South East Queensland Council promotes fast rail

Lachlan Mcivor | September 11, 2020

A FAST rail network for south east Queensland would take commuters from the centre of Ipswich into the Brisbane CBD in just 21 minutes and create thousands of jobs if it comes to fruition.

The SEQ Council of Mayors is urging the State Government and Opposition to get on board and commit to partnering with all levels of government and industry to "undertake a genuine exploration" of fast rail.

The network would include three lines, to Toowoomba, the Gold Coast and the Sunshine Coast, and the coalition of mayors argues it is a crucial project to bust congestion, boost tourism and stimulate the economy in the wake of COVID-19

It is estimated it would cost $16.9 billion for a '60-minute region' or $28.8 billion for the '45-minute region' with trains travelling at speeds of up to 160km/h.

Travel times into Roma Street station would be 21 minutes from Ipswich, 38 from Gatton, 46 from Withcott and 52 from Toowoomba for the fastest option.

Infrastructure Australia predicts congestion will cost the south east Queensland economy $6 billion a year by 2031.

The SEQ mayors talked up the huge economic benefits the transport project would provide.

They predict the faster 45-minute fast rail network would create 4,464 jobs a year with a peak of 87000 job a year at the height of construction over a 20-year period.

It would inject $12.6 billion into the economy directly from the creation of these jobs, according to the mayors

A detailed business case is required to fully capture the full economic impact of the project.

The Federal Government has committed $8 million to investigate fast rail between Brisbane and the Gold Coast and another $15 million to explore passenger rail between Brisbane and Toowoomba.

A new ReachTEL poll found 90 per cent of the more than 2000 people quizzed backed such a project for the region.

Ipswich mayor Teresa Harding said a fast rail network would be a game changer for Ipswich, which is the fastest growing region in Queensland.

"This could be one of these projects which really kickstarts our economic recovery and improves our lifestyle," she said.

"We have a growing population and the traffic congestion does really continue to be a major challenge for our region and the people of Ipswich.

"This rail network can create tens of thousands of jobs across a 20-year delivery while addressing the challenges of our growing region.

This is an extract from The Queensland Times
qt.com.au/news/fast-rail-from-ipswich-to-brisbane-cbd-in-21-mins/4097279/

INFRA STRUCTURE

$50 billion project pipeline for Queensland over the next five years

No Author | March 19, 2020

As the definitive guide to the major projects shaping Queensland across the next five years, the Infrastructure Association of Queensland (IAQ), together with Queensland Major Contractors Association (QMCA), released QMPPR, offering a map to the infrastructure industry's future.

Last year, the value of funded private sector work was $8.3 billion, compared to $7.6 billion in this report. More worryingly, the value of privately funded work announced or under procurement has nearly halved from $3.5 billion last year to just $1.8 billion this year. $27.5 billion (54 per cent) of the pipeline value is funded compared to 69 per cent in 2019.

Funded work in 2019/20 and 2020/21 is currently around $1 billion lower than total work in 2018/19 ($7 billion). Growth in activity in these years is mostly dependent on funding existing unfunded projects. On current funding status, the five projected years to 2023/24 sees lower levels of funded work than in 2018/19 to 2022/23.

2022/23 has the potential to be the strongest year of major project activity since 2014/15.

Total (funded plus unfunded) activity is 83 per cent higher than 2018/19 levels if all projects were to proceed however, 60 per cent of the projected work in that year is currently unfunded. Unfunded activity in that year is highly concentrated in resources projects ($4.8 billion) as well as water ($813 million), electricity ($750 million) and roads ($560 million).

Funded work is increasingly being concentrated in 'megaprojects'.

In 2018/19, 23 per cent of major project work was in projects valued at $50 million to $200m. By 2023/24, only 4 per cent of all projects are in this range, with 70 per cent valued above $500 million.

The Queensland Government has tackled the persistent problem of annual capital works underspend.

Over the past two years, the entire budget has been spent on projects and not just announced.

There are significant differences in the major project outlook by region.

Around 40 per cent of all funded work in the pipeline is focused in south-east Queensland with Greater Brisbane expected to see the highest levels of work. Meanwhile, more of the riskier, unfunded projects lie in the central, northern and western regions of the state where investment in resources, large water projects (such as dams) and electricity generation projects are more prominent, however typically unfunded.

The Urban Developer

The cross-river rail is South East Queensland's biggest project

No Author | May 26, 2020

Construction on Queensland's biggest infrast ructure project, the $5.4 billion Cross River Rail is quickly taking shape.

When realised, the Queensland government-led project will comprise a 10.2 kilometre rail line which will run from Dutton Park in Brisbane's southern suburbs to Bowen Hills in the city's north, with a 5.9 kilometre-tunnel under the CBD.

The project, overseen by the Pulse consortium, will deliver four underground stations at Boggo Road, Woolloongabba, Albert Street and Roma Street, as well as eight upgraded stations across Brisbane's fringes and three new Gold Coast stations at Pimpama, Helensvale North and Merrimac.

At peak, the Cross River Rail is expected to create 7,700 construction jobs throughout south-east Queensland.

The new rail line, part of Brisbane's broad infrastructure new Brisbane Airport redevelopment, and Brisbane Quarter, is also playing a large part in the city's improving employment base and push for commercial development.

The projects main aim is to unblock the commuter bottle-neck within a city which is rapidly growing along its famous winding river.

Demand for Brisbane's rail services is forecasted to double by 2026, and triple by 2036 and the project seeks to respond to these pressures.

The $750 million rail, integration and systems alliance contract was won by the Unity Alliance which brings together CPB Contractors, UGL, AECOM and Jacobs, and partners Hassel, RCS Australia, Acmena, Martinus Rail and Wired Overhead Solutions.

