

2010

RIVER REPORT



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ABSOLUTE RIVERFRONT HOME SALES

↑ 28%

ABSOLUTE RIVERFRONT LAND SALES

↓ 48%

ISSUE 32

“WELCOME TO OUR ANNUAL RIVER REPORT”

The top end strength of the riverfront housing market was revitalised over 2009 with a record 4 sales registered over \$7 million.

Prominent among them was the all time record \$9.5 million paid for a Fig Tree Pocket home and a new record high auction price (for both the river and for Brisbane) of \$7.75 million paid for a home in St Lucia.

Absolute riverfront home sales rose in value by 28% over the year to a new Brisbane record average price of \$3,440,242, an increase of 12.64% on the previous high.

The number of vacant riverfront land sales has however dropped again to levels half those of the 2007’s peak.

The combined total number of absolute riverfront house and land sales are also at their lowest level since 1994. Since 1994 however, the average riverfront house price has increased a massive 433%.

2010 has kicked off with both an increase in buyer confidence and an increase in listings so we look forward to a great sales year on the river.

In addition to our regular market analysis, in this issue we feature:

- Rowing Culture
- Brisbane Abridged
- Mirimar II

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(Sales settled in calendar year 2009)

ABSOLUTE RIVERFRONT HOUSE AND LAND SALES

HOUSES

The total value of absolute riverfront house sales for calendar year 2009 has come in at \$113,528,000, a 28% increase on 2008’s disappointing total of \$88,571,700 (in itself down 37.29% on 2007’s bumper figures). This year’s numbers represent a healthy turnaround in the riverfront market.

The number of sales also rose 13.8% from 29 to 33. The average house sale price rose also, from \$3,054,196 to \$3,440,242, a healthy 12.64% increase. Sales over \$4 million increased by 50% from 6 to 9 and for the first time in history there were four sales on the river over \$7 million in the one calendar year, all four of which were, as in most years, conducted by boutique independant property agencies.

One of these sales in Sandford Street, St Lucia set a new Brisbane record auction price of \$7.75 million while another in Needham Street, Fig Tree Pocket set a record riverfront price of \$9.5 million. This same home when we sold it in 2003 for \$8.2million was Brisbane’s most expensive home, on or off the river.

Sales under \$2 million more than doubled in the year from 4 to 9. The cheapest absolute riverfront home sale for 2009 was recorded in Jindalee at \$1,111,000.

2009/08/07 Comparative - Absolute Riverfront House Sales

	SALES BY PRICE BRACKET					
	\$1-2million	\$2-3million	\$3-4million	\$4-5million	\$5-6million	\$6million+
2009	9	7	9	3	-	5
2008	4	16	3	3	1	2
2007	12	16	11	3	4	2

The top performing suburb for 2009 was Norman Park recording sales totalling \$22,855,000. This was the first time in more than a decade that Norman Park has taken this crown. Four significant sales that were recorded in the one development greatly assisted in the result.

Coming in second was perennial favourite Fig Tree Pocket with \$16,650,000 in sales, a figure much bolstered by a record \$9.5 million sale in Needham St.

Last year’s top performer, Chelmer, came in third at \$15,160,000, an outcome which included a new record high sale price for the exclusive suburb of more than \$7 million, smashing the previous record of \$5.16m set in 2007.

Notably absent is any record of significant development site sales. Also off the radar in 2009 were West End and Highgate Hill where there were no sales recorded (Highgate Hill had 4 sales in 2008 totaling \$13 million).

For the first time in history **four** absolute riverfront homes sold for **over \$7 million**

LAND

The value of absolute riverfront land sales fell a dramatic 48% this past year from \$27,468,000 to \$14,100,942. The number of sales also fell 36% from 11 to 7. The average land sale price also came off 19% from \$2,497,090 to \$2,014,418. The cheapest riverfront land sale for the year was recorded in Morley St, Chelmer at \$1,345,000, and the highest was posted in Laidlaw Parade, East Brisbane at \$3,500,000.

