

'Year of the investor' sees Brisbane flagged as hotspot



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Activity among investors is already backing up reports 2010 is to be the year of the investor, with Brisbane being the investors' city of choice, according to [Grow Consulting Group](#).

Managing Director of the Brisbane-based property investment consultancy, Ayda Shabanzadeh, says confidence is high due to a strengthening economy, increase in house values and steady interest rates.

She says a survey by PRD Nationwide had this month revealed national investors rate Brisbane as the capital city with the best property investment opportunities.

"Strong population growth across the state, particularly in Brisbane which is expected to gain about 52,000 new residents each year, has created a strong demand for housing, and astute investors have recognised this and are aiming to take advantage while they can."

Infrastructure boost

As Brisbane's cultural and industrial infrastructure increases, the city is also becoming an increasingly attractive destination for young and established professionals, according to Shabanzadeh.

She explains this is partly due to the number of major transport infrastructure projects currently underway, with the CLEM7 project reaching completion this month.

Other projects in the works include the new Gateway Bridge, expansion of the Centenary Highway and upgrades to the Ipswich motorway.

According to Shabanzadeh, the entire State is currently benefitting from infrastructure projects to cope with the growing population.

"The Bruce Highway that heads north from Brisbane (Cooroy to Curra) has received \$488 million for a 12km upgrade from two to four divided lanes, expected to be completed in 2012," she says.

"To the south of Brisbane, the Federal Government has made provision for a possible equity contribution of \$365 million (with an expected total costing of \$900 million) in the current budget for a light rail public transport link between Griffith University's Gold Coast Campus and Broadbeach via Southport."

Investment opportunities

Brisbane currently offers a number of exciting opportunities to invest, including good quality and well-priced off-the-plan developments in inner city suburbs, according to Shabanzadeh.

"Many of our investors are indicating to us they are looking for property close to the city that they can hold onto for the longer term and reap the reward of an increase in value, while collecting income through rent," she says.

"And on that matter, Australian Property Monitors data has indicated that rents will increase in Brisbane by 8 percent this year, which is the second strongest growth in Australia."