



The Brisbane Economy 2026





Introduction

- NIEIR Model/Report - outline
- Implications for Australia TradeCoast
- Industry structure of growth
- Geographical distribution of growth



NIEIR Model

- Study area - Brisbane Urban Footprint (BUF) as per Regional Plan
- Utilises population and demographic forecasts by PIFU
- Projections, 5 year intervals to 2031 incl:
 - Employment
 - Out of Region Exports (BUF region)
 - Investment
 - GRP



The Trend Case

- Assumes current land use regulation regime
- Population of Brisbane City at 2026 1.1m
- SEQ Regional Plan proposes about 50K more people in Brisbane City than the Trend by 2026



Industry Structure in Brisbane City 2026

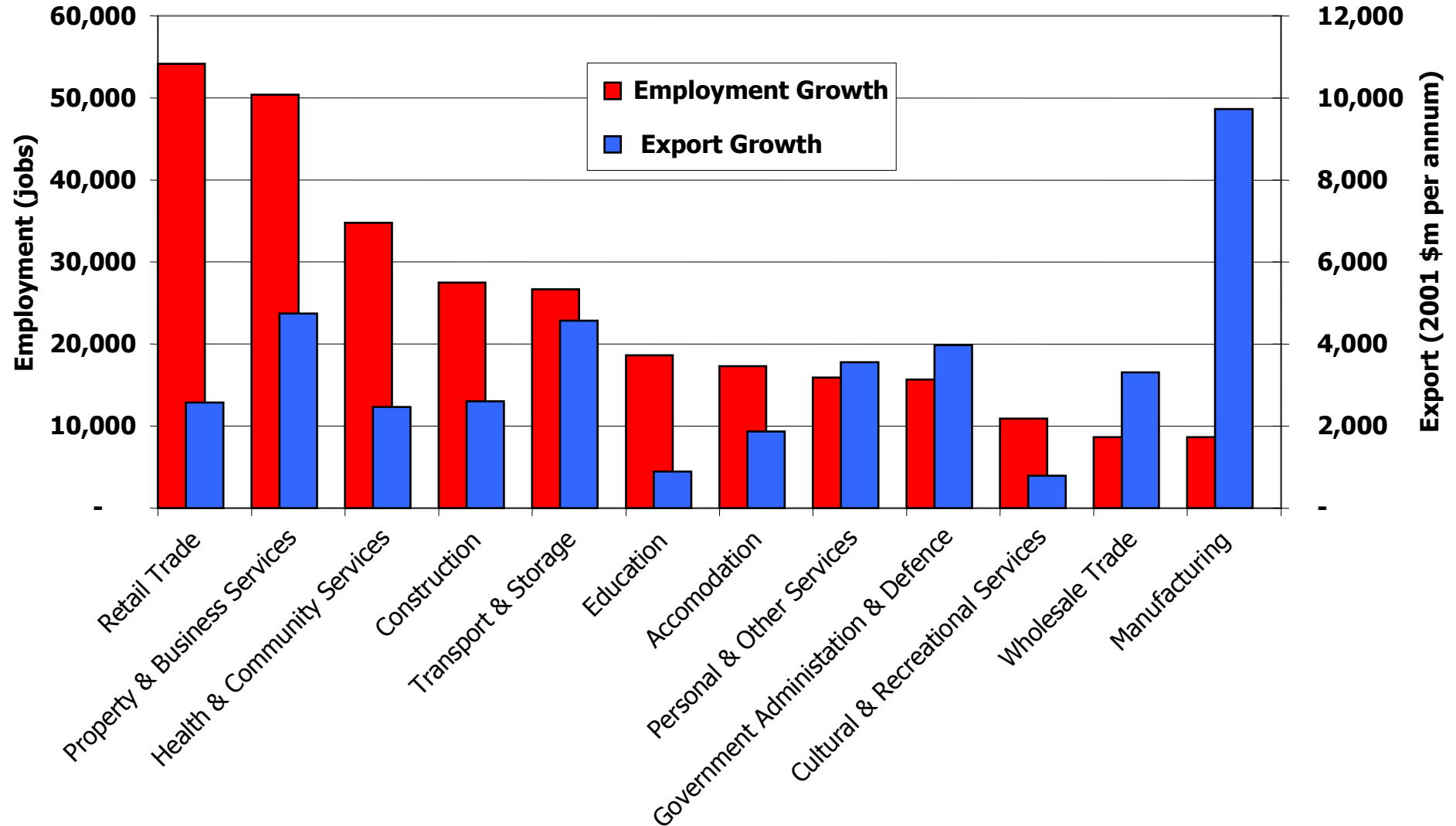
- Jobs growth 550,000 to 850,000 in Brisbane between 2001 and 2026
 - Australia TradeCoast growth from 34,000 to 78,000
- The five ANZSIC divisions with **greatest employment growth**
 - Retail, Property & Business Services, Health & Community Services, Construction, Transport & Storage
- The five **largest employing** ANZSIC divisions
 - Property & Business Services, Retail, Health & Community Services, Manufacturing, Construction
- In terms of out of region export value, manufacturing will remain the largest industry



