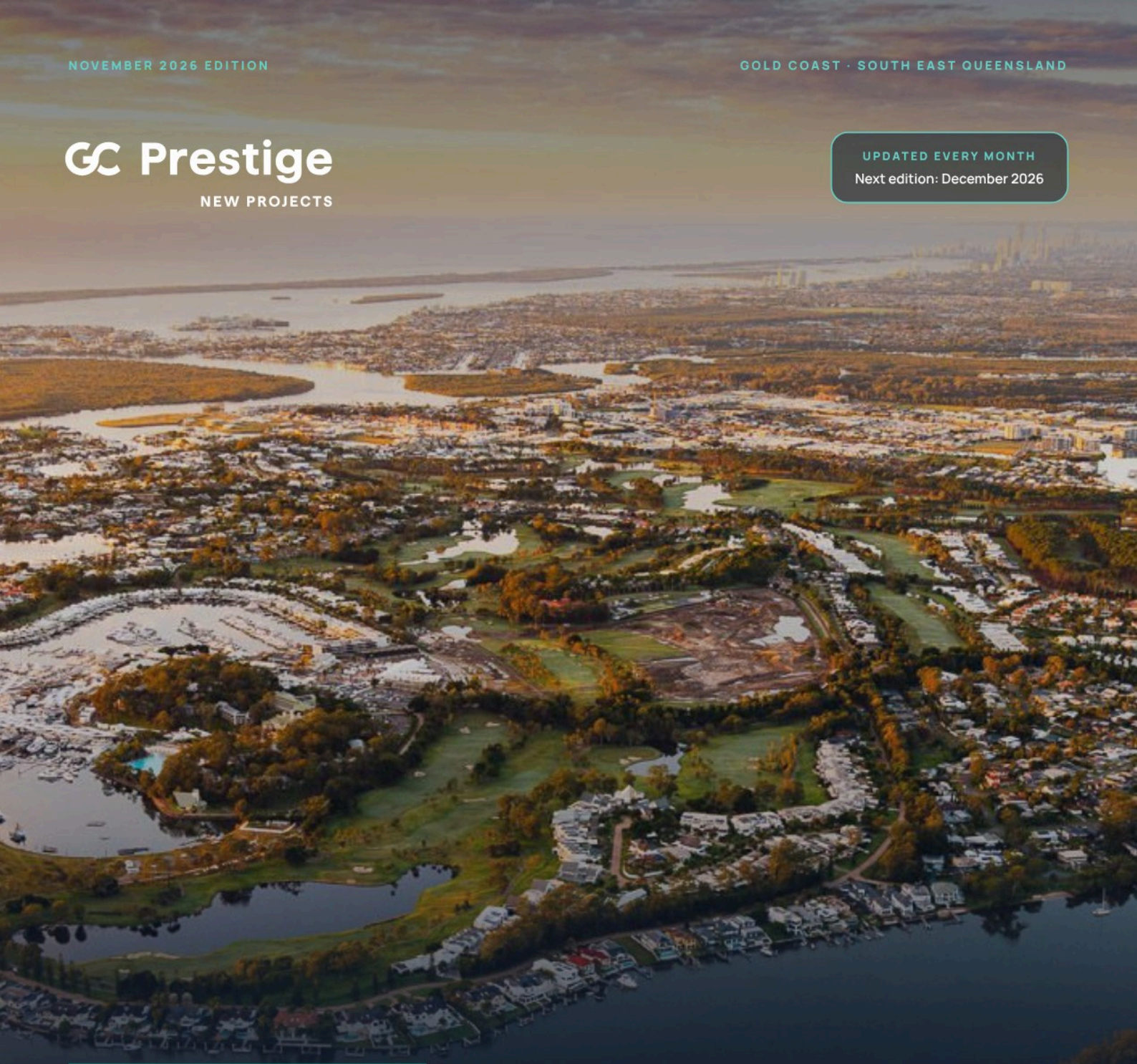
GC Prestige
NEW PROJECTS

UPDATED EVERY MONTH
Next edition: December 2026



FOR DEVELOPERS, LANDOWNERS AND BUYERS

New Projects Market Update

A court knocks back a Kirra tower, Nalu logs $41M in three sales, 3,575 apartments sit on hold and land prices jump. Plus new apartment sales, costs, site sales and featured new projects.

TAP A NUMBER TO JUMP TO THAT SECTION · FULL CONTENTS ON PAGE 2

644
NEW APT SALES H1 ›

3,575
APARTMENTS ON HOLD ›

$910k
GC LOT PRICE ›

$41.25M
NALU, 3 SALES ›

UPDATED EVERY MONTH

Contents. Tap to jump.

This report is refreshed every month with the latest sales, supply, costs, site deals and project news. This is the November 2026 edition; the next is due in December 2026.

03 **Market dashboard**
Eight numbers that matter this month

04 **Gold Coast news**
14 stories from October

06 **Development tracker**
16 towers and projects lodged, approved, launched or started

07 **New apartment sales**
Volumes, prices and who is buying

09 **The supply squeeze**
Projects on hold and what gets built

10 **Build costs and builders**
What it costs to deliver now

11 **Rates and inflation**
4.3% CPI and the November RBA call

12 **Buyer incentives**
Grants, duty and equity schemes

13 **Project pipeline**
12 projects shaping the city

14 **Record prices**
Penthouses and launch price points

15 **Development site sales**
Who paid what for land

17 **Homes needed, homes approved**
The gap that drives demand

18 **Infrastructure and population**
Arena, rail, roads and rents

21 **Featured new projects**
Five current GC Prestige projects

26 **More current projects**
Six more towers now selling

27 **Work with GC Prestige**
Project marketing and site sales

November 2026 in eight numbers.

