



MORETON BAY QUEENSLAND

I n t r o d u c i n g

Ningi



Capital
Wealth Managers

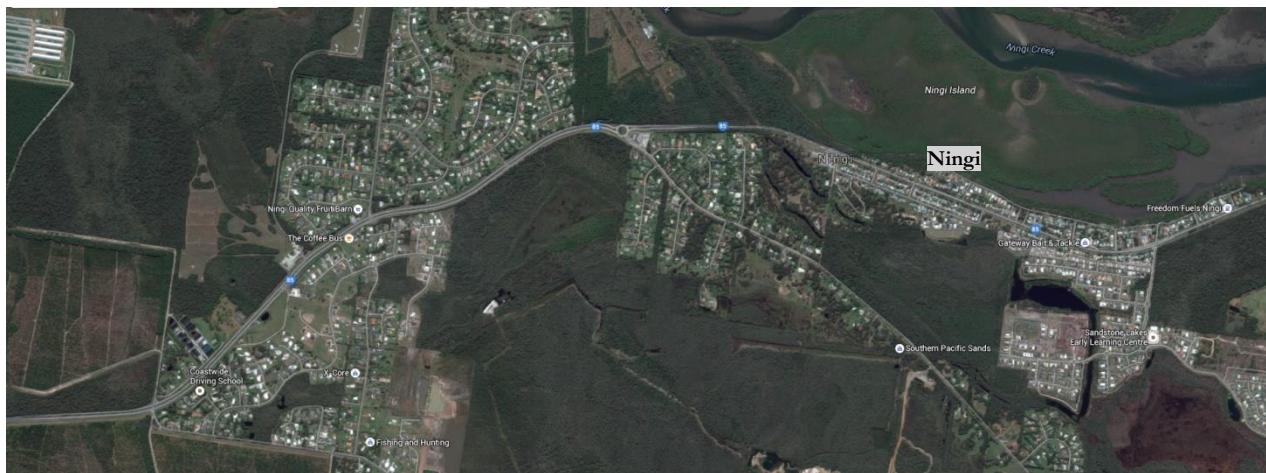
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Table of Contents

Welcome to Ningi.....	4
Local Map - Ningi.....	5
Demographics	
Key Facts.....	8
Age	9
Marital Status	9
Education	9
Employment	10
Occupation.....	10
Household Income (weekly)	10
Dwelling Structure	11
Nature of Occupancy	12
Infrastructure	
Moreton Bay Rail Link	14
Sunshine Coast University Hospital.....	15
North East Business Park.....	16
MKT Deception Bay	17
Corso North Lakes	18
In the News	
Moreton Bay Economy Strongest in State.....	20
Ikea and Westfield create jobs and opportunities in North Lakes	21
Work is continuing to connect residents and businesses in the Moreton Bay region to the nbn™	22
Council Invests \$3 Million in proposed Dolphin Stadium	23
Councils support airport expansion, last day to submit.....	24
Project Design	24
Education	
University of the Sunshine Coast	26
University of the Sunshine Coast	27
Schools.....	28
TAFE Queensland Brisbane	28
Entertainment & Tourism	
Bribie Island.....	30
Sandstone Point Hotel	31
Contact Us	



Welcome to Ningi



Bribie Island bridge



Caboolture River

Ningi is a suburb north of Brisbane. Its local government area is the Moreton Bay Region.

Moreton Bay is the third largest local government area in Australia behind the City of Brisbane and Gold Coast City.

