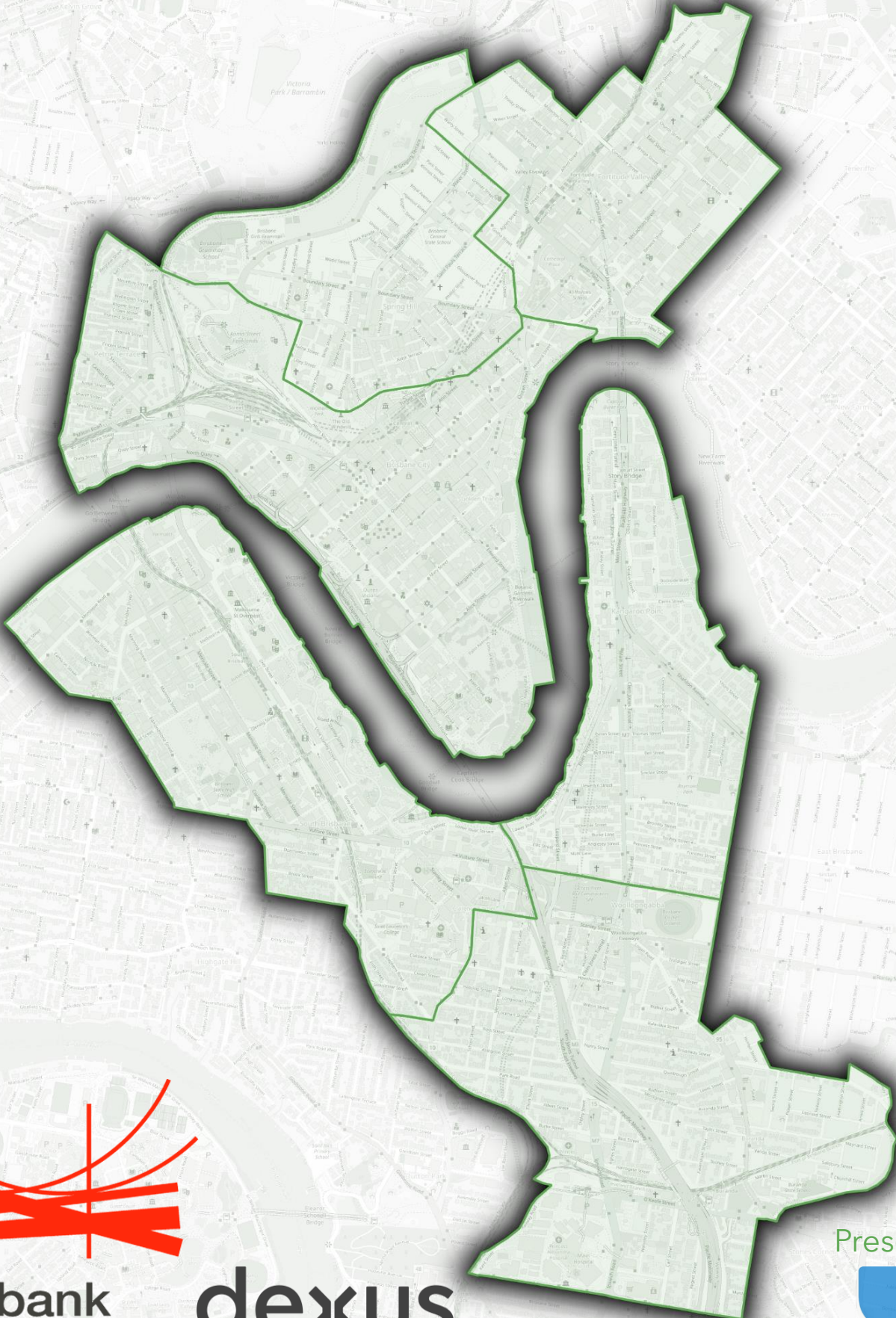


Committee For Brisbane Inner City Vitality Report



COMMITTEE
FOR BRISBANE

- SINCE 1957 -



south bank
corporation

dexus

Presented by

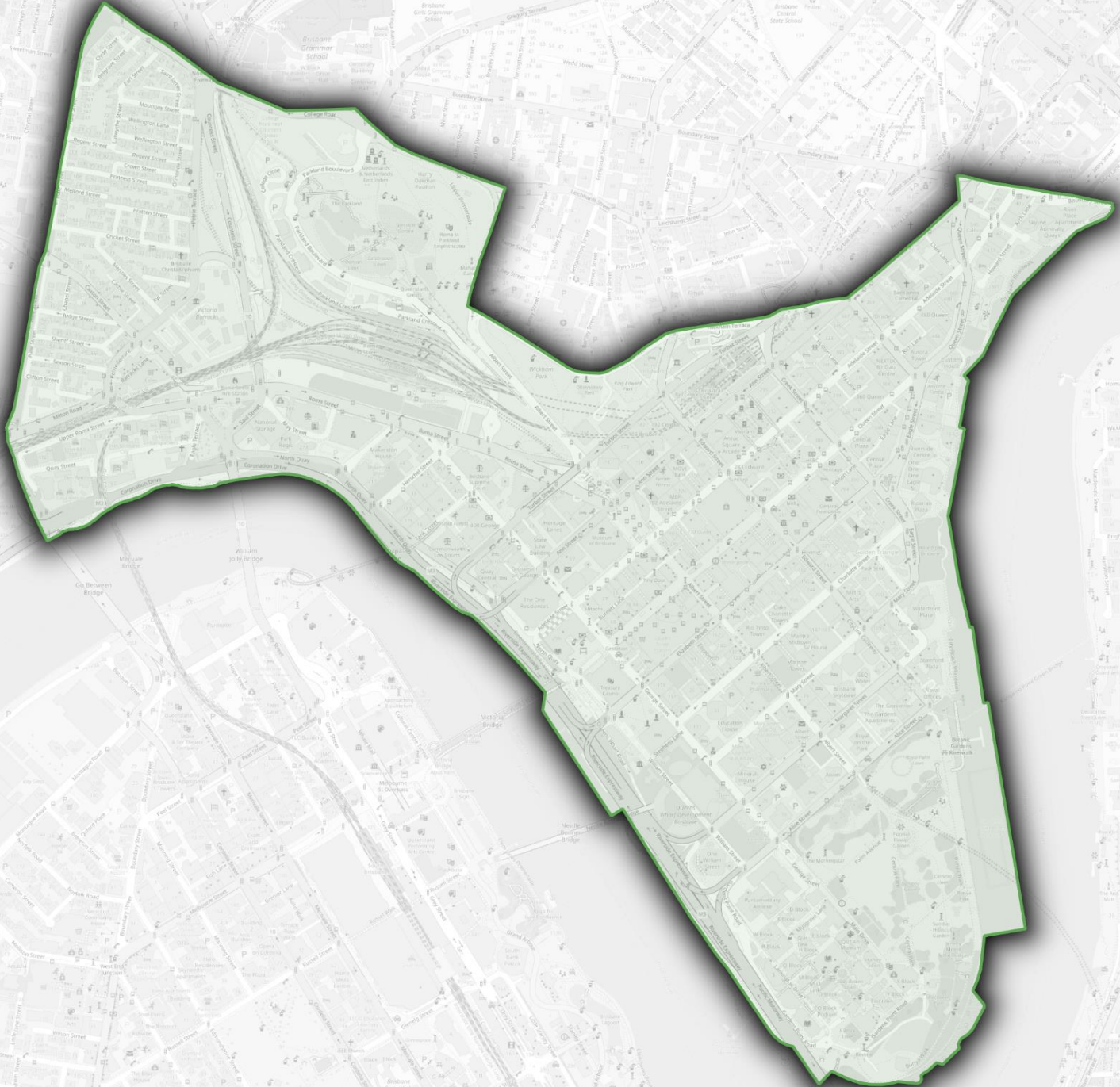


urban economics

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Brisbane City



1.0 Brisbane City

The Brisbane CBD remains the beating heart of the City and the epicentre of employment and economic activity in Southeast Queensland. The city is well on its way to recovering to pre-COVID number across all industries, with projects such as the newly completed Queen’s Wharf, and the approved Waterfront Brisbane transformation of Eagle St Pier set to re-emphasise the inner-city as a hub for business, entertainment, and leisure.

Vacancy rates have continued to decline in the city’s office market since 2022, reporting a vacancy of 9.5% in July 2024. This aligns with a 3.5% increase in business registrations, which have been consistently rising since 2022. Brisbane City is also continuing to expand its accommodation for commercial offices, with 88,700m² currently under construction, and an additional 439,009m² proposed and approved.

1.1 The Commercial Office Market

	Jul '18	Jul '19	Jul '20	Jul '21	Jul '22	Jul '23	Jul '24
Registered businesses	11,540	11,774	12,093	12,093	9,474	9,889	10,213
Floor Space (m²)	2,243,323	2,211,600	2,223,385	2,273,027	2,337,797	2,356,662	2,373,062
Vacancy %	14.6%	11.9%	12.9%	13.6%	14.0%	11.6%	9.5%
(A-Grade)	\$550/sqm	\$550/sqm	\$580/sqm	\$594/sqm	\$575/sqm	\$785/sqm	\$515/sqm
Incentive	37%	38%	38%	39% (f)	37.5%	43%	40%
New Supply (m²)	-	162,800	127,244	102,449	107,185	309,891	527,709
Daily Rail Trips Central & Roma St Stations	31,502	33,796	12,184	23,180	22,952	23,407	20,255

Source: ABS Business Registrations, Property Council of Australia, Cushman & Wakefield, Urban Economics, Queensland Open Data Portal

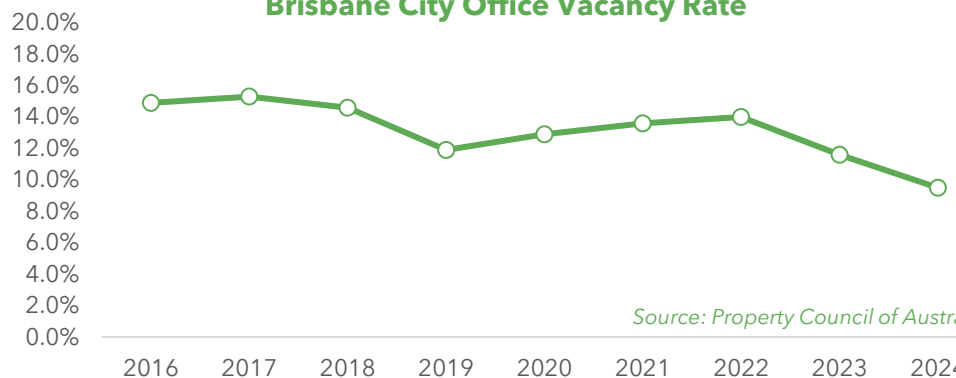
Office Vacancy

9.5% Office Vacancy



As of 2024, a **decrease of 4.5 percentage points** from 2022’s peak of 14%.

Brisbane City Office Vacancy Rate



Source: Property Council of Australia

New Office Supply

527,709m²



of new office floor space coming to Brisbane, from projects such as **Waterfront Brisbane**

Number of Workers

146,393 Workers



working in the Brisbane CBD in 2021

Professional, Scientific and Technical Services

2,824 Businesses



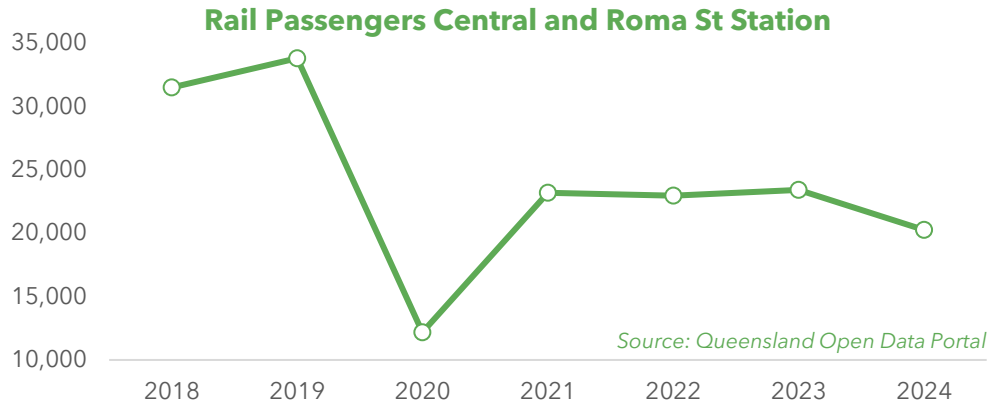
registered in Brisbane City, representing **26.7%** of all CBD businesses.

Rail Passengers

20,255 trips



per day in 2024 in Central and Roma Street Station.

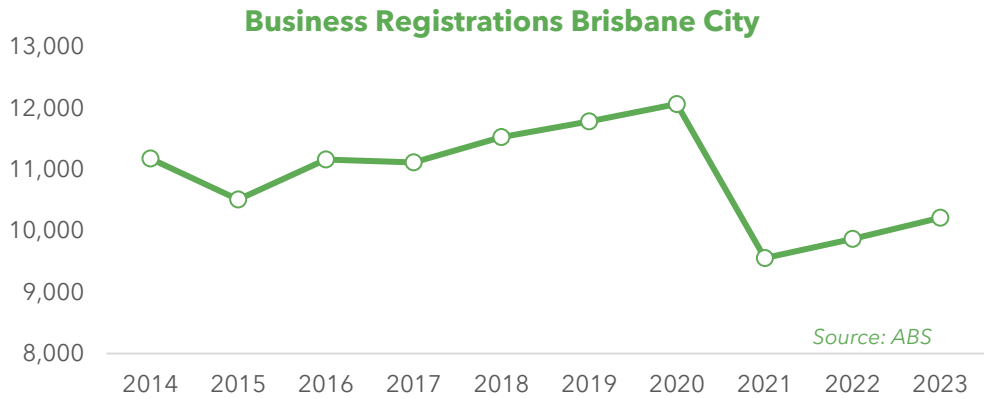


Business Registrations

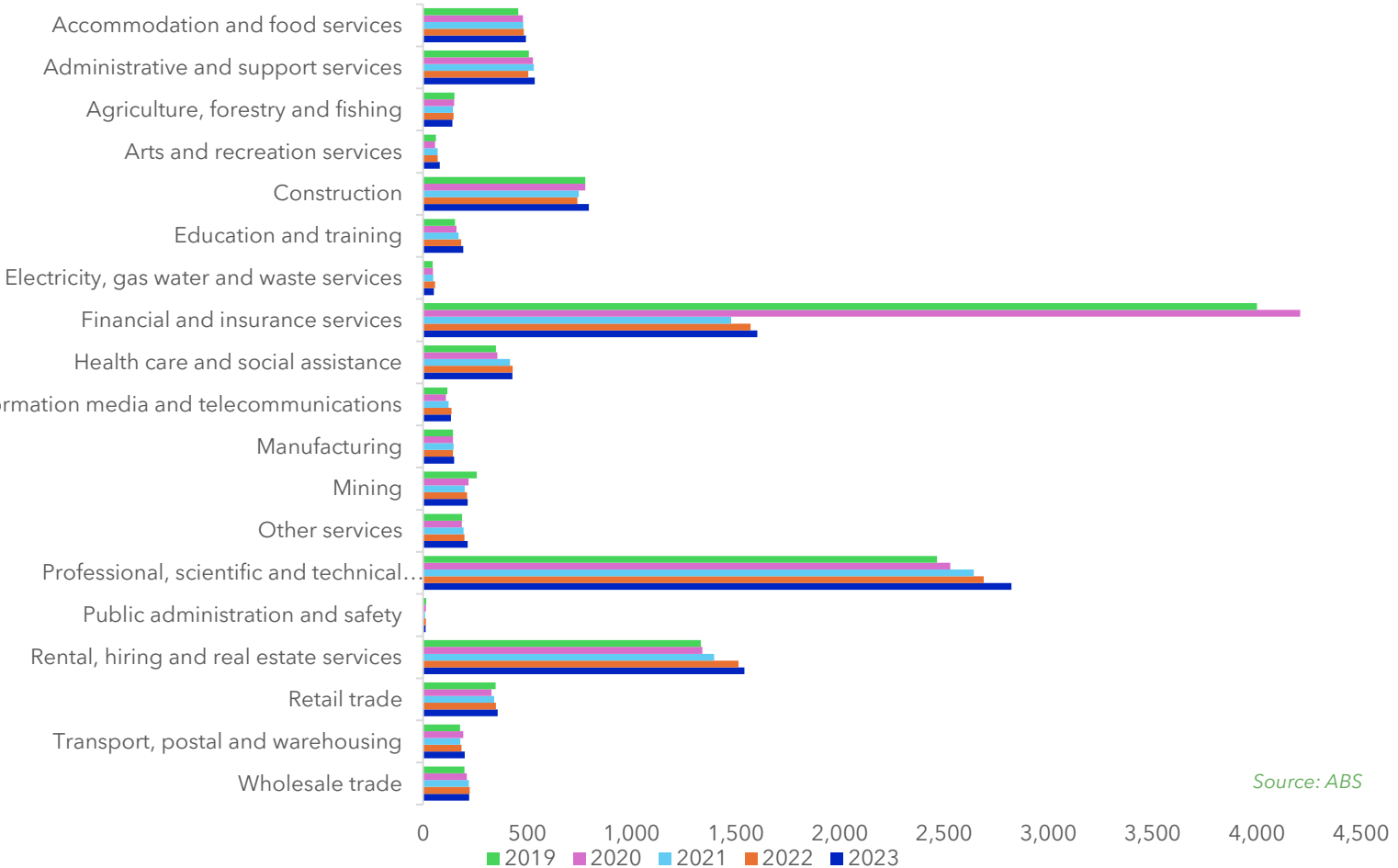
10,213 Businesses



were registered in Brisbane City in 2023, an increase of 3.5% since the year prior.



Business Registrations by Industry Brisbane City



Note* in 2021, the ABS stopped classifying Superannuation Funds as separate businesses, adjusting counts for Financial and Insurance Services after.

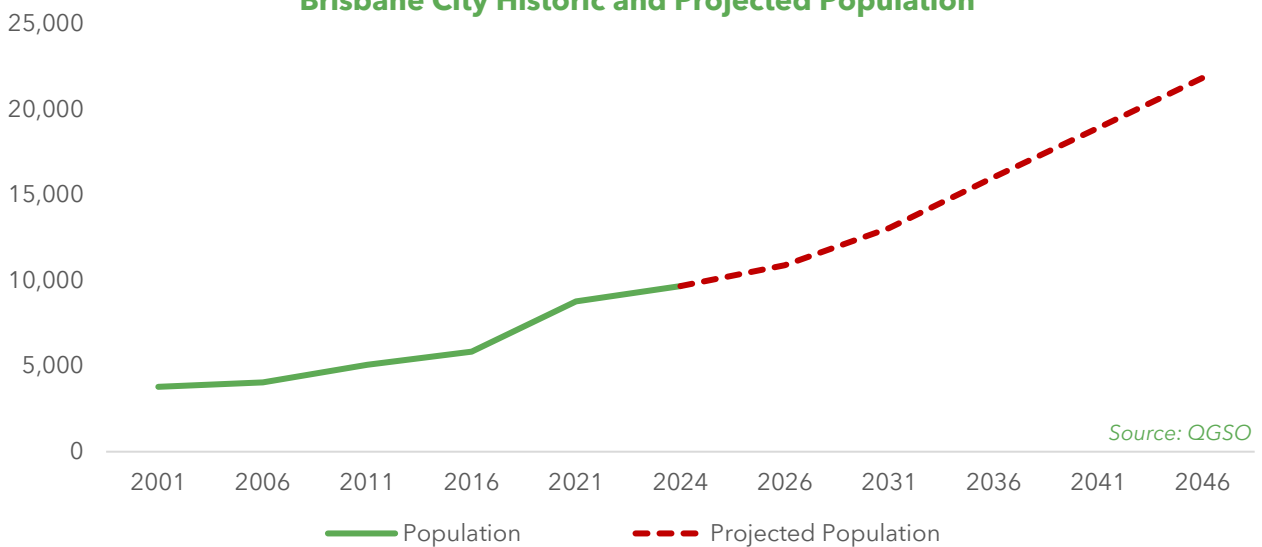
1.2 The Residential Market

The population calling inner Brisbane home is projected to double over the next 2 decades, necessitating significant investment in new units, with more than 4,000 units currently under construction and 475 new approvals awarded in 2023/24. With some 6,682 persons per square kilometre. This density is one third of that of Sydney's Haymarket.

	Jun '18	Jun '19	Jun '20	Jun '21	Jun '22	Jun '23	Jun '24
Residents	12,326	13,054	13,969	13,686	14,441	15,430	15,809
Total # units	5,338 (2017)	5,841 (2018)	6,047 (2019)	7,205 (2020)	7,229 (2021)	7,673 (2022)	7,673
# Under construction	-	+2,246	+2,428	+2,260	+2,264	+2,264	+4,000
Median Unit Price	\$505,000	\$520,000	\$500,000	\$513,000	\$515,000	\$500,000	\$572,500
Median Rental	\$530	\$545	\$534	\$590	\$605	\$728	\$760
Vacancy	5.50%	3.60%	14%	6.1%	2.3%	1.5%	2.8%

Source: QGSO Estimated Resident Population, ABS Census Data, Urban Economics, Brisbane Development Map, Pricerfinder, RTA, SQM Research

Brisbane City Historic and Projected Population



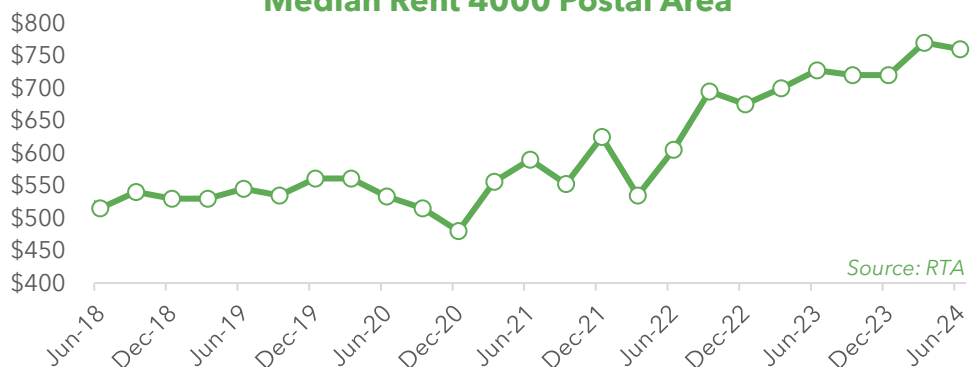
Median Rent

\$760 per week

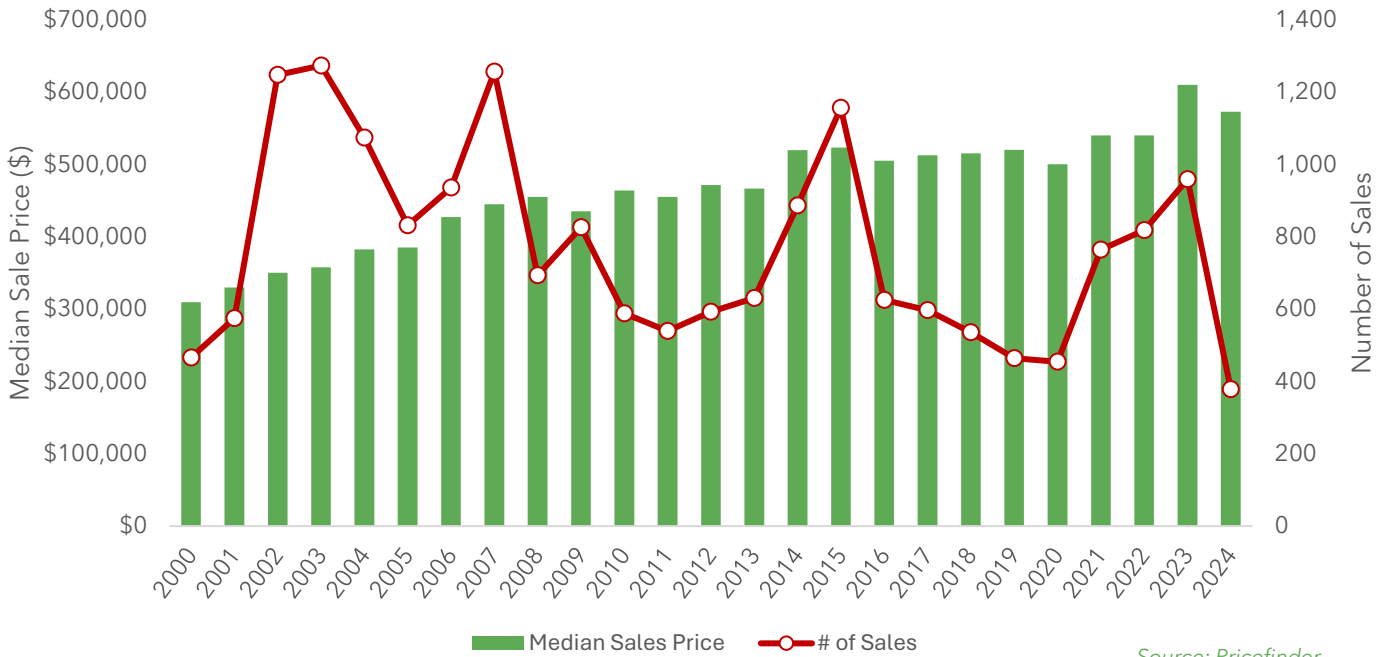


In June 2024, a 39.4% increase in the last 5 years

Median Rent 4000 Postal Area



Median Unit Sales Brisbane City



Source: Pricfinder

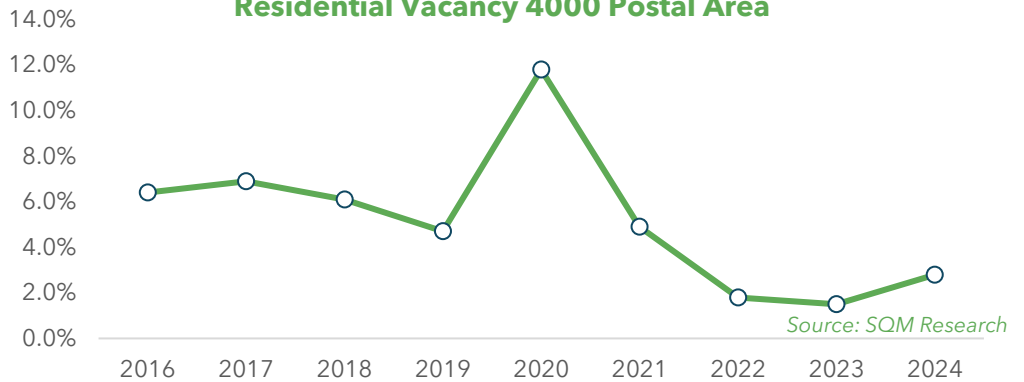
Residential Vacancy

2.8% Residential Vacancy



in June 2024, a decrease of 1.9 percentage points over the last 5 years.

Residential Vacancy 4000 Postal Area



Source: SQM Research

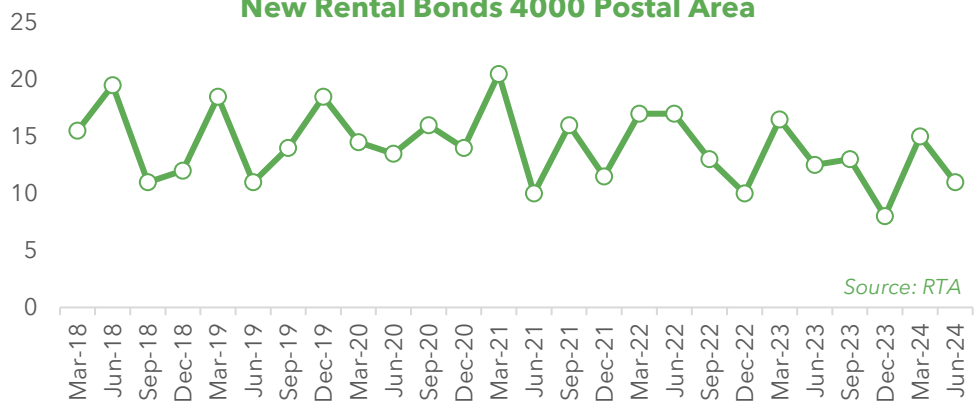
Rental Bonds

11 New Bonds



per month in 2024, following the historical average

New Rental Bonds 4000 Postal Area



Source: RTA

Median Age

31.7

Years of age

Population Density

6,681.7

Persons per square
Kilometre

1.3 The Tourist Sector

Brisbane welcomed 7.2 million visitors over the 12 months to Q2 2024, 2.1 million greater than the same time two years ago. This signals a trajectory towards pre-COVID levels of tourism in Brisbane, amplified by high profile events such as the 2023 FIFA Women's World Cup and an outlook enhanced by the opening of the 340-room Star Hotel at the Queen's Wharf Development, and upcoming hotels at 44 Roma St and 204 Alice Street, with 60 and 262 rooms respectively.

	Jul '18	Jul '19	Jul '20	Jul '21	Jul' 22	Jul' 23	Jul' 24
Total # rooms	6,548	6,662	6,636	6,394	6,735	6,732	7,075
# under construction	299	1,100	1,100	1,800	2,000	1,364	1,322
REVPAR	\$136	\$134	\$54	\$75	\$173	\$200	\$196.04
Occupancy	79.3%	82.5%	39.7%	42.5%	68.2%	79.3%	78.8%

Source: STR Research, Urban Economics

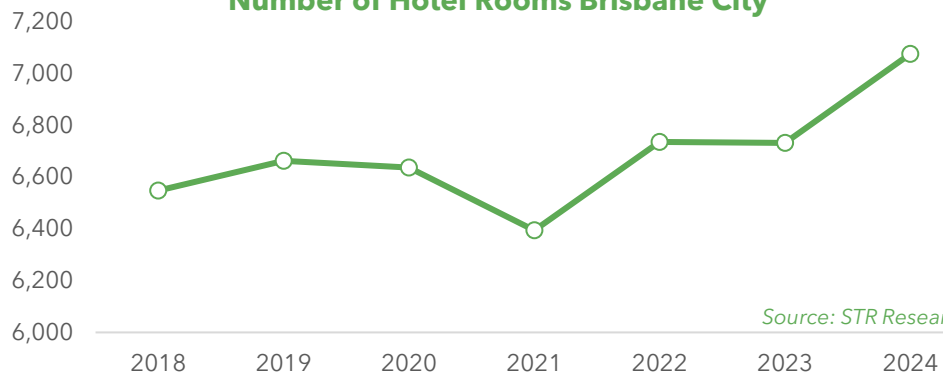
Number of Hotel Rooms

7,075 rooms



in June 2024, an **increase of 413 rooms** in the last 5 years, with the subsequent opening of the 240 room Star Hotel in August 2024.

