

Introduction

“Tree Tops Estate”



Information Memorandum
Queensland, Australia

INVESTMENT PROPERTY CHECKLIST

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



6. **Capital Growth Prospects**



2. **Population Growth**



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



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



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



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



5. **New Job Creation**



10. **Public Transport**
(Proximity to Bus, Train)



Let's tick the boxes...



NO. 1 DRIVER OF CAPITAL GROWTH IS POPULATION GROWTH

“Over the three years to June 2023, Queensland’s population grew by nearly 300,000, the largest swell in the country, and of those, 120,000 people came from interstate – making us the number one destination for migration in Australia,” [Antonia Mercorella](#), CEO, Real Estate Institute of Qld



INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE MASS MIGRATION TO QLD EST. 220,000 MORE WITHIN 5 YEARS

Population growth since start of pandemic

Source: Australian Bureau of Statistics

MACRO
BUSINESS



www.macrobusiness.com.au

That's around double second-placed New South Wales (96,700).

This surge in Queensland's population growth has been driven by record high interstate migration, primarily from Sydney and Melbourne:

Net Internal Migration since start of pandemic

Source: Australian Bureau of Statistics

MACRO
BUSINESS



www.macrobusiness.com.au

MACROBUSINESS

Southerners flee to QLD in record numbers

Leith van Onselen 20 March 2023

Last week's population data from the Australian Bureau of Statistics (ABS) showed that Australia's population surged by nearly 500,000 over the 2022 calendar year off record net overseas migration: Interestingly, the breakdown of population growth by jurisdiction to Q3 2022 shows that Queensland has led the nation's population increase since the start of the pandemic (March 2020), growing by 192,300 over that period:

NEWS

More than 220,000 people could move to Queensland over the next five years

By Lillian Rangiah Thu 8 Sep 2023

About 220,000 people are tipped to leave the southern states for Queensland over the next five years, a survey from the Property Council of Australia (PCA) has revealed.

The potential influx has the industry body so alarmed they are calling on the state government to take urgent action to combat Queensland's housing shortage.

The
Courier Mail

New figures predict another 2.2m people will make south-east Qld home

Tony Moore July 30, 2023

An extra 2.2 million will call south-east Queensland home by 2046, as the population in the region swells to 6 million people. Almost 500,000 people are projected to move into the Brisbane City Council area alone, increasing the population to 1,721,000 by 2046.

The
Courier Mail

54,000 interstaters moved to Queensland in one year

Leisa Scott January 14, 2023

The great post-pandemic migration boom is on with more young families are moving to Queensland than ever before - who can blame them?

Australian Bureau of Statistics figures show that to the years ending March 2019 and 2020, net interstate migration was steady around 23,000 to 24,000. By March 2021, it had bounced to 31,000.

By this March, 54,000 people had packed up, waved goodbye and teemed across the Queensland border.

QLD RENTAL CRISIS – FAMILIES FORCED TO LIVE IN TENTS / CARS



9NEWS

Queensland has been declared the homelessness capital of Australia as housing crisis cripples the Sunshine State

Shannon Molloy August 14, 2024

Queensland has been given the undesirable title of the homelessness capital of Australia. A critical shortage of homes coupled with soaring demand has pushed up rental prices sharply, forcing many of the most vulnerable in the community into homelessness

 realestate.com.au

Queensland housing stress more intense than any other state: report

3 June 2024

Queensland's housing and homeless crisis continues to spiral out of control, new research says. The Queensland Council of found rents in Queensland have outpaced the rest of Australia since the start of the pandemic. Across the state, new tenancy rents also climbed faster than across the nation, rising by 45 per cent over the same period.

The Courier Mail

43,000 on housing waitlist amid QLD's crippling housing crisis

Stephanie Bennett January 13, 2024

The true extent of Queensland's social housing crisis has stretched to "more like 100,000 households" with many families not bothering with "years-long" waiting lists, the state's peak body has warned. The Queensland Council of Social Service chief executive Aimee McVeigh said shock data reveals the number of people on the state's social housing register had climbed by almost 1600 to 43,074 by the end of September.

QLD RENTAL CRISIS – A GREAT TIME TO BE A LANDLORD

 realestate.com.au

Rents surge 60% in Regional QLD

Samantha Healy, 26 Oct 2024

Queensland's rental market has deteriorated again, with exclusive new data showing that rents have increased across 252 Queensland suburbs. The latest PropTrack Quarterly Rent Report shows that Rents have increased significantly in recent years, up 60 per cent for houses in regional Queensland since the start of the pandemic (March 2020) and 67 per cent for units.

 NEWS

100 people per rental: Queensland vacancy rate hits new record low

Sophie Foster September 9, 2024

Queensland's rental vacancy rate has hit its lowest level ever, dropping below 1 per cent, with the hardest hit area in Brisbane falling to a shocking half a per cent. Every region in Queensland except four were now showing vacancy rates below 1 per cent. PropTrack economist Anne Flaherty warned there was worse to come for renters across the entire state, with the vacancy rate expected to be squeezed further cementing in rent increases for the next few years.

 IN QUEENSLAND

Brisbane rents hit all-time high: \$627 per week to put roof over your head

Tess Ikonomou Jan 23, 2024

Australians are paying a new weekly record of \$601 in rent, amid an alarming surge in demand for homelessness services. Shocking data released by CoreLogic has revealed the soaring cost of housing across the country, as renters faced a median cost of \$31,252 a year to keep a roof over their heads. Rent has jumped by a median of \$164 to \$601 per week in December 2023, from \$437 per week in August 2020.



QUEENSLAND

PROPERTY MARKET IS TIPPED TO LEAD THE NATION OVER THE COMING YEARS

NT

FINANCIAL REVIEW

Queensland to lead nation in property sales surge in 2024

Leith van Onselen | 19 April 2023

Brisbane experienced the nation's biggest house price boom over the pandemic, with values soaring 45.3% between end-February 2020 and end-June 2022 according to CoreLogic. And it looks strongly like Queensland will lead the charge again in 2024.

Australian PropertyInvestor

Brisbane, Sydney lead the charge as property prices keep rising

By **Craig Francis** | 1-9-2023

Property prices leapt 1.5 per cent in Brisbane and 1.1 per cent in Sydney in August as national property prices recorded their sixth successive month of increases.

Houses continue to outperform units, with values up 6.3 per cent since bottoming out in February, compared with a 4.9 per cent rise in unit values.

NSW

The Courier Mail

John McGrath's top pick for 2023 is Queensland

Elizabeth Tilley | September 18, 2022

ONE of the country's leading real estate players predicts overseas "virus escapees" will have a "profound impact" on southeast Queensland's property market if local and international borders open next year.

John McGrath has revealed his annual top picks of where to buy property in 2022, with the Brisbane suburbs of Nundah, Fairfield and Carbrook making the cut.

news.com.au

Brisbane, Adelaide and Perth best places to buy property in 2023

Sarah Sharples | 12 January 2023

While regional areas were the hot spots to buy this year, it's the smaller capital cities that will shine in 2023 – offering the best bargain for house hunters, a new report has found. The annual Rising Stars Report, Canstar's Australian property market report powered by investor research firm Hotspotting, has singled out the markets poised for property price growth in 2023.

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.

NEWS

City pressures driving young families to regions as city becomes unaffordable for many

By [Coquohalla Connor](#) 25 Jan 2024

Australia's cities have seen an exodus of young city-dwellers looking for more affordable housing in regional LGAs in recent years. Millennials were found to be the age group most likely to make the move, according to the latest [Regional Movers Index report](#). The trend had started as a COVID-induced move as workplaces became more flexible, allowing employees to work from home.

yahoo!finance

Regional hotspots Aussies are flocking to: 'Thousands of movers'

[Tamika Seeto](#) 1 March 2023

Thousands of Aussies are flocking to [regional towns](#) seeking a sea- and tree-change, with regional Queensland and Victoria taking in the largest share of city movers.

