

TOOWOOMBA - CAMBOOYA







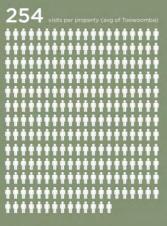


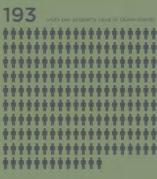






TOOWOOMBA BOASTS ONE OF THE STRONGEST RENTAL MARKETS IN THE STATE...





SOURCE www.realestate.com.au

POPULATION PROFILE

- City population is Population: 130,722 (Toowoomba Significant Urban Area, 2016 census)
- The Toowoomba catchment area currently has 259,220 people living there.
- The Region's population is expected to grow to over 301,000 by 2031

PROPERTY PROFILE

- Median House Price is \$373,500
- Median Rental = \$360 per week (4brm)
- Rental Vacancy Rate = 1.57%

Source: RealestateInvestar.com.au Jan 2018

ECONOMIC PROFILE

- Industries: Mining, tourism, commerce, agriculture, commerce and logistics
- Unemployment rate: 2.7 per cent
- Average Salary: \$52,518 p.a. (across all industries)
- Infrastructure: Hospital, Airport (Wellcamp Airport - full service airport)
- Tertiary Education: University of Southern Queensland

Source: realestate.com.au, payscale.com, ABS (2016 Census)



FAST FACTS: TOOWOOMBA



The Chronicle

Toowoomba among nation's fastest growing cities

by Geoff Egan 29th Jun 2017



verge of a boom with new city will be among the

Demonal Australia Institute has predicted Toowoomba's compound annual growth rate between 2013 and 2031 will be 3.5% - the fourth highest in the nation behind only Carns. Townsville and Mandurah.

predicted national average and Toowoomba's 2.6% growth rate between 2001 and 2013.

RAI chief Jack Archer said Toowoomba was showing other regional centres how

"If we could get every regional city going the way Toowoomba is (the RAI)

and the agriculture sectors.

areas and the key sectors The rate is above the 2.7% like health and education Cr Antonio pointed to

home," he said: "It's got some really interesting things going on especially in the logistics

Toowoomba mayor Paul Antonio said the city's economic diversity was key to growth.

"Toowoomba is a classic regional capital, we're a service city for a lot of other are continuing to grow," he

transport and logistics as a potential growth area for coming decades.

Then we have that I like to call the golden trifecta in the Brisbane West Wellcamp arport, the second range

crossing and the inland rail. be a huge growth sector for the

Toowoomba Chamber of Commerce chief Jo Sheppard said Toowoomba's attractive lifestyle and its business eaders were keeping the city ahead of the curve.

I don't think there is a city in Australia that has a future as bright as Toowoomba's," she

Ms Sheppard pointed to emerging industries such as the technology sector and growth in agriculture, health and tourism as a major part of Foowoomba's future

Mr Archer said the research showed regional Australia was a vital part of Australia's economic future

'What we're petting at the moment is people looking at the latest 12 months of data and saying it's all about Sydney and Melbourne," he said.

But when you look at the long term performance, it's not the view that really holds up.

"You hear a lot about how regional areas are struggling but the economic modelling shows over the medium-terr they're going to be fine."

The Chronicle

Toowoomba a stand-out in strong state economy

by Tara Miko 30th Jan 2018



projects, increased tourism and greater factors in Toowdon performing among the best economies in Queensland.

Toowoomba Chamber of Commerce CEO Ja Sheppard welcomed the findings of the latest Deloitte Access Economics Business Outlook Report yesterday which found Queenstand would have the strongest economic growth of all the states in each of the next four years.

The report said the state's annual economic growth would not drop below 3.5

per cent, Treasurer Jackie Trad said

"The Deloitte Report has highlighted that Queenstand's economy continues to improve with Queensland forecast to be the nation's second strongest economy nex financial year," Mis Trad

"It shows specifically that our focuses on building infrastructure, driving fourism and education and migration are starting to pay

Ms Sheppard said major infrastructure projects such as the Toowoomba Second Range Crossing continued

early design works on the Inland Rail project.

"As well, when you drive around Toowoomba and the region, with the road upgrades, upgrades and expansions of our local hospitals, the upgrades to the schools, you can see the intrastructure build is well and truly being demonstrated here in Toowoomba," she said.

to the region, as well as the

"The connectivity through the airport is a major catalyst for. opportunities in tourism. "The drive market has been a

fabulous platform for Toowoomba and throughout regional Australia and it's growing, and continues to

"There is also quite a lot of momentum in the community around the quarry gardens, and Toowoomba has become quite an event destination."

While Toowpomba's diverse economy has made it a stand-out region in the state. more work was needed to ensure small to medium enterprises adapted to the "fourth industrial revolution" in

We've now come to a place where all business in Toowoomba recognise we're operating in the fourth industrial revolution " she

TOOWOOMBA AUSTRALIA'S JOB CAPITAL



The Chronicle 4000 jobs coming to Toowoomba

"I am confident that this

rvestment will generate

anding areas

upgrading of rail



EARLIER: More than 4000 reopening of a rail line to a Darling Downs abattoir. erity," Mr Pitt said.

Treasurer Curtis Pitt and Minister for Transport Stirling Hinchliffe today arrivanced \$2.5 million to upgrade rail sidings on the Western line and reopen part of an old branch line to

Oakey Beef Exports Treasurer Curtis Pitt said the expansion of the Cakey facility was expected to support more than 4300 jobs and deliver about \$1.3 allion in economic activity

operations and move cattle by rail from Quilpie. Charleville, Morven, Roma and Mitchell, to Oakey.

Rail to start planning activities immediately and begin work to upgrade the infrastructure within six months." Mr Hinchliffe said. The project will include upgrading two sidings and reopening part of the old Ceal Plains branch line which was closed in 1994, it rune diserbly adjacent to the Cakery Beef facility and will adjacent some consistate call freight movements and support

This project reflects the Palaszczuk Government's commitment to invest in rail freight and support jobs growth for Queensland.

We want to see more

The Chronicle

1000 new jobs with \$35m Toowoomba factory



Au Lait Australia

Au Lat Australia spokesman Stove Laracy said it was an exciting and ambitious project that would be built in two stages and ulso incorporate a nearby

"The first stage is the \$35 million infant formula.

and will continue to support projects that deliver an economic benefit for our

He said development plans and approvals for the balance of the milk factory would be finalised later this

The long-term plan is to establish an American etyle freestall dairy barn, which would provide about half of the milk supply to Nature One Toowoombs. A feasibility study on the detail Mayor Paul Antonio said he was delighted with the

He said Wellcamp Busines Park was an ideal logistical location given its prosently anchor ternant Bristiane We Wellcamp Arport and the Second Range Crossing

Wellcamp Business Park spokesman and Wellcamp Airport developer, Mr John Wagner said he welcomid the facility at Australia's premier business park

This is another game changer for the Toowcombi region and once stage two is underway, if will create well in excess of 1000 jobs, across the statle and further establish Brisbane West Wellcamp Arport as a specialist hub far ar and road freight.