Number of Hotel Rooms Brisbane City



Source: STR Research

Major Upcoming Tourism Developments

Dorsett Brisbane

Located in the Queen's Wharf Development, a luxury 4.5-star 387-room hotel is set to open in Brisbane

Rosewood Brisbane

Also located within the Queen's Wharf Development, this hotel is the third planned hotel, and is set to be Australia's only 6-star hotel.

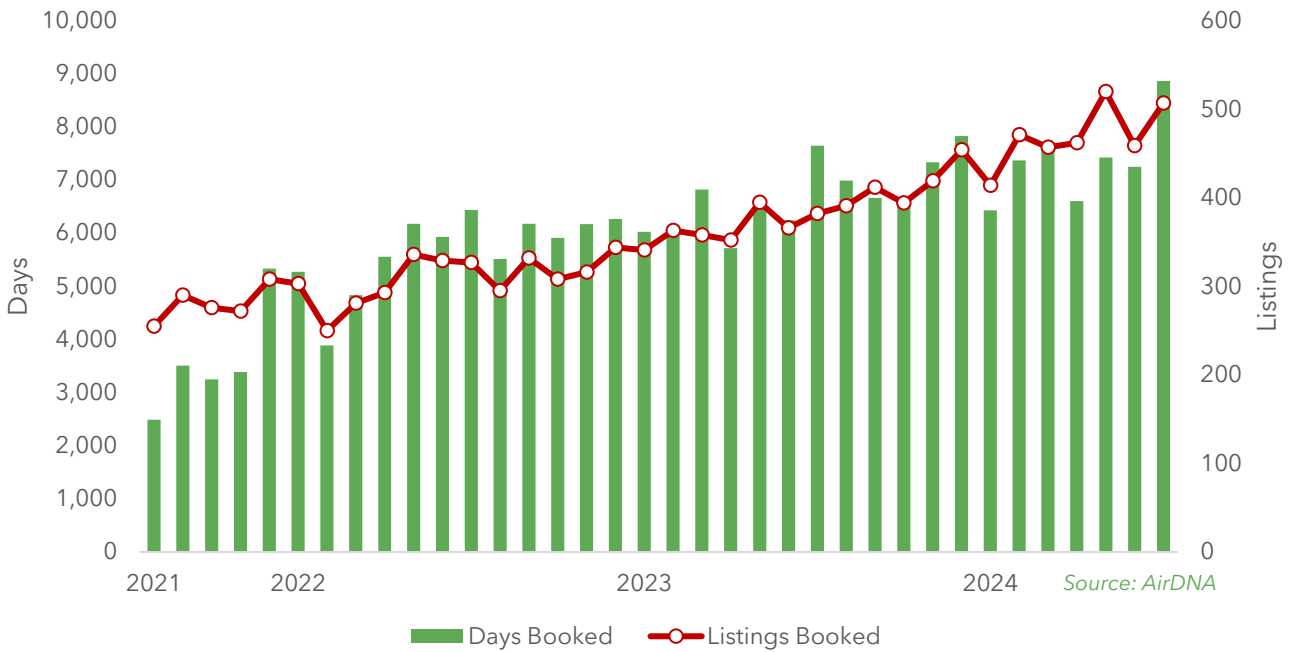
44 Roma Street

Set to occupy a boutique high end hotel and serviced apartment design, the site of 44 Roma St has been approved for a 57-metre tower

204 Alice Street

With two towers, 70 and 79 storeys high planned, the site at 204 Alice Street is set to accommodate a mix of short-term hotel and residential apartments.

Short Term Rental Demand Brisbane City



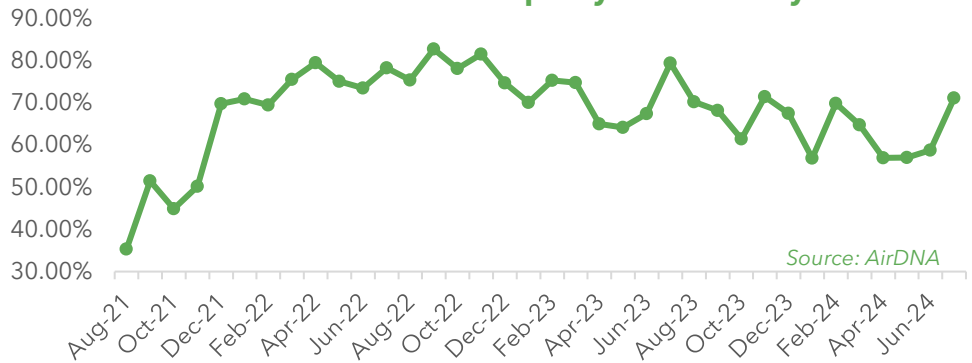
Short Term Rental Occupancy Rate

58.78% Occupancy



in June 2024, a **decrease of 8.64 percentage points** in the last 12 months.

Short Term Rental Occupancy Brisbane City



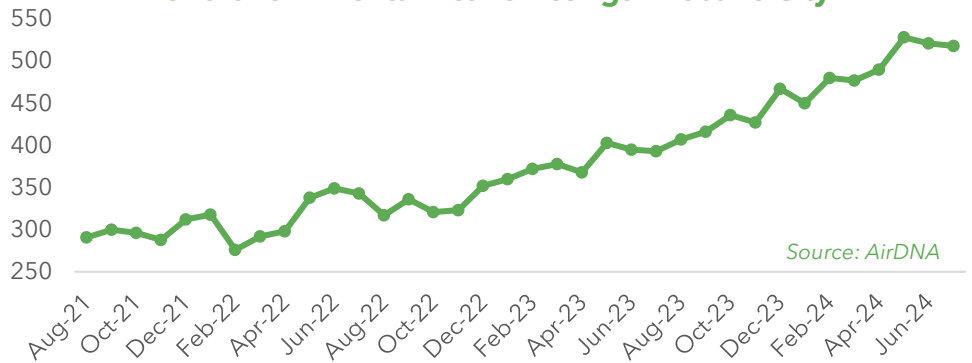
Short Term Rental Active Listings

521 Active Listings



in June 2024, an **increase of 126 listings** in the last 12 months.

Short Term Rental Active Listings Brisbane City



\$2,873

Average monthly revenue per listing in June 2024



3.2 Days

Average length of stay in June 2024



\$106.9

Average RevPAR in June 2024



1.4 The Retail Sector

Brisbane City Retail continues to struggle, exhibiting high vacancy rates >19%, and a modest increase in super prime rents. More than 100,000m² of retail space is planned and under construction or being repositioned including Queen’s Wharf, Post Office Square, Wintergarden, and Uptown.

	2018	2019	2020	2021	2022	2023	2024
Major Centre Floorspace	178,000sqm	181,000sqm	181,000sqm	181,000sqm	181,000sqm	163,000sqm	163,000sqm
Vacancy %	-	<1%	1.1%	3%	7.5%	22.5%	19.2%
Net Face Rents \$/sqm Super Prime	\$3,950/sqm	\$3,800/sqm	\$3,400/sqm	\$3,400/sqm	\$3,360/sqm	\$3,595/sqm	\$3,651/sqm
Under construction	4,209sqm	41,098sqm	40,000sqm	40,000sqm	40,000sqm	40,000sqm	103,026sqm

Source: Property Council of Australia, Urban Economics, CBRE

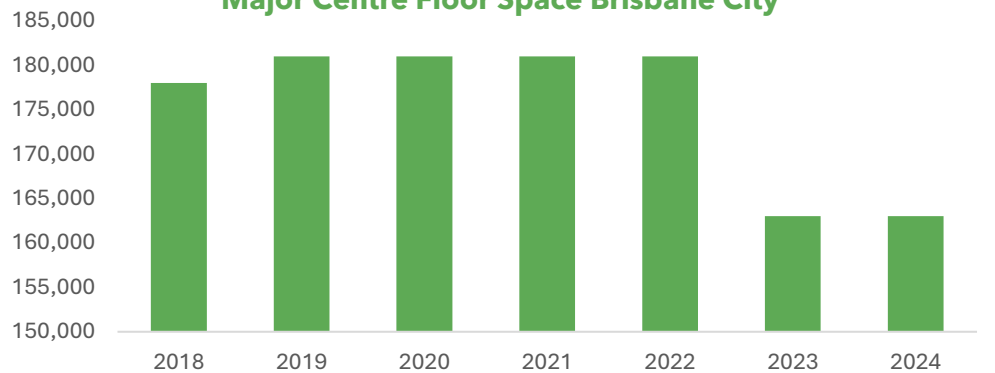
Major Centre GFA

163,000m²



of retail floor space in major centres in Brisbane City.

Major Centre Floor Space Brisbane City



Source: Urban Economics

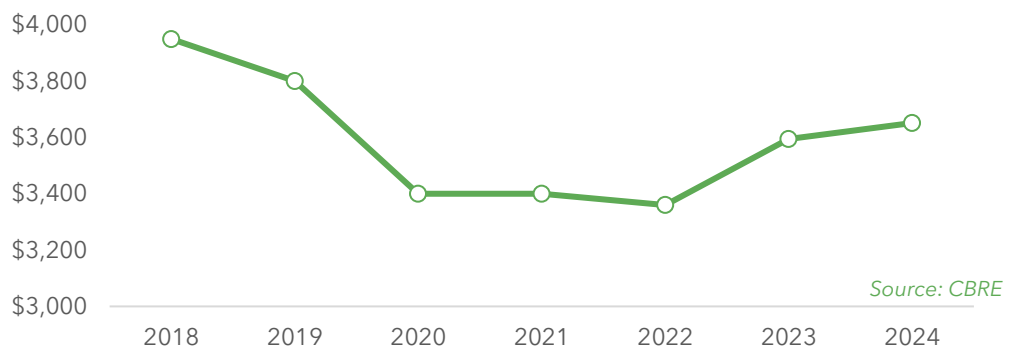
Super Prime Rents

\$3,651



per square metre of retail floor space in major centres in Brisbane City, a **decrease of 7.6%** since 2018, but showing signs of growth since the lows of 2022.

Super Prime Rents Brisbane City



Source: CBRE

Major Upcoming Retail Developments

Queen’s Wharf

Uptown

Post Office Square

Wintergarden

40,000m² of retail space currently under construction.

63,026m² of retail space to be redeveloped.

Retail space to be revamped

Approved for a 59,224m² 42-storey tower to be built above the centre

1.4 The Retail Sector

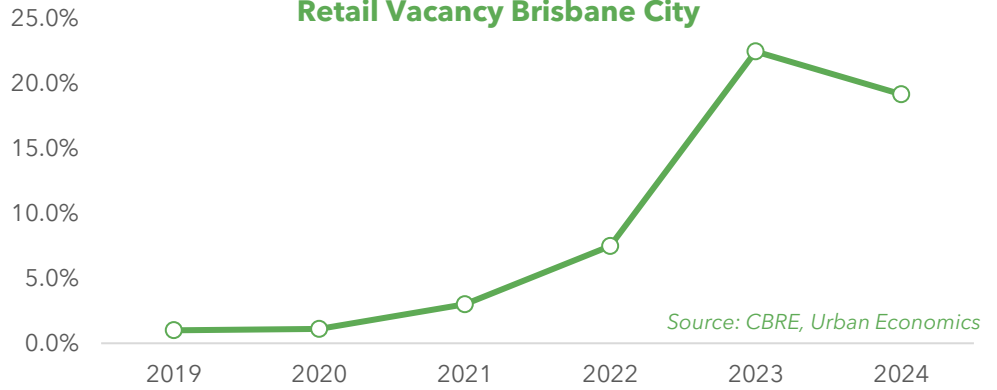
Retail Vacancy

19.2%



of retail floor space in major centers in Brisbane City sits vacant in 2024

Retail Vacancy Brisbane City



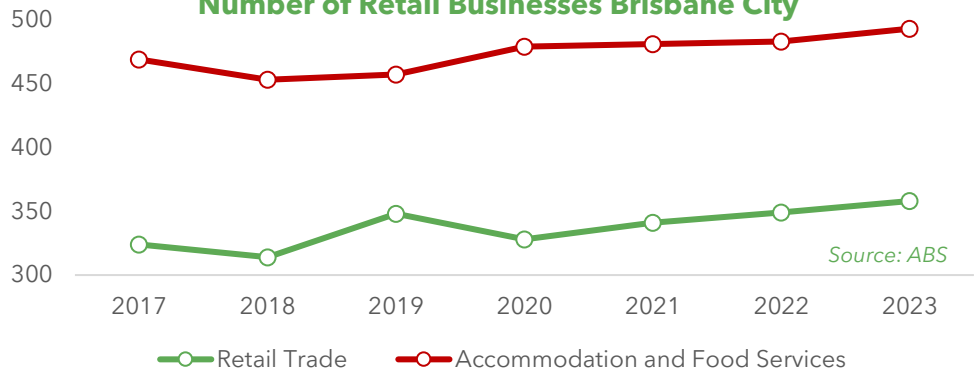
Number of Businesses

358 Retail / Accommodation and Food Services Businesses



were registered in 2023, an increase of 10% over the last 5 years.

Number of Retail Businesses Brisbane City



Workforce

10,407 Retail/Hospitality Staff



were working in Brisbane City in 2021, representing 7.1% of Brisbane City jobs.

1.5 The Education Sector

	2018	2019	2020	2021	2022	2023	2024
Education & Training Businesses	151	154	160	169	172	184	193
University Students	>34,000	>34,000	35,900	37,362	37,210	37,000	36,138
Student beds	2,309	3,244	3,244	3,244	3,244	3,244	3,244

Source: ABS, Google Maps, QUT

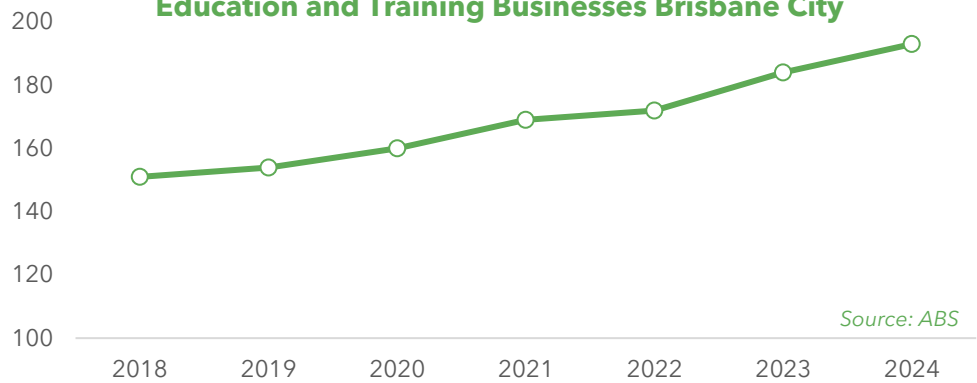
Education and Training Businesses

193 Businesses



193 businesses were registered in Brisbane City in 2024, representing a 25.3% increase in the last 5 years.

Education and Training Businesses Brisbane City



Upcoming Developments

Griffith University Brisbane Campus



Griffith University has purchased the Treasury Building in Brisbane for \$65.7M, to create a new inner-city campus for its Business, Law, and Information Technology Students.

New Student Accommodation Tower



A joint venture from Brookfield and Citiplan Partners, a new student accommodation tower with more than 950 bedrooms has been approved.

1.6 The Health Sector

	2024
Healthcare and Social Assistance Businesses	429
Workforce	5,658
Hospital Beds	181

Source: ABS, Healthshare

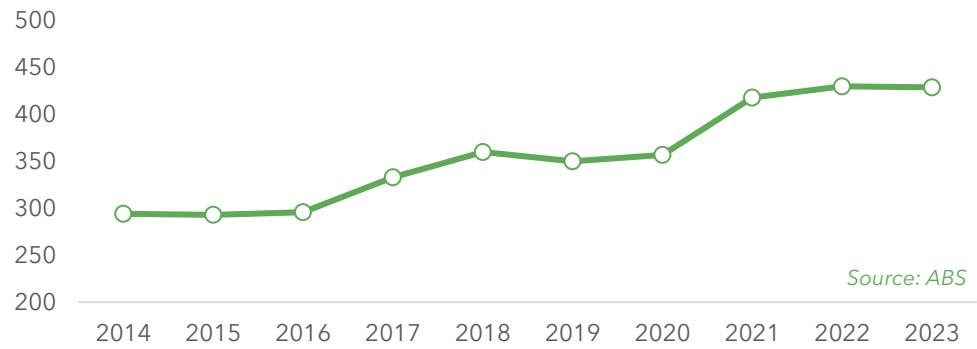
Healthcare and Social Assistance Businesses

429 Businesses



registered in 2023, representing an increase of 3.85% per annum.

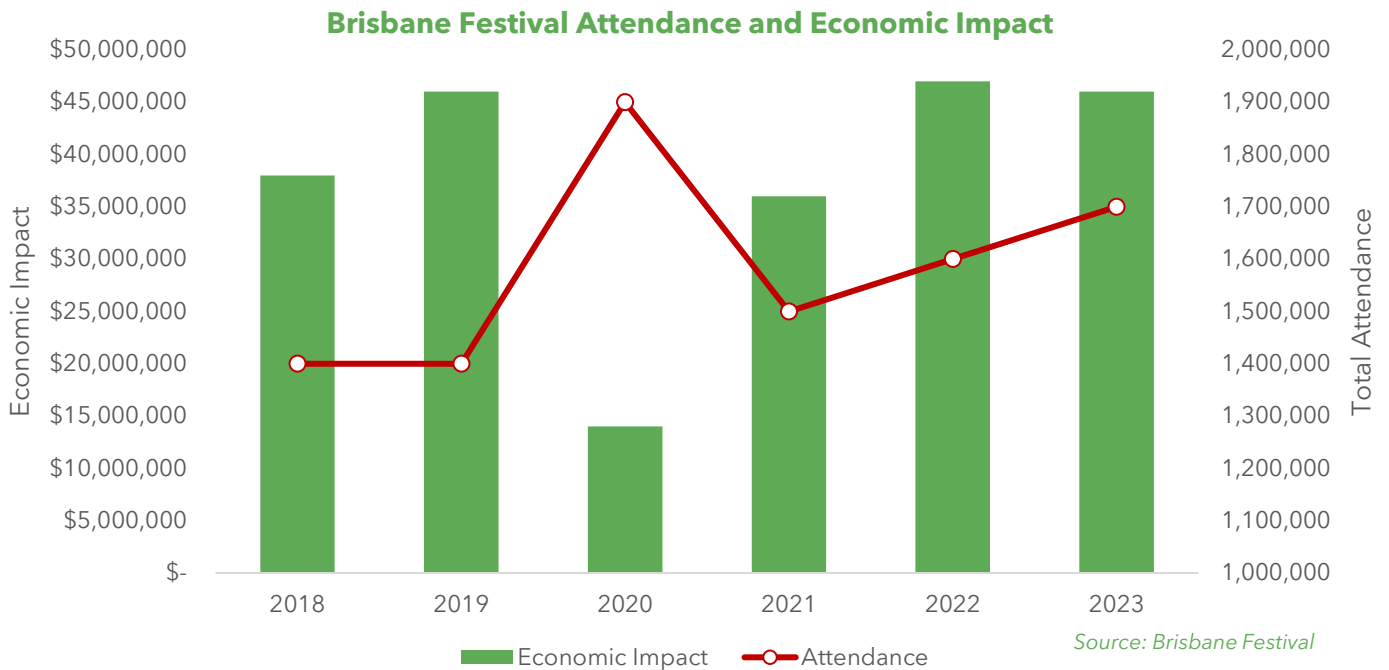
Health Businesses Brisbane City



Source: ABS

1.7 The Arts and Culture Sector

The opening of the Queensland Holocaust Museum in 2023 has contributed to the inner-city's boutique cultural heart including the Brisbane Museum, Botanic Gardens, Roma St Parklands and the Riverstage, which hosted 24 concerts in 2023/24, and has 23 planned for 2024/25 to date.

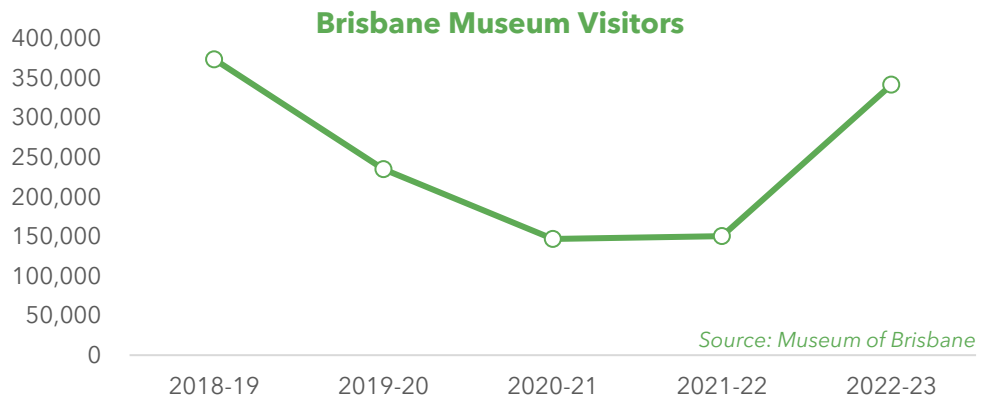


Brisbane Museum Visitors

342,112 Visitors

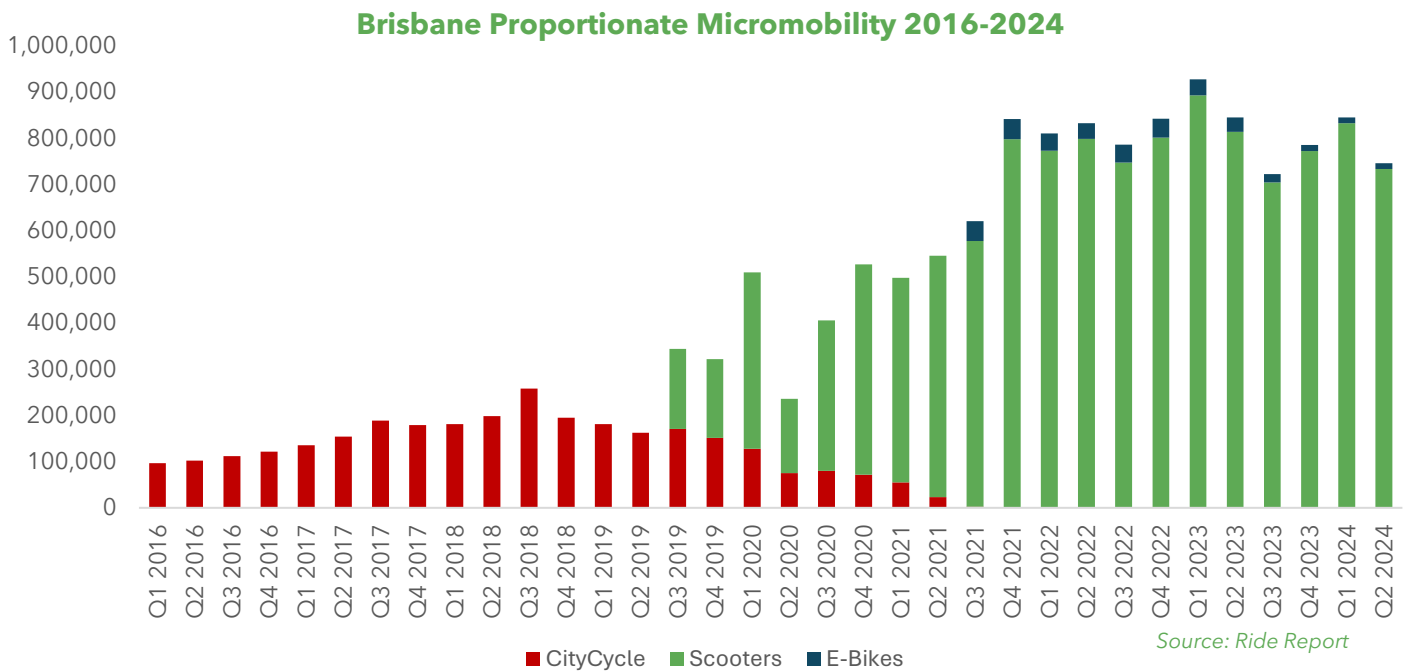
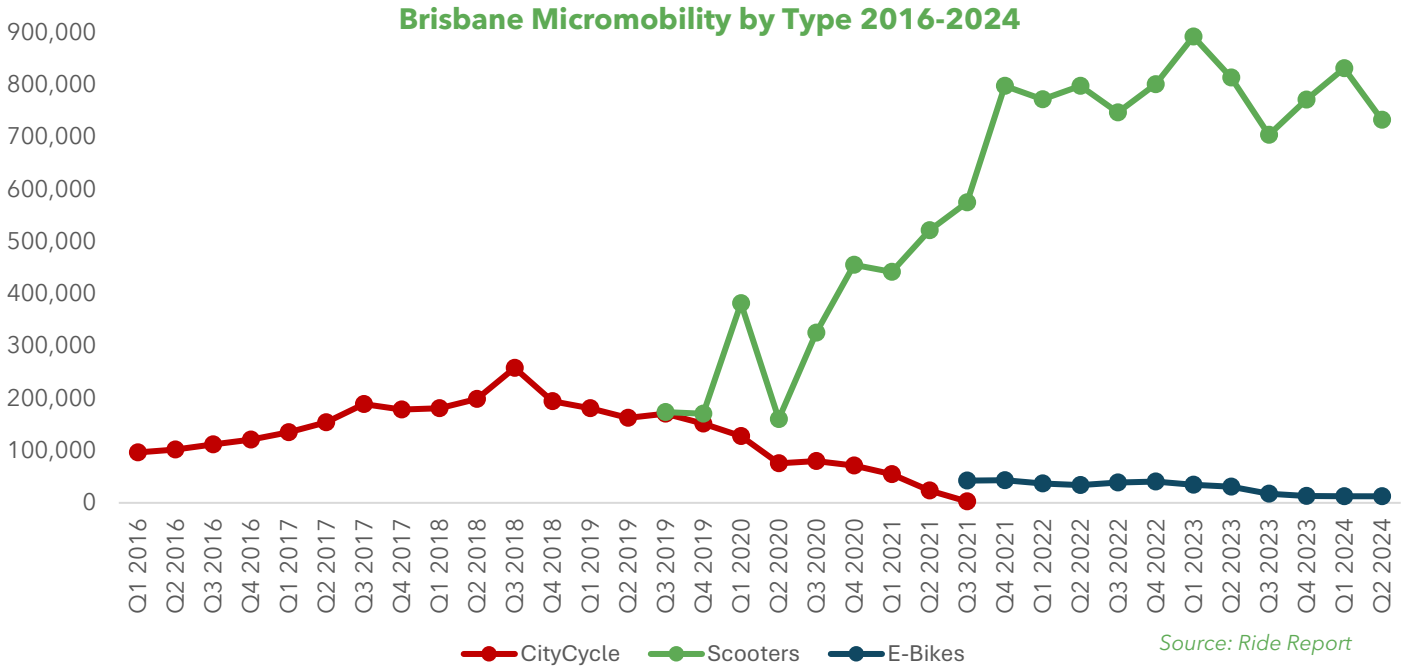


were recorded in the 2022-23 financial year, recovering to over 90% of pre-covid visitors.

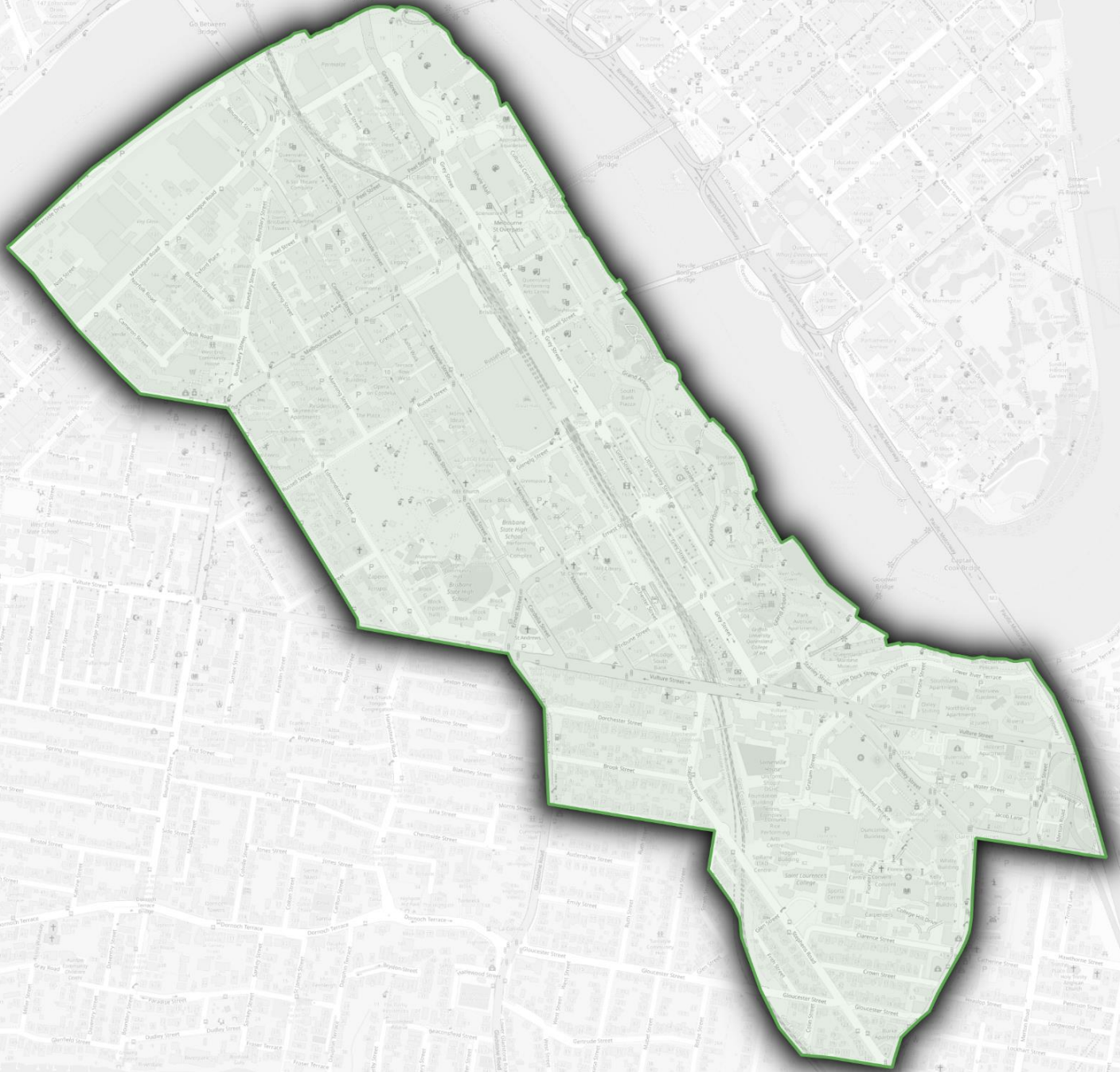


1.8 The Mobility Sector

Brisbane’s CBD is a walkable city, with its convenience and accessibility accentuated by micro mobility forms. In the 5 years since the introduction of E-scooters to Brisbane, they have accumulated over 11,872,000 trips, making for an average of nearly 600,000 trips per quarter.



