

\$11 Billion dollars and 10,000 new jobs...

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BIG PROPERTY INVESTMENTS

Why Invest in Toowoomba?

\$11 Billion ... is the amount currently being invested in the Toowoomba Region creating 10,000 new jobs!

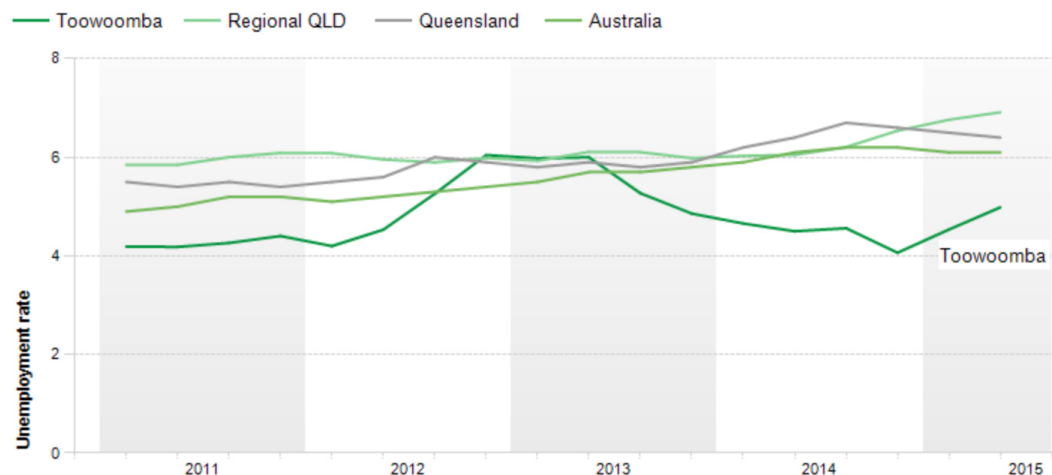
THE NEW 100 MILLION DOLLAR AIRPORT

This month the first international flight filled with produce took off from West Welcamp Airport heading to China.

Airport general manager Phil Gregory said "international flights would provide huge economic and social benefits to the community". The new free trade agreements with China mean exports could double in the coming years.

Due to the new export route several large Australian, and International, companies are relocating to Toowoomba from Brisbane to be permanently based in Toowoomba, no wonder Toowoomba has one of the lowest unemployment rates in Australia!

Quarterly unemployment rate



THE 1.7 BILLION DOLLAR TOOWOOMBA BYPASS.

The Toowoomba Second Range Crossing (TSRC) is the new bypass route for Toowoomba. At 41km long it will run to the north and west of the city. It will connect the Warrego Highway (in the east) at Helidon with the Warrego Highway (in the west) at Charlton and the Gore Highway at Athol. It aims to provide a second highway crossing of the Great Dividing Range as well as a bypass or partial ring road around the urban area of Toowoomba.

Queensland Treasury estimated that the project would cost \$1.7 billion, creating 1,800 jobs over the 4 year construction period - see video fly through below.



WHAT'S IN STORE FOR 2016

With just the 2 projects that we have listed above there is no doubt that 2016 will see Toowoomba continue to out perform the rest of QLD.

- New job opportunities
- Affordable housing is going to be in HUGE demand
- Duplex and dual key projects to provide the best returns for investors
- Low vacancy rates
- Capital growth will continue to climb
- No sign of things slowing in the near future

Read what the experts say below



**TERRY RYDER - PROPERTY GURU AND
DIRECTOR OF HOTSPOTTING.COM.AU**

"Toowoomba has one of Australia's strongest property markets, which comes from consistency in its job market, population growth and the prospects of its rising regional economy. There are several major infrastructure projects that are helping to drive the economy and provide future growth. I particularly like regional centres like Toowoomba that benefit from resources activity but don't depend on it."

SOURCE: Commonwealth Bank QLD Market Report March 2015



**MICHAEL MATUSIK -
NATIONAL PROPERTY ANALYST**

"Toowoomba is about to have a strong 2-3 years - increasing sales volumes, growing employment, tight vacancy rate & new infrastructure projects - should see prices & rents rise significantly. It is the 'service town' of the Surat Basin, which is expected to become Australia's largest energy province. We expect prices & rents to increase, and maybe sharply, over the next 24 to 48 months as Toowoomba's growth gains momentum. So, now looks like a good time to buy a Toowoomba investment property."

**BIG Property Investments has more exciting
Duplex and Dual Key Developments planned for
2016 and beyond!**