



Residential Foreign Investment in Queensland

Queensland Foreign Investment Snapshot

- Total foreign investment in Queensland residential property for the 2007/08 financial year was \$620,752,969.
- The largest foreign buyers of residential property in Queensland for 2007/08 were from the United Kingdom, spending \$106,375,451.
- The Queensland Local Authority which received the most foreign investment for 2007/08 was the Gold Coast with \$297,345,118.
- A total of 1,495 transactions were made by foreigners during 2007/08.
- 63% of transactions were for investment purposes and 37% were for owner occupation.

Queensland foreign investment in residential property

Purchases of Queensland residential property by foreigners has risen to its highest level since 1990/91 when we began monitoring this data. Foreign buyers spent almost \$621 million on residential property during the 2007/08 financial year, exceeding the previous high during the 1997/98 year by \$120 million.

The Gold Coast was once again the favoured local authority for foreign buyers in Queensland with Brisbane City being the next location. On the Gold Coast, a total of just over \$297 million was spent with Brisbane receiving \$117.6 million and the Sunshine Coast \$54.2 million. A list of the top ten countries and the top ten local authorities is on the next page.

Of the 1,495 residential property transactions totalling \$620.8 million in Queensland, \$383.5 million or 63% were for investment purposes and the remaining \$237.2 million or 37% were for owner occupation. There has been a 4% increase in the number of purchases for owner occupation over the previous 12 months.

United Kingdom top foreign buyers in Queensland

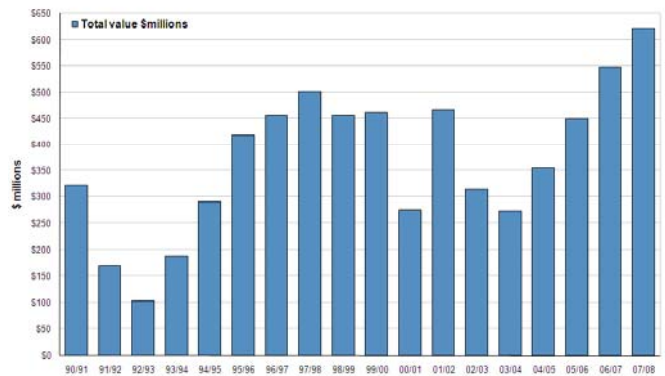
The largest foreign purchasers of residential property in Queensland for the 2007/08 financial year were from the United Kingdom, spending approximately \$106.4 million. Their favoured location to buy was the Gold Coast where they spent \$22.4 million, followed by the Sunshine Coast \$17.4 million and Brisbane City \$15.5 million.

The United Kingdom buyers were followed by New Zealanders who spent approximately \$83.9 million on Queensland property and then Singapore with \$51.1 million.

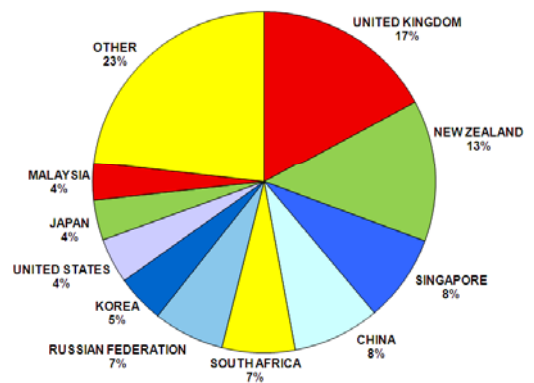
Gold Coast remains top foreign investment location

Once again the Gold Coast is the overall favoured local authority by foreign buyers in Queensland with spending reaching \$297.3 million, an increase of \$28.1 million over the previous year. Of the \$620.8 million spent in Queensland, approximately 48% was spent on the Gold Coast in 525 transactions. Of the \$297.3 million, Singapore has emerged as the biggest spender for the 2007/08 year with a total of \$43.2 million followed closely by the Russian Federation with \$41.4 million and then New Zealand who spent \$33.6 million.

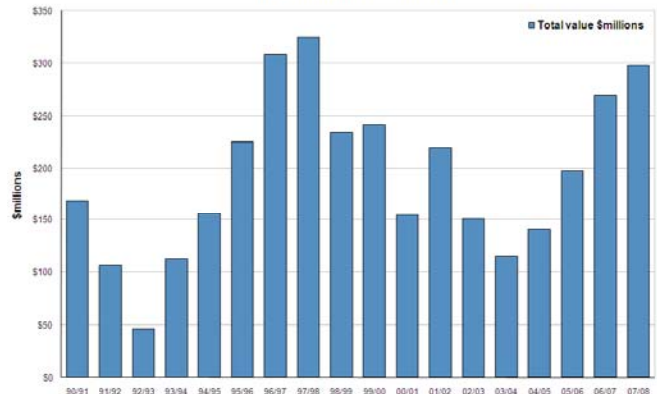
Queensland Residential Property Total Foreign Investment



