

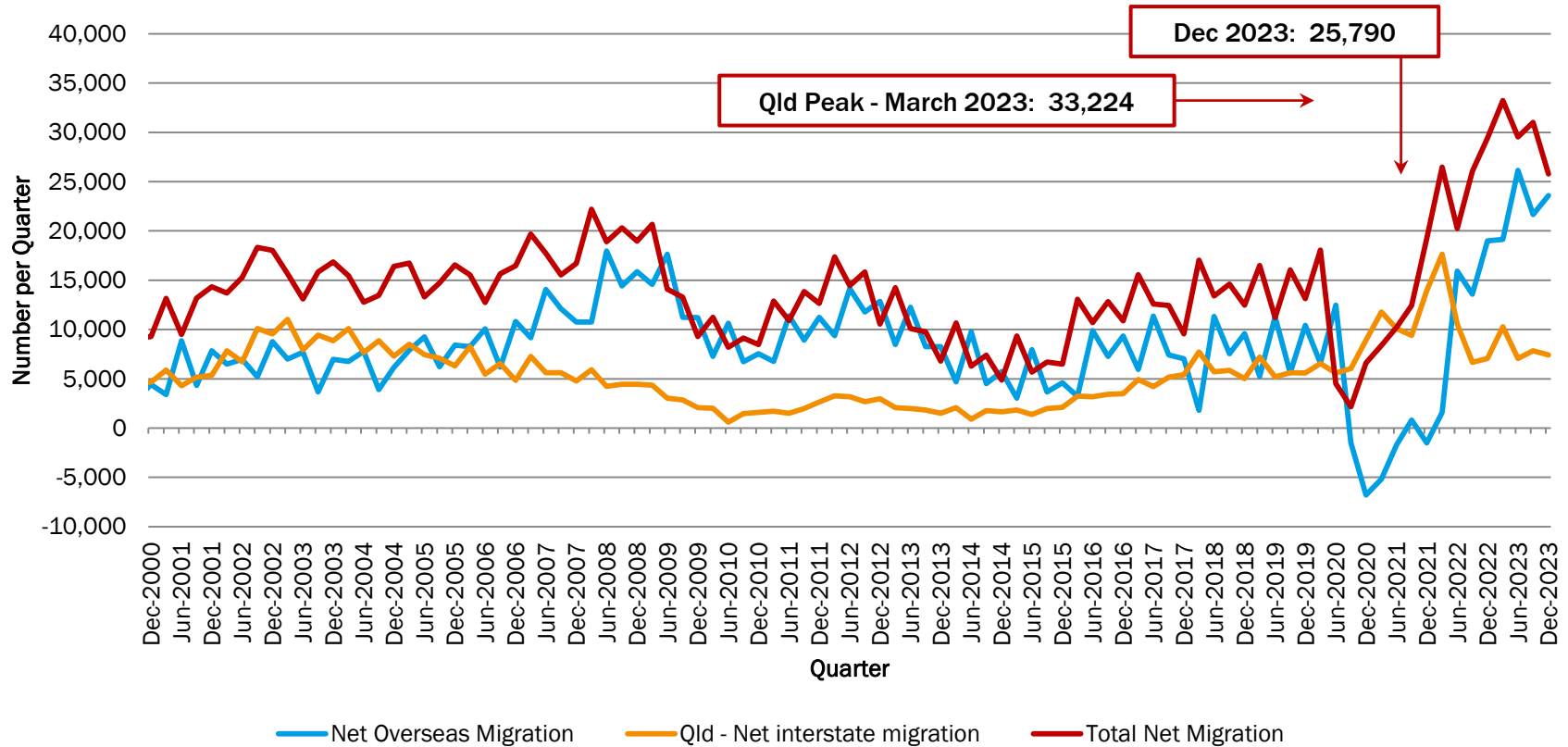
Residential Markets

Government Forum – 9 August
2024

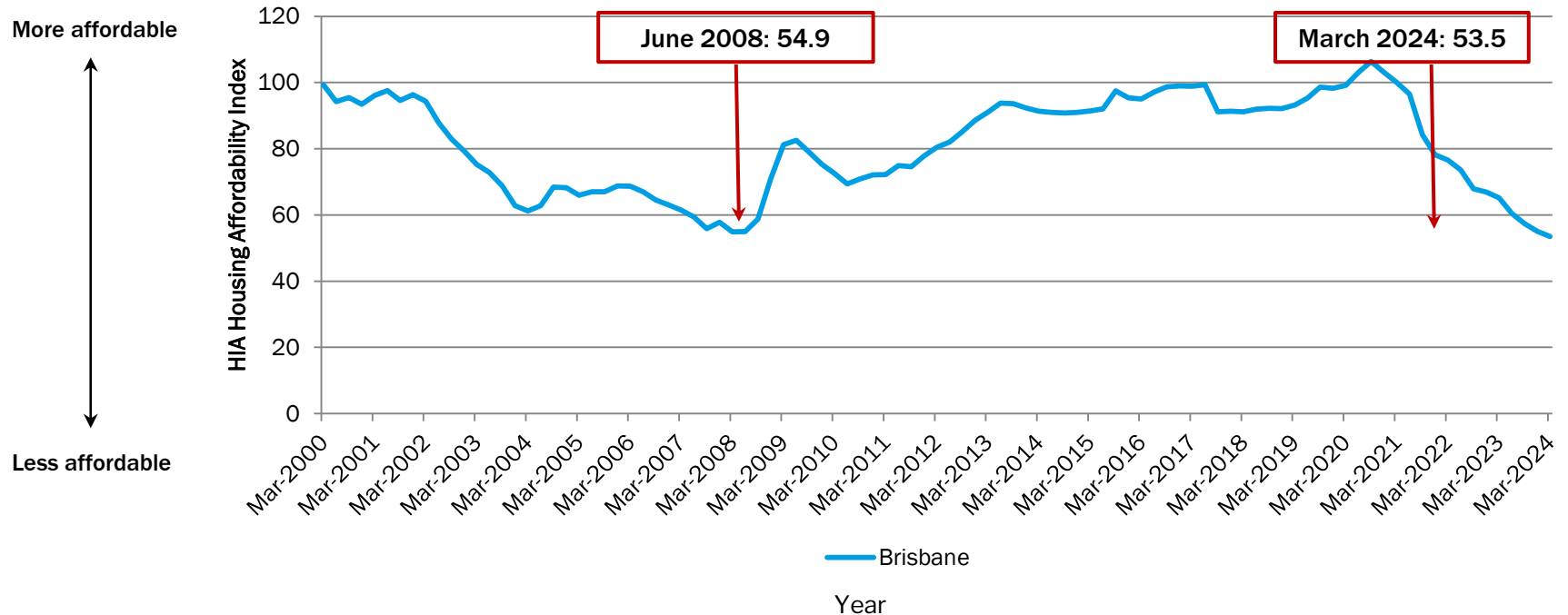
David Hyne



Queensland Net Migration: December 2023



Dwelling Affordability Index – Brisbane



Inner West – Cottage



Sold 28 February 2023

\$1,001,000

Re-sold July 2024

\$1,900,000

89.8%

Near City – Townhouse



Sold 30 August 2023 \$646,000

Re-sold July 2024 \$825,000 27.7%

“Under ordinary competitive conditions, any long and serious maladjustment between supply and demand cannot last.”

— George W. Stocking

AUSTRALIA'S HOUSING CRISIS:
DEMAND WON'T STOP

**NAB: FIX
HOUSING
SUPPLY**

RATE-RISE
RATE-RISE WORST IS BEHIND US
**WORST IS
BEHIND US**

New dwelling construction 'woeful'

