



**RayWhite**

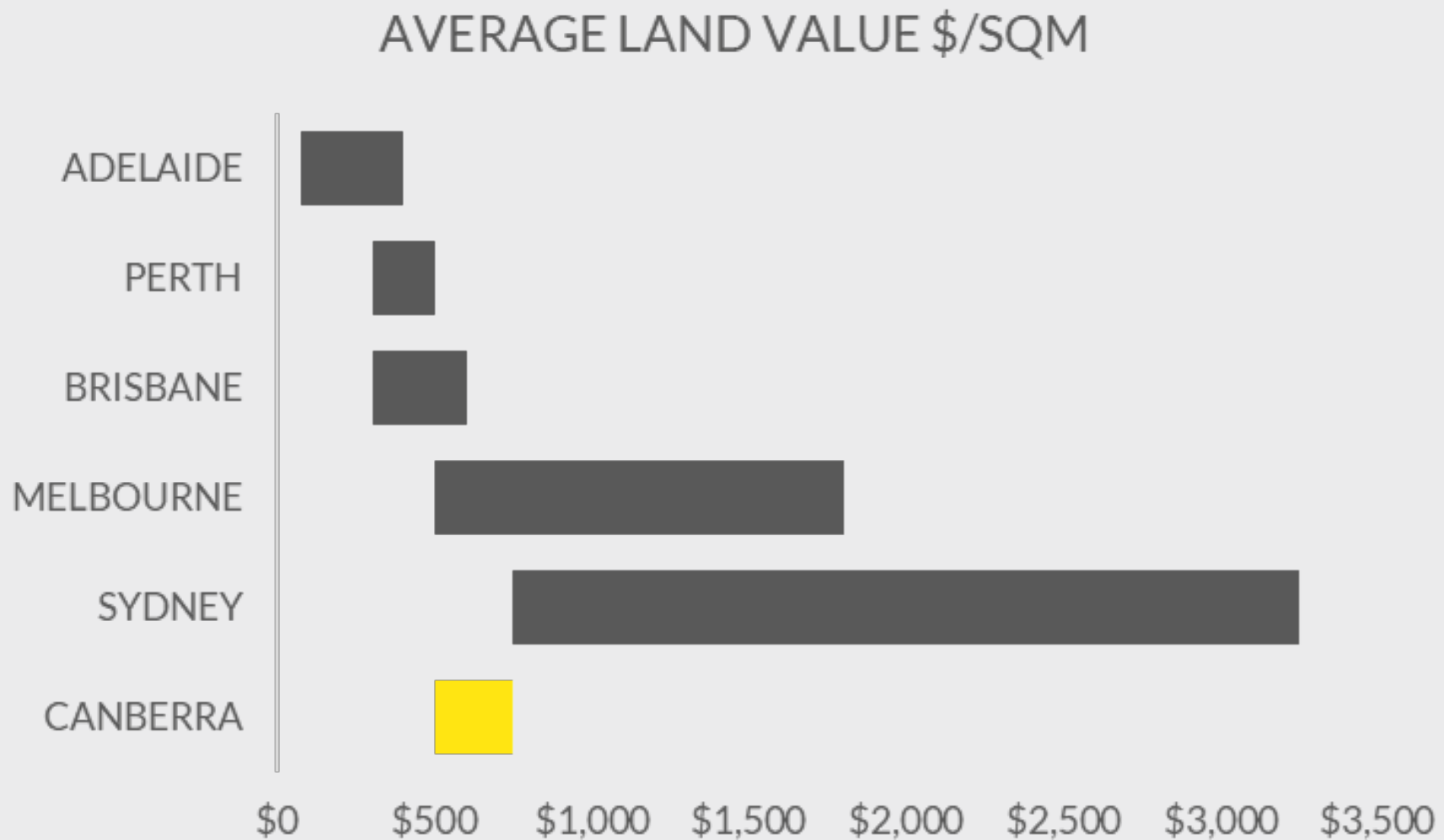
# OUTLOOK ON CANBERRA'S INDUSTRIAL MARKET

Frank Giorgi  
Head of Industrial Sales & Leasing

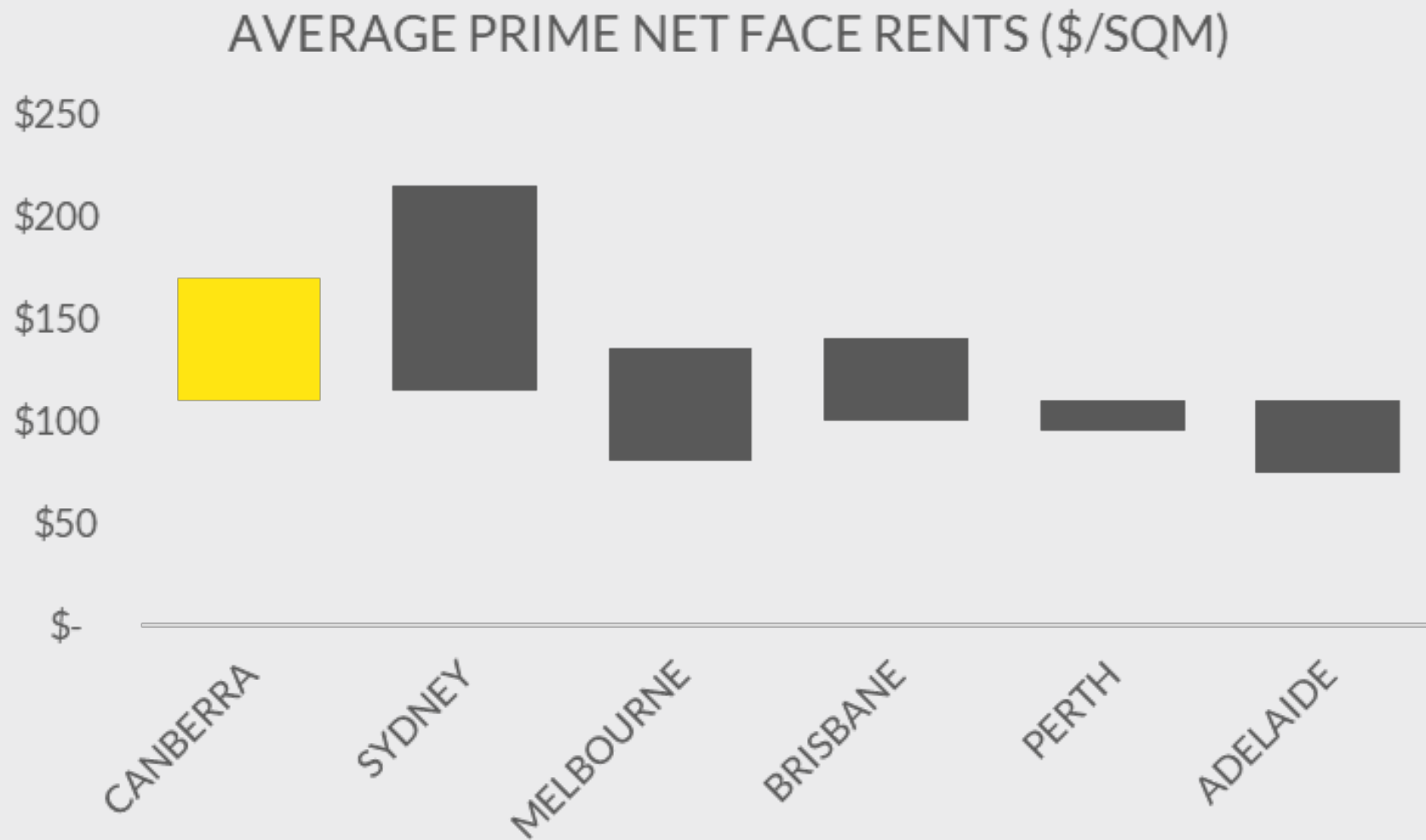