South Brisbane



2.0 South Brisbane

2.1 The Commercial Office Market

	2019	2020	2021	2022	2023	2024
Registered Businesses	1,553 (2018)	1,643 (2019)	1,643 (2020)	1,647 (2021)	1,788 (2022)	1,860 (2023)
Floor Space sqm (Inner South)	261,671sqm	261,671sqm	261,671sqm	277,848sqm	277,848sqm	277,848sqm
Vacancy %	12.4%	12.8%	14.4%	17.6%	17.2%	16.4%
Net Face Rents/sqm	\$500	\$490	\$490	\$500	\$525	\$400
New Supply	+17,000sqm	+17,000sqm	+17,315sqm	+26,786sqm	+23,350sqm	+23,000
Daily Rail Trips South Bank & South Brisbane Stations	6,503	2,333	4,613	4,438	4,686	3,259

Source: ABS, Property Council of Australia, Urban Economics, Brisbane Development.i, Queensland Open Data Portal

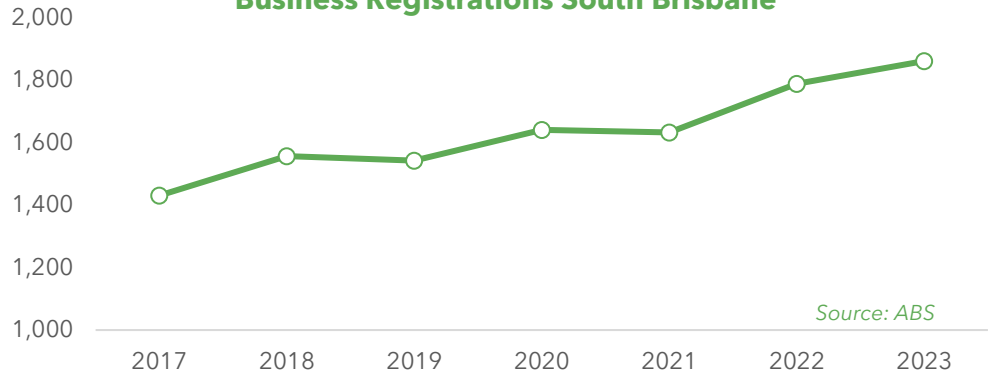
Business Registrations

1,860 Businesses



were registered in South Brisbane in 2023, an **increase of 4%** since the year prior.

Business Registrations South Brisbane



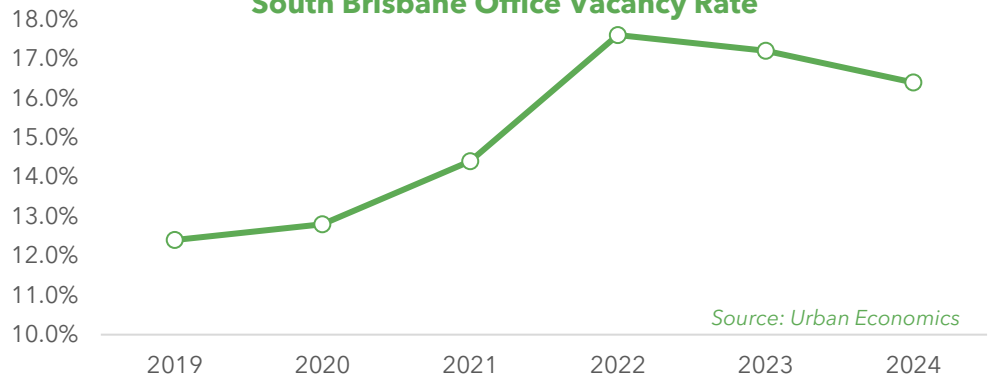
Office Vacancy

16.4% Office Vacancy



in 2024, an increase of **4 percentage points** from 2019.

South Brisbane Office Vacancy Rate



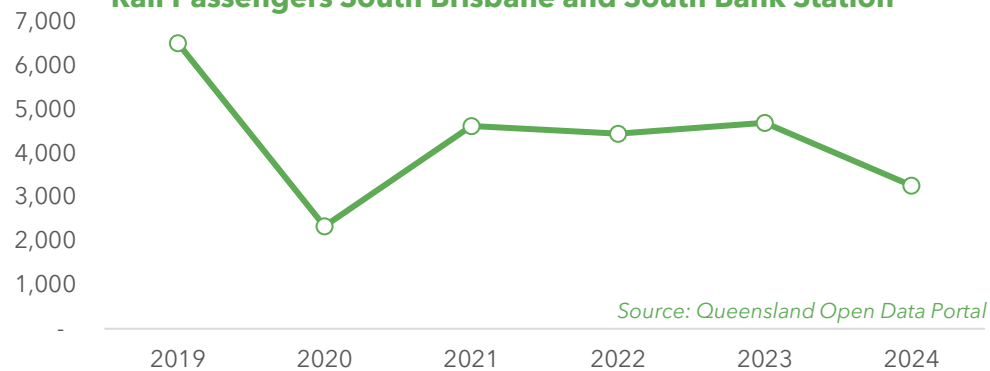
Rail Passengers

3,259 trips

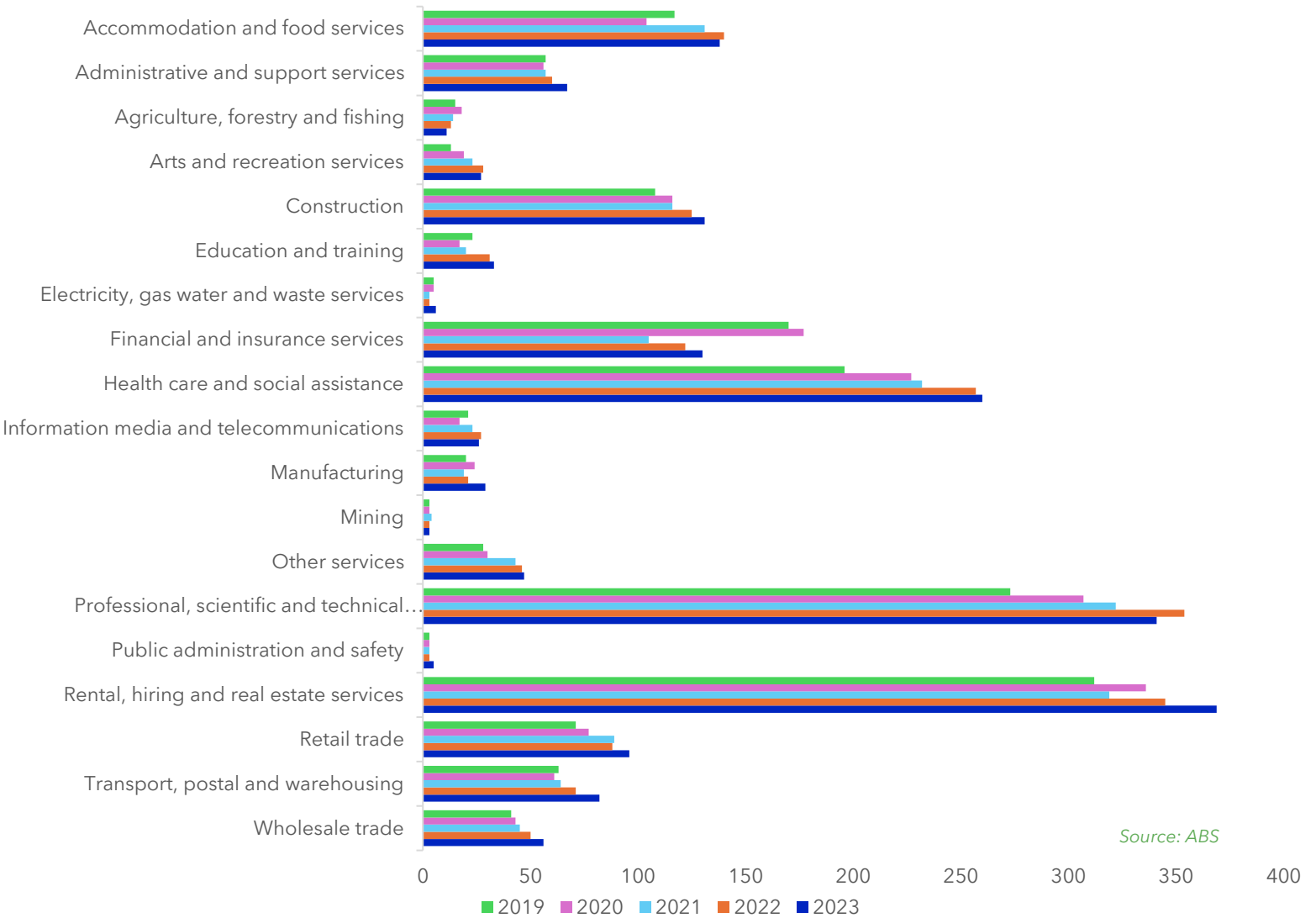


per day in 2024 in South Brisbane and South Bank Stations.

Rail Passengers South Brisbane and South Bank Station

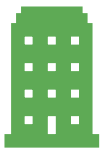


Business Registrations by Industry Brisbane South



New Office Supply

23,000m²



of new commercial floor space coming to South Brisbane, from the Aria Property Tower on Melbourne Street, and the development at 13-17 Cordelia Street

Number of Workers

32,771 Workers



working in South Brisbane in 2021

Professional, Scientific and Technical Services

341 Businesses



registered in South Brisbane, making up **18.3%** of all businesses in Brisbane South.

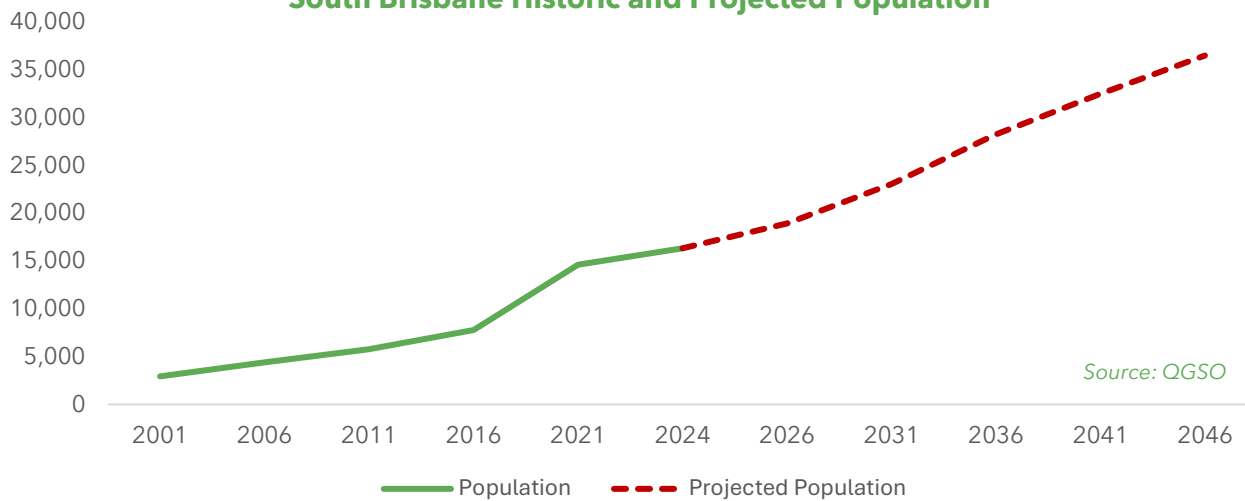
2.2 The Residential Market

The South Brisbane residential market continues to reflect a strong demand environment, with a 1.7% vacancy rate in 2024, and median unit sales around \$600,000. With an estimated population of 16,323 persons in 2024, South Brisbane represents some 8,094 persons per square kilometre population density in 2018.

	2019	2020	2021	2022	2023	2024
Estimated Apartment Dwelling Stock	5,713 (2018)	6,828 (2019)	7,414 (2020)	7,543 (2021)	7,768 (2022)	8,175
Under Construction	216	691	675	1,098	985	957
Median Unit Price	\$560,000	\$541,000	\$545,000	\$510,000	\$509,000	\$600,000
Median Weekly Rent	\$520	\$500	\$540	\$605	\$728	\$775
Vacancy	3.8%	7.8%	4.6%	1.1%	1.5%	1.7%

Source: ABS Census, Urban Economics, Brisbane Development Map, Price Finder, RTA, SQM Research

South Brisbane Historic and Projected Population



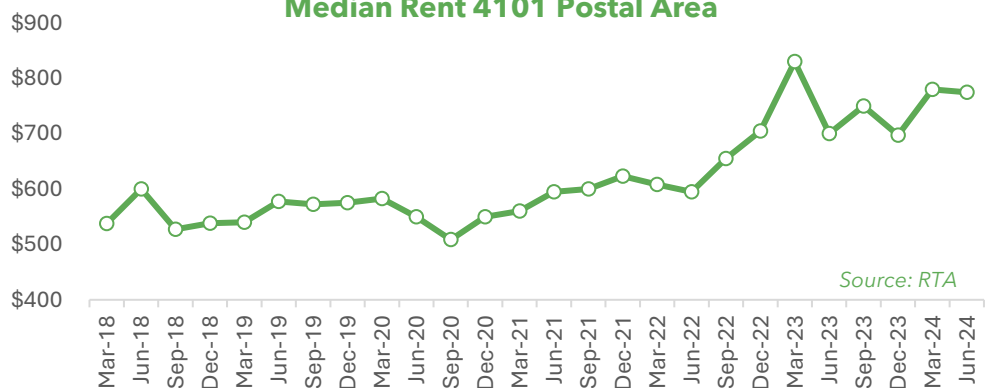
Median Rent

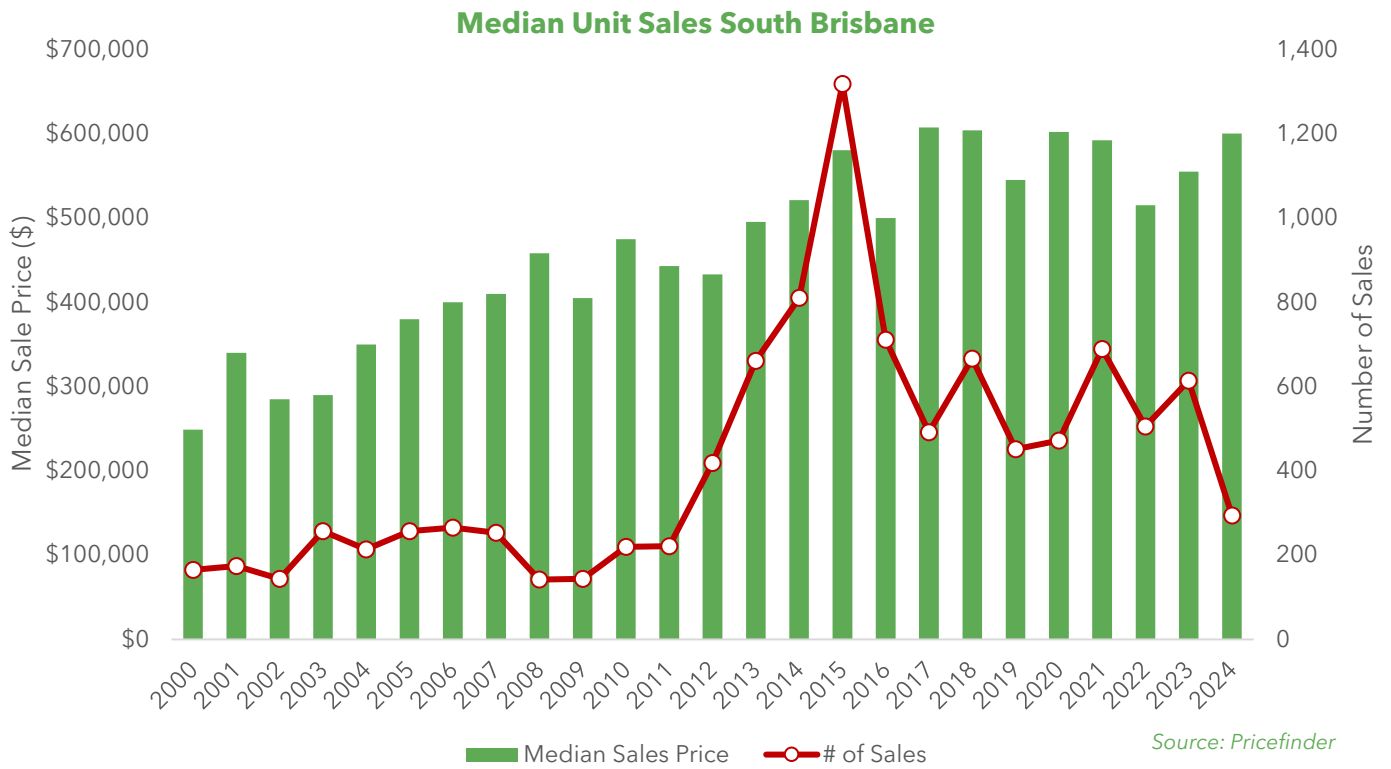
\$775 per week



in June 2024, a 34.2% increase in the last 5 years

Median Rent 4101 Postal Area





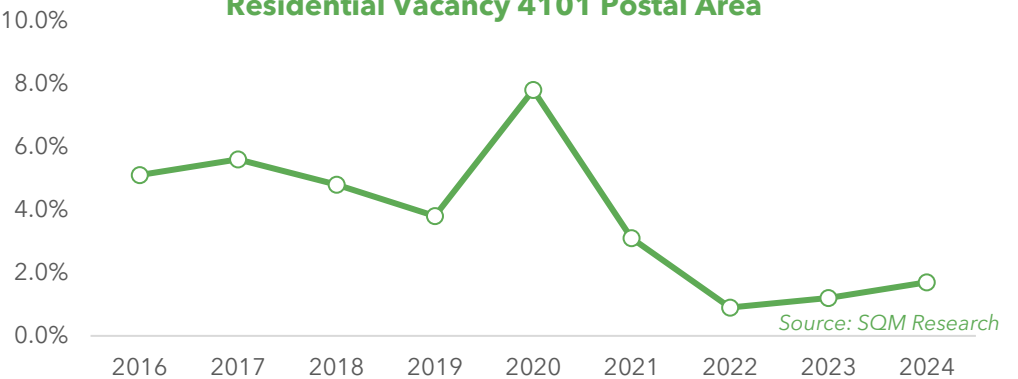
Residential Vacancy

1.7 % Residential Vacancy



as of June 2024, a decrease of 2.1 percentage points over the last 5 years.

Residential Vacancy 4101 Postal Area



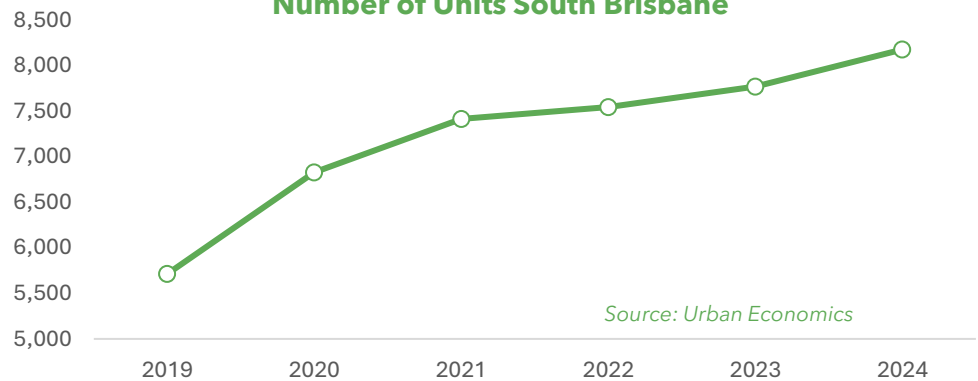
Number of Units

8,175 Units



in June 2024, an **increase of 2,462 units** over the last 5 years.

Number of Units South Brisbane



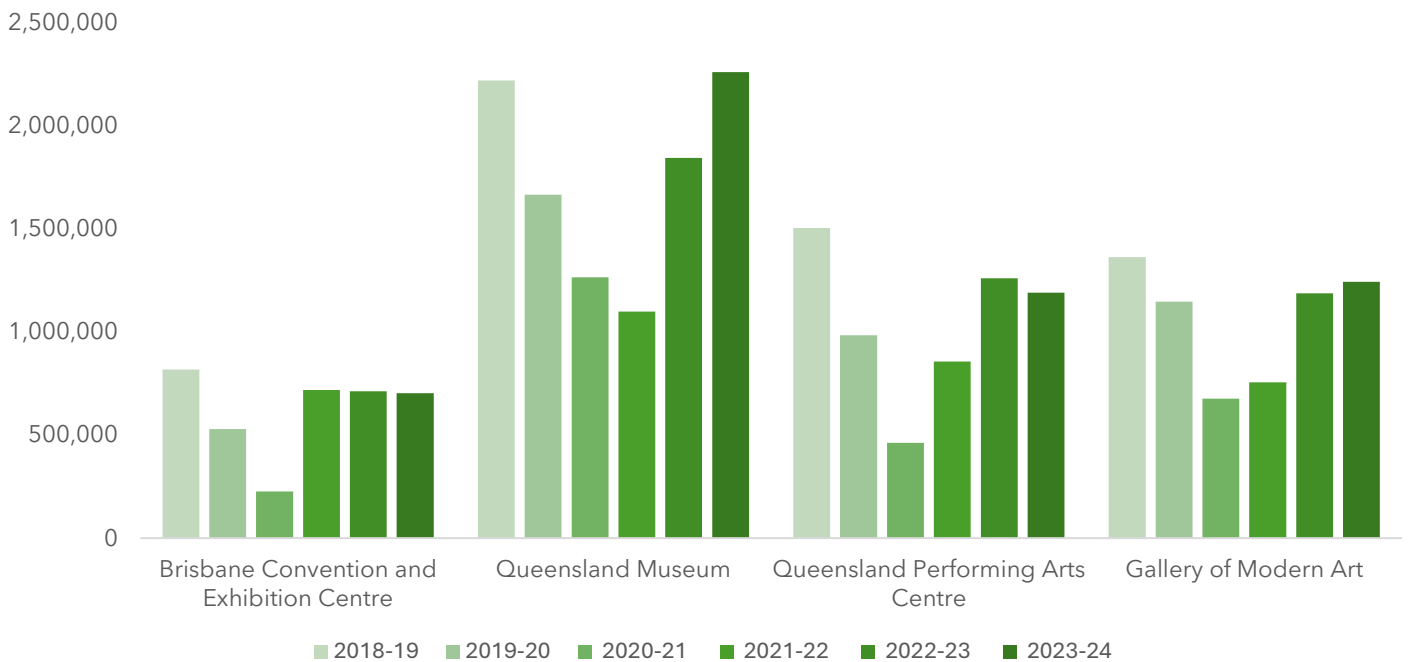
2.3 The Tourist Sector

South Bank remains the cultural home of the inner-city, encompassing the Brisbane Convention and Exhibition Centre (BCEC), Queensland Museum, Queensland Performing Arts Centre (QPAC), and Queensland Art Gallery (QAGOMA), with attendances back on track to exceed pre-COVID numbers, and average occupancy rates of 80% in June 2024 for short-term rentals (Airbnb), the highest occupancy of inner-city areas, reflective of strong demand to stay close to the cultural and events action.

	2019	2020	2021	2022	2023	2024
Total # Hotel Rooms	1,741	1,741	1,741	1,741	1,741	1,741
# Rooms Under Construction	1,100	1,100	1,800	2,000	1,364	0
Events/Exhibitions/Performances						
-BCEC	1,158	713	445	628	920	875
-Queensland Museum	N/A	8	11	9	7	10
-QPAC	1,215	903	627	878	1,105	1,102
-QAGOMA	26	27	23	44	55	47
Visitors						
-BCEC	816,953	528,549	226,482	717,950	712,274	702,258
-Queensland Museum	2,218,689	1,663,995	1,264,385	1,098,552	1,843,376	2,258,782
-QPAC	1,503,529	982,957	461,285	856,794	1,260,000	1,190,000
-QAGOMA	1,362,330	1,146,277	675,886	745,947	1,186,867	1,242,533

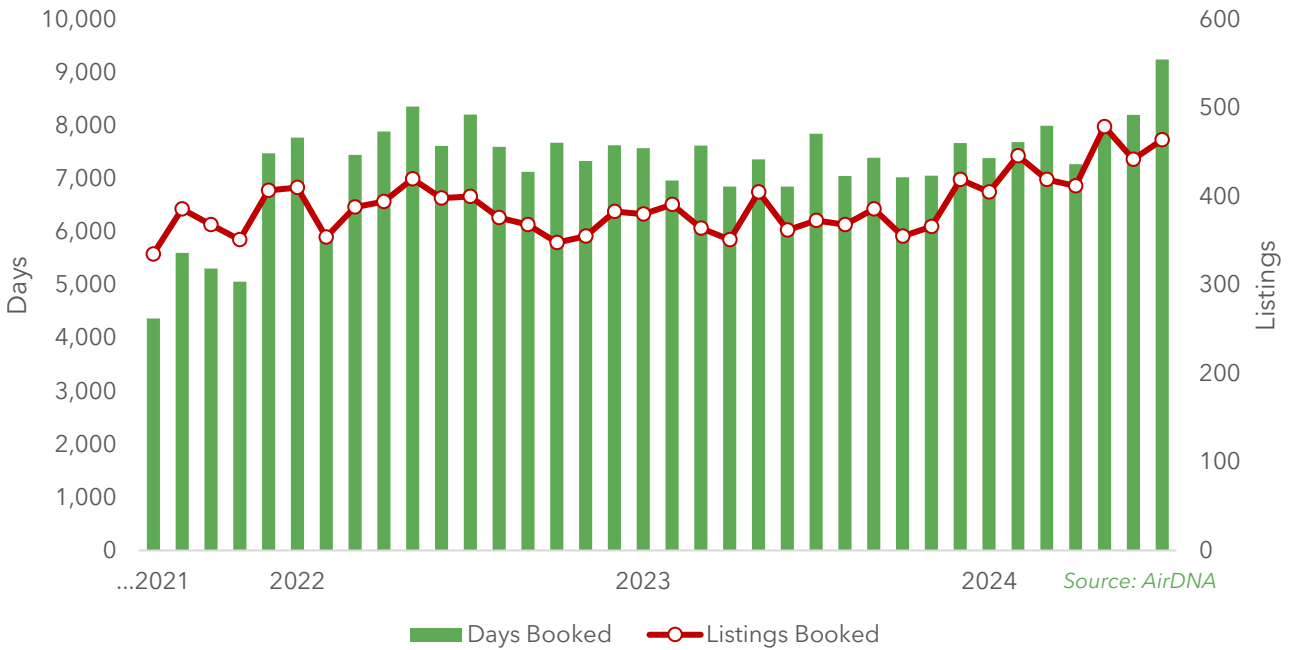
Source: Trip Advisor, Agoda, Urban Economics, Southbank Corporation, Board of Queensland Museum, Queensland Performing Arts Trust, QAG Board of Trustees

Cultural Centre Visitation South Brisbane



Source: Southbank Corporation, Board of Queensland Museum, Queensland Performing Arts Trust, QAG Board of Trustees

Short Term Rental Demand South Brisbane



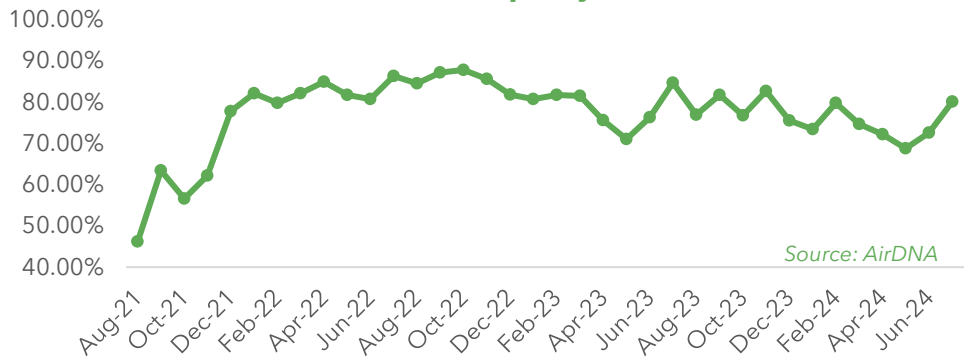
Short Term Rental Occupancy Rate

80.1% Occupancy



in June 2024, a **decrease of 3.7 percentage points** in the last 12 months.

Short Term Rental Occupancy South Brisbane



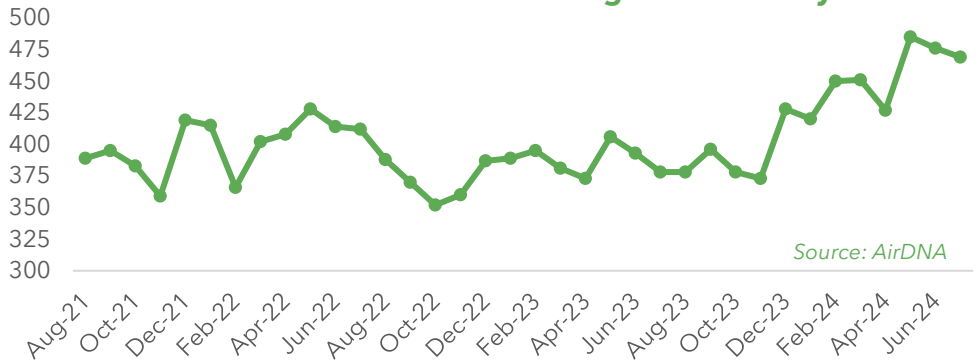
Short Term Rental Active Listings

461 Active Listings



in June 2024, an **increase of 83 listings** in the last 12 months.

Short Term Rental Active Listings Brisbane City



\$3,033

Average monthly revenue per listing in June 2024



3.3 Days

Average length of stay in June 2024



\$118.6

Average RevPAR in June 2024



2.4 The Retail Sector

Retail within South Brisbane had recovered slightly from the COVID-19 peak vacancy of 15% to a now estimated 10% vacancy rate, and has seen a 31% increase in retail and hospitality businesses in the last 5 years.