It is externely important, the State Government works with us to get direct access to the second rang crossing from Wellcamp Airport and the Wellcamp Business Park so more world-class industries are

The Chronicle

Toowoomba's Silicon Valley to add 10,000 jobs to the local economy



realised with technology being called

Valley. engineering group has lodged an application with

The first stage will feature

The park will be a space when

College scored \$1.9m for new buildings, Wissorton State High School will spend its \$3.6m on a new multi-purpose hall, Lockyer District State High School

Toowoomba wins 4300 jobs

Courier Mail



on education and

Chinchilla State High School's new multi-purpose College has \$1.3m to pu towards its new early years

chunk of the region's funding with about \$114m to be spent on Warrego Highway upgrades The Toowoomba Second Range Crossing scored \$252.5m while \$24.5m will pay for tracks and tunnel on the Toownombu Range

has \$930,000 to put

Roads took up a large

About \$4.7m will be spent

spending included \$15 Am egion \$4.7m for the Swanbank Power Station's gas supply strategy, \$11.fm for the Kogan Creek Power \$1.7m for the Braema

\$8.2m

Highfields Police Station has \$100,000 for its replacement and upgrade project while \$630,000 went to the Charlton Fire and Rescue regional headquarters upgrade.

Drayton Ambulance Station received \$100,000 for its angoing works Treasurer Curtis Pitt said the buriget would support 4300

The Chronicle

10,000 jobs on track Toowoomba rail upgrade



It wants to transfer freight to the Port of Bristiane and has sing been calling for upgradus to the rail line; interins SQ is hoping to capitalise on the Mebourne to Bristiane infand rail line and the fast growing eastern seaboard.

"That's really pleasing to hear because 0 fits in with our goals " she said.

trailers at a cost to both road safety and the

Seatcosts, sine sain.
Current economic
predictions forecast
proposition growth along the
eastern seatcoard to
increase by 50% from
today's base by 2030 and
doubling by 2060 resulting
or an exponential growth in
the freight task.

TOOWOOMBA: TRANSPORT TRIFECTA

WELLCAMP AIRPORT

Australia's newest airport, Brisbane West Wellcamp Airport (WTB) is the aviation gateway connecting Toowoomba and south-west Queensland to the world. Developed and operated by global construction company Wagners, WTB is the first greenfield public airport built in Australia in 50 years and the nation's first privately funded public airport.

With regular direct flights to Sydney and beyond, the airport is opening business, tourism and freight opportunities for the Toowoomba region. The airport is located just 17 kilometres or 15 minutes drive from Toowoomba's CBD.

WELLCAMP BUSINESS PARK

Wellcamp Business Park incorporating Brisbane West Wellcamp Airport will be the business hub of Toowoomba and regional Queensland. With an aviation, logistics, transport, corporate and mining services focus, Wellcamp Business Park will be Queensland's premier airport precinct.

Wellcamp Business Park will be a destination in its own right with wide landscaped streets, parklands, first class presentation of buildings, all leading to a modern regional airport terminal. Situated on the future Toowoomba Bypass with direct access by road to the south, west, north and east of Queensland, Wellcamp is ideally located to service Queensland and Australia's business needs.

Potential industries:

- > Aviation maintenance
- > Aviation logistics
- > Transport logistics
- > Warehousing / distribution
- > Corporate offices
- > Manufacturing
- > Factory outlets
- > Commodity processing
- > Aviation training and support industries

TOOWOOMBA BYPASS

The Toowoomba Second Range Crossing (TSRC) project is the largest Australian Government commitment to a single regional road project in Queensland history. This \$1.6 billion project will provide commercial and heavy vehicles with an alternative crossing of the range to the North of Toowoomba, running from the Warrego Highway at Helidon to the Gore Highway at Athol via Charlton. The TSRC will provide significant economic benefit to the region and State, and enhance the liveability of the Toowoomba and Lockyer Valley areas including:

- > Up to 1800 full time jobs during construction
- > Improved road and driver safety
- Reduced travel time across the range by up to 40 minutes for heavy commercial vehicles
- Relieved pressure on Toowoomba's city streets by redirecting more than 4,000 trucks away from the CBD.
- > Increase in freight efficiencies and access to markets.

INLAND RAIL PROJECT

The anticipated Inland Rail Project will see a new 1,730km rail connection developed between Melbourne and Brisbane. This key piece of national infrastructure will enhance the existing rail network and current interstate freight market.

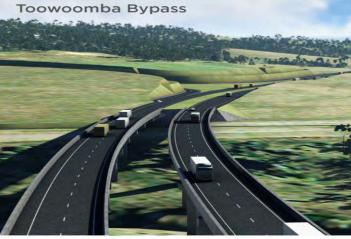
Passing through central-west New South Wales and Toowoomba, the Inland Rail Project will have the capacity to serve the east coast freight market for the next 50 years and beyond and reduce train operating costs and improve service standards across-state.

Currently, a typical year sees 50% of all of trade emanating to and from the Port of Brisbane come from Toowoomba and West. A 2km long tunnel through the Toowoomba Range will be built as part of the project, significantly reducing travel time from Brisbane to Toowoomba.

The Inland Rail Project will comprise of:

- > 700km of existing interstate network (41%)
- > 400km of upgrades of existing corridors (25%)
- > 600km of Greenfield construction.







ECONOMIC SNAPSHOT

Largest employing industries

Retail trade 11.2%

Education and training 8.9%

1 in the year to March quarter 2017 Source: ABS 6219.0.

Agricultural output

\$3.2B worth of agricultural production





\$10 billion \$8.19b

development spend in Toowoomba region

\$366,000

The Toowoomba region represents Australia's leading agricultural sector in production and innovation

> largest inland city after Canberra with expected population growth of more than 40% by 2031

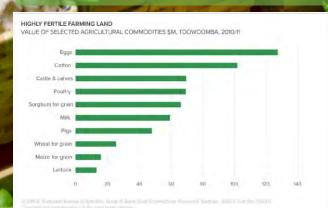
primary and secondary schools and two prime tertiary education facilities

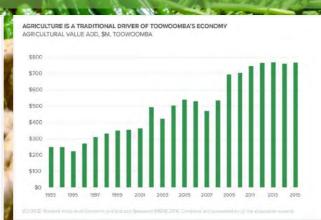


More than 3 million visitors to the region each year

Toowoomba's Economy Toowoomba Region was a \$9.3 billion economy in 2014/15 and hosted 74,072 jobs, 14,473 registered businesses and 163,232 people. In terms of local jobs, Toowoomba Region is the second largest regional council in QLD and has the States lowest unemployment rate (4.6%)