Ray White Commercial Canberra

  
**PROPERTY  
COUNCIL**  
of Australia

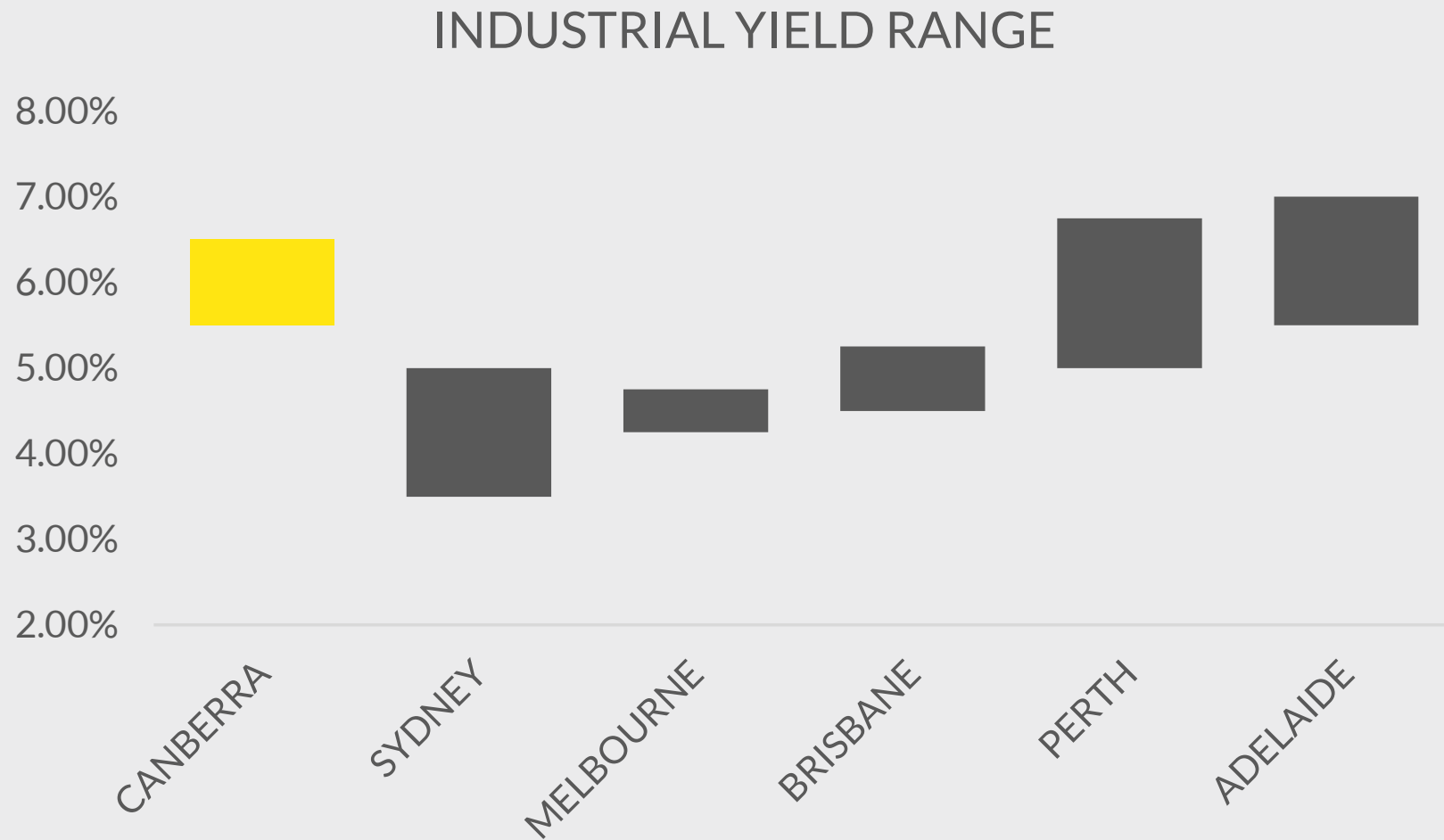
# HOW DOES CANBERRA COMPARE TO AUSTRALIAN INDUSTRIAL MARKETS?