Brisbane second highest for house prices

Sluggish home approvals bad news for renters, buyers

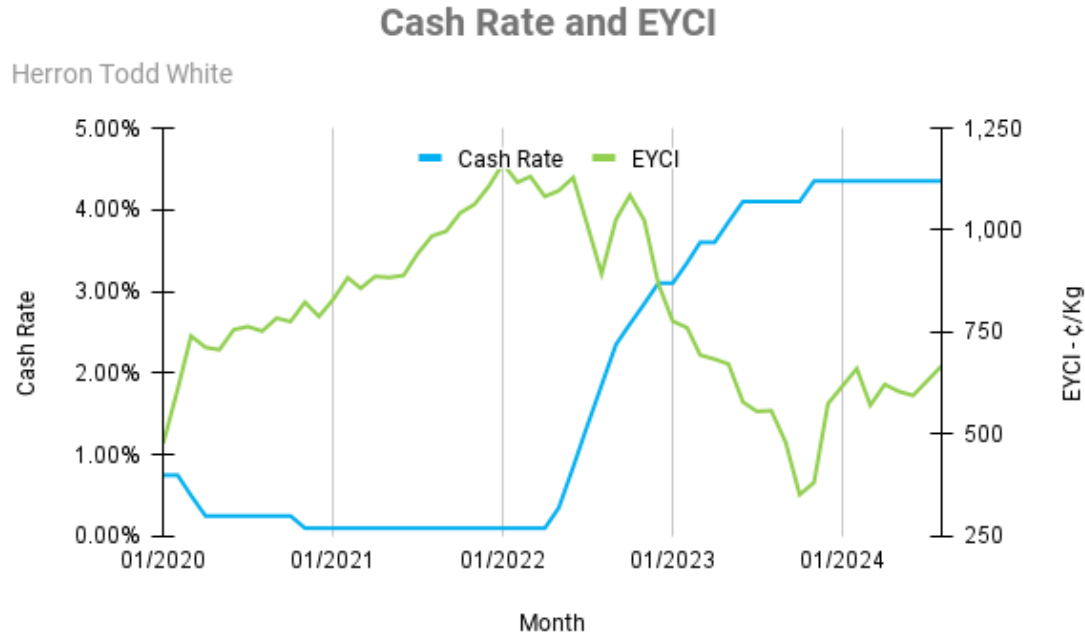
But Macquarie Group remains cautious

Regional Queensland



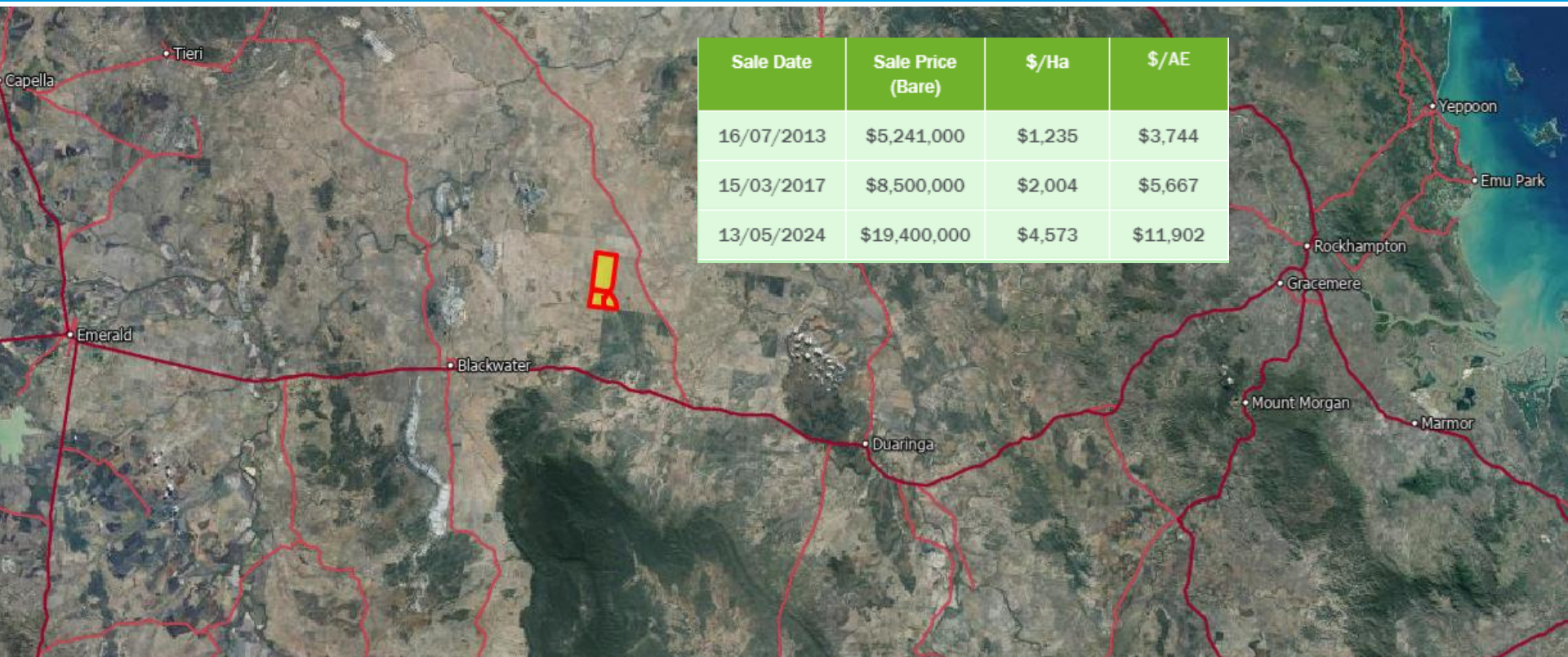
Greg Williams

