

JOBS GROWTH TO CONTINUE

OVER THE PAST THREE YEARS, THE GOLD COAST HAS BEEN EXPERIENCING STEADY EMPLOYMENT GROWTH.

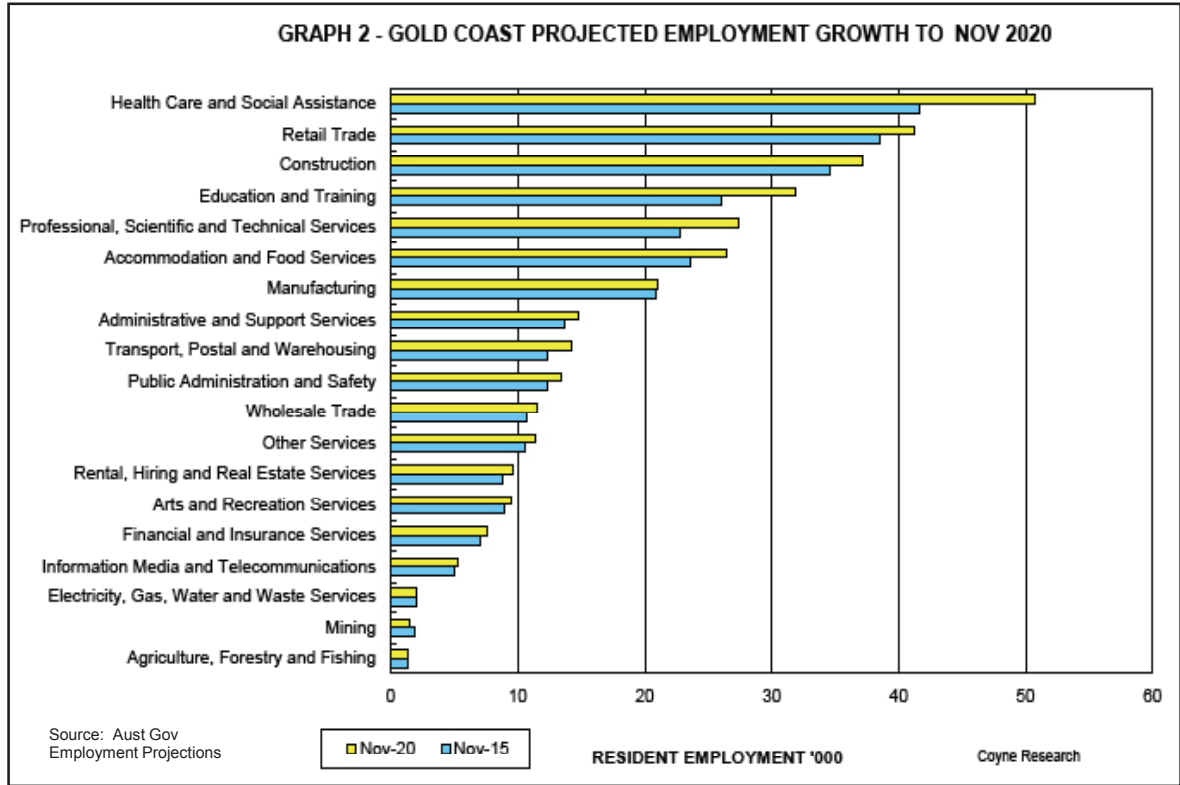
The good news is that this is projected to continue into the future.

Over the year to August 2016, the Gold Coast saw the creation of 11,200 jobs, an increase of 3.8% in employment. The unemployment rate was stable at 5.5%. This was the result of more people joining the workforce – the participation rate rose from 67.9% in 2015 to 69.2% in 2016 - source: Queensland Government Statistician's Office (QGSO) and the Australian Bureau of Statistics.

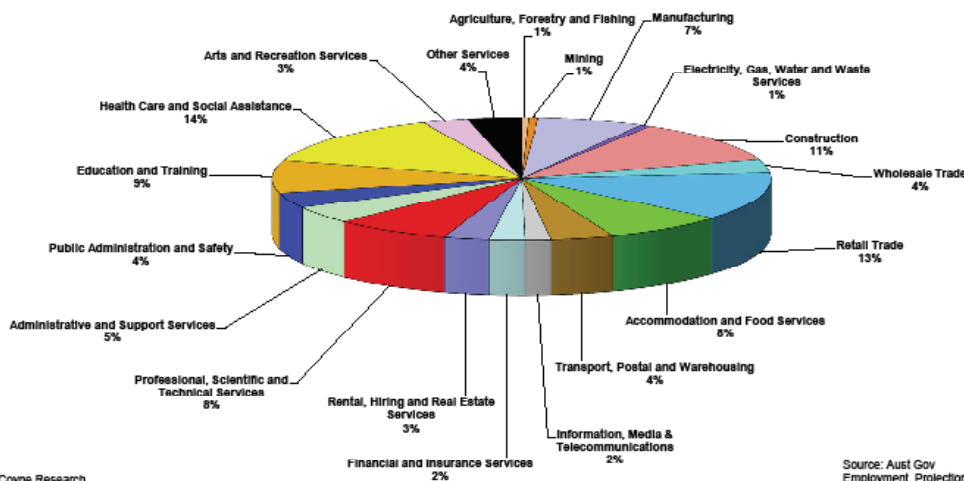
Graph 1 shows the diversity of resident employment by industry sector in November

2015 (based on the Australian Government's Employment Projections). It indicates that health care and social assistance has become the leading sector, followed by retail trade, construction and education and training. Professional, scientific and technical services are equally important as accommodation and food services, just ahead of manufacturing.

