

MAJOR PROJECTS REPORT

Sunshine Coast: Kawana Health Campus

December 2013





Residential development at Birtinya*

Overview

- **The Kawana Health Campus will comprise state-of-the-art and private public hospital facilities**
- **The recently opened private hospital component will provide services to public patients in the interim**
- **The public hospital will open with around 450 beds in 2016 with possibility for expansion to 738 beds by 2021**

Investment

- **Approximately 2000 jobs during the construction phase**
- **An estimated 2500 jobs upon completion with projections for up to 5000 in the following years**
- **Capital expenditure on the project is expected to exceed \$2 billion**

Kawana Health Campus

The Sunshine Coast Public University Hospital ("the Public Hospital") is currently being constructed under Queensland's first public hospital public-private partnership and is due to open in 2016. The project is delivering the most significant single economic boost in the region's history.

The Public Hospital is a component of the larger Kawana Health Campus ("the Campus") which also hosts the recently opened Sunshine Coast University Private Hospital ("the Private Hospital"). The Private Hospital is currently delivering services to public patients under contract to the Sunshine Coast Hospital and Health Service.

Benefits to the Region

Estimated capital expenditure for the Campus is expected to be in excess of \$2 billion. This investment is acting as the catalyst for a period of significant growth in the broader regional economy.

Capital expenditure is expected to be in excess of \$2 billion

Queensland has captured a significant share of the nation's capital projects investment over the past decade. Unlike projects in the energy and natural resources sector, the Kawana Health Campus is unique in that the early operational staffing requirements are anticipated to exceed the size of the entire construction life-cycle workforce by around 25 per cent.

The Public Hospital will open with around 450 beds in 2016 and the possibility of expansion to 738 beds by 2021. It is estimated that the facility will see around 10,000 patients per annum with services including an emergency department, cancer centre (including radiotherapy and chemotherapy), specialised medical and surgical services and maternity services among a range of others.



Sunshine Coast Public University Hospital *

*Image is an artist's impression

Key Facts

- 13.3 per cent of the Sunshine Coast workforce was employed in the Health Care and Social Assistance sector at the 2011 Census
- 5.9 per cent were employed in Professional, Scientific and Technical Services fields
- The Sunshine Coast region had a higher proportion of residents with vocational or Diploma qualifications at the 2011 Census

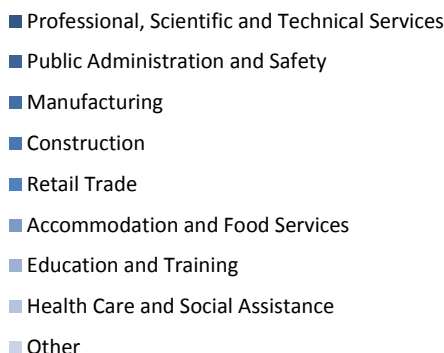
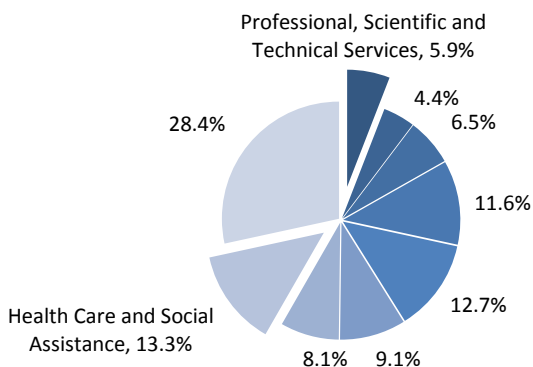
Education and Employment

A high level of education and employment is a key driver of growth. At the 2011 Census there were 17,991 persons employed in the health care and social assistance sector within the Sunshine Coast region. It is anticipated that in addition to around 2,000 jobs during construction the Public Hospital alone will employ around 2,500 persons on an on-going basis. This could increase to around 5,000 jobs with expansion on of the facilities. Other sectors also stand to benefit from the resultant increase in demand for professional, scientific and technical services as the surrounding area develops into a vibrant knowledge-based hub .