Rural – Cattle Prices Vs Interest Rates



EYCI – Eastern Young Cattle Indicator

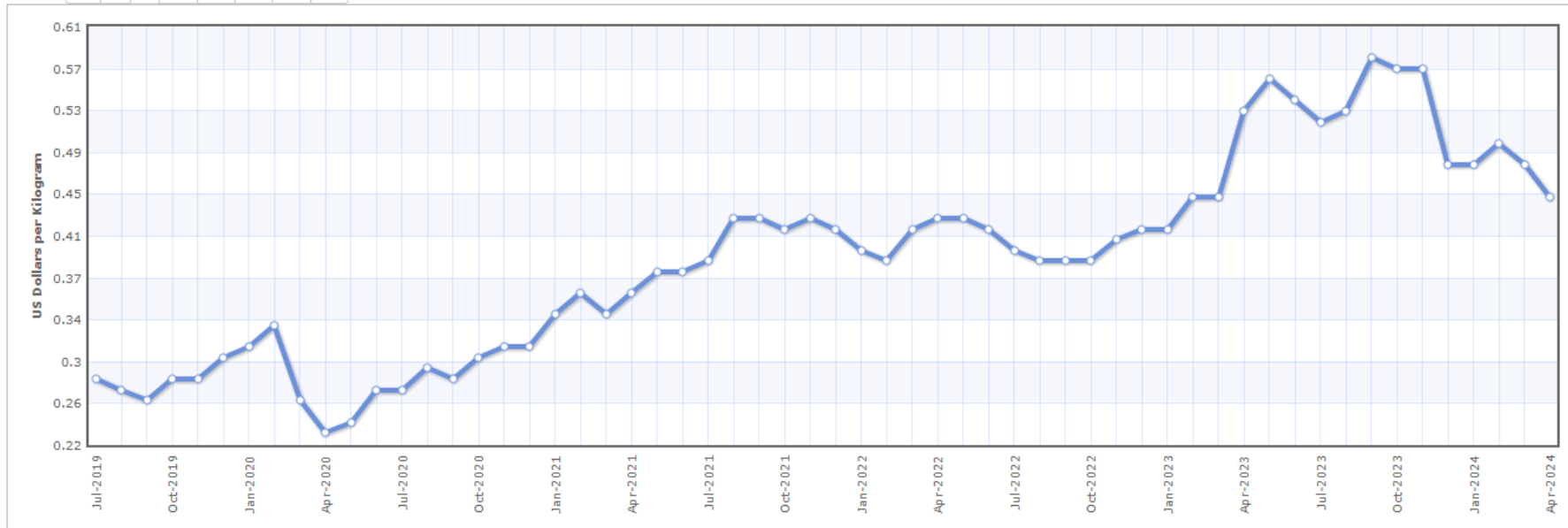
“Mayfield”, Dingo – 4,242 ha / 1,630 head



Sugar Monthly Price - US Dollars per Kilogram

Range

Jul 2019 - Apr 2024: 0.170 (60.71%)



