



UDIA REGIONAL BRANCH
"STATE OF THE MARKET"

TOOWOOMBA

21 August 2008

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urban growth and **infrastructure**

CONICS

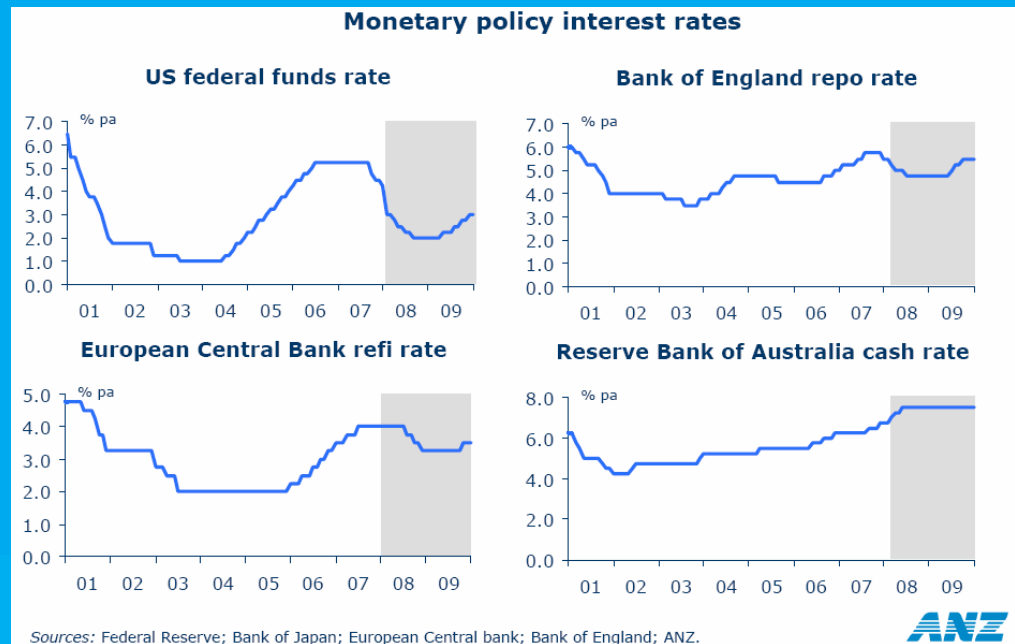




Economic Overview – Australia

INTEREST RATES Vs INFLATION

Reserve Bank Monetary policy is a Blunt Instrument



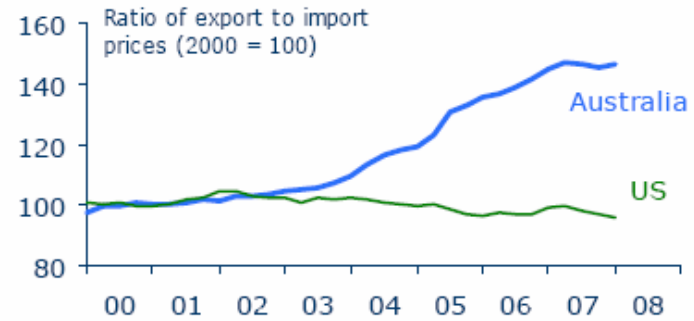


Australian and US economic indicators

Real GDP growth



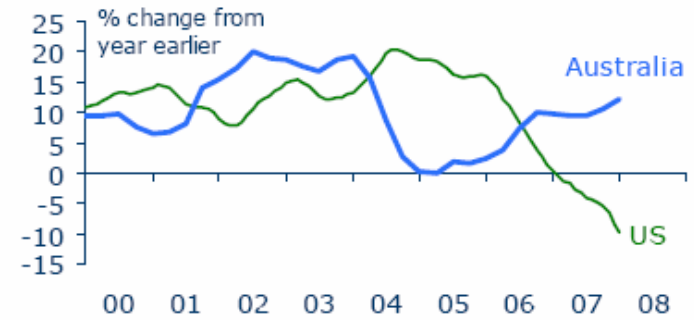
Terms of trade



Unemployment



House prices



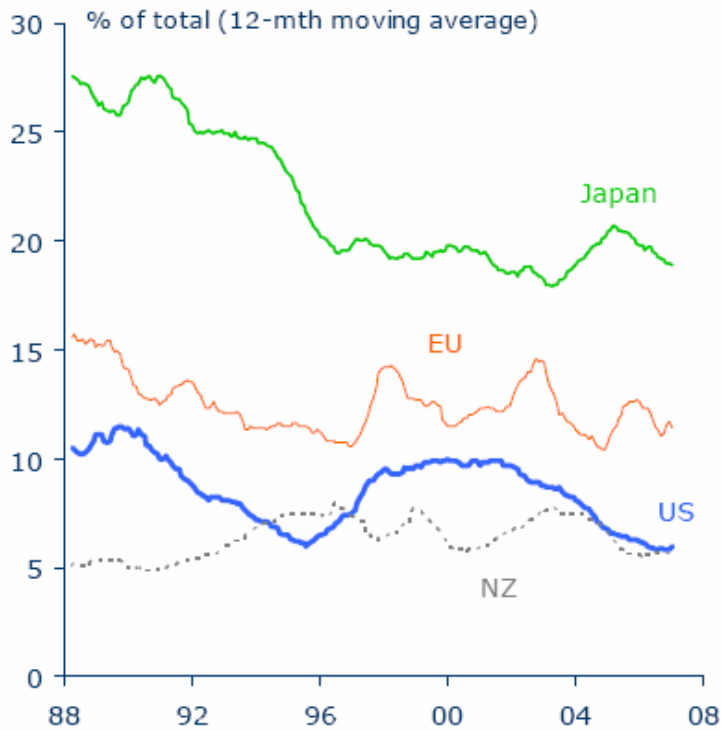
Sources: Australian Bureau of Statistics; US Bureau of Economic Analysis; US Bureau of Labor Statistics; S&P.