	2019	2020	2021	2022	2023	2024
Major Centre Floorspace	18,000sqm	18,000sqm	18,000sqm	18,000sqm	18,000sqm	18,000sqm
Vacancy %	8%	15%	17%	11%	12%	10%
Gross Rents \$/sqm	\$1,500/sqm	\$1,500/sqm	\$1,500/sqm	\$1,350/sqm	ND	ND
Under Construction	384 sqm	384sqm	N/A	401sqm	1,038sqm	N/A

Source: Property Council of Australia, Urban Economics, Brisbane Development Map, Brisbane Development.i

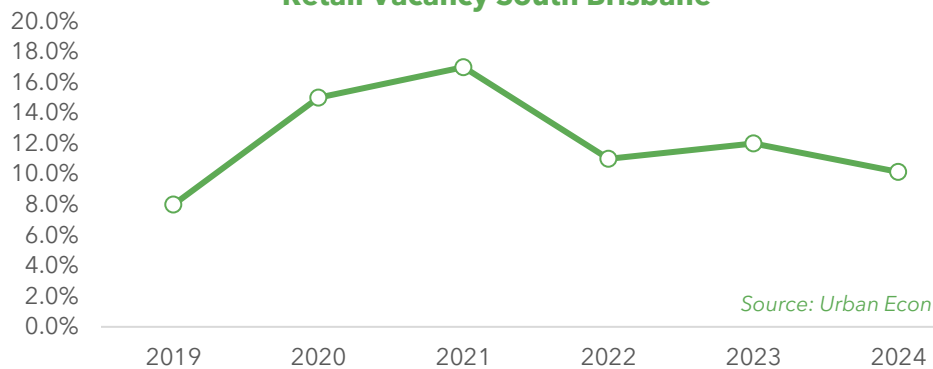
Retail Vacancy



10.14%

of retail floor space in South Brisbane sits vacant in 2024

Retail Vacancy South Brisbane



Source: Urban Economics

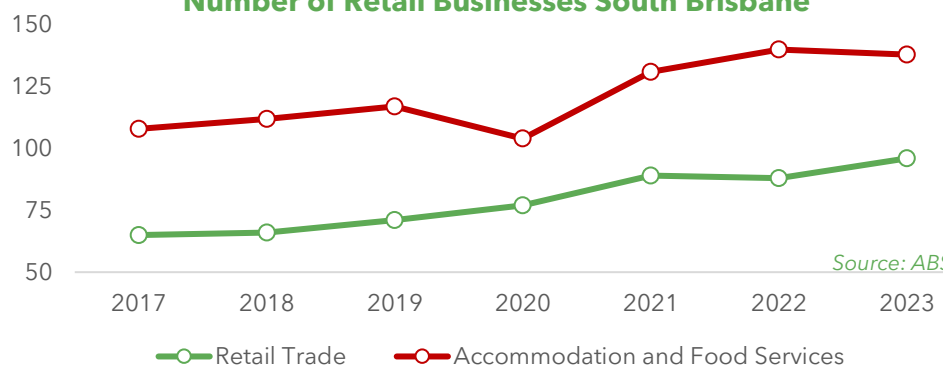
Retail Businesses

234 Retail / Accommodation and Food Services Businesses



were registered in 2023, an increase of 31% over the last 5 years.

Number of Retail Businesses South Brisbane



Source: ABS

Workforce

2,934 Retail/Hospitality Staff



were working in South Brisbane in 2021, representing 9% of South Brisbane jobs.

2.5 The Education Sector

The education sector from childcare to tertiary is a significant contributor to the vibrancy of the South Brisbane’s economic and social fabric. Somerville House has revealed plans for a 22,494m² upgrade to its campus. These developments reflect the constant increase in school enrolments since 2020, with the total school enrolments across South Brisbane rising 6.51%, or an additional 414 students.

	2019	2020	2021	2022	2023	2024
# Education & Training Businesses	20 (2018)	18 (2019)	16 (2020)	22 (2021)	29 (2022)	33 (2023)
University Students	3,900 (2018)	3,879 (2019)	3,353 (2020)	3,353 (2021)	3,278 (2022)	3,400 (2023)
Primary and Secondary Students	6,363 (2018)	6,332 (2019)	6,608 (2020)	6,614 (2021)	6,668 (2022)	6,777 (2023)
Student beds	2,382	2,382	2,382	2,382	2,382	2,863
# Child Care Places	469	555	555	555	643	643

Source: ABS Census, Griffith University, MySchool, Google Maps, Brisbane Development.i, Care For Kids, ACECQA, Starting Blocks

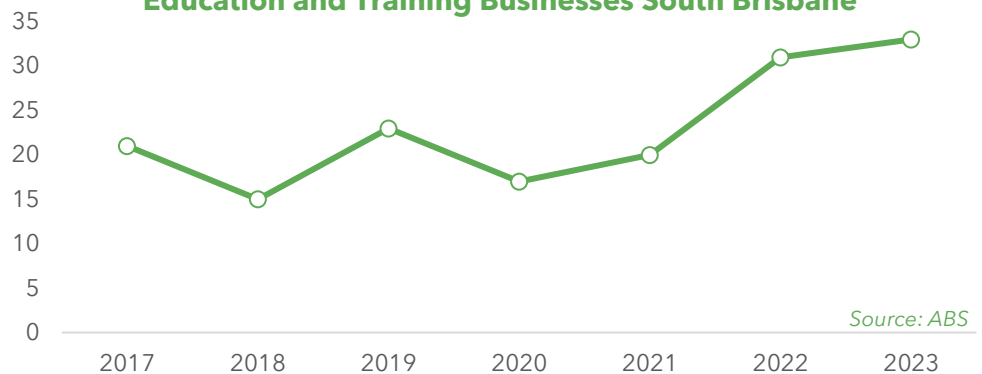
Education and Training Businesses

33 Businesses



were registered in South Brisbane in 2023, representing a 120% increase in the last 5 years.

Education and Training Businesses South Brisbane



Major Upcoming Education Developments

Sommerville House Masterplan

22,949m² expansion of the school's premises, refurbishment of classrooms, and new sporting fields and courts.

SCAPE Tower Expansion

Approved for a new 19-storey, 524 bed student accommodation tower in South Brisbane.

2.6 The Health Sector

Healthcare has also remained a cornerstone of South Brisbane, with both Healthcare and Social Assistance Businesses, as well as Public Hospital admissions continuing to grow year over year. Public hospital admissions have grown from 32,757 in 2012/13 FY, to 125,009 in the 2022/23 FY, an increase of 289%, with the opening of the Queensland Children’s Hospital in November 2014.

	2024
Healthcare and Social Assistance Businesses	260
Workforce	11,353
Hospital Beds	1,132

Source: ABS Census, Healthshare, AIHW

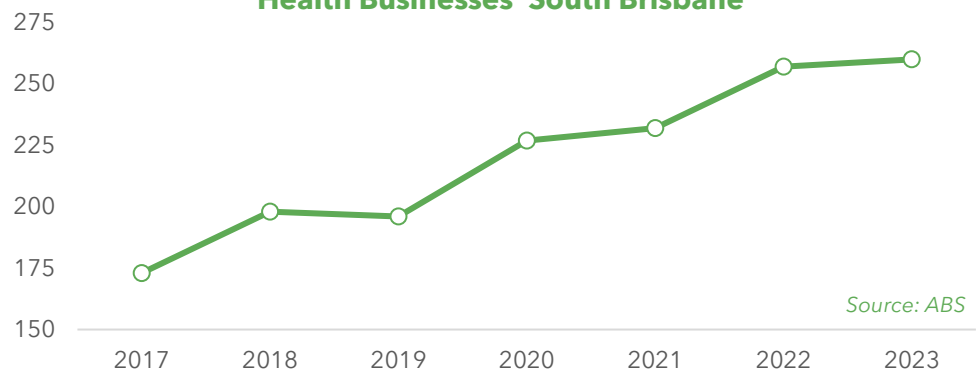
Healthcare and Social Assistance Businesses

260 Businesses

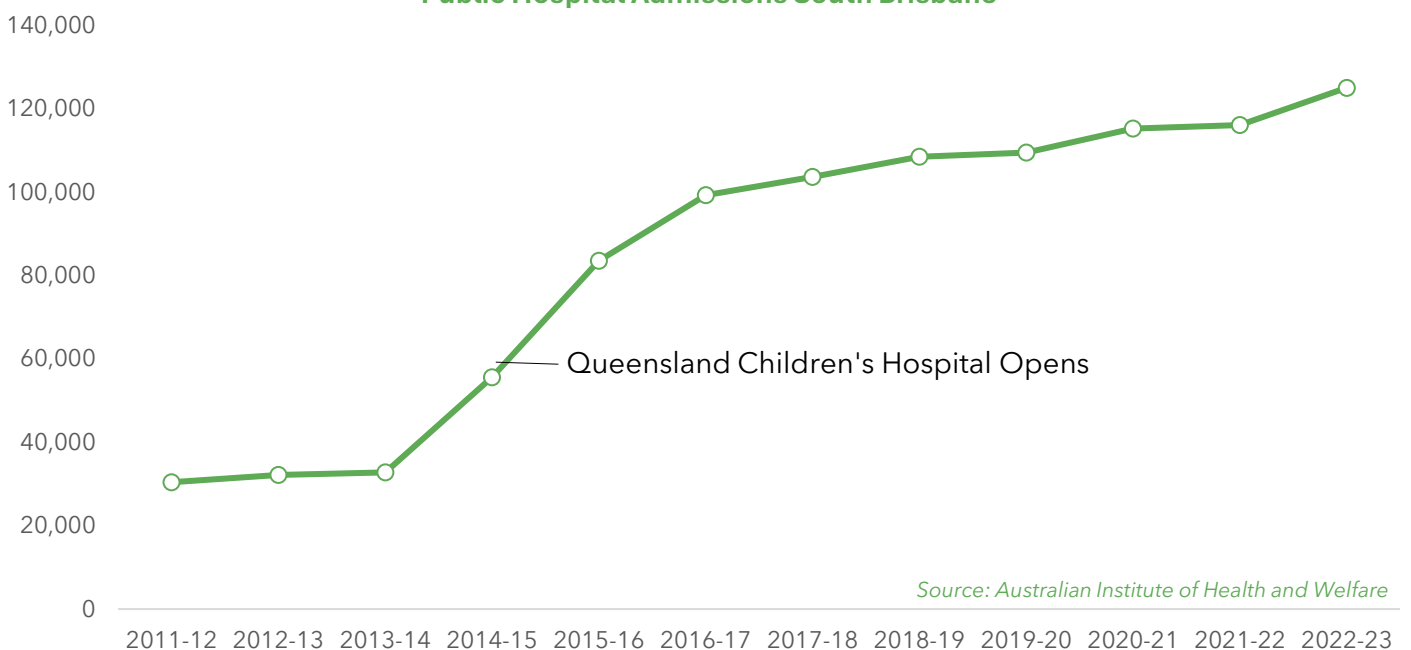


registered in 2023, representing an increase of 31% in the last 5 years.

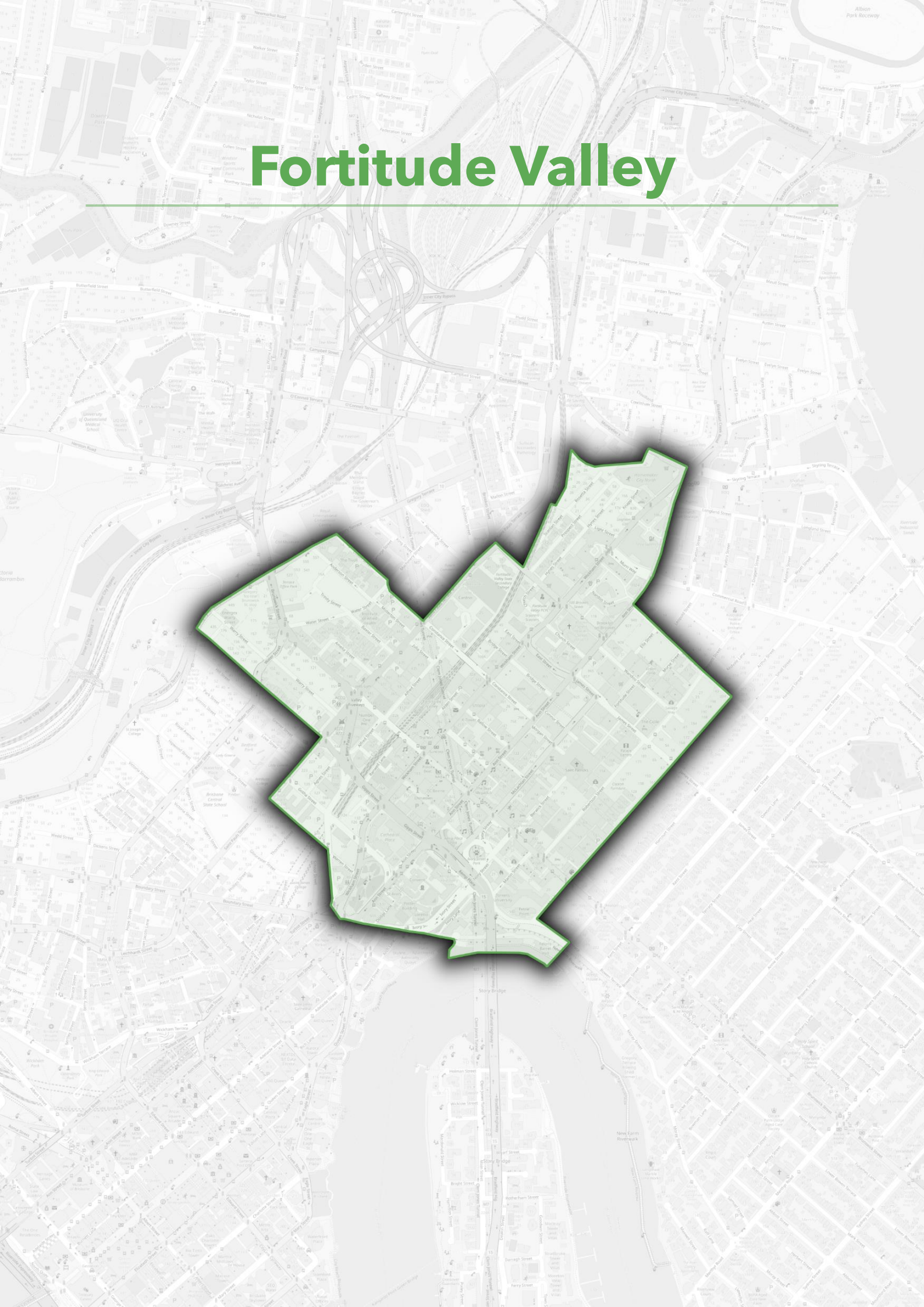
Health Businesses South Brisbane



Public Hospital Admissions South Brisbane



Fortitude Valley



3.0 Fortitude Valley

Fortitude Valley continues to grow as a commercial hub reporting a 26% increase in business registrations in the last 5 years, growing 2.3% in the last year alone. Of these registered businesses, 21% are in the professional, scientific and technical services industry. Significant new supply of commercial office space is coming to Fortitude Valley, with more than 73,000m² under construction and proposed space, including 895 Ann St, the new Piazza on James St.

3.1 The Commercial Office Market

	2019	2020	2021	2022	2023	2024
Registered Businesses	2,398 (2018)	2,501 (2019)	2,683 (2020)	2,722 (2021)	2,984 (2022)	3,043 (2023)
Floor Space sqm (Urban Renewal)	270,000sqm	274,000sqm	280,000sqm	280,000sqm	325,000sqm	349,000sqm
Vacancy %	12.4%	11.8%	13.8%	14%	15.7%	10.8%
Net Face Rents/sqm	\$500	\$520	\$565	\$510	\$540	\$390
New Supply	+60,000sqm	+43,303sqm	+22,000sqm	+43,521sqm	+239,726sqm	+73,692
Daily Rail Trips Fortitude Valley Station	7,977	2,526	5,455	5,533	5,723	4,949

Source: ABS Census, Property Council of Australia, Urban Economics, Queensland Open Data Portal

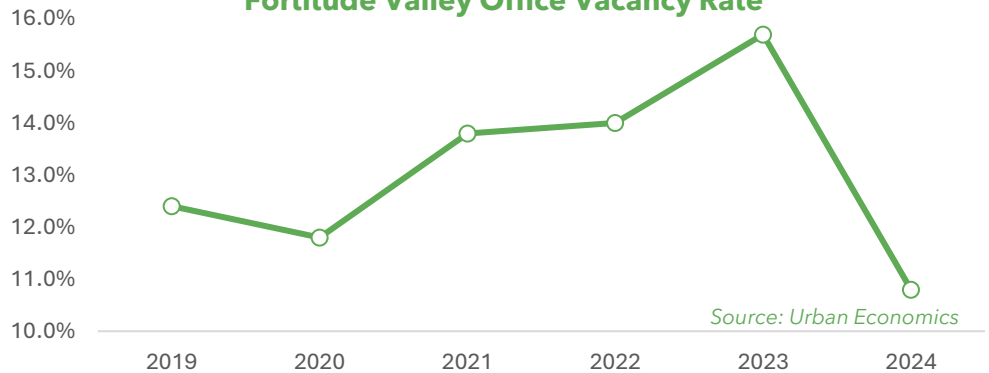
Office Vacancy

10.8% Office Vacancy



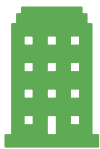
As of 2024, a **decrease of 1.6 percentage points** from 2019.

Fortitude Valley Office Vacancy Rate



New Office Supply

73,692m²



of new office floor space coming to Fortitude Valley, from projects such as: **895 Ann St** and **The Arbory**

Number of Workers

27,914 Workers



working in Fortitude Valley as of 2021

Professional, Scientific and Technical Services

642 Businesses



registered in Fortitude Valley, making up **21%** of all businesses in Fortitude Valley.

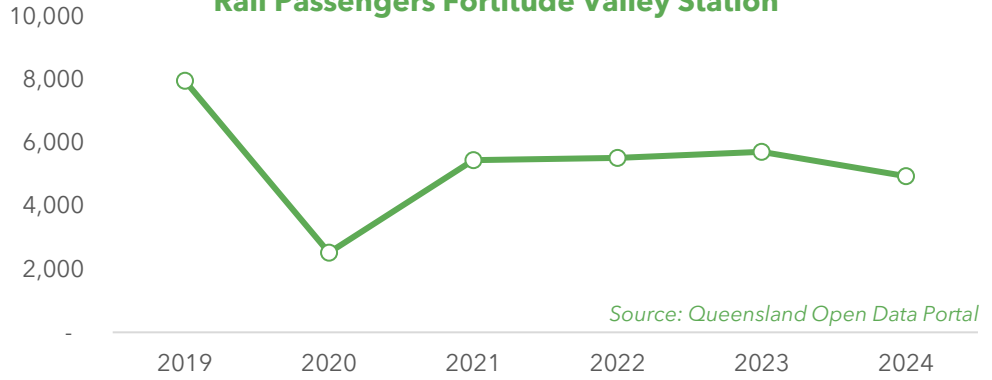
Rail Passengers

4,949 trips



per day in 2024 in Fortitude Valley Station

Rail Passengers Fortitude Valley Station



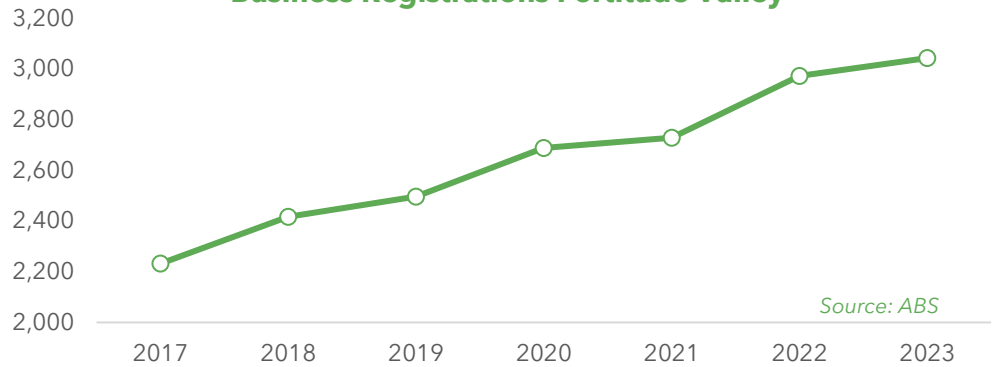
Business Registrations

3,034 Businesses

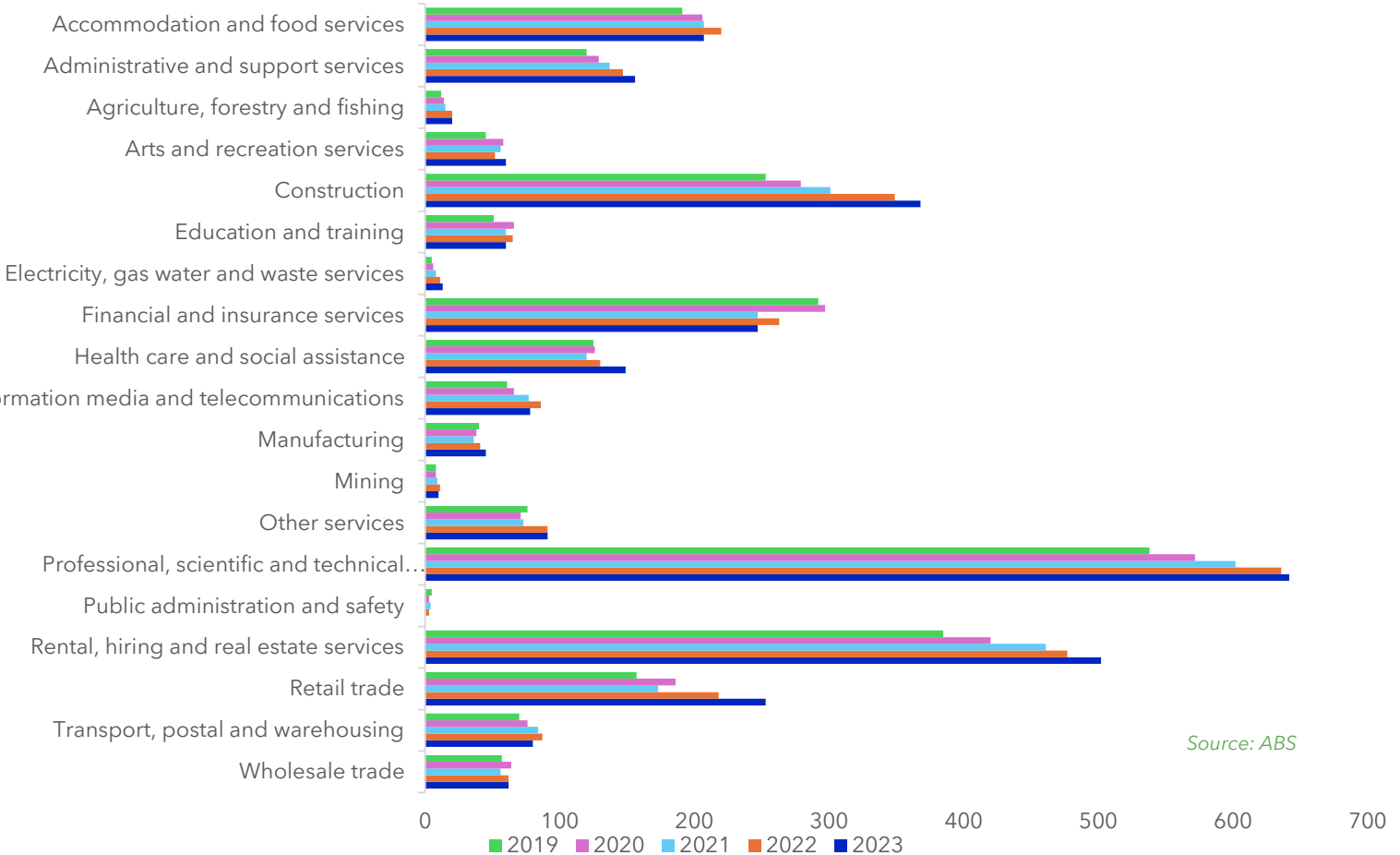


were registered in Fortitude Valley in 2023, an **increase of 2.3%** since the year prior, and **26%** over the last 5 years.

Business Registrations Fortitude Valley



Business Registrations by Industry Fortitude Valley



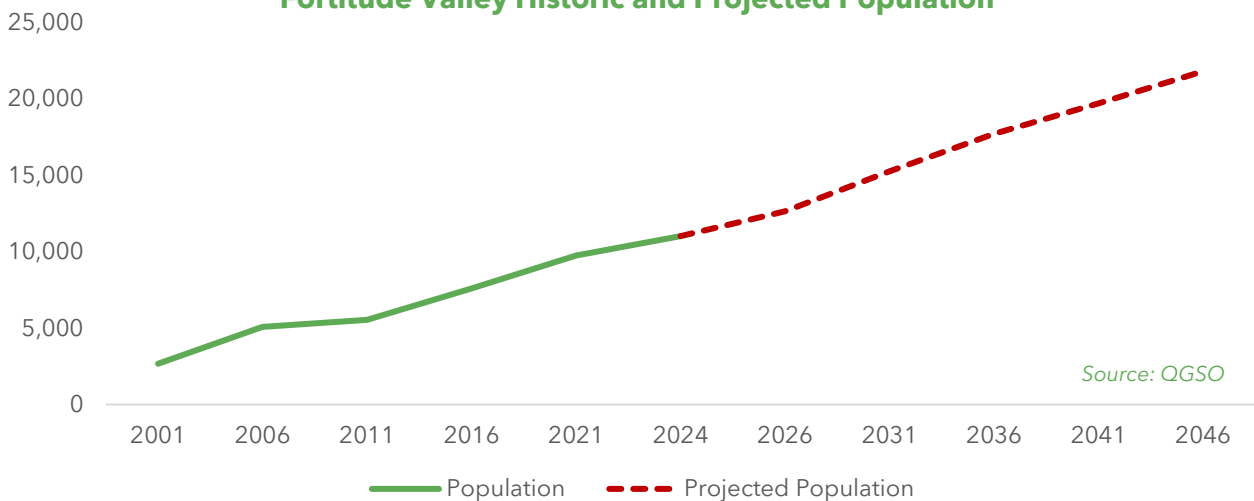
3.2 The Residential Market

Fortitude Valley is the most population dense of the inner-city areas (8,643.4 persons per square kilometre), with a rental market that remains tightly held (1.3% vacancy). The popularity of the residential market, however, has led to both an increase in the median rental price, and median sales price of units in the suburb, growing 7.7% and 9.1% respectively in the last 12 months, although remaining under \$500,000.

	2019	2020	2021	2022	2023	2024
Estimated Apartment Dwelling Stock	5,210 (2018)	5,538 (2019)	6,085 (2020)	6,406 (2021)	6,559 (2022)	6,803
Under Construction	767	306	148	433	682	366
Median Unit Price	\$444,000	\$444,255	\$462,500	\$435,000	\$450,000	\$491,000
Median Weekly Rent	\$488	\$490	\$540	\$549	\$650	\$700
Vacancy	4.0%	7.9%	3.2%	1.6%	0.9%	1.3%

Source: ABS Census, Urban Economics, Brisbane Development Map, Pricerfinder, RTA, SQM Research

Fortitude Valley Historic and Projected Population



Source: QGSO

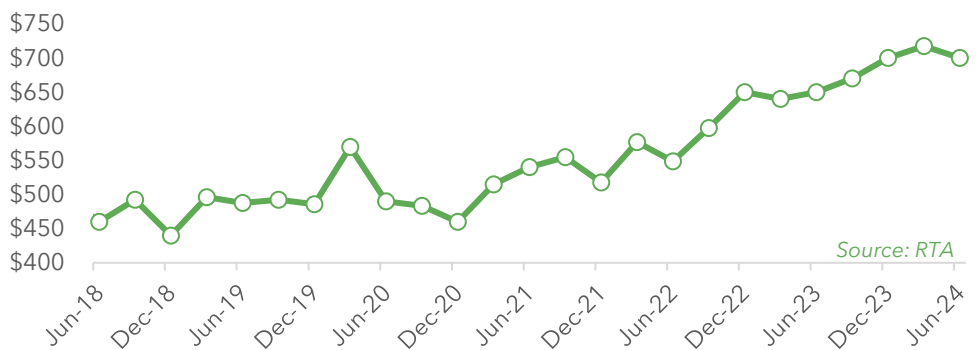
Median Rent

\$700 per week

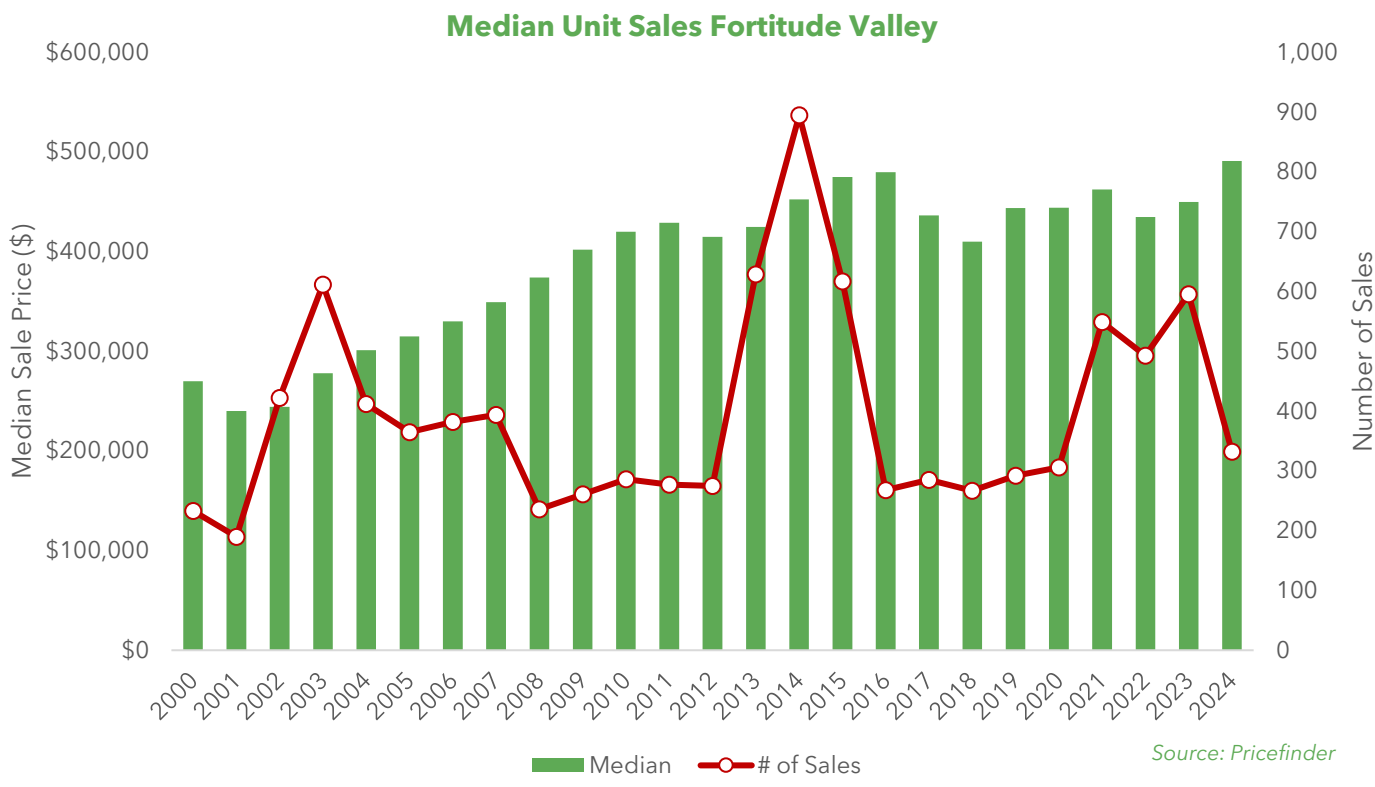


as of June 2024, a 43.6% increase in the last 5 years

Median Rent 4006 Postal Area



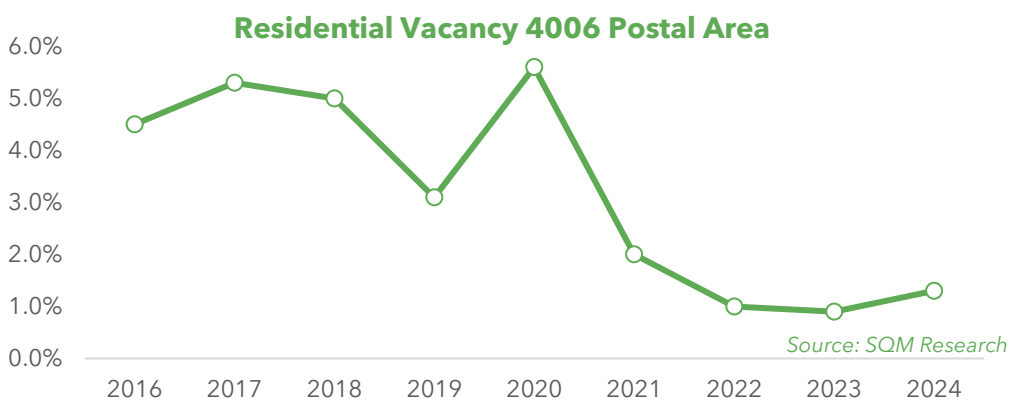
Source: RTA



Residential Vacancy

1.3% Residential Vacancy

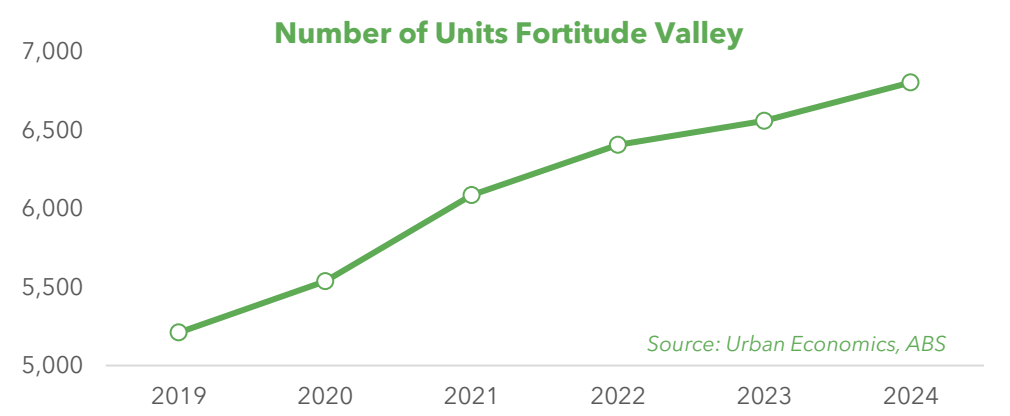
in June 2024, a decrease of 1.8% over the last 5 years.



