



# Investors will flood in on back of water call

By **TONI MCRAE**

The Queensland Government's introduction of recycled water into the south-east corner will revive property investment and declining migration in the region, says independent property analyst Michael Matusik.

The Fraser Coast, which is holding firm against the state-wide price plunge, will benefit from the move.

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 south-east Queensland," said Mr Matusik.

"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 south-east corner of the state.

"Net migration to Queensland has dropped to just 29,250 last year – down 25% 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 south-east 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 city's progress.

The same was going to happen to south-east Queensland until the decision to accept recycled water. "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% 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 done by Matusik Property Insights last year showed that 64% of home owners believe water tanks add significant value to their homes. Of the yes voters, 30% think they add between 2% and 5% in value, with 20% thinking they add 5% or more and 12% thinking it is under 2%.



Premier Peter Beattie (left) and MP Andrew McNamara examine a rain water tank in Hervey Bay. A survey last year shows that 64% of home owners believe water tanks add significant value to their homes. AAP Image/POOL/News Limited, Lyndon Mechelsen