

# UDIA 2025





# Table of Contents

**About Us ..... 4**

**President’s Report ..... 6**

**CEO’s Report ..... 9**

**Research Partners ..... 10**

    Research Foundation Partner ..... 10

    Research Partners..... 10

    Industry Leader Research Group 2025 ..... 10

**Our Regional Network..... 12**

    Branch Presidents ..... 12

**2025 Awards for Excellence Winners..... 14**

**2025 Partners ..... 17**

    Principal Partner ..... 17

    Corporate Partners ..... 17

    Institute Partners..... 17



## About Us

**The Urban Development Institute of Australia Queensland (the Institute) is an advocacy and education organisation representing the professionals who plan, design, and deliver the communities that support Queensland's growth.**

Our members work across the property development sector, shaping residential neighbourhoods, industrial and employment precincts, and the infrastructure and public spaces that connect them.

For more than 50 years, the Institute has supported the people and businesses that drive Queensland's property, building, and construction industries.

Through a network of regional branches, policy committees, and industry leaders, the Institute provides a platform for members to share insights and contribute to evidence-based advocacy. We engage regularly with all levels of government and key infrastructure providers on legislation, planning policy, and infrastructure priorities. Through this work, we help shape the decisions that influence how Queensland grows and how our communities evolve.

Our focus is to support a thriving development industry while helping to create sustainable, vibrant places for Queenslanders to live, work, and play.





UDIA

## President's Report

**2025 was a defining year for Queensland's property industry. It was complex and demanding, yet it also brought clarity and a renewed sense of purpose.**

With an overwhelming need to deliver more housing in Queensland, housing affordability remained one of the most pressing challenges facing our state, placing significant pressure on the systems responsible for delivering new communities.

Throughout the year, the Institute remained focused on the changes needed to support housing delivery. This included clearer planning pathways, stronger infrastructure coordination, and a regulatory environment that recognises the realities of project feasibility.

The year also delivered meaningful progress. The State Government's commitment to the \$2 billion Residential Activation Fund marked an important step toward addressing one of the most significant barriers to housing delivery. The Institute strongly advocated for this type of infrastructure funding in its pre-election advocacy, and the Fund represents a significant step toward unlocking development-ready land and accelerating housing delivery.

Alongside this progress, the Institute secured a record number of Memorandums of Understanding with key government bodies, agencies, and infrastructure providers. These agreements formalise partnerships focused on improving planning processes, unlocking growth, and creating a more efficient path to delivery. Through this work, the Institute continued to champion housing supply, advocate for infrastructure investment, and help steer important planning reforms — outcomes that matter not only to our industry, but to every Queenslanders.


The reinstatement of the Queensland Productivity Commission also created an important opportunity to examine the productivity challenges facing the development and construction sectors. The Institute's submission to the Commission outlined practical reforms to reduce regulatory complexity, improve coordination across government, and ensure policy decisions properly consider project feasibility.

Despite the challenges facing the sector, our members continued to deliver homes and communities across the state — places where people can live, work, and play.

On behalf of the Board, I thank our members for their continued engagement and support. The Institute will continue advocating for the policy settings and investment needed to deliver the homes and communities Queenslanders need.



**Michael Loney**  
State President  
UDIA Queensland



“Despite the challenges facing our sector, our members continued to deliver homes and communities across the state — places where people can live, work, and play.”

## CEO's Report

**2025 was a significant year for the Institute and for the industry we represent. Across Queensland, demand for housing, infrastructure, and well-planned communities continued to grow, reinforcing the importance of strong collaboration between industry, government, and the broader community.**

Throughout the year, the Institute remained focused on delivering value to our members while ensuring the voice of the property industry was clearly represented in the conversations shaping Queensland's future.

Working closely with our Board, policy committees, branch committees, and members across the state, the Institute contributed evidence-based insights and practical recommendations to government at all levels. This year also saw both our policy and branch committees refreshed, attracting a record number of nominations and further strengthening the depth of expertise supporting the Institute's work.

The Institute continued to bring the industry together through a strong program of events and professional development. Across Queensland, we hosted 62 events, welcoming almost 6,000 professionals. These events provide valuable opportunities for members to connect, share insights, and build the knowledge needed to navigate an increasingly complex operating environment.

A highlight of the year was hosting the UDIA National Congress and National Awards in Brisbane. It was a proud moment to welcome industry leaders from across the country and showcase the quality, innovation, and ambition of development projects being delivered in Queensland.

Celebrating its 31<sup>st</sup> year, the UDIA Queensland Awards for Excellence once again recognised the very best in our industry. These projects continue to raise the bar for the creation of places where Queenslanders can live, work, and play.

