



A long wooden pier extends into the ocean under a dramatic, cloudy sky. The pier is made of light-colored wood and has white railings. The ocean is visible on both sides, and the sky is filled with dark, heavy clouds.

# CHAMBER OF COMMERCE BREAKFAST

February 2023  
Presented by Glen Winney

# DID COVID-19 TURN THE TIDES FOR HERVEY BAY'S REAL ESTATE MARKET?



# FEAR AND GREED



“Also known as Behavioral Economics which is a Method of economic analysis that applies physiological insights in human behavior to explain economic decision-making”

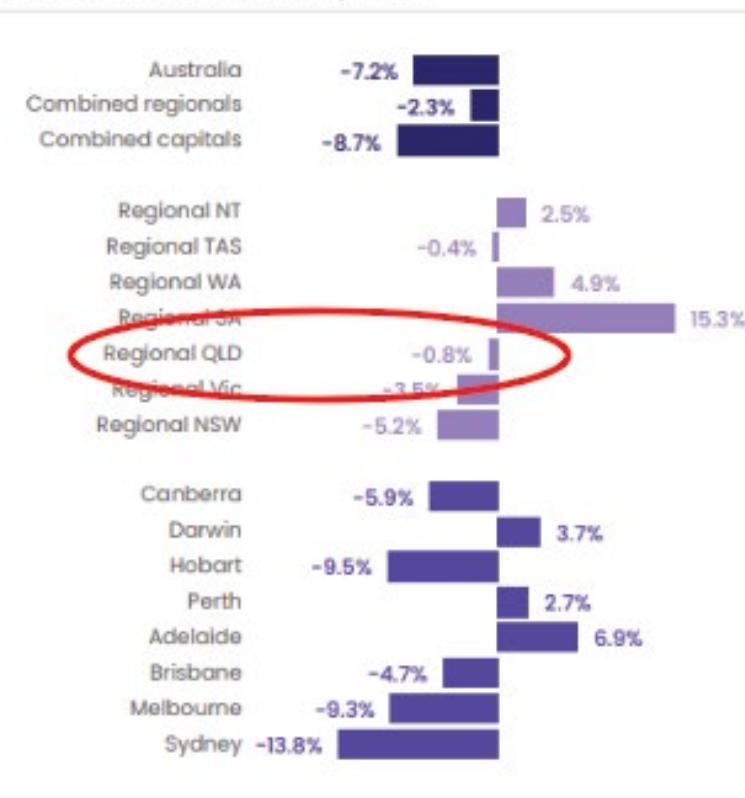


# THE PROPERTY CLOCK

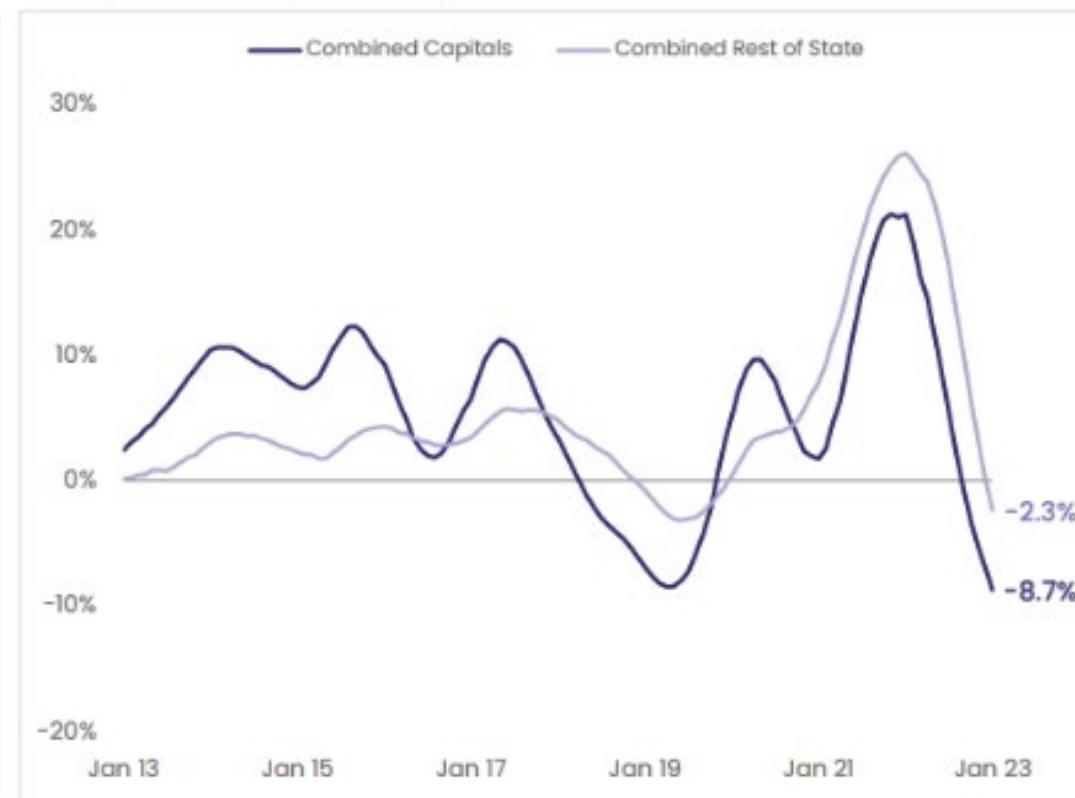
AUSTRALIAN DWELLING VALUES

# 12 month changes

Change in dwelling values, twelve months to January 2023



Rolling annual change in dwelling values



# Australian dwelling values

## Overview

3 MONTHS

**-3.2%**

National home values fell -3.2% in the three months to January, a smaller decline than in the three months to December.

