

— INFORMATION MEMORANDUM

South East Queensland — a study in growth, and how to rise with it.

The evidence behind the fastest-changing corner of Australia —
and how South Az Developments turns well-located land into its
highest and best use.

— SOUTH AZ DEVELOPMENTS

We've done this, again and again.

South Az Developments is the investment and development arm of Oktay Properties, operating alongside GC Prestige. We secure development sites across South East Queensland — and turn them into delivered outcomes.

21

DEVELOPMENT SITES
SECURED

\$200M+

COMBINED
ACQUISITION VALUE

\$500M

ESTIMATED END
PROJECT VALUE

445

NEW HOMES DELIVERED
OR UNDERWAY



Logan Reserve growth corridor — acreage we helped turn into a 109-lot community.

We know how to recognise value, navigate a complex site and deliver the strongest possible outcome from the land an owner holds.

OKTAY VALI · MANAGING DIRECTOR



Okтай Vali

MANAGING DIRECTOR · SOUTH AZ
DEVELOPMENTS

0424 674 031
info@southaz.au

— A NOTE FROM OUR MANAGING DIRECTOR

The easiest decision you'll ever make about your land.

Your property sits in one of the fastest-changing parts of Australia. This study explains exactly why — and shows that, when the time is right, realising that value can be remarkably simple.

We put this study together so you would never have to take our word for the growth happening around you. Inside you'll find the facts — the regional plan, the housing the State needs built, what each city council is doing, where the Gold Coast market is heading, and three opportunities we created for landowners just like you.

But the real message is simpler than all of that. We have spent years securing development sites across South East Queensland, and through South Az Developments we are often willing to buy directly, or to partner with you. That means no public campaign, no open homes and no waiting on the market — just a clear offer, a clean process and certainty about when and how you are paid.

There is no obligation and nothing to prepare. Read the study, then let us come to you for a quiet, confidential conversation about what your property could become.

Okтай

— INSIDE THIS STUDY

What you'll find, and where.



01	The opportunity, in brief Executive summary	05
02	The region & ShapingSEQ Growth, targets and the housing gap	06
03	The Gold Coast & the vertical shift Economy, supply and the market for height	11
04	Opportunities we created Three case studies from our own files	17
05	The plan in depth Density, infrastructure and protected land	24
06	The councils Seven city councils, profiled	27
07	Priority Development Areas New cities in the making	30
08	How we work with you What it means for your land · buy · sell · partner	31
—	Appendix FAQ, glossary and sources	34

The region must grow, the homes must be built, and much of that growth is going up. Your land may be exactly where the State — and the market — wants it.

— 01 · THE OPPORTUNITY, IN BRIEF

Why this study — and what it means for you.

If you own land in South East Queensland, this document has one purpose: to show you, with evidence, why your property may be worth far more to a developer than to the open market — and how simply that value can be realised with us.

South East Queensland is in the middle of a once-in-a-generation growth cycle. The region added more than 81,000 residents in a single year, and the State's own regional plan, ShapingSEQ 2023, commits it to absorbing around 2.2 million more people and building about 864,000 new homes by 2046. The Queensland Government's housing plan now targets one million new homes statewide by 2044. That housing has to go somewhere — and policy is actively steering it onto well-located land through council schemes and state-led Priority Development Areas.

4.19M

SEQ RESIDENTS, JUNE
2025

+81K

NEW SEQ RESIDENTS IN
ONE YEAR

~864K

NEW HOMES NEEDED BY
2046

\$200M+

LAND WE'VE ALREADY
SECURED

— THE WHOLE STUDY IN ONE LINE

The region must grow, the homes must be built, your land may be exactly where the State wants them — and we are ready to buy it, or partner with you, simply and certainly.

— THREE WAYS TO REALISE VALUE

We buy directly, take your site to our developer network through GC Prestige, or partner with you on a landmark project. You choose.



An aerial photograph of a city skyline at sunset. The sky is a mix of blue and orange, with scattered clouds. The city features a dense cluster of skyscrapers in the distance, with a prominent tall, thin building. The foreground shows a mix of greenery, water bodies, and urban development.

02

The forces reshaping the land around you.

South East Queensland is one of the fastest-growing regions in the country. Before we look at your property, it helps to understand what is driving the value of everything around it.

02 · WHY SOUTH EAST QUEENSLAND, AND WHY NOW

A generational growth cycle.

South East Queensland was home to about 4.19 million people at June 2025 and is forecast to reach almost 6 million by 2046. Queensland is now growing by around 90,000 people a year — nearly a quarter of Australia's entire population growth.

~1,560 NEW SEQ RESIDENTS EVERY WEEK	22.9% SHARE OF AUSTRALIA'S GROWTH IN QUEENSLAND	+55K NET OVERSEAS MIGRATION INTO QLD, ONE YEAR	+15K NET INTERSTATE MIGRATION INTO QLD, ONE YEAR
---	---	--	--

- 01

People arrive faster than homes

Overseas and interstate migration are the largest drivers of growth. Demand for housing — and the land it sits on — continues to run ahead of supply.
- 02

Government wants homes built

The State is targeting one million new homes by 2044, and its \$2 billion Residential Activation Fund is paying for the trunk infrastructure to unlock more than 100,000 of them.
- 03

The plan itself is being reviewed

The first full review of the SEQ Regional Plan in more than a decade is under way — looking at new growth areas, targeted rural subdivision and an embedded infrastructure plan.
- 04

The Brisbane 2032 catalyst

Venues, athlete villages and transport works across the Brisbane–Gold Coast–Logan corridor are pulling forward investment — and the value of nearby land.

You don't need to become a property expert to benefit from this growth. You simply need a buyer who understands it — and who can turn your land into a clean, certain outcome at the right moment. That is precisely what we do.

02 · THE PLAN DRIVING THE REGION

ShapingSEQ: the blueprint to 2046.

ShapingSEQ 2023 is the Queensland Government's statutory regional plan for South East Queensland. It sets out how much the region must grow and where that growth will go — across all twelve SEQ councils, to 2046.

+2.2M MORE PEOPLE BY 2046 (TO ~5.95M)	~864K NEW HOMES NEEDED 2021–2046	34,500 NEW HOMES NEEDED EVERY YEAR	~1M NEW JOBS TO BE CREATED
60% MINIMUM SHARE OF NEW HOMES AS INFILL (ASPIRING TO 70%)	60% OF NEW HOMES TO BE ATTACHED — TOWNHOUSES TO TOWERS	20% OF NEW HOMES TARGETED AS SOCIAL AND AFFORDABLE	2026 COMPREHENSIVE PLAN REVIEW NOW UNDER WAY

Delivery is organised around five themes — Grow, Prosper, Connect, Sustain and Live — and a consolidation-led settlement pattern: the majority of new homes within existing urban areas, the remainder in planned greenfield expansion. In June 2026 the State announced the plan's first comprehensive review in more than a decade, with formal consultation due later in 2026. For landowners, a review is a window: growth-area boundaries and rural subdivision rules are on the table.

