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Property**

I AM looking forward to a much more robust property market in 2009 than was the case in 2008.

The market will turn around during the year, most likely sometime towards the middle, as concerns surrounding the global financial crisis start to settle and the full effects of much cheaper finance kicks in. Interest rates will determine exactly when the “tipping point” for the market is. They have already come down massively to their current historic lows but are set to go lower still as we follow our OECD cousins ever downward.

When you factor in on top of that recent greatly increased rental returns; the continued expansion of southeast Queensland’s population base which is stretching the deficit between the supply of housing and demand even further; and very significantly, the fact that Queensland stands to benefit most from the growing stream of well heeled expats fleeing the crumbling financial capitals of the world to return home to retire or choose an easier life in the sun (of the roughly \$30 million in offers that we have on the table for property presently, almost half is from returning expats), 2009 for quality real estate looks like it might be a very good year indeed.