



UDIA 2019

**ANNUAL
REPORT**





TABLE OF CONTENTS

ANNUAL REPORT

ABOUT US	4
PRESIDENT'S REPORT	7
CEO'S REPORT	8
BOARD MEMBERS	10
RESEARCH PARTNERS	17
REGIONAL STRUCTURE	19
2019 UDIA QUEENSLAND AWARDS FOR EXCELLENCE WINNERS	20
2019 PARTNERS	23

FINANCIAL REPORT – 31 DECEMBER 2019

DIRECTORS' REPORT	3
AUDITOR'S INDEPENDENCE DECLARATION	7
FINANCIAL STATEMENTS	
STATEMENT OF COMPREHENSIVE INCOME	8
STATEMENT OF FINANCIAL POSITION	9
STATEMENT OF CHANGES IN EQUITY	10
STATEMENT OF CASH FLOWS	11
NOTES TO THE FINANCIAL STATEMENTS	12
DIRECTORS' DECLARATION	28
INDEPENDENT AUDIT REPORT.....	29

ABOUT US

For almost 50 years, the Urban Development Institute of Australia Queensland (the Institute) has played an integral role in strengthening the State's property industry.

Our mission is to support our members in their pursuit to create-world class communities for Queenslanders. Over the years we have recognised the local differences that require on the ground industry representation. Responding to this important requirement, we have grown to represent all regions of Queensland through our branch structure to become the peak body for the property industry.







**“YOU, OUR MEMBERS, ARE
IN THE BUSINESS
OF CREATING THRIVING
COMMUNITIES”**

PRESIDENT'S REPORT

For the last 49 years, we've been the driving force of community creation across the State.

Formed because the industry needed a united voice to represent its members, the Institute has made significant progress toward ensuring our members keep delivering communities Queenslanders can enjoy for decades to come.

In unprecedented times, it is more important than ever to remain unified. COVID-19 has left us all feeling unsettled navigating the turbulent economic landscape as well as the changes to our daily routine.

You, our members, are at the core of everything we do and since the outbreak of the coronavirus pandemic, our team has been tirelessly working on delivering for members. As a huge contributor to jobs and wages in Queensland, the economy relies on the property industry to thrive. The Institute has called on all levels of government to commit to a stimulus package that keeps the property industry moving. Over the coming months, we will continue to push for incentive packages that support our members as community creators.

During these uncertain and challenging times, we believe it is critical for you to have opportunity to continue accessing the industry knowledge delivered by our events. You will continue to receive important research and information, delivered via webinars, to help you connect and keep your industry knowledge fresh during this challenging time. We will continue to keep listening to you, ensuring our offerings continually evolve and exceed your expectations.

Our Annual Report is an opportunity to reflect on the

year that was. During 2019 the UDIA continued to represent our members and progress professional and effective advocacy for all members. The Board has approved a new three-year strategic plan that pushes the industry to reach new heights through continued research, ongoing advocacy, and increased member engagement with a focus on the digital experience of our organisation.

I would like to thank the many organisations that partnered with us this year. It is because of your continued support we can deliver exceptional events, cutting-edge research, and new experiences. We look forward to working with you in 2020.

You, our members, are in the business of creating thriving, inclusive, and innovative communities. Your contribution goes beyond bricks and mortar. You are responsible for the places that Queenslanders enjoy each and every day that make up the fabric of our great State.

The Institute's team will continue to work hard so that you remain a driving force of our State's economy. Queenslanders are relying on us to continue to create places that bring joy and community. With your support, we can ensure the industry remains in the position to do this.

Ian Murray
State President

CEO'S REPORT

As I reflect on the work undertaken in 2019, it is clear that the industry had its challenges. The ever-changing market conditions coupled with a complex policy environment set the stage for an uphill battle from the start.

But knowing the strength of the industry and the commitment of our team, I was confident we would see the year through with some wins for you. We spent 2019 working alongside members to deliver improvements that benefited the industry and had positive impacts for communities across Queensland.

As a direct result of our advocacy to the State, from the first quarter of 2020 all councils are publishing online the value of Infrastructure Charges they receive from developers and how, as well as where, the money is spent. Through the work of the Research Foundation we discovered the community was unaware these charges were levied and could not join the dots to recognise the benefits from development in their area.

The Institute's advocacy work embeds the findings from our Research Foundation. It also comprises direct feedback from our diverse membership and our nine policy committees. Volunteers from across the industry lend their time to be part of the Institute's committees. It is with their guidance, along with the direct feedback from our members, that we can craft comprehensive submissions on policy changes affecting the industry.

