



Kerrie Young

P R O P E R T Y Research, Development & Marketing Consultants



UDIA ECONOMIC OUTLOOK

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Major Drivers

Population growth

- Retail Expenditure
- Construction

Consumer Confidence

- Employment & Economy

Availability of Stock

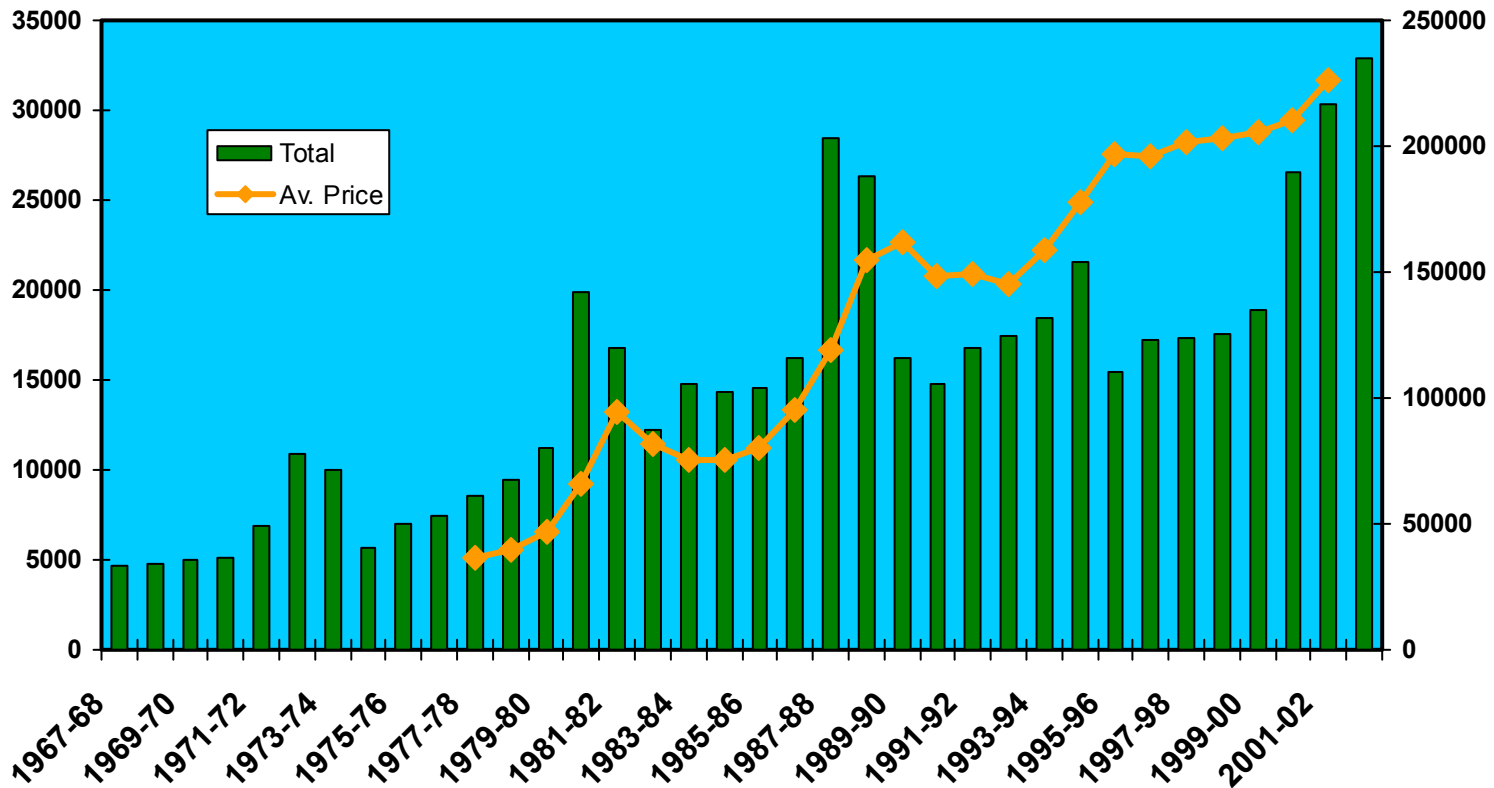




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Property Cycle





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Market Trends

	VACANT LAND		HOUSE		HOME UNITS	TOTAL		COMMERCIAL	INDUSTRIAL
	>1,000	<4,000	>1,000	<4,000				LAND	LAND
2000	1,306	288	7,577	830	9,995	19,996	153	95	
2001	2,528	429	10,268	1,184	13,752	28,151	187	117	
2002	2,880	476	11,120	1,301	16,317	32,094	242	127	
2003	2,074	432	13,200	1,244	17,574	34,124	236	158	



Threats

- Interest Rates
- Declining Capital growth Southern States
- Building Costs
- Rising Vacant Land price
- Rental Market
- Dwelling Approvals declining



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Triggers/Forecasts

- Interest Rates
- Stock Market Influences
- Business Confidence
- Consumer Confidence
- Asian / American / European influence



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Strategies

- Diversify
- Speculators & Fire sales
- Rainy Day