Hitachi Rail will bring a $634 million European Train Control System to the project, which will improve the safety and service frequency in the entire city rail network upon completion.

The 2018-19 Queensland Budget saw a further $914 million allocated towards the project in the forward estimates for FY2021-22, taking total funding to $3.73 billion.

The budget noted the remaining $1.7 billion will be allocated in future budgets spanning towards.

When selecting the stations the state government highlighted that each of the locations would be situated within a key inner-city growth area and will generate unique opportunities for urban renewal and development.

Despite the Covid-19 crisis, construction has continued under stringent social distancing restrictions and hygiene protocols, enabling a workforce of almost 1,800 workers mobilised across eight different worksites to move ahead.

The project remains on schedule with the first trains are expected to be running in 2024.

The Courier Mail

A spike in interstate students applying to South East Queensland universities

Danielle O'Neil | January 7, 2021

A plunge in international students amid the coronavirus pandemic is being offset by increased interstate enrolments, as students look more seriously at the Sunshine State.

Interstate applications to study at Queensland universities have skyrocketed by 26 per cent over last year's, with social researchers attributing the spike to changed perceptions about the Sunshine State in the wake of COVID-19.

An additional 2000 interstate applicants – from 7665 to 9679 – want to study at institutions in Queensland in Semester 1, 2021, data from the Queensland Tertiary Admissions Centre reveals.

Applicants from Victoria have increased 51 per cent – from 1723 last year to 2597 – while New South Wales applicants rose by 21 per cent – 3637 to 4401.

Demographer Mark McCrindle said the spike was almost solely because of COVID-19, and aligned with trends in migration, property searches and job applications.

"It's either because of the lockdowns or the outcomes of the lockdowns, it's also because of the changes in how we study and universities are really pivoting to a lot more flexibility in online courses," he said.

"People are thinking Sydney and Melbourne have gone through a series of rolling lockdowns with COVID, the future is going to be pretty similar to the recent past in that sense… therefore if you wanna just get on and get it done, a relocation to Queensland might be the go."
Mr McCrindle said the increase in applicants would help to cushion the huge economic blow caused by the loss of international students.

"Plus uni students spend money, from a hospitality perspective, an entertainment.

"There're not saving, they do earn and spend so it's great for the local economy and the broader economy… it's a good boom to have."

It comes as interstate applicants for Victorian university spots dropped 13 per cent on the previous year – from 8669 to 7544.
Victorian Rose Nabanyana, 27, said the Melbourne lockdown pushed her across the line to apply to study a Bachelor of Nursing at the University of Southern Queensland.
"I was looking for somewhere to move, but then with all the covid in Melbourne it was like 'yep there it is'," she said.

A Griffith University spokesman said applications from Victoria for trimester one 2021 were up 88 per cent on last year and the university has seen a 30 per cent total increase in interstate applicants.

This is an extract from The Courier Mail
The Courier Mail https://www.couriermail.com.au/education/tertiary/spike-in-interstate-aussies-applying-to-queensland-universities/news-story/868acaccf3933150ed91f4813a4f7f38

Rapid population growth in South-East Queensland prompts $400m spend on five new state schools

Lily Nothling | January 25, 2021

Five new schools will open this week in South-East Queensland to help ease the stranglehold of soaring population growth on the region's education infrastructure.

Three of the campuses have been built in booming pockets on the Sunshine Coast, where the population is expected to swell to 500,000 in the next two decades.

The new facilities also include a high school in Brisbane's inner-south and a primary school at Pimpama on the Gold Coast, one of Australia's fastest-growing suburbs.

Assistant Education Minister Brittany Lauga said the schools had cost the State Government $400 million.

"Between 2016 and 2026 we're expecting about 8,000 additional school-aged children each year in Queensland schools," Ms Lauga said.

"Over 90 per cent of that growth will be experienced in the south-east corner, so we need to build schools for that growth."

The long-awaited Brisbane South State Secondary College (BSSSC) is still a construction site, but will open its gates to year 7 students this week.

The $140 million facility is being built in Dutton Park to boost inner-city secondary school capacity, owing to increasing enrolment pressure on Brisbane State High, the state's largest school.

BSSSC will start with just 207 students, but will encompass all secondary years by 2026.

Veronika Atkinson-Yore said she was excited to join her new classmates as a "founder student"

"You don't really know what to expect because there's no-one else that's been there and everything's going to be new," she said.

"There's still going to be construction going on around the school in our school hours."

Ms Lauga said classroom disruption would be kept to a minimum.

"The construction will be very considerate of the students and the teachers and the learning environment that is around that school," she said.

"The best way to build new schools is to start at the grassroots and build them as the students come."

University of Queensland population geographer Elin Charles-Edwards said a trend towards apartment living for families meant more schools were needed in inner Brisbane.

"There's a big concentration and focus on consolidation in South-East Queensland, so [that is] putting extra dwellings in urban areas and that's leading to additional population pressure in the inner and middle suburbs in our city," Dr Charles-Edwards said.

New primary schools in Logan and Caloundra and a special school at Coomera are in the pipeline for 2022.

This is an extract from ABC News
https://www.abc.net.au/news/2021-01-25/queensland-five-new-state-schools-opening-this-week/13083284

Daily Mail

House prices surge in regional areas of South-East Queensland

Stephen Johnson | January 21, 2021

House prices are surging in regional areas even in places that weren't posting strong population growth before the pandemic.

Real estate data group CoreLogic's head of research in Australia Eliza Owen said population growth alone did not explain the surge in property values outside the metropolitan centres.

In 2020, 39 sub-markets out of 88 across Australia saw median house prices climb to record highs even though immigration was virtually turned off.

Regional house and apartment prices together last year rose by 6.9 per cent compared with two per cent across the capital cities, as buyers who could work from home fled Sydney and Melbourne.