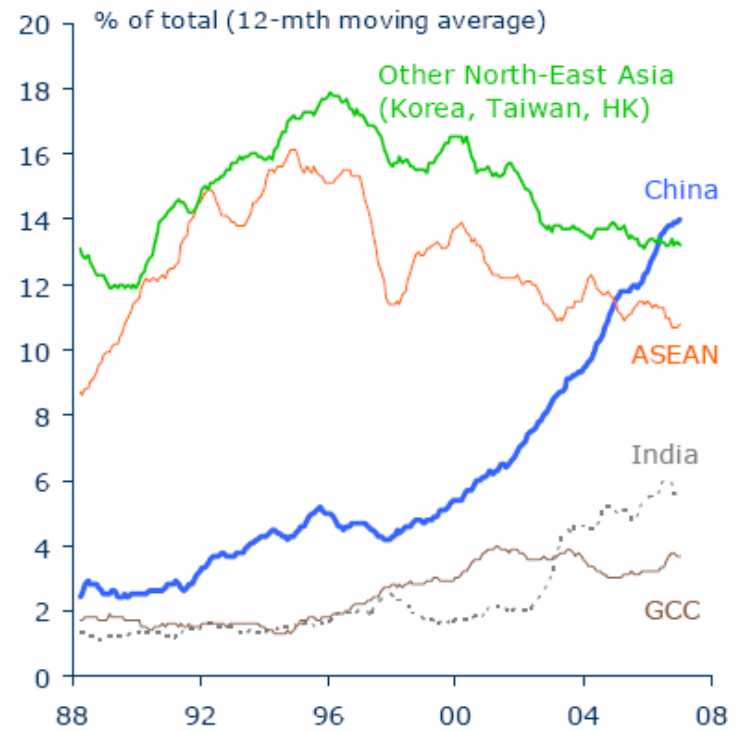


Australia's major export markets

Advanced economies



Developing economies

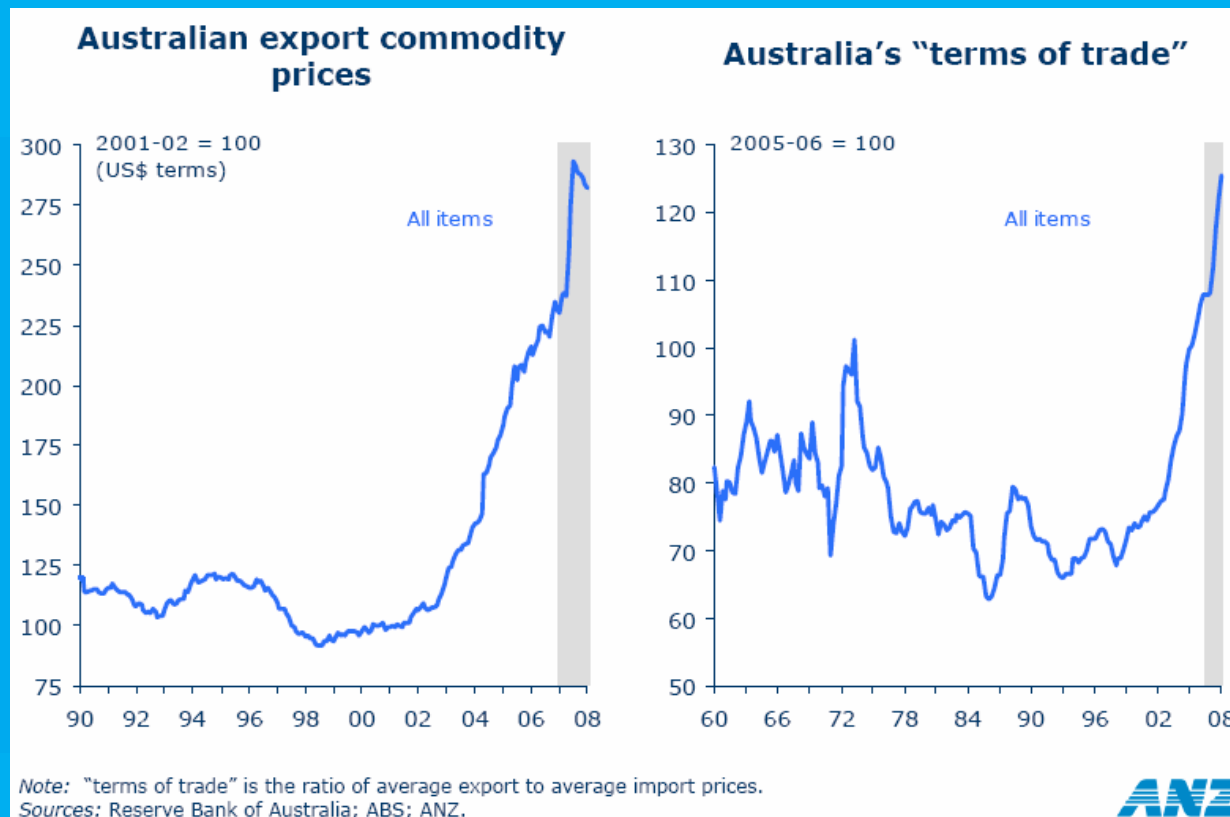


Sources: Australian Bureau of Statistics.





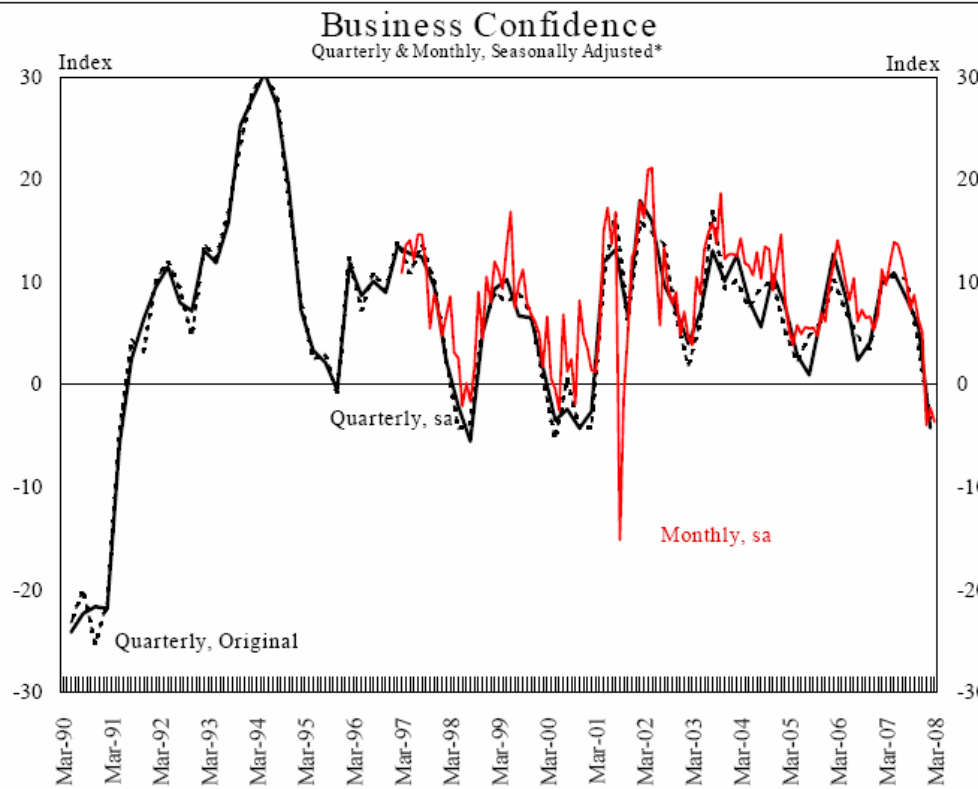
Economic Overview – Commodity Price



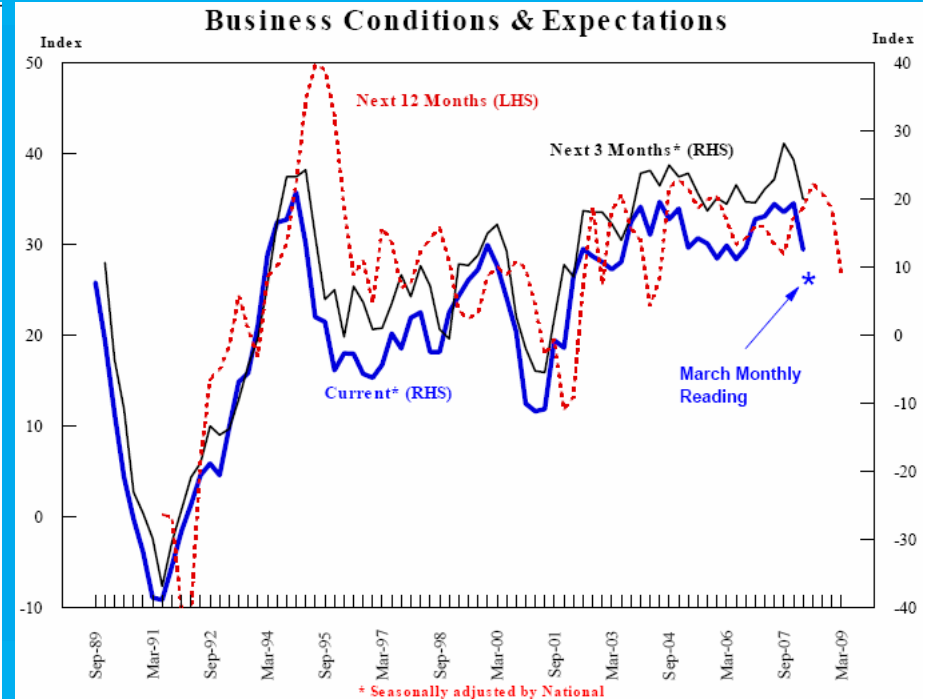


Economic Overview – Australia

- BUSINESS CONFIDENCE NAB Survey Australia

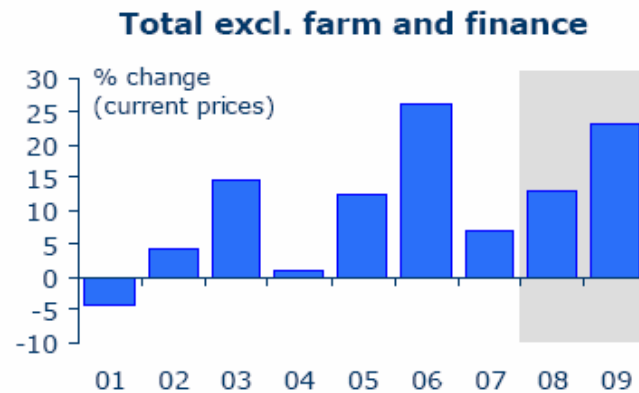
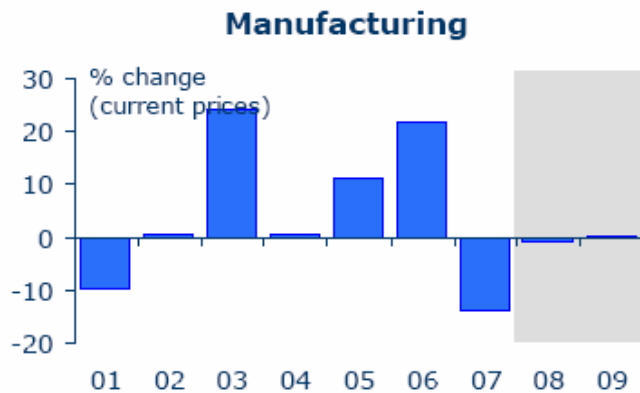
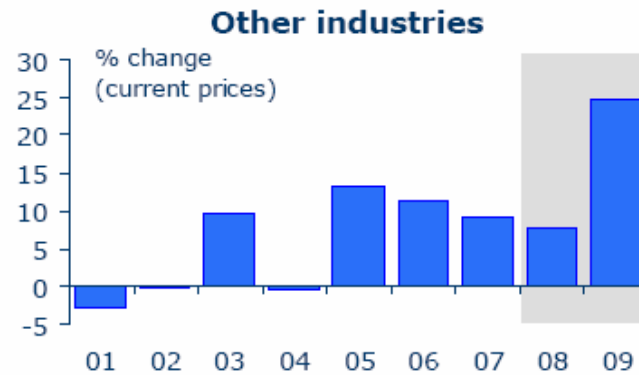


