# UNIVERSITY PRESENCE

## Opportunity for the Redlands Coast Region

**October 2022**

**ECONISIS**

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# ABOUT ECONISIS

**ECONISIS**

- *Econisis* is an applied economics consultancy and advisory practice based on Qld but working nationally.

- We undertake detailed research and complex data analysis and modelling to inform client decision making, develop compelling narratives and help secure critical funding and project approvals.

- We apply a comprehensive set of tailored economic tools, including Cost Benefit Analysis, Economic Impact Assessment, Market Assessments and Due Diligence.

**Econisis Expertise and Services**



### Urban & Property Economics

- Market need assessment
- Development feasibility
- Investment due diligence
- Project/infrastructure Land Use Impacts
- Transport Infrastructure Assessments
- Retail Need and Sustainability Assessments
- Industrial and Commercial Land Assessments
- Tourism Analysis
- Property Expert Witness

### Social & Community Economics

- Community Facility Need Assessments
- Population & Demographic Projections
- Sport & Recreation Facility Assessments
- Social Infrastructure Gap Analysis
- Socioeconomic Analysis
- Indigenous Economic and Community Development
- Social and Housing Policy Development and Review

### Economic & Industry Development

- Economic Development Strategies
- Employment Strategies
- Precinct and Centre Strategies
- Economic Development Action and Implementation Planning
- Industry Development Plans
- Employment Projections
- Skills Development Strategies
- Economic SWOT and Competitiveness Assessments
- Regional Development Strategies
- Investment Prospectuses
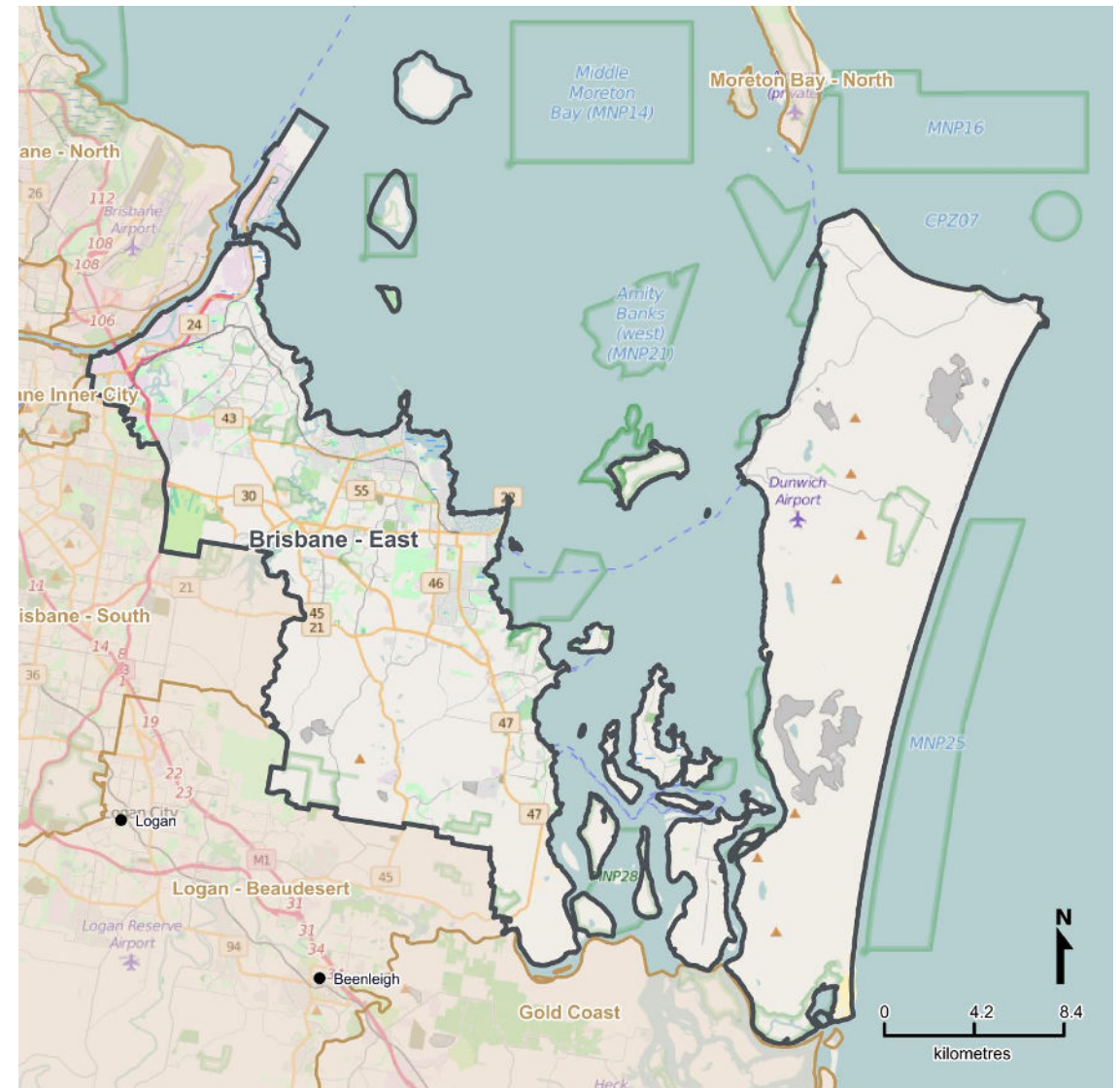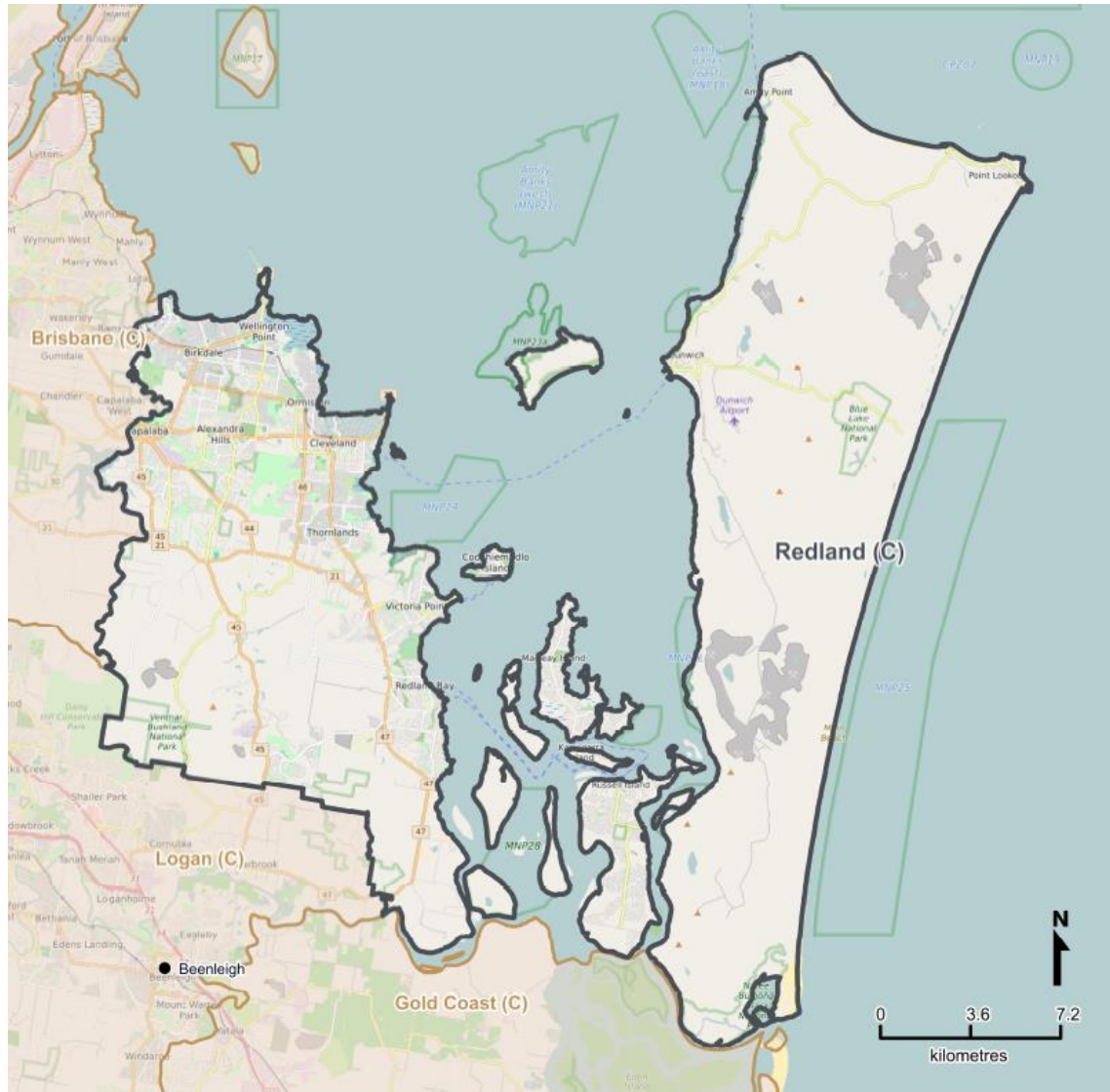
### Corporate Strategy & Advisory

