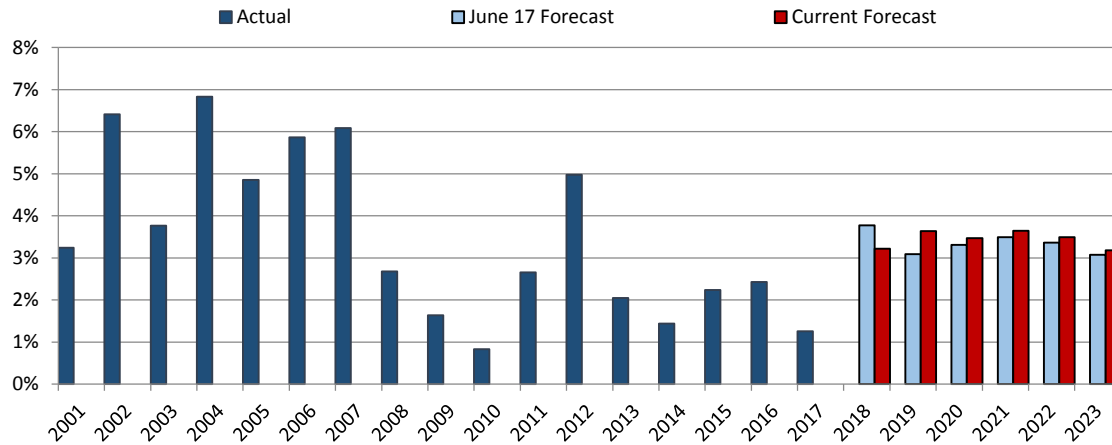




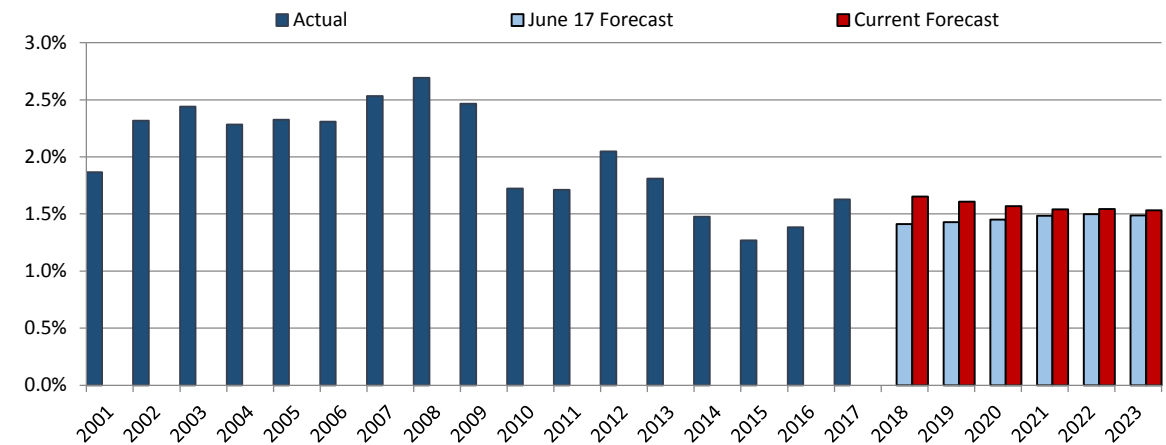
PROSPERITY | JOBS | STRONG COMMUNITIES

QUEENSLAND OUTLOOK

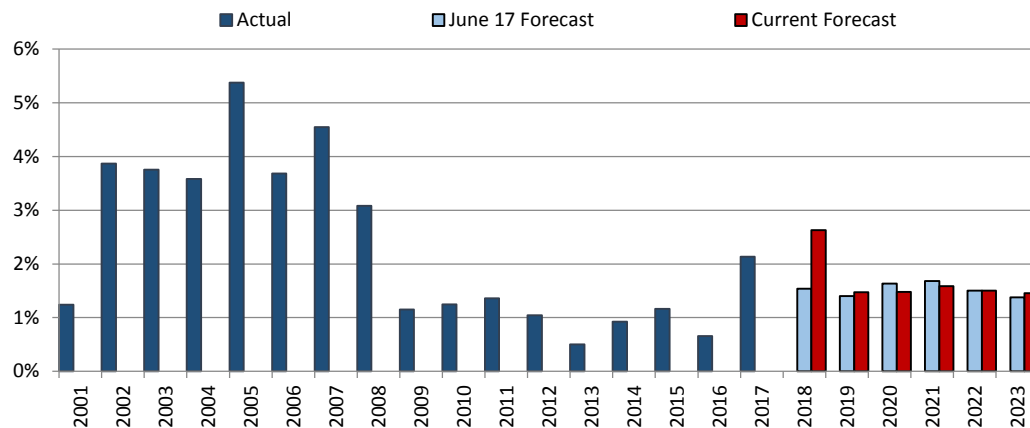
Gross State Product Growth and Forecasts (Annual)



