



PROPERTY WATCH® REPORT

Whitsundays
Third Quarter 2014

PRD nationwide

Queensland Economic and Property Indicators

Key Comments

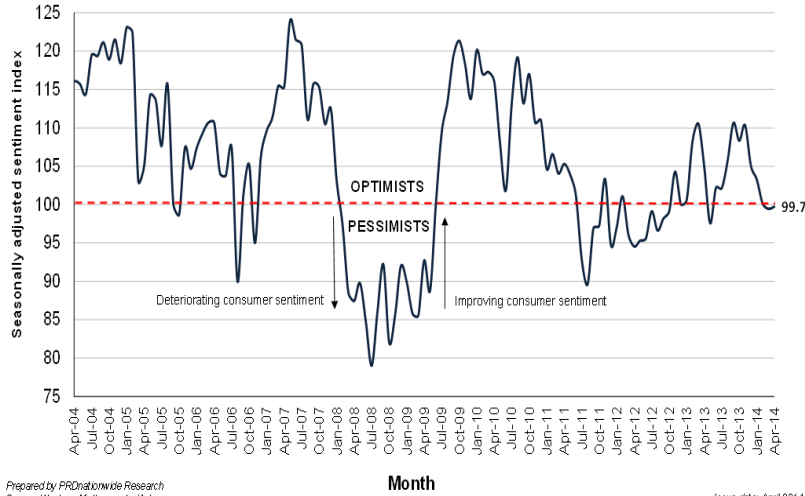
RBA's decision to hold interest rates steady at 2.5% over the past 6 months has seen Australia consumer sentiment back at positive levels

Unemployment levels continue to decrease, indicating a healthier economy and increasing property purchasing power.

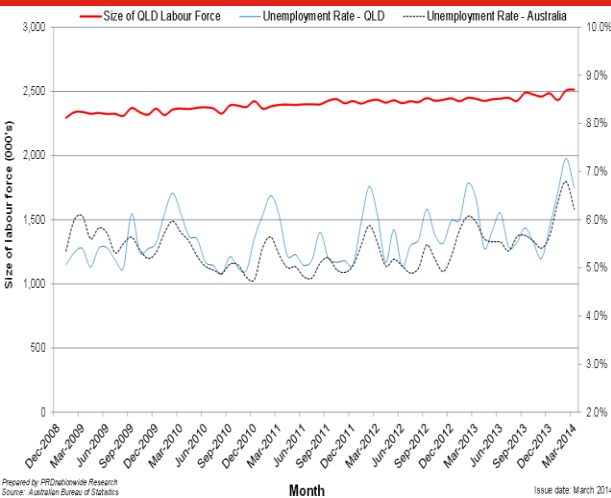
Growth in dwelling approvals since mid-2013 mirrors the needs of interstate and international migration into Queensland. A softening is expected after sharp period of growth, ensuring high absorption levels.

Queensland proves to have a higher level of home loan affordability than the national Australian average. This explains why Queensland is an investment destination for interstate and foreign investors