In 2019, the team delivered 70 events across the State that attracted almost 6,000 people. Our program of events tackled the industry's hottest

topics. It had you sharing ideas, theories, and evidence on navigating the industry, lessons learnt, new opportunities, and the market's performance. We also delivered a National Congress that saw industry professionals from around Australia attend. This was no small task, and we're proud to have delivered a program that was a sell-out.

The Research Foundation has gone from strength to strength since its inception in 2014. Its work will continue to form the basis of our advocacy and spark new event ideas. Through the work of the Industry Leaders Research Group, the brains trust of the Research Foundation, we were able to deliver ground-breaking qualitative insight, most recently on buyer perceptions of compact living. We will continue to share key insights with members through our communications and events program.

On behalf of the team, thank you for your ongoing partnership. 2020 is an important year for the industry. We cannot continue to address the challenges ahead and achieve the same results without the continued support of our members.



Chief Executive Officer



“...WE WERE ABLE TO

DELIVER GROUND-

BREAKING QUALITATIVE

INSIGHT.”

BOARD MEMBERS

IAN MURRAY | PRESIDENT

Ian is the Development Director, Residential, for Lendlease and current President of the UDIA Queensland Board of Directors. He has worked in the development industry for over 20 years with several corporate developers. Prior to this he was a Consulting Engineer and provided services to the development industry for nearly a decade. Ian has been an Institute member for both Queensland and South Australia and has served on the Institute's Board and committees for several years.

WARWICK BIBLE | VICE PRESIDENT

Warwick Bible is General Manager of Mirvac Queensland. He is responsible for Mirvac's residential development operations including its apartments and master planned communities portfolio throughout Queensland.

With more than 20 years' property experience in Queensland and New South Wales, Warwick has held senior property executive roles with several of Australia's largest private and public property companies. Warwick is currently the Vice President of the Institute and holds formal qualifications in property economics, an MBA, and is a Fellow of FINSIA.

MICHAEL LONEY | VICE PRESIDENT

Michael is the Joint Managing Director at Ausbuild. He is jointly responsible for the strategic direction of the Ausbuild's large development portfolio, the company's day-to-day operations, and its future direction. Michael's strengths result from a long career in cost management and project feasibility studies where he developed a practical working knowledge of property development.

NEIL McALLISTER (MDIA) | TREASURER

Neil was appointed Treasurer of the Institute in 2010. He is the Head of Property Finance (Qld) at St.George Bank and a member of CPA Australia, Australian Institute of Company Directors, and FINSIA. St.George Bank has been a member of the Institute since 2001 and was a Foundation Partner for EnviroDevelopment. St.George Bank was also a Major Industry Partner of the Institute.





SARAH MACOUN | SECRETARY

Sarah is a partner of HopgoodGanim Lawyers' Planning and Environment team. She has extensive experience in planning approvals, litigation, and dispute resolution. She also has many years of expertise and a keen interest in environmental legislation and policy. Sarah is Board Secretary for the UDIA Queensland, Chair of the National EnviroDevelopment Board of Management, and is the Chair of the Institute's Planning and Environment Committee.

BOARD MEMBERS

STEPHEN HARRISON (MDIA) IMMEDIATE PAST PRESIDENT

Stephen was appointed President in 2016 after being appointed Vice President of the Institute in 2013. Stephen was the Institute's Gold Coast Logan Branch President between 2010 and 2013. He has more than 25 years' experience in the development industry and has held key positions in both public and private sectors. Stephen is currently the Principal of Harrison Development Group, which is responsible for the delivery of signature projects in Cairns, Logan, and the Gold Coast. He is also Project Director for Flinders, a 20,000-lot master planned community at Flagstone. He holds a Bachelor of Civil Engineering and a Master of Project Management.

BRETT GILLAN | DIRECTOR

Brett has served two terms as President of the Institute. He served as President from April 2008 to July 2009 after serving as Vice President from 2007 to 2008, and following this he served again as President in November 2013 to April 2016 after serving as Vice President in 2012. Brett joined the UDIA Council as a Director in August 2005 and chaired the IPA Review taskforce, UDIA Queensland Industry Development Steering Committee in 2006 and 2007, and was a judge for the UDIA Queensland Women in Development Excellence Awards in 2007 and 2008. Brett is a founding Director of Axis Capital Pty Ltd and has more than 30 years' experience in the property and development industries.