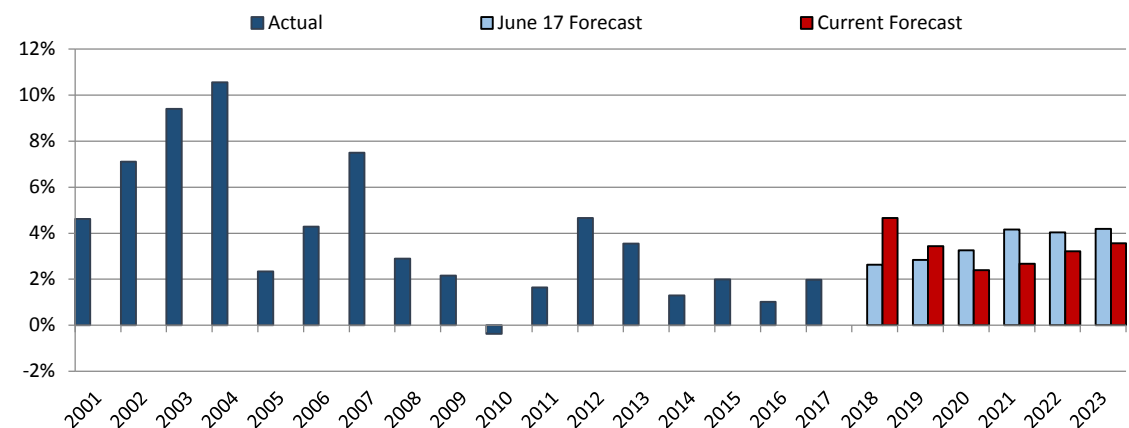
Population Growth and Forecasts (Annual)



Employment Growth and Forecasts (Annual)

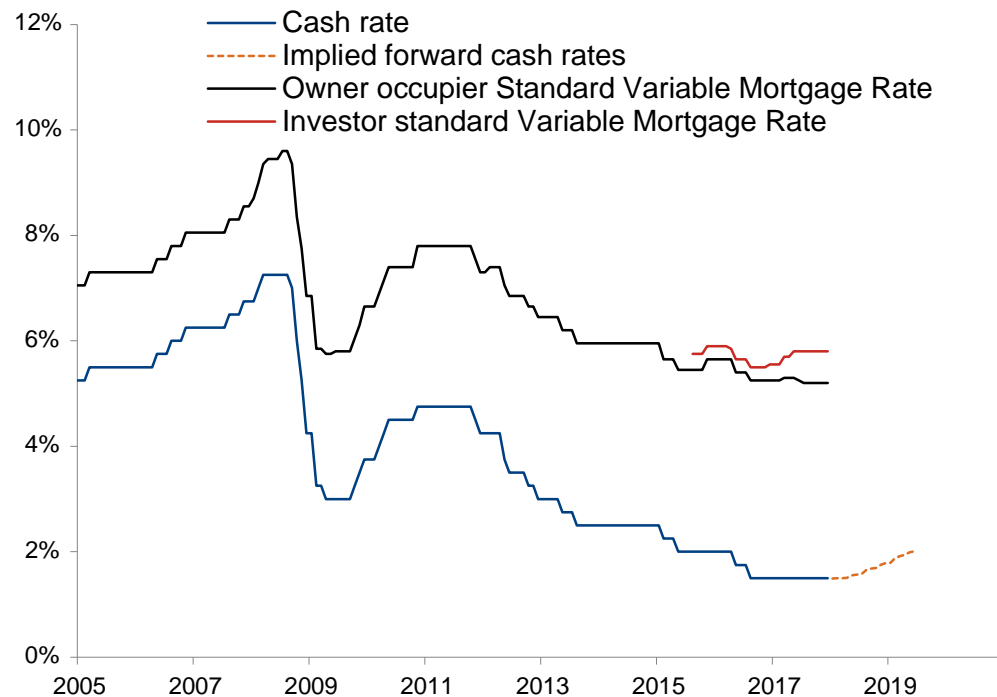


Real Retail Sales Growth and Forecasts (Annual)