The latest Regional Movers Index by Commonwealth Bank and Regional Australia Institute (RAI) revealed national internal migration to the regions was up 45 per cent on pre-pandemic levels.

NEWS

Record numbers of Aussies moving from Capitals to smaller towns

Melissa Laria 13 July 2023

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.

The Canberra Times

More than 54,000 millennials moved to regional Australia last Census period

[Lucinda Garbutt-Young](#) Sept 4 2023

A surge of millennials have poured into once-quiet [regional](#) streets, marking a booming new era for country towns. In the latest Census period (2016-2021), an additional 54,000 millennials chose to call regional communities home. This shift marks a remarkable reversal of the longstanding narrative that young people from regional areas would migrate to cities, never to return.



Airlie Beach





REGIONAL PROPERTY MARKETS OUTPERFORM CAPITAL CITIES 3 YEARS IN A ROW 2021, 22 & 23

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

your investment property

Regional property markets outperform capital cities again in 2022

Regan Crosby December 19, 2022

Regional property prices have continued to outperform the capital cities in 2022, driven by ongoing demand and tight supply, according to a new report. The PropTrack Regional Australia 2022 Report found values in regional Australia have only fallen 2.2 per cent since their peak in April 2022, after rising at an exceptional pace throughout the pandemic.

ELITE AGENT

Regional suburbs outperform capital cities in 2023

Emma Duffy 21 April 2023

According to CoreLogic's latest quarterly report, among the 25 top-performing suburbs nationally, 20 are in regional markets. Latest movements in the market seem to show a stronger demand for housing as supply remains limited, with conditions in regional areas receiving increased attention from potential homebuyers.

LOCATION: TOWNSVILLE



TOWNSVILLE IS ONE OF AUSTRALIA'S FASTEST GROWING CITIES!

FINANCIAL REVIEW

Townsville is the most popular destination for internal migration

Khaled Al Khawaldeh Thu 1 Jun 2023

The north Queensland city saw a 500% increase in internal migration in the 12 months to March 2023, according to the Regional Australia Institute, the largest increase of any regional centre, according to the latest data from the Regional Australia Institute. Two-thirds of the newcomers had moved from other regional areas.

Townsville Bulletin

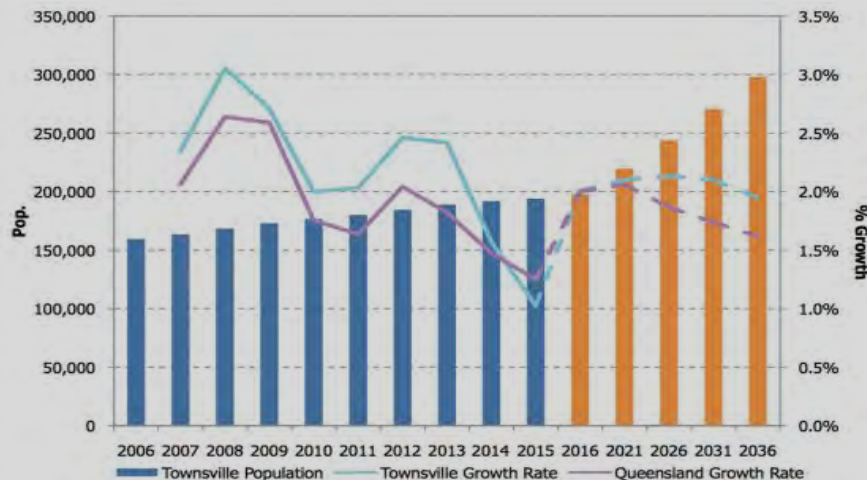
Economist predicts Influx of migration into Townsville adds pressure to existing housing shortage

Leighton Smith June 7, 2023

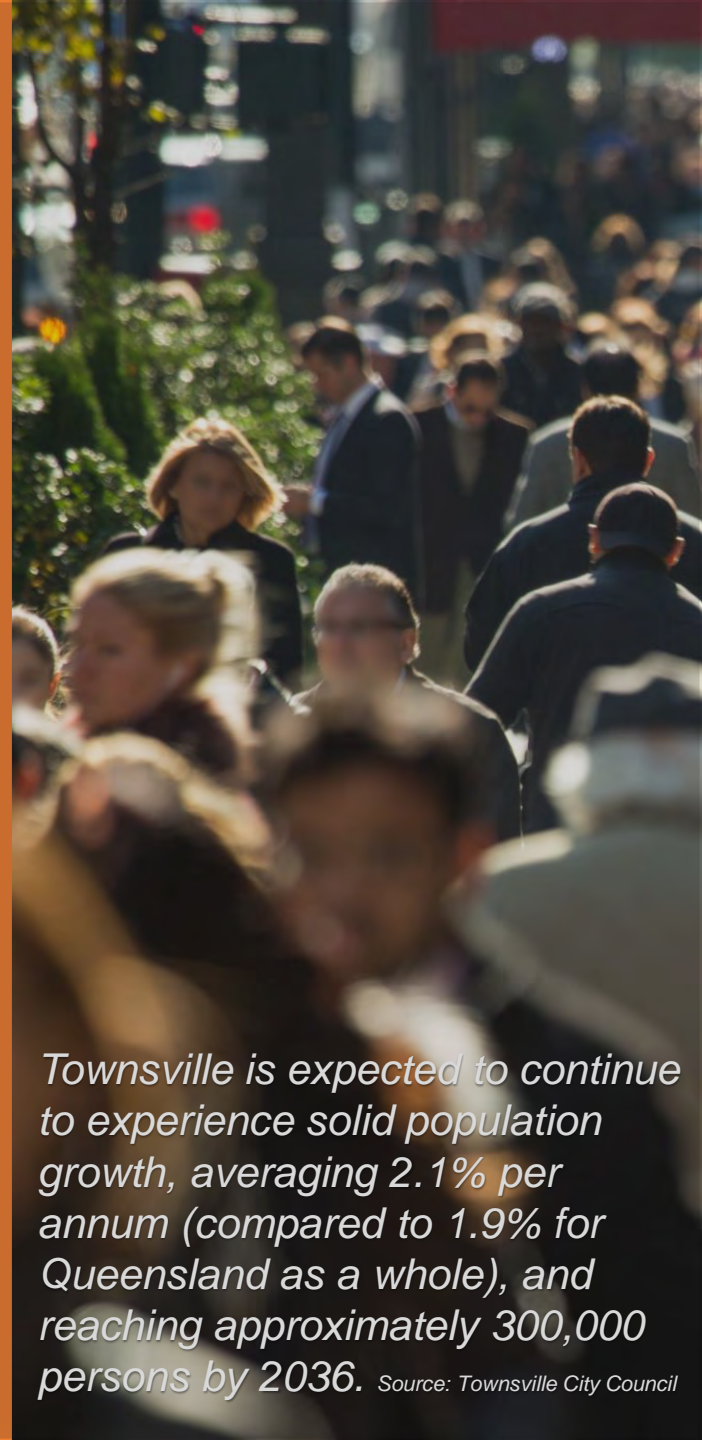
More Australians migrated to Townsville over the past year than anywhere else in the country, adding pressure to the existing housing crisis. See what needs to be

done.

