

28th Annual

2022 RIVER REPORT

JOHNSTON  DIXON

Welcome to the **2022 RIVER REPORT**, our 28th annual synopsis of the market.

Bunkered down under year 2 Covid restrictions this time last year my prediction that the next year would be a great one for the river might have seemed a bit bold right then but history shows it absolutely wasn't. Fuelled by low supply, record government spending, record low interest rates, and record savings from people stuck at home, our market simply quite 'shot the lights out'.

Many new notable records were set over the year, most notably the twin bellwether indices of average absolute riverfront house and absolute riverfront land prices. Turnover incredibly more than doubled for riverfront house sales and we recorded 3 house sales over \$10million for the first time in history.

As we enter the new calendar year and even with the temporary distraction of another lamentable flood event, today's ultra-low listing environment in the face of fast growing demand from interstate, returning expatriates, the reopening of our borders to overseas migration and investment, and the positive flow-on effects from election year spending should mean the good times will continue to roll.

Could this year even see Brisbane crack its first \$20million river sale? It was not all that long ago we asked the question about it's first \$10millionth..? We think it might! We certainly have the quality of property for it!



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RIVERFRONT HOUSE SALES SUMMARY

The total value of all absolute riverfront house sales in 2021 was \$319,116,500, up an unprecedented 140% on last year's \$132,888,000. Volume likewise more than doubled from 36 to 78 this year to overtake the previous record of 66 set in 2003 (Table 2). Also setting a new record was average absolute riverfront house sale prices which rose a further 10% from last year's high \$3,691,333 to 4,091,237 (Table 4).

The highest sale for the year on the river this year was the \$15,000,000 paid for 154 Virginia Avenue, Hawthorne, a grand home on 2,110m² of land, the result still short of the all time record \$17,600,000 paid for 1 King Arthur Terrace, Tennyson on 4,000m² of land in 2019, and the lowest \$1,300,000 paid for 83 Lather Rd, Bellbowrie, a home on 1.39 hectares of land with a wide 100 metre river frontage.

The number of sales over \$2million more than doubled from 30 to 68 this year and sales over \$3m soared 168% from 19 to 51. There were 3 sales over \$10m; \$12.5m for 121 King Arthur Tce, Tennyson; \$12m for 78 Jilba St, Indooroopilly; and \$15m for 154 Virginia Ave, Hawthorne.

This year there were no absolute riverfront house sales at all recorded under \$1m.

Table 1. Absolute Riverfront House Sales (Over \$1m Since 2000)

	SALES BY PRICE BRACKET											
	\$1-2m	\$2-3m	\$3-4m	\$4-5m	\$5-6m	\$6-7m	\$7-8m	\$8-9m	\$9-10m	\$10-15m	\$15m+	Total
2021	10	17	19	12	9	5	2	1	-	2	1	78
2020	5	11	8	3	2	1	2	2	1	-	-	35
2019	6	12	11	2	3	3	1	1	-	-	1	40
2018	12	8	9	5	2	-	2	-	-	1	-	39
2017	15	15	13	4	5	1	1	-	-	-	-	54
2016	10	13	10	7	4	1	-	1	-	-	-	46
2015	14	10	11	5	1	1	-	-	-	1	-	43
2014	13	9	9	3	3	1	1	2	-	1	-	42
2013	13	8	6	3	3	-	1	-	-	-	-	34
2012	10	8	5	4	-	1	-	-	-	-	-	28
2011	8	11	5	2	1	1	-	-	-	-	-	28
2010	7	15	6	4	4	3	1	-	-	1	-	41
2009	9	7	9	3	-	1	3	-	1	-	-	33
2008	4	16	3	3	1	2	-	-	-	-	-	29
2007	12	16	11	3	4	2	-	-	-	-	-	48
2006	14	10	15	4	-	-	-	-	-	-	-	43
2005	11	15	5	4	2	-	-	-	-	-	-	37
2004	20	9	13	4	2	-	-	-	-	-	-	48
2003	30	22	11	-	-	-	-	-	-	-	-	63
2002	40	11	6	3				-	-	-	-	60
2001	25	3	1	-	-	-	-	-	-	-	-	29
2000	20	3	-	-	-	-	-	-	-	-	-	23

Brisbane's top performing river suburb for the 4th year running was Chelmer with 12 sales totalling \$47,185,000 including the highest \$8.8m paid for 37 Morley Street, the total up 97% or almost double last year's \$23,950,000 but at a reduced average price of \$3,932,000 down from \$4,790,000 the previous year, eclipsing the previous record set by Hawthorne in 2014 of 7 sales totalling \$43 million

In second place again this year was Hawthorne with 6 sales totalling \$41,190,000, like Chelmer more than doubling last year's \$15,925,000 and again at a reduced average down from \$7,962,500 to \$6,865,000. In third place was Norman Park with 6 sales totalling \$23,715,000 at an average of \$3,950,000, in fourth was Indooroopilly with a total of \$21,380,000 from 4 sales at an average of \$5,345,000, and fifth Yeronga with a total of \$18,722,500 from 5 sales at an average of \$3,744,500 (Table 7).

Not recording any sales over the past year were Anstead, Hamilton, Kenmore, Moggill, Mt Ommaney and Pinjarra Hills.

RIVERFRONT LAND

This year volume and total values were up 125% and 400% respectively from last year's 4 sales totalling \$6,185,000 at an average of \$1,546,260 to today's 9 sales totalling \$31,031,000 at a new all-time record average of \$3,447,888, the overall total however still below the \$46,219,000 set in 2007 from 14 sales at the then record average of \$3,301,357 (Tables 2 & 4).

The highest sale this year was \$6,725,000 for 1,022m² of land at 26 Scott St, Hawthorne and the lowest \$1,100,000 for 425m² of land at 23 Fraser Tce, Highgate Hill.