MARIA DRACAKIS | DIRECTOR

Maria is the Development Director at Jadecorp Property Group. For over 20 years, she has guided the Jadecorp brand and team overseeing company strategy, site selection, building design, project marketing, as well as managing sales and agent relationships. Prior to co-founding Jadecorp Property Group, she was in corporate finance with one of the major lenders in Sydney. Maria made the switch to Editorial Assistant at Australian House and Garden Magazine because of her passion for residential property and design before co-founding Jadecorp Property Group. She is a two-time graduate from the University of Queensland, holding a Bachelor of Economics and a Bachelor of Arts. Maria has been an active Institute member since 2015.



LACHLAN GRANTLEY | DIRECTOR

Lachlan consults to Consolidated Properties as well as running his own development business. He previously led the Residential Division at Consolidated Properties and has worked with the business since 2000. Lachlan continues his involvement in residential buildings and mixed-use projects and more recently applying these skills in the development of integrated retirement, aged care, and health communities. Lachlan focuses on reaching outstanding outcomes for all stakeholders and community groups involved in a project's development.

DAVID LANER | DIRECTOR

David graduated with an Honours degree in Civil Engineering from the Queensland University of Technology in 1997. He is a member of Institute of Engineers Australia, Australian Institute of Project Management, and he is an Accredited Real Estate Agent. David has also previously held a Committee position with the Retirement Villages Association (QLD). Since joining Stockland, David has held several senior positions responsible for Residential and Retirement portfolios. David is currently the General Manager for the Queensland Communities business.



MARIA DRACAKIS, JADECORP PROPERTY GROUP

BOARD MEMBERS

BRETT SCHIMMING | DIRECTOR

As the CEO of Construction Skills Queensland, Brett initiates and leads partnerships with industry, government, employers, unions, educators, and associations to develop initiatives that grow the skill base of the State's building and construction workforce. He has qualifications in education, business, and public policy. Brett is a Fellow of the Australian Institute of Management and the Australian Institute of Company Directors. Brett is Queensland's representative to the Australian Industry Skills Committee.

ALAN BUCKLE (FDIA) | DIRECTOR

Alan has been involved in the body corporate management industry and consultancy services within the development sector since 1983. Alan has experience in titling, operational design, and administration of a diverse and eclectic range of community title developments. Alan is also a member of the Institute, a Fellow of Strata Communities Australia Qld, and he chairs the Institute's Queensland Property Law and Community Management Committee.

MICHAEL MCNAB | DIRECTOR

Michael is the Managing Director and founder of Queensland construction company McNab, now one of Queensland's largest privately-owned construction companies. McNab is known for delivering high-quality projects ahead of schedule for Australia's leading public and private developers including award winning clients Aria Property Group, The Village Retirement Group, Brisbane Housing Company, Frasers Property, and Stockland.

PAUL MELVILLE | DIRECTOR

Paul is currently a joint Managing Director of Halcyon Management Pty Ltd, Chair of the Residential Tenancy Authority, and Chairman of the Institute's Seniors Living Committee. Paul graduated from QIT (now QUT) with a degree in law. With more than 20 years' experience in the legal sector, Paul has also been involved in the retirement industry and manufactured home estates for over 18 years. Halcyon started in July 2004 with the goal of changing the face of retirement living. It has been an Institute member since 2006.



CAMERON LEGGATT | DIRECTOR (RESIGNED JUNE 2019)

Cameron is the Executive General Manager Residential at Frasers Property Group Australia. Cameron joined Frasers in 2010 and was appointed General Manager Residential Queensland in 2013 and subsequently Executive General Manager for the Frasers residential business in June 2019. He now oversees the national business unit that includes business acquisition and growth, sales targets, and forecasts, as well as internal and external relationship management. Prior to joining Frasers Property Australia, Cameron was an Associate Director at Macquarie Bank in the Property Investment Banking Division. Cameron holds a Bachelor of Business and a Masters of Commerce.

SCOTT ULLMANN | DIRECTOR (APPOINTED AUGUST 2019)

Scott is the General Manager Residential Queensland at Frasers Property Australia. He joined Frasers Property Australia in 2007 and oversees the acquisition and development of apartment, mixed-use, townhouse, and land communities. Scott also co-chairs Frasers Property Australia's Reconciliation Action Plan Council, sits on the Property Council of Australia's Queensland Residential Committee, and he has previously served on the Institute's Planning and Environment Committee and the Logan Developers Advisory Group. Scott has approximately 16 years of experience in the residential property sector. He holds a Bachelor of Engineering (Civil, Hon).