Inflation has turned up again and a fifth rate rise is on the table, yet buyers keep paying record money for the best new product and land prices are climbing. The weaker projects are the ones being shelved.

644

NEW APARTMENT SALES, H1 2026

Up ~12% on H1 2025 · Urbis

$2.63M

AVERAGE NEW APARTMENT PRICE

June qtr 2026 · Urbis

3,575

GC APARTMENTS ON HOLD

41 projects, ~$2.9B · PRD, Oct 2026

~60%

2028-29 COMPLETIONS AT RISK

Delay or withdrawal · PCA/Urbis

$910k

GOLD COAST MEDIAN LOT PRICE

+11.4% in the Sep qtr · Oliver Hume

4.60%

RBA CASH RATE

Next decision 3 Nov · markets price a hike

4.3%

ANNUAL CPI, SEP QTR

Up from 4.0% · new dwellings +4.7% · ABS

$41.25M

THREE NALU SALES, MIAMI

$14.5M, $13.5M, $13.25M · Oct 2026

Sources: Urbis via Business News Australia and Ocean Road Magazine (Jun–Sep 2026); PRD via Australian Property Update (22 Oct 2026); Property Council/Urbis Gold Coast Apartment Market Summary (May 2026); Oliver Hume via The Urban Developer (30 Oct 2026); RBA Watch (1 Nov 2026); ABS CPI (28 Oct 2026); Apartments.com.au (26 Oct 2026).

This month on the Gold Coast.

A court sets a firm line on height in Kirra, while the top end keeps paying record money and land prices climb.

30 OCT

Gold Coast lot prices jump 11.4% to $910k

The Gold Coast median lot price hit $910,000 in the September quarter, up about $93k in three months and 25.6% in a year, the biggest quarterly jump of any market tracked.

THE URBAN DEVELOPER · OLIVER HUME DATA

28 OCT

Full-floor Flow apartment resells for $15.36M

A 524 m² full-floor home at Flow Residences, Rainbow Bay, bought off the plan in 2020 for $6.85M, has resold for $15.36M to an existing owner in the building.

REAL ESTATE SOURCE

27 OCT

Court overturns 14-storey Kirra tower approval

The Planning and Environment Court upheld a residents' appeal against Immerse's $130M Kaiya at 5–7 Haig Street: 43.5 m, about 50% over the local height limit. Council may appeal.

ABC NEWS

27 OCT

Owner-occupier apartment buying up 58% in five years

CommBank data shows Gold Coast owner-occupier apartment purchases rose 58% from FY21 to FY26 and 11% in the past year, led by younger buyers. House purchases fell 5% in the year.

COMMBANK NEWSROOM

26 OCT

Nalu logs $41.25M from three sales

Monaco's $500M, 44-residence Nalu at 122 Marine Parade, Miami sold homes at $14.5M, $13.5M and $13.25M within weeks of launch. Early works are under way.

APARTMENTS.COM.AU · OCEAN ROAD MAGAZINE

26 OCT

$30M for 2.78 ha beside Dreamworld

Spotlight Property Group bought Lots 170–171 Dreamworld Parkway, Coomera for $30M (about $10.8M a hectare) and plans a retail centre for the northern growth corridor.

THE URBAN DEVELOPER

23 OCT

Council backs 10-year Coomera road plan

Councillors unanimously backed a plan asking the State to help fund the Coomera Town Centre road network, including an M1 bypass to take pressure off Foxwell Road.

ABC GOLD COAST

Projects on hold, towers still rising.

22 OCT

3,575 Gold Coast apartments on hold

PRD counts 41 Gold Coast projects, about 3,575 apartments worth ~$2.9B, deferred or postponed, including the 889-apartment La Pelago, as costs and rates bite.

AUSTRALIAN PROPERTY UPDATE · PRD

21 OCT

Victoria & Albert towers rise, 65%+ sold

Iris Capital's $1B, 425-apartment Victoria & Albert at 20 Albert Avenue, Broadbeach (40 and 64 storeys) has passed $500M in presales. Three-bedroom homes from $2.45M.

APARTMENTS.COM.AU

20 OCT

Spyre lodges 48-storey Main Beach tower

Spyre Group has filed plans for a 160 m, 48-storey 'compact luxury' tower at 3642 Main Beach Parade with 354 apartments, a slimmed-down redesign of its earlier triple-tower plan.

THE URBAN DEVELOPER

20 OCT

Push to take heavy rail to the airport

McPherson MP Leon Rebello is running a petition to extend the rail line from Varsity Lakes to Gold Coast Airport. The Transport Minister says it is not in the current plan.

ABC GOLD COAST

16 OCT

$2.4B housing infrastructure fund opens

State and federal governments opened $2.4B for roads, water and sewer: $399M in Commonwealth grants matched by Queensland plus ~$1.6B in interest-free loans, targeting 50,000+ homes.

QUEENSLAND GOVERNMENT

15 OCT

Carey Park handed over for 2032 arena

The State will give council the 4.5 ha Carey Park site in Southport for a 12,000-seat arena but no construction money. The Mayor has floated two accommodation towers to help fund it.