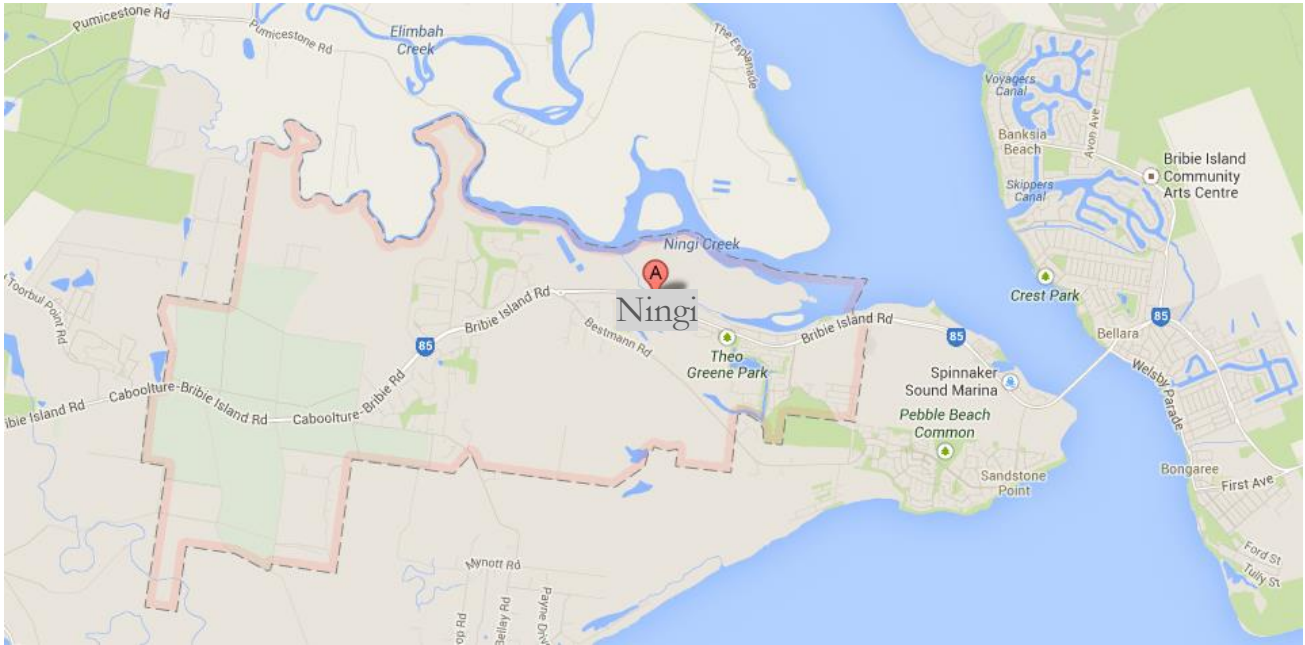
Ningi is approximately 30 square kilometres and is located within the Caboolture District. It is close to both Caboolture City and Bribie Island.

The main township of Ningi is located on Bribie Island Road. Ningi is surrounded by developments ranging from acreage to half acre blocks many of which are classified as rural residential as well as rural properties and state forests.

Other localities around Ningi are Toorbul, Banksia Beach, Bellara, Beachmere, Godwin Beach and Sandstone Point which is home to the award winning Sandstone Point Hotel.



Local Map - Ningi



Distance to
Brisbane, Qld

1 hour & 43 mins

54 mins

4 hours & 10 mins

13 hours & 6 mins

Moreton Bay Region



Demographics



Key Facts

- In the 2011 Census, the population of Ningi was 3,687 people.
- The median age group in Ningi is 37 years old
- 76.4% of people living in Ningi were born in Australia
- Households in Ningi are primarily couples with children
- In 2011 all of the occupied private dwellings in Ningi were separate houses and of these occupied private dwellings, 28.3% were owned outright, 41.1% were owned with a mortgage and 28.3% were rented.
- The most common occupations in Ningi included Technicians and Trades Workers 19.8%, Clerical and Administrative Workers 15.1%, Sales Workers 12.7%, Managers 10.7%, and Community and Personal Service Workers 10.7%.

Source: Australian Bureau of Statistics, Census 2011 & Wikipedia

The estimated resident population in the **Moreton Bay area** in 2014 was 417,000 persons, the third largest local government population in Queensland and Australia (following Brisbane and the Gold Coast).

The region is also **one of the fastest growing areas in Queensland.**

Between 30 June 2008 and 30 June 2014, the average annual growth rate was 2.6 %, compared with 2 % in Queensland as a whole. The **population is currently projected to increase significantly** by 2036 to 622,276 persons.