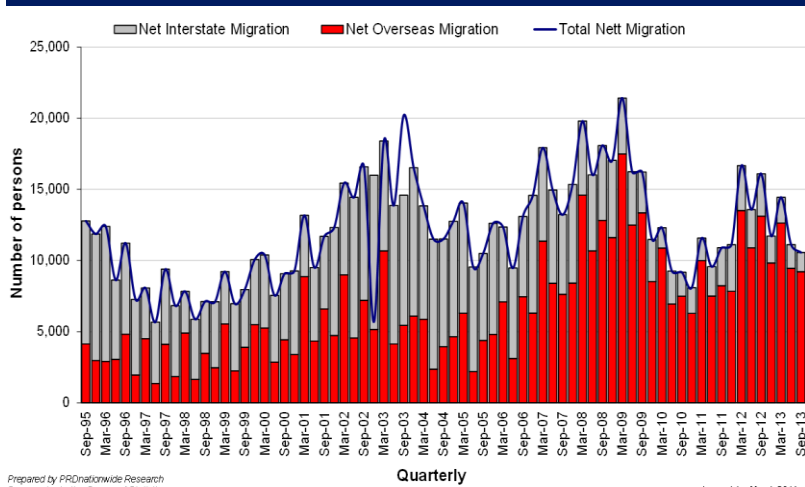
Australian Consumer Sentiment



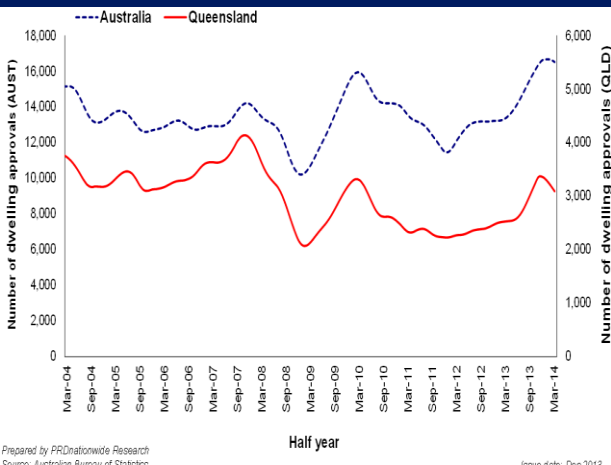
Employment Status



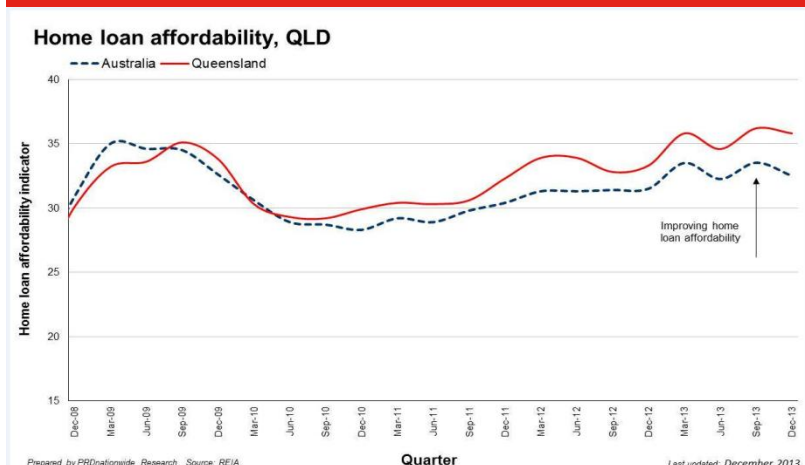
Net Migration



Dwelling Approvals



Home Loan Affordability



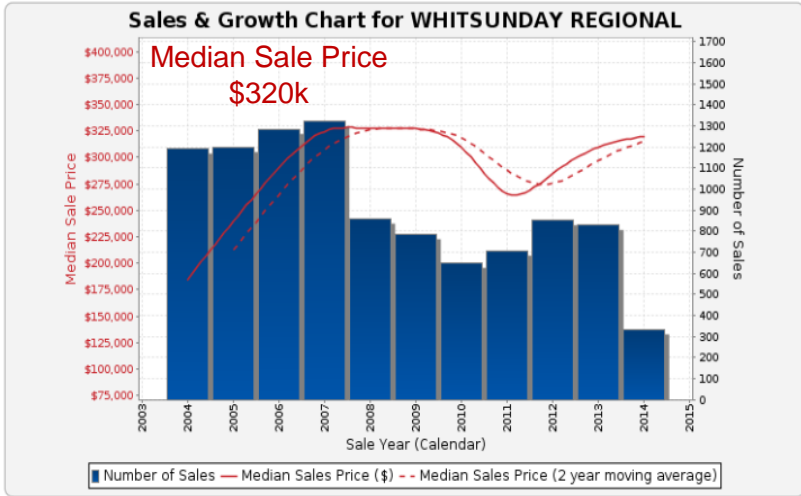
Key Comments

Whitsunday property market is consistently experiencing positive growth since 2012, post global financial crises in 2009 and natural disasters in North QLD in 2011. This suggests a highly resilient property market, whereby under normal conditions positive growth prevails (both historically and currently)

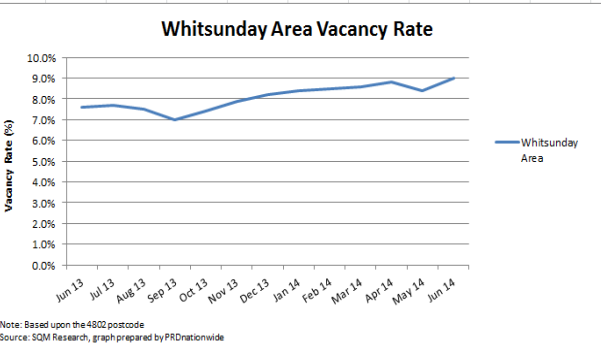
Specifically, postcode 4802 is showing a stable property market; mostly not due to a lowering in demand but more due to the need of further supply.

The Whitsunday region is set to receive approximately \$400 million in future investment, 72.1% of which are dedicated to commercial and mixed-use development projects; suggesting a vibrant future economy. Close to \$62million are to spent on residential project developments, suggesting healthy market demand.

Sales and Growth Chart



Whitsunday Vacancy Rates



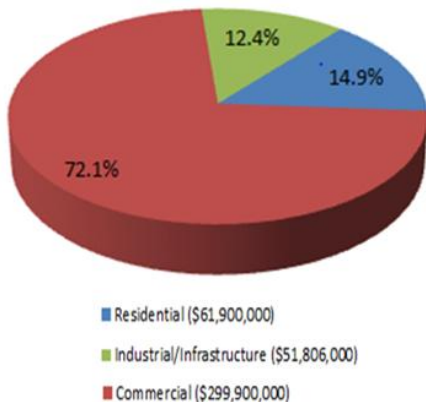
Although vacancy rates are above 8 per cent, this is not unusual for a Whitsundays rental market that often sees short-term holiday tenancies

Sales and Growth Table

Year	No. of Sales	Average	Median	Growth	Low	High
2004	1191	\$407,474	\$185,000		\$1,000	\$24,510,000
2005	1198	\$334,227	\$239,250	29.3%	\$2,000	\$8,800,000
2006	1284	\$405,201	\$290,000	21.2%	\$1,000	\$16,000,000
2007	1320	\$455,555	\$324,500	11.9%	\$5,000	\$38,000,000
2008	858	\$417,605	\$327,250	0.8%	\$4,400	\$9,000,000
2009	784	\$396,468	\$327,000	-0.1%	\$1,100	\$7,000,000
2010	648	\$352,507	\$309,500	-5.4%	\$11,000	\$4,967,000
2011	706	\$413,399	\$266,000	-14.1%	\$8,000	\$18,000,000
2012	851	\$439,570	\$285,000	7.1%	\$11,000	\$38,824,999
2013	828	\$426,343	\$310,000	8.8%	\$44,000	\$51,685,000
2014	332	\$347,530	\$320,000	3.2%	\$43,000	\$1,500,000

Total Development

Breakdown of Total Development



Sales and Growth Chart 4802



Key Comments

2014 sees strong recovery, resulting in positive growth of 10% for housing market and 2.4% for units

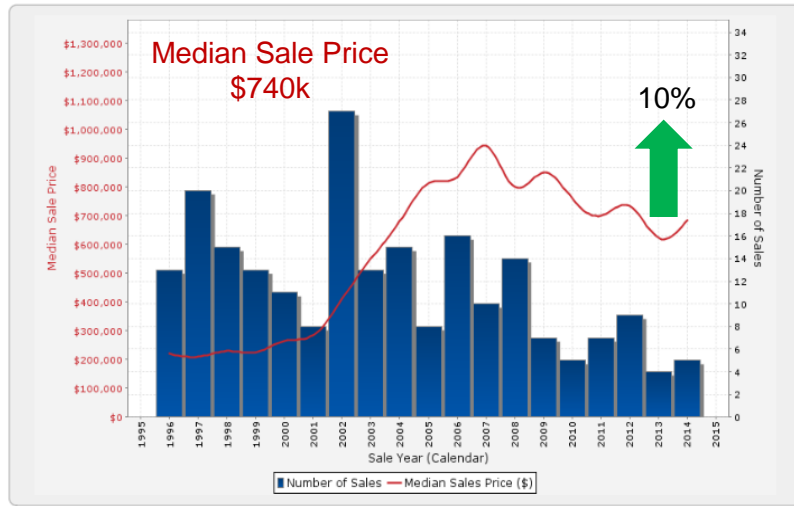
Rental Yield for both houses and units are experiencing positive growth, at 3.5% and 5.2% respectively

House median price for June 2014 stood at \$740,000, Unit median price stands at \$370,000.