- Property Strategies
- Program and Initiative Evaluation
- Cost Benefit and Economic Impact Analysis
- Funding Submissions
- Project Planning
- Corporate Planning and Strategy
- Stakeholder Engagement
- Business Case Development
- Workshop Facilitation
- Investment Logic Mapping

# SPATIAL CONTEXT

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# POPULATION & SOCIO-ECONOMICS

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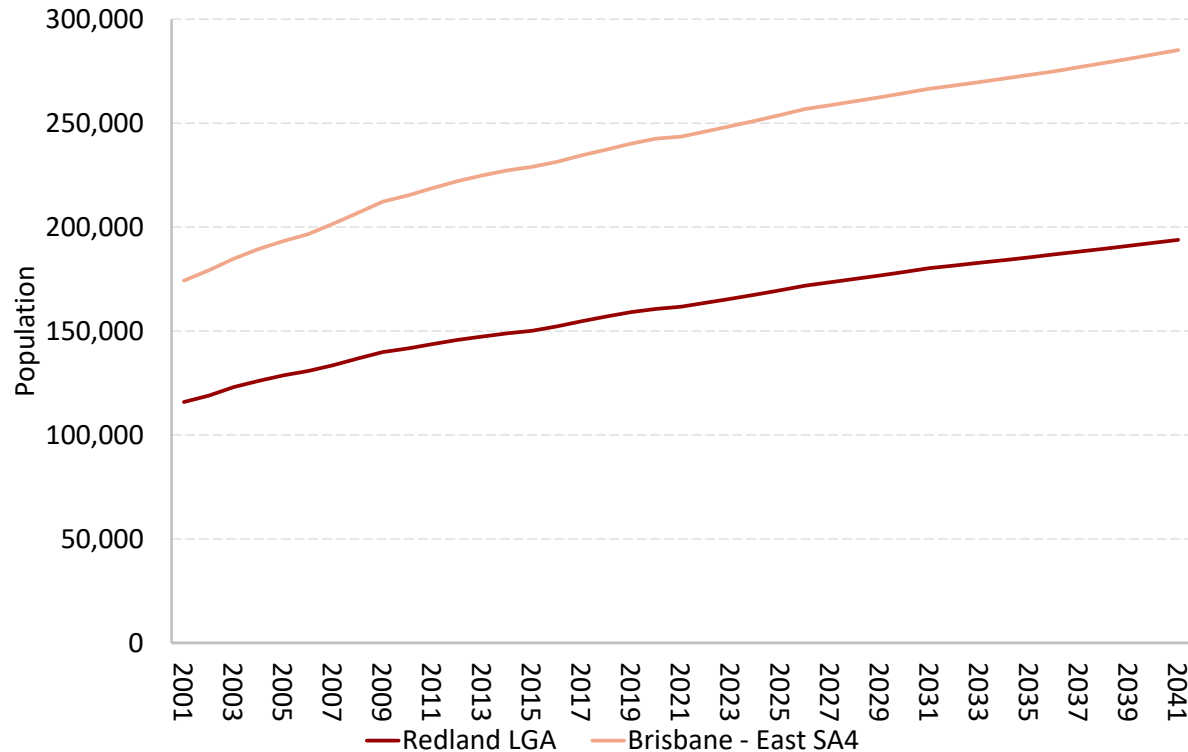# Regional Population to Approach 300,000 by 2041