ABC GOLD COAST

14 OCT

Climate risk to be written into planning

Council released updated landslide and storm-tide maps; the Mayor says climate risk will be in the new planning scheme within 12 months. Sites outside hazard overlays gain value.

ABC NEWS

HEIGHT RULES TO WATCH

The Kirra decision shows the court will hold towers to local height limits where neighbours object. Sites with height already approved, or inside centres that allow it, are worth more.

Sources: the publication named under each story, published 14–30 Oct 2026.

16 projects on the move this month.

Every tower and project we tracked through planning, launch or construction, newest first. Broadbeach, Surfers and the northern growth corridor lead.

SITE AND PROJECT	PROPOSAL	STATUS	DATE
5–7 Haig St, Kirra Kaiya · Immerse	14 storeys · 43.5 m · $130M	REFUSED	27 Oct
Hope Island Resort, Hope Island Sage at Links · GH Properties	21 apts · $40M · 14 sold	SELLING	28 Oct
122 Marine Pde, Miami Nalu · Monaco	44 homes · $500M	SELLING	26 Oct
Dreamworld Pkwy, Coomera Retail centre · Spotlight	2.78 ha site · $30M	PROPOSED	26 Oct
The Esplanade, Burleigh Heads ONE Burleigh · MAYD	17 full-floor homes	UNDER CONSTR.	22 Oct
20 Albert Ave, Broadbeach Victoria & Albert · Iris Capital	40 + 64 storeys · 425 apts	UNDER CONSTR.	21 Oct
3642 Main Beach Pde, Main Beach Spyre Group	48 storeys · 354 apts	LODGED	20 Oct
Halcyon Way, Hope Island Palma · Rogerscorp	101 townhouses · 2.3 ha	LODGED	19 Oct
26 Vista St, Surfers Paradise 26 Vista · MRCB	51 storeys · $600M · 70%+ sold	UNDER CONSTR.	19 Oct
7–9 Surf Pde, Broadbeach The Eveleigh · Hirsch & Faigen	$240M · $100M+ sold	UNDER CONSTR.	19 Oct
25–27 Vista St, Surfers Paradise Surfer · Bastion Group	30 storeys · 100 units · $200M	APPROVED	17 Oct
109 Jefferson Ln, Palm Beach Vertical duplex	6 storeys · 2 homes	LODGED	16 Oct
Coomera Springs, Coomera Special school · Qld Govt	27 learning spaces · 2028	UNDER CONSTR.	16 Oct
19–21 Anne Ave, Broadbeach AVVA · Bassar Group	32 storeys · 56 homes · $180M	UNDER CONSTR.	12 Oct
4–6 Oban Ln, Southport Karam Group	13 storeys · 81 apts	LODGED	8 Oct
410 Marine Pde, Biggera Waters Reflections · NIECON	14 lvls · 90 apts · $168M	LAUNCHED	3 Oct

Sources: ABC News; Australian Development Review; Apartments.com.au; The Urban Developer; Brisbane Development; Queensland Government (3–28 Oct 2026).

Sales held up and prices set new highs.

644 new apartments sold in the first half of 2026, about 12% more than a year earlier, even as rates rose. The average price reached $2.63M in the June quarter. Urbis's September-quarter figures are due later this month.





76%

SALES ABOVE $1M

March quarter 2026

62%

2-BED, 2-BATH

Share of March qtr sales

+58%

OWNER-OCCUPIER APT PURCHASES

FY21 to FY26 · CommBank

Owner-occupiers are coming back: CommBank says Gold Coast owner-occupier apartment purchases are up 58% in five years and 11% in the past year, led by younger buyers, while house purchases fell. Two-bedroom product above $1M is still doing the heavy lifting.

Sources: Urbis Gold Coast Apartment Essentials via Business News Australia (25 Jun 2026), Ocean Road Magazine (2 Sep 2026) and the Gold Coast Bulletin (21 Sep 2026); CommBank Newsroom (27 Oct 2026).

Central Gold Coast took 58% of sales.

The Southern Beaches have the highest average price at $4.87M. Broadbeach and Surfers have the busiest launch pipeline, and new releases this spring start from just over $1.1M.

TOP-SELLING PROJECTS, JUNE QTR 2026 (SALES)



LATEST LAUNCHES AND ENTRY PRICES	DEVELOPER	FROM
Reflections on the Broadwater, Biggera Waters	NIECON	**$1.165M**
Paradiso Place, Surfers Paradise	SPG Land	**$1.345M**
Sandpiper, Broadbeach · 51 lvls	Polycell	**$1.855M**
Victoria & Albert, Broadbeach · 3-bed	Iris Capital	**$2.45M**
Nalu, Miami · 44 homes	Monaco	**$6.95M**