TOWNSVILLE POPULATION FORECAST



Source: ABS (2014), OGSO (2013), TCC (2016)



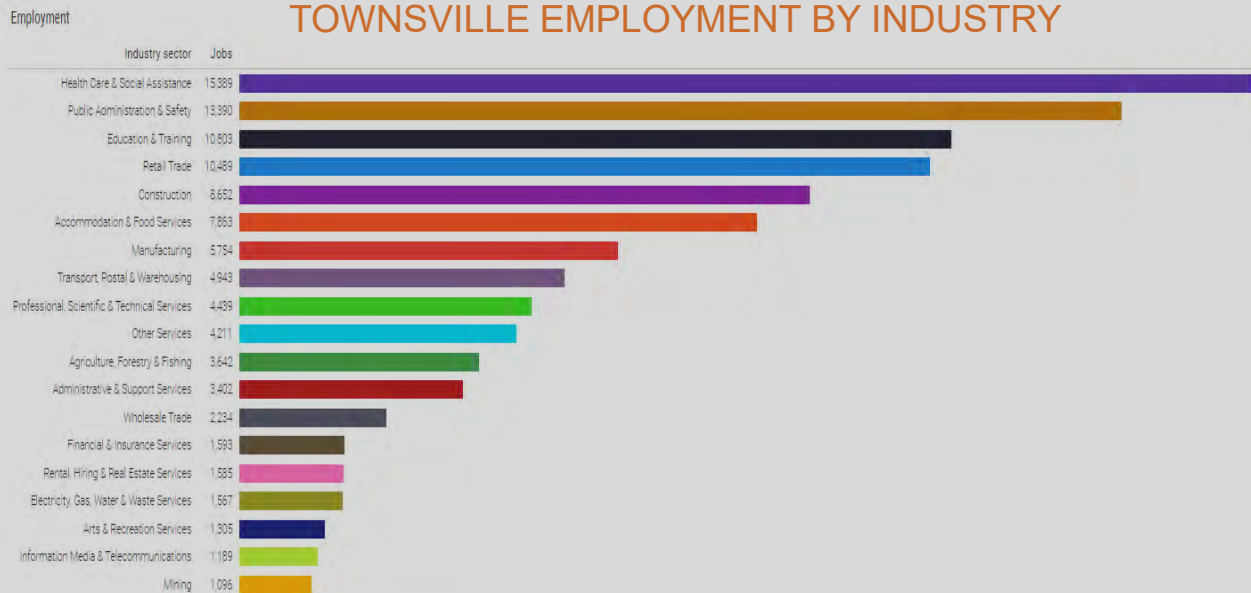
Townsville is expected to continue to experience solid population growth, averaging 2.1% per annum (compared to 1.9% for Queensland as a whole), and reaching approximately 300,000 persons by 2036. Source: Townsville City Council

EMPLOYMENT SNAPSHOT: TOWNSVILLE REGION



Home to 239,859 people, Townsville Region supports **103,546 jobs** and has an annual economic output of **\$34.310 billion**.

TOWNSVILLE EMPLOYMENT BY INDUSTRY



ECONOMIC SNAPSHOT: TOWNSVILLE REGION



NEWS

Townsville in Australia's top 10 economic powerhouse cities

by [Mina Martin](#) 13 Apr 2023

In its latest **Market Pressure Review Report**, InvestorKit has revealed the 10 best-performing and fast-recovering local economies and their housing markets in Australia. Townsville now rivals capital cities with low rates around 5%. It currently has some \$12 billion in direct LGA construction projects in progress plus \$18 billion including surrounding regions of impact – notably the port improvements, defence, and large-scale energy projects

INFRASTRUCTURE BOOM FOR TOWNSVILLE REGION

| PROJECT JOB SUMMARY | Construction | Permanent Ongoing | Indirect |
|---|--------------|-------------------|----------|
| > Big Rocks Weir | 133 | 115 | 749 |
| > CopperString 2.0 | 400 | 20 | 3,500 |
| > Mount Isa to Townsville Supply Chain (TEARC jobs) | 1,035 | 87 | 2,484 |
| > North and North West Queensland Water Supply (Hells Gates Jobs) | 11,867 | 3,885 | 25,303 |
| > Raising of Burdekin Falls Dam | 904 | 40 | 2,169 |
| > Lansdown Eco-Industrial Precinct | 160 | 1,603 | 9,120 |
| > North Queensland Hydrogen Hub | 90 | 164 | 216 |
| > Ayr Industrial Land | 17 | 3 | 57 |
| > Ayr Macro-algae Bioremediation Demonstration | 20 | 3 | 48 |
| > Hinchinbrook Agricultural Diversification | 4 | 3 | 113 |
| > Tropical Aquaculture Accelerator | 360 | N/A | 864 |

POTENTIAL JOBS FROM COMBINED PROJECTS

14,990

CONSTRUCTION
JOBS

5,923

PERMANENT
ONGOING JOBS

44,623

INDIRECT
JOBS



THE MAJOR PROJECTS FOR TOWNSVILLE IN 2024



Townsville University Hospital Expansion
Cost: \$530m - new multi-storey clinical building



Several major Defence Expansion Projects
Cost \$1.5bn – Army Airforce and Navy



Townsville Port Expansion
Cost: \$232m – will cater to much larger ships



Tropic Health and Knowledge Precinct
Cost: \$530m – Hospital & University JV



Copperstring Electricity Project
Cost: \$5bn – power for \$60b minerals projects



Queensland Resources Common User Facility
Cost: \$75m – processing plant for minerals



Spark NQ – Military simulation training facility
Cost: \$32m – shared defence training facility



ARDO: 5 Star Luxury Hotel
Cost: \$88m – 132 room hotel next to Casino



Lansdown Eco-Industrial Precinct
Cost: \$50m – Green Energy Hub Industrial Park

TOWNSVILLE THE PRIMARY EMPLOYMENT HUB FOR ADANI (now Bravus) COAL MINE

NEWS

Bravus mine employs 2600 and pays \$2 Billion to local Contractors

1 AUGUST 2023

The Carmichael mine near Clermont in central Queensland is celebrating having met its commitments to the people and communities of north and central Queensland.

"We well and truly exceeded that with more than 2,600 people employed at the peak of construction and more than A\$2 billion paid to regional Queensland contractors and businesses.

Townsville Bulletin

Bravus needs more workers as Carmichael coal mine ramps up

Tony Raggatt June 10, 2023

Bravus is seeking hundreds more workers for its Carmichael coal mine as the company ramps up production to capitalise on record prices and strong demand for the commodity.

The \$3bn project has been developed to initially produce 10 million tonnes of coal a year but has approvals to expand to 60 million tonnes. Townsville and Rockhampton are the primary employment hubs for the project.

nine
com.au

Bravus anchored in Townsville with Head Office move

TIMOTHY BOND June 28, 2023

Bravus Mining and Resources' enduring commitment to Townsville has been further cemented with the successful move into a new head office at the corner of Mcllwraith and Dean streets.

NEWS

Adani mine ramps up production amid surging coal, energy prices

By Colin Kruger January 28, 2023

The controversial Adani Carmichael coal mine in central Queensland has ramped up to commercial production just as surging coal and power prices send earnings soaring for the ASX's energy sector. Financial accounts for the mine's owner, Adani Mining Pty Ltd, report that the group sold \$32.5 million worth of coal up to March 31 this year, having made its first coal shipment in January.



TOWNSVILLE

OFFICIAL HYDROGEN ENERGY CLUSTER

- Industry Projections
- \$26B in GDP by 2050
- 16,000 Jobs Nationally

\$55M

ECONOMIC
IMPACT FROM
CONSTRUCTION
PLUS ONGOING
INDUSTRY GRP

150

CONSTRUCTION
JOBS FOR \$70M
INFRASTRUCTURE
SPEND

57

SUPPLY CHAIN
JOBS CREATED
FOR \$70M
INFRASTRUCTURE
SPEND

The
Courier Mail

\$70M Boost to Townsville Hydrogen Hub

14 Jan 2023

The Federal Government is turbocharging Australia's green hydrogen industry, with a \$70 million investment to support the \$140 million State Government funding to develop a hydrogen hub in Townsville. The Townsville Hydrogen Hub will create regional jobs, support Australia's transition to a clean energy economy, and encourage decarbonisation in hard-to-abate sectors, such as industrial processing and transport.