Queensland Residential Property Foreign Investment by Country 2007/08



Gold Coast Residential Property Total Foreign Investment



All graphs and tables prepared by PRDnationwide Research
Source: Qld Dept. Natural Resources & Water

PROPERTY WATCH®

GOLD COAST

Queensland Foreign Investment in Residential Property - Top ten by country

2000/01	No.	Value	2001/02	No.	Value	2002/03	No.	Value	2003/04	No.	Value
NEW ZEALAND	661	\$77,125,030	MALAYSIA	90	\$205,850,602	UNITED KINGDOM	261	\$59,782,076	UNITED KINGDOM	249	\$68,844,339
UNITED KINGDOM	230	\$40,773,018	UNITED KINGDOM	157	\$93,629,513	SINGAPORE	74	\$54,057,447	NEW ZEALAND	183	\$32,094,283
JAPAN	178	\$30,890,756	JAPAN	147	\$25,582,417	JAPAN	93	\$25,402,085	JAPAN	88	\$26,547,063
SINGAPORE	70	\$12,586,522	NEW ZEALAND	246	\$25,044,014	MALAYSIA	34	\$24,672,600	SINGAPORE	56	\$25,675,664
UNITED STATES	117	\$11,954,115	VIRGIN IS (BRITISH)	4	\$18,265,000	NEW ZEALAND	153	\$18,850,069	CHINA	32	\$23,584,800
SOUTH AFRICA	69	\$11,887,353	HONG KONG	40	\$14,129,391	UNITED STATES	89	\$17,604,022	UNITED STATES	69	\$13,081,453
HONG KONG	20	\$11,785,199	UNITED STATES	65	\$13,420,676	HONG KONG	61	\$16,833,125	NETHERLANDS	14	\$11,701,794
NEW CALEDONIA	45	\$6,807,700	SOUTH AFRICA	70	\$11,616,975	SOUTH AFRICA	61	\$14,493,619	SOUTH AFRICA	47	\$10,194,549
MALAYSIA	29	\$6,253,000	SINGAPORE	67	\$8,838,723	FED. REP. GERMAN	21	\$12,600,048	INDONESIA	10	\$5,987,000
UNITED ARAB EMIR/	14	\$5,810,000	FED. REP. GERMANY	21	\$8,233,051	RUSSIAN FED.	9	\$6,271,500	MALAYSIA	21	\$5,536,350
OTHERS	336	\$57,512,301	OTHERS	235	\$42,033,315	OTHERS	260	\$63,280,535	OTHERS	188	\$49,536,624
(64 countries)			(55 countries)			(52 countries)			(52 other countries)		
Total	1,769	\$273,384,994	Total	1,142	\$466,643,677	Total	1,116	\$313,847,127	Total	957	\$272,783,919

2004/05	No.	Value	2005/06	No.	Value	2006/07	No.	Value	2007/08	No.	Value
NEW ZEALAND	211	\$81,580,411	UNITED KINGDOM	317	\$101,606,351	UNITED KINGDOM	344	\$111,886,455	UNITED KINGDOM	337	\$106,375,451
UNITED KINGDOM	289	\$79,319,275	NEW ZEALAND	245	\$70,411,759	NEW ZEALAND	276	\$83,768,358	NEW ZEALAND	300	\$83,929,640
UNITED STATES	76	\$31,137,025	JAPAN	152	\$53,418,377	RUSSIAN FEDERATI	65	\$35,651,000	SINGAPORE	65	\$51,101,260
JAPAN	93	\$25,724,679	UNITED STATES	54	\$19,799,832	JAPAN	73	\$32,386,158	CHINA	100	\$50,894,100
CHINA	30	\$17,110,275	SINGAPORE	52	\$18,788,452	NEW CALEDONIA	54	\$28,201,168	SOUTH AFRICA	111	\$42,745,817
RUSSIAN FEDERATI	13	\$12,916,800	CHINA	48	\$18,740,825	CHINA	65	\$27,497,917	RUSSIAN FEDERATIO	47	\$41,528,498
HONG KONG	32	\$10,575,450	SOUTH AFRICA	56	\$18,074,750	SOUTH AFRICA	73	\$22,706,750	KOREA	44	\$28,612,020
SINGAPORE	26	\$10,364,681	NEW CALEDONIA	35	\$14,399,500	UNITED STATES	56	\$22,626,066	UNITED STATES	41	\$26,442,265
SOUTH AFRICA	42	\$9,849,050	UNITED ARAB EMIRAT	20	\$13,157,500	SINGAPORE	56	\$21,926,633	JAPAN	46	\$23,546,846
GERMANY	13	\$7,886,063	RUSSIAN FEDERATIO	19	\$13,121,750	HONG KONG	30	\$21,075,750	MALAYSIA	49	\$22,139,670
OTHERS	223	\$67,530,399	OTHER	298	\$108,319,853	OTHER	354	\$140,050,408	OTHER	355	\$143,437,402
(42 other countries)			(52 other countries)			(56 other countries)			(60 other countries)		
Total	1,048	\$353,994,108	Total	1,296	\$449,838,949	Total	1,446	\$547,776,663	Total	1,495	\$620,752,969