Age

Census	Count	Percent(%)
5-14 years	596	16.2
25-34 years	406	11.0
35-44 years	532	14.4
45-54 years	460	12.5
55-64 years	481	13.0
Others	1213	32.9

Marital Status

Census	Count	Percent(%)
Registered Married	1393	54.8
Not Married	867	34.1
Defacto Relationship	281	11.1

Education

Census	Count	Percent(%)
Pre-school	47	5.9
Infants/Primary	377	47.2
Secondary	228	28.5
Technical or Further Educational Institution	54	6.8
University or other Tertiary Institutions	75	9.4
Others	18	2.3



Employment

Census	Count	Percent(%)
Not in the labour force	1027	39.4
Employed, worked full-time	870	33.3
Employed, worked part-time	483	18.5
Unemployed, looking for work	139	5.3
Employed, away from work	90	3.4

Occupation

Census	Count	Percent(%)
Managers	154	10.7
Technicians & trades workers	283	19.7
Community & personal service workers	156	10.8
Clerical & administrative workers	218	15.1
Sales	183	12.7
Others	446	31.0

Household Income (weekly)

Census	Count	Percent(%)
\$400-\$599	140	13.1
\$600-\$799	116	10.9
\$800-\$999	116	10.9
\$1,250-\$1,499	106	9.9
\$1,500-\$1,999	152	14.2
Others	438	41.0

Dwelling Structure

Census	Count	Percent(%)
Separate house	3436	99.7
Semi-detached, row or terrace house, townhouse	3	0.1
Caravan, cabin, houseboat	3	0.1
House or flat attached to a shop, office	3	0.1
Flat, unit or apartment	0	0.0
Others	0	0.0

The Moreton Bay Region has the **strongest economy in Queensland** according to the Australian Local Government Association's 2015-16 State of the Regions Report.

Moreton Bay Region Mayor Allan Sutherland said: "We have **excellent employment rates** and reasonable **housing affordability** compared to other parts of the state - so more and more people are moving into the region; and the **availability of land** here means new commercial developments are springing up everywhere." Source: ourbribie.com June 2015

Nature of Occupancy

Census	Count	Percent(%)
Being purchased	494	41.9
Fully owned	341	28.9
Rented	341	28.9
Other tenure type	4	0.3

Source: Census 2011, ABS

Moreton Bay Region's **Gross Regional Product is estimated at \$12.825 billion**. Moreton Bay Region represents 9.14 % of Greater Brisbane's GRP of \$140.366 billion, 7.20 % of South East Queensland's GRP of \$178.232 billion, 4.33 % of Queensland's Gross State Product (GSP) of \$296.341 billion and 0.81 % of Australia's GRP of \$1.584 trillion.

Source: Latest REMPLAN data incorporating Australian Bureau of Statistics' (ABS) June 2014 Gross State Product, 2012 / 2013 National Input Output Tables and 2011 Census Place of Work Employment Data.

Infrastructure



Moreton Bay Rail Link



The long awaited \$1.147 billion Moreton Bay Rail (MBR) project is jointly funded by the Australian and Queensland governments, and Moreton Bay Regional Council.

Construction is already well underway on the project to build 12.6 kilometres dual-track passenger line, six new rail stations from Petrie to stabling yard at Kippa-Ring, and shared user path. Completion is expected by the end of 2016.

Thiess is leading design and construction of this greenfield project and they are also delivering the third and fourth tracks for the brownfield 1.5-kilometre Lawnton to Petrie section, in partnership with Queensland Rail.

6 new stations:

- Kallangur
- Murrumba Downs
- Mango Hill
- Kinsellas Road
- Rothwell
- Kippa-Ring.

Once completed in 2016, the **Moreton Bay Rail Link will:**

Support sustainable development and population **growth in the region**

Help attract investment to the area and **create business** opportunities – this will in turn **create a significant number of new jobs.**

Source: Moreton Bay Regional Council, Queensland Government and Thiess



Sunshine Coast University Hospital



Lend Lease, as a member of the Exemplar Health Consortium, are working with Queensland Health in delivering the new \$1.8 billion Sunshine Coast University Hospital (SCUH) to meet growing demand.

SCUH, located on a 20 hectare green-field site at Kawana, will offer a range of new and expanded services, meaning fewer people having to travel to Brisbane to receive care.