Average days on market dramatically reduced over the past 12 months, representing high level of activity and interest in the Airlie Beach property market

Stable residential and infrastructure investments suggests positive signs for further growth in next half of 2014 and beyond

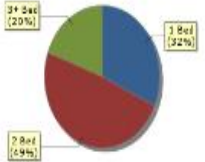
House Sales and Growth Chart



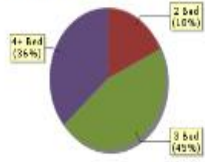
Rental Market Units

Rental Market House

Bedroom Breakdown



Bedroom Breakdown



Suburb Rental Yield

+5.2%

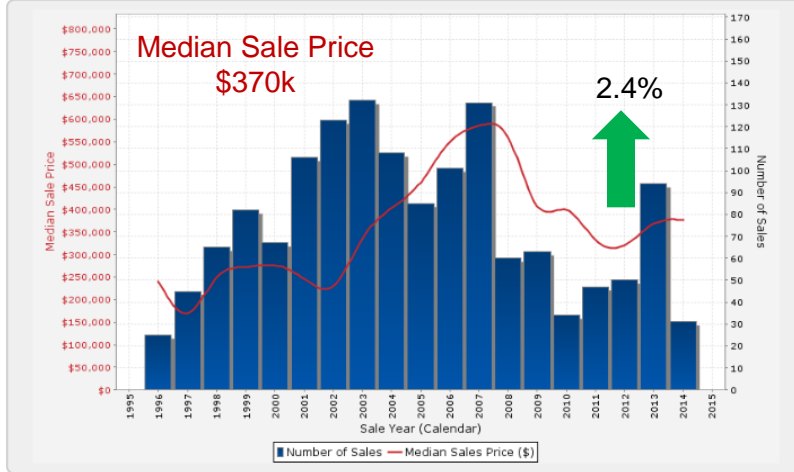
Current Median Price: \$370,500
Current Median Rent: \$368
Based on 150 registered Unit sales compared over the last 12 months.

Suburb Rental Yield

+3.5%

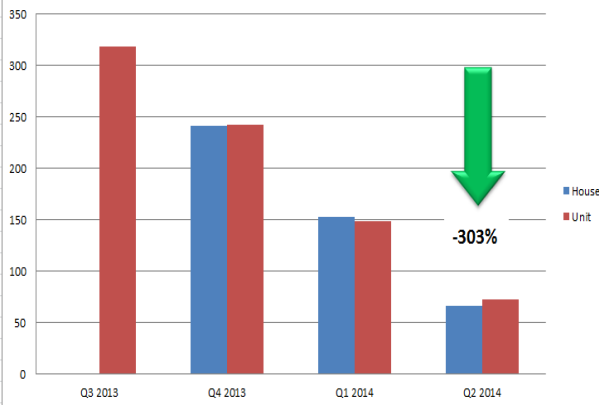
Current Median Price: \$740,000
Current Median Rent: \$500
Based on 35 registered House sales compared over the last 12 months.

Units Sales and Growth Chart



Average Days on the Market

Airlie Beach - Average Days Listed



Top Airlie Beach Developments

Project Title	Type	Estimated Value	Commencement	Completion
CRUSIE WHITSUNDAY PASSENGER TERMINAL	PASSENGER TERMINAL - 2 storey	\$ 900,000.00	18/01/2014	31/05/2014
WATERSTONE AIRLIE BEACH	UNITS (10) - 3 storeys	\$ 3,000,000.00	01/07/2015	27/02/2016
SHUTE HARBOUR ROAD MIXED USED DEVELOPMENT	UNITS (19)/RESTAURANT /SHOP - 4 storey	\$ 6,000,000.00	15/10/2015	20/12/2016
AIRLIE BEACH FIRE STATION	FIRE STATION	\$ 1,000,000.00	06/10/2015	30/11/2017
MIRCON APARTMENTS	UNITS (5) - 3 storey	\$ 2,200,000.00	15/03/2016	15/09/2016

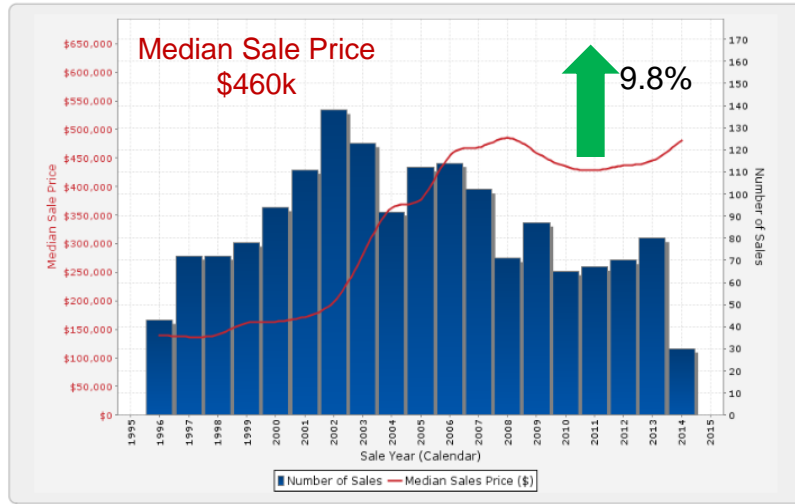
Key Comments

Cannonvale property market is thriving, overall recording positive growth. Unit sales growth have remained stable, due to under supply in the market. In contrast the housing market continues to grow, recording a 9.8% growth.

Investors enjoy positive rental yield of 6.1% for units and 5.0% for houses, suggesting a healthy rental market. This is further compounded by the dramatic reduction in average days on the market.

Residential and resort-style living remains top investment projects in Cannonvale, with \$72.5 million dedicated for developments commencing in 2015-2016. This suggests extremely strong consumer and business confidence in the Cannonvale area, both as a preferred residential address and business-hub.

