

**Herron
Todd White**

Independent Property Advisors

***Comparative Analysis of Queensland
Property Markets
November 2006***

***Compiled by Rick Carr,
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Comparative Analysis of Queensland Property Markets - November 2006

This report presents a generalised overview of the state of property markets in main Queensland locations using financing risk-rating scales.

It is NOT a guide to individual property assessments.

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Or to discuss the applicability of this report to individual properties or situations, contact your local Herron Todd White office.

This report is also published onto the Internet each month. To always view our latest report go to www.htwresearch.com.au/marketindicators.html.

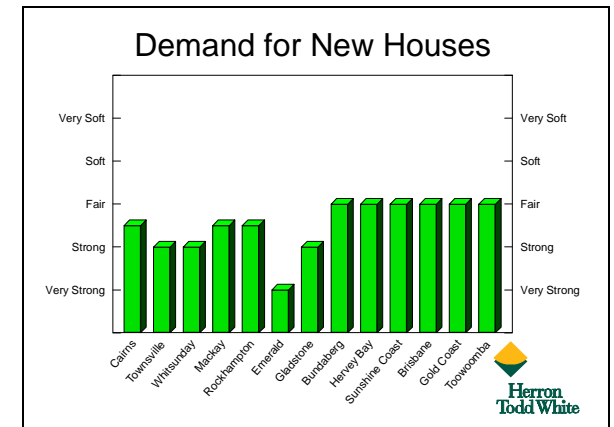
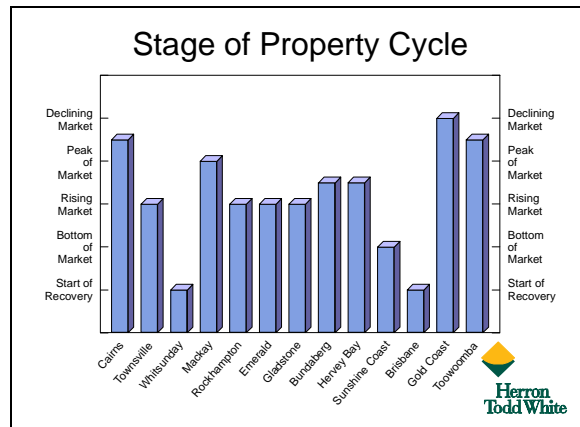
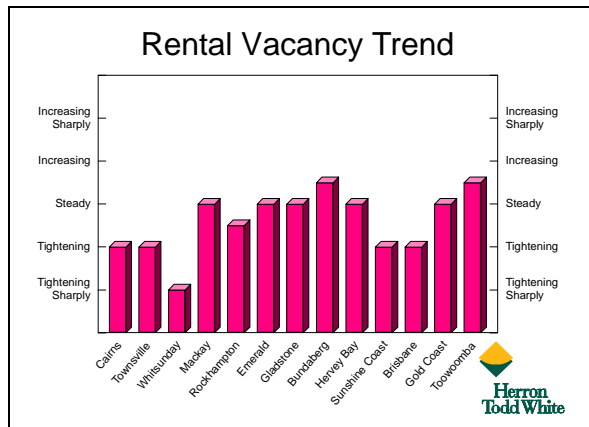
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Queensland Property Market Indicators as at November 2006 – Houses

Factor	Cairns	Townsville	Whitsunday	Mackay	Rockhampton	Emerald	Gladstone	Bundaberg	Hervey Bay	Sunshine Coast	Brisbane	Gold Coast	Toowoomba
Rental Vacancy Situation	Shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand	Severe shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand - Balanced market	Balanced market	Shortage of available property relative to demand	Severe shortage of available property relative to demand	Shortage of available property relative to demand	Over-supply of available property relative to demand
Rental Vacancy Trend	Tightening	Tightening	Tightening sharply	Steady	Tightening - Steady	Steady	Steady	Steady - Increasing	Steady	Tightening	Tightening	Steady	Steady - Increasing
Demand for New Houses	Strong - Fair	Strong	Strong	Strong - Fair	Strong - Fair	Very strong	Strong	Fair	Fair	Fair	Fair	Fair	Fair
Trend in New House Construction	Steady	Steady	Steady	Steady	Steady	Increasing	Steady	Steady	Steady	Steady	Steady	Steady	Declining - Steady
Volume of Property Sales	Increasing	Steady	Increasing	Steady	Steady	Steady	Increasing	Steady	Steady	Declining	Increasing	Steady	Steady
Stage of Property Cycle	Peak of market - Declining market	Rising market	Start of recovery	Peak of market	Rising market	Rising market	Rising market	Rising market - Peak of market	Rising market - Peak of market	Bottom of market	Start of recovery	Declining market	Peak of market - Declining market
Are New Properties Sold at Prices Exceeding Their Potential Resale Value	Occasionally	Occasionally	Almost never	Occasionally	Occasionally	Almost never	Occasionally	Occasionally	Occasionally	Occasionally	Occasionally	Frequently	Occasionally

