

UDIA 2024

**ANNUAL
REPORT**





TABLE OF CONTENTS

ANNUAL REPORT

ABOUT US	4
PRESIDENT'S REPORT	7
CEO'S REPORT	8
RESEARCH PARTNERS	11
REGIONAL STRUCTURE	13
2024 UDIA QUEENSLAND AWARDS FOR EXCELLENCE WINNERS	14
2024 PARTNERS	17

ABOUT US

The Urban Development Institute Australia Queensland (the Institute) is an advocacy and education organisation whose members include the professionals who plan, design and deliver land, parks, open spaces, recreational spaces, buildings and homes.

For over 50 years our work has supported hundreds of thousands of people and businesses who work in the property, building, and construction sector. The Institute takes a holistic view of all aspects of the property industry, with a focus on residential housing. We regularly engage with all three levels of government in discussions relating to new legislation, infrastructure priorities and our shared challenge of accommodating population growth across our state, and our members regularly consult with residents, communities, and neighbourhoods across Queensland. Our focus is to help build sustainable and vibrant communities for our growing state, and to contribute to planning and policy discussions which shape and preserve the way we live now and into the future.







**“THE CHALLENGES OUR
INDUSTRY FACED IN 2024
WERE SIGNIFICANT, BUT
SO TOO WERE OUR
ACHIEVEMENTS”**

PRESIDENT'S REPORT



The Institute remained steadfast in pushing for solutions that support housing supply, affordability and infrastructure investment.

2024 was a defining year for Queensland's property industry. With a new elected State Government, we had a fresh opportunity to advocate for meaningful reforms to address the housing crisis, improve efficiency, and strengthen economic growth.

One of the year's most significant developments was the Government's intention to re-establish the Queensland Productivity Commission, an important step in reviewing and reforming the construction sector. We actively engaged in these discussions to ensure our industry's perspectives were heard. Rising construction costs and regulatory bottlenecks continued to challenge housing delivery, making it critical to have a strong voice advocating for practical solutions.

We worked closely with all sides of politics, presenting evidence-based recommendations to drive better outcomes for housing and infrastructure. We were pleased to see the Liberal National Party commit to the majority of our recommendations. It was especially encouraging to see the \$2 billion trunk infrastructure package gain traction with the new government. Ensuring this funding is effectively implemented will be key to unlocking new housing supply in growth areas.

The Institute also welcomed commitments to the Shared Equity Scheme and the abolition of stamp duty for first-home buyers, both policies we strongly supported to help more Queenslanders enter the housing market. In high-demand areas, where

affordability pressures remained intense, targeted policies like these became even more essential.

Beyond housing, the industry's broader economic contribution was evident through increased demand for industrial land and logistics infrastructure. Recognising this significant growth, we established an Industrial Council - bringing together key stakeholders in industrial property development to drive policy and investment, improve planning processes, and advocate for sustainable industrial growth.

We also continued advocating for a more efficient EPBC assessment process, pushing for streamlined approvals to clear application backlogs and remove unnecessary delays. With a significant number of development projects awaiting approval, regulatory efficiency remained critical to achieving growth and investment targets.

The challenges our industry faced in 2024 were significant, but so too were our achievements. As we look ahead, the Institute remains well-positioned to ensure Queensland's property sector continues to thrive. Thank you for your ongoing support, and I look forward to another year of progress and collaboration.

Scott Ullman

State President

CEO'S REPORT

We engaged extensively with government and policymakers, ensuring that the industry's voice was heard at all levels.



The past year has been pivotal for our industry and our organisation. In an environment shaped by economic uncertainty, shifting policy landscapes, and growing demand for housing, we have remained steadfast in our mission to advocate for meaningful reforms to support our members in delivering communities across Queensland.

Collaboration remained at the heart of our work. We renewed key Memorandums of Understanding (MoUs) with Urban Utilities, Mackay, Whitsunday, Bundaberg, Livingstone, and Redland Councils, reinforcing our partnerships with local governments and essential service providers. Additionally, we established a new MoU with Unitywater and Energy Queensland, strengthening our efforts to address infrastructure challenges.

Beyond advocacy, we expanded our professional development offerings with the launch of *develop*. Designed to support property professionals at every stage of their careers, this program provides tailored courses and exclusive masterclasses featuring industry experts.

We also launched a new website, enhancing access to member-exclusive content, including policy alerts, research dashboards, and our industry magazine, *establish*. Our commitment to providing timely and relevant insights ensured our members stayed informed and ahead of industry trends.

Celebrating its 30th year, the Institute hosted its annual Awards for Excellence, presented by Mitchell

Brandtman. We welcomed over 650 members to recognise the very best in Queensland's property industry. This year's winners set new benchmarks in creating places for Queenslanders to live, work, and play. From inspiring projects to innovative initiatives, their hard work and dedication is raising the bar and shaping the future of our communities.

Every day, we see the resilience of our members as they adapt, learn, and drive this industry forward. It is on your behalf, that we remain committed to advancing policies and initiatives that support sustainable growth, housing affordability, and streamlined development processes. With the continued support of our members, we are ready to navigate challenges and seize opportunities that will shape Queensland's built environment for years to come.

