February 2023

inFocus

Burpengary

https://areasearch.com.au/qld/burpengary

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Location Summary

Burpengary is a rapidly growing residential suburb in the Moreton Bay Region, located 32 kilometers north of the Brisbane CBD. It has a range of local amenities and attractions, including a Regional Sporting Complex, a Regional Shopping Centre, an Aquatic Centre, and Burpengary Creek. Residents in the area feature a high proportion of teenagers and standout statistical factors for the area include one of the nation's highest rates of population growth since the 2016 census and employment growth over the past year near the strongest in the nation. In terms of population growth over the census periods assessed, Burpengary underperformed Greater Brisbane, although results varied between periods with an average growth level in each 5yr census period of 10.3%. Development activity and population drivers are well above average for the region.

Development activity and population drivers well above average

Strong population growth over the past year

High utilities employment

High construction employment

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Local Economy & Socioeconomic Performance
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Housing
Education
Health
Diversity
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Data as at Feb-23:

Population:	Aug-21
Development:	FY-23
Employment:	Sep-22
Income:	Census 2021
Schools:	Jun-21

*Area**Search** Summary Rankings ~ what do they mean?*

The purpose of our summary metrics, as seen on the cover of this report, is to provide the reader with a quick snapshot into the make-up of an area and its comparative performance against national medians using the latest available data. In generating these rankings we look at the statistics we find most important for each category, which may include long, mid or short-term historic trends, projected figures released by relevant government or industry bodies, or our own formulations and relativities based on cross analyses of data from multiple categories.

We may make slight adjustments to our weightings from time to time, when new metrics are integrated for example, but the below should provide a good idea of how we approach each category.

Population Growth: Weighted most heavily to recent growth trends (local updates yearly) and small area mid-tier population forecasts.

Development Activity: Based on total residential dwelling approval numbers updated monthly, and more specifically in relation to population, which gives insight into the supply and demand trend over recent years.

Employment Drivers: Mainly focusing on the rate of unemployment, revised quarterly, and other factors such as job ads, forecasts and overall growth.

Income: Considerations include median incomes and estimated post-housing cost income which takes into account local homeownership rates.

Age: Median age and cohort weighted.

Education: Relating to the average level of education qualification attainment in an area and average local school performance.

Transport & Amenity: For this we assess total public transport routes and trips operating in the area each week and in relation to the local population and distance of residents to essential services such as supermarkets.

Cultural Diversity: This considers information disclosed by respondents during the latest Census surrounding country of origin, languages spoken and religions practised.

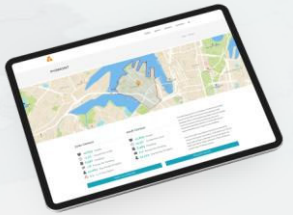
Health: Here we look at private health cover levels in the area and prevalence of common health ailments such as diabetes and heart disease.

Housing Cost: Median monthly mortgage repayment as a proportion of income.

Rate Sensitivity: This considers the estimated average cost of housing in the area looking at median mortgage and rental rates and the composition of outright owners vs mortgagees and renters and is highest in areas with higher average housing cost burden relative to income. The positive is that these areas are often growth corridors and young, up & coming locations, and are sensitive to downward rate movements too.

Infrastructure Drivers: Area**Search** scores are allocated to each project covered based on overall value and expected impact. This ranking takes the impact score in each location and assesses it relative to the population so metro and regional areas are compared fairly.

About Area**Search**



What We Do:

The aim of AreaSearch is to take the process of opportunity identification, assessment and reporting down from weeks to minutes, while making final results far more compelling. Our platform covers the major drivers of investment performance many overlook and allows near instant targeting and reporting to be undertaken. Be it for an investment recommendation, submission or acquisition, your process can be materially enhanced with AreaSearch.

Our Clients:

~ Some of Australia's largest property institutions
~ Savvy investors
~ Sector leaders: medical, child care, aged care, disability housing, retail, build-to-rent,

Our Platform:

~ Area profiles & rankings
~ Visualisation & targeting
~ Custom catchment research
~ Macro analysis
~ Sector specific supply and demand assessment

Are you the go-to expert in your area?

