

# PROPERTYwatch®

December | 2008

## Gold Coast Facts and Figures

### Snapshot

<b>Coastline</b>	42 kms
<b>Population</b>	483,213 at 30 June 2007 (excludes suburbs now included in Logan)
<b>Total visitors</b>	4.28 million overnight visitors plus 5.3 million domestic day trippers per annum
<b>Housing</b>	Demand for 129 new dwellings per week
<b>Units</b>	2,164 new apartments available for sale at 30 June 2008 representing 15.8 months supply
<b>International</b>	\$297.3 million was spent by foreigners on Gold Coast residential property during the 07/08 year
<b>Commercial</b>	Office space vacancy rate of 8.1% at July 2008 (main precincts)
<b>Development</b>	\$66.1 billion worth of residential, commercial, retirement, refurbishment, tourism and infrastructure development was proposed or under construction at October 2007 on the Gold Coast and norther NSW \$15.6 billion worth of infrastructure projects were proposed or under construction at November 2008

### Population

(resident population at 30 June 2007)

	Gold Coast	Queensland	Australia
Number	483,213	4,182,062	21,017,222
Growth Rate p.a.	3.6%	2.2%	1.5%

	2016	2021	2026
Gold Coast Projections	615,571	681,447	737,986

### Residential

#### Building Approvals at 30 June

		Gold Coast	SEQ
Houses	2003	3,684	21,168
	2004	3,518	21,119
	2005	3,141	16,536
	2006	3,310	16,453
	2007	3,926	18,616
	2008	3,235	19,847

		Gold Coast	SEQ
Units	2003	4,320	12,480
	2004	4,019	13,323
	2005	3,087	11,073
	2006	2,977	9,996
	2007	3,071	9,389
	2008	3,027	10,144

#### Sales

		2003	2008
Houses	No.	7,266	3,476
	\$ Median	\$310,000	\$500,000
Land	No.	2218	860
	\$ Median	\$155,000	\$265,000
Units	No.	6,842	3,561
	\$ Median	\$230,000	\$375,000

#### Median Weekly Rentals September 2008 Quarter

	Gold Coast	Brisbane
1 bedroom unit	\$290	\$250
2 bedroom unit	\$340	\$345
3 bedroom unit	\$360	\$390
3 bedroom house	\$390	\$360
4 bedroom house	\$430	\$420

#### Dwelling type

Separate house	64%
Unit	17%
Townhouse	18%
Other	1%

#### Dwelling ownership

Fully owned	30%
Being purchased	35%
Rented	35%

#### Household type

Couple with children	29%
Couple without children	29%
Single parent	12%
Non family household	28%
Other families	2%

Note: Median prices and number of sales based on six months ending June 03 and 08

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## Tourism 2007/08

### International

Total Visitors	849,000	
Visitor nights	8,072,000	
Origin	New Zealand	26%
	Other Asia	19%
	Japan	15%
	China	14%
	Other Europe	9%
	United Kingdom	8%
	USA & Canada	5%
	Other	4%

### Domestic

Total Visitors	3,432,000	
Visitor nights	15,191,000	
Origin	Interstate	56%
	Intrastate*	44%
*27% were from Brisbane		

### Domestic Day Trippers

Total Visitors	5,366,000	
Origin	Interstate	10%
	Intrastate**	90%
**83% were from Brisbane		

## Accommodation

		Jun 04 Qtr	Jun 06 Qtr	Jun 08 Qtr	% change 04-08
No. of rooms	Hotels	6,169	6,312	6,339	2.8%
	Motels	1,672	1,526	1,660	-0.7%
	Serviced apartments	5,334	5,352	5,414	1.5%
	<b>Total</b>	<b>13,175</b>	<b>13,190</b>	<b>13,413</b>	<b>1.8%</b>
Room nights occupied	Hotels	349,100	367,645	368,403	5.5%
	Motels	83,500	73,942	78,643	-5.8%
	Serviced apartments	298,700	289,531	279,769	-6.3%
	<b>Total</b>	<b>731,300</b>	<b>731,118</b>	<b>726,815</b>	<b>-0.6%</b>
Room occupancy rates	Hotels	62.2%	64.0%	63.9%	2.7%
	Motels	54.8%	53.2%	52.1%	-4.9%
	Serviced apartments	61.5%	59.4%	57.0%	-7.3%
	<b>Total</b>	<b>59.5%</b>	<b>58.9%</b>	<b>57.7%</b>	<b>-3.1%</b>
Ave takings per room night occupied	Hotels	\$128.30	\$145.50	\$154.00	20.0%
	Motels	\$88.10	\$100.50	\$117.97	33.9%
	Serviced apartments	\$94.80	\$107.70	\$117.34	23.8%
	<b>Total</b>	<b>\$103.73</b>	<b>\$117.90</b>	<b>\$129.77</b>	<b>25.1%</b>
Ave length of stay (days)	Hotels	2.3	2.3	2.6	13.0%
	Motels	3.1	3.0	3.1	0.0%
	Serviced apartments	5.1	4.9	4.7	-7.8%
	<b>Total</b>	<b>3.5</b>	<b>3.4</b>	<b>3.5</b>	<b>0.0%</b>

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