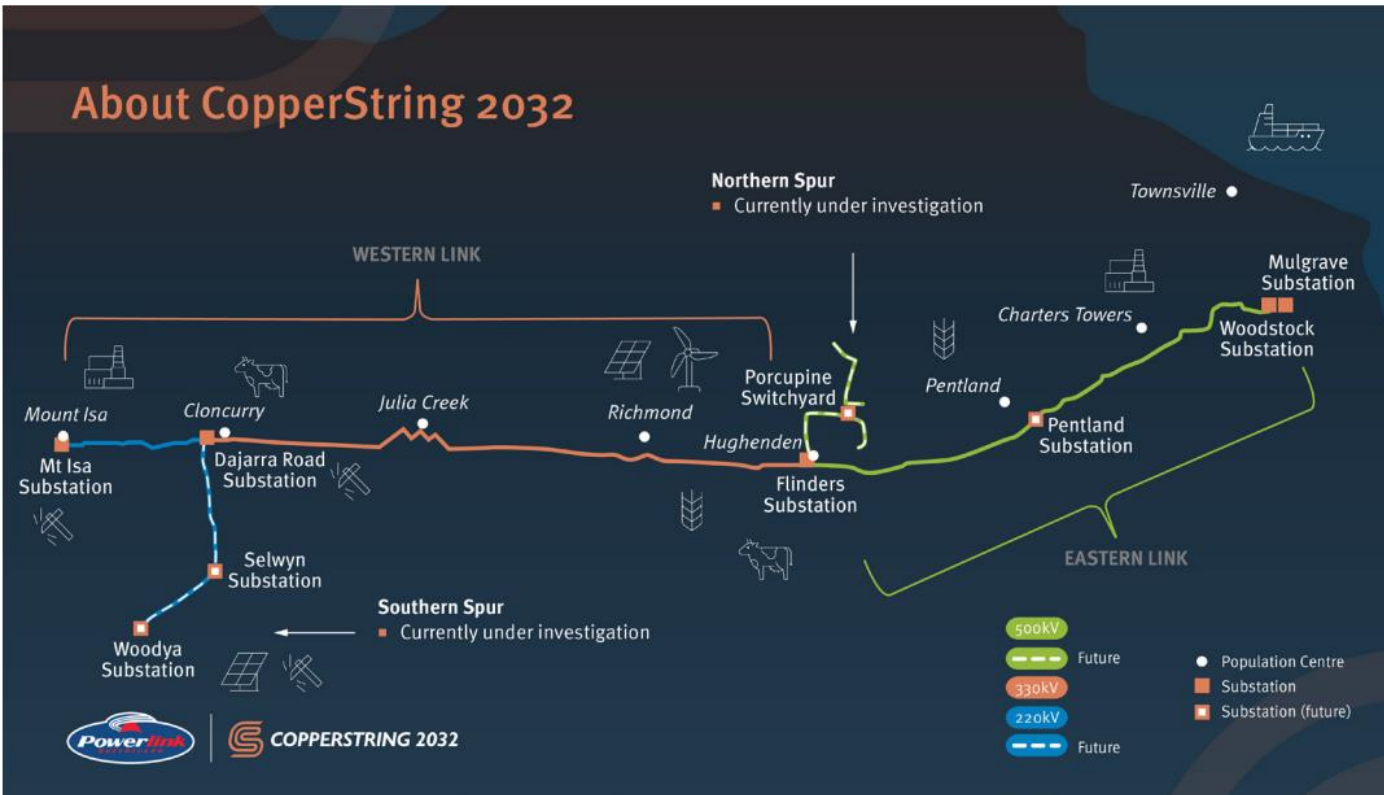
'Baratta', Burdekin District



Sold June 2023 at \$38.0M 'Walk In Walk Out'. Land area 1,656 ha with 1,180 ha measured cane land. Average annual production of 100,000T of cane.

Major Projects – CopperString 2032

About CopperString 2032



Source: Powerlink

- 1,000km high voltage electricity transmission line.
- Connecting North West Mineral Province (NWMP) to the national electricity grid.
- **\$5.0 billion** project.
- 800 construction jobs.
- 100 permanent jobs.
- Ground broken 9 July 2024 at Hughenden workers accommodation site.

Major Projects – CopperString 2032

CopperString 2032 connects

North West Minerals Province ↔ Flinders Renewable Energy Zone ↔ National Electricity Market