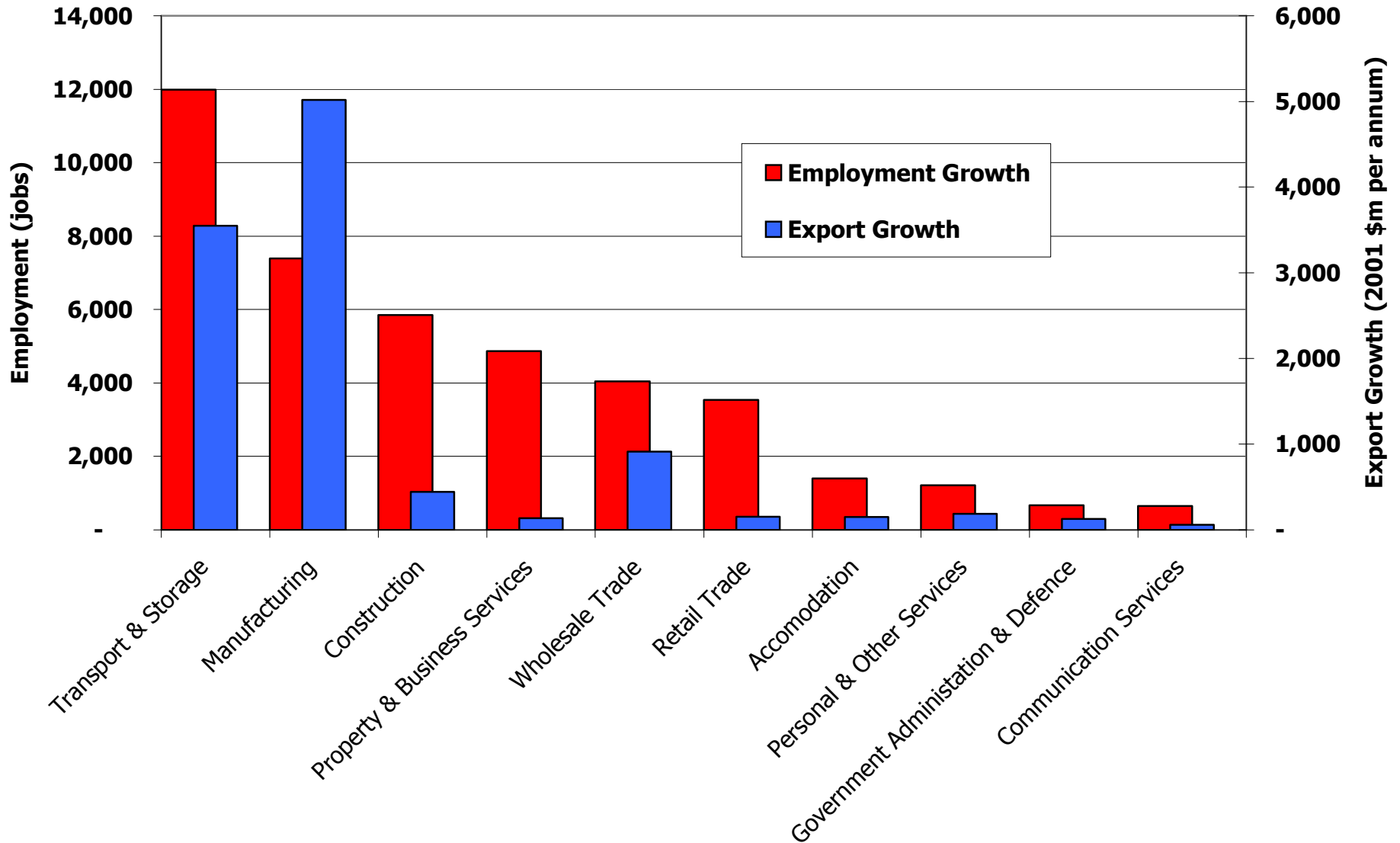
Out-of-region Exports

- A core driver of regional economic growth
- 4% pa export growth required to meet employment growth targets in BUF of 1.7% pa
- Exports grow from \$41b in 2004 to \$96b in 2026 in BUF region
- Qld expansion of resource based industries needs to be maintained at around current rates of growth
- Some significant greenfield industry development initiatives would have to be realised in currently unutilised industrial land zones