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

CSQ

Research Partners



Industry Leaders Research Group 2019

Ausbuid

Boulder Capital

Brisbane City Council

Turrisi Properties

Calibre

City of Ipswich

Consolidated Properties Group

Defence Housing Australia

City of Gold Coast

HopgoodGanim Lawyers

Lendlease

Logan City Council

Mirvac

Mosaic Property Group

Peet

Sunshine Coast Council

Redland City Council

Department of Housing and Public Works

Economic Development Queensland



REGIONAL STRUCTURE

The Institute comprises eleven regional branches.

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.

Cairns

Branch President: Ranjit Singh
E: cairns@udiaqld.com.au

Sunshine Coast

Branch President: Carl Nancarrow
E: sunshinecoast@udiaqld.com.au

Townsville

Branch President: Duane Gibson
E: townsville@udiaqld.com.au

Ipswich

Branch President: Sam Burgess
E: ipswich@udiaqld.com.au

Central Queensland

Branch President: Gideon Genade
E: centralqueensland@udiaqld.com.au

Gold Coast Logan

Branch President: Jason Murdoch
E: goldcoastlogan@udiaqld.com.au

Mackay Whitsunday

Branch President: Mark McGrath
E: mackay@udiaqld.com.au

Toowoomba

Branch President: Stephen Bowers
E: toowoomba@udiaqld.com.au

Moreton Bay

Branch President: Keith Cairns
E: moretonbay@udiaqld.com.au

Fraser Coast

Branch President: Megan Kraft
E: frasercoast@udiaqld.com.au

Bundaberg

Branch President: Nathan Freeman
E: bundaberg@udiaqld.com.au

2019 UDIA QUEENSLAND

AWARDS FOR EXCELLENCE WINNERS

The Awards celebrate the innovative developments our members are delivering across Queensland. This year, the Awards observed its 25th Anniversary and marked this significant milestone by bestowing a 25th Anniversary Award.

PRESIDENT'S AWARD

Sekisui House Australia for West Village - Stage 1

CEO'S AWARD

Churches of Christ Housing Services (part of Churches of Christ in Queensland) for Thallon Street - Flexible Disability Housing for Elderly Parent Carers

25th ANNIVERSARY AWARD

Springfield City Group for Greater Springfield

AFFORDABLE HOUSING

BHC Creating Liveable Communities for Jingeri

RESIDENTIAL SUBDIVISION

Villa World for Arundel Springs

MASTER PLANNED DEVELOPMENT

Stockland for Oceanside

ENVIRONMENTAL EXCELLENCE

Mulpha Hotel Trust Pty Ltd for Intercontinental Hayman Island Resort

SENIORS LIVING

Pradella Property Ventures for Seachange Riverside Coomera

URBAN RENEWAL

Sekisui House Australia for West Village - Stage 1

MEDIUM DENSITY DEVELOPMENT

Tessa Developments for Moreton Townhomes

HIGH DENSITY DEVELOPMENT

10 STOREYS OR LESS

Aria Property Group for Akira Residences

HIGH DENSITY DEVELOPMENT -

GREATER THAN 10 STOREYS

Aria Property Group for Valencia Residences

AFFORDABLE SMALL SCALE DEVELOPMENT

Bubbl Up for ENVI Micro Urban Village



PREMIUM SMALL SCALE DEVELOPMENT

Frasers Property Australia for Hamilton Reach – River Homes

RETAIL, COMMERCIAL, PUBLIC USE

Sunshine Coast Community & Sporting Club for Sports Hub

MARKETING EXCELLENCE

Sekisui House Australia for West Village

COMMUNITY ENGAGEMENT EXCELLENCE

Mosaic Property Group for Drift by Mosaic

PARKS AND RECREATION

Sekisui House Australia for The Common

DESIGN EXCELLENCE

Aria Property Group for Valencia Residences

CONSULTANTS' EXCELLENCE

Prime Constructions (Qld) Pty Ltd for Riley, a Crystalbrook Collection Resort

WILDCARD

Mirvac and Halcyon for DVConnect Bridging Accommodation Project

2019 Diversity Award winners

UDIA QUEENSLAND & FRASERS PROPERTY WOMEN IN LEADERSHIP AWARD

Elaine Opferkuch, Chief Financial Officer at Pradella Property Ventures

UDIA QUEENSLAND & ARIA PROPERTY GROUP YOUNG LEADER AWARD

Matthew Tickner, Senior Designer and Project Manager at GHD

UDIA QUEENSLAND & JACKSON TEECE DIVERSITY IN DEVELOPMENT

Brisbane City Council – City Planning and Sustainability





2019 PARTNERS

Institute Partners



Major Industry 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