2009/08/07 Comparative - Absolute Riverfront Sale Numbers and Value

	NUMBER OF SALES			
	Houses	Vacant Land	Development Sites	Total
2009	33	7	-	40
2008	29	11	-	40
2007	48	14	3	65
	SALE VALUE (\$million)			
	Houses	Vacant Land	Development Sites	Total
2009	\$113.5m	\$14.1m	-	\$130m
2008	\$88.6m	\$27.5m	-	\$116m
2007	\$141.2m	\$46.2m	\$17.6m	\$205m

HOUSES AND LAND

2009’s combined house and land sales totalled \$129,762,893, an 11.82% increase over 2008. The number of sales effected over the year remained static at 40 - this still represents the lowest sales turnover that we have recorded since 1994.

RIVERSIDE HOUSE AND LAND SALES (Properties separated from the river by a road or parkland)

HOUSES

The total value of riverside house sales fell a dramatic 38% over 2009 from \$33,817,500 to \$21,057,000. The average sale price was also much lower at \$1,316,062, 30% down from 2008’s \$1,878,750. The number of sales eased from 18 to 16. The lowest sale was in Botticelli St, Fig Tree Pocket at \$850,000, and the highest in Waterline Crescent, Bulimba at \$2,505,000.

LAND

Land fared somewhat better with the total down just 10% year on year from \$6,411,000 to \$5,775,000. The number of sales remained static at 5. The lowest land sale was \$450,000 recorded in Moggill and the highest was recorded in Waterline Crescent, Bulimba at \$1.4m.

HOUSES & LAND

Combined sales dropped from the 24 at a combined value of \$43,728,500 recorded in 2008, to 21 at a combined value of \$26,832,000 this year – down 38.6%. Again there was no record of any development site sales.

The grand total of all river sales (absolute riverfront and riverside house and land sales) in 2009 was \$154,460,932, down just 3.14% on 2008’s \$159,478,000, but a full 48% short of 2007’s \$295,898,179 peak.



2009 \$2million+ House Sales

24 sales - Equalling 2008's Result

"Since 1994 the average absolute riverfront house price has increased a massive 433%"