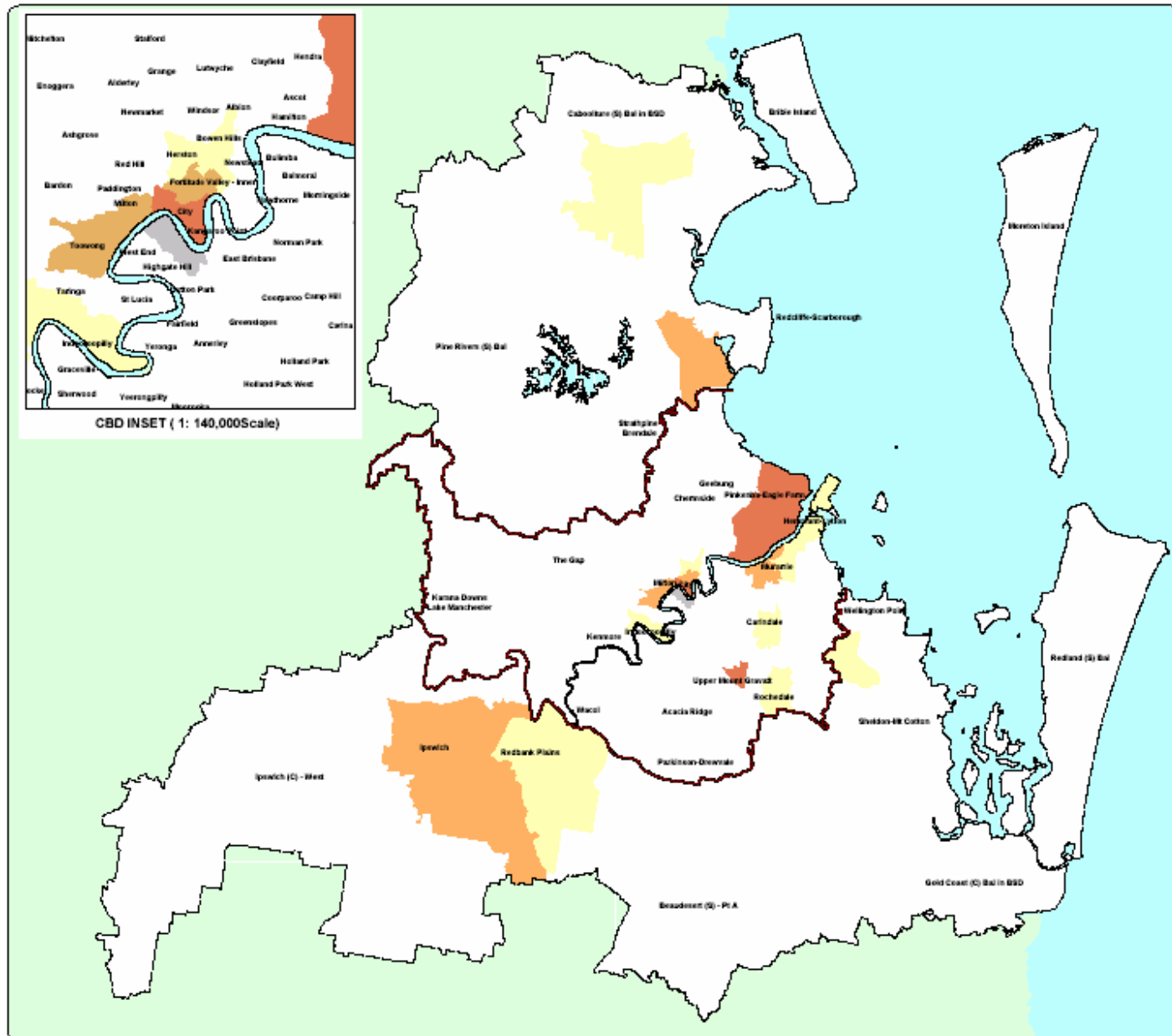
Employment & Export Growth in Brisbane to 2026