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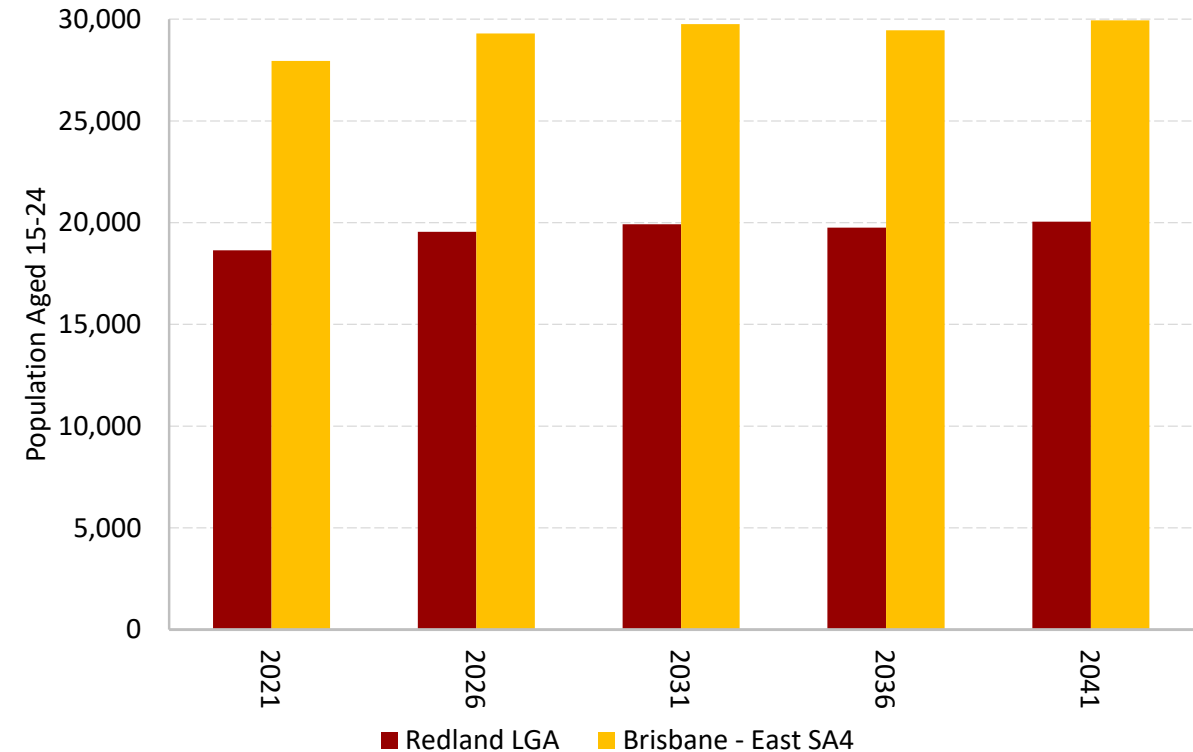FIGURE: Population, Redland (C)* and
Brisbane – East SA4, 2001-2041

FIGURE: Population aged 15-24, Redland
(C)* and Brisbane-East SA4, 2021-2041

* Excludes potential impact Southern Redlands Bay Growth Area

# Socio-Economic Profile

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## TABLE: Census 2021 Key Socio-Economic Indicators

| Indicators | Redland (C) | Brisbane – East SA4 | Greater Brisbane |
|---|---|---|---|
| **Key Indicators** | | | |
| Population | 159,222 | 239,817 | 2,526,238 |
| Median Age | 43 | 42 | 36 |
| Average Household Size | 2.6 | 2.6 | 2.6 |
| Share of Population 0-14 (%) | 17.8% | 18.5% | 19.2% |
| Share of Population 65+ (%) | 20.9% | 19.1% | 14.8% |
| Born in Australia | 73.5% | 73.2% | 68.3% |
| **Share of People Attending Educational Institutions** | | | |
| **Pre-School** | **2,706** | **4,388** | **44,957** |
| **Primary** | **12,863** | **20,174** | **214,441** |
| Primary - Government | 8,525 | 13,169 | 150,019 |
| Primary - Catholic | 2,231 | 4,001 | 38,796 |
| Primary - other non-Government | 2,107 | 3,004 | 25,626 |
| **Secondary** | **11,590** | **17,617** | **176,679** |
| Secondary - Government | 6,287 | 8,783 | 102,637 |
| Secondary - Catholic | 2,054 | 3,984 | 38,314 |
| Secondary - other non-Government | 3,249 | 4,850 | 35,728 |
| **Tertiary** | **8,470** | **13,542** | **197,058** |
| Tertiary - Vocational education (including TAFE and private training providers) | 3,217 | 4,747 | 58,186 |
| *Tertiary - University or other higher education* | *5,253* | *8,795* | *138,872* |
| **Weekly Incomes** | | | |
| Personal | $786 | $837 | $842 |
| Family | $2,131 | $2,245 | $2,175 |
| Household | $1,767 | $1,890 | $1,849 |

| Indicators | Redland (C) | Brisbane – East SA4 | Greater Brisbane |
|---|---|---|---|
| **Families** | | | |
| Couple family without children | 31.2% | 29.7% | 27.1% |
| Couple family with children | 32.4% | 33.6% | 31.8% |
| One parent family | 11.8% | 11.9% | 12.1% |
| Other family | 0.9% | 1.0% | 1.3% |
| Lone Person Households | 21.5% | 21.3% | 23.1% |
| Group Households | 2.3% | 2.5% | 4.6% |
| **Dwelling Occupancy** | | | |
| Occupied | 93.0% | 93.7% | 93.2% |
| Unoccupied | 7.0% | 6.3% | 6.8% |
| **Dwelling Type** | | | |
| Separate house | 83.9% | 82.3% | 73.4% |
| Semi-detached, row or terrace house, townhouse etc | 11.4% | 12.4% | 11.4% |
| Flat or apartment | 4.4% | 4.9% | 14.7% |
| Other dwelling | 0.3% | 0.3% | 0.4% |
| **Tenure** | | | |
| Owned outright | 33.7% | 32.0% | 25.9% |
| Owned with a mortgage | 39.9% | 40.5% | 36.1% |
| Rented | 22.9% | 24.4% | 35.1% |
| Other tenure type | 2.3% | 1.9% | 1.5% |
| Tenure type not stated | 1.3% | 1.2% | 1.3% |