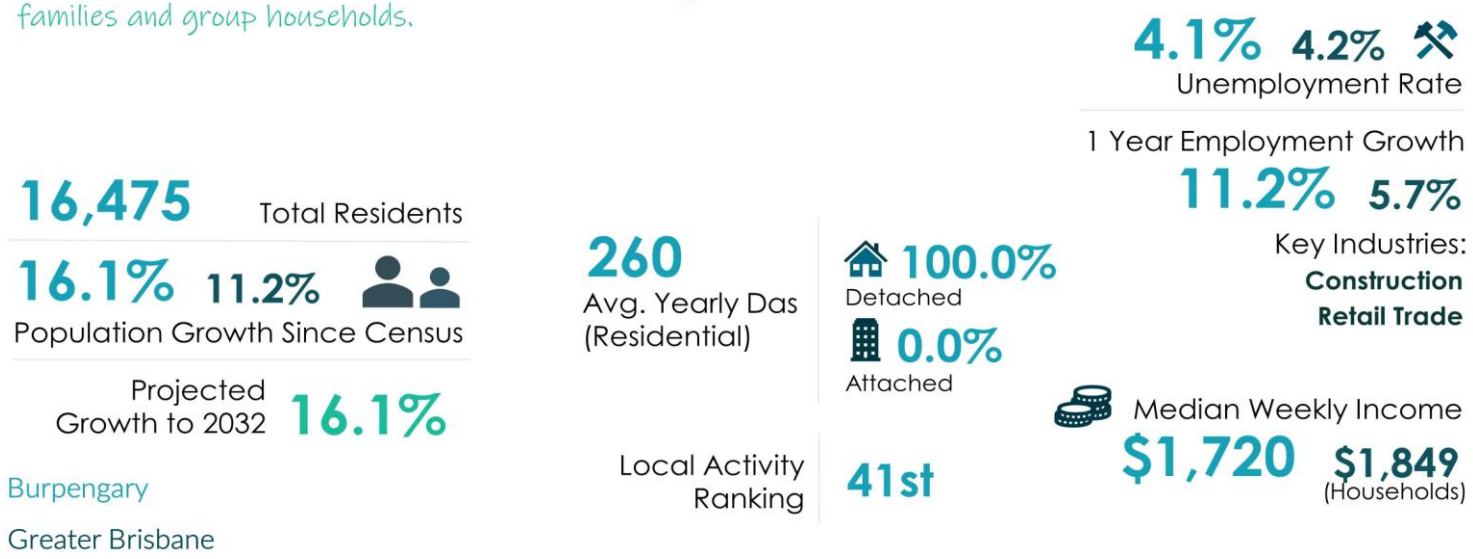
- ***Showcase** your latest deals*
- ***Advertise** your services*
- ***Serve** your community*

Reach out at:

enquiries@areasearch.com.au

Key Metrics

The Brisbane metro area's community features high proportions of families and group households.



Instant Location Insights

AreaSearch collect and cross-examine the latest economic and industry-specific data from multiple trusted sources to provide accurate snapshots into local market dynamics and an ability to confidently assess and predict trends.

This involves analysis of data released across variying boundary types from mesh block (the smallest statistical areas covered by the ABS) to SA4 and Greater Capital regions. We then create unique formulations to gauge supply & demand, accessiblity and other metrics important to those making property or business decisions.