12 MONTHS

**-7.2%**

Dwelling values in Australia are -7.2% lower over the past 12 months, the largest annual decline since May 2019.

National

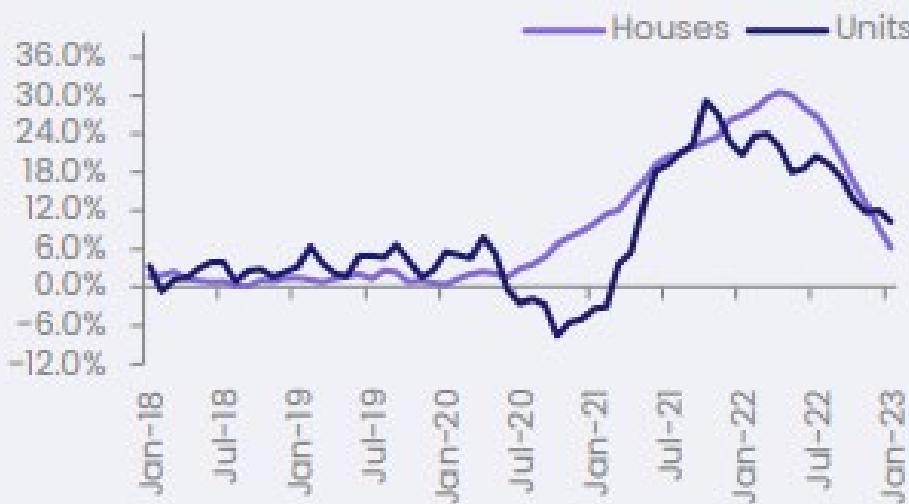
**The monthly pace of decline eased through January**

January saw national home values decline -1.0%, reaffirming an easing in the rate of decline since the -1.6% fall recorded in August.

# Market slows, but values holding

## Home Value Index January 2023

The change in house and unit values over the year to January 2023 is recorded at:



HOUSES  
**6.2%**



UNITS  
**10.2%**

Upper quartile  
**3.0%**

**11.1%**

Lower quartile  
**12.7%**

**9.9%**

Median Value  
**\$497,776**

**\$365,275**

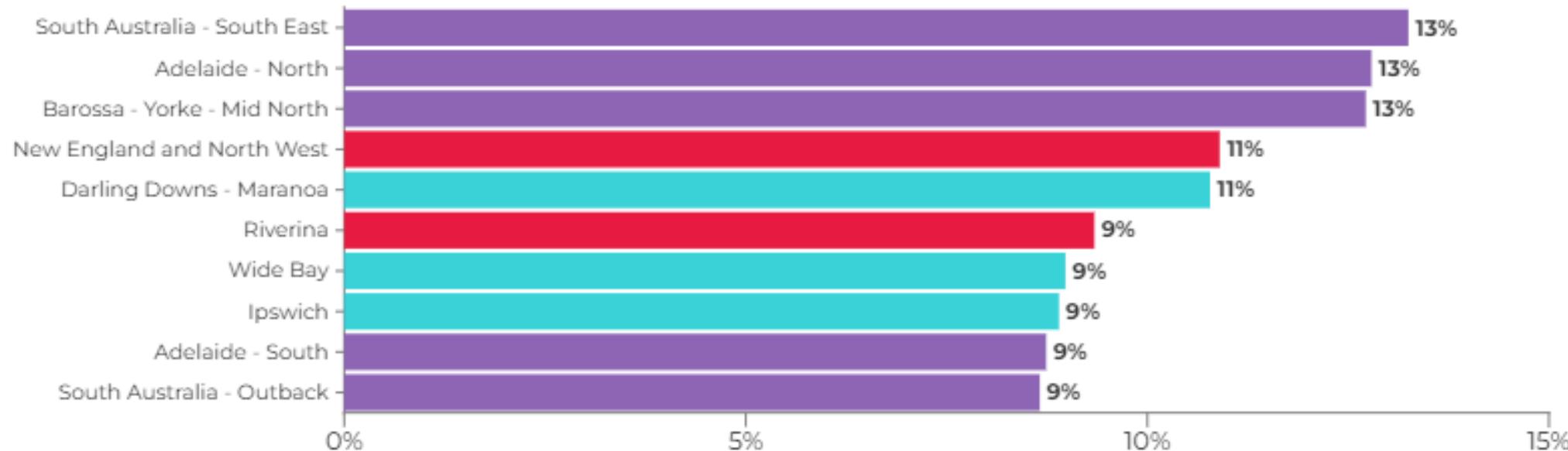


# GROWTH REGIONS

## Highest Growth Regions

Year to January 2023, all dwellings

■ NSW ■ QLD ■ SA



Source: PropTrack • Regions shown are defined by ABS' SA4 standards.