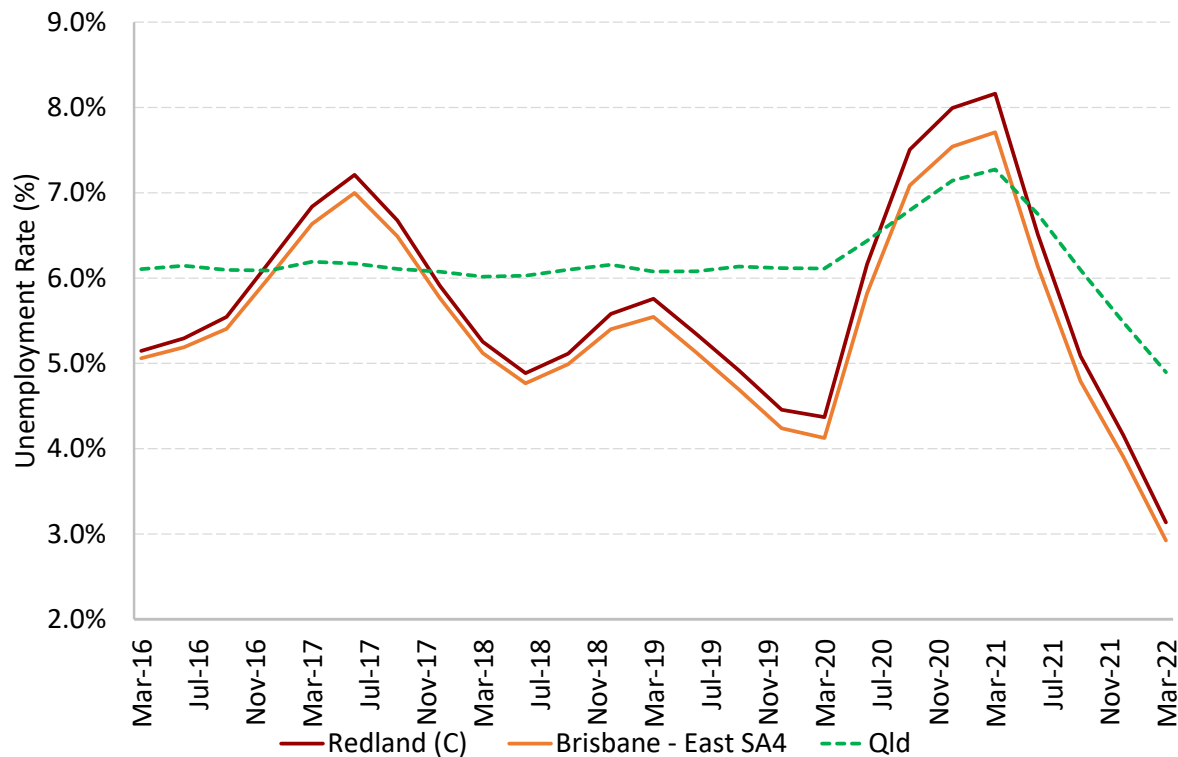# Tight Labour Market with Health, Education, Tourism and Manufacturing Focus

**FIGURE: Unemployment Rate, Redland (C) and Brisbane – East SA4, 2016-2022**

| Industry sector | Jobs |
|---|---|
| Health Care & Social Assistance | 6,693 |
| Retail Trade | 5,895 |
| Construction | 5,360 |
| Education & Training | 4,279 |
| Accommodation & Food Services | 3,591 |
| Manufacturing | 2,883 |
| Professional, Scientific & Technical Services | 2,250 |
| Other Services | 2,110 |
| Administrative & Support Services | 1,881 |
| Public Administration & Safety | 1,824 |
| Transport, Postal & Warehousing | 1,258 |
| Rental, Hiring & Real Estate Services | 964 |
| Wholesale Trade | 931 |
| Financial & Insurance Services | 729 |
| Arts & Recreation Services | 584 |
| Agriculture, Forestry & Fishing | 531 |
| Information Media & Telecommunications | 443 |
| Electricity, Gas, Water & Waste Services | 379 |
| Mining | 259 |