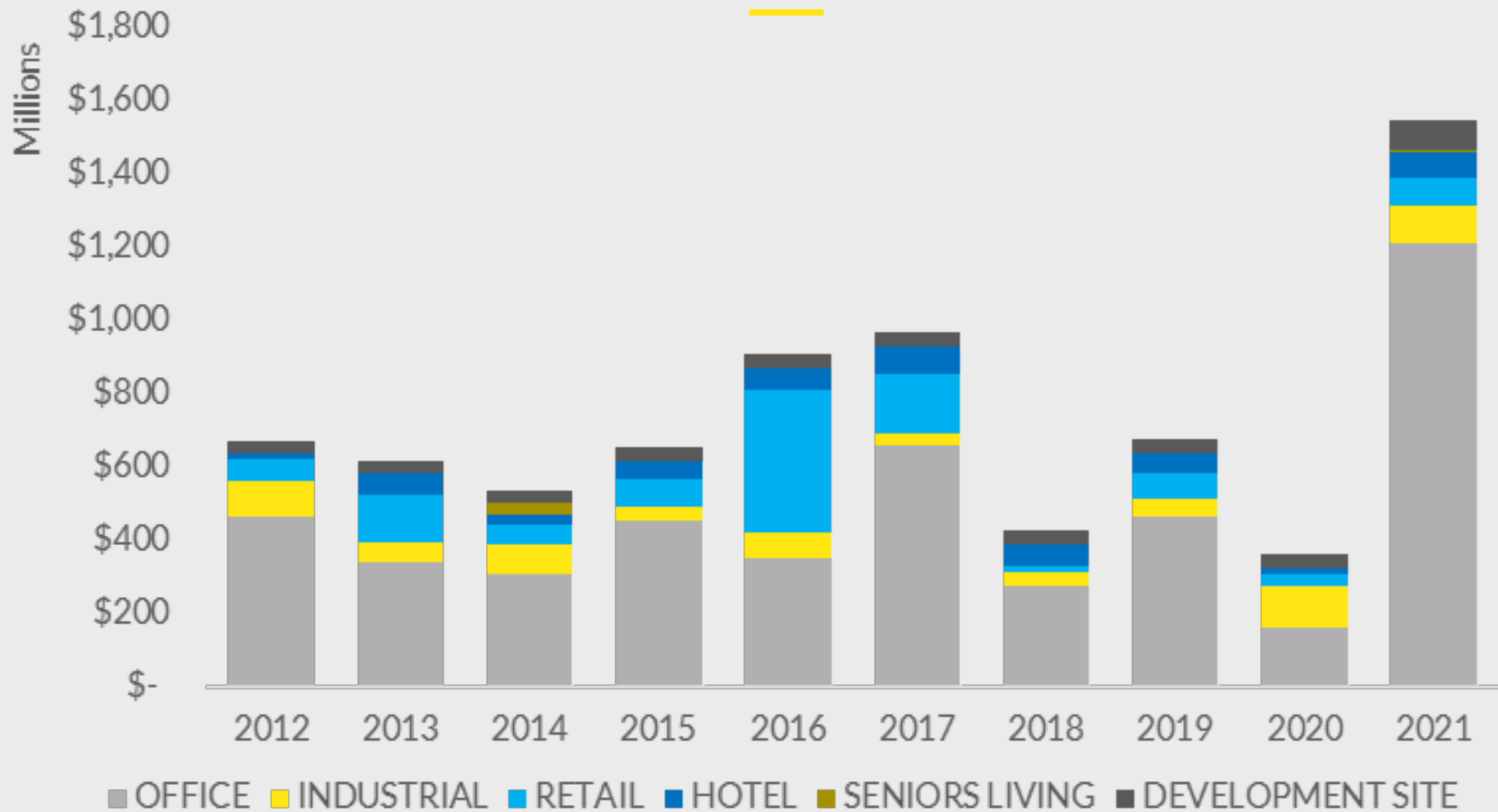
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