Area Composition

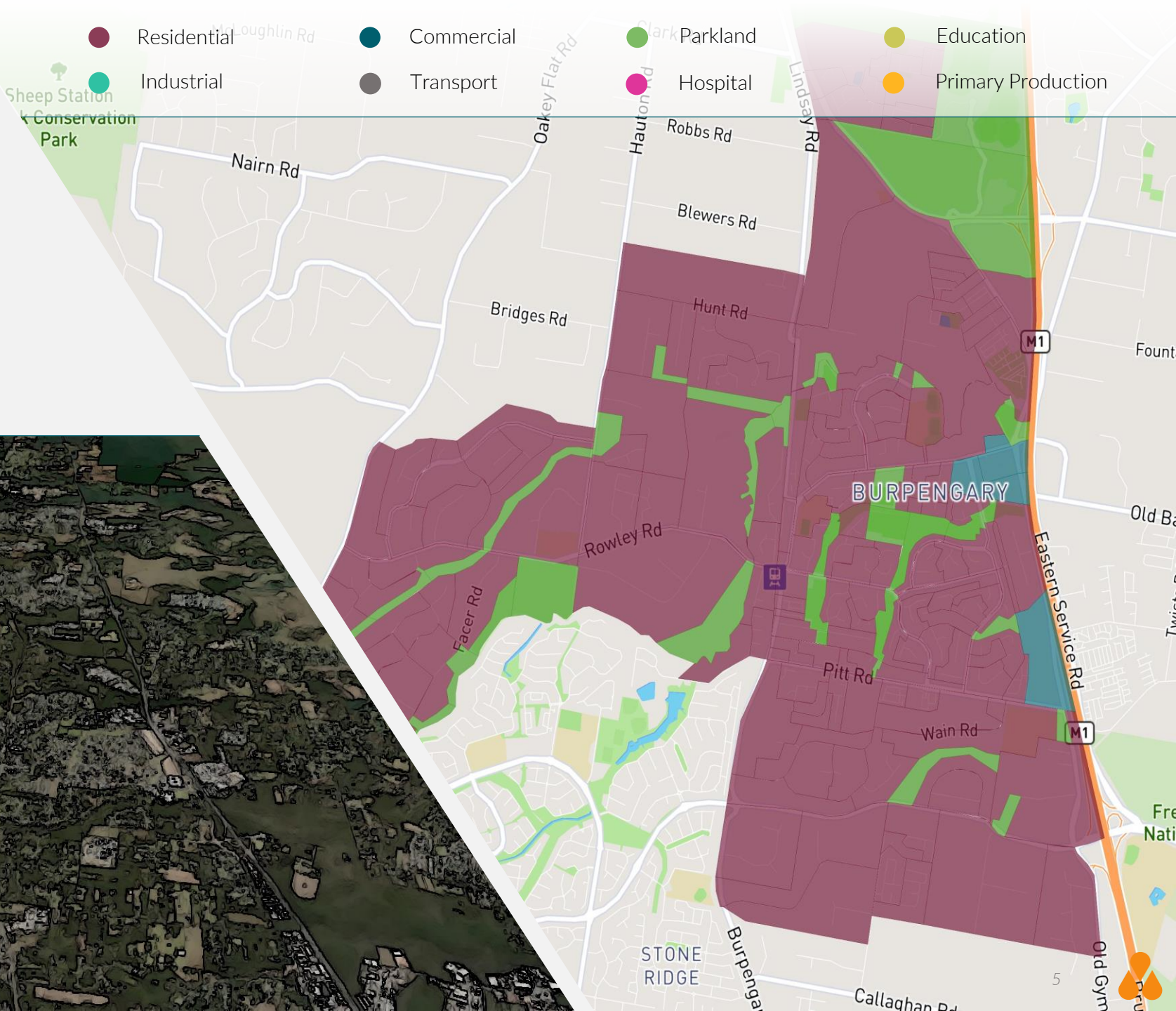
The below tables show the suburbs and local government areas that intersect the SA2.

Suburbs	2016 Census Pop.	2021 Census Pop.	% of Area
Burpengary	14,186	16,475	100.0
Statistical Area 2			
Burpengary	14,186	16,475	100.0
Local Government Area			
Moreton Bay	14,186	16,475	100.0