But before the pandemic, the Gold Coast and the Sunshine Coast in Queensland were the only regional centres to see. significant population growth, mainly from new arrivals from other parts of Australia

In the three years to June 2019, these regions on either side of Brisbane between them gained 39,770 new residents.

'While the trend of moving from capital cities to regional Australia is nothing new, COVID-19 may have exacerbated the desirability of regional Australia,' Ms Owen said.

'COVID may have exacerbated the trend, but did not start it.' When it came to house prices, Noosa Heads on the Sunshine Coast was a phenomenal performer in 2020 with median values surging by 17.3 per cent to $1.45million.

The Illawarra region south of Sydney also did well last year, and over the past decade, despite population growth before the pandemic not being.
as strong as the coastal hot spots in south-east Queensland

Between 2010 and 2020, the Gold Coast and the Sunshine Coast both managed annualised growth of just 2.4 per cent, but that has recently changed.

The ability to work was more likely to help regional house prices in 2021, with the Reserve Bank of Australia forecasting a 30 per cent surge during the next three years as a result of record-low interest rates.

'With a positive outlook in place for housing assets in 2021, regional Australian dwelling markets may continue to rise in value,' Ms Owen said.

This is an extract from Daily Mail
https://www.dailymail.co.uk/news/article-9170517/Why-house-prices-surging-regional-areas-not-just-Covid-big-city-exodus.html

Thousands leave Melbourne for South-East Queensland after Covid-19 wave

Anthony Piovesan | November 2, 2020

Tens of thousands of Melburnians ditched the city after the first wave of COVID-19, new figures have revealed.

Data released by the Australian Bureau of Statistics (ABS) on Monday showed 25,000 people abandoned Melbourne in the June quarter before a second wave of coronavirus intensified across Victoria.

The mass exodus marked Melbourne's largest change in net internal migration on record.

"There was a net loss of 8000 people for Greater Melbourne in the June 2020 quarter compared with 2200 in the previous quarter. Melbourne had a net loss of 5900 people to the rest of the state compared with 3000 in the previous quarter," the ABS said.

"In net terms, Victoria only gained people from Western Australia (+100) and lost most to Queensland (-2100). Victoria had a net loss of people to NSW for the first time since the June 1997 quarter."

More people also moved from Victoria to NSW (6900) than from NSW to Victoria (6100) – the first time that trend had occurred since the June 1997 quarter.

The internal migration came ahead of Victoria's second wave of coronavirus, where harsh lockdown measures again came into force.

The rules were slightly stricter in Melbourne, where the city was cut off from regional Victoria and a citywide 9pm-5am curfew was put in place.

Melburnians could only leave their home for four essential reasons and could not travel beyond 5km without a valid reason or permit.

Melbourne's 112-day lockdown came to an end last week after the state recorded consecutive days of no new daily infections.

This is an extract from News. com
https://www.news.com.au/travel/travel-updates/tens-of-thousands-leave-melbourne-after-first-covid19-wave-new-data-reveals/news-story/ed87eb0c3af999afe9d7c0ebf627a3f3

ABC NEWS

Sunshine State builder record four-fold rise in new home enquiries

Sarah Cumming | January 23, 2021

A building company says the level of inquiry for new homes in south-east Queensland is "phenomenal," with a mass domestic migration apparently underway to the Sunshine State.

Metricon Queensland general manager Luke Fryer said new homes sales were up 80 per cent and the level of enquiry in local property had been extraordinary.

"The major relocation companies are quoting 400 per cent increases in quotes to people who are wanting pricing to relocate from Sydney and Melbourne up to the Gold Coast and Greater Brisbane," Mr Fryer said.

Interstate migration and government stimulus measures have helped boost new homes sales and building approvals across south-east Queensland, he said. "We are seeing a significant increase in domestic migration.

"The level of enquiry and level of people committing to building a new home on the Gold Coast and south-east Queensland has really been phenomenal."

"I'd suggest some 80 to 90 per cent up year on year.

"It's been an extraordinarily positive result and response from Australians who do have certainty around their employment."

While trades and product supply pressures were currently manageable, Mr Fryer said they could become an issue later this year when more building approvals will be processed.

"Certainly trades will come under pressure in 2021, because there's only so many plumbers, so many brickies, so many electricians to go around at the moment."

Darryl Meehan director of Q Coast Homes said demand for renovations was unprecedented and unlike anything he had experienced in over 40 years.

"The renovation sector is doing even better than the new home market, especially on the Gold Coast," Mr Meehan said.

"I think that has just gone in absolutely the biggest boom … its [ever] been."

Mr Meehan said 2021 was looking very positive and the Federal Government's HomeBuilder and JobKeeper programs had saved the industry.

"Every builder on the Gold Coast that was able to survive through the pandemic has had an increase in volume, I would say somewhere between 20 to 25 per cent."

Mr Meehan said 2021 was looking very positive and the Federal Government's HomeBuilder and JobKeeper programs had saved the industry.
"Every builder on the Gold Coast that was able to survive through the pandemic has had an increase in volume, I would say somewhere between 20 to 25 per cent."

Home Builder figures show the grants have been most popular in Victoria, Queensland then NSW.

The Courier Mail

South-East Queensland tourism booms as QLD opens borders

Jeremy Pierce | January 29, 2021

A whopping 100 per cent increase in Qld holiday bookings was recorded in the hours after it was announced the state would ease restrictions on NSW travellers.

Demand for Queensland holidays surged almost 100 per cent in just three hours after the decision to ease travel restrictions on Greater Sydney.

In a timely vote of confidence in the Queensland tourism industry, demand for Queensland holidays from NSW travellers on booking website Wotif.com spiked more than 95 per cent

As well as being Australia's most populous city, Sydney is not surprisingly Queensland's biggest tourism market. In 2019, travellers from Sydney injected about $10 million a day into the Queensland economy.