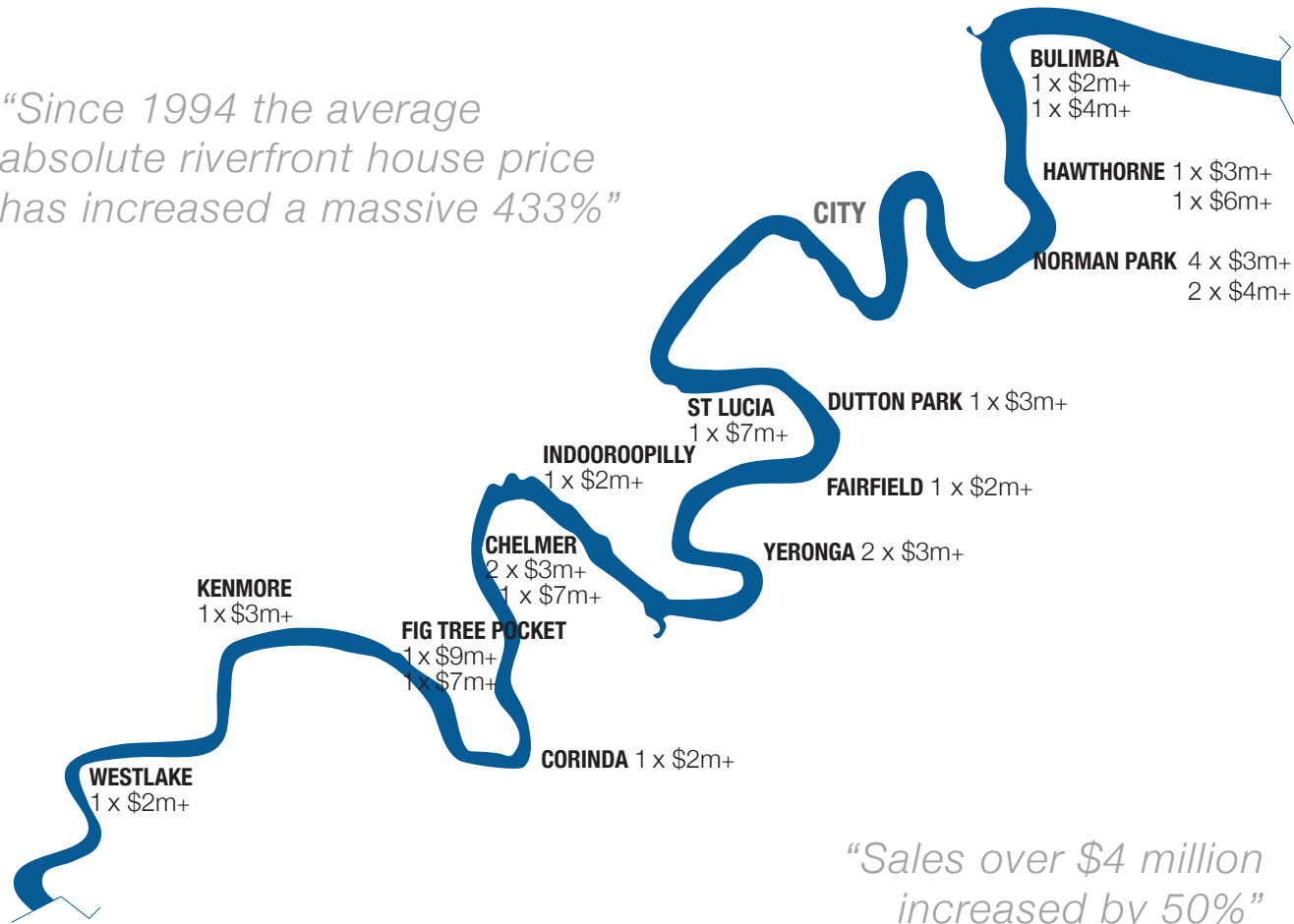


Table 1.

Absolute Riverfront Price Averages (excludes development sites)

	HOUSES	Number of Sales	VACANT LAND	Number of Sales
	Average Price		Average Price	
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

The average absolute riverfront house price has risen by 247% in just 10 years

The average absolute riverfront land price reached a peak in excess of \$3m in 2007

Table 2.

