



Introduction The Gardens Norman Gardens Rockhampton

Information Memorandum
Queensland, Australia

INVESTMENT PROPERTY CHECKLIST

1 **Location** (Commuting Distance to Employment Hubs)

2 **Population Growth**

3 **Infrastructure Projects**

4 **Economic Drivers** (Ideally several different industries)

5 **New Job Creation**

6 **Capital Growth Prospects**

7 **Market Cycle** (Is this a rising market?)

8 **Rental Demand & Yield**

9 **Local Amenities** (Proximity to Schools, Shopping, Hospitals)

10 **Public Transport** (Proximity to Bus, Train, Light Rail)



REGIONS

ARE THE NEW BLACK

A net **40,000** Sydneysiders and **32,000** Melburnians will farewell their respective cities for other parts of the country in **2021 / 2022**, according to Australian Centre for Population. Regional Centres and Queensland are set to be the major winners.

10 NEWS

Record numbers of Aussies moving from Capitals to smaller towns

Melissa Laria 13 July 2021

Record numbers of Aussies are shunning the larger capital cities for smaller towns and it's families and Millennials driving the move, according to a new report.

Fed up with traffic jams, stress and the higher cost of living, capital city residents are packing their bags for the regions, says removalist search engine company Muval.

<https://www.news.com.au/finance/economy/australian-economy/record-numbers-of-aussies-moving-from-capitals-to-smaller-towns-report/news-story/33ec2e84c2924c755e6959a704c79b>

10 NEWS

Thousands Moving to QLD from Sydney & Melbourne

Bridget Judd Wed 12 Jan 2022

Residents of **Victoria** and **New South Wales** are getting out of Dodge .New population data by the Centre for Population reveals, **Sydney is forecast to lose 38,900 people** during 2021-22 and **Melbourne 32,000 people**

•**Queensland** is expected to record the **largest net interstate migration**. The national population is set to increase to **29.3 million** by 2031-32.

Herald Sun

Regional housing markets boom as capital cities splutter back to life

Samantha Healy 1 Feb 2021

The latest Core Logic Hedonic Home Value Index, released this morning, found that the regional housing market, overall, had recorded a rise in dwelling values of 7.9 per cent over the past year, compared to just 1.7 per cent across the capital cities.

9 NEWS

Three in five Melburnians moving to Regions: Data

By Carly Waters Feb 3, 2021

Thousands of **Victorians** fled Melbourne last year as working from home became the norm and the state suffered a near catastrophic second wave of COVID-19.

An estimated **7400** Melburnians left the city with **more than three-in-five moving to the regions** in the **three months** to September, according to the Australian Bureau of Statistics (ABS).

<https://www.9news.com.au/national/thousands-abandon-melbourne-during-covid19/story/1de2b39-4e47-9c21-955d-ba1ab4fc>



Gympie

Airlie Beach



Mackay

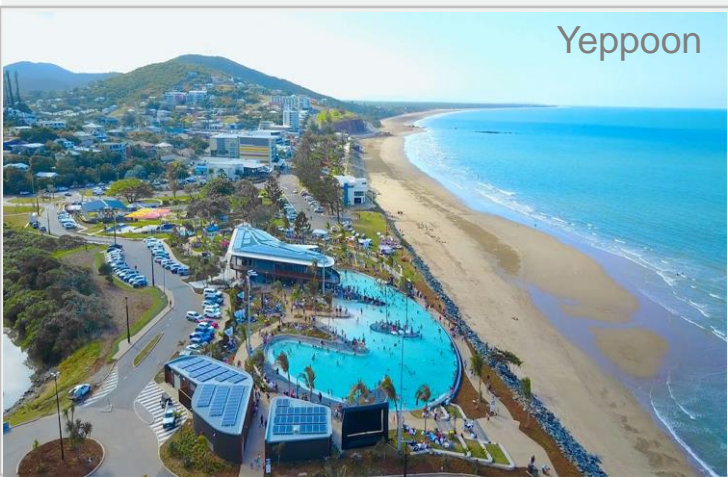




Hervey Bay



Rockhampton



Yeppoon

QUEENSLAND'S REGIONAL CITIES ARE BOOMING

NT



Property boom leads to huge price growth across Regional QLD

News Corp Australia 26 Jun 2021

An unprecedented property market boom is spreading across the state, with regional areas reporting mammoth price jumps of over 40 per cent in the past 12 months according to the data from realestate.com.au.

<https://www.realestate.com.au/news/property-boom-leads-to-huge-price-growth-across-regional-qld>



QLD regions poised for property price growth in 2022

Samantha Healy November 16, 2021

A number of affordable regional Queensland towns have emerged as top spots to watch for price growth in 2022, according to Hotspotting's Terry Ryder. Mr Ryder said the Sunshine Coast, Gold Coast, Toowoomba, Mackay, Rockhampton, Townsville and the Fraser Coast regions were all areas to watch in 2022.



Queensland's Regional Property Markets are Booming

May 5, 2021

The figures are in, and regional Queensland is becoming increasingly popular with buyers seeking sea changes, tree changes and a better work-life balance.

Realestate.com.au has reported that some areas such as suburbs around Ipswich and Toowoomba have seen up to **28%** increases in the past 12 months.

Regional property values across Australia have been growing faster than capital city prices for the first time in almost 15 years, increasing **6.9%** in the 12 months to December 2020 compared to the 2% average of capital cities.



Tree change: why shift to our regions is permanent

James MacSmith March 8, 2021

Our great migration to the regions is a no longer a flash in the pan but a lifestyle trend that is here to stay, say treechangers and property experts alike.

Due to the pandemic, Aussies exited our cities for the bush in record numbers over the past year. As our economic recovery gathers steam and the COVID-19 vaccine rollout begins, the shift to the regions has begun to slow but the increased attraction of a slower life will continue well into the future says demographer and social analyst Mark McCrindle.

<https://www.heraldsun.com.au/lifestyle/regional-real-estate-boom-how-to-avoid-regional-regret-and-fire-change-bounce-back/news-story/16a23f2a4bb95134d0c265d9f82e58>

QLD REGIONAL CITIES PROPERTY MARKETS ARE BOOMING DUE TO TREE AND SEA CHANGERS

FINANCIAL REVIEW

The year regional housing turned property on its head: Regionals out perform Capitals

Michael Bleby Senior reporter Jan 4, 2021

The pandemic that made city-dwellers flee urban environments for the relative safety and space of country living turned housing markets on their head, making regional prices grow faster than metropolitan values for the first time in nearly 15 years.

Regional property values jumped 6.9 per cent in the 12 months to December, more than three times the 2 per cent figure of the combined capital cities, CoreLogic figures on Monday showed.

Answering the call: 2020 marked the first time regional housing prices grew faster than city homes in an upcycle.



Regional Rents grow three times faster than Capitals

Jessica Yun 24 May 2021

Rents in regional areas have grown at a pace three times faster than rent in capital cities, recent data has revealed.

Not only have regional house price growth more than doubled capital city prices in the year to April 2021, but regional rents rose at 9.6 per cent compared to capital city rents at 3.3 per cent during this period, CoreLogic's latest [Quarterly Regional Report](#) found.

This can partly be explained by the new popularity of remote and flexible working arrangements, but also increased demand for lifestyle oriented properties and holiday homes," said CoreLogic research director Tim Lawless.

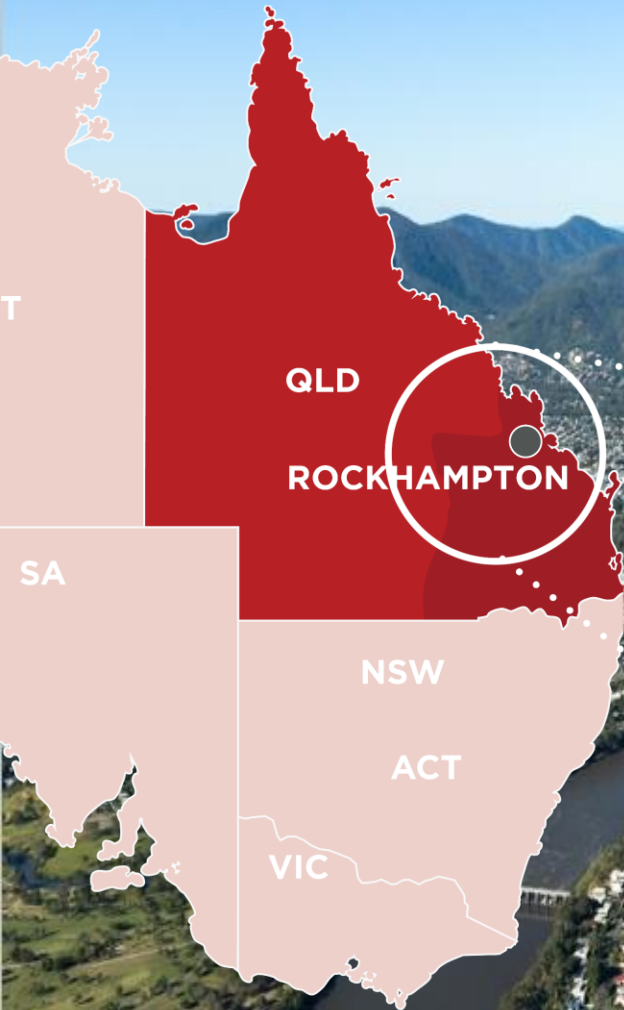
Herald Sun

Regional property markets predicted to outperform capital cities again in 2022

Nicole Madigan January 3, 2022

Regional property markets will be the ones to watch in 2022, according to [Canstar's](#) inaugural Rising Stars Report, which identifies the top suburbs for future price growth.

