

# BOWEN

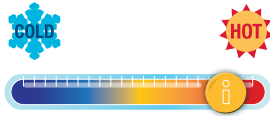


Bowen falls under the auspices of the Whitsunday Regional Council and is located on the Queensland coast, 1,160km north of Brisbane. With a population of roughly 10,000, Bowen's economy is based on agriculture (small crops such as rockmelons), fishing (coral trout, barramundi), tourism and mining. A picturesque seaside town situated on a square peninsula, Bowen is surrounded by the ocean on three sides. Water activities such as snorkelling, diving and fishing are a huge tourist attraction.

## KEY INDICATORS



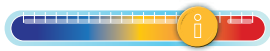
### INFRASTRUCTURE INVESTMENT



Investment is huge, incorporating the Abbot Point coal terminal and supporting railways.



### POPULATION GROWTH



Strong employment will encourage population growth in the long term, but Bowen remains a small centre.



### PROJECTED RENTAL GROWTH



Rental growth will pick up later this year as new workers come into the area.



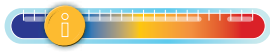
### DIVERSITY OF ECONOMY



The spin-off from mining activity helps, and the economy is pretty good for a small centre.



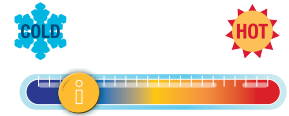
### SUPPLY & DEMAND



Properties are oversupplied for the moment, but expect the market to balance out late in 2013.



### VACANCY RATES



The current rate is over 4%, indicating a slight oversupply in rental property.



### PROJECTED CAPITAL GROWTH



Once the market passes through its short-term wobbles, the weight of investment activity will make capital growth almost certain.



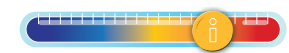
### ESTIMATED RENTAL YIELDS



Yields are likely to dip for a while but will rebound and keep pace with strong capital growth expected in the area.



### AFFORDABILITY



Median prices are low, and affordability is likely to improve as the workforce transitions into a higher paid one.



### COUNCIL PLANNING



The council is managing this issue quite well, considering the scale of changes.

## WHY IT'S HOT

The closest coal port to Asia has a compelling case to support growth, but there are some concerns due to its smallish size. Underwriting the town's long-term future is the Abbot Point coal terminal, already a significant facility with potential to triple its capacity. In the short term, varying workforce numbers on related construction projects may mean property sees some wobbles this year, but from late 2013 Bowen should have an enviable run.

**-NextHotSpot**

A Bowen investment is probably better suited to investors who've made it past their first or second property purchase. The sheer scale of mining-related activity in the area means an investment there is likely not as risky as many might believe, but investors need to realise that risk is still there. As always, prudent property selection will be required.

**-Your Investment Property**

## STATS & FACTS

- Diverse local economy with strong agriculture, tourism, fishing and tourism sectors
- Abbot Point coal terminal expanding from 25mtpa to 160mtpa capacity
- Plans shelved to expand export capacity to 385mtpa
- Expansion to that capacity would make it the world's biggest coal export port
- Services Galilee Basin and Bowen Basin coal mines
- Benefits from massive investment by Adani, Hancock, BGC, and others
- Queensland Rail and Adani building multibillion-dollar rail links to Abbot Point
- Short-term fluctuations in construction to operational workforces over 2013

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