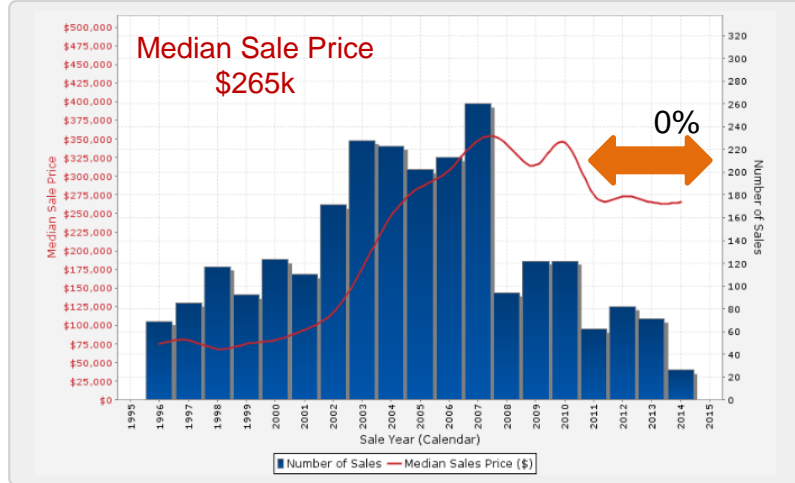
House Sales and Growth Chart



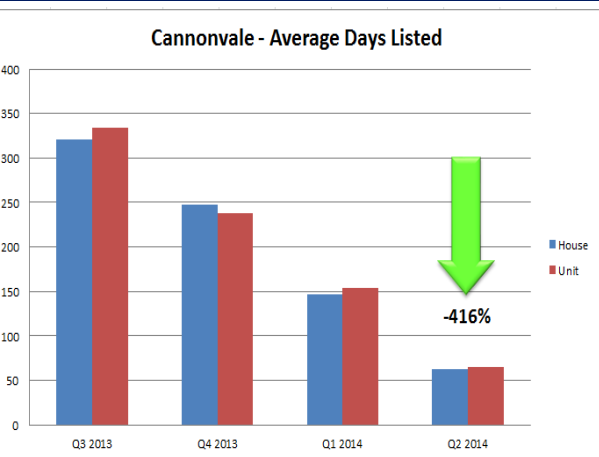
Rental Market Units

Rental Market House

Units Sales and Growth Chart



Average Days on the Market



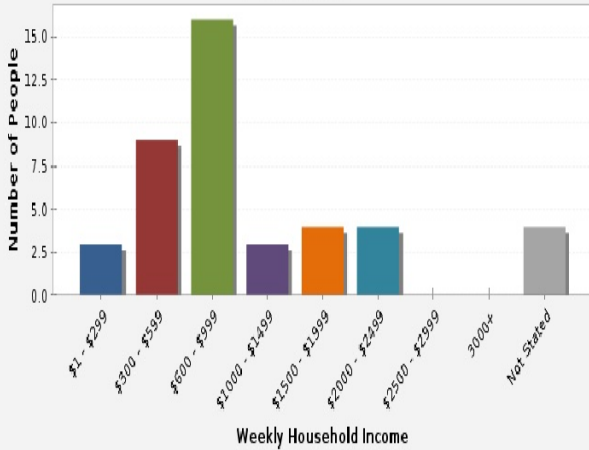
Top Cannonvale Developments

Project Title	Type	Estimated Value	Commencement	Completion
WHISPER BAY RIDGE 13 LOT SUBDIVISION	RESIDENTIAL SUBDIVISION (13) LOTS	\$ 1,500,000.00	15/04/2015	15/07/2015
THE GROVE RESIDENTIAL DEVELOPMENT STAGES 4 - 9	TOWNHOUSES/UNITS (98) - single & 2 storey - stages 4 - 9	\$ 20,000,000.00	04/08/2015	31/07/2018
SHUTE HARBOUR ROAD UNITS	UNITS (60) - 2 storey	\$ 9,000,000.00	04/11/2015	30/08/2017
ACCOR OZONE WHITSUNDAYS ECO-RESORT	RESORT	\$ 30,000,000.00	03/02/2016	30/01/2017
AMANZI UNITS	UNITS (36) - 2 storey	\$ 12,000,000.00	14/08/2016	10/08/2018

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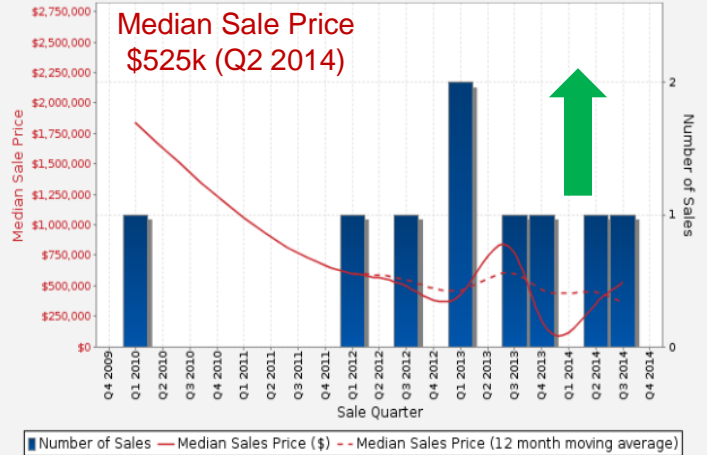
Household Income