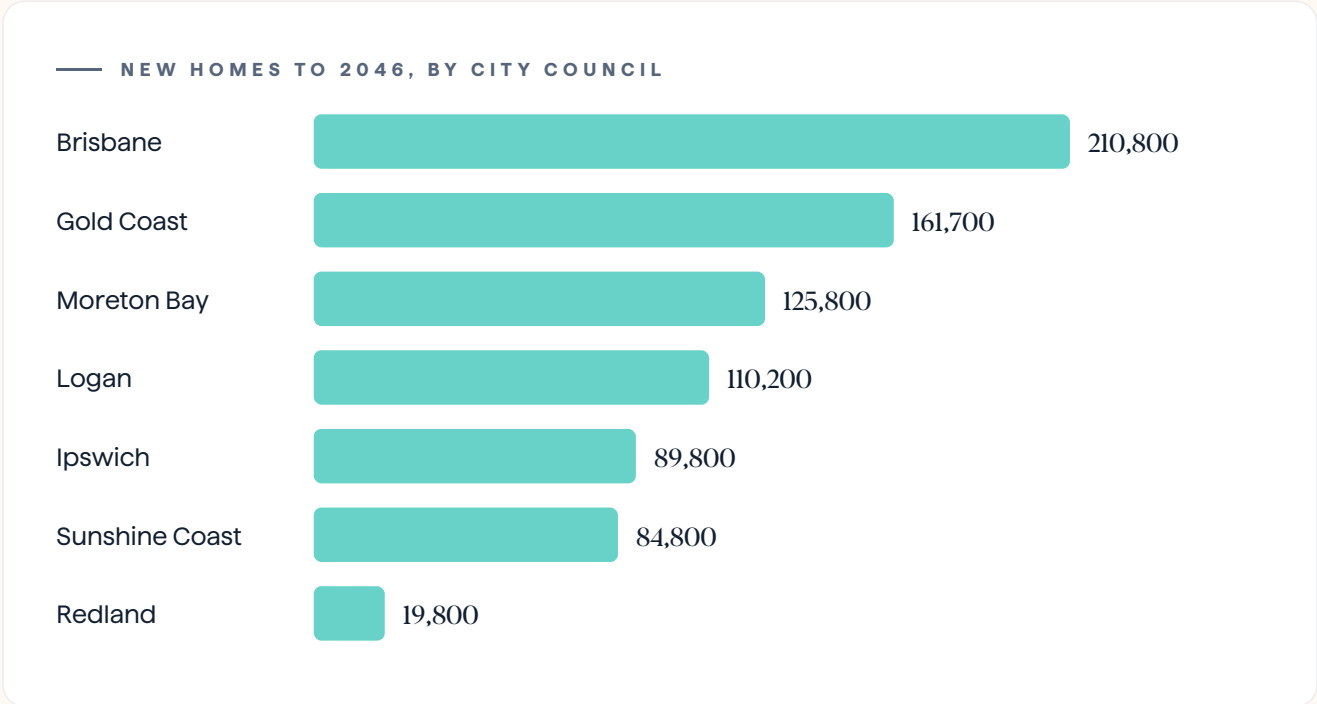
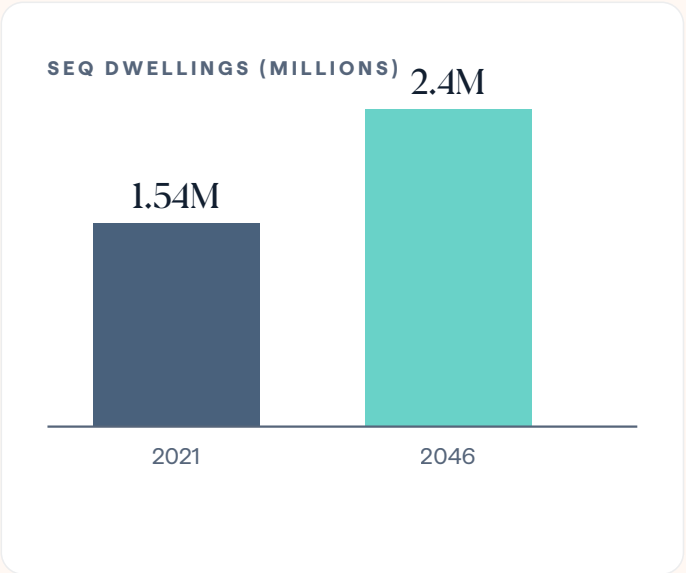
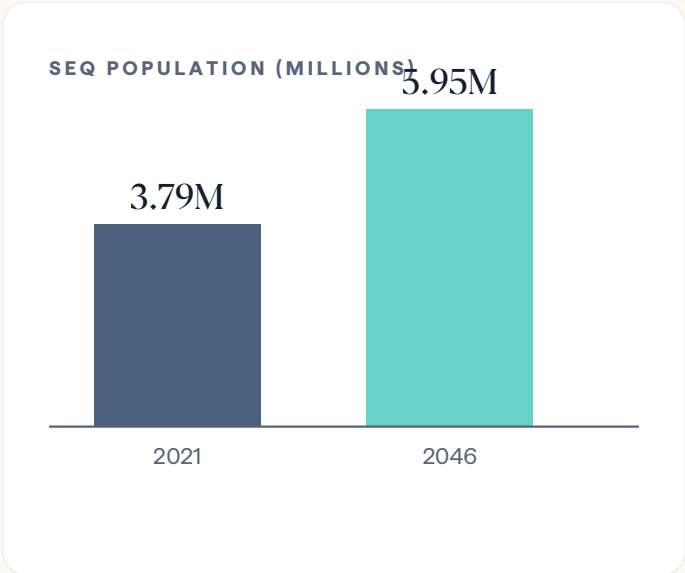


For a landowner, ShapingSEQ is the rulebook. It tells you where the State expects homes to be built — and that is exactly where development land carries the most value.

02 · THE GROWTH IN NUMBERS

Demand you can chart.

Two trends tell the story — more people, and the homes they need. Between 2021 and 2046, ShapingSEQ plans for 2.2 million more residents and about 864,000 more dwellings.