**TABLE: Employment by Major Industry Sector, Redland (C), 2021 (REMPLAN)**

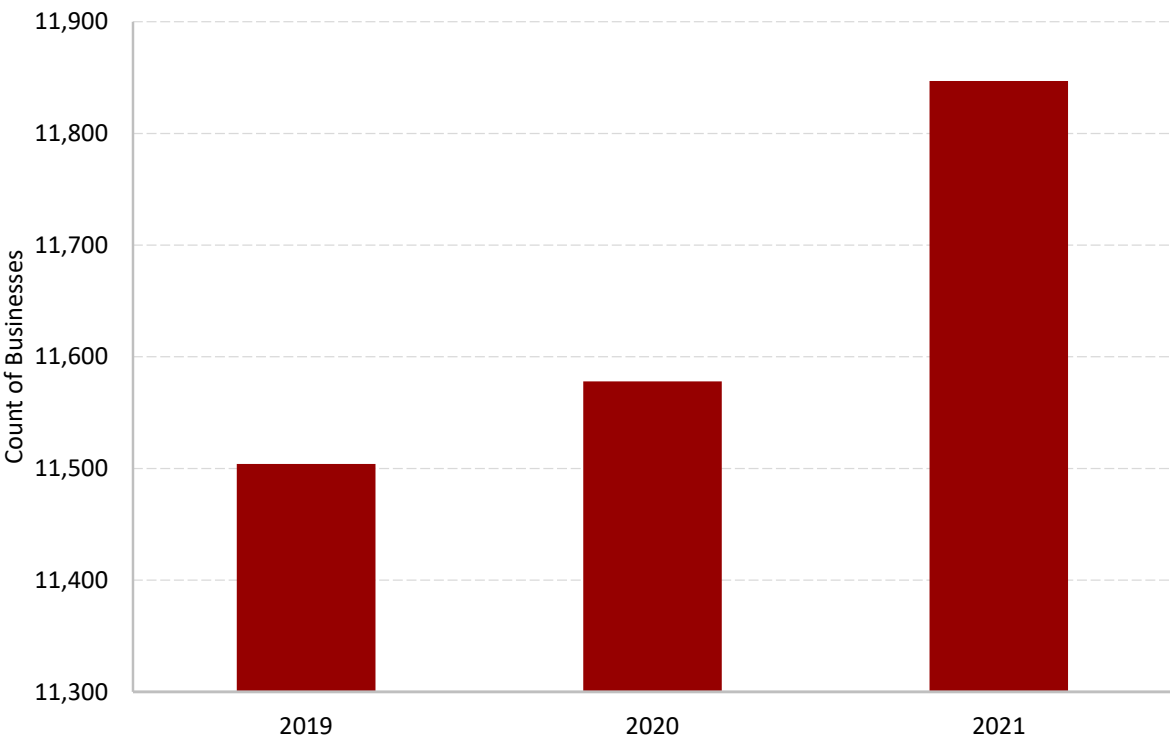# Strong Business Registrations Growth

FIGURE: Local Business Registrations, Redland (C), 2019 to 2021
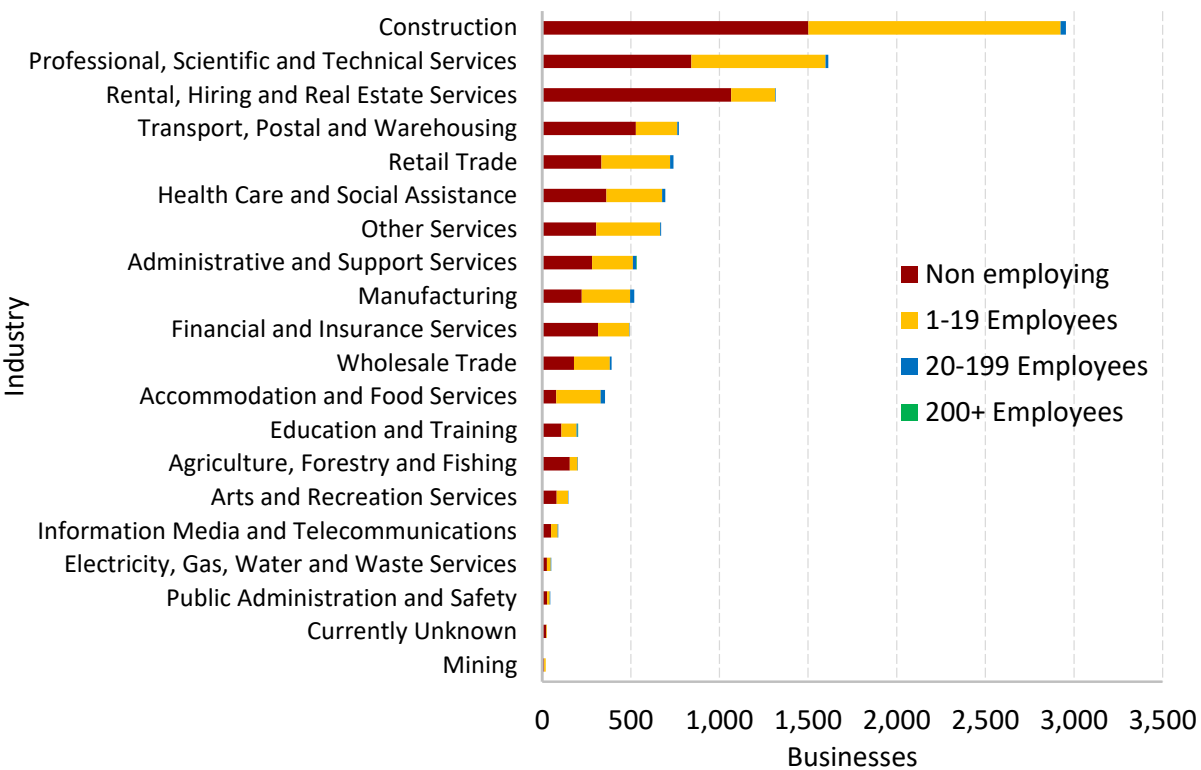


FIGURE: Local Businesses, by Industry and Employment Size, 2021
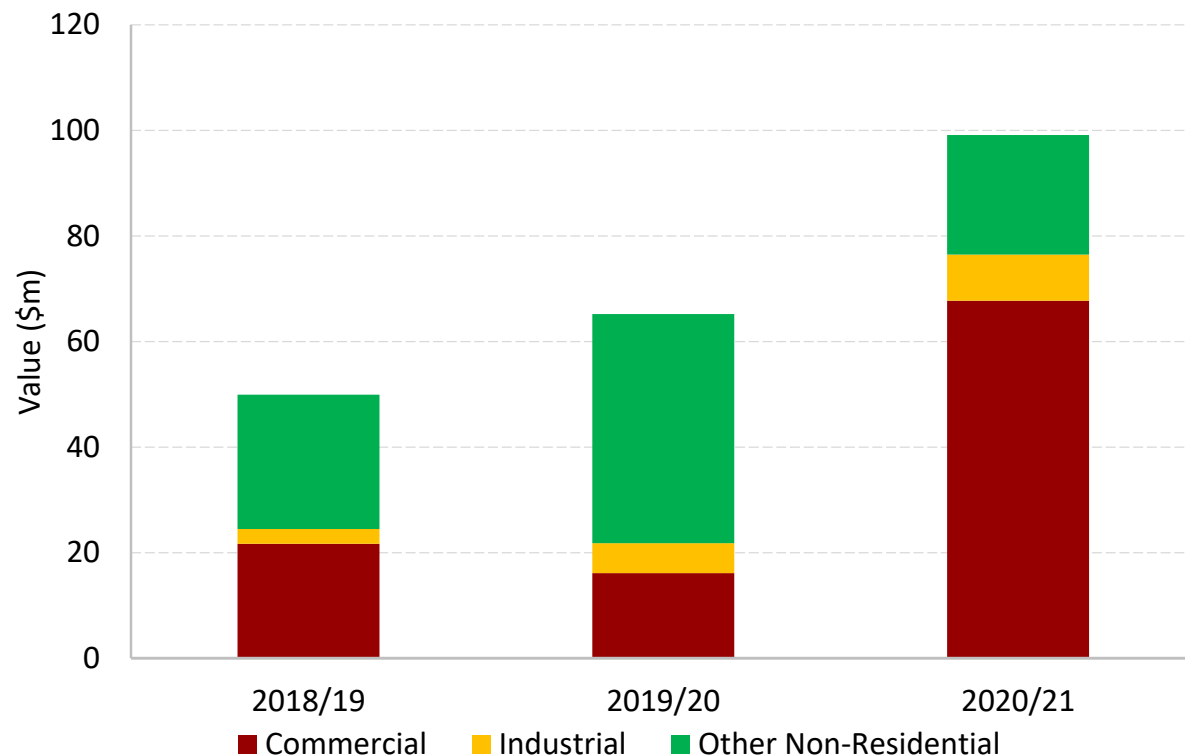
# Growing Investment Pipeline