~840km of transmission line from just south of Townsville in the Burdekin region to Mount Isa



~200km of additional transmission line to connect new renewable generators



>800 direct jobs supported during construction with ongoing jobs during operations and maintenance



Approximately
2,200
tower structures



Tower height approximately
80m



~75,000
tonnes of steel

(Sydney Harbour Bridge = 52,800 tonnes)



Up to **six**
new substation sites



~75,000
tonnes of concrete

CONDUCTORS 18,600km

OPGW 2,200km



KEY TOWNSHIPS | TOWNSVILLE | CHARTERS TOWERS | PENTLAND
HUGHENDEN | RICHMOND | JULIA CREEK | CLONCURRY | MOUNT ISA

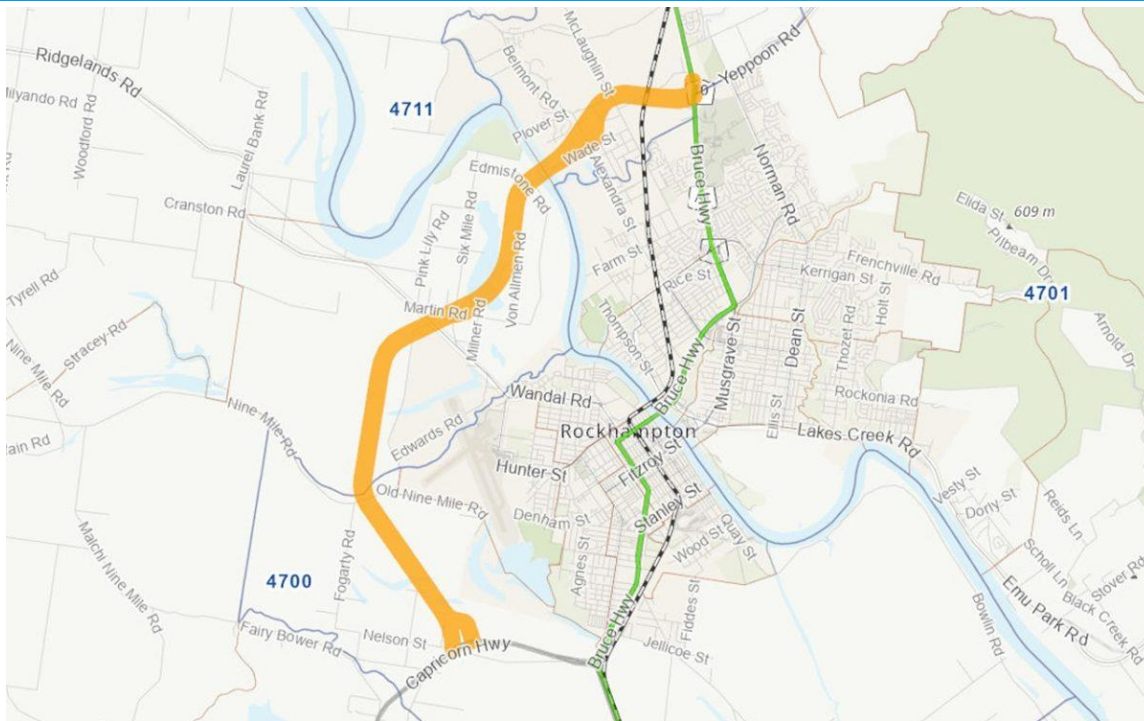
“the largest ever economic development project in North Queensland, and the largest expansion to the power grid in Australia”