When the SCUH opens in late 2016 it will revolutionise healthcare on the Coast and offer a range of free public hospital services. SCUH will be supported by highly trained and specialised staff, who will safely care for patients with complex or life-threatening conditions. This means about 10,000 patients each year will not have to travel to Brisbane for complex treatment.

The hospital will open with about 450 beds in late 2016, with ability to grow to more than 738 beds. It can be expanded to 900 beds beyond 2021 if needed.

About **1,800 - 2,000 jobs will be created** during the peak of construction activity.

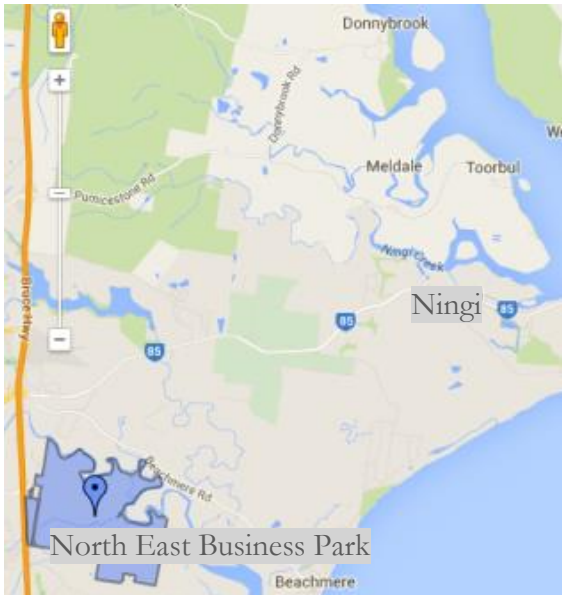
Source: Queensland Government Queensland Health and gateway.icn.org.au



Distance to Ningi
45 mins / 56.7 km

North East Business Park

The North East Business Park is an integrated business, residential, commercial and light industrial precinct on 769-hectare site located 4 km east of Caboolture. The EIS status of this project is that it is recommended the project proceed subject to conditions and recommendations.



Key Features:

- 169 ha mixed industry/business area
- 911-berth marina
- 300-500 dry boat stacker
- marina village
- community facilities
- residential housing areas
- approximately 420 ha of open space



This aerial view of North East Business Park shows the industrial component on the left and the residential and marina component on the right

Source: Queensland Government Dept of State Development, nebp.com.au



MKT Deception Bay



The first stage of a \$20 million redevelopment was completed in 2014 by ARIO group. This included the refurbishment of Woolworths.

MKT Deception Bay is located just 3.5km from the Rothwell train station and Moreton Bay Link (due for completion in 2016).

The centre is frequently serviced by Bus routes 660 - Caboulture to Redcliffe, 665 Deception Bay local services, and 668 Deception Bay to Narangba.

Access will be further enhanced by the new public transport interchange that is planned for development by the Queensland Government on Bay Avenue.

Director of development Tim Lakos says the redevelopment shows confidence in the local economy.

Source: www.ario.net.au and Queensland Business News



“Deception Bay is in the heart of one of Qld’s strongest growth corridors and will be truly transformed to become the destination of choice for customers and retailers in the Deception Bay area.” Tim Lakos, Director of development



Distance to Ningi
24 mins / 28 km

Corso North Lakes



Corso North Lakes is Moreton Bay Regional Council's new \$45 million community and commercial complex located at 10 The Corso, North Lakes.

The state-of-the-art facility opened on Saturday 13 September, 2014 showcasing a modern library and community centre, three levels of commercial office space and undercover car parking.

Corso North Lakes provides residents with a regional destination to socialise, study, learn and relax. Its striking architectural features include a large glass entryway to the new library, modern structures and some of the latest design and energy efficient elements.

It is one of Australia's first Five Star Green Star rated public buildings.

Corso North Lakes is conveniently located in the heart of North Lakes with covered walkways connecting to nearby retail, commercial and transport hubs.



Distance to Ningi
25 mins / 31.2 km

Key features

- 2000 m² destination library
- 1000 m² community centre
- Plaza area with children's playground and landscaped gardens
- 4000 m² over three levels of commercial office space for lease
- A \$4 million young people's place
- A basement car park with more than 300 spaces
- Secure end-of-trip facility for 60 bikes
- 5 Star Green Star certification by the Green Building Council of Australia

Source: Moreton Bay Regional Council



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In the News



Moreton Bay Economy Strongest in State

The Moreton Bay Region has the strongest economy in Queensland according to the Australian Local Government Association's 2015-16 State of the Regions Report.