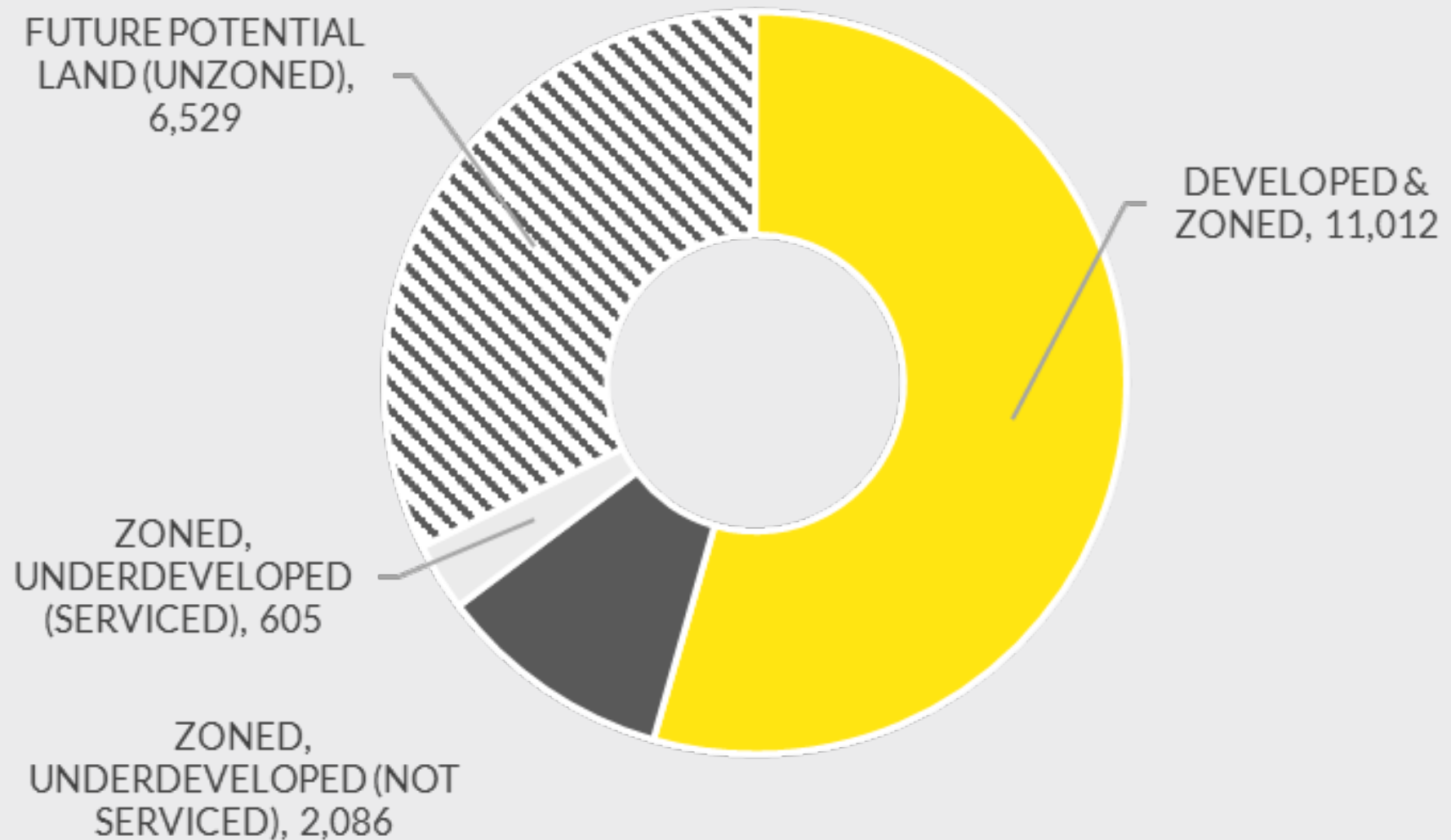