# KEY COMPONENTS DRIVING THE SUCCESS OF THE LOCAL REAL ESTATE MARKET



Improved Economy



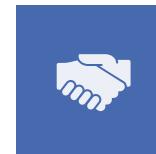
Resumed International Migration



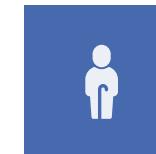
Flexible Work-Life Balance



Ongoing Building Boom



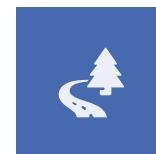
Investors Re-entering the Market



Growing Aged Population



Sustainable Growth



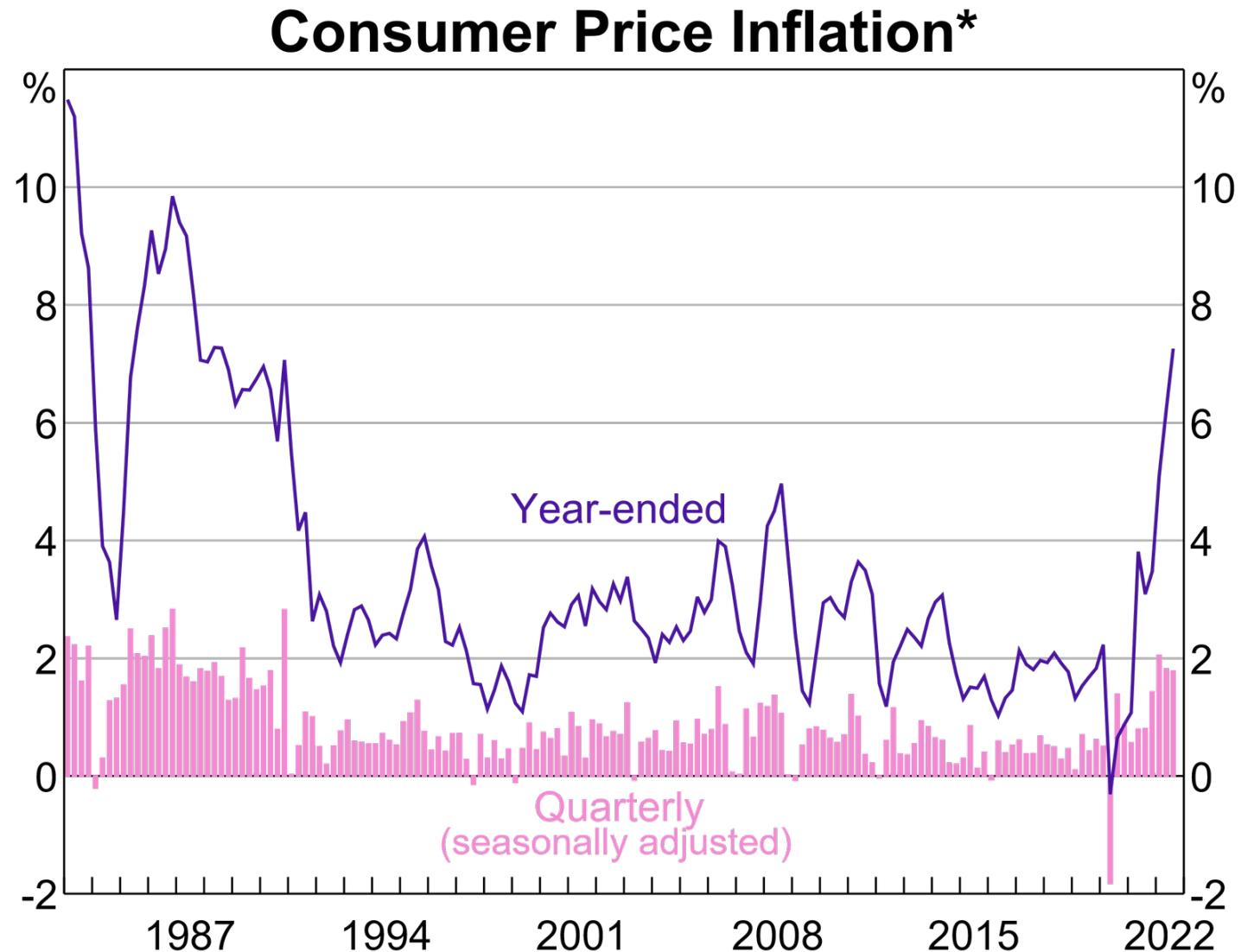
Lifestyle Shift in Australia



Stable Economy with a High Percentage of Health Workers

# INFLATION

Current  
Inflation rate  
7.8%

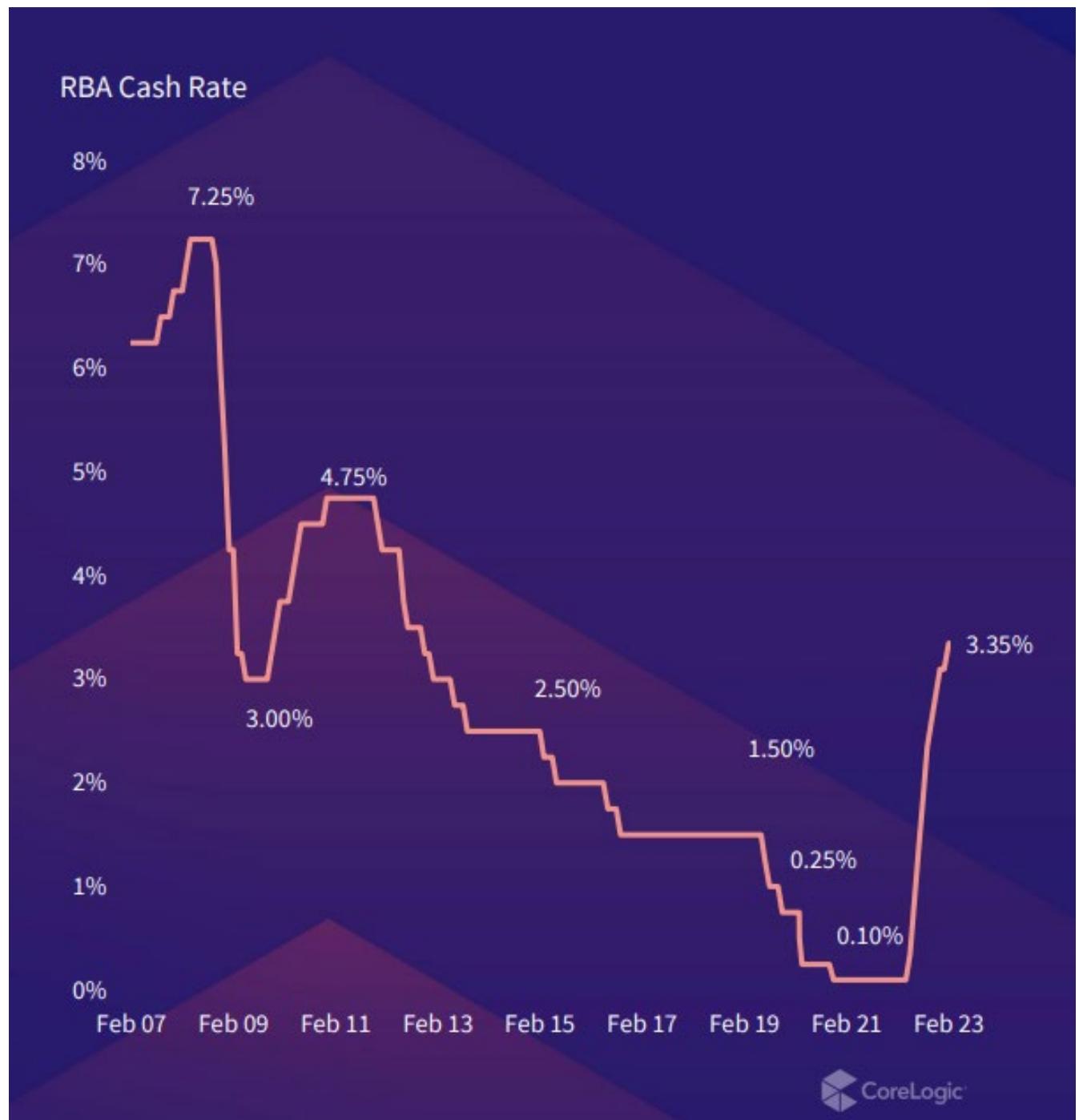


\* Excludes interest charges prior to the September quarter 1998; adjusted for the tax changes of 1999–2000.

Sources: ABS; RBA

# INTEREST RATES

Current base  
interest rate  
3.35%



# KEY STATISTICS POPULATION

## Growth Projection

- 31,900 extra people
- 28.45% growth from 2021 to 2041 (31,900 by 2041)
- 1,595 new people per year
- 14,000 new households

## Housing Needs

- Over 700 new housing products a year
- Over 14,000 new households by 2041

## Aging Population

- Average age of 51
- Need for diverse housing options

## Growth Corridors

- Craignish – Dundowran - over 8,000
- Nikenbah growth corridor - over 4,800
- Hervey Bay North east corridor - over 4,700
- Hervey Bay South West corridor - over 6,100