RIVERFRONT DEVELOPMENT SITES

There were 3 riverfront site sales totalling \$56,735,000, the highest \$43,500,00 paid for the 1.5 hectare former ABC site at 600 Coronation Dve, Toowong; \$7,500,000 for 6,532m² at 68 Molonga Tce, Graceville; and \$5,735,000 for 1,668m² at 86-88 Wynnum Rd, Norman Park.

RIVERFRONT HOUSES / LAND / DEVELOPMENT SITES COMBINED

The total value of all absolute riverfront sales combined leapt by 135% from \$173,121,750 this year to a new record high of \$406,882,500, almost twice the previous record of \$205,066,500 set way back in 2007 at the height of the mining investment boom.

Table 2. Absolute Riverfront Sales Volume and Values 1994 Onwards

	VOLUME				VALUE			
	HOUSES	VACANT LAND	DEVELOPMENT SITES	TOTAL	HOUSES	VACANT LAND	DEVELOPMENT SITES	TOTAL
2021	78	9	3	90	\$319,116,500	\$31,031,000	\$56,735,000	\$406,882,500
2020	36	4	4	44	\$132,888,000	\$6,185,000	\$34,048,750	\$173,121,750
2019	41	3	2	46	\$155,300,000	\$6,550,000	\$21,150,000	\$183,000,000
2018	39	6	4	49	\$126,949,888	\$11,515,000	\$32,200,000	\$170,664,888
2017	54	6	1	61	\$160,527,378	\$9,395,000	\$7,000,000	\$176,922,378
2016	47	3	0	50	\$148,800,000	\$4,640,000	-	\$153,440,000
2015	43	8	5	56	\$127,810,500	\$18,045,000	\$33,570,000	\$179,425,500
2014	43	4	1	48	\$147,333,000	\$7,664,000	\$6,750,000	\$161,747,000
2013	35	7	1	43	\$97,584,000	\$6,690,800	\$20,876,669	\$125,150,699
2012	30	6	-	36	\$77,347,250	\$15,225,000	\$2,000,000	\$92,572,250
2011	28	7	1	36	\$74,911,000	\$11,131,200	-	\$88,042,200
2010	41	4	-	45	\$145,369,500	\$9,537,500	-	\$154,907,000
2009	33	7	-	40	\$113,528,000	\$16,234,893	-	\$129,762,893
2008	29	11	-	40	\$88,571,700	\$27,468,000	-	\$116,039,700
2007	48	14	3	65	\$141,247,500	\$46,219,000	\$17,600,000	\$205,066,500
2006	43	8	2	53	\$118,740,000	\$19,140,000	\$17,250,000	\$155,130,000
2005	37	12	9	58	\$93,660,000	\$22,800,000	\$67,200,000	\$188,670,000
2004	50	6	3	59	\$126,790,000	\$9,070,000	\$23,660,000	\$159,520,000
2003	66	12	3	81	\$124,740,858	\$18,365,004	\$23,189,998	\$166,295,860
2002	64	16	6	86	\$99,478,000	\$16,651,000	\$20,769,000	\$136,898,000
2001	56	9	-	65	\$63,355,544	\$9,893,493	-	\$73,241,000
2000	51	8	-	59	\$49,035,990	\$7,156,000	-	\$55,880,500
1999	42	10	-	52	\$41,622,000	\$6,827,500	-	\$48,450,000
1998	41	5	-	46	\$31,568,483	\$4,182,000	-	\$36,603,000
1997	38	10	-	48	\$33,124,106	\$4,355,000	-	\$37,479,106
1996	34	4	-	38	\$24,616,500	\$1,580,000	-	\$26,196,500
1995	35	8	-	43	\$22,575,000	\$4,112,000	-	\$26,687,000
1994	46	16	-	62	\$27,370,000	\$6,560,000	-	\$33,930,000

RIVERSIDE HOUSES (Properties separated from the river by a road or parkland)

Riverside house sales turnover this year jumped 47% from 40 to 59, total sales value 86% from \$81,999,388 to \$153,011,500, and the average price 26% from \$2,049,984 to \$2,593,415, all 3 setting new records. The highest sale for the year was 1 Leopard St, Kangaroo Point at \$15million (it last sold in 2016 for \$18,488,888) and the lowest \$795,000 in Riverpoint Bld, Riverhills, 1 of only 3 sales recorded under \$1m.

Table 3. Riverside House Sales Since 2010

VOLUME			TOTAL VALUE			AVERAGE PRICE		
2021	59		\$153,011,500			\$2,593,415		
2020	40		\$81,999,388			\$2,049,984		
2019	27		\$55,066,000			\$2,039,461		
2018	34		\$56,415,000			\$1,659,265		
2017	42		\$95,996,276			\$2,285,626		
2016	30		\$65,317,000			\$2,177,000		

VOLUME			TOTAL VALUE			AVERAGE PRICE		
2015	24		\$45,941,000			\$2,088,227		
2014	31		\$50,097,368			\$1,789,192		
2013	22		\$31,779,500			\$1,444,522		
2012	21		\$36,560,000			\$1,740,976		
2011	17		\$30,401,500			\$1,778,324		
2010	13		\$17,826,500			\$1,371,269		

RIVERSIDE LAND

There were 7 riverside land sales totalling \$8,648,000 and averaging \$1,235,420 this year compared to 4 last year totalling \$4,200,000 at an average of \$1,050,000. The highest was \$2,310,000 at 3/52 Paragon St, Yeronga and lowest \$600,000 at 17 Monter Ct, Kenmore.

RIVERSIDE DEVELOPMENT SITES

This year there was just the 1 riverside site sale recorded, 733m² of land at 11 Thornton St, Kangaroo Point which sold for \$6,440,000.

