

MACKAY OORALEA

REGIONAL INVESTMENT
\$107BN
AND RISING

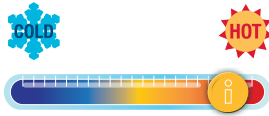


Situated on the banks of the scenic Pioneer River in central Queensland, Mackay is known as the sugar capital of Australia. More recently, the coal mining industry has become the mainstay of the local economy, due to Mackay's proximity to the mines of Bowen Basin, and to major highways and train lines. About 970km north of Brisbane and 240km south of Townsville, the city is governed by the Mackay Regional Council. Around 166,000 people live in the region, which has an annual growth rate of about 1.3%.

KEY INDICATORS



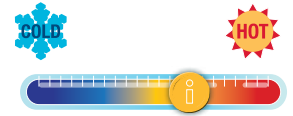
INFRASTRUCTURE INVESTMENT



Investment is going the full monty, including road, rail and air enhancements, and Mackay is also becoming the world's largest coal export port.



VACANCY RATES



Rates have gone up recently but should tighten again in the future.



POPULATION GROWTH



The huge investments in the resources sector will continue to drive strong population growth in the near to medium term.



PROJECTED CAPITAL GROWTH



Property prices are set to rise off the back of the strong population growth, resources investments and tightening market.



PROJECTED RENTAL GROWTH



Rent increases will be supported by ongoing popularity with fly-in, fly-out [FIFO] workers.



ESTIMATED RENTAL YIELDS



Rental returns are expected to rise as the market tightens further.



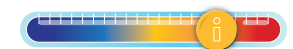
DIVERSITY OF ECONOMY



Mackay is a major service centre and port, and has it all for a city this size.



AFFORDABILITY



The market has seen massive capital growth but is likely to see a flat spot this year, offering investors a window of opportunity.



SUPPLY & DEMAND



There have been a few recent wobbles to the balance of supply and demand, but the area will need more stock for years to come.



COUNCIL PLANNING



The council is dealing well with massive changes, including housing stress.

WHY IT'S HOT

Mackay is one of the emerging powerhouses of the Australian economy. Newcastle's impressive growth on the back of the coal industry is well known; less so is Mackay's imminent takeover of the mantle of the world's largest coal export port. Massive investment in a diverse economy that is also Australia's sugar capital is creating some teething problems in a centre with virtually guaranteed ongoing growth.

-NextHotSpot

Your Investment Property has been trumpeting the merits of investing in Mackay for years. The market has grown significantly over the last decade, and sure, prices are a lot higher than they used to be, but it is not too late for investors to get in. Mackay is still a great choice for both cash flow and capital growth.

-Your Investment Property

STATS & FACTS

- Strong and diverse local economy, notably in agriculture, tourism, mining and retail
- Australia's 'sugar capital', producing around a third of national output
- Gateway to the Bowen Basin mines and also services Galilee Basin
- Expansion of Hay Point terminals will make them the world's largest coal export facility
- Regional investment greater than Gladstone, at \$107bn and rising
- Mackay's population has been growing at 3% p.a., resulting in a tight market and rising rents
- Consumer confidence reflected in strong retail and luxury spending
- Expanding health, retail, construction and government industry sectors

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