FLAMETREE



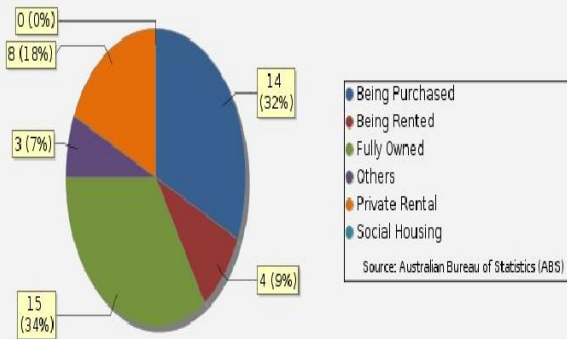
Sales and Growth Chart Flametree

Sales & Growth Chart for FLAMETREE, 4802

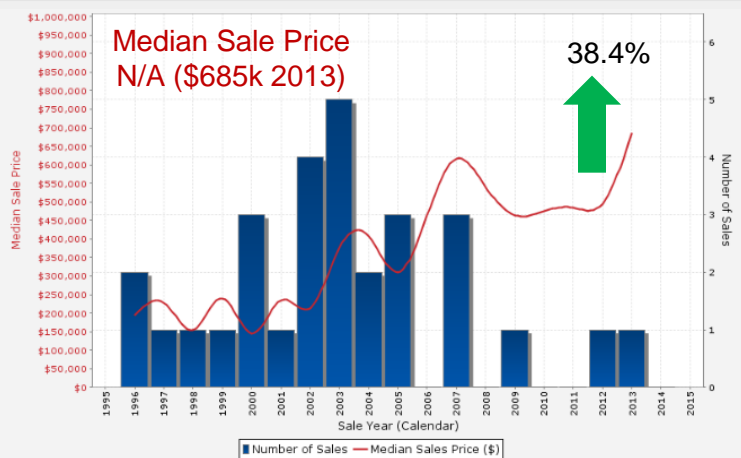


Home Ownership in Flametree

FLAMETREE

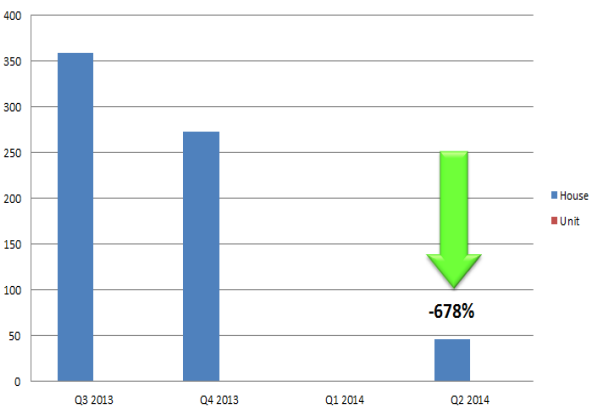


House Sales and Growth Chart



Average Days on the Market

Flametree - Average Days Listed



Examples of Sold and Rented Properties

12 AIR WHITSUNDAY RD

\$353,100

34.2m x 30.0m
1,027 m²

29 LANGFORD RD

\$440 Weekly

9,880 m² | 3 | 2

5 JASINIQUE DR

\$525,000

2 ha | 4 | 2

61 JASINIQUE DR

\$250 Weekly

1.88 ha | 2 | 1

Key Comments

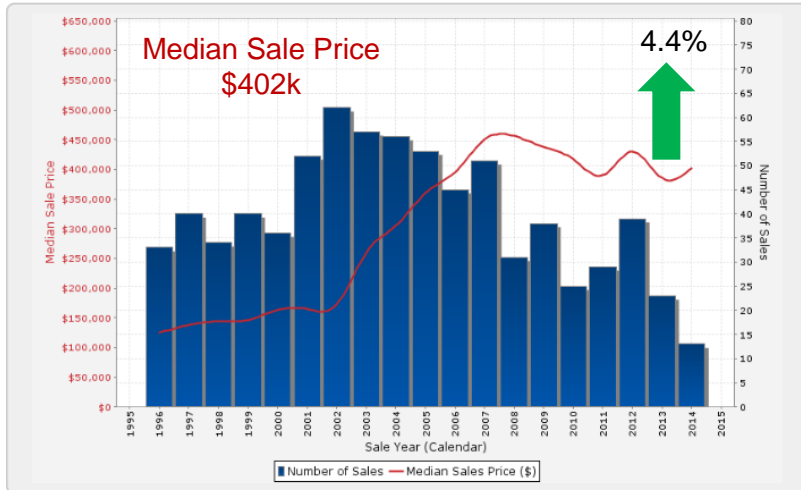
Jubilee pocket is proving to be a quiet achiever in the Whitsundays market, recording a 4.4% growth for houses and 46.7% growth for units in 2013-2014.

Positive property market is further emphasized by the decrease in average days on the market. Both housing and unit markets record positive rental yield, at 5.8% and 5.7% respectively.

Jubilee pocket is set to receive approximately \$22million worth of investment in between 2014-2015, with rural residential and unit apartment project developments dominating investment choices.

Top Jubilee Pocket investments are due for completion in 2016-2018. This suggests Jubilee's potential for future property market

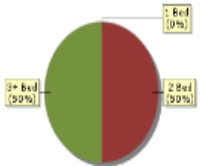
House Sales and Growth Chart



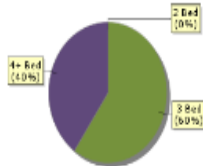
Rental Market Units

Rental Market House

Bedroom Breakdown



Bedroom Breakdown



Suburb Rental Yield

+5.8%

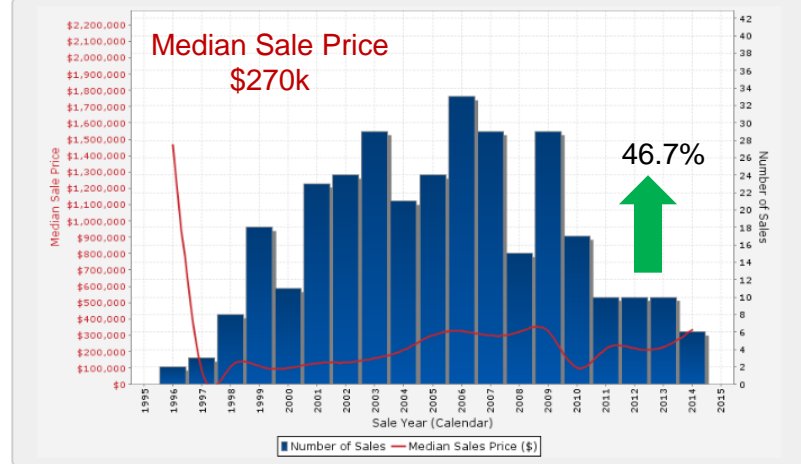
Current Median Price: \$270,000
Current Median Rent: \$300
Based on 75 registered Unit sales compared over their last 12 months.

Suburb Rental Yield

+5.7%

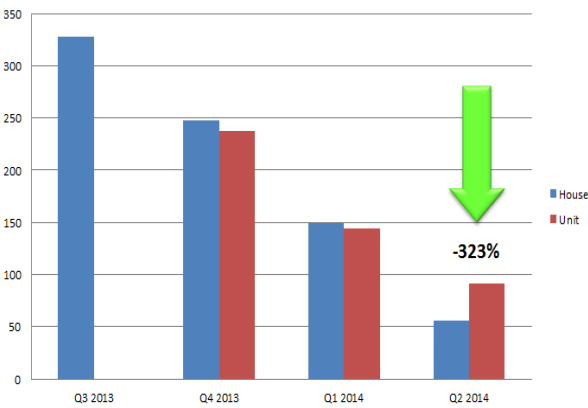
Current Median Price: \$402,000
Current Median Rent: \$443
Based on 174 registered House sales compared over their last 12 months.