RIVERSIDE HOUSES / LAND / DEVELOPMENT SITES COMBINED

The 2021 total combined value was \$168,099,500 from 67 sales compared to \$86,199,388 from 44 sales the previous year, an increase in value by 95% and volume by 52%.

GRAND TOTAL OF ALL ABSOLUTE & RIVERSIDE HOUSE, LAND AND SITE SALES IS \$574,982,000 UP 121% ON 2020'S \$259,321,138 & OBLITERATING THE PREVIOUS RECORD \$295,898,179 SET IN 2007

Table 4. Absolute Riverfront Sale Price Averages (excludes development sites)

	HOUSES		LAND	
	AVERAGE PRICE	VOLUME	AVERAGE PRICE	VOLUME
2021	\$4,091,237	78	\$3,448,000	9
2020	\$3,691,333	36	\$1,546,250	4
2019	\$3,787,805	41	\$2,183,333	3
2018	\$3,255,125	39	\$1,919,166	6
2017	\$2,972,729	54	\$1,565,830	6
2016	\$3,165,950	47	\$1,546,620	3
2015	\$2,972,337	43	\$2,255,000	8
2014	\$3,426,349	43	\$1,916,000	4
2013	\$2,788,114	35	\$1,338,000	7
2012	\$2,578,241	30	\$2,537,500	6
2011	\$2,675,392	28	\$1,590,171	7
2010	\$3,545,597	41	\$3,007,500	4
2009	\$3,440,242	33	\$2,014,418	7
2008	\$3,054,196	29	\$2,497,090	11
2007	\$2,942,656	48	\$3,301,357	14
2006	\$2,761,290	43	\$2,392,500	8
2005	\$2,666,687	37	\$1,900,416	12
2004	\$2,535,810	50	\$1,511,667	6
2003	\$1,890,103	66	\$1,530,417	12
2002	\$1,554,344	64	\$1,040,875	16
2001	\$1,131,349	56	\$1,099,277	9
2000	\$961,490	51	\$894,500	8
1999	\$991,000	42	\$682,700	10
1998	\$769,963	41	\$836,500	5
1997	\$871,687	38	\$435,500	10
1996	\$724,000	34	\$395,000	4
1995	\$645,500	35	\$514,000	8
1994	\$595,000	46	\$410,000	16

Table 5. Combined Absolute Riverfront Sales

HOUSE & LAND	
VOLUME	TOTAL VALUE
87	\$350,147,500
40	\$139,073,000
46	\$187,160,000
45	\$138,464,888
60	\$169,922,378
50	\$153,439,860
56	\$179,425,500
48	\$161,747,000
43	\$125,150,669
36	\$92,572,250
36	\$88,042,200
45	\$154,907,000
40	\$129,762,893
40	\$116,039,700
65	\$205,066,500
53	\$137,875,500
58	\$186,252,436
59	\$159,520,500
81	\$166,295,860
86	\$136,898,000
65	\$73,249,055
59	\$55,880,500
52	\$48,458,000
46	\$36,603,000
48	\$41,840,000
38	\$26,196,000
43	\$26,687,000
62	\$33,930,000

Absolute Riverfront House Sales Over \$2 Million Chronology

Number of Sales over \$2m		Number of Sales over \$2m	
2021	68	2010	34
2020	30	2009	24
2019	34	2008	25
2018	27	2007	36
2017	39	2006	29
2016	36	2005	26
2015	29	2004	28
2014	29	2003	33
2013	21	2002	20
2012	18	2001	4
2011	20	2000	3