Major Projects – Townsville Port Expansion



- **\$1.64 billion** expansion of the Port of Townsville to accommodate forecast growth in trade at the port and address current capacity constraints.
- wider shipping channel will allow vessels up to 300 metres in length
- dredging of 11.48 million cubic metres of sediment
- establishing a 152 hectare reclamation area
- 4 km of rock revetments and a 700 m western breakwater
- construction of six new berths
- currently under in progress

Major Projects – Rockhampton Ring Road



- 17.4 km of new roadway including approximately 14.7 km of ring road alignment.
- New crossing of the Fitzroy River
- Connections into West Rockhampton, North Rockhampton and the Bruce Highway intersection with Rockhampton - Yeppoon Road.
- Continued access to the road network during major flooding.
- Total investment \$1.73BN

Residential Markets – June 2024

Locality	'Property Clock Time'	Median Price - House
Cairns LGA	Rising Market	\$640K
Townsville LGA	Rising Market	\$500K
Mackay	Rising Market	\$500K
Rockhampton LGA	Rising Market	\$470K
Livingstone Shire LGA (Capricorn Coast)	Rising Market	\$670K
Bundaberg LGA	Peak	\$540K
Fraser Coast LGA	Peak	\$580K
Emerald - Town	Rising Market	\$390K

Residential Markets – Record High Sale - RQ



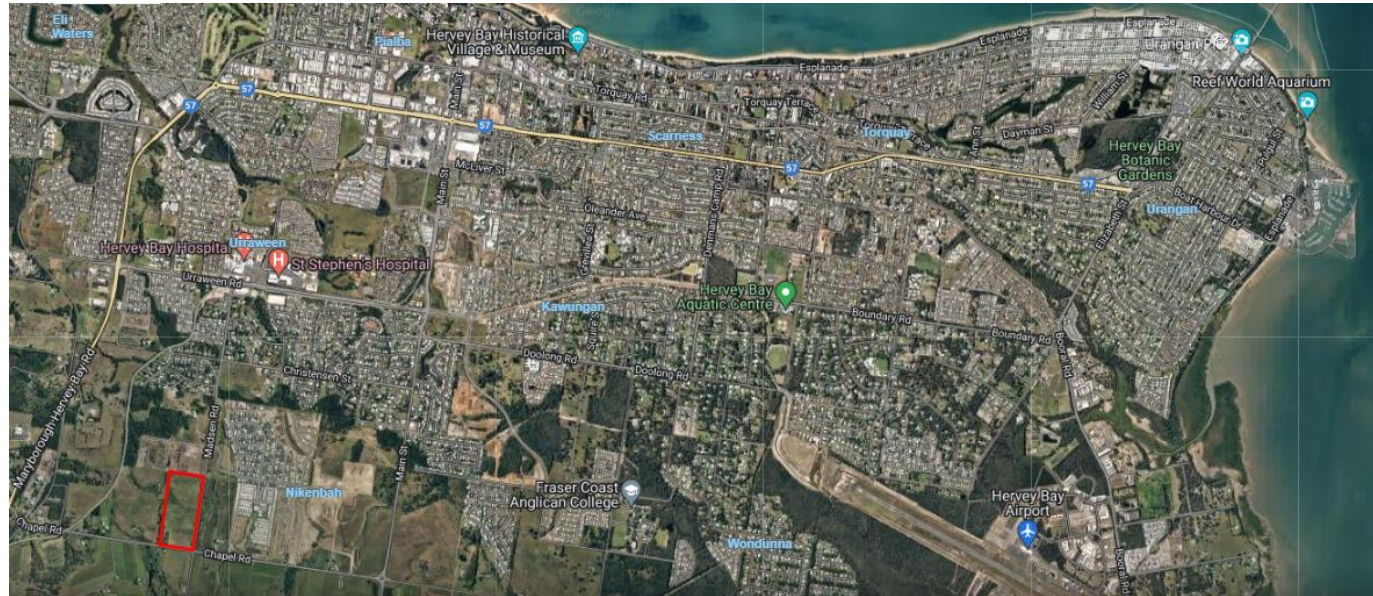
“Villa De La Mer”, 37 The Beacons, Airlie Beach sold May 2024 at \$14.5M

Residential Markets – Record High Sale - RQ



4 bedrooms / 5 bathrooms / 4 Car Garage, 30m Multi Hull Marina Berth - 87 Year Unexpired Lease Term

Wide Bay – Residential Development



Lot 13 Chapel Road,
Ninkenbah.