— 02 · THE HOUSING GAP

The homes are needed. They aren't being built fast enough.

Queensland's housing approvals have bounced back to a ten-year high — and it still isn't enough. The State's own target of one million new homes by 2044 implies around 50,000 new homes a year.

47,623

QLD DWELLING
APPROVALS, YEAR TO JUNE
2026

~50,000

A YEAR IMPLIED BY THE
1M-BY-2044 TARGET

1.5%

GOLD COAST RENTAL
VACANCY, JUNE 2026

4.60%

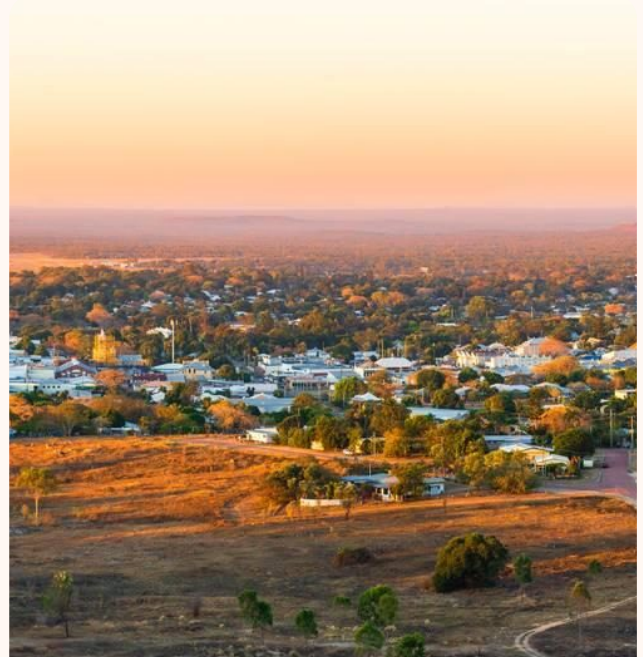
RBA CASH RATE AFTER
FOUR 2026 RISES

Approvals are not homes.

An approval is only the first step: projects still have to be financed, priced and built. With construction costs elevated and the Reserve Bank lifting rates four times in 2026, many approved projects face pressure on feasibility — which keeps the market short of new homes and keeps developers hunting for sites that stack up.

Land that is ready is worth more.

In this environment the scarce ingredient is well-located, serviceable land with a clear planning pathway. Across SEQ, the median residential lot price rose almost 25% in the year to March 2026 — and in Logan by 24.6%.



What it means for you

When the State needs homes faster than they can be built, land that can be delivered sooner is worth more. And when finance is tighter, a direct buyer with certainty is worth even more to you.

A coastal scene with a city skyline in the background and waves crashing against rocks in the foreground. The sky is blue with scattered white clouds. The city skyline features several tall buildings, some under construction with cranes. The foreground shows dark, jagged rocks and white foam from the waves.

03

The next chapter is vertical.

A \$55 billion economy, a population racing toward a million, and a coastline that is increasingly growing one way — up. Here is what that means for the land beneath it.

— 03 · THE GOLD COAST · OUR HOME MARKET

Momentum, meet maturity.

The Gold Coast is no longer a holiday town with a building boom — it is Australia's largest non-capital city economy, and one of its fastest-growing. For a landowner here, that shift changes everything about what a site is worth.

\$55B+

ECONOMY — UP 25% SINCE
2020/21

691K

RESIDENTS — +11,944
IN ONE YEAR

350K+

JOBS ACROSS 83,000+
BUSINESSES

\$19B

EXPORTS A YEAR, LED
BY ADVANCED
MANUFACTURING



The Gold Coast is moving from momentum to maturity — a diversified economy, a fast-rising population and a housing task that increasingly can only be met by building up.

03 · THE VERTICAL SHIFT

Growth is going up.

The Gold Coast is running out of easy land. With the coastal strip built out and greenfield release slowing, the city is increasingly building higher to house a population heading toward a million — and the supply pipeline is struggling to keep up.

~957K GOLD COAST RESIDENTS PROJECTED BY 2046	~5,600 ATTACHED HOMES NEEDED EVERY YEAR	2,431 NEW APARTMENTS & TOWNHOUSES REGISTERED IN 2025	60% OF 2028-29 COMPLETIONS RATED AT RISK
--	---	--	--

Supply can't keep pace

New apartment and townhouse registrations fell 6.3% in 2025 to 2,431 — well under half the attached homes the regional plan says the city needs each year. Around 60% of completions expected in 2028–29 are rated moderate or high risk.

Density is now policy

Council's draft Local Growth Management Strategy focuses growth around light rail, transport corridors and centres, and a new planning scheme is being drafted to guide the city toward one million residents.

The supertower era

A 101-storey tower has been approved at Southport — a marker of how high the city is now prepared to build, and how far the value of well-placed sites can stretch.

What it means for your land

A site once seen as a house block or townhouse yield may, in the right location, support a high-density outcome worth many times more. Knowing which is the first thing we assess.



— 03 · THE ECONOMICS OF HEIGHT

Why the market is building skyward.

Scarcity has met affluence. Downsizers, investors and lifestyle buyers are competing for a shrinking pool of quality homes — and developers with the right site are in a commanding position.

\$1.4M+

GOLD COAST MEDIAN
HOUSE PRICE, Q2 2026

+65%

HOUSE PRICE GROWTH
OVER FIVE YEARS

\$850

WEEKLY RENT, 2-BED
UNIT — UP 10.4%

\$7.7B

PROJECTS EXPECTED TO
START IN 2026

Rents underwrite the demand

With rental vacancy around 1.5% and two-bedroom unit rents up more than 10% in a year, investors and owner-occupiers alike are chasing new stock. Tight vacancy and rising rents are exactly the backdrop under which high-density development stacks up.

Capital is ready to build

About \$7.7 billion of projects — including more than 3,500 apartments, more than 400 townhouses and 740 lots — are expected to commence on the Gold Coast in 2026. Every one of those projects started with a site someone owned.



For an owner of a well-located Gold Coast site, this is the headline: the market pays a premium for height. The question is no longer whether your land could support something greater — it's who you partner with to unlock it.

— 03 · OUR CAPABILITY

From land, to landmark.

Most agents can tell you what your land might sell for. We think in terms of what it could become — from a subdivision or missing-middle community to a high-density landmark.



01

We read the full ceiling

Planning scheme, height and density controls, overlays, aggregation with neighbours — we test what the envelope truly allows, not just today's use.

