



# ALBURY-WODONGA

Regional Profile





## The iBuild Story

We are a premium supplier of new properties in North East Victoria and Southern New South Wales. The iBuild team have been delivering homes in North East Victoria for over 20 years and we have an established team with quality local trades and subcontractors focussed on delivering quality outcomes for our clients.

Based in Albury-Wodonga, the fastest growing regional centre in Australia, we offer house and land packages, townhouses and apartments to our client base. All our properties are provided with full turnkey inclusions and guaranteed fixed price contracts.



## Introduction and Region Summary

- » The region is the fastest growing regional centre in Australia.
- » Albury-Wodonga is recognised as a strategic hub positioned perfectly between Australia's two largest cities being Melbourne and Sydney and more than 75% per cent of Australia's population can be reached by next day transport.
- » \$542.9 Million in recently completed, commenced or planned construction and infrastructure projects.
- » Albury-Wodonga has average 8.06% capital growth over the last 36 years according to statistics from Fisher Murphy Valuers.
- » Residex recent regional property statistics forecast Wodonga's property prices will grow by 4% p.a over the next 5 years, this is the 2nd highest in the state.
- » Albury-Wodonga is the 2nd most affordable place in Australia to live according to the Demographia International Housing Affordability Survey.
- » Albury-Wodonga's current rental vacancy rate is only 1-2%, this is one of the lowest vacancy rates in the country and about a third of the industry average.
- » Albury-Wodonga is the 17th largest region in Australia according to recent figures.
- » Albury-Wodonga's economy has proven to be diverse and resilient and is continuing to grow despite the global economic downturn with a wide variety of manufacturing, commercial and industrial businesses having offices/production facilities in the region.



## Albury-Wodonga Region **Demographics**

The Albury-Wodonga region has a total population of over 100,000, and services a population of almost 200,000 through surrounding townships. Around 60,000 people are directly accounted for in the Albury City Council area with strong growth forecast over the next 18 years. Forecasts by Albury City indicate an additional 17,480 people expected to call Albury home. This translates to a steady growth rate of 1.65% p.a.

Currently there is 21,604 dwellings in the Albury City council area making the average household size 2.36 persons, right on the national average.

Considering the growth forecast for the next 18 years Albury will require an additional 349 dwellings per year to meet this need.

Wodonga is home to almost 40,000 people and together with Albury services a much larger population through surrounding townships. Similar to Albury the Wodonga council are anticipating strong growth with around 58,000 residents expected to be reached by 2036, or within the next 20 years.

# Industry and Business

Albury-Wodonga is a major regional hub situated approximately half way between Melbourne and Sydney and as such is well serviced by local industry and businesses. Together the combined regional economy is over \$4 billion per annum with exports from the region close to \$3 Billion.

## Major employers in the region include

**Albury Base Hospital** Offering a wide range of services and caring for 1,000s of people each year, the Base Hospital is the city's largest employer.

**Albury City Council** AlburyCity is about more than the traditional roads, rates and rubbish. Responsible for water, infrastructure, town planning, tourism, community services and recreational facilities, the Council has a range of employment opportunities.

**Albury-Wodonga Private Hospital** Regarded as one of the best private hospitals in rural Australia, the Private Hospital provides an extensive range of patient services. It is owned and operated by Ramsay Health Care.

**Apex Tool Group** Apex Tool Group manufacture and market well-known tool brands, including Crescent wrenches and pliers, Lufkin measuring tools and Nicholson files and saws.

**Australian Taxation Office (ATO)** Albury is a major administrative centre for the ATO and employs some 600 people.

**Charles Sturt University** CSU provides some 3,500 students with a range of business, IT, environmental, educational and allied health courses. The University has just completed a \$27M expansion and further expansions are already planned.

**Essential Energy** Employing some 95 people, Essential Energy operates both a regional office and customer service centre in Albury.

**Geofabrics Australasia** Geofabrics Australasia is Australia's only manufacturer of geosynthetic products, including geogrids, drainage products, lining systems and erosion control products. Geofabrics Australasia distributes products throughout Australia, Asia and the Middle East.