Units Sales and Growth Chart



Average Days on the Market

Jubilee Pocket - Average Days Listed



Top Jubilee Pocket Developments

Project Title	Type	Estimated Value	Commencement	Completion
AIRLIE RETREAT ESTATE SUBDIVISION REMAINING STAGES	RURAL RESIDENTIAL SUBDIVISION (312 APPROX) LOTS - remaining stages	\$ 12,000,000.00	06/06/2015	31/10/2018
AIRLIE RETREAT ESTATE SUBDIVISION STAGE 2	RURAL RESIDENTIAL SUBDIVISION (44) LOTS - stage 2	\$ 1,320,000.00	01/12/2014	31/01/2016
AIRLIE RETREAT ESTATE SUBDIVISION STAGE 3	RURAL RESIDENTIAL SUBDIVISION (81) LOTS - stages 3a & b	\$ 1,320,000.00	03/09/2015	31/03/2016
AIRLIE RETREAT SEAHAVEN APARTMENTS	UNITS (50) - 2 storey - stage 8	\$ 7,500,000	01/12/2015	31/03/2017

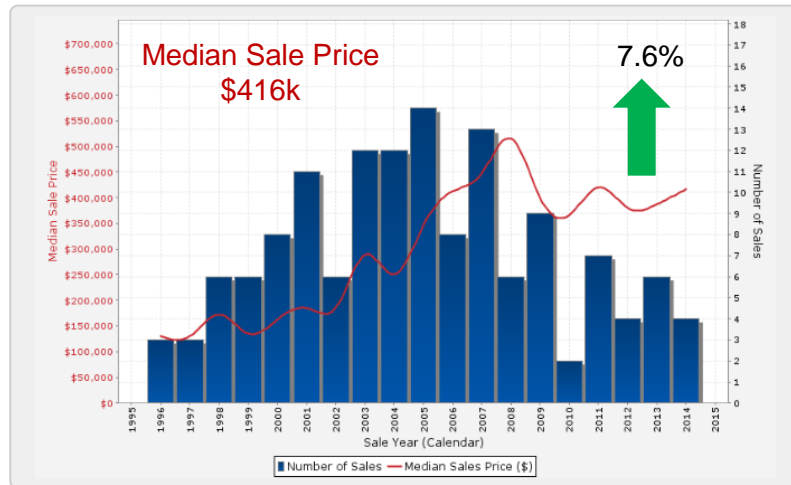
Key Comments

Mandalay is proving to be an increasingly attractive tourist destination, with a tourist development investment of close to \$1 million on the cards to be completed by 2016.

The housing market in Mandalay is on an increasingly growing path, recording 7.6% positive growth in June 2014. This is mirrored in the housing rental market, earning the acute investor a 5% positive yield.



House Sales and Growth Chart



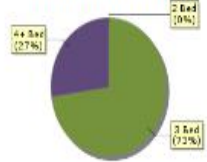
Rental Market Units

Rental Market House

Bedroom Breakdown



Bedroom Breakdown



Suburb Rental Yield

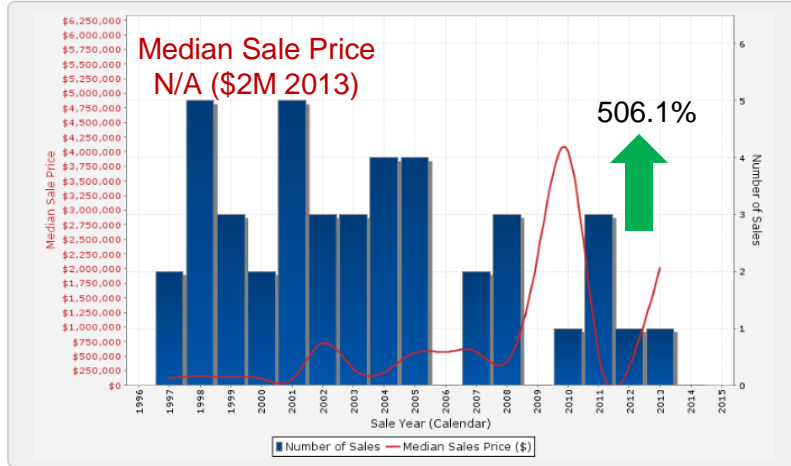
N/A

Suburb Rental Yield

+5.0%

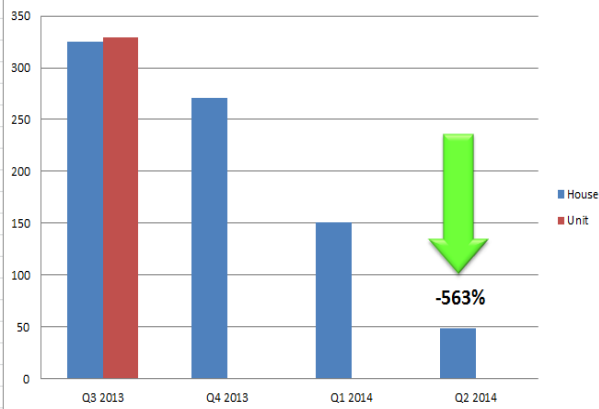
Current Median Price: \$416,500
Current Median Rent: \$398
Based on 36 registered House sales compared over their last 12 months.

Units Sales and Growth Chart



Average Days on the Market

Mandalay - Average Days Listed



Main Project Development

MANDALAY TOURIST DEVELOPMENT - CABINS

(PLANNING)

\$900,000.00

Address: Mandalay Rd (Lot 1 SP256580), MANDALAY, QLD 4820

Council: WHITSUNDAY REGIONAL

Type: CABINS (5)

Last Updated: 17/06/2014

Dev. Type: New

First Reported: 28/02/2013

Status: Deferred

Commence Date: 15/05/2015

Stage: Development Approval

Completion Date: 15/02/2016

Notes: PROJECT STILL DEFERRED

Ownership: PRIVATE

Units: 5

Floor Area: 312

Floors.: 1

Site Area: 19890

Category: HOSPITALITY

Sub Category: Motels, Bed & Breakfast, Cabins

Project Details

* Proposed construction 5 x 1 bedroom holiday eco-cabins.

Additional Details

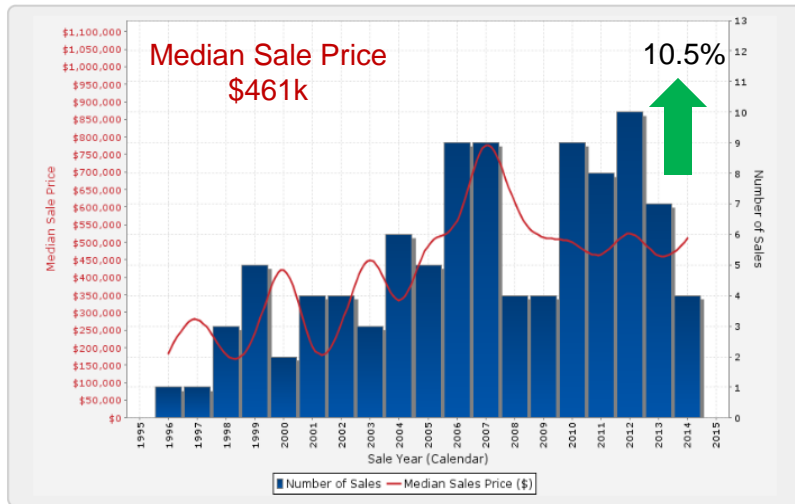
* This project has not progressed since December 2013.

