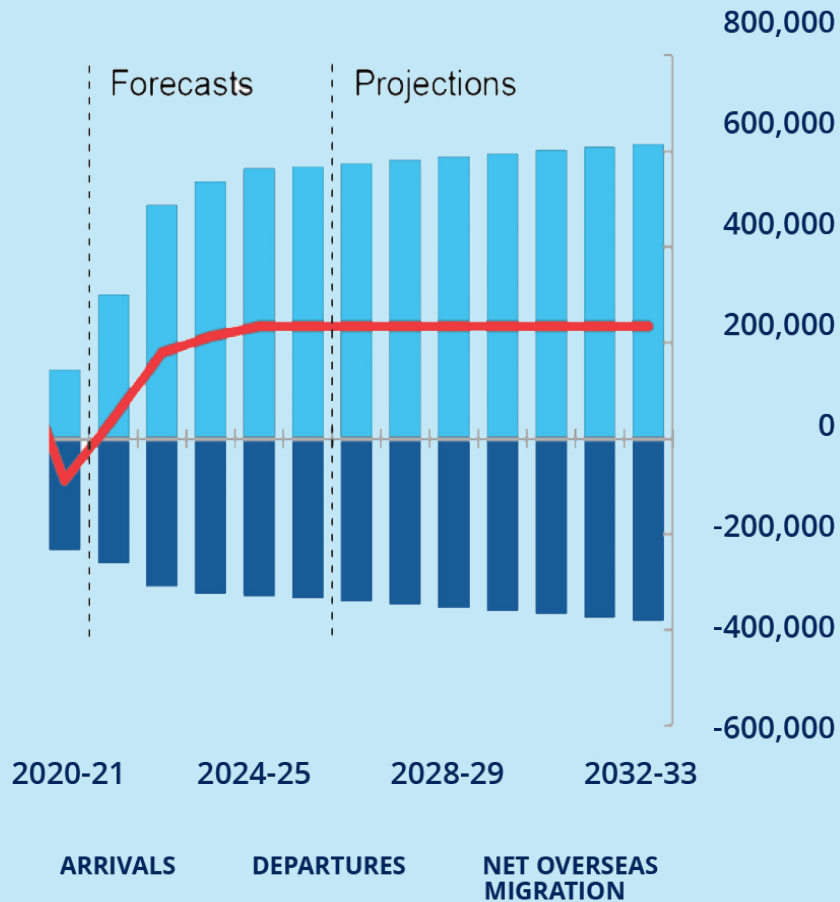


QLD accounted for 57% of the nation's total population growth over 2021.

SOURCE: ABS

Overseas Migration

Australia's population is set to boom as international borders re-open



Australia is forecast to gain 393,000 net new residents by 2024 as overseas migration soars.

SOURCE: AUSTRALIAN GOVERNMENT CENTRE OF POPULATION

“SEQ is almost full”

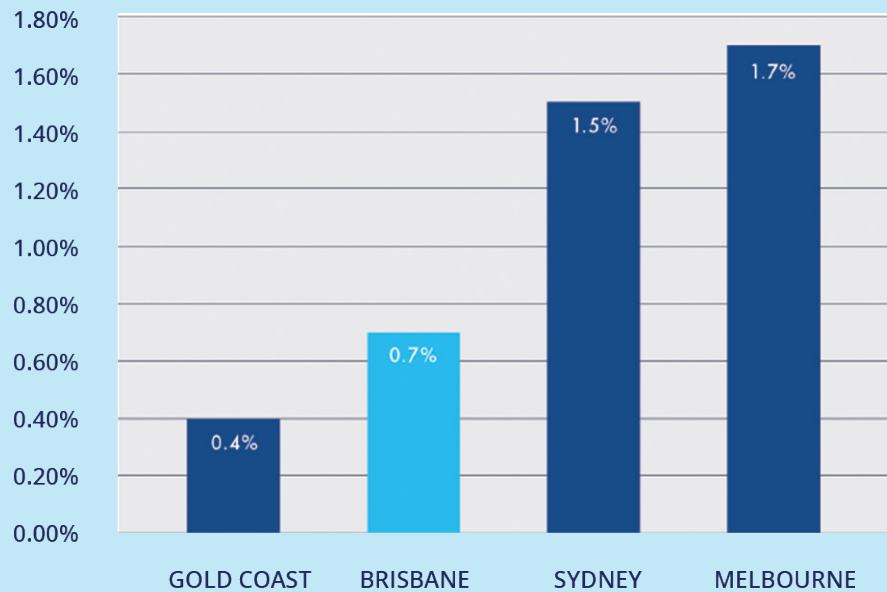
“People are voting with their feet and **leaving NSW & Victoria for sunnier climates** and more affordable property. Jobs are relatively easy to come by compared to previous years, so the **25-44 year olds that drive Australia’s economy** are increasingly packing up their families and moving to the Sunshine State”