Number of Units

6,803 Units

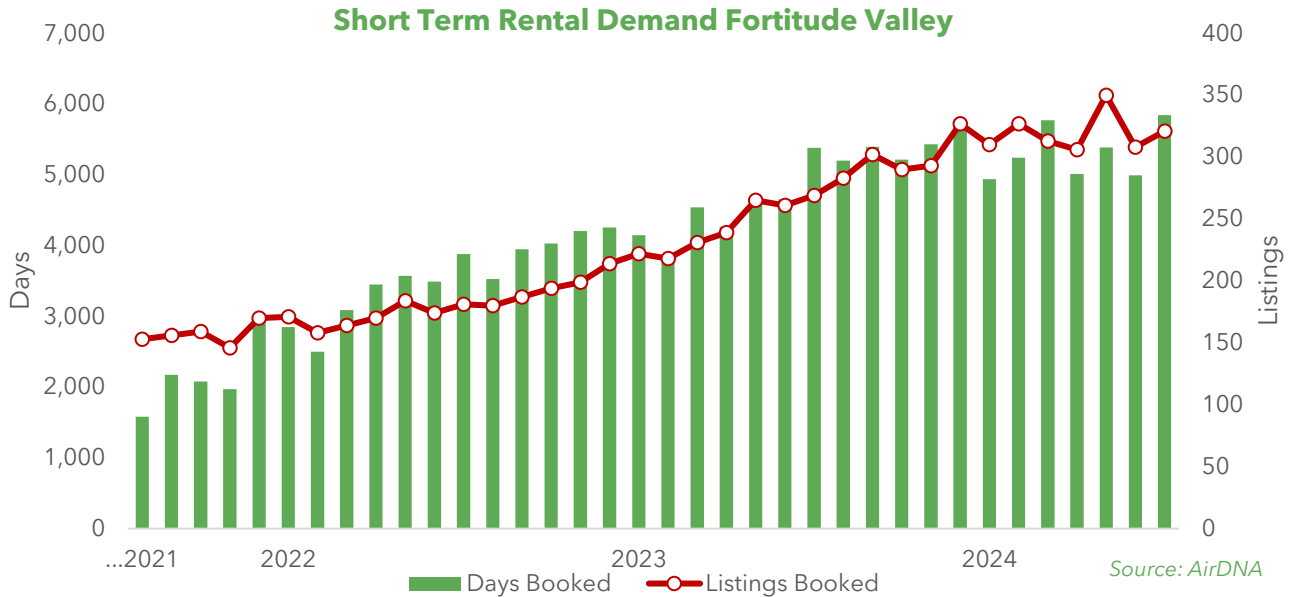
in June 2023, an increase of 1,593 units over the last 5 years.



3.3 The Tourist Sector

	2019	2020	2021	2022	2023	2024
Total # Hotel Rooms	967	1,107	1,107	1,158	1,158	1,158
# Rooms Under Construction	140	150	559	401	101	204

Source: Trip Advisor, Agoda, AirDNA



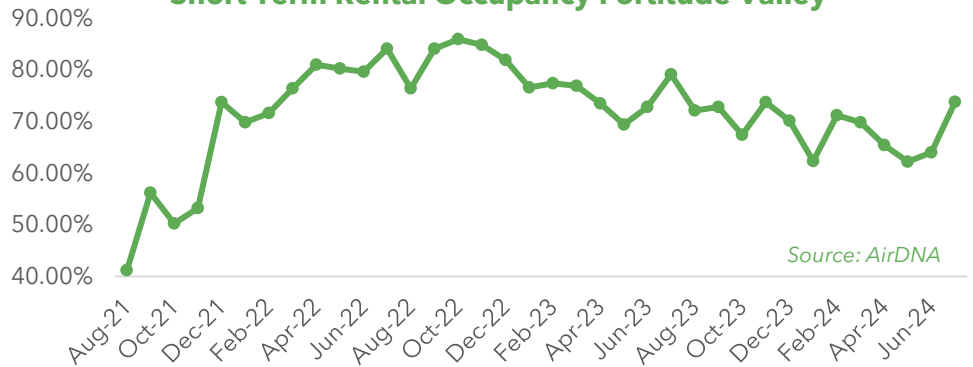
Short Term Rental Occupancy Rate

64% Occupancy



in June 2024, a **decrease of 8.8 percentage points** in the last 12 months.

Short Term Rental Occupancy Rate Fortitude Valley



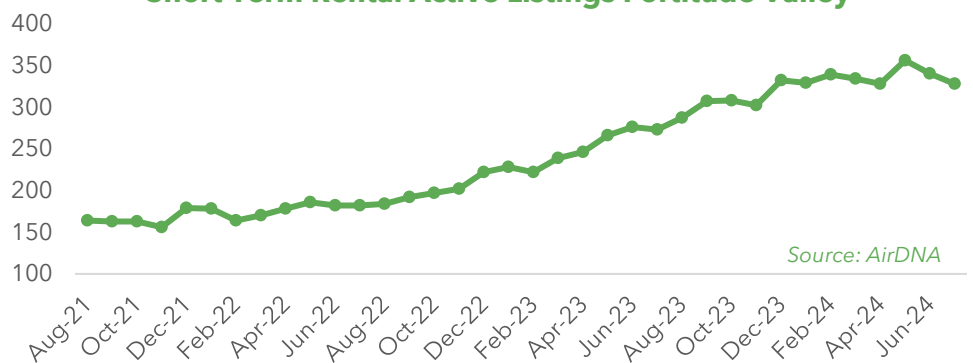
Short Term Rental Active Listings

521 Active Listings



in June 2024, an **increase of 64 listings** in the last 12 months.

Short Term Rental Active Listings Fortitude Valley



\$2,915

Average monthly revenue per listing in June 2024

3.2 Days

Average length of stay in June 2024

\$179.8

Average RevPAR in June 2024

3.4 The Retail Sector

Retail in the Valley is performing well, with major retail developments on the way from projects such as the New Piazza on James Street, 251 Wickham Street, and 130-132 Constance Street, providing an additional 3,000m² of retail floor space to the area. The retail vacancy rate continues to fall across the major centres in the Valley, James St, Brunswick St/Chinatown, and 1000 Ann St, and the number of registered retail and accommodation and food services businesses has risen 31% over the last 5 years, with the last 12 months representing an increase of 5%.

	2019	2020	2021	2022	2023	2024
Major Centre Floorspace	26,570sqm	30,170sqm	30,170sqm	30,170sqm	30,170sqm	30,170sqm
Vacancy %						
- 1000 Ann St	12%	14%	10%	12%	12%	8%
- James St	13%	4%	4%	2%	4%	0%
- Brunswick St/Chinatown	<5%	4%	15%	25%	4%	5%
Gross Rents \$/sqm	\$1,500/sqm	\$1,500/sqm	\$1,500/sqm	\$1,350/sqm	N/A	N/A
Under Construction	5,930sqm	1,940sqm	60sqm	600sqm	0sqm	2,915sqm

Source: Property Council of Australia, Urban Economics

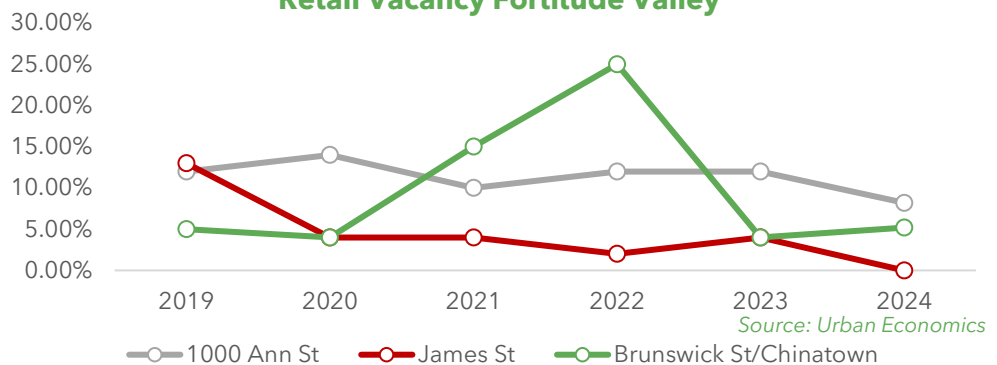
Retail Vacancy



4.5%

average retail vacancy rate in major centres in Fortitude Valley as of 2024

Retail Vacancy Fortitude Valley



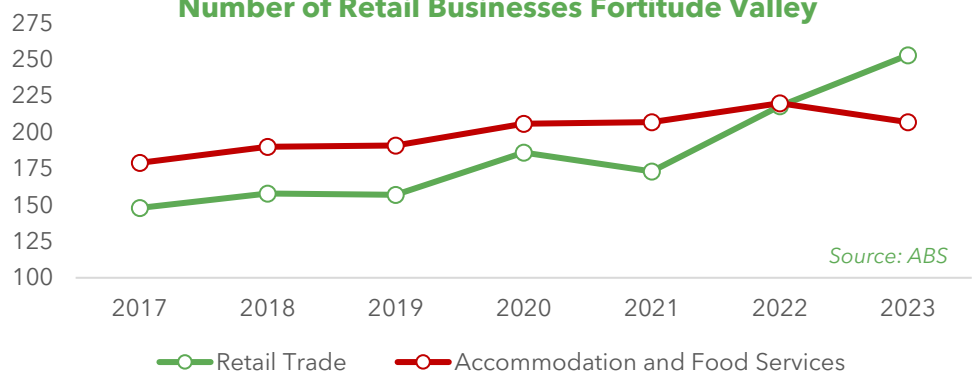
Retail Businesses

234 Retail / Accommodation and Food Services Businesses



were registered in 2023, an increase of 31% over the last 5 years.

Number of Retail Businesses Fortitude Valley



Major Upcoming Retail Developments

251 Wickham Street
90m² of retail space proposed as a part of a larger development at the site.

New Piazza
2,115m² of retail space.

130-132 Constance Street
800m² of retail space

3.5 The Education Sector

The education sector is also experiencing a boom in Fortitude Valley, with school enrolments up 9% over the last year, and 120% over the last 5 years with the opening of the Fortitude Valley State Secondary College in 2020, and its addition of a new year level of school each year. Both the Fortitude Valley State Secondary College and All Hallows' School are continuing to expand and upgrade their campuses, with Fortitude Valley State Secondary College receiving \$43 million in funding for 13 new classrooms, and All Hallows planning to upgrade three of their existing buildings.

	2019	2020	2021	2022	2023	2024
# Education & Training Businesses	51 (2018)	52 (2019)	64 (2020)	58 (2021)	62 (2022)	60 (2023)
Primary and Secondary Students	1,675 (2018)	1,685 (2019)	1,862 (2020)	2,037 (2021)	2,222 (2022)	2,431(2023)
School Teaching Staff	130	140	162	175	187	216
# Child Care Places	607	607	558	558	593	550

Source: ABS Census, MySchool, Care For Kids, ACECQA, Starting Blocks

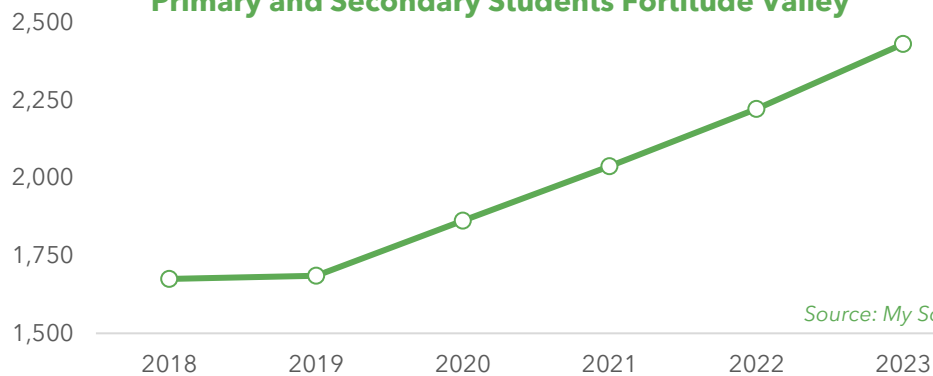
Primary and Secondary Students

2,431 Students



were enrolled in Fortitude Valley in 2023, representing a 45% increase in the last 5 years.

Primary and Secondary Students Fortitude Valley



Source: My School

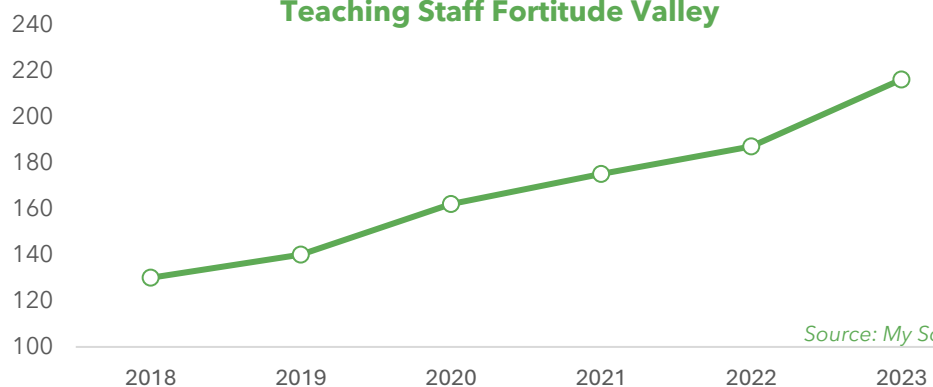
Teaching Staff

216 Teachers



were employed across Fortitude Valley in 2023, representing a student to teacher ratio of 11:1.

Teaching Staff Fortitude Valley



Source: My School

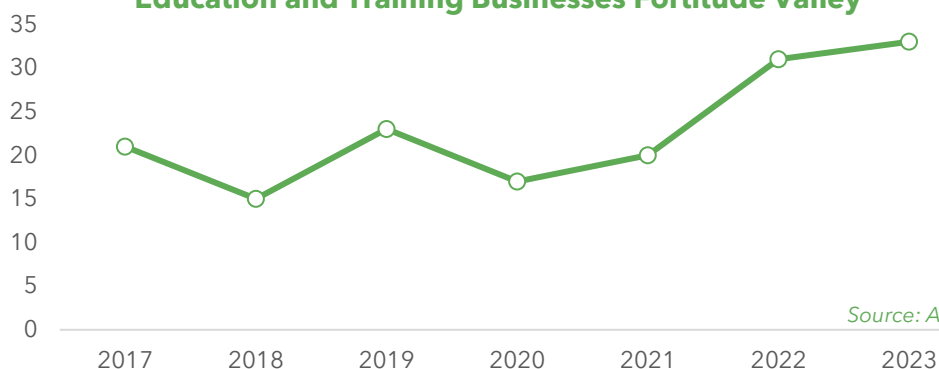
Education and Training Businesses

33 Businesses



33 businesses were registered in Fortitude Valley in 2023, representing a 120% increase in the last 5 years.

Education and Training Businesses Fortitude Valley



Source: ABS

3.6 The Health Sector

	2024
Healthcare and Social Assistance Businesses	149
Workforce	1,845
Day Surgery Chairs	6

Source: ABS Census, Healthshare, AIHW

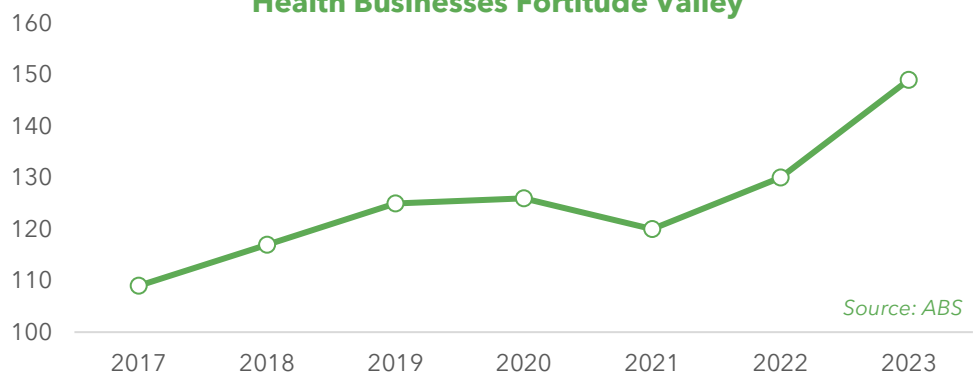
Healthcare and Social Assistance Businesses

149 Businesses



were registered in 2023, representing an increase of 5% in the last 5 years.

Health Businesses Fortitude Valley



Source: ABS

Spring Hill



4.0 Spring Hill

Despite Spring Hill's office vacancy rate declining over the last 4 years, there has been no investment in new stock, with two only approved commercial development applications yet to begin construction.

4.1 The Commercial Office Market

	2020	2021	2022	2023	2024
Registered Businesses	2,221 (2019)	2,215 (2020)	1,938 (2021)	1,967 (2022)	1,961
Floor Space sqm	134,904	129,617	128,171	133,655	157,655
Vacancy %	20.9%	25.0%	20.7%	14.6%	12.5%
Net Face Rents/sqm	\$430/sqm	\$433/sqm	\$480/sqm	\$500/sqm	N/A
New Supply	29,220sqm	30,000sqm	29,900sqm	16,067sqm	0

Source: ABS Census, Urban Economics, Brisbane Development Map,

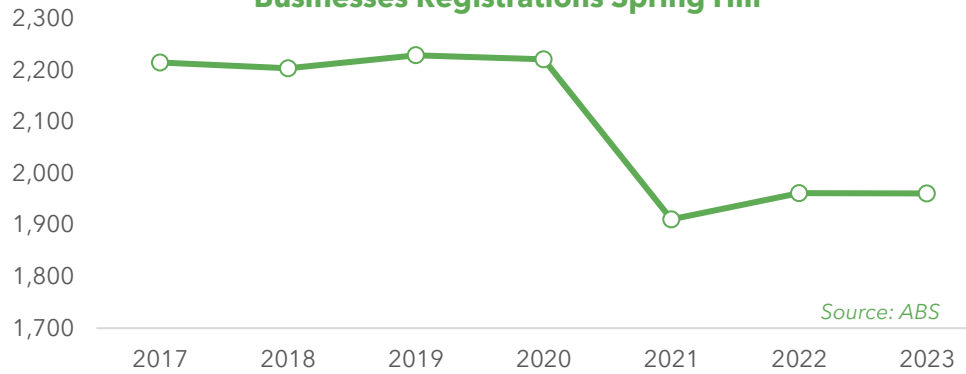
Business Registrations

1,961 Businesses



were registered in Spring Hill in 2023, a decrease of 0.3% since the year prior, and 11% over the last 5 years.

Businesses Registrations Spring Hill



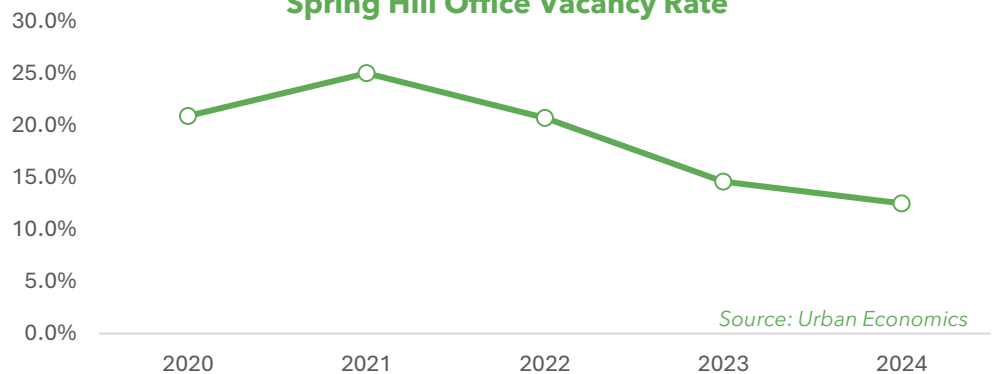
Office Vacancy

12.5% Office Vacancy

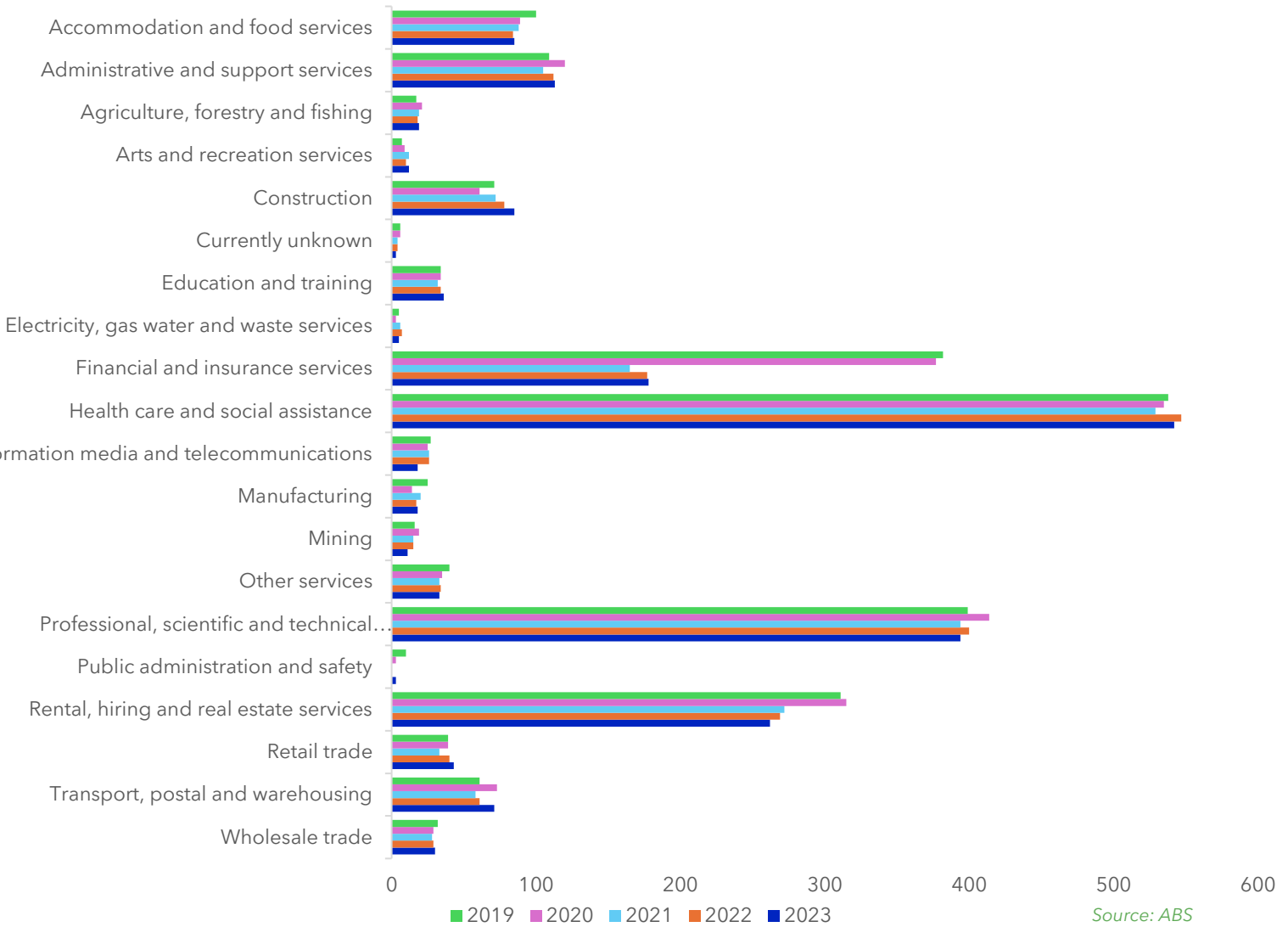


in 2024, representing a **decrease of 8.4 percentage points since 2020.**

Spring Hill Office Vacancy Rate



Business Registrations by Industry Spring Hill



Number of Workers

12,578 Workers



working in Spring Hill in 2021

Professional, Scientific and Technical Services

394 Businesses



registered in Spring Hill, in 2023 making up **20%** of all businesses in Spring Hill.

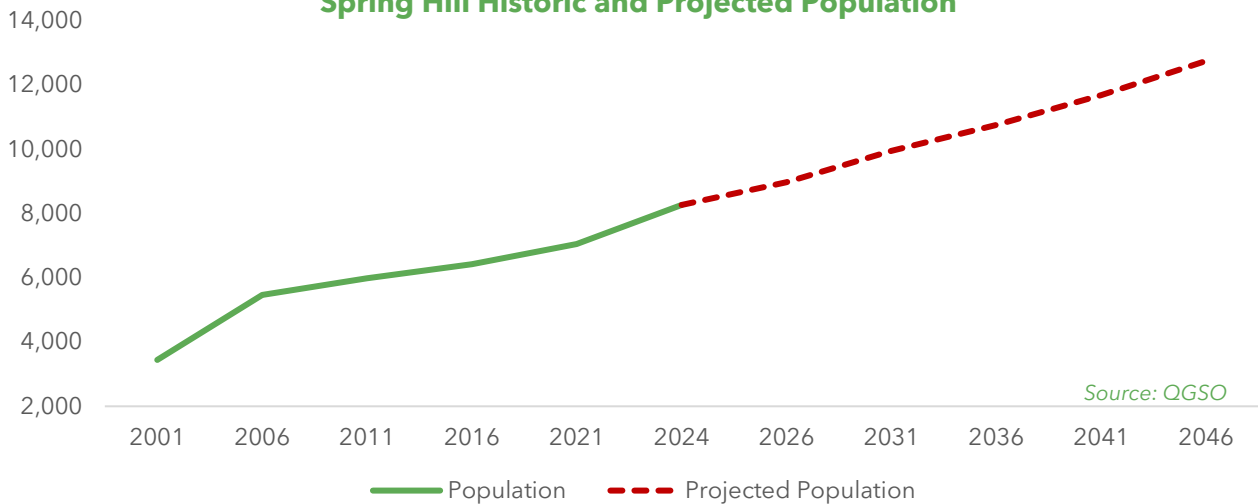
4.2 The Residential Market

The residential market of Spring Hill appears to be less volatile than the CBD and Fortitude Valley, with rental and sales prices of units in the suburb plateauing in the last 12 months, with median rents only increasing 4.4% in the last year, and median unit sales prices falling by 2.2% in the last year. This aligns with the rise in residential vacancy, which reached its decade lowest in 2023 at 1.5%, rising to 2.8% vacancy in 2024. Again, this is synonymous with a market with limited new development activity and a tightly held market.