Absolute Riverfront Sales History

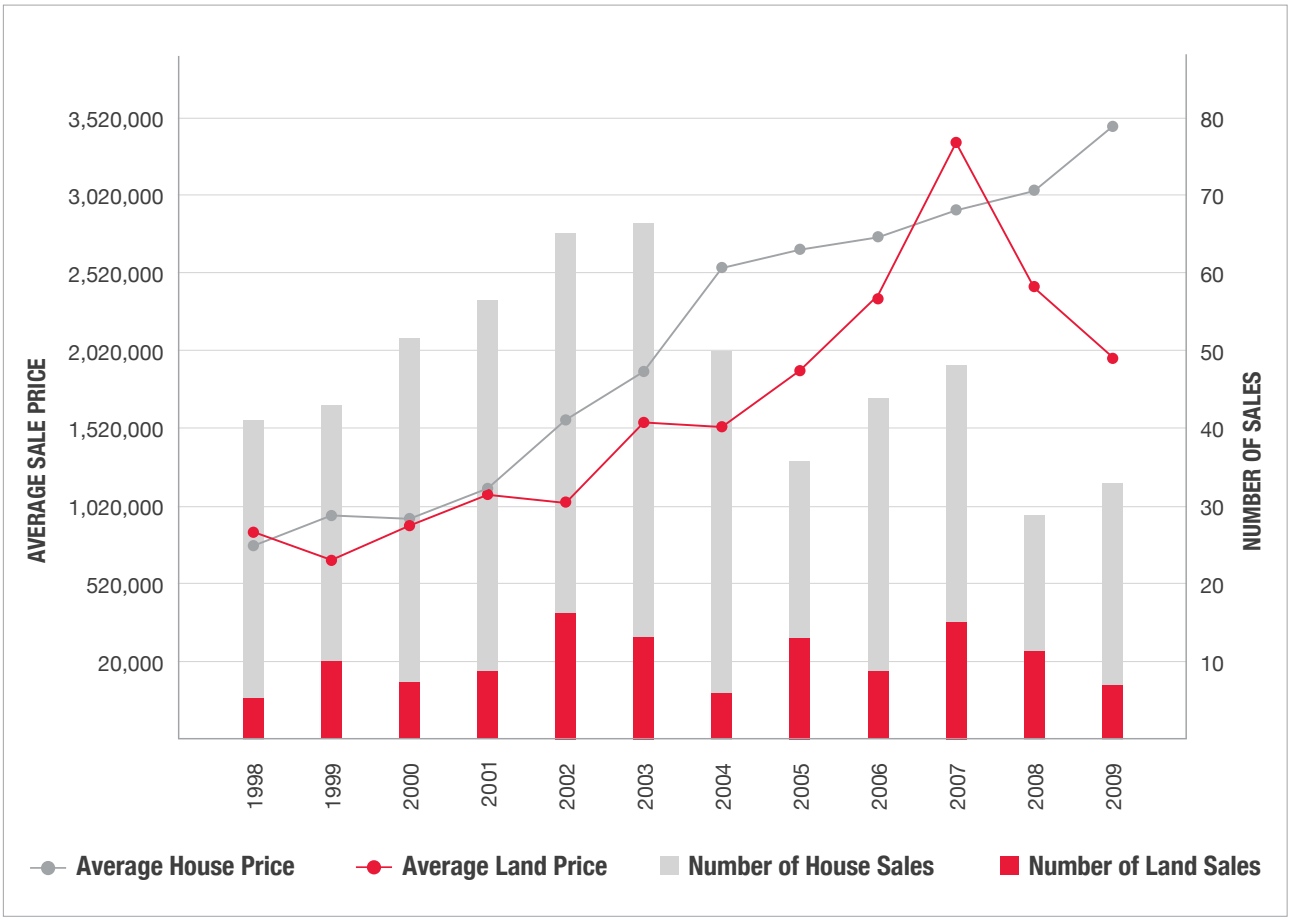


Table 3.
Top Performing Suburb by Average Absolute Riverfront House Price

	First	Second	Third
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
1999	YERONGA \$1,290,000	INDOOROOPILLY \$1,200,000	CHELMER \$680,000

Table 4.
2009/08 Absolute Riverfront House Sales Comparative - Top Five Suburbs by Total Value

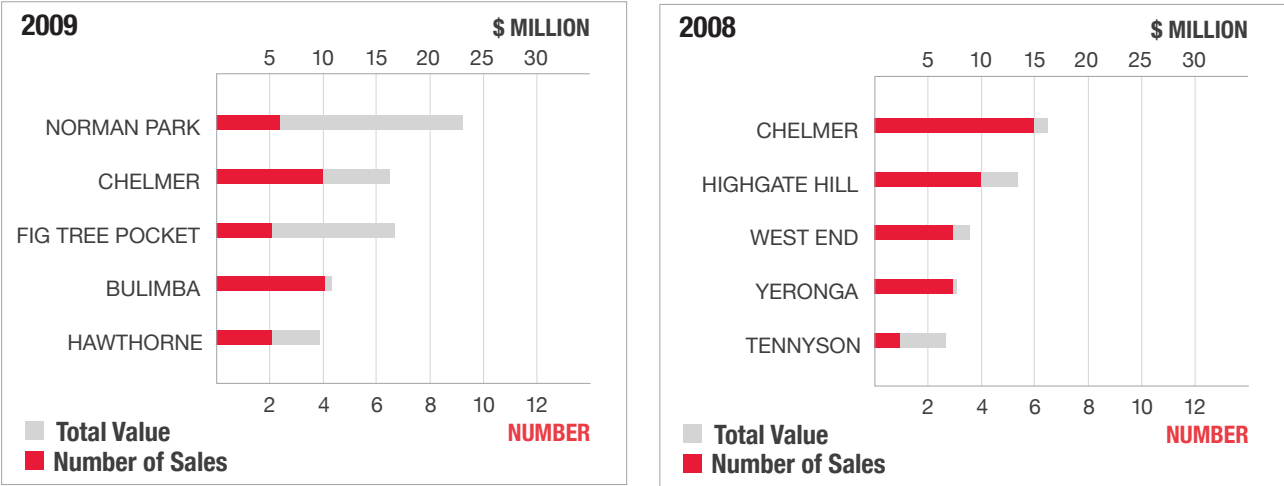


Table 5.
Average Absolute Riverfront House Prices by Area *(development sites not included)*