QUEENSLAND OUTLOOK

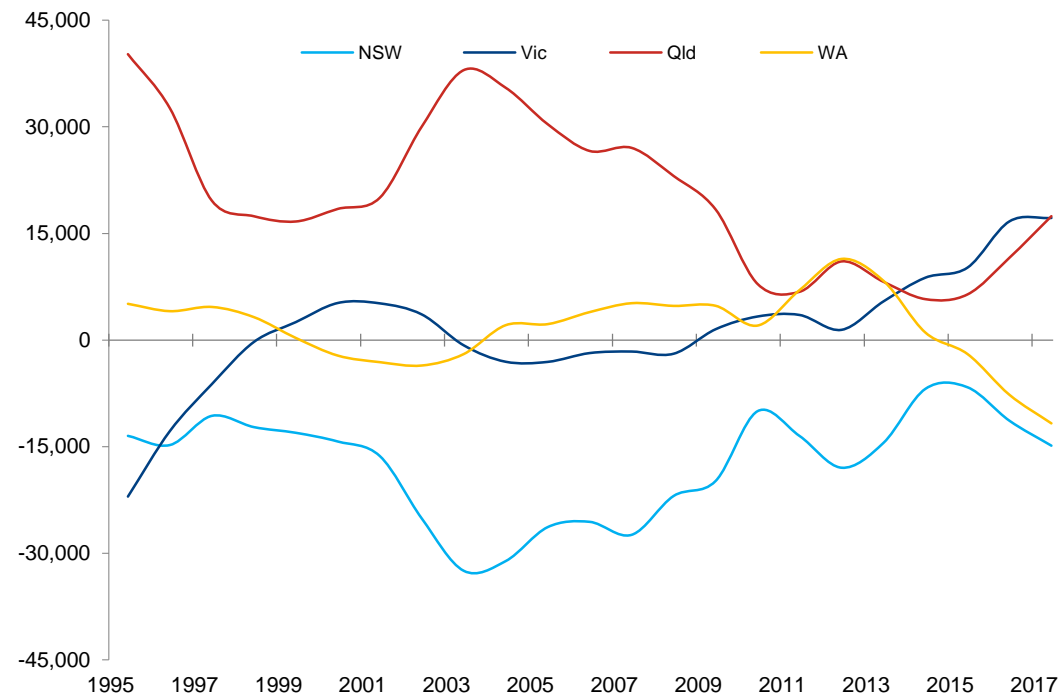
Interest Rates



Interest rates are still forecast to be historically low for longer. Expectations are for the RBA to remain on hold until November 2018.

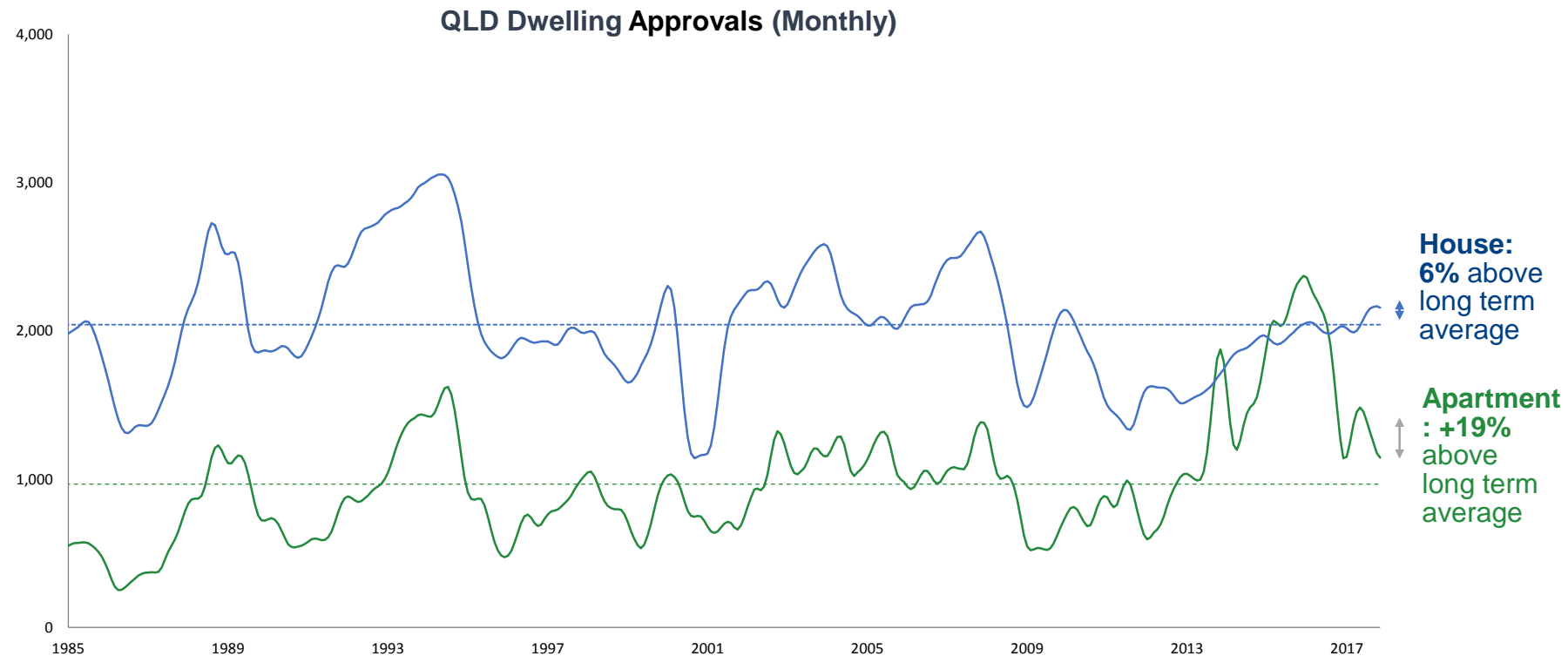
Source: ABS, RBA.