* Seasonally adjusted by National





Actual and projected capital expenditure

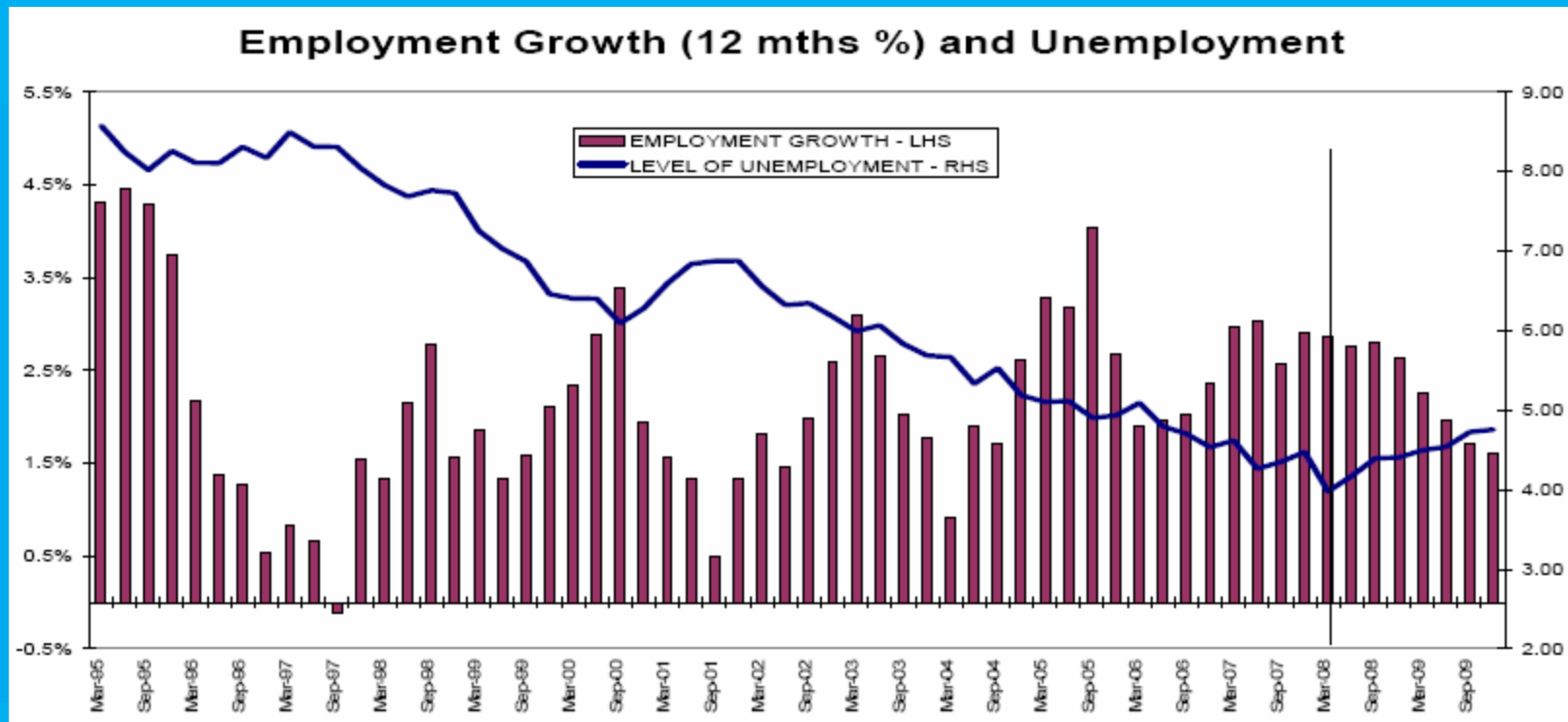


Note: Data are for financial years ended 30 June. Projections for 2007-08 and 2008-09 are based on expected levels of capital expenditure reported to the ABS in its January-February 2008 survey, adjusted for the extent to which expectations in this survey have been realized over the five years to 2006-07. Sources: ABS; ANZ.