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**FIGURE: Value of Non-Residential Building Approvals, Redland (C), 2018/19 to 2020/21**

Legend: Commercial, Industrial, Other Non-Residential

- **173** Number of Projects
- **136** Projects with Capital Values
- **144** Projects with Est. Completion Date
- **123** Projects with Construction Job Est.
- **$6.5b** Total Capital Value
- **12,896** Direct Construction Job Years

**FIGURE: Major Projects Pipeline Summary Indicators, Redland Region, 2021**

# University Attendance & Projections

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# Current University Student Population

| Redland (C) | Male | Female | Person |
|---|---|---|---|
| Full-time student: | | | |
| Aged 15-24 years | 1,040 | 1,478 | 2,512 |
| Aged 25 years and over | 248 | 519 | 770 |
| Part-time student: | | | |
| Aged 15-24 years | 184 | 285 | 465 |
| Aged 25 years and over | 465 | 1,028 | 1,496 |
| Full-time/part-time student status not stated | 4 | 5 | 9 |
| Total University or higher education | 1,939 | 3,310 | 5,253 |

| Brisbane – East SA4: | Male | Female | Person |
|---|---|---|---|
| Full-time student: | | | |
| Aged 15-24 years | 1,803 | 2,375 | 4,172 |
| Aged 25 years and over | 444 | 827 | 1,273 |
| Part-time student: | | | |
| Aged 15-24 years | 335 | 469 | 800 |
| Aged 25 years and over | 803 | 1,726 | 2,536 |
| Full-time/part-time student status not stated | 4 | 13 | 18 |
| Total University or higher education | 3,389 | 5,404 | 8,795 |

**FIGURE: Current University Student Population by Gender and Status, Redland (C) and Brisbane – East SA4, 2021**
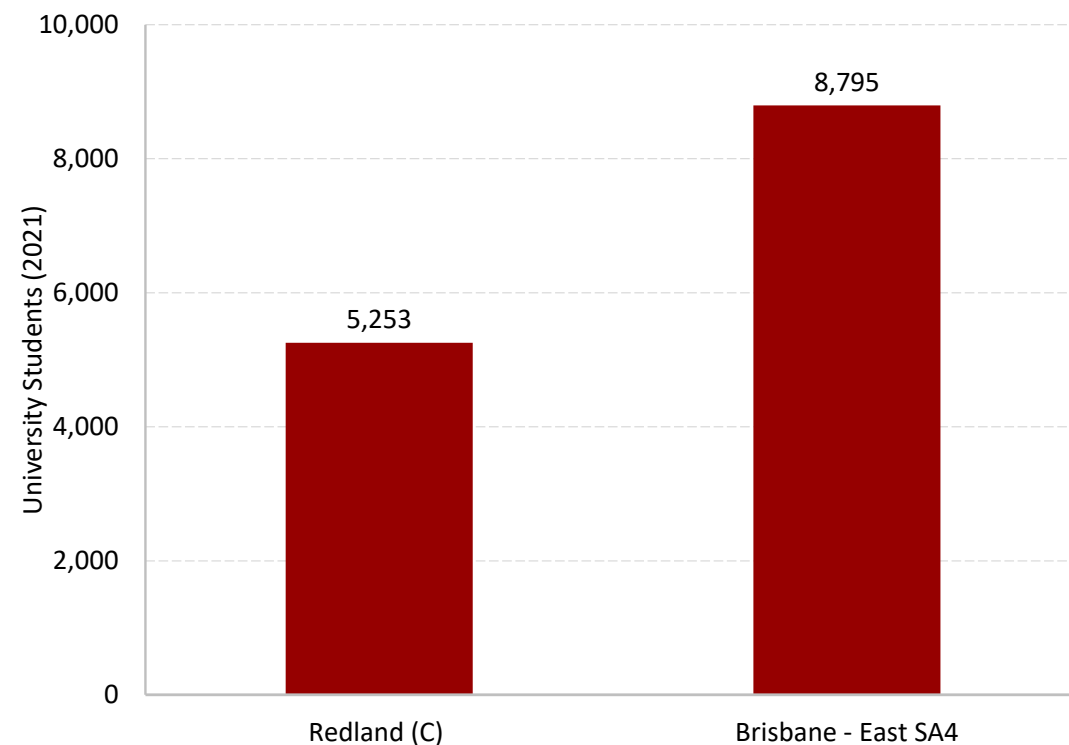


**FIGURE: Current University Student Population Redland (C) and Brisbane – East SA4, 2021**

# University Student Propensity Model

- Econisis has developed estimates of the current and future number of projected higher education students living in the Redlands region.

- This uses a combination of information from the ABS (including Census and non-Census data sets) AIHW, Federal Government Departments (including uCube) and Universities Australia.

- Econisis has adopted an age group specific attendance propensity model, which applies National and State-based higher education attendance rates by individual age cohorts to the age profile and projections for the Redlands LGA.

- This approach adjusts university attendance rates for the age profile of each of the regions, ensuring more accurate estimates.

- This assessment focuses only on the main levels of university-based higher education including Postgraduate Degree, Graduate Diploma/Graduate Certificate; and Bachelor Degree. A breakdown of attendance by broad thematic/sector is also included for both spatial scenarios.

- Where relevant, Econisis has applied average measures for the period of 2015-2019. This reflects the impact on core data sets in the 2020 calendar year from the onset of the COVID-19 pandemic. As such, these projections can be viewed as trend projections.