**LOCATION:
ROCKHAMPTON, CQ**





**RESOURCES &
MINING**

ROCKHAMPTON MAJOR INDUSTRIES



DEFENCE



AGRIBUSINESS



EDUCATION



HEALTH



TOURISM & EVENTS



**TRANSPORT &
LOGISTICS**



**RENEWABLE
ENERGY**

ROCKHAMPTON

AUSTRALIA'S BEEF CAPITAL

3.2 MILLION HEAD OF CATTLE
2 ABATTOIRS - 2400 HEAD PER DAY
4 FEEDLOTS - 445,000 HEAD / YEAR

BEEF INDUSTRY ENJOYING
A DECADE LONG BOOM

The Courier Mail

Record beef prices set at Rockhampton Sales

Adan Stokes | May 19, 2021

Records were broken at the Central Queensland Livestock Exchange Prime and Store Cattle sale on Wednesday with a pen of Charbray cattle reaching 598.2c/kg.

The quality cattle were offered from PV Rolfe of 'Evergreen', Marmor, and set a new standard for the cents per kilogram record.

The No.1 steers weighed 198kg and returned \$1184/head.

**QUEENSLAND
Country Life**

Beef stoking rural property boom

Mark Phelps 30 Apr 2021

QUEENSLAND's beef powered rural property market continued to strengthen as cashed up cattle producers take advantage of a near perfect storm.

Previously unimagined cattle prices, ongoing record low interest rates, a widespread good season, and incredible confidence in the long-term value of proteins have all put intense upward pressure on land values.

NEWS

Bull sells for record \$210,000 at Rockhampton Saleyards

6 Oct 2021

A bull has set a new record for **Rockhampton's Brahman Week**, selling for \$210,000 at the Gracemere Saleyards.

The first day saw a 97% clearance rate and livestock experts say the prices highlight the demand for top genetics. The first day saw a 97% clearance rate and livestock experts say the prices highlight the demand for top genetics.



CENTRAL QUEENSLAND - AUSTRALIA'S ENERGY & RESOURCE REGION

Central QLD is home to Australia's greatest coal reserves and has become the largest gas exporter in the world as well as being one of the country's major electricity generators.

MAJOR RESOURCES CENTRE

COAL & MINING

- More than \$10B in major projects
- Soon to be over 100 mines in CQ
- More than 60,000 employed in QLD Mines

NATURAL GAS EXPORT

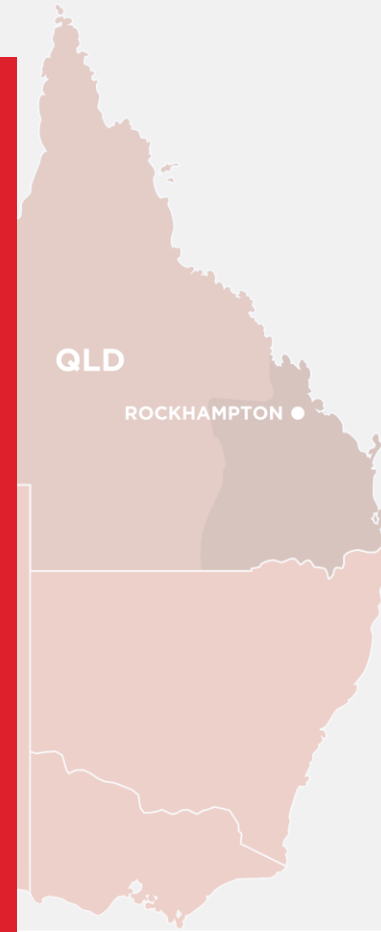
- Over 30,000 gas wells applied for
- 3 Major LNG plants in nearby Gladstone

LIVESTOCK & ABATTOIRS

- \$120m regional agricultural industry
- Rocky is Australia's beef capital

ELECTRICITY GENERATION

- CQ generates 70% of QLD's electricity



THE GREAT ARTESIAN BASIN

A MAJOR GAS AND OIL FIELD



THE BASIN COVERS

22% of Australia (20% of NSW)

A total area of 1.7 million sqkm.

BOWEN BASIN MINES THOUSANDS OF JOBS

The Bulletin

New billion-dollar coal mine Approved for the Bowen Basin

Published Weds 22nd September, 2021

A \$1.5 billion coal mining project in central Queensland's Bowen Basin, which could provide up to 2350 jobs, has been approved.

Queensland Treasurer Cameron Dick said the new Valeria coal mine will deliver 1400 construction jobs and 950 ongoing jobs once operational after it was declared a coordinated project by Queensland's independent Coordinator-General.

<https://www.qrc.org.au/media-releases/vitrinites-dream-becomes-reality-with-new-coking-coal-mine-approved-in-central-qld/>

ABC

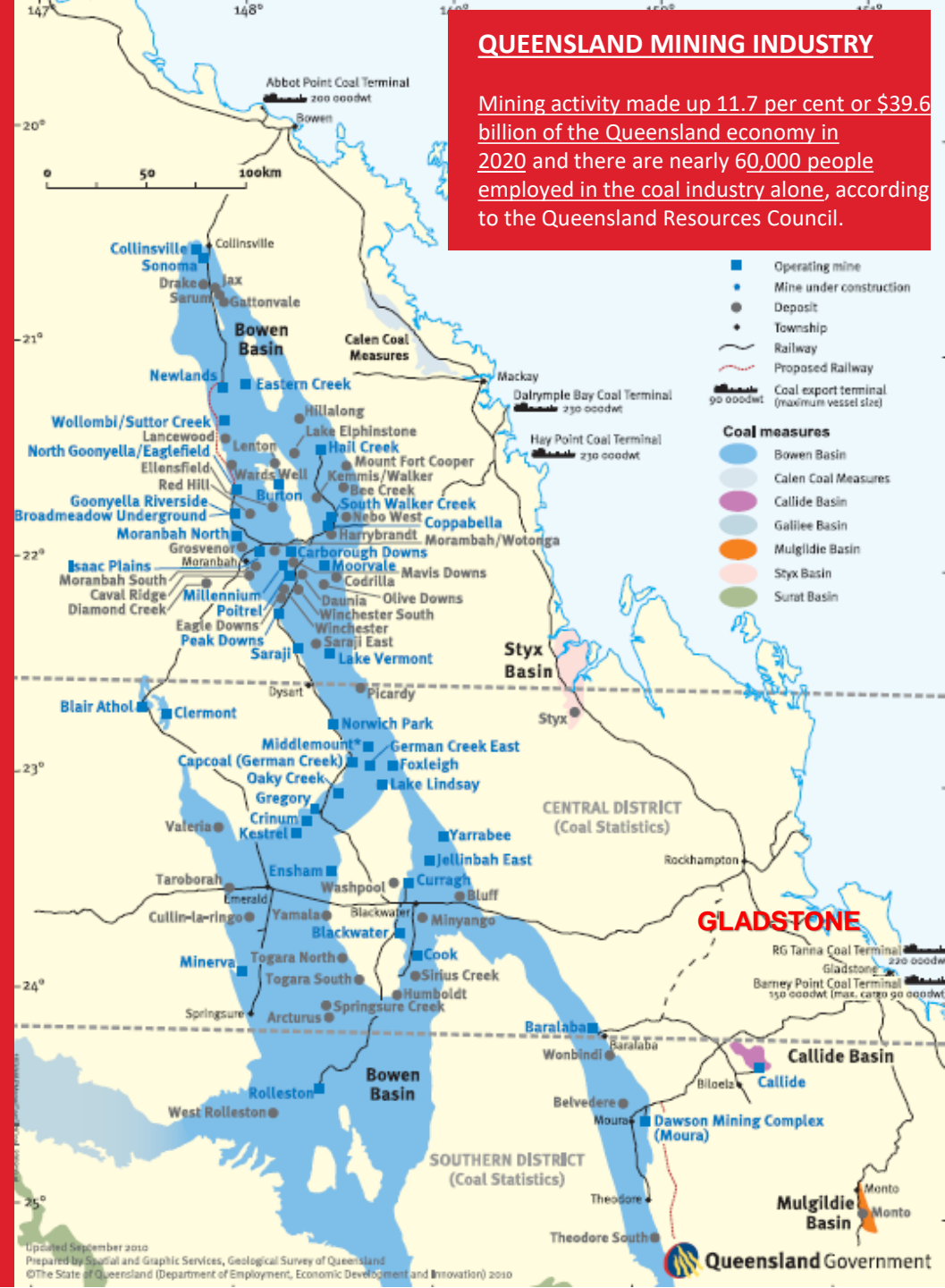
Queensland mines employ more people 'than at height of 2012 boom'

Mon 7 Sep 2021

Unlike in other pandemic-affected industries, employment in the Queensland mining sector has steadily increased and it now employs more than 60,000 people, with 20,000 of them based in Central Queensland.

QUEENSLAND MINING INDUSTRY

Mining activity made up 11.7 per cent or \$39.6 billion of the Queensland economy in 2020 and there are nearly 60,000 people employed in the coal industry alone, according to the Queensland Resources Council.





BOWEN BASIN MINES THOUSANDS OF JOBS

NEWS

New Bowen Basin mine Approved with 1000 jobs

Stephanie Zillman 29 Sept 2021

Construction will soon get underway on what will become Queensland's third-largest coal mine, 40 kilometres south of Moranbah in the Bowen Basin.

The central Queensland mine will have a production life of 80 years and the Government says it will create 1,000 jobs.

<https://www.abc.net.au/news/2020-09-29/palaszczuk-government-approves-olive-downs-coal-mine-bowen-basin/42743298>

The Courier Mail

Queensland innovation centres predicted to generate 80,000 jobs

The creation of 80,000 new jobs an \$11 billion in revenue for Queensland over the next decade has been predicted as the result of a University of Queensland (UQ) study into Queensland's innovation centres in the central regions of Queensland in Gladstone, Bundaberg and Rockhampton.

The Bulletin

Thousands of jobs at Olive Downs Coal Project

15 October, 2021

- Pembroke is hiring 1,500 workers for the project.
- Initial 700 construction jobs will be hired once project kicks off in 2021.
- 15M tonnes of product will be exported to Japan, South Korea, China and India.
- The employment will be locally-based, with a focus on gender equality and diversity.

Thousands of jobs on offer across 77 mining sectors in Bowen Basin projects

Steph Allen November 2, 2021

Thousands of jobs across 77 fields will be generated through seven mining projects that will generate \$3 billion in procurement opportunities. See the breakdown of projects, and what's on offer.

