

Why Canberra? Why now?



MARKET OVERVIEW

There has never been a better time to live, work or invest in Canberra. Australia's youngest capital city is undergoing an unprecedented transformation, with more than \$2.9 billion worth of infrastructure projects under way and town centres evolving into vibrant, urban precincts. As a Canberra-based business, Geocon has unrivaled market knowledge, allowing it to move quickly and strategically to realise exciting new opportunities in growth areas. Our fully integrated business structure allows us to deliver the best apartments, hotels and commercial spaces at an unmatched price, while providing excellent customer service. We are integral to the transformation of Canberra into a world-class city.

GEOCON at a glance



WHY INVEST IN CANBERRA?

DEMOGRAPHICS

 **1 million+**
in the capital region

 **2.1%**
Population growth
(fastest growth
in Australia)

 **25%**
Canberran residents
born overseas

ECONOMY

 **4.0%**
Fastest economic
growth and most secure
economies in Australia

 **0.6%**
Lowest rental
vacancy rate

 **AAA**
S&P Global Rating
Canberra is
1 of 3 Australian
Jurisdictions with
AAA credit rating

5.6%
Average apartment
gross rental yield

EMPLOYMENT

 **50+**
Federal Government
Agencies

 **3.7%**
unemployment

 **\$85,000**
Avg Salary
per annum

 **\$1,835**
Avg household
weekly income

EDUCATION

 **65,000**
Tertiary students
in Canberra

 **5 universities**
with world ranking
in the top 150

 **17,000**
International
university students
in Canberra

 **1 in 9**
Canberrans
study or work
in Education

ENVIRONMENT

 **70%**
Pure open space &
parkland in the ACT

 **246 days**
of crisp clear
sunshine per year

 Home to
Mt. Stromlo
mountain
bike track

CONNECTIVITY

 **Canberra
Light Rail**
Stage 1 complete
in early 2019

 **30 min**
From anywhere in
Canberra to the
International Airport

 **800**
Flights per week
to Australian cities,
Singapore and Doha

FOOD & DRINK

140
Vineyards
within 35mins
drive from CBD

 **Award-
Winning
Baristas**
including world
#1 Baristas

 **12**
Canberra
Restaurants
Chef-Hat Award
Winners

ENTERTAINMENT

 **7 National
Sporting
Teams**
Canberra Raiders, Brumbies,
GWS Giants, Canberra Cavalry,
Canberra Capitals,
Canberra United, CBR Brave-

 **UNSW
Manuka Oval**
Home of
International
Cricket & AFL

 **35+**
Museums &
Galleries in
the region

TOURISM

 **4.99m**
Visitors per year

 **lonely planet**

 **3rd**
Best City
in the World to visit
(Lonely Planet's
Best in Travel 2018)

84.4
thousand
International
passengers
annually

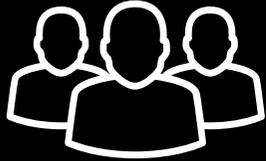
INDUSTRY

 Canberra boasts an
entrepreneurship
culture with the largest
number of patents and
trademarks per capita
in Australia

 **25,000**
Private companies
operate in Canberra

 **18,000+**
Jobs in the private
health sector

LABOUR FORCE



163,500
FULL-TIME WORKERS



3.7%
UNEMPLOYMENT RATE

46.4%

MANAGERS/PROFESSIONALS

16.9%

CLERICAL & ADMINISTRATIVE

10.5%

COMMUNITY SERVICES

9.6%

TECHNICAL & TRADES

BUSINESS & INDUSTRY

TOP 5 EMPLOYING SECTORS

- Central Government Admin
- Defence
- Hospitals
- State Government Admin
- Higher Education

IN PUBLIC SECTOR

35.5%

SNAPSHOT



POPULATION

The ACT population grew by 2.1% in the year to June 2018, driven largely by natural increase (49.3%) and net overseas migration (41.0%).

The ACT Treasury projects the ACT population to grow by 11.5% to 2022.



HOUSING DEMAND

Demand, driven by population growth, has been strong with vacancy rates of 0.8% - their lowest point in the last five years.

Demand has also been shifting towards higher density dwellings with apartments now making up 54.8% of all new dwelling approvals while separate houses now make up just



ECONOMY

The economy has been growing strongly with GSP growth increasing consecutively over the last four years, the latest data indicating economic growth of 4.1% in the 12 months to June 2018.

Treasury forecasts expect growth to slow gradually to 2.5% by 2021.



WAGES

Wages growth has turned the corner and is now increasing with growth in the wage price index at 1.7% and Treasury forecasts expect it to reach 3.0% by 2020. separate houses now make up just 20.4%.



EMPLOYMENT

Employment has grown by 3.7% in the year to February 2018.

The public sector makes up 35.5% of total employment. More than 80% of high value jobs are located in central Canberra as well as 66% of all jobs.



DWELLING PRICES

House prices have increased from a low of \$620,000 in 2013 to a median house price of \$800,000 in June 2018. Apartment prices are currently around \$410,000 up from around \$400,000 in 2013. Weekly rents for houses are currently around \$620, up from \$500 in 2009 and for apartments is around \$440, up from \$370 in 2009. High rental yields of 5.8% for apartments are likely to increase in the short term due to high demand and a low vacancy rate.

SNAPSHOT



INFRASTRUCTURE

The ACT government is investing \$3.0 billion in physical and digital infrastructure in the ACT over the four years to 2020-21.

The Federal Government Budget 2017-18 outlines its commitment to spending \$440 million in infrastructure in the ACT through its Infrastructure Investment Program. The Light Rail Network is currently under construction and is a catalyst for urban renewal of Canberra's town centres.



CULTURE

The National Gallery of Australia hosts the largest collection of Aboriginal and Torres Strait Islander artworks in the world. The Canberra Museum is home to the Foundation Collection of Sir Sidney Nolan's paintings and a Standing legacy to Canberra's earliest settlers at Blundell's Cottage.



EDUCATION

Canberra is a university city and it has five universities across six campuses. North Canberra has the third highest number of inner-city student residents in Australia behind Sydney Inner City and Melbourne City.

The Australian National University (ANU) is the nation's flagship educational institution. ANU is ranked first in Australia and in the world top twenty (QS World University Ranking 17/18); has six Nobel Laureats among staff and alumni. Ranked first in Australia for graduate employability (Times Higher Education Global University Employability Ranking 2017)



COMPETITIVE ADVANTAGE

Stamp duty in the ACT is barrier free and tax deductible within the first year of purchase. A typical stamp duty bill in the ACT is significantly lower than in New South Wales or Victoria at \$18,000 vs. \$32,000 and \$25,000 respectively.

Apartment yield in Canberra at 5.8% and is the third highest in the country, behind Darwin and Hobart.



INTERNATIONAL FLIGHTS

Canberra has three direct international routes. Weekly there are seven flights to Doha by Qatar Airways and four to both Singapore and Wellington by Singapore Airlines .