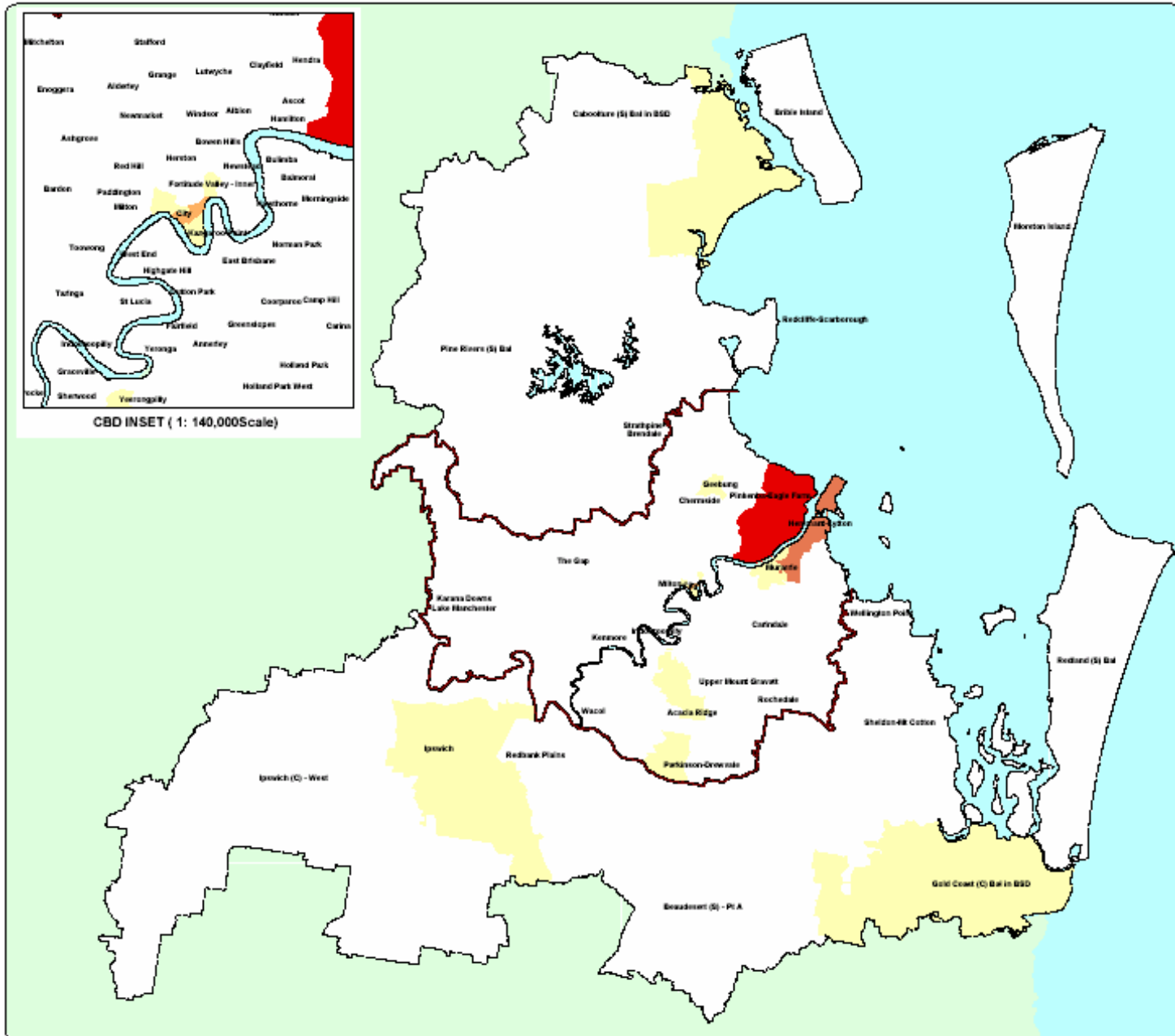
... And at Australia TradeCoast



Business & Property Services Employment Growth



Transport & Storage Employment Growth

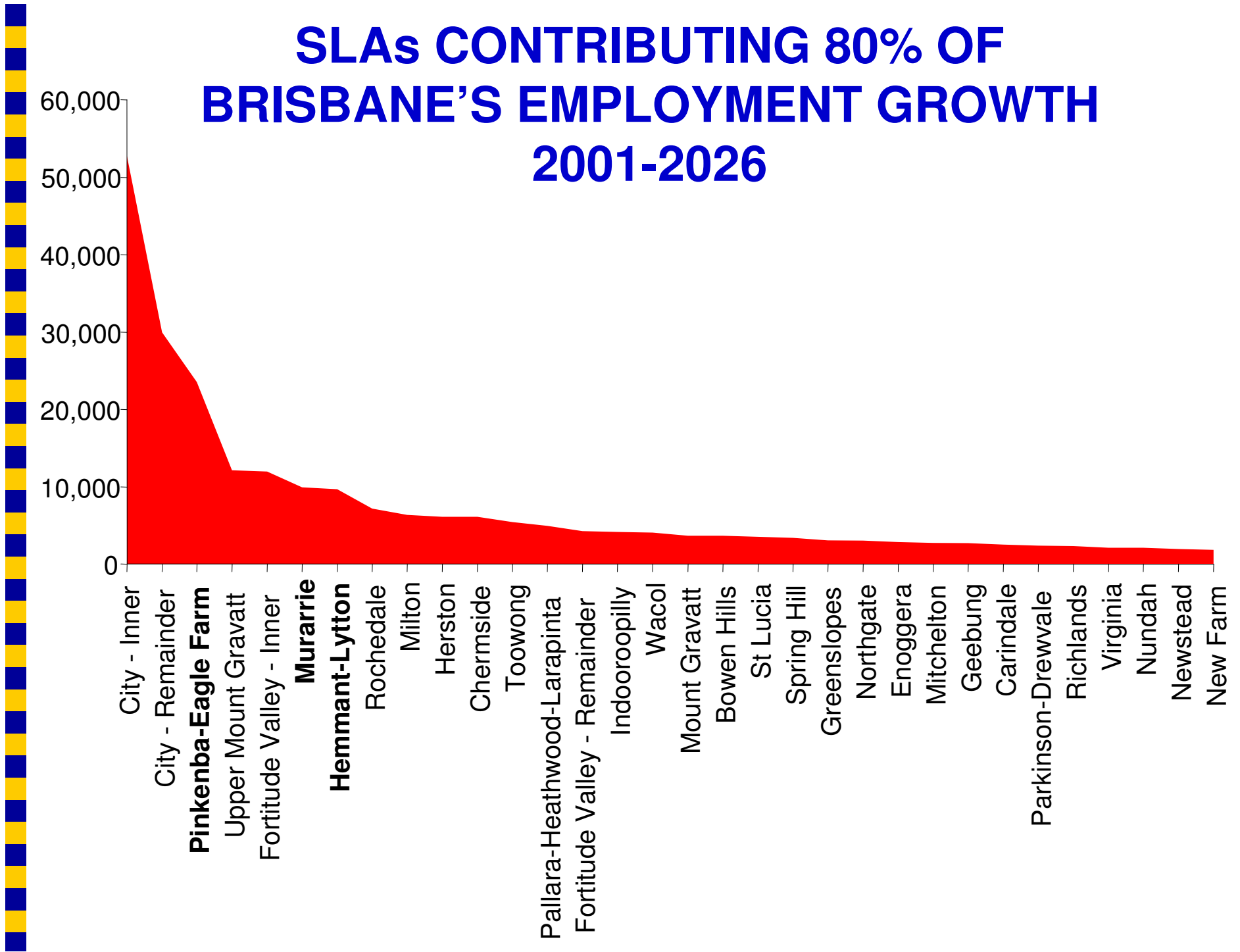




Manufacturing in Brisbane

- Manufacturing share of employment to decline in line with national trend
- But, absolute employment to increase slowly
- Due to population growth in Brisbane, construction, and population servicing