The Sunshine Coast region now boasts a higher proportion of residents with either vocational or Advanced Diploma / Diploma level qualifications than both the state and national averages. The gap between the proportion of residents with Bachelor or Higher Degree level qualifications has also narrowed significantly between the Sunshine Coast and Queensland and Australian averages.

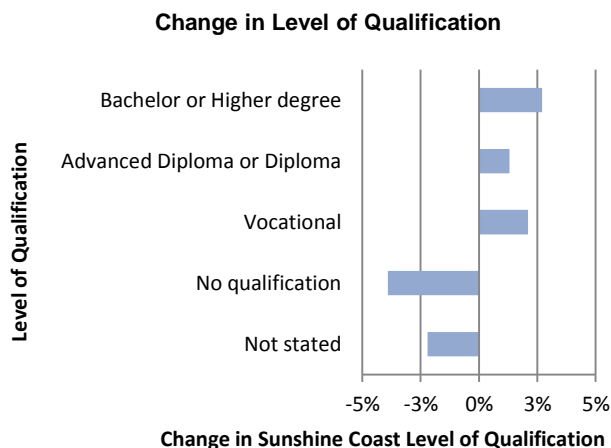
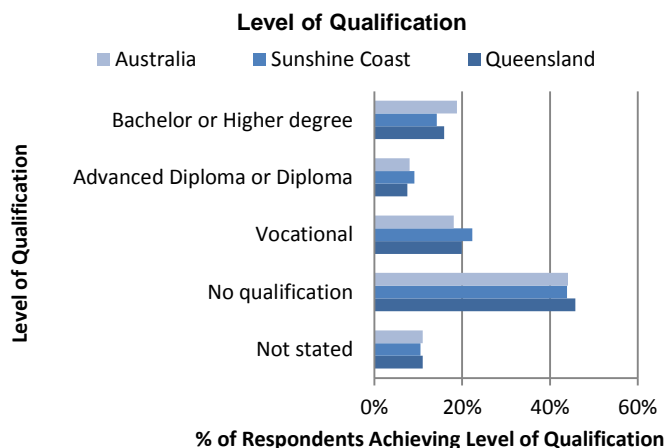
Sunshine Coast Local Government Area

Employment by Sector



Sunshine Coast Local Government Area

Education and Qualifications



Key Facts*

- *The median house price in the area surrounding the Kawana Health Precinct was 34.1 per cent lower than those near the Royal Brisbane and Women's Hospital in the six months to August 2013*
- *An increase in the median house price of 15.5 per cent was recorded for the area surrounding the Kawana Health Precinct in the 12 months to August 2013*