In 2017 the airport serviced around 84.4 thousand international passengers, up from just 23.8 thousand in 2016.



LEISURE

Canberra is home to around 60 sport clubs for a variety of different sports from, soccer, football and cricket to Dragonboat racing, orienteering and fencing.

The ACT has some of the best mountain bike trails in Australia. All mountain bike park trails are over 20km long and well maintained.

Canberra boasts some of Australia's premier restaurants and cafes, such as Chairman & Yip, Pomegranate, Aubergine, Akiba, Bar Rochford and Benchmark Wine Bar.

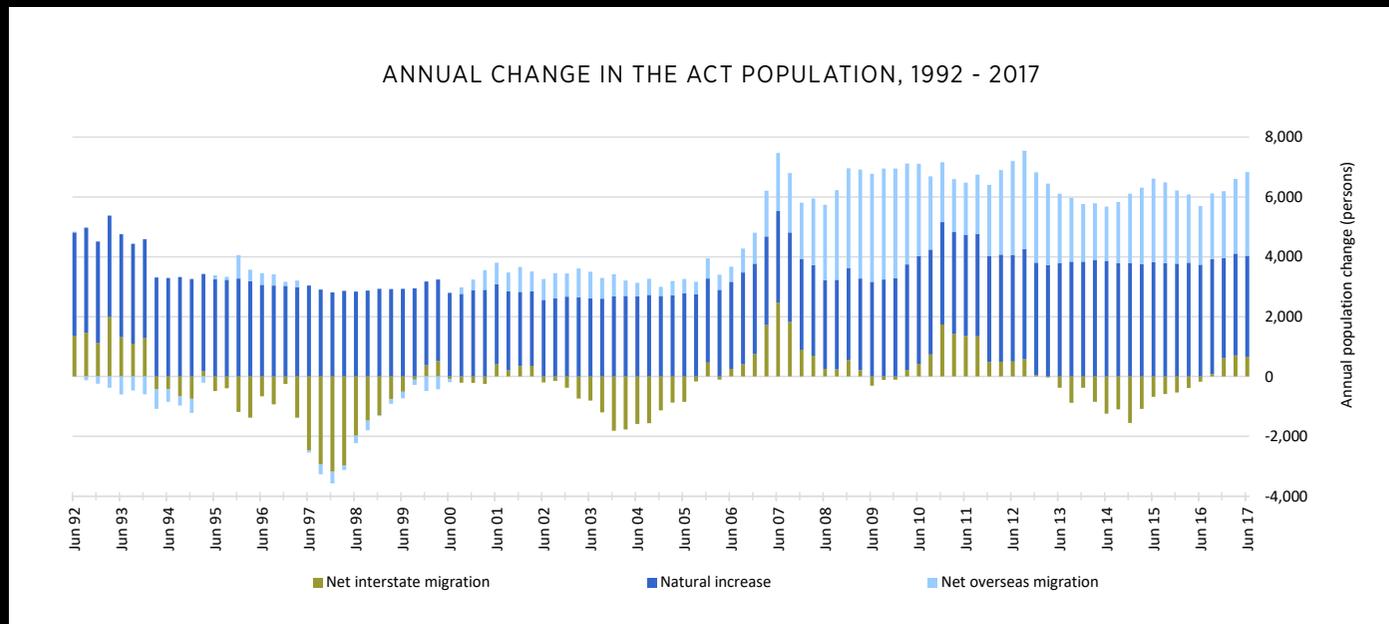
POPULATION GROWTH

Migration patterns

The figure below illustrates the components of population change each year over the last 25 years.

Between 1992 and 2006 the main and in some years only contributor to population growth was natural increase, while net interstate and overseas migration was negative. Since 2006 net overseas migration has been a strong driver of the State's growth while net interstate migration increased moderately between 2006 and 2012 before again falling below zero over up until 2016.

Increasing net interstate migration indicates confidence in the ACT economy is strong and should have a positive effect on wages and employment.



Source: Australian Bureau of Statistics, Cat. no. 3101 - Australian Demographic Statistics

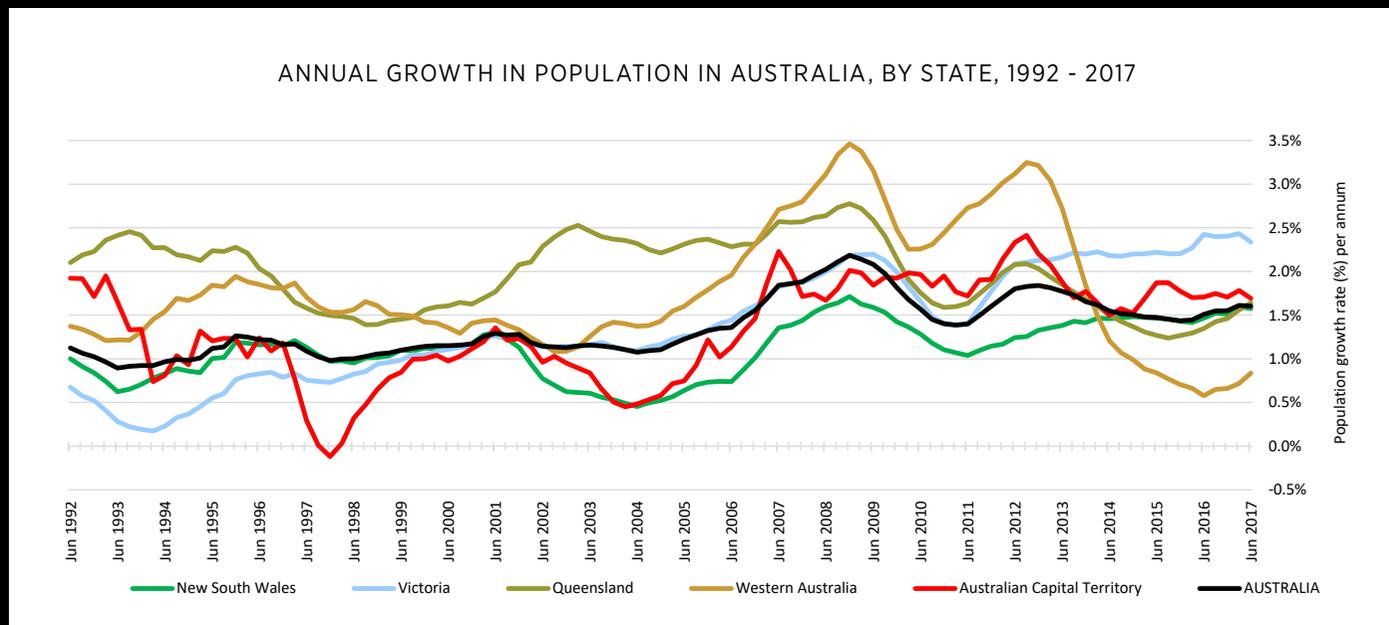
POPULATION GROWTH

Population Growth by State

The figure below illustrates the annual population growth of NSW, VIC, QLD, WA, ACT and Australia.