# ACT COMMERCIAL PROPERTY SALES BY ASSET TYPE



Source: Ray White Commercial, Real Capital Analytics

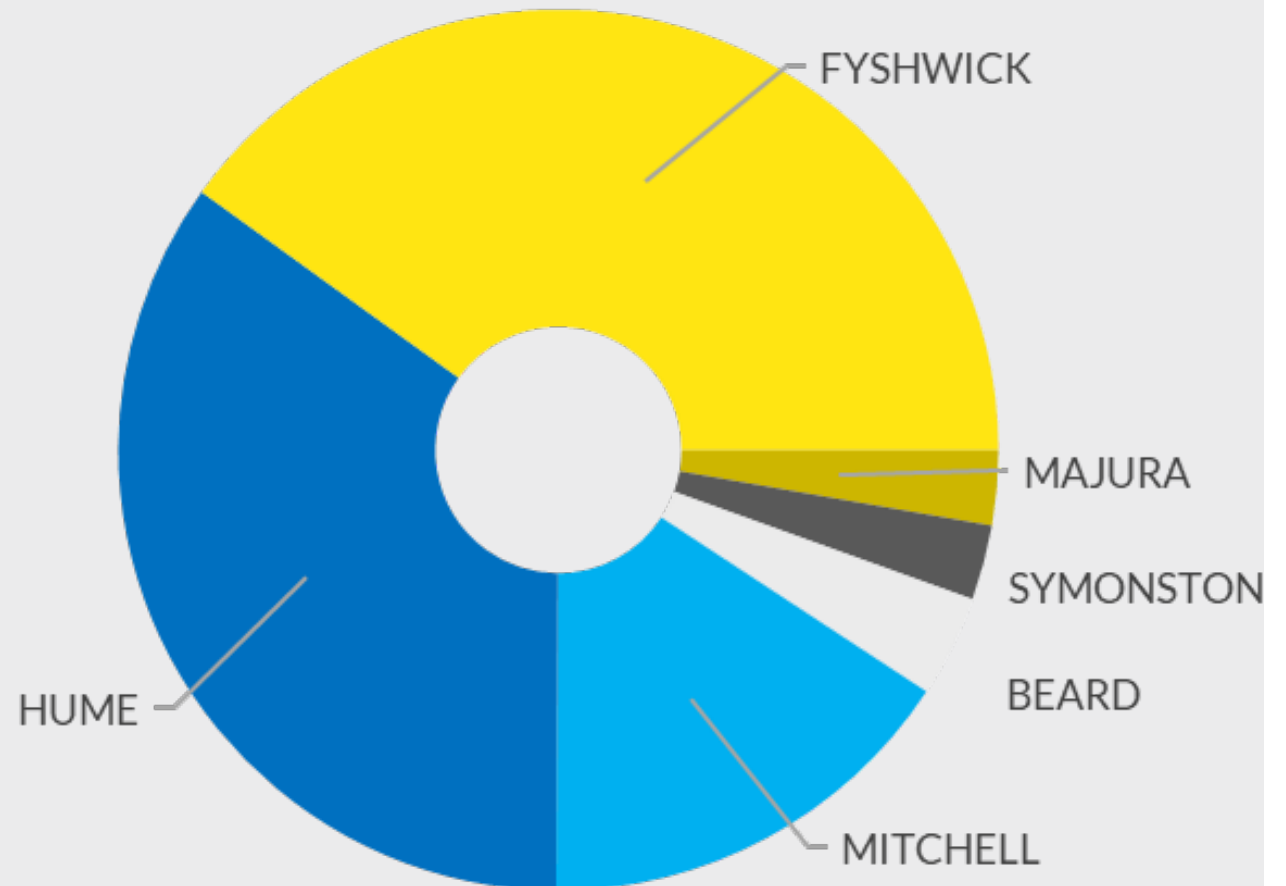
# INDUSTRIAL LAND IN GREATER SYDNEY (HA)



