

The Mackay Whitsunday Region is located half way between Cairns and Brisbane and covers the eight local government areas (LGAs) of Belyando, Bowen, Broadsound, Mackay City, Mirani, Nebo, Sarina and Whitsunday.

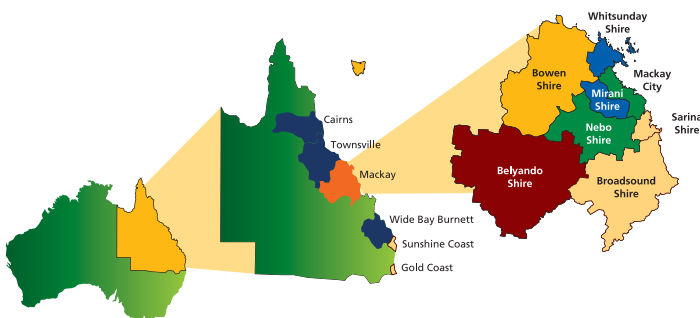
The region boasts a steadily growing population and employment base and offers a desirable location for business given its significant offering of quality, affordable industrial land, efficient transport networks, complementary infrastructure and support services, and proximity to the rapidly growing Asia Pacific market.

The hinterland areas of the Mackay Whitsunday Region are rich in resources, supplying Queensland with around half of all coal production and three quarters of total value of coal exports. The region is also one of the largest contributors to sugar cane production in Australia.

The amalgamation review held by the Queensland Government earlier this year recommended that the current eight local government areas (LGAs) of the Mackay Whitsunday Region be condensed into three main super councils. The new amalgamated councils include:

- Mackay Regional Council (previously Mackay City, Mirani and Sarina Shire Councils);
- Whitsunday Regional Council (previously Whitsunday and Bowen Shire Councils); and
- Isaac Regional Council (previously Belyando, Broadsound and Nebo Shire Councils).

State-wide amalgamation of councils is to occur in March 2008 on the date of the next local government election. The objectives of the newly amalgamated councils are to increase quality of service provision, financial stability and sustainability, and efficiency of regional resource allocation.



Source: Department of Tourism, Regional Development and Industry

Economic Development Highlights

Some significant indicators of the Region's economic performance in 2007 include:

- A 42.5% increase in Gross Regional Product, the largest growth in the State;
- A significant decline in unemployed persons, and the unemployment rate, with the unemployment rate considerably lower than the State;
- Wages growth of almost 50% since 2001, significantly above wages growth in Queensland over the period;
- An average wage that is 11.6% higher than the State;
- Continued rapid growth in dwelling and non-dwelling investment in the region, indicative of strong business and investor confidence;
- A 25.1% increase in tourism visitation to the region, contributing to a 31.1% increase in takings at accommodation establishments; and
- Significant investor confidence in industrial land development in the region with a total investment of more than \$600 million over the year in industrial land development related projects. Approximately 2,500 hectares of industrial zoned land is currently under construction or under study. Meanwhile the median sales values continue to rise for industrial land across the region.

Confirmed major projects to be developed in the region include:

- A \$1.1 billion expansion of the Dalrymple Bay Coal Terminal that will increase capacity from 60 million tonne per annum (Mtpa) to 85Mtpa by 2009;
- A \$950 million development of an open cut thermal coal mine 10km north of Clermont, producing 10 to 15 Mt of coal per annum.
- Construction of the 69km QR Northern Missing Rail Link for \$765 million, connecting the existing Newlands and Goonyella rail systems in the Northern Bowen Basin.
- Construction of the Bowen and Port of Airlie Marina Projects will expand on existing marina facilities and develop local marine infrastructure with a combined cost of \$1.1 billion.
- Construction of a 12 MW gas fired power station at Moranbah and a 300MW fired peaking power station near Nebo has an estimated cost of \$800 million.
- Links Living's \$600 million Whitsunday Springs development, comprising a 2,500 mixed density dwelling complex, golf course, and other resort type facilities.
- Resort Corp's \$500 million development of Whitsunday's Funnel Bay Resort on a landmark location with views of the Whitsunday Islands, national park and 1.2 kilometres of beach front.

Summary Statistics & Gross Regional Product

Summary of Statistical Indicators

Summary of Recent Statistical Indicators, Mackay Whitsunday Region				
Indicator	Current Report Period	Current Value	Previous Year Value	% Change
Gross Regional Product (\$ billion)	2005-06	\$13.3	\$9.3	42.5%
Population				
Population	2006	159,869	154,061	3.8%
Projected Population (a)	2006-2026	219,411	n.a.	1.6%
Employment				
Labour Force	Mar Q 07	81,674	82,944	-1.6%
Employment	Mar Q 07	78,990	80,266	-1.5%
Unemployment	Mar Q 07	2,516	2,960	-15.0%
Unemployment Rate (%) (b)	Mar Q 07	3.2%	3.4%	-0.2%
Commodities				
Sugar Cane Crushed (Mt)	2006	9.7	9.8	-0.9%
Saleable Coal Production (Mt)	2005-06	86.0	90.6	-5.1%
Coal Exports (Mt)	YE Mar 07	95.6	95.3	0.3%
Commodity Trade (t)	2005-06	2,348,387	2,278,872	3.1%
Tourism				
Total Visitors	YE Mar 07	2,634,728	2,106,319	25.1%
Room Occupancy Rates				
Mackay (TR) (b)	YE Mar 07	73.6%	69.3%	4.3%
Whitsunday (TR) (b)	YE Mar 07	62.5%	62.2%	0.3%
Takings from accommodation (\$M)	YE Mar 07	\$53.2	\$40.6	31.1%
Airport Passengers				
Mackay Airport	YE Jun 07	732,321	655,037	11.8%
Great Barrier Reef Airport	YE Dec 07	473,222	398,486	18.8%
Whitsunday Coast Airport	YE Jun 07	255,107	221,312	15.3%
Property Investment				
Number of Dwelling Approvals	YE Jun 07	1,757	1,462	20.2%
Value of Dwelling Approvals (\$M)	YE Jun 07	\$522.4	\$355.1	47.1%
Median House Price	YE Mar 07	\$358,232	\$312,704	14.6%
Median Unit / Townhouse Price	YE Mar 07	\$347,502	\$236,653	46.8%
Median Vacant Urban Land Price	YE Mar 07	\$209,864	\$161,552	29.9%
Commercial Investment				
Value of Non-Residential Building Approvals (\$M)	YE Jun 07	\$240.1	\$171.3	40.2%
Median Industrial Land Value	YE Jun 07	\$454,971	\$301,191	51.1%

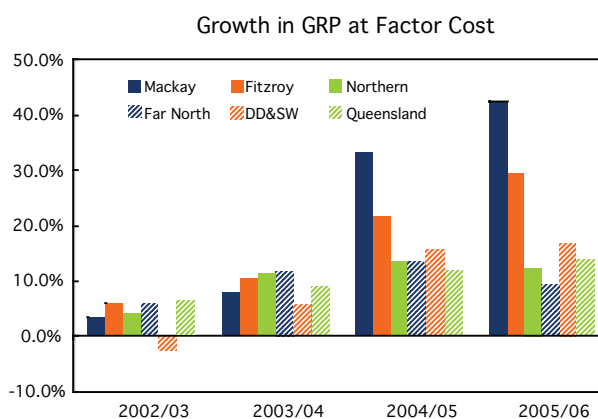
Note: (a) The current figure reported in this table is the projected 2026 population figure. The % change figure reported in this table is the average annual growth rate from 2006 to 2026. (b) The % change figure reported in this table is a percentage point difference.
Source: See respective pages for data sources

Gross Regional Product

The Mackay Whitsunday Region's Gross Regional Product at Factor Cost (GRP) expanded by 42.5% to \$13.3 billion in 2005-06, representing 8.1% of the Gross State Product at Factor Cost (GSP) for Queensland (\$163.6 billion).

The Mackay Whitsunday Region recorded the strongest growth in GRP of all regions in Queensland in 2005-06, considerably above the growth in GSP of 13.9% for the year. The Fitzroy Region also recorded strong growth in GRP for the year, as did the Darling Downs and South West, with the expanding mining sector a large contributor to growth in these regions.

The major industry in the Mackay Whitsunday Region is mining, contributing 60.7% of total GRP in 2005-06. This was greater than any industry contribution to GRP across Queensland. Other major contributors to GRP included transport and storage (5.3%), property and business services (4.7%) and agriculture (4.3%).