The report, which analyses data from every local government area in Australia, ranks Moreton Bay's economy as No. 1 in the state. Moreton Bay is also ranked No. 14 out of the 67 regions in Australia.

Moreton Bay Region Mayor Allan Sutherland said the results reflected council's commitment to driving sustainable growth for the Moreton Bay Region.

"As the State of the Regions Report shows, Moreton Bay has experienced strong economic growth over the past 12 months and the region continues to grow even stronger," Mayor Sutherland said.

"We have excellent employment rates and reasonable housing affordability compared to other parts of the state - so more and more people are moving into the region; and the availability of land here means new commercial developments are springing up everywhere."

"There's evidence of forward momentum everywhere, and it's attracted big international businesses such as Ikea and Costco."

"The completion of the Moreton Bay Rail Link is going to drive growth even higher. Confidence in the Moreton Bay Region is at an all-time high."

More than 12,300 jobs were created in the Moreton Bay Region in the last 12 months. The region also led the state in residential lot sales and was in the top two council areas for lot registrations.

Shane Newcombe, Chair of Regional Development Australia Moreton Bay and Managing Director of the newly established Moreton Bay Region Industry and Tourism (MBRIT), said he wasn't surprised by the findings of the State of the Regions Report.

"The report confirms what we have known for some time - that the Moreton Bay Region and its economy is one of the fastest growing in Australia, driven by significant population growth."

"RDA Moreton Bay will continue to focus on economic development in partnership with council and MBRIT, to promote new and existing business and tourism growth, and to create more jobs for the residents of the region." The Moreton Bay Region is on track to achieve strong economic growth again this year, with major commercial and infrastructure developments creating thousands of jobs across a number of sectors, including construction, retail and tourism.



Source: Moreton Bay Regional Council Economic Newsletter Sept 2015



Ikea and Westfield create jobs and opportunities in North Lakes



IKEA will open at North Lakes in the second half of 2016. Ikea will join Costco in North Lakes, just off the Bruce Highway north of Brisbane.

Moreton Bay Regional Council Mayor Allan Sutherland said Ikea's second Queensland store would provide one of the biggest boosts to the region in the next few years and predicted shoppers would travel from the greater Brisbane region and the Sunshine Coast.

Ikea Australia country manager David Hood gave some hints about what people could expect from the 29,000 sq m store. It would sit next to Westfield North Lakes and would be similar in size to the one at Logan.

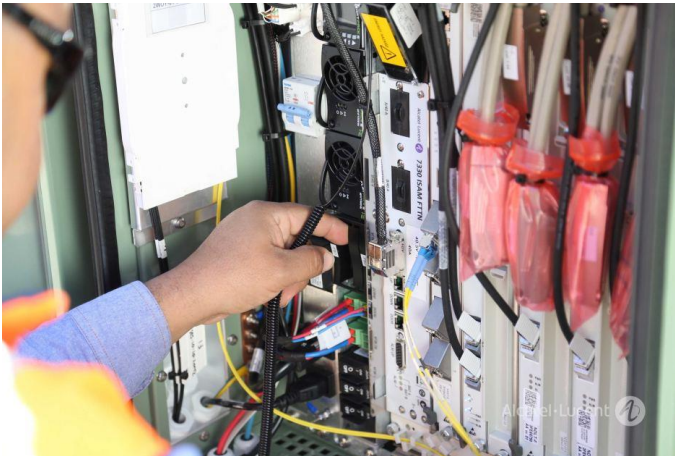
Mr Hood said the North Lakes store would offer the full "Ikea shopping experience", including 12,000 sq m dedicated to the furniture showroom and market hall. It would also include seating for 450 in the restaurant, as well as the popular food market and bistro.

"It is an exciting time for Ikea and for our Queensland customers," Mr Hood said. "The new store means that the people of Brisbane and surrounding areas will have access to well-designed home furnishings at affordable prices — particularly for those living in the Moreton Bay Region and Sunshine Coast."