Last year's statistics, decimated by the pandemic, are expected to be released in the coming months, but while experts concede the easing of border restrictions will not recapture 2019 spending levels until travellers gain more confidence, the move will still be worth millions to Queensland's ailing tourism industry.

Queensland Tourism Industry Council CEO Daniel Gschwind said operators were already doing their best to regain consumer confidence by offering greater flexibility with bookings and refund policies.
"In some cases there may be legitimate reasons why refunds can't be given at the last minute if provisions have already been paid for, but there has to be a reasonable shift towards that to give consumers the confidence and trust that they are not going to lose their money.

Wotif managing director Daniel Finch said the early data showed there was still strong demand for Queensland holiday destinations.

The above map shows the developers working within the Ripley Valley Priority Development Area.

This is an extract from The Courier Mail
https://www.couriermail.com.au/news/queensland/tourism-boom-booking-bonanza-qld-opens-to-greater-sydney/news-story/79f6ade06556484a7e4934ef71459b23

NEWS

Tourism boom in Southern Queensland expected to last through to five years

Belinda Sanders | September 14, 2020

A renewed road tripping trend is behind a tourism boom in Southern Queensland that is expected to last three to five years.

With international and interstate travel brought to a halt by COVID-19 restrictions, many Queenslanders have started exploring their own state by road.

"The last couple of months have been exceptionally busy," Ms Brotchie said.

"Most people who live on the coast stay around that area, but they've decided 'Well, we've seen this area, so we'll go for somewhere different'.

"Most of them have said how impressed they were about the place and they would be back at some point, which is great for tourism in Dalby."
Southern Queensland Country Tourism CEO Peter Homan said some operators were reporting the best calendar year on record.
"That's just amazing given that for a couple of months some [businesses] completely closed," he said.

"There's a lot stronger inquiry into that sort of six-to-10-month period than there ever has been before in this area."

Through surveys conducted by the tourism body, Mr Homan said they had found people were wanting to escape metropolitan areas and explore nature.

"But from what we're looking at, the next three to five years will be incredibly strong," he said.

Mr Homan said regional Southern Queensland had become a more attractive tourism destination because of the lower COVID-19 infection rates.

"We've got great products, we've got really good food and wine in our areas, and we've got terrific national parks. And I think that's what people are looking for.

"And it's in abundance and it's beautiful, it's healthy."

Mr Homan said the Dalby region had many attractions such as fishing, bushwalks, and mountain biking trails.

"I think we've got the right things here in this region to offer them within a short drive," he said.

"The one thing we'll continue to market is our beautiful natural assets and food that we produce in this area."

This is an extract from ABC News
https://www.abc.net.au/news/2020-09-14/road-trip-southern-queensland-tourism-boom/12660234

New Queensland hotspots highlight lifestyle & affordability

Bianca Dabu | November 11, 2020

Amid the COVID-19 outbreak, Queensland has shown exceptional resilience, ultimately attracting demand from buyers and investors looking to get the benefits of both lifestyle and affordability.

In a recent report, McGrath Estate Agents found that, while other capital cities struggle to regain their footing after being hit by the pandemic, Brisbane endured, thanks to tighter border controls and fewer virus cases that ultimately protected home values.

Once the virus struck, Brisbane's home values moderated rather than faltered, with median house prices up 4.9 per cent to $557,265 and apartment values rising by 1.8 per cent to $387,420, its strongest growth in three years, according to CoreLogic figures.

By September 2020, first home buyer activity had almost returned to pre-pandemic levels, with lending trending up since April due to grants such as the First Home Owner Rebate scheme.

Even prestige sales continued strongly during winter, particularly for luxury inner-city apartments, bayside mansions and premium residences in tightly held blue ribbon suburbs such as Paddington, New Farm and Hamilton. Over the first weekend of spring, Brisbane's 10 highest sales totalled more than $34 million.

Moving forward, the company expects Brisbane and the rest of Queensland to derive its growth from new infrastructure, ushered by the likes of the $3.6 million integrated resort Queen's Wharf, which is expected to create 8,000 jobs and add $4 billion to the state's economy on completion in 2022.

INFRA STRUCTURE

Recreating South-East Queensland in the digital world

Patricia Mae Tagabe | November 3, 2020

The SEQ region's idea to develop a City Deal was the first of its kind in Australia and contributed to the Australian Government including the concept in its Smart Cities Plan in 2016.

The City Deal aims to benefit more than three million residents and paves the way for a prosperous and sustainable future for generations to come.

At the core of this deal is a vision to transform regional connectivity to address congestion, ignite future employment potential and build lifestyle destinations.

There are high-impact infrastructure projects in the SEQ region including the Gold Coast-Brisbane Transport Upgrade, Cross River Rail, and the new airport in the Sunshine Coast region, among others.

These infrastructure projects are being supported by vast amounts of 3D data that has been captured and processed for the region, with the support of government departments at different levels.

The region is a combination of extremely important commercial and tourism centres, and these 3D assets will help shape a larger digital twin for the region, which the State and Federal Governments are working on as part of a SEQ City Deal.

One of the critical aspects for the region's development is transport infrastructure, and these 3D models will underpin the planning involved in upgrading multiple road, rail and airport links across the region, mainly connecting the Gold Coast and Sunshine Coast regions to the commercial hub of Brisbane.

Instead of numerous development projects commissioning 3D data, the government's foresight makes sure that all critical projects can utilise the information and make proactive decisions, minimising delays and costly rework.

Spanning most of the SEQ region, this forms one of the largest continuous 3D datasets in Australia after the one produced for the NSW Government's Western Sydney Digital Twin project.