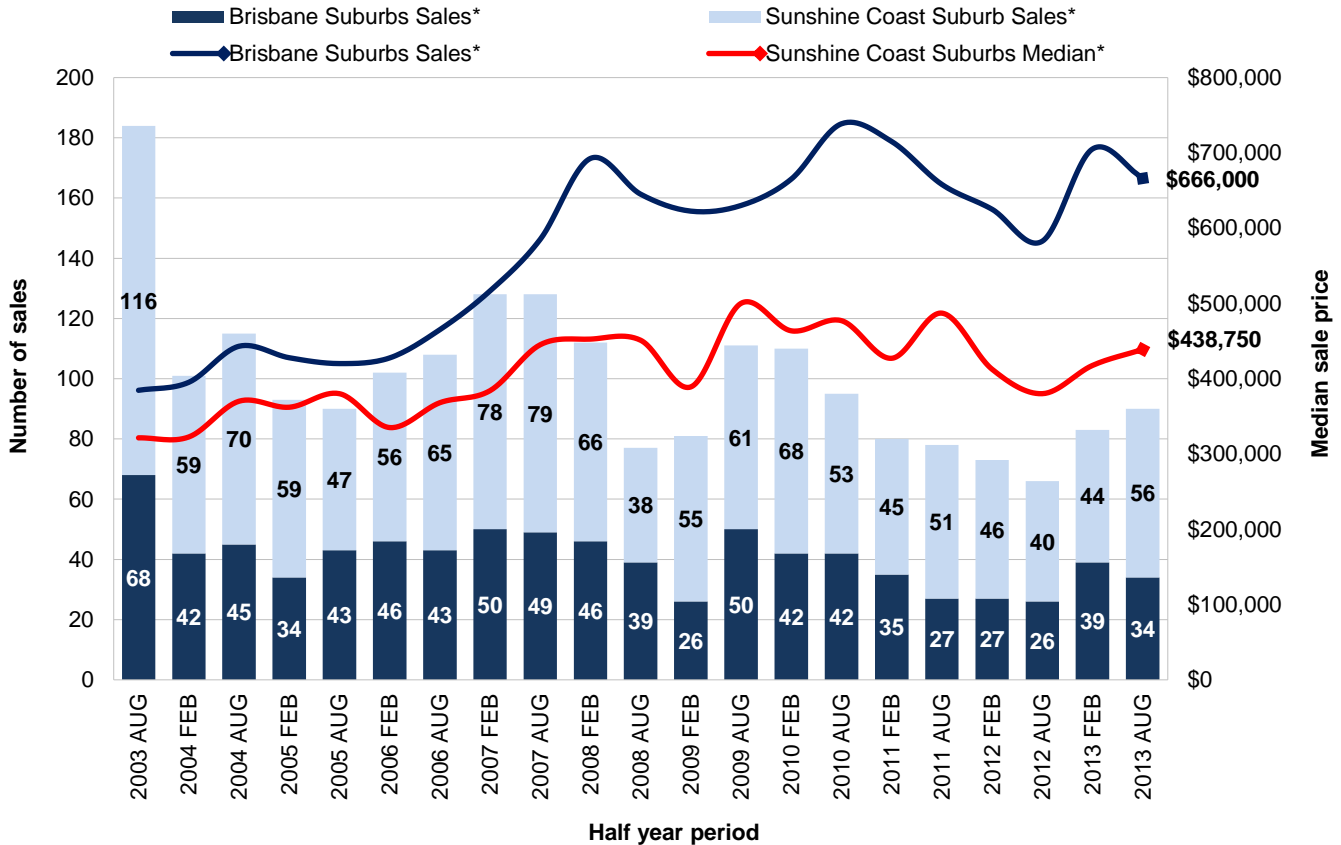
Lifestyle and Affordability

The Sunshine Coast area boasts a range of residential property options across all price points. Boosted by investment in major infrastructure, some locations have once again begun to exhibit strong price growth. Furthermore, the expectation of improved overall economic growth combined with a renewed focus on the lifestyle benefits, convenience and amenity on offer within the region have driven an increase in the level of buyer activity. This trend is expected to continue through 2014 and 2015.

With the recent opening of the Sunshine Coast University Private Hospital and completion of the \$1.8 billion Sunshine Coast Public University Hospital expected in 2016 there is likely to be an improvement in the value of dwellings in the surrounding areas. However there are opportunities for smart buyers to take advantage of the current level of relative affordability in locations close to the development of the new health and knowledge precincts.

Sunshine Coast and Brisbane

Median Price Comparison



*Suburbs: Wurtulla, Birtinya (SC), Bowen Hills, Newmarket (BRIS)

Key Facts*

- *The top 5 projects within the Sunshine Coast Local Government Area have a combined capital expenditure estimate of more than \$4 billion*
- *Major projects are underway or in planning stages in a variety of sectors including public infrastructure, mixed-use commercial and residential development*

Other Major Projects Investment

In addition to the more than \$2 billion being invested in developing the Kawana Health Campus the region is set to benefit from the more than \$3.7 billion estimated investment in other projects. This includes the \$800 million Northern Interconnector Pipeline Stage 2 works and continued upgrading of the Bruce Highway.