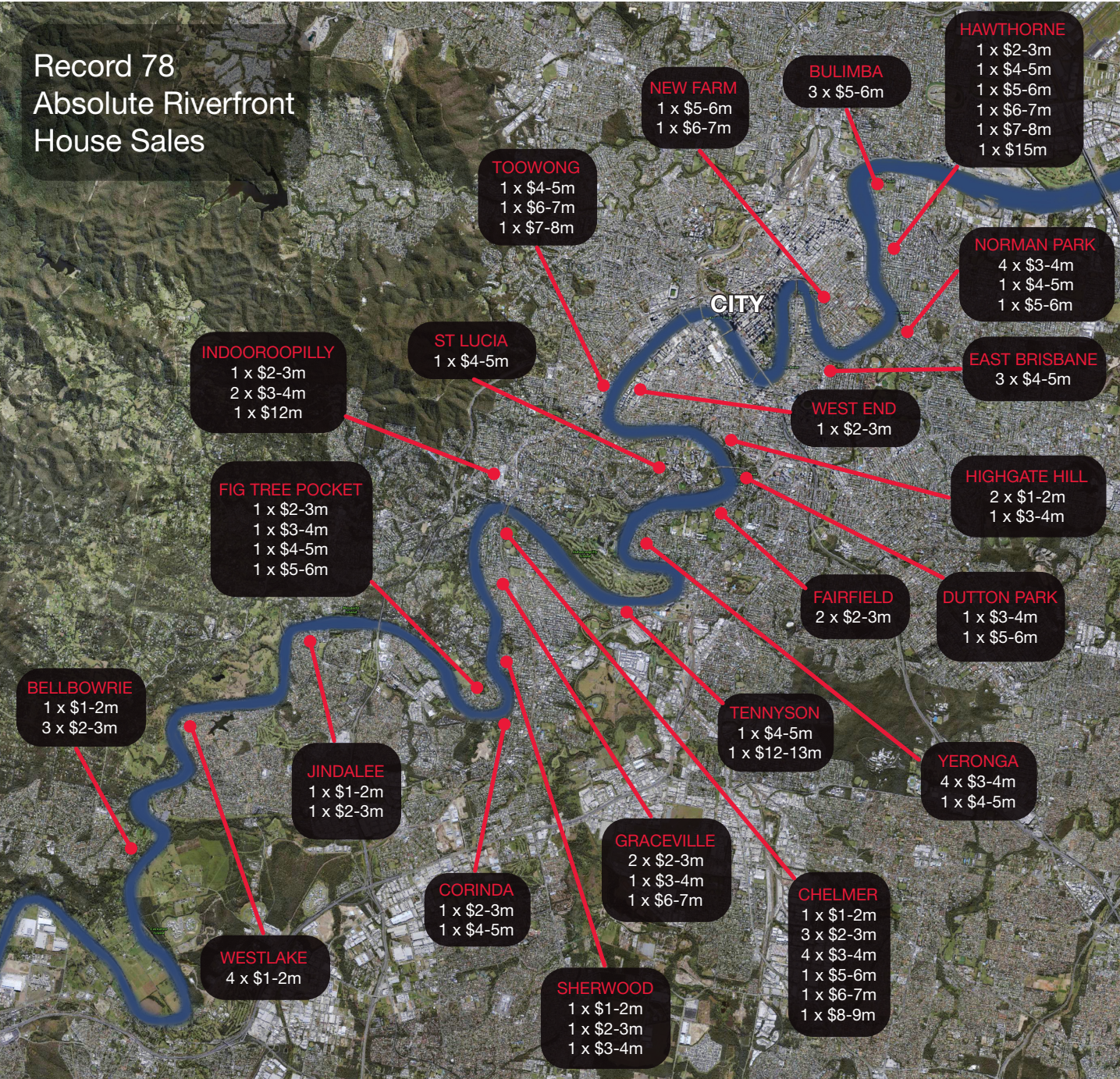


Table 6. Absolute Riverfront Sales History

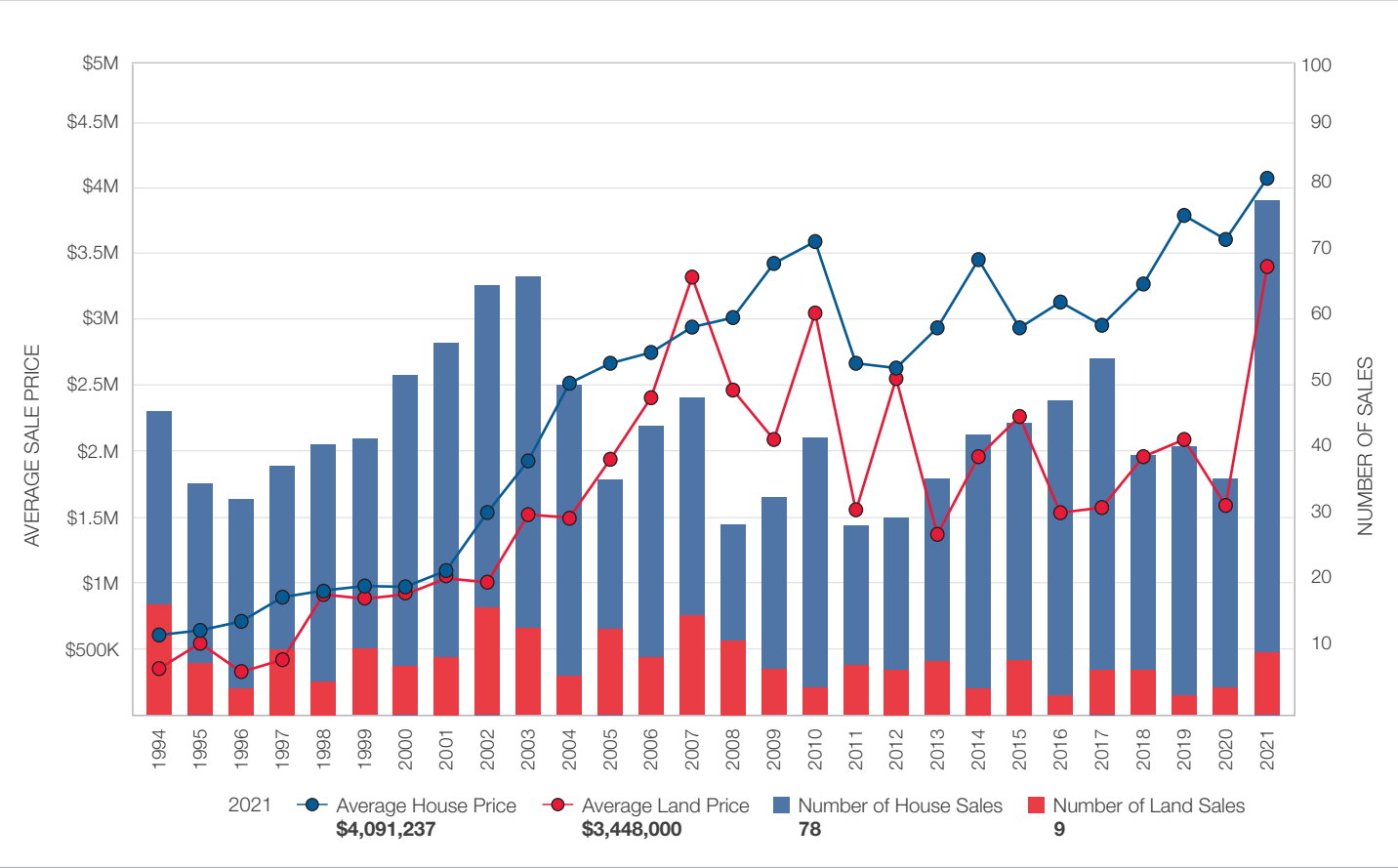


Table 7. Top Five Suburbs by Absolute Riverfront House Price Comparative



Table 7. Top Five Suburbs by Absolute Riverfront House Price Comparative (continued)