- Note that the estimates are based on the potential number of university students by their place of residence. This is not an estimate of the number of students that would attend a university if located within Redlands. It is however an effective indicator of the pool of local students that have the highest likelihood of attending a local university.
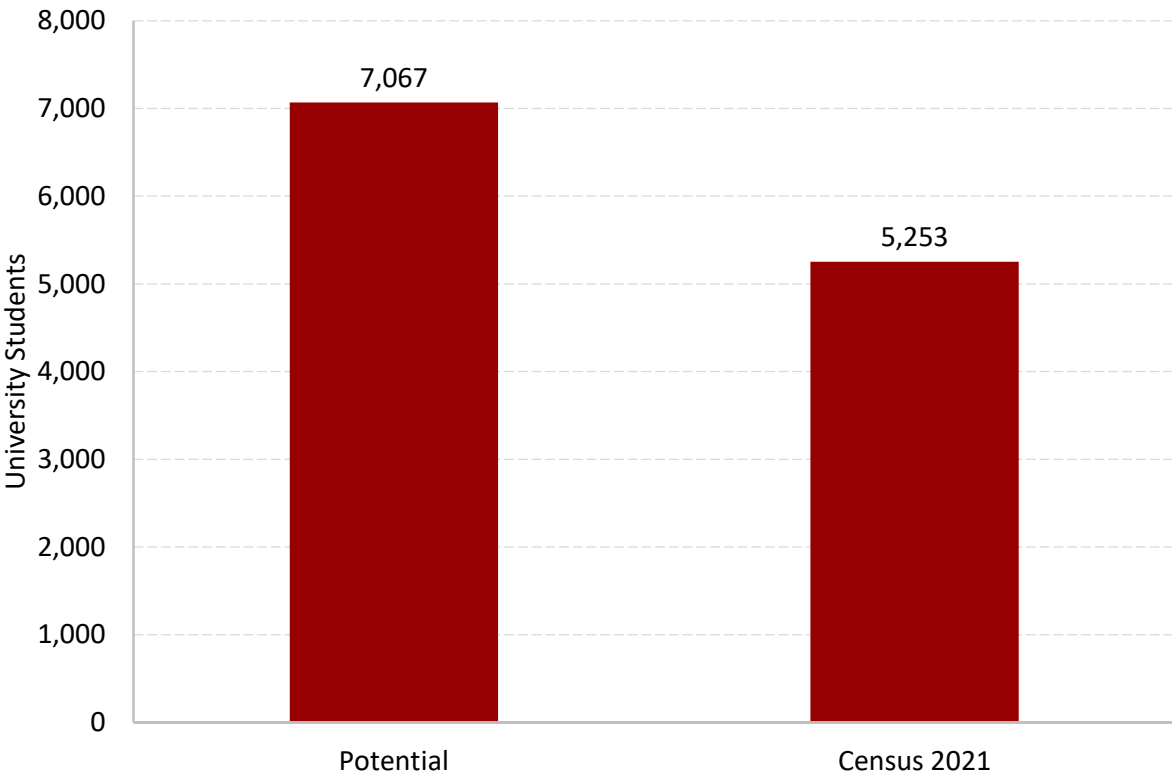
# Student Projections

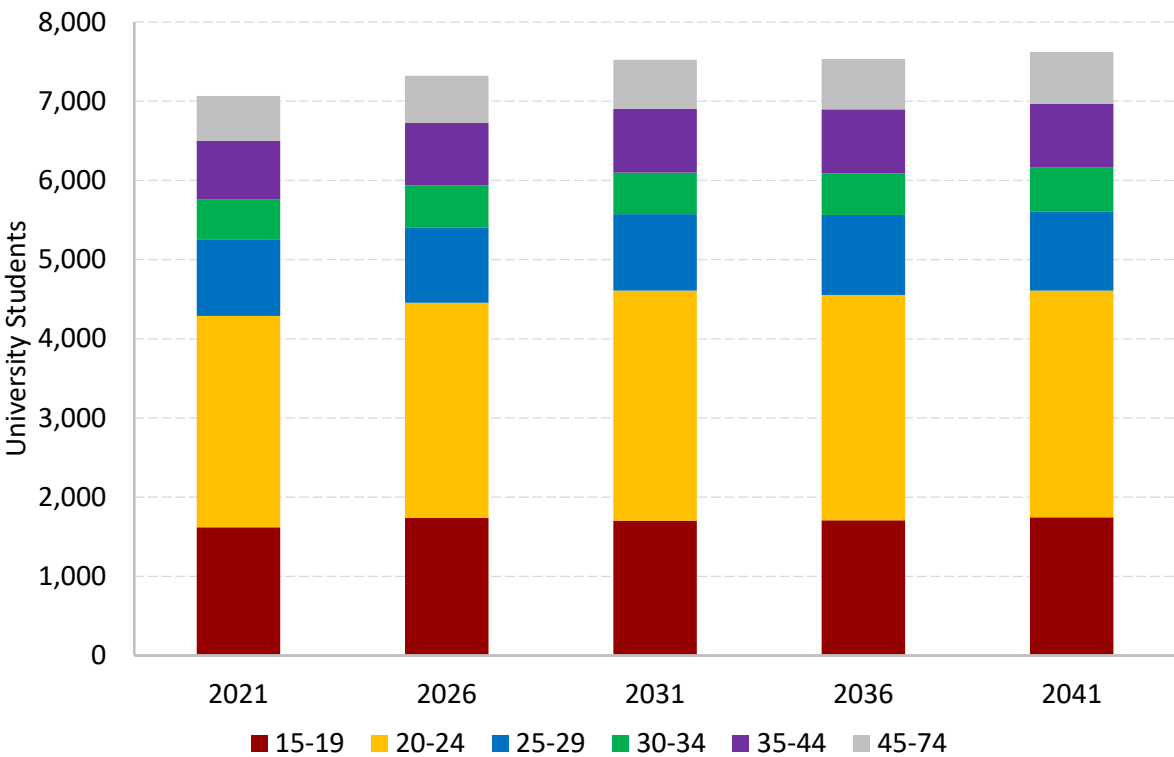FIGURE: University Student Potential, by Place of Residence, Redland (C), 2021



FIGURE: University Student Potential Projections, by Age Cohort, Redland (C), 2021 to 2041

| Year | Post Graduate | Graduate Diploma/ Graduate Certificate | Bachelor Degree |
|------|---------------|----------------------------------------|-----------------|
| 2021 | 1,353 | 420 | 5,433 |
| 2026 | 1,453 | 451 | 5,832 |
| 2031 | 1,423 | 442 | 5,712 |
| 2036 | 1,426 | 443 | 5,725 |
| 2041 | 1,458 | 453 | 5,855 |