TOOWOOMBA'S DARLING DOWNS IS QUEENSLANDS FOOD BOWL



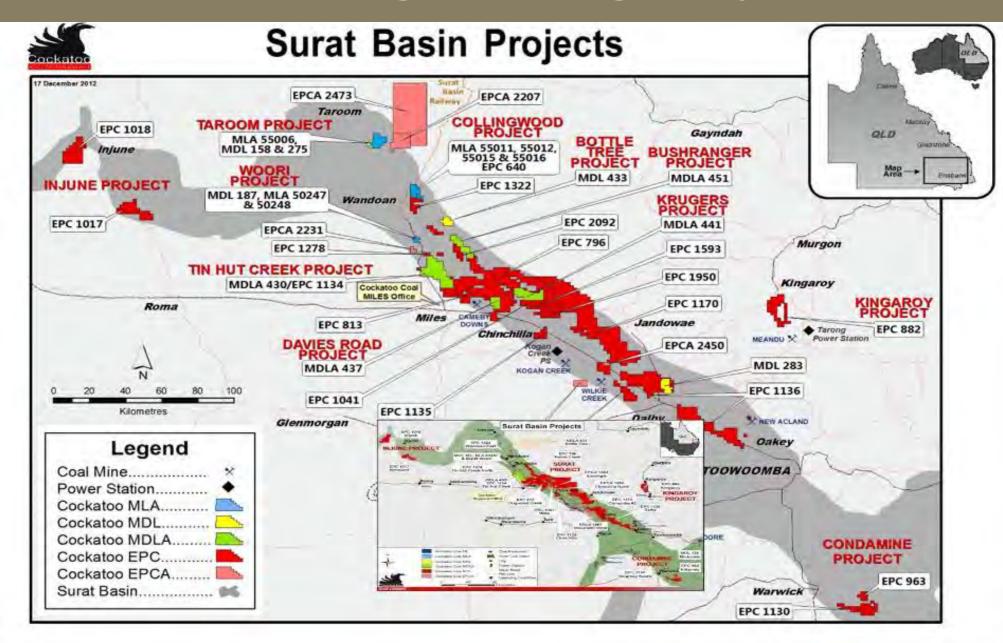




The Gateway to the Surat Basin



Several Huge Mining Projects



OVER 30.000 GAS WELLS AND SEVERAL MAJOR MINING PROJECTS PROPOSED OR UNDERWAY. Legend Projects by category al Highlands (R) Category A Category B Moura • GLNG Pipeline Category C **APLNG** Pipeline Category D Arrow LNG Category E Surat Pipeline LNG pipeline project Surat Basin Rail Water pipeline project Rail project Banana (S) North Burnett (R) Urban Centre / Locality Surat Basin Study Area QCLNG Pipeline Taroom . Local Government Area Coal Measure Woleebee Creek to Glebe Weir Pipeline Collingwood Elimatta . Wandoan Coal Bundi • The Range Norwood Nathan Dam to Dalby Pipeline Cameby Downs Expansion Wallumbilla Miles Wallumbilla Gas Tireatment Facility Chinchilla Kogan Creek Solar Boost Western Downs (R) Surat **∇**Ironbark Dalby Braemar 3 Power Station New Adland Stage Toowoomba (R) Toowoomba Moonle Millmerran 100

AUSTRALIA'S INFRASTRUCTURE AND ENERGY CAPITAL

THE SURAT BASIN HAS OVER \$180 BILLION IN INFRASTRUCTURE PROJECTS MAKING IT THE NUMBER ONE REGION IN THE COUNTRY.

MAJOR INFRASTRUCTURE RESOURCES:

- > New region airport
- > \$1.7 billion new bypass
- > \$4.7 billion rail projects
- > \$180 billion in major projects
- > 3 major gas pipelines



Courier Mail

Billion-dollar projects in pipeline for Toowoomba's Surat basin



A RACE valued at billions of dollars for Gusensland has started among a handful of mining companies with the potential to dwarf Adam's

GVK Hancock, in which Gina Rinehart has a minority stake, has revealed renewed interest in its Gattire Basin projects, while New Hope and Glencore have their sights on 2020 to 2022 for Surat Basin projects costing billions.

GVK clied a report from the international Energy Again predicting stronger coal demand in 2022 and that Asian countries, including that were expected to demand in other market Europe. America and Cl

struménoider Gina Rinerhart. GVK has two Queenstand projects, ifte 510 billion Alpha mitre sact rail sine aird the 56 billion Ketur's Comer mitre, and the tenewed interest tullows a major spike in coal demand, which has pushed thermal coal spot prices above SUS109 a tonice.

production will produce around 60 million lonnes, more than double Adan's first stage of 27.5 million lonnes. mining lease for its Wandoon mine and New Hope is working on its own massive resource in the Surat Basin West of Toowoombs.

mining leases but said "we are confident that market conditions support

such a development

from the International Energy Agency confirms that growth in key markets for nigh-quality coal will continue to underpin Austrafian coal exports," GVK said.

thermal coal is in demand because it is ideally suited to new generation high efficiency, low emissions (HELE) coalfred power plants. This demand growth will continue and the GVK Hancock coal projects are well placed to meet that demand in the coming.

There are 500 jobs unlitted We need people to resocute

Courier Mail Toowoomba's booming, but skills shortage is looming

v Darvi Passmore, 2nd Oct 2017



ionanza for Toownomba ias got the city scurrying o lure new residents to III Jobs.

owns city - Oue of A Too boom-ba plans to lure and live there opp mos wojects and Australiant hours craft a hour

shortage agest have at the are Charles, arman of and Sucat

interprise, said are 500 jobs unfilled. The Charton Wellcamp Enterprise Zone include business park and road, and air logistics facility being developed adjaces the airpoid.

arport land rall means we ca (farm) produce from others hiew Smith Wa

westcarro Arport and enous industrial a logistics parks being constructed.

al means all three pieces the puzzle in place - road, and air - in place, setting up to be a preferred got hub in the country,"

The \$1.6 billion, 41kilometre Toowoomba Second Range Crossing highway is already under construction and the airpor privately built and run by th local Wagner family.

Another ruge intermodal transport Facility and industrial and warehousing estate is being built by interLinkSQ, and a technology park being developed by another local tamily of entrepreneirs, the Gardners' FKQ indusered to

SHIFT MINER

\$30 billion gas boom in Surat Basin



The Chronicle

2000 jobs in Surat Basin coal & gas projects



The Darling Downs region's miners will have a much merrier Christmas after it was announced that upwards of 2000 jobs will be created in the next few years as a series of major projects commence.

*QGC's \$1.7 billion Charlie project alone will create 1600 construction lobs.

PROJECTS

LNG - 2,650 coal seam gas wells to be drilled in Queensland's Surat and Bowen Basins over the next 25 years, 5,000 construction jobs and 1,000 permanent

CSG & LNG - Surat Basin projects to employ 12,500.