Area	Number of Sales	Total Sales Value	Average Price
Bulimba / Hawthorne / Norman Park / East Brisbane	12	\$43,380,000	\$3,615,000
West End / Dutton Park / Highgate Hill	1	\$3,350,000	\$3,550,000
Fairfield / Yeronga / Tennyson	5	\$11,970,000	\$2,394,000
Chelmer / Graceville / Sherwood / Corinda	6	\$19,215,000	\$3,202,500
Jindalee / Mt Ommaney / Westlake	2	\$3,311,000	\$1,655,500
Pinjarra Hills / Moggill / Anstead / Bellbowrie	1	\$1,227,000	\$1,227,000
Toowong / St Lucia / Indooroopilly	2	\$10,000,000	\$5,000,000
Fig Tree Pocket / Kenmore	3	\$19,650,000	\$6,550,000



New **Riverfront Record Price** (Needham Street, Fig Tree Pocket)

Table 6.
Absolute Riverfront Sales Chronology (Since 1999)

	HIGHEST SALE PRICE		LOWEST SALE PRICE		AVERAGE SALE PRICE	
	House	Land	House	Land	House	Land
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

	ABSOLUTE RIVERFRONT SALES (HOUSE & LAND)	
	Number of Sales	Total Value
2009	40	\$129,762,893
2008	40	\$116,039,700
2007	65	\$205,066,500
2006	53	\$137,875,500
2005	58	\$186,252,436
2004	59	\$159,520,500
2003	81	\$166,295,860
2002	86	\$136,898,000
2001	65	\$73,249,055
2000	59	\$55,880,500
1999	52	\$48,456,000



Lowest Absolute Riverfront Sale for 2009 (Jindalee)

Ready All' Row

The sun is throwing its first feeble rays across the horizon and the early morning mist is rolling across a glass like Brisbane River. All is serene until peeling cries of 'stroke', stroke' break the stillness. This is a typical start of the day for Brisbane's rowing fraternity, and a regular morning wake up call for riverfront dwellers.

The Brisbane River, with its broad flat stretches of calm water has been a magnet for the sport of rowing since the 1880's.

Rowing has also long been staple fare for our private schools who proactively encourage its participation from a very early age.

Rowing is a mixed blessing for parents. They love the camaraderie surrounding the sport, the discipline, the fiercely competitive nature, and the obvious fitness and well-being benefits. Less loved (but which can be still be enjoyed through perseverance) are the ungodly early hour morning starts that daily rowing practise and weekend regatta participation requires.

In recent years the sport has enjoyed a mass resurgence of interest at all ages from right across the community.

Riding this large wave of renewed enthusiasm, corporate regattas are now common, many as a means of raising money for charity. The regattas are wonderful team building events and are fun for all, with the highlight from all the training - the 'after party'.



A number of Brisbane River clubs share in rowing's rich Brisbane history. The first established club and the oldest amateur sporting club in Queensland, is the Commercial Rowing Club, established around 1877 when the commercial sector got together to form the club.

There were many early challenges for the club, its first boat shed was

washed away by flooding, as was it's second. It's third, an old barque named 'Beatrice', simply sank.

The club endured nonetheless and in 2001 it unveiled a brand new boat house at West End from where it has already produced world champions.

In 1885 the Breakfast Creek Rowing Club was established. When they opened a second shed at Kangaroo Point to attract members from the South side of the river they changed names to the Brisbane Rowing Club.

Not long after the birth of the Brisbane Rowing Club, in 1889, the Toowong Rowing Club was established, just near to where the iconic Regatta Hotel still sits today.

It endured similar teething woes to other early clubs with its club house three times washed away in great Brisbane floods. Further, at the outbreak of WW I, the club was forced to close its doors when left with only three members not gone off to war.