Queensland Government

Landmark green hydrogen hub a step closer to creating thousands of jobs in North Queensland

Published Friday, 14 July, 2023

- The Han-Ho Hydrogen Consortium will advance its export scale green hydrogen hub project in Townsville from concept to an \$8.5 million feasibility study
- North Queensland set to become hydrogen export superpower with Townsville a critical minerals and hydrogen manufacturing powerhouse
- Queensland's energy exports are estimated to support up to 10,000 jobs and \$33 billion in economic activity by 2040

Townsville
Bulletin

Townsville is becoming a global renewable energy hub

14 June 2023

Townsville has over \$740 billion in potential mineral projects in the North West Minerals Province, state government funding for the first vanadium processing plant in the country, battery metals processing and manufacturing plants making progress at the Landsdown Eco-industrial Precinct, and proponents pushing ahead with the enabling infrastructure like CopperString 2.0 and the Hells Gate Dam pumped hydro project," Ms Brumme-Smith said.

**Townsville
Bulletin**

Australia's biggest wind farm to be built near Townsville

14 February, 2023

Plans to build Australia's biggest wind farm on grazing land near Hughenden, North Queensland, have been unveiled as part of a bid to provide low-cost energy for mining and industrial development in the state's North West Minerals Province. The \$2 billion plan would be the country's biggest wind farm to date at 1 GW.

**Townsville
Bulletin**

Townsville home to one of the largest Solar Farms in Australia

CHRIS LEES May 3, 2023

Townsville's Ross River is the site of the \$225M development, of a 148MW Solar Farm on a 202-hectare former mango plantation. The 200 hectare farm consists of nearly half a million solar panels that produce 300,000 MW per annum, which is enough energy to power 54,000 homes.

NEWS

North Queensland energy super hub set to kick off in 2025

Michael Clarke 15 Feb 2023

Solar and wind farm projects west of Townsville will feed power into the northwest Queensland energy grid. Construction on the first stage is set to begin in 2025, creating 240 jobs



**TOWNSVILLE
GREEN ENERGY HUB**

**MAJOR HYDROGEN,
SOLAR & WIND FARM
PROJECTS**

TOWNSVILLE

LANDSDOWN ECO - INDUSTRIES PRECINCT

- 2000 Hectare Precinct
- \$154B Economic Boost
- 11,000 Local Jobs

5,122

CONSTRUCTION
JOBS

6,015

PERMANENT
ONGOING JOBS

9,120

INDIRECT
JOBS



Queensland
Government

Labor pledges \$22m to
establish Northern Australia's
first eco-industrial precinct

BELLA PEACOCK MARCH 15, 2023

Federal Labor has promised to allocate
\$22 million to help establish the
Lansdown Eco-Industrial Precinct being
developed in northern Queensland.

9 NEWS

Huge Green Energy Plant
approved for Townsville

BELLA PEACOCK SEPTEMBER 22, 2022

Edify Energy has been granted development approval to
build and operate a green hydrogen production plant of
up to 1 GW within the Lansdown Eco-Industrial Precinct
in Townsville

The planned Lansdown Eco-Industrial Precinct, aims to
co-locate clean energy generation with industrial and
manufacturing facilities across more than 2000 hectares of
dedicated land 40 kilometres south of Townsville.



TOWNSVILLE

LANDSDOWN ECO - INDUSTRIES PRECINCT

- 2000 Hectare Precinct
- \$154B Economic Boost
- 11,000 Local Jobs

LANDSDOWN ECO-INDUSTRIAL PRECINCT

✓ SOLAR FARM

Development Approval (including EPBC Referral) received for Edify Energy's Majors Creek Solar Farm.

✓ POWERED BY RENEWABLES

Unlocking manufacturing through low-cost, locally-generated renewable energy.

✓ ROAD ACCESS

Woodstock-Giru Intersection acceleration lane completed.

✓ RAW WATER SUPPLY

Proximity to the Houghton Pipeline for industrial users.

✓ BEST-PRACTICE ENVIRONMENTAL DESIGN

Creek corridors will be protected by environmental buffers and the operational processes of development will meet highest standards.

✓ INDUSTRIAL ZONING

Precinct amended May 2020 in City Plan to include in High Impact Industry Zone enabling environmentally sustainable, emerging industries.

✓ RAILWAY ACCESS

Direct access available for future rail siding facilities on the Mount Isa - Townsville Railway line connecting with North West Minerals Provinces.

✓ GAS SUPPLY

Immediate adjacency to North Queensland Gas Pipeline.



| | |
|----|--------------------------------|
| | CONDITIONALLY-COMMITTED LAND |
| | COMMITTED LAND |
| | AVAILABLE LAND |
| | ROAD AND RAILWAY |
| | RAW WATER SUPPLY |
| | SOLAR |
| | 275KV (HIGH VOLTAGE) POWERLINE |
| 1. | QUEENSLAND PACIFIC METALS |
| 2. | IMPERIUM3 |
| 3. | DRIVEIT NQ |
| 4. | EDIFY ENERGY |



FOR MORE INFORMATION
 Townsville City Council
 103 Walker Street, Townsville City
 ☎ 13 48 10
 🌐 townsville.qld.gov.au/lansdown

TOWNSVILLE

\$2 BILLION BATTERY
MATERIALS PLANT
APPROVED TO SUPPLY
GENERAL MOTORS
ELECTRIC VEHICLES



sky news .COM.AU

QPM granted approvals for \$2.1 billion EV battery materials plant to supply General Motors

DAVID CARROLL January 16, 2023

Queensland Pacific Metals announced it has secured all of the key approvals required for it to build its \$2.1 billion (USD 1.41 billion) battery materials plant within the Lansdown Eco-Industrial Precinct near Townsville in northern Queensland.

QPM said the project is backed by world-class shareholders including US automotive giant General Motors which has committed up to \$108 million toward sourcing nickel and cobalt to power their EVs.

TOWNSVILLE TO MOUNT ISA RAIL UPGRADE



The North West
STAR

\$50 Million investment in Mt Isa to Townsville Railway

By Derek Barry October 2021

The Mount Isa to Townsville Rail Line is a critical piece of freight infrastructure supporting mining, agricultural and manufacturing industries in North and North West Queensland, and servicing the freight needs of communities across the region.

Townsville North Queensland services the North West Minerals Province (NWMP) as well as the broader Mount Isa to Townsville Economic Development Zone (MITEZ). The NWMP is one of the world's richest mineral producing areas containing copper, lead and zinc, as well as major silver and phosphate deposits and strong rare earth potential.

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

1,035
CONSTRUCTION
JOBS

87
PERMANENT
ONGOING JOBS

2,484
INDIRECT
JOBS

TOWNSVILLE

\$232M PORT EXPANSION

- WIDENED FROM 92M-180M
- 1300 CONSTRUCTION JOBS
- WILL TRIPLE PORT TRADE



NEWS

Townsville's \$232m port expansion underway

by Eldin Ganic March 15, 2023

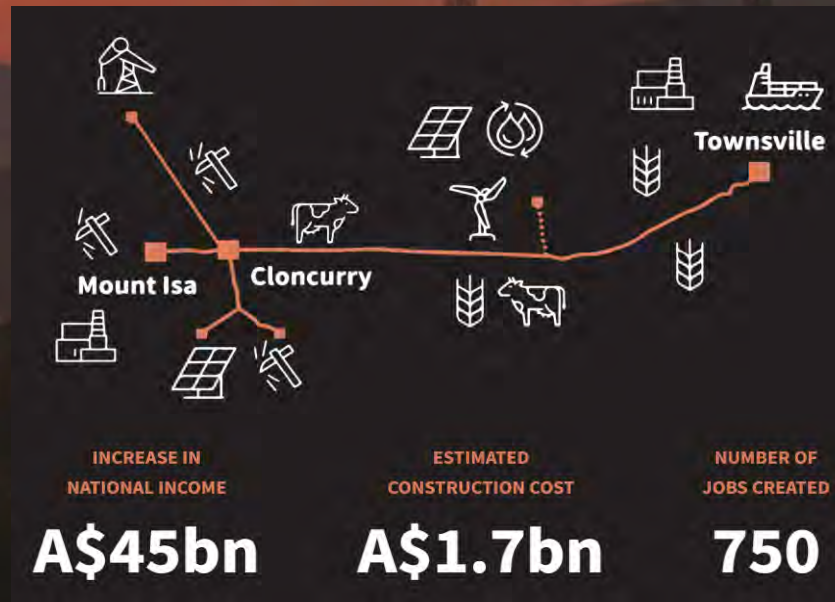
Townsville dredging hits milestone – One year of channel widening.