Population growth in the ACT was below Australia for most of the period between 1994 and 2006, however over the last 10 years growth in the State's population has been higher than Australia.

The ACT has been growing faster than NSW since 2001. Since December 2014 the ACT's population growth has been higher than every other state/territory, with the exception of Victoria.



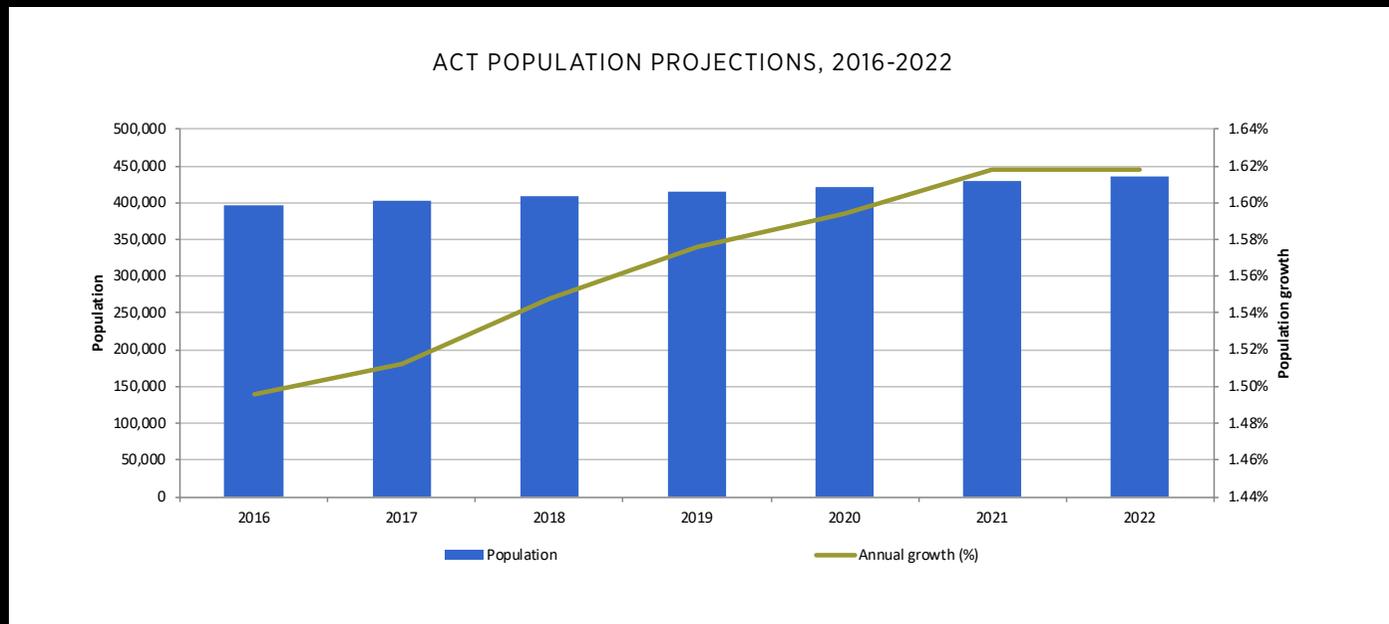
Source: Australian Bureau of Statistics, Cat. no. 3101 - Australian Demographic Statistics

POPULATION GROWTH

Population Projections

The figure below illustrates projected population growth rates produced by the ACT Treasury for selected precincts: North Canberra, Belconnen, South Canberra and Woden.

The ACT is projected to grow by an average annual rate of between 1.50 per cent and 1.62 per cent over the period. These forecast growth rates for the ACT are higher than the projections for the nation. The Australian Treasury has forecast the national population growth to slowly gradually from a current rate of 1.3 per cent.



Source: Australian Bureau of Statistics - Census 2016, Australia Capital Territories Treasury Department - ACT Population Projections (published March 2017)

EDUCATION

University Town

Besides being the city with the highest educated residents in Australia, Canberra is also ranked as the 22nd best student city in the world, and third best in Australia behind Melbourne and Sydney in the latest QS Best Student Cities Rankings. Home to six university campuses with 64,000 tertiary students from around the world;

- Australia National University (ANU), Acton
- University of Canberra, Belconnen
- University of New South Wales, Campbell
- Charles Sturt University, Barton
- Australian Catholic University, Watson
- Australia National University Medical School, Garran

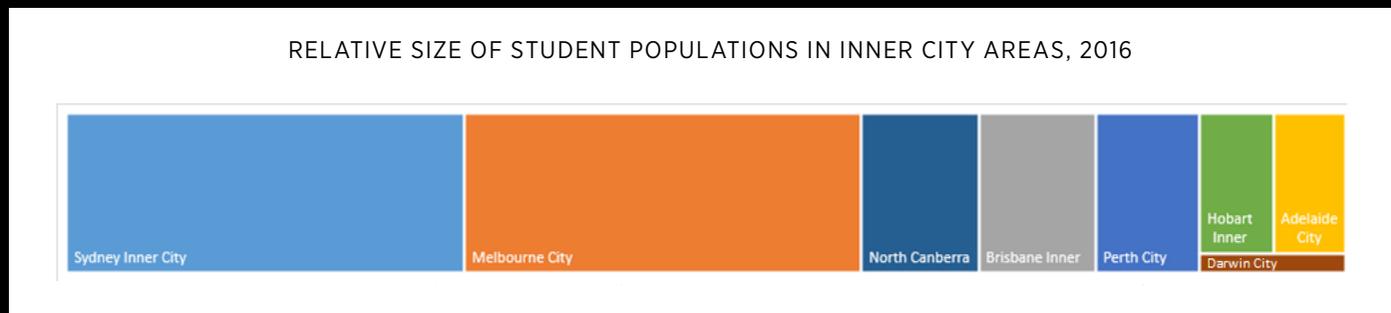
Of these, the ANU is the nation's flagship university and it has six Nobel Laureates among the staff and alumni. ANU was ranked

first in Australia and in the world top twenty universities (QS World University Rankings 2017/18). It is also first in Australia for graduate employability (Times Higher Education Global University Employability Ranking 2017).

The 2017 Savills Student Accommodation Market Report indicated there were 27,928 university students living in Canberra in 2015 and 28.2 per cent of these students were living in non-private dwellings (student accommodation, hotels etc.) while 71.8 per cent were living in private dwellings (renting or living at home).

The education and training sector contributed \$2.1 billion to the State's economy in 2016-17, 6.2 per cent of total GSP.

The figure below illustrates the CBD student population in each capital city in Australia. Despite being a relatively small city North Canberra hosts the third largest student population in Australia.



