

# Challenges & opportunities

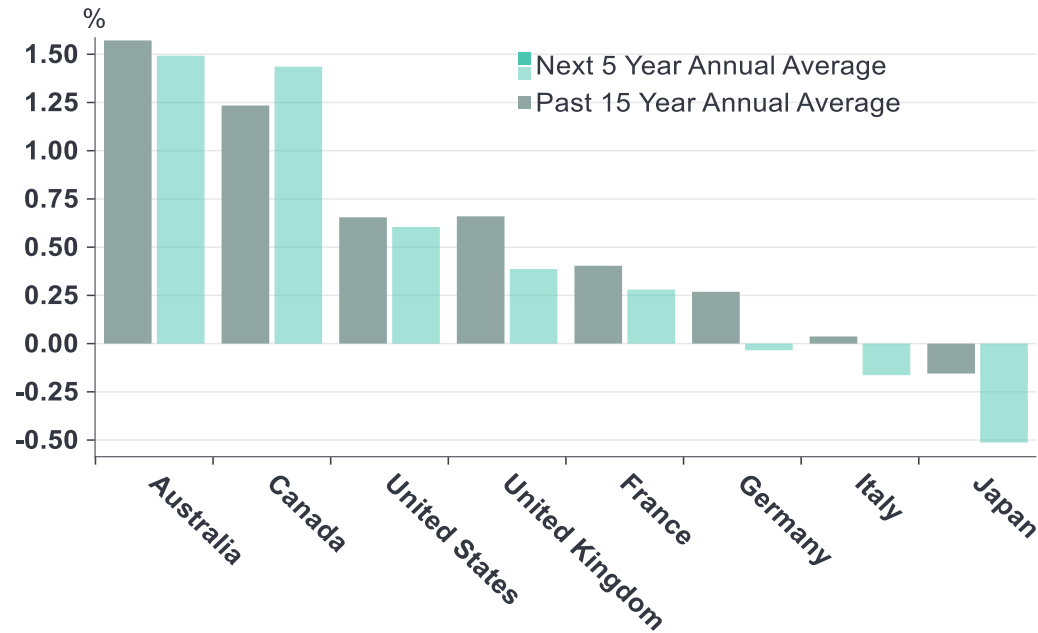
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Alexandra Gray, Head of Research – Mirvac Group



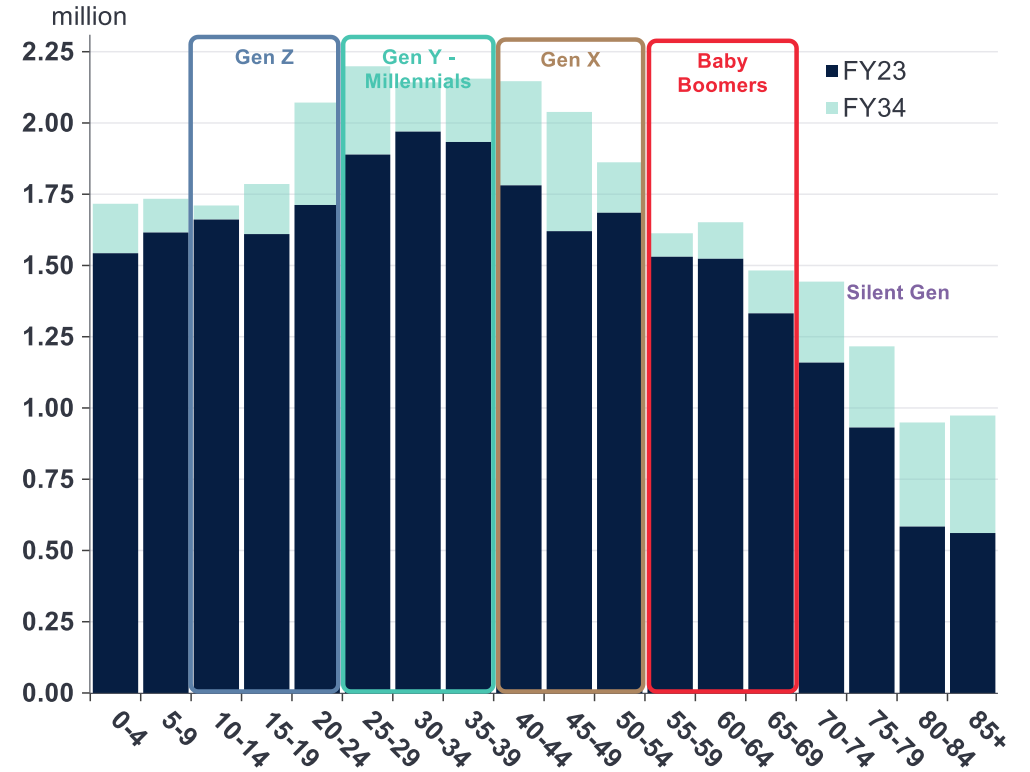
# Australia's population growth – key attractor for capital