AUSTRALIA PACIFIC LNG - \$650 million gas processing plant, 6,000 construction, 1,000 operational.

NEW ACLAND COAL MINE - 35km tonnes per annum will directly employ more than 420 construction, 275 operational, with an additional 169 required by 2015.

WATER PIPELINE - the \$200 million pipeline was completed early in 2010.

BORDER RAIL LINKS - \$1 billion border railway between Toowoomba and Moree Surat Basin Rail Link. \$1 billion Surat Basin Rail Link between Toowoomba and Gladstone requiring 1,000.

TOOWOOMBA BYPASS - \$1.75 billion Toowoomba Bypass project

WARREGO HIGHWAY - \$96m upgrade.

SURAT BASIN ENERGY PROVINCE - Qld Gas Company's \$15 billion project.

GAS PIPELINE - \$40 million pipeline from the Surat Basin to Gladstone. 420km of pipeline.

CAMEBY DOWNS COAL MINE - \$190

AGL WIND FARMS - \$270 million wind farms 40km north of Toowoomba, creating 460 construction and operational jobs.

Courier Mail

Arrow Energy gas deal to generate 1000 jobs



the Sural Basin owned by Arrow will flow through and will be sold into the

arreition for Arrow to build its own LNG project and will allow GGC to sell some of the gas to the two other LNG companies, GLNG and APLNG But It will reignite tensions with farmers in the Geol Plains area, near

fighting off CSG companies for years.

the project would not mean cheaper gas for Queenstanders, but would further threaten agriculture's prioriess Great Atteson

"Most of the gas will be bidder, while landholders returns on the Hutton's Taroom CSG zone, could spe this vital resource

had to disclose how much

Ongo's APLNG trait advised

place over 27 years and is likely to be done in a senes of slaged developments, each one creating about 600 construction ions. About 200

It comes just days after OGC timed on its \$1.7 bitton Charle gas project in the Burat. The deal will be a significant benefit to Queenstand, but is unlikely to

Bethune said the deal represented about 12 per cen of Queensland's known gas reserves. He said the

shortage:

cont of Arrow and is the parer company of GGC Shell chairwoman Zoe Australian customers

The Chronicle

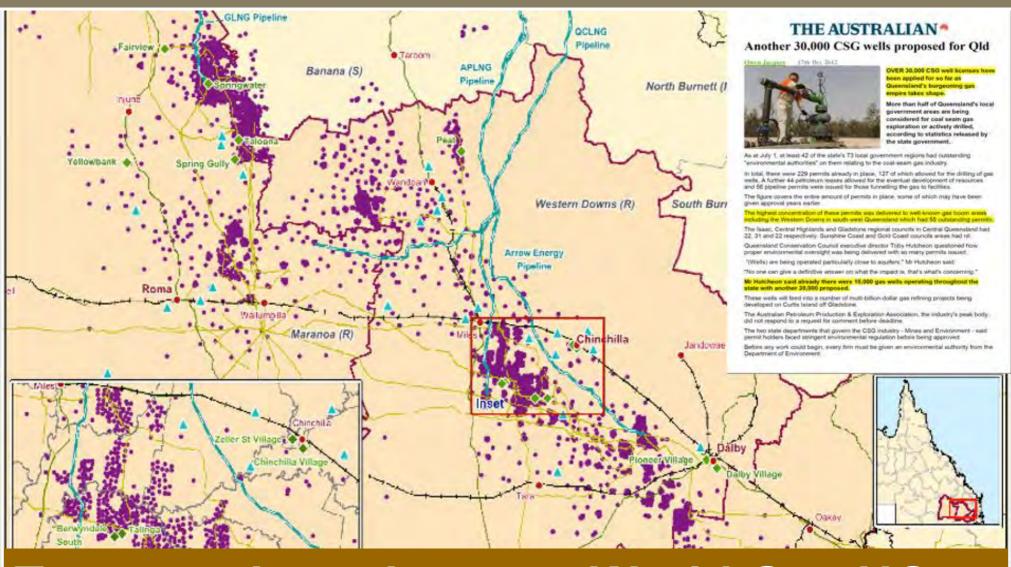
Massive \$7b Glencore Surat Basin project with 1300 jobs gets green light



Once finished, it will be th

line from Wandoan to Banana and out to the Port

30,000 Proposed Gas Wells



Toowoomba to become World Gas HQ

Three Major Gas Pipelines





The Chronicle

Inland Rail project to bring migration boom to Toowoomba

stable population could

Wellcamp Airport haven't

tion. About 75% o

had a big impact on the

companies," he said.

"But a project the size and

could bring a lot of people to the city. There will be a lot of jobs going for that, and

scope of the Inland Rail

Toowoomba's low

people moving here for

change if Inland Rall turned



Australian Bureau of Statistics data shows in the 2015-16-year 9393 people moved to Toowoomba and 9752 people moved away. It year with a net loss, but that followed three years when more people moved to Toowoomba than away.

The figures do not include

stable internal migration figure was a sign Mackay and Gladstone.

Although he said the mair demographic moving to Toowoomba were retirees and over 65s, he said low affordability and education

> arts of Australia to leading think tank said the city was an example for other regional centres to look to. Regional Australia Institute

Although the number of

lo grow in coming years. affordability are important here. Toowoomba, while growing at a slower rate, is a great example of a bustling regional city, serving as a hub for local towns," he said.

The Chronicle

First look at \$235m rail project transforming Toowoomba

Andrew Backhouse | 20th Mar 2017



transfer hub in detail not

InterlinkSQ is a Freight Terminals master-planner logistics estate being constructed 13km west of Tonwoomba in Charlton

frontage on the existing West Moreton railway line, connecting to the Part of

The project is being called the "Intand port of Australia

Inland Rail project.

executive officer Michell Reynolds said the new video showed if would be just that

freight containers, cranes and sitos, sprawled over a

navigating a large road area. and trains being loaded with

InterLinkSQ project. Ms Reynolds said the project development learn hoped the video would

show the community what had been "in their heads"

breathed the project for years "she said

Ms Reynolds added there

was a perception moving

freight from trucks to trains

the right technology it

could be done easily.

that can get rail and road.

working together.

bring it out and show other people what is about to start construction.

economic growth.

very good stage one.

announcement now puts a lot of responsibility back on the

The Chronicle

\$594 million to inland rail for Toowoomba

The rail will also aim to

Through the Toowoomb

do some work on Stegers Road, we have begun to working with those who year

Currently, the national Currently, the national inflastructure network cannot support the projected growth, with increasing use of heavy and pressure on already congested roads through Surface.

Each train that travels the new freight line is expected remove 110 B-Double trucks from the road, which is premising reduced supply chain costs and increase environmental sustainability in the industry.

The railways will use one third of the fuel of the average use of road, and 750,000 less tonnes of carbon, the Department of

The use of inland rail will.