Rental Market

There is a critical shortage of rentals, driving significant price increases

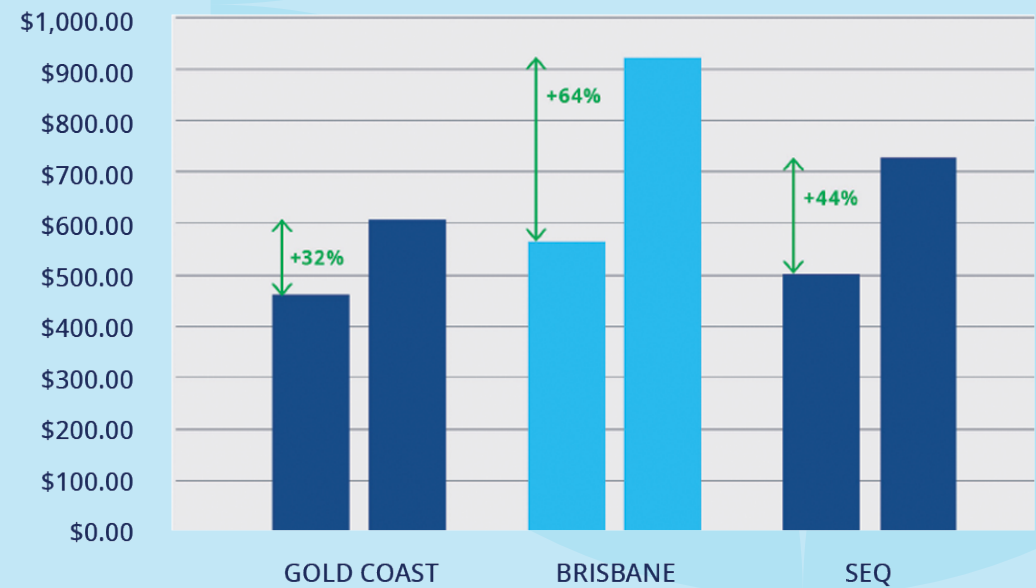
This is Brisbane's 9th month in a row with a vacancy rate below 1%.

VACANCY RATE BY CITY (MAY 2022)