The \$232 million channel upgrade is the largest infrastructure project in the Port of Townsville's history

- Australia's largest backhoe will be used to widen the shipping channel
- The project to widen Townsville's shipping channel to allow vessels of up to 300 metres in length to access North Queensland has bipartisan political support.

CopperString 2.0

Is a 1,000km high-voltage network line that will connect the people, businesses and communities of Mount Isa, Cloncurry and the North West Minerals Province to the National Electricity Grid.



\$80.5B INCREASE

IN TOTAL IN AUSTRALIA'S REAL INCOME OR \$24.1 BILLION FOR NPV (7% REAL DISCOUNT RATE) OUT TO 2050

\$132.6B

CUMULATIVE INCREASE IN MINING REVENUE

49.8% REDUCTION

IN EMISSIONS FROM MINERALS MINING AND PRODUCTION IN THE NWMP

3,560 FTE JOBS

ON AVERAGE PER ANNUM SUSTAINED PRIMARILY THROUGH INCREASED MINERALS PRODUCTION

40% AVERAGE REDUCTION

IN DELIVERED ELECTRICITY COSTS FOR INDUSTRIAL CUSTOMERS IN THE NWMP, DOWN FROM AMONGST THE WORLD'S HIGHEST ELECTRICITY COSTS CURRENTLY IMPOSED ON CUSTOMERS IN THE REGION.



\$75M RARE MINERALS PROCESSING PLANT FOR TOWNSVILLE

- \$242M Industry Investment
- 1000s of new jobs created
- \$740 Billion Dollar Industry



\$75m minerals plant in Townsville

Brandon How 27 January 2023

Townsville will host a new \$75 million state-owned critical minerals processing demonstration plant after the Queensland government secured the land earlier this month.

The demonstration plant is currently the only project confirmed under the \$150 million package for Common User Infrastructure critical minerals facilities announced in the state's [2022-23 Budget update](#) in December.



Queensland Government

Townsville is ground zero for the critical minerals mining boom - powered by #Copperstring 2032

Published Tuesday, 07 March, 2023

CopperString 2032 will unlock \$740b of untapped known minerals and unleash 33GW of renewable energy along the northwest corridor.

"Townsville... will be the only city in the world home to the first green zinc refinery and the global processing hub of all green battery materials the world desperately wants – zinc, copper, Queensland Pacific Metal's nickel and cobalt, vanadium and lithium. The only city in the world."



New resources boom to create thousands of good jobs in regional Queensland

Last Updated 25 August 2023

North Queensland has the largest renewable energy zone on the east coast of Australia, with world-leading solar and wind resources alongside mineral resources.

The Queensland Critical Minerals Strategy oversees \$245 million of investment to unlock significant critical minerals resources to accelerate growth in the sector.

Planning has begun on the \$75 million Queensland Resources Common User Facility in Townsville that will allow critical mineral developers to prove their product's quality and their project's credentials to the market.

Townsville city deal

The Townsville City Deal is a 15 year commitment between all three tiers of government will work together to deliver a transformational impact for Townsville.

Key achievements

- Opening of the stadium officially named the Queensland Country Bank Stadium, home of the North Queensland Cowboys NRL Team.
- Construction of the Port of Townsville channel upgrade progressed with over 750,000 tonnes of rock used to build a 2.2km seawall.
- Completion of Stage 1 of the Haughton Pipeline from the Ross River Dam to the Haughton River,
- Launch of Smart Precinct NQ - an initiative of the Townsville Smart City Strategy.

\$12 million for enabling infrastructure to support the Lansdown Eco-Industrial Precinct – Northern Australia's first environmentally sustainable, advanced manufacturing, processing and technology estate powered by locally generated renewable energy. This is in addition to a **\$12 million commitment from the Queensland Government** and **\$4 million from the Townsville City Council**.

\$2 million for a feasibility study into the supply of re-use water for the growing green hydrogen industry in Townsville.

\$100 million will be committed to the Concert Hall, subject to the outcomes of the **\$2 million business case being satisfactory to all parties**.

\$67 million to establish the Tropical Aquaculture Accelerator, ensuring Northern Australia and Queensland continue to harness our leadership advantage in aquaculture, at a time when global demand is about to soar.

\$31.2 million to deliver an advanced recycled water treatment plant to produce green hydrogen (connected to **\$2 million for feasibility into re-use water for growing green H2 industry**).

\$40 million toward the redevelopment of Reef HQ, transforming it into Australian's national centre of excellence for coral reef education.

\$15 million contribution toward expansion of Royal Flying Doctor Service facilities in Townsville.



TOWNSVILLE UNIVERSITY HOSPITAL

- 750 - Hospital Beds
- 782 - Doctors
- 2,531 - Nurses
- 517 - Health Practitioners

Just 5 Minutes from LIMESTONE



| | | |
|----------------------|---------------------------|------------------|
| 1,700 | 1,200 | 1,473 |
| CONSTRUCTION JOBS | PERMANENT ONGOING JOBS | INDIRECT JOBS |

Townsville Mater Hospital - \$100 million development underway



Townsville University Hospital - World Class Cancer Centre



JAMES COOK UNIVERSITY

- Over 15,000 Students enrolled
- Operating for over 50 years
- Top 25 Universities in Australia
- No. 5 worldwide for Sustainability
- Top 300 Universities in the world



**JAMES COOK
UNIVERSITY**
AUSTRALIA

Celebrating
50
YEARS
1970 - 2020



TROPIQ HEALTH PRECINCT

TROPIQ HEALTH AND KNOWLEDGE PRECINCT

TropiQ is a partnership between James Cook University, Townsville Hospital and Health Service and Townsville City Council to attract domestic and international investment from companies and commercial operators.

By 2035, this precinct will inject an extra \$400 million in wages and salaries, deliver 5000 new jobs and generate \$4.4 billion to the local economy.



TropiQ



\$1 BILLION
ECONOMIC OUTPUT

23,000
CONSTRUCTION
JOBS

5,500
PERMANENT
ONGOING JOBS

\$7.8B
MADE DURING
CONSTRUCTION

TOWNSVILLE IS AUSTRALIA'S LARGEST MILITARY CITY

Townsville is regarded as Australia's largest Defence City and is home to over 15,000 Military Personnel.

Townsville's major defence establishments:

1. Lavarack Barracks
2. RAAF Base Townsville
3. Townsville Field Training Area
4. Port of Townsville's Berth 10 (Royal Australian Navy)
5. Townsville's safety sector is the fourth largest industry, contributing \$1,662.6M or 18% to the 2014/2015 Gross Regional Product of the region.





500 NEW ARMY TROOPS FOR TOWNSVILLE

- \$800M economic boost pa
- 1400 new jobs created

NEWS

Army moves north: 500 new troops to be based in Townsville

Charles Miranda September 28, 2023

Australian Army infantry troops, tanks and other armoured fire power will be relocated to the nation's north in the biggest shake-up to the armed forces in decades, with 500 new troops to be based in Townsville. The great march northward will see South Australia lose all its full-time infantry, its M1A1 Abrams tanks and armoured personnel carriers, to be relocated to Townsville.

sky news .COM.AU

Townsville to become Australia's 'Army capital' as 500 troops move north

Miriah Davis September 28, 2023

Defence Minister Richard Marles will unveil the overhaul on Thursday to prioritise conducting missions in littoral waters close to shorelines in the Pacific amid China's rapid military expansion. Under the shake-up, about 800 troops will be moved out of Adelaide with a majority to be based in Townsville and up to 200 in Brisbane and 100 in Darwin. The staged relocation will transform the Garrison city into the Army's only heavy combat formation with up to 500 soldiers added to its ranks by 2025.