Ane Courier-Mail New era of transport to expand Toowoomba Region's horizons

Paul Syvret, The Courier-Mail February 24, 2017



IN REAL estate the old adage holds that position s everything. This would pear to be especially rue with the \$50 millio first stage of an peing built west of

The project, the vision of who began accumulating decade ago, sits on the western rail line, adjacent to lhe Toowoomba second range crossing and on the edge of the planned corrido

for the inland rail. The project is funded, says InterLinkSQ chief executiv Michelle Reynolds, by a

syndicate of 84 mostly local

"Rail." says Ms Reynolds "Is this missing piece in Queensland. We do have one of Australia's most efficient road transport networks but rail is under

is a bit more beholden (to government) than we'd like' and is pushing for further upgrades to the existing rail

The company - which is undertaking a phased development of the site which it is eventually hoped will shift up to 80,000 goes from or through

The Chronicle

10,000 new jobs for Toowoomba on track with Interlink SQ's major rail upgrade approved

Andrew Backhouse | 7th Apr 2017



Intert inkSO watcomed the

open the rail siding at Dakey, as well as the

dings at Morven and

has long been calling fo

upgrades to the rall line. InterlinkSQ is hoping to capitalise on the Melbour to Brisbane inland rall line and the fast-growing eastern seaboard.

upgrades to the rail line

ment that the

Ms Reynolds stresses that InterLink is on the existing western rail link, and thus no reliant on inland rail. *Fach year there are 3.5

already got customers lined

15,000 units in the first year

of operations in 2018

million tonnes of ag exports from the Toowoomba region and only 180,000 of it goes out on rail." Last year the majority of Queensland's cotton crop was shipped out through Port Botany in Sydney, while farmers desperate to move the \$1 billion chick pea harvest resorted to bringing in trucks from as far afield as Victoria.

delivering supply chain solutions for regional producers for whom one of transport." Ms Reynolds

As Toowoomba Mayor Paul all the product that goes

officer Michelle Reynolds said in making the nnouncement Minister for

finchliffe re-affirmed the

That's really pleasing to hear because it fits in with our goals," she said. "Finally, the government is

the rhetoric of Yreight on

Ms Reynolds said the planned hub would allow isinesses to streamline global markets

With access to the Port of

the freight task

Ms Reynolds said rail freight would have to play a key role in ensuring highways did not become vercrowded by semi trailers at a cost to both road safety and the

rail and road though," she

"InterLinkSQ sees rail working hand-in-glove with road freight, that is huge amounts of cargo being shifted by rail - it's amazing how much you can fit on a freight train - to inter-m hubs and from there taker on shorter trips by road to

their final des upgrading 11 tunnels between Toowoomba and the Port of Brisbane.

InterLinkSO has been

The Chronicle

6 big ticket projects transforming Toowoomba



The 200 hectare InterlinkSQ estate carries a \$235 millior price tag and the ambitious goal to open up the western rail comdor and link the egion's freight to the

Developer FKG Group lodged plans for an \$80

Excavation works on the Second Range Crossing are Witmack Industrial Parl installed and geo-technical site testing being carried ou on the \$1.6 billion landmark 10km west of the Garde City, with the council las

3. Charlton travel centre TRUCKERS and travellers

station and convenience store, Red Rooster and

planned to open on September 1 this year, the centre will give long-haul

truck drivers a viable rest

The long-awaited 41km project is being developed by international consortiun Nexus and its design, which includes open cuttings rather than tunnels, has

Coolabah Tree Café

4. Second Range.

But it's no secret that the nation's newest airport international flights - eithe passenger or freight. And with two new routes

present and employment i expected to ramp up next year during the bulk and intensive building period.

WHILE other projects in the

either taken shape or will shortly, the loftiest goal of them all is still a fair way off

the bypass in 2018.

5. Brisbane West Wellcamp Airport

to Cairns and Melbourne lau nched this week on the back of the boundar Toowoomba-Sydney path and a highly successful trial flight to Asia,

the Brisbane Wes Wellcamp Airport's

6. Grand Central The \$500 million

development is big woomba and works at the site are charging ahead Foundation works are earing completion and businesses are lining up to get a piece of the shopping mecca when completed.

The Chronicle

InterlinkSQ's has massive plans for Toowoomba region in 2017

drainage pipes, culverts, and water and sewerage

transportation and supply

InterLinkSO is situated as a

major centre for freight moving between metropolitan centres

chain cost efficiencies



Construction is alread under way to upgrade Steger Rd, providing ac road trains to InterLinkSC to start on stages one and two of the InterLinkSQ development in the first quarter of 2017.

InterLinkSQ stages one and vo has a civil works budge

of \$40 million It involves the constr of the intermodal freight terminal, 11 industrial lots

executive officer Michelle executive officer Michelle Reynolds said the project was initiated to help build Toowoomba's prosperity and give opportunities for businesses to benefit

rom the construction and operation of the estate The InterLinkSQ project including the InterLink Global Logistics Centre and InterLink Industrial

the Port of Brishana and

InterlinkSQ cheif

Park, is expected to contribute \$110m to the

If will create the initial rou of jobs working towards to projected 1500 jobs at ful InterLinkSQ is an InterLinkSQ is an intermodal transport and logistics centre and developing inland port, just 13km west of Toowoomba, designed to maximise

We are already seeing ternational companie

construction phase and a further \$1.075bn in the perational phase, 80 per cent of which is expected to e generated in the powoomba Local overnment Area.

AUSTRALIA'S HOTTEST REGIONAL MARKET

The Chronicle

Toowoomba property market ripe as growth projects underway

market is looking promising with Toowoomba a standout performer for sales. The outlook for the

Toowoomba market remains positive with several major projects

Crossing project has started and the announcement the project's developer Nexus is required to employ only people living within a 70km radius bodes well for the

A materimize-doubt abarton is also in the planning stage and the QIC redevelopment in the city centre will result in the net lettable area for retail increasing significantly.

The number of cranes visible on the city's skyline is a clear representation of optimism for the market.

Property price growth to the level seen over 2014 is not likely to be repeated any time soon and the coming



investors are also said to be attracted to the area on the back of good rental yields, particularly within Warwick.

lpswich may be training the

discounting, but it was the

This comes as no surprise to local agents given the resative affordability of the region and the strong renta yields being achieved

starting to see good value for money in suburbs

outside of métropolitan

standout performer for sales

With Toowoombal fording ahead, the nearby Southern Downs property markets are starting to reap the benefits.

This is the lowest rate of

are even more so

Local agents say ner sidents in the area are

The Chronicle Toowoomba identified as property growth hotspot



affordable property

PRDnationwide's Top 10 Affordable Major Regiona Areas Report, just Toowoomba region

After 15 years of strong growth in the Garden City If looks like things won't slow down any time soon.