Annual Interstate Migration





























































Interstate migration has recovered strongly in Qld with annual migration now at an 8 year high and once again the highest in the country.

QUEENSLAND OUTLOOK



SUNSHINE COAST OUTLOOK

Regions	Greater Brisbane		Gold Coast		Sunshine Coast		Townsville		Rockhampton	
Population (2016)	2.3m		556,000		288,000		194,000		84,000	
Pop'n Growth (2018-2022)	2.1%		2.6%		2.7%		2.6%		1.7%	
Employment Growth (Annual – Dec 17)	4.4%	 	5.1%	 	8.4%	 	12.6%	 	-1.7%	 
Unemployment Rate (3 mth MA, Dec 17)	5.1%	 	5.0%	 	4.9%	 	7.6%	 	6.1%	 
House Price Growth (Dec 2017)	3.2%	 	4.9%	 	5.3%	 	-6.0%	 	-3.0%	 
Rental Vacancy Rate (Dec 2017)	3.8%	 	1.4%	 	1.5%	 	3.7%	 	4.0%	 
Vacant Land Sales (Annual growth to Dec 17)	-1%	 	18%	 	-1%	 	2%	 	N/A	
Outlook (FY17)										
Comments	<ul style="list-style-type: none"> Improving labour market with very strong jobs growth Rental vacancy rate still a concern due to inner city apartment supply Stable land sales 		<ul style="list-style-type: none"> Very strong jobs and property market Land sales up strongly in the 12 months to December and steady on a quarterly basis 		<ul style="list-style-type: none"> Strongest labour market in the state Land sales steady annually but up strongly in the December quarter, to the highest quarterly level in 3 years 		<ul style="list-style-type: none"> Market remains weak but jobs market showing signs of improvement with high jobs growth and a falling unemployment rate Established housing market remains weak but December quarter land sales were the highest since Sep 2015. 		<ul style="list-style-type: none"> Labour market remains weak Established housing market still soft NLSP no longer surveys Rockhampton for land sales 	

CHALLENGES TOP 3

State	Region
<ol style="list-style-type: none">1. Taxes going up - State Government's proposed increases to land tax and foreign investor tax2. Infrastructure low on the priority list - lack of Government infrastructure investment by Government3. Business costs going up - rising energy costs and other operational expenses	<ol style="list-style-type: none">1. Housing affordability and supply – there is a current shortage of affordable rental accommodation and looming long term supply gap2. Lack of infrastructure investment – Sunshine Coast infrastructure at and beyond capacity with no major funding committed3. Growth strategy questionable – dwelling targets and split unachievable and ability to service development questionable

OPPORTUNITIES TOP 3

State	Region
<ol style="list-style-type: none">1. Infrastructure opportunity - utilising infrastructure investment to unlock new place-making opportunities2. Law reform encourages development - potential for strata law reform, which would see Queensland align with NSW on a 75% threshold to terminate a strata scheme for redevelopment3. Monitoring growth - the establishment of a growth monitoring program to inform planning decisions in SEQ	<ol style="list-style-type: none">1. Confidence in Sunshine Coast - strong market conditions and outlook, unprecedented private investment2. Hunting as a Pack - Alignment between Government and Industry3. Getting Sunshine Coast on the Agenda - North Coast Connect and City Deals putting Sunshine Coast on the Government's investment agenda

SUNSHINE COAST PCA PRIORITIES

1 Improve Affordability

- » ensure ongoing residential and employment land supply
- » remove regulatory barriers and streamline planning processes
- » encourage housing diversity and innovation
- » explore affordable retirement and aged care models.

2 Secure Critical Infrastructure

- » reach consensus on regional infrastructure priorities
- » build a compelling case for prioritisation and funding
- » join forces with other government, industry and community groups to advocate for funding and timely delivery.

3 Build a Resilient Economy

- » promote and advocate for new job-creating projects
- » raise awareness of the valuable contribution that the property industry makes toward the current and future prosperity of the region
- » acknowledgement of the property industry in Council's Regional Economic Development Strategy
- » monitor and report on performance of region against government growth targets