Red entries indicate change from previous month to a higher risk-rating

Blue entries indicate change from previous month to a lower risk-rating

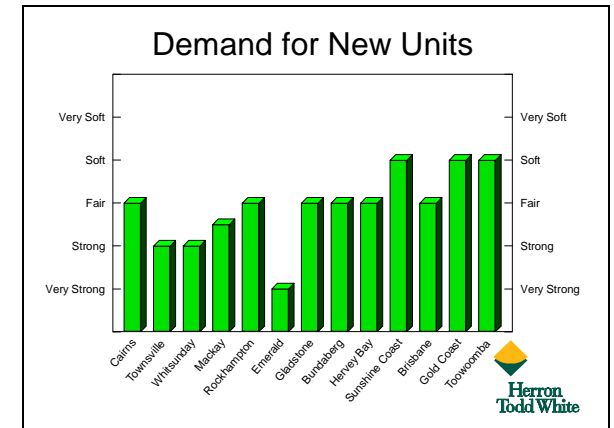
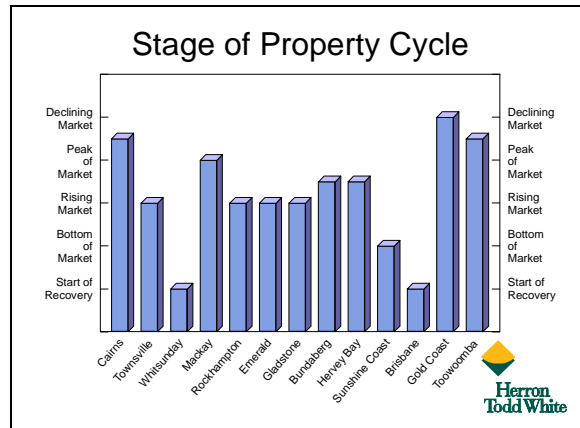
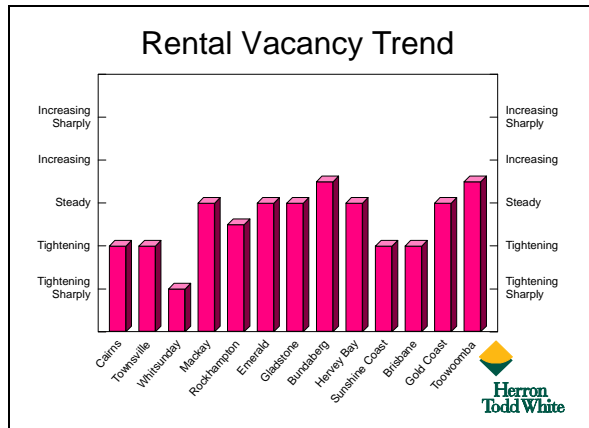


Queensland Property Market Indicators as at November 2006 – Units

Factor	Cairns	Townsville	Whitsunday	Mackay	Rockhampton	Emerald	Gladstone	Bundaberg	Hervey Bay	Sunshine Coast	Brisbane	Gold Coast	Toowoomba
Rental Vacancy Situation	Severe shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand	Severe shortage of available property relative to demand	Shortage of available property relative to demand	Shortage of available property relative to demand - Balanced market	Balanced market	Shortage of available property relative to demand	Severe shortage of available property relative to demand	Balanced market	Over-supply of available property relative to demand
Rental Vacancy Trend	Tightening	Tightening	Tightening sharply	Steady	Tightening - Steady	Steady	Steady	Steady - Increasing	Steady	Tightening	Tightening	Steady	Steady - Increasing
Demand for New Units	Fair	Strong	Strong	Strong - Fair	Fair	Very strong	Fair	Fair	Fair	Soft	Fair	Soft	Soft
Trend in New Unit Construction	Declining	Steady	Steady	Steady - Increasing	Steady	Increasing	Steady	Steady	Steady	Steady	Steady	Declining	Declining - Steady
Volume of Property Sales	Steady	Steady	Increasing	Steady	Steady	Steady	Increasing	Steady	Steady	Declining	Increasing	Declining	Steady - Declining
Stage of Property Cycle	Peak of market - Declining market	Rising market	Start of recovery	Peak of market	Rising market	Rising market	Rising market	Rising market - Peak of market	Rising market - Peak of market	Bottom of market	Start of recovery	Declining market	Peak of market - Declining market
Are New Properties Sold at Prices Exceeding Their Potential Resale Value	Occasionally	Occasionally	Almost never	Occasionally	Almost never	Almost never	Occasionally	Occasionally	Occasionally	Occasionally	Frequently	Very frequently	Occasionally

Red entries indicate change from previous month to a higher risk-rating

Blue entries indicate change from previous month to a lower risk-rating



Queensland Property Market Indicators as at November 2006 – Retail Premises

Factor	Cairns	Townsville	Mackay	Rock-hampton	Gladstone	Bundaberg	Hervey Bay	Sunshine Coast	Brisbane	Gold Coast	Too-woomba
Rental Vacancy Situation	Balanced market	Shortage of available property relative to demand	Shortage of available property relative to demand	Balanced market	Balanced market	Balanced market	Shortage of available property relative to demand	Balanced market	Balanced market	Balanced market	Balanced market
Rental Vacancy Trend	Tightening	Tightening	Tightening	Tightening	Steady	Steady	Tightening	Steady	Steady	Steady - Increasing	Steady
Rental Rate Trend	Increasing	Increasing	Increasing	Increasing	Stable	Increasing - Stable	Increasing	Increasing - Stable	Stable	Stable	Increasing
Volume of Property Sales	Stable	Increasing	Stable	Stable	Stable	Increasing - Stable	Increasing	Stable	Stable	Stable	Stable
Stage of Property Cycle	Rising market - Peak of market	Peak of market	Rising market	Rising market - Peak of market	Rising market	Rising market	Rising market - Peak of market	Peak of market	Rising market	Peak of market	Rising market - Peak of market
Local Economic Situation	Steady growth	Steady growth	Steady growth	Steady growth	Steady growth	Steady growth	High growth - Steady growth	Steady growth	Steady growth	Steady growth - Flat	Steady growth
Value Difference between Quality Properties with National Tenants, and Comparable Properties with Local Tenants	Small	Small - Significant	Small	Small	Significant	Small - Significant	Small	Small - Significant	Small	Significant	Significant

Red entries indicate change from 3 months ago to a higher risk-rating

Blue entries indicate change from 3 months ago to a lower risk-rating