The Courier Mail

Townsville mayor blasts Army shake-up over housing crisis

Blair Jackson September 28, 2023

The Australian Defence Force is planning to move 500 troops to Townsville without a solid housing plan as the region battles with extremely low housing availability. Townsville Enterprise CEO Claudia Brumme-Smith said that for every person who will move to Townsville due to this strategic review, an average additional 1.4 family members will accompany them. "This means a population boost of over 1200 new residents. But with [a housing crisis](#) and sky-high insurance premiums in Townsville, the move raises serious questions about housing personnel, their partners and children according to city leaders.

TOWNSVILLE DEFENCE PROJECTS

- \$2.25B Training Camp
- \$80M Army Base Upgrade
- \$155M Naval Base upgrade
- \$111M RAAF Base Upgrade



Queensland Government

Townsville businesses primed to win defence contracts

Published Tuesday, 01 February, 2022

Forty-five defence and aerospace manufacturing businesses in Queensland, will share in more than \$515,000 to grow their capability and become internationally competitive.

In Townsville, 13 small-to-medium businesses have received a collective \$130,000 in funding thanks to round two of the Palaszczuk Government's \$1.5 million Defence and Aerospace Industry Development Fund.



Queensland Government

Defence \$80M spending splash for Townsville base upgrades

[Ashley Pillhofer](#) March 25, 2022

Townsville's three Defence bases will share in \$80 million of upgrades as the government frames national security as a major election problem in the lead up to the polls.

POTENTIAL JOBS FROM COMBINED PROJECTS

| | | |
|-------------------|------------------------|---------------|
| 24,548 | 903 | 58,915 |
| CONSTRUCTION JOBS | PERMANENT ONGOING JOBS | INDIRECT JOBS |

| PROJECT JOB SUMMARY | Construction | Permanent Ongoing | Indirect |
|---|--------------|-------------------|----------|
| > Simulation and Soldier Systems Centre of Excellence | 279 | 153 | 670 |
| > Joint Amphibious Force Capability | 24,269 | 750 | 58,245 |
| > Army Aviation Super Base | TBA | TBA | TBA |



ASMTI PROJECT

GREENVALE TRAINING CAMP

\$1 Billion Project between the Australian Defence Force (ADF) and the Singapore Armed Forces (SAF) to develop the Greenvale Training Area near Townsville.

- 310,000 ha training area
- 14,000 Singaporean personnel
- 18 weeks/year for 25 years

Shoalwater Bay Training Area
in **Central Queensland**
is being expanded



Greenvale Training Area
is being designed
in **North Queensland**



\$100 MILLION NEW POLICE ACADEMY FOR TOWNSVILLE



NEWS

\$100M new police academy for Townsville

By [Chloe Chomicki](#) Fri 27 Jan 2023

A "world-class" police academy will be built as part of an estimated \$100 million law enforcement hub in Townsville, the state government says.

Key points:

- A new police academy will be built on the former site of the Cowboys rugby league stadium
- Police say the academy will be world class

TOWNSVILLE TO BENEFIT FROM MULTI MILLION DOLLAR JOBS BOOM

Townsville Bulletin

25,000 Townsville Jobs in Lansdown Eco-Precinct

Tony Raggatt May 4, 2023

Solar Citizens says renewable energy projects can create 25,000 jobs in Townsville if the city becomes a hub for renewable energy.

UP TO 25,000 jobs would be created in Townsville by 2030 if the city becomes a hub for renewable energy, a report by Solar Citizens finds.

Townsville Bulletin

Townsville adds 10,000 new jobs in one year

Tony Raggatt May 27, 2023

MORE people have jobs in the Townsville region than ever before with Australian Bureau of Statistics figures showing employment reaching 123,100 in April. The figure, contained in labour force data released on Thursday, is almost 10,000 higher than a year ago and continues a trend of steadily growing employment since early 2017.

Townsville Bulletin

A thousand jobs expected as CopperString kicks off

Chris Burns January 15, 2024

Over a thousand jobs are expected to come to North Queensland once CopperString starts building, with an influx of apprentices also hitting the ground.

The project has the potential to deliver another 3,500 FTE jobs and an additional \$154 billion in minerals production out to 2050

ABC NEWS

'Thousands' of 'well-paid' jobs in \$70M Townsville Hydrogen hub

Liam Beatty January 14, 2023

Anthony Albanese has promised "thousands" of "well-paid jobs" will be created from a hydrogen hub in Townsville North Queensland, as the government announces a massive funding windfall for the project.

Speaking to reporters on Saturday, he said \$70M would be allocated for the hydrogen project in Townsville.





TOWNSVILLE PROPERTY MARKET SUBSTANTIAL GROWTH IN 2023

QLD



Home prices soar 44% in Townsville

Courtney Snowden August 19, 2023

The Townsville property hot spots where prices have skyrocketed across the past year have been revealed, with growth pockets found across all sections of the market.

Topping the list was the house market in Horseshoe Bay on Magnetic Island where the median price jumped 44.1 per cent in the 12 month to June, up from \$465,000 to \$670,000.



Townsville property prices predicted to rise further

Courtney Snowden 10 Jun 2023

While interest rates continue to rise, Townsville home values are predicted to shoot up further on the back of increased immigration and tight housing supply, a new market analysis has found.

The Herron Todd White Month in Review report for May found Townsville's house and unit markets were both "rising markets" on the national property clock while across the country the property market was looking to rebound.



Townsville market among those resisting a nationwide decline in property prices

By [Chloe Chomicki](#) 22 Jan 2023

In Townsville, sales agent Karyn Voeviden said there were no signs of a downturn.

"I still think we've got growth to come with the price point being what it is and the amount of people wanting to relocate here," she said. "What people can get on the Gold Coast or Brisbane, on the beach side here it's half the price."



Demand driving Townsville property market

Courtney Snowden 5 Aug 2023

The Townsville property market remains strong thanks to population growth and high demand, a new market analysis has found. Local Herron Todd White valuer Jamie Martin said population growth fuelled property price increases across the region, especially in the lower section of the market.

"Townsville has topped the annual growth in net internal migration list, with more than a 500 per cent annual increase for the year to March 2023," he said.

TOWNSVILLE

STRONG HOUSE PRICE
GROWTH FORECAST
AGAIN IN 2024



Townsville real estate growth set to continue in 2024

Courtney Snowden 16 Jan 2024

After a year of continued growth, the Townsville property market is set to lift further in 2024 off the back of strong demand and population growth, a new market analysis Herron Todd White has found.



How Townsville is transforming into a 2024 property hotspot

By Grace Ormsby 09 AUG 2023

In an article penned by Peter Wheeler, the managing director of Colliers Townsville noted that the city "is in the midst of a once-in-a-generation transformation". "The city feels alive; apart from coming off the back of major events like NAFA, V8's, rugby league – including the record-setting women's State of Origin – and a host of other local events, our region's economy continues to gain momentum," he shared.



Townsville makes list of 4 Best regional QLD areas for property investment 2024

Craig Gibson Jan 7, 2024

The suburb of **Condon** in Townsville has made a list of the Top 4 Regional QLD places to invest in 2024. Property investment experts dashdot have made specific price predictions for 12.79% Price Growth for Condon over the next 15 months.

TOWNSVILLE

HOUSE PRICES SOARING IN 2024



Townsville home prices continue to soar

Courtney Snowden March 4, 2024

The Townsville property market has hit a fresh peak with new data showing the average home price soared more than 10 per cent in the past year. The latest PropTrack Home Price Index showed the median dwelling price in Townsville rose 10.9 per cent in the past 12 months and 3.09 per cent in the February quarter.



New figures reveal Townsville is dominating regional Queensland for house sales

Leighton Smith February 29, 2024

Townsville was Queensland's best performing regional area for house sales over the last quarter, with climbing property values expected to counter a long-term undervaluing of the city's real estate. During the December quarter, Townsville nearly doubled its nearest regional competitor Toowoomba in registering 1104 house sales.