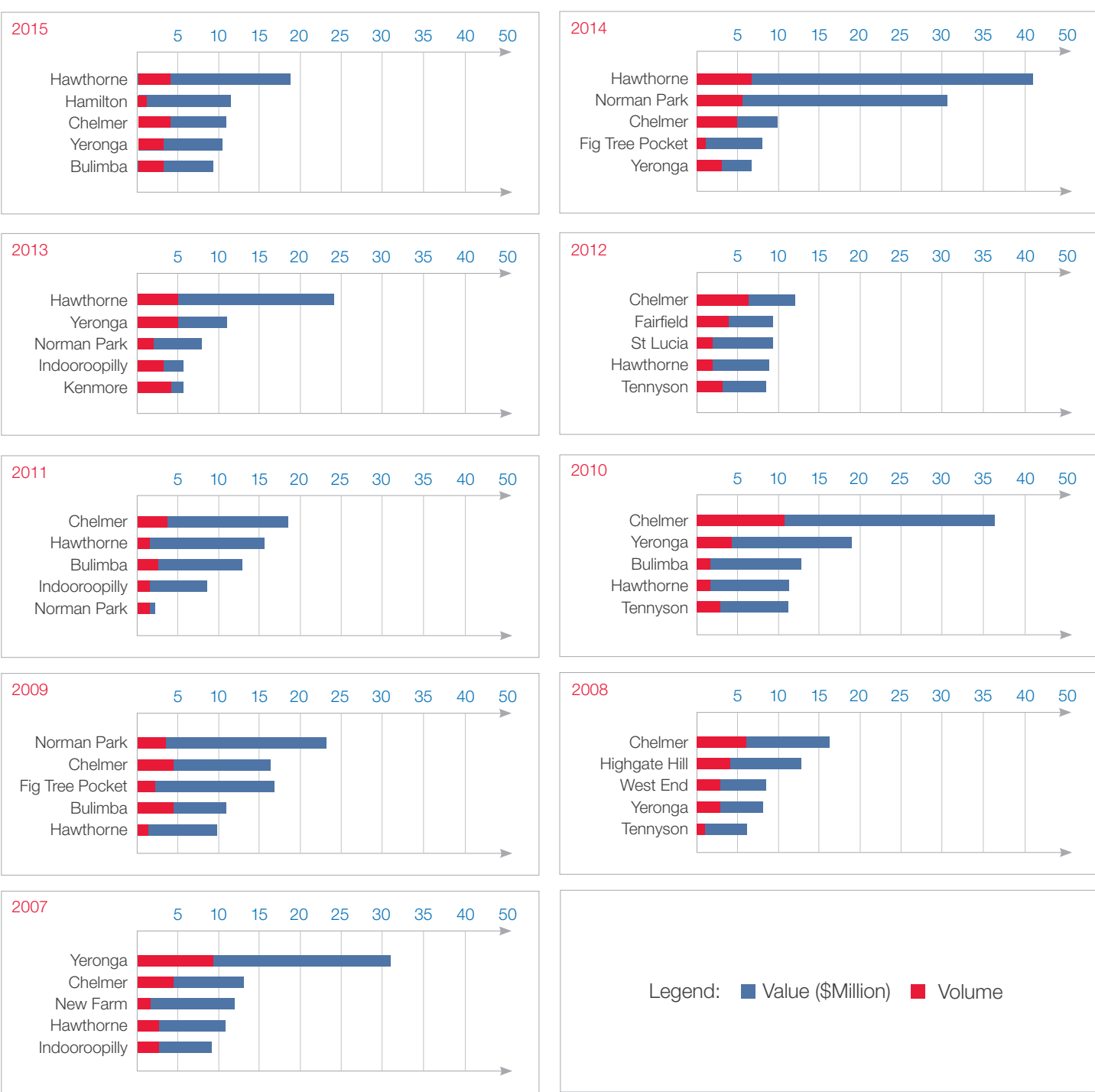


Table 8. Total & Average Absolute Riverfront House Prices by Region

REGION	VOLUME	TOTAL VALUE	AVERAGE
Bulimba / Hawthorne / Norman Park / East Brisbane	18	\$94,220,000	\$5,234,444
West End / Dutton Park / Highgate Hill	6	\$17,935,000	\$2,989,166
Fairfield / Yeronga / Tennyson	9	\$41,132,500	\$4,570,228
Chelmer / Graceville / Sherwood / Corinda	21	\$77,253,000	\$3,678,714
Jindalee / Mt Ommaney / Westlake	6	\$10,750,000	\$1,791,666
Pinjarra Hills / Moggill / Anstead / Bellbowrie	4	\$8,100,000	\$2,025,000
Toowong / St Lucia / Indooroopilly	8	\$42,980,000	\$5,372,500
Fig Tree Pocket / Kenmore	4	\$15,046,500	\$3,761,625
New Farm	2	\$11,700,000	\$5,850,000

Table 9. Absolute Riverfront Sales Chronology (since 1997)