The report was compiled to help people seeking an affordable property and highlights regional areas

affordability but also solid sustainable prowth

PRDrattorwide National Research Manager Dr Diaswati (Asti) Mardiasm ast affordable, but a growth hotsput

Toowoomba has experienced solid growth rates over the past 15 ears (to 2016), averaging and 8.4% for units," he

and Managing Directo

tiuyers looking for affordable property with an area that

has influenced the strong average price growth levels in the region is the Wellcamp Airport, located 15 6km from the Toowoomb

still maintained strong

growth

international Biobls, providing opportunity to promote the destination and a transit-hull

wage increase * he said.

"The PRDnationwide Top 10 Areas Report, identifies in the battle to enter the the Chamber of the capital cities and metro Commerce. continue to see property neire arowth and inflation

The Chronicle

Toowoomba's property market ahead of the rest of state

by Amy Lyne 3rd Jan 2018



property analyst says oomba's market is compared to the rest of snuthaast Ouesastand

Michael Matusik was in Toowoomba vesterday at a property market outlook Colliers International and

Looking at the region's property market as a whole, Mr Matusik said good position, having survived a downtum well

"What happened with Toowoomba is that it had a very hard downtum in 2011, largely floodrelated, but it was already turning downwards anyway," he said

"Recause it was hit so hard there was a year or two where nothing happened. So the pent-up demand for housing investment and so forti

strong, if not very strong 2013 up to 2014.

"It attracted a lot of vestment, a lot of nev development particularly in sub-divisions and the like and it peaked.

"A lot of areas in southeast Queensland haven't peaked yet. Toowoomba has peaked

the market did not oversupply itself, Toowoomba got through its downtum pretty quickly and was now sitting at what he called "stagnation"

"So (the market is) about to upturn again. So thing: is the broad picture."

"It's a reflection that there are

fewer people who are willing and able to buy properties of the moment," Mr Snow said There is a first of

"I believe there is a sense of

Tobleve there is a sense of caution from buyers generally, they probably don't know why they're being cautious but there is a sense.

"We had a very good final quarter of 2015 and I'm looking forward to seeing

Mr. Snow said the i

rental vacancy rate was sitting around 3%.

improvement in vacancy

predicting a significant

change in either direction

rates but we're not

over the coming 12

months," he said.

"We may have seen a slight

TOOWOOMBA PROPERTY MARKET

THE EXPERTS ALL AGREE...













Toowoomba's strong housing market defies regional woes



Statistics from the Real Estate Institute of Queenstand put Tooksomba's median house price for the Saptember quarter of \$350,000.

arge range of infrastructure projects," she said.

LI Hooker's sales manager Alan Reitly disputed the unit tell the full story.

units being sold, it's now never units. The unit

Quarterly house price growth from REIQ:

ipswich 1.4% - Moreton Bay: 2,8% Gald Coast 5 6%

Topwoomba 15% Supplies Court 15 - Bundapera: -9 6% : Gladstone: -16.7% - Rockhampton: 11% Townsyller 1.5%

The Chronicle

Toowoomba house prices increase 40% in five years

Geoff Egan | 25th Sep 2015

five years, new sales data has revealed

House sples data from the 2015 quarter have show median prices across Toowscmba have

increased since the June 2014 quarter and over the past five years. Houses in Todwoomba

City have led the way over the past five years with the 39 5% to \$382,000

Over five years, median house prices in Mount prices in Menngandar West - outside Highlields



Houses in East Toowoomba it was 8:19 and in Keamey Sonn

"There is also a degree of positivity due to the secon range crossing getting slumped in the models of the year but he believe the region would continue to boom.

Air Snow said rivest positive sign for the city's

There is a \$350 million which we change the face of the city considerably

He said investors were no spending as much in the ofly as the gas inquistry

- APN NEWSDESK

The Chronicle

Toowoomba's house prices climb



Department 31.

Real Estate Institute of Queensland property statistics reveal the region's median house price rose 1.5% to \$350,000 and the median unit price fell 8,1% to \$285,000 in this September quarter.

"We've had a very positive We've had a very positive and active October and November and I would be expecting the last quarter of 2016 to allow good numbers

on sec5,000.

East Toowoomba recorded a quariently median of \$430,000, Centenary Heights hit \$367,000, South Toowoomba's median was \$359,250 and Kearneys Somel's median was \$355,000.



Toowoomba makes list of tightest rental markets in State

Michelle Hele 25 JAN 2018



WHILE an oversupply of units within inner risbane has resulted in a lift in vacancy rates, it's some of the further out suburbs were tenants are struggling to find a place to call home

from the Real Estate Institute of Queensland reveal that Caloundra has the lowest vacancy rate in Queensland of just 0.6 per

Other areas where renters could find it tough to find a property were, Pine Rivers, where the vacancy rate was just 1.8 per cent. Ipswich. Moreton Bay, and Redcliffe which all had a vacancy rate of 1.9 per cent and Caboolture where it was 2.1 per cent

is considered to be healthy

The REIQ September quarter data, revealed rental markets had tightened in much of regional Queensland as well.

The story wasn't the same in Brisbane, were the vacancy rate rose from 3.3 per cent to 3.6 per cent which was considered a weak market.

The inner ring, up to 5km out from the CBD was the weakest, rising from 3.5 per cent in the previous quarter to 3.7 per cent.

REIQ CEO Antonia Mercorella attributed the softening of the inner Brisbane rental market to an it wasn't cause for concern.

The Gold Coast and Sunshine Coast rental markets both remained tight with vacancy rates of 1.9 per cent and 1.4 per cent.

2.6% and Harvey Bay 2.2% led the way, while the rest of the regional centres remained relatively soft.

TIGHT RENTAL MARKETS

Caloundra Coast - 0.6% Sunshine Coast - 1.4% Noosa - 1.5% Caims - 1.7% Pine Rivers - 1.8% Maroochy Coast - 1.8% Gold Coast city - 1.9% Ipswich city - 1.9% Redcliffe - 1.9% Moreton Bay - 1.9% Southern Downs - 2% Brisbane surrounds - 2% Redland city - 2.1% Logan City - 2.1% Caboolture - 2.1% Whitsunday - 2.1% Hervey Bay - 2.2% Fraser Coast - 2.2% Scenic Rim - 2 4%

Toowoomba - 2.6%

The Chronicle

Toowoomba's rental market remains strong, leads regions



RENTAL vacancy rates in Toowoomba may have increased in the past financial year, but the region could be on the precipice of a potential real estate boom.

Figures released by the Real Estate Institute of Queensland show that the level of residential and the continuing development of Grand Central, Remax Success Toowoomba broker-owner Katie Knight expects the cycle to come full circle in the not-too-distant future.

