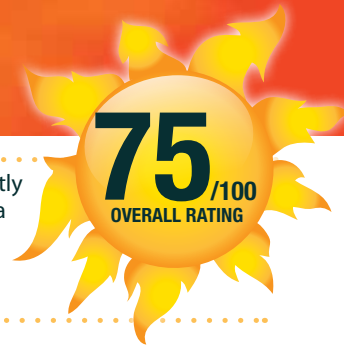


DARWIN NIGHTCLIFF, TIWI, NAKARA, WAGAMAN (CASUARINA)

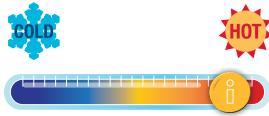


Darwin is the capital city of the Northern Territory. It is nearly 4,000km northwest of Sydney. The land is mostly flat and lowlying, and residents enjoy recreational reserves, beaches and fishing. The population includes a higher proportion of indigenous Australians than any other Australian capital. The Darwin City Council governs the CBD and suburbs. There is an RAAF base here, and mining and tourism are the main sources of economic activity. Tours of the nearby Kakadu and Litchfield National Parks and Katherine Gorge leave from Darwin.

KEY INDICATORS



INFRASTRUCTURE INVESTMENT



Hot? No. Sweltering? Yes. Measured on a per-capita basis, Darwin is Australia's leader in industrial investment.



POPULATION GROWTH



Industry is expanding, and the new influx of mining workers is bumping up growth rates, but there are limitations on space.



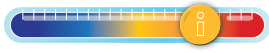
PROJECTED RENTAL GROWTH



Good population growth and increasing demand could drive rents up further; it's just that Darwin rents are already super expensive.



DIVERSITY OF ECONOMY



The economy has everything you would expect from a capital city, with excellent resources development and a growing defence component.



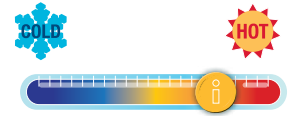
SUPPLY & DEMAND



There is still some inner-city oversupply, but demand is so strong that this shouldn't be a lasting issue.



VACANCY RATES



Vacancies are few and far between.



PROJECTED CAPITAL GROWTH



Growth will be inevitable, but currently expensive prices will likely be the biggest inhibiting factor.



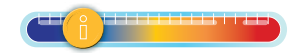
ESTIMATED RENTAL YIELDS



Considering strong capital growth, yields are likely to stay where they are, at around 5%.



AFFORDABILITY



Darwin's median price is second only to Sydney's high prices.



COUNCIL PLANNING



Territory governments tend to be less effective than functional LGAs.

WHY IT'S HOT

Darwin has the strongest regional economy in Australia, with consistently low levels of unemployment a feature. With rental vacancy levels also habitually low, there continues to be pressure on Darwin property, despite its status as Australia's second most expensive capital city after Sydney. The top end is a law unto itself and, with strong drivers for the future, pockets of affordable housing look appealing.

-NextHotSpot

Darwin, oh Darwin. If only we could have purchased two years ago. That's probably what a lot of investors are thinking, considering Darwin median house values have gone up by nearly \$100k since this time last year. Perhaps the biggest concern is affordability – rapid increases like this can't continue forever – so keep an eye out for what stage of the property cycle your investment will be in by the time you settle.

-Your Investment Property

STATS & FACTS

- Strong, growing local economy in the best-performing capital in Australia
- Mining hub, tourism, government and defence are all strong sectors
- The Greater Darwin Plan projects 50% population growth by 2030
- Greatest concentration of resources investment in the nation, including WA
- \$34bn Inpex gas project starting to impact on house prices
- Imminent arrival of 3,000 construction workers for Inpex
- Second-highest capital city median house price in Australia, after Sydney



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