$4.87M

SOUTHERN BEACHES AVG

June qtr 2026

22

LAUNCHES IN H1 2026

14 in Q1 and 8 in Q2

97

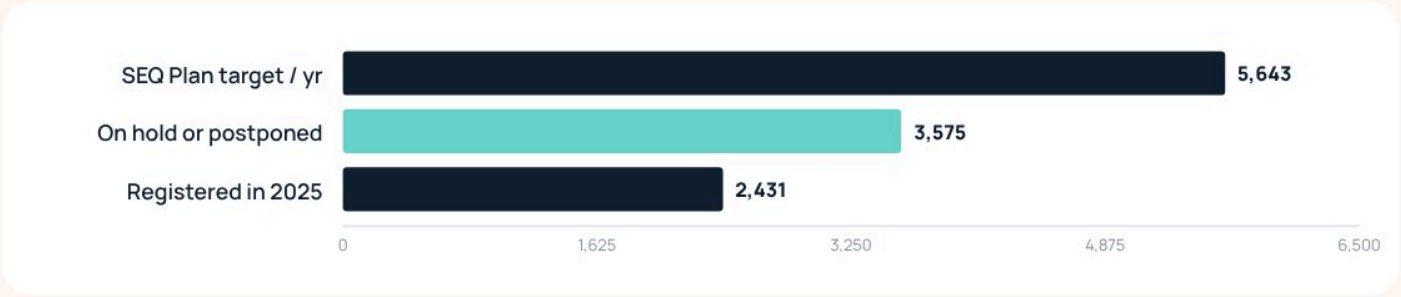
PROJECTS TRACKED

A record for Urbis

Sources: Urbis via Ocean Road Magazine (2 Sep 2026) and Business News Australia (25 Jun 2026); Australian Development Review (3 Oct 2026); Apartments.com.au (4 Feb, 21 and 26 Oct 2026); GC Prestige listing 2p0105.

3,575 apartments are on hold.

PRD counts 41 Gold Coast projects, about $2.9B of work, deferred or postponed. Only 2,431 new apartments and townhouses were registered in 2025, well short of the 5,643 a year the regional plan calls for.





1,534 apartments in total, about 14 months of supply.

~60%

DUE 2028-29 AT RISK

Moderate or high risk of delay

$2.9B

PROJECTS DEFERRED

41 GC projects · PRD

850

BUILD-TO-RENT UNITS

Approved pipeline

WHAT IT MEANS

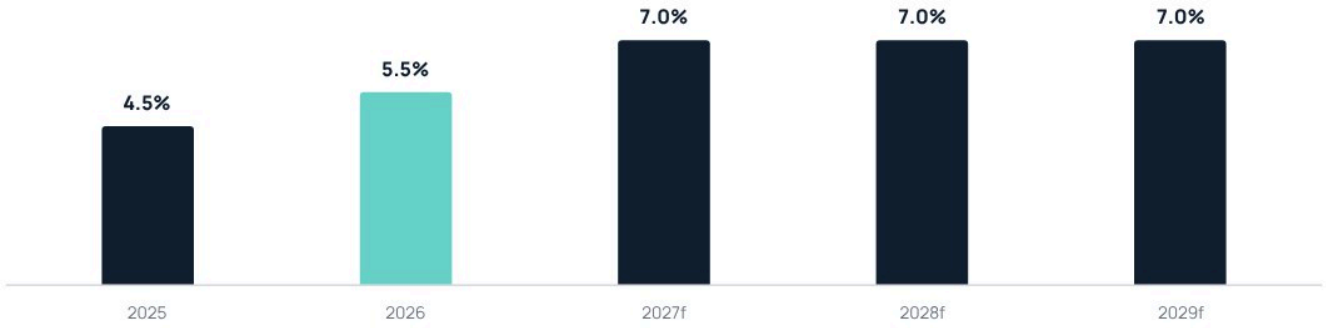
Fewer completions in 2028-29 means less competing stock for projects that do get built. Sites with approvals, and projects with a builder locked in, are what buyers and funders want.

Sources: PRD via Australian Property Update (22 Oct 2026); Property Council/Urbis Gold Coast Apartment Market Summary (May 2026, published Jun 2026).

Costs are rising faster from 2027.

RLB's September-quarter update keeps Gold Coast tender price growth at 5.5% for 2026 (trimmed from 6%) and 7% a year from 2027 as Olympic works compete for trades.

GOLD COAST TENDER PRICE ESCALATION, PER YEAR



f = forecast. Brisbane: 5% in 2026, then 7% a year. National 2026: 4.6%.

+3.2%
NATIONAL CCCI
Year to Sep 2026 · Cotality (was 2.8%)

+4.7%
NEW DWELLING PRICES
Year to Sep 2026 · ABS CPI

563
QLD BUILDER INSOLVENCIES
FY2025-26 · ASIC

Cotality's construction cost index rose 1.0% in the September quarter, nationally and in Queensland, lifting annual growth to 3.2%. New dwelling prices in the CPI are still up 4.7% a year. Insolvencies have levelled off (565 the year before); labour, Tier 1 subcontractor capacity and Olympic venue work are the main cost drivers in South East Queensland.

Sources: RLB via The Urban Developer (17 Sep 2026); Cotality CCCI (21 Oct 2026); ABS CPI (28 Oct 2026); ASIC Series 1 via The Good Builder (Jul 2026).

Inflation at 4.3% puts a fifth rate rise in play.

September-quarter CPI rose 1.3% to 4.3% a year. The cash rate is 4.60% after four rises this year, and futures put the odds of another rise at the RBA's 3 November meeting at about 80%.

4.60%
RBA CASH RATE
From 3.60% at the start of 2026

4.3%
ANNUAL CPI, SEP QTR
Trimmed mean 3.6% · ABS

−5.2%
NATIONAL VALUES FROM PEAK
March 2026 peak · Cotality HVI

+5.9%
BRISBANE VALUES, 12 MONTHS
Despite −1.5% in September

−27%
BRISBANE SALES VOLUMES
Year on year · Cotality

81%
MARKET ODDS OF A NOV HIKE
ASX futures, 1 Nov · RBA Watch

Off-the-plan buyers pay a deposit now and settle later, so rate rises bite at settlement rather than at signing. That makes valuation risk and buyer finance the two things developers watch most closely. Cotality's October results and the RBA decision both land in the first week of November.