Ms Knight said that there was no chance of Toowoomba becoming a real estate ghost town any

vacancies was at 3.2% for June 2017, up from 2.3% the same time last year, echoing an upward trend quarter-by-quarter for the

But with major projects like Brisbane West Wellcamp Airport, the Toowoomba Second Range Crossing

time soon and sees an influx of people to the city as something likely to result in even more investment. despite the rise in unoccupied properties.

Katie Knight from Remax Success Toowoomba said the figures don't present any real concerns for

Toowoomba residents.

"One reason for this (the increase) is that there are a lot of new builds happening and there are estates like the ones in Glenvale that have flooded the market," she said

"We have had tons of people investing with projects like Wellcamp and the crossing and they are factors why people will be coming to our area soon.

While the REIQ figures suggested Toowoomba is currently in an upward trajectory, the city holds up relatively well when compared with other regional centres across the state

city over the last 12 months, according to the data. June 2017 figures show that Rockhamnton has a residential vacancy rate of 7.2% while Townsville and Gladstone were sitting at 5% and 6.5% respectively.

> "Toowoomha has always had a strong investment and rental market," Ms Knight said.

"We have been in the building cycle for a while now and those buildings are being completed and stock is becoming available."

CAMBOOYA -LOCATION & MARKET

The rural town of Cambooya is 20 km south-west of Toowoomba and was settled in 1840. In 1903-83 town allotments were sold and by 1908 the town had two hotels, various shops and stores, a saleyard, Anglican and Presbyterian churches, two banks and a school of arts. In 1914 Cambooya Shire was created and at about that time had achieved a population of over 600, which has now reached 1298 people.

The town ranked 23 in Australia for liveability by a BankWest survey in 2008 taking into account factors including employment, crime rates, health, earnings and community involvement.

Cambooya is one of the 'Safest Towns in Qld' and an ideal country town to raise your family. It has a rural lifestyle with country views in all directions, yet just minutes drive to all Toowoomba's city facilities and soon, a new major airport. Toowoomba also offers quality private and public education, including university and TAFE, with local buses providing services for students.

Cambooya is very big in the equine industry with a Pony Club held on Sunday every month. While the Campdraft association holds two of the biggest drafts in the area twice a year can be up to 1200 competitors.

This idyllic small country town offers a primary school, community kindergarten, hotel, general store, garage/mechanic/fuel, post office, church, police, bowls club, tennis court, pony club and skate park. It is less than 10 minutes away from Drayton which has a shopping centre with Woolworths.

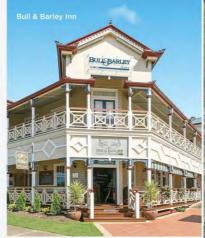
CAMBOOYA RIDGE ESTATE

Cambooya Ridge Estate is an exciting new estate that has one stage opened with approx, 45 house sites and a commercial site. Stage two has just been released.

Cambooya Ridge has town water and sewerage and there is a shopping centre being constructed in the estate, which is planned for completion in December 2015. You will enjoy living in this friendly country town and there is everything you will ever need in Cambooya.

Only 1km from the estate is the well known Bull & Barley Hotel. Toowoomba residents often travel to Cambooya to visit this hotel for its unique dining experience.

Facilities include a garage with full mechanical service, Post Office, general store, public hall, bowls club, three churches, several sports groups, a primary school, after school care and three parks.











THE AUSTRALIAN*

Census 2016 reveals Cambooya the Star of our hidden heartland

bank branch (down from

together with a school various churches and

several sporting clubs.

hese might be small towns

communities. Working been

Consider the sheer abundance of the Darling

Toowoomba, one of this

nation's biggest provincia

people living in Toowoomba jump by 4 per cent over the five years to 2016 but so loo

Downs centred on

but they are comprised of



comprised of the many life into every corner of the

residents combined with a surrounding farming as an IGA, a pharmacy and cake stalls and are all part of what makes

23.4 million Australians who mostly organised themselves into 1835 crites lowns and villages, ranging from swaggering Sydney down to liny communities a few hundred residents. Australia's urban system

direction of Brisbane Consider the evidence Crows Nest up 7 per cent

The Star is Cambooya, a lovely country hamlet, less than 15 minutes from the outskirts of Toowoomba, mich is booming with a opulation boom of 21 pe ent in the last 6 years.

And therein lies the secret to the affure of Australia's small town heartland. I think many Australians would love to live a small town life, with its real sense of community — and especially if the fown is positioned within commuting distance of a capital city or a provincial city with employment

Laiso suspect the rost of housing has something to do with Toowoomba's

Heartland Australia wants affordable housing, a sense of security, cultural amenity, sporting and educational facilities as well as a pleasant climate, and right livere you have the ray graphic fecundity that is the Darling Downs.

The Chronicle

Cambooya to get supermarket, bakery, café as town set to double in size by 2022

Ridge Dr and Bishop S

The centre will extend over

it will be built as part of the

already opened with about

Stage two is now tilled and

to Coffiers, over 76 lots

45 house sites and a

commercial site

clude onsite 15 car parks.



welled plans for a own just south of

Eromanga Earthmoving N 4 Pty Ltd have submitted plans with Toowoomba Regional Council for a

proposed to include a small supermarket or onvenience store, bakery. caté or takeaway and a

The centre will be built on a Harrow St South

first year sales of \$2.9 on existing centres and The Camboova Store and

Newsagency on Eton Stare likely to compete directly for sales in the trade area. A café or takeaway shop edient with the Bull and Eliantey Inn.

The report states there is no bakery or hairdressing shop in the trade area and these would not compete locally

states the proposed shops are untikely to materially inpact upon the small thops in or near the ambooya Rural trade area

The \$2.9 million in sales at June 2018 is likely to be generated overwhelmingly twough the retention of have gone to Toowoomba

The townshin's population is forecast to doubte between 2011 and 2022, largely due to the on-going development at the new

The Chronicle

Top rental returns found just outside Toowoomba



will tell you, rental yield is an important factor to a

should be used as an

location, aspect and

potential capital gain, in

But picking the best suburbs, and housing type to invest in to maximise profits takes research and

While rental yield can be potential value and return of an investment property, if rental yield - Yarraman indicator only, together with other key factors such as

and value of an investment

long been louted as "the next big thing" for property locations that potentially offer a better return on

A surprise package in the region has been identified as having the best gross

The small fown at the extreme north of the Toowoomba region, in fact if is closer to the South Burnett than Tonwoonts

having the best gross rental vield at 8.3%. Callion is the next best with 5.7%, followed by Oakey at 5.6%, units in Darling Heights at 5.5% and Cambooya at 5.5% rounding out the too

The rest of the top 10 are comprised of Harlaydon all 5.5%. Milmerran at 5.5%. Wilsonton Heights at 5.4%, Wissonton at 5.2% and Crows Nest at 5.2%.

some good investment options as well, with Killamey the top gross rental yield at 6.9%, Warwick units returning 6%, Allora at 5.7%, Warwick bouses at 5.4%. Stanthorpe at 5.2% and

Rosenthal Heights at 4.6%.

