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## **QUEENSLAND DEVELOPER PUTS LIVEABILITY ON THE MAP**

Queensland Developer AVID Property Group is offering a gateway to the fastest emerging new cities in South East Queensland (SEQ), offering homebuyers a slice of liveability and accessibility.

Queensland's population is growing rapidly with projections of six million people set to call SEQ home by 2046.<sup>1</sup>

National developer AVID Property Group (AVID), which currently has five active residential communities in Queensland including Logan, Ipswich, Gold Coast and Sunshine Coast had seen a shift in enquiry, with a growing interest to meet lifestyle needs of green space and access to transport.

AVID Property Group General Manager Queensland Anthony Demiris said the outlook on the property market in the coming years will see demand for quality properties with an increased emphasis on liveability.

"Across our SEQ networks, we are noticing buyers need for properties with space and security, but the newly evolved need of a "liveable" location is on the rise," Mr Demiris said.

"The reality is, we have had a strong run of exponential growth over the past few years in SEQ and the nature of the market will see more buyers try get a foothold on the property ladder with similar needs for livability, mobility and access.

"Proximity to parks, shops, and good schools are always a massive draw card for buyers but the need for access to public transport and jobs are also becoming incredibly important," he said.

According to a Liveability study conducted by the Australian Government, the Gold Coast recorded one of the most walkable LGAs and outperformed Brisbane with its access to public open space.<sup>2</sup>

As the Gold Coast region is renowned for its natural surroundings, AVID's Gold Coast community, Amara located in Ormeau, dedicated 40 per cent of the project footprint to green space, representing a total of 12.9 hectares.

Logan City's geographic location also performed well with employed residents having access to an average of 61 per cent of all SEQ jobs within a 45-minute commute.<sup>2</sup>

Mr Demiris said buyer sentiment impacts housing market activity and ultimately property value, which has been felt more acute in the past year.

"Rising interest rates and inflation have certainly pushed a segment of the market away," he said.

"We know that buyers are still out there despite the current economic climate, but with the breaks put on interest rate rises in August, the areas and new developments that have liveability and access on offer will continue to sell stock.

Logan and its neighbouring city Ipswich are expected to have a significant growth period in the next 20 years, possessing 51 per cent of land suitable for development, outpacing any other council region in SEQ.<sup>3</sup>

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“We will continue to see a level of concern around interest rates and inflation for a few months yet, but demand and supply will continue to be the cornerstone of the SEQ property market.

“Many areas across SEQ will continue to perform strongly and see high levels of demand, especially as we prepare for the 2032 Olympic and Paralympic Games.

“In the lead up to the Games, exciting investment in new transport, services and amenities across SEQ will give prospect buyers even more of a reason to migrate to these regions.”

Additionally, AVID has plans to expand its portfolio to connect in the Moreton Bay region with residential developments in Warner and the highly anticipated suburb of Caboolture West in late 2023.

Moreton Bay Region is one of Australia’s fastest growing regions with a forecast to grow from 479,639 to approximately 690,000 by 2041.<sup>4</sup>

For more information on SEQ communities by AVID Property Group, visit [Queensland Residential Communities](#).

– ENDS –

#### References:

- 1: [South East Queensland is growing - Ministerial Media Statements](#)
- 2: [South East Queensland - Population, Housing, Jobs, Connectivity and Liveability - Executive Summary \(infrastructure.gov.au\)](#)
- 3: [Econis Presentation - Springfield Growth Drivers \(greaterspringfield.com.au\)](#)
- 4: [Regional Growth Management strategy 2041 – City of Moreton Bay \(moretonbay.qld.gov.au\)](#)

#### About AVID Property Group

AVID Property Group (AVID) is an award-winning Australian builder-developer responsible for a diversified selection of residential communities in key growth areas across Australia’s eastern seaboard.

AVID is a developer of masterplanned communities, completed homes and apartments, and has delivered \$3.8 billion worth of projects over the past 14 years. It has a gross revenue pipeline of \$3.5 billion.

Combined with its builder Villaworld Homes by AVID Property Group, the business has a 35-year legacy, which has seen the delivery of homes to more than 45,000 Australian families.

Led by highly experienced senior management, AVID brings people together to deliver exceptional communities, valuable shareholder returns and thriving environments for its customers.

For more information, visit [www.avid.com.au](http://www.avid.com.au)

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