



MITCHELLS
REALTY

Hotspotting

by Ryder



Finding tomorrow's hot property, **TODAY**

Location Report

A joint publication of Mitchells Realty & Ryder Property Research

HERVEY BAY **Fraser Coast, Qld**

April 2019

For more information contact:
Mitchells Realty

40 Miller St, Urangan
Hervey Bay QLD 4655
scott@mitchellsrealty.com.au
www.mitchellsrealty.com.au



HERVEY BAY

Fraser Coast, Qld

Highlights

- Strong population growth
- Tourism industry
- Affordable housing
- \$455 million - new solar farms
- Emerging medical precinct
- \$300 million coal mine
- \$116 million shopping centre expansion
- Bruce Highway upgrade
- \$660 million Mary Harbour project

Suburb - houses	Typical prices	Suburb - houses	Typical prices	Suburb - units	Typical prices
Pialba	\$300,000	Torquay	\$325,000	Pialba	\$240,000
Point Vernon	\$315,000	Urangan	\$330,000	Torquay	\$235,000
Scarness	\$305,000	Urraween	\$375,000	Urangan	\$260,000

Hervey Bay has been showing signs of elevated sales activity in its residential property market over the past two years and is poised for a period of strong price growth. Several of its suburbs have recorded solid growth in the past 12 months.

The Fraser Coast Council has been encouraging construction activity and major projects are in the pipeline. The creation of a regional medical precinct is attracting workers which, in turn, is generating higher rental returns.

A recent deal with the Federal Government is expected to provide a vigorous boost to the local economy. Major expansions of the Urangan Harbour, the local university campus, Hervey Bay's CBD and a sports precinct are among 30 priority projects identified under the Hinkler Regional Deal for the Bundaberg–Hervey Bay region.

Affordability combined with a relaxed seaside lifestyle add to the appeal of the Hervey Bay property market, where vacancies are low and rental returns well above average.

Economy and Amenities

Hervey Bay has been described as “sea change for battlers”, both for retirement and for young families seeking affordability with lifestyle.

The biggest employers are:

- Healthcare and social assistance 21%
- Retail 14%
- Accommodation and food services 11%
- Education and training 10%.

ABS data analysed by CoreLogic reveals the Fraser Coast is ranked second out of the 10 most popular places in Queensland for retirees.

Historically, tourism has been the region’s backbone and it remains important.

A 2017 survey produced by Tourism Research Australia shows 151,000 international tourists visited the region, an increase of 15% from the previous 12 months, and they spent \$37 million, a rise of 3%.

Tourism is focused on whale watching, World Heritage-listed Fraser Island, Lady Elliot Island and Hervey Bay’s calm beaches and laid-back lifestyle.

Hervey Bay’s sheltered waters make it suitable year round for water sports and fishing. Along the Hervey Bay Esplanade are restaurants, cafes, shops, parklands, piers and a marina which have all recently benefited from an \$8 million makeover.

Events such as sporting, food and wine and speed boat carnivals together with the Hervey Bay Whale Festival attract thousands of visitors annually.

While tourism is seasonal, the recent construction of a \$20 million marine ship lift in Urangan will provide 100 jobs all year round. The lift will enable barges, fishing vessels and other 300-tonne ships to be repaired at Hervey Bay instead of having to travel to Brisbane or Cairns.

Sugar is an important agricultural product in the area with the industry supporting around 500 jobs. In FY2018, \$101 million was injected into the economy by the sugar industry.

- Transport and Access

The council operates the Hervey Bay Airport, which has flights connecting to Brisbane, Sydney and Lady Elliot Island. Frequent charter operations are conducted to nearby Fraser Island.



Location

- 295km north of Brisbane
- 35km north-east of Maryborough
- On the coast facing Fraser Island
- LGA: Fraser Coast Regional Council.



Population and Demographics

- Population 2016: 52,000
- Unemployment (Wide Bay) August 2018: 9.2%
- Disability pensioners represent 6.32% of Hervey Bay’s population, compared to 3.23% nationally (NIEIR).

Source: 2016 Census and Qld Treasury

TOURISM FAST FACTS:

- 662,000 visitors per year
- \$360 million direct expenditure
- \$650 million indirect expenditure
- 6,000 direct & indirect jobs.

Source: Fraser Coast Tourism

HOME OWNERSHIP

40% own their homes outright

24% own with mortgages

31% rent their homes

Source: 2016 Census

Hervey Bay is serviced by the tilt train which has connections from Maryborough West or nearby Howard. The city also has passenger ferries to Fraser Island, as well as vehicle ferries.

- Education

There are around 40 schools, both public and private, across the Hervey Bay region.

Tertiary education is provided through the Wide Bay Institute of TAFE and the University of the Sunshine Coast which recently merged with the University of Southern Queensland.

- Retail

Stockland Hervey Bay recently completed a \$116 million expansion.

Pialba Place Shopping Centre, in conjunction with Coles, underwent a \$10 million expansion while Aldi opened a new supermarket in Urangan in February 2017.