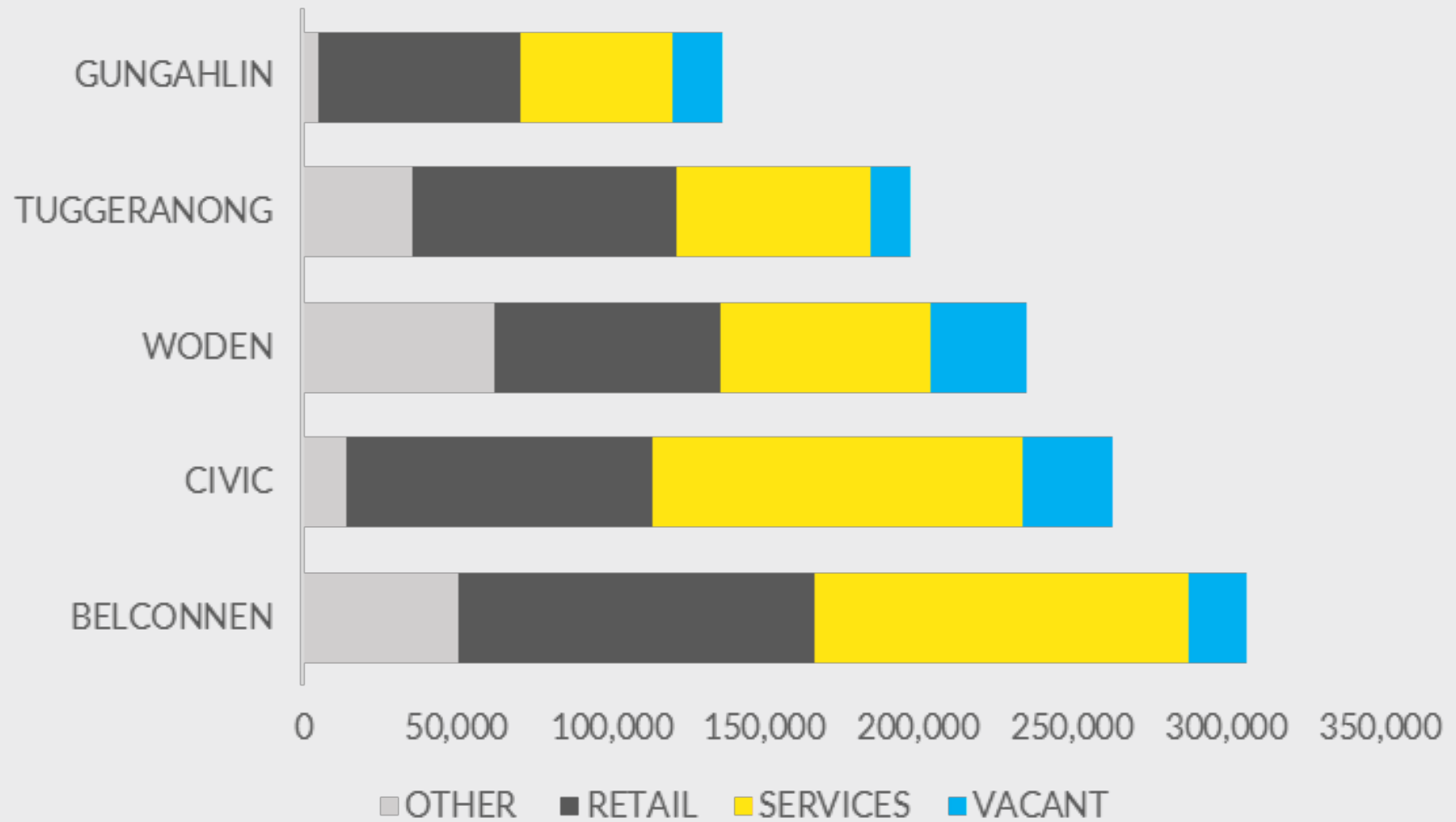
Source: Employment Lands Development Monitor (2021)

# INDUSTRIAL LAND IN CANBERRA 2021

Suburb	Ha
Majura	25
Symonston	25
Beard	34
Mitchell	144
Hume	317
Fyshwick	364
<b>TOTAL</b>	<b>909</b>