Here comes the boom: Townsville property market set to heat

Courtney Snowden 27 Feb 2024

Townsville is tipped to lead property price growth across the country as local, relocating and investor buyers compete for a dwindling supply of homes in the NQ capital. According to Knight Frank, Townsville is expected to have 23,000 extra residents by 2031, with around 9200 extra properties needed – or 1150 per annum – to cater for demand.

TOWNSVILLE'S DESPERATE RENTAL MARKET

ABC NEWS

Disturbing reality: Townsville rent pressure squeezes hard

Blair Jackson September 27, 2023

Rental availability has fallen through the floor as rents jump 10 per cent in areas across Townsville over the past 12 months. Anyone thinking the island life across on Magnetic Island would be the cure to housing stress should think again as rents have gone up 26 per cent in the past year.

ABC NEWS

Townsville rents jump 30% in three years

Zilla Gordon 28 February, 2023

According to Queensland's Residential Tenancies Authority, median rents in Townsville have jumped more than 30 per cent in the past three years.

The price of a two-bedroom unit was just \$265 a week in the December quarter of 2019. Last December it jumped to \$350 a week and as high as \$570 a week.

"Houses that are family-oriented, we're getting almost 30 people at inspections."

Townsville real estate agent
Santo Spanella

PRD.

Townsville rental prices skyrocket

By Bruce Atkinson February 20, 2023

Some home rentals in Townsville are going for more than double their normal asking price as locals fight it out for rapidly dwindling housing stock.

An estimated 2,000 homes have been flood-damaged after the north Queensland city copped a year's worth of rain in a week and some landlords are asking \$1,000, up to \$1,300, a week for properties normally worth \$475 to \$520.



TOWNSVILLE

RENTAL CRISIS LEAVING MANY HOMELESS

 realestate.com.au

Townsville vacancy rate “dangerously low”

[Courtney Snowden](#) 30 Apr 2024

The Townsville rental market remains tight as new data reveals dangerously low vacancy rates across Queensland with only one rental market in the state deemed healthy. In Townsville, the vacancy rate was sitting at 1 per cent in the first quarter of 2024.

 Townsville
Bulletin

‘Disturbing reality’: Townsville rent pressure squeezes hard

[Blair Jackson](#) September 27, 2024

Rental availability has fallen through the floor as rents jump 10 per cent in areas across Townsville over the past 12 months. Anyone thinking the island life across on Magnetic Island would be the cure to housing stress should think again as rents have gone up 26 per cent in the past year. Comprehensive nationwide data published by analyst Kent Lardner has painted a “disturbing reality”.

 NEWS

Townsville rental prices skyrocket as families struggle to find homes

By Bruce Atkinson 19 March 2024

An estimated 2,000 homes have been flood-damaged after the north Queensland city copped a year’s worth of rain in a week. “And unfortunately we have looked at houses where people are now asking for \$1,000, up to \$1,300, which is just phenomenal in this town.

TOWNSVILLE

RENTAL CRISIS SET TO DEEPEN IN 2024



Townsville's hot rental market Is set to heat further in 2024

Courtney Snowden 20 Jan 2024

The Townsville rental market will remain under pressure in 2024 with rental properties becoming scarcer as tenants cough up more to lock down a home. Jools Munro, of Explore Property Munro & Co, said many Townsville real estate agencies are experiencing a 0 per cent vacancy rate in the past 12 months.

"It's only going to get worse with health sector, The Police Academy and 500 military personnel ... migrating to Townsville, which doesn't include families and support staff.



Townsville Rental Crisis as 500 troops move North

Blair Jackson January 15, 2024

Hundreds of new troops will start moving into Townsville next year, and the Defence Force cannot point to a single home it has acquired since the announcement was made last year. Deputy Townsville mayor Mark Molachino is surprised Defence does not have firmer details on where the new troops will live. "There's no houses. It's not rocket science. "There's a massive shortage of houses in Townsville," Ms Thompson said



Rental woes worsen for Townsville tenants

Courtney Snowden 20 Oct 2023

Finding a rental is getting harder for Townsville tenants, with the vacancy rate falling below 1 per cent on the back of declines for the quarter and for the past 12 months. The PropTrack Market Insight Report for September showed the rental vacancy rate in the Townsville region was 0.91 per cent.

TOWNSVILLE REGION, QLD

PROPERTY MARKET

REGION MEDIAN STATISTICS

| | House | Townhouses | Units |
|------------------------------------|-----------|------------|-------|
| Median Listing Price | \$545,000 | N/A | N/A |
| Median Price Change – Last Quarter | 9.80% | N/A | N/A |
| Median Price Change – 1 Year | 25.05% | N/A | N/A |
| Median Price Change – 2 Years | 37.25% | N/A | N/A |

REGION RENTAL STATISTICS

| | House | Townhouses | Units |
|-----------------------------|--------|------------|-------|
| Median Weekly Rent | \$515 | N/A | N/A |
| Median Yield % | 5.08% | N/A | N/A |
| Median Rent Change – 1 Year | 21.17% | N/A | N/A |