### Population Growth Rates - Australia vs. G7 Nations



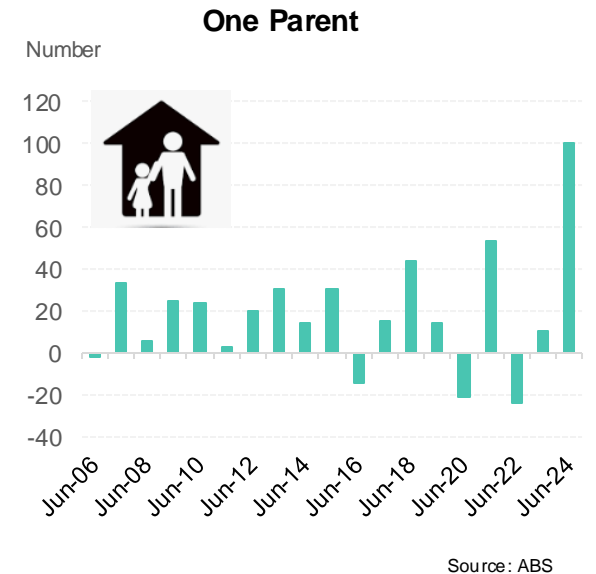
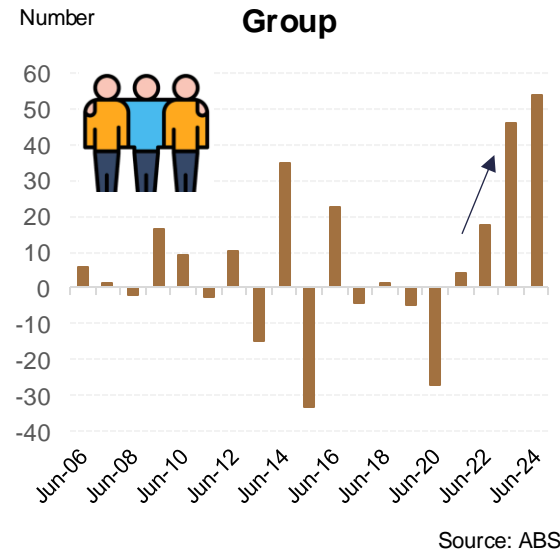
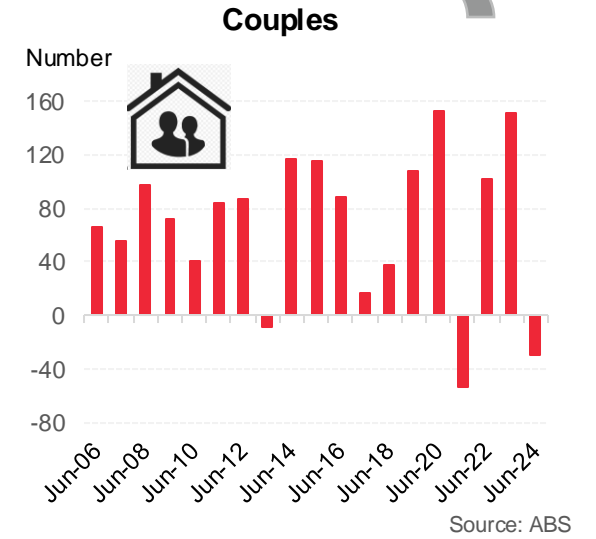
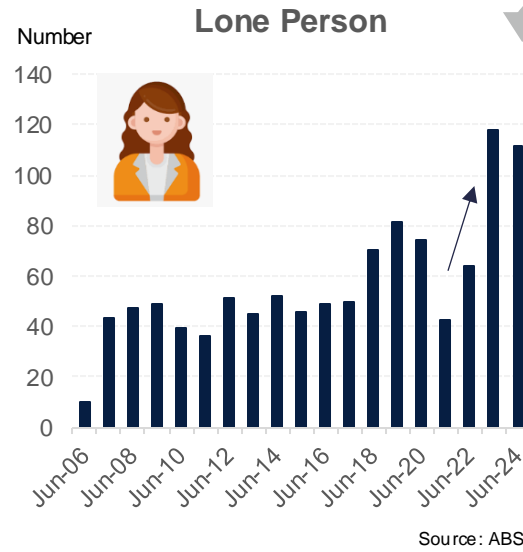
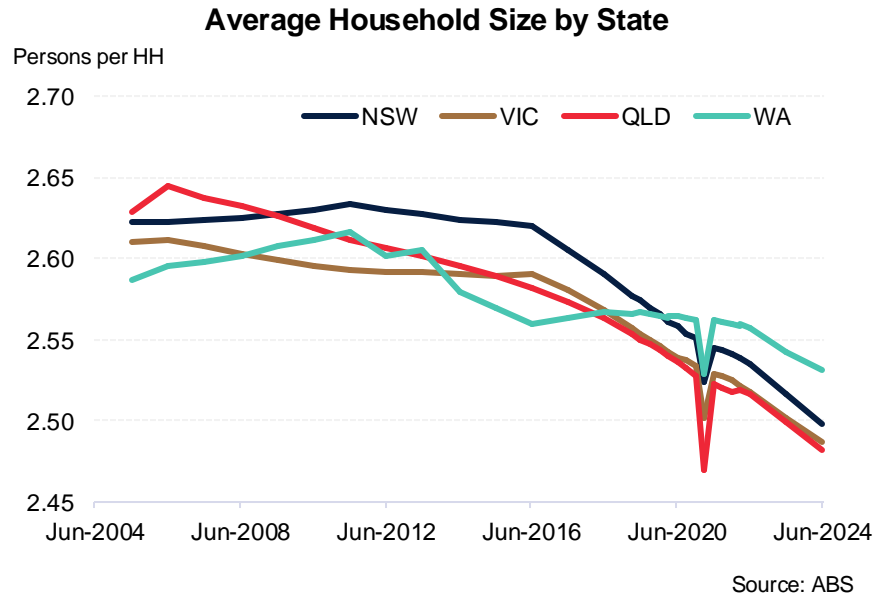
International Monetary Fund (IMF), Australian Bureau of Statistics; Australian Federal Budget 2024-25

### National - Population Projection by Generation today



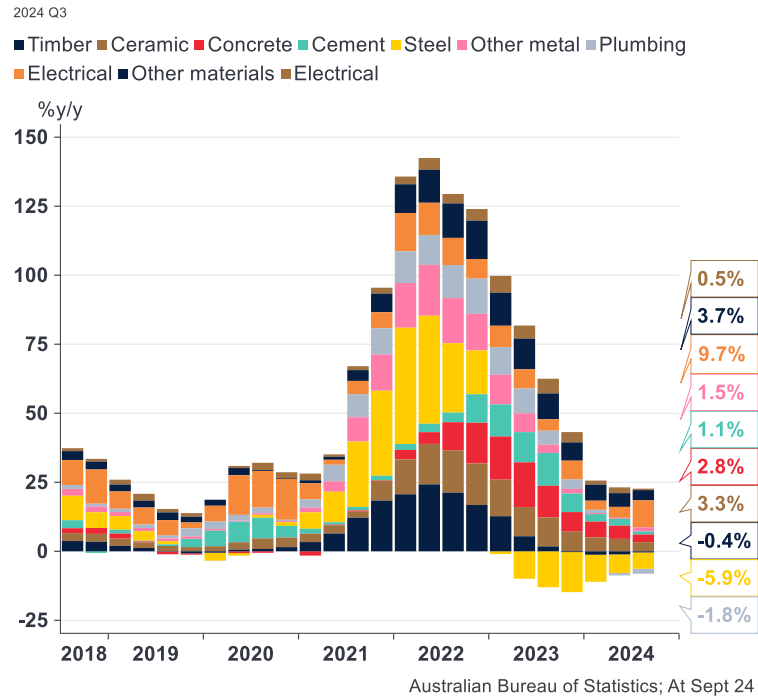
Source: Centre for Population, Dec 23 forecasts

