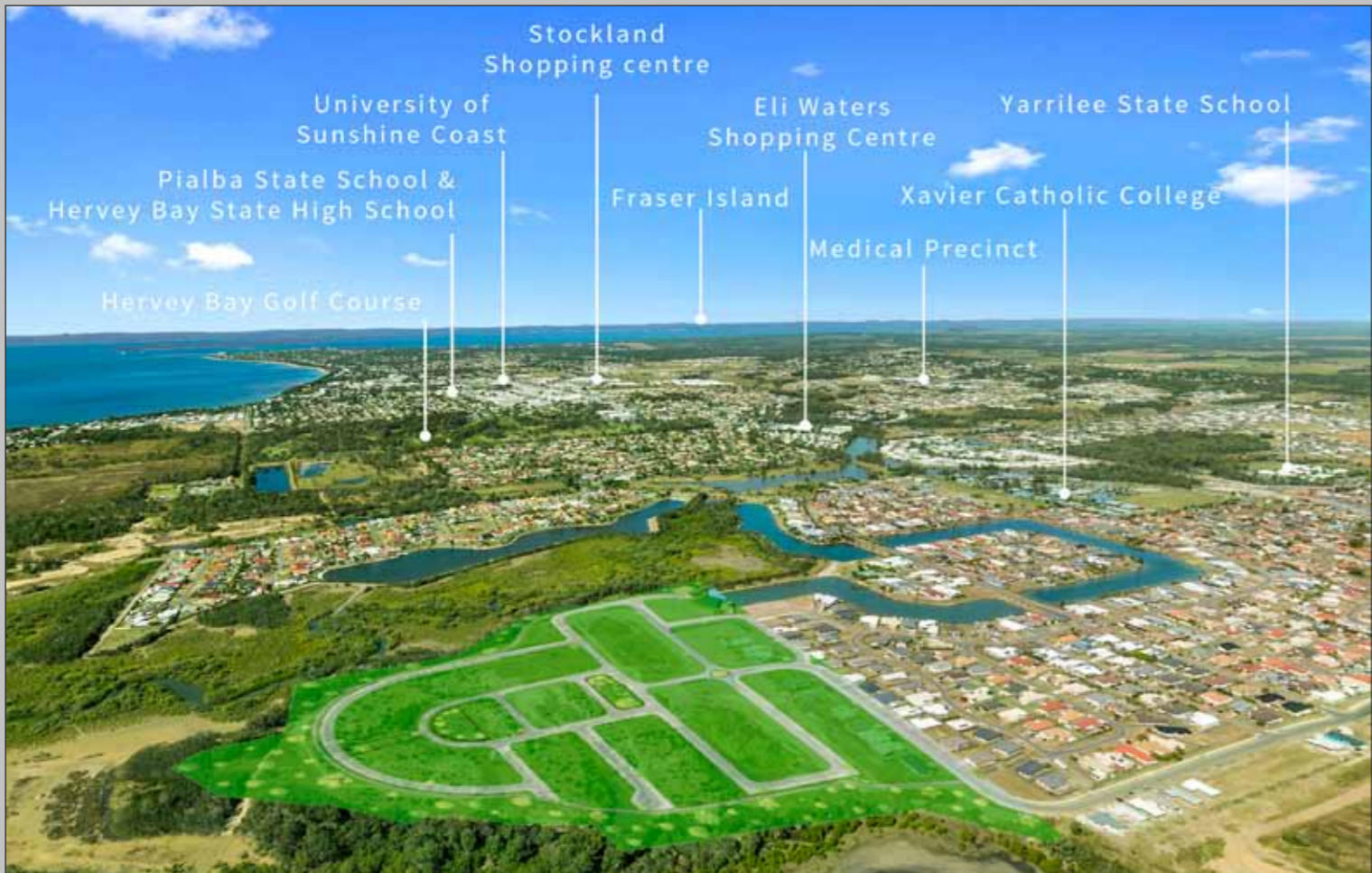


# HOUSE & LAND

Hervey Bay

## Fraser Coast Regional Profile





**Location**

The Fraser Coast region is approximately 250kms, or a 3.5-hour drive north of Brisbane. The Fraser Coast is the hub of the Wide Bay-Burnett region with direct road, rail and air access to capital cities and adjoining resource sectors.

The beauty of the Fraser Coast extends from the World Heritage-listed Fraser Island, to the unspoilt beaches of the Great Sandy Straits, the thriving city of Hervey Bay and inland to the historic city of Maryborough and surrounding quaint rural villages.

**Lifestyle**

The Fraser Coast offers residents and visitors an array of outdoor recreation and cultural pursuits. With a sub-tropical climate, the Fraser Coast is great for outdoor living with mild sunny winters and warm tropical summers. The average maximum temperatures range from 22°C in Winter and 30°C in Summer<sup>1</sup>. Residents enjoy the relaxed lifestyle, great climate, affordable housing and a progressive business culture. The shorter travel time to work means you can enjoy more time with your family or engage in the many sporting or cultural activities available.

