

Queensland foreign investment snapshot

By Lynda Campbell, Gold Coast Research Manager, PRDnationwide

PURCHASES OF QUEENSLAND residential property by foreigners has risen to its highest level since 1990/91 when PRDnationwide began monitoring this data. The previous high was just over \$500 million in 1997/98 and this has been exceeded by over \$50 million during the 2006/07 financial year to just under \$550 million.

The Gold Coast was once again the favoured local authority for foreign buyers in Queensland with Brisbane City being the next most popular location. This Gold Coast-Brisbane combination has been happening since this survey began.

For seven years Noosa was the local authority which had been third on the list, but this has now changed to Cairns, with Noosa coming in as the fourth most favoured location.

On the Gold Coast, a total of \$269.2 million was spent; Brisbane received \$111.8 million; and Cairns received \$29.4 million.

Of the 1,446 residential property transactions totalling \$547.7 million in Queensland, \$368.8 million or 67 per cent were for investment purposes and the remaining \$178.9 million or 33 per cent were for owner occupation.

United Kingdom top foreign buyers in Queensland

The largest group of foreign purchasers of residential property in Queensland for the 2006/07 financial year were from the United Kingdom and spent approximately \$111.8 million. This is the largest amount that buyers from the United Kingdom have ever spent in Queensland in a single year.

Their favoured location to buy was Brisbane City, where they spent \$23.4 million followed closely by the Gold Coast with \$22.1 million, Cairns City with \$11.7 million and Maroochy with \$8.9 million.

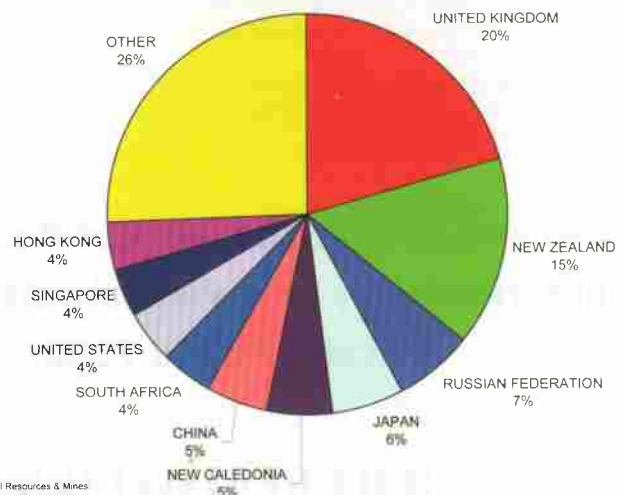
The United Kingdom buyers were followed by New Zealanders who spent approximately \$83.7 million

QUEENSLAND FOREIGN INVESTMENT IN RESIDENTIAL PROPERTY

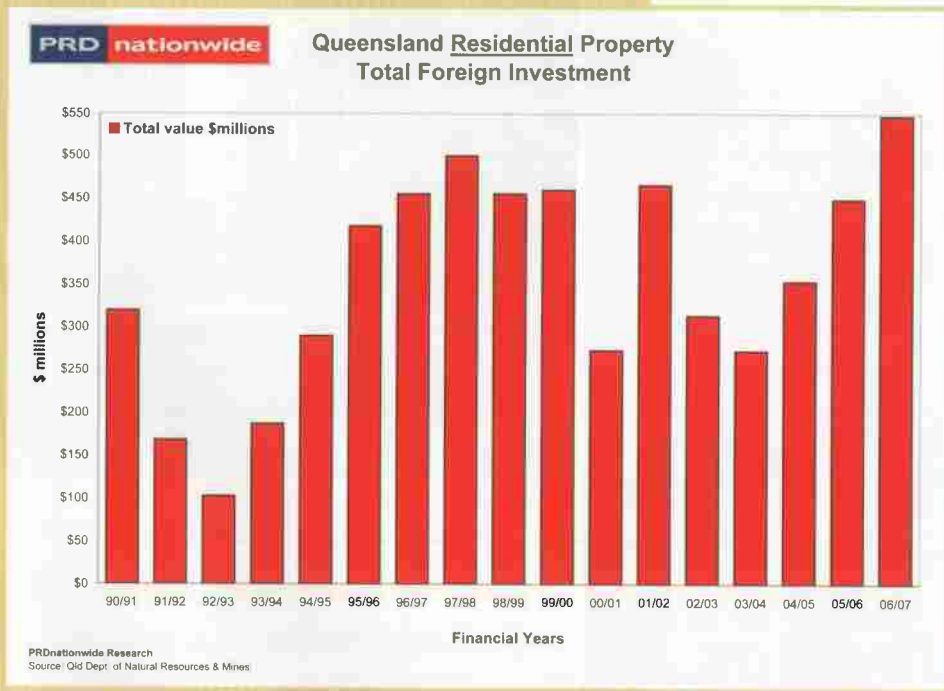
2006/07	No.	Value
United Kingdom	344	\$111,886,455
New Zealand	276	\$83,768,358
Russian Federation	65	\$35,651,000
Japan	73	\$32,386,158
New Caledonia	54	\$28,201,168
China	65	\$27,497,917
South Africa	73	\$22,706,750
United States	56	\$22,626,066
Singapore	56	\$21,926,633
Hong Kong	30	\$21,075,750
56 other countries	354	\$140,050,408
	1,446	\$547,776,663

PRD nationwide

Queensland Residential Property Foreign Investment by Country 2006/07



PRDnationwide Research
Source: Qld Dept of Natural Resources & Mines
Based on \$ value of total transactions



TOP 10 BY LOCAL AUTHORITY

2006/07	No.	Value
Gold Coast	595	\$269,229,367
Brisbane	282	\$111,860,737
Cairns City	88	\$29,428,417
Noosa	37	\$18,498,250
Maroochy	55	\$16,001,331
Douglas	30	\$12,375,600
Pine Rivers	58	\$12,194,983
Caloundra	27	\$11,121,135
Caboolture	19	\$5,675,106
Hervey Bay	25	\$5,670,736
26 other local authorities	230	\$55,721,001
	1,446	\$547,776,663

and then buyers from the Russian Federation who spent \$35.6 million.

Gold Coast remains top foreign investment location

Of the \$547.7 million spent in Queensland by foreigners, approximately 49 per cent was spent on the Gold Coast in 595 transactions.

Once again the Gold Coast is the overall favoured local authority by foreign investors in Queensland with spending reaching \$269.2 million, an increase of \$71.7 million over the previous year.

Of the \$269.2 million, the Russian Federation have emerged as the biggest spenders for the 2006/07 financial year with a total of \$35.2 million. This is the highest level of spending by the Russian Federation on the Gold Coast and the first time they have appeared at the top of the list. The previous two years have seen spending of \$12.7 million and prior to that the spending by the Russian Federation was less than \$3 million each year.

Following the Russian Federation were New Zealand buyers who spent a total of \$32.5 million.

The majority of foreign buyer transactions for residential property on the Gold Coast were for investment purposes. Of the \$269.2 million spent, 77 per cent was for investment purposes and 23 per cent was for owner occupation. ■