<https://www.couriermail.com.au/news/queensland/mackay/business/thousands-of-jobs-on-offer-across-77-mining-sectors-in-bowen-basin-projects/news-story/f3f98406e7515de87658da8655445350>

ADANI'S CARMICHAEL COAL MINE STRIKES FIRST COAL

MORNING
The Bulletin

Adani mine project rolls on despite COVID-19

Leighton Smith | May 19, 2020

CONSTRUCTION of Adani's Carmichael mine and rail project is continuing on schedule, despite the widespread impact of the COVID-19 pandemic on the Queensland economy.

An Adani spokesperson revealed that railway and mine works were being undertaken in line with strict measures to manage the coronavirus risk.

This is an extract from an article published by The Morning Bulletin:
<https://www.themorningbulletin.com.au/news/adani-mine-project-rolls-on-despite-covid-19/4018939/>

NEWS

Adani – now Bravus – strikes first coal seam at Carmichael mine in Galilee Basin

Tobi Loftus 24 Jun 2021

The milestone means the extraction of thermal coal at the 44,700-hectare site can begin. India will be the key buyer when operations get underway in earnest

<https://www.abc.net.au/news/2021-06-24/bravus-formerly-adani-strikes-carmichael-mine-coal-seam/100241500>

The
Courier Mail

Mega mine creates 500 more jobs than expected

Glen Noris | April 9, 2012

ADANI'S huge Carmichael coal project in central Queensland is employing hundreds more workers than expected.

Adani Mining, now known as Bravus Mining and Resources, has more than 2000 workers on site, about 500 more than expected, with the project's accommodation camps full of people from all corners of the state.

NEWS

Adani's now Bravus prepares to export first coal from Carmichael

Madura McCormack | September 29, 2021

Trains destined to haul coal from mining giant Adani's Carmichael project have arrived in Queensland, marking the final piece of the puzzle for the resource to be exported.

The locomotives, ordered by Adani's new rail arm the Bowen Rail Company, arrived at the Port of Townsville on Friday .





MASSIVE INFRASTRUCTURE PROJECTS FOR ROCKY

The MORNING Bulletin

Revealed: The Rocky Ring Road map you need to see

Leighton Smith | January 31, 2020

THE YEAR 2020 promises to be a big one for road projects around Central Queensland but the question many people are asking is when construction will commence on the \$1 billion Rockhampton Ring Road.

Heading north, work is well underway on the \$121 million Rockhampton Northern Access Upgrade to widen 4.9km of the Bruce Highway to four lanes, a project forecast to create 260 jobs.

This is an extract from the Morning Bulletin: <https://www.themorningbulletin.com.au/news/revealed-the-rocky-ring-road-map-you-need-to-see/392297/>



Big Rockhampton infrastructure spend tempts investors

Sasha Karen | November 8, 2020

During a doorstep interview, Prime Minister Scott Morrison announced a \$800 million project for Rockhampton to bypass 18 sets of traffic lights with four new lanes through the Bruce Highway in order to address congestion in the area.

"This is a project that is going to keep Rockhampton and the surrounding districts moving," the Prime Minister said.

This is an extract from Smart Property Investments: <https://www.smartpropertyinvestment.com.au/research/18923-big-rockhampton-infrastructure-spend-tempts-investors>



CQ roads boom keep rolling with new Bruce bridge

December 20, 2020

Motorists in Rockhampton have been given a taste of the city's northern access upgrade, with the first of four new bridges between Rockhampton-Yeppoon Road and Terranova Drive now open, thanks to a \$157 million package of works on the Bruce Highway.

"The Bridge will initially cater for both northbound and southbound traffic and once the second Limestone Creek Bridge is built, it will become dedicated to northbound traffic.

This is an extract from Mirage News: <https://www.miragenews.com/cq-roads-boom-keep-rolling-with-new-bruce-bridge/>



Rockhampton coal mine expanding – 200 jobs coming

Chris Lees | January 6, 2020

A COAL mine that was bought for \$1 in 2015 is planning to expand and with it secure the future of more than 200 jobs - and extend the life of the mine.

Stanmore Coal has submitted an application to the Department of Environment and Energy to expand its Isaac Plains Complex Mine, near Moranbah.

This is an extract from the Queensland Times: <https://www.qt.com.au/news/coal-mine-purchased-for-1-set-to-expand-create-200/3914677/>

MAJOR PROJECTS

DEFENCE



Major defence initiatives until 2022

A number of major defence projects are set to take place in the wider Rockhampton region, including the Australia Singapore Military Training Initiative (ASMTI) and the Shoalwater Bay Military Training Area (SBMTA) Remediation Project.

ASMTI

The overarching \$2 billion initiative will provide increased access to Australian military training areas for the Singapore Armed Forces. Laing O'Rourke has been appointed as the managing contractor for the ASMTI Facilities Project works at the Shoalwater Bay Military Training Area. The approximately \$1 billion in work is anticipated to commence by the end of 2019 and be delivered over five to six years.

Expressions of Interest for early works packages were released by Laing O'Rourke in May 2019, with an anticipated commencement in Q3 of 2019 and Q2 2020. Proposed works include roads, fencing, waste management, camp accommodation, associated engineering and site works and more.

ROCKHAMPTON AIRPORT MASTERPLAN



Enhancing the aviation, transport and logistics industry

Today the Rockhampton Airport is a commercialised business unit of the Rockhampton Regional Council turning over in excess of \$15M per annum, supporting the region's broader economy and community as a substantial regional Gateway airport. As the largest local government owned and operated airport in the Nation by way of passenger numbers and aircraft movements as well as being ranked by the Bureau of Infrastructure Transport and Regional Economics as Australia's 9th busiest regional airport, the Rockhampton Airport has a strong, established, leadership presence within the Australia Aviation Industry.

Previous City and current Regional Councils have worked closely with all levels of Government to develop the facility to a standard that allows the Rockhampton Airport to receive all Aircraft types.

The [Rockhampton Airport Masterplan](#) (PDF, 75MB) is the culmination and consolidation of all of the plans throughout the past near 90 years of the airport's history. As a result of projected growth and future major projects planned within the region Council has taken the necessary steps to plan for future access to the region. This planning aims to take advantage of the positioning of the airport and the future Rockhampton bypass allowing access to the North Coast Railway line and the Bruce Highway, providing the ability to create a true multi modal road, rail, air transport and logistics hub.

MINING AND RESOURCES



Work Bravus, Live Rockhampton

The Queensland resources sector is now in a recovery phase and this is anticipated to impact positively on Rockhampton, both from mining services and dormitory perspectives.

There is considerable new activity emerging in the Bowen, Surat and Galilee coal basins including new mining leases being granted and applications in the pipeline. There are some 30 advanced coal projects in Queensland, including 20 greenfield or new projects and 10 brownfield expansions. Of these, 25 are in the Bowen Basin.

[Bravus Mining & Resources](#) is dedicated to creating jobs and opportunities for regional Queensland communities. The construction of the Carmichael Mine and Rail Projects have already delivered more than \$1.5 billion in contracts and 2,000 jobs to benefit regional Queensland. Find out more about the [Work Bravus, Live Rockhampton project here](#).

CAPRICORNIA CORRECTIONAL CENTRE EXPANSION



Major employment opportunity for the region

The \$241 million expansion will deliver a total of 348 new cells and 130 extra full-time permanent jobs at the prison. The project commenced mid-2018 and is expected to take four years to complete.

The managing contractor for the project is CPB Contractors.

[FIND OUT MORE](#)

MAJOR PROJECTS

TRANSPORT INFRASTRUCTURE



Rockhampton Northern Access Upgrade

The project involves duplication of the Bruce Highway (Yaamba Road) between Yeppoon Road and Terranova Drive. This \$121 million project is jointly funded by the Federal and Queensland Governments and early works commenced in 2017. The major works are anticipated to commence early 2019 and be completed by the end of 2020.

Capricorn Highway Duplication

This \$75 million project is jointly funded by the Federal and Queensland Governments and involves duplication of the Capricorn Highway between Rockhampton and Gracemere. It is anticipated to commence in 2019 and to be completed by the end of 2020. The project is funded under the Northern Australia Roads Program.

Rockhampton Ring Road

The capital cost of this project is estimated to be approximately \$1 billion with \$65 million allocated for the planning and corridor preservation. Project Preliminary Evaluation and Business Case development will commence early 2019 and take 18 months to complete. At a Federal level, both major parties now strongly support the project and have committed to the project commencing within the next term of government. That could potentially see the project completed by 2025.

ROOKWOOD WEIR LANDHOLDER SUPPORT AND GRANTS PROGRAM



Tap into new opportunities

Advance Rockhampton are the facilitators of the Sunwater Rookwood Weir Landholder Support and Grants Program

A \$1.2 million Sunwater program is being facilitated by Advance Rockhampton to help Central Queensland farmers understand potential agricultural opportunities associated with irrigation ahead of the Rookwood Weir Tender Two process (2022).

A variety of support tools and a grants program is being provided to assist landholders to further understand and assess options available to them.

Support tools include: Rookwood Weir Financial analysis tool, Rookwood Weir Crop Suitability tool, Land suitability maps and the Lower Fitzroy Soils map.

TOURISM AND LOCAL PROJECTS



Significant potential for the region's tourism

There is potential for significant Capricorn Coast tourism developments associated with Great Keppel Island, Keppel Cove and Capricorn International Resort and associated flow-on benefits to the Rockhampton Region.

There are also a number of other local projects that will both directly and indirectly benefit the regional economy including the South Rockhampton Flood Levee (est. \$60 million) and potential Browne Park stadium upgrade (circa \$120 million).

There are also a number of larger commercial developments including two Aldi supermarkets (one completed in October 2019) and planned expansion of the Stockland Shopping Centre (two development approvals for 10,600m² of new GFA).

CLARKE CREEK WIND AND SOLAR FARM



Creating a sustainable energy source

Lacour Energy's \$1.5 billion project combines up to 195 turbines, 200MW to 400MW of solar power and battery energy storage facilities. Once operational, the project will power approximately 590,000 Queensland homes.