Source: AECgroup

Gross Regional Product (% of total), 2005-06

Industry	Mackay Whitsunday Region				QLD			
	2005-06 (\$M)	% Contribution (2005-06)	2004-05 (\$M)	Annual % Change	2005-06 (\$M)	% Contribution (2005-06)	2004-05 (\$M)	Annual % Change
Mining	8,081.4	60.7	4,556.8	77.3	20,341.0	12.4	12,423.0	63.7
Transport & Storage	701.6	5.3	618.3	13.5	7,502.0	4.6	7,085.0	5.9
Property & Business Services	623.1	4.7	595.6	4.6	16,259.0	9.9	14,896.0	9.2
Agriculture	572.8	4.3	613.6	-6.6	6,758.0	4.1	6,653.0	1.6
Health & Community Services	401.6	3.0	343.7	16.9	10,245.0	6.3	8,622.0	18.8
Ownership of Dwellings	350.7	2.6	313.9	11.8	12,990.0	7.9	11,624.0	11.8
Wholesale Trade	328.4	2.5	292.9	12.1	7,555.0	4.6	7,356.0	2.7
Education	299.1	2.2	285.9	4.6	7,076.0	4.3	6,346.0	11.5
Retail Trade	297.8	2.2	290.2	2.6	11,792.0	7.2	11,080.0	6.4
Manufacturing	294.2	2.2	274.1	7.3	14,648.0	9.0	14,179.0	3.3
Construction	229.8	1.7	205.1	12.1	13,073.0	8.0	11,415.0	14.5
Personal & Other Services	209.4	1.6	176.3	18.8	3,422.0	2.1	2,933.0	16.7
Electricity, Gas & Water Services	208.3	1.6	193.4	7.7	3,227.0	2.0	2,759.0	17.0
Finance & Insurance Services	202.5	1.5	154.1	31.5	8,443.0	5.2	7,213.0	17.1
General Government	163.8	1.2	118.4	38.3	3,672.0	2.2	3,422.0	7.3
Government Administration & Defence	142.2	1.1	120.8	17.7	6,469.0	4.0	5,738.0	12.7
Accommodation, Cafes & Restaurants	109.7	0.8	102.4	7.1	4,754.0	2.9	4,566.0	4.1
Communications	52.1	0.4	47.7	9.3	3,665.0	2.2	3,735.0	-1.9
Cultural & Recreational Services	40.3	0.3	39.5	2.2	1,727.0	1.1	1,627.0	6.1
Total	13,308.9	100.0	9,342.6	42.5	163,618.0	100.0	143,672.0	13.9

Source: AECgroup

Population

In 2006, there were an estimated 159,869 persons in the Mackay Whitsunday Region, 3.8% more than in 2005. This was above the 2.4% population growth recorded in Queensland. Nebo (5.8%), Mirani (4.4%), Mackay City (4.2%), Whitsunday (3.6%) and Belyando (3.6%) recorded the strongest population growth in the year. Annual population growth from 2001 to 2006 was considerably higher in the Mackay Whitsunday Region than in the neighbouring Fitzroy and Northern Regions and the State.

Estimated Resident Population, Mackay Whitsunday Region

Region	2006	Annual % change	Avg. annual % change 2001-06
Belyando	11,185	3.6%	2.4%
Bowen	13,142	1.3%	1.2%
Broadsound	7,311	2.6%	2.4%
Mackay City	90,303	4.2%	3.5%
Mirani	5,709	4.4%	1.6%
Nebo	2,682	5.8%	5.1%
Sarina	11,360	3.3%	3.0%
Whitsunday	18,177	3.6%	3.2%
Mackay Whitsunday Region	159,869	3.8%	3.1%
Fitzroy Region	200,604	2.4%	2.0%
Northern Region	209,588	2.4%	2.0%
Queensland	4,091,546	2.4%	2.4%

Source: ABS 3218.0

Population in the Mackay Whitsunday Region is projected to grow at an average annual rate of 1.6% to 219,411 persons by 2026. This is in line with average annual growth projected for Queensland (1.6%), and higher than the 1.3% and 1.2% projected growth rate for the Fitzroy and Northern Regions, respectively.

Within the Mackay Whitsunday Region, growth is expected to be strongest in the Whitsunday Shire (2.1%), followed by Belyando Shire (1.9%), Mirani Shire (1.8%) and Mackay City (1.7%).

Population Projections

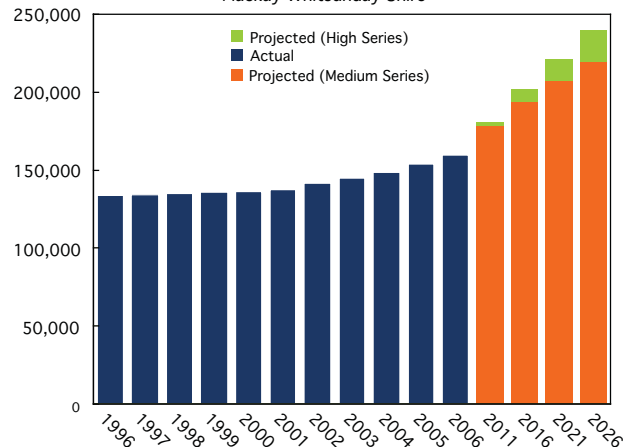
Region	2006	2016	2026	Average annual % change, 2006-2026
Belyando	11,185	16,059	16,283	1.9%
Bowen	13,142	14,447	15,361	0.8%
Broadsound	7,311	8,372	8,452	0.7%
Mackay City	90,303	109,010	125,613	1.7%
Mirani	5,709	7,122	8,232	1.8%
Nebo	2,682	3,220	3,267	1.0%
Sarina	11,360	13,147	14,594	1.3%
Whitsunday	18,177	22,655	27,609	2.1%
Mackay Whitsunday Region	159,869	194,032	219,411	1.6%
Fitzroy Region	200,604	228,519	259,590	1.3%
Northern Region	209,588	242,099	264,613	1.2%
Queensland	4,091,546	4,883,296	5,653,287	1.6%

Source: ABS 3218.0, QDLGP Population Projections 2006, AECgroup

These projections are based upon medium series projections released by the Department of Local Government and Planning (QDLGP). However, over the past five years the Mackay Whitsunday Region has been experiencing population growth more in line with QDLGP's high series projections, suggesting these may be a more accurate reflection of future population growth in the region. According to the high series population projections, the Mackay Whitsunday Region will experience an average annual growth of 2.0% over the next 20 years to reach a total of 239,482 persons by 2026.

Estimated Resident Population

Mackay Whitsunday Shire



Source: ABS 3218.0, QDLGP Population Projections 2006 (Medium and High Series), AECgroup

Age Structure

The Mackay Whitsunday Region boasts a younger population than Queensland with an average age of 35.4 years compared to the State average of 36.7 years. The average age in the Mackay Whitsunday Region remained relatively stable between 2001 and 2006, contrary to the general Queensland experience with the average age increasing by 0.7 years across the state.

In 2006, Bowen Shire recorded the highest average age of 39.3 years, while Belyando Shire recorded the lowest of 30.3 years. The inland mining areas of Belyando, Broadsound and Nebo all recorded a decline in average age since 2001, as did the major tourism destination of Whitsunday Shire.

Median Age

	Median Age (yrs)		
	1996	2001	2006
Belyando	29.6	31.8	30.3
Bowen	36.8	39.2	39.3
Broadsound	29.5	32.8	31.4
Mackay City	33.7	35.0	35.6
Mirani	33.3	34.1	36.1
Nebo	30.5	32.8	32.3
Sarina	33.9	35.5	36.2
Whitsunday	35.2	37.0	36.1
Mackay Whitsunday Region	33.6	35.3	35.4
Queensland	34.9	36.0	36.7

Source: ABS 2006, 2001, and 1996 Census

Labour Market Overview

In the March Quarter 2007 there were 78,990 employed persons in the Mackay Whitsunday Region, 1.5% less than the number of persons employed one year ago. The labour force also experienced an annual decline of 1.6% in the March Quarter 2007.

Meanwhile the number of unemployed persons in the Mackay Whitsunday declined 15.0% compared to the March Quarter 2006 to a total of 2,516 persons, with the trend unemployment rate falling to 3.2%.

Labour Market Summary, Mackay Whitsunday Region

	Mar Q 07	% chg on Dec Q 06	% chg on Mar Q 06
Labour Force (no.) ^(a)	81,674	-0.1%	-1.6%
Employed (no.)	78,990	-0.4%	-1.5%
Unemployed (no.)	2,516	-11.2%	-15.0%
Unemployment Rate (%) ^(b)	3.2%	-0.2%	-0.2%

Note: (a) Labour force is the total number of people, 15 years or over, employed and unemployed (b) The change in the unemployment rate is in percentage point terms. This data is derived through trending the unsmoothed series from DEWR.

Source: DEWR Small Area Labour Markets, AECgroup

Labour Force & Employment

There were 81,674 persons in the Mackay Whitsunday Regional labour force in the March Quarter 2007, with the majority of the labour force residing in Mackay City (44,586 persons), Whitsunday (10,413 persons) and Bowen (6,948 persons).

The regional labour force was 1.5% less than recorded for the previous year with all areas of the region experiencing annual declines for the quarter. Declines in the labour force can likely be attributed to the winding back of production at coal mines in 2006, and the completion of a large number of developments in the past year.

Labour force declines are expected to be temporary with coal production returning to normal levels in 2007-08 and a large number of significant developments having commenced or to be commenced in the near future.