NAB Bus. Confidence - Employment future



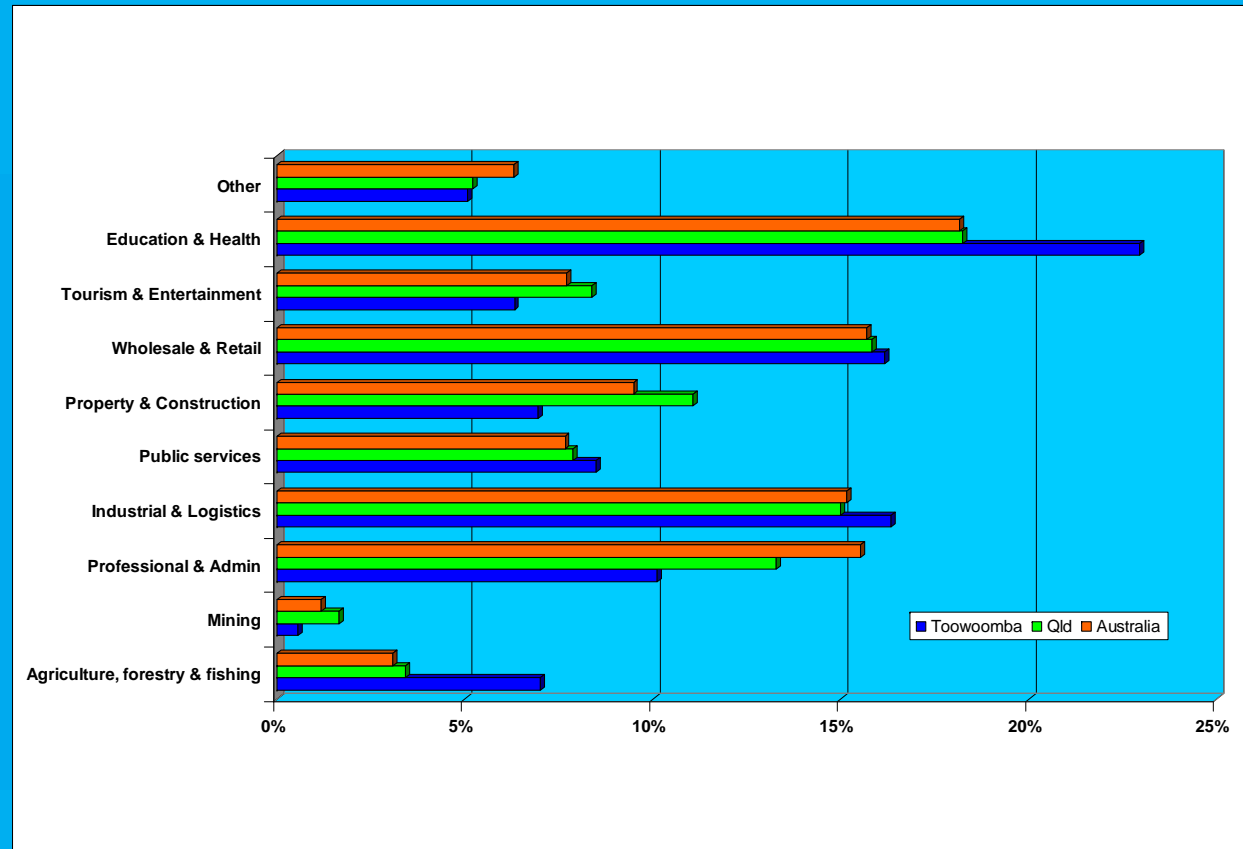


Toowoomba - Employment Profile

Labour Market

Unemployment Rate

Toowoomba 2.3%
Queensland 3.8%





Real Gross Regional Product - Queensland

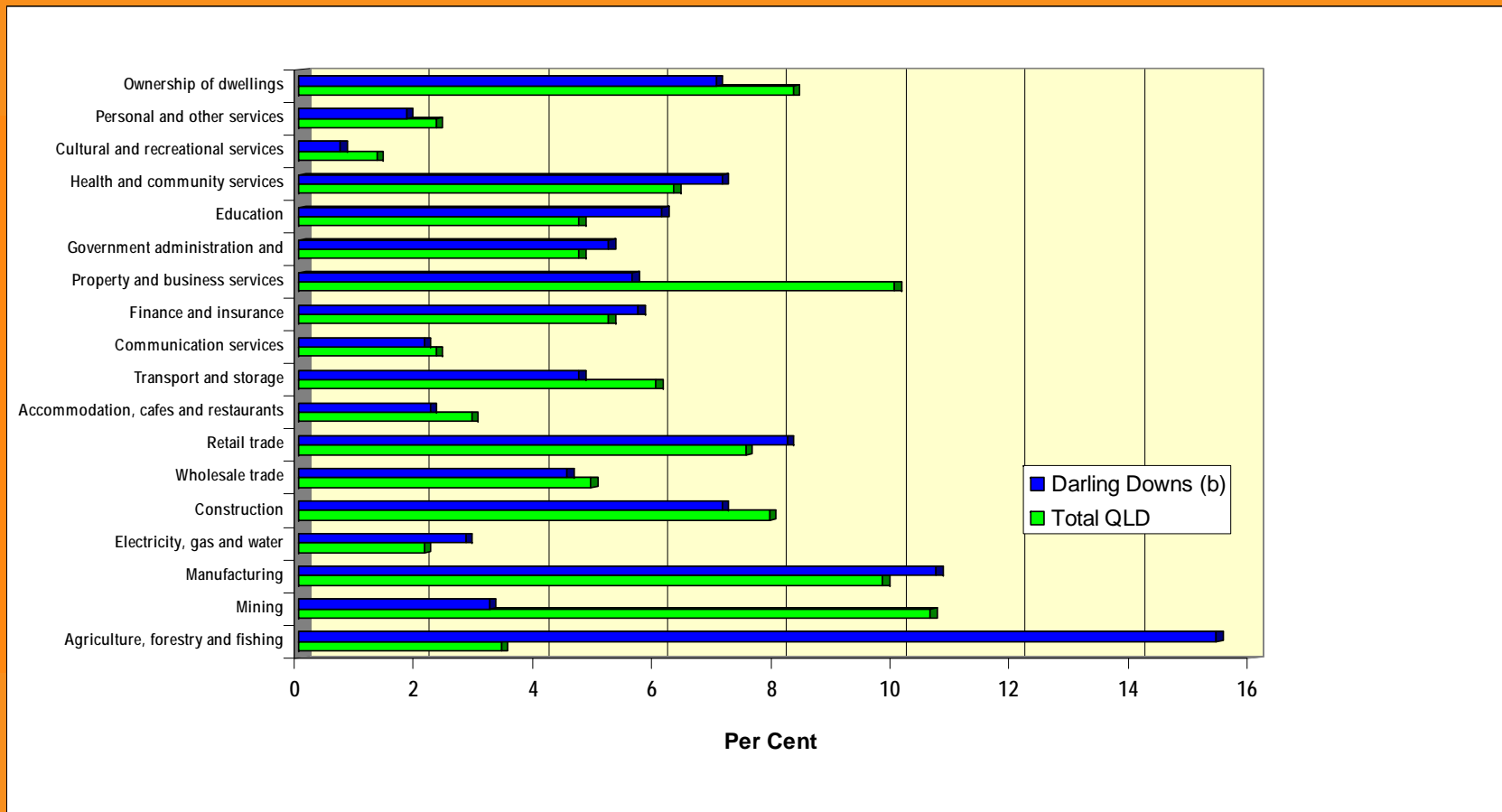
Region (a)	2000-01	2005-06	Average annual growth
	\$m	\$m	Per cent
Brisbane	65,482	85,317	5.4
Gold Coast	na	18,340	na
Sunshine Coast	na	9,375	na
West Moreton	na	1,642	na
Moreton (b)	20,745	29,357	7.2
<i>South East QLD</i>	86,227	114,674	5.9
Wide Bay-Burnett	6,545	7,815	3.6
Darling Downs	7,385	9,119	4.3
South West	1,876	1,663	-2.4
Fitzroy	12,041	14,126	3.2
Central West	774	557	-6.4
Mackay	10,468	13,698	5.5
Northern	7,526	8,557	2.6
Far North	8,042	9,055	2.4
North West	4,745	4,719	-0.1
Total Queensland	145,629	183,983	4.8
Rest of Australia	674,929	783,471	3.0

(a) 2000-01 estimates align with the Statistical Division boundaries set out in ASGC 2001 while 2005-06 estimates are presented using ASGC 2006

Source: Office of Economic and Statistical Research, Queensland Treasury



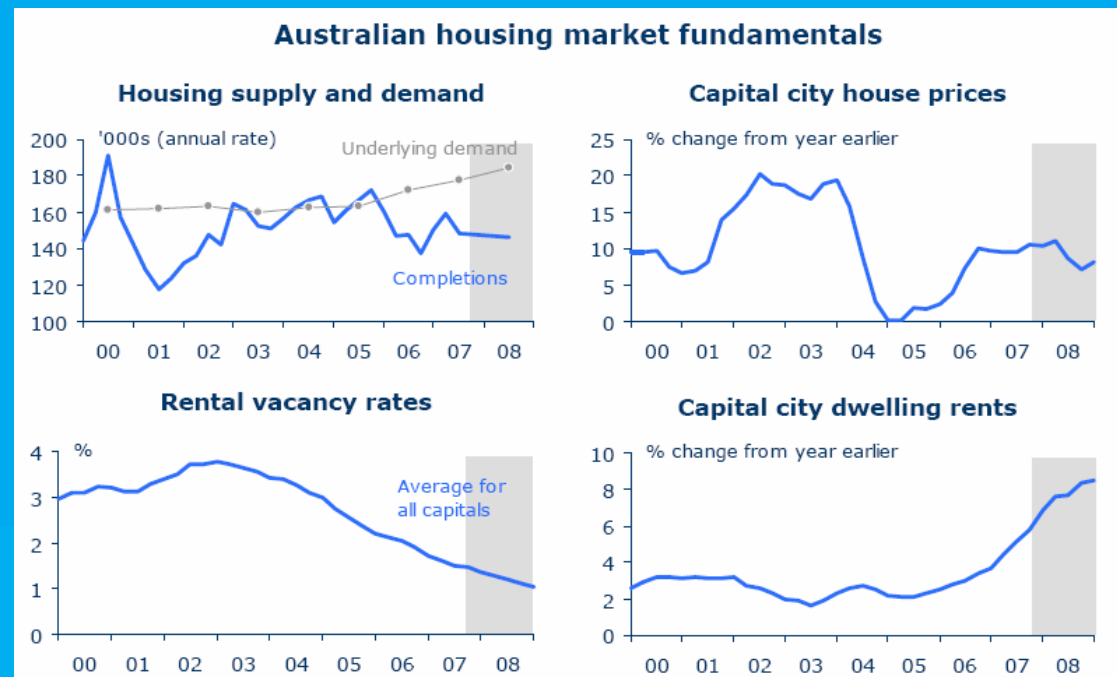
TOOWOOMBA -Gross Regional Product 2005 -06 (Value Add)





Economic Overview – Australia

- Housing market : Australian Supply and demand
- Capital City House Prices, Rental vacancy, Rents % change from year earlier



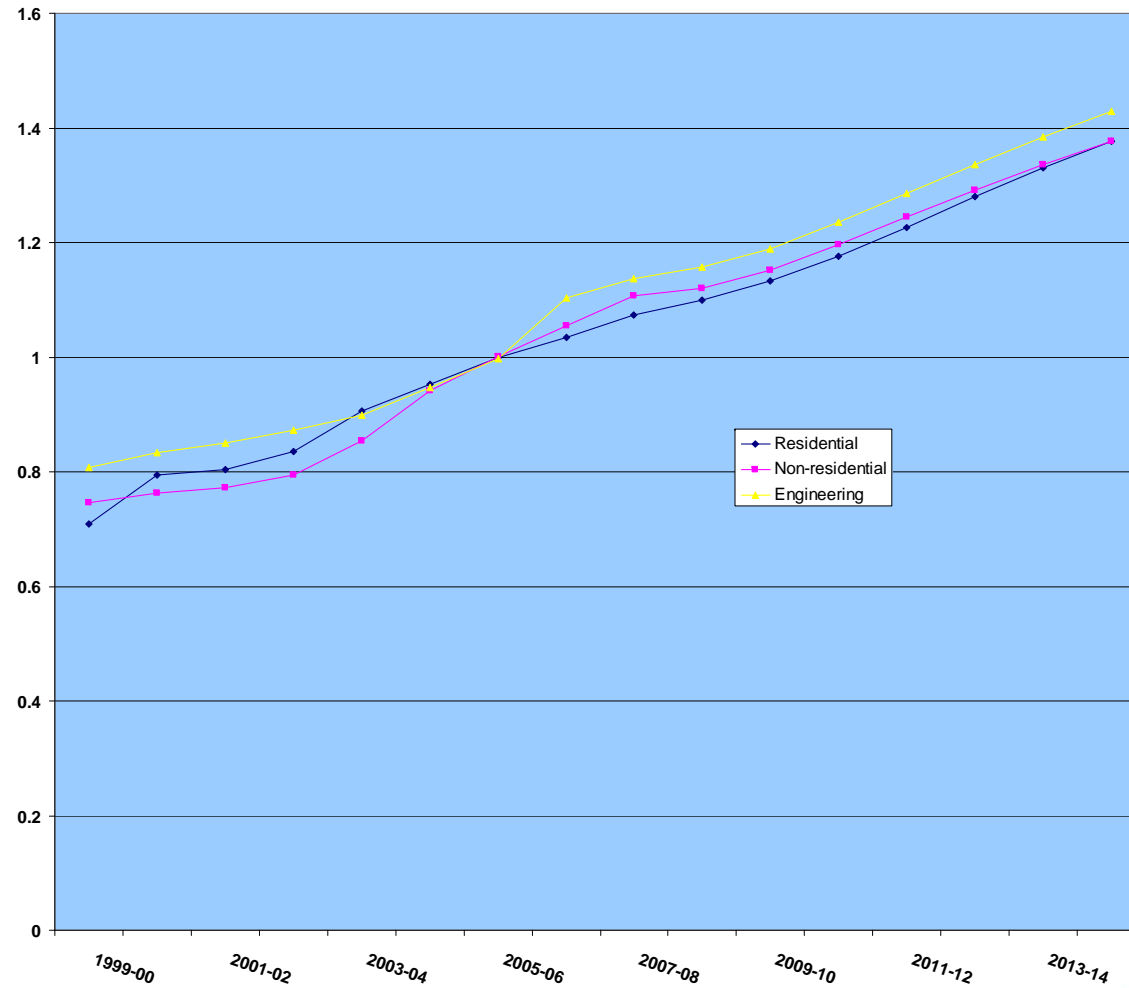
Sources: Australian Bureau of Statistics; Real Estate Institute of Australia; ANZ.