**FIGURE: University Student Potential, by Level, Redland (C), 2021 to 2041**
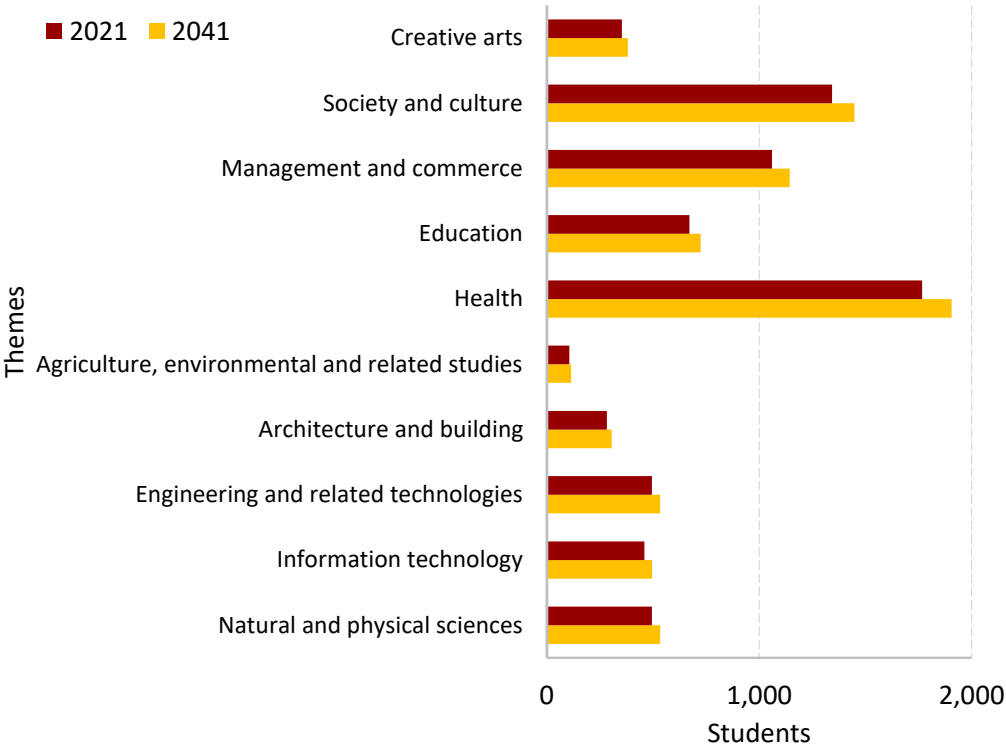
**FIGURE: University Student Potential, by Theme, Redland (C), 2021 and 2041**
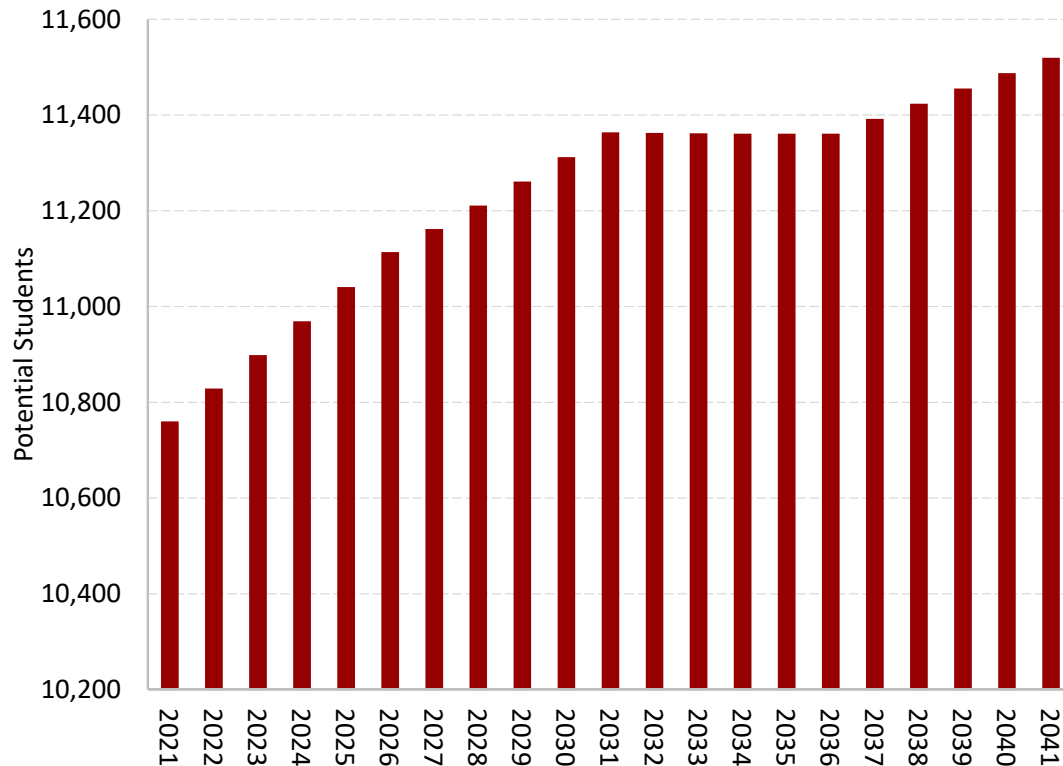
# Brisbane – East SA4

FIGURE: Potential Unviersity Student Population, Brisbane – East SA4 2021 to 2041

- If the catchment is extended out to include Brisbane East SA4 suburbs outside of the Redlands, then the scale of the potential university student pool increases significantly.

- In 2021, Econisis estimates there was the potential for 10,760 university students across the wider catchment.

- This is also above the number of university attendees in the 2021 Census of 8,795.

- Interestingly, the size of the gap in the whole of the Brisbane East SA4 is only marginally higher than that noted for Redlands (2,000 compared to 1,800) indicating that the under-representation of university students living in the wider catchment is primarily as a result of the Redland LGA.

# University Presence Opportunities

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# Opportunities and Criteria

- There exist significant opportunities for the stage establishment of different university presence levels and models in the Redlands region:
  - establishment of a university centre or study hub (500-800 students)
  - Progressive expansion to a dedicated purpose build facility
    - Modern boutique university campus (1500-1800 students)
    - Specialised education and research facility

- Specific location criteria for optimal positioning of a university presence include:
  - Proximity to major public transport access
  - Land availability
  - Proximity to major schools and TAFE
  - Proximity to high quality natural environment and amenity
  - Proximity and access to entertainment, retail and food and beverage services for students.
  - Proximity to major business precincts and hubs for collaboration opportunities.

# CONTACT ECONISIS

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