# Changing household formation

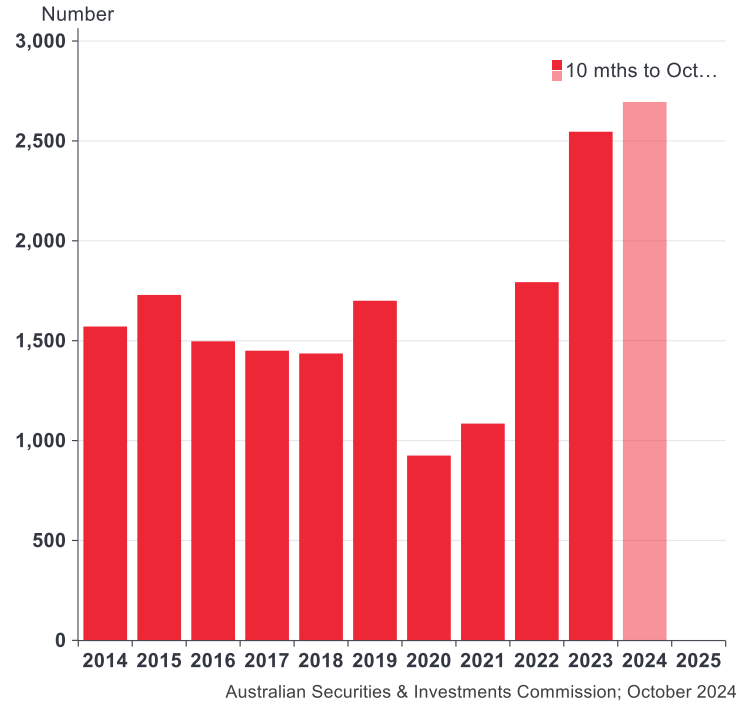


# A protracted period of construction challenges

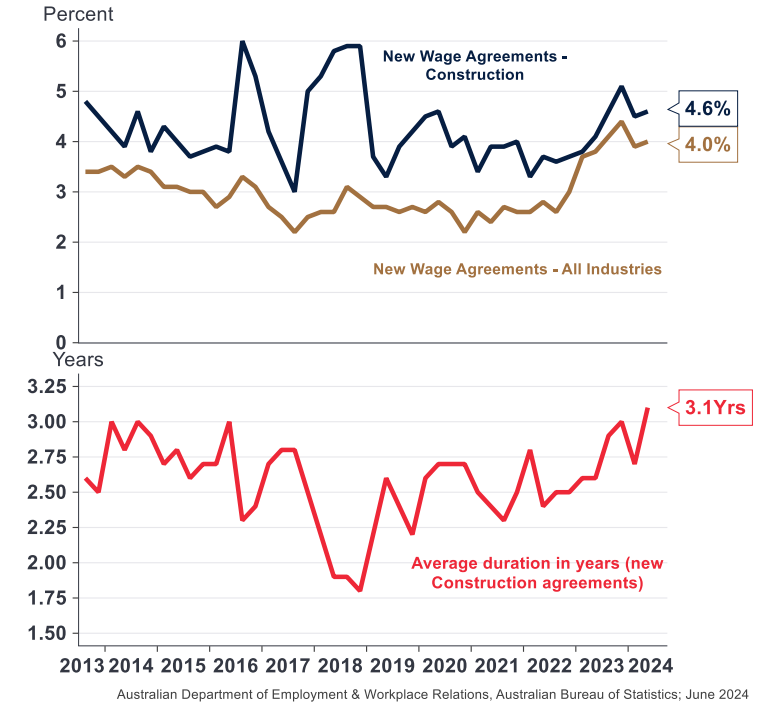
### Australian Producer Price Index - Input to Housing Construction



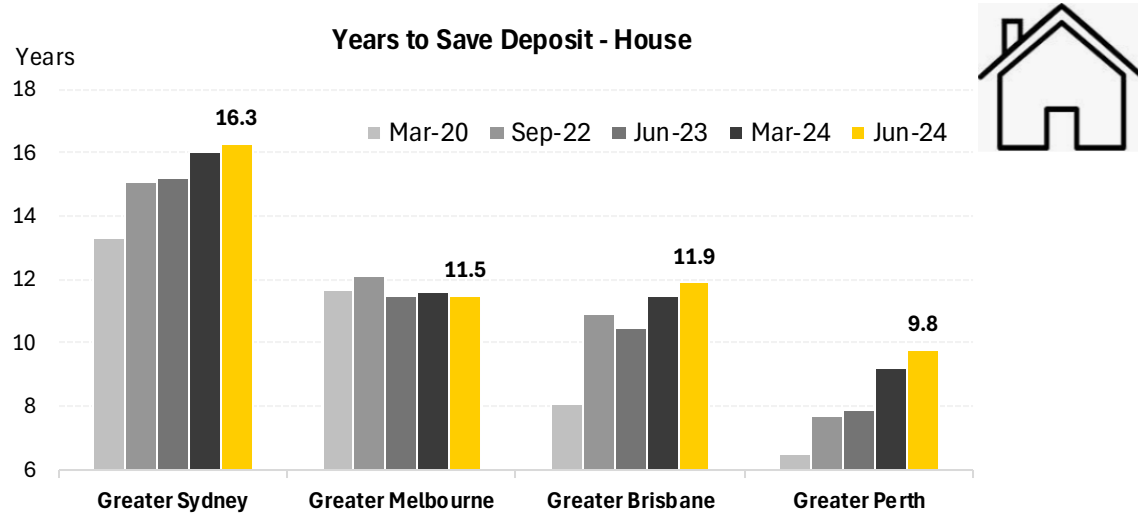
### Number of Construction Company Insolvencies



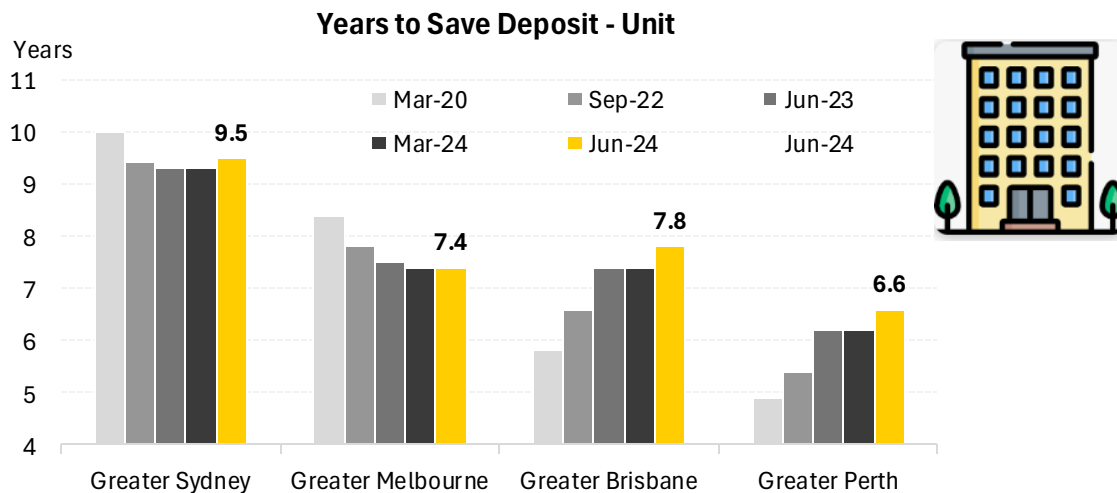
### Wages - New Construction Agreements vs All industries