Source: Australian Bureau of Statistics, 2016 Census of Population and Housing (based on data for Statistical Area 3 boundaries for inner cities as at 2016)

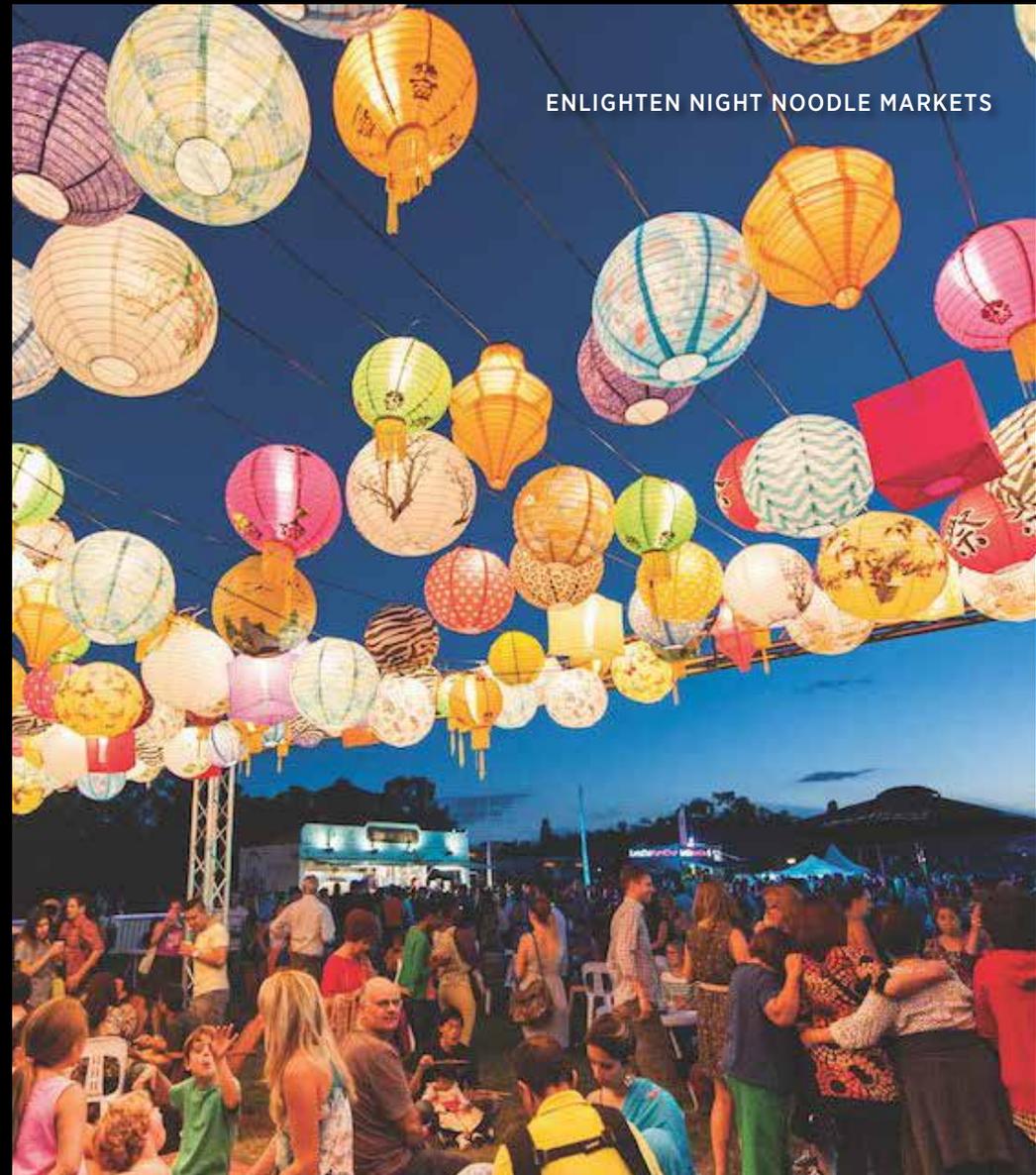


CULTURE & LEISURE

Culture

Canberra is a wonderfully green city, with a lively and sophisticated dining and bar scene, interesting architecture and a smorgasbord of major institutions to keep even the most avid culture vulture engrossed for days on end.

Canberra houses a remarkable collection of art, history and culture in our more than 50 Museums and Galleries, including the National Gallery of Australia, National Museum of Australia, National Portrait Gallery, Australian War Memorial, Museum of Australian Democracy, Questacon (National Science & Technology Centre), National Library, National Film and Sound Archive, and National Arboretum.