	2020	2021	2022	2023	2024
Estimated Apartment Dwelling Stock	N/A	2,736 (2020)	2,772 (2021)	2,762 (2022)	2,762
Median Unit Price	\$403,500	\$395,000	\$435,000	\$460,000	\$450,000
Median Weekly Rent	\$534	\$590	\$605	\$728	\$760
Vacancy	14% (Jun 2020)	6.1% (Jun 2021)	2.3% (Jun 2022)	1.5% (Jun 2023)	2.8%

Source: ABS Census, Urban Economics, Pricefinder, RTA, SQM Research

Spring Hill Historic and Projected Population



Source: QGSO

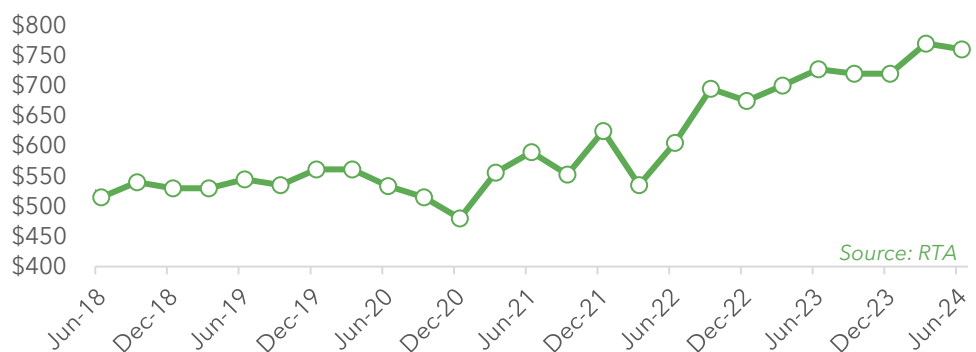
Median Rent

\$760 per week

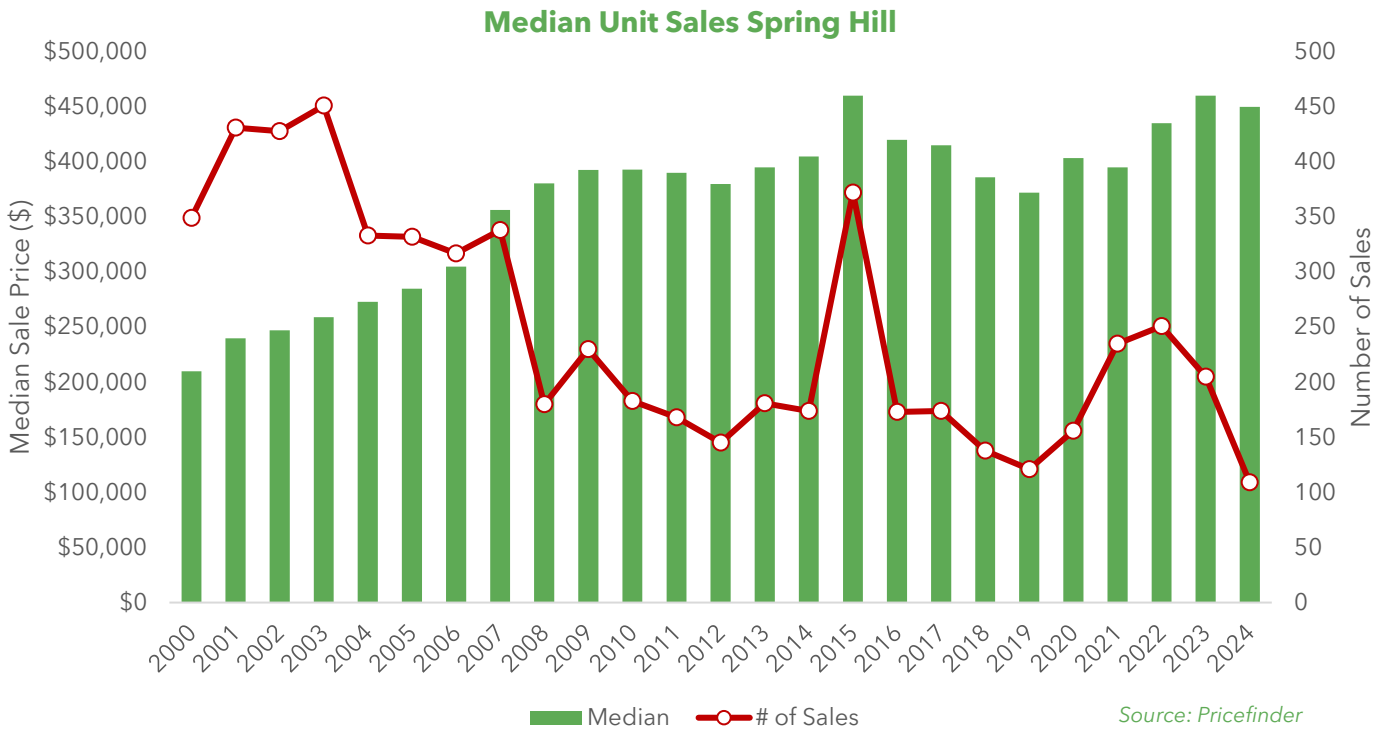


in June 2024, a 39.45% increase in the last 5 years.

Median Rent 4000 Postal Area



Source: RTA



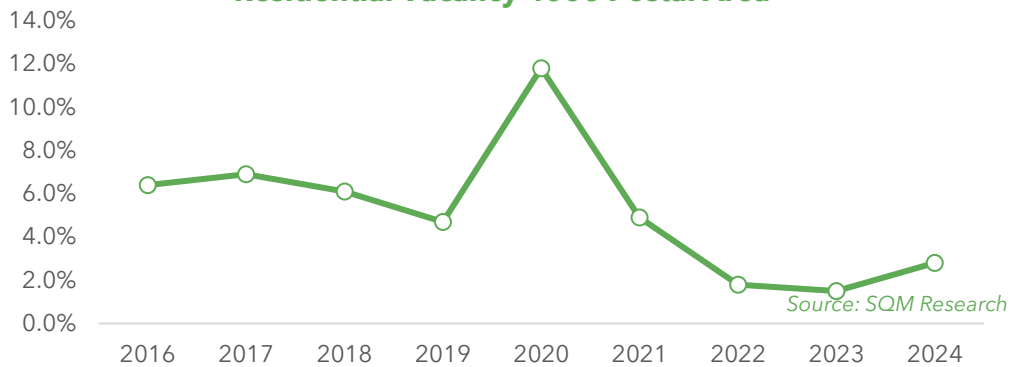
Residential Vacancy

2.8% Residential Vacancy



in June 2024, a decrease of 1.9 percentage points over the last 5 years.

Residential Vacancy 4000 Postal Area



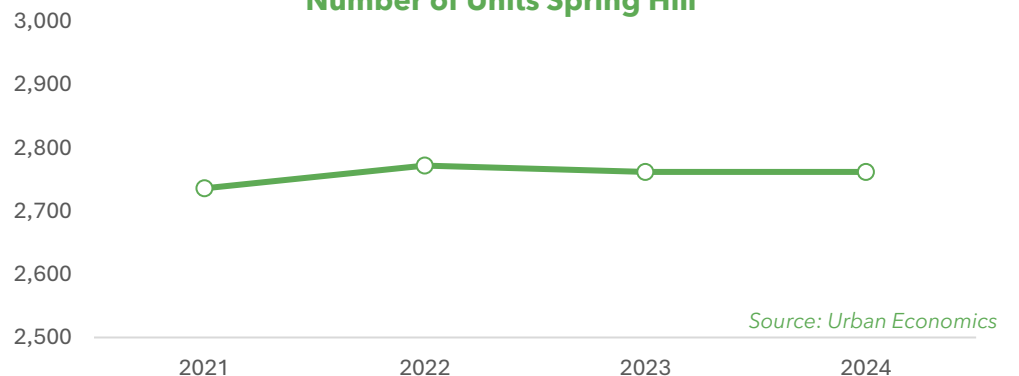
Number of Units

2,762 Units



in 2024, an **increase of 26 units** over the last 4 years.

Number of Units Spring Hill



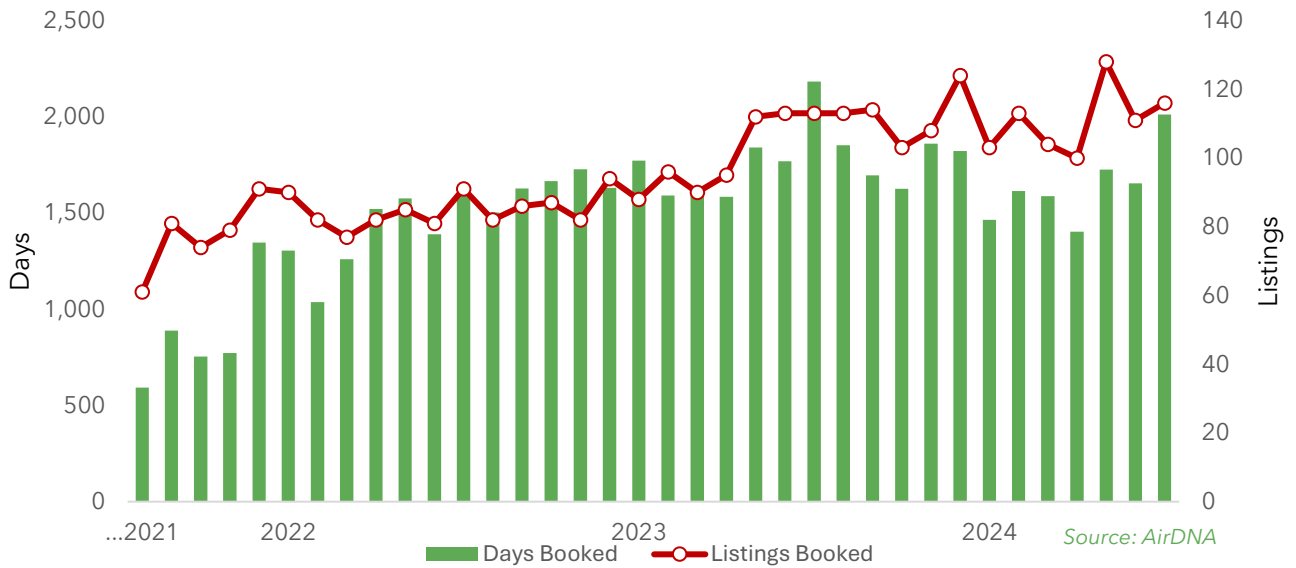
4.3 The Tourist Sector

	2020	2021	2022	2023	2024
Total # Hotel Rooms	1,810	1,810	1,810	1,810	1,810
# Rooms Under Construction	159 proposed	168 proposed	221	201	302

Source: Trip Advisor, Agoda, Brisbane Development Map

An 81-room hotel is under construction within the Wickham Private Development, together with the Hilton Garden Inn, anticipated to deliver 129 rooms. Additionally, there is a 92-room hotel proposed at 309 Wickham Terrace.

Short Term Rental Demand Spring Hill



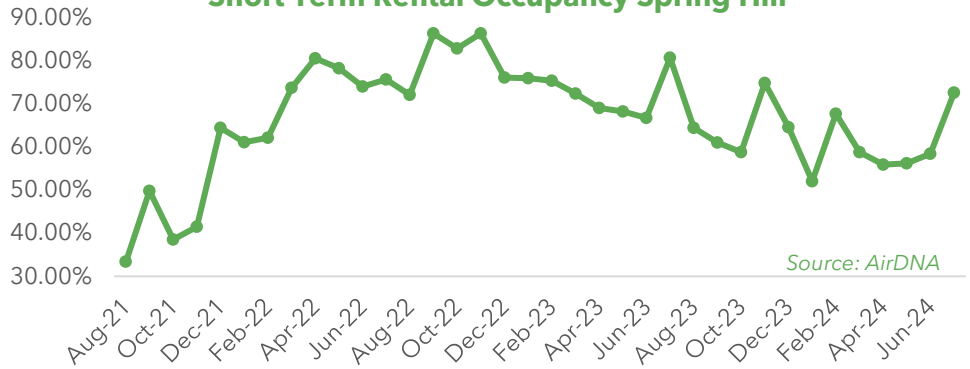
Short Term Rental Occupancy Rate

58.4% Occupancy



in June 2024, a **decrease of 8.3 percentage points** in the last 12 months.

Short Term Rental Occupancy Spring Hill



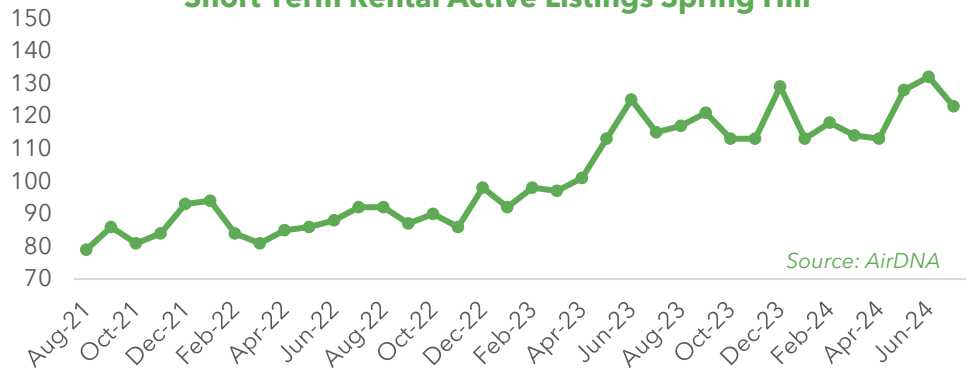
Short Term Rental Active Listings

132 Active Listings



in June 2024, an **increase of 7 listings** in the last 12 months.

Short Term Rental Active Listings Spring Hill



\$1,949

Average monthly revenue per listing in June 2024



3.8 Days

Average length of stay in June 2024



\$115.4

Average RevPAR in June 2024



4.4 The Retail Sector

Retail in Spring Hill continues to focus on catering to localised worker and resident day-to-day needs, and vacancy rates remain tight.

	2020	2021	2022	2023	2024
Major Centre Floorspace	10,710sqm	10,710sqm	10,710sqm	10,860sqm	10,860sqm
Vacancy %	5%	6%	17%	5.2%	4.6%
Gross Rents \$/sqm	\$450/sqm - \$600/sqm	\$460-\$630/sqm	\$550-650/sqm	\$520-\$580/sqm	N/A
Under Construction	-	Redevelopment Boundary St	152 Wharf St (340sqm)	-	-

Source: Property Council of Australia, Urban Economics, Brisbane Development Map

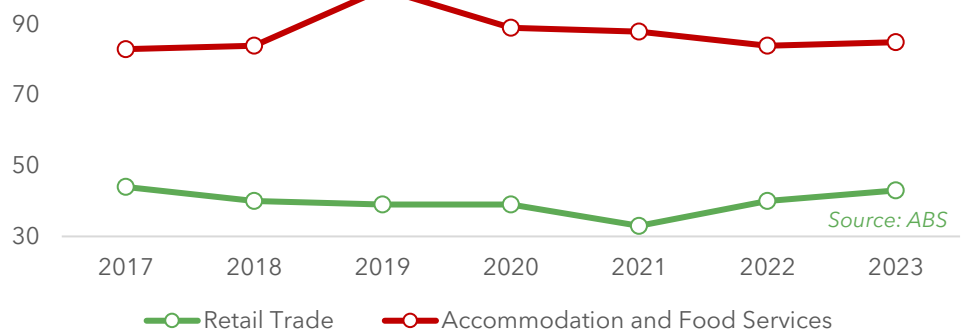
Retail Businesses

128 Retail / Accommodation and Food Services Businesses



were registered in 2023, an increase of 3.2% over the last 5 years.

Number of Retail Businesses Spring Hill



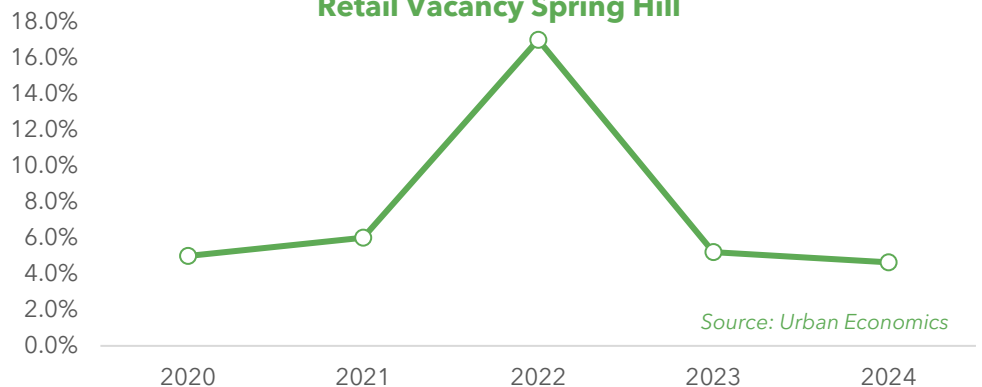
Retail Vacancy

4.6%



of retail floor space in Spring Hill sits vacant in 2024.

Retail Vacancy Spring Hill



4.5 The Education Sector

Education is a strong cornerstone of Spring Hill, with numerous schools operating in the area, including Brisbane Grammar School, Brisbane Girls Grammar School, and St Joseph’s College Gregory Terrace. Enrolments across the area have increased by 5.77% or 358 students in the last 12 months, representing an increase of 20% over the last 5 years. Similarly, teaching jobs have risen in the area as well, with the primary and secondary schools in Spring Hill hiring an additional 35 teachers in the last 12 months, an increase of 5.91%. From 2026, Brisbane Girls Grammar will introduce years 5 and 6.

	2020	2021	2022	2023	2024
# Education & Training Businesses	35 (2019)	40 (2020)	35 (2021)	35 (2022)	36 (2023)
Primary and Secondary Students	5,588 (2019)	5,839 (2020)	5,979 (2021)	6,204 (2022)	6,710 (2023)
School Teaching Staff	548	546	556	592	627
# Child Care Places	607	607	607	497	350

Source: ABS Census, MySchool, CareForKids, ACECQA, StartingBlocks

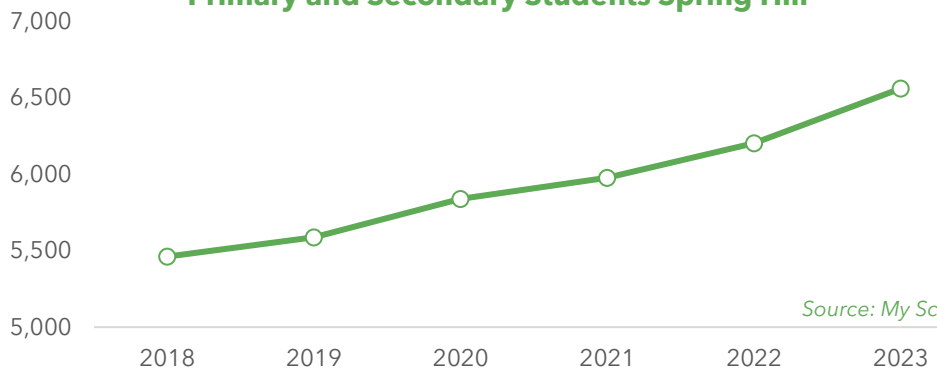
Primary and Secondary Students

6,562 Students



were enrolled in Spring Hill in 2023, representing a 20% increase over the last 5 years.

Primary and Secondary Students Spring Hill



Source: My School

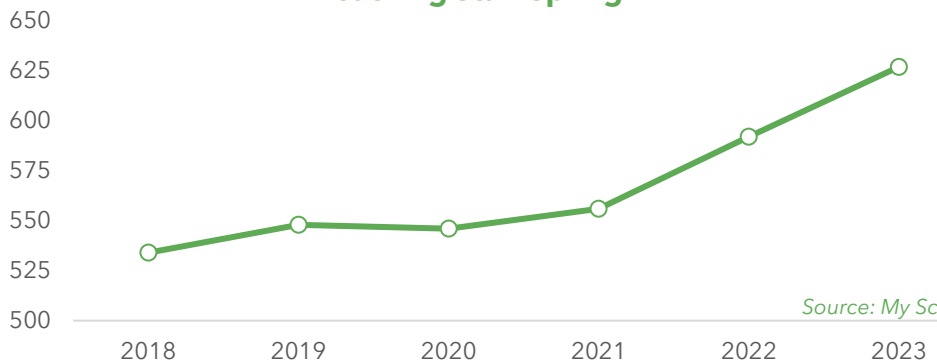
Teaching Staff

627 Teachers



were employed across Spring Hill in 2023, representing a student to teacher ratio of 10:1.

Teaching Staff Spring Hill



Source: My School

4.5 The Education Sector

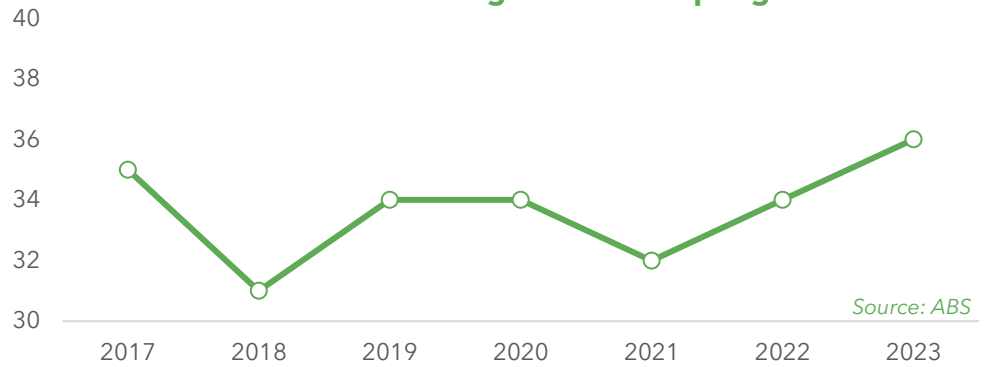
Education and Training Businesses

36 Businesses



were registered in Spring Hill in 2023, representing a 16% increase in the last 5 years.

Education and Training Businesses Spring Hill



4.6 The Health Sector

	2024
Healthcare and Social Assistance Businesses	542
Workforce	3,991
Hospital Beds	250
Day Surgery Chairs	12

Source: ABS Census, Healthshare, AIHW

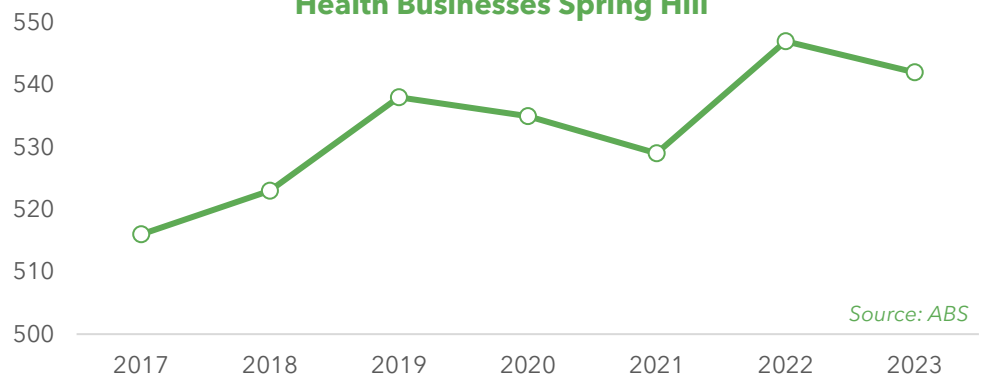
Healthcare and Social Assistance Businesses

542 Businesses



registered in 2023, representing an increase of 5% in the last 5 years.

Health Businesses Spring Hill



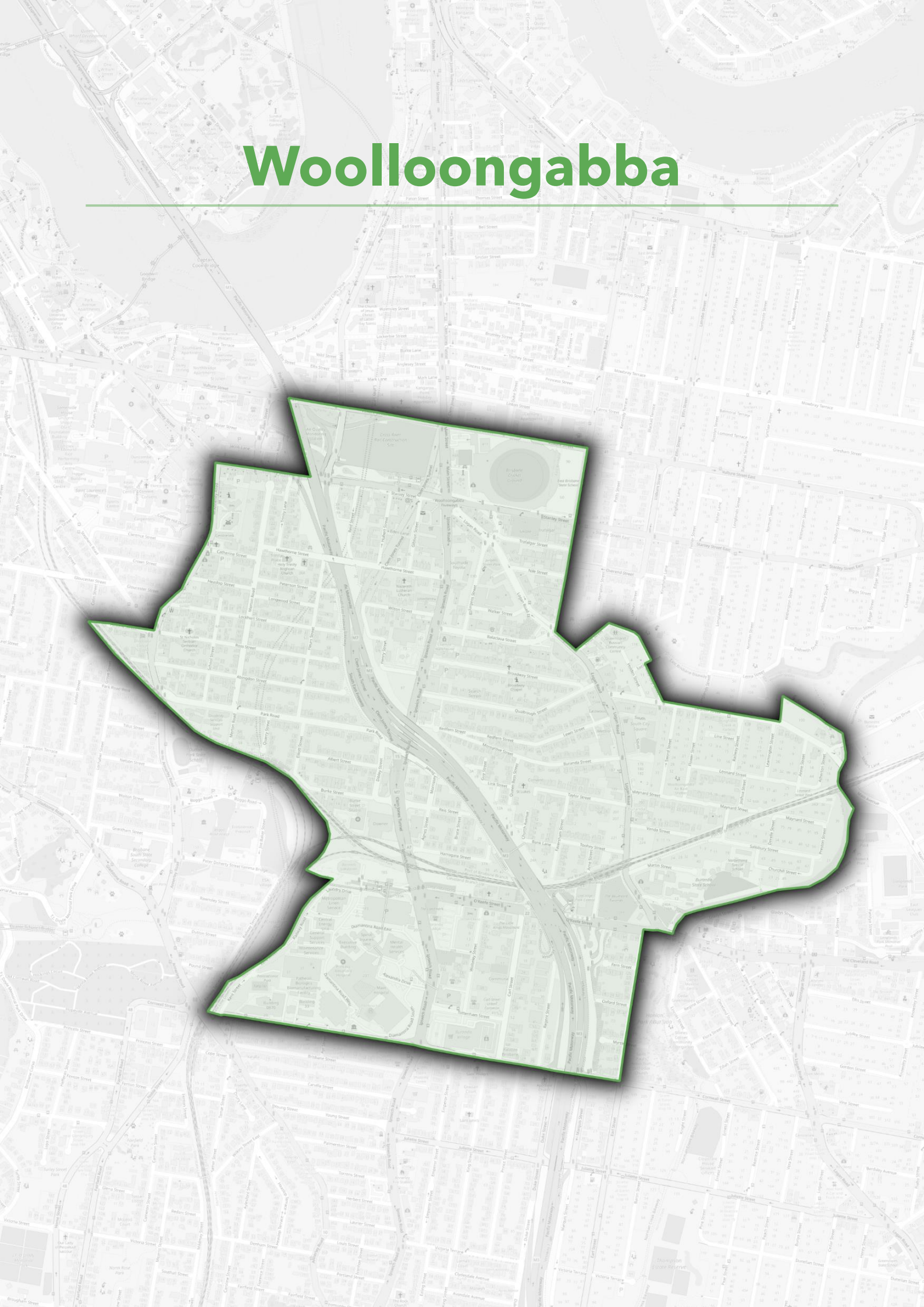
Upcoming Developments

Wickham Private



A new 15-storey mixed use development for at 375 Wickham Terrace, with 5,307m² of commercial space for medical use.

Woolloongabba



5.0 Woolloongabba

5.1 The Commercial Office Market

Woolloongabba’s commercial office market continues to grow in scale and diversity. Almost 73,000m² of commercial office space will be delivered across the Station Square development, the South City Square precinct, and a new commercial building on 2 Burke St. Business registrations within Woolloongabba have also increased 10.5% over the last 5 years, with professional, scientific and technical services comprising 15.6% of all the businesses in Woolloongabba.

	2020	2021	2022	2023	2024
Registered Businesses	1,157 (2019)	1,209 (2020)	1,199 (2021)	1,218 (2022)	1,298 (2023)
New Supply	6,652sqm	6,652sqm	32,490sqm	32,655sqm	72,928sqm
Daily Rail Trips Park Road Station	502	985	949	1,094	1,020

Source: ABS Census, Urban Economics, Brisbane Development Map, Queensland Open Data Portal

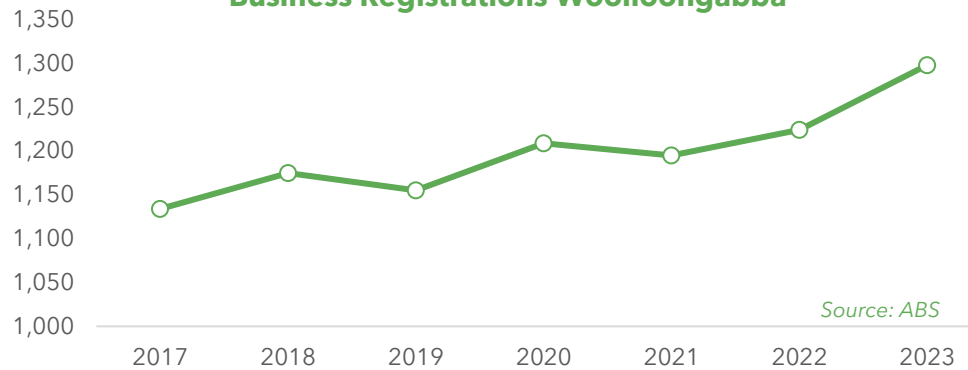
Business Registrations

1,298 Businesses



were registered in Woolloongabba in 2023, an increase of 10.5% over the last 5 years.