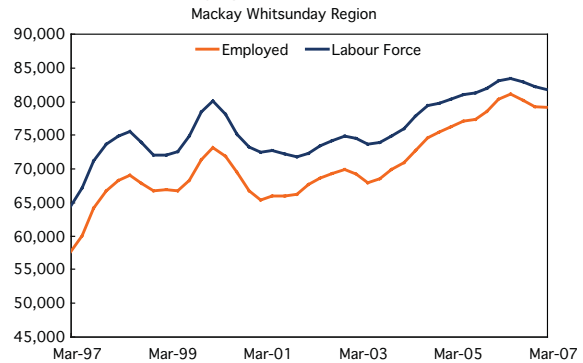
Trend Labour Force, Mackay Whitsunday Region

	Persons Mar Q 07	% chg on Mar Q 06
Mackay City	44,586	-1.7%
Whitsunday	10,413	-1.4%
Bowen	6,948	-1.5%
Belyando	6,093	-1.5%
Sarina	5,248	-1.6%
Broadsound	4,086	-1.4%
Mirani	2,881	-1.5%
Nebo	1,311	-1.4%
Mackay Whitsunday Region	81,674	-1.5%

This data is derived through trending the unsmoothed series from DEWR.
Source: DEWR Small Area Labour Markets, AECgroup

Labour force and employment growth in the Mackay Whitsunday Region has trended steadily upwards since the September Quarter 2003, however in March Quarter 2007 both labour force and employment growth experienced a downward turn suggesting that labour force growth in the Mackay Whitsunday Region may be temporarily easing.

Trend Employment and Labour Force



Source: DEWR Small Area Labour Markets, AECgroup

Unemployment Rate

The trend unemployment rate of the Mackay Whitsunday Region fell 0.2 percentage points to 3.2% in the March Quarter 2007 when compared to one year ago. Comparatively, Queensland's unemployment rate fell 1.1 percentage points since the March Quarter 2006, although is still 0.7 percentage points above that of the Mackay Whitsunday Region.

Nebo Shire continues to record the lowest unemployment rate of the region of 0.2%, the eleventh consecutive quarter to record an unemployment rate below 1% for the Shire. Meanwhile, Bowen Shire continues to record the highest unemployment rate of 5.6%, a decline of 0.2 percentage points since the March Quarter 2006.

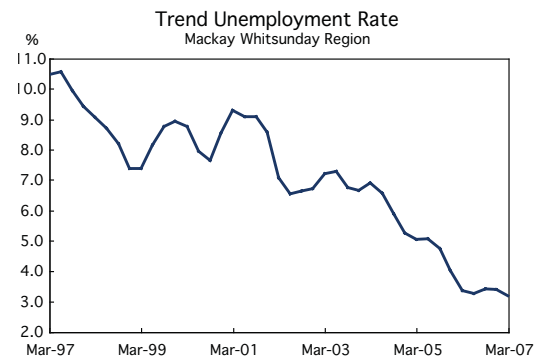
Increases in the unemployment rate compared to one year ago were experienced by Sarina (0.2 percentage points), Broadsound (0.1 percentage point) and Whitsunday (0.1 percentage point) Shires.

Trend Unemployment Rate, Mackay Whitsunday Region

	Mar Q 06	Mar Q 05
Nebo	0.2%	0.6%
Broadsound	1.0%	0.9%
Belyando	1.1%	1.1%
Mirani	3.1%	3.1%
Mackay City	3.3%	3.4%
Whitsunday	3.3%	3.2%
Sarina	4.4%	4.2%
Bowen	5.6%	5.8%
Mackay Whitsunday Region	3.2%	3.4%
Queensland	3.9%	5.0%

This data is derived through trending the unsmoothed series from DEWR.
Source: DEWR Small Area Labour Markets, AECgroup

The unemployment rate has significantly declined over the past five years, but seems to have stabilised at current low levels in recent quarters.



Source: DEWR Small Area Labour Markets, AECgroup

Employment by Occupation

In 2001, the top three occupations in the Mackay Whitsunday Region were tradespersons & related workers (14.9% share of total employment), intermediate production & transport workers (14.3% share of total employment) and intermediate clerical, sales & service workers (11.9% share of total employment).

Between 1996 and 2001, employment growth was strongest for elementary clerical, sales & service workers (up 14.0%), professionals (up 9.1%) and associate professionals (up 8.2%). Updated 2006 employment by occupation data is due for release at the end of 2007.

Employment by Occupation, Mackay Whitsunday Region			
	1996	2001	% chg
Tradespersons & Related Workers	15.9%	14.9%	-5.1%
Intermediate Production & Transport Workers	14.6%	14.3%	-0.7%
Intermediate Clerical, Sales & Service Workers	13.1%	13.6%	4.8%
Professionals	11.1%	11.9%	9.1%
Labourers & Related Workers	11.7%	11.2%	-3.2%
Associate Professionals	9.8%	10.5%	8.2%
Managers & Administrators	9.9%	9.7%	0.2%
Elementary Clerical, Sales & Service Workers	8.0%	9.0%	14.0%
Advanced Clerical & Service Workers	3.2%	2.8%	-9.9%
Inadequately described	0.8%	0.7%	-2.1%
Not stated	1.8%	1.4%	-19.6%
Total	100.0%	100.0%	1.6%

Source: ABS 2001 Census

Employment by Industry

In 2001, the major industries of employment in the Mackay Whitsunday Region were retail trade (14.3% share of total employment), agriculture, forestry & fishing (10.6% share of total employment) and manufacturing (8.7% share of total employment).

Between 1996 and 2001, the most significant growth was recorded in the number of persons employed in property & business services (up 20.9%), retail trade (up 15.7%) and health & community services (up 14.0%). Updated 2006 employment by industry data is due for release at the end of 2007.

Employment by Industry, Mackay Whitsunday Region			
	1996	2001	% chg
Retail Trade	12.5%	14.3%	15.7%
Agriculture, Forestry & Fishing	10.8%	10.6%	-0.9%
Manufacturing	9.2%	8.7%	-4.0%
Mining	8.5%	7.5%	-9.9%
Health and Community Services	6.4%	7.2%	14.0%
Property and Business Services	5.9%	7.0%	20.9%
Accom, Cafes & Restaurants	7.7%	6.9%	-8.7%
Construction	7.3%	6.8%	-4.5%
Transport and Storage	6.8%	6.4%	-5.0%
Education	5.7%	6.3%	12.2%
Wholesale Trade	5.4%	5.6%	5.7%
Personal and Other Services	2.6%	2.7%	8.4%
Government Admin & Defence	2.5%	2.6%	6.2%
Finance and Insurance	2.1%	1.8%	-11.2%
Cultural & Recreational Services	1.4%	1.4%	-0.2%
Communication Services	1.0%	0.9%	-10.2%
Electricity, Gas & Water Supply	0.7%	0.7%	0.0%
Non-classifiable economic units	1.5%	0.5%	-66.0%
Not stated	1.8%	1.9%	4.4%
Total	100.0%	100.0%	1.6%

Source: ABS 2001 Census

Trend Industry Employment Share
Mackay Whitsunday Region



Given the recent boom in the mining sector in the Mackay Whitsunday Region, it is expected that employment in related industries, particularly mining and transport & storage would be significantly higher at the time of the next Census in 2006.

Household Income

The Mackay Whitsunday Region recorded an average weekly household income of \$1,343.95 in 2006, an increase of 51.1% since 2001. This growth in average weekly household income was above the average growth of the State (35.4%) and is likely a reflection of the strength of the mining industry in the Mackay Whitsunday Region and the high wages in this industry. Broadsound, Belyando and Nebo recorded the highest average weekly household incomes reflecting the high proportion of mining and mining support sector employment in these areas.

Average Weekly Household Income			
	2006	2001	% chg
Belyando	\$1,943.62	\$1,250.15	55.5%
Bowen	\$1,018.97	\$752.99	35.3%
Broadsound	\$1,865.26	\$1,373.82	35.8%
Mackay City	\$1,332.47	\$844.36	57.8%
Mirani	\$1,154.01	\$762.58	51.3%
Nebo	\$1,800.93	\$1,301.44	38.4%
Sarina	\$1,259.20	\$779.31	61.6%
Whitsunday	\$1,180.55	\$821.72	43.7%
Mackay Whitsunday Region	\$1,343.95	\$889.19	51.1%
Queensland	\$1,201.39	\$887.31	35.4%

Source: ABS 2006 and 2001 Census

Mackay Whitsunday Regional Economic Report

Employment Update for June 2007 Edition

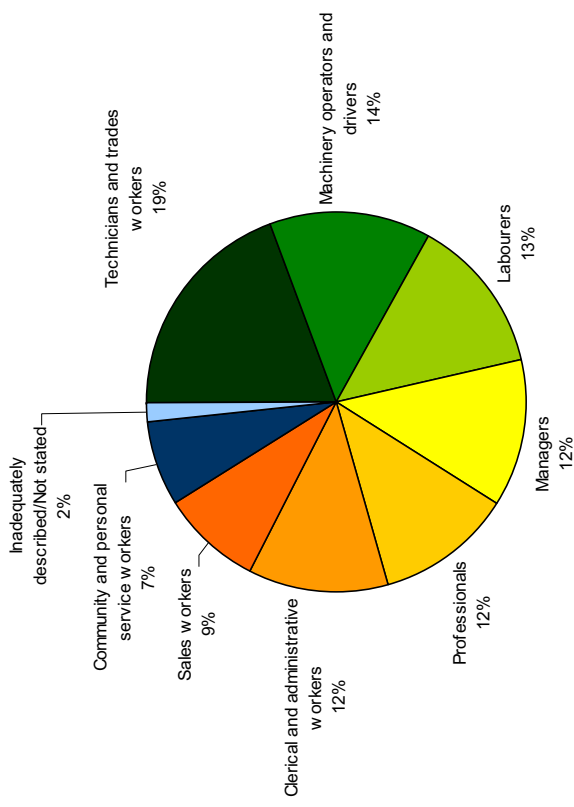
Employment by Occupation

In 2006, the greatest proportion of total employment was held by technical and trades workers (19.3%); machinery operators and drivers (13.6%) and labourers (13.4%). The strongest growth in proportion of total employment was in technicians and trades workers (increased by 40%) and the least growth in proportion of total employment was in managers (increased by 8.6%).