SOURCE: SQM & REIQ

INCREASE OF WEEKLY RENT OF A HOUSE - 2020 VS. 2022

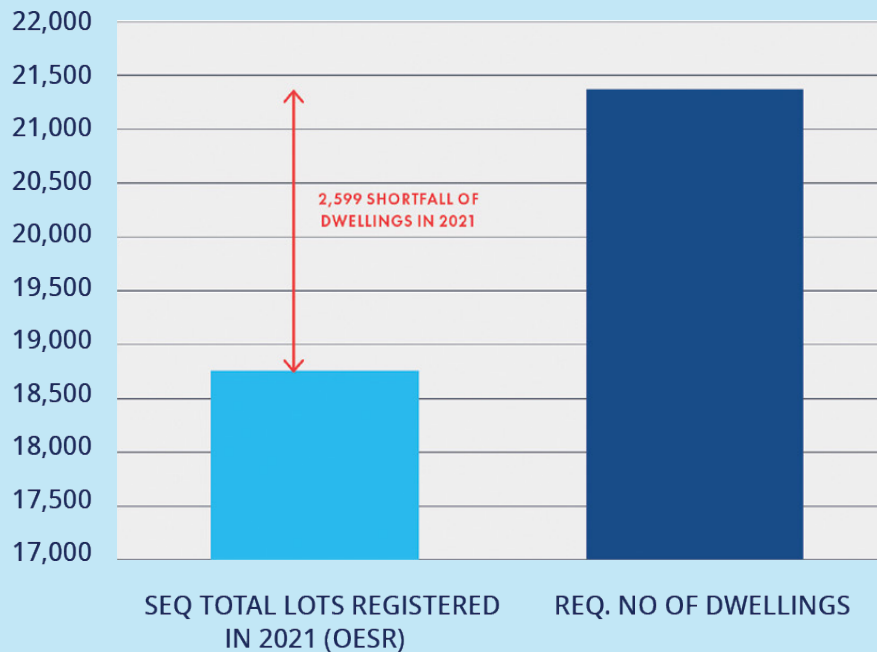


SOURCE: SQM

New Dwelling Supply

There is a critical undersupply of dwellings in SEQ

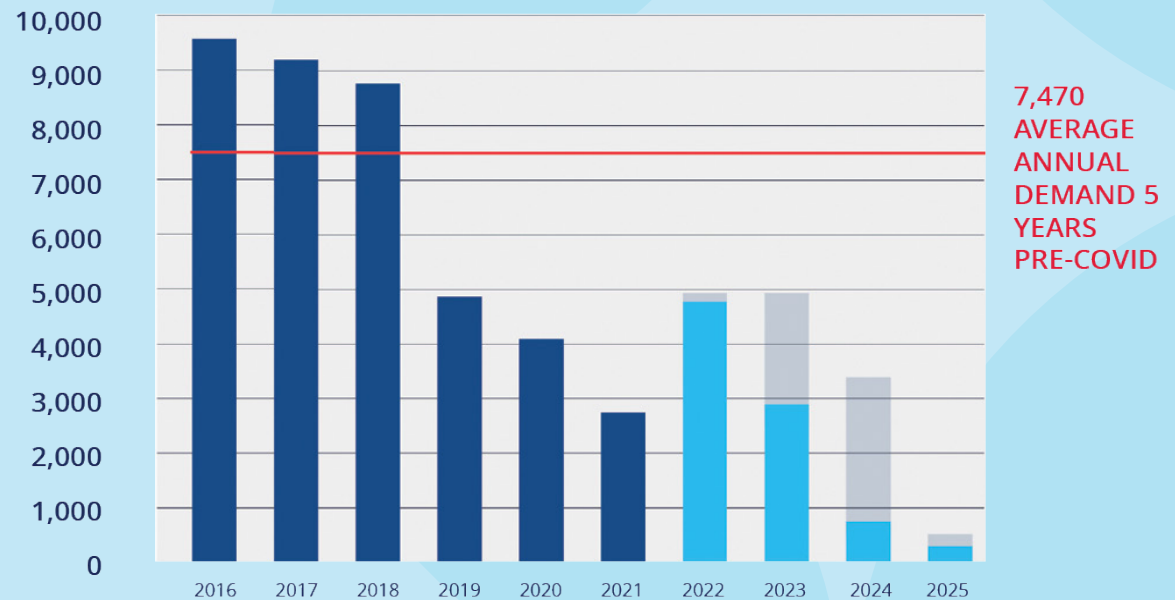
SEQ TOTAL LOT REGISTRATIONS VS. DEMAND



SOURCE: ABS & OESR

Record population growth and soaring construction prices are combining to drive a significant shortfall of supply.