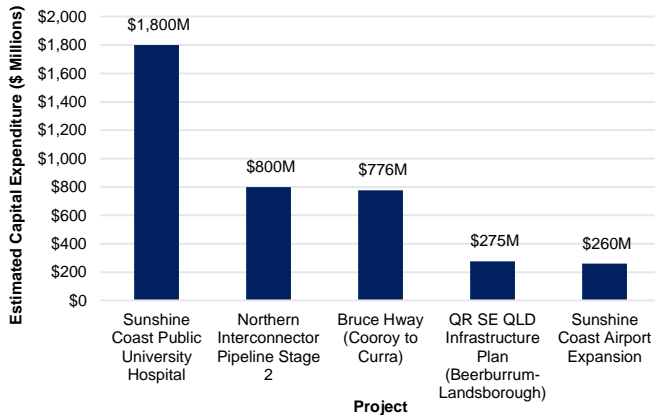
There is more than \$1.5 billion worth of commercial, industrial, residential and other projects in various stages of planning or under construction throughout the region. These include a variety of mixed used developments, retail precincts and business support facilities.



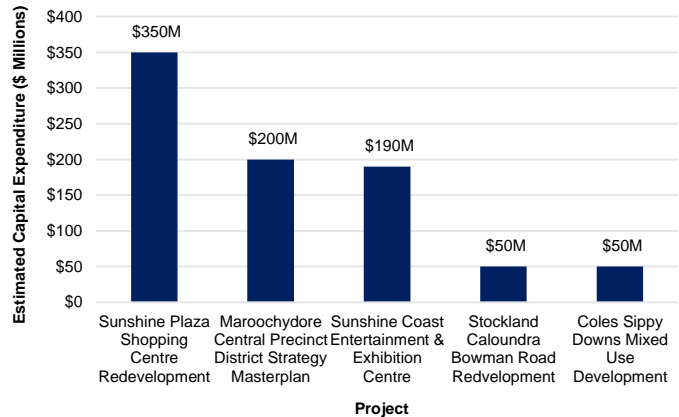
Sunshine Coast Local Government Area

Major Projects Capital Expenditure

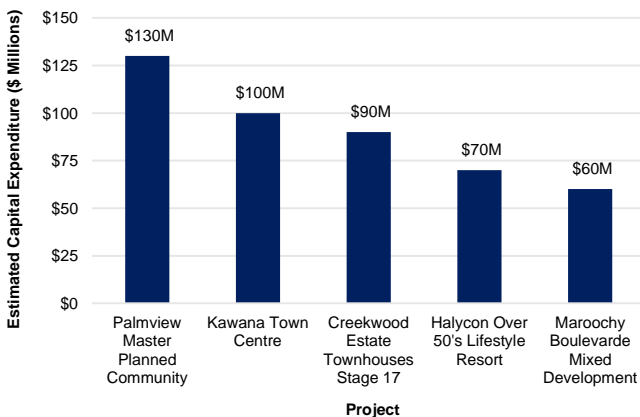
Core Infrastructure



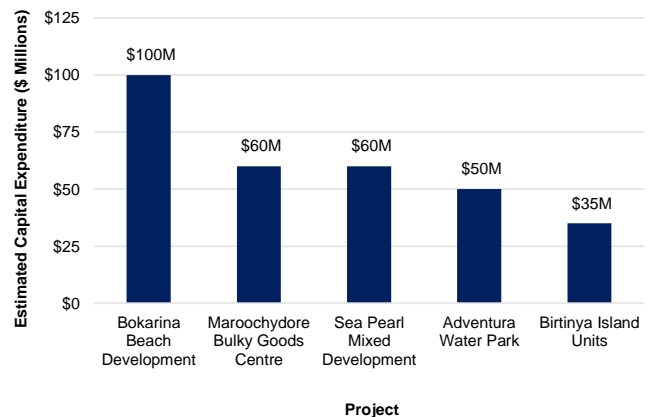
Commercial Mixed Use



Residential Mixed Use



Other



About PRDnationwide Research

PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia.

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

Our Knowledge

Access to accurate and objective research is the foundation of all good property decisions.

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

Our People

Our research team is made up of highly qualified researchers who focus solely on property analysis.

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.



Our Services

PRDnationwide provides a full range of property research services across all sectors and markets within Australia.

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.

Our services include:

- Advisory and consultancy
- Market Analysis including profiling and trends
- Primary qualitative and quantitative research
- Demographic and target market analysis
- Geographic information mapping
- Project Analysis including product and pricing recommendations
- Rental and investment return analysis
- Competitive project activity analysis
- Economic indicators
- Social research, including focus groups

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