## FLOORSPACE IN TOWN CENTRES





## INDICATIVE INDUSTRIAL LAND RELEASE 2021-22 to 2024-25, Canberra (Hectares)

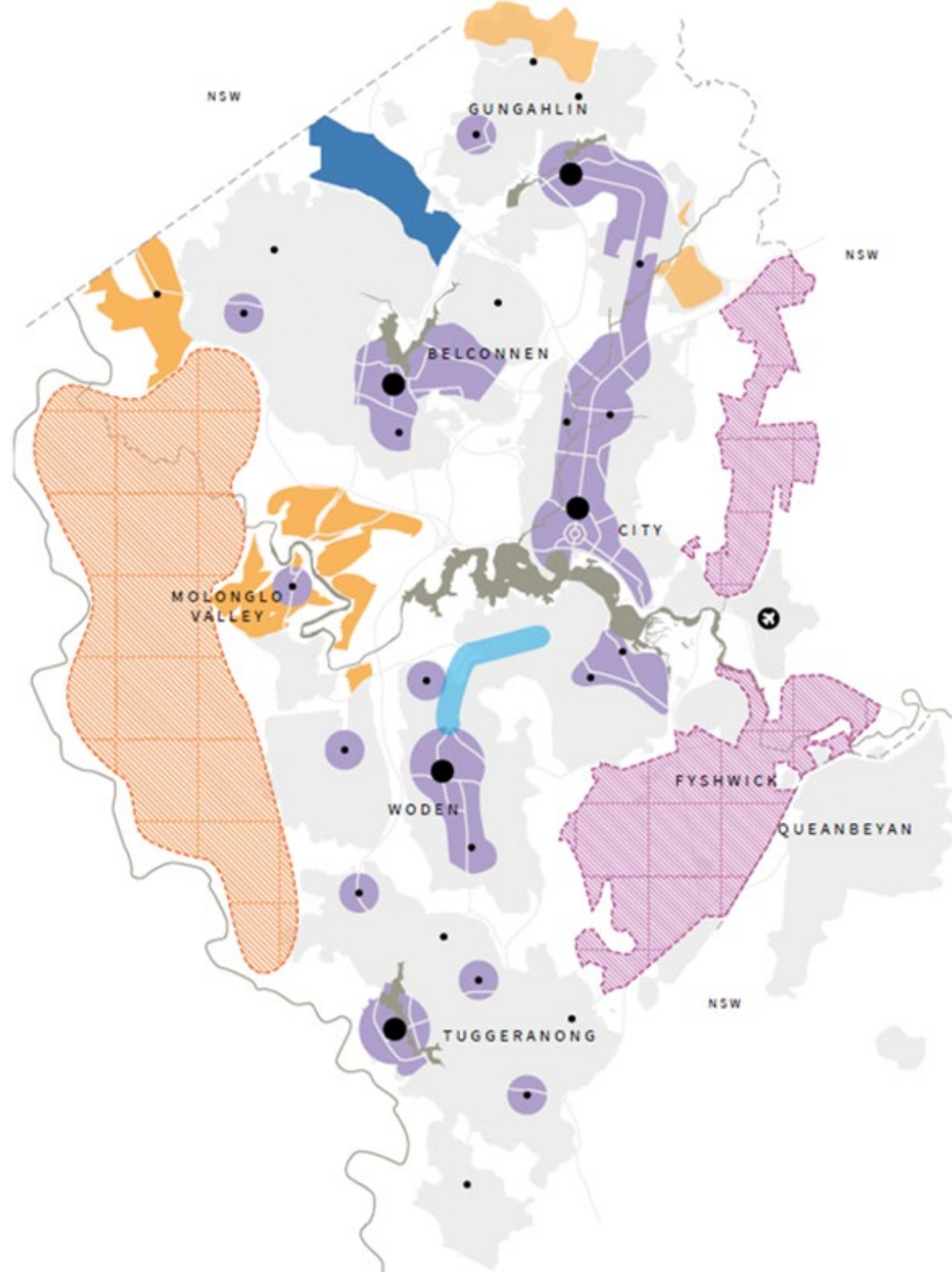
Location	2021-22	2022-23	2023-24	2024-25	Zoning
Hume	11.1				IZ1
Fyshwick	0.6				IZ2
Symonston		40		40	IZ2

**In the shorter term, the ACT's Indicative Land Release Program shows around 92 hectares of new industrial land planned for release over the next four years.**

The Symonston land releases may be affected by Australian Government approvals required under the Environmental Protection and Biodiversity Conservation Act 1999.

# PROPOSED NEW LAND RELEASES IN THE ACT

- Town Centres
- Group Centres
- ▨ Eastern Broadacre Area
- ▨ Western Edge Investigation Area
- Possible Future Urban Expansion
- Urban Intensification Localities
- Light Rail Civic to Woden  
Land Use Investigation Area
- Remaining Greenfield Areas
- Urban Areas



## HOW IS CANBERRA & THE REGION GROWING?

	2021	2026	2031	2036	Average growth rate (2021 – 2036);
ACT	446,983	487,211	523,922	559,760	1.51%
Queanbeyan	60,181	62,224	63,714	64,734	0.49%

**Canberra's population is estimated at around 447,000 in 2021, an increase of over 100,000 people over the last twenty years.**

It is expected to increase by over 110,000, or by around a quarter by 2036, according to the Australian Bureau of Statistics projections (ABS, 2022).