SLAs CONTRIBUTING 80% OF BRISBANE'S EMPLOYMENT GROWTH 2001-2026



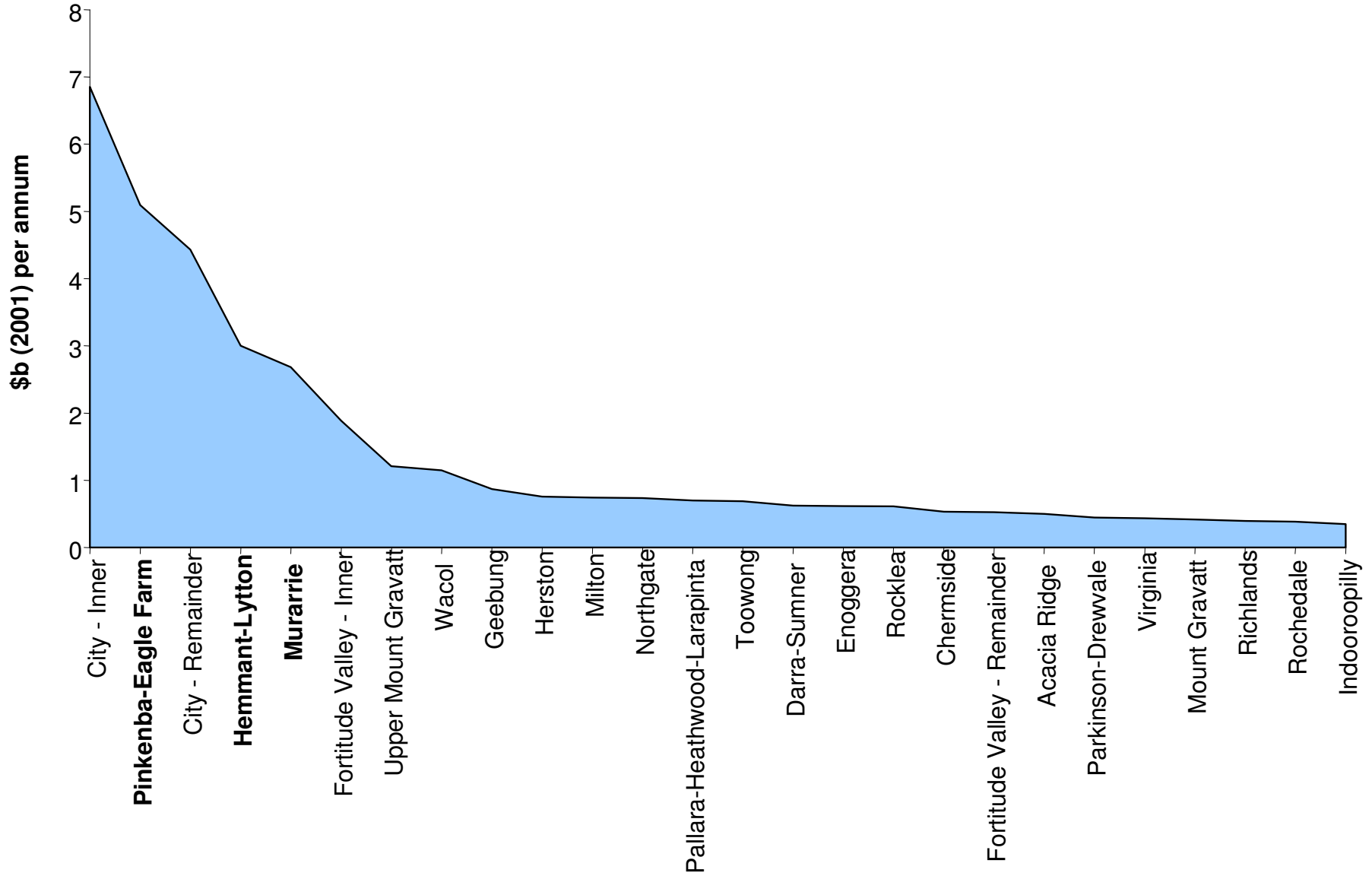
Employment Growth - key areas

- Top 7 SLAs = half of projected Brisbane employment growth to 2026:
 - City (Inner) 17%
 - City (Remainder) 10%
 - Pinkenba-Eagle Farm 8%
 - Upper Mt Gravatt 4%
 - Fortitude Valley (Inner) 4%
 - Murrarie 3%
 - Hemmant-Lytton 3%
- Property & Business Services common driver
- Other sectors specific to SLAs



