



# Recycled water plan revives investment in Queensland property

Property analyst Michael Matusik predicts the Queensland Government's decision to introduce recycled water into Southeast Queensland will revive property investment and declining migration in the region.

Mr Matusik said the lack of water infrastructure had been a major stumbling block for investors.

"Our studies show that it has been the lack of leadership regarding water that is keeping many residential investors from buying into southeast Queensland," Mr Matusik said.

"Also the lack of rainfall – as well as limited infrastructure rollout particularly in relation to water – has hampered buyer confidence and contributed to a declining migration intake into the southeast corner of the state.

"Net migration to Queensland has dropped to just 29,250 last year – down 25 per cent from just two years ago – and this lack of confidence in vital additional infrastructure has been a major contributor.

"The Beattie Government's decision – and more importantly the successful implementation of the initiative to include recycled water into our household mix – is likely to see more investors buying into the southeast Queensland residential market and a rebound in interstate migration."

Mr Matusik said research had shown a far greater awareness by the public over water and ecologically sustainable design principles.

He said it was clear that Toowoomba's rejection of a water recycling facility had been a major drawback for the town's

progress.

"The same was going to happen to southeast Queensland until (recently)," he said.

"But thankfully this will create the

confidence among investors that infrastructure needs will be met in the region and investors will come flooding back."

Mr Matusik cited architectural organisation Archicentre's survey results released last week showing that 80 percent of respondents prefer a water tank in preference to the installation of spas or plasma screens.

"Twelve months ago the installation of a water tank would have been last on the list if people had \$10,000 to spend," he said.

"But the penny has dropped in terms of the greater awareness of the water issue to the extent that people are now willing to pay a premium for ESD inclusions in

residential projects."

A survey conducted by Matusik Property Insights last year showed 64 percent of home owners believe water tanks add significant value to their homes.

Of the yes voters, 30 percent think they add between two and five per cent in value, with 20 percent thinking they add 5 percent or more, and 12 percent thinking it is under 2 percent.

"Given that the median house price for Brisbane is \$325,000 (source REIA) then even if a tank adds two per cent in value, it's still an extra \$6,500," Mr Matusik said.

"It is more than worth the cost to install, plus there are rebates too."



**BOOM IMMINENT:** Property experts predict recycled water will boost investment in the region. JL1904SE