The street level captures undertaken across the Sunshine Coast area, enable viewers to walk along a digital version of the near-natural streets and experience the shops, cafes, buildings, complex street furniture, trees, etc.

These vast datasets across South East Queensland will support infrastructure, engineering, construction and urban design projects – where users can not only see what a particular design would look like, but also assess its impact on surrounding assets.

This is an extract from Infrastructure Magazine
https://infrastructuremagazine.com.au/2020/11/03/recreating-south-east-queensland-in-the-digital-world/

Queensland's largest industrial project is in south-east QLD

No Author | August 20, 2020

Up to 6000 jobs will be created at one of Queensland's largest industrial projects in Crestmead.

The the $1.5 billion Crestmead Logistics Estate will be developed over the next five years by Queensland developer Pointcorp and will deliver 650,000 sqm of warehousing, business, logistics and manufacturing

Stage one of the project will be completed in December. The 36-hectare parcel was purchased by Singapore's Mapletree Investments for $90 million. It will develop a $440 million logistics park spanning 200,000 sqm.

City of Logan Mayor Darren Power visited the site today with Queensland Treasurer and Member for Woodridge Cameron Dick.

Cr Power said the nine-stage project was a "game-changer" for South East Queensland.

"This project is a strong endorsement for investment in our city and will create thousands of jobs for locals," he said.

"Council is committed to ensuring that Logan remains an attractive place for businesses to establish and grow.

"The trend we're seeing at present is the result of others not moving into the areas where people have left, which would ordinarily happen," she said.

Cr Power said, 'Logan well and truly punched above its weight' and was fast establishing itself as a hub for major transport and logistics in Queensland.

Queensland budget promises major job opportunity in South-East QLD

James Hall and Ellen Ransley | November 30, 2020

Queensland will see tens of thousands of job openings over the next four years as the state goes on a hiring spree to tackle its unemployment problem.

The Queensland Government is just a few weeks into its four-year term in power after claiming victory in the state election through a promise to restore the economy.

Queensland's unemployment rate has consistently been higher than the national average and job creation was the major issue of the October state election.

The jobless rate in the Sunshine State sits at 7.7 per cent, according to the Australian Bureau of Statistics, compared to the national figure of 7 per cent and with only Tasmania worse off at 8.2 per cent.

Treasurer Cameron Dick said the government plans to turn this around through investing in major projects and support schemes to stimulate growth in the private sector.

A record $56 billion will be spent on capital works and infrastructure over the next four years.

"That means building the schools, the hospitals and the bridges, roads and tunnels that our growing state will need in the future," Mr Dick told parliament on Tuesday

"Treasury modelling assumes it may take as long as four years before the impact of COVID-19 on employment is fully offset.

"Driving employment growth as hard as possible will remain the single most important task of our government during the term of this parliament."

An investment of $1 billion through to 2024 on education will focus on boosting skills to support the infrastructure spend by preparing young Queenslanders to work in various trades.

"And those training opportunities will be tailored to meet the needs and opportunities of regional Queensland," Mr Dick said.

The spend will include $200 million on "skills for the future", focusing largely on TAFE and apprenticeships.

"Our program of free TAFE and free apprenticeships for Queenslanders under 21 has been such a success we will extend it to all Queenslanders under 25," the treasurer said.

Frontline workers will be boosted by 5800 additional nurses, 1500 doctors and 1700 allied health professionals through to 2024.

In 2020/21, Queensland Ambulance service will invest $55.8 million on infrastructure projects and add another 475 ambos.

The budget reveals a total health funding of $21.8 billion this financial year, with $1.6 billion of this splashed on infrastructure projects within the sector.

This is an extract from News.com
https://www.news.com.au/finance/economy/australian-economy/qld-budget-2020-major-jobs-promise-for-states-economic-recovery/news-story/fdbcc5870f07d078dbff43a4380921a6

THE QUEENSLAND TIMES

Queensland regional areas are in high demand

Samantha Healy | January 16, 2021

There has been a huge surge in buyer demand in some of regional Queensland's beachside suburbs, with two unlikely townships experiencing triple digit growth.

Mary Venables of Venables Real Estate, who has been selling real estate in Forrest Beach for 30 years, said it had been an unusual 12 months but it had been busy.

Ms Venables said buyers were "coming from all over the place", from across the region and as far south as Victoria.

She said while some were grey nomads who knew the area, others were families chasing a laid-back lifestyle.

"Which is great because it means our school and community is growing," she said.

Forrest Beach (Hinchinbrook) and Hay Point (Mackay) recorded a sharp rise in the number of views per property listing over the past 12 months, up 147.1 per cent and 138.4 per cent respectively, new data from realestate.com.au reveals.

The current median house price in the sleepy beachside suburb of Forrest Beach is now $220,000, which is down from a high of $280,000 three years ago.

Other star performers for demand growth range for houses at Mudjimba (Sunshine Coast) and Tugun (Gold Coast) to Airlie Beach (Whitsundays) and Boyne Island (Gladstone).
For units, top performers include Pimpama (Gold Coast), Kewarra Beach (Cairns), Bowen (Whitsundays) and Scarness (Hervey Bay).

In terms of house price growth over the past 12 months, North Ward in Townsville came out on top with 33.8 per cent growth.

It also recorded the shortest days on market in regional Queensland - just 35 days, well ahead of Currumbin (Gold Coast) and Pelican Waters (Sunshine Coast) at 50 days each. lifetime of the bodies.

The Sunshine Coast's luxurious Sunshine Beach - Queensland's equal second most expensive suburb for houses - continues to challenge for top spot, with its median house value up 33.1 per cent to $2 million, equal to Brisbane's Teneriffe and now just $455,000 less than Main Beach (Gold Coast).