Company Name	Contact	Phone	Fax	Role
J & G THOMPSON CONTRACTORS PTY LTD No address or, PHONE LISTING, VIC 3999				Developer
SPROUT ARCHITECTS Suite 2, Surf Rd (cnr Gardak St), MAROOCHYDORE, QLD 4558 Email: admin@sproutarch.com.au		07 5443 5028	07 5479 2360	Architect

Key Comments

Woodwark have had a change of focus in its property market, whereby decreasing level of unit sales are reflected in 10.5% growth of a stronger housing market. Investors benefit from Woodwark, through a 5.1% positive yield in both house and units.

House Sales and Growth Chart



83 PARKLAND DR \$630,000

2014
3,282 m² | 3 | 2 | 4

257 PALUMA RD \$890 Weekly

2014
0.546 ha | 3 | 2 | 2

23 BRAITHWAITE CRT \$460,000

2014
1.74 ha | 3 | 1 | 1

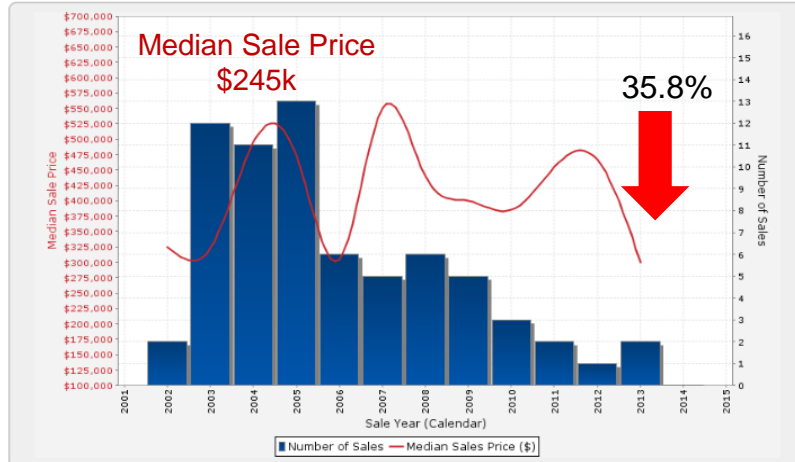
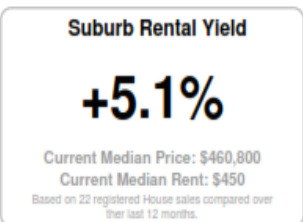
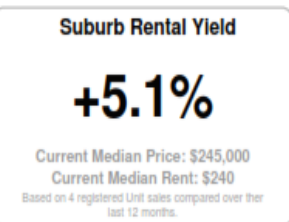
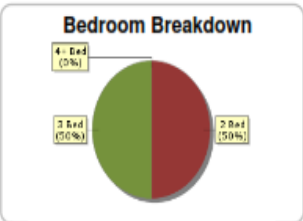
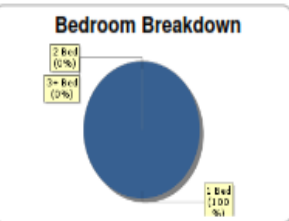
321 PALUMA RD \$280.00 per

2014
1.24 ha | 2 | 1 | 2

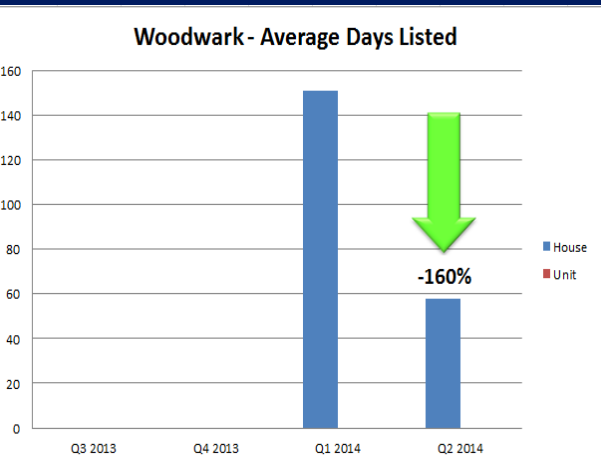
Rental Market Units

Rental Market House

Units Sales and Growth Chart



Day on the Market



Main Project Development

FREEDOM SHORES RESORT STAGES 1-4 (PLANNING)

\$4,000,000.00

Address: Pringle Rd (Lot 140 HR 1561, Lot 116 HR 1204, Lot 3 RP 840155), WOODWARK, QLD 4802
Council: WHITSUNDAY REGIONAL
Type: HOLIDAY UNITS (14) BACKPACKERS/TAVERN/ANIMAL HOSPITAL - stages 1-4
Last Updated: 8/05/2014

Dev. Type: New
Status: Possible
Stage: Development Application
Notes: FRESH DEVELOPMENT APPLICATION STILL WITH COUNCIL
Ownership: PRIVATE
Units: 14
Floors.: 2

Category	Sub Category
HOSPITALITY	Clubs (licensed), licensed premises, casinos, taverns
MEDICAL	Veterinary Clinics
RESIDENTIAL	Units, apartments, flats, townhouses, villas
RESIDENTIAL	Student & group accommodation
TOURISM	Tourist villages, Resort complexes

