

Dream out of reach for most buyers

by Matthew Killoran

SKYROCKETING house and land prices on the Gold Coast have been blamed for chasing the average punter out of town.

According to Colleen Coyne Property Research it is cheaper to buy land in Melbourne and even Sydney is not much more expensive.

Research shows the average land price here is \$232,250, \$255,000 in Sydney and \$164,900 in Melbourne.

Company director Colleen Coyne said areas between Helensvale and Palm Beach were some of the least affordable parts of the Coast.

"Those are the areas where there's the least supply of land and those are also the areas where rent continues to grow," she said.

"We're gradually pricing ourselves out of what ordinary people can afford.

"We won't have the population growth any more because people won't be able to afford to come here. It will only be for the wealthy.

"Someone has to find a magic bullet for affordability, but I don't know what that will be."

Ms Coyne said while Priority Infrastructure Planning (PIP) charges had

If you're
not in *The
Bulletin*,
you're not in
real estate

LIFTOUT INSIDE TOMORROW



been blamed for the Gold Coast's affordability problem there were other contributing factors.

"A number of financiers participating in the funding of development projects have disappeared (since the financial downturn)," she said.

"Population growth we're getting on the Gold Coast . . . that keeps pressure on prices."

She added Gold Coasters' tendency to outdo each other with bigger, flashier houses was also a problem.

"As they get bigger, the costs increase," she said.

She said many Australian residential markets were making a recovery; but coastal areas were likely to take longer to turn around.