Mr Hood said North Lakes was a cornerstone of the company's long-term expansion plans and would employ 250 people. About 150 contractors would be involved in construction between now and the opening date.

Source: Moreton Bay Regional Council Economic Newsletter Sept 2015

Work is continuing to connect residents and businesses in the Moreton Bay region to the nbn™



This good news for businesses in the Moreton Bay Region, is fast and reliable broadband will present exciting opportunities to increase productivity, reduce costs and expand markets through new ways of working.

Think about it like this - every form of online service used by local businesses is set to improve under the nbn™ - be it e-commerce, sending and receiving files, accessing online services, internet and data security, cloud based sharing or communicating with staff and customers.

nbn™ fixed line services are currently available in parts of Murrumba Downs, Petrie and Kurwongbah and construction is underway in Caboolture, Bribie Island parts of Dakabin, Lawnton, Cashmere, Joyner and Warner.

The nbn™ is also preparing to start building in Dayboro, King Scrub, Beachmere, Ningi and Sandstone Point.

In exciting news for the Moreton Bay Regional Council area, parts of Redcliffe have been selected to take part in an nbn™ trial to test construction processes for the HFC (Hybrid Fibre Coaxial) network before it is rolled out to more than 3 million premises across the country.

Additionally, many of the new housing estates in the area are offering nbn™ fixed line services and almost 9,500 premises in Burpengary and Narangba are scheduled to commence fixed line build in the second half of 2016.

Source: Moreton Bay Regional Council Economic Newsletter Sept 2015

Council Invests \$3 Million in proposed Dolphin Stadium



The Redcliffe Dolphins are planning to build Dolphin Stadium which would have seating for 9000 and standing room for about 1000 more, adjacent to its leagues club and shopping centre.

Moreton Bay Regional Council has committed \$3 million towards the \$12 Million Stadium.

The Redcliffe Leagues Club would continue to occupy the southern end of the ground. Mr Jones said the stadium would cater for more than just rugby league. “There’s also big carnivals, sevens tournaments and we haven’t touched on the other codes that can fit in a rectangular stadium.

A study for Stadiums Queensland noted the economic impact rated by the state’s major footy codes was estimated at \$341 million per annum and that nearly half the economic impact created came from spending at pubs, clubs, restaurants, hotels (accommodation), transport and other services.

The regular home games of the various teams created 2050 jobs in catering, security, grounds staff, transport and venue staff.

Planning, building and construction of the proposed Dolphin Stadium is estimated to create around **13,500 man hours** and inject **\$32 million into the local economy per year.**

Source: Moreton Bay Regional Council Economic Newsletter Sept 2015



Distance to Ningi
33 mins / 35.8 km



Councils support airport expansion, last day to submit

WITH just hours left for the public to have their say on the Sunshine Coast Airport expansion, Moreton Bay and Gympie councils have thrown their support behind the proposal.

The project includes a new runway which will accommodate larger, more fuel-efficient aircraft and result in 3500 fewer homes affected by noise each day.

Moreton Bay Mayor Allan Sutherland said the expansion would benefit Moreton Bay residents and businesses, especially in exports.

"Our council supports this project for a number of reasons including the increased international and domestic connectivity for residents within the south-east corner and in particular for our northern-most residents in Caboolture and tourist destinations of Woodford and Bribie Island and surrounds," Cr Sutherland said.

"The expanded Sunshine Coast Airport will enable more visitors to access the Sunshine Coast and Moreton Bay regions directly, meaning significant benefits for local businesses and more visitors being able to experience our destination," he said.

Source: Sunshine Coast Daily Nov 2015 and Sunshine Coast Airport

Sunshine Coast Council said the expansion would **boost tourism** and international trade and add **\$4.1 billion to the local economy**, as well as generate more than **2230 jobs between 2020 and 2040**.

Project Design

The image below shows the proposed Sunshine Coast Airport Expansion Project layout.




Distance to Ningi
51 mins / 73.8 km

Education



University of the Sunshine Coast



The University of the Sunshine Coast (USC) has been selected to develop an exciting new university campus in the Moreton Bay Region.

USC is a Queensland-based university and is ranked as one of Australia's top universities for teaching quality.