	Employment by Occupation, Mackay Whitsunday Region		
	2006	2001	% chg
Technicians and trades workers	19.3%	17.0%	40.0%
Machinery operators and drivers	13.6%	13.4%	25.1%
Labourers	13.4%	13.4%	22.8%
Managers	12.4%	14.0%	8.6%
Professionals	11.9%	12.0%	22.5%
Clerical and administrative workers	11.8%	11.7%	24.7%
Sales workers	8.7%	9.1%	18.0%
Community and personal service workers	7.0%	7.1%	21.5%
Inadequately described/Not stated	1.8%	2.1%	1.0%
Total	99.9%	99.8%	23.2%

Source: ABS 2006 Census

Employment by Occupation 2006 Mackay Whitsunday Region



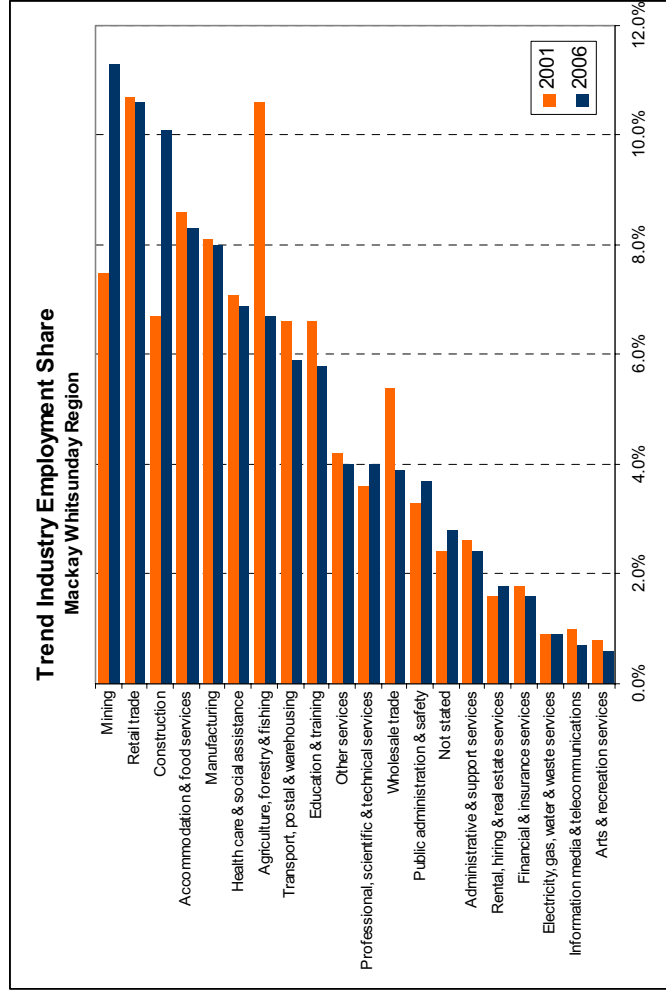
Employment by Industry

In 2006, the industries with the greatest share of employment were mining (11.3%); retail trade (10.6%); and construction (10.1%). Significant growth in employment occurred between 2001 and 2006 in construction (87.7%); mining (84.6%); and rental, hiring & real estate services (40.4%).

A number of industries experienced a decline in employment between 2001 and 2006. These were: agriculture, forestry & fishing (-21.6%); information media & telecommunications (-13.3%); wholesale trade (-11.1%); and arts & recreation services (-5.8%).

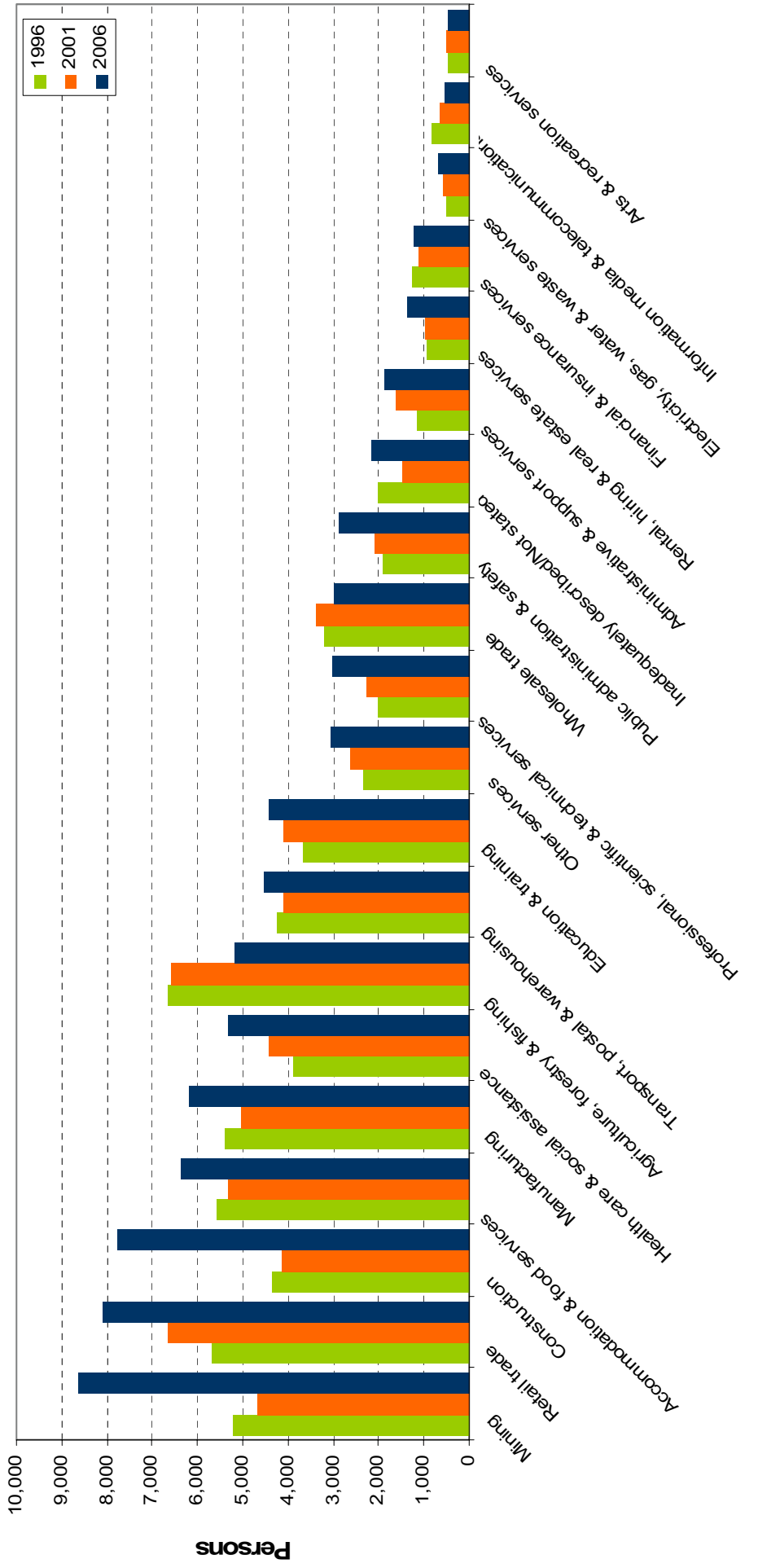
Employment by Industry, Mackay Whitsunday Region			
	2006	2001	% chg
Mining	11.3%	7.5%	84.6%
Retail trade	10.6%	10.7%	22.0%
Construction	10.1%	6.7%	87.7%
Accommodation & food services	8.3%	8.6%	19.5%
Manufacturing	8.0%	8.1%	22.8%
Health care & social assistance	6.9%	7.1%	20.5%
Agriculture, forestry & fishing	6.7%	10.6%	-21.6%
Transport, postal & warehousing	5.9%	6.6%	10.5%
Education & training	5.8%	6.6%	7.5%
Professional, scientific & technical services	4.0%	3.6%	33.7%
Other services	4.0%	4.2%	16.7%
Wholesale trade	3.9%	5.4%	-11.1%
Public administration & safety	3.7%	3.3%	37.4%
Administrative & support services	2.4%	2.6%	14.4%
Rental, hiring & real estate services	1.8%	1.6%	40.4%
Financial & insurance services	1.6%	1.8%	9.0%
Electricity, gas, water & waste services	0.9%	0.9%	20.4%
Information media & telecommunications	0.7%	1.0%	-13.3%
Arts & recreation services	0.6%	0.8%	-5.8%
Not stated	2.8%	2.4%	44.8%
Total	100.0%	100.0%	23.2%

Source: ABS 2006 Census



Source: ABS Census 2006

Employment by Industry Mackay Whitsunday Region



Source: ABS Census 2006

Data published by REDC and sourced from ABS 2006 Census (Cat. No. 2003.0 - 2006 Community Profile Series). Contact REDC: 07 4953 2655 or info@mwredc.org.au

Sugar

The overall value of cane crops in the Mackay Whitsunday Region increased over the year by 11.9% to \$624.7 million. This was partially driven by a 4.1% increase in the commercial cane sugar value (CCS), although slight declines were recorded in the amount of cane crushed and sugar produced (down 0.9% and 2.6%, respectively).