The median house value in Sunshine Beach has doubled in just five years, according to the data.

he Sunshine Coast and Noosa regions dominated the top 10 list for price growth, with Shelley Beach (27.6%), Moffat Beach (26.7%) and Sunrise Beach (23.1%) all recording a rise in median house values.

Unit values also rose in Sunrise Beach, Sunshine Beach and Mount Cool

Booral (Fraser Coast) and Miami (Gold Coast) also made the top 10 for regional Queensland.

realestate.com.au

COVID property boom could push QLD home prices up 20 per cent

Elizabeth Tilley | October 17, 2020

QUEENSLAND is on the cusp of a property boom that could lead prices to skyrocket by more than 20 per cent in some areas and last for years to come.

Fears of a real estate armageddon in the wake of the pandemic have been replaced with a surge in confidence in the Sunshine State's housing market, driven by an exodus to lifestyle and affordability, infrastructure spending and cheap money.

From Cairns to Coolangatta, buyer demand is at an all-time high and suburb sale-price records have been smashed since COVID-19 took hold in March, while the state's southern counterparts are languishing.

New data from CoreLogic, analysed by Finder, has found the number of house sales in Brisbane jumped 21 per cent in just one month in July, and rose in value by nearly 23 per cent to a staggering $1.4 billion — a bigger rise than in any other capital city.

Economists at Westpac who were forcasting price falls of 10 per cent at the start of the year are now predicting a 20 per cent rise in Brisbane property prices over the next two years — the highest of any capital city.

Propertyology head of research Simon Pressley is expecting boom conditions "not seen in this country since the turn of the century" by Christmas — but not in Melbourne or Sydney this time.

"Queensland can expect to finally be the beneficiary of strong property market performance," Mr Pressley said. "We have to go way back to 2007 since anywhere in the state except Noosa produced a year or more of strong capital growth.

Mr Pressley said the boom would be driven by upgraders taking advantage of low interest rates, first-home buyers, and buyers motivated by a permanent work-from-home shift.

"And this is before the enormous amount of federal government funding for infrastructure projects and job creation programs kicks in," he said.

This is an extract from Realestae.com
https://www.realestate.com.au/news/covid-property-boom-could-push-qld-home-prices-up-20pc/

THE QUEENSLAND TIMES

Queensland is tipped to be the hottest property market in 2021

Elizabeth Tilley| January 2, 2021

RURAL retreats, beachside abodes and suburbs with room to move are tipped to be the hottest property markets in a COVID-wary southeast Queensland in 2021.

Despite a tumultuous year for the country's economy and housing sector, experts say strong capital gains are on the cards for certain locations across Brisbane, the Gold Coast and the Sunshine Coast.

Research from property portal Realestate.com.au reveals a surge in demand among potential buyers for southeast suburbs close to the coast or those featuring bigger homes on large land parcels.

The tiny town of Witta in the Sunshine Coast region has recorded a whopping 295 per cent increase in the number of people looking at homes for sale there in the past six months.

Even in Brisbane, the research shows potential buyers are looking at suburbs like Sheldon in the Redlands, neighbouring Chandler and Murarrie, which are all in the city's southeast corner and offer houses on significantly bigger blocks

Ray White Queensland CEO Jason Andrew said the Redland Bay area and Mount Cotton had been seeing strong buyer activity, which was set to increase in 2021.
Mr Andrew also thinks suburbs in Brisbane's inner west would likely to be good places to invest in property this year.

"Areas like Taringa, Indooroopilly and St Lucia have always been an investors dream, particularly with the Chinese, as they place their children, and subsequently their money, close to institutions like the University of Queensland," Mr Andrew said.

Mr Andrew said the new flexible working arrangements since COVID-19 would put the spotlight on markets that were further from the city and more affordable.

"North of the river, I like Redcliffe, particularly given the infrastructure poured in over recent years, or even Sandgate and Shorncliffe given the train line," he said.

Mr McGrath said Brisbane's bayside had a country town vibe with city amenities, with typical houses in the area selling for around $550,000.

LJ Hooker Property Centre agent Lauren Rowe, on Brisbane's bayside, said the Redlands area had "experienced an explosion".

"It's been quite phenomenal really," Ms Rowe said.
"I think purely because of its affordability across all price brackets and the access to the water - that's their playground on the weekends.

"We've seen a change across the board with COVID. People are not just wanting the beautiful home, but also the land to have the kids playing in the backyard... and with a swimming pool and to have their own little resort."

This is an extract from The Queensland Times
https://www.qt.com.au/news/where-to-buy-in-qld-in-2021/4166880/

The Urban Developer

Queensland regional areas demand returns with a boom

Eliza Owen | January 22, 2021

There has been no shortage of reporting about the relatively strong performance of regional Australian dwelling markets over 2020.

December home value data showed the combined regional dwelling market increased 6.9 per cent in value over the year; a growth rate more than three times the rate of the combined capital cities.

But even more impressive than value changes in 2020, is the return that some areas have shown in the longer term.

This can be seen when looking at 10 year annualised growth rates, which is what growth in an asset value would be if it had the same growth rate every year for 10 years.

By this metric, some secondary cities' have performed just as well as, if not better than, their capital city counterparts. This is a particularly prominent trend across the eastern seaboard.

This set of charts shows that 10 year annualised growth rates in large, coastal dwelling markets are closer to the performance of capital city sub markets than the rest of regional Australia.

In NSW, 10 year annualised growth rates were 5.0 per cent across Illawarra, and 4.5 per cent across both the Newcastle Lake Macquarie region, and the Southern Highlands and Shoalhaven region.

This compares to an average of 5.1 per cent across the Sydney sub markets, and an average of just 2.1 per cent across the rest of regional NSW.

Across Queensland, the Gold Coast and Sunshine Coast have seen long term growth rates align more closely with average increases across the capital city sub markets (1.5 per cent).