ANZ





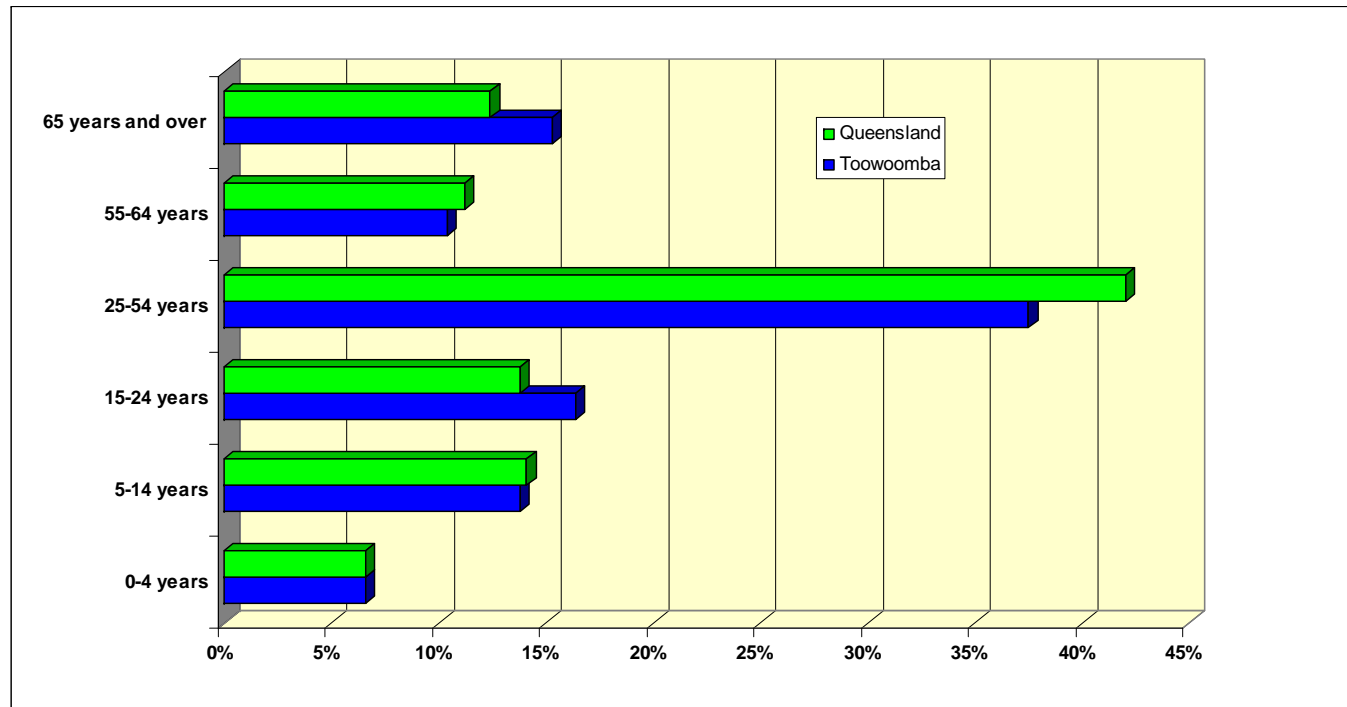
Property Market Indices Construction Price Index





Population and Demographics

- Toowoomba share – 3.6% of QLD
- Population growth
 - 152,912 Growth Av. Annual 2.0% (New Toowoomba Regional Council)
 - 4,182,062 Growth Av. Annual 2.5%
- Age profile Toowoomba Vs Queensland





Population Projections

	2006	2007	2008	2011	2016	2021	2026
Population							
Toowoomba City	96,226	97,599	98,972	103,092	107,209	111,173	115,587
Queensland	4,091,546	4,158,864	4,226,183	4,428,138	4,823,408	5,211,995	5,583,956
Household Size							
Toowoomba City	2.43	2.43	2.42	2.40	2.37	2.35	2.32
Queensland	2.60	2.59	2.58	2.56	2.53	2.50	2.47
Households							
Toowoomba City	39,570	40,232	40,896	42,909	45,164	47,403	49,884
Queensland	1,576,489	1,606,282	1,636,219	1,726,902	1,903,898	2,082,268	2,257,968

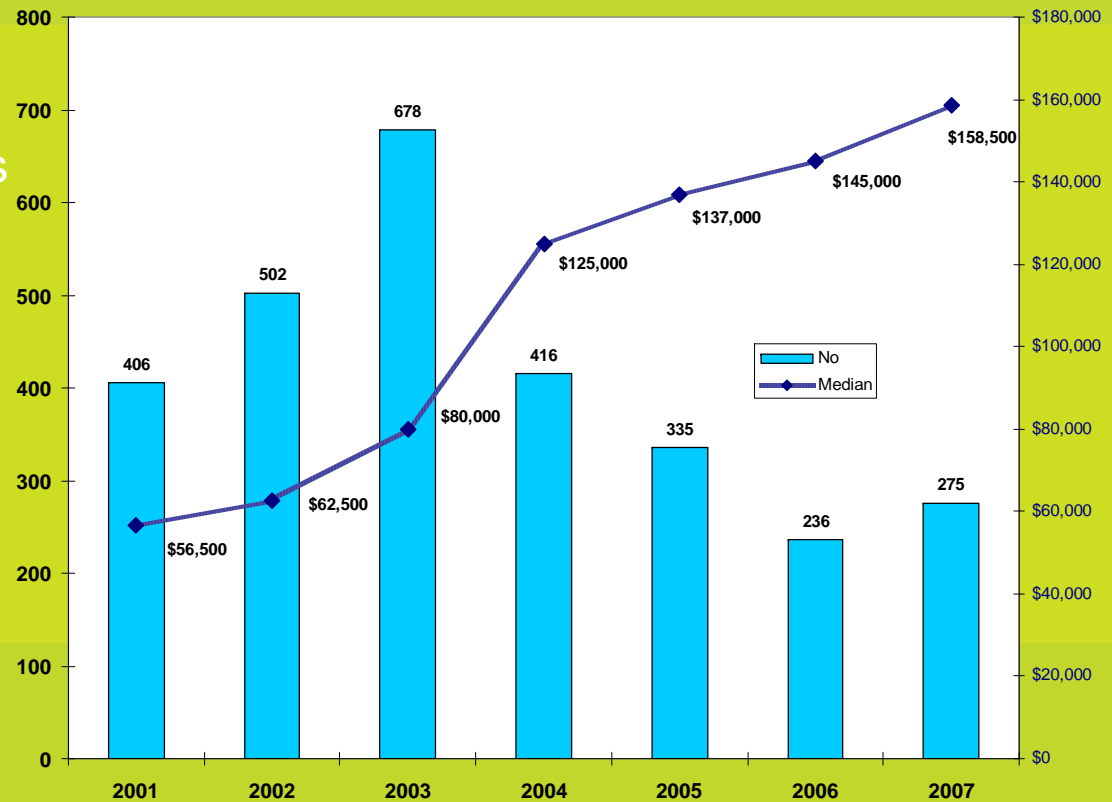
Source: 2006 ABS Census, Conics, ABS Building Approvals Data

