

# PLANET VALUATIONS



## **PRIORITY INFRASTRUCTURE PLAN**

### **LAND VALUE INDEX REPORT FINANCIAL YEAR 2010**

### **CABOOLTURE DISTRICT**

**PREPARED FOR:**

**MORETON BAY REGIONAL COUNCIL**

**DEPARTMENT OF STRATEGIC  
& DEVELOPMENT SERVICES**

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**10070278B**

**Planet Valuation Services Pty Ltd**  
ABN – 120 099 316 13  
E: [valuers@planetvaluations.com.au](mailto:valuers@planetvaluations.com.au)



**Head Office  
Brisbane North**  
PO Box 415  
Virginia QLD 4014  
T (07) 3265 5022  
F (07) 3265 3978

**Brisbane South**  
Loganholme  
QLD 4129  
T (07) 3806 5027  
F (07) 3209 7487

**Gold Coast**  
PO Box 1550  
Southport  
QLD 4215  
T (07) 5571 0377  
F (07) 5591 2770

**Sunshine Coast**  
Maroochydore  
QLD 4558  
T (07) 5452 9810  
F (07) 5452 9816

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### **ANNEXURES**

Sales Data for Caboolture District July 2009 – June 2010

## 1 SUMMARY

The Land Value Index has been prepared for the Moreton Bay Regional Council, Caboolture District to indicate the movement of land values throughout the Shire during the period 1 July 2009 to 30 June 2010 (F2010).

An overall District indication of the movement of land value has been calculated for the Financial year period (F2010) based on vacant allotment sales throughout the district in the 350m<sup>2</sup> to 650m<sup>2</sup> category.

The average district increase in land value has been calculated and applied to the previous year's Land Index as follows:

Year	2007 Index	2008	2009	2010
Land Value Index	100	113	121	124
Average District Increase		13.3%	6.94%	2.38%

The data indicates an increase overall of 2.38% which is well below the 6.94% increase of the previous year.

Even though there has been a slight increase in average prices over the previous financial year, the latest figures and market research indicates a slight fall in prices and significant fall in volumes at the end of the financial year.

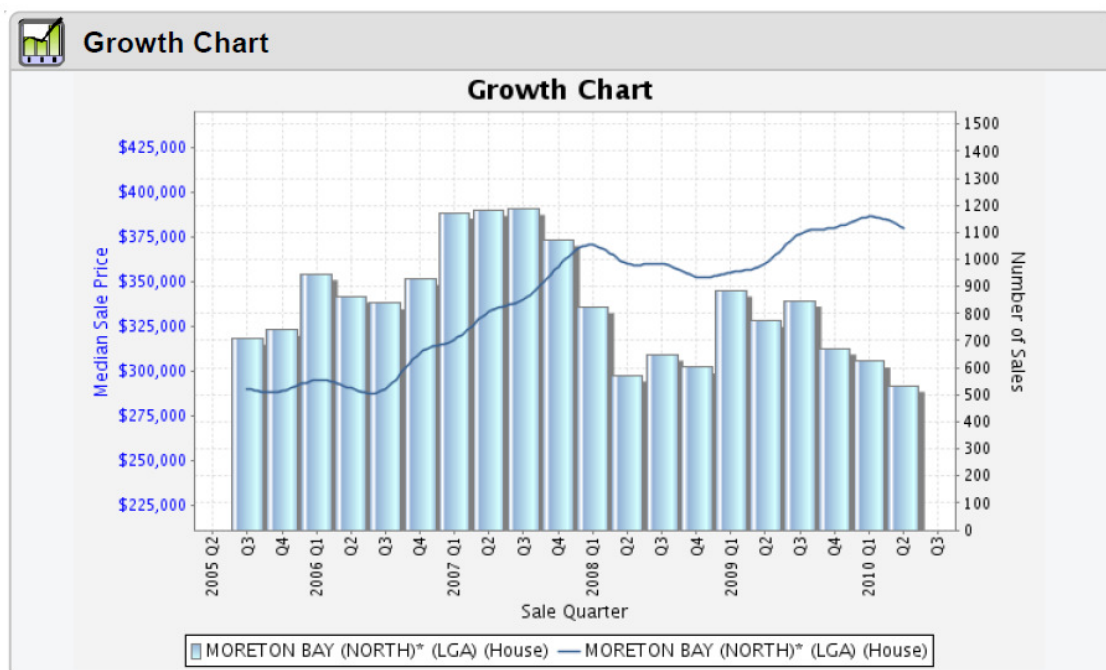
We anticipate the property market will continue to fall slightly in price and volume over the next 12 months. There are an increasing number of properties on the market and the time period for selling a dwelling is increasing as more stock comes onto the market.

