



# Shield Management

Landlord Newsletter - Edition 3

## QUEENSLAND'S FASTEST GROWING CITY !

Ipswich is proudly out shining all of Queensland with its growth, development and infrastructure, which means a good return on investment for you!

To learn more below is an article published by Ipswich City Council

### **Nearly 700 new homes built in Ipswich as population continues to grow**

Ipswich continues to record strong growth with 690 new dwellings built during the December 2022 quarter, highlighting the city's ongoing commitment to easing the housing crisis.

Growth, Infrastructure and Waste Committee Chair Mayor Teresa Harding said the Council was doing its part to alleviate the ongoing housing crisis.

"Ipswich is Queensland's fastest growing city and council is doing everything it can to get people into homes," Mayor Harding said.

"Last quarter, Council approved 269 proposed new lots, 573 new lots were created and 690 new dwellings were built.

"We are going from strength to strength in streamlining our approval process to get land that is ready to go to market for housing."

source : [www.ipswichfirst.com.au](http://www.ipswichfirst.com.au)

## **HAVE YOU BEEN THINKING ABOUT SELLING?**

Shield Management is proud to announce the inclusion of Residential Sales, Commercial Sales and Commercial Leasing to its business as of 2021 that will be lead by Award winning Venita Daw.

### **ACHIEVING STREET RECORDS and HIGHER THAN VENDOR EXPECTATIONS**

If you are thinking of selling or would like an appraisal, Venita will help you make an informed decision that's best for you. **Call Venita on 0466 883 516**



# What's Happening?

## Market Activity/Insight for the next 12 - 18 months

Each Newsletter, we are going to talk about topics that impact you as a Landlord and your property.

ANZ CoreLogic – Housing Affordability Report 2022 – Quick capture

- Strong capital growth prospects exist for the Queensland housing market in the long term.
- A highly diverse economic base, strong internal migration trends and international tourism attractions (including the 2032 Brisbane Olympic Games) are likely to see ongoing investment and competition for housing across Queensland.
- Queensland housing market values soared 42.7% between August 2020 to June 2022, following a long period of price stability through the 2010's. This sharp lift in prices over the course of 23 months was the fastest growth in over 2 decades across Queensland.
- Ipswich had a change in dwelling values from March 2020 to October 2022 of 37% increase and, in comparison to Brisbane Inner City at 23.1%.
- In 2022, one of the most significant pain points has been decreased availability of rental properties. Limited levels of rental supply, record low vacancy rates and higher demand for rentals through interstate migration and higher levels of household formation have pushed rents higher since late 2020.

For more information on this topic, click [\*\*HERE\*\*](#)