TAKEAWAY
In a higher-rate market, presales depend on price point, builder certainty and realistic settlement dates. Campaigns need to be built for buyers who are doing the maths.

Sources: ABS CPI (28 Oct 2026); RBA Watch (1 Nov 2026); CommBank Newsroom (19 Oct 2026); Cotality Home Value Index (1 Oct 2026).

Government help now favours new homes.

Most of the current support for buyers applies to new builds and off-the-plan. That is a selling point for every project, and October's law change widened it.

SCHEME	WHAT IT DOES
$30K GRANT	Queensland First Home Owner Grant on new homes under $750k, extended for four more years in the June 2026 Budget.
NO STAMP DUTY	First home buyers pay no transfer duty on new homes (from 1 May 2025). A Bill passed on 13 Oct 2026 now counts builder's-terms homes as new and lets vacant land with a shed qualify.
5% DEPOSIT	Federal Home Guarantee Scheme with no income caps and unlimited places from 1 Oct 2025. The Gold Coast price cap is $1M.
HELP TO BUY	Federal shared equity from 5 Dec 2025: up to 40% for new homes. Income caps $100k single and $160k joint.
BOOST TO BUY	Queensland shared equity of up to 30% on new homes to $1M, from 15 Dec 2025. The SEQ round is fully allocated (June 2026).
FOREIGN BUYERS	Established homes are off-limits until 31 Mar 2027, but new and off-the-plan homes remain open. The Queensland surcharge is 8%.

FOR DEVELOPERS

Product priced under $750k or $1M can tap the grant, duty exemption and 5% deposit scheme together. Price points and stage releases should be set with these caps in mind.

Sources: Queensland Ministerial Statement (23 Jun 2026); The Good Builder (16 Oct 2026); Housing Australia; Savings.com.au (25 Aug 2025); Allens (19 Mar 2025). Check eligibility with a qualified adviser.

12 projects reshaping the skyline.

From a 101-storey tower in Southport to boutique full-floor homes in Burleigh. This month Kaiya lost its approval in court and Nalu posted three eight-figure sales.

PROJECT	DEVELOPER	SCALE	STATUS
Palmera Residences Surfers Paradise	Central Equity	52 lvls · 347 apts · $1B	Under construction · $400M+ sold
One Broadbeach Broadbeach	Arada	62 + 55 lvls · 952 homes	Change application, Aug 2026
One Park Lane Southport	Goss syndicate	101 + 60 lvls · 197 apts	Approved; start not yet confirmed
Celestino twin towers Surfers Paradise	Celestino	48 + 55 lvls · 275 apts	Approved May 2026
Victoria & Albert Broadbeach	Iris Capital	425 apts · $1B	65%+ sold · Albert due late 2027
Sandpiper Broadbeach	Polycell	51 lvls · 204 apts	~100 sold · completion 2030
Flourish precinct Palm Beach	Sherpa	286 apts · $500M	Both towers approved
ONE Burleigh Burleigh Heads	MAYD Group	17 full-floor homes	Completes Q1 2027
Nalu Miami	Monaco	44 homes · $500M	3 sales, $41.25M · early works
Malouf tower Mermaid Beach	Ian Malouf	44 lvls	Plans lodged Mar 2026
The Lanes Mermaid Waters	Abedian & Co	3 towers · 700 apts	Bought back by Abedians · DA
Kaiya Kirra	Immerse	14 lvls · 105 apts	Approval overturned, Oct 2026

Sources: Ocean Road Magazine (20 Jul, 26 Oct 2026); The Urban Developer (27 Oct 2025, 5 Dec 2025, 12 Mar, 29 May, 11 Jun, 20 Aug 2026); Apartments.com.au (4 Feb, 21 and 26 Oct 2026); The Good Builder (21 Jun 2026); ABC News (27 Oct 2026).

Queensland's apartment record keeps being tested.

MAYD Group sold a 762 m² penthouse at ONE Burleigh for $30M in May, about $39,370 per m². In October, Nalu at Miami sold three homes for an average of $13.75M and a Rainbow Bay full floor resold for $15.36M.



*Ocean Place: reported, conditional on an approved amendment for an extra rooftop storey; not confirmed by the developer.

$39.4k

PER M², ONE BURLEIGH

Record rate

$13.75M

NALU AVERAGE

Three sales, Oct 2026

+124%

FLOW RESALE GAIN

$6.85M (2020) to $15.36M

Premium beachfront product is setting the ceiling, while the volume market sits between $1M and $3M. Launch pricing this spring runs from $1.165M (Reflections, Biggera Waters) and $1.345M (Paradiso Place, Surfers) to $6.95M (Nalu, Miami). The Soul penthouse in Surfers goes to private auction on 20 November.

Sources: The Good Builder (21 Jun 2026); InDaily Qld (13 Aug 2026); Apartments.com.au (26 Oct 2026); Real Estate Source (28 Oct 2026); Australian Development Review (3 Oct 2026); Property Noise (17 Oct 2026).

Developers are still paying up for land.