## 2 AVERAGE CABOOLTURE DISTRICT ALLOTMENT SALES

The average District sale price for 350 m<sup>2</sup> - 650 m<sup>2</sup> allotments has been sourced from searches of a sales database provided by RP Data. This information has then been compiled into summary format, as listed below:

Year	Average Land Value	No of Sales	Ave Lot Size	% Increase in value
2007	\$158,192	611	597	
2008	\$179,271	503	594	13.3%
2009	\$191,709	387	588	6.94%
2010	\$196,280	678	582	2.38%

A month by month graph of vacant sale for F2010 is represented below:



Source – PDS Live – Median Sale Price

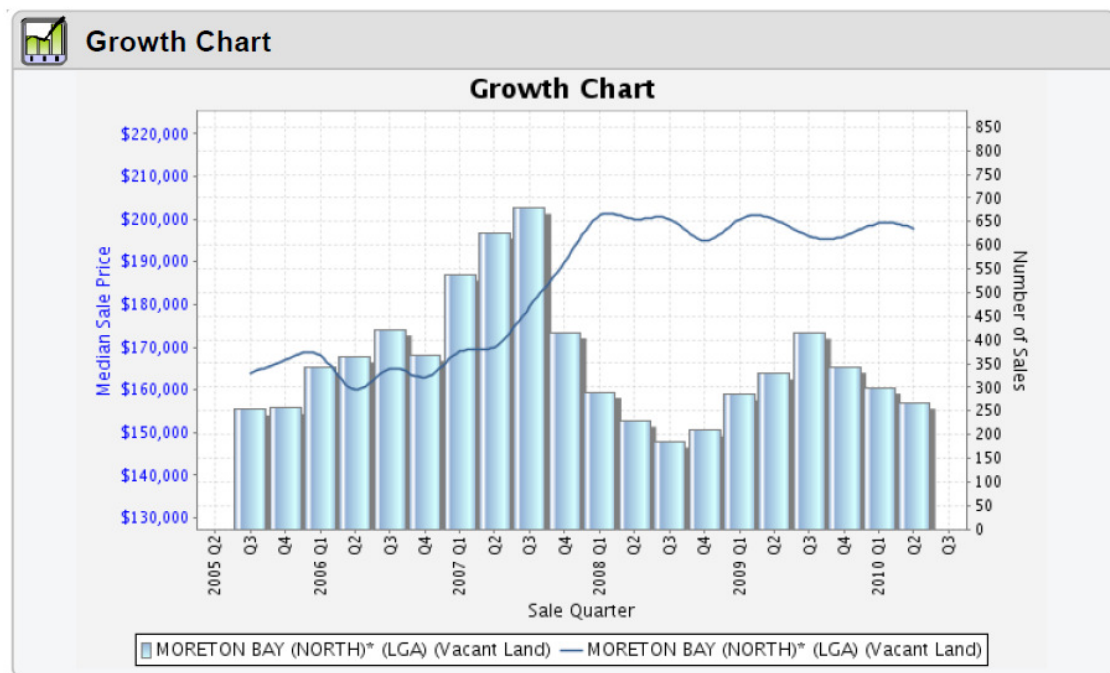
**Bar = Number of Sales    Line = Median Sale price**

### 3 MARKET OVERVIEW

The F2010 financial year has seen a steady year in average price with volumes falling slightly throughout the year as indicated by the graph of allotment sales for the F2010 above.

The graph below is over a five year period and indicates a median price for all vacant sales. It indicates volatility in sales volumes over the past five years but levelling of sale prices over the past two and a half financial years. The volume of sales is now falling significantly.

#### Allotment sales - 5 year Quarterly



Source – PDS Live

**Bar = Number of Sales    Line = Median Sale price**

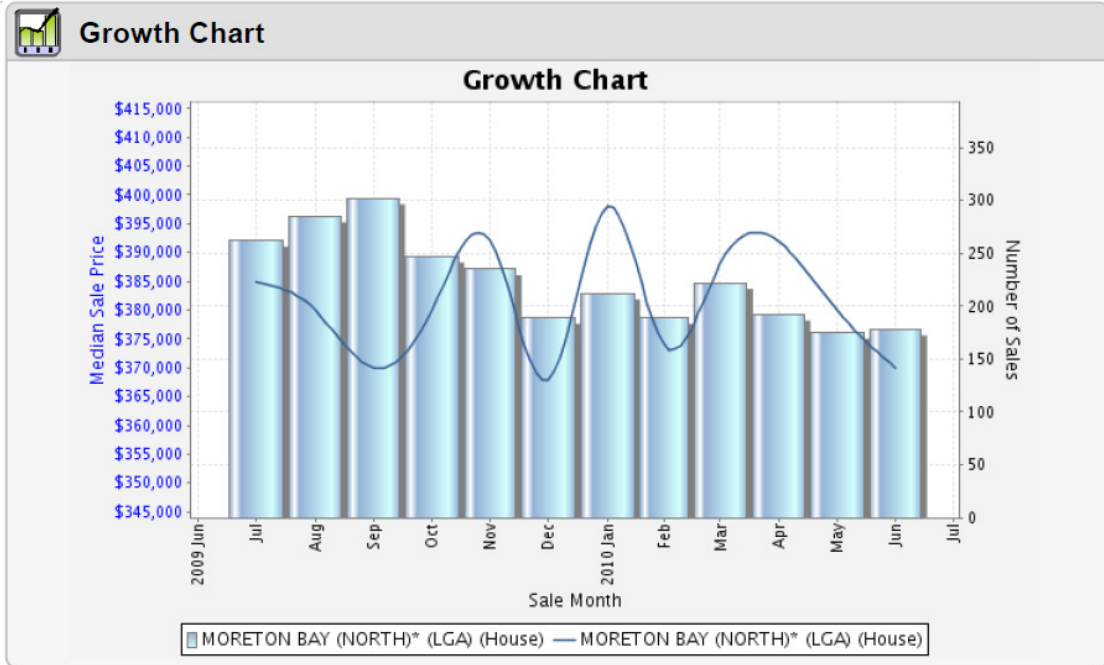
The vacant residential market is still mainly developer sales which have been heavily supported by investors from various parts of Queensland and Australia. While the economy remains strong this situation will continue. Sales will also be supported by new home buyers and investors as Caboolture is seen as a low cost area suitable for entry level buyers.