**Joss Group** Comprising Joss Construction, Joss Facility Management and Joss Distribution, Joss Group is a locally owned business that was established in 1975. Joss Group, the company primarily specialises in construction management and building of commercial and industrial projects.

**LaTrobe University** Situated on a 25Ha site in Wodonga, La Trobe offers courses in business, agricultural science, health and biology to over 900 students.

**Mars Petcare** Mars Petcare Australia is a leading manufacturer of petcare products in Australia, marketing brands such as PEDIGREE, WHISKAS, MY DOG, DINE and SCHMACKOS. Mars Petcare Australia employs over 1,000 people, of which around 500 are based at the Wodonga site. Mars Petcare offers a range of employment opportunities in manufacturing, supply chain, sales, marketing, finance, research and development, procurement and human resources.

**Myer** Covering over 14,500sqm of floor space, Myer is located in the heart of Albury's CBD.

**Norske Skog (Albury Mill)** The Norkse Skog mill produces 265,000 tonnes of newsprint annually, which supplies about 90% of our domestic requirements.

**TAFE NSW Riverina Institute** The Albury TAFE campus employees some 280 people, and offers training to over 5,500 students annually.

**Telstra Countrywide** The National headquarters services approximately three million customers, with annual expenditure totalling more than \$3Billion.

**Transfield** Provides logistics services to the 3 army barracks based in Wodonga and directly employs around 300 people locally in Wodonga.

**Visy Board** employ around 200 people at their Wodonga plant that manufactures compressed fibreboard that is used across the country.

**WHK** WHK has been providing accounting, business and wealth advisory services to the Albury-Wodonga region since 1893 and are the largest professional advisory firm in the region.

**Zauner Construction** Zauner Construction specialises in major industrial and commercial projects and has been operating for over 50 years.

Other significant employers and businesses include; the \$100 million Woolworths regional distribution facility, Moore Australia, Shorko, Wilson Transformers, BAE Systems, Norvic Foods, Parker Hannifin, National Foods, Vitasoy, Visy Board and Visy Pak, Incitec Pivot, and ANI Bradken.

