The R & F residential apartment program alone will have an end value of close to $6 billion and will attract further capital to support the inbound population. Another $40 million is currently being outlaid to build a set of interconnected ovals and sporting fields with a series of club houses, and the Brisbane Lions are in the process of designing a multi-million dollar stadium and sports administration facility. And there are other examples of planned investment.

To sum up, the rate of investment has been energetic so far and we estimate, from examples like the ones I’ve provided, this will continue steadily as our city grows. We are not immune from macro-economic influences but our model has delivered growth at about 15 to 20 percent annually.

**LC** What do you see as the key factors impacting the future development of the property industry at both Queensland and national levels?

**RS** The property sector can expect financing to be more restrained after the Banking Royal Commission. At a macro-economic level, the property market will be vulnerable to interest rate changes and job generation across the country.

In Melbourne and Sydney, there has been significant and consistent investment in infrastructure which has seen significant growth across these cities. Property development will continue to focus in on capital cities where populations are being drawn to. There will be strong focus on the affordable housing in suburbs too which will be predominantly investment in housing by the private sector.

Immigration has continued to be a strong driver of the national economy fuelling not only housing but small business too.