urban growth and infrastructure



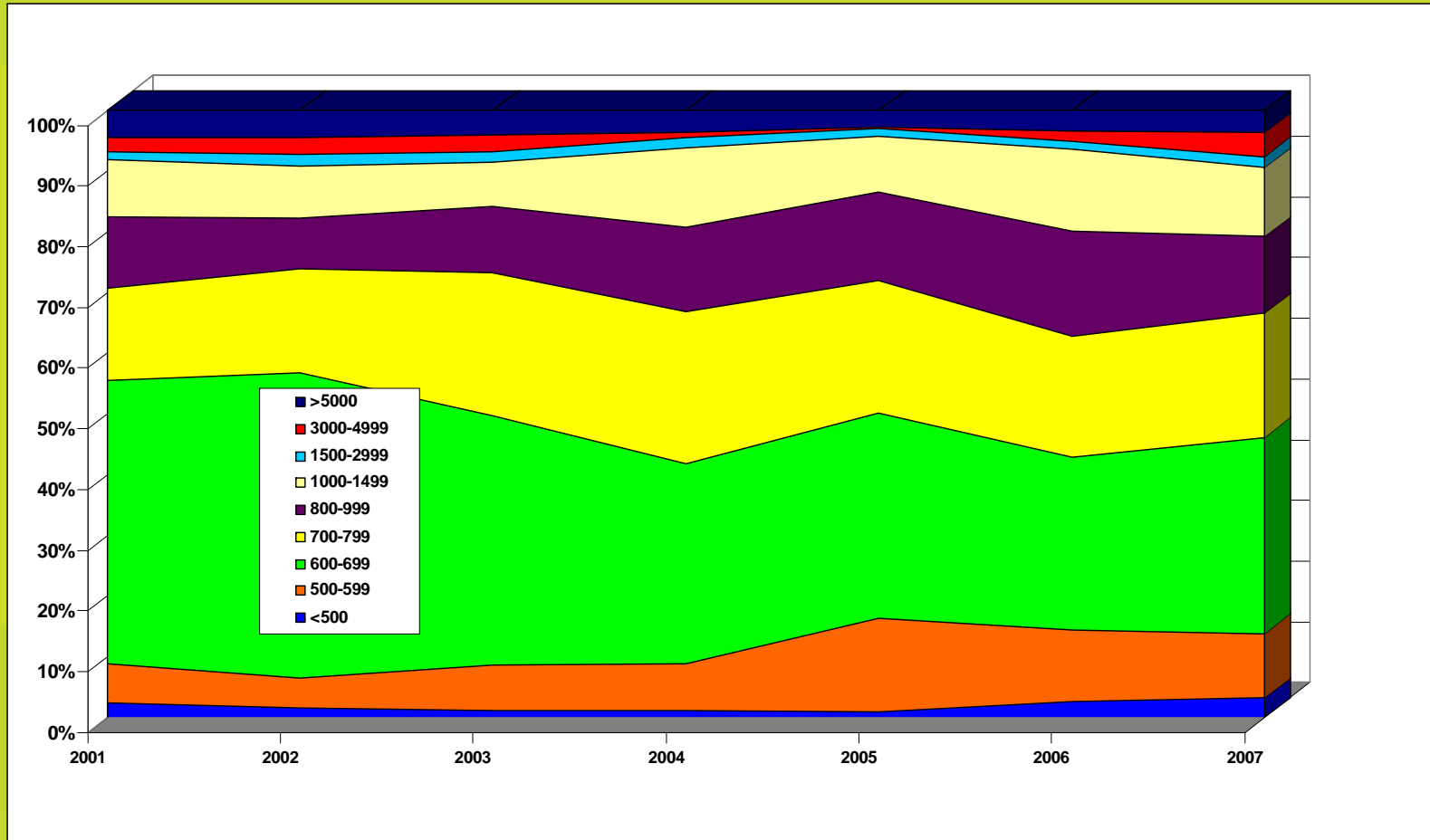
Toowoomba Residential Market

- Sales cycles graph
- Price categories over time
- Rental vacancy trends \$ %vacancy
- Affordability Issues



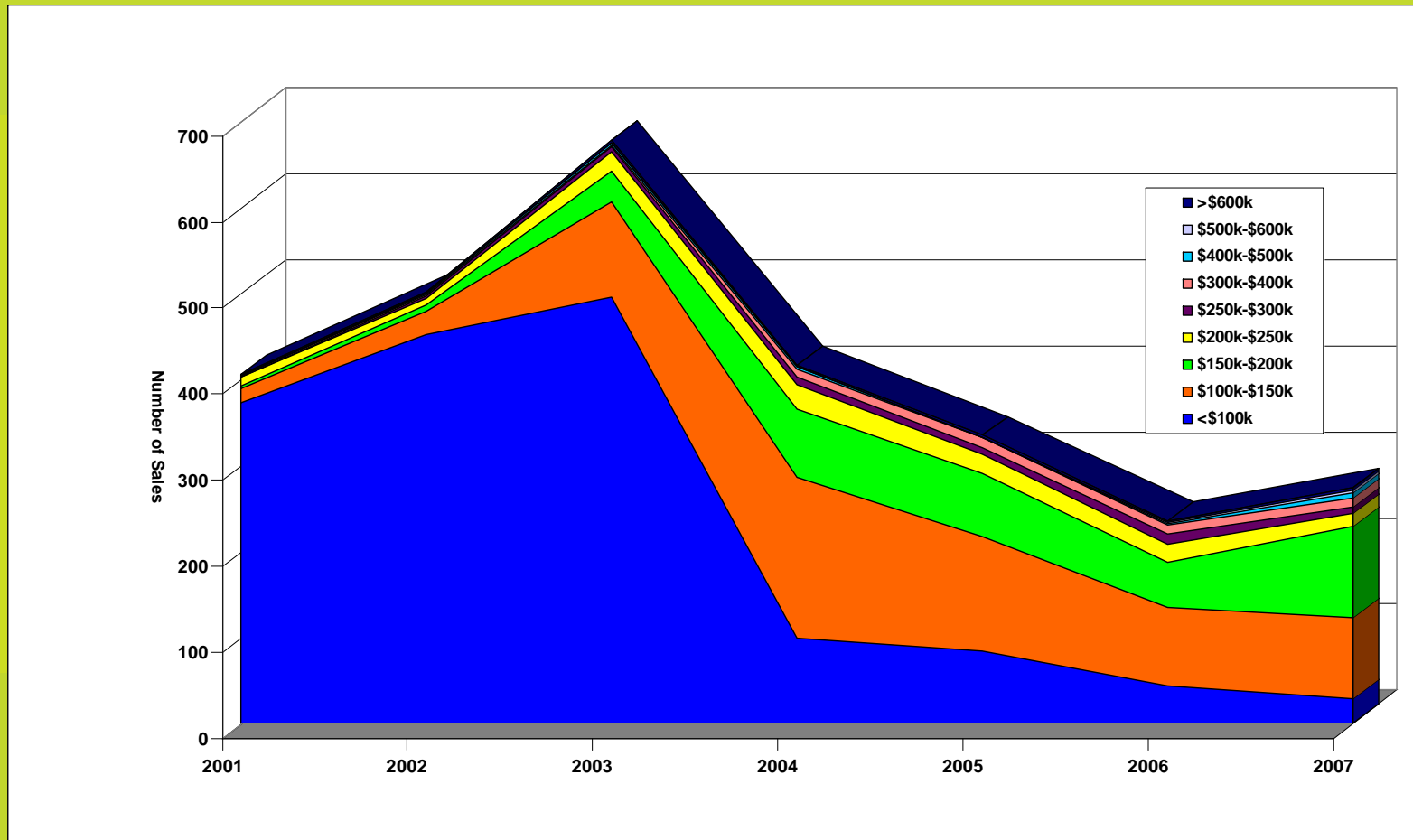


Land Market – Lot Size (Sq M)