	HIGHEST		LOWEST		AVERAGE	
	HOUSE	LAND	HOUSE	LAND	HOUSE	LAND
2021	\$15,000,000	\$6,800,000	\$1,300,000	\$1,100,000	\$4,091,237	\$3,448,000
2020	\$9,900,000	\$2,275,000	\$820,000	\$1,100,000	\$3,691,333	\$1,546,250
2019	\$17,600,000	\$3,000,000	\$730,000	\$1,300,000	\$3,787,000	\$2,183,333
2018	\$11,128,888	\$3,000,000	\$1,060,000	\$1,080,000	\$3,225,125	\$1,919,166
2017	\$7,000,000	\$2,275,000	\$1,100,000	\$950,000	\$2,972,729	\$1,565,830
2016	\$8,600,000	\$2,100,000	\$875,000	\$1,200,000	\$3,165,000	\$1,546,620
2015	\$11,800,000	\$5,690,000	\$849,000	\$550,000	\$2,972,337	\$2,255,000
2014	\$14,000,000	\$4,000,000	\$875,000	\$700,000	\$3,426,349	\$1,916,000
2013	\$7,480,000	\$2,300,000	\$975,000	\$790,000	\$2,788,114	\$1,338,000
2012	\$6,030,750	\$5,000,000	\$755,000	\$950,000	\$2,578,241	\$2,571,451
2011	\$6,250,000	\$3,100,000	\$1,131,000	\$900,000	\$2,675,392	\$1,590,171
2010	\$10,300,000	\$5,500,000	\$1,500,000	\$800,000	\$3,545,597	\$3,007,500
2009	\$9,500,000	\$3,500,000	\$1,111,000	\$1,345,000	\$3,440,242	\$2,014,418
2008	\$6,800,000	\$5,050,000	\$1,330,000	\$825,000	\$3,054,196	\$2,497,090
2007	\$6,100,000	\$7,200,000	\$1,100,000	\$1,230,000	\$2,942,656	\$3,301,357
2006	\$4,600,000	\$5,050,000	\$1,250,000	\$825,000	\$2,761,290	\$2,392,500
2005	\$5,500,000	\$3,175,000	\$1,175,000	\$950,000	\$2,666,687	\$1,900,416
2004	\$5,250,000	\$2,400,000	\$825,000	\$970,000	\$2,535,810	\$1,511,667
2003	\$8,200,000	\$3,660,000	\$490,000	\$495,000	\$1,890,013	\$2,470,727
2002	\$4,100,000	\$2,900,000	\$365,000	\$295,000	\$1,554,344	\$1,040,875
2001	\$2,700,000	\$3,200,000	\$409,000	\$393,000	\$1,131,349	\$1,099,277
2000	\$2,900,000	\$1,290,000	\$375,000	\$470,000	\$961,490	\$894,500
1999	\$3,300,000	\$2,880,000	\$400,000	\$235,000	\$991,000	\$682,700
1998	\$2,700,000	\$1,587,500	\$385,000	\$380,000	\$769,963	\$836,500
1997	\$2,700,000	\$590,000	\$420,000	\$330,000	\$871,687	\$435,500

NORTH OF THE RIVER ABSOLUTE RIVERFRONT SALES TOTALLED \$77,826,000, UP 65% ON LAST YEAR'S \$47,158,000, & SOUTH OF THE RIVER TOTALLED \$241,290,500, UP 181% ON LAST YEAR'S \$85,730,000

Table 10. Top Performing Suburb by Average Absolute Riverfront House Price

	FIRST	SECOND	THIRD
2021	Tennyson \$8,490,000	Hawthorne \$6,865,000	New Farm \$5,850,000
2020	Hawthorne \$7,962,500	New Farm \$6,800,000	Chelmer \$4,790,000
2019	Tennyson \$8,100,000	Bulimba \$5,600,000	Hawthorne \$5,250,000
2018	Hawthorne \$6,584,888	Fig Tree Pocket \$6,300,000	Yeronga \$4,791,667
2017	Graceville \$6,325,000	East Brisbane \$4,612,500	Hawthorne \$4,187,500
2016	Hawthorne \$6,093,000	Yeronga \$4,364,400	Norman Park \$3,796,333
2015	Hawthorne \$4,667,500	Pinjarra Hills \$3,735,000	Yeronga \$3,600,000
2014	Hawthorne \$6,143,000	Norman Park \$5,216,000	Bulimba \$3,500,000
2013	Hawthorne \$4,838,000	Norman Park \$3,600,000	Bulimba \$2,764,500
2012	St Lucia \$ 4,650,000	Hawthorne \$4,515,875	Tennyson \$2,934,333
2011	Hawthorne \$4,025,000	Chelmer \$2,564,285	Bulimba \$2,526,000
2010	Hawthorne \$5,695,000	Yeronga \$4,972,500	Tennyson \$3,768,333
2009	Fig Tree Pocket \$8,325,000	Norman Park \$3,809,166	Chelmer \$3,790,000
2008	Highgate Hill \$3,310,000	Chelmer \$2,698,333	Yeronga \$2,558,333
2007	Hawthorne \$3,616,667	Yeronga \$3,482,222	Chelmer \$3,130,000
2006	Bulimba \$3,033,333	Yeronga \$2,914,050	Chelmer \$2,732,857
2005	Fig Tree Pocket \$4,075,000	Hawthorne \$3,625,000	Yeronga \$2,070,000
2004	New Farm \$3,617,000	Hawthorne \$3,525,000	Fig Tree Pocket \$3,520,000
2003	St Lucia \$2,916,667	Newstead \$2,715,833	Fig Tree Pocket \$2,615,545
2002	Hawthorne \$2,440,000	Norman Park \$2,340,000	Bulimba \$2,193,333
2001	Kangaroo Point \$2,034,185	New Farm \$1,758,333	Yeronga \$1,655,375
2000	Hawthorne \$1,200,000	Chelmer \$1,115,250	New Farm \$1,040,833

* Note: averages only provided where there are 2 or more sales

PREMIUM RIVERFRONT | RIVERSIDE APARTMENT SALES (SALES OVER \$2MILLION)

The total number of Riverfront Apartment* sales recorded in Brisbane over \$2million in 2021 was 65, a 35% increase over last year's 48 and the total value of the sales was up 27% from \$161,557,500 to \$205,888,000.