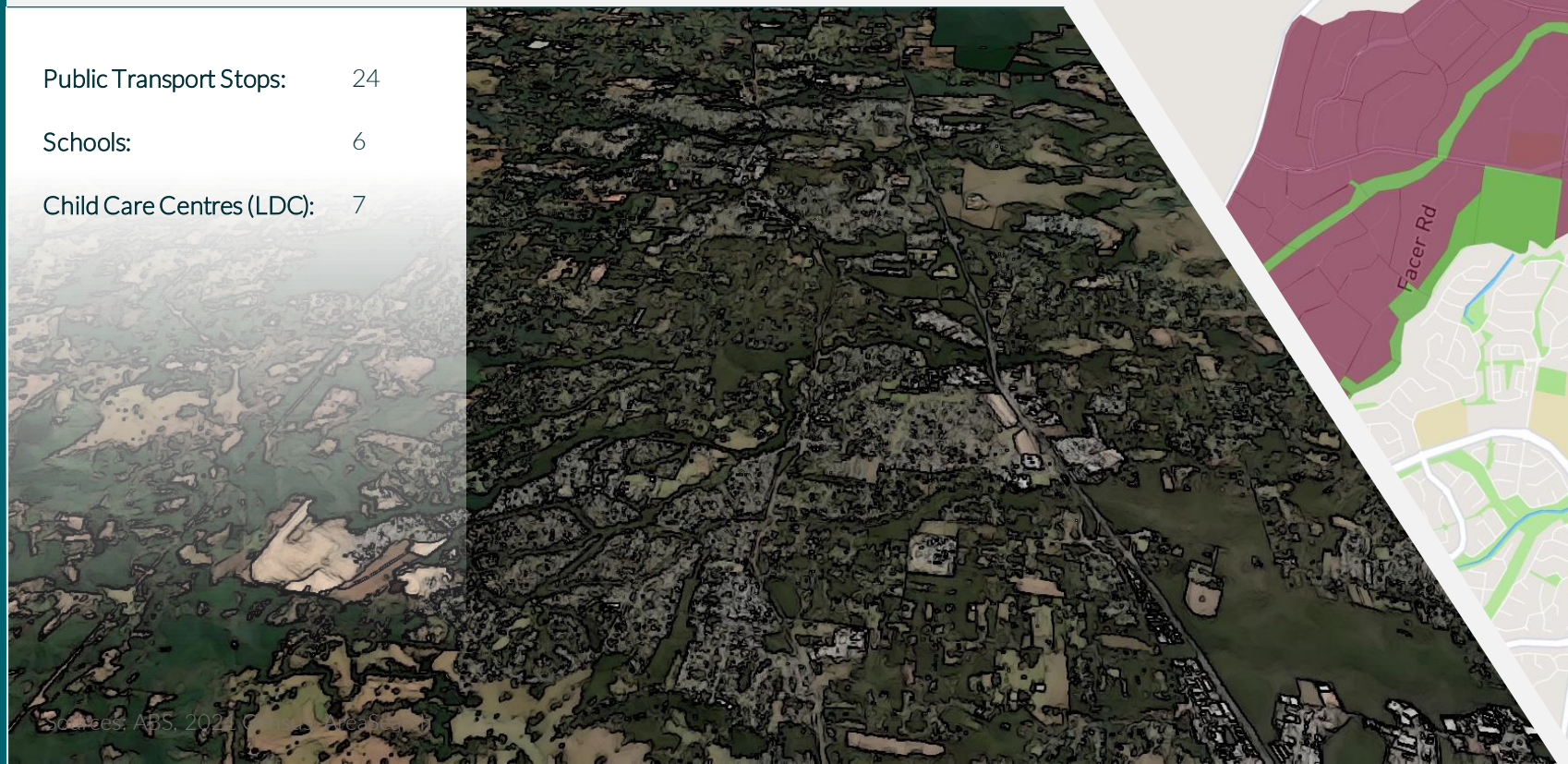
Sources: ABS, 2021 Census, 2016 Census, DOH, DESE, AreaSearch

Local Land Uses

There are a total of four different land-use categories across Burpengary's 22.3 Sqkm land-mass, the most prominent being residential, parkland and commercial, which make up approximately 18.3 (81.8%), 3.4 (15.3%) and 0.5 (2%), Sqkm of land, respectively.