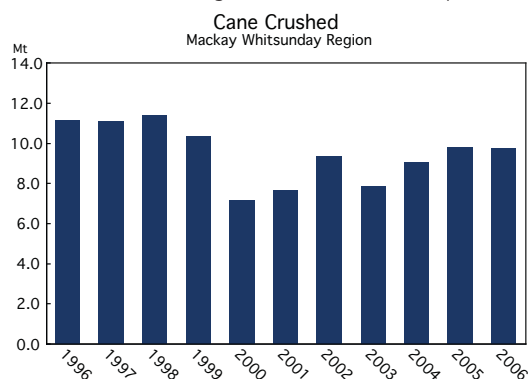
Sugar Production, Mackay Whitsunday Region

	2006	% change on 2005
Cane Crushed (t)	9,748,229	-0.9%
Sugar Content (CCS/PRS)	13.88	4.1%
Sugar Production (t)	1,300,000	-2.6%
Total Value of Crop (\$M) (a)	\$624.7	11.9%

Note: (a) The value of crop is reported as US\$481 million and has been converted using the current (January 2007) exchange rate of 77 US cents per Australian dollar.

Source: Mackay Canegrowers

The amount of sugar cane crushed has generally increased since 2000, although remains below the levels recorded in the previous decade, which is largely due to adverse disease and weather conditions, which reducing the size of the cane crop.



Source: Mackay Canegrowers

Other

Other major agricultural industries in the Mackay Whitsunday Region include horticulture, cattle and dairy and seafood.

Horticultural production occurs predominantly in Bowen Shire, which supplies more than 60% of Queensland's tomatoes, capsicum, green beans and sweet corn. However only a small proportion of horticultural produce from the region (5-10%) is exported.

The Mackay Region also has a significant cattle and dairy industry. According to the 2001 ABS Agricultural Census, 8.8 megalitres of milk was produced for sale and 331,962 cattle and calves were sold in 2001.

Seafood harvests in the Mackay Region are valued at \$20 million per year, which is approximately 10% of total production from all fisheries in Queensland.

Mining

Raw and saleable coal production declined in the Mackay Whitsunday Region during 2005-06 by 6.0% and 5.1%, respectively, with a number of larger mines winding back production during the first half of 2006 as expectations of lower prices in the latter half of the year impacted on demand. Production is expected to increase over the 2006-07 financial year as stocks are depleted and demand returns to usual high levels

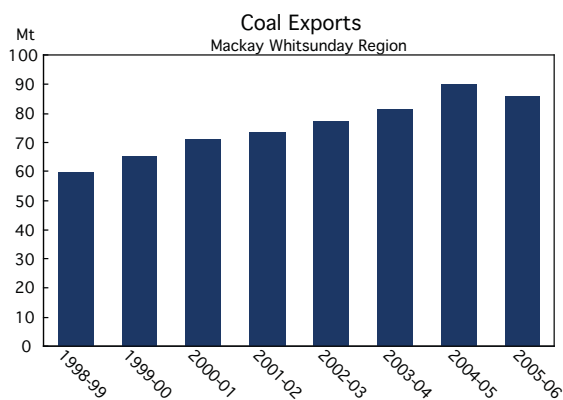
Mining Statistics – Mackay Whitsunday Region

	Level 2005-06	Level 2004-05	Annual % change
Raw Production (Mt)	118.3	125.8	-6.0%
Saleable Production (Mt)	86.0	90.6	-5.1%

Source: DNR&M

Despite the slight decline in 2005-06, over the past eight years the level of saleable coal has expanded by 43.9%, partly attributable to the opening of the Coppabella, Foxleigh, Hail Creek and Moorvale mines.

Nearly \$600 million of coal related projects were completed in the Mackay Whitsunday Region in the second half of 2006, including the Carborough Downs and Millennium Coal Projects. This, combined with other new mine developments expected to come on line in the near future, is expected to result in an expansion in coal production in the next five years.



Source: DNR&W

Commodity Trade

In the year ended March 2007 there was an increase in total coal exports from the Mackay Whitsunday Region of 0.3% to 95.6 million tonnes of saleable coal and coal products. This was driven by a 7.0% increase in coal exports from the Hay Point Terminal to 34.0 million tonnes in the year ended March 2007. Meanwhile, Abbot Point and Dalrymple Bay continue to experience annual declines in coal exports of 7.2% and 2.0%, respectively.

Coal Exports, Mackay Whitsunday Region

Port	Year Ended Mar 07	Year Ended Mar 06	Annual % change
Dalrymple Bay	50.1	51.2	-2.0%
Hay Point	34.0	31.8	7.0%
Abbot Point	11.5	12.4	-7.2%
Total	95.6	95.3	0.3%

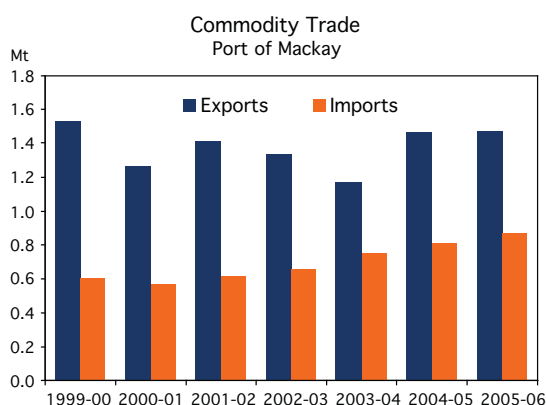
Note: Trade through each of the ports is expressed in million tonnes.
Source: Department of Natural Resources and Water

Total commodity trade through the Port of Mackay increased by 3.1% in 2005-06, to 2,348,387 tonnes. This result was driven by growth in the two major export commodities, raw sugar (up 3.5%) and refined sugar (up 14.0%), combined with a 9.9% increase in petroleum imports.

Commodity Trade, Port of Mackay			
Commodity	Level 2005-06	Level 2004-05	Annual % change
Exports			
Raw Sugar	898,264	868,042	3.5%
Refined Sugar	337,423	295,998	14.0%
Other	237,929	303,541	-21.6%
Total Exports	1,473,616	1,467,581	0.4%
Imports			
Petroleum	713,305	649,322	9.9%
Other	161,466	161,969	-0.3%
Total Imports	874,771	811,291	7.8%
Total Trade	2,348,387	2,278,872	3.1%

Note: Does not include coal exports from terminals in the Mackay Region.
Source: Mackay Port Authority

Total exports from the Port of Mackay have fluctuated between 1.15Mt and 1.5Mt over the past seven years, while imports have been steadily increasing.



Source: Mackay Port Authority

Commodity Outlook

The sustained high level of both world thermal and metallurgical coal prices has continued to drive development of infrastructure for the mining industry in Australia. The increase in supply and production capacity has been met with sustained or increasing demand worldwide.

For the thermal coal industry, demand has been largely supported by an increase in electricity demand, production shocks in competing energy markets, and general economic growth. In 2006-07, Australian thermal coal production, export and total value of exports increased significantly over the year with these values expected to continue to strengthen in 2007-08 and yielding an increase in turnover of 14%.

Conversely, metallurgical coal turnover is expected to decline in the Australian market in 2007-08 despite increasing production levels. This is likely a result of export infrastructure constraints that continue to restrict the supply of Australian soft metallurgical coal and the export flow.

Australian sugar production declined in 2006-2007 to 4,650 kilo tonnes for the year, resulting in a decline in exports and total turnover by 29%. This was due to the 'after effects' of Cyclone Larry and the time lapse required for sugar production to recover in Northern Queensland. It is expected that sugar production will return to normal levels in 2007-08, resulting in an increase in export levels above those recorded over the past two years. However, due to continuing low sugar prices in the world market, total sugar turnover is forecast to fall by a further 12.3% in 2007-08.