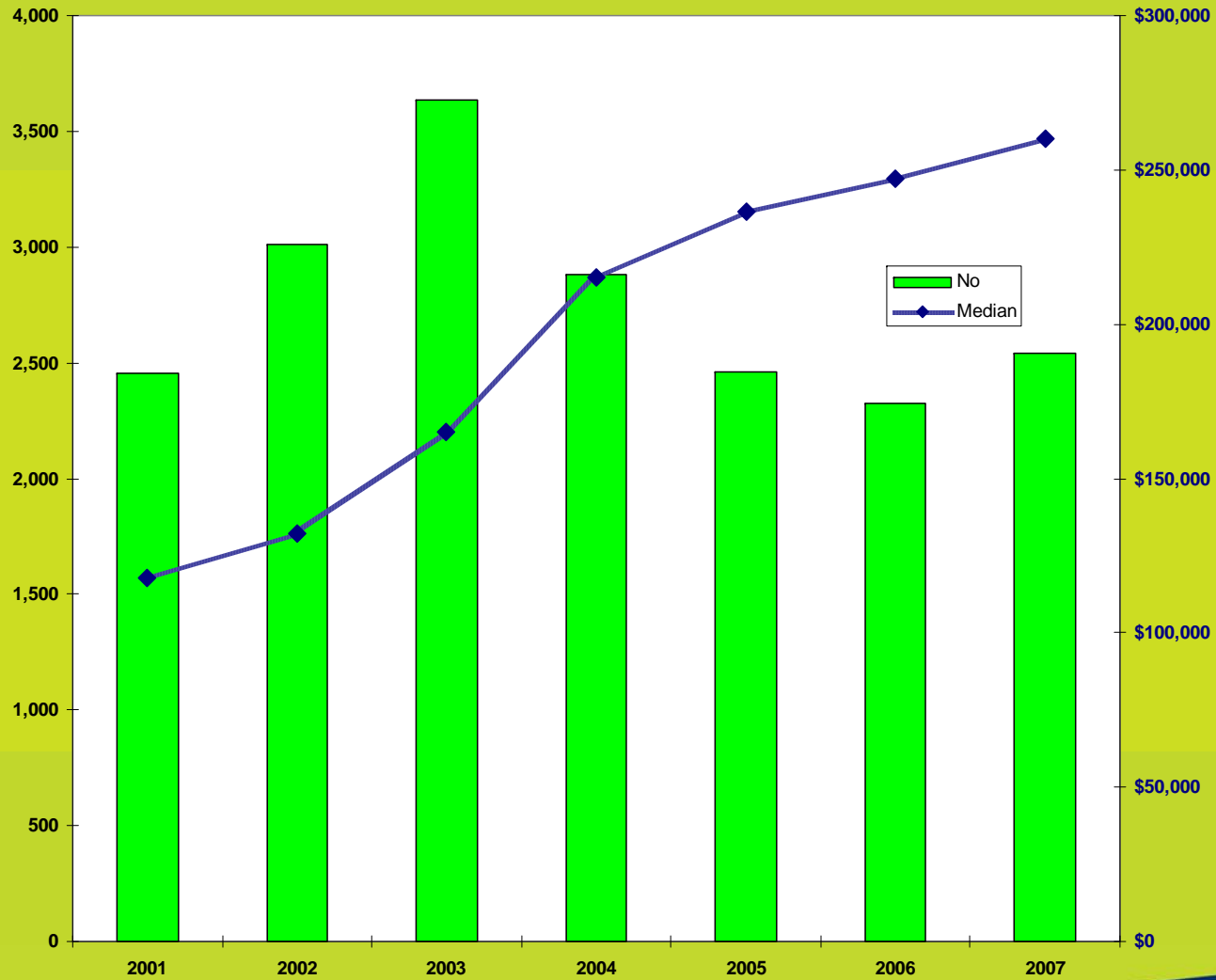


Residential Land Market



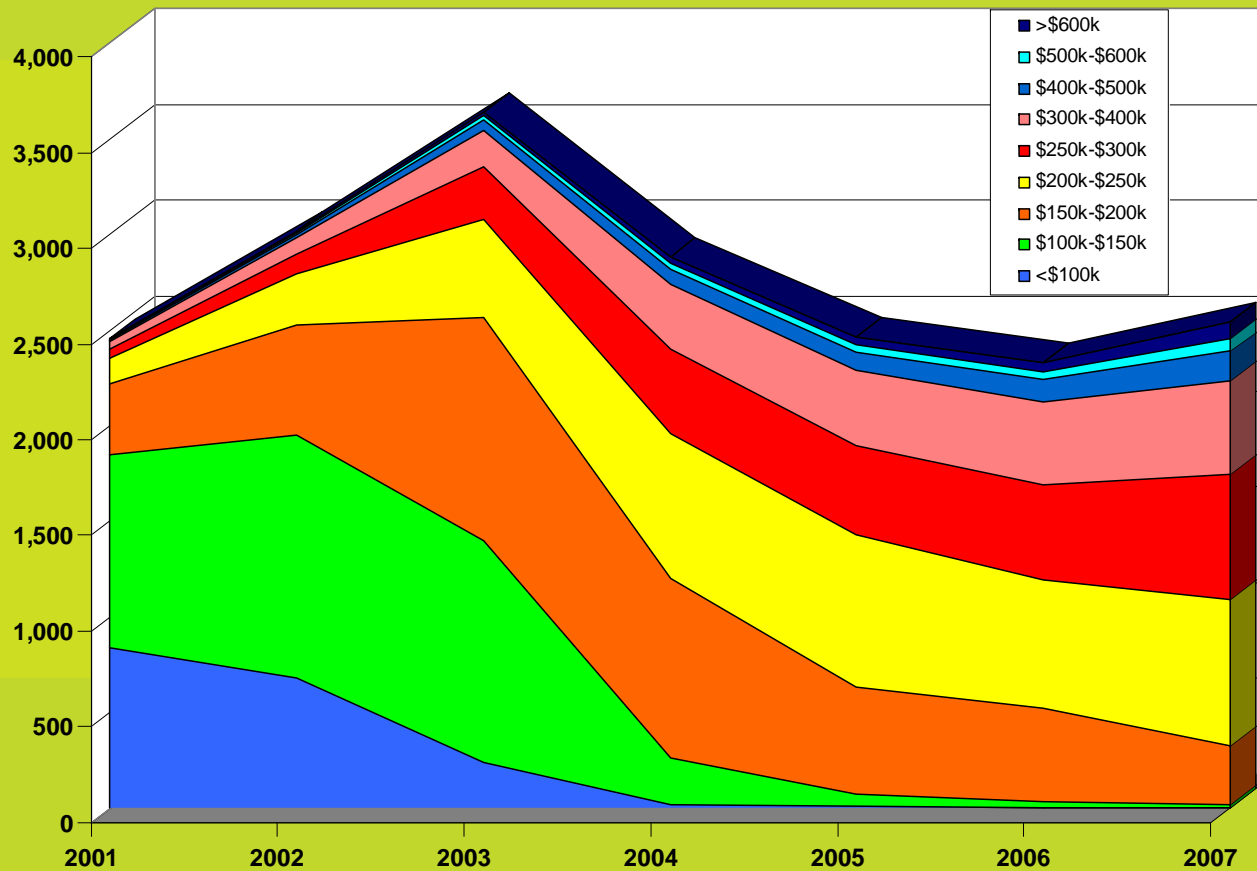


House Market Cycle





House Market Price Ranges





Toowoomba Commercial Office Market

- TOOWOOMBA OFFICE SPACE SURVEY (Conics)

Toowoomba City Centre Commercial Infrastructure Floorspace

Range (Sq M)	Size (Sq M)	% Total	Vacant	
			No.	%
> 2,000	68,359	46%	-	-
1,000 - 2,000	25,718	17%	1,792	1.2%
<1,000	54,296	37%	5,391	3.7%
Total	147,314	100%	7,183	4.9%

Source: Conics March
2008



Commercial Office Projects

Development Patterns & Infrastructure

Project Title	Project Address	Type	Completion Est.	Project Status
KITCHENER STREET OFFICE BUILDING	7,9,9a Kitchener St (Lots 1 & 2 RP 83826)	OFFICE BUILDING - 6 storey	31/05/2010	New Development Application Submitted
HUME STREET OFFICE BUILDING	205 (Lot 4 & 14) Hume St RP52062	OFFICE - 2 storey	25/06/2009	Development Application Submitted
NEIL STREET OFFICES	83-85 (Lot 7 & 8) Neil St Cnr King St RP45477 & (Lot 9 & 10) RP5359	OFFICES - 3 storey	14/11/2009	Development Application Submitted
HERRIES STREET OFFICE BUILDING	146 Herries St	OFFICE BUILDING - 3 storey	25/08/2010	Development Application Submitted
HERRIES STREET OFFICE BUILDING	116-118 Herries St	OFFICE BUILDING - 2 storey	25/06/2009	Development Application Submitted

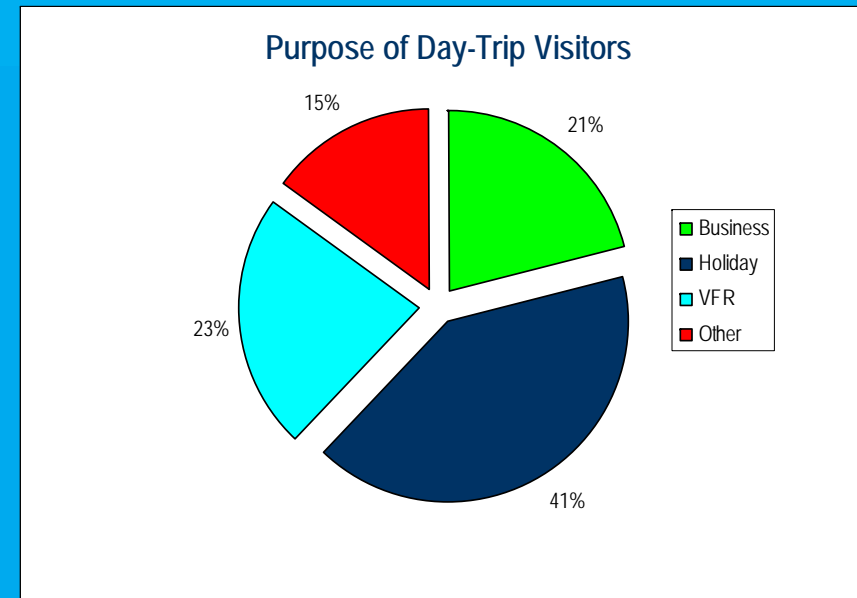
Source: Conics, Cordells

urban growth and **infrastructure**



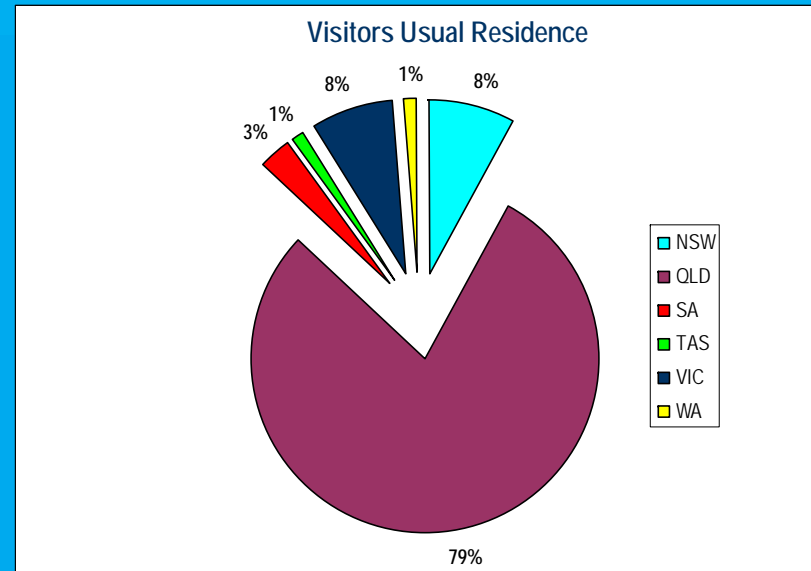
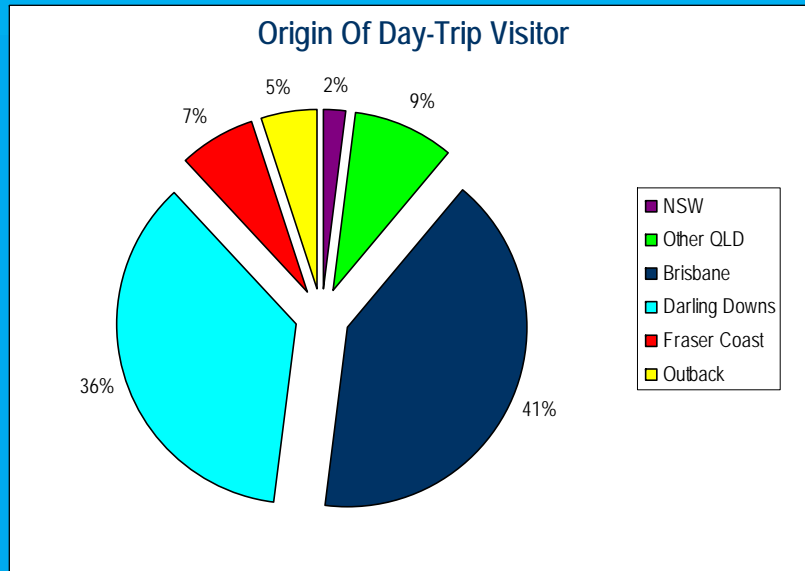
TOURISM MARKET