Beachfront sites, permit-ready land and northern growth corridor sites are drawing the strongest bids. Gold Coast lot prices rose 11.4% in the September quarter alone.



$301M

NINE PRICED SALES

Shown above

$10.8M

PER HECTARE, COOMERA

$30M for 2.78 ha

$910k

GC MEDIAN LOT

+25.6% in a year · Oliver Hume

Selling agencies not named. Sources: Apartments.com.au and Ocean Road Magazine (Oct 2026); The Urban Developer (14 Jan, 13, 23, 26 and 30 Oct 2026); Real Estate Source (Jul, 19 Aug 2026); Canberra Times/ACM (25 Feb 2026). Prices as reported.

13 site sales across the region.

Where the land is changing hands, and what is planned for it. Prices as reported; selling agencies are not named.

DATE	SITE	LAND AND PLAN	PRICE
Oct 2026	**Lots 170–171 Dreamworld Pkwy, Coomera**	2.78 ha · retail centre	**$30M**
Oct 2026	**Bridges Rd & Hauton Rd, Morayfield**	6 ha · 98 homes planned	**$22M**
Oct 2026	**41 Blewers Rd, Morayfield**	~2 ha · 29 lots	**$6M**
Oct 2026	**Gold Coast residential site (Sobha Realty)**	First Australian purchase	**Undisclosed**
2026	**City West super lot, Springfield**	12.7 ha · $800M masterplan	**$50M**
Aug 2026	**18–20 Alexandra Ave, Mermaid Beach**	1,012 m² · apartment site	**$17.025M**
Jul 2026	**4–6 Strathaird Rd + Ashmore Rd, Bundall**	6,072 m² · mixed use	**$13.6M**
May 2026	**63–79 Garfield Tce, Surfers Paradise**	3,983 m² · twin towers	**~$125M***
Feb 2026	**39–41 Jefferson Ln, Palm Beach**	Beachfront	**$23.5M**
Feb 2026	**1 Clarke St, Southport**	1.7 ha · ~100 apartments	**Undisclosed**
Dec 2025	**Forum + Lido Arcade, Surfers Paradise**	5,256 m² · CBD site	**~$35M**
Oct 2025	**Holloway Rd, Chambers Flat (Logan)**	13.9 ha · 141 lots	**$40M**
2024	**122–130 Marine Pde, Miami**	7,238 m² · now Nalu	**$70M**

*Garfield Terrace: reported cost of assembling the land.

OWN A SITE WITH UPSIDE?

Zoning, height and approvals change land value more than size. We assess sites and amalgamations across SEQ, often off-market.

SITE ASSESSMENT

Sources: The Urban Developer (14 Jan, 13, 23, 26 Oct 2026); Real Estate Source (Jul, 19 Aug, 13 and 25 Oct 2026); Apartments.com.au (15 Feb, 26 Oct 2026); Canberra Times/ACM (25 Feb 2026); Ocean Road Magazine (26 Oct 2026).

The Gold Coast needs twice the homes it approves.

The city plans for one million residents and 185,000 more homes by 2046, about 9,250 a year. Around 4,000 were approved in 2024-25.



1M

QLD HOMES TARGET

New homes by 2044

$2.4B

ENABLING INFRASTRUCTURE FUND

Opened 16 Oct 2026 · 50,000+ homes

3,327

QLD APPROVALS, AUGUST

Down 22.5% in the month · ABS

The new $2.4B fund pays for the roads, water and sewer that hold back greenfield and infill sites, through grants and interest-free loans. Council will also write climate risk into the new planning scheme within 12 months. September approvals data is due from the ABS in early November.



Sources: ABC News (16 Feb 2026) citing the City of Gold Coast Local Growth Management Strategy; ABS Building Approvals (Aug 2026 release); Queensland Ministerial Statement (16 Oct 2026); ABC News (14 Oct 2026).

New transport is opening up new sites.

Projects within walking distance of light rail and the new northern stations are where planning is likely to allow more height and density.

OCT 2026

Carey Park arena site handed to council

4.5 ha in Southport for a 12,000-seat 2032 arena; towers floated to help fund it.

OCT 2026

Coomera road plan backed

Council seeks State funding for Coomera Town Centre roads and an M1 bypass.

OCT 2026

Jabiru Island bridges design starts

Duplication to finish four-laning Hope Island Road.

JUN 2026

Northern light rail extension funded

3.2 km Harbour Town to GCUH, 3 stations, before 2032.

AUG 2026

Light rail Stage 3 opens

Broadbeach South to Burleigh Heads: 6.7 km, 8 stations.

MAY 2026

Hope Island station opens

New stop on the Gold Coast line; Merrimac under construction.



Sources: ABC Gold Coast (15, 16, 23 Oct 2026); Queensland Government ministerial statements (6 Oct 2026, 7 Aug 2026); The Urban Developer (22 Jun 2026).

More people, tight rents.

Queensland added 90,100 people in the year to March 2026. Gold Coast unit rents are still at a record $850 a week; house rents have eased to $920 and vacancy is about 1%.

GOLD COAST MEDIAN ASKING RENT



Units: June qtr 2026 record. Houses: Domain, Oct 2026 (down from $950).

5.74M

QUEENSLANDERS

+1.6% · Mar 2026

+14.7k

NET INTERSTATE ARRIVALS

Qld, year to Mar 2026

68k

NEW GC RESIDENTS

Past five years · KPMG

Investors are back in the new apartment market because the rent maths works: a record $850 a week for units with vacancy near 1%. Brisbane vacancy is 0.9%. Strong rental demand also supports valuations at settlement.