# The deposit hurdle

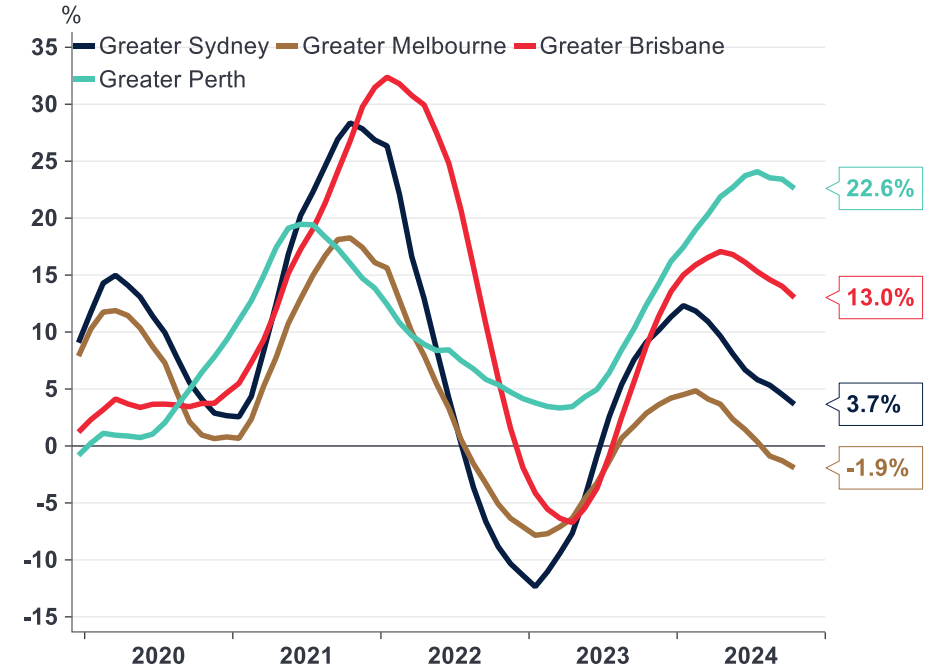


Source: ANZ CoreLogic Housing Affordability



Source: ANZ CoreLogic Housing Affordability

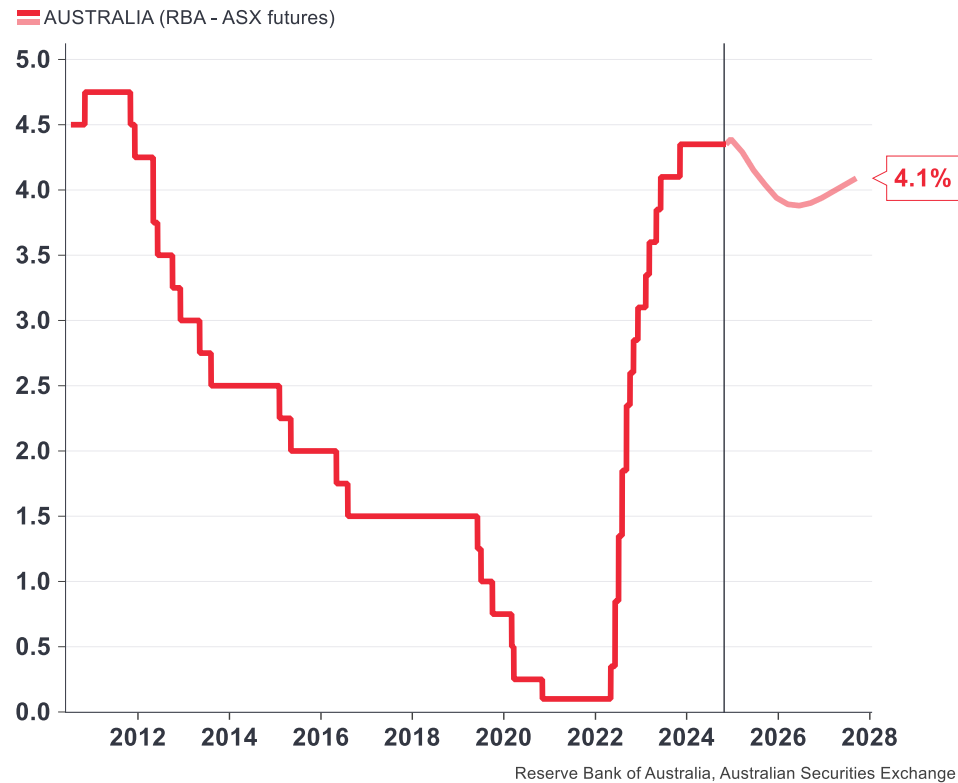
### CoreLogic Hedonic Index by City: All Dwellings - Annual % Change