Business Registrations Woolloongabba



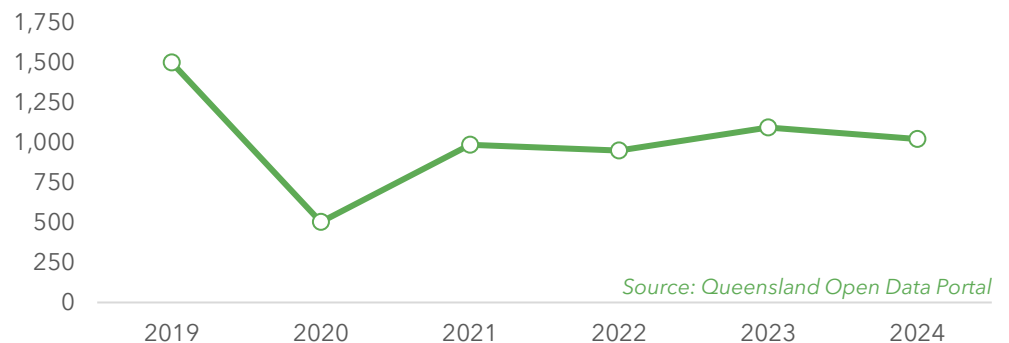
Rail Passengers

1,020 trips

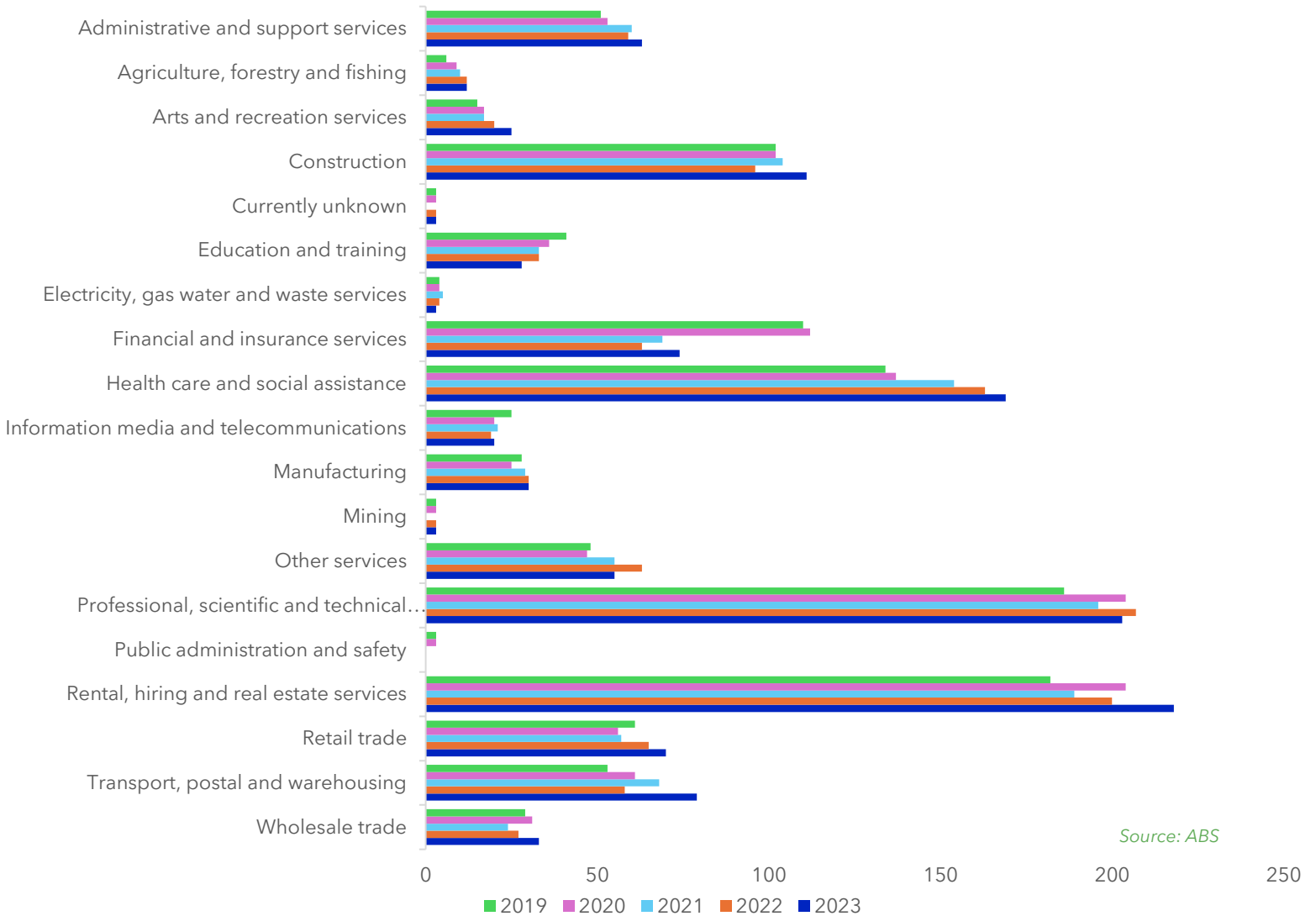


per day in 2024 at Park Road Station.

Rail Passengers Park Road Station



Business Registrations by Industry Woolloongabba



New Office Supply

72,928m²



of new office floor space coming to Woolloongabba across **Station Square, South City Square, and 2 Burke St.**

Number of Workers

16,601



working in Woolloongabba in 2021

Professional, Scientific and Technical Services

203 Businesses



registered in Woolloongabba in 2023, making up **15.6%** of all businesses in Woolloongabba.

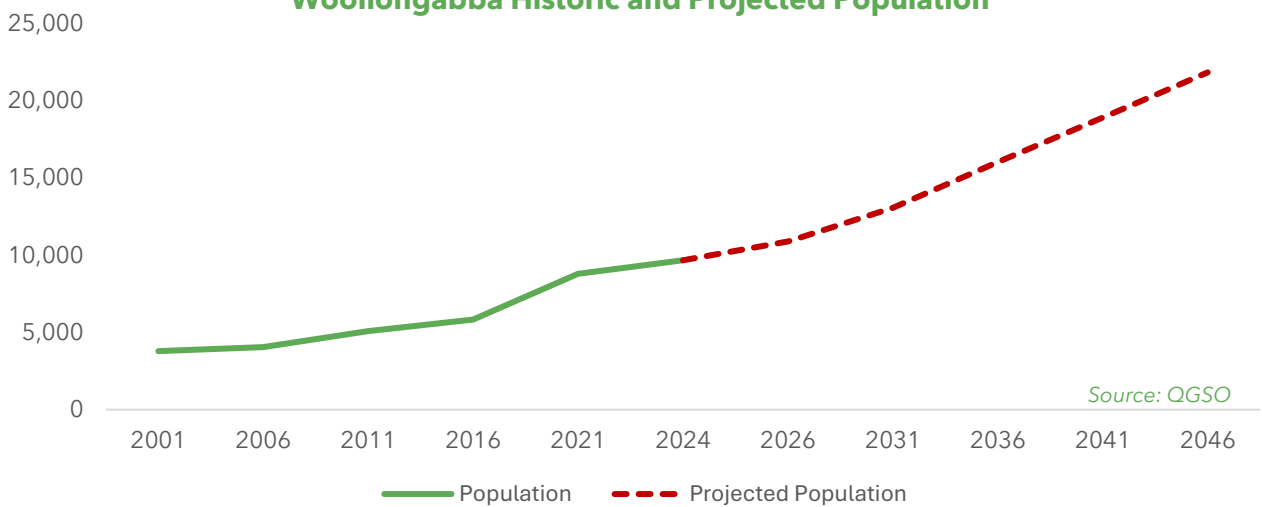
5.2 The Residential Market

Although remaining the least dense of all the inner-city area (4,021.5 persons per square kilometre), Woollongabba is emerging as a residential lifestyle of choice. Median rental prices and median unit sales prices have increased 46% and 40% respectively in the last 5 years and growing by 13.5% and 6% respectively in the last 12 months alone. A residential vacancy rate of 1.7% continues to reflect a popular rental market, and the area reports the lowest median age, 29.1 years (2022). 2,855 residential units are under construction in Woollongabba in projects such as the Station Square and South City Square precinct.

	2020	2021	2022	2023	2024
Median Unit Price	\$438,000	\$473,000	\$520,000	\$575,000	\$610,000
Median Weekly Rent	\$470	\$550	\$546	\$630	\$715
Vacancy	5.4%	2.8%	1.1%	0.9%	1.7%
Under Construction	734	1,165	467	872	486

Source: Pricefinder, RTA, SQM Research, Brisbane Development Map

Woollongabba Historic and Projected Population



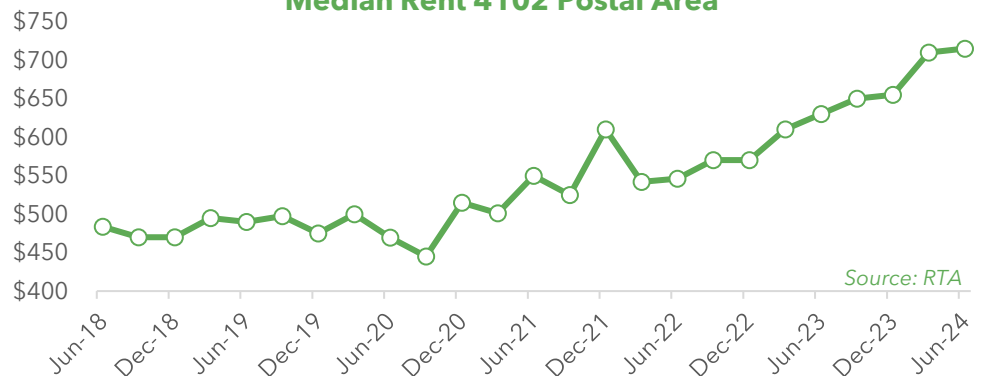
Median Rent

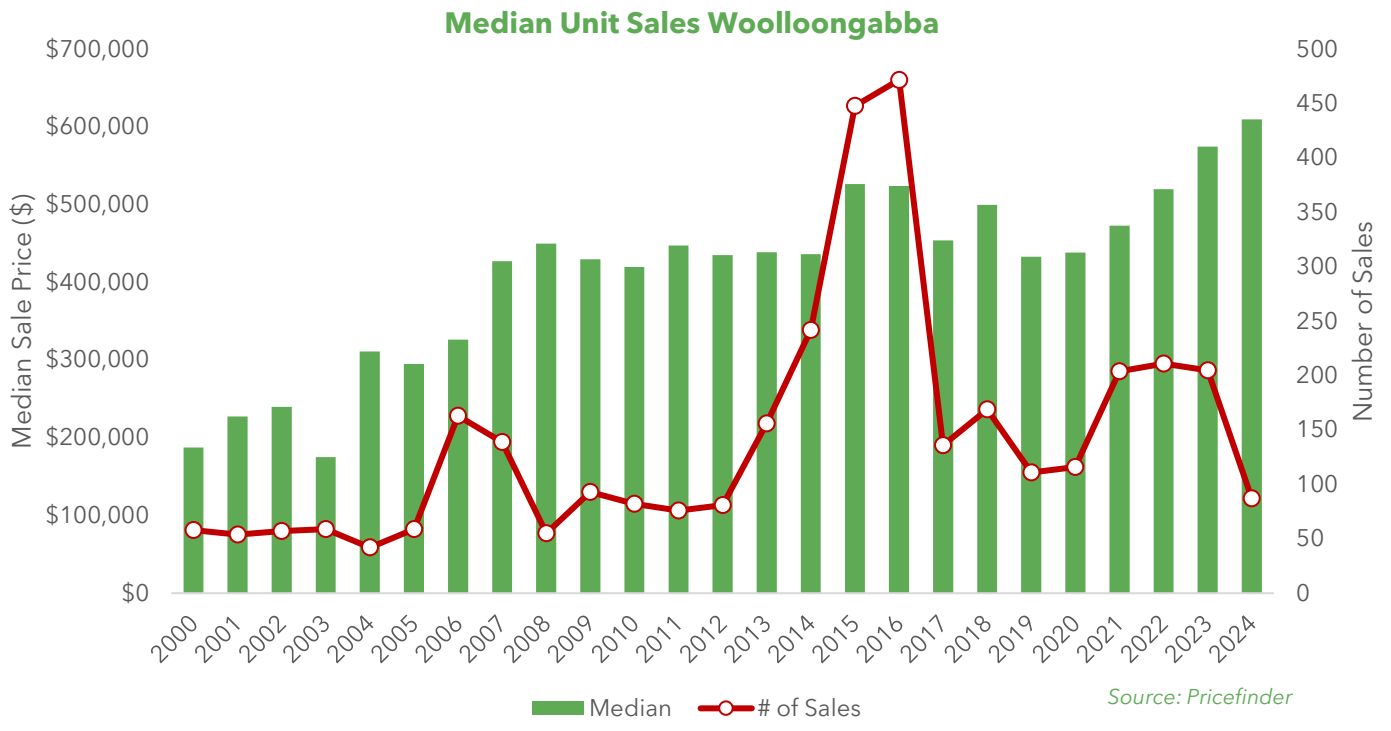
\$715 per week



in June 2024, a 46% increase in the last 5 years.

Median Rent 4102 Postal Area

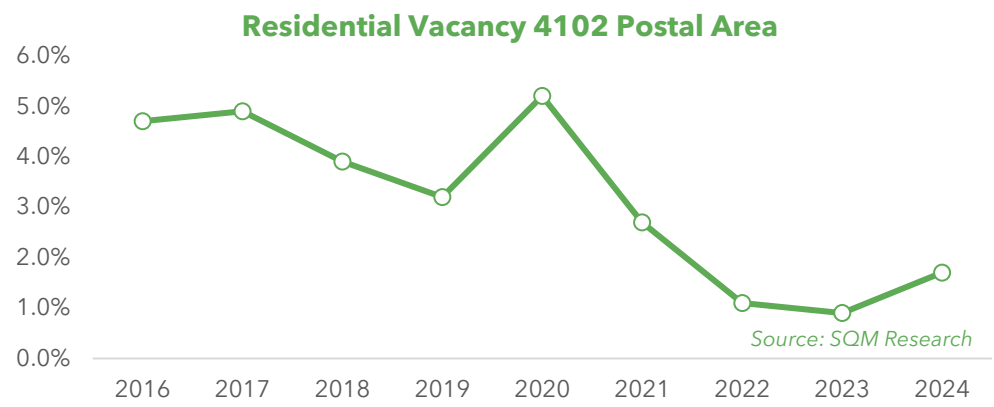




Residential Vacancy

1.7% Residential Vacancy

in June 2024, a decrease of 1.5 percentage points over the last 5 years.



New Residential Supply

486 Units

currently under construction in Woolloongabba, from projects such as Silk Lane on 825 Stanley St.

Number of Residents

9,672 Residents

estimated to be living in Woolloongabba in 2024, an increase of 15.3% since 2020.

Professional, Scientific and Technical Services

203 Businesses

registered in Woolloongabba in 2023, making up **15.6%** of all businesses in Woolloongabba.

5.3 The Tourist Sector

	2021	2022	2023	2024
Total # Hotel Rooms	510	510	510	510
# Rooms Under Construction	168	170	230	320

Source: Trip Advisor, Agoda, Urban Economics, Brisbane Development Map

The Gabba Stadium Attendance YTD September



Source: AUStadiums

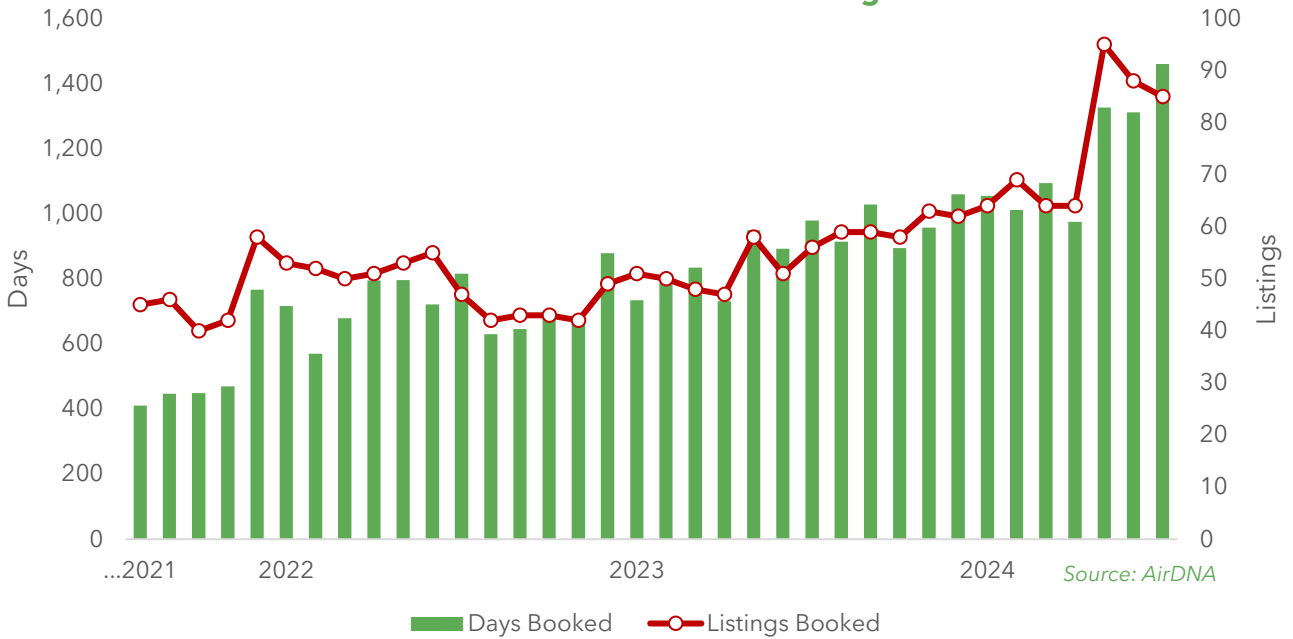
New Hotel Supply

320 Rooms



currently under construction in Woolloongabba from the Station Square development.

Short Term Rental Demand Woolloongabba



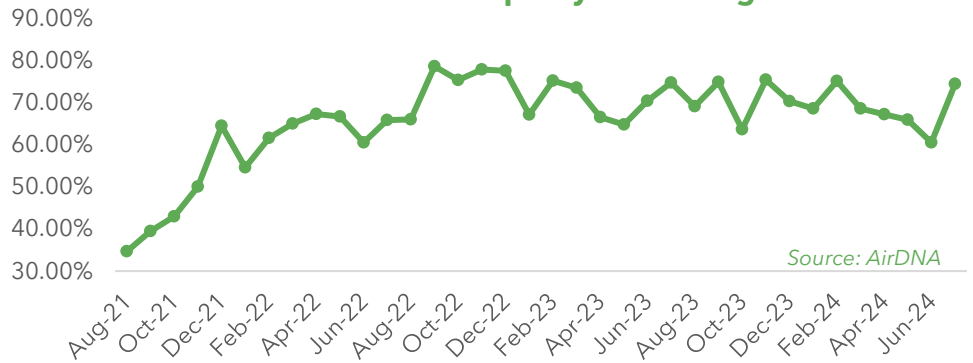
Short Term Rental Occupancy Rate

60.5% Occupancy



in June 2024, a **decrease of 9.9 percentage points** in the last 12 months.

Short Term Rental Occupancy Woolloongabba



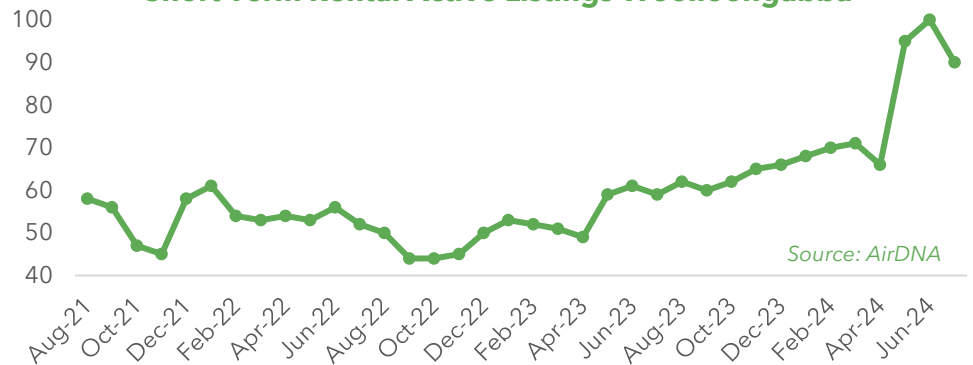
Short Term Rental Active Listings

100 Active Listings



in June 2024, an **increase of 39 listings** in the last 12 months.

Short Term Rental Active Listings Woolloongabba



\$3,583

Average monthly revenue per listing in June 2024



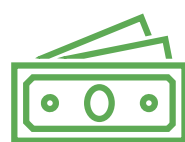
4.1 Days

Average length of stay in June 2024



\$145.4

Average RevPAR in June 2024



5.4 The Retail Sector

	2020	2021	2022	2023	2024
Major Centre Floorspace	20,711	20,711	25,640	25,640	25,640
Vacancy %	2.2%	3%	4.4%	8%	6%
# of Retail Businesses	57	56	55	66	70
Retail Under Construction	265sqm	9,475sqm	4,496sqm	9,000sqm	13,000sqm

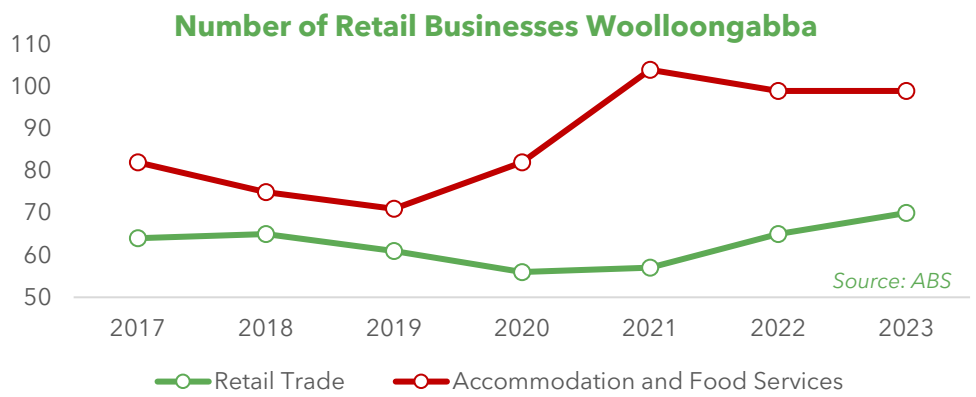
Source: Property Council of Australia, Urban Economics, ABS Census, Brisbane Development Map

Retail Businesses

169 Retail / Accommodation and Food Services Businesses



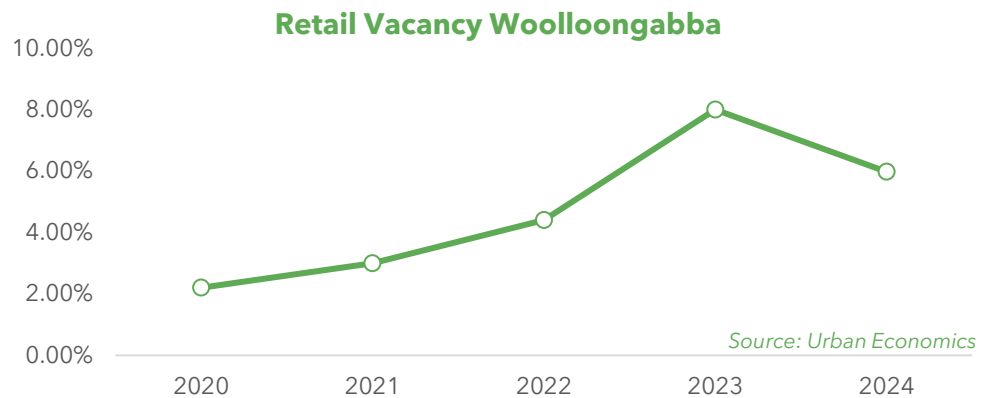
were registered in 2023, an increase of **20.7%** over the last 5 years.



Retail Vacancy



5.98% of retail floor space in major centers in Woolloongabba sits vacant in 2024



New Retail Supply

13,000m²



of retail GFA currently under construction in Woolloongabba, at the new South City Square Precinct

Number of Workers

1,603 Retail/Hospitality Staff



were working in Woolloongabba in 2021, representing **9.7%** of Woolloongabba Jobs.

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5.5 The Education Sector

	2020	2021	2022	2023	2024
# Education & Training Businesses	41	36	33	33	28
Primary and Secondary Students	307	318	328	308	312
School Teaching Staff	57	54	57	56	56
# Child Care Places	381	381	381	381	381

Source: ABS Census, MySchool, Care For Kids, ACECQA, Starting Blocks

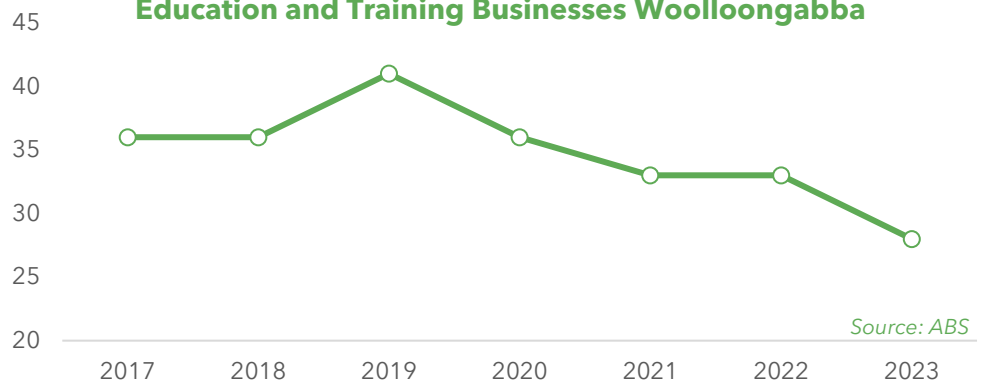
Education and Training Businesses

28 Businesses



28 businesses were registered in Woolloongabba in 2023, representing a 22% decrease in the last 5 years.

Education and Training Businesses Woolloongabba



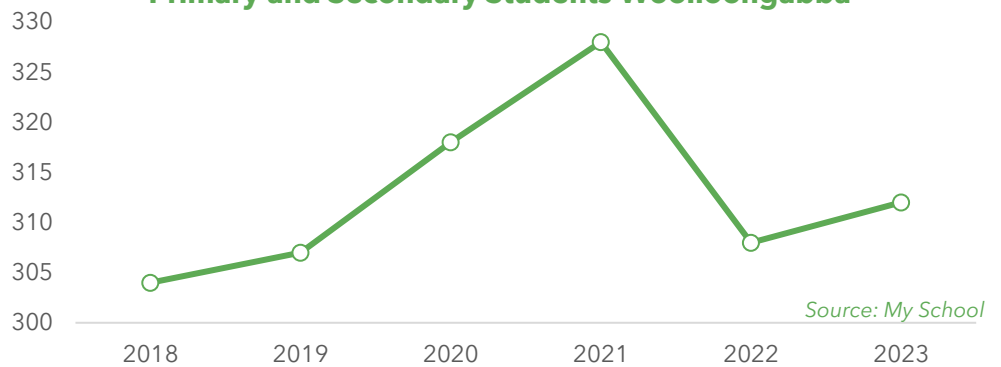
Primary and Secondary Students

312 Students



312 students were registered in Woolloongabba in 2023, representing a 2.6% increase in the last 5 years.

Primary and Secondary Students Woolloongabba



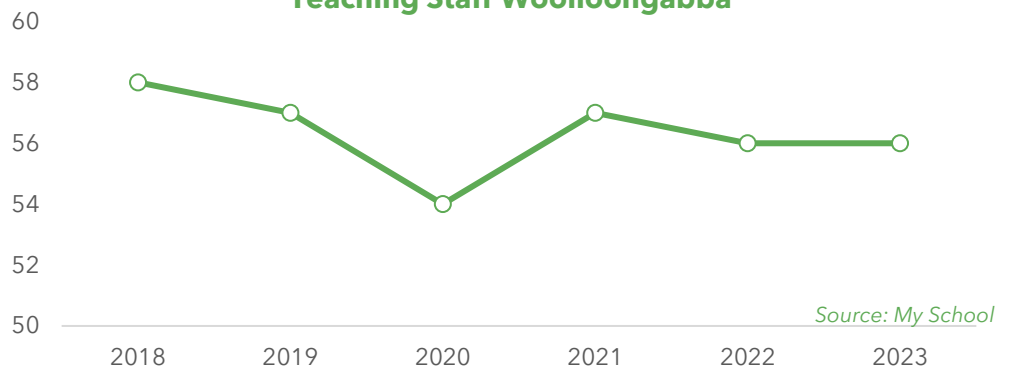
Teaching Staff

56 Teachers



56 teachers were employed in Woolloongabba in 2023, representing a student to teacher ratio of 5:1.

Teaching Staff Woolloongabba



5.6 The Health Sector

The health sector of Woolloongabba is the largest employment industry in the area, anchored by the Princess Alexandra (PA) Hospital, which recorded 125,009 admissions in the 2022/23 FY, more than the three public hospitals in South Brisbane combined. Admissions to the PA Hospital have continuously grown year over year in the last decade, growing 4.1% over the last reporting period, and 47.8% in the last decade. The Queensland Eye Institute Foundation opened its headquarters on Ipswich Road, Woolloongabba, including clinical and research services.

	2024
Healthcare and Social Assistance Businesses	169
Workforce	9,170
Hospital Beds	1,074
Day Surgery Chairs	5

Source: ABS Census, Healthshare, AIHW

Healthcare and Social Assistance Businesses

169 Businesses

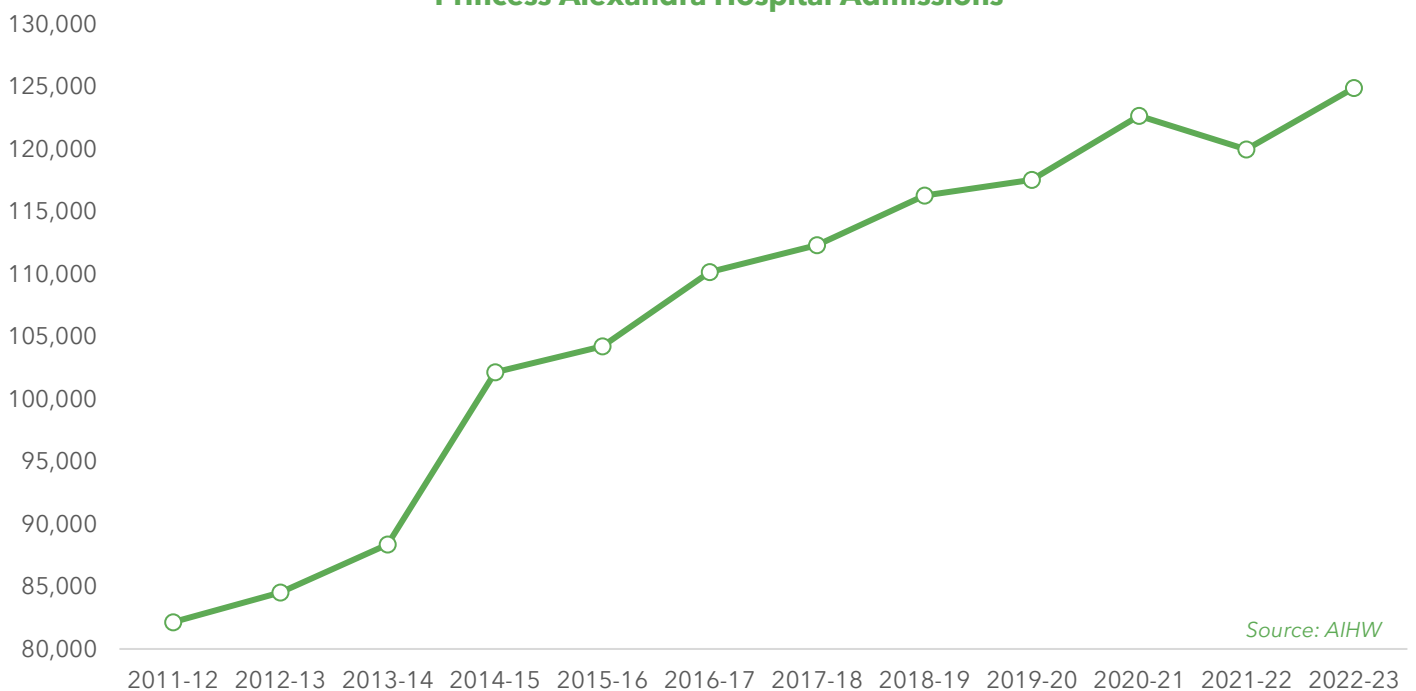


registered in 2023, representing an increase of 35% in the last 5 years.