- Visitor numbers
- Visitor Profile
- Accommodation performance



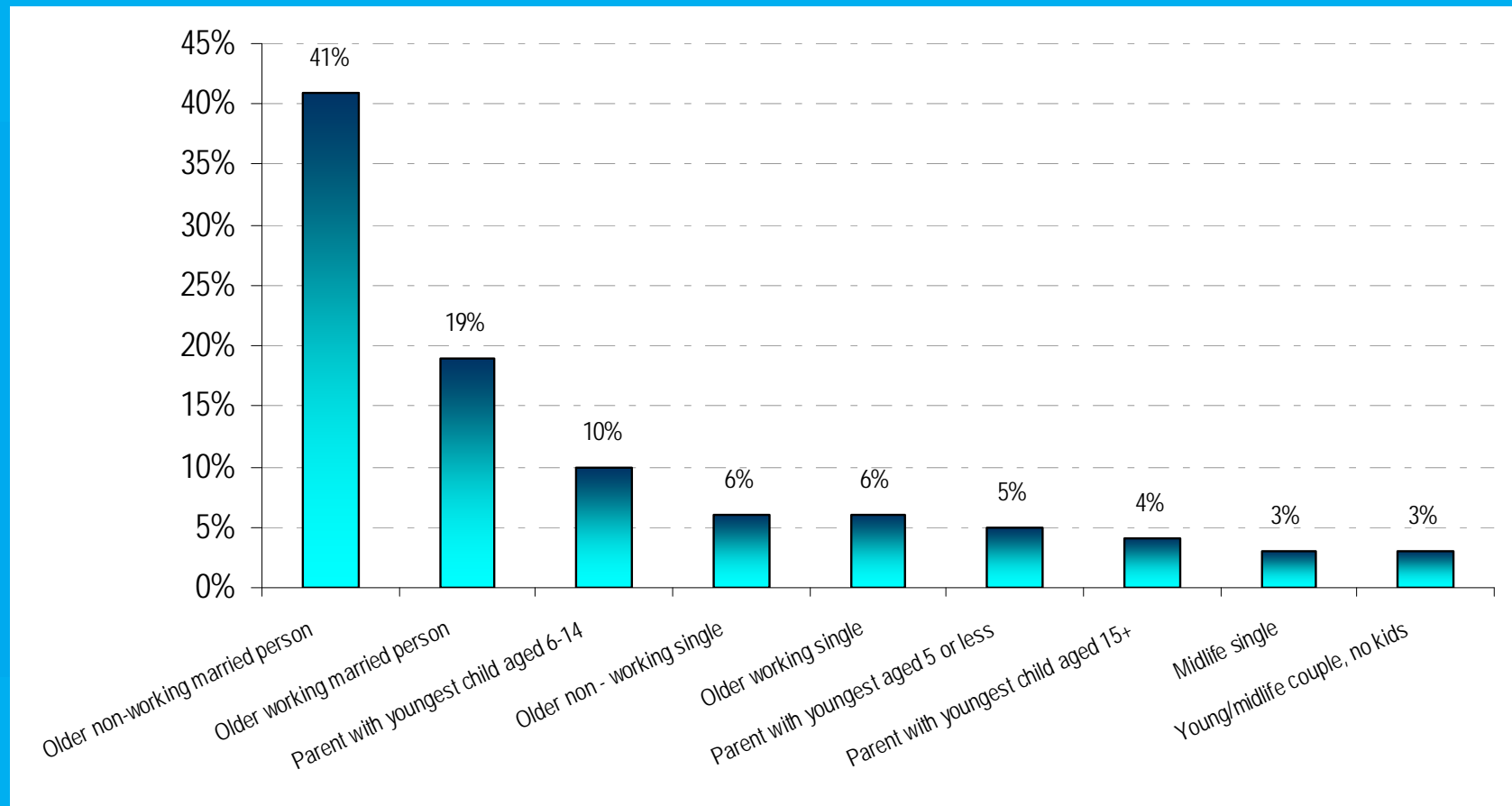


TOURISM MARKET – Visitor Origin



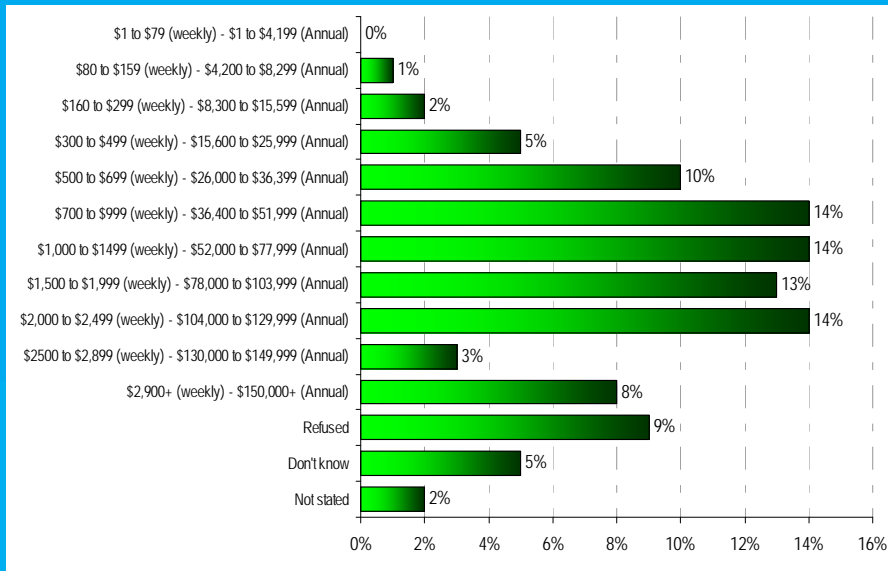
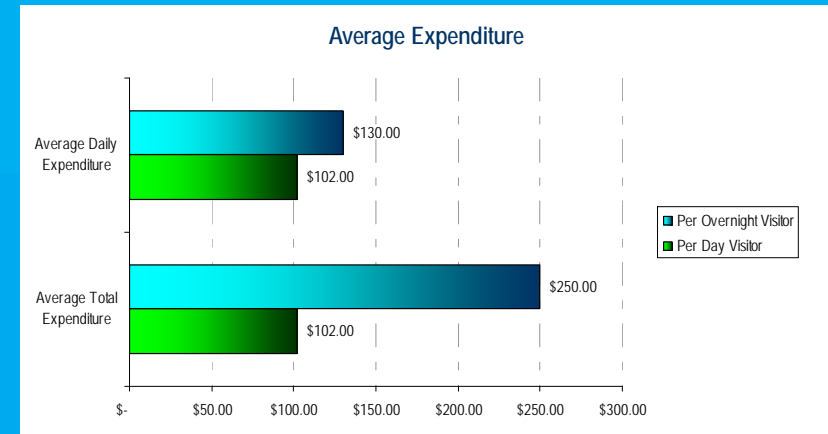


TOURISM MARKET – Visitor Profile





TOURISM MARKET





TOURISM MARKET

	Toowoomba	Queensland
Number of Establishments	53	1,545
Number of Rooms	1,151	64,823
Bed spaces	3,435	199,557
Persons employed	455	34,441
Room nights occupied	252,062	15,268,540
Room occupancy rate	61.3%	65.5%
Guest arrivals	247,966	11,343,332
Guest nights occupied	424,895	29,469,964
Bed occupancy rate	27.6%	41.0%
Average length of stay (days)	1.8	2.6
Takings from accommodation	\$23,646,053	\$2,131,380,840
Average takings per room night occupied	\$86.42	\$139.50
Average takings per room night available	\$45.30	\$91.42



Forecasts

- The document contains a series of projections and forecasts that have been prepared on the basis of the best available information. Due to the dynamic nature of many of these issues and the number of variables involved, Conics can give no guarantee that these projections and forecasts will be realised.