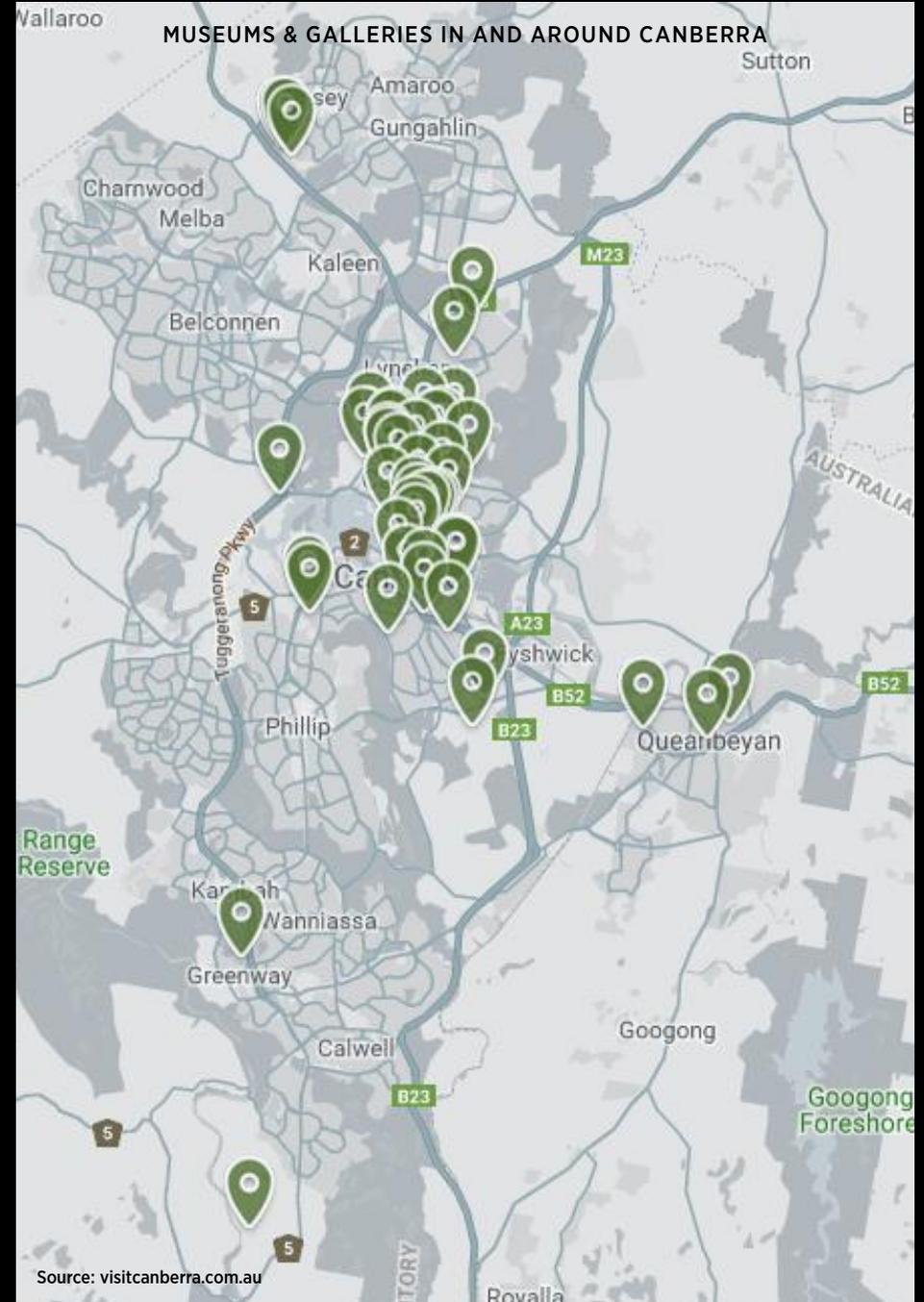


CULTURE & LEISURE

NATIONAL GALLERY OF AUSTRALIA



NATIONAL MUSEUM OF AUSTRALIA



CULTURE & LEISURE

Leisure

Canberra is home to around 60 sport clubs for a variety of different sports from, soccer, football and cricket to Dragonboat racing, orienteering and fencing. Canberra has 10 sporting venues that can accommodate basketball, football, rugby, baseball, soccer, ice hockey and athletics.

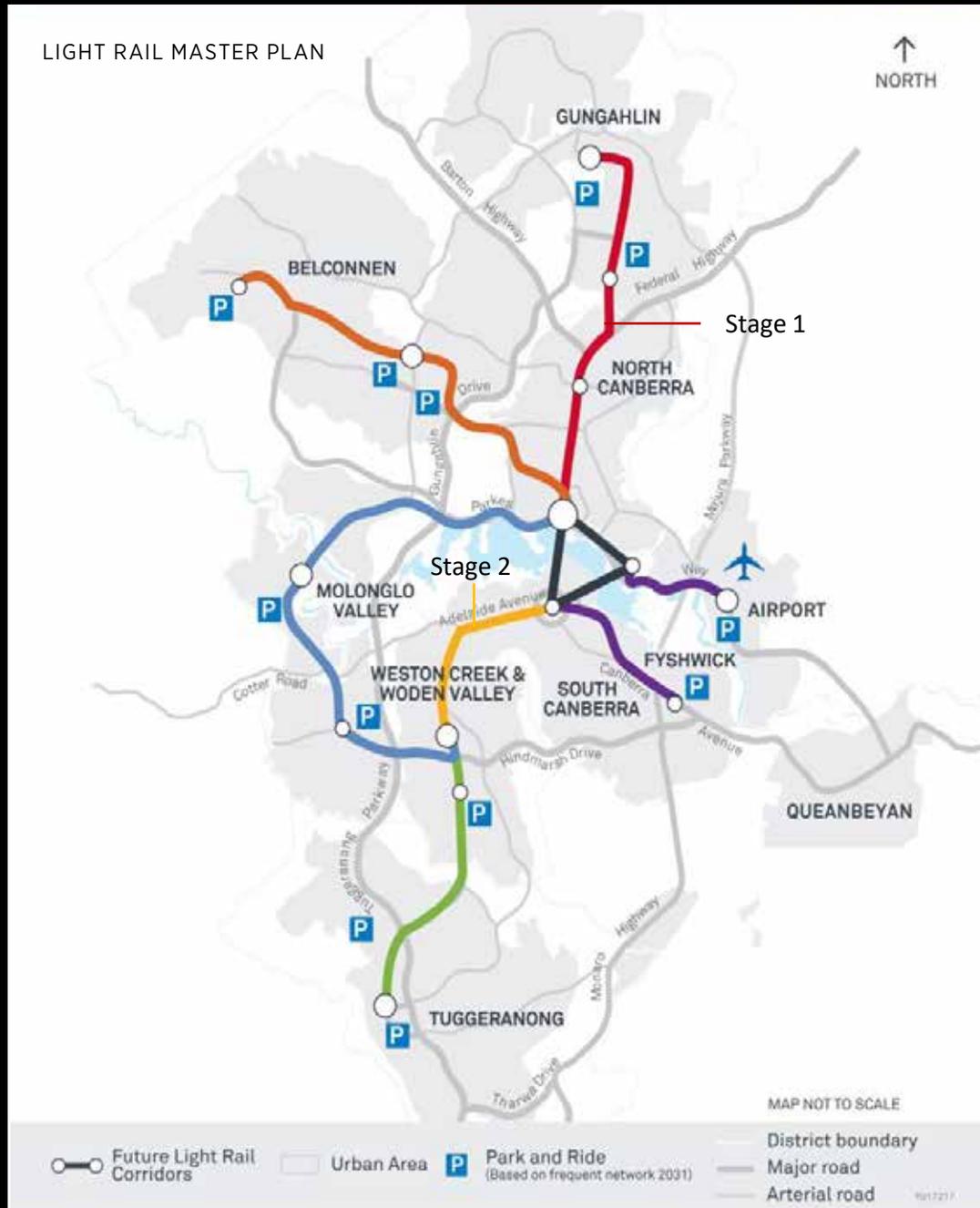
The ACT has some of the best mountain bike trails in Australia. All mountain bike park trails are over 20km long and well maintained. Some of the most popular trails include:

- Mt. Stromlo.
- Bruce Ridge.
- Sparrow Hill.
- Tidbinbilla.
- Majura Pines.
- Tuggeranong Pines.
- One Tree Hill.
- Murrumbidgee River.
- Canberra Centenary Trail.