Zoned Emerging
Community.

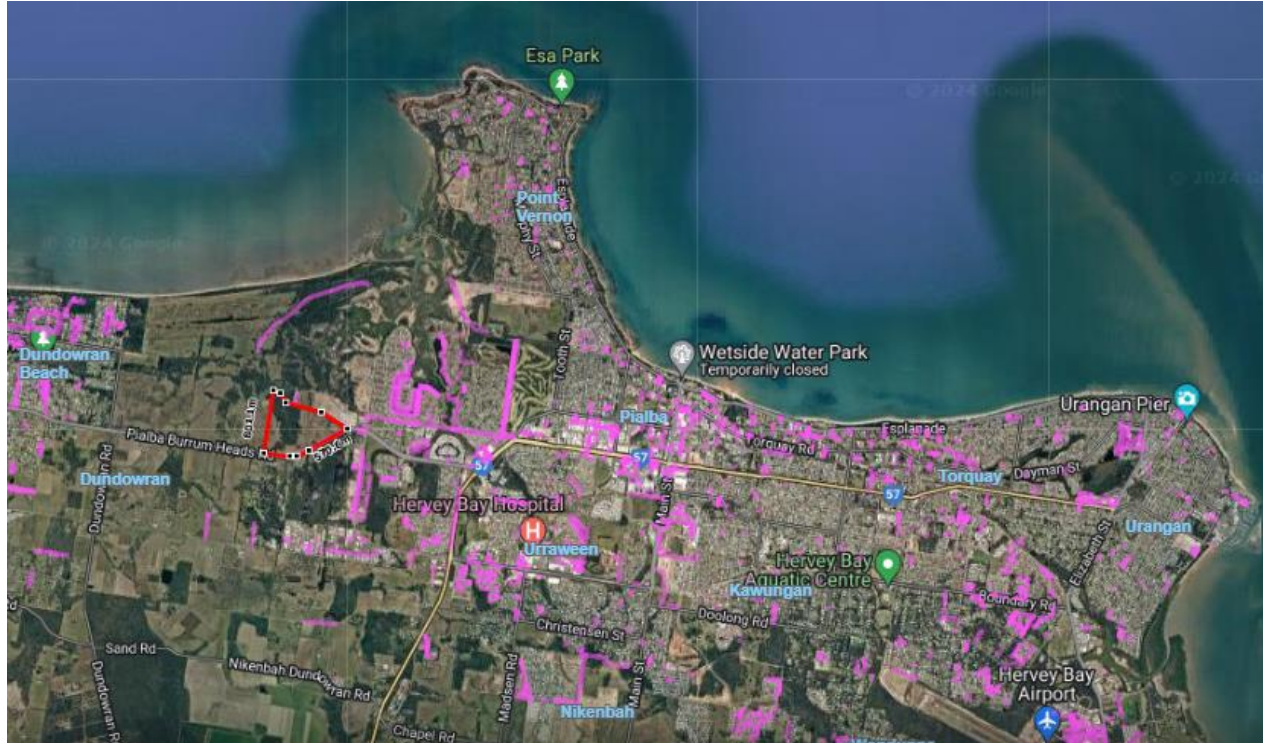
Sold with an approval.

\$7.0M – March 2022

\$411,765 / ha

\$41,667 / approved lot

Wide Bay – Residential Development



193-303 Pialba Burrum
Heads Road, Eli Waters.

Land Area - 48.24 ha

Zoned Emerging Community.
Sold with an approval.

Sold \$27.0M – April 2023

Sold to Palm Lake

Resort style over 50's
community proposed.

Cairns– Industrial Land Shortage



18 Ponzo Street, Woree

Land Area – 3,007 sq. m.