Sources: ABS National, state and territory population (17 Sep 2026); KPMG (1 Dec 2025); Domain (8 Oct 2026); SQM Research via Landlord Weekly (Oct 2026); PropTrack/REIQ (Jul 2026).

Three audiences, three moves.

DEVELOPERS

Presales are there for the right product, but buyers are rate-sensitive and a November hike is likely. Lock in the builder, show the numbers, and set releases around the $750k and $1M scheme caps.

LANDOWNERS

Land values are rising: Gold Coast lots jumped 11.4% in a quarter and sites near rail and the northern corridor are trading well. After Kirra, approved height is worth documenting before you go to market.

BUYERS

With 3,575 apartments on hold, fewer new homes will complete in 2028-29. Grants, duty exemption and low-deposit schemes favour new homes. Check the builder, sunset date and settlement valuation risk.



TALK IT THROUGH

Oktay Vali · 0424 674 031 · gc@gcprestige.au

CONTACT US



FEATURED NEW PROJECT · JUST RELEASED

GC PRESTIGE NEW PROJECTS

Paradiso Place, resort living on the quiet end of Surfers

103 FERNY AVENUE, SURFERS PARADISE · FROM $1,345,000

SPG Land's resort-style tower by Rothelowman, above a new laneway dining precinct and paces from the beach. Two-bedroom homes from $1.345M, corner two-bedrooms from $1.8M and three-bedroom corners from $2.275M.

2–3	2–3	1–2	100 m²
BEDROOMS	BATHROOMS	CAR SPACES	FROM (TOTAL)

- Level 16 residents' lounge, private dining and events
- Resort pool, lap pool, gym and wellness terrace
- G:link tram within walking distance
- Prices as released by the developer, 28 Oct 2026





INSPECT OR ENQUIRE

Oktay Vali · 0424 674 031 · Private inspections by appointment

VIEW LISTING

SUBMIT EOI



FEATURED NEW PROJECT · STAGE ONE

GC PRESTIGE NEW PROJECTS

Sanctuary Waters homesites inside Sanctuary Cove

SANCTUARY COVE · STAGE ONE · FROM $1,158,000

The newest residential precinct within the gates, close to the Marine Village and Country Club. Stage One releases 22 homesites from 386 m² to 512 m², most 390 m² with a 13 m frontage. Civil works are under way.

22	386 m²	13 m	4
HOMESITES	FROM	TYPICAL FRONTAGE	CORNER LOTS

- North- or south-facing backyards
- Two golf courses and a 330-berth marina
- 24/7 land and water security
- FIRB approval: overseas buyers can purchase





INSPECT OR ENQUIRE

Oktay Vali · 0424 674 031 · Private inspections by appointment

VIEW LISTING

SUBMIT EOI



FEATURED NEW PROJECT · COMPLETED

GC PRESTIGE NEW PROJECTS

Harbour One Marina Residences, Sanctuary Cove

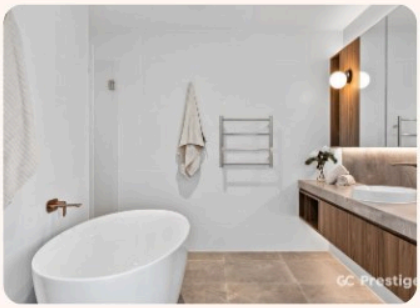
MARINE VILLAGE, SANCTUARY COVE · FROM $2,850,000

A completed collection of marina-front garden villas and apartments in the Marine Village, ready to move into now, with private lift and basement parking. Dual-aspect layouts take in marina and hinterland views.

3	3	2	407 m²
BEDROOMS	BATHROOMS	CAR SPACES	AREA

- Construction complete: immediate occupancy
- Moments from the marina, dining and golf
- Secure, low-maintenance resort living
- Developer price list dated 3 Jul 2026





INSPECT OR ENQUIRE

Oktay Vali · 0424 674 031 · Private inspections by appointment

VIEW LISTING

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FEATURED NEW PROJECT · LAST HOME

GC PRESTIGE NEW PROJECTS

Horizon Residences, the last home at Sanctuary Cove

SANCTUARY COVE · FINAL RESIDENCE · $1,975,000

The final home in the park-side precinct, designed by Jarred Poole. A three-bedroom residence with private internal lift, ready for a buyer who wants a new home inside the gates without the wait.

3	2	2	375 m²
BEDROOMS	BATHROOMS	CAR SPACES	AREA

- Full FIRB approval: overseas buyers can purchase
- Two golf courses and a 330-berth marina
- 24/7 land and water security
- Solar, integrated air-conditioning, SMEG appliances





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FEATURED NEW PROJECT · RIPLEY VALLEY

GC PRESTIGE NEW PROJECTS

Ripley Square terrace homes, from $923,000

7002 RIPLEY ROAD, RIPLEY · FROM $923,000

Architect-designed terraces by DKO, delivered by Verso Development Group in a 94-lot release beside Ripley Town Centre, within reach of the Ripley Valley PDA's growth and planned rail.

3–4	2	2	153 m²
BEDROOMS	BATHROOMS	CAR SPACES	AREA

- Resident-only pool and landscaped gardens
- Walk to shops, schools and the planned rail link
- Ripley Valley PDA: 48,750 homes planned
- Updated pricing from $923,000



INSPECT OR ENQUIRE

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VIEW LISTING

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Six more projects selling now.