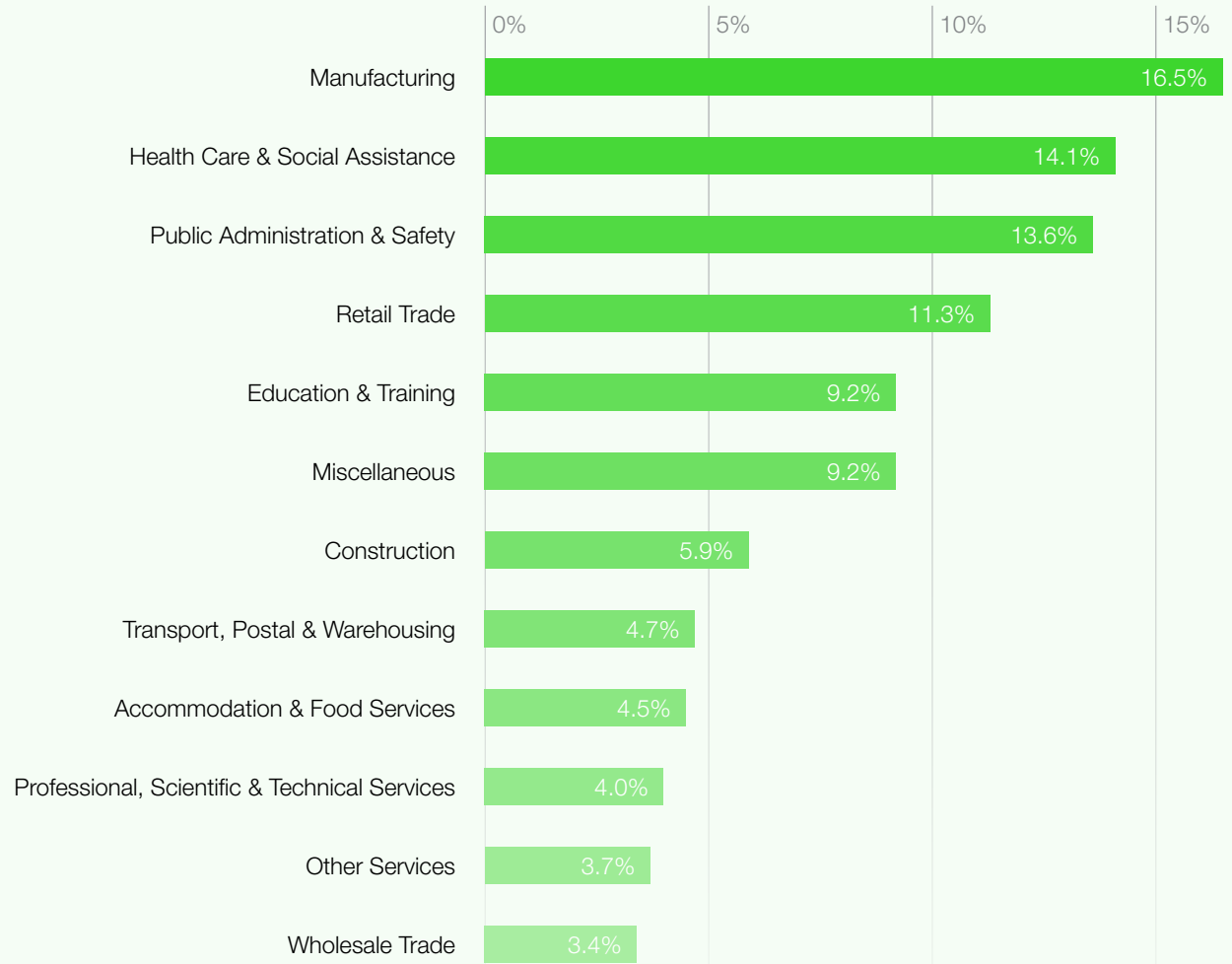
Value-adding to regional product is an important aspect of the regions manufacturing strength capitalising on a diverse region producing timber, beef, dairy, fruit and vegetables, viticulture and crops.

Importantly, Albury-Wodonga's employment base is underpinned by several strong diversified industries giving it a stable base. Estimates are for the continuation of strong job growth to occur for several years to due to a number of key projects occurring in the city.

With a large number of tertiary medical facilities on the border it's no surprise one of the major industries is health care, followed closely by retail and then manufacturing, administration, accommodation and education and training providers. Albury-Wodonga benefits from a widely diversified economy that is not dependent on any one industry as shown to the right.

The region is working to ensure a balanced community through a strategic planning approach aimed at enhancing the enviable lifestyle enjoyed by residents. Albury-Wodonga's strategic location has encouraged the establishment of major manufacturing companies, backed by excellent educational facilities and service sectors, resulting in sustained growth which in turn has encouraged the development of land, housing and employment growth.

## Industry Jobs



# Infrastructure

The region boasts capital city infrastructure with excellent educational, health, telecommunication, road, rail and sporting facilities in place.



## Roads, Rail & Air

Located on the Hume Highway, Wodonga is three hours' drive from Melbourne and six hours from Sydney. The Murray Valley Highway intersects to facilitate east/west travel and easy access available to the Olympic Highway.

### There are also:

- » Daily rail freight and passenger services to Melbourne and Sydney
- » Regular flights to major centres
- » The region is serviced by Virgin, Qantas and Regional Express (REX) airlines



## Health

Every aspect of a modern, progressive and expanded health service exists in the region. There are five first-class hospital facilities, three public and two private, in the region including provision of specialist oncology services. These hospital facilities are coupled with an extensive network of allied health professionals, diagnostic, rehabilitation, and support services.



## Education

Albury-Wodonga has access to six post secondary education providers which include La Trobe University, Charles Sturt University, University N.S.W, Wodonga Institute of TAFE, Riverina Institute of TAFE and the Albury-Wodonga Community College. The combined services offer comprehensive educational options in a diverse range of fields.