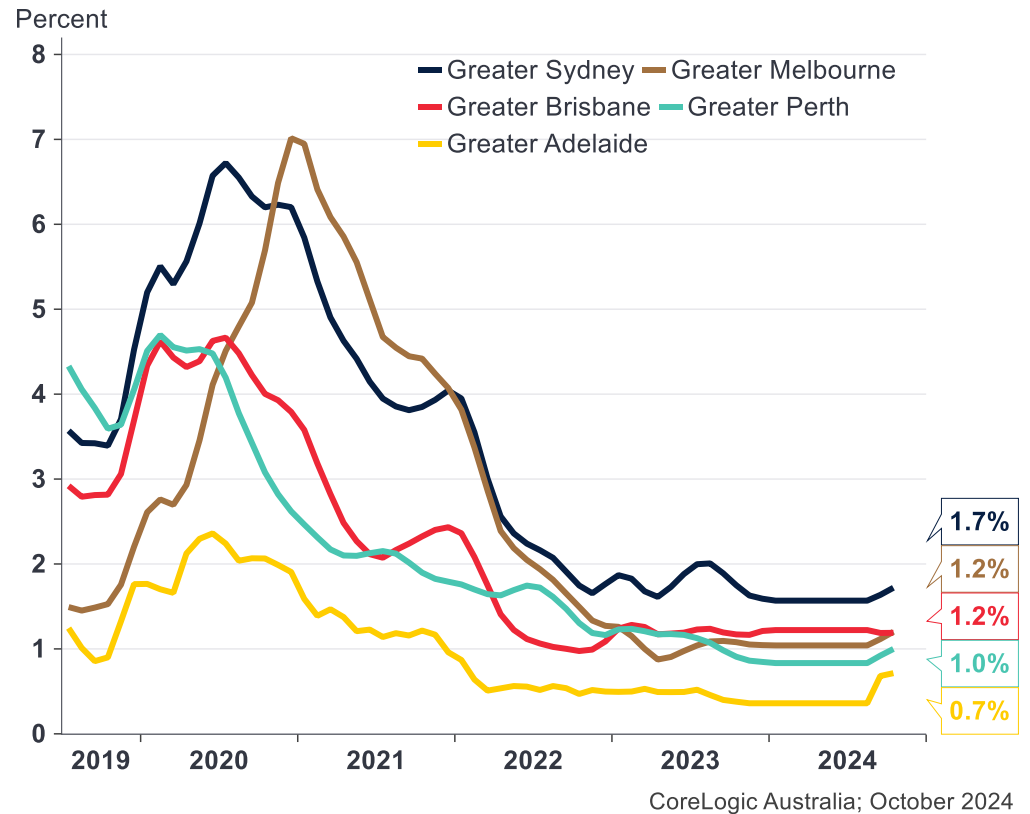
CoreLogic Australia; October 2024

# A shallow rates cycle ahead

Australian cash rate & market implied rate forecast

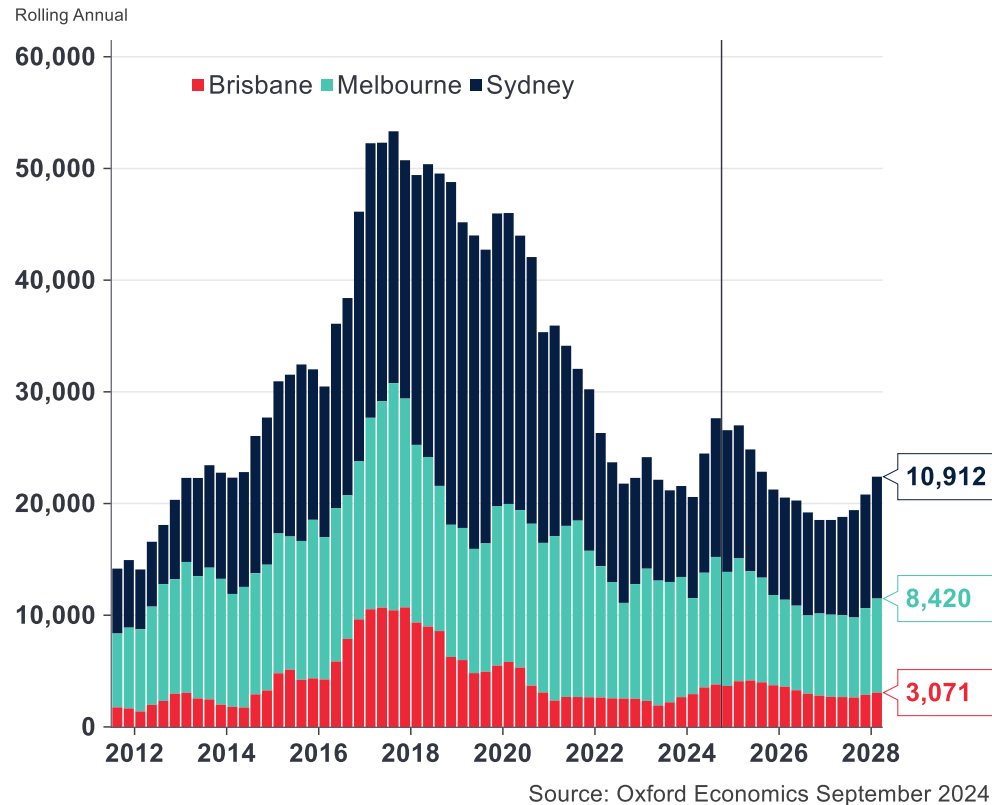


Vacancy Rates - Units

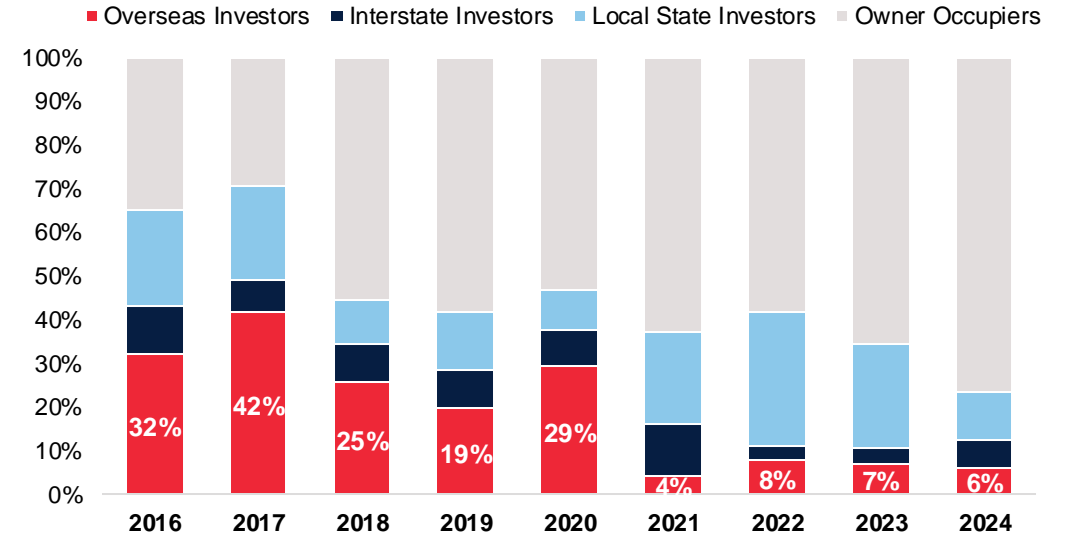


# The off-the-plan buyers & policy considerations required

## High-Rise Unit Completions



## Off-the-Plan Apartment Buyer types – Inner & Middle Ring Melbourne



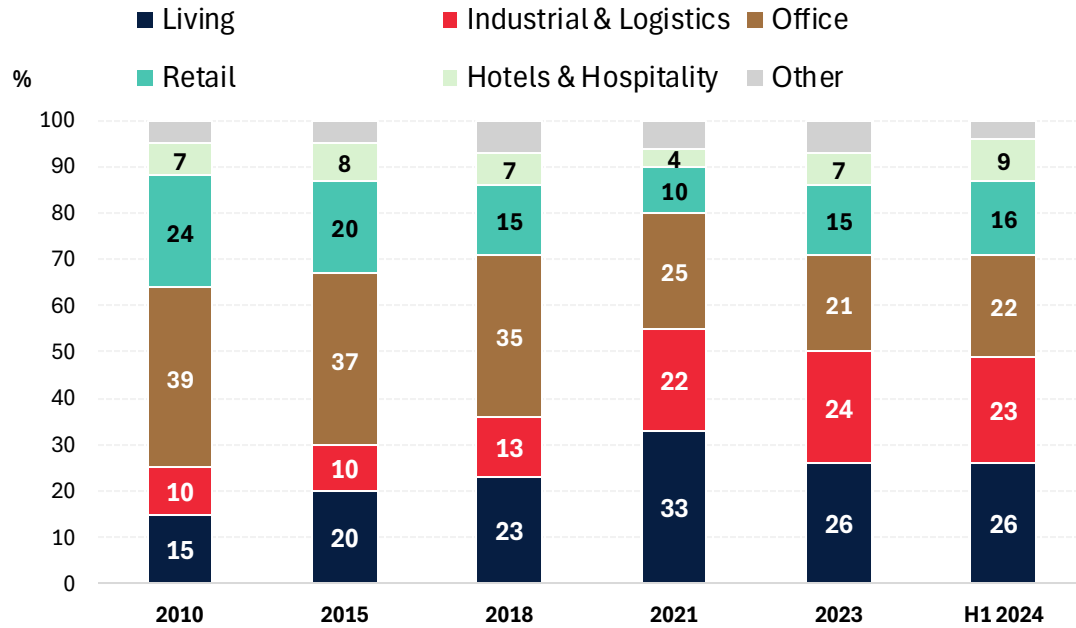
Source: Urbis

## Policy Intervention – Demand and Supply Side Impacts\*

- |   |   |
|---|---|
| a) Foreign Purchaser Duty 3%  | i) COVID-19 + HomeBuilder grant opens   |
| b) Foreign Purchaser Duty 7% + China Reports Breaches of Capital Controls   | j) Planning Fast Track for Shovel Ready Projects  |
| c) City of Melbourne introduces C270 Planning Scheme Amendment  | k) HomeBuilder Grant closes + VHF Shared Equity Initiative + Increased Land Tax and Stamp Duty                          |
| d) Removal of Stamp Duty Concession for Investors + APRA Lending Standards cap on investor lending + First Home Buyer stamp duty exemption and concession | l) Introduction of Windfall Gains Tax in July   |
| e) Better Apartment Design Standards Introduced   | m) Housing Australia Future Fund  |
| f) Vacant Residential Land Tax  | n) Victoria Housing Fund funding boost, 7.5% short stay platform revenue levy, China capital outflow highest since 2016 |
| g) Shergold Weir Report into Building Compliance  | o) Housing Target for Councils Announced  |
| h) Foreign Purchaser Duty 8% + Banks lower minimum interest rate for loan serviceability  | p) Vacant Residential Land Tax to expand to all Victoria from 2025 onwards  |