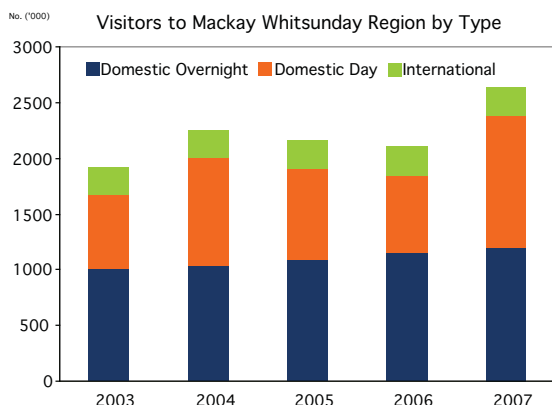
Commodity Outlook			
COAL	2005-06	2006-07 s	2007-08 f
Australia			
Thermal Coal			
Production (Mt)	305.8	330.3	345.2
Exports (Mt) ^(a)	110.8	114.6	121.1
Export Value (A\$m)	7,205.9	7,311.0	8,362.3
Metallurgical Coal			
Production (Mt)	133.2	131.8	140.9
Exports (Mt) ^(a)	208.8	126.6	135.6
Export Value (A\$m)	17,003.4	15,027.0	14,985.9
World			
Metallurgical Coal Trade (Mt)	208.8	219.5	226.5
Thermal Coal Trade (Mt)	611.0	636.0	652.0
SUGAR			
Australia			
Production (kt)	5,108.2	4,650.0	5,100.0
Exports (kt)	3,895.9	3,650.0	3,970.0
Export Value (A\$m)	1,508.5	1,059.6	929.7
World			
Production (Mt)	149.7	159.8	162.0
Consumption (Mt)	150.6	153.1	156.2
Stocks (Mt)	60.5	67.2	73.1
Price (US\$/lb)	15.8	12.3	12.1

Note: s-estimate, z-forecast. (a) These figures are for calendar year (200, 2007, 2008)
Source: ABARE Commodities, Issues and Forecasts

Number of Visitors

In the year ended March 2007, there was a total of 2,634,728 visitors to the Mackay Whitsunday Region, 25.1% more than the previous year. While there was a decline in international visitors (down 1.2%), the domestic day and domestic overnight visitors increased 72.8% and 2.8%, respectively.

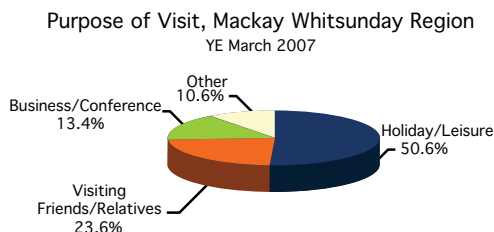
Despite a fall in the total number of international visitors, the number of total international visitor nights increased 30.9% in the year ended March 2007. This was due to increasing trend of international visitors to lengthen their stay in the Mackay Whitsunday Region.



Source: Tourism Research Australia

Purpose of Visit

Holiday/leisure remains the most common reason for visiting the Mackay Whitsunday Region (50.6%), followed by visiting friends or relatives (23.6%) which increased significantly over the year.



Source: Tourism Research Australia

Occupancy and Room Rates

The room occupancy rate for hotels, motels and serviced apartments (five rooms or more) was 69.3% for the Mackay Tourism Region in the year ended March 2007. This was 4.3 percentage points more than the year ended March 2006. Average room rates for the Mackay Tourism Region also experienced an increase of 23.0% in the year ended March 2007 to \$86.78.

The room occupancy rate at hotels, motels and serviced apartments (five rooms or more) in the Whitsunday Tourism Region was 62.5% in the year ended March 2007, 0.3 percentage points more than the year ended March 2006. The average room rate for this period also increased 0.7% to \$115.33 in the year ended March 2007.

Tourism Accommodation, Mackay Whitsunday Region

	Y/E Mar 07	Y/E Mar 06	Annual % change
Mackay Tourism Region			
Room Occupancy	73.6%	69.3%	4.3%
Average Room Rate	\$86.78	\$70.58	23.0%
Whitsunday Tourism Region			
Room Occupancy	62.5%	62.2%	0.3%
Average Room Rate	\$115.33	\$114.50	0.7%

Note: The change in room occupancy rate is in % point terms. The data is for hotels, motels and serviced apartments with five rooms or more by small area.
Source: ABS 8365.3

Accommodation Supply and Demand

Accommodation demand grew in the year ended March 2007 with increases in guest nights (14.9%) and guest arrivals (2.3%). This growth in demand contributed to a 31.1% growth in takings from accommodation for the year.

Accommodation Statistics, Mackay Whitsunday Region

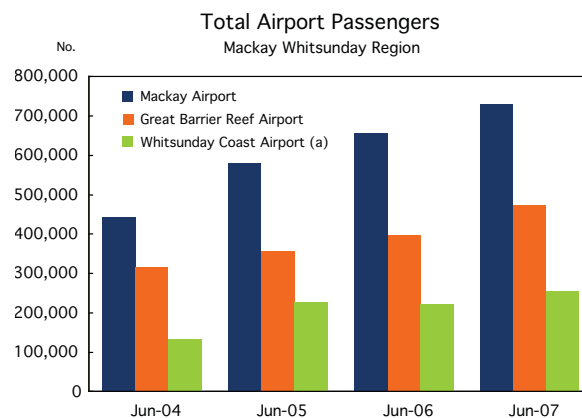
	Y/E Mar Qtr 2007	Y/E Mar Qtr 2006	Annual % chg
Accommodation Supply			
Establishments (No.)	39	41	-3.1%
Guest Rooms (No.)	1,545	1,480	4.4%
Bed Spaces (No.)	4,421	4,345	1.7%
Accommodation Demand			
Room Nights (No.)	421,531	375,965	12.1%
Guest Nights (No.)	698,389	607,918	14.9%
Guest Arrivals (No.)	295,610	289,057	2.3%
Average Length of Stay (nights)	2.4	2.1	0.3
Takings from Accommodation (\$'M)	53.2	40.6	31.1%

Note: The figures in this table are for hotels, motels and serviced apartments in the region with 15 or more rooms.
Source: ABS Survey of Tourist Accommodation

Airport Statistics

There were 732,321 passenger movements at the Mackay Airport in the year ended June 2007, 11.8% more than in the year ended June 2006. Meanwhile the Whitsunday Airport experienced an annual increase in passenger numbers of 15.3% to 255,107 passengers for the period.

The Great Barrier Reef Airport recorded annual growth in passenger numbers of 18.8% in the year ended December 2006.



Note: (a) Due to data limitations, data for the Great Barrier Reef Airport is for the year ended December, not the year ended June.
Sources: Mackay Port Authority, Whitsunday Shire Council, Great Barrier Reef Airport

Dwelling Investment

There were 1,757 residential building approvals in the Mackay Whitsunday Region in the year ended June 2007, 20.2% more than in the year to June 2006. Whilst there was growth in the number of new houses approved (up 9.4%), the most significant growth in new dwelling approvals was for the number of other dwellings, up 58.4% from the year to June 2006. The total value of dwelling approvals grew in the year to June 2007 by 47.1%, the most significant contributor to this being growth in other dwellings (up 136.6%).

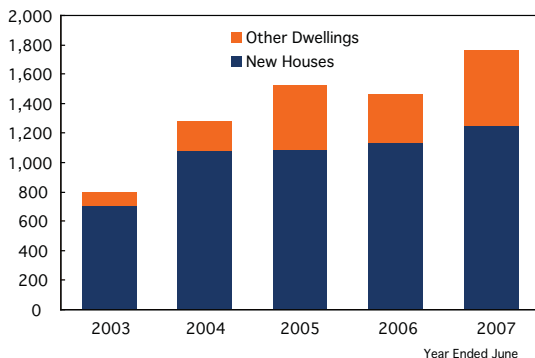
Dwelling Approvals, Mackay Whitsunday Region

	Year to Jun 2007	% chg on Year to Jun 2006
Number		
Total	1,757	20.2%
New Houses	1,247	9.4%
Other Dwellings	510	58.4%
Value (\$'000)		
Total	\$522,455	47.1%
New Houses	\$349,875	31.6%
Other Dwellings	\$134,899	136.6%
Alterations & Additions	\$37,681	16.6%

Source: ABS 8731.0

In annual terms, the number of total residential building approvals in the Mackay Whitsunday Region has consistently increased, and more than doubled, since 2003. There was an overall growth of 119.9% in this period.

Residential Building Approvals Mackay Whitsunday Region



Source: ABS 8731.0

Mackay City recorded the largest number of new dwelling approvals for the year ended June 2007, while Nebo Shire recorded the most significant annual growth (up 125.0%). The only LGAs in the region to experience annual falls in dwelling approvals in 2006 were the Belyando and Sarina Shires, recording declines of 13.6% and 30.5%, respectively.

The Mackay Whitsunday Region experienced significant overall growth of 20.2% in new dwelling approvals, which was below the 36.6% growth in the Fitzroy Region, but much stronger than the annual growth in the Northern Region (up 4.6%).

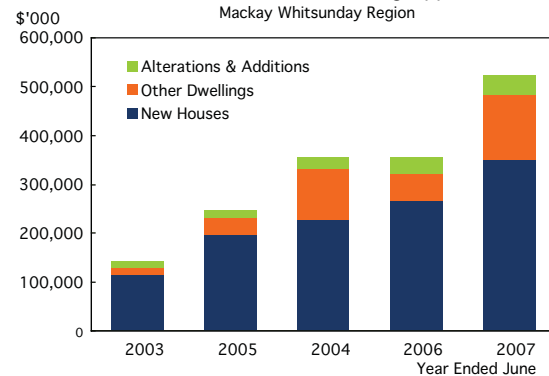
Dwelling Approvals by LGA, Mackay Whitsunday Region

	Year to Jun 2007	% chg on Year to Jun 2006
Mackay	927	18.8%
Whitsunday	389	20.1%
Mirani	142	121.9%
Bowen	102	15.9%
Belyando	76	-13.6%
Sarina	57	-30.5%
Broadsound	37	54.2%
Nebo	27	125.0%
Mackay Whitsunday Region	1,757	20.2%
Fitzroy Region	1,997	36.6%
Northern Region	2,163	4.6%

Source: ABS 8731.0

In line with the increase in the number of residential building approvals, the value of residential investment increased by 47.1% in annual terms to \$522.5 million in the year to June 2007. This is almost four times the value of investment in 2003.