02

We run the feasibility

Indicative yield, end values, construction reality and market depth — so any position we take, and any offer we make, is grounded in numbers.

03

We bring the delivery machine

Backed by the full GC Prestige group — commercial, development and new-project sales — a site can be acquired, developed and sold under one roof.

04

We build the right team

Architects, town planners, builders and capital partners in our network are matched to the site — the best of the best assembled around your land.

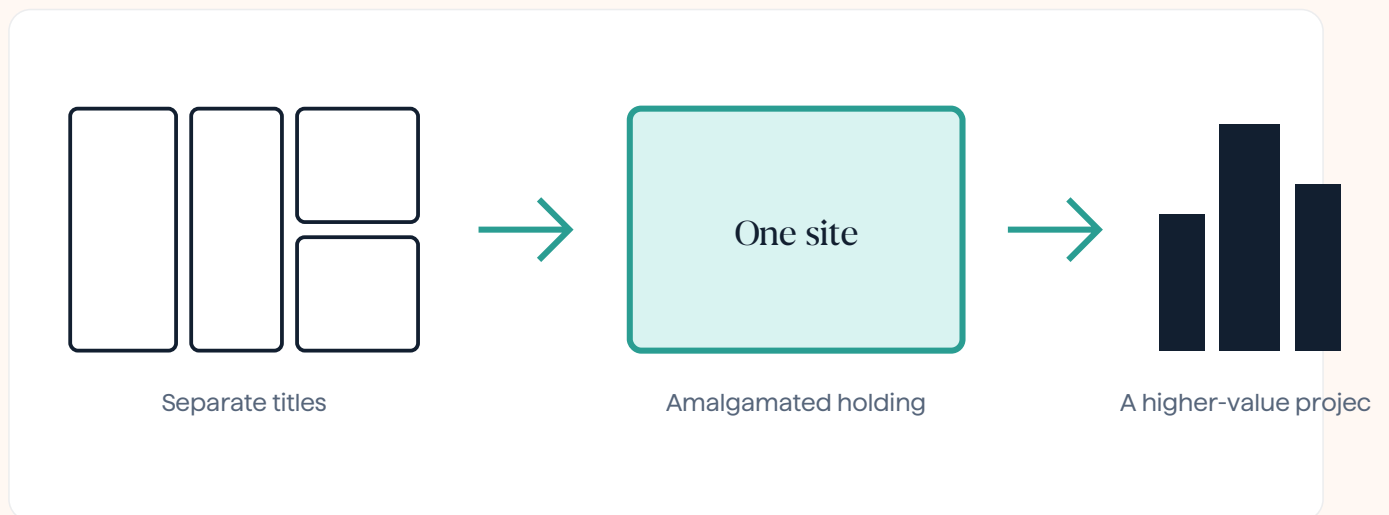
Land acquisition is one of the hardest stages in any development — and it is where we excel. Our relationships, market intelligence and negotiation experience consistently secure the right outcomes.

SOUTH AZ DEVELOPMENTS — LAND ACQUISITION

— 03 · THE POWER OF AMALGAMATION

Worth more, **together.**

Some of the region's most valuable development sites are hiding in plain sight — as neighbouring lots or units under separate ownership. Brought together, they can be worth far more than the sum of their parts.



Why it's worth more

A larger, regular parcel can support a bigger, more efficient project that individual titles never could — one road network, one set of services, often a higher density. Developers pay a premium for a combined, development-ready holding, and that premium flows back to the owners who made it possible.

How we make it happen

We identify amalgamation opportunities, approach neighbouring owners discreetly and structure a fair deal that works for everyone. Then we either buy the combined site, take it to our developer network, or partner with the owners on the project ourselves.

Proof, not theory

Our Glen Road amalgamation turned five acreage properties into one 7.5 ha, \$12.36M opportunity — now the council-approved 109-lot Riverleigh estate. See case study 01.



580-586
adjoining lot

590-598 Chambers Flat Rd
4.23 ha · acquired off-market

04

Opportunities we created.

Three stories from our own files — an amalgamation, a 33-minute deal and a confidential off-market acquisition. Each shows a different way to get the best outcome from your land.

CASE STUDY 01 · AMALGAMATION · LOGAN RESERVE

Five neighbours, one site. How we created a \$12.36M development opportunity.



The five titles we brought together, outlined. Aerial imagery and boundaries © State of Queensland (CC BY 4.0); boundaries indicative.

5	7.5 ha	\$12.36M	109
SEPARATE TITLES	COMBINED LAND	COMBINED VALUE	APPROVED HOMESITES

On their own, these blocks didn't stack up.

Five rural-residential properties on Glen Road and Pelham Street sat in Logan Reserve's growth corridor. Some had been listed and gone under contract more than once, only for the deals to fall over — a single 1–2 ha block carries the same road, sewer and approval costs as a far larger project, with fewer lots to pay for them.

Together, they did.

We approached every owner, aligned them behind one coordinated deal and held it together through a tough due diligence. The result was one 7.5 ha development opportunity worth a combined \$12,360,000 — including one owner who had previously accepted \$2M and achieved \$2.96M as part of the amalgamation.

19 Pelham Street	78 Glen Road	82–86 Glen Road	88–92 Glen Road	80 Glen Road
2.02 ha	1.74 ha	1.02 ha	1.02 ha	1.70 ha
\$3,400,000	\$2,960,000	\$2,300,000	\$1,900,000	\$1,800,000

WHAT IT BECAME

From five fences to Riverleigh.

The council-approved plan of development delivers 109 residential lots, parkland and new roads across the 7.49 ha amalgamated site.

Riverleigh offers homesites of roughly 400–628 m², parkland with a basketball court and picnic shelters, and trails to the Logan River. The estate has recorded more than \$28M in lot sales across its early stages, with a new state high school under construction nearby.

109

HOMESITES

\$28M+

LOT SALES
RECORDED

WHAT IT MEANS FOR LANDOWNERS

01

Your block may be the missing piece

A site that won't stack up alone can be worth far more as part of a larger holding.