However with net migration falling and a possible decrease in overall mining activity throughout the State prices may begin to fall in the short term (12 months).

Overall for allotments I anticipate that the prices will continue to fall slightly and volumes decrease throughout F2011.

The dwelling market has also slowed in sale numbers however median sale prices have fluctuated before falling at the end of the financial year. This trend is expected to continue into the next year.

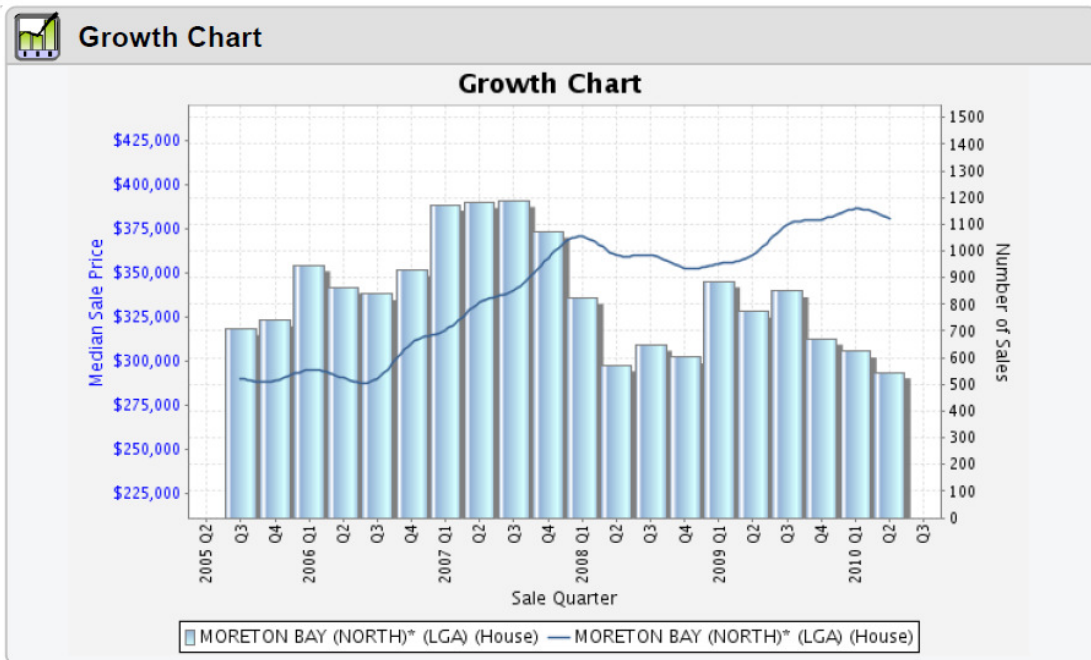
**House sales F2010**



Source – PDS Live

Bar = Number of Sales    Line = Median Sale price

**House Sales - 5 years quarterly**



Source – PDS Live

Bar = Number of Sales    Line = Median Sale price

## 4 FUTURE TRENDS

Indications are that slightly falling property prices and low sales volumes will continue in Caboolture District. The first home buyers will have less impact; however there may be more investors as the economy improves. The predicted interest rate rises will dampen the market and rents are predicted to remain steady. The rate of decline will be determined by investors who have been mainly absent in this market due to anticipated further price falls.

The industrial and commercial markets are currently relatively small and service mainly the local and district market. There is no single large company where there is major employment. However there are large areas of land set aside for future industrial enterprises.

## 5 LIMITATIONS

It is noted that the vacant allotment values relied upon in this report are not all the vacant allotment sales that were recorded for the district. The sale category has been selected to give the best indication of changes in values in the District. The category was chosen as it can be best compared with the previous year and base year sales, and it has a significant volume of sales. All sales have been sourced through RP Data.

The graphs are extracted from PDS Live and their accuracy depends on the inputted data over which we have limited control. The information has been included in the report as indicative of the market and should not be relied upon as definitive price evidence.

The base year for the Caboolture District Index is 2007 with the Index for that year equalling 100. The year refers to the financial year e.g. 2007 = 1 July 2006 to 30 June 2007 and may also be indicated as F2007.



John S Gillespie AAPI  
Certified Practising Valuer  
Registration No. 1236