## Telecommunications

Wodonga is located on the Melbourne to Sydney fibre optic corridor. Local companies have the capability to design, build and manage LAN, WAN, VPN, VOIP, microwave and RF networks of any size and complexity. Most new subdivisions being developed are being fitted with fibre optic cabling compatible with the National Broadband Network.



## Economic Conditions

Albury-Wodonga's continued success and sustained growth means it is largely insulated from the troughs and downturns in other regional areas of Australia.

- » Construction already plays a significant role in the Wodonga economy which is currently experiencing an expansion of jobs.
- » Wodonga's 610ha Logic industry hub is attracting significant interest from regional, national and international companies, Wodonga is expected to experience long-term growth.
- » Major projects occurring in Wodonga are expected to provide hundreds of new jobs.
- » Wodonga has access to an urban population in excess of 105,000 people and services a catchment of around 170,000.
- » Figures released by the Department Employment and Workplace Relations (DEWR) indicate Wodonga's workforce for the December, 2009 quarter was approximately 17,500 people in employment. Regionally, Wodonga has access to a labour force of 76,000 people.
- » Wodonga's unemployment level as at December 2009 was 3.7 per cent.





# Industrial Estates

Wodonga is home to several prime industrial estates offering competitively-priced land and premises.



## LOGIC Industrial Hub

A 610ha distribution hub with road and adjacent rail infrastructure, LOGIC offers an extraordinary opportunity as the central 'port' on the eastern seaboard, offering potential savings in supply chain logistics.

Woolworths has been secured as an anchor tenant and is operating a 58,000sq m, \$100 million regional distribution centre on a 25ha site.

National transport company Border Express has constructed a 7500sq m cross-docking/warehouse facility.

Sydney-based developer PaLib Industrial has purchased 9ha with a view to attracting warehousing, distribution and manufacturing businesses to LOGIC. National refrigerated transport companies Roadmaster and Cope Sensitive transport have also purchased land, showing the strength of the LOGIC hub.



## Airport Park

A key industrial/commercial redevelopment within Albury, adjacent to the airport, this project was undertaken and completed in parallel with the Hume Freeway bypass construction works between 2006 and 2009. A mix of 35 local, national and international businesses now call this estate home, including;

- » Mac Fab engineering
- » Stramit roofing supplies, a part of the Australasian Fletcher building products group.
- » Surdex steel
- » Interlloy, a leading supplier of engineered steels and alloys to engineering and machine shops locally, nationally and internationally.
- » Viridian Glass, Australia's largest provider of glass and the only Australian manufacturer of float glass and hard coat performance products.
- » Midway Metals
- » Grice Storage
- » TNT Express Australia TNT provides the widest range of domestic and international express delivery services. We have built our reputation on a record of commitment to meeting the needs of our customers.





## NEXUS

Nexus is a 450 ha industrial precinct in Albury's industrial growth area, adjacent to the Hume Freeway and Melbourne-Sydney main rail line.

The Ettamogah Rail Hub operates within Nexus and presents an opportunity for rail freight access along the eastern seaboard.

The Norske Skog paper mill and Overall Forge also operate within this precinct and there are remaining opportunities for additional enterprises to join this key transport node. The Nexus Industrial Precinct is zoned to support large and heavy industrial development and offers the opportunity for 24/7 operations.



## Eastside Business Park

Zoned industrial one, Eastside Business Park is Wodonga's most centrally located business park and is home to a multitude of specialised service businesses including clusters of engineering, housing, mechanical, transport, construction and service. Like Kendall Industrial Park, the precinct has very good access to major road networks and its close proximity to the CBD makes it one of Wodonga's most vibrant light industrial areas.



## Wodonga Enterprise Park

Wodonga Enterprise Park is a unique 150ha employment precinct overlooking the Melbourne to Sydney Hume Freeway in West Wodonga, adjacent to La Trobe University and Wodonga TAFE.

Zoned industrial one and mixed use the precincts extensive frontage of 1.5km to the Hume Freeway, its position adjacent to tertiary institutions and the impressive natural features, ensures that it is ideally placed to attract corporate headquarters, technology company's business, research and development and clean, green industry. Major tenants currently include Visy Board, Rice Graphic Images and Twin City Trucks.



