

TOOWOOMBA WESTBROOK



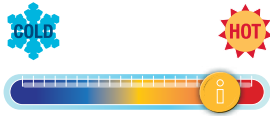
Known as 'The Garden City', Toowoomba is 127km west of Brisbane in southern Queensland. With an estimated district population of 131,258, Toowoomba is Australia's second-most populous inland city and the most populous non-capital inland city. It is the gateway to billions of dollars worth of investment in both mining and agriculture, and is one of Australia's best-performing regional cities.

KEY INDICATORS



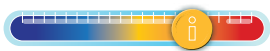
INFRASTRUCTURE INVESTMENT

\$3bn is being spent on transport upgrades.



POPULATION GROWTH

Expect 10% population growth over the next few years.



PROJECTED RENTAL GROWTH

Mining workers can outbid most others, pushing up rents in the process.



DIVERSITY OF ECONOMY

The city has fewer services than Brisbane but has important agriculture and mining sectors.



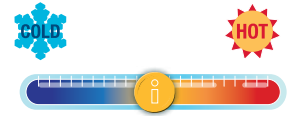
SUPPLY & DEMAND

There are more mine workers coming in over the next few years than there are houses for.



VACANCY RATES

Vacancy rates are tight for a regional city of this size (roughly 1%), and tightening.



PROJECTED CAPITAL GROWTH

Growth will be slow initially and will remain steady for an inland service centre.



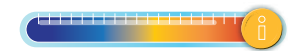
ESTIMATED RENTAL YIELDS

Because the incoming population is likely to exceed housing supply, yields should have a good run.



AFFORDABILITY

Price growth hasn't yet recovered from the 2011 flooding, presenting awesome buying opportunities.



COUNCIL PLANNING

There are multiple issues for the council to manage, but it is doing a reasonable job.



WHY IT'S HOT

Traditionally the gateway to the rich Darling Downs agricultural region, this is now the gateway to the Surat Basin coal and CSG fields. Property pricing has not moved significantly since the floods of 2011 despite many problems being resolved and the arrival of thousands of resources workers imminent. Bear in mind that the Surat Basin serviced by Toowoomba will be the main supplier to Gladstone's massive CSG-LNG projects.

-NextHotSpot

Toowoomba as a whole has a great future, but be wary of some of the city's lower-priced suburbs. Units in these areas have lost a lot of value in recent times and arguably have the greatest danger of falling into oversupply, precipitating further price falls. The best Toowoomba performers, historically, have been suburbs with good public transport.

-Your Investment Property

STATS & FACTS

- Queensland's 'Garden City' and gateway to Darling Downs and Surat Basin
- Surat Basin is the key supplier for Gladstone's massive LNG projects
- 'Enterprise Area' at Charlton, which supports mining services, is expected to employ 12,000
- Australia's largest regional Chamber of Commerce, expecting GDP to increase over 30%
- Over \$3bn of rail and road infrastructure in development
- Pricing still at pre-2011 flood levels, with many houses under \$300k
- Over 15,000 additional workers expected in region over next three years
- Over \$350m expansion of retail centres underway

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