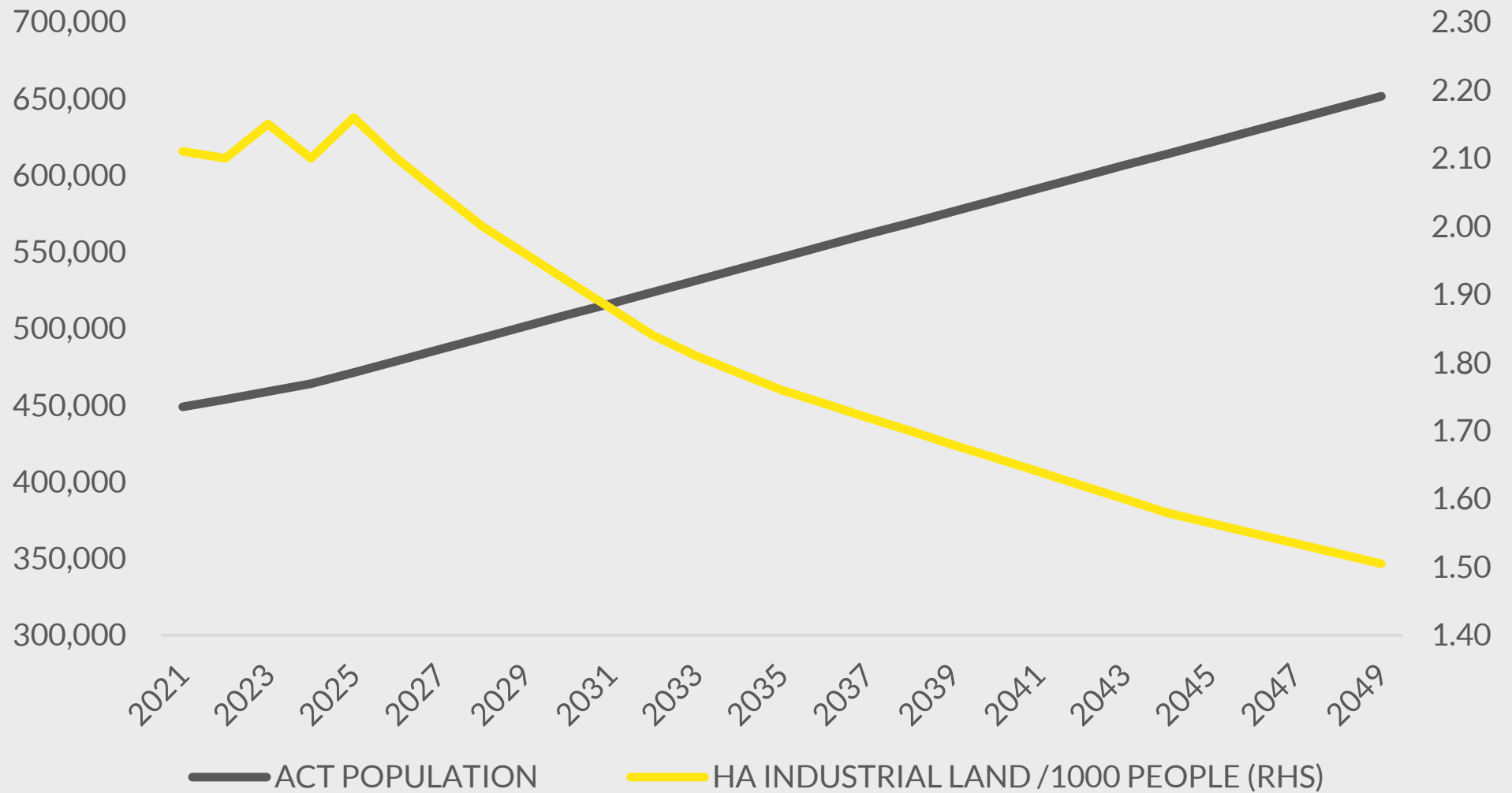
**The neighbouring city of Queanbeyan is also expected to grow by 4000 up to 2036 (Department of Planning, 2020).**

**In 2021, Canberra has 2.03 hectares of land per 1000 people.**

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**To maintain Canberra's per-capita industrial land supply at current levels of at least 2 hectares per 1000 people, Canberra will need at least 70 hectares of additional industrial land by 2031, in addition to that already planned in the Indicative Land Release Program. An additional 130 hectares will be needed by 2041, and another 130 by 2050.**

# CANBERRA'S PROJECTED POPULATION & SUPPLY OF INDUSTRIAL LAND



# ISSUES RELATING TO INDUSTRIAL LAND IN THE FUTURE

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**1**

**Ensuring services land remains accessible to city centres**

**2**

**Declining supply of services land in town centres**

**3**

**Transitioning to online retail – implications for industrial zones**

**4**

**Supply of industrial land to meet population growth**

**5**

**The need for industrial land supply to support new businesses and diversification of the ACT economy**



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