## Wodonga Business Park

Wodonga Business Park is an established business centre comprised of a mixture of industrial one and business four zones with tenants ranging from commercial businesses, offices, light industrial use and large manufacturers. Many of Wodonga's car dealers are located on Melbourne Rd due to excellent road access and the precincts close proximity to both the CBD and Hume Freeway. Wodonga Business Park is close to Wodonga Institute of TAFE and La Trobe University.



## Baranduda Enterprise Park

Baranduda Enterprise Park is well situated on the Kiewa Valley Highway, 10 minutes from Wodonga's CBD. Zoned industrial one, Baranduda Enterprise Park is ideal for small to medium sized businesses. With stage one fully sold a further 23 lots have been released ranging in size from 1800sqm to 3.2ha.

Four lots have been sold with interest in several others expressed. Lots have immediate access to the Kiewa Valley Hwy which now, via the Murray Valley Highway, has direct access to the Hume Freeway. Current major tenants include a National Foods Vitasoy plant and Brambles Records Storage.



## Melrose/Maloney Drive Estate

Melrose Industrial Park is located in North West Wodonga and is zoned industrial one. Melrose Park's close proximity to the Hume Freeway and large lot sizes has made it an attractive location for many of Wodonga's larger industries including; Masterfoods Mars Pet Care, VisyPak, Moore Australia, Wilsons Transformers, Shorko, ACI Petalite, Kiewa Valley Engineering and Kooka Brothers.

Recently some smaller lots have become available through subdivisions creating exciting opportunities for small to medium sized businesses wishing to be located nearby these larger industries.



## Kendall Industrial Park

Kendall Industrial Park is located on the eastern side of the city close to the CBD. Initially developed with larger lots in excess of 1ha in size, the estate is home to several metals, manufacturing, recycling and transport focussed businesses.

Recently subdivisions have occurred providing opportunities for small to medium business. The estate has very good access to the major road network and to the Hume Freeway via the Bandiana Link Road. Kendall Park is zoned industrial one.

# Current & Future Approved and Proposed Infrastructure/Local Government Projects

Project	Value	Status	Impact
<b>'Tax Tower' Office Building in Smollet Street Albury</b>	\$50 million 7 storey building providing 10,000m <sup>2</sup> with 66 car spaces	Completed – Home to 700 staff	Construction workers peaked at 130 Now occupied by 700 ATO Staff
<b>Junction Place Development Wodonga</b>	\$26 million Major CBD redevelopment	Stage 1 Roadworks completed Stage 2 Remedial works on existing rail buildings and letting to tenants complete Stage 3 Letting of tenders for retail/commercial/residential development underway	Council funding \$11.5M, Places Victoria funding \$14.6M with expected outcomes of up to \$1 Billion in private development
<b>Wodonga Cinema Complex</b>	\$110 Million Major cinema complex on 10Ha site	Seeking Tenders	Improved amenity to Wodonga CBD
<b>Regional HQ for North East Water</b>	\$10 Million	Completed and providing facility for increased NE Water staff	Five Star Energy Rated building
<b>Mann Central Shopping Centre</b>	\$80 Million	Planning approval granted Construction commenced Completion anticipated for Easter 2017	Will employ approximately 200 people during construction and 1,000 upon completion
<b>Huon Hill Quest Apartments and Tavern</b>	\$25 Million 80 Apartments plus a tavern	Completed and proving to be a drawcard for conferences and training on the border	Improve convention hosting ability of region and capacity to host state sporting events
<b>The Cube Arts Centre</b>	\$11.5 Million Multipurpose venue seating over 400 plus a café	Completed with \$7.7M in federal funding	Upgrade of existing civic centre
<b>Albury Airport Upgrade</b>	\$5.4 Million Taxiway upgrade and apron upgrade	Completed	Improved variety of aircraft able to land and improve accessibility
<b>Albury Art Gallery Upgrade</b>	\$11 Million	Completed late 2015 New Art Museum and café open to public	Increase gallery space and improve amenity with the addition of a café