ABC NEWS

Queensland property prices defy COVID downturn as interstate buyers flock north

Emma Pollard and Lexy Hamilton-Smith | December 1, 2020

House prices in Queensland are continuing their upward march, growing by an average of 0.6 per cent in Brisbane in November, taking annual growth to 3.2 per cent.

The latest monthly data released by CoreLogic showed prices grew in every capital city rising by 0.8 per cent nationally.

CoreLogic's Head of Research Tim Lawless said price growth in regional Australia was stronger than in the capital cities, with values in regional Queensland leading the way — rising by 3.2 per cent over the past three months.
"That was the fastest growth rate across any of the regional markets around the country and it really demonstrates the trend we're seeing towards housing demands really rising, particularly in those markets adjacent to Brisbane on the back of relatively low supply levels," he said.

"Of course extremely low interest rates are one of the primary factors that's driving housing markets, but on top of that there's a lot of other different types of incentives … first homebuyers, building grants."

He said there seemed to be "some increasing urgency in the market".

"This does seem to be very much a seller's market, we are seeing relatively slim levels of advertised stock available for sale, homes are selling very quickly, vendors are offering up very little in the way of discount as well.
"So these are all factors that are pushing prices higher."
need in the future," Mr Dick told parliament on Tuesday.

Real Estate Institute of Queensland (REIQ) chief executive officer Antonia Mercorella said the REIQ estimated interstate demand for property had increased by about 20 per cent on last year.

"The interest from interstate is very significant at the moment, even before COVID-19 Queensland was the number one destination for interstate migration," she said.
"Of course since this pandemic has hit, that demand from interstate buyers — particularly New South Wales and Victoria — has grown even stronger."

Gold Coast real estate agent Tolemy Stevens said there was an "insatiable" appetite for property from interstate buyers.

"At least 80 per cent of our enquiries at this stage — particularly for luxury beachfront real estate on the Gold Coast — is coming from interstate clients," he said.

"Eighty to 90 per cent of my transactions over the last three to six months alone have all been from buyers either in Melbourne or in Sydney, which is just a phenomenal statistic."

This is an extract from ABC News
https://www.abc.net.au/news/2020-12-01/qld-real-estate-property-boom-hotspot-as-sydney-move-north/12915760

your investment
property

Queensland housing demand is predicted to surge all through 2021

Gerv Tacadena | November 25, 2020

Housing demand in Queensland is predicted to surge next year, with its southeast corner being a top spot for potential sea changers, says an expert at McGrath Estate Agents.

Home values in Queensland, particularly in Brisbane, have demonstrated resilience amid the pandemic, said John McGrath, executive director of McGrath Estate Agents.

In fact, the median home price in Brisbane remained practically unchanged between March and October, while prices in Sydney and Melbourne declined by 2.9% and 5.5%, respectively. The latest figures from CoreLogic even show a 0.5% in Brisbane's median price so far in November.

"Queensland's hard border has protected home values in Brisbane and surrounds this year, and once the boom gate goes up, which is expected by Christmas, I think we'll be seeing significant new demand and capital growth in the south east corner in 2021," McGrath said.

It Queensland was Australia's top spot for interstate migration last year. An estimated 107,000 people moved to the state, resulting in a net gain of roughly 23,000. During the year, Brisbane welcomed 70% of interstate migrants.

McGrath said aside from the return of interstate migration levels, a new trend is poised to arise within the state that would further boost demand for housing.

"The pandemic has prompted people to reassess their lives and this alone has convinced many to relocate north to enjoy the best lifestyle in Australia," he said.

McGrath said agents across Brisbane, the Gold Coast and Sunshine Coast have observed increases in enquiry from southern city relocators.

This potential surge in demand is resulting in a fear-of-missing-out phenomenon among locals, who may have limited time to take advantage of market conditions as waves southern buyers flood the state next year, he said.

"Southern buyers typically bring healthy budgets to Queensland after selling in Sydney or Melbourne, which are far more expensive markets. This, along with locals upgrading their homes instead of travelling, has boosted the luxury market where there is also a lack of stock," McGrath

5 predictions for Queensland's property: a strong market

Bianca Dabu | December 30, 2020

The Queensland property market has maintained resilience in spite of the pandemic, and now goes into the new year with an abundance of growth potential, according to a number of experts.

In comparison with other states, most of Queensland has remained in a strong position over the past 12 months.

Brisbane, for instance, has seen demand for property rise due to interstate migration, the broad range of stimulus measures and positive changes to market sentiment.

According to Streamline Property Buyers' managing director, Melinda Jennison: "Economic conditions are improving with the virus containment, and it has never been cheaper to borrow money."

"While we are seeing buyer numbers rise, we are also seeing stock remain low."

The tight levels of inventory, along with the rising number of buyers, create an urgency among buyers and ultimately adds to the upward pressure on prices, she said.

Backing up this sentiment, Apollo Auctions director Justin Nickerson said that all signs and indications point to Brisbane maintaining its strong finish in 2020 through to 2021.

Mr Empringham said that lifestyle properties, including those with water views, those that are semi-rural or on acreage, will continue to be in strong demand next year, particularly in Brisbane and on the Sunshine Coast.

"Lifestyle properties are really fashionable now and definitely on trend. The lifestyle market is also being driven by the interstate market through the fact that it's very, very good value for money by comparison.

With property buyers starting to value space again, Ms Jennison expects an exodus from higher-density living and the increase in demand for single homes on their own lots, even if they are far away from the CBD, to continue into 2021.

Further out into the suburbs, the unit and townhouse market is also likely to see growth in 2021, with affordability playing a major role, according to Mr Empringham.

"The purchase price of attached housing is now below its construction/replacement cost. This market sector has finally hit the bottom of the cycle, and I think there have been a lot of lessons learned in South East Queensland over the past five to 10 years in relation to attached housing."