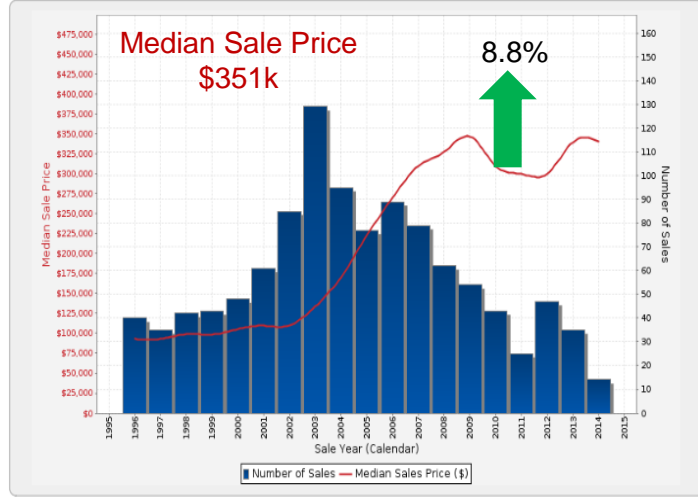
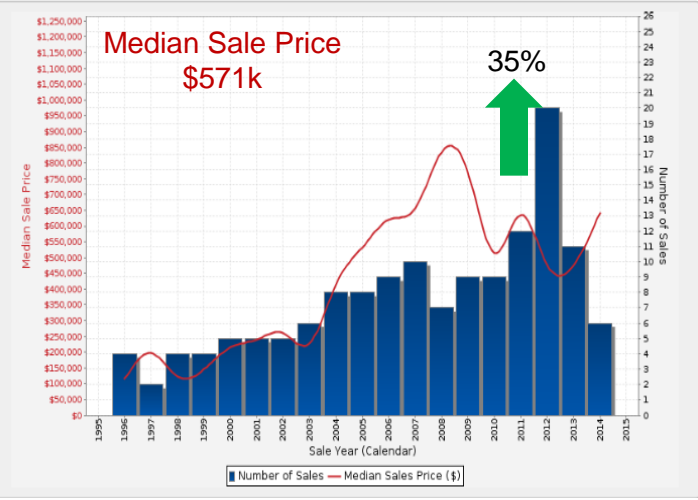
Project Details

- Proposed construction of integrated resort in 4 stages.
- Stage 1 - Conversion of existing dwelling in resort reception & 9 room backpackers hostel with individual ensuites.
- & communal kitchen, laundry & lounge rooms.
- Extension to existing pool deck to provide gazebo & pool side bar.
- Stage 2 - Construction of 2 accommodation building with total of 14 units (1 x single storey building with 6 units & 1 x 2 storey building with 8 units) Single storey 250sq m conference centre, separate 52sq m day spa.
- Camping ground with 12 unpowered sites & amenities building.
- Stage 3 - Single storey 500sq m tavern with sports bar & dining room.
- Stage 4 - Single storey animal hospital with clinic & rehabilitation areas.
- Total parking for 96 cars.
- Associated landscaping.

CANNON VALLEY AND PROSERPINE

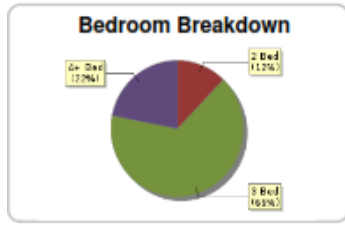
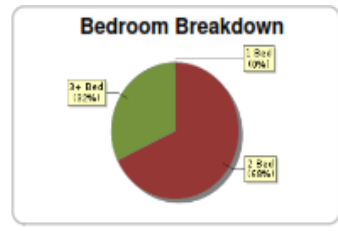
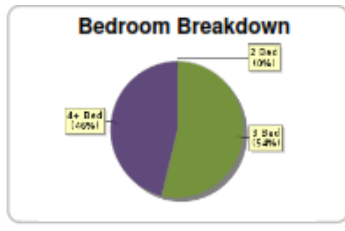
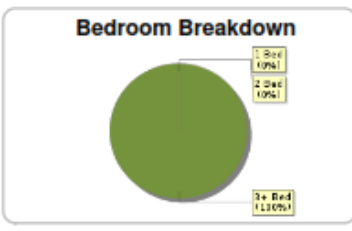
House Sales and Growth Chart Cannon Valley

House Sales and Growth Chart Proserpine



Rental Market Units Rental Market House

Rental Market Units Rental Market House



Suburb Rental Yield

+5.2%

Current Median Price: \$430,000
Current Median Rent: \$430

Based on 9 registered Unit sales compared over their last 12 months.

Suburb Rental Yield

+4.3%

Current Median Price: \$571,250
Current Median Rent: \$475

Based on 38 registered House sales compared over their last 12 months.

Suburb Rental Yield

+5.1%

Current Median Price: \$245,000
Current Median Rent: \$240

Based on 82 registered Unit sales compared over their last 12 months.

Suburb Rental Yield

+5.2%

Current Median Price: \$351,000
Current Median Rent: \$350

Based on 157 registered House sales compared over their last 12 months.

Top Cannon Valley Developments

Project Title	Type	Estimated Value	Commencement	Completion
WHITSUNDAY SPRINGS ESTATE DEVELOPMENT REMAINING STAGES	RURAL RESIDENTIAL SUBDIVISION (312 APPROX) LOTS - remaining stages	\$ 80,000,000.00	12/03/2016	31/12/2019
WHITSUNDAY SPRINGS ESTATE SUBDIVISION PRECINCT 1	RESIDENTIAL SUBDIVISION (154) LOTS - precinct 1	\$ 6,160,000.00	15/08/2016	15/12/2017
WHITSUNDAY SPRINGS ESTATE SUBDIVISION PRECINCT 2 REMAINING STAGES	RESIDENTIAL SUBDIVISION (220 APPROX) LOTS - precinct 2 remaining stages	\$ 8,800,000.00	02/06/2016	30/08/2018
WHITSUNDAY SPRINGS ESTATE SUBDIVISION PRECINCT 2D, E, F & I	RESIDENTIAL SUBDIVISION (80 APPROX) LOTS - precinct 2d, e, f, & i	\$ 3,200,000.00	08/12/2016	31/05/2017
SHUTE HARBOUR ROAD 152 LOT SUBDIVISION STAGE 2	RESIDENTIAL SUBDIVISION (152) LOTS - stage 2	\$ 6,000,000.00	15/10/2015	15/10/2016

Main Project Development

PROSERPINE - SHUTE HARBOUR ROAD ROADWORKS JOB 269/851/482

(EARLY PLANNING)

\$806,000.00

Address: Proserpine - Shute Harbour Road, PROSERPINE, QLD 4800
Council: WHITSUNDAY REGIONAL

Type: ROADWORKS Last Updated: 12/08/2013
Dev. Type: New First Reported: 12/08/2013
Status: Early Commence Date: 30/06/2014
Stage: Early Planning Completion Date: 30/09/2014
Notes: EARLY PLANNING IN PROGRESS
Ownership: STATE

Category **Sub Category**
CIVIL ENGINEERING Roads, Air runways, Surface car parks, Kerbs, Culverts, Elevated highways

Project Details

- Proserpine - Shute Harbour Road (10.00-12.00km) relocation of hazardous objects close to road.

Company Name	Contact	Phone	Fax	Role
DEPT OF TRANSPORT & MAIN ROADS (NORTHERN)		07 4720 7200	07 4720 7211	Developer

146-172 Wills St, TOWNSVILLE, QLD 4810
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