# Population Growth

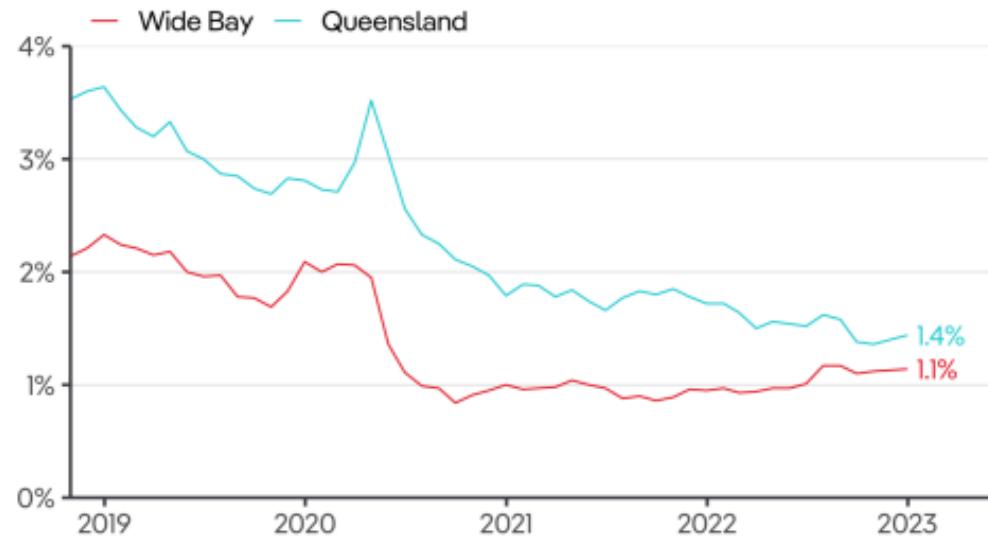
## Population summary

| Fraser Coast Regional Council               | Forecast year |         |         |         |         | Change between 2021 and 2041 |                      |
|---|---------------|---------|---------|---------|---------|------------------------------|----------------------|
|   | 2021          | 2026    | 2031    | 2036    | 2041    | Total change                 | Avg. annual % change |
| Area  |               |         |         |         |         |                              |                      |
| Fraser Coast Regional Council               | 112,111       | 120,367 | 129,122 | 137,076 | 144,011 | +31,900                      | +1.26                |
| Booral - River Heads                        | 3,714         | 3,977   | 4,298   | 4,670   | 4,978   | +1,264                       | +1.48                |
| Burrum Heads - Toogoom                      | 5,204         | 5,617   | 5,945   | 6,116   | 6,232   | +1,028                       | +0.91                |
| Craignish - Dundowran Beach                 | 4,525         | 5,774   | 7,609   | 9,988   | 12,957  | +8,432                       | +5.40                |
| Dundowran - Nikenbah Growth Area            | 2,329         | 4,056   | 6,346   | 7,364   | 7,196   | +4,867                       | +5.80                |
| Fraser Island - Great Sandy Strait          | 1,659         | 1,693   | 1,734   | 1,751   | 1,795   | +136                         | +0.39                |
| Glenwood and District                       | 2,461         | 2,632   | 2,808   | 2,985   | 3,161   | +700                         | +1.26                |
| Granville and surrounds                     | 3,150         | 3,176   | 3,299   | 3,490   | 3,505   | +355                         | +0.54                |
| Hervey Bay - North East                     | 31,320        | 32,942  | 34,261  | 35,150  | 36,041  | +4,721                       | +0.70                |
| Hervey Bay - South West                     | 20,672        | 21,957  | 23,153  | 25,046  | 26,779  | +6,107                       | +1.30                |
| Howard - Torbanlea - Pacific Haven district | 3,698         | 4,063   | 4,216   | 4,390   | 4,571   | +874                         | +1.07                |
| Maryborough Central-North                   | 17,993        | 18,191  | 18,407  | 18,580  | 18,782  | +789                         | +0.21                |
| Oakhurst - Yengarie and District            | 2,992         | 3,280   | 3,565   | 3,765   | 3,914   | +922                         | +1.35                |
| Rural West                                  | 1,024         | 1,138   | 1,217   | 1,298   | 1,364   | +340                         | +1.44                |
| Sunshine Acres - Walligan - Takura district | 2,165         | 2,245   | 2,322   | 2,406   | 2,491   | +326                         | +0.70                |
| Tiaro - Bauple and District                 | 2,215         | 2,316   | 2,446   | 2,578   | 2,727   | +512                         | +1.05                |
| Tinana and District                         | 6,990         | 7,311   | 7,497   | 7,497   | 7,516   | +527                         | +0.36                |