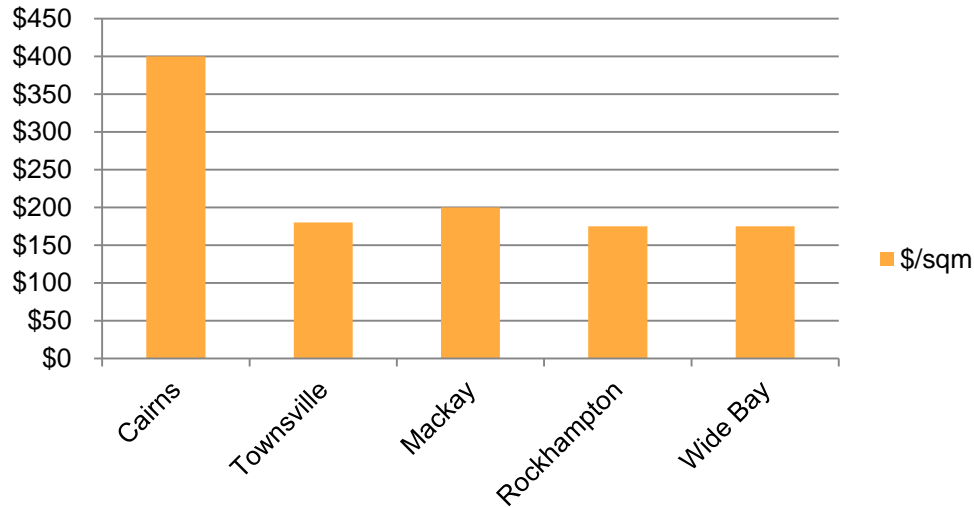
Sold Oct 2017 - \$206 / sq. m

Sold Nov 2023 - \$412 / sq. m.

100% increase in 6 years

Cairns– Industrial Land Shortage

Industrial Land Typical 3,000 sqm Lot \$/sqm



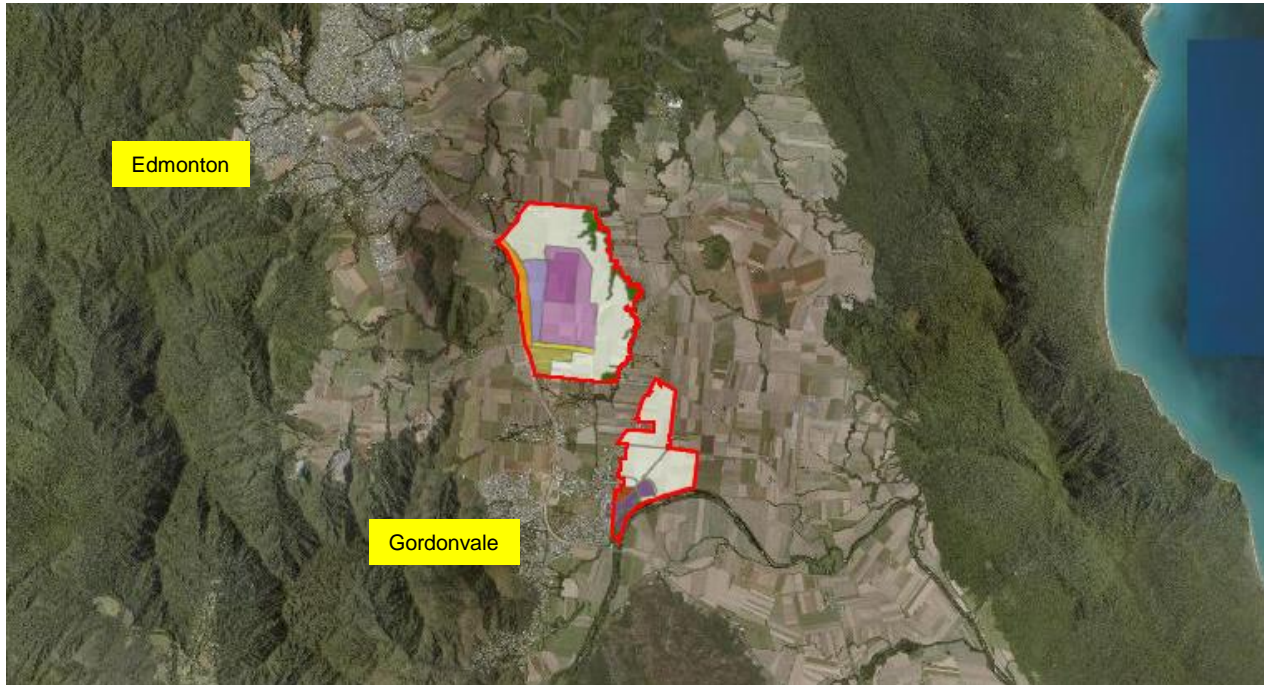
Question - How many vacant industrial lots are for sale in Cairns?

Answer - Zero.

Question - How many vacant industrial lots are currently being developed in Cairns.

Answer - Zero.

Cairns– Industrial Land Shortage



Cairns South State
Development Area

Proposed High Impact
Industry Precinct – 65 ha

Proposed Medium Impact
Industry Precinct – 156 ha

No water and no sewerage
infrastructure available to
allow development.

Disclaimer

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