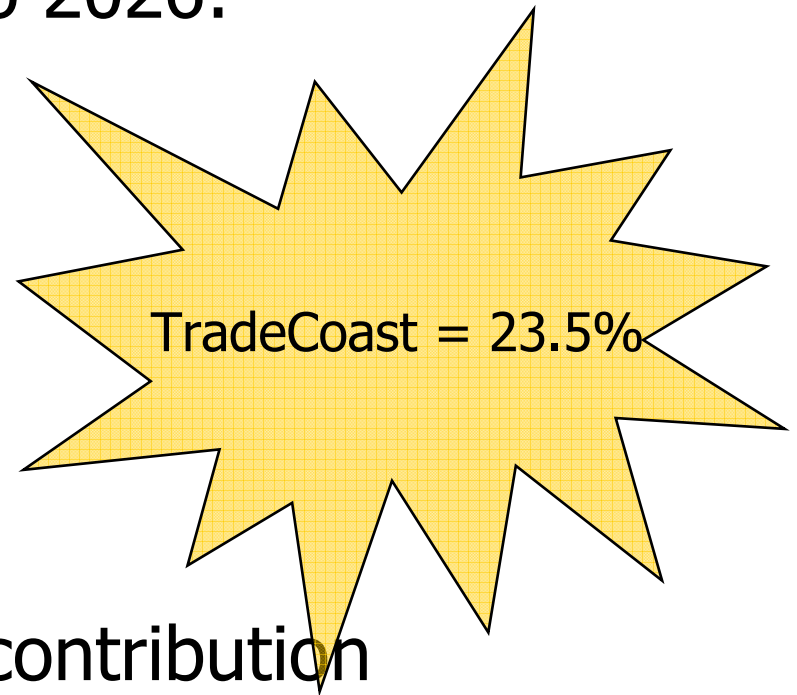
TradeCoast = 14%

SLAs CONTRIBUTING 80% OF BRISBANE'S EXPORT GROWTH 2004-2026

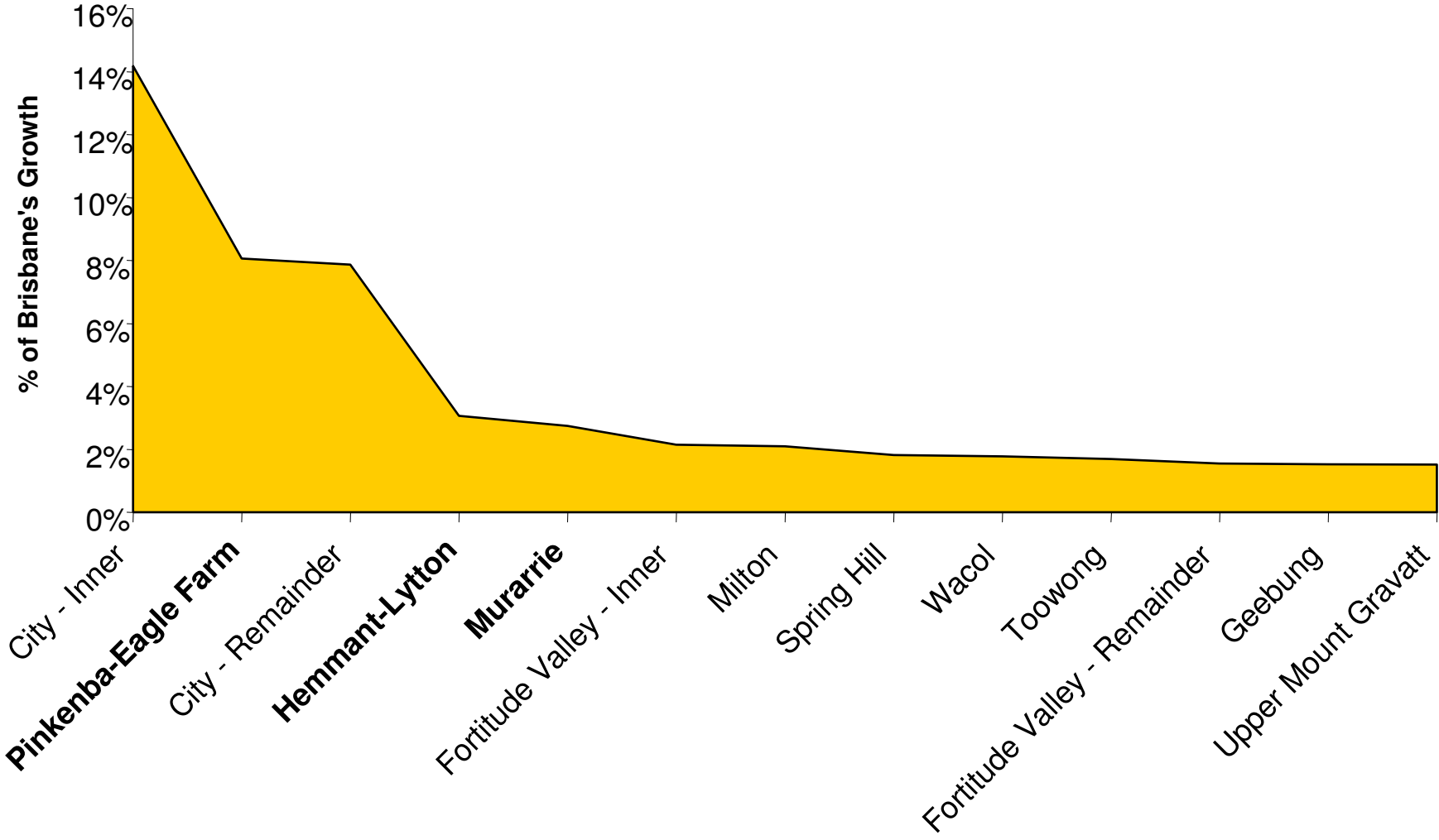


Out of Region Export Growth - key areas

- Top 5 SLAs = 48% of projected Brisbane out of region export growth to 2026:
 - City (Inner) 15%
 - Pinkenba-Eagle Farm 11%
 - City (Remainder) 10%
 - Hemmant-Lytton 6%
 - Murarrie 6%
- City has diverse industry contribution
- TradeCoast dominated by Transport & Storage and Manufacturing sectors