BUILT UNDER CONSTRUCTION PRESALES



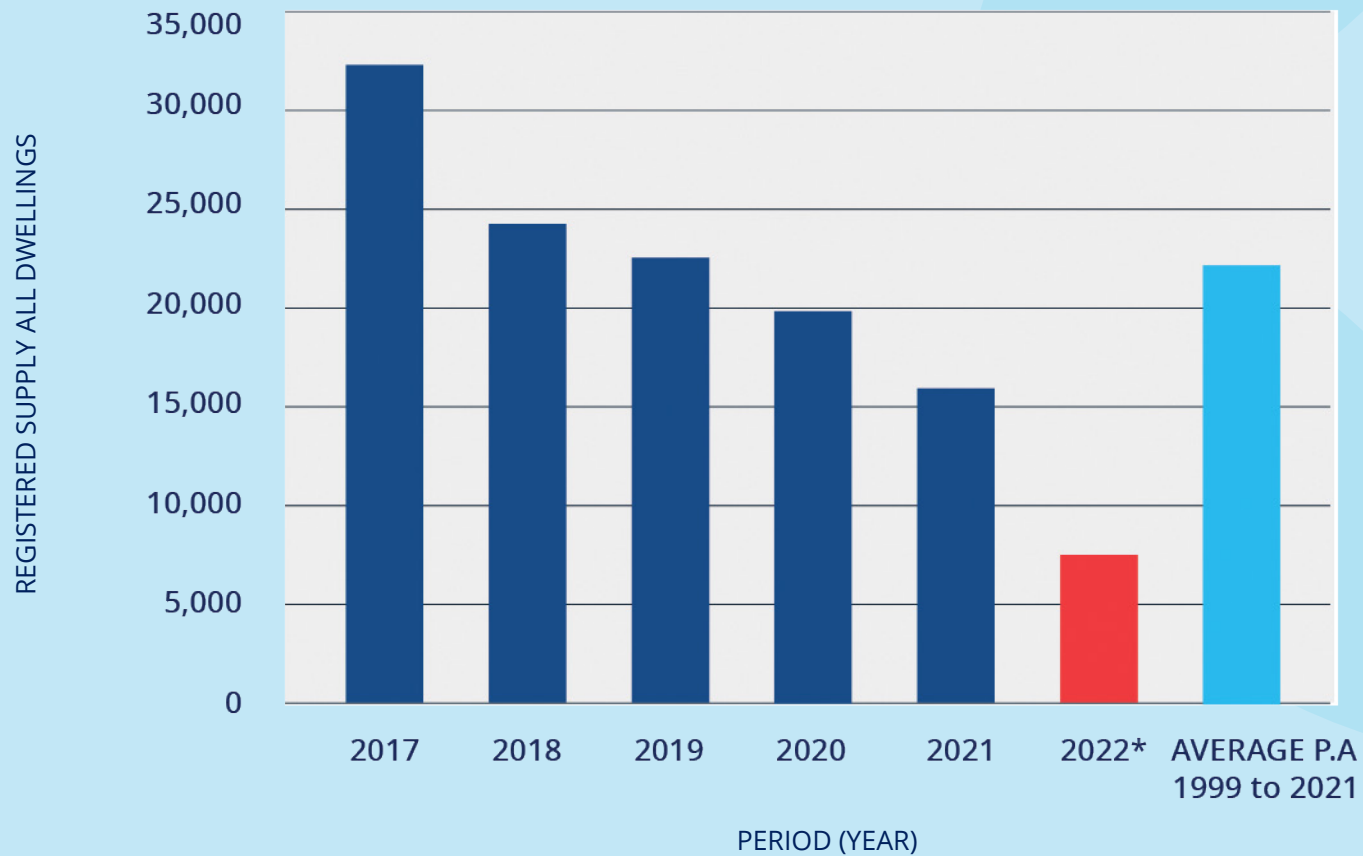
SOURCE: CORELOGIC, JLL, PLACE ADVISORY, PRICEFINDER

Based on historical demand and likely anticipated supply, SEQ will experience a shortfall of more than 16,500 new apartments over the next 4 years.

New Dwelling Supply

There is a critical undersupply of dwellings in SEQ

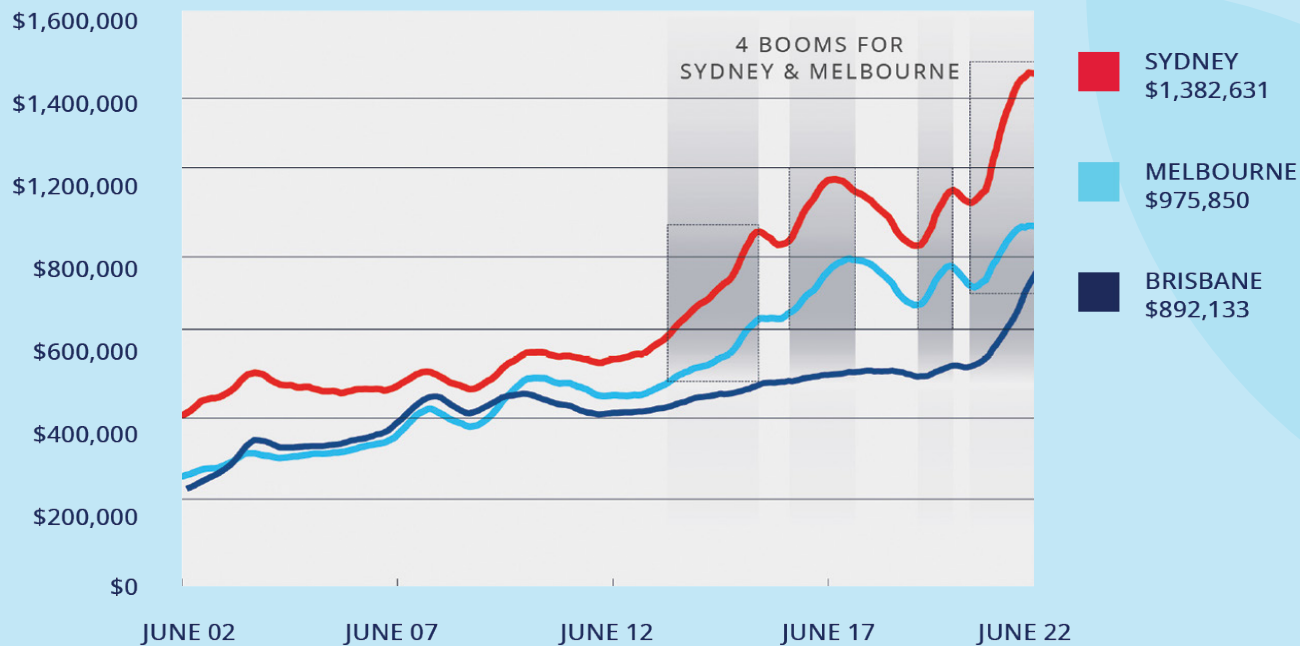
SEQ REGISTRATIONS BY YEAR



Historical House Price Growth

Melbourne & Sydney have experienced four house price booms however the gap between average prices in these capitals and Brisbane is still significant, providing an affordable proposition.