## Current & Future Approved and Proposed Infrastructure/Local Government Projects

Project	Value	Status	Impact
<b>Wodonga Aquatic Centre</b>	\$11 Million	Completed. Now located in major new growth corridor of Wodonga	Able to accommodate state competitions for Swimming and water polo
<b>Super Clinic</b>	\$10 Million Medical centre expansion as part of Gateway Medical Centre	Completed, providing faster and easier access to medical care	Project received \$6.65 Million in federal funding and employs around 100 people
<b>Albury Mercy Place Extension</b>	\$10 Million	Completed	60 Bed expansion of nursing home creating 50 new jobs
<b>Albury Ambulance station</b>	\$4 Million	Completed	Facilitates for an additional 12 paramedics to be employed and a marked decrease in response times
<b>Northpoint Tower – Lavington</b>	\$10 Million 6 Storey office building as part of Wagga Rd Redevelopment	Almost completed Lavington Library has relocated Additional floors undergoing fitout	Private project, providing approximately 8,000m2 of commercial office space and revitalising Wagga Rd
<b>Albury-Wodonga Cancer Centre</b>	\$75 Million Three-storey centre with Radiotherapy, Oncology, Pharmacy, and 30 bed inpatient facility	Works well under way with completion due late 2016	To provide a patient centric one stop shop for diagnosis and treatment
<b>Wodonga Gardens Retirement Village</b>	\$50 Million 172 Villas on 9Ha site including a library, hair salon, gym, bar and restaurant	Development well under way. Cementing Wodonga's choice as a retirement destination	Improve capacity in region for ageing population
<b>Upgrade to Hume Dam wall</b>	\$33 Million	Completed Major infrastructure work using local contractors	33m extension of wall to improve the capacity to deal with extreme floods
<b>Upgrade Wodonga Senior Secondary College</b>	\$11 Million 27 Classrooms, library, lecture hall, staff rooms and offices	Approved and completed Improving work based skills training access	Upgrading and replacing existing facilities

# Thurgoona Growth Corridor

Thurgoona been identified by Albury City Council both in their local structure plans, and the regional strategic plans as the key growth corridor for Albury over the coming 20 to 30 years.