Research and industry insight remained a core focus. Through the UDIA Queensland Research Foundation, the Institute delivered valuable analysis and market insights to support better decision-making across the sector. The National Housing Pipeline remains an important national benchmark for understanding potential housing supply and informing policy discussions.


The Institute also continued to champion the Made for People initiative, highlighting the role development plays in shaping vibrant communities and improving the lives of everyday Queenslanders.

None of this work would be possible without the engagement and support of our members, our volunteer committees, and the UDIA Queensland Board. Their insight and commitment help ensure the Institute remains a strong and trusted voice for the industry.

Together, we will continue working to ensure Queensland's property industry can deliver the homes, jobs, and communities our growing state needs.



**Kirsty Chessher-Brown**  
*Chief Executive Officer*  
UDIA Queensland



“Together, we will continue working to ensure Queensland’s property industry can deliver the homes, jobs, and communities our growing state needs.”

# 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 2025





# Our Regional Network

The Institute operates under a regional branch structure that ensures strong local representation across Queensland.

Each branch is led by a volunteer branch president and committee who provide on-the-ground insight into the issues affecting development in their region. These leaders play a critical role in shaping the Institute's advocacy and strengthening connections across the industry.

Through this structure, the Institute is able to respond to local challenges and opportunities while ensuring regional perspectives inform policy discussions and industry engagement across the state.

## Branch Presidents



**Bundaberg**  
Kenny Festing



**Cairns**  
Nathan Lee Long



**Central Queensland**  
Gideon Genade



**Fraser Coast**  
Megan Kraft



**Gold Coast**  
Patrick Hefferan



**Ipswich Co-Chair**  
Brock Jones



**Ipswich Co-Chair**  
Lachlan Luhrs



**Logan**  
Belinda Ryan



**Mackay / Whitsunday**  
Sean Sandford



**Moreton Bay**  
Keith Cairns



**Redland**  
Philip Mann



**Sunshine Coast**  
Beau Salter



**Toowoomba**  
Jacob McVeigh



**Townsville**  
Michael Tapiolas



# 2025 Awards for Excellence Winners



**Project of the Year**  
Florence by Mosaic  
Property Group



**Regional Project of the Year**  
Benchmarking and  
Innovation Project by  
Therefor Group



**Young Leaders**  
Darcy Modina  
Urbex



**Employer of Choice**  
McNab



**Women in Leadership**  
Claire Simmons  
Cairns Regional Council



**Affordable Housing**  
Ethel Residences by  
BHC Creating Liveable  
Communities



**Residential Subdivision**  
Riverbank by Peet



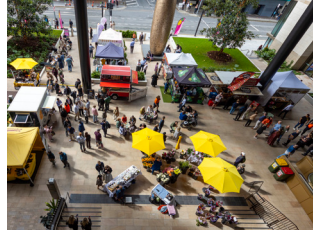
**Masterplanned Communities**  
Queen's Wharf Brisbane  
by Destination Brisbane  
Consortium



**Sustainability**  
Shoreline - Mangrove  
Wetlands by Stockland



**Seniors' Living**  
Ingenia Lifestyle  
Seachange Toowoomba by  
Ingenia Communities



**Urban Renewal**  
Queen's Wharf Brisbane  
by Destination Brisbane  
Consortium



**Medium Density**  
Tallow Residences by Cape  
Bouvard Developments



**Marketing**  
La Belle Palm Beach by  
Marquee



**Design**  
Trellis by Aria Property  
Group



**Boutique Development**  
Oakman Residences by  
Feltham Property Group



**Apartments (High-Rise)**  
Trellis by Aria Property  
Group



**Apartments (Mid-Rise)**  
Florence by Mosaic  
Property Group



**Social Infrastructure**  
Kangaroo Point Bridge by  
Brisbane City Council



**Industrial and  
Business Park**  
Electrolux Group –  
Queensland Experience  
and Distribution Centre by  
Port of Brisbane



**Community Engagement**  
Building Sustainable  
Communities: Unitywater's  
Aura and Harmony by  
Unitywater Infrastructure  
Program by Unitywater



**Construction**  
Quay Waterfront Newstead  
by Mirvac



**Consultants'**  
Queen's Wharf Brisbane by  
Bennett + Bennett



**Innovation**  
GemLife 5G Wireless  
Network by GemLife and  
Prospecta Utilities



# 2025 Partners

The Institute’s work is strengthened through the support of organisations that share our commitment to a thriving property industry.

Our partners help enable the events, insights, and advocacy that connect industry and support better outcomes for Queensland communities.

## Principal Partner



## Corporate Partners



## Institute Partners



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