Health Businesses Woolloongabba



Princess Alexandra Hospital Admissions



Kangaroo Point



6.0 Kangaroo Point

Kangaroo Point returns for the second consecutive year in the Inner City Vitality Report, and remains the smallest of the commercial office markets and a premium residential precinct, although with the potential for employment and economic diversity if proposals such as the approved (2023) St Vincent's Kangaroo Point redevelopment project proceed.

Business registration were dominated by rental/hiring and real estate services, reflective of the prominent unit market in the area.

6.1 The Commercial Office Market

	2023	2024
Registered Businesses	1,146 (2022)	1,172 (2023)
New Supply	1,874sqm (approved)	2,241sqm (approved)

Source: ABS Census, Urban Economics, Brisbane Development Map

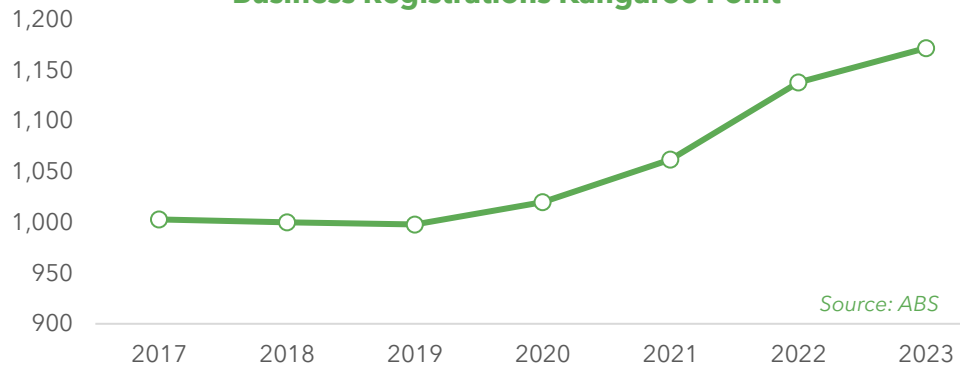
Business Registrations

1,172 Businesses



were registered in Kangaroo Point in 2023, an **increase of 17.2%** over the last 5 years.

Business Registrations Kangaroo Point



Source: ABS

New Office Supply

2,241m²



of new office floor space coming to Kangaroo Point

Number of Workers

6,265



working in Kangaroo Point in 2021

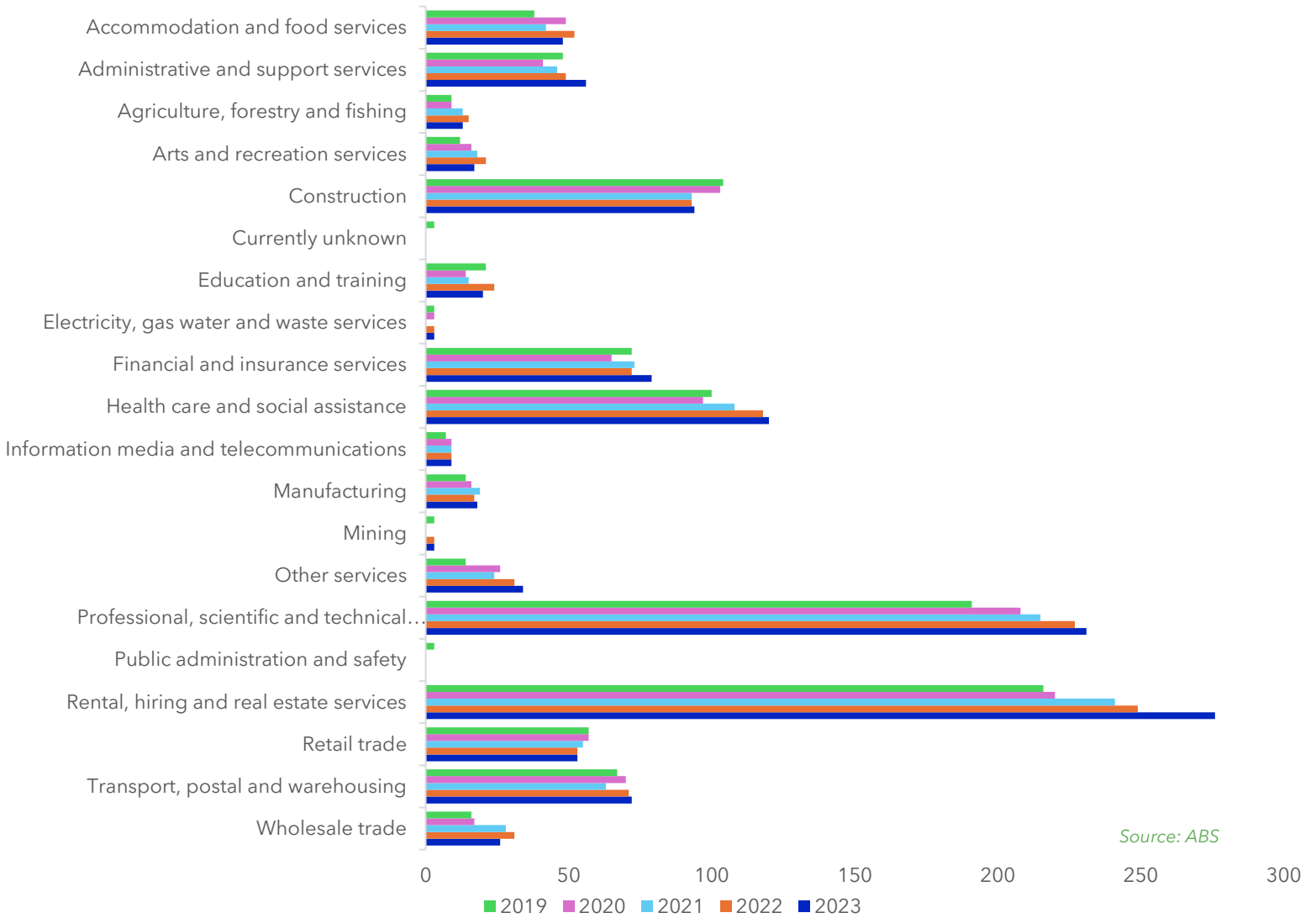
Professional, Scientific and Technical Services

231 Businesses



registered in Kangaroo Point, making up **19.7%** of all businesses in Kangaroo Point.

Business Registrations by Industry Kangaroo Point



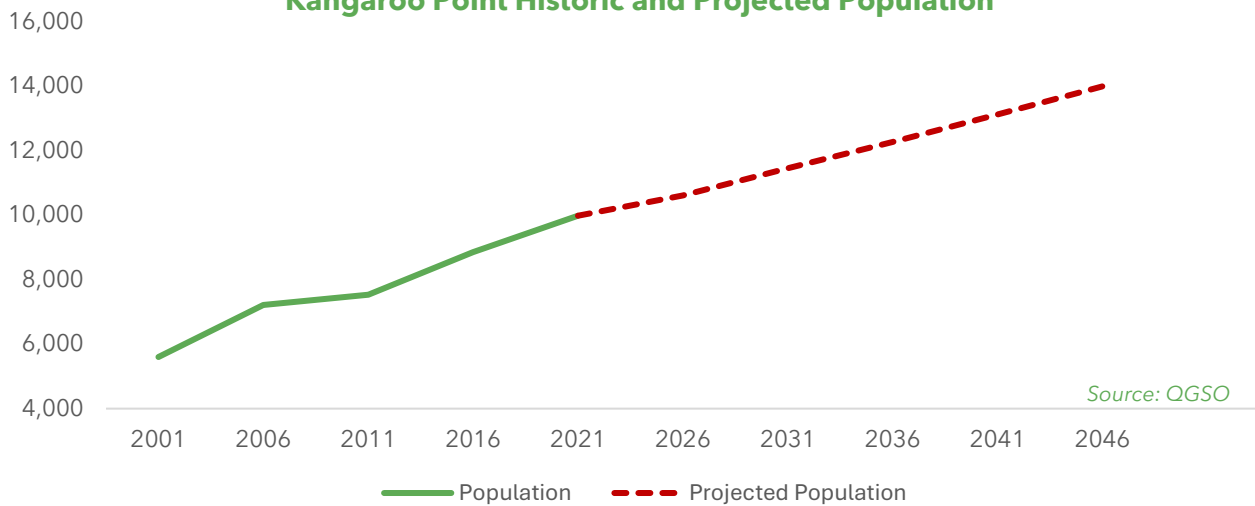
6.2 The Residential Market

In 2022, Kangaroo Point recorded the oldest median age of the inner-city communities (35.8 years) and retains low residential vacancy rates (1.4%) and the highest median unit sales prices (\$635,000) whilst population growth rates have exceeded state projections. The opening of the new Kangaroo Point green bridge will contribute to the lifestyle amenity of Kangaroo Point.

	2023	2024
Median Unit Price	\$650,000	\$635,000
Median Weekly Rent	\$725	\$700
Vacancy	1.1%	1.4%
Under Construction	578 units	787 units

Source: Pricefinder, RTA, SQM Research, Urban Economics, Brisbane Development Map

Kangaroo Point Historic and Projected Population



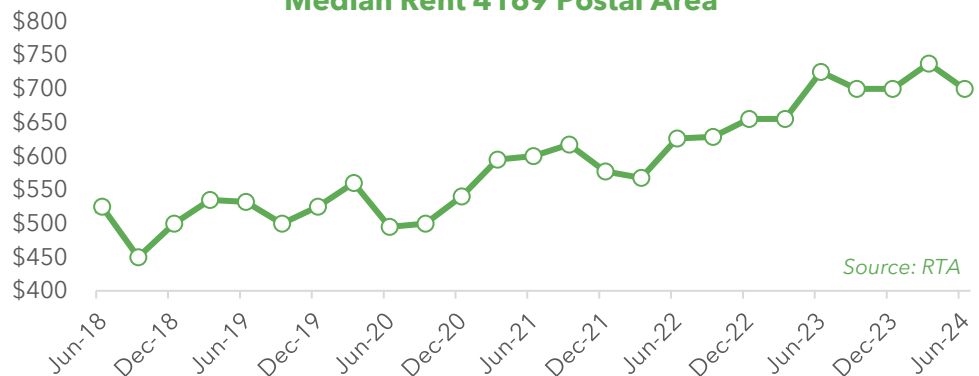
Median Rent

\$700 per week

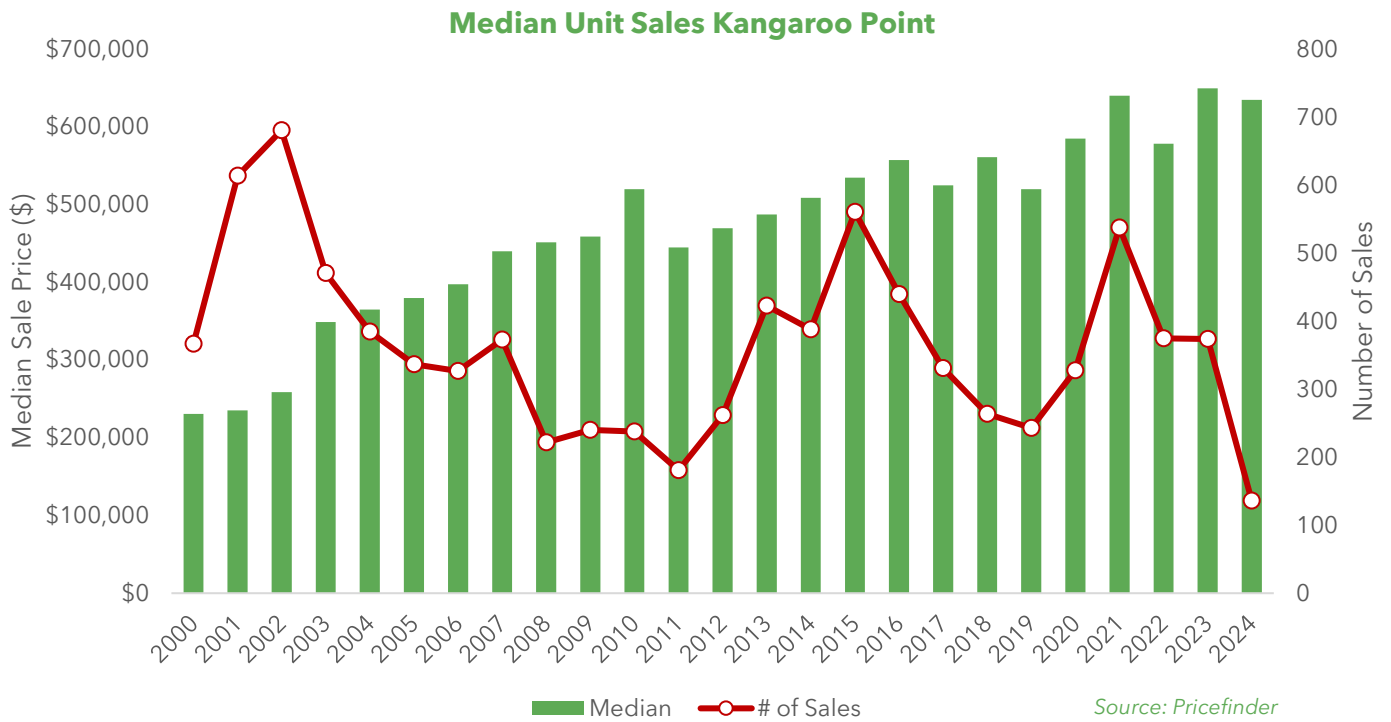


in June 2024, a **31.6% increase** in the last 5 years.

Median Rent 4169 Postal Area



Currently, there are more than 1,410 units approved across Kangaroo Point, together with 550 approved at the St Vincent's Health Precinct Masterplan in the form of retirement living units.



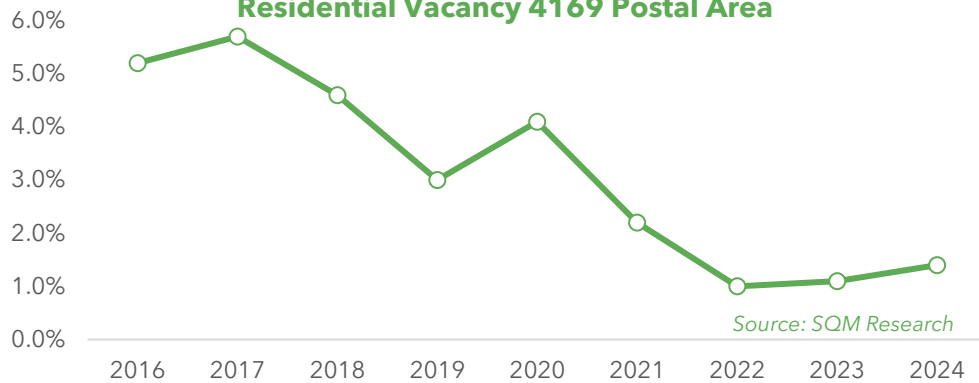
Residential Vacancy

1.4% Residential Vacancy



in Kangaroo Point in June 2024.

Residential Vacancy 4169 Postal Area



New Residential Supply

787 Units



currently under construction in Kangaroo Point, from projects such as **Trilogy on Vulture St**, and **Skye on River Tce**.

Number of Residents

11,427 Residents



estimated to be living in Kangaroo Point in 2024, an increase of 8.2% in the last year.

6.3 The Tourist Sector

	2023	2024
Total # Hotel Rooms	561	561
# Rooms Under Construction	229	109 (179 proposed)

Source: Trip Advisor, Agoda, Urban Economics, Brisbane Development Map

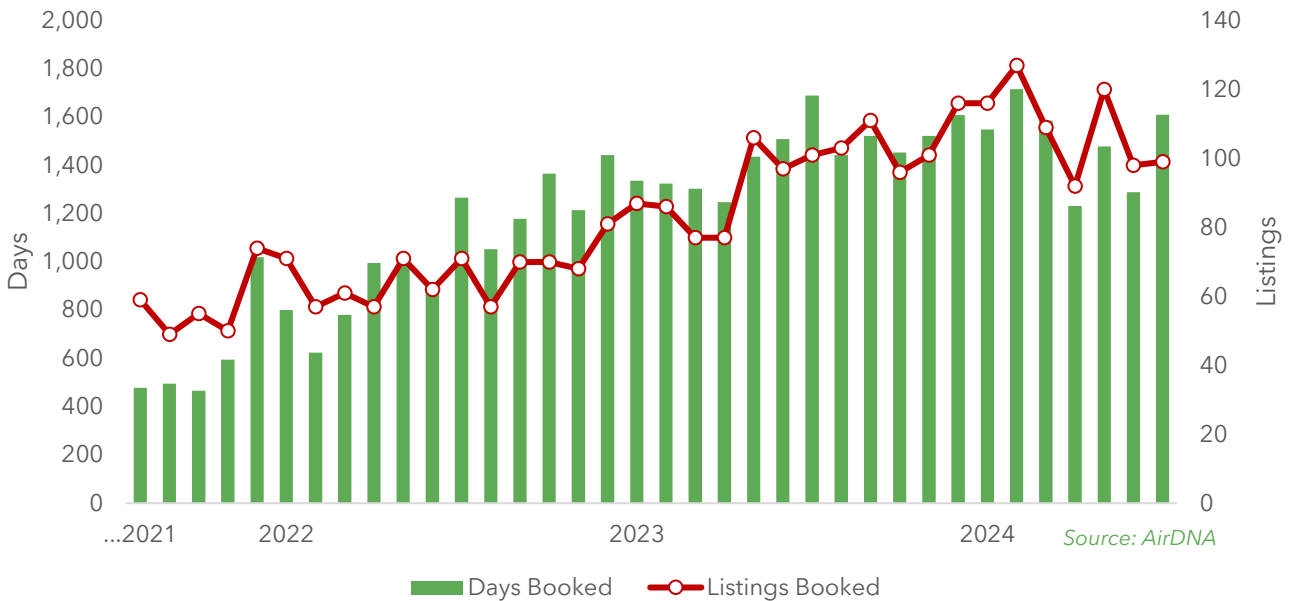
New Hotel Supply

288 Rooms



Currently under construction in Kangaroo Point from the new development at 826 Main Street, Kangaroo Point. The Rotherham Hotel has also been approved for a 179-room boutique hotel at 25-35 Rotherham Street.

Short Term Rental Demand Kangaroo Point



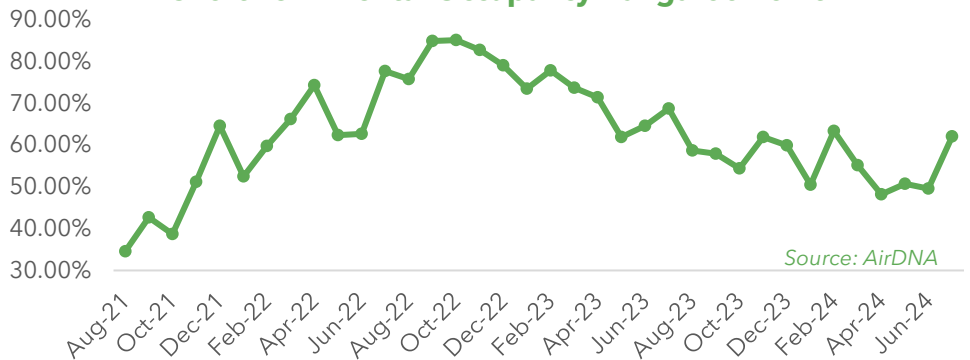
Short Term Rental Occupancy Rate

49.6% Occupancy



in June 2024, a **decrease of 15 percentage points** in the last 12 months.

Short Term Rental Occupancy Kangaroo Point



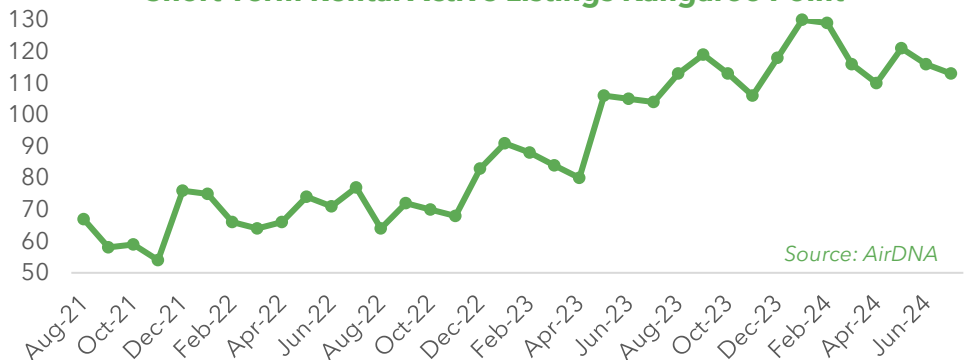
Short Term Rental Active Listings

116 Active Listings



in June 2024, an **increase of 11 listings** in the last 12 months.

Short Term Rental Active Listings Kangaroo Point



\$3,200

Average monthly revenue per listing in June 2024



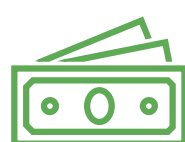
3.3 Days

Average length of stay in June 2024



\$120.5

Average RevPAR in June 2024



6.4 The Retail Sector

A Woolworths and BWS have been approved at 25 Ferry Street, Kangaroo Point together with 128 apartments, with the site recently sold to Mosaic Property Group

	2023	2024
Major Centre Floorspace	8,655	8,655
Vacancy %	2.9%	3.9%
# of Retail Businesses	51	53
Retail Under Construction	328sqm	0

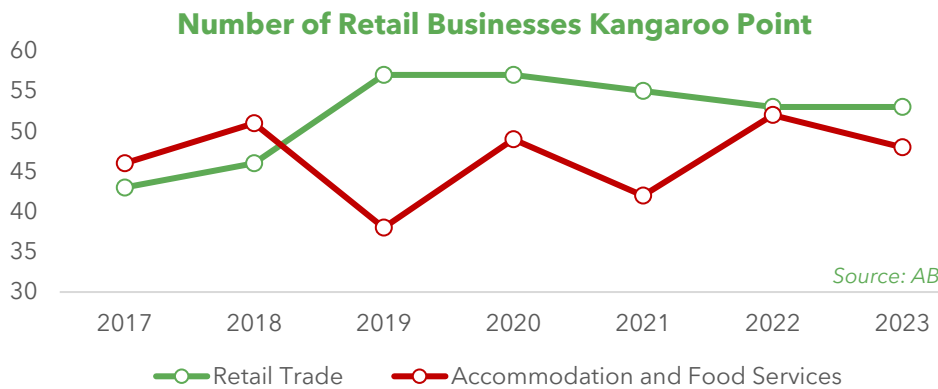
Source: Property Council of Australia, Urban Economics, ABS Census, Brisbane Development Map

Retail Businesses

169 Retail / Accommodation and Food Services Businesses



were registered in Kangaroo Point in 2023, an increase of 4.1% over the last 5 years.

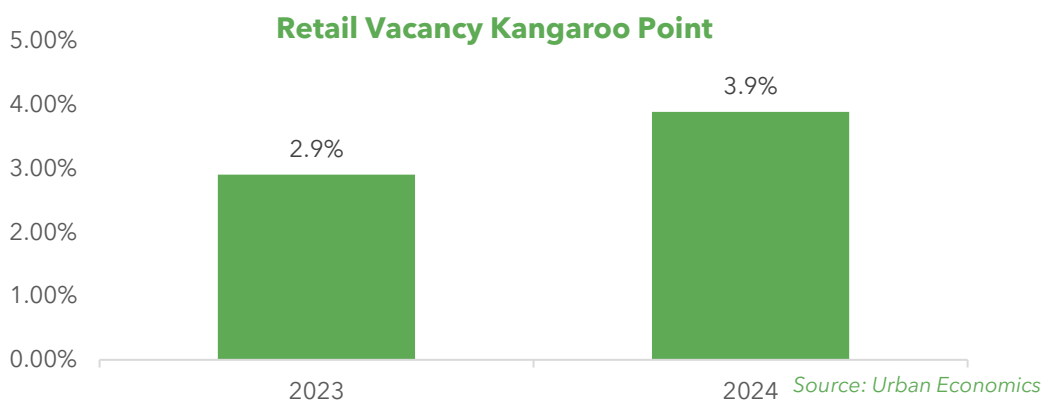


Retail Vacancy

3.9%



of retail floor space in Kangaroo Point sits vacant in 2024.



New Retail Supply

2,488m² of retail GFA currently under construction in Kangaroo Point together with an approved full-line Woolworths Supermarket.

Number of Workers

662 Retail/Hospitality Staff were recorded in 2021, representing **22.8% of Kangaroo Point jobs.**

6.5 The Education Sector

	2020	2021	2022	2023	2024
# Education & Training Businesses	21	14	15	24	20
Primary and Secondary Students	319	328	317	309	303
School Teaching Staff	23	24	24	22	22
# Child Care Places	N/A	N/A	81	81	81

Source: ABS Census, MySchool, Care For Kids, ACECQA, Starting Blocks

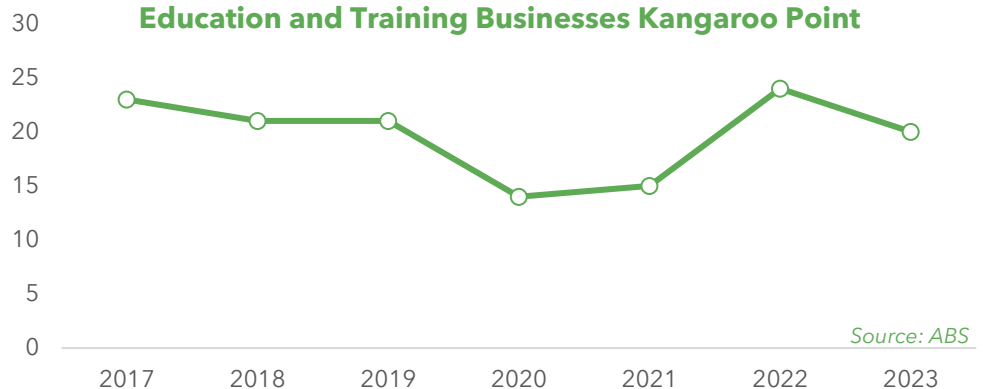
Education and Training Businesses

20 Businesses



20 businesses were registered in Kangaroo Point in 2023, representing a 4.7% decrease in the last 5 years.

Education and Training Businesses Kangaroo Point



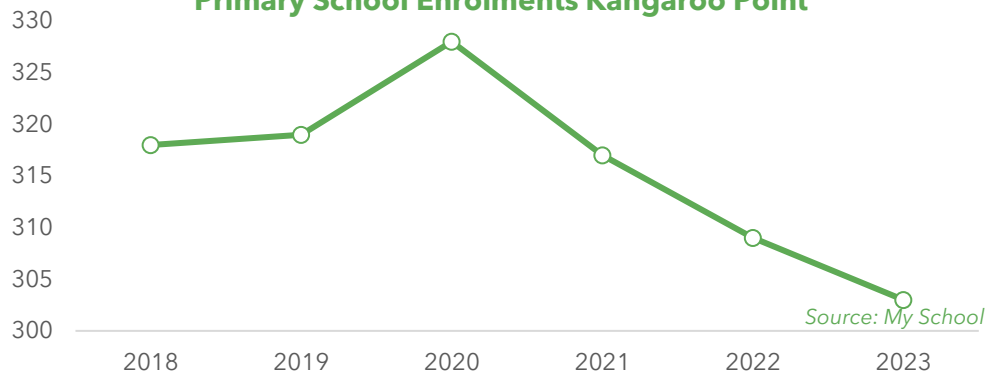
Primary School Enrolments

303 Students



303 students were enrolled in Kangaroo Point in 2023, representing a 4.7% decrease in the last 5 years.

Primary School Enrolments Kangaroo Point



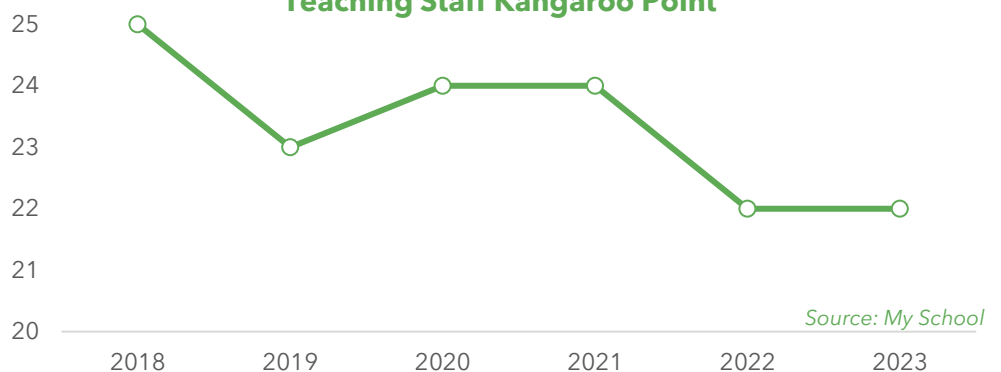
Teaching Staff

22 Teachers



22 teachers were employed in Kangaroo Point in 2023, making the student to teacher ratio 13:1.

Teaching Staff Kangaroo Point



6.6 The Health Sector

	2024
Healthcare and Social Assistance Businesses	120
Workforce	901
Hospital Beds	170

Source: ABS Census, Healthshare, AIHW

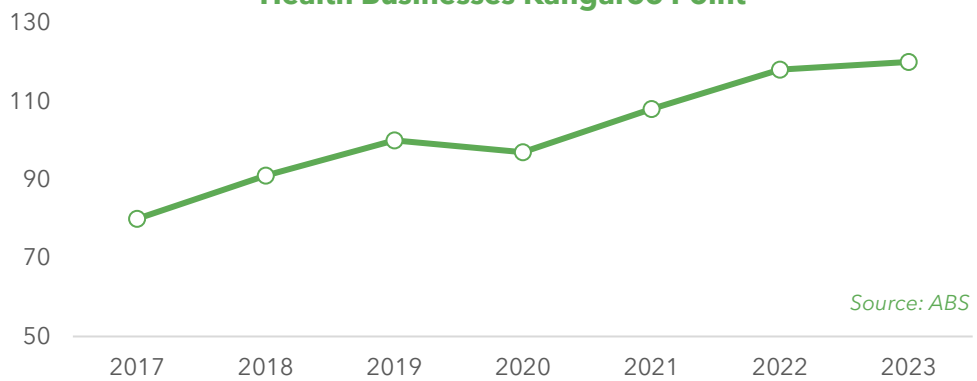
Healthcare and Social Assistance Businesses

120 Businesses



registered in Kangaroo Point in 2023, representing an increase of 32% in the last 5 years.

Health Businesses Kangaroo Point



Upcoming Developments

St Vincent's Health Masterplan



A new approved health precinct comprising 5 mixed use buildings across 18,822m² floor space, including Retirement, residential aged care, and health/wellness facilities.

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