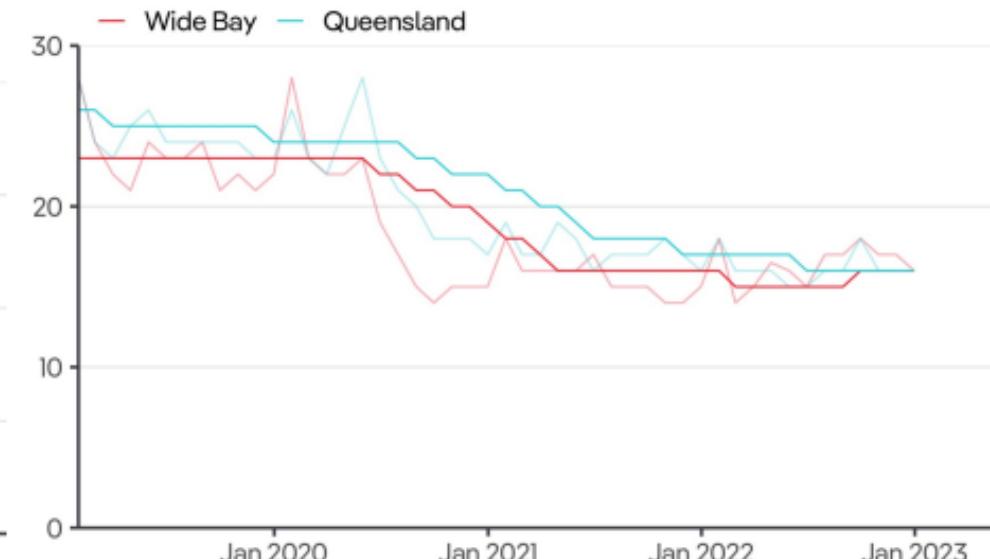
# VACANCY RATES

## Rental conditions remain extremely tight

**Rental Vacancy Rates**



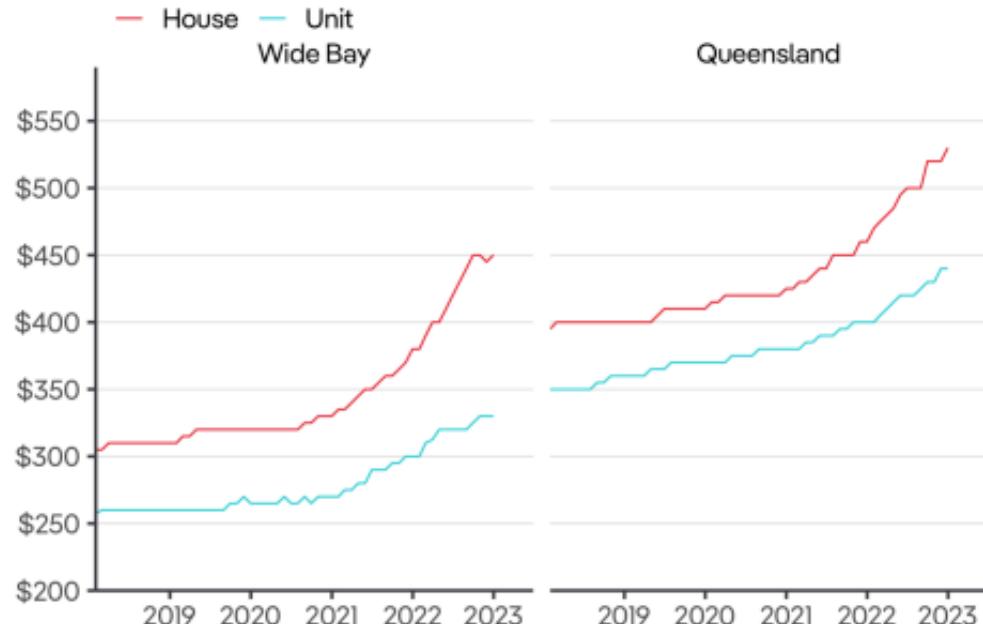
**Median rental days on market**



PropTrack

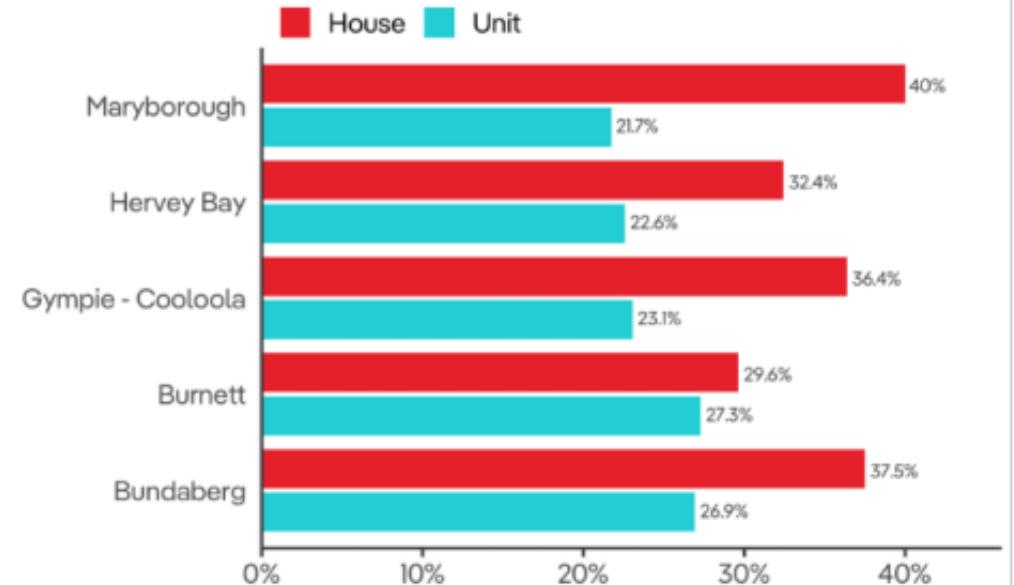
# RENTAL PRICES & INCREASES

## Median advertised rents



## Change in median advertised rents

December 2022 compared to March 2020



 PropTrack

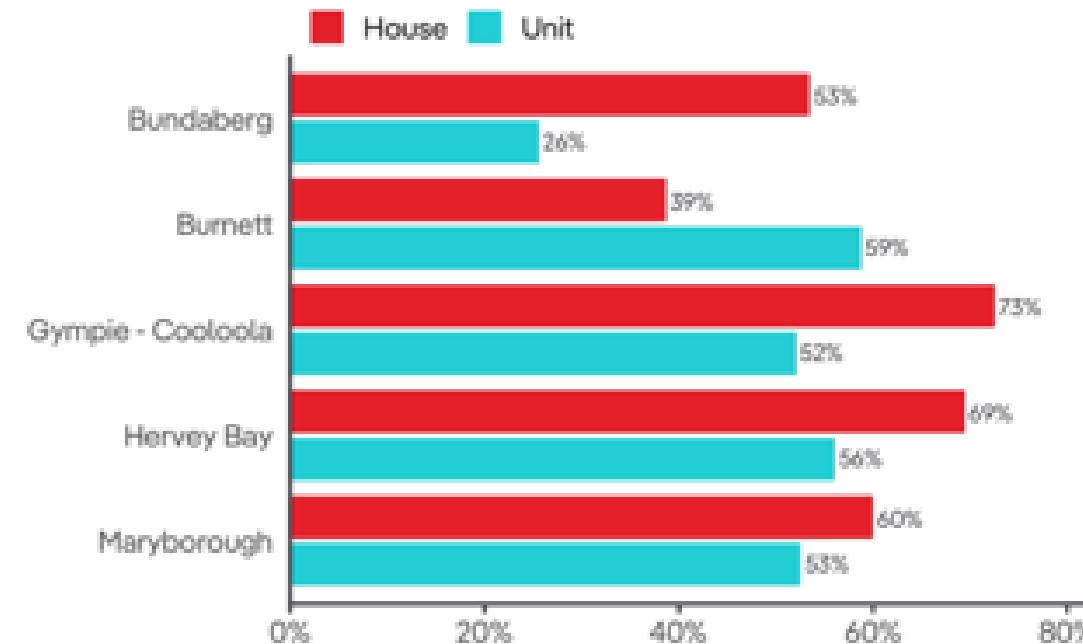
# MEDIAN PRICE CHANGES

69%  
Increase

# Prices will not retract very much

Median price changes since the pandemic

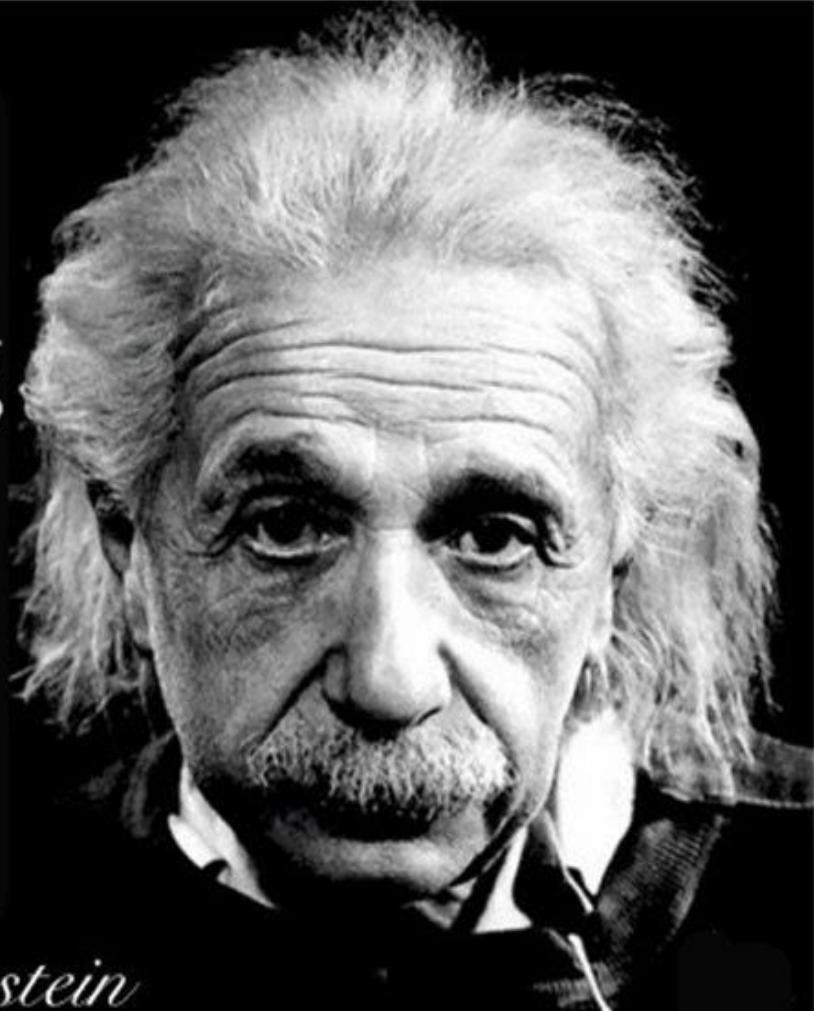
March 2020 to December 2022



PropTrack

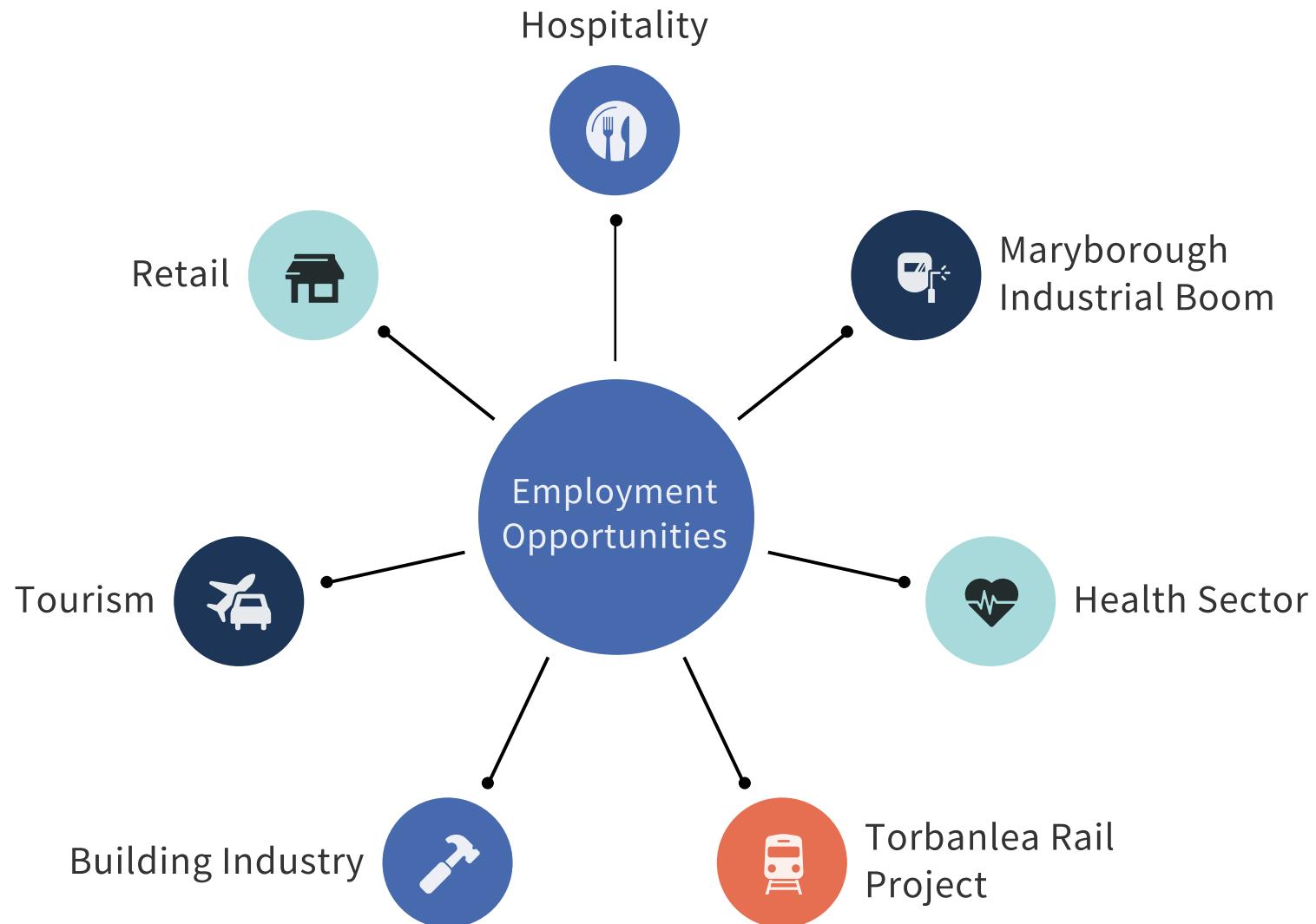
Insanity:  