Queensland Foreign Investment in Residential Property - Top ten by local authority

2000/01	No.	Value	2001/02	No.	Value	2002/03	No.	Value	2003/04	No.	Value
GOLD COAST	855	\$153,622,925	GOLD COAST	588	\$219,336,532	GOLD COAST	401	\$151,267,864	GOLD COAST	277	\$115,726,626
BRISBANE	167	\$37,122,839	BRISBANE	192	\$191,651,352	BRISBANE	182	\$68,201,288	BRISBANE	166	\$43,133,189
NOOSA	91	\$26,192,956	NOOSA	44	\$15,561,081	NOOSA	43	\$16,779,248	NOOSA	45	\$21,424,546
DOUGLAS	34	\$10,688,825	MAROOCHY	34	\$8,629,425	CAIRNS	85	\$12,498,550	CALOUNDRA	20	\$15,549,580
MAROOCHY	73	\$10,517,350	DOUGLAS	22	\$5,425,410	MAROOCHY	60	\$11,847,048	CAIRNS	67	\$14,614,725
CAIRNS	56	\$6,264,875	CALOUNDRA	25	\$3,326,658	DOUGLAS	28	\$10,212,945	MAROOCHY	75	\$11,905,550
REDLAND	33	\$4,201,315	REDLAND	11	\$3,007,750	CALOUNDRA	30	\$5,269,138	LOGAN	14	\$8,897,327
LOGAN	49	\$3,911,139	CAIRNS	27	\$2,768,800	REDLAND	25	\$5,002,673	DOUGLAS	22	\$6,988,417
CALOUNDRA	15	\$1,922,898	LOGAN	10	\$2,273,240	PINE RIVERS	22	\$3,487,809	CABOOLTURE	29	\$3,762,875
HERVEY BAY	14	\$1,673,500	CABOOLTURE	6	\$2,023,000	TOWNSVILLE	7	\$3,343,000	IPSWICH	29	\$3,670,966
OTHERS	382	\$17,266,372	OTHERS	183	\$12,640,429	OTHERS	233	\$25,937,565	OTHERS	213	\$27,110,118
(50 local authorities)			(49 local authorities)			(45 local authorities)			(41 other local authorities)		
Total	1,769	\$273,384,994	Total	1,142	\$466,643,677	Total	1,116	\$313,847,127	Total	957	\$272,783,919

2004/05	No.	Value	2005/06	No.	Value	2006/07	No.	Value	2007/08	No.	Value
GOLD COAST	318	\$140,385,197	GOLD COAST	432	\$197,527,753	GOLD COAST	595	\$269,229,367	GOLD COAST	525	\$297,345,118
BRISBANE	170	\$70,119,432	BRISBANE	249	\$82,710,580	BRISBANE	282	\$111,860,737	BRISBANE	296	\$117,575,854
NOOSA	53	\$24,775,403	NOOSA	43	\$26,669,250	CAIRNS CITY	88	\$29,428,417	SUNSHINE COAST	126	\$54,210,115
MAROOCHY	66	\$21,799,272	CAIRNS	114	\$25,837,072	NOOSA	37	\$18,498,250	CAIRNS	90	\$32,343,746
CAIRNS	88	\$19,937,530	BELYANDO	48	\$17,945,858	MAROOCHY	55	\$16,001,331	MORETON BAY	119	\$28,811,460
MAREEBA	6	\$8,351,833	MAROOCHY	47	\$15,357,292	DOUGLAS	30	\$12,375,600	LOGAN	53	\$14,259,627
BELYANDO	37	\$6,422,734	DOUGLAS	26	\$10,921,788	PINE RIVER	58	\$12,194,983	GLADSTONE	27	\$9,833,000
CALOUNDRA	21	\$6,077,887	PINE RIVERS	42	\$6,768,450	CALOUNDRA	27	\$11,121,135	IPSWICH	34	\$9,783,365
DOUGLAS	15	\$5,303,250	CALOUNDRA	19	\$6,762,750	CABOOLTURE	19	\$5,675,106	TOWNSVILLE	30	\$8,419,622
TOOWOOMBA	12	\$4,924,000	MIRIAN VALE	7	\$5,840,000	HERVEY BAY	25	\$5,670,736	REDLAND	29	\$7,945,900
OTHERS	262	\$45,897,570	OTHERS	269	\$53,498,156	OTHERS	230	\$55,721,001	OTHER	166	\$40,225,162
(48 other local authorities)			(47 other local authorities)			(46 other local authorities)			(26 other local authorities)		
Total	1,048	\$353,994,108	Total	1,296	\$449,838,949	Total	1,446	\$547,776,663	Total	1,495	\$620,752,969

Prepared by PRDnationwide Research. Source: Qld Department of Natural Resources & Water
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