The project has now received its State and Federal environmental approvals and is anticipated to be built between 2019 and 2022.

Clarke Creek is approximately 150km north-west of Rockhampton.



MORE JOBS COMING TO ROCKHAMPTON

The Courier Mail

CQ in for resources and energy jobs boom

Rodney Stevens | December 17, 2021

A JOBS boom in resources and energy is predicted to hit Central Queensland with more than 6,000 positions forecast to be created as part of a \$83.8 billion national COVID recovery by 2026.

The Australian Resources and Energy Group today released its Resources and Energy Workforce Forecast, predicting 98 projects worth \$83.8 billion to contribute 24,000 jobs over the next five years.

The Morning Bulletin

1000 new CQ mine jobs move one step closer

Published Wednesday, 04 August, 2021

The Palaszczuk Government is a step closer to unlocking 1000 new jobs for Queenslanders, with the release of a draft environmental impact statement for a \$1 billion metallurgical coal mine in Central Queensland today.

Resources Minister Scott Stewart and Whitehaven Coal's Paul Flynn are encouraging submissions on the draft EIS for the Winchester South coal mine, 30km southeast of Moranbah.

The Morning Bulletin

Rocky contractors to win big from infrastructure boom

Wednesday, 25 August, 2021

The \$1 billion Rockhampton Ring Road will create extensive opportunities for local contractors, after many benefited from the Rockhampton Northern Access Upgrade, which is nearing completion. Transport and Main Roads Minister Mark Bailey said the two massive projects are key to boosting the Central Queensland economy and transforming the road network.

The Courier Mail

Queensland minerals and exploration jobs boom

23 December, 2021

New figures show job numbers have skyrocketed to record levels in the minerals and exploration sectors in QLD in 2021. An increase of nearly 9,000 mining jobs in 2021 compared to 2020, including nearly 4,000 extra jobs in Outback Queensland. The four-quarter average of the total number of Queensland mining jobs has improved 13.1 per cent to almost 78,000.



ROOKWOOD WEIR IRRIGATION PROJECT

**\$1BILLION ANNUAL
REVENUE AND 2000
JOBS FOR ROCKY**

QUEENSLAND Country Life

Rookwood Weir project finally under way

Alan Welburn | November, 2019

WORK is finally underway on the \$352 million Rookwood Weir in central Queensland.

Upgrades have begun on Thirsty Creek Road, about 60km outside Rockhampton and should be finished by July, 2020.

Queensland's Minister for Natural Resources, Dr Anthony Lynham, hailed the start of work as a "landmark day" for the region.

This is an extract from an article published by Queensland CountryLife:
<https://www.queenslandcountrylife.com.au/story/6502568/roadworks-hail-the-start-of-rookwood-weir-project/>

The^{MORNING} **Bulletin**

Ready, set, go for Rookwood Weir

January 15, 2019

It's been one of the hottest political potatoes in Central Queensland's recent history but progress on Rookwood Weir is underway.

Rockhampton MP Barry O'Rourke said the State Government had paid the first instalment of \$28m towards its contribution of \$176m to ensure the project hit the ground running.

This is an extract from the The Morning Bulletin:
<https://www.themorningbulletin.com.au/news/ready-set-go-for-rookwood-weir/3623186/>

The^{MORNING} **Bulletin**

Rookwood Weir to bring \$1 billion agricultural boost annually

Michael Madigan | March 5, 2019

the long awaited Rookwood Weir –which was touted to bring 2100 jobs and boost agricultural production in the Lower Fitzroy by up to \$1 billion annually.

"We're actually doing stuff now, we've got scrapers operating, we're building dams, we're doubling our production, it's all happening now,

This is an extract from an article published by The Morning Bulletin via Pressreader:
<https://www.pressreader.com/australia/the-morning-bulletin/20190305/281694026081326>

MILLION DOLLAR MILITARY CONTRACTS TO BOOST CENTRAL QUEENSLAND ECONOMY

14,000 Singaporean Troops on rotation annually at Shoalwater for Training



The^{MORNING} Bulletin

Defence project with Singapore boosts CQ economy by \$6M

Frazer Pearce | May 12, 2020

THREE CQ companies have been awarded almost \$6 million in Australia Defence projects at Shoalwater Bay as part of the \$2.25 billion Australia-Singapore Military Training Initiative.

"Singapore is a close defence partner, with a shared commitment to regional stability. It has conducted training in Australia for almost 30 years," Minister Reynolds said.

This is an extract from an article published by The Morning Bulletin: <https://www.themorningbulletin.com.au/news/defence-cooperation-with-singapore-fuels-cq-econom/4014149/>

The^{MORNING} Bulletin

\$5.7M defence boost for CQ provides new jobs

Trish Bowman | May 13, 2020

THREE Central Queensland companies have been awarded \$5.7 million in Defence contracts in the Federal Governments economic stimulus plan ahead of the beginning of Singapore Military training at Shoalwater Bay.

JRT Civil in Yeppoon will design and construct a combination of temporary and permanent works associated with access to precincts and hardstands for site establishment.

This is an extract from an article published by The Morning Bulletin: <https://www.themorningbulletin.com.au/news/57m-defence-boost-for-cq-provides-20-new-jobs/4015036/>

ARMY
TECHNOLOGY

Defence contracts worth \$6m to three CQ-based companies

May 12, 2020

The Australian Government has awarded three defence contracts worth \$6m to three central Queensland-based companies.

Awarded under the \$2.25bn Australia-Singapore Military Training Initiative (ASMTI), the contracts aim to reinforce the Comprehensive Strategic Partnership between the two countries.

Companies awarded for various civil and fencing works are JRT Civil in Yeppoon, Bellequip in Rockhampton, as well as Tunuba in Rockhampton.

This is an extract from an article published by Army Technology: <https://www.army-technology.com/news/contracts-australia-singapore-military-training-initiative/>



\$10 MILLION DOLLAR AIRPORT UPGRADE



^{MORNING}
The Bulletin

Rockhampton Airport \$10 million upgrade

Kerri-Anne Mesner & Maddelin McCosker | January 1, 2020

Federal MPs have inspected the Rockhampton Airport upgrade. It's currently undergoing a 10 million dollar transformation.

We have received or have a commitment of \$10 million so far from the State Government And Council has close to \$12m tagged in future budgets to deliver what will be a \$31.5 m stunner.

This is an extract from an article published by The Morning Bulletin :
<https://www.themorningbulletin.com.au/news/central-queensland-politicians-visions-for-2019/3612339/>

^{MORNING}
The Bulletin

Rockhampton Airport \$10 million upgrade complete

27 April, 2021

Rockhampton Airport can now boast a new mezzanine floor and passenger lounges, thanks to \$6.44 million from the Palaszczuk Government's \$200 million COVID Works for Queensland program. The upgrade is supporting more than 50 local jobs.

**QUEENSLAND
Country Life**

\$60 million aviation maintenance facility at Rockhampton Airport

27 Aug 2021

Rockhampton Airport will be home to a new \$60 million Alliance Airline's new aviation maintenance, repair and overhaul (MRO) facility

It's estimated the new facility could potentially create 225 jobs and inject \$30 million into the Rockhampton local economy every year.



BILLION DOLLAR STEEL INDUSTRY FOR CENTRAL QUEENSLAND

“Capturing about 6.5 per cent of the global steel market would generate about **\$65 billion in annual export revenue** and **could create 25,000 manufacturing jobs** in Central Queensland and NSW, according to Grattan Institute numbers”

- The Morning Bulletin



QLD

^{MORNING}
The Bulletin

What a plan for billion dollar steel industry means for CQ

Nick Gibbs | May 11, 2020

A plan to develop a multi-billion dollar steel export industry could give Central Queensland coal workers a viable employment alternative.

The Start with steel: A practical plan to support carbon workers and cut emissions report from the Grattan Institute explains how green steel is made using hydrogen to replace metallurgical coal to reduce iron ore to iron metal.

This is an extract from The Morning Bulletin:
<https://www.themorningbulletin.com.au/news/what-plan-for-billion-dollar-steel-industry-means/4012675/>

^{MORNING}
The Bulletin

250 jobs coming as iron ore mine given green light

Gary Shipway | May 3, 2020

Mine operations are predicted to start later this year, at the former Western Desert Resources open-cut iron ore mine, with more than 250 full-time positions expected across mining, haulage, marine and support functions.

Minister for Primary Industry and Resources Paul Kirby has approved the project's Mining Management Plan and authorised the company to start mining.

This is an extract from Morning Bulletin:
<https://www.themorningbulletin.com.au/news/250-jobs-as-nt-iron-ore-mine-given-green-light/4007508/>

TAS

ROCKHAMPTON GREEN ENERGY HUB

- MAJOR SOLAR FARM
- 4 HUGE WIND FARMS
- BATTERY STORAGE COMPLEX



MORNING *The* Bulletin

Largest wind farm in Southern Hemisphere for Rockhampton

Rodney Stevens July 8, 2021

The Clarke Creek Wind and Solar Farm project is located 150 km north west of Rockhampton and 150km south of Mackay and is located on the Broadsound Range approximately 50km inland.

Once constructed the project would be the largest wind farm in the southern hemisphere. The project has received all State and Federal Government approvals to build and will commence in 2022.

<http://www.lacour.com.au/our-recent-projects/30>

QUEENSLAND Country Life

Qld Government approves \$750M Boulder Creek Wind Farm near Rockhampton

16 Nov 2021

The Queensland Government has granted planning consent for the \$750 million Boulder Creek Wind Farm in Central Queensland.

The consent is for installation of up to 60 wind turbines and associated infrastructure on a site approximately 5 kilometres west of Mount Morgan and 40 km south-west of Rockhampton.

QUEENSLAND Country Life

Four wind farms, a solar farm and battery storage complex proposed for Rockhampton

9 Apr 2021

Rockhampton has emerged as one of the nation's leading renewable energy generation points, with the region named as the possible home to four wind farms, a solar farm, and a battery storage complex.