Landmark beachfront towers in Surfers Paradise, the Imperial Square precinct in Southport, boutique Chevron Island living and a Brisbane CBD address.



The Esplanade Beachfront Towers

152 The Esplanade, Surfers Paradise

347 residences · 77-storey Tower 1

Price on request ›



Cypress Avenue Sky Towers

3–7 Cypress Ave, Surfers Paradise

306 residences · 90 + 76 storeys

Price on request ›



Regal Residences, Imperial Square

Southport

Final homes in Stage 1 and Azzura

From $830,000 ›



Monarch Place

61–73 Meron St, Southport

40 storeys · 323 apartments

From $1,000,000 ›



Orama

12 Weemala St, Chevron Island

21 storeys · 102 residences

From $895,000 ›



Alice Street Botanic Towers

204 Alice St, Brisbane City

391 residences · 78 + 73 levels

Price on request ›

Listing details and images: GC Prestige listing pages (Oct 2026). Prices and availability are set by each developer and may change.

Project marketing from concept to settlement.

Our New Projects division works with developers on positioning, pricing, sales strategy and stakeholder management, and with landowners on site sales and amalgamations.

$200M+
SETTLED

21
DEVELOPMENT SITES

4,500+
BUYER NETWORK

NEW PROJECT CAMPAIGNS	TYPE	STATUS
Paradiso Place, 103 Ferny Ave, Surfers Paradise	New apartments	**From $1,345,000**
Sanctuary Waters Stage One, Sanctuary Cove	Homesites	**From $1,158,000**
Harbour One Marina Residences, Sanctuary Cove	Marina residences	**From $2,850,000**
Horizon Residences, Sanctuary Cove	Homes	**$1,975,000**
Ripley Square, Ripley	Terrace homes	**From $923,000**
Athena Quays 1308, Sickle Ave, Hope Island	Waterfront apartment	**Sold**

For developers

- Pricing and release strategy
- Buyer database and off-market presales
- Display, digital and print campaigns
- Contracts through to settlement

For landowners

- Development site assessments
- Amalgamations with neighbours
- Off-market approach to developers
- Sites across SEQ's growth corridors

Planning a project or selling a site?

Ask for a free project marketing proposal or development site assessment. Oktay calls within one business day. We'll ask five things:

1. **Your name, mobile and email**
   So Oktay can call you back.
2. **Project or site address**
   Apartments, townhouses, land subdivision, or a site you own.
3. **Where it's at**
   Site only, DA lodged, approved, under construction or completed stock.
4. **Size and timing**
   Number of homes or land area, and when you want to launch or sell.
5. **What you need**
   Project marketing proposal, site assessment or both.

Scan to request a proposal

gcprestige.au/contact
Oktay Vali · 0424 674 031 · gc@gcprestige.au

REQUEST A PROPOSAL

SITE ASSESSMENT

GC Prestige
NEW PROJECTS

Project marketing, new home sales and development sites across South East Queensland.

OKTAY	0424 674 031
OFFICE	1300 937 981
EMAIL	gc@gcprestige.au
PROJECTS	gcprestige.au/division/new-projects

SOURCES

News and tracker: The Urban Developer (8, 14, 16, 19, 20, 26, 30 Oct 2026); ABC News / ABC Gold Coast (14, 15, 16, 20, 23, 27, 29 Oct 2026); Apartments.com.au (19, 21, 26 Oct 2026); Australian Development Review (3, 22, 28 Oct 2026); Brisbane Development (12, 17 Oct 2026); Real Estate Source (13, 25, 28 Oct 2026); Australian Property Update/PRD (22 Oct 2026); CommBank Newsroom (19, 27 Oct 2026); Queensland Government statements (6, 16 Oct 2026). Sales and pricing: Urbis Gold Coast Apartment Essentials via Business News Australia (25 Jun 2026), Ocean Road Magazine (2 Sep, 26 Oct 2026) and the Gold Coast Bulletin (21 Sep 2026). Supply: Property Council of Australia/Urbis Gold Coast Apartment Market Summary (May 2026). Costs: RLB via The Urban Developer (17 Sep 2026); Cotality CCCI (21 Oct 2026); ABS CPI (28 Oct 2026); ASIC via The Good Builder (Jul 2026). Rates and values: RBA Watch (1 Nov 2026); Cotality HVI (1 Oct 2026). Policy: Queensland Ministerial Statement (23 Jun 2026); The Good Builder (16 Oct 2026); Housing Australia; Allens (19 Mar 2025). Prices and sites: The Good Builder (21 Jun 2026); InDaily Qld (13 Aug 2026); Property Noise (17 Oct 2026); Canberra Times/ACM (25 Feb 2026); Oliver Hume via The Urban Developer (30 Oct 2026). Population and rents: ABS (17 Sep 2026); KPMG (1 Dec 2025); Domain (8 Oct 2026); SQM Research (Oct 2026). Infrastructure: The Urban Developer (16 Mar, 22 Jun 2026). Listings: GC Prestige listing pages.

Disclaimer: General information only, not financial, legal, tax or valuation advice. Figures are from third-party sources believed reliable but not verified by GC Prestige; make your own enquiries and check scheme eligibility with a qualified adviser. Listing details are supplied by third parties. Oktay Properties Pty Ltd trading as GC Prestige. Published November 2026.