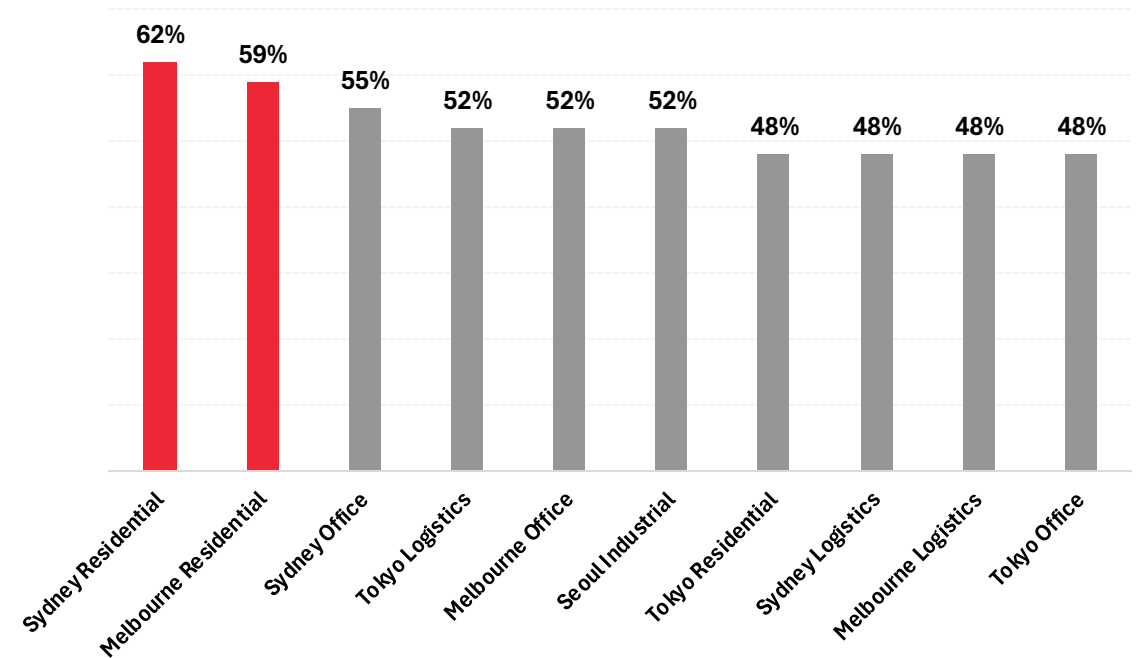
# Global capital & policy settings required

Share of Global Transaction Volumes by Sector %



Source: JLL, July 2024

Preferred City/Sector Combination - Asia Pacific Institutional Investment

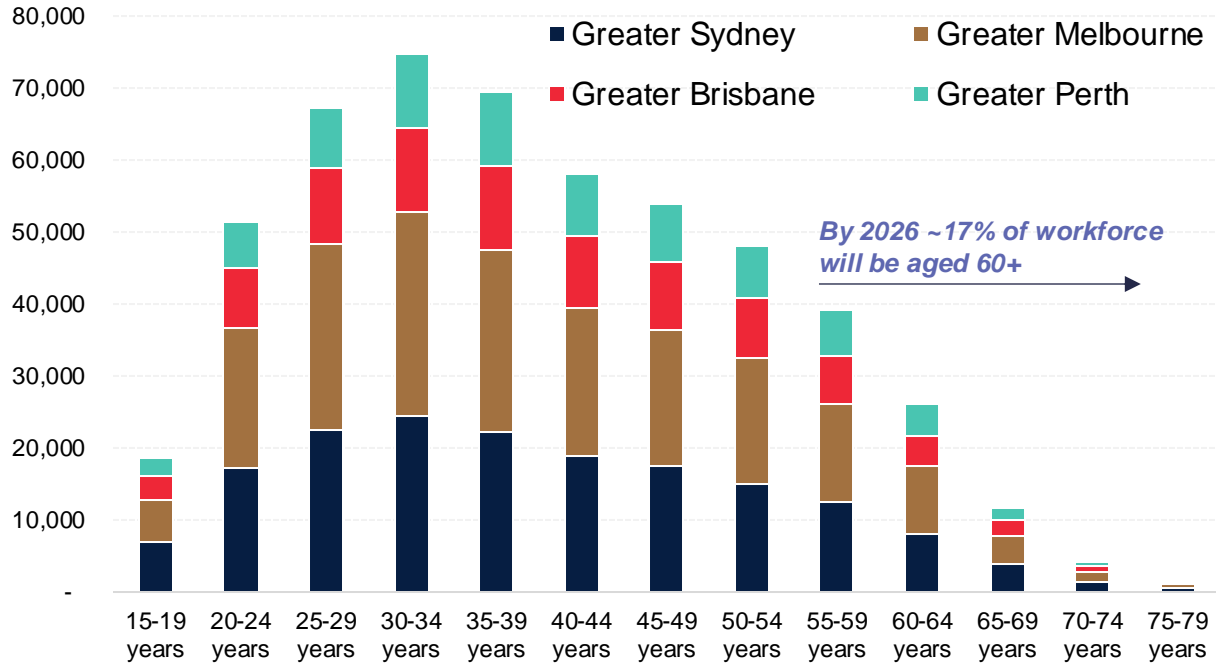


Source: ANREV Investment Intentions survey, published January 2024



# The Construction workforce required

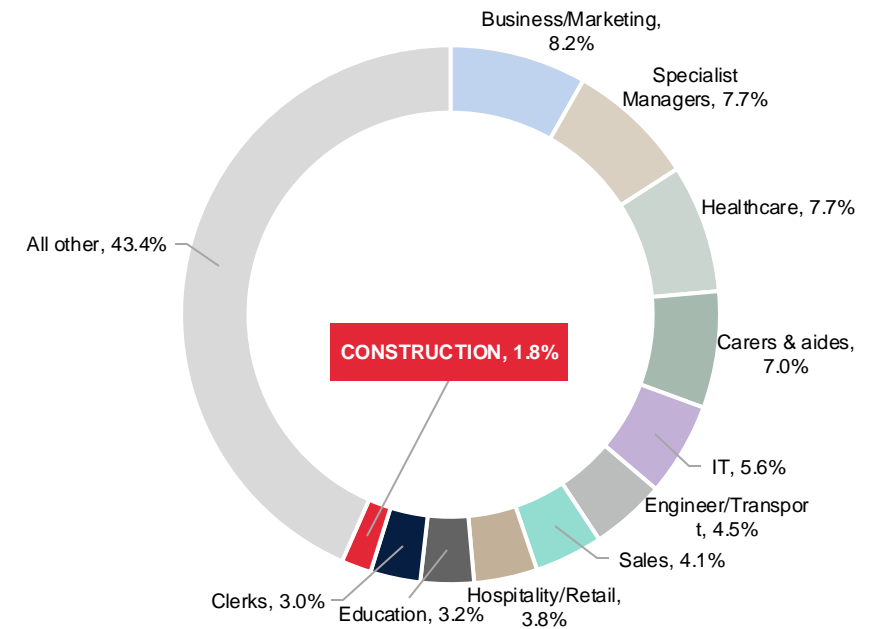
Count of Construction Workers By Age Band - Four largest cities



Source: 2021 Census

Occupation Proportions of Employed Permanent Migrants

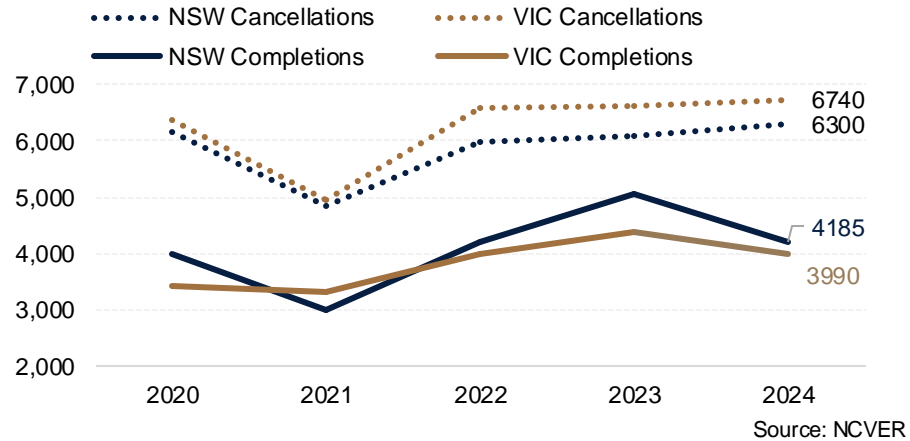
Total arrivals from Jan 2000 to Aug 2021