Public Transport Stops:	24
Schools:	6
Child Care Centres (LDC):	7

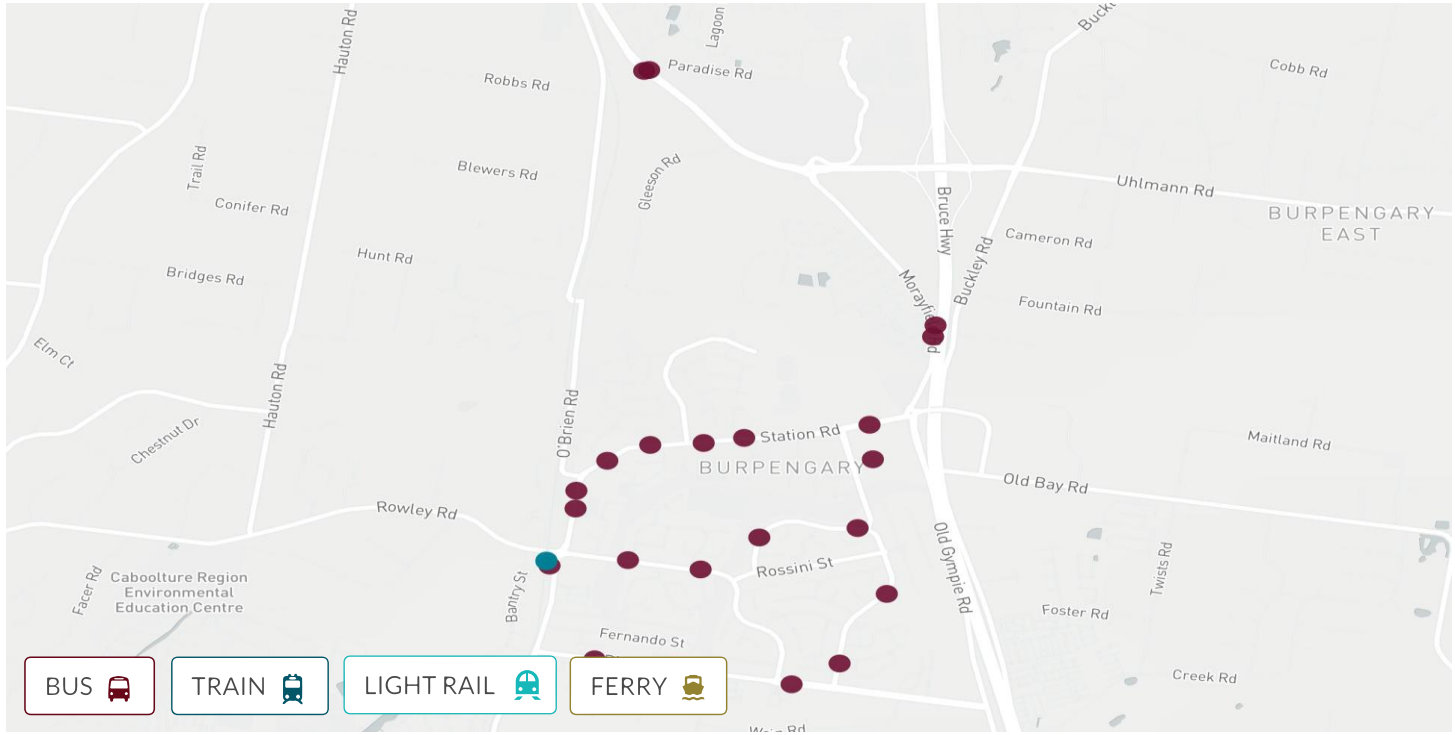


Sources: ABS, 2021 Census Areas Level 1

Transport

The catchment had a moderate level of public transport access and amenity according to AreaSearch's latest analysis with a total of 24 public transport stops comprised from a combination of buses, and trains. Each week there are a total of 1,327 trips in the area (average 190 per day) from 18 individual routes operating during the analysis period. This number of trips is above the national average when considered relative to the population base. The average distance between (non-neighbouring) stops in the catchment equated to 225 metres which is a typical distance of areas assessed by AreaSearch, while the typical distance between stops and residential property in the areas was found to be 670 metres.

Please note: transport timetables and active routes can change frequently, AreaSearch analyses active stops for a specific period with data updated each month. Periods such as school holidays can change overall transport activity and as such our numbers will change from month to month.



Sources: Australian State Governments, AreaSearch

The level of public transