



INFORMATION MEMORANDUM

**“FLOW” APARTMENTS, MAROOCHYDORE
SUNSHINE COAST, QUEENSLAND**

INVESTMENT PROPERTY CHECKLIST

1. Location (Commuting Distance to Employment Hubs)



6. Capital Growth Prospects



2. Population Growth



7. Market Cycle

(Is this a rising market?)



3. Infrastructure Projects



8. Rental Demand & Yield



4. Economic Drivers (Ideally several different industries)



9. Local Amenities

(Proximity to Schools, Shopping, Hospitals)



5. New Job Creation



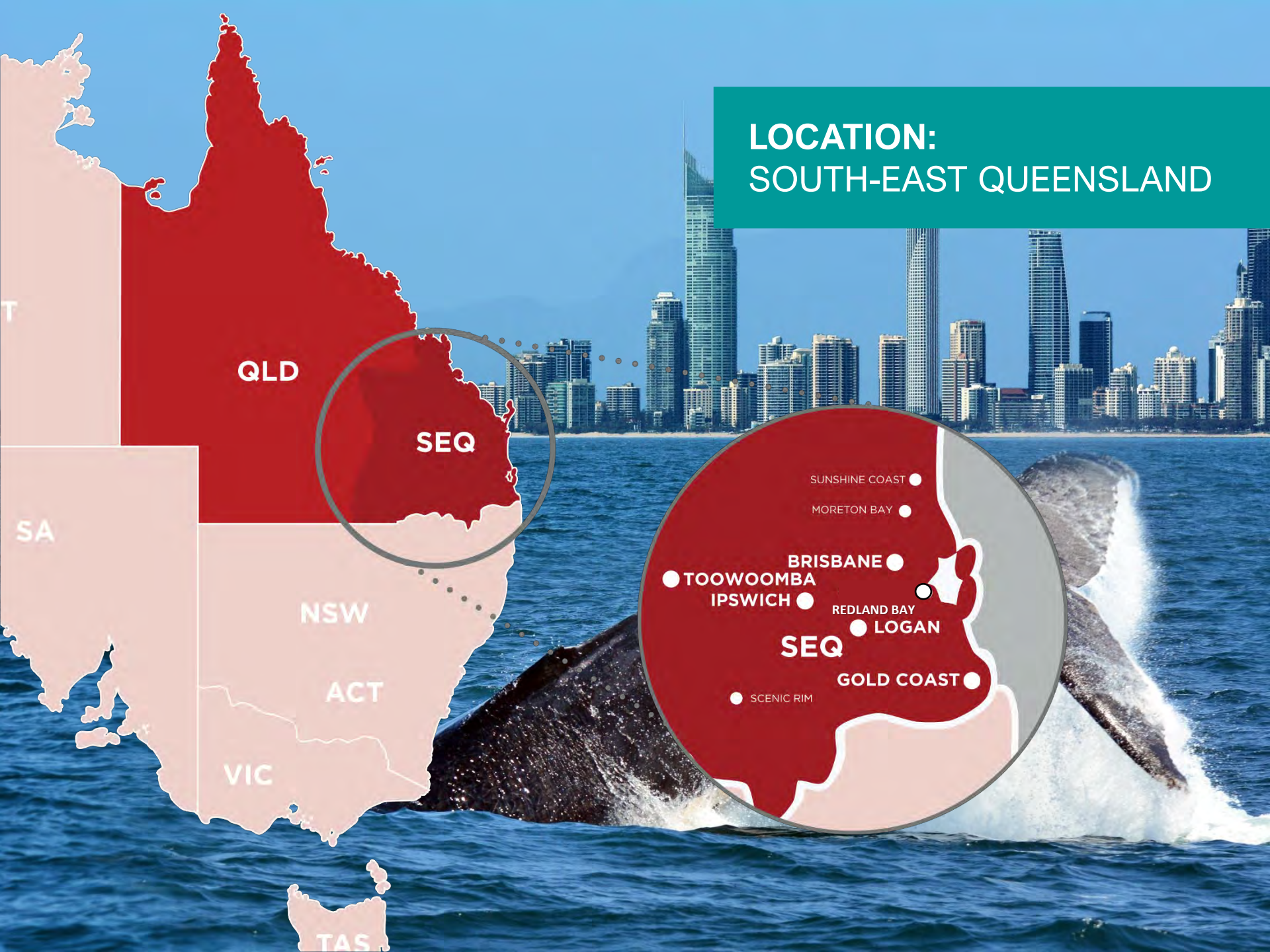
10. Public Transport (Proximity to Bus, Train)



Let's tick the boxes...



LOCATION: SOUTH-EAST QUEENSLAND



QLD

SEQ

SUNSHINE COAST ●

MORETON BAY ●

BRISBANE ●

● TOOWOOMBA

IPSWICH ●

REDLAND BAY ●

LOGAN ●

SEQ

GOLD COAST ●

● SCENIC RIM

TAS

“The Golden Triangle” Australia’s investment hotspot

“SOUTHEAST Queensland’s property market offers a “golden triangle of opportunity”, with **the region tipped to have the best capital growth in the country.**

- Realestate.com.au



NO. 1 DRIVER OF CAPITAL GROWTH IS POPULATION GROWTH

Unprecedented population growth drove Sydney and Melbourne markets to record highs. Now, **both cities have reached their peak and it is South-East Queensland's turn.**

SEQ population growth is predicted to emulate Sydney and Melbourne's growth 15-20 years ago for the next 15-20 years - **and the housing market will follow suit.**

PRD.

By 2041, it is expected we will see large population increases for SEQ

Buyers are flocking to the South East Queensland (SEQ) premium property market due to affordability, when compared to Sydney and Melbourne median prices.

By 2026, it is expected we will see large population increases for Brisbane, Gold Coast and Sunshine Coast by 8.3%, 24.6% and 23.4% respectively. Further, by 2041, it is expected that Brisbane will grow by 25.9%, Gold Coast by 62.5%, and Sunshine Coast by 61.9%.

<https://www.prd.com.au/research-hub/article/south-east-queensland-premium-property-report/>





INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE

MASS MIGRATION TO QLD
EST. 220,000 MORE WITHIN 5 YEARS

sky news .COM.AU

Queensland's surging population in 2022

Bryant Hevesi March 30, 2022

Annastacia Palaszczuk has weighed in on the federal budget as new figures show Queensland is set to welcome almost 130,000 residents from interstate within the next five years.

9 NEWS

More than 220,000 people could move to Queensland over the next five years

By Lillian Rangiah Thu 8 Sep 2022

About 220,000 people are tipped to leave the southern states for Queensland over the next five years, a survey from the Property Council of Australia (PCA) has revealed.

The potential influx has the industry body so alarmed they are calling on the state government to take urgent action to combat Queensland's housing shortage.

The Courier Mail

QLD fastest growing state with 41,000 Net Migration gain in 12mths

March 18, 2022 by Gene Tunney

At nearly 41,000 people in the twelve months to 30 September 2021, net interstate migration to Queensland is the highest it's been since the early 2000s, according to the ABS's QLD is the fastest growing state in Australia, at 1.1% yearly. This has been a big contributor to Brisbane property prices growing the fastest in the nation over the last twelve months, an incredible 29.7%, according to CoreLogic

myGCC.com.au

Aussies flock to QLD at fastest pace in 20 years

Mark Ludlow Jan 5, 2022

Net interstate migration to Queensland in the year to June 2021, the most recent data available, reached 30,939. That was the largest annual increase since the 35,498 in 2004. A net figure of 9728 in the December quarter of 2020 was the highest rise on a quarterly basis since December 2003. The highest annual figure for net interstate migration was 49,162 in 1993, when hordes of Victorians moved north during the Kennett government's large public service cuts.

BOOMING

SOUTH EAST QUEENSLAND

- The ABS projects there will be an additional **1.5 Million residents in SEQ between 2020 and 2041 to reach 5.3 Million**⁽¹⁾
- That is **75,000 new residents every year** for 20 years⁽¹⁾
- The QLD Government estimates **630,000 new dwellings will be needed in the next 20 years** to accommodate this population growth⁽¹⁾
- That is **577 new homes required every week for the next 20 years** to meet the housing demand.⁽¹⁾
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.⁽³⁾
- The **major infrastructure projects** are expected to support about **930,000 jobs through to 2031**.⁽³⁾

Sources:
1. Infrastructure Australia and QLD Government SEQ Regional Growth Plan: <https://dlgpprd.blob.core.windows.net/general/shapingseq.pdf> 2. <https://www.qgso.qld.gov.au/issues/3091/population-growth-ql-202006.pdf> 3. https://en.wikipedia.org/wiki/South_East_Queensland_Infrastructure_Plan_and_Program 4. <https://www.stateldevelopment.qld.gov.au/industry/infrastructure/infrastructure-planning-and-policy/state-infrastructure-strategy>



SOUTH EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

● LOGAN

PIMPAMA ◆

SOUTHPORT ◆

GOLD COAST ●

ROBINA ◆

● TOOWOOMBA

IPSWICH ●

YARRABILBA ◆

FLAGSTONE ◆

The QLD Government has **allocated \$134 Billion** in infrastructure investment to support the massive population boom. The 350 plus major projects are expected to support about **930,000 jobs** through to 2031.⁽¹⁾⁽³⁾

10 NEW CITIES are underway to house the extra 1.4m residents coming in the next 15 years.⁽²⁾

- ESTABLISHED CITIES
- PRINCIPAL REGIONAL ACTIVITY CENTRES



QUEENSLAND PROPERTY MARKET HAS 'WON' GOLD WITH THE 2032 OLYMPICS

Brisbane officially announced as
2032 Olympic Games host city



2032 Olympics will be a 'game changer' for QLD property

Aislinn Dwyer | April 7, 2021

ALTHOUGH some 11 years away, the 2032 Olympic Games is on the lips of most Queenslanders – particularly among Brisbanites – whose home city is currently the preferred host of the event.

Hosting the 2032 Olympics and Paralympics could be a "game-changer" for Queensland, according to Brisbane Lord Mayor Adrian Schinner, who says it could "deliver 20 years of accelerated opportunity for our state".

This is an extract from REIQ
<https://www.reiq.com/articles/olympics-property-prices/>



Propertyology®
Our Research. Our Buying Skills. Your Results

Olympic games will boost the QLD property market for up to 5 years

Simon Pressley | March 24, 2021

ASIDE from the Games itself being a great spectacle, I hope that the event leaves a legacy consisting of a suite of great infrastructure projects that Australia's fastest growing region enjoys for generations to come.

Generally speaking, the direct benefit to property markets from hosting such a big international event comes from the bringing forward of investment in big-ticket infrastructure.

This is an extract from Propertyology
<https://www.propertyology.com.au/how-will-the-olympic-games-affect-property-markets/>



Olympics 2032 set to spark property boom in QLD

By Duncan Mackay Tuesday, 27 September 2022

Property prices in South East Queensland are expected to boom as a result of the 2032 Olympic and Paralympic Games in Brisbane, a new report has claimed.

The special report from PRD, which claims to be Australia's real estate leader, *Olympics 2032: The Year after Announcement* revealed Brisbane's property market will likely benefit if previous history is any indication.

PRD chief economist Diaswati Mardiasmo claimed, that while the Olympics is still 10 years away, past Games could give a glimpse as to what could happen with the property market.

QUEENSLAND WIDE RENTAL MARKET CRISIS



Queensland rental market remains under tight 'squeeze'

By Claire Ryan 21 Jul 2022

The rental supply squeeze has kept a tight grip on Queensland, with a 15 vacancy rate or less across the State, according to the Real Estate Institute of Queensland's (REIQ) latest report.



Rental crisis grips Queensland

Samantha Healy 13 Jun 2022

From holiday hot spots and outback towns to family-friendly suburbs, regional Queensland is in the grips of a rental vacancy crisis, with some suburbs seeing an almost complete collapse of supply.



Rents skyrocket in QLD as interstate arrivals squeeze out locals

By 9News Staff Apr 24, 2022

Queensland is facing a [rental crisis](#) as COVID-19 sparks mass relocations from the southern states. St Vincent de Paul Queensland CEO Kevin Mercer told Weekend Today vacancy rates were currently below one percent.

"Almost every region of Queensland, we have rents going up, \$50, \$100, \$200 a week," he said.



Queensland renters paying above asking price to secure housing in competitive market

By Baz Ruddick Thu 14 Jan 2022

Families looking for rental properties in Greater Brisbane are facing intense competition in the tightest market in 10 years, with prospective tenants offering above the asking price just to secure a place.

Rental markets in most of Queensland, including regional areas, are extremely competitive and it is not uncommon for 20 applicants to apply for a single property accommodation.



QLD RENTAL CRISIS — FAMILIES

FORCED TO LIVE IN TENTS / CARS



9NEWS

Family with six children living in a tent after applying for 40 rental properties

By 9News Staff Jun 22, 2022

A Queensland family has been left with nowhere to go after their landlord gave them 30 days' notice to vacate their rental. The Scott family has sent out 40 applications for different rental properties but they have been unsuccessful.

"They have all been declined so far, we get emails daily saying our application has been unsuccessful," Skye Scott said.



realestate.com.au

Queensland family of five forced to live in car during rental housing crisis

By Marina Trajkovich Mar 31, 2022

A Queensland family of five forced to live in their car has described their desperate search for a place to live amid the state's escalating rental property crisis. Ipswich mum Shikera Maher said she had applied for over 300 rental properties since her lease ended in July last year, only to be turned down each time.

10NEWS

How the rental crisis forced Sushannah and her family to live in a tent

By Rachel Rasker 29 Aug, 2022

Sushannah Taylor has been living in a tent with her family for the past month. The 20-year-old and her husband have a two-year-old and six-month-old child, and have been moving between camping sites and friends' backyards in Bundaberg, Queensland.

They moved to the coastal town from Roma in outback Queensland to be closer to family, and were hoping for better job opportunities and more housing options.

But despite applying for nearly 100 jobs between them, the couple are still looking for work, and have been unable to secure a rental property.



QLD RENTAL CRISIS — A GREAT TIME TO BE A LANDLORD

brisbane times
INDEPENDENT. ALWAYS.

‘A landlords’ market’: Brisbane records steepest rent rises in city’s history

By Jocelyn Garcia July 14, 2022

Brisbane has recorded the steepest rental price rises in the city’s history as it grapples with higher real estate prices, strong rental demand and a lack of housing. It’s median rental asking price for houses rose 16.9 per cent in 12 months, while for units it rose 12.5 per cent. By comparison,

9 NEWS

QLD real estate agency advises landlords to raise rents by 20% (\$10k pa)

By Soaliha Iqbal October 17, 2022

A Brisbane real estate agency has urged landlords to raise the rent of tenants by 20 per cent because now is apparently the perfect time. They pointed out that homeowners could make as much as an extra \$10,000 a year if their advice was followed.

theguardian

Landlord demands 60% increase in rent from Brisbane tenant

Eden Gillespie 3 Nov 2022

A Brisbane tenant has been asked to pay a 60% rent increase, as Queensland renters advocates say some landlords are hiking prices well above normal market rates.



QUEENSLAND RENTAL CRISIS TO CONTINUE WORSENING IN 2023



realestate.com.au

Shut the gate: 220,000 wannabe Qlders to worsen housing crisis for five years

John McCarthy Dec 8, 2022

Another 220,000 interstate migrants were looking to head to Queensland over the next five years, adding to a predicted shortfall of 36,000 housing lots by 2030, according to the Property Council.



Smart
Property
Investment

No end in sight for Qld rental crisis as vacancy rates remain far from 'healthy' into 2023

By [zmtorrazo](#) 12 December 2022

Queensland continues to be a crisis as the state's rental market showed no signs of significant easing in the latest quarter.

The latest data from the Real Estate Institute of Queensland (REIQ) showed that the state's rental crisis is not letting up, as vacancy rates in the vast majority of the Sunshine State continued to be below 1 per cent during the three-month period to September at 0.6 per cent.

FINANCIAL REVIEW

QLD renters wear impact of interest rate hikes

Financial Review 7 Jan 2023

The FR has analysed the latest SQM Research Weekly Rents Index, finding asking rents in Brisbane have increased by \$86 to \$149 per week over the past year.

Ipswich tenants are paying \$91 extra a week in rent compared to a year ago.

Residential vacancy rates have slipped to 0.8% in Brisbane overall, with all areas at or below 1%.

NEWS

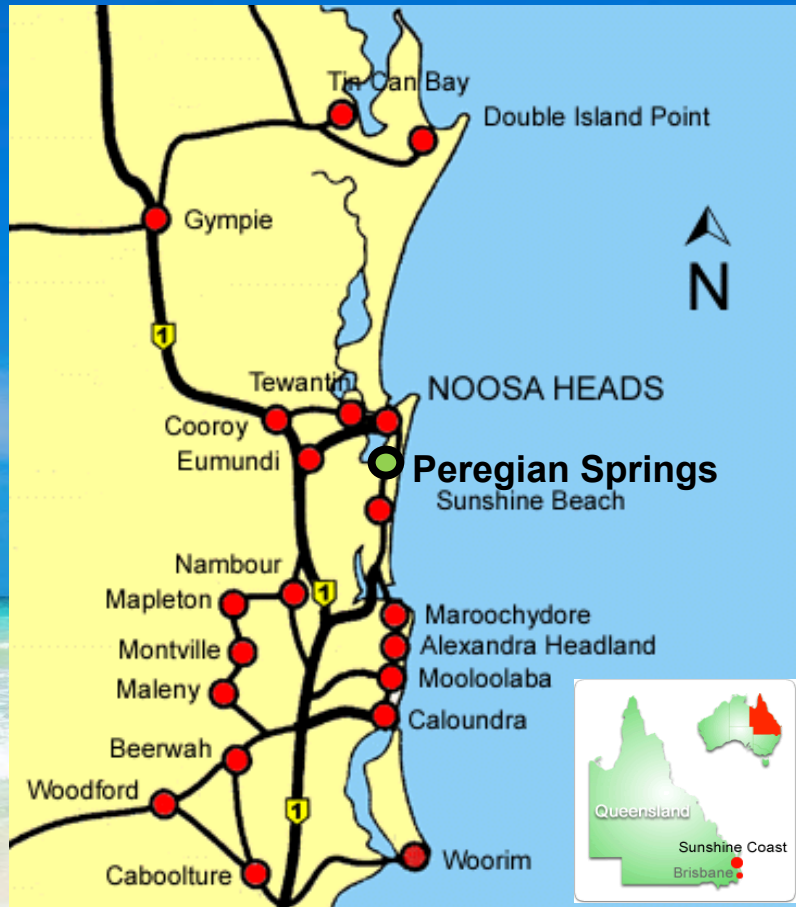
QLD house prices and rents 'through the roof' as interstate migration at 20-year high

By [Emma Pollard](#) 1 Mar 2022

The latest monthly data on Queensland home values has confirmed what buyers already know — prices are booming. In Brisbane's east, house prices went up by nearly 10 per cent in 12 months.

The Gold Coast and Sunshine Coast also posted strong price hikes, rising 2.6 per cent and 2.5 per cent in February, which pushed the 12 month gains up to 10.5 per cent and 11.2 per cent.

SUNSHINE COAST - LOCATION



- 100km north of Brisbane and just 15 minutes from Noosa Heads
- The coastline stretches 55km from Caloundra to Noosa
- Includes Kawana, Mooloolaba, Maroochydore, Buderim and Coolool. Hinterland towns include: Beerwah, Nambour, Landsborough, Montville, Maleny and Mapleton

SUNSHINE COAST POPULATION BOOM

The population of the Sunshine Coast grew by over 79,000 people between 2011 and 2021, and is forecast to grow to over 500,000 people by 2041.

It is anticipated that in order to accommodate the population of 2041, we will require a total of over 217,230 dwellings.

Source: Sunshine Coast Council Website Dec 2022

SUNSHINE COAST NEWS

Sunny Coast population could boom by 60,000 more than expected

KAT DONAGHEY 9 MAY 2022

The Sunshine Coast's population could explode by 60,000 people on top of current projections, equating to an extra city the size of Aura and bigger than Noosa, warns a property market report. This would bring the population in 20 years to at least 580,000 residents instead of the 520,000 that the council and State Government are using for their planning. The warning is contained in the 64-page *Sunshine Coast Property Market Update 2022*, an analysis by Direct Collective

SUNSHINE COAST NEWS

Impending housing crisis as Sunshine Coast population explodes

KAT DONAGHEY 6 MAY 2022

The Sunshine Coast's population is on an explosive new growth trajectory unlike any time or place in Australia's history, according to Direct Collective chief operating officer Mal Cayley. "The population prediction of 518,000 people by 2041, currently being used to plan the Coast's future projects and development, was outdated. Now, the region would face an unprecedented housing crisis.

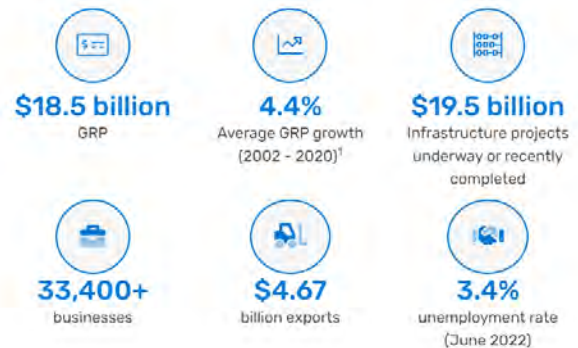


Education and Research

SUNSHINE COAST

MAJOR INDUSTRIES BY REVENUE VALUE

Over the past 15 years, economic growth on the Sunshine Coast has outperformed almost every other regional economy.



Food and Agribusiness



Clean Technologies



Tourism, Sport and Leisure



Aviation and Aerospace

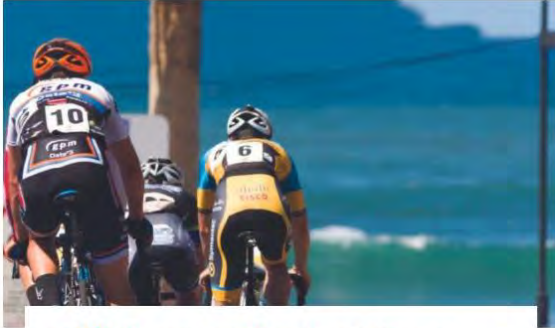


Health and Wellbeing



Professional Services

MAJOR INFRASTRUCTURE PROJECTS



2032 Olympic and Paralympic Games

Host of seven Olympic Games and two Paralympic Games sports



Mass Transit Solution

9000 jobs | \$3.6 billion contribution to the economy



International Broadband Network

Leveraging our digital connectivity to generate new enduring employment, trade and investment opportunities for local business and industry



Aura

Caloundra South | 50,000 residents (est) | \$7 billion+ investment



Mooloolah River interchange

\$320 million expansion and upgrade



Beerwah to Maroochydore Rail

Critical public transport connection for the urban coastal corridor to Brisbane



Bruce Highway

\$1.6 billion expansion and upgrade | First stage complete



Health Precinct

Anchored by a tertiary teaching hospital | Contributing \$3.2 billion to the economy



Maroochydore City Centre

Maroochydore | Our new Olympic and Paralympic Games City | Forecast \$2.5 billion investment by Walker Corporation over 20 years

MAJOR INFRASTRUCTURE PROJECTS



SUNSHINE COAST UNIVERSITY HOSPITAL



SUNSHINE COAST UNIVERSITY HOSPITAL

- \$1.8 Billion major infrastructure project.
- Opened in 2017 with 450 beds and grew to more than 738 beds by 2021.
- Employs a staff headcount of 4600 (3600 jobs fulltime equivalent).
- Capacity to treat up to 90,000 people annually in SCUH's Emergency Department.
- The Hospital injects more than \$562m a year into the local economy every year.

\$5B SUNSHINE COAST HEALTH PRECINCT



Health and wellbeing investment snapshot

- \$5 billion Sunshine Coast Health Precinct
- \$1.8 billion Sunshine Coast University Hospital
- \$150 million Sunshine Coast University Private Hospital
- \$60.8 million Sunshine Coast Health Institute
- \$830 million Birtinya Town Centre masterplan development
- Health Hub for investment



Sunshine Coast project boosts employment sector with 45,000 jobs

Sunshine Coast Council Website - January 2023

Oceanside Kawana – a public and private health hub – will create 45,000 jobs in the region over the project's 15 year development, as well as an additional 21,000 ongoing positions.



\$3.2B Kawana Medical Precinct worth half a billion p.a. to local economy

Sunshine Coast Council Website - January 2023

Development of the Health Precinct will contribute \$3.2 billion to the Sunshine Coast economy and \$447 million each year after completion. The precinct is anchored by the [Sunshine Coast University Hospital](#), Sunshine Coast Health Institute and Sunshine Coast University Private Hospital and incorporates the adjacent Health Hub and surrounding Birtinya Town Centre offering prime investment opportunities.

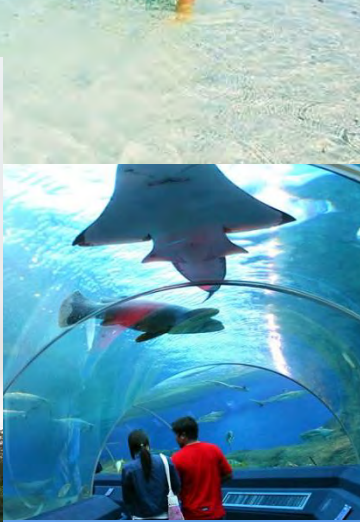
UNIVERSITY OF THE SUNSHINE COAST



UNIVERSITY OF SUNSHINE COAST

- USC currently has 18,150 students (in total as at Census in 2020)
- USC aims to have 25,000 students by 2025.
- Annual contribution to the regional economy is estimated at more than A\$500M.

A LEADING TOURIST DESTINATION



\$2.3 BILLION P.A. TOURISM INDUSTRY

The Courier Mail

Sunshine Coast tourism busts records and accommodation near full

Letea Cavander January 6, 2023

Sunshine Coast and Noosa are bustling with tourists amid a “bumper summer” with estimates of 150,000 people through the airport and more than 1 million beach visitors.

Record Tourism Numbers

- Tourism continues to be a significant driver of the Sunshine Coast economy, contributing close to \$2.3 billion in Regional Gross Product and supporting an estimated 22,700 jobs.
- 3.2 Million Intrastate arrivals annually
- 607,000 Interstate visitors annually
- 6.3 Million Day Trippers each year

Source: Visit Sunshine Coast Snapshot 2022



300

days of sunshine per year



52 km

of open coastline



13,000 km

of water courses



39,835 hectares

of national parks, state forests
and reserves



1800

local events annually

SUNSHINE COAST'S 20 YEAR BOOM



NOOSA TODAY

Sunshine Coast has been Australia's top Regional Market last 20 years

STEELE TAYLOR 18 JANUARY 2023

Ray White Chief Economist Nerida Conisbee said analysis of Ray White and CoreLogic data, revealed the Sunshine Coast was the top performing region in Australia in terms of property price growth. In the past 20 years the median house price on the Sunshine Coast has grown by a whopping \$782,870.

A BOOMING PROPERTY MARKET

SUNSHINE COAST PROPERTY HAS BOOMED POST COVID



Sunshine Coast sees a post-COVID population and house-price boom

By Sue Williams December 7, 2022

Queensland's Sunshine Coast now accounts for the largest share of total net population flow from capital cities to regional Australia at 37 per cent, eclipsing the 26 per cent heading for regional NSW and 23 per cent to regional Victoria. As a result, property prices in Sunshine Coast have skyrocketed, with houses in Noosa Heads rising an astonishing 152 per cent over the last five years, and 41.4 per cent in the last year alone, to a median of \$2,212,500.



Sunshine Coast needs new suburb every year to meet demand

TARYN PARISFRI 11 JUN 22

The Sunshine Coast needs one new suburb every year for the next 20 years to keep up with its surging population growth. A Directive Collective property market update for the booming Sunshine Coast claimed that the region has outperformed Brisbane and the Gold Coast during the past three years.



Sunshine Coast house prices soar 54%

By [Rachel Horan](#) 10 Jan 2022

Property prices have exploded on the Sunshine Coast and Gold Coast by up to 54%, with more room for growth anticipated by experts. Queensland's Sunshine Coast has experienced record property price growth over the course of the pandemic as vacancy rates are at a 'crisis' level of less than 1%.

SUNNY COAST THE SEA CHANGE CAPITAL



Domain

The Sunny Coast hotspot where house prices tripled in five years

By Kate Burke August 24, 2022

Sea-change moves and holiday homes have been in hot demand, but nowhere hotter than this: in Sunshine Beach house prices have almost tripled in five years.

House prices in the quiet village in the Noosa Shire lifted a whopping 195.5 per cent over the five years to June, the steepest growth for any suburb in the country, making it the first Queensland suburb with a median house price north of \$3 million.

SUNSHINE COAST NEWS

Extreme growth': Sunshine Coast property price rises lead Brisbane & Gold Coast

TRACEY JOHNSTONE 16 JANUARY 2022

The Sunshine Coast's residential property price growth continues to outperform Brisbane and the Gold Coast, and it's likely to continue the upward trend. Buyers from the capital cities, particularly from south of the border where equity growth has also been extraordinary, are coming to the Coast with more purchasing power.

Domain

Sunshine Coast's record house prices could push even higher

By Rachel Horan on 10 Aug 2022

Domain's latest house price report revealed that the Sunshine Coast is home to some of the best-price growth over the past 12 months. Especially Sunshine Beach, where house prices soared by 47.6% to an 'astonishing' \$2.665 million. The region's property boom was fuelled by 'insatiable' cashed-up southerners, with the the median house price of all suburbs into the millions.

SUNSHINE COAST PROPERTY MARKET

Sunshine Coast is a region in Queensland, Australia. Sunshine Coast has a population of 294,369 people and 26.15% of its occupants live in rental accommodation. The median listing price for houses is \$950,000 and this has changed 21.01% over the past year and changed 49.60% over 2 years.

The median rent in for houses is \$650 per week and the median rental yield is 3.55%. Stock on the market for houses/townhouses has changed 37.11% compared to last year and the average time to sell a house/townhouse is NA days.

SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$950,000	\$650,000	\$650,000
Median Price Change – Last Quarter	0.10%	4.00%	3.33%
Median Price Change – 1 Year	21.07%	32.65%	20.59%
Median Price Change – 2 Years	49.60%	44.76%	36.84%

SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$650	\$550	\$520
Median Yield %	3.55%	4.40%	4.16%
Median Rent Change – 1 Year	10.16%	13.14%	15.55%

0.51%

Current Vacancy Rate



792

Rental Stock Available



294,369

Population



26.15%

Rental Population



SUNSHINE COAST RENTAL CRISIS



14,000 people displaced: Sunshine Coast rental crisis

KAT DONAGHEY 2 AUGUST 2022

human impact of the Sunshine Coast's housing crisis has been quantified for the first time, revealing how many renters have been displaced.

Market intelligence specialist Mal Cayley, from Direct Collective, has crunched the numbers to show how drastic and real the region's housing emergency is.

His analysis reveals 14,000 people have now been displaced from rental properties due to a critical undersupply.



Rental 'crisis' in the Sunshine Coast, Geelong, Launceston and Illawarra costs Australia billions

Sarah Sharples August 24, 2022

Skyrocketing rents, which have soared as much as 48 per cent in some parts of Australia in the past two years, are "blowing an economic hole" in the country with billions lost from a lack of affordable housing. Sunshine Coast in Queensland which has seen rents rise by 36 per cent, with available jobs jumping 259 per cent from 1415 positions to 3678.



Sunny Coast Rental crisis hits home

29/09/2022

According to the Real Estate Institute of Qld (REIQ) QLD is experiencing record low vacancy rates with vacancy rates at the Sunshine Coast at 0.5%.

Ray White Noosa, "You get 60 people per house (applying)," she said. "Tenants are offering more than is advertised and pay six months in advance."



SUNSHINE COAST MARKET 2023

SUNSHINE COAST PREDICTED TO STAY STRONG



FINANCIAL REVIEW

Sunny Coast housing market amongst best to ride out the downturn

Nila Sweeney Jan 8, 2023

Regional housing markets are softening, but they are likely to escape the severe downturn sweeping the capital cities, CoreLogic says. The centres act as their own cities, such as the Gold Coast, Sunshine Coast and Illawarra are unlikely to fall too much more before rebounding.



Massive interstate migration to continue to drive Queensland property market in 2023

By Michael Yardney, Jan 2023

While Brisbane's property market is experiencing a flat patch, the long-term fundamentals are strong. This creates a window of opportunity to get into the property market before the Brisbane market picks up again. Hosting the 2032 Olympics will ensure that Brisbane is put on the global map and it has a unique lifestyle and economic benefits that will attract overseas migrants as well as plentiful jobs for highly paid knowledge workers.

FINANCIAL REVIEW

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

Sophie Forster January 5, 2023

The residential property market is set to swing back into growth mode in 2023, with signs of market recovery already underway across the country including Brisbane, say latest forecasts.

Christopher's Housing Boom and Bust Report 2023, released today by SQM Research, predicts Brisbane housing prices will rise by 5 per cent in 2023, along with Melbourne and Adelaide, but Sydney will push past all capitals with 9 per cent and Perth will follow closely at 8.

MAROOCHYDORE SUNSHINE COAST

SUBURB IN FOCUS

MAROOCHYDORE



MAROOCHYDORE LOCATION

CALOUNDRA – 25 mins

NOOSA – 50 mins

BRISBANE – 1.32 Hrs

MAROPOCHYDRE LOCAL MAP



INVESTORS FLOCKING TO **MAROOCHYDORE**



The **Courier Mail**

Interstate buyers snapping up Maroochydore property

Tegan Annett November 22, 2022

The threat of interstate competition is motivating local buyers to snap up the best of the Sunshine Coast's real estate.

Ray White Maroochydore reviewed its 100 sales within the past 90 days to identify where exactly buyers are from.

They found 86 per cent were from Queensland and of those 55 per cent were locals, despite speculation interstate buyers were inflating prices.

\$2.5 BILLION NEW CBD AT MAROOCHYDORE



OVER 15,000 NEW JOBS TO BE CREATED



NEW SUNSHINE COAST CBD FAST FACTS

- 53-hectare City Centre (40% dedicated to parks)
- 160,000 m2 of commercial and retail space
- New Hospital, Council Chambers & 5 Star Hotels
- 4,000 residential apartments
- More than 15,000 jobs over the life of the project
- \$5.9 Million in annual boost to economy



ALL FACILITIES AT MAROOCHYDORE CBD



PROPERTY PRICES WILL RISE WITH NEW CBD



The Courier Mail

Maroochydore's growing development pipeline

Scott Sawyer August 8, 2022

A flood of development is looming for a fast-growing Sunshine Coast suburb with more than \$200m worth of development and 500-plus units awaiting the green light this year.

An avalanche of development activity is waiting to be triggered in Maroochydore with hundreds of millions of dollars worth of unit projects launched in the first half of 2022.

SUNSHINE COAST NEWS

New Maroochydore City Centre is set to soar post Covid

19 July 2022

The new CBD is expected to create 15,000 permanent jobs on the Sunshine Coast as well as inject billions of dollars into the economy over the next two decades.

So, with the rapid change to how we live and work over the past few months likely to last even post-pandemic, one can't help but consider the positive impacts for the new city centre.

 **realestate.com.au**

New Maroochydore CBD driving further growth on the Sunshine Coast

Mosaic Property 15/01/23

Maroochydore's new CBD is one of the largest greenfield developments in Australia, bringing with it a \$4.4 billion boost to the local economy and driving steady growth in an already booming Sunshine Coast. The **Maroochydore CBD** will deliver 53 hectares of commercial, residential, retail, public green spaces, parks, plazas, and waterways to the area, and will help drive property growth on the Sunshine Coast. The project will be released in stages and will generate more than 15,000 permanent jobs and inject over \$4.4 billion into the local economy.



NEW HOSPITAL FOR MAROOCHYDORE CBD



SUNSHINE COAST NEWS

'World-class' hospital and teaching facility planned for Maroochydore CBD

PUBLISHED 14 DECEMBER 2021

Design plans have been lodged for a \$100 million eight-storey "world-class" hospital that will include a high-end restaurant in Maroochydore's new city centre.

The private facility has been described as a medical and teaching facility which will include a surgical hospital and will have a particular focus on musculo-skeletal conditions.

The hospital component will contain a range of surgical specialties along with ancillary healthcare services to treat the people of the Sunshine Coast.

CITY HALL OPENS AT MAROOCHYDORE CBD



THE \$100M SUNSHINE COAST CITY HALL OPENED ON DECEMBER 12, 2022



MAROOCHYDORE HOT PROPERTY & TOP SEA CHANGE LOCATION IN 2023

The Sydney Morning Herald

Maroochydore named one of the top sea change hotspots for 2023?

Sue Williams January 3, 2023

KEY POINTS

- City dwellers seeking a sea change this year will likely look for more affordable towns after some hotspots boomed.
- Torquay's median house price, for example, is \$1.35 million, versus inner Geelong's \$871,000, on Domain figures.
- Noosa Heads' median house price is \$2,212,500, compared to **Maroochydore's** \$960,000.

SUNSHINE COAST NEWS

Why Maroochydore is a top investment location

January 11, 2023

The Sunshine Coast has seen a huge wave of economic activity in recent years and nowhere is this more true than in Maroochydore. A brand new CBD is being developed, drawing a swathe of new businesses, job opportunities and residents to the area. With this much local investment into infrastructure it's no wonder it's one of our top property locations.

- \$4.4bn expected boost to the Sunshine Coast Economy
- 20,000 new jobs created over 20 years.
- 53ha development
- Part of a huge \$20bn infrastructure program

The Property Tribune

AUSTRALIA'S REAL ESTATE NEWS

Maroochydore named in top 10 Sunshine Coast suburbs for investors 2023

The Property Tribune 21 Jan 2023

Pete Wargent of BuyersBuyers has named the top places to invest on the Sunshine Coast in 2023
1. Tewantin, 2. Maroochydore, 3. Nambour, 4. Mountaio Creek, 5. Bli Bli, 6. Peregian Springs, 7. Sippy Downs, 8. Beerwah, 9. Curramundi, 10 Palmwoods.

MAROOCHYDORE – VALUES SOARING



The **Courier Mail**

Maroochydore house prices join the \$1 Million Club

Mark Furler March 20, 2023

Maroochydore now has a median price topping \$1m, while Caloundra is slightly more affordable at \$865,000, which is actually down 6.5 per cent on the past year. Noosa Heads' median price is almost \$2 million.

Nambour has soared 13.3% in the past year with a median price of \$680,000.

MAROOCHYDORE PROPERTY MARKET

Maroochydore is a suburb in the Sunshine Coast Region of Queensland. Maroochydore has a population of 16,796 people and 36.61% of its occupants live in rental accommodation. The median listing price for houses is \$1,000,000 and this has changed 23.45% over the past year and changed 43.88% over 2 years.

Realestateinvestar.com.au

SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$1,000,000	\$657,000	\$700,000
Median Price Change – Last Quarter	0.00%	5.64%	0.71%
Median Price Change – 1 Year	23.45%	31.40%	17.64%
Median Price Change – 2 Years	43.88%	46.32%	34.61%

SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$650	\$550	\$560
Median Yield %	3.38%	4.35%	4.16%
Median Rent Change – 1 Year	6.55%	10.00%	12.00%

0.76%

Current Vacancy Rate



96

Rental Stock Available



16,796

Population



36.61%

Rental Population



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APARTMENTS



14
Flow Apartments

COASTERS

FLOW APARTMENTS- MAROOCHYDORE

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APARTMENTS

OCEAN STREET
(dining, bars, nightlife)

SUNSHINE PLAZA
(cinemas, shopping)

MAROOCHYDORE
(new city centre)

Maroochydore
Beach

Mooloolaba
Beach

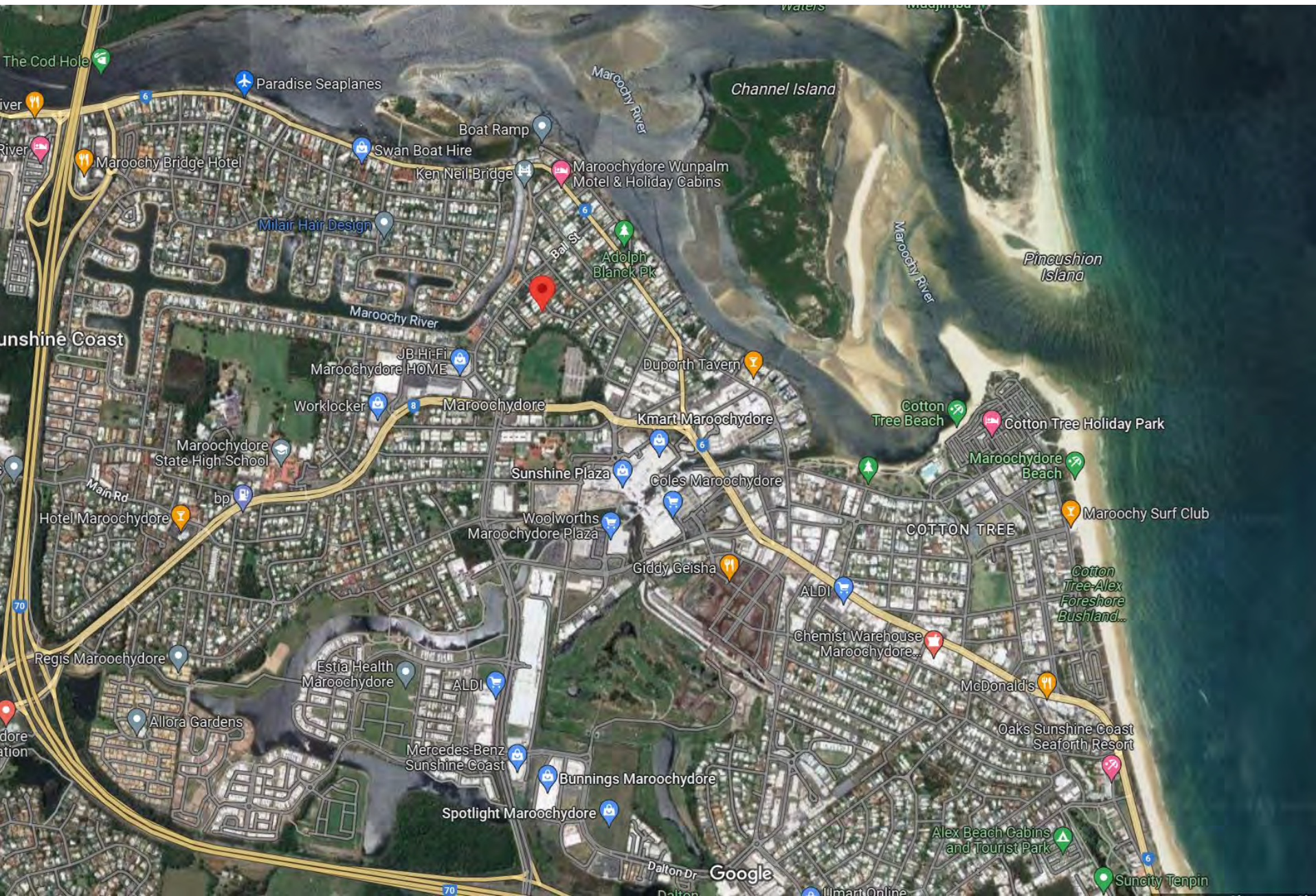


FLOW APARTMENTS – LOCATION



14 NORMAN AVENUE MAROOCHYDORE, QLD

FLOW – WHAT'S NEARBY



FLOW APARTMENTS – SITE MAP



FLOW APARTMENTS- MAROOCHYDORE



LOCATION

- ~ Quiet riverside street
- ~ 2 min walk to Maroochy River
- ~ 12 min walk to major shopping centre
- ~ 15 min walk to Ocean Street dining/bars/nightlife precinct
- ~ 7 min drive to new Maroochydore CBD
- ~ 7 min drive to Maroochydore Beach
- ~ 15 min drive to Sunshine Coast Airport

INVEST IN YOUR FUTURE

The Sunshine Coast continues to show outstanding property growth rates. With significant infrastructure investment including the Sunshine Coast Airport expansion, the new Maroochydore city centre and the international submarine broadband cable, there has never been a better time to invest in your future with the perfectly positioned, Flow Apartments.



FLOW APARTMENTS – ELEGANT LIVING

*Modern sophisticated living,
perfectly positioned
in a quiet riverside enclave,
just minutes walk to the
urban conveniences of
Maroochydore's evolving
new city centre*

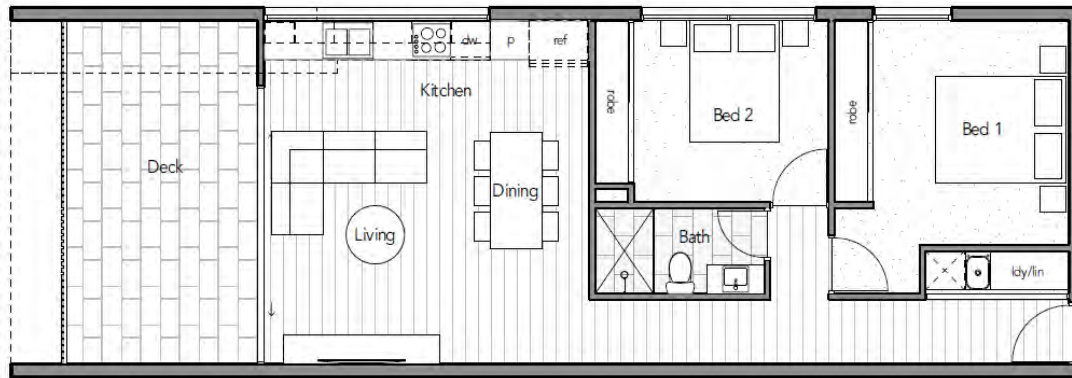
Escape to the peaceful surrounds
of your brand new stylish 2 or 3
bedroom home at Flow Apartments



APARTMENT FEATURES

- ~ Superb level of finishes throughout
- ~ Quality Westinghouse appliances
- ~ Airconditioned
- ~ Quality vinyl plank flooring and carpeted bedrooms
- ~ Balconies to capture river/sea breezes
- ~ Individualise your home (colour scheme)
if purchased prior to construction

FLOW – FLOORPLAN – UNITS 1 & 2



APARTMENT 1 - Level 1

2 bedroom, 1 bath

Internal	69m ²
Deck	16m ²
Total	85m²



APARTMENT 2 - Level 1

3 bedroom, 2 bath

Internal	92m ²
Deck	21m ²
Total	113m²

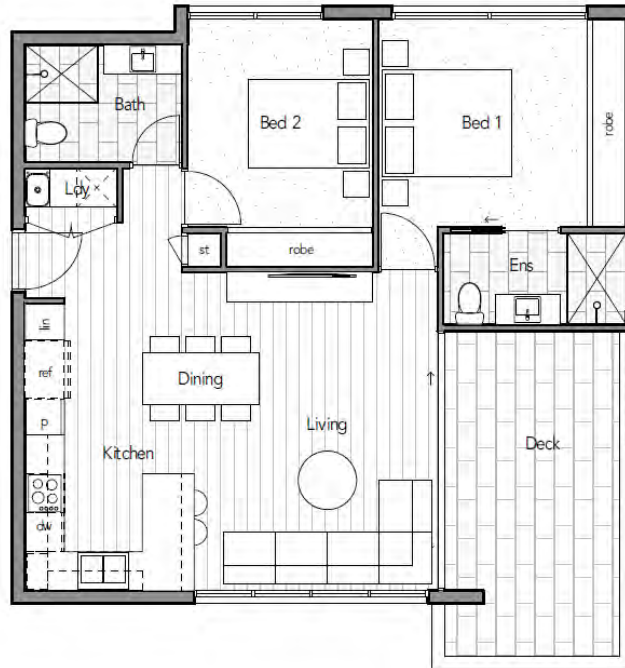
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APARTMENTS

Norman Avenue Maroochydore

FLOW – FLOORPLAN – UNITS 3, 4 & 7



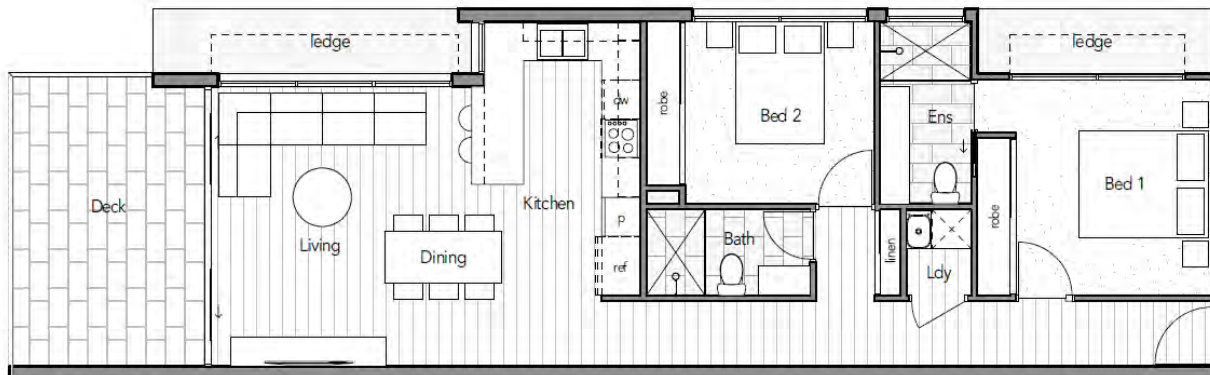
14 Norman Avenue
Maroochydore



APARTMENT 3 - Level 1

2 bedroom, 2 bath

Internal	72m ²
Deck	15m ²
Total	87m²



APARTMENT 4 - Level 2

APARTMENT 7 - Level 3

2 bedroom, 2 bath

Internal	78m ²
Deck	13m ²
Total	91m²

FLOW – FLOORPLAN – UNITS 5,6,8 & 9



**APARTMENT 5 -
Level 2**

**APARTMENT 8 -
Level 3**

3 bedroom, 2 bath

Internal	92m ²
Deck	13m ²
Total	105m²



**APARTMENT 6 -
Level 2**

**APARTMENT 9 -
Level 3**

2 bedroom, 2 bath

Internal	72m ²
Deck	12m ²
Total	84m²

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APARTMENTS

14 Norman Avenue
Maroochydore

FLOW – OPEN PLAN LIVING



FLOW – COASTAL STYLE





RayWhite[®]
INVESTMENT MANAGEMENT SERVICES

1ST YEAR RENTAL GUARANTEE

MINIMUM RETURN
4% Yield PA

RENTAL ASSURANCE
CERTIFICATE



WERE ALL THE BOXES TICKED?

1. Location (Commuting Distance to Employment Hubs)



6. Capital Growth Prospects



2. Population Growth



7. Market Cycle
(Is this a rising market?)



3. Infrastructure Projects



8. Rental Demand & Yield



4. Economic Drivers (Ideally several different industries)



9. Local Amenities
(Proximity to Schools, Shopping, Hospitals)



5. New Job Creation



10. Public Transport (Proximity to Bus, Train)



...If so, then this property stacks up!





flow

APARTMENTS

This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by Sunshine Coast Regional Council, QLD Government, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. The developer and Selling Agent will therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.