

## Parkland is premium

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### How will the new park impact property in Milton?

The new park proposed for the former Milton tennis centre will have several positive impacts on the residential property market in and around Milton. Firstly, it will improve what is currently an unattractive site. Secondly, it will provide improved amenity for local residents. Thirdly – and this depends upon exactly how it is redeveloped and with what features - it is likely to attract visitors from a wider area, thus raising the profile of Milton and increasing buyer interest in the area's residential property.

### How do suburbs with strong presence of green space compare to those without?

Quality open space, more often than not, means mature trees clustered together to form an aesthetically pleasing canopy. The single most common feature of any metropolitan area's most desirable residential addresses is trees. As evidence, take a few minutes the next time the Courier Mail or Sunday Mail runs its annual "Best streets/suburbs in Brisbane" article. It is a fair bet that most, if not all, locales will feature mature tree canopies.

Proximity to quality green space is one of several major drivers in the decision to buy. Increasingly, apart from "hard" common facilities like pools, gyms and meeting rooms, residents in higher density apartment projects wish for "softer" spaces which sometimes can just be grass, mature trees/plants and places to sit. People also like views of natural or naturalized landscapes.

In general terms, living within one kilometre of major parkland attracts a 3% to 5% price premium. Other important factors - all of which are relevant to Milton as a suburb and *The Milton* as a project – include:

- Dwellings within a half a kilometre of a public secondary school grow by around 3% more in value each year than similar houses located further away. A higher growth rate, this time nearly 8% per annum, is usually achieved for homes located (again within half a kilometre or so) near a private secondary school. Overseas studies show, regardless of grade structure, that good schools boost house prices by between 3% and 5% per annum;
- A view can add considerable value to a residential property. We undertake numerous pricing exercises in relation to views each year, with results varying considerably depending on the type of view, its length, how it is framed and of what it comprises. In broad terms, however, there is a general rule of thumb which suggests that an uninterrupted and close range view over parkland can attract a 10% premium if the open space is of substantial size and is well vegetated and an uninterrupted view of the city skyline can be worth a 20%-25% premium;
- Being within easy access to public transport, and again living within half a kilometre of a transport node, can add considerable value to a residential asset. Buyers over recent years are paying between 10% and 20% more to live within close proximity to a railway station. The premiums associated with a busway station are historically less, at between 3% and 5%, but more recently - reflecting the increasing traffic congestion across Brisbane - properties within walking distance of a busway station have been attracting a premium similar to that afforded to rail; and
- Living within close proximity to an established lifestyle precinct is very important, especially to younger buyers/renters. Such properties have been attracting premiums of between 10% and 15% across South East Queensland over the last couple of years. Examples of such lifestyle precincts include Park Road, James Street, Oxford Street, Racecourse Road and Given Terrace/Rosalie Junction.

In addition, the Council's plans to resume the 3.5 hectare site of the former Milton tennis centre site reduces the future supply of new apartments in the suburb by about 670, thus increasing the "scarcity value" of property in Milton.