SYDNEY, MELBOURNE & BRISBANE | MEDIAN HOUSE PRICES



SOURCE: CORELOGIC

Did you know?



SQM Research is forecasting 5 per cent growth in 2023 for Brisbane's housing market.



The annual change in Brisbane unit values is now 10.7 per cent, confirming units are outperforming the house market throughout the city according to Corelogic monthly data.



According to Corelogic, supply levels, as measured by listing volumes, are still down -13 per cent in Brisbane, compared with 12 months ago.



Rent price growth has been stronger in Brisbane over the last 12 months than every other capital city and regional market in Australia, with vacancy rates below 1%.



There are 50 major projects planned for the lead up to the Brisbane Olympics.

Brisbane's Major Projects



ARTIST IMPRESSION: BRISBANE OLYMPICS



ARTIST IMPRESSION: BRISBANE METRO



ARTIST IMPRESSION: VICTORIA PARK VISION



ARTIST IMPRESSION: QUEENS WHARF

PROJECT	ANTICIPATED COMPLETION	PROJECT	ANTICIPATED COMPLETION	PROJECT	ANTICIPATED COMPLETION	PROJECT	ANTICIPATED COMPLETION
1 Queen's Wharf Development	2023	14 M1 Pacific Motorway Upgrade Program - Intersection Upgrades (Exit 49)	2024	26 Griffith University (Roma Street Station Campus)	2025	39 River Reach Master Plan	TBC
2 Ballymore Redevelopment - Stage 1	2023	15 CRR; Rail, Integration and Systems package (RIS)	2024	27 RNA Show Grounds Redevelopment	2025	40 Albion Exchange	TBC
3 Kangaroo Point Green Bridge	2023	16 CRR; Tunnel, Stations and Development (TSD) PPP	2024	28 BP Wharf Repurposing	2025	41 Fortitude Valley Station refurbishment	TBC
4 Lindum Rail Crossing Upgrade	2023	17 CRR; European Train Control System Level 2	2024	29 Brisbane Live	2026	42 Millennium Square	TBC
5 Neville Bonner Bridge	2023	18 CRR; Clapham Yard Stabling (Moorooka)	2024	30 Brisbane Botanic Gardens Mt Coot-tha Master Plan	2030	43 Brisbane Indoor Sports Centre	TBC
6 Northern Transitway	2023	19 Woolloongabba Station Precinct	2024	31 Springfield CBD	2030	44 Chandler Indoor Sports Centre	TBC
7 New Performing Arts Venue QPAC	2023	20 205 North Quay	2024	32 Brisbane International Terminal	2032	45 Olympic Athlete's Village Northshore Hamilton	TBC
8 Dunwich Ferry terminal upgrade	2023	21 Brisbane Waterfront (Eagle Street Pier) - Staged Delivery	2024	33 Lamington Markets	TBC	46 Redland Whitewater Centre	TBC
9 BNE Auto Mall	2024	22 Bruce Highway - Dohles Rocks Road North Facing Ramps	2025	34 Cleveland - Redland Bay Road Upgrade	TBC	47 Moreton Bay Indoor Sports Centre	TBC
10 Breakfast Creek Green Bridge	2024	23 Bruce Highway - Linkfield Road Overpass	2025	35 Gateway Motorway - Bracken Ridge to Pine River	TBC	48 The Gabba Redevelopment	TBC
11 Toowong to West End Green Bridge	2024*	24 CRR; Pimpama, Helensvale North, Worongary-Merrimac	2025	36 North South Urban Arterial Corridor (Moreton Connector)	TBC		
		25 Cross River Rail services commence	2025	37 Gympie Arterial Road Interchange Upgrade	TBC		
				38 Victoria Park Vision (Central Park)	TBC		

2032 Brisbane Olympics

The 2032 Brisbane Olympic Games is forecast to generate over \$8 billion in benefits for QLD and \$17 billion for Australia.

SOURCE: KPMG

What does this mean for SEQ:

- Population
- Infrastructure
- Price Growth



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