In 1924, the club was reformed and moved to its current St Lucia site. It prides itself as being a nursery for budding Olympic athletes and encourages participation at all levels.

In 1947, due to depleted numbers after WW II, the Brisbane Rowing Club merged with the GPS Rowing Club who had become a significant force in rowing to become the Brisbane and GPS Rowing Club.



The newest Brisbane club is the Centenary Rowing Club, set up on the banks of the river at Jindalee in Brisbane's west in 2001, initially as a youth rowing club, for students aged between 12 and 17 years.

Their future vision is for their students to continue on with the club as senior club representatives. With enormous community support, the club already has an impressive compliment of 200 active young rowers filling it's ranks.

The club firmly believes that their development programs can actively assist in correcting many of the negative social issues of today through the teamwork bonding, the goal sharing, the mentoring, the culture of belonging and of the joint purpose that rowing engenders.

Currently their boats are stored in the open however they have recently been given a grant of \$500,000 to construct a new facility on land at the end of Sumners Road.

Regardless of your age, sex or fitness level, rowing is a sport that most can enjoy. Brisbane is blessed by the wide expanses of waterways its river provides. It is also blessed with glorious year round weather in which to enjoy the outdoors. If you choose to do it rowing, you can have fun while you get fit.

Contact details for the Rowing Clubs featured...

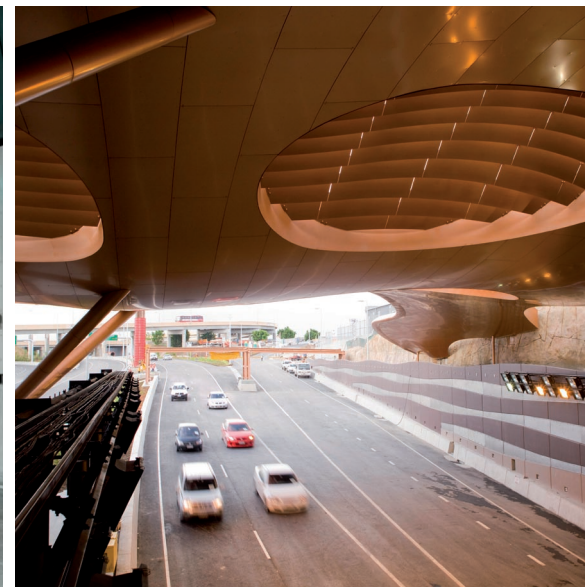
Commercial Rowing Club
22 Stanley Street, Brisbane
Phone: 3844 6601
www.commercirowing.com

Brisbane and GPS Rowing Club
10 Hill End Terrace, West End
Phone 3844 1830
www.brisbanegpsrowing.com.au

Toowong Rowing Club
37 Keith Street, St Lucia
Phone: 3371 7038
www.toowongrowing.com

Centenary Rowing Club
Jindalee Scout Hall,
Mt Ommaney Drive, Jindalee
Phone: 0414 711 331
www.centenaryrowing.com

Where will it end.....?



In our 2008 Report we brought you detail of the then to be completed Clem7 tunnel, a first for Brisbane generally but more importantly, also Australia's longest tunnel. Now some two years and \$2 billion on, Clem7 has opened, under budget and ahead of time.

The Clem7 Tunnel is the first in a five pronged traffic plan from the Campbell Newman administration aiming to ease our growing traffic woes by allowing much of it bypass the CBD completely through the establishment of several new river crossings and link roads.



The first stage of the plan is the Clem Jones Tunnel (Clem7 - formerly known as the North South Bypass Tunnel), connecting Woolloongabba in the South to Bowen Hills in the North, and Brisbane's 14th river crossing.

The second project, recently taken over by the Queensland Government, is the Airport Link. Made up of two tunnels, one which travels North and one which travels South some 50m apart, the Airport Link will connect Brisbane's Northern suburbs with the ICB and the Clem7 tunnel at Bowen Hills.

Well under way is the third stage (our fifteenth river crossing and the root of the tongue in cheek nickname 'Bridgebane') is the Hale Street Link. Recently renamed the Go Between Bridge following a public naming campaign, the \$370 million bridge is due for completion in mid 2010.