Table 11. Top Performing Suburbs by Premium Apartment Price (Sales above \$2m)

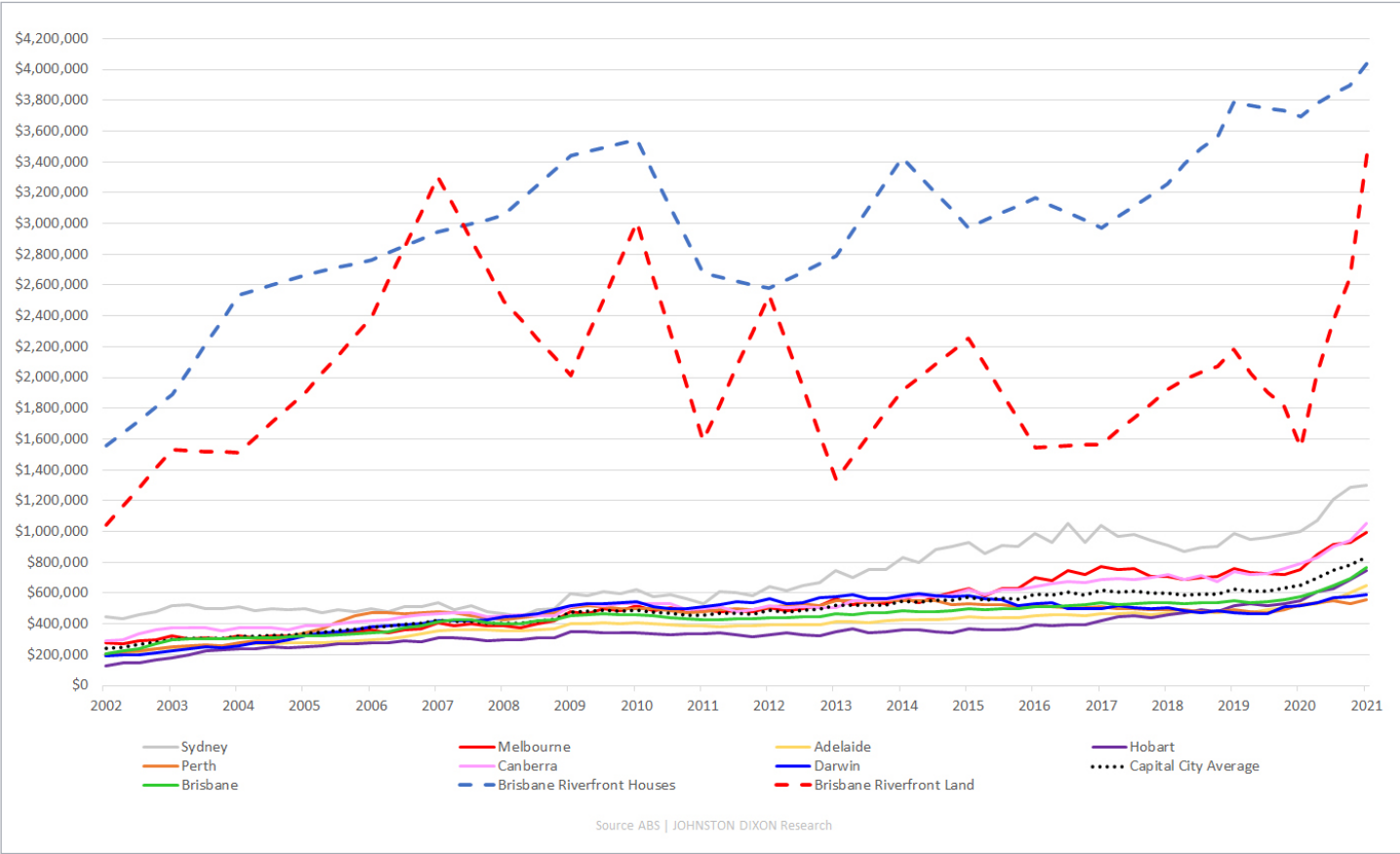
SUBURB	NUMBER OF SALES	VALUE OF SALES	SALES BY PRICE BRACKET
Brisbane City	6	\$14,850,000	
Bulimba	3	\$6,750,000	
East Brisbane	3	\$8,225,000	
Hamilton	5	\$12,300,000	
Kangaroo Point	8	\$28,065,000	
New Farm	15	\$55,560,000	
Newstead	12	\$39,388,000	38 x \$2-3m
South Brisbane	2	\$4,805,000	11 x \$3-4m
St Lucia	0	-	11 x \$4-5m
Teneriffe	8	\$28,735,000	5 x \$5-6m
Tennyson	0	-	0 x \$6-7m
Toowong	3	\$7,210,000	0 x \$7-8m
TOTAL	65	\$205,888,000	

*Note that the River Report groups all river apartment sales whether riverfront or riverside together

New Farm again recorded the highest value in sales over \$2million at \$55,560,000 from 15 sales, a 7% gain from last year's \$51,762,500 from 16 sales. In second position was Newstead with 12 sales totalling \$39,388,000, and in third Teneriffe with \$28,735,000 from 8 sales just ahead of Kangaroo Point with its total of \$28,065,000 also from 8 sales.

The highest apartment sale this year down from last year's high of \$7.35m was the \$5,400,000 paid for a 505m² apartment at 105/1 Scott Street, Kangaroo Point. The second highest was \$5.100,000 for a two level 372m² penthouse in Platinum on the River 166 Oxlade Drive, New Farm, and equal third at \$5,000,000 each was 337m² in Pietra at 4/91 Moray Street, New Farm, and the grand two level 726m² Castlebar Cove penthouse at 2111/39 Castlebar Street, Kangaroo Point.

Table 12. The River Versus The Rest



BRISBANE - CITY OF BRIDGES

To complement the city's 15 existing river crossings of all types from the river mouth to the city's western boundary and to redress pent up demand and prepare for the future, proposed or under construction are 4 new distinctively different non-vehicular bridges, stylish additions to our skyline that beyond greatly improving amenity generally will add further character and appeal to the city's signature waterway.



THE NEVILLE BONNER FOOTBRIDGE

Work is underway on the \$100 million Neville Bonner Bridge, a span of 320 metres that will link the \$3.6 billion Queens Wharf development precinct to South Bank's Queensland Performing Arts Complex and cater for daily foot traffic of up to 10,000 people.