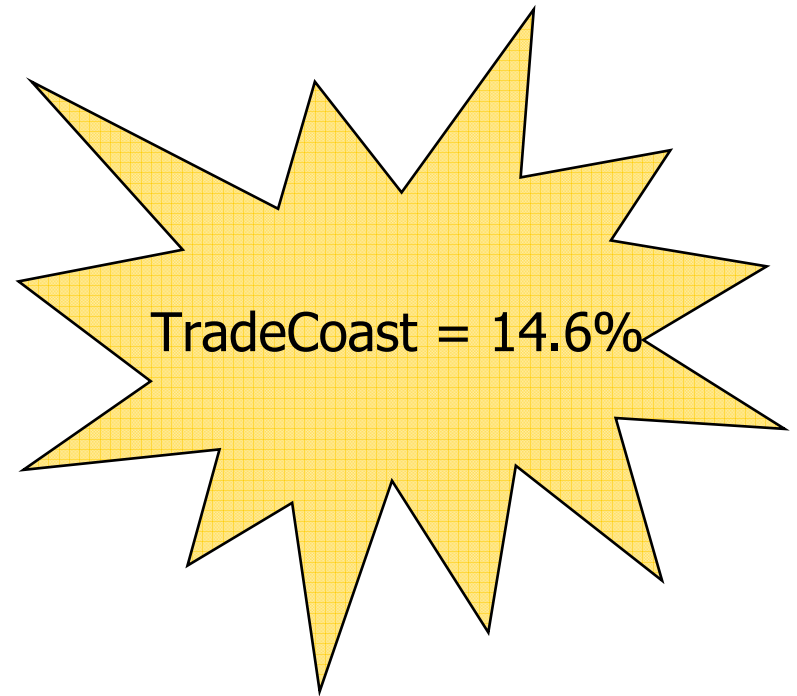


SLAs CONTRIBUTING 50% OF BRISBANE'S GROWTH OF INVESTMENT 2004-2026

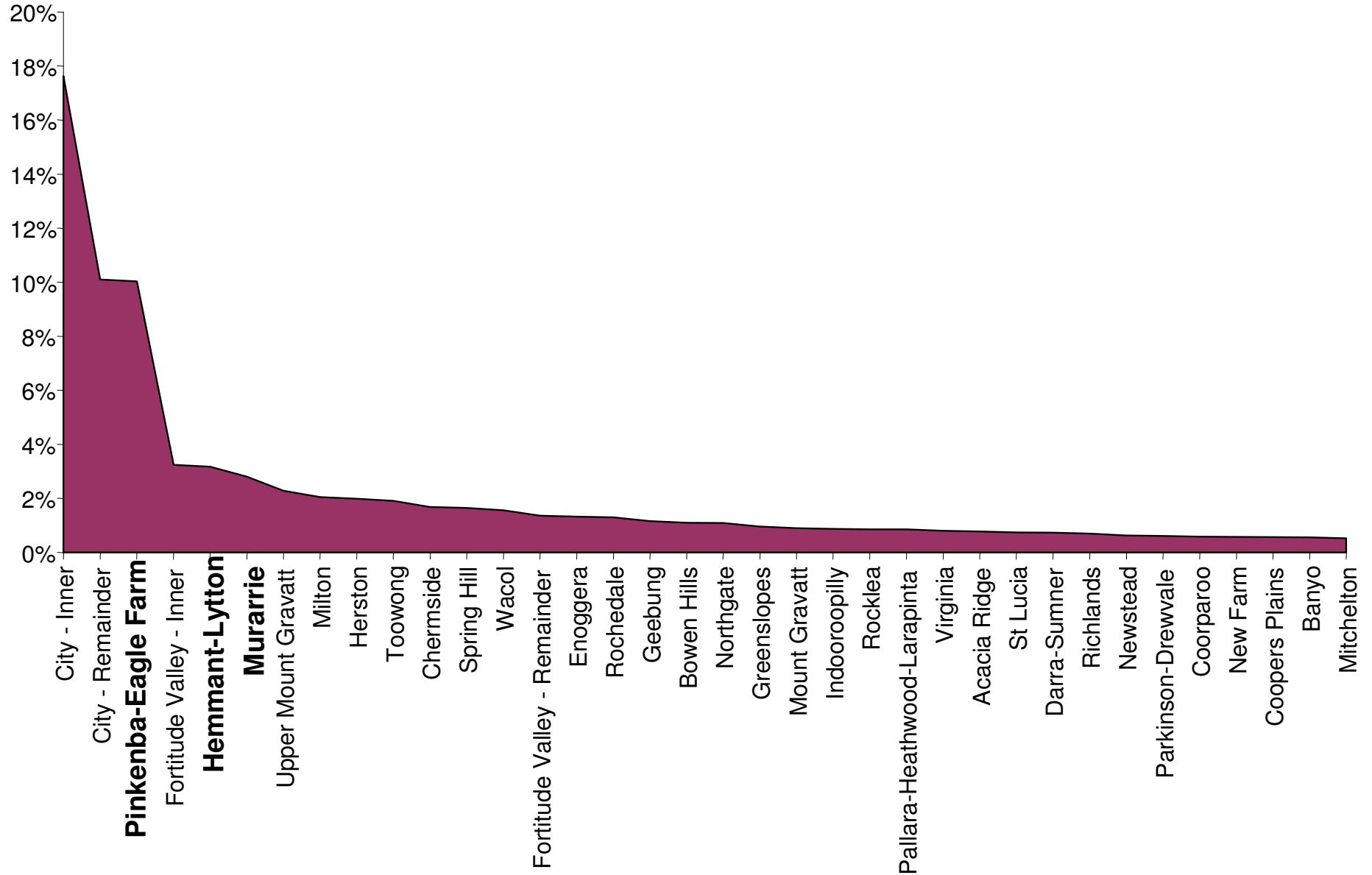


Investment Growth - key areas

- Top 5 SLAs = 36% of growth in Brisbane's non-residential private investment to 2026:
 - City (Inner) 14%
 - Pinkenba-Eagle Farm 8%
 - City (Remainder) 8%
 - Hemmant-Lytton 3%
 - Murarrie 3%



SLAs CONTRIBUTING 80% OF BRISBANE'S GROWTH OF GRP 2004-2026



GRP Growth - key areas

- Top 5 SLAs = 44% of growth in Brisbane's GRP to 2026:
 - City (Inner) 18%
 - City (Remainder) 10%
 - Pinkenba-Eagle Farm 10%
 - Fortitude Valley (Inner) 3%
 - Hemmant-Lytton 3%



TradeCoast = 16.3%



Conclusions

- Industries growing
 - Employment - Retail, Property & Business Services
 - Export - Manufacturing, Property & Business Services
- Growth areas are in the inner city and Australia TradeCoast
- Realising the above future requires
 - Building of supporting infrastructure (mainly public)
 - Appropriate investment attraction environment
- Above provides a context for Velocity to consider how it may be most effective
- Informs Council in considering where it should allocate planning resources and infrastructure