02

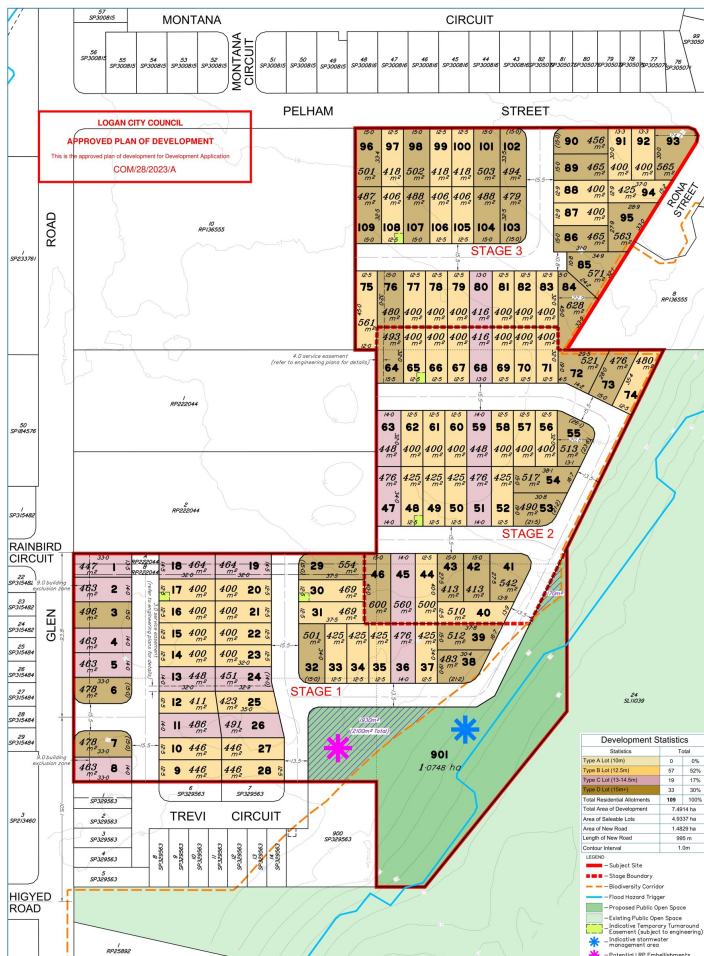
Neighbours do better together

One efficient site lets a developer pay every owner more.

03

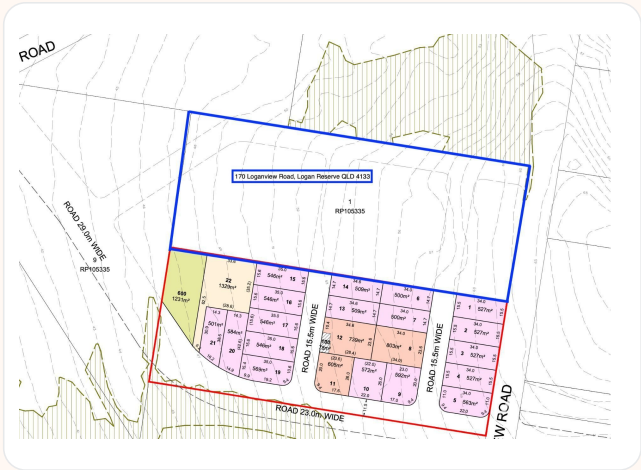
Someone must hold it together

We manage the owners, the contracts and due diligence through to settlement.



CASE STUDY 02 · OFF-MARKET NETWORK · LOGAN RESERVE

Listed and secured in 33 minutes. The opportunity we created at 170 Loganview Road.



Left: the 2.08 ha site, outlined. Right: concept lot layout prepared to show the site's potential.

2.08 ha

DEVELOPMENT SITE

90.7 m

STREET FRONTAGE

\$3.0M

CONTRACT PRICE

33

MINUTES, LISTING TO SIGNATURE

The speed wasn't luck. It was preparation.

170 Loganview Road is a 2.08 ha Emerging Community site — level, mostly cleared, with services in the street. The owners had wanted to move on for some time; when we first met them they were under contract with another developer. We stayed in touch until they were ready.

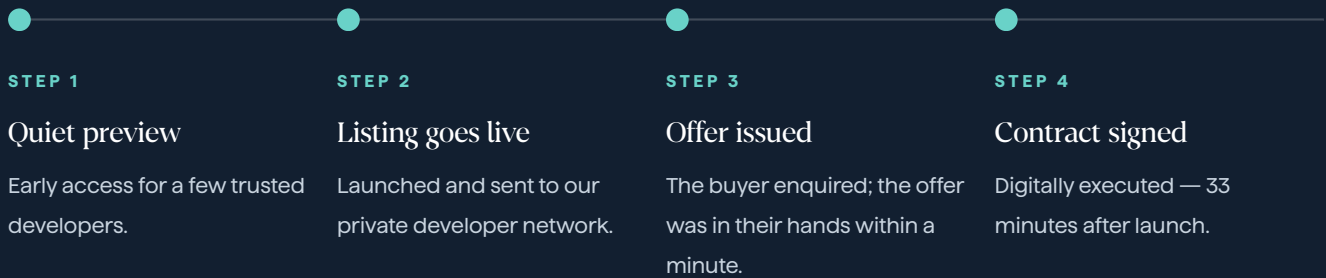
The right buyer already existed.

The buyer was a developer we'd been talking with about sites well before this one. They knew the zoning and had run the numbers, so when the listing went live and out to our private database, they moved immediately. Public listing to a signed \$3,000,000 contract: 33 minutes.



— HOW 33 MINUTES HAPPENED

Four steps, one signature.



"Oktay was the one who stayed in touch and followed through. He understood the market and had serious buyers ready. The whole process was smooth, and we felt supported from start to finish."

VENDORS · 170 LOGANVIEW ROAD

Certainty beats a long campaign

A buyer who has done the homework is far less likely to fall over.

Relationships create the opportunity

Our developer network means the right buyer often already exists.

Be ready when the market is

We stay in touch until the timing suits you — then move fast.

As featured on DevelopmentReady and in MyCity Logan.

CASE STUDY 03 · BUYER'S AGENCY · LOGAN RESERVE

\$8.5M off-market. The opportunity we created at 590 Chambers Flat Road — without a single public ad.



590–598 Chambers Flat Road (largest lot) and the two adjoining lots now included in the 141-lot proposal.

4.23 ha	\$8.5M	0	141
SITE AREA	OFF-MARKET	PUBLIC ADS	LOTS PROPOSED

A national seller, a confidential deal.

Engaged as buyer's agent for a respected developer, our brief was to find land with real long-term upside in Logan's southern corridor. The right site was owned by a national, multibillion-dollar manufacturing company that was never going to run a public campaign.

Terms that suited both sides.

We built the relationship, negotiated exclusive access so our buyer could complete due diligence without pressure, and worked through policy shifts and rising construction costs together. The developer has since combined the site with two adjoining lots into a proposed 141-lot community.



— WHAT OUR THREE STORIES HAVE IN COMMON

Land is worth what the right buyer can build on it.