Advance Rockhampton hosted a successful Renewable Energy Forum at the Rockhampton Leagues Club on Thursday, which provided an opportunity to connect with industry leaders and discuss what's happening in the Renewable Energy space across Central Queensland.

GLADSTONE NEW INLAND RAIL PORT TERMINAL

ROCKHAMPTON TO BENEFIT
WITH 600 - 700 NEW JOBS



The Sydney Morning Herald

Joyce promises multibillion-dollar coal export train to Gladstone

By Rob Harris October 14, 2021

Gladstone Usurps Brisbane as Inland Railway Port

Deputy Prime Minister Barnaby Joyce says an extension of the multibillion-dollar Melbourne to Brisbane inland rail project to Gladstone can be “booked in” as a federal election promise to potentially unlock significant coal resources in the Surat Basin.

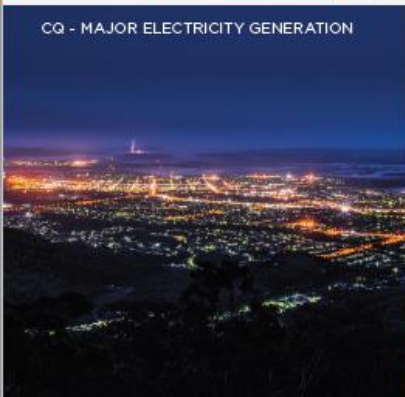
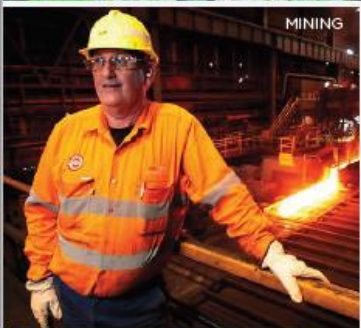
As the junior Coalition partner haggles over the federal government’s long-term emission targets ahead of next month’s United Nations summit in Glasgow, the Nationals leader said the \$3 billion, 500-kilometre route that would transport thermal coal from Toowoomba to Gladstone was a “logical” addition to the project.

<https://www.smh.com.au/politics/federal/joyce-promises-multibillion-dollar-coal-export-train-to-gladstone-20211014-p59015.html>





ROCKHAMPTON OFFERS AN ELEGANT COASTAL CITY LIFE



- In Rockhampton you'll discover surprisingly affordable coastal living with all the big city advantages, river and mountain views, a cruisy thirty-minute ride to the coast, and an easy commute to work - all in one place.
- Rockhampton is a support centre for the Capricornia Coast (Yeppoon to Emu Park) and the Port of Gladstone. It is a major transport hub for the Central Highlands region and areas north and south.
- The region is linked to Brisbane by an electrified rail line and to Brisbane and Cairns by high-speed tilt train.
- Rockhampton hosts a significant number of governmental, community and major business administrative offices for the central, coastal part of Qld
- Rockhampton experiences over 300 days of sunshine each year which lends itself to tourism activities all year round and an abundance of outdoor activities.

Queensland's Yeppoon is the 'new Byron Bay'

August, 2021

Central Queensland's coastal treasure is being coined the 'new Byron Bay', with thousands of Aussies making the move to Yeppoon every year.

With its lush rainforests, peaceful beaches, farmers' markets and laid-back charm, this tranquil Queensland town is being billed as the new Byron.

Like Byron Bay, Yeppoon in central Queensland is a haven of natural beauty and creative locals. But unlike the overpriced northern NSW town, Yeppoon remains affordable, with the median house price at just \$425,000, compared to Byron's staggering \$2.78m.

**BEAUTIFUL YEPPOON
ONLY 20 MINUTES AWAY**

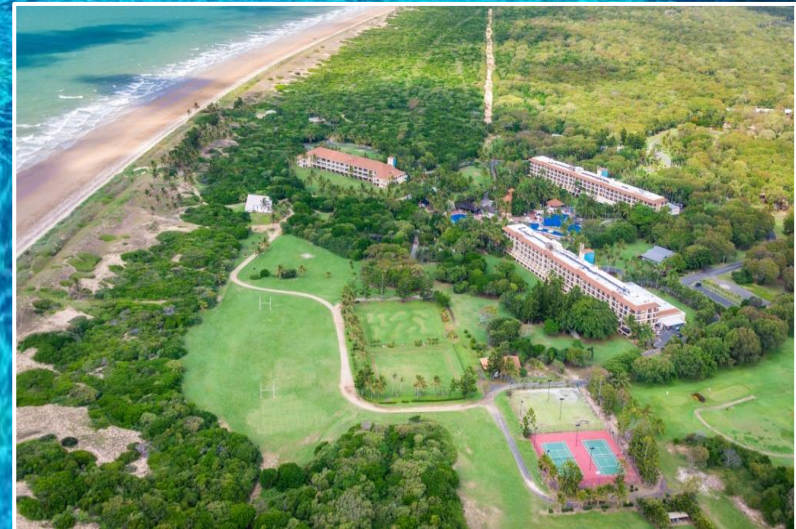
CAPRICORN RESORT

\$600M DEVELOPMENT
8500 JOBS OVER 20 YEARS

Capricorn Integrated Resort

Project overview*

EIS status	EIS active
Description	Development of a 1500-hectare integrated resort community.
Proponent	Iwasaki Sangyo Co (Aust) Pty Ltd
Location/s	45 kilometres north of Rockhampton and 9 kilometres north-east of Yeppoon. Map
Local government/s	Livingstone Shire Council
Investment	\$600 million
Key features	<ul style="list-style-type: none">• 300-room, five-star resort, including a golf course• caravan and recreational vehicle park• Wagyu cattle farm - for farm stays, cattle and sheep farming and educational activities• residential community of 8000 dwellings and village centre• conservation precinct• airstrip - for tourism, charter flights and a potential fly-in, fly-out hub• refurbishment of the existing 331-room Mercure Capricorn Resort (independent of EIS process).
Jobs	<ul style="list-style-type: none">• 8500 (construction over approximately 20 years)• 2160 (operational)



A large wave pool structure with a surfer riding a wave. The structure is made of metal and has a large pipe extending into the water. The surfer is wearing a black wetsuit and is riding a white surfboard. The water is a vibrant blue-green color. In the background, there is a large, rocky island with a mountain peak. The sky is blue with some white clouds.

The Courier Mail

\$187M wave pool surf park to turn Yeppoon into 'the ultimate surf getaway'

Mon 19 Apr 2021

Perfect waves year-round, scuba diving and luxury accommodation; it is a local man's vision for Yeppoon that he hopes will transform central Queensland's surfing culture.

Key points:

- Surf Lakes has lodged a development proposal to create "the ultimate surf getaway"
- The development involves accommodation, a scuba pool and other leisure centres and is slated to bring \$39 million to the region each year
- A local tourism and development group says the expansion could bring a new wave of tourists to the region
- Aaron Trevis's Surf Lakes site has already attracted attention from the likes of Mark Occhilupo for its wave-making technology.



GREAT KEPPEL ISLAND



Tourism industry welcomes news of Gina Rinehart's move to develop Great Keppel Island

By [Katrina Beavan](#) 1 Nov 2021

- *In a statement at the weekend, Hancock Prospecting said plans had begun to acquire the development project from Tower Holdings
 - *It says its plans include a beach club, sandy bars, shopping, and a marina
 - *The Great Keppel Island Progress Association say the developer is the "best prospect" the island could hope for
- <https://www.abc.net.au/news/2021-11-01/gina-rinehart-plans-for-great-keppel-island/100584518>



Billionaire Gina Rinehart poised to buy Great Keppel Island in Queensland for about \$50m

Article by Chris Herde courtesy of the Australian.
Australia's richest person Gina Rinehart has confirmed she is working towards the purchase of one Queensland's tarnished island resorts with plans to make it "world class". A statement from Hancock Prospecting says they have entered into an agreement to potentially acquire the Great Keppel Island development project from Tower Holdings, subject to a "myriad of state and local government approvals". There is no confirmation of the price but it is believed to be around \$50m. It is understood the deal will for the 970.9ha of development approved land on the island, subject to State and Federal government requirements.



Hey Big Spenders – Rinehart and Forrest move on QLD resort acquisitions

Mike Parker-Brown, November 3, 2021

Lashing out some serious money on the Queensland resort scene, billionaire Gina Rinehart is preparing to fork out multi-millions to purchase Great Keppel Island while Andrew 'Twiggy' Forrest's [Tattarang](#) has more than \$40 million to buy Lizard Island. Rinehart's company, Hancock Prospecting confirmed the company has entered into an agreement to potentially acquire Great Keppel Island, and while full details have yet to be released, it is understood the price tag will be around the \$50 million mark.



G.K.I.

\$300M

**Gov't Approved
Redevelopment**



ROCKHAMPTON PROPERTY MARKET IS ON THE RISE

NEWS

No property market jitters for Rockhampton with job growth and investor confidence intact

By [Frazer Pearce](#) Wed 15 Dec 2021

The Rockhampton/Capricorn Coast region, which has a combined population of 120,000, is banking on several multi-million-dollar infrastructure projects to weather any downturn.

- \$1 billion Rockhampton Ring Road — four-year, 800-jobs
- Ongoing \$1 billion Shoalwater Bay Military Training Area upgrade
- \$60m Alliance Airline maintenance facility at Rockhampton Airport with 200-plus new jobs
- \$367m Rockwood Weir - Lower Fitzroy Agricultural Corridor

<https://www.abc.net.au/news/2021-12-15/no-interest-rate-concerns-for-rockhampton-property-market/10069305>

Domain

Housing boom in Central QLD sees house prices rise by up to 10 %

SARAH WEBB NOV 29, 2021

An industry-fuelled rental drought coupled with a northern migration flood has sparked a “Sydney-esque” housing boom in sleepy Central Queensland with some homes selling in just hours as property prices rise by up to 10 per cent.

Generally known for their mines and cattle, rural hubs Rockhampton, Yeppoon and Emu Park on the Capricorn Coast are now fast becoming famed for their budget abodes, spawning what property experts have described as a once-in-a-decade upswing that for once has nothing to do with beef, or mining.

