

The Property Council's Outlook Lunch brought top minds together to tackle some of the biggest issues facing the property industry as we head into 2025. Sally Auld of JBWere kicked the lunch off with an economic overview delving into the key stats that forecast what industry can expect for the coming year, and what indicators we need to watch. Our C-suite panel then joined Sally to provide their market intelligence, expert insights and strategies for the year ahead.



We're in a housing crisis and governments need to treat it like a crisis.

Cameron Leggatt,
Frasers Property Australia.

Our speakers



I-r: Ross Lees (Growthpoint Properties Australia); Sally Auld (JBWere), Carmel Hourigan (Charter Hall & National President, Property Council of Australia), Carla Leighton, The APP Group; Cameron Leggatt (Frasers Property Australia), Katie Stevenson (Property Council of Australia)

Insights

- Vacancy rates in prime office spaces are improving, particularly in Sydney. However, volatility remains a challenge, requiring investors to stay flexible.
- A persistent housing shortage is worsening affordability. Red tape, taxes, and planning delays are slowing new developments, while medium-density housing remains underutilised. The apartment sector faces uncertainty due to shifting regulations and developer risk aversion.
- Logistics, e-commerce, and supply chain needs continue to fuel demand for industrial space. However, land shortages and rising construction costs are pushing up rents, making it harder for businesses to secure space.
- While foreign investment remains strong, local capital is lagging. Stabilising capital values indicate a shift toward recovery, but cautious optimism is needed as economic conditions evolve.

Next steps

- **Review Taxation Policies:** Government should review taxation settings that hinder foreign capital and commercial transactions.
- **Enhancing Development Feasibility:** Future supply pipelines require improved workforce capacity and construction feasibility.
- **Policy Support for Repurposing:** All levels of government should incentivise the conversion of lower-grade assets to meet new market demands.
- **Public Sector Leadership:** Encouraging office returns will be vital to sustaining commercial market vibrancy.

Find out more about our Outlook Event Series, [click here](#).



Scan the QR code to view photos from our Outlook Lunch event on Thursday 13 February 2025.

Event Partner