Most landowners are offered what their property is worth today. Developers pay for what it can become. Our job is to close that gap.

01 Know the yield

We work out how many lots or homes your land can create — on its own and with your neighbours — so you're priced on what it can become.

02 Bring neighbours together

We approach adjoining owners confidentially and align everyone behind one deal — something few owners can do alone.

03 Create competition, quietly

Your site goes to a curated network of active developers who already know the area and can act quickly — with or without a public campaign.

04 Protect every owner

Contracts and conditions are structured so each owner's position is protected while the whole site moves together.

05 Carry it to settlement

We manage due diligence, extensions and every hurdle in between until the money is in your account.



05 · THE PLAN IN DEPTH

Consolidation, and the “missing middle.”

ShapingSEQ is deliberately consolidation-led: the majority of new homes are to be delivered within existing urban areas rather than as sprawl on the fringe. For established suburbs, that changes what a block of land can become.

The plan's central housing idea is “gentle density” — the housing types between the detached house and the high-rise tower: townhouses, terraces, dual occupancies, row houses and low-rise apartments. For decades these were hard to build. ShapingSEQ, and the council schemes following it, are rewriting the rules to encourage them — so a single house block in the right location can support several dwellings, and a larger holding can support many.

This is where rezoning and redevelopment “uplift” comes from. When the rules around your land shift to allow more homes, its value to a developer rises — often well beyond an ordinary house sale. Whether your site sits in a consolidation area, and what density it could support, is the first thing we assess.



A waterside “missing middle” community, South East Queensland.

60%+

OF NEW HOMES AS INFILL

~518K

ATTACHED HOMES TARGETED

~346K

DETACHED HOMES TARGETED

— 05 · THE PLAN IN DEPTH

Infrastructure is following the growth.

Homes are only as valuable as the infrastructure around them — and across SEQ, that infrastructure is being built out at pace, accelerated by the Brisbane 2032 Olympic and Paralympic Games.

Coomera Connector

The \$3.5B second M1 — its northern section opened in December 2025, with the central and southern sections under construction, unlocking the northern Gold Coast growth front.

Light rail to Burleigh

Gold Coast Light Rail Stage 3 opened in August 2026, extending high-frequency transit south to Burleigh Heads and lifting the value of land along the line.

Logan & Gold Coast Faster Rail

A \$5.75B upgrade of the rail corridor through Logan, with early works under way and Loganlea station well advanced — bringing the southern growth corridor closer to Brisbane.

Games venues & villages

A proposed arena of about 12,000 seats at Carey Park, Southport, a Gold Coast athlete village and a new Logan Indoor Sports Centre are all part of the 2032 delivery plan.



Sites near committed transport, services and centres are the ones developers chase hardest — because they can be delivered faster and at higher density.

— 05 · THE PLAN IN DEPTH

What's protected — and what's not.

Not all land is equal in the eyes of the plan. ShapingSEQ sorts the region into regional land-use categories — and which one your land sits in matters enormously.

Urban Footprint

Where urban development belongs. Land inside it is where homes and centres are intended to go.

Rural Living Area

Low-density rural-residential living, generally not intended for urban subdivision.

Regional Landscape & Rural Production

The protected hinterland — farmland, biodiversity, koala habitat, waterways and scenic landscapes.



Protected hinterland framing the region's growth — Scenic Rim and the productive rural landscape.

That protection is exactly what makes developable land valuable. Because so much of the region is locked up for environment and rural production, the supply of land inside the Urban Footprint — and in the Potential Future Growth Areas being studied for expansion — is finite. Scarcity drives competition. Knowing which side of the line your property sits on, and whether it has a path into the Urban Footprint, is central to understanding its worth.

06 · THE SEVEN CITY COUNCILS

Where the homes have to go.

ShapingSEQ assigns each council a share of the region's new homes. Together, these seven carry the overwhelming majority of the task.

CITY COUNCIL	GROWTH PROFILE	RESIDENTS (2025)	NEW HOMES TO 2046*
Brisbane	Infill — “grow up, not out”	1,375,301	~210,800
Gold Coast	Coastal density + greenfield north	691,230	~161,700
Moreton Bay	Major greenfield (Waraba)	532,445	~125,800
Logan	Master-planned greenfield	403,515	~110,200
Ipswich	Fastest-growing council	268,272	~89,800
Sunshine Coast	Lifestyle-driven consolidation	381,957	~84,800
Redland	Constrained, PDA-led	172,831	~19,800
Seven-council total			~802,900

*Net additional dwellings 2021–2046, ShapingSEQ 2023 dwelling supply benchmarks. Indicative and rounded.

How to read the next pages

For each council we set out its growth posture, planning scheme, key corridors and what makes the area attractive — or challenging — for residential development. It is the context that determines what your land could become.



06 · COUNCIL PROFILES — PART ONE

The metro engines.

City of Brisbane

~210,800 NEW HOMES

The region's largest market and largest growth task, with an explicit “grow up, not out” strategy. Council's “More Homes Sooner” amendment took effect in September 2026, easing low-medium density rules — smaller minimum lots and three to four storeys in key locations — while Suburban Renewal Precincts are rolling out across Mt Gravatt, Stones Corner, Wynnum and beyond. Cross River Rail, Brisbane Metro and the 2032 Games concentrate growth around transit.

Scheme: Brisbane City Plan 2014 (v37, 2026) · Watch: Suburban Renewal Precincts, LMR zone

City of Gold Coast

~161,700 NEW HOMES

Queensland's second-largest city and our home market — 691,000 residents and growing by about 12,000 a year. Growth splits two ways: coastal densification along the Southport–Surfers Paradise–Broadbeach spine, and greenfield release in the north around Coomera, Pimpama and Upper Coomera. State funding of \$146M for trunk infrastructure will fast-track more than 18,900 homes across the city, including in those northern suburbs.

Scheme: City Plan · new planning scheme in preparation (2027) · Watch: Southport PDA, Coomera

City of Moreton Bay

~125,800 NEW HOMES

The third-largest growth task, carried by Waraba — a State-declared PDA of about 2,900 ha planned for 25,000–30,000 homes — alongside the new North Harbour PDA at Burpengary East. Council began preparing a new planning scheme in January 2026.

Scheme: MBRC Planning Scheme 2016 (replacement under way) · Watch: Waraba, North Harbour



06 · COUNCIL PROFILES — PART TWO

The growth frontiers.