<https://www.domain.com.au/news/housing-boom-in-central-queensland-sees-house-prices-rise-by-up-to-10-per-cent-1006963/>

The Courier Mail

Rockhampton amongst QLD regions poised for property price growth in 2022

Samantha Healy November 16, 2021

“Regional Queensland is one of the best performers in the nation with 61 locations experiencing growth in median house prices of 20 per cent or more in 2021,

Mr Ryder said the Sunshine Coast, Gold Coast, Toowoomba, Mackay, Rockhampton, Townsville and the Fraser Coast regions were all areas to watch in 2022.

<https://www.couriermail.com.au/property/the-qld-regions-poised-for-property-price-growth-in-2022/news-story/261cb3384d192ff9450e147545cf3a44>

MORNING The Bulletin

Jobs growth leading Rocky’s real estate ‘renaissance’

Samantha Healy June 22, 2021

Rockhampton’s property market is going through a real estate rebirth, with house values climbing 20 per cent in the past 12 months.

But there is still room to improve, according to REA Group economist Anne Flaherty, who said that rents were up eight per cent over 12 months pushing up prices as well for popular suburbs. They include Berserker, Frenchville, Gracemere, Norman Gardens, Park Avenue, The Range and Yeppoon.

<https://www.townsvillebulletin.com.au/news/queensland/rockhampton/jobs-growth-leading-rockhamptons-real-estate-renaissance/news-story/18862e190538d4383766da1b0641cb5>



ROCKY MAKES MULTIPLE LISTS OF BEST LOCATIONS TO INVEST IN 2022

^{MORNING}
The Bulletin

Rocky poised for property price growth in 2022

Samantha Healy Jan 4, 2022

Terry Ryder of Hotspotting has picked “standout Queensland locations” for price growth in 2022 in his latest report

Beef capital, Rockhampton, came in for a top mention, with Mr Ryder saying its affordability, high yields, low vacancies and prospects for capital growth were being driven by elevated infrastructure spending.

Gold Coast, Townsville, Hervey Bay / Maryborough, Toowoomba and the Sunshine Coast all made the list.

^{MORNING}
The Bulletin

Rockhampton makes list of best areas for property investment in 2022

Craig Gibson Jan 4, 2022

Residential property analyst Terry Ryder of Hotspotting is bullish on regional locations in Queensland, calling them, “some of the best performers in the nation.” He names the Sunshine Coast, Gold Coast, Mackay, **Rockhampton**, Townsville and the Fraser Coast as locations for 2022.

CQToday

Five Rocky suburbs lead state with growth: Report

Matthew Pearce | January 4, 2021

Five Rocky suburbs have made the Hot List (Hotspotting.com.au's Price Predictor Index). (Berserker, Gracemere, Lammermoor, **Norman Gardens**, Yeppoon).

Mr Ryder said Rockhampton had experienced some “pretty solid growth” in the past 12 months, with CoreLogic figures showing Allenstown up 14 per cent, Berserker and West Rockhampton both up 21 per cent and Parkhurst up a massive 41 per cent.

<https://cqtoday.com.au/news/2021/01/08/property-market-on-the-rise/>

AMP

Rockhampton named ‘rising’ property star

JANUARY 12, 2022

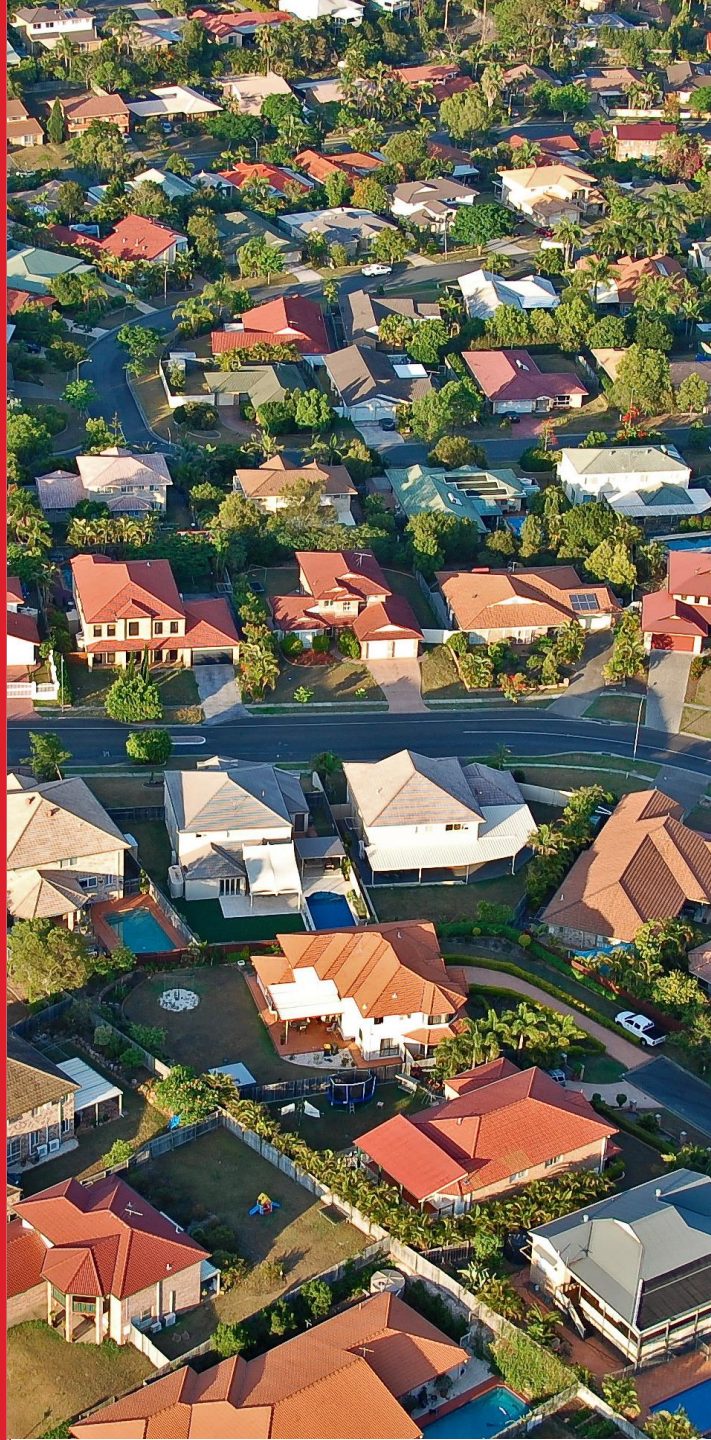
Rockhampton is a Rising Star according to the latest Price Predictor Index Summer 2021-22 report, published by Hotspotting.com.au with several suburbs rising: Berserker, Gracemere, Lammermoor, Norman Gardens, Yeppoon.



ROCKHAMPTON PROPERTY TO BOOM IN 2022

“Regional Queensland is becoming **one of the nation’s most compelling markets**. Rising numbers of locations have growth symptoms, both in terms of sales activity and price movements.”

- Hotspotting’s Terry Ryder



QLD



Rocky house prices set to soar in 2022

3 Jan 2022

Queensland’s booming real estate market looks set to continue in 2022, with more than a third of Australia’s ‘supercharged’ suburbs located in the Sunshine State.

The Price Predictor Index Summer 2021/2022 by Hotspotting identified Airlie Beach, Rockhampton, Townsville in North Queensland in particular, as a region to watch in the new year.

The Courier Mail

The only way is up for Rocky house prices

Timothy Cox May 12, 2021

Based on recently collated data, property markets on both the Capricorn Coast and Rockhampton Region are headed one way – and that’s up! Across the region, the demand for housing hasn’t been this high in more than 10 years when the mining boom was at its peak.



ROCKHAMPTON POPULATION TO GROW BY NEARLY 30% BY 2036



Rockhampton population to grow by nearly 30% by 2036

Rockhampton Regional Council

The Rockhampton Regional Council population forecast for 2020 is 87,488, and is forecast to grow to 112,701 by 2036.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

This is an extract from the Rockhampton Regional Council website:
<https://forecast.id.com.au/rockhampton>



^{MORNING}
The Bulletin

Rockhampton Population Boom Growth rate accelerates by over 15%

Josh Olalde | 1 July, 2021

There was a substantial increase in people packing up and leaving the rat-race for Central Queensland in early 2021. According to the Regional Movers Index report, Rockhampton saw a 17% spike of people moving to the area in the March quarter. Looking at annual figures, the population of Rockhampton and Mackay had reportedly grown by 8% over the last 12 months.

Liz Ritchie, CEO of the Regional Australia Institute, said the jump was no surprise. "We know that the pandemic has played a role but, what we also know, is that people have been wanting to make the move to regional Australia. We did a survey last year which told us that 1 in 5 city-dwellers want to make the move."

<https://www.triplem.com.au/story/rockhampton-and-mackay-s-populations-boom-177438>

^{MORNING}
The Bulletin

Population surge predicted for Rockhampton

Michelle Gately | March 23, 2020

THE Capricorn Coast is set to benefit from the seachange lifestyle, with a bumper growth predicted over the next decade.

Rockhampton is predicted to continue stable growth too, though on a smaller scale, with a 13 per cent increase.

This is an extract from the Morning Bulletin:
<https://www.themorningbulletin.com.au/news/seachange-appeal-population-surge-predicted-on-cap/3679768/>

RENTAL VACANCIES ALMOST NON-EXISTENT: ROCKHAMPTON



Domain

Shock as Rocky records lowest rental vacancy rate in state

Timothy Cox February 1, 2021

Rockhampton recorded the lowest rental vacancies in the state for the December 2020 quarter.

The latest data from the Real Estate Institute of Queensland showed vacancy rates rising above 1 per cent in some areas outside of Brisbane, such as Cairns and the Whitsundays.

Rockhampton had the lowest at 0.2 per cent behind Bundaberg (0.4 per cent), the Fraser Coast (0.6 per cent), Hervey Bay (0.9 per cent), Mackay (0.7 per cent), Toowoomba (0.7 per cent), and Townsville (0.7 per cent).

