

# BUNDABERG

REGIONAL GDP  
**\$3.5BN**

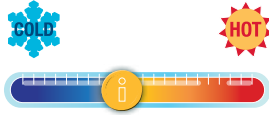


Situated on the Burnett River approximately 385km north of Brisbane, Bundaberg has a population of about 85,000. The local economy depends on the sugar industry, not just the canefields but also the milling, refining, packaging and distribution of sugar. Raw sugar is exported via a bulk terminal on the Burnett River, east of Bundaberg. Tours of the Rum Distillery are popular with tourists. The 'Southern Gateway to the Great Barrier Reef', Bundaberg also attracts tourists because of its nearby national parks.

## KEY INDICATORS



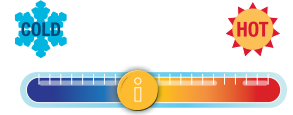
### INFRASTRUCTURE INVESTMENT



The city's port capacity is growing, and road and rail links are rapidly improving.



### VACANCY RATES



The rental market is currently balanced, but rates will tighten over the next year.



### POPULATION GROWTH



Benefits from Queensland's so-called 'coastal drift': state residents moving to coastal areas.



### PROJECTED CAPITAL GROWTH



Bundaberg won't be a star by Queensland standards but will beat the national average.



### PROJECTED RENTAL GROWTH



Population growth and a low price will support solid rental growth in the near to medium term.



### ESTIMATED RENTAL YIELDS



The market is likely to remain relatively balanced, resulting in average yields.



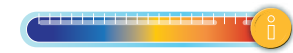
### DIVERSITY OF ECONOMY



The economy has almost the full range of industries but could use some more services.



### AFFORDABILITY



Affordable at around \$300k for a house.



### SUPPLY & DEMAND



Demand is solid by national standards but weak for a Queensland port city.



### COUNCIL PLANNING



The council is under heavy pressure to deal with recent flood damage.

## WHY IT'S HOT

The city presents an affordable alternative to expensive and undersupplied areas on Queensland's southern coast. While it is fair to say that Bundy is being swept along in the volume of activity directed at Queensland port cities, this process looks likely to continue for some time. It has some industry in its own right, and its port and related infrastructure ensure it will maintain a level of importance.

-NextHotSpot

Tragic as recent floods have been, they may serve as a great opportunity for investors to get into the Bundaberg market at a more affordable entry point than they would have a few years ago. There's no doubt the city will surge back to life at some point, and investors who are in the market before the return to growth will benefit handsomely.

-Your Investment Property

## STATS & FACTS

- Affordable port and large sugar centre with local lifestyle appeal
- Property tipped by Herron Todd White to be at bottom of market in June 2011
- Major flooding has stalled the process and growth has been flat
- Median price of housing across the city ranges from mid-\$200k to \$300k, with 6% rental yields
- Important tourism centre as Southern Gateway to the Great Barrier Reef
- Regional GDP \$3.5bn, with agriculture and manufacturing the largest sectors
- Bundaberg Technology Park becoming an innovation centre for Queensland
- Nearby coastline has eight national parks and several boutique lifestyle areas

**6%**  
RENTAL YIELDS

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