Value of Residential Building Approvals Mackay Whitsunday Region



Source: ABS 8731.0

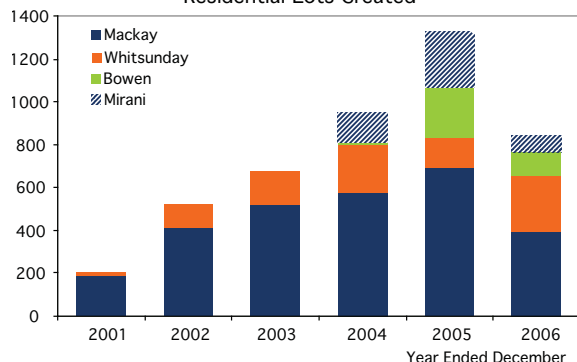
Residential Lots Created

The Mackay Whitsunday Region recorded a total of 845 residential lots created in the year ended December 2006, representing an annual decline in land activity of 28.7%.

Lot creation experienced annual declines in Bowen Shire (down 53.8%), Mackay City (down 43.2%) and Mirani Shire (down 31.1%) giving a combined total of 512 less recorded in these areas than one year earlier. Despite these annual declines, land activity in Bowen Shire was above the five year average of the shire of 70 lots created, recording a total of 109 lots created for the year ended December 2006.

Meanwhile, Whitsunday Shire recorded an annual increase in land activity of 96.2% with 261 lots created in the year ended December 2006. This was above the five year average of 177 lots created in Whitsunday Shire.

Residential Lots Created



Source: Department of Local Government and Planning, Mirani Shire Council
Note: Mirani residential lots created data was not available prior to 2004.

Property Market

Data from the Real Estate Institute of Queensland (REIQ) indicates that there were 3,444 property sales in the Mackay Whitsunday Region in the year ended March 2007, 9.8% less than the previous year. Property sales were comprised of 2,477 house sales, 639 unit / townhouse sales, and 328 vacant land sales. The majority of property sold was in the Mackay City LGA.

The median house price in the Mackay Whitsunday Region grew 14.8% in the year ended March 2007 to \$357,529. Within the Mackay Whitsunday Region, the median house price was highest in Whitsunday (\$392,500) and Mackay City (\$377,250). The most significant growth in house prices was experienced by Broadsound (46.3%) and Bowen (24.0%), while Whitsunday recorded the lowest growth of 13.8%.

The unit/townhouse market in the Mackay Whitsunday Region recorded significant growth in prices, with the median price growing 46.8% to \$347,502 in the year to March 2007. Within the region Mackay City and Whitsunday recorded growth in median unit/townhouse prices of 65.2% and 8.5%, respectively.

Vacant land prices in the Mackay Whitsunday Region have also experienced growth in the year to March 2007 to \$208,430, 25.6% more when compared with the year to March 2006.

Median Property Prices, Mackay Whitsunday Region

	Year to Mar 2007	% change from Year to Mar 2006
<i>Houses</i>		
Mackay	\$377,250	14.8%
Whitsunday	\$392,500	13.8%
Bowen	\$240,000	24.0%
Sarina	\$325,000	22.6%
Broadsound	\$300,000	46.3%
Belyando	\$348,500	17.3%
Mackay Whitsunday Region	\$357,529	14.8%
<i>Units / Townhouses</i>		
Mackay	\$363,500	65.2%
Whitsunday	\$320,000	8.5%
Mackay Whitsunday Region	\$347,502	46.8%
<i>Land</i>		
Mackay	\$209,864	29.9%
Whitsunday	\$203,593	-7.0%
Mackay Whitsunday Region	\$208,430	25.6%

Note: Property price data was only available for the LGAs reported in this table.
Source: REIQ

Median Weekly Rents

Data from bonds lodged with the Residential Tenancies Authority shows that median weekly rents in Mackay City and Whitsunday Shire continued to grow strongly in the June Quarter 2007, with increases in rent for all separate groupings of property types compared to the same quarter a year ago.

Median Weekly Rents, Mackay Whitsunday Region

	Mackay City		Whitsunday Shire	
	Rents Jun-07	Annual % chg	Rents Jun-07	Annual % chg
1 Bedroom Flat	\$200	17.6%	\$200	2.6%
2 Bedroom Flat	\$250	25.0%	\$250	8.7%
3 Bedroom Flat	\$350	20.7%	\$325	8.3%
2 Bedroom House	\$260	2.0%	\$250	19.0%
3 Bedroom House	\$350	12.9%	\$360	12.5%
4 Bedroom House	\$420	7.7%	\$470	23.7%

Source: Residential Tenancies Authority

Growth in flat rents was strong in Mackay City with the largest growth experienced for 2 bedroom flats, up 25.0% to \$250 per week. In Whitsunday Shire rental price growth was strong for all house rentals, particularly for 4 bedroom houses, which experienced growth of 23.7% to \$470 per week.

Weekly Rent and Home Loan Repayments

Census 2006 data shows that Whitsunday Shire and Mackay City continued to record the highest average weekly rent for the region in 2006 of \$261.50 and \$212.13 per week, respectively. Average weekly rent values for Nebo Shire (\$66.40) and Broadsound Shire (\$85.93) are more reflective of the cost of mining camp rent payments than the significantly higher flat and house rental payments.

The average monthly home loan repayments of the region experienced growth of 63.7% to \$1,492.86 per month between 2001 and 2006. This was below the level of growth experienced for monthly home loan repayments for the State (66.6%) since 2001. Whitsunday (70.1%), Mackay City (68.0%), Belyando (57.7%), and Sarina (54.4%) experienced the most significant growth in home loan repayments over this period.

Weekly Rent and Home Loan Repayments

	Avg Weekly Rent Payment		Avg Monthly Home Loan Repayment	
	2006	% chg	2006	% chg
Belyando	\$135.07	75.1%	\$1,319.84	57.7%
Bowen	\$149.49	32.0%	\$1,162.19	28.7%
Broadsound	\$85.93	69.2%	\$1,229.60	23.0%
Mackay City	\$212.13	55.5%	\$1,550.14	68.0%
Mirani	\$131.56	44.1%	\$1,358.72	50.8%
Nebo	\$66.40	11.9%	\$1,166.40	26.6%
Sarina	\$185.85	60.4%	\$1,422.19	54.4%
Whitsunday	\$261.50	40.8%	\$1,539.50	70.1%
Mackay Whitsunday Region	\$190.41	52.2%	\$1,492.86	63.7%
Queensland	\$217.76	41.4%	\$1,512.35	66.6%

Source: Residential Tenancies Authority

Housing Tenure

The Mackay Whitsunday Region has a higher proportion of households that fully own their home (32.5%) when compared with the State (31.6%) and a lower proportion of households that are purchasing their own home (31.8%) compared to the State (33.8%). In 2006, Mirani recorded the highest proportion of households that owned their own home (41.3%) reflecting the higher proportion of mature aged persons and the relative affordability of housing in the area. Meanwhile, Sarina Shire and Mackay City recorded the highest proportion of households that are purchasing homes of 35.7% and 35.5%, respectively.

Broadsound, Belyando and Nebo recorded significantly high proportions of persons renting in these areas, reflecting the tight property market and the transient nature of the labour force in these mining areas.

Household Tenure

	% Fully Owning Home	% Purchasing Home	% Renting
	Belyando	28.5%	22.2%
Bowen	38.2%	23.7%	32.6%
Broadsound	34.0%	8.6%	52.7%
Mackay City	32.2%	35.5%	28.8%
Mirani	41.3%	32.6%	20.8%
Nebo	16.0%	9.9%	68.4%
Sarina	35.0%	35.7%	26.2%
Whitsunday	28.6%	33.0%	34.7%
Mackay Whitsunday Region	32.5%	31.8%	31.9%
Queensland	31.6%	33.8%	31.1%

Source: ABS 2006

Mackay City

Key industrial precincts in Mackay City are:

- Paget Industrial Estate;
- Port of Mackay; and
- Mackay City Centre (light industrial).

The Paget Industrial Estate is considered the prime precinct for engineering services and the manufacturing industry. The precinct is home to a number of international mining and engineering firms. There is approximately 450 hectares of industrial land at the site. Industrial activities suited to this site include the mining services industry, engineering, machining and equipment manufacturing, transport and warehousing. Currently, construction of the central business park of the land development is under way to meet the growing demands for business servicing in the Bowen Basin and Coal fields with an estimated cost of \$30 million.

The Port of Mackay offers approximately 300 hectares of serviced industrial land, with lots generally ranging from 4,000 to 7,500 square metres in size. Opportunities at this site include industrial development related to the sugar, grain, fuel and shipping function of the Port, other port related industrial development, marine services activities and cold storage facilities. Development is underway to provide four berths and a bulk raw sugar terminal capable of storing 750,000 tonnes.

FKP are currently developing the Hastings Industrial Estate, a 42.2 hectare site in South Mackay. It will be one of Mackay's largest industrial developments and will be developed in a number of stages, with lots starting from 2,000 square metres.