1.09%

Current Vacancy Rate



966

Rental Stock Available



186,757

Population



32.61%

Rental Population





TREE TOPS - OAKDALE HEIGHTS TOWNSVILLE




HILLSIDE HOMES COMMANDING VIEWS






TREE TOPS TOWNSVILLE LOCATION



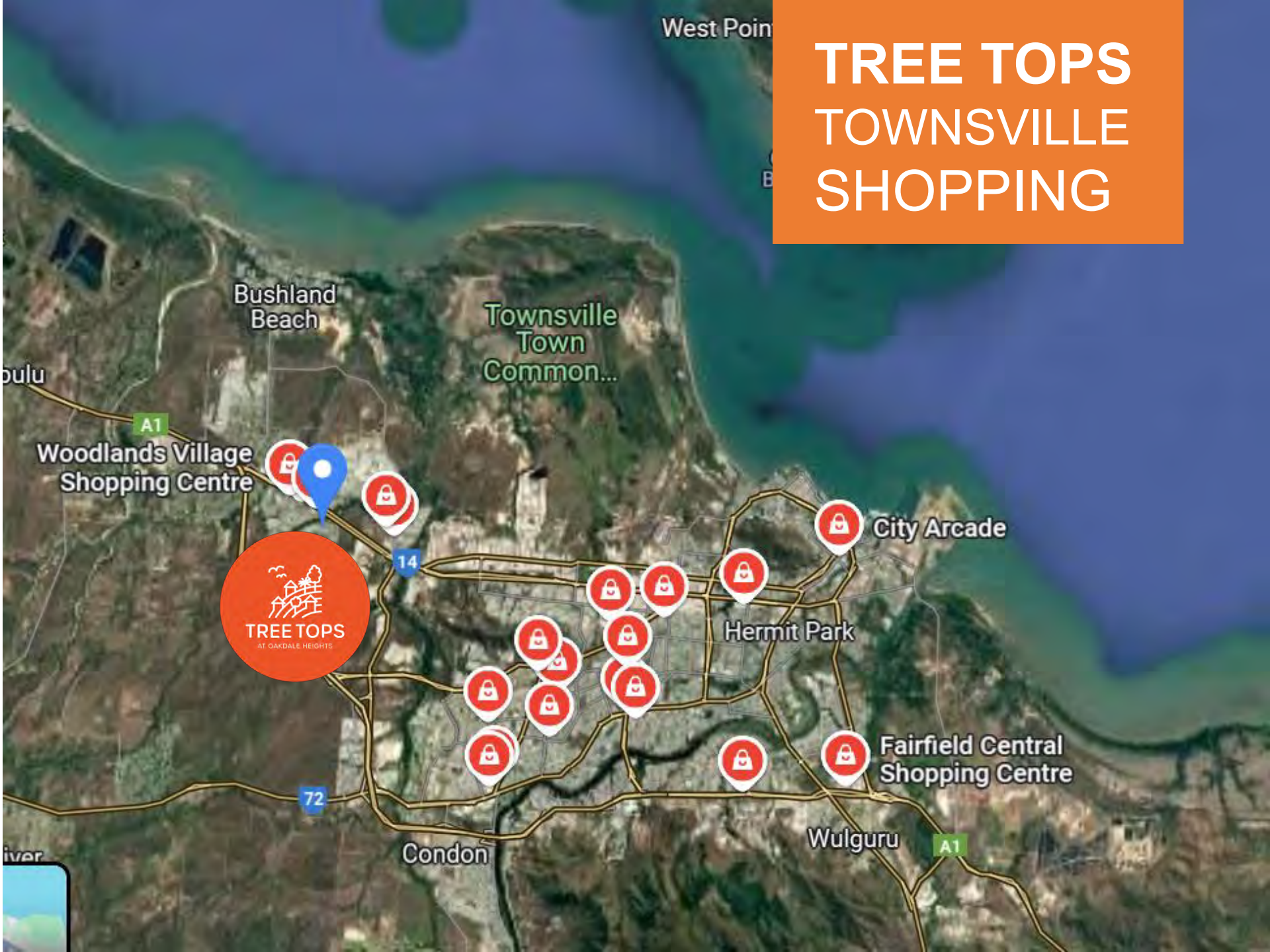
 **18 min**
15,8 km

 **17 min**
15,5 km



Google

TREE TOPS TOWNSVILLE SHOPPING



14

72

Condon



City Arcade



Hermit Park



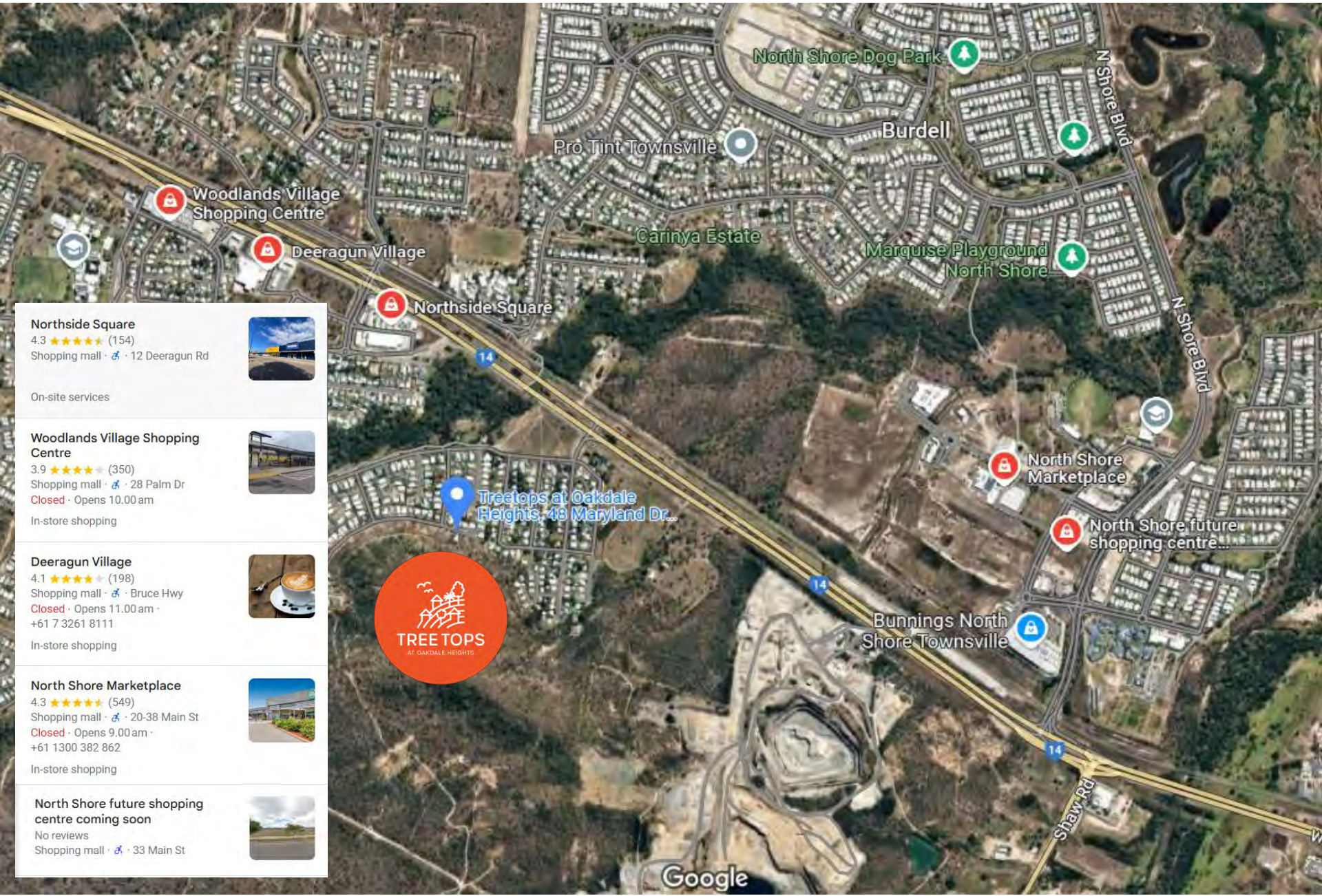
Fairfield Central Shopping Centre






Wulguru

A1

river

5 MAJOR SHOPPING CENTRES NEARBY



| | |
|--|---|
| Northside Square 4.3 ★★★★★ (154) Shopping mall · 🚶 · 12 Deeragun Rd |  |
| On-site services | |
| Woodlands Village Shopping Centre 3.9 ★★★★★ (350) Shopping mall · 🚶 · 28 Palm Dr Closed · Opens 10.00 am |  |
| In-store shopping | |
| Deeragun Village 4.1 ★★★★★ (198) Shopping mall · 🚶 · Bruce Hwy Closed · Opens 11.00 am · +61 7 3261 8111 |  |
| In-store shopping | |
| North Shore Marketplace 4.3 ★★★★★ (549) Shopping mall · 🚶 · 20-38 Main St Closed · Opens 9.00 am · +61 1300 382 862 |  |
| In-store shopping | |
| North Shore future shopping centre coming soon No reviews Shopping mall · 🚶 · 33 Main St |  |



Treetops at Oakdale Heights, 48 Maryland Dr...

OAKDALE HEIGHTS MAJOR RETAILERS



Oakdale Heights

GP Superclinic

Bridgestone

BCF

Supercheap

Petbarn

Salvo's

Anytime Fitness

Subway

NightOwl

Red Rooster

Greencross Vets

Deeragun Road
Bruce Highway

OAKDALE HEIGHTS EVERYTHING YOU NEED



NORTH SHORE MARKETPLACE
ANCHORED BY WOOLWORTHS

ST CLARE'S CATHOLIC SCHOOL

BUNNINGS 2.7KM

BOHLEVALE STATE SCHOOL

BCF

HUNGRY JACK'S

COLES



KFC

PALM DR

BRUCE HWY
24,000+ VEHICLES PASSING DAILY

WOODLANDS VILLAGE
SHOPPING CENTRE

TREE TOPS TOWNSVILLE SCHOOLS



TREE TOPS TOWNSVILLE MEDICAL CENTRES



The Doctors Bushland Beach
Bushland Beach Medical Centre

Townsville Town Common...

Mount Low

Townsville Family Dental



14

Mount Louisa Medical Centre

North Ward

Townsville City

14

Hermit Park

Avenues Family Medical Centre

H

H

H

H

H

H

SmartClinics Annandale Family...

72

A1

A1

Condon

Townsville Hospital and Health Service

Wulguru

A1

WERE ALL THE BOXES TICKED?

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



6. **Capital Growth Prospects**



2. **Population Growth**



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



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



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



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



5. **New Job Creation**



10. **Public Transport**
(Proximity to Bus, Train)



...If so, then this property stacks up!