**Population**

The population of the Fraser Coast Regional Council area has experienced steady growth over the last 15 years.

Over the 12 months to June 2017 the population increased at a rate of 1.02% bringing the total population of the region to 103,998<sup>2</sup>.

This is due to relative affordability compared to other metropolitan markets, sustained employment opportunities and the appeal of the coastal lifestyle. From 2018 to 2036 the population is expected to increase at 2.1% p.a.<sup>3</sup> resulting in an increase from 106,725 in 2018 to 147,099 in 2036<sup>3</sup>.



**Property Market**

**Home Prices**  
The Fraser Coast median house price increased 1% to \$315,000 over the 12 months to March 2018<sup>4</sup>. During the same time the median unit price increased 2.2% to \$259,500<sup>5</sup>.

The Hervey Bay house market is currently in the recovery phase of the property cycle<sup>6</sup>, indicating potential increased sales volumes and capital growth.



**Rental Market**

As at March 2018, the Fraser Coast was considered to have a tight rental market with a vacancy rate of just 1.9%<sup>5</sup>.

Residential rents are currently averaging gross returns of 4.9% per annum for houses and 5.3%p.a. for units<sup>5</sup>.

The relatively strong returns are largely due to the lower median sale price combined with low vacancy rates and steady jobs growth driving population growth and subsequent demand for housing.



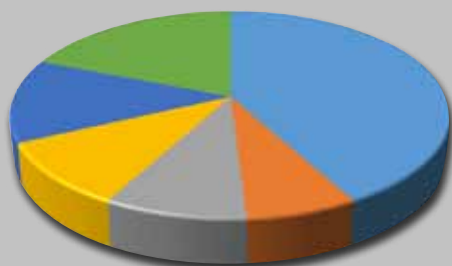
Information presented in this report has been independently sourced from a variety of regional development, property and demographic research organisations.

- 1. Investfrasercoast.com
- 2. profile.id "Fraser Coast Regional Council profile, Estimated Resident Population."
- 3. "ABS 2016 Census Community Profile."
- 4. profile.id "Fraser Coast Regional Council profile, Economic Profile."
- 5. REIQ Market Monitor, March Quarter 2018
- 6. Herron Todd White Month in Review report, July 2018

## Employment Opportunities

The Health Care & Social Assistance sector is the largest employer on the Fraser Coast followed by Retail Trade, Construction, Education & Training and Accommodation & Food Services<sup>3</sup>.

The recent completion of the Hervey Bay Medical Precinct and opening of numerous private medical practices has created new jobs in the medical, allied health and administration fields. An increase in commercial and residential construction projects has further bolstered new job creation across the Fraser Coast.

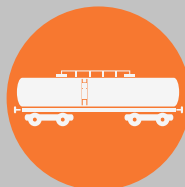


## Transport

**Road** – The Bruce Highway runs through the centre of the Fraser Coast connecting the region with the Sunshine Coast and Brisbane to the south and tourism, agriculture and major resource areas to the north and west.



**Rail** – Queensland Rail operates daily services between Brisbane and Cairns with the high speed Tilt-Train servicing Brisbane to Rockhampton, connecting the Fraser Coast at Maryborough West with bus connections to Hervey Bay.



**Air** – the Fraser Coast is connected via daily flights to Brisbane and Sydney with services by Qantas and Virgin Australia. Airport is located in Hervey Bay.



## Infrastructure & Investment

The Fraser Coast's economy is growing with increased influence of the Health Care and Social Assistance sector, while the traditional sectors of Tourism, Construction, Manufacturing and Agriculture add to the diversity of the economy. Significant infrastructure projects and private investments are listed below:

### Recent

- St Stephens Private Hospital - value \$96m.
- The Waterford aged care facility - value \$30m
- Ozcare Hervey Bay Aged Care Centre – value \$40m

### Current

- Pialba – Burrum Heads Road Upgrade – value \$26m
- Bruce Highway upgrades – value \$8.5b over 10 years
- Hervey Bay Hospital Emergency Department – value \$42m
- Hervey Bay Sports+ Precinct - \$55m

### Proposed

- Cinema/Retail / Commercial Facility at Urraween – value \$60m
- Bruce Highway Gympie Bypass - value \$1 billion
- Australian Defence Force Land 400 Phase 2 project – value \$5m (share)

### INDUSTRY

- Other
- Health Care and Social Assistance
- Retail Trade
- Education and Training
- Accommodation and Food Services
- Construction

### EMPLOYMENT %

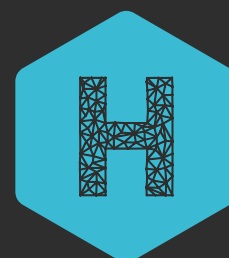
- 42%
- 19%
- 13%
- 10%
- 9%
- 7%

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Hervey Bay

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