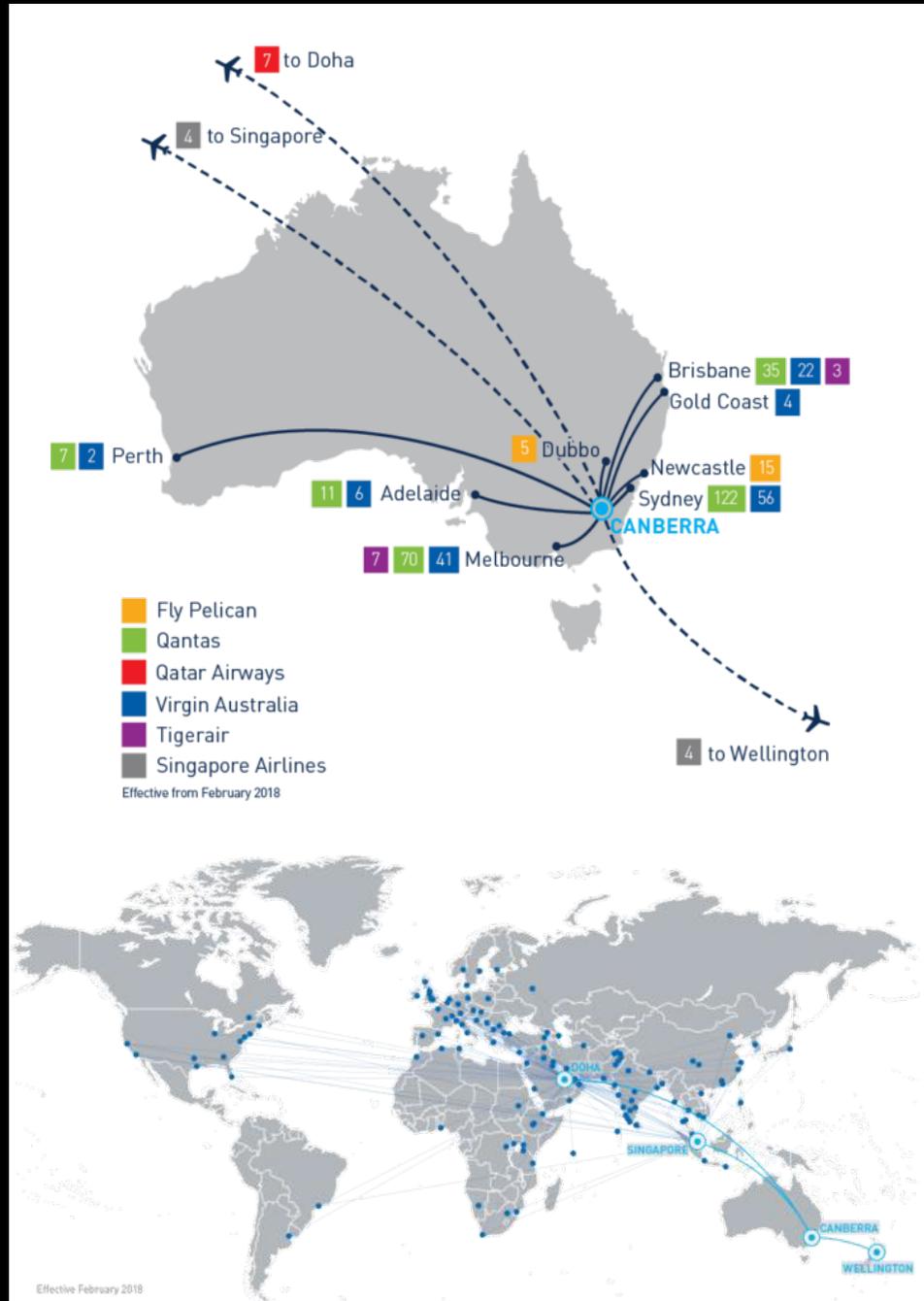
Canberra boasts some of the best restaurants and cafes in Australia, such as Chairman & Yip, Pomegranate, Aubergine, Akiba, Bar Rochford and Benchmark Wine Bar.