THE CBD TO KANGAROO POINT GREEN BRIDGE

Linking the Botanical Gardens from the corner of Alice and Edwards Street to Scott Street, Kangaroo Point, the tasteful 12.7 metre high 460 metre long bridge and proposed over water restaurant. Expected completion next year (2023).



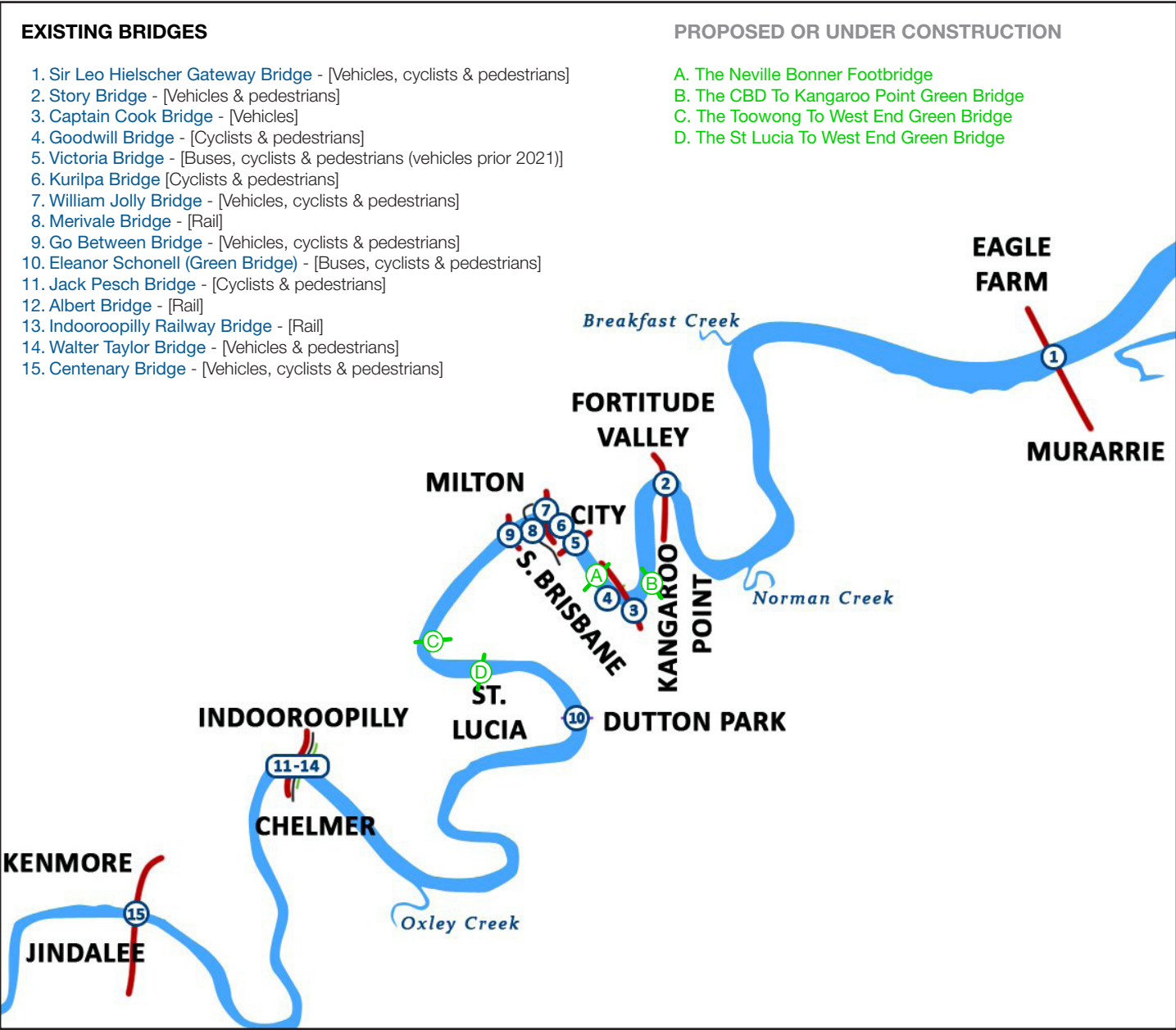
THE TOOWONG TO WEST END GREEN BRIDGE

The proposed 280 metre crossing will take the form of a curved single mast cable stay bridge running from adjacent the former ABC site at 600 Coronation Drive, Toowong to the city end of Orleigh Park near Forbes Street in West End around late 2024.



THE ST LUCIA TO WEST END GREEN BRIDGE

Linking Guyatt Park, St Lucia with the south-eastern periphery of Orleigh Park near Morry Street, West End. The commuter friendly 300 metre quad-masted suspension bridge is slated for completion by 2026 if the proposal is adopted, and will experience 3,500 trips per day by 2031.



The Final Word

RIVER REVISION

This time last year at the height of the covid panic, we reminded ourselves that 2020 was only 1 year.

As it turned out as so often happens when panic subsides, last year the market didn't just recover, it took off, turning 2020's low low to 2021's high high.

So crystal ball glazing again, what's in store for the river this year, and subsequent years?

Even with the psychological dampener of the recent floods and higher interest rates on the horizon, those same core fundamentals that have underwritten the superior performance of the river market over most others over so long will continue to rule this year and in future years.

Whilst timing can be a key consideration in optimising the performance of any investment, even moreso is playing the fundamentals where its far better to be the only ice cream seller on a crowded beach on a hot summers day than one of twenty on an empty beach in winter.

Riverfront property is the former.

Not just is it a rare commodity, it becomes increasingly so with each passing year as property is given up for parkland or other uses.

What it also offers over other property is greater privacy and amenity which puts it squarely in the frame to benefit the most from the 'work from home' revolution. What would you prefer when working from home, looking at your neighbours or out on to the street, or looking out at the river?

No contest really is it...!

Until next year

Josephine