

PROPERTY TALKS



BRISBANE APARTMENT MARKET- MEDIAN WEEKLY RENT



Limited supply, coupled with strong demand has driven increased competition for rental dwellings within Inner Brisbane, leading to ongoing rental growth and a rental premium over the Brisbane LGA benchmark. One-bedroom apartments within Inner Brisbane recorded a median rental of \$375 per week based on RTA rental data, 13.6 per cent greater than the Brisbane LGA benchmark. Twobedroom apartments within Inner Brisbane had a median rent of \$495 per week, commanding a premium of approximately 23.8 per cent over the Brisbane LGA.

Inner Brisbane also has shown stable rental growth over the past five years. One-bedroom apartments have realised weekly rental growth averaging 4.6 per cent per annum, equating to an extra

\$75 in weekly rental. Meanwhile, two-bedroom apartments have had an average annual rental growth of 2.4 per cent, providing an additional \$55 in weekly rentals.

The Inner City Median Weekly Rentals graph shows the rental premium that new and near-new apartment product within Inner Brisbane has over the total existing stock. New and near-new product, with data collated from agents' advice and via on-the-market rentals, is currently indicating premiums of between 14.7 per cent (one-bedroom apartments) and 6.1 per cent (two-bedroom apartments) over the total existing stock in the Brisbane Inner City. This also equates to a premium of between 30.3 per cent (one-bedroom apartments) and 31.3 per cent (two-bedroom apartments) over the total existing stock in the wider Brisbane LGA.

MEDIACITY UK BOOST THE DEVELOPMENT OF MANCHESTER

MediaCityUK is Europe's first purpose-built media and telecommunications hub. The 200-acre site is now home to some of the biggest names in media such as the BBC and ITV as well as approximately 250 other innovative businesses.

The Phrase 1 investment value is £550m. The Phrase 2 features additional house and offices which create hundreds more employment opportunities.

Infrastructure

Greater Manchester's Metrolink is one of the best transport systems in the UK and currently carries around 20 million passengers every year.

The tram from MediaCityUK only takes 15 minutes to Manchester city centre and 20 minutes to Manchester Piccadilly, which provides direct access to other cities across the UK.



Housing

Average house prices have increased by 28.01% in the last 5 years.

The average price of apartments has grown enormously, increasing by 30.3% since 2012.

2,500

The BBC is MediaCityUK's biggest tenant with more than 2,500 employees based at the site.

1,000

There are over 1,000 businesses in the Salford Quays area employing a further 27,500 people, up from 24,000 in 2008

£4bn

Over the next 20 years, Salford's economy is forecast to generate more than £4bn GVA – a growth of 68%

250

MediaCityUK is home to more than 250 businesses, and this will grow with the business hub expanding in Phase 2.

1,500

The University of Salford occupies space on the site, providing around 1,500 media students with world-class facilities.

27,500

There are approximately 7,000 people employed at MediaCityUK with a further 27,500 in the wider Salford Quays area.

Property highlight in Brisbane : CAPRI

Inspired by its Italian namesake's awe-inspiring beauty and reputation, Capri soars 20 levels above the Newstead Central precinct, ideally positioned between the sparkling waters of the Brisbane River and the excitement of this New World City's CBD.

When you live at Capri, moving around Brisbane is a breeze. Whether you're exploring your new neighbourhood on foot or venturing further afield, transport options abound. Thanks to its central location, your daily commute is short and sweet with trains, buses and City Cat ferries easily accessible nearby. Although life goes down a gear on the weekends, keeping active is easy with City Cycle bike hire and the magnificent river walk right on your doorstep. In fact, life's so good here; you'll probably never want to leave. But when a change of scenery is what you need, the airport is also a quick and stress free 12 kilometres away. With easy access to the inner city bypass, you'll be up and away in no time. These are just some of the ways Capri keeps your life moving.



Property highlight in Manchester : THE ONE BOULEVARD

One Boulevard offers the best of all worlds, all within close proximity; businesses, schools, shops, restaurants, fun for kids and the young at heart, alike.

Whether you are interested in top class education, music and the performing arts, sports and leisure, or tourism and heritage, Manchester has something on offer for everybody.

One Boulevard is only 15 minutes away from Spinningfields, home to the biggest commercial district in the city. Spinningfields has been dubbed Manchester's Canary Wharf and major corporations including HSBC, Deloitte, Barclays and BNY Mellon. The district also serves as a thriving hub attracting shoppers, foodies and Party-goers and features some of Manchester's best restaurants and bars. The award-winning estate includes The Avenue which boasts an impressive line-up of flagship stores such as Armani, Mulberry, Kurt Geiger and DKNY.



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