LIGHT RAIL



GLOBAL CITY



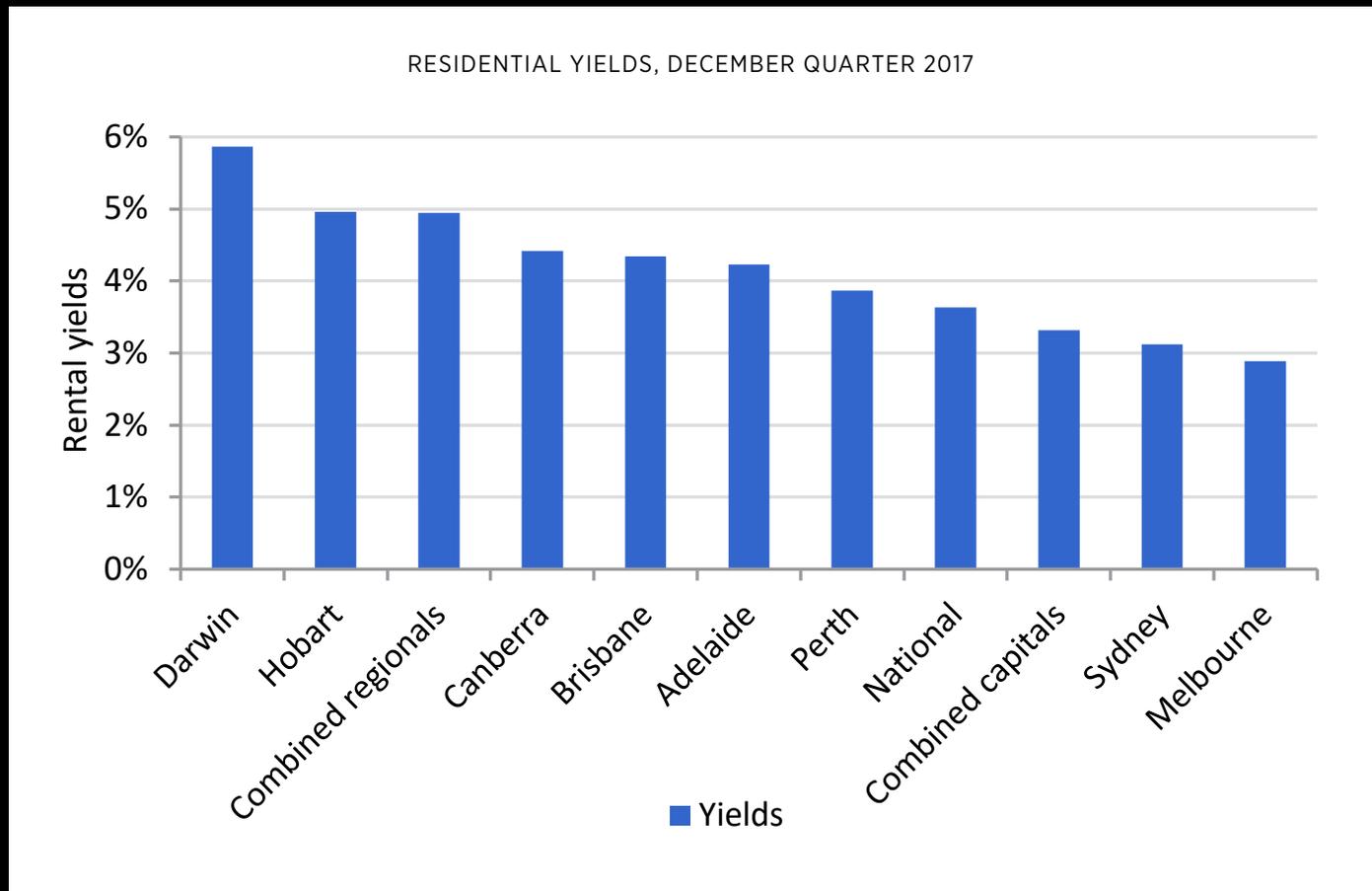
HOW DOES IT COMPARE

	ACT	NSW	VIC	SA	QLD
Vacancy Rate (Capital City)	0.8%	2.5%	1.4%	1.3%	2.9%
Unit Gross Rental Yield (Capital City)	5.8%	3.8%	4.4%	5.1%	5.0%
Foreign ownership surcharge on stamp duty	0%	8%	7%	7%	7%
Estimated stamp duty on \$500,000 residential property (no concession)	\$12,800	\$17,990	\$25,070	\$21,330	\$15,925
When stamp duty is payable	At settlement	Within 90 days of exchanging contracts	Within 30 days of settlement.	At the time of lodgment of the documentation for registration at the Lands Titles Office.	Within 30 days after the agreement date or the date that the last person signs the transfer.
Is stamp duty claimable?	Yes	No	No	No	No
Population growth	1.7%	1.6%	2.3%	0.6%	1.6%
Employment growth	3.4%	3.6%	2.5%	2.1%	4.3%
Average unemployment rate	4.1%	4.8%	5.7%	6.3%	6.2%
Average wage (weekly)	\$1,835	\$1,645	\$1,581	\$1,508	\$1,589

COMPETITIVE ADVANTAGE

Yields - Yield Comparison

Rental yields in Canberra are the third highest in the country, higher than Sydney, Melbourne and Brisbane.



Source: Core Logic

Canberra has an established wine growing region, with **more than 30 wineries within 35 minutes' drive** of the city.



Canberra is only **2 hour drive**
to the Snowy Mountains.



The South Coast NSW is within **2 hours** from Canberra.



ACT LEASEHOLD SYSTEM OVERVIEW

Leasehold System

The Australian Capital Territory (ACT) has adopted a leasehold system of land tenure which is widely accepted in Australia. Canberra is a planned city and the inner-city area was originally designed by Walter Burley Griffin.

The leasehold system is considered as an alternative system of urban development to the usual system which is based on freehold land and statutory planning. It empowers the ACT Government to control the use, development and subdivision of land not only as Australia's seat of Government, but to serve the interests of the local Canberra community by ensuring orderly development of land.

The standard form of title in the ACT is the 99 year Crown Lease. Typically a buyer of land buys the right to use the land under a Crown Lease for a term 99 years. In every practical way, the crown lessee "owns the land" just like anywhere else in Australia. On the expiry of the Crown Lease the landowner is entitled to renew the Crown Lease under the *Planning and Development Act 2007* ('Act').

What happens when the Crown Lease expires?

On the expiry of the Crown Lease the landowner is entitled to renew the Crown Lease (provided that the Territory does not require the land). While it is an uncommon practise, it is rural leases/land that the Territory will on rare occasion not renew and acquire for specific purposes. If the rural crown lease is not renewed, the government offer made to the landowner will take into account the market value of the land, value to the former owner and loss from acquisition and legal costs (this process is set out in legislation).

In most instances, especially in respect to residential property, an owner simply needs to supply to Environment and Planning Directorate (ACT) (the "EPD") for a grant of a further 99 year lease upon the expiry of the current Crown Lease together with payment of an administration fee and the lease is renewed for a further 99 year.

Benefits of Owning Property in the ACT

There are a number of tax benefits including stamp duty concessions and tax deductions available when purchasing property in the ACT (please speak to your accountant in relation to the deductions available).

Canberra is a growing city and has five Universities, including the world-class Australian National University ranked in the top 10 in the world. Investors are taking advantage of the ongoing demand for rental and student accommodation.

The new Canberra international airport is now directly linked with Singapore and Wellington with Doha follow in 2018.

NEWS

The Canberra Times

Geocon announces 6500-square-metre Belconnen retail, commercial space

By Han Nguyen
27 June 2019 - 11:36am

Geocon has revealed plans for 6500 square metres of retail and commercial space at its Republic precinct in Belconnen.

The news comes after the developers announced on Monday that the \$1.2-billion mixed-use precinct would be accelerated to be built in just over three years instead of the 10 years initially planned.

The financing agreement with Goldman Sachs will see stages one and two of the precinct, including the commercial, retail and hospitality accommodation, completed by 2021.

Geocon director of commercial sales and leasing Mark Nicholls said the commercial hub, Urban at Republic, would set the benchmark for placemaking in Canberra.

He said the retail and commercial space would be a mix of food and drink outlets, specialty retail, and professional such as solicitors and medical practitioners.



Geocon's Urban at Republic where the developers revealed plans for 6500 square metres of retail and commercial space.

Geocon says the development would "house an anchor supermarket", although the planning discretate, in its 2018 notice of approval, described it as a "market hall".

The decision describes a market hall as having "multiple vendors, which provides for a different shopping experience and layout than a standard supermarket", and said it would not detract from the main Belconnen shops and town centre. The government said the market hall would be 642 square metres, and at that size met the planning criteria.

The Belconnen centre masterplan recommended "a convenience supermarket" on the eastern side of the town centre and the draft precinct code allowed two locations with 1500 square metres altogether, the discretate said.

Mr Nicholls said the development "will have the look and feel of Melbourne's inner-city cafe culture crossed with London high street and a Parisian piazza".

The hub will be at the axis between the Belconnen town centre and the University of Canberra, Lake Ginninderra and the government office precinct, which Mr Nicholls said was a dynamic environment at all times of the day with thousands of students, shoppers and workers around.

"We have already agreed sales and leases on more than 3000 square metres of the commercial space in the precinct and continue to receive enquiry on a daily basis," he said.

"Business operators are drawn to being located on the doorstep of more than 1200 apartments and a 135-room hotel."

High Society, which will be the Republic precinct's - and Canberra's - tallest building at 117

Talking points

- Geocon announces its Republic retail and commercial hub.
- About 6500 square metres of retail and commercial space available.
- Construction expected to finish in 2021.

The practical to downright silly: paths to retail success

By Han Nguyen

SIMPLIFY YOUR BUSINESS DONE

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FINANCIAL REVIEW

Goldman Sachs on board for Geocon's \$1b Canberra Republic project

By William Binny

Developer Geocon has secured financing from Goldman Sachs allowing it to fast track its \$1 billion Republic project in Canberra and build four towers consecutively.

The funding deal, the terms of which were not disclosed, means the two tallest towers in the project, the 110-metre and 113-metre High Society towers, will be built along the same timeline as the two other residential buildings, with completion expected in 2021, rather than 2024.

It is the first time Canberra-based Geocon has used an offshore lender as its main source of finance.

"Rather than a staged build as originally anticipated, we are taking the supercondensed step of delivering the first four buildings at once – almost 8000 apartments of the G20 total," Geocon managing director Nick Georgakidis said.