The Warwick region offers

The Chronicle

REVEALED: Cambooya Highfields top

list of Toowoomba's booming suburbs

Overall 1284 people moved

by Andrew Backhouse 15th Apr 2017

the total population was recorded at 153,527. Social researcher Mark

had undergone consistent and sustainable growth for His contrasted that in other Highfields grew by about 2.5% with 313 new towns such as Townsville, Carms and Darwin where

fluctuale wildly

He said redevelopment

ents now calling the area home. the Lockyer Valley grow to

Australian Bureau of

Statistics data show

more businesses and a songlomeration of lots cou than last war, with the

the demographer said the sleady growth in Toowoombs about 1% per annum for the past 5 years, was a dream situation for city planners, He said Tonanombs was

likely to continue to grow because of housing affordability and buyers being priced out of other parts of

"It has what young families are looking for, good schools and reasonably diverse employment.

T believe over the next five years it won't go down but will stay stable or slightly increase."

He said infrastructure investment including the Toowoomba Second Range Crossing and Wellcamp airport would improve the employment growth

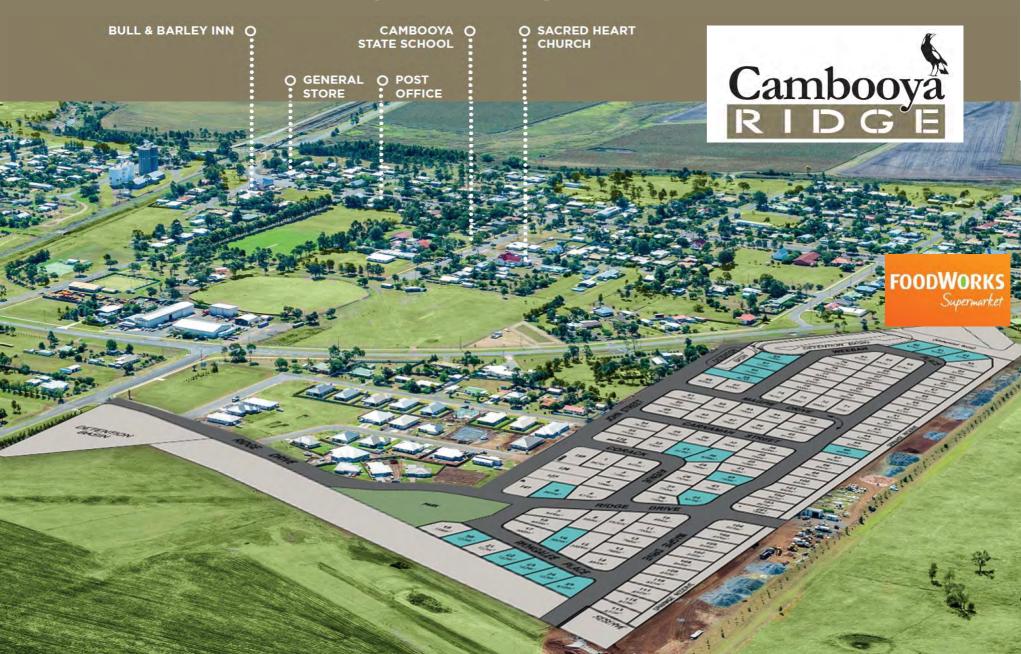
MrMcCrindle said high The region has a high growth areas like Highli-65 and under 20, but is about average in terms of the typical age in Queensland of 36 had greenfield areas for new home development with supply, availability an affordability of housing. years-old.

Mr McCrindle said the demographics of Toowoom made it a "unique area" in

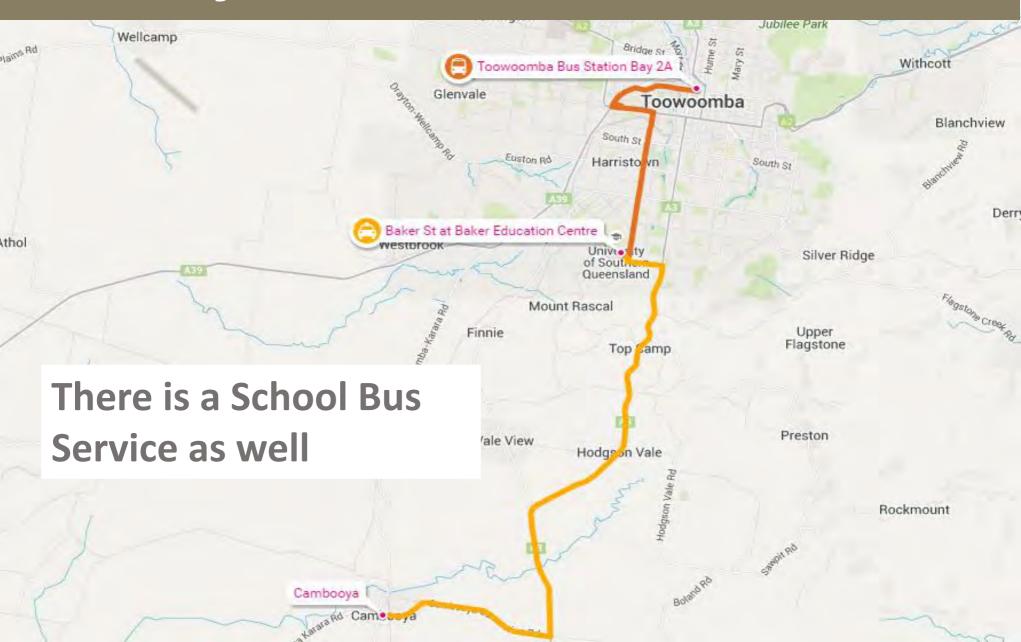


CAMBOOYA TOOWOOMBA'S FASTEST GROWING SATELITE SUBURB

Cambooya Ridge Amenities



Hourly Bus Service via UNI of QLD





Cambooya Market Statistics



This is information is brought to you by www.realestateinvestar.com.au - The online home for property investors

Statistical data for Cambooya, Toowoomba

Median Statistics	Rental Statistics		Sales Statistics	
	House	Townhouses	Units	
Median listing price	\$340,000	\$321,500	NA	
Median price change - last quarter	2.06%	NA	NA	
Median price change - 1 year	-2.72%	NA	NA	
Median price change -2 years	1.74%	NA	NA	
Median weekly rent	\$310	\$245	\$260	
Median yield %	4.74%	3.96%	NA	

Source: realestateinvestar.com.au Feb 2018

Australasia's Largest Property Group



ONE NEW TENANT



moves into a property managed by Ray White





Your 3 Year Rental Guarantee

Ray White.

SURFERS PARADISE GROUP

RENTAL ASSURANCE CERTIFICATE



3 YEAR RENTAL GUARANTEE

MINIMUM RETURN OF 4% PA





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