First home buyer activity will contribute to the growth of Queensland in 2021 as it continues to be strong off the back of federal stimulus in the sub-$500,000 price point, especially with land sales spiking throughout South East Queensland in recent months, Ms Jennison said.

Investment activity is also rapidly picking up in Brisbane, particularly in price points up to the mid $700,000, largely driven by the attractive yields that Brisbane can offer as well as record-low interest rates, Ms Jennison said.

Australian PropertyInvestor SINCE 1997

South East Queensland primed to be 2021's top market

Dan Wilkie | December 11, 2020

South East Queensland is shaping up to be a strong bet for investors, with properties from the Gold Coast to the Sunshine Coast selling fast and on a solid foundation for capital growth in 2021.

As the pandemic began, so did a major demographic shift to the Sunshine State, with a recent report from the Australian Bureau of Statistics showing Queensland has had a net gain of more than 22,000 people in 2020, nearly double its 10-year average of 12,409.

Demand for houses is ramping up quickly as a result, erasing any predictions of property price plunges and pivotingthe to prognostications of significant capital growth.

ANZ recently said it was expecting Brisbane house prices to grow by 9.5 per cent in 2021, with the Queensland capital likely to battle with Perth for the title of Australia's property market leader in the coming months.

CoreLogic's latest data showed Brisbane properties' average days on market for the three months to the end of September were just 45 days, while the city's median dwelling price was just over $515,000 at the end of November.

Price growth for Brisbane in the year to November 30 was 3.2 per cent, while dwelling prices in regional Queensland were up 6 per cent over the 12 month period, CoreLogic said. Gross rental yields in Brisbane sit at 4.2 per cent, while yields in regional Queensland at the end of November were 5.2 per cent.

Combine Queensland's unique factors and market characteristics with, historically-low interest rates, surging consumer confidence and billions of dollars in infrastructure investment, and the scene is set for a property boom.

Mosaic Property Group managing director Brook Monahan is one property developer cashing in on the Queensland's real estate rise, with his company's projects among some of Brisbane's fastest selling in 2020.

Mr Monahan said 85 per cent of its $92 million The Sinclair in East Brisbane sold over the pandemic, while more than 90 per cent of the 62 apartments on offer at its $72 million The Patterson had sold in the last two months.

At The Patterson, which was designed by architecture firm Rothelowman, the average sales price of the apartments was $1.2 million.

"It's one of those things where there is no one thing that creates outcomes like that," Mr Monahan told Australian Property Investor Magazine.

"There are so many moving parts that add up to having a successful project launch like this, particularly in the current environment.

"While things are certainly improving, and quite substantially, the reality is there has been a lot of uncertainty and there hasn't been a lot of people doing average sales of $1.2 million off-the-plan in Brisbane in the last six months."

THE AUSTRALIAN

Rental market will continue to tighten in 2021 as rent plummets in Sydney and Melbourne

Mackenzie Scott | January 12, 2021

A fall in demand for inner-city apartments rentals in Sydney and Melbourne caused prices to drop by up to 10 per cent last year, while investors in smaller markets benefited from tight availability as prices surged.

Limited overseas migration and the flight to suburbia last year caused rents for units to drop 10.3 per cent in Sydney and 8.7 per cent in Melbourne over the past 12 months, according to new data from SQM Research.

While house rentals fared slightly better in both cities (down 7.6 per cent and 8.7 per cent respectively), the number of properties available in the Melbourne market ballooned to a vacancy rate of 4.7 per cent, almost double the same in 2019. south of the Logan Motorway corridor in Brisbane.

SQM managing director Louis Christopher said while signs of improvement could be seen in the two larger cities, including shrinking vacancy rates, 2021 would be tough for investors.

“It's clear Sydney and Melbourne apartment investors were the losers of 2020 with rents and prices falling,” Mr Christopher said.

“Demand for inner city property will remain affected by the closure of the international border as well as ongoing caution on future city lockdowns. This will mean 2021 will remain largely a tenant's market in the inner cities but will also very much remain a landlord's market for regional Australia.”

Nationally, house rents rose 9.2 per cent and units were up 6.3 per cent. Vacancy rates shrunk slightly to 2.2 per cent.

Housing demand in regional Queensland is high due to interstate migration

Jemima Burt | February 5, 2021

High rental demand and property prices are music to the ears of landlords and property owners, but if you are looking for a place to live in Queensland at the moment, there is a good chance you are struggling to find what you are after.

The Real Estate Institute of Queensland reported that for the December quarter, 90 per cent of regional Queensland dipped to a new record low of just 0.575 per cent rental vacancy.

That means for every 10,000 rental properties, just 57 were available — and coastal parts of Queensland continued to report strong sales figures.

Professor Shaun Bond, from the University of Queensland Business School, said the housing pressure was driven by record interstate migration, the adoption of remote work arrangements and the return of hundreds of thousands of Australian expatriates.

Heather Robertson moved to Cairns from Melbourne between lockdowns last year for the tropical lifestyle and reduced traffic of Far North Queensland.

"I actually visited Cairns two or three years ago on a holiday and as soon as I came here it just felt like home," she said.

"I actually wanted to move in February/March last year, and I was a few days away from leaving for my road trip to come up here and the borders shut so I had to delay my departure, so I was just waiting in Melbourne with the rest of the world, with the rest of Australia, to see what the COVID situation was going to do."

Ms Robertson finally moved in June, and sought to set up a healing business from her new home, but has found securing a property of her own to work from and live has been a challenge.

"I sharehouse at the moment, I live with two other people because that's the only thing I can afford," she said.

This is an extract from ABC News
https://www.abc.net.au/news/2021-02-05/housing-pressure-on-regional-queensland-after-2020-migration/13123318