

# EMERALD

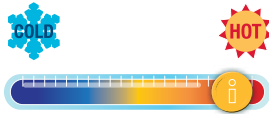


Established in 1879 as a base for the building of the western railway, Emerald is now considered the gateway to the Sapphire Gemfields, the largest sapphire fields in the Southern Hemisphere. Governed by the Central Highlands Regional Council, Emerald is at the junction of the Capricorn and Gregory highways, about 275km west of Rockhampton and 920km northwest of Brisbane. Extensive coal mining operations and agricultural activities such as cotton, citrus and grain are carried out here. About 13,500 people live in the area.

## KEY INDICATORS



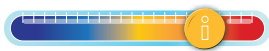
### INFRASTRUCTURE INVESTMENT



This is a major strong point. Emerald remains the centre of Asian investment in Australian resources.



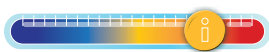
### POPULATION GROWTH



Emerald is a major resources employment centre capable of absorbing growth.



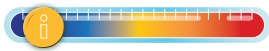
### PROJECTED RENTAL GROWTH



The supply of rental properties is limited relative to the number of well-paid workers – a great environment for rental increases.



### DIVERSITY OF ECONOMY



Emerald's biggest weakness is an overdependence on mining.



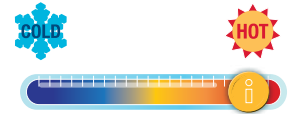
### SUPPLY & DEMAND



Supply is meeting demand, but continuing resources growth will keep supply under pressure.



### VACANCY RATES



Vacancies are almost zero but will be prone to the fluctuations of mining activity.



### PROJECTED CAPITAL GROWTH



Value appreciation is almost certain, and soon, but reliance on mining will keep the market somewhat volatile.



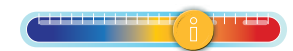
### ESTIMATED RENTAL YIELDS



Yields will be strong, but price growth is likely to be strong as well, keeping yields close to current levels of around 6%.



### AFFORDABILITY



Prices are still affordable, considering the high wages of arriving workers.



### COUNCIL PLANNING



The council could potentially be overwhelmed by the scale and speed of change.

## WHY IT'S HOT

A remote town of around 13,500 people that is so dependent on mining for its growth would normally be an investment 'avoid'. In Emerald's case the investment numbers are too compelling to be ignored, and the sheer volume will underwrite property values for some time. It's certainly at the riskier end of the scale, but further growth looks highly likely and median house pricing is still around the national average.

-NextHotSpot

It's hard to say anything bad about the property market in Emerald. Property is affordable and in high demand, and values have been skyrocketing over the last couple of years. Mining-related growth should ensure that values continue to increase, and a diversified economy will help insulate Emerald from a lot of the volatility present in other mining-affected towns.

-Your Investment Property

## STATS & FACTS

- Centre of Galilee Basin and service provider to Bowen Basin mines
- Strong agricultural sector, particularly cattle, with a history of mining
- Hancock Coal, Waratah Coal, Adani, GVK and others are investing billions of dollars in Galilee Basin
- Home to one of the largest integrated coal development projects in the world
- Over 6,000 workers expected over next two years
- Several private and government-funded railways planned to connect with Bowen and Mackay
- Emerald will capture overflow from capacity-challenged Alpha and Barcaldine
- Housing still affordable (high \$400k) but rising fast; strong rental yields of around 6%



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