# The Trade Apprenticeship pipeline required

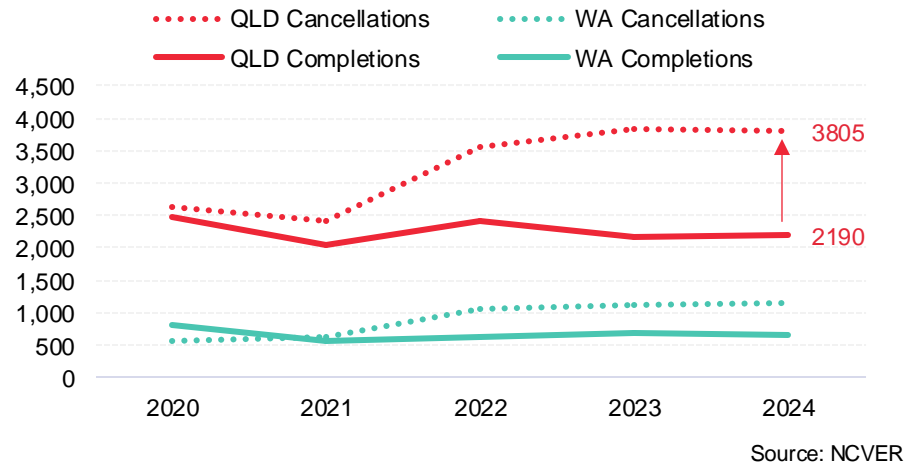
**Construction Trade Apprenticeship - Cancellations / Withdrawals**