<https://www.couriermail.com.au/news/queensland/rockhampton/property/shock-as-rocky-records-lowest-rental-vacancy-rate-in-state/news-story/150e5b41d629b021b31a4940c36b9a4c>



ABC

Homes to be demolished at height of Rockhampton's rental crisis

By **Lucy Loram** Fri 18 Jun 2021

Several properties are to be removed to make way for the Rockhampton ring road.

- Residents are having to clear out amid a statewide rental crisis, with Rockhampton's rental vacancy rate sitting at 0.4 per cent
- TMR says it will work to "provide support" for residents, but that is has no legal responsibility to do so

<https://www.abc.net.au/news/2021-06-18/homes-to-be-demolished-to-make-way-for-rockhampton-ring-road/100222174>

ABC

Rockhampton's rental market is now tighter than it was during mining boom

By **Jemima Burt** 7 Nov 2021

- In the September quarter only 0.3 per cent of rental properties were available in Rockhampton
- It's the lowest vacancy rate seen on record
- The demand is being attributed to growth in mining, agriculture and major construction projects

<https://www.abc.net.au/news/2020-11-07/rental-market-drives-building-boom-in-rockhampton/12828368>



ROCKHAMPTON MARKET STATISTICS

“ROCKHAMPTON’S real estate market has **ranked second** on a Queensland performance scorecard”

- The Morning Bulletin

REGION MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$410,000	\$325,000	\$250,000
Median Price Change – Last Quarter	3.79%	1.56%	3.48%
Median Price Change – 1 Year	5.12%	8.33%	7.07%
Median Price Change – 2 Years	2.75%	2.99%	13.80%

REGION RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$400	\$335	\$280
Median Yield %	6.19%	5.36%	5.82%
Median Rent Change – 1 Year	15.15%	11.66%	12.00%

0.67%

Current Vacancy Rate



188

Rental Stock Available



79,728

Population



28.31%

Rental Population





THE GARDENS
ESTATE

NORMAN GARDENS
ROCKHAMPTON

Homecorp®
CONSTRUCTIONS



Frenchville
State High School

Nth Rockhampton
State High School

Rockhampton CBD

Stockland's
Shopping Centre



Kawana
Industrial Area

St Anthony's
Christian School

The Red Hill
Homemaker Centre

Glenmore
Shopping Village



Bunnings
Trade Centre



THE GARDENS
NORMAN GARDENS
LOCAL AMENITIES

THE GARDENS NORMAN GARDENS LOCAL AMENITIES

Q MAG
Magnesium Refinery

**Bunnings
Warehouse**

**Central QLD
University**

**Parkhurst
Shopping Centre**



GERMAN STREET



NORMAN GARDENS LOCAL AMENITIES



Stocklands Shopping Centre - 4kms



CQ University & TAFE - 2.5kms



QMAG - Employs 600 - 4kms



Golf Driving Range - 2.5kms



Heritage Village & Markets - 1.5kms



12 schools within 5kms



8 Childcare Centres within 5kms



Medical Centre - 2kms



Regular Buses from Uni - 1km

CENTRAL QLD UNI

MAIN CAMPUS IS NORMAN GARDENS ROCKHAMPTON JUST 3 MINUTES FROM "THE GARDENS" ESTATE



CQ UNIVERSITY AT A GLANCE

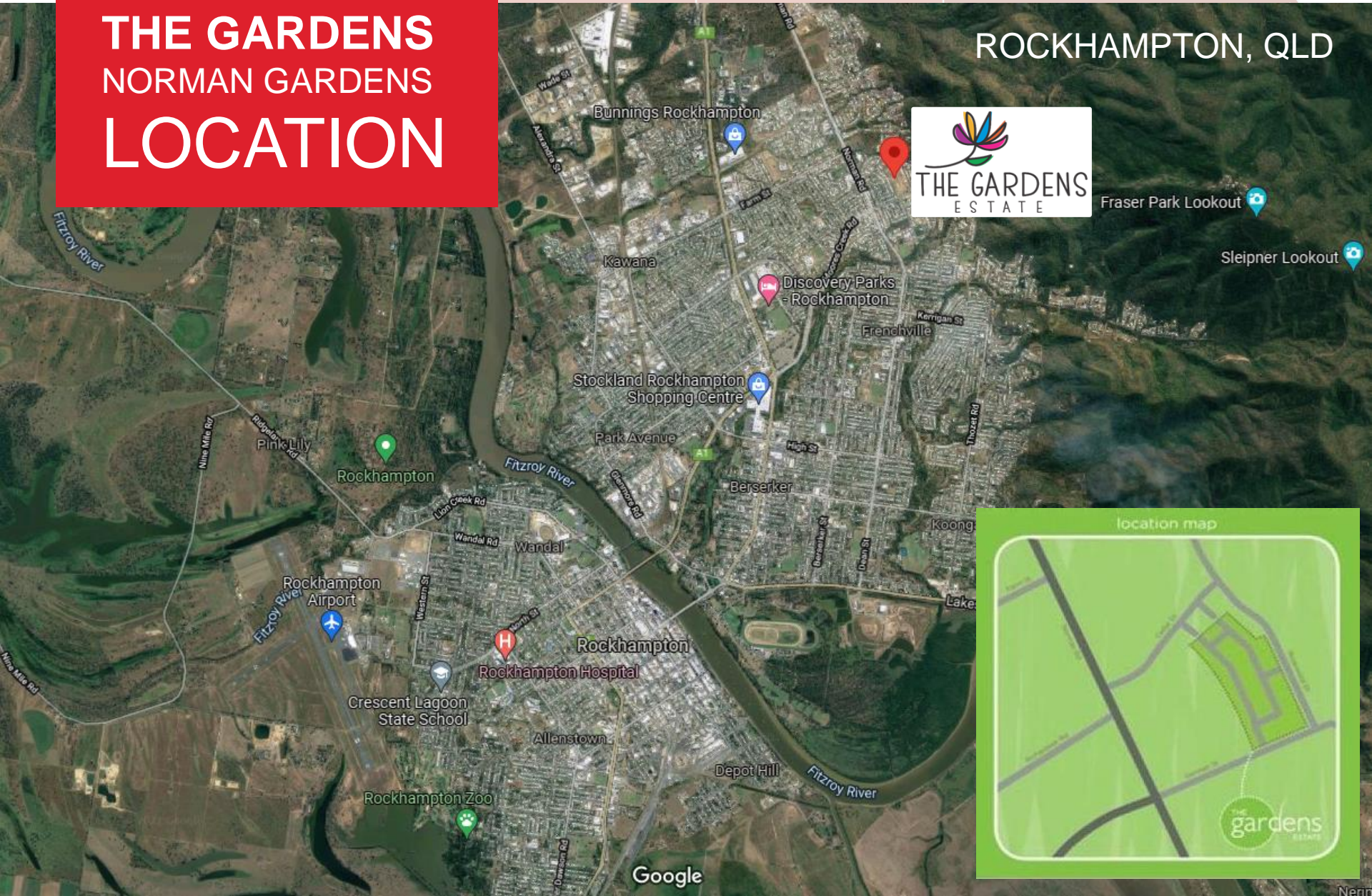
- More than 16,000 students studying on-campus.
- More than 13,000 students studying via distance education.
- More than 5,000 international students.
- More than 100,000 registered alumni based across the globe.
- More than 2,500 full-time staff.
- Consistently ranked among the top Unis for graduate starting salaries.
- Largest geographical footprint of any Australian university with a campus presence in every mainland state of Australia.
- More than 300 courses available to study across six areas of discipline.