Bowen Shire

Bowen Shire offers 143 hectares of industrial land at the Bowen Future Industry area, located west of the Bowen township. The area contains a number of large lots suited for support industries such as heavy engineering and stockfeed plants.

The Abbot Point Industrial Precinct offers 300 hectares of heavy industrial land close to the port facilities ready for development. There are plans to develop an additional 6,000 hectares of land at the site for heavy, medium and light industrial use and for food value adding industries.

Bowen has been named as one key areas to form the emerging Northern Economic Triangle along with Mt Isa and Townsville. The Northern Economic Triangle is a focus area of opportunity and investment that is expected to draw major private investments in minerals processing and industrial development over the next half century to the region. The Queensland Government has made a firm commitment to foster sustainable economic, social and community growth of the Northern Economic Triangle to aid the emerging investment opportunities and the expansion of the world-class base metals processing region.

Belyando Shire

Land in Moranbah and Clermont is zoned suitable for industrial uses, with development opportunities associated with expansion of the existing mining services industry. The second stage of the Moranbah Heavy Industrial Estate, currently under development, will provide an extra 18 hectares of industrial land.

Broadsound Shire

Industrial land is available in Dysart and Middlemount, with development opportunities primarily relating to the expansion of the mining services industry. Council is currently investigating the addition of heavy industrial land in the Shire.

Mirani Shire

Land zoned suitable for industrial use is available in Mirani, Marian, Gargett and Finch Hatton. An area of approximately 32 hectares in size has been identified in Marian for larger scale general industry and will have good access to the Peak Downs and Bruce Highway corridors as well as Mackay City.

Nebo Shire

Nebo and Glenden offer industrial zoned land suitable for general industry, light industry and warehousing.

Sarina Shire

Dudgeon Point offers approximately 1,300 hectares of freehold heavy industrial land under the ownership of Ports Corporation Queensland. There is approximately 705 hectares of land available for development, suited to a wide range of activities such as heavy manufacturing and bulk storage activities, particularly given its close proximity to the Port of Hay Point.

Whitsunday Shire

Two industrial zoned areas are available in Cannonvale, with smaller industrial precincts in Jubilee Pocket and Proserpine. Development in these areas is suited to manufacturing to support the agricultural, marine, tourism and cane industries.

A total of 8 acres of heavy industrial land is currently under development at Carbo Drive.

Also, \$80 million is being invested in the development of the Whitsunday Airport park (Jeffery Ruddell Developments), that will provide airpark housing both residential and hangers and provide the for expansion of the aviation services of the area.

Industrial Land Values

The Mackay Whitsunday Region recorded a total 106 industrial land sales in the year ended June 2007, 21.5% less than the year ended June 2006. The majority of these sales were in Mackay City (70 sales) and Bowen Shire (13 sales), meanwhile Nebo and Bowen recorded significant growth in sales of 100.0% and 66.7%, respectively.

The Mackay Whitsunday Region recorded a median industrial land sales value of \$454,971 in the year ended June 2007, 51.1% more than the year ended June 2006.

Belyando recorded the most significant growth in median industrial land sales value of 243.8% to a median sales price of \$343,750.

Meanwhile Sarina Shire exhibited the most significant decline in median industrial land sales value (down 18.8%) to a median value of \$280,000.

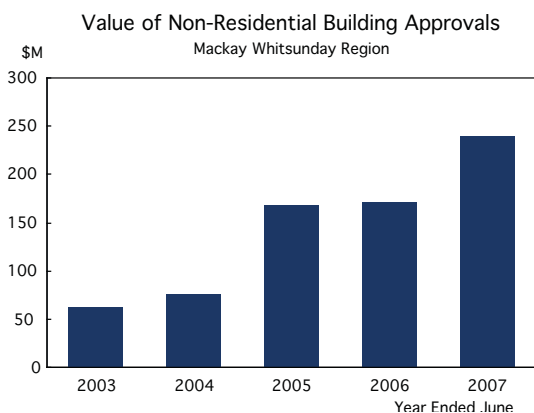
Median Industrial Land Sales and Value, Mackay Whitsunday Region

	Year Ended to Jun 2007	% chg on year ended June 2006
<i>Number of Sales</i>		
Mackay	70	-31.4%
Bowen	13	18.2%
Belyando	10	66.7%
Sarina	1	-66.7%
Broadsound	8	-27.3%
Nebo	4	100.0%
Mackay Whitsunday Region	106	-21.5%
<i>Median Sales Value</i>		
Mackay	\$550,000	38.9%
Bowen	\$320,000	60.0%
Belyando	\$343,750	243.8%
Sarina	\$280,000	-18.8%
Broadsound	\$73,555	4.5%
Nebo	\$429,000	43.0%
Mackay Whitsunday Region	\$454,971	51.1%

Source: RPDData

Commercial Investment

The total value on non-residential building approvals was \$240.1 million in the year ended June 2007, 40.2% more than in the year ended June 2006.



Source: ABS 8731.0

Major Developments

Major developments in the Mackay Whitsunday Region that are either currently under construction or are confirmed as going ahead total an estimated \$10.1 billion in project costs.

Value of Major Developments in Mackay Whitsunday Region

Sector	Estimated Value (\$M)
Community Infrastructure	81
Energy	1,343
Marine	1,114
Mining	950
Ports- sea	1,586
Rail	1,286
Residential Construction	2,807
Retail	20
Roads	133
Tourism	320
Water	449
Total	10,089

Note: Only includes confirmed projects valued at over \$10 million

Source: Mackay Whitsunday Regional Economic Development Corporation

Major developments include:

Energy

- Construction of a 120 MW gas fired immediate power station in Moranbah and a 300 MW gas fired peaking power station in Nebo will cost an estimated \$800 million over the period from 2006 to 2015.
- Two 275kv transmission lines, one between the Broadsound and Nebo substations and one between the Nebo and Strathmore substations, at a total estimated cost of \$205 million.

Marine

- Bowen Marina is a \$600 million development that will transform the existing boat harbour into a facility that will include residential village, tavern, retail precinct, offices, floating berths and a specialised marine industrial precinct.
- The \$500 million Port of Airlie Marina Development, which includes the construction of a 240-berth marina, ferry and cruise terminal, a public boat ramp, a village square, 510 residences (resort style and standard apartments, and houses), and a public boat ramp.

Mining

- Construction of Rio Tinto's \$950 million open cut thermal coal mine in Clermont is set for production in 2008. Located 10 km north of Clermont, this mine is expected to produce 10 to 15 Mt per annum of saleable coal.

Ports – Sea

- A \$1.1 billion expansion of the Dalrymple Bay Coal Terminal that will increase capacity from 60 million tonne per annum (Mtpa) to 85Mtpa by 2009.
- A \$300 million expansion of the Hay Point Services Coal Terminal will increase the handling capacity from 34 to 44 Mt per annum.
- Stage 2 of the Abbot Point Coal Terminal upgrades, which will increase capacity from 15Mtpa to 21Mtpa at a cost of \$116 million.
- The Queensland Rail Northern Missing Link Project is a \$765 million construction of 69km track that will connect the existing Newlands and Goonyella rail systems in the Northern Bowen Basin.

Tourism

- The five star Peppers Coral Coast Resort, which will encompass 121 apartments, 11 penthouses, a conference centre, retail shops, and landscaped pool areas. The estimated cost is \$140 million.
- The Beach is a Pacific Coast and Noon Breeze Development will be constructed over four stages and will have a total cost of \$200 million. The first stage comprises 33 lot subdivisions and two residential and resort style buildings.
- Funnel Bay is a \$500 million project located in landmark proximity to Whitsunday National Parks, 1.2 km of beachfront and viewing the North of the Whitsunday Islands.

Water

- Construction of a 220km water pipeline between Gorge Weir near the Burdekin Falls Dam and Moranbah at a cost of \$280 million.
- Construction of the \$150 million Mackay Waste Water Recycling plant will allow for Mackay's waste water to be used for agriculture and processing industries.

Residential Development

- Links Living's \$600 million Whitsunday Springs development, comprising a 2,500 mixed density dwelling complex, golf course, and other resort type facilities.
- The \$282 million Whisper Bay residential development, comprising 98 study villas and 6 penthouses. Expected completion is 2007.
- Eastpoint Mackay Pty Ltd has created an integrated development comprised of hotel accommodation, apartments, resort villas, retirement community, shopping, a cultural centre, and residential lots. The estimated cost is \$250 million and completion is expected for 2010.

For More Information

REDC - Regional Economic Development Corporation, Mackay & Whitsunday

Level 2, Dunkheld Gardens,
45 Victoria Street, MACKAY QLD 4740

Phone: (07) 4953 2655 Fax: (07) 4953 2677

Email: info@mwredc.org.au Web: www.mwredc.org.au

DISCLAIMER: The data produced in Facts and Figures is believed to be the most recent and accurate data available at the time of publication. No responsibility is accepted for any inadvertent errors.

COPYRIGHT: The concepts and information contained in this document are the property of MWREDC. Use or copying of this document in whole or in part without written permission of MWREDC constitutes an infringement of copyright.

Prepared by: **AECgroup**

131 Leichhardt Street, Spring Hill Qld 4000

Phone: (07) 3831 0577

Web: www.aecgrouppltd.com