Commercial Real Estate

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300 Pitt Street SYDNEY NSW

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FINANCIAL REVIEW

Apartments still sizzling in Canberra after record Geocon sales

By Han Nguyen

Developer Geocon has sold 300 out of 346 apartments at its latest off-the-plan apartment project, High Society in Canberra, financed by Goldman Sachs.

In a sign of Canberra's strong housing market, Geocon sold the apartments ahead of the project's official launch and after a fast-tracked program which will see the towers completed earlier than expected.

"We have sold 300 units with less than 8% per cent of the stock remaining by day one," Geocon Managing Director Nick Georgakidis said.

"That's double the record of 270 that we sold in Grand Central Towers on a single night in February."

Geocon said it was seeing strong market conditions in the ACT, particularly with the stability of the Canberra property market, and strong employment in the capital city. Additionally, the low supply of housing stock in Canberra means rental vacancy is also low, at under 1 per cent.

Canberra's annual house price growth is the strongest after Hobart at 2.3 per cent, the latest CoreLogic house price index shows. In contrast, prices are falling in Sydney and, to a lesser extent, Melbourne.

The affordability of Canberra's housing is also attracting buyers.

The 300 sales consists of one to three-bedroom apartments as well as penthouses, ranging from \$21,900 for a one-bedroom apartment to the most expensive sold, \$1.1 million for a three-bedroom penthouse. In comparison, a new one-bedroom apartment in Sydney close to the CBD starts around \$600,000 to \$700,000.



Commercial Real Estate

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30-40 Athol Road NOBLE PARK VIC

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NEWS

NEWS The Canberra Times

Why some Canberra uni students are pitching tents and sleeping in libraries

By George Aislin
4 June 2017 - 7:30am

It started with a student pitching a tent by the lake. Then, in April, the money ran out.

The ANU Postgraduate and Research Students' Association has sounded the alarm on housing options for postgraduate students, after eating through its entire annual budget for emergency accommodation in less than four months due to surging demand.



ANU student, Zia Hussain, has struggled to find a place to live every year for his time in Canberra.

This year, the association was awarded \$5000 from the university to put up students in crisis in temporary accommodation, at a cost of about £50 a night per student.

In February, a survey of more than 700 postgraduate students at ANU found 57 per cent didn't have accommodation secured before moving to Canberra. Almost 10 per cent were homeless or at risk of homelessness at the time of the survey.

"It's really quite terrifying," Ms Shaw said.

"We were inundated after the survey, requests for help with accommodation increased at least seven-fold.

"Someone slept outside our office."

But, despite putting urgent recommendations to the university, the association said the ANU had yet to formally acknowledge the problem.

A university spokeswoman said the ANU was looking at boosting accommodation options for postgraduate students, including those with children, and would consider the key recommendations from the association's report.

Deputy vice-chancellor Merrin Hughes-Warrington said the university hoped to eventually provide accommodation for every student who wanted it. At least 2000 beds were available on campus, she said, and an average of 400 more would be built each year over the next three years.

While the university guarantees a bed for a range of undergraduate students, postgraduates do not have the same security and are often ineligible for government support, Ms Shaw said.

One student, who asked not to be named, recalled the 'depressing' moment he realised he would have to sleep at the university library earlier this year, after moving to Canberra from India to study.

"I'd had started but I still had no where to go, my friend and I must have looked at least 75 share houses," he said.

NEWS The Canberra Times

Canberra rents skyrocket, now third highest in the country

By Ann Nguyen
Updated 18 January 2018 - 11:05am, first published at 12:00am

The cost of renting a house in Canberra has skyrocketed eight per cent in a year, and is now the third highest in the country behind Darwin and Sydney.

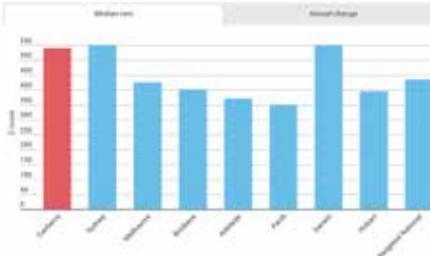
Apartment rents are second only to Sydney, according to new data released on Thursday by Domain, owned by Fairfax.



The median cost of renting a house was \$340 a week in December, up from \$300 a year earlier. Nationally, the median rental was \$435, up from a year earlier.

Developers revealed plans for 6000 houses

Houses



Median weekly rental for capital cities in the December 2017 quarter

Domain spokeswoman

Domain data scientist Dr Nicola Powell said Canberra had broken a new record for median house prices.

"It's one of the strongest quarter-on-quarter growth compared to all the other capital cities, which there is quite an astounding level of growth," Dr Powell said.

"We are seeing a stronger market and one of the big changes we've seen in the market is not only supported by low interest rates, but it is the fact that we have a strong level of population growth."

NEWS The Canberra Times

ACT stamp duty bucks trend, now second lowest in country as a share of median house price

By Daniel Boudier
16 January 2018 - 4:05pm

The territory's stamp duty taxes are now second lowest in the country as a proportion of the median house price, despite the buoyant property market keeping average stamp duty bills at the fourth highest level in the country.

A new Housing Industry Association report on stamp duty across the country has less further weight to the territory government's 20 year abolition of the conveyancing duty, a policy espoused by many economists as helping to increase housing availability.



Being ACT house prices have kept stamp duty rates up despite the tax making up a smaller share of the overall price.

It examined the impact of stamp duty on non-first home buyer owner occupiers in all states and territories across the country, as well as each government's dependence on the tax as a source of revenue.

Typical stamp duty bills, December 2017

ACT	\$16,000
NSW	\$15,700
Victoria	\$13,370
Queensland	\$7,070
South Australia	\$6,250
Tasmania	\$1,600
Western Australia	\$10,820
Northern Territory	\$3,800
Australia (weighted average)	\$20,047

Source: HIA Housing Industry Association

The report showed the ACT had an average stamp duty tax of \$16,000 on a median house price of \$610,000 in December last year, compared to the highest tax in Victoria, of \$12,800 on a median house price of \$615,000.

HIA ACT and southern NSW executive director Craig Weller said stamp duty taxes distorted the housing market and made it more difficult for people to buy or move house and the tax was not a stable revenue source for government.

He said in 2015-16, states and territories collected a total of \$20 billion in stamp duty revenue, or 26.1 per cent of the total state or territory government tax take, the highest proportion in 'nearly a decade'.

"Only two jurisdictions went against this trend between 2011-12 and 2015-16, being the ACT and NT, with the ACT falling from 21.2% to 18.2%," he said.

The 15 best things to do on this secret Chinese island
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AMBASSADOR

“ I’ve been an advocate for Canberra in terms of real estate but also for the place since the 1980s. As a businessman, I like the fundamentals of the city – the rapid population growth that is taking place, the demographics of the people who live and work here and the evolving yet steady employment opportunities and innovation in the public as well as the private sector.

Canberra is a well-planned city but it is under-supplied.

It’s never been an out-performer but that’s important. Canberra is “steady as she goes” and always gives good yields on rentals compared to the rest of the country.



Mark Bouris AM