NT

QLD

THE GARDENS NORMAN GARDENS LOCATION

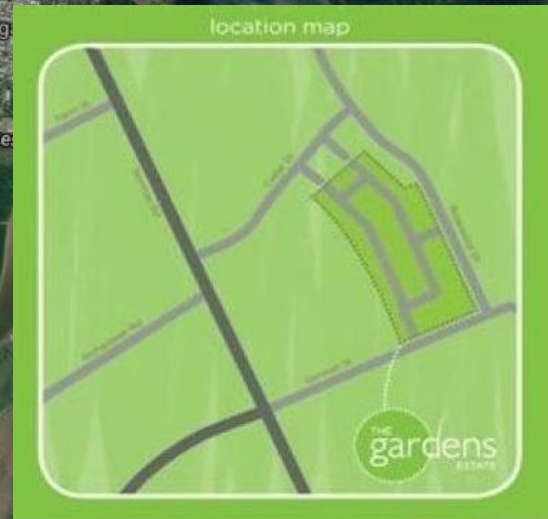
ROCKHAMPTON, QLD



Fraser Park Lookout

Sleipner Lookout

location map



Google

THE GARDENS NEARBY SCHOOLS

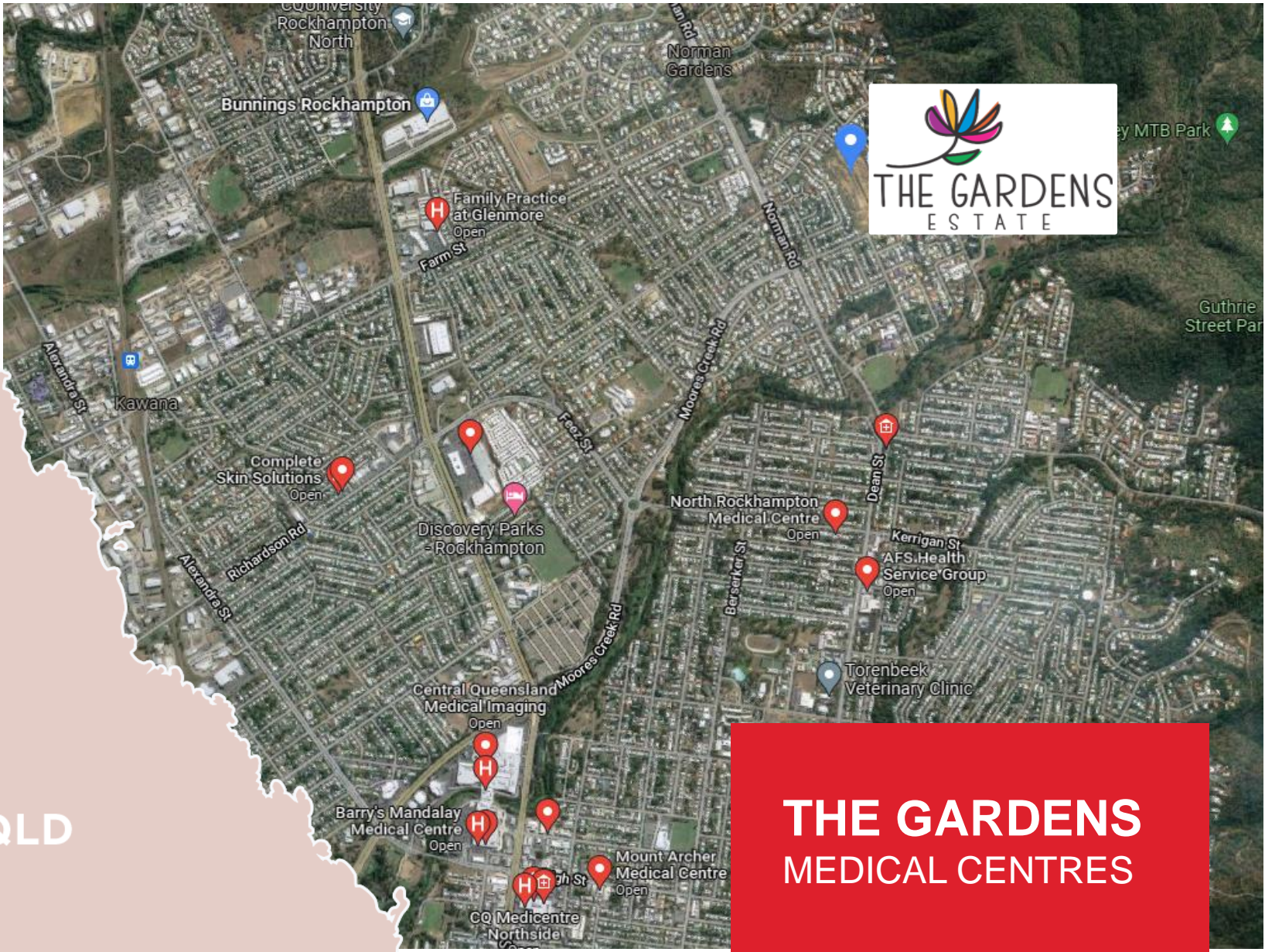


QLD

QLD



THE GARDENS SHOPPING CENTRES




THE GARDENS
ESTATE

THE GARDENS
MEDICAL CENTRES

QLD

University
Rockhampton
North

Norman
Gardens

Bunnings Rockhampton

Family Practice
at Glenmore
Open

MTB Park

Guthrie
Street Park

Kawana

Complete
Skin Solutions
Open

Discovery Parks
- Rockhampton

North Rockhampton
Medical Centre
Open

Kerrigan St
AFS Health
Service Group
Open

Central Queensland
Medical Imaging
Open

Torenbeek
Veterinary Clinic

Barry's Mandalay
Medical Centre
Open

Mount Archer
Medical Centre
Open

CO Medicentre
- Northside

NORMAN GARDENS MAKES STATE AND NATIONAL PROPERTY HOTSPOT LISTS

**The
Courier Mail**

Norman Gardens makes list of 10 best suburbs in Regional Queensland to invest in 2022

TERRY RYDER 29 October 2021

Regional Queensland top 10 list in Canstar's Rising Stars Australian Property Market Report 2022.

- Bundaberg East
- Burleigh Waters (Gold Coast)
- Centenary Heights (Toowoomba)
- Dundowran Beach (Hervey Bay)
- Gympie
- Little Mountain (Sunshine Coast)
- Newtown (Toowoomba)
- Norman Gardens (Rockhampton)
- Paradise Point (Gold Coast)
- Southport (Gold Coast)

news
.com.au

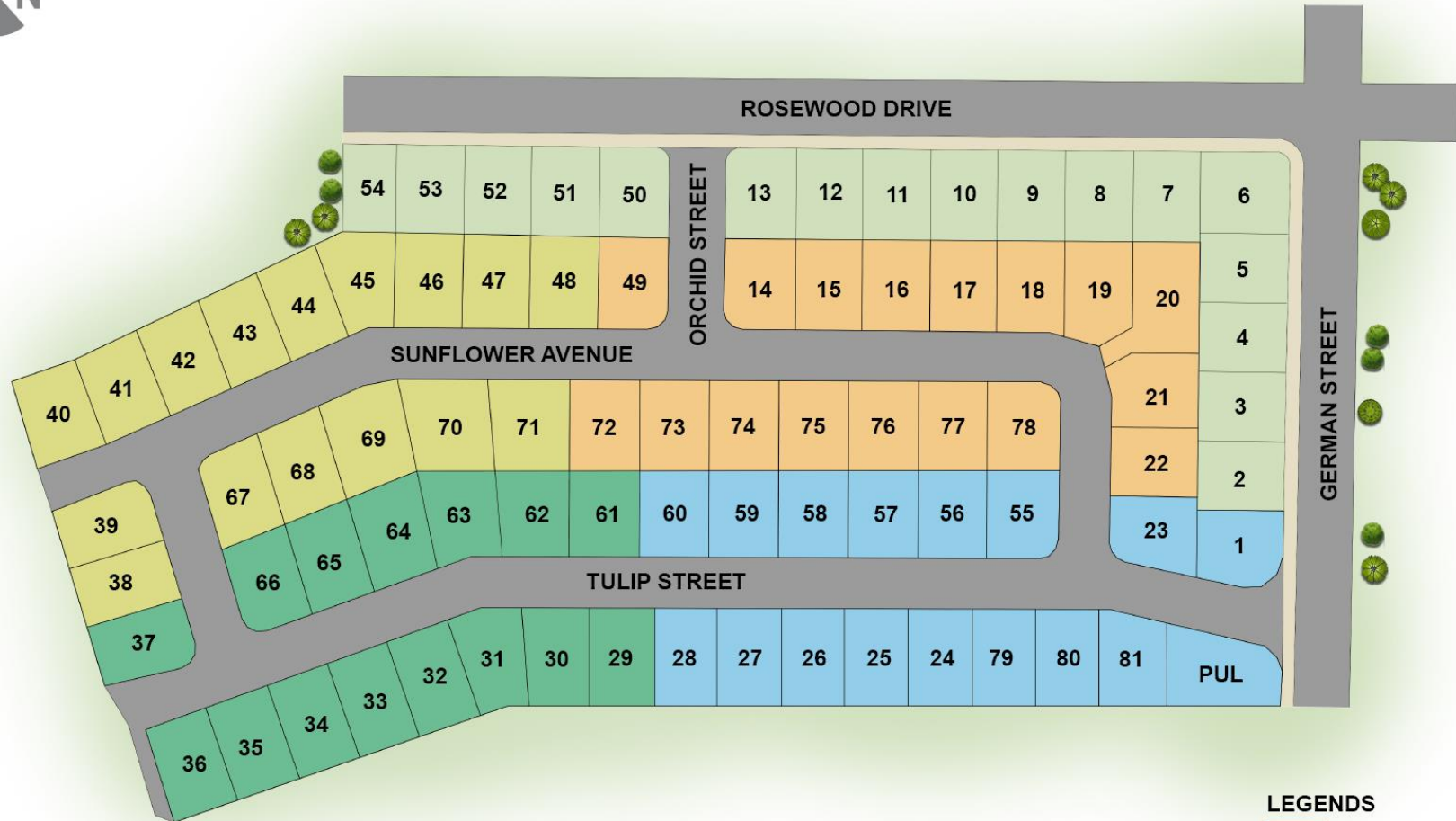
Norman Gardens amongst the best suburbs to buy a house in Australia in 2022

Sarah Sharples November 1, 2021

Rising star suburbs in the National top 5 areas

1. **Regional New South Wales:** Blue Haven, Cessnock, Dubbo, Goulburn, Gwandalan, Karabar, Singleton Heights, Tolland, Toukley, Warners Bay
 2. **Regional Queensland:** Bundaberg East, Burleigh Waters, Centenary Heights, Dundowran Beach, Gympie, Little Mountain, Newtown, **Norman Gardens** Paradise Point, Southport
 3. **Regional Western Australia:** Broome, Carey Park, Falcon, Geographe, Halls Head
- More Coverage**
4. **Sydney:** Bass Hill, Cherrybrook, Darlinghurst, Jamisontown, Leumeah, Minto, Miranda, Normanhurst, Pagewood, Yagoona
 5. **Canberra:** Curtin, Florey, Gungahlin, Harrison.

THE GARDENS MASTERPLAN



- LEGENDS**
- STAGE 3
 - STAGE 4
 - STAGE 5
 - STAGE 6

This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.



NORMAN GARDENS PROPERTY MARKET

SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$420,000	\$345,000	\$285,000
Median Price Change – Last Quarter	0.00%	0.00%	0.88%
Median Price Change – 1 Year	0.71%	0.00%	-9.53%
Median Price Change – 2 Years	5.26%	-4.57%	17.52%

SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$450	N/A	N/A
Median Yield %	5.77%	N/A	N/A
Median Rent Change – 1 Year	18.42%	N/A	N/A

0.65%

Current Vacancy Rate



24

Rental Stock Available



9,948

Population



26.70%

Rental Population





**RENTAL ASSURANCE
CERTIFICATE**



HAVE ALL OF THE BOXES BEEN TICKED?

1 **Location** (Commuting Distance to Employment Hubs)

2 **Population Growth**

3 **Infrastructure Projects**

4 **Economic Drivers** (Ideally several different industries)

5 **New Job Creation**

6 **Capital Growth Prospects**

7 **Market Cycle**

8 **Rental Demand & Yield**

9 **Local Amenities**

10 **Public Transport**





This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by Rockhampton City Council, QLD Government, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. Homecorp Constructions will therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.