doing the same thing  
over and over again  
and expecting  
different results.

*-Albert Einstein*





THE ONLY CONSTANT IN LIFE IS CHANGE, AND THE SAME HOLDS TRUE FOR CITIES AND SOCIETIES. IT'S TIME TO BREAK AWAY FROM THE COMFORT OF THE PAST AND EMBRACE THE UNKNOWN POSSIBILITIES OF THE FUTURE



# JOBS, JOBS, JOBS

Population Expansion Fuels Job Growth in Diverse Sectors Including Industrial, Health, Building, Tourism, Hospitality, and Retail

# INFRASTRUCTURE IS THE KEY TO OUR FUTURE



Council Chambers / Library



Retail (ride the wave of change)



Urangan Marina and surrounding areas



Health Care Facilities (level 5 hospital)



Hervey Bay Airport Service Expansion



Road Infrastructure  
Bruce Highway  
Urraween Rd  
Traffic Lights  
Ring Road



Esplanade Enhancement & Parking



Fraser Coast Sports and Recreational Precinct

“Infrastructure sets the stage for progress; let us take the lead in shaping the future of our city”

# QUESTIONS





# FCRC CEO KEN DIEHM

Presentation and Q&A:

*With Ken Diehm, Gerard Carlyon and James Cockburn*

3rd March 2023, Beach House Hotel 12PM-2.00PM

INCLUDES MAIN COURSE

Ticket Price: FCPIA Members - \$45.00\*  
Non Members- \$60.00\*



Scan the QR Codes to  
purchase tickets at  
[www.eventbrite.com.au](https://www.eventbrite.com.au)

Sponsored by



*\*Plus booking fees.  
This function is a  
non-fundraising  
event*

Media Sponsor