The cantilever Go Between Bridge is a four-lane toll cross river connection from Coronation Drive and Hale Street in Milton North of the river, to Montague Road and Merivale and Cordelia Streets in South Brisbane.

The project features a two-lane overpass on Coronation Drive which was opened in December 2009, taking traffic from the Riverside Expressway over the Hale Street intersection and onto Coronation Drive towards Toowong.

The bridge incorporates a pedestrian pathway on the Eastern side and bikeways on the West. Of primary focus is its ability to increase accessibility to and from some of Brisbane's most popular recreational, cultural and residential precincts including South Bank, West End, Caxton Street and Park Road.

Still at feasibility study level, the Northern Link, if approved, could commence as early as December 2010. This fourth proposal is for a 5km underground toll road connecting the Western Freeway at Toowong to the Inner City Bypass at Kelvin Grove. The proposal is for its twin two-lane tunnels of approximately 5km in length to considerably ease the traffic flow on both Coronation Drive and Milton Road.

The final project not due for construction until 2021 and still very much on the drawing board is the East-West Link. This proposal is for a cross-river tunnel linking the Pacific Motorway and O'Keefe Street at Buranda in Brisbane's East to the Western Freeway and Toowong in the West.

The Moving Brisbane policy was first announced in 2002 and at the time appeared somewhat fanciful. Fast forward just 8 years to today and much of it is already a reality.





All Aboard!

2009 saw the launch of the brand new 'Mirimar II'. A river regular, she can be seen every day bar Christmas Day and Anzac Day making her way on a return journey from West End to the Lone Pine Koala Sanctuary in Fig Tree Pocket.

Her predecessor was first launched in 1934 with a fine Queensland pedigree. Demonstrating a high level of workmanship, she was built by the local boat building firm Norman Wright and Sons entirely of Queensland milled timber. Brisbane's largest launch, she had a length of 96 feet and a beam of 18 feet 6 inches.

From the beginning, the Mirimar gained the reputation as a happy boat spending many years making regular trips to Amity Point on Stradbroke Island and ferrying the members of the Mirimar Amateur Fishing Club to Jumpinpin for their regular sojourns. The war saw her seconded as a supply vessel and she then spent some 17 years in North Queensland used for inter-island cruises.

In 1986 the vessel was completely restored and continued to cruise the Brisbane River before being recently retired after some 75 years of service that included many shared special memories and moments in the lives of its patrons.

The new Mirimar, like its predecessor, has been constructed by local boat builders, this time at Jacob's Well just South of Brisbane. The original canvas worked so well that the layout for the new Mirimar II is identical to the first, only this time around with the benefit of air conditioning in the lounge area for greater comfort.

The boat captain has a wealth of local knowledge to share, which he does liberally as the boat cruises along the river, providing an entertaining narrative that includes the history of many of Brisbane's more interesting landmarks. In addition to the unique history lesson, the cruise also provides a very relaxing way to get a unique visual perspective of the overall development of our only river.

Did you know...

Even when Wivenhoe Dam is categorised 100% full, it is actually still at less than 50% total capacity.

The Final Word

"As prefaced in my last report, the finite nature of quality riverfront property amid an environment of ever increasing demand has allowed average riverfront values to not just hold up during the recent economic crisis but indeed continue to grow.

As our and other world economies recover, this positive trend will increase exponentially. We may still be some ways from the halcyon highs of 2007, but the significance of some of the record results we've posted over the last year amid such austere economic conditions paints a very rosy picture for the future of riverfront property values.

We accurately forecast the magic \$10 million mark being cracked for Brisbane residential property in 2007. Interestingly we are now not just close to that figure being repeated on the river but were any of a number of

the better riverfront properties to test the market, \$15 million or \$20 million sale prices could well result.

A direct consequence of the rapidly improving economic conditions here is an increase in riverfront listings.

This is a positive thing. Regardless of it's exclusivity, the river is still a marketplace and as such subject to supply and demand market forces.

These again seem more in balance so here's to the exciting future for Brisbane's exclusive Riverfront."

Josephine Johnston - Rowell
Riverfront Director