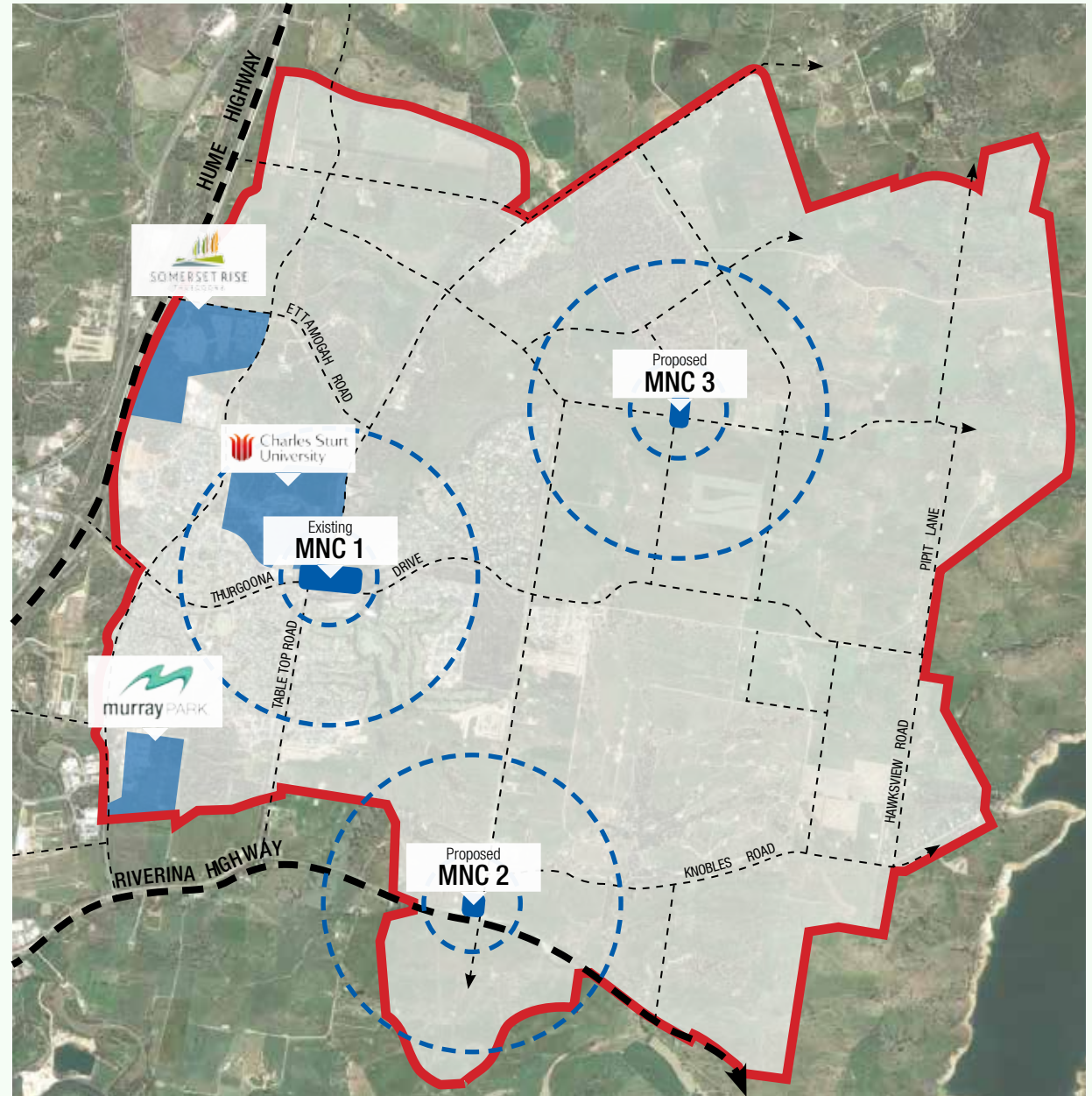
It is anticipated that as much as 75% of the additional 17,480 people to call Albury home over the next 18 years will be accommodated within this growth corridor.

Recent development in Thurgoona has seen the construction of the first Major Neighbourhood centre (MNC), and the local plan calls for two more MNC's to be constructed in line with future development as shown to the right.

There is already substantial educational facilities in place in Thurgoona ready to accommodate future growth. Charles Sturt University and Riverina TAFE both have campuses here as do a mix of 4 public and private schools and two child care centres.

Currently active projects in this corridor include Somerset Rise Estate and Murray Park Estate both of which offer excellent proximity to bus routes, educational facilities, weekly Shopping (Thurgoona Plaza – MNC1) and transport links via the Hume Freeway. Somerset Rise has 4-6 major stages to go incorporating approximately 230 allotments and Murray Park has around 400 allotments still to be developed.

The next major project anticipated to commence in this corridor will be the Hawkescote Estate located directly across the road from the site of MNC-2 and this project will be the only residential development on the southern side of the riverina highway overlooking the Murray river. This project is anticipated to commence in the next few years and it will be a masterplanned community home to over 1,000 families.



## Property in Albury-Wodonga

Albury-Wodonga ticks all the boxes when it comes to looking at a great location to invest in property. So much so that it made the hot spotting list of respected property commentator Terry Ryder.

Average rental yields are 5.5% to 6.9% in some areas. This high yield is driven by a marked lack of vacancies in the region with most local agents reporting vacancy rates of around 1-2%, about a third of the industry average.

Capital growth over the last 36 years has averaged 8.06% (source: Fisher Murphy Valuers) providing a solid increase in the value of property over that time and forecasts from Residex indicate they anticipate Albury-Wodonga will enjoy the 2nd highest growth rate in the state at 4% p.a. over the next 5 years.



Huons Hill Lookout

*'Diversity is the key to residential property investment success'*

*—Terry Ryder*



*"Albury-Wodonga ticks all the boxes. Its population (around 85,000) is growing at rates above national averages. Its location is strategic. Its connectivity is good. It sits beside a lake and a river runs through it."*



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