Thank you for your dedication, collaboration, and passion. Together, we are building stronger communities and a more resilient industry.

Kirsty Chessher-Brown

Chief Executive Officer

A modern building with a swimming pool and lounge chairs. The building has a glass facade and a balcony with pink flowers. The pool is in the foreground, and there are several orange lounge chairs with white towels on the pool deck. The text is overlaid on the image in three blue boxes.

**“COLLABORATION
REMAINED AT THE HEART
OF OUR WORK”**

TOTAL FUSION PLATINUM BY CAVCORP



MUNDINGBURRA HOUSING BY DEPARTMENT OF HOUSING,
LOCAL GOVERNMENT, PLANNING AND PUBLIC WORKS

RESEARCH PARTNERS

Since 2014, the Research Foundation has delivered qualitative and quantitative bespoke research that fills a critical gap in industry knowledge.

Not only does our research inform important policy positions and advocacy work, but it also forms the basis for our program of events.

Through the work of the Research Foundation, members have access to important facts and figures to fuel informed decision making. This work is critical to maintaining a conversant industry, so we continue to add real value to Queensland communities.

The Industry Leaders Research Group (ILRG) is the brains trust of the Research Foundation. The ILRG is made up of industry organisations with the common purpose of providing Queenslanders with the places they want and expect. They offer guidance on qualitative research projects and nominate areas of annual research.

Research Foundation Partner



Research Partners



Industry Leaders Research Group 2024

Aria Property Group
 AVID Property Group
 Boulder Capital
 Brisbane City Council
 Cavcorp
 City of Gold Coast

City of Logan
 City of Moreton Bay
 Dennis Family Corporation
 HopgoodGanim Lawyers
 Lendlease
 Mirvac
 Mosaic Property Group

Peet
 Queensland Government
 Redland City Council
 Sunshine Coast Council
 Toowoomba Regional Council
 City of Ipswich



REGIONAL STRUCTURE

The Institute operates under a regional branch structure.

Our regional structure is unique to the industry, and it allows us to remain on the ground when it comes to supporting our members. The branches provide important local insight on the issues affecting the industry in real-time. Each branch is led by a volunteer branch president and branch committee. It is the role of the committee to engage members and advocate on local development matters. Because of this structure, the Institute can identify the unique needs of each region.



State President

Scott Ullman



Ipswich

Branch President: David Franklin



Bundaberg

Branch President: Kenny Festing



Logan

Branch President: Brad Gates



Cairns

Branch President: Nathan Lee Long



Mackay Whitsunday

Branch President: Sean Sandford



Central Queensland

Branch President: Gideon Genade



Moreton Bay

Branch President: Keith Cairns



Fraser Coast

Branch President: Megan Kraft



Sunshine Coast

Branch President: Joshua Sondergeld



Gold Coast

Branch President: Patrick Hefferan



Townsville

Co-Chair: Michael Tapiolas



Toowoomba

Branch President: Robert Weymouth



Townsville

Co-Chair: Matthew Bolton

2024 AWARDS FOR

EXCELLENCE WINNERS

The Awards celebrate the innovative developments our members are delivering across Queensland.

PROJECT OF THE YEAR

Upper House by Aria Property Group

REGIONAL PROJECT OF THE YEAR

Marina Residences by Maidment Group

RESIDENTIAL SUBDIVISION

Covella by AVID Property Group and Greenfields Development Company

MASTERPLANNED COMMUNITIES

Capestone by Urbex

AFFORDABLE HOUSING

Mundingburra Housing by Department of Housing, Local Government, Planning and Public Works

URBAN RENEWAL

Upper House by Aria Property Group

SENIORS' LIVING

BlueCare Sunshine Beach Aged Care by UnitingCare Queensland

APARTMENTS (HIGH-RISE)

Upper House by Aria Property Group

APARTMENTS (MID-RISE)

Lorient by Mosaic Property Group

SUSTAINABILITY

Upper House by Aria Property Group

DESIGN

Lorient by Mosaic Property Group

BOUTIQUE DEVELOPMENT

Marina Residences by Maidment Group

PARKS AND RECREATION

Capestone Community Parks by Urbex

RETAIL, COMMERCIAL AND INDUSTRIAL

Total Fusion Platinum by Cavcorp

COMMUNITY ENGAGEMENT

Casuarina Park, Woodbury by Finteni



MARKETING

Glasshouse by Spyre

CONSTRUCTION

Total Fusion Platinum by Cavcorp

CONSULTANTS'

Everleigh by Enriching Communities

INNOVATION

Demystifying Groundwater Dewatering by Wilson Environmental Compliance and Ground Support Systems

2024 DIVERSITY AWARD WINNERS

WOMEN IN LEADERSHIP

Riye Arai-Coupe from Bluebird Property

YOUNG LEADERS

Samuel Gardner from Gardner Vaughan Group





2024 PARTNERS

Principal Partner



Corporate Partners



Institute Partners



GPO BOX 2279, BRISBANE QLD 4001
LEVEL 12, 120 EDWARD STREET, BRISBANE QLD 4000
WWW.UDIAQLD.COM.AU

T 07 3229 1589
E UDIA@UDIAQLD.COM.AU

ACN 010 007 084
ABN 32 885 108 968