This points to the diversification of the Gold Coast economy. Tourism and construction are still dominant sectors, but growth in services is continuing, creating a variety of jobs, both high paid jobs for highly qualified staff, as well as casual and part-time jobs for those servicing the local and tourist populations.



GRAPH 1 - GOLD COAST EMPLOYMENT BY INDUSTRY NOV 2015



Graph 2 shows projected job growth over the five years to November 2020. Resident employment is projected to increase by 11.4%, from 312,000 workers in 2015 to 347,600 workers in 2020.

The strongest growth is projected for the health and social assistance sector (up by 21.8% to 14.6% of workers). Nationally, this sector is expanding due to the demand for services in aged care, home-based care and child care, as well as the implementation of the National Disability Insurance Scheme.

Expanding Health Sector

Locally, the expansion of the health care sector is not only due to the Gold Coast University Hospital and Robina Hospital, it

is also the result of the expansion of private facilities. Examples include:

- the \$230 million, 284-bed Gold Coast Private Hospital opened at Parklands in early 2016, with a second stage being fast-tracked by Healthscope to bring the facility to 400 beds and 21 operating theatres;
- Healthscope relocated from the Allamanda Hospital at Southport, which is now being planned as a 160-bed mental health facility by Ramsay Health Care – this is due to open in early 2017;
- Australian Unity has recently completed the 90-bed Robina Private Hospital, including 60 mental health care beds – it is being operated by Health Care Australia;

and

- Ramsay Health Care is proposing to expand the John Flynn Hospital at Tugun, with the staged development of an additional 45 consulting rooms and over 140 car parking spaces.

Graph 2 shows that the education and training sector is projected to grow by 22.9% to 9.2% of Gold Coast workers by 2020. This is not only being fueled by the opening of new schools, especially in the northern growth corridor, but also by the expansion of our Universities.

Study Gold Coast's strategic plan envisages the number of international students at Gold Coast institutions (Universities, TAFE and other private sector institutes) will increase from almost 20,000 students in 2014 to some 35,000 international students by 2024. This goal would see the sector contribute \$1.4 billion to the economy and create some 16,800 education and training jobs (in excess of the projection shown in Graph 2).

Significant employment growth is also projected for professional, scientific and technical services (up by 20.1%). Some of these jobs are likely to be created at the Gold Coast Health and Knowledge Precinct at Parklands, which is expected to see notable expansion after the Gold Coast 2018 Commonwealth Games.

Retail Transformation

The retail sector is projected to experience growth of 7% by 2020. Over recent months, the Gold Coast has seen the transformation of this sector, with AMP Capital's \$670 million redevelopment of Pacific Fair at Broadbeach. The centre has been repositioned to cater for high end international tourists, especially from Asia.

Among the new boutiques are Givenchy, Gucci, Louis Vuitton, Prada, Superdry, Calvin Klein, Uniqlo, H & M and Tiffany & Co.

Meanwhile, at Robina Town Centre, QIC has just opened its \$160 million gourmet food precinct, The Kitchens. Boosted by the recent popularity of television programmes such as MasterChef and My Kitchen Rules, it features open kitchens, pop-up venues, workshops and tastings.

The Gold Coast's restaurant and retail sector is benefiting not only from steady population growth, but also from record tourist numbers. Graph 2 shows that employment in the accommodation and food sector is projected to grow by 12.2% by 2020.

Construction has already been buoyed by the resurgence of new apartment developments and infrastructure projects. Graph 2 shows that construction is projected to see a 10.7% increase in jobs by 2020.

Light Rail Stage Two

Perhaps the most significant new infrastructure project is the \$420 million Stage Two of the Light Rail, to connect the Gold Coast Health and Knowledge Precinct at Parklands with the heavy rail at Helensvale. While this will result in only three additional stations along its 7.3 kilometre route, it is expected to have a major impact on connectivity across the Gold Coast region.

Almost a quarter of the City's population lives north-west of Arundel and Parkwood (around 130,000 residents). This is projected to increase to around 230,000 residents by 2026 and over 300,000 residents by 2036 (34% of the City's residents) – source QGSO 2015 population projections.



The Gold Coast Light Rail Stage Two under construction – Smith Street looking east.

Image courtesy of the GoldlinQ consortium.

These northern Gold Coast residents will have enhanced access via the Light Rail Stage Two to significant community infrastructure and employment hubs in the central part of the region. Furthermore, the new connection will facilitate public transport access to our beaches for Brisbane visitors.

It is estimated that Stage Two of the Light Rail will create up to 1,000 direct and indirect jobs during construction (source: GoldlinQ). This includes bulk earthworks along the track to be aligned with the Smith Street Motorway and the Pacific Motorway. Gold Coast residents will also benefit from two park'n'ride car parks at Parkwood (1,000 spaces) and Helensvale (an additional 400 spaces).

It will also see the development of Australia's most advanced public transport interchange at Helensvale, integrating heavy rail, light rail, buses and taxis. This

will facilitate the movement of up to 3,000 passengers per hour via light rail from Helensvale to Southport, Surfers Paradise and Broadbeach.

Already in 2015/16, the patronage of Stage One of the Light Rail rose to 14 million passengers – an average of almost 21,000 passengers per day or 640,000 passengers per month. The June Quarter 2016 patronage was up by 7.8% on the same quarter in 2015.



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