12 months to 31 March

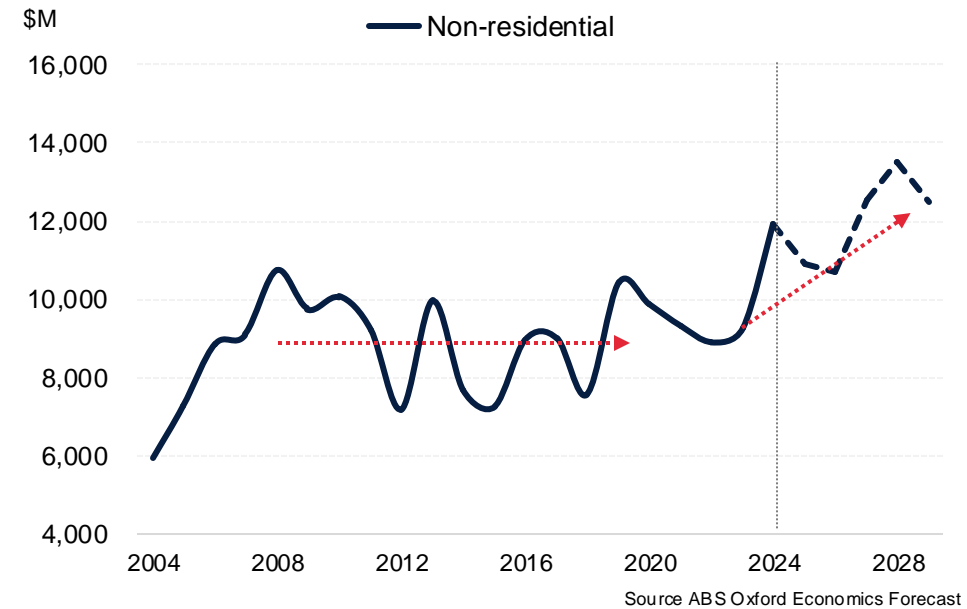


**Construction Trade Apprenticeship - Cancellations / Withdrawals**

12 months to 31 March

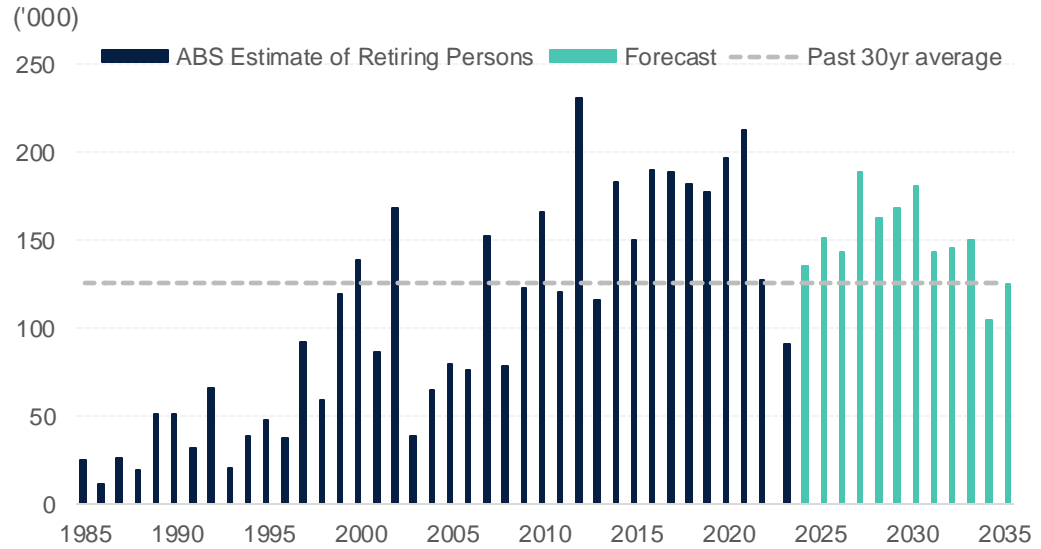


**QLD - Value of Non-Res Construction by Sector AU\$ M**



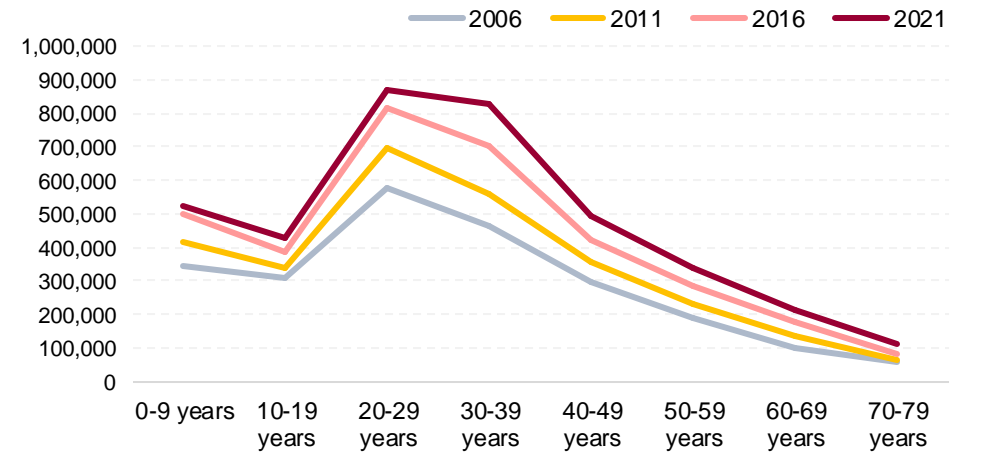
# The product for customers required

**Number of People Intending to Retire Annually**  
ABS Estimate ('000)



Source: ABS 6238.0, Mirvac Research

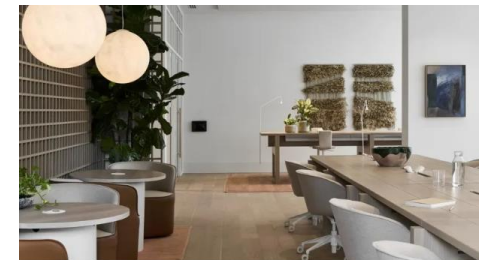
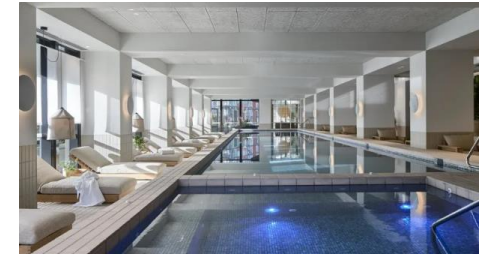
**Volume of Renters by Age Cohort**  
Greater Sydney, Greater Melbourne & Greater Brisbane



Source: ABS Census

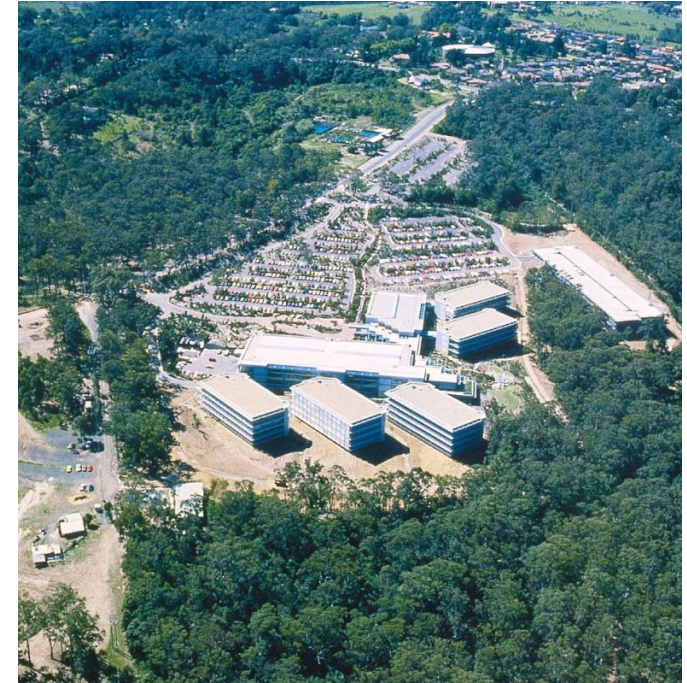


**LIV Aston, Melbourne**



# The transformation & unlocking required

## *Case study: Highforest, Sydney*





Ngiyini Ngurrawa

YOU ARE ON COUNTRY

# Regeneration and Sustainability Initiatives

Creating a sustainable and liveable community through innovative and regenerative practices.



Acknowledging the  
Traditional Custodians



Protecting  
ecology



Reuse & recycle



Reducing  
our impact



Creating Australia's  
best community



Acknowledging  
the Traditional  
Custodians



Creating Australia's  
best community



# Reuse and recycle



Over 95%  
of construction  
waste recycled



Native trees  
transplanted  
on site



Retained  
timber logs for  
future use



Reusing sandstone  
and plants in the  
landscape

# The commitment and innovation required

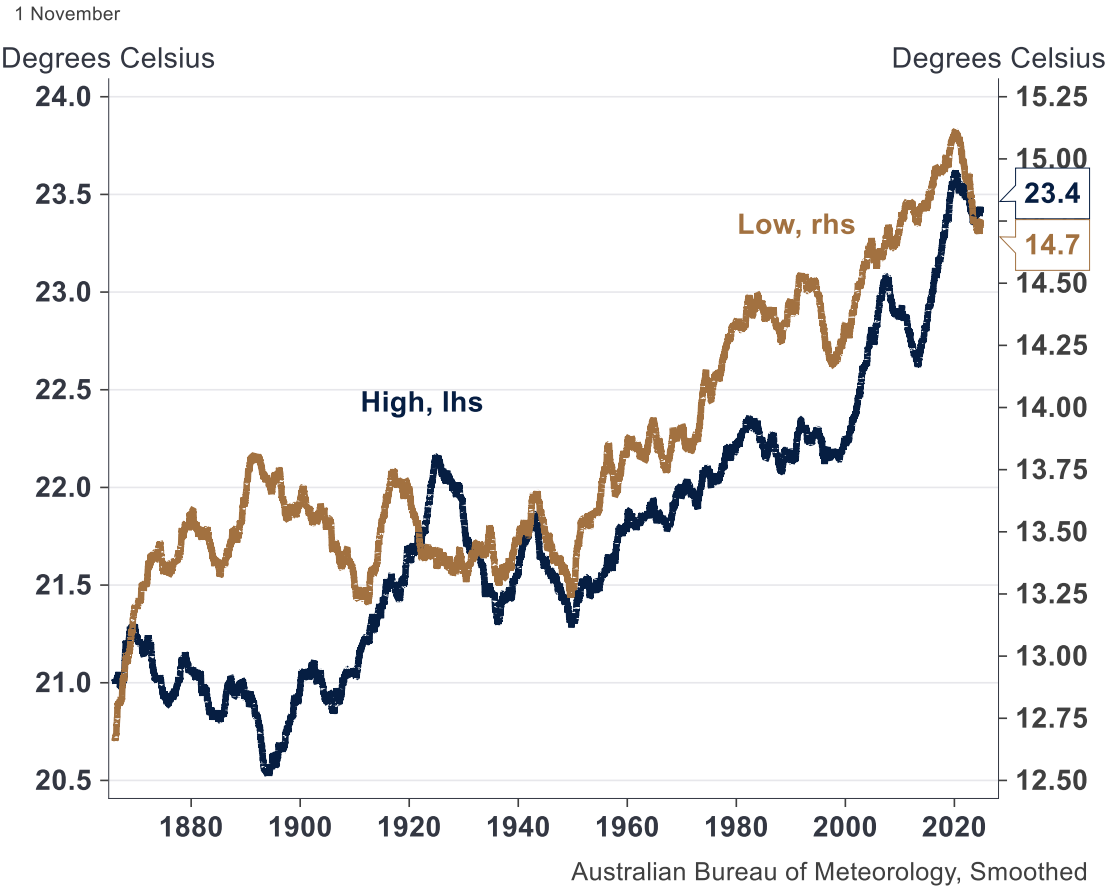
## *Case study: Georges Cove, Sydney*





# The adaptation mindset required

## Sydney Temperatures



## Here's How Fast Hurricane Milton Intensified

On Monday morning, the storm was a Category 1. It became a Category 5 by noon.

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A warning sign is seen at the entrance to the beach before the arrival of Hurricane Milton, in St. Pete Beach, Fla., on Monday. Octavio Jones/Reuters

# Lets keep learning

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IN WEST PENNANT HILLS**

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The banner features a dark green background with a close-up of large, vibrant green leaves. The text is centered and uses a mix of white and light green colors. A small 'ENQUIRE NOW' button is located in the top right corner of the banner area.