City of Logan

~110,200 NEW HOMES

One of Queensland's fastest-growing cities — up 3.1% in a year, with the Chambers Flat–Logan Reserve area growing 12%. Growth is carried by the Greater Flagstone and Yarrabilba PDAs and by acreage corridors converting to communities — exactly where our case studies sit. Logan's median lot price rose 24.6% in the year to March 2026.

Scheme: Logan Planning Scheme 2015 · draft Logan Plan 2025 (adoption expected 2029–30)

City of Ipswich

~89,800 NEW HOMES

Queensland's fastest-growing council by rate — up 3.5% in a year. The new Ipswich City Plan 2025 commenced on 1 July 2025; the Ripley Valley PDA (48,750 planned homes) and Springfield are the dominant engines.

Scheme: Ipswich City Plan 2025 (in force) · Watch: Ripley Valley PDA, Springfield

Sunshine Coast

~84,800 NEW HOMES

Lifestyle-driven demand and the new Maroochydore city centre make the Coast a standout. Growth fronts include Caloundra South (Aura) and the newly announced Halls Creek area of up to 12,000 homes. Consultation on a new planning scheme closed in September 2025 and submissions are under review.

Scheme: Planning Scheme 2014 · Proposed Planning Scheme 2025 · Watch: Caloundra South, Halls Creek

Redland City

~19,800 NEW HOMES

A constrained, bayside market where the State has stepped in: the Southern Thornlands PDA (890 ha, about 8,000 homes) was declared in April 2025. Council has advanced City Plan amendments on secondary dwellings, dual occupancies, zoning and centres for State approval.

Scheme: Redland City Plan (amendments advanced for State approval) · Watch: Southern Thornlands PDA



07 · THE GREENFIELD GROWTH FRONTS

New cities, in the making.

Much of SEQ's new housing is delivered on a handful of vast, State-declared growth fronts — each effectively a new city. There are around 40 Priority Development Areas across Queensland, and new ones keep being declared.

GROWTH AREA	COUNCIL	AREA	WHAT'S PLANNED
Greater Flagstone	Logan	7,188 ha	~51,500 homes for up to 138,000 people
Ripley Valley	Ipswich	4,664 ha	48,750 homes for 131,000 people
Waraba	Moreton Bay	~2,900 ha	25,000–30,000 homes
Caloundra South (Aura)	Sunshine Coast	2,324 ha	~20,000 homes
Yarrabilba	Logan	2,222 ha	Up to 20,000 homes
Halls Creek ANNOUNCED	Sunshine Coast	1,231 ha	Up to 12,000 homes
Southern Thornlands NEW	Redland	890 ha	~8,000 homes
Southport	Gold Coast	198 ha	CBD renewal and high-density living

For landowners, these fronts matter two ways. If your land sits within a designated growth area, it carries direct development value on a known pathway. If it sits adjacent — on the next edge the city will reach — it often carries strong future value as the front advances. Both are positions we look for, and buy.

Why a PDA lifts value

Inside a PDA a tailored scheme replaces the council plan, set up under the Economic Development Act 2012 — with a statutory 40-business-day decision timeframe. Speed and certainty are worth real money to a developer, so land in or beside a PDA is often the most sought-after in the region.

40	~40	5,000+
BUSINESS-DAY DECISION TIMEFRAME	PDAS ACROSS QUEENSLAND	HOMES IN THE 2026 LAND ACTIVATION PDA

— BRINGING IT BACK TO YOU

What this means **for your land.**

Everything in this study converges on a single question: what is your specific piece of land worth to a developer? A handful of factors decide the answer.

01 Location in the growth pattern

Is the site inside the Urban Footprint, within or beside a designated growth area or PDA, and in one of the councils carrying the biggest housing targets? Position is the single largest value driver.

02 Development potential & zoning

What does the current scheme allow — and where is it heading? Sites with capacity for missing-middle or higher-density redevelopment carry uplift well beyond their house value.

03 Infrastructure & access

Proximity to transport, services, centres and committed infrastructure lets a developer build faster and at higher density — and they pay for that certainty.

04 Site size, shape & neighbours

Land area, frontage, aggregation potential with neighbours, outlook and natural features all shape what can be delivered and what it's worth.

You don't have to work this out alone.

Assessing these factors is exactly what we do before we acquire a site — and we'll do it for your property at no cost. We bring you the answer, in plain English, along with a clear path forward.



— 08 · THE GROUP BEHIND US

Acquire, develop, sell — one roof.

South Az Developments doesn't work alone. It sits within GC Prestige, GC Prestige Commercial and GC Prestige New Projects.

THE AGENCY

GC Prestige

A boutique prestige agency on the Gold Coast — Residential, Commercial and New Projects — with a live database of qualified buyers and investors.

COMMERCIAL & DEVELOPMENT

GC Prestige Commercial

Handles commercial assets and development sites across the region — the same desk that tracks what developers are paying for land like yours, every week.

PROJECT SALES & MARKETING

GC Prestige New Projects

Delivers project sales for completed developments — off-the-plan and new-project marketing that takes a finished site all the way through.



Real-time market intelligence

Because the group transacts across SEQ daily, we know what sites are achieving right now — not last year. Your assessment is grounded in current evidence.



Buyers and developers on call

An active network of developers, investors and joint-venture partners already buying in your area — so if your land suits the market, demand is there from day one.



One team, start to finish

From securing your land to developing it and selling the finished homes — no hand-offs, no lost knowledge.



— 08 · HOW WE WORK WITH YOU

Three ways to win **on your land.**

Because we buy, sell and develop, you are never limited to one path. We recommend whichever delivers the strongest result — and the most certainty.

01

We buy it directly

Through South Az we purchase your property ourselves — speed, certainty and discretion, with no public campaign.

02

We sell it for you

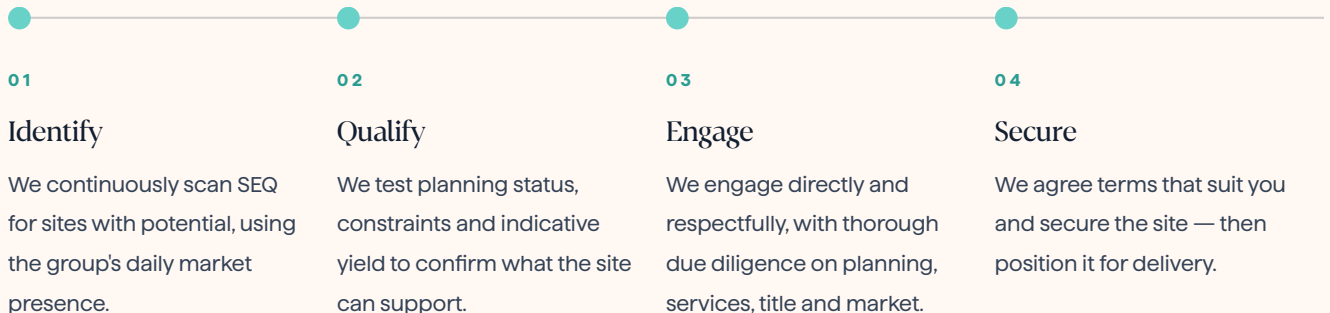
If the market is the better path, we take your site to our developer network through a structured, competitive process.