For the 10th consecutive year, USC has received a five-star rating for teaching quality from the independently published Good Universities Guide.

Size of the campus: USC will develop a major new university campus at Petrie which is expected to cater for up to 10,000 students within the first 10 years, starting from the year 2020.

Course offerings: USC's Petrie campus will have a comprehensive offering of courses including law, business, science, engineering and many specialty courses such as mechatronics.



Distance to Ningi
30 mins / 35.3 km

Speaking at the Official Launch of the Moreton Bay Region University Precinct on 23 October 2015, Australia's leading demographer Bernard Salt said Moreton Bay Regional Council area was the best location for a new university campus in Australia based on current and future demographics.

“A local, major higher-education campus will unlock job opportunities and supercharge this region's economic development and prosperity,” he said.

Source: usc.edu.au



University of the Sunshine Coast



The site of the campus is strategically located in close proximity to key transport infrastructure including the Petrie railway station (at the junction of the existing Caboolture Rail Line and the soon-to-be-opened Moreton Bay Rail Link), Gympie Road and the Bruce Highway.

With over 6,000 students currently living within the region, the location provides students with an alternative higher-education option that does not

require excessive travelling.

Half a million people are forecast to be living with a 20 minute drive of the University site by 2026, and currently there are 19 schools within a 5km radius of the site.

The \$50.5 million site has been purchased by Council as a key strategic land asset to secure this unique site in public ownership. The Council will work on a strong plan for the site that can address rapid growth in the region, ease congestion on the highway and retain vital open green space.

Source: northlakes.com.au

"It opens up a new world to people in central and north Brisbane to come up and study at Petrie."

USC Vice-Chancellor Professor
Greg Hill

Source: Sunshine Coast Daily

Schools

There are over 70 schools located in the Moreton Bay region.

TAFE Queensland Brisbane



The Redcliffe campus offers a relaxed, learning environment within easy walking distance of the Redcliffe business area and the nearby beach.

For those who have chosen Redcliffe as their home, the lifestyle is easy-going with a distinct focus on leisure and recreation. The mix of golden sandy beaches and picturesque foreshore parks makes Redcliffe a popular destination for day-trippers wanting to experience the best nature has to offer.



Entertainment & Tourism



Bribie Island



Naturally beautiful, Bribie Island and its surrounding waters is a true showpiece of the Moreton Bay area. Bribie Island is only 45 minutes from Brisbane Airport.

Bribie is the northern-most of the islands in Moreton Bay. It's the only Queensland island connected to the mainland by bridge, allowing easy access. It projects a carefree community feel with a combination of calm bay beaches and surf beaches ideal for either a leisurely swim or surfing safari. Bribie Island makes for a gorgeous island escape and is popular with nature lovers, water sport enthusiasts and families alike.

Most of Bribie Island is uninhabited national park (55.8 square kilometres). This makes Bribie Island a refuge for a large number of animals, both on land and in the surrounding waters.

Boasting some of the best beaches and animal habitat experiences, Bribie Island has something for everyone including shopping, restaurants, hotels, clubs, movie theatre, golf and bowls clubs, holiday accommodation, sports ground, markets and a Marina.

Source: tourismbribie.com.au, visitbribieisland.com.au, visitbrisbane.com.au



Distance to Ningi
39 mins / 26.8 km



Sandstone Point Hotel



The Sandstone Point Hotel is located before the Bribie Island bridge and is part of a \$50million dollar development of the privately-owned Comiskey Group.

So far the development has provided more than 100 local jobs and is proving to be a destination which will draw people from all over Queensland and from throughout Australia.

The 35ha waterfront site leading to Bribie Island opened last year and boasts some very unique and iconic features. There's a 100 metre jetty which will enable guests to walk out over the water and get up close to the pods of dolphins frequently seen just in front of the hotel.

The complex includes a live entertainment venue for up to 20,000 patrons. The first act in November last year was The Beach Boys.



Commencing in 2016

Stages 2 & 3 -
the addition of:

a 50 room 4.5 star Motel

a Big4 caravan, cabin and
camping site.

Paul Comiskey looks over the plans for the
Sandstone Popint Hotel with foreman



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