Other shopping centres are located at Urangan and Eli Waters, while hardware store Bunnings has a retail outlet and a warehouse in Hervey Bay.



Property Profile

The Fraser Coast region, centred on Hervey Bay, now has several suburbs where sales activity is rising, with Torquay and Scarness the standouts.

Several suburbs have recorded price uplift in the past 12 months.

This is mainly due to improved employment prospects in tourism, construction and health.

The 2016 Census revealed interesting information which reflects the affordability and popularity of the Hervey Bay property market.

Households who own their own homes outright rose from 25% in 2011 to 40% in 2016, while those renting fell from 37% in 2011 to 31%. Households paying off a mortgage fell from 38% to 24%.

This is partly the result of a suite of incentives introduced by Fraser Coast Regional Council to boost home ownership, especially for first-home buyers.

The increase in building approvals has been small but steady. The number of annual approvals grew from 669 to 715 to 875 between FY2015 and FY2017 before easing back to 737 in FY2018.

Construction continues to increase, with a majority of builders reporting busy schedules, says Herron Todd White. There are still additional stages of estates being developed, as well as smaller infill developments.

A key factor here is that the provision of new dwelling is happening in line with market demand, avoiding the oversupply issues of the past.

Affordability is a major appeal, especially when compared to other seaside locations like the Sunshine Coast. Most Hervey Bay suburbs have median house prices below \$380,000, according to CoreLogic figures.

The median house price in Toogoom is \$345,000 following a 10% increase in the last 12 months. Dundowran Beach has recorded an 7% uplift to deliver a median house price of \$600,000.

Long-term growth rates (the average annual growth in median house prices over the past 10 years) remain low, although they will rise if the market continues its recent improvement.

Another positive factor is the level of rental yields, which six months ago, were around 5.0–5.5% in many suburbs.

Now, four suburbs have stretched higher with Pialba delivering 5.9%, Wondunna 5.8%, Eliwaters 5.7% and Point Vernon 5.6%.

Since 2010, unit construction has eased, leaving the property market mix at about 16% units and 81% standalone houses. The attractiveness of the unit market is the pricing, with median prices generally in the \$200,000s, and good yields of around 5.5–6.5%.

Units in Pialba, Scarness, Torquay and Urangan typically rent for \$275–\$325 a week.

Rents for both houses and units have been slowly increasing over the last three years, shows data from SQM Research. House rents are 7% higher than a year ago and 12% higher than three years ago.

Also during the last three years, unit rents have lifted 5%.

Another encouraging sign of improvement in the Hervey Bay market (postcode 4655) is the falling vacancy rate.

In much of 2017, the rate was 4%, says SQM Research, but it has been falling since October 2017 and is now 1.8%. Prior to 2017, it had been below 3% for five years.

New building projects throughout the Hervey Bay area have brought workers to the region, helping to absorb the previous over-supply of dwellings.

The list below provides a sample of the Hervey Bay house market:

Suburb	Sales Houses	Median Houses	1-year Growth	Growth Average	Median Yield
Craignish	42	\$460,000	0 %	1 %	4.3 %
Dundowran Beach	56	\$600,000	7 %	1 %	3.7 %
Eli Waters	85	\$335,000	5 %	0 %	5.7 %
Kawungan	123	\$360,000	6 %	1 %	5.2 %
Pialba	74	\$300,000	-4 %	0 %	5.9 %
Point Vernon	140	\$315,000	-3 %	1 %	5.6 %
Scarness	83	\$305,000	2 %	0 %	5.5 %
Toogoom	97	\$345,000	10 %	-1 %	5.0 %
Torquay	121	\$325,000	2 %	0 %	5.3 %
Urangan	252	\$330,000	3 %	0 %	5.2 %
Urraween	178	\$375,000	3 %	1 %	5.1 %
Wondunna	69	\$360,000	Snr	-2 %	5.8 %

The Hervey Bay apartment market can be summarised as follows:

Suburb	Sales Units	Median Units	1-year Growth	Growth Average	Median Yield
Pialba	32	\$240,000	-15 %	-1 %	6.3 %
Scarness	43	\$270,000	2 %	0 %	5.3 %
Torquay	69	\$235,000	2 %	-1 %	6.0 %
Urangan	103	\$260,000	-1 %	-3 %	6.6 %

Source: CoreLogic. "No. of sales" is sales over the past 12 months. "snr" = statistically not reliable. "Growth ave." is the average annual growth in median house prices over the past 10 years.

Future Prospects

A new deal handed to the Fraser Coast Council by the Federal Government promises to bring hundreds of jobs and boost the local economy.

Announced in January 2019, the Hinkler Regional Deal for the Bundaberg–Hervey Bay region is a Federal Government initiative that involves three levels of government building projects to provide economic growth and long-term employment.

Some of the priority projects include:

- Delivery of the Hervey Bay CBD Master Plan with a new council administration building and enhanced the cultural precinct;
- Expansion of the University of the Sunshine Coast Fraser Coast campus to include student accommodation in the CBD;
- Transforming Urangan Harbour into a tourist destination with commercial, retail and hospitality outlets;
- Developing the next stages of the Fraser Coast Sports and Recreation Precinct to potentially host large sporting carnivals and to create an indoor sports complex.

The first stage of the Fraser Coast Sports and Recreation Precinct has already been opened. At a total cost of \$55 million, the complex will be developed in stages over 20 years.

Upon completion, the complex will comprise a stadium, numerous football fields, tennis and netball courts, club house and other facilities, at Nikenbah.

These projects will follow the wave of construction brought about by the local Council's proactive policies.

As a result of the variety of developments, unemployment has fallen to its lowest rate since June 2017.

An example of the Council's focus is a medical precinct at Urraween and given the high number of retirees in the area, this is accompanied by numerous new retirement villages and aged-care facilities across the region. The Hervey Bay Hospital is also being expanded.

As the medical facility develops, there is a steady influx of personnel to the new facilities.

CORE INFLUENCES

Government Policy

Sea Change

Boom Towns

The Medical Precinct incorporates:

- The Hervey Bay Public Hospital;
- St Stephens Private Hospital;
- Medical Place;
- The southern end of the Fraser Shores Retirement Living development site;
- The approved commercial development on the southern side of Urraween Road; and
- The TAFE East Coast campus site.

Tourism is being massaged through the construction of eco and other resorts and the introduction of RV parks.

Stockland Shopping Centre has had a \$116 million expansion and the CBD is being revitalised with outdoor eateries, an adventure park and rock pool.

The Queensland Government has budgeted to spend \$572 million on infrastructure in the Wide Bay Region and this work is generating around 1,500 new jobs.

On a broader scale, several resources projects are approved and promise to bring hundreds of jobs. More detail about these can be found in the tables on the next page.

- Aviation Industrial Parks

Several industrial parks offer business and employment opportunities. These include the \$100 million Hervey Bay Airport Industrial Park, which is near the redeveloped airport.

It is the only industrial park in Queensland with direct-access air freight services allowing for express logistics support to industry and is ideal for avionics and warehousing businesses.

The airport industrial park sits alongside Avion - Fraser Coast Airside Precinct, a 12ha logistics hub, which is home to eight aviation-related businesses. The precinct has the long-term potential of creating 2,400 jobs.

- Mary Harbour Project

A major coup for the region will be the \$660 million Mary Harbour project.

Steered by MSF Sugar, the development would see a man-made harbour spanning 2km along the Mary River at Granville, a 250-berth marina and a residential precinct housing 3,500.

A village centre, waterfront boardwalks, a four-star, 100-room resort and conference facilities are included in the plans.



Major projects currently impacting the region are:

RESOURCES AND ENERGY

Project	Value	Status	Impact
New solar farm, Aramara Eco Energy World	\$280 million Would power 55,000 homes	Approved (Eco Energy sold the project to a Chinese buyer in Dec 2018)	Jobs 120 construction 17 operational
New solar farm, Susan River ESCO Pacific	\$175 million Would power 50,000 homes	Under construction	Jobs 150 construction
Teebar solar farm, Tiaro	TBA (Stage 1 - \$80mil) Would power 15-20,000 homes	Approved	Jobs 100 construction
Colton Coal mine New Hope Group	\$300 million	Approved	Jobs 120 construction 120 operational
Munna Creek solar Farm Renewable Energy System Technologies	TBA Would power 30,000 homes	Approved	Jobs 300 construction 10 operation

COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
Mary Harbour development MSF Sugar	\$660 million 250-berth marina, 1,800 dwellings and a 100-room hotel	Proposed	Would house 3,500 residents
Engineering contract, Downer EDI, Maryborough	\$336 million	Approved	75 New Generation Rollingstock will be modified for disability access
Wide Bay Motor Complex	\$30 million	Approved Land tenure needs to be resolved before proceeding	
Timber plant, Maryborough Hyne Timber	\$20 million	Under construction	
Munitions factory, Maryborough Rheinmetall JV Nioa Munitions	\$60 million	Approved Expected to be operational by 2022	Jobs 100 operational
High-tech aircraft manufacturing facility, Herve Bay Airport Astro Aero	\$12 million Would make 25 aircraft a year	Approved	Jobs 200 operational

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Bruce Highway upgrade, Hervey Bay to Brisbane State and Federal Governments	\$8 billion Multi-stage project with upgrades from Brisbane to Hervey Bay	Under construction	Reduce congestion and flooding, and improve overall safety

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Dundowran residential project, Grinstead Rd Leda Devts	TBA	Approved	2,000 lots are planned
Augustus Estate Urraween Rd and Hervey Bay Road Villa World	\$250 million	Under construction	800 lots are planned
Mariners Cove residential estate Eli Waters	TBA	Under construction	529 lots are planned
Diamond Waters Hervey Bay resort, Eli Waters	\$60 million	Approved	350 units and an 18-hole golf course
Highrise project, Urangan Anscape P/L	\$130 million 390 apartments, mixed-use tourism and retail	Approved	Jobs 300 during construction
The Sanctuary Estate, Eli Waters	TBA	Approved	175 lots are planned