03

We partner with you

Contribute your land to a joint venture and share in the completed project — a stronger result for the right site.

— A DISCIPLINED PROCESS



By the time we reach out, the homework is done.

Before we contact an owner we complete the planning, zoning, height and density, feasibility, live market evidence and amalgamation analysis. So when we approach you, our interest is real, our numbers are grounded — and a direct sale removes the unknowns of a public campaign: no open homes, no buyers falling over, just a settlement date you can plan around.

— QUESTIONS, ANSWERED

Frequently asked questions.

Is there any cost or obligation to talk to you?

None. The initial conversation and our assessment of your land's potential are free, with no obligation to sell.

Do I have to put my property on the open market?

No. Because we can buy directly through South Az, we can secure your site without any public campaign. If a market campaign would serve you better, we can run one through GC Prestige — the choice is always yours.

Could my site support more than I think?

Possibly — it depends on location, zoning, height controls and aggregation potential. Many owners underestimate their ceiling. Assessing it across the full spectrum, from subdivision to tower, is exactly what we do.

I only own one unit or a small block — can I be part of this?

Yes. Some of the best sites come from amalgamating a block of units or neighbouring lots into one parcel. We'll explain how it could work — and what your share could be worth.

How quickly can you move?

Faster than a traditional sale. As our 170 Loganview Road story shows, when the right buyer is ready, agreement can happen in minutes — and settlement is set on a timeline that suits you.

Will everything be kept confidential?

Yes. We deal with you directly and discreetly. Our Chambers Flat Road acquisition was completed without a single public advertisement.

What do I need to prepare?

Nothing. Tell us the address — or use the site-check form on our website — and we do the homework.

Find out what your land could become.

Scan the code or visit gcprestige.au/south-az-holdings for a free, confidential site assessment — or call Oktay on 0424 674 031.



— APPENDIX

A plain-English glossary.

A few planning terms appear throughout this study. Here is what they mean, without the jargon.

ShapingSEQ 2023	The Queensland Government's statutory regional plan for South East Queensland, setting growth and housing targets to 2046.
Urban Footprint	The area of the region where urban development belongs. Land inside it is where homes and centres are intended to go.
Consolidation / infill	New homes built within existing urban areas — through redevelopment and gentle density — rather than on the fringe.
Expansion / greenfield	New housing on previously undeveloped land at the edge of cities, usually as master-planned communities.
Missing middle	Housing between the detached house and the high-rise — townhouses, terraces, dual occupancies and low-rise apartments.
Emerging Community zone	Land identified for future urban development, typically subject to further planning before subdivision.
Priority Development Area (PDA)	Land declared by the State for accelerated development, with its own scheme that overrides the council planning scheme.
Economic Development Queensland	The State body that oversees PDAs; development within them is decided under the Economic Development Act 2012, often assessed by council under delegation.
Amalgamation	Combining neighbouring properties into one larger, more valuable development site.
Yield	The number of lots or dwellings a site can realistically support.
Rezoning uplift	The increase in a site's value when planning rules change to allow more, or more intensive, development.



— APPENDIX

Sources & important notes.

This study draws on official Queensland Government planning material, official statistics and published market commentary. It is general in nature and provided to help you understand the region — not as advice on your specific property.

Population

ABS estimated resident population by LGA, 30 June 2025 (preliminary) and Queensland population at 31 March 2026, via the Queensland Government Statistician's Office (QGSO). SEQ totals derived from the 12 SEQ council areas.

Projections

QGSO Queensland population projections, 2025 edition (medium series).

Regional plan

ShapingSEQ 2023 — South East Queensland Regional Plan (Queensland Government, effective 15 December 2023): population, dwelling, jobs, consolidation and council dwelling supply targets. SEQ Regional Plan review: ministerial statement, 16 June 2026.

Housing policy

Queensland Government housing plan (1 million homes by 2044); Residential Activation Fund statements (June–July 2026).

Approvals & rates

ABS building approvals via Master Builders Queensland (August 2026) and QGSO; Reserve Bank of Australia cash rate table.

Gold Coast

City of Gold Coast / Invest Gold Coast 2026 State of the City Report; PRD Gold Coast & Tweed Shire market update, 2nd half 2026; REIQ vacancy, June quarter 2026; Property Council of Australia Gold Coast apartment market releases (2025–26); The Urban Developer.

Land market

Oliver Hume SEQ land market data, March quarter 2026; Logan Office of Economic Development (April 2026).

Infrastructure

Department of Transport and Main Roads project pages; Queensland Government statements; Games Independent Infrastructure and Coordination Authority.

Councils & PDAs

Council planning scheme pages (statuses as at October 2026); Economic Development Queensland PDA pages and fact sheet.

Case studies

Prices and land areas as recorded for each transaction. Plans reproduced from Logan City Council public application records. Aerials © State of Queensland (CC BY 4.0); boundaries indicative.

Photography

Regional photography reproduced from ShapingSEQ 2023 (© State of Queensland); case-study photography by GC Prestige.

Important

All figures are indicative, point-in-time and subject to change. This document is general information, not advice on any specific property.

— LET'S FIND A TIME TO MEET

A short, confidential conversation could change what your property is worth.

Call or email — we will come to you, at a time that suits. No pressure, no jargon, no cost to find out.

OKTAY VALI · MANAGING DIRECTOR

0424 674 031

info@southaz.au

OFFICE

1300 937 981

Southport, Gold Coast QLD
southaz.au · gcprestige.au



SCAN FOR A FREE
SITE ASSESSMENT

South Az Developments operates alongside GC Prestige and GC Prestige Commercial. This document is general in nature, prepared for introductory purposes only, and does not constitute an offer, valuation, or financial, legal or planning advice. Growth, dwelling and planning figures are drawn from ShapingSEQ 2023, Queensland Government and ABS sources; market figures from published commentary — all indicative and subject to change. Case-study figures are as recorded for each transaction; track-record figures relate to group acquisitions and projects and are indicative. Interested parties should rely on their own enquiries. © 2026 South Az Developments.