

Gold Coast Office

Property Prospects 2007–2021



The vacancy rates in South-East Queensland's major office markets have tightened to their lowest levels ever. With strengthening demand unable to be accommodated in the Brisbane CBD and Near City markets, attention has already turned to the Gold Coast office precincts where vacancies are also at unprecedented lows.

As in Brisbane, Gold Coast rents have risen strongly in response to tighter leasing market conditions, and currently exceed those in some larger capital city markets.

Strong flows of investment funds have resulted in rising institutional investor interest in the market, adding to that of private investors, and led to firming yields and strong investment returns.

In our first comprehensive report on the Gold Coast office market, we will assess the outlook for and forecast office demand, supply, vacancies, rents, yields and values, as well as investment returns over the short, medium and longer term.

The report will complement our analysis and forecasting of the Brisbane CBD, Near City and metropolitan office markets within our *Brisbane Commercial Property Prospects 2007 to 2021* study to provide a comprehensive coverage of the South-East Queensland office markets.

Within the Gold Coast office study we consider:

- What are the prospects for demand in the short and longer term? What are the key drivers that will influence demand in the future and do they differ between the Gold Coast office precincts? What impact will future migration have on demand for office space?
- How will future employment growth in South-East Queensland impact on the relative growth rates of Brisbane and the Gold Coast?
- How much new supply will be needed to satisfy future demand and where is this expected to occur?

- How long is this development cycle likely to be sustained? What is the outlook for vacancy rates?
- To what extent will changes in vacancies be mirrored in rentals? We will provide annual forecasts to 2021 for Gold Coast rentals, based on the Southport precinct.
- How do Gold Coast office investment yields compare with those in other cities and other property sectors? What are the prospects for yield compression and capital gain?

In preparing our study, we will draw on our expertise in forecasting office markets in Australia's major capital city markets since the late 1980s.

In addition, our experience in forecasting in the residential and tourism sectors—critical drivers of growth of the South-East Queensland economy—provides us with a strong framework within which we can assess the prospects for employment growth on the Gold Coast.

Cost and timing

BIS Shrapnel plans to complete this report in May 2007. An update report, included in an annual subscription, will be completed around September. The reports will be available at a cost of:

- \$7,700 (including GST) to those subscribing only to the *Gold Coast Office Market* study.
- \$6,050 (including GST) for those who subscribe also to the *Brisbane Commercial Property Prospects 2007 to 2021* study.

Subscription details can be found overleaf.

BIS Shrapnel has established an unrivalled reputation over the last 30 years in the analysis and forecasting of property markets around Australia. Our studies on the office, industrial, retail, bulky goods, hotel and residential property markets have received widespread and continued support. No other research firm in Australia enjoys our pre-eminent reputation in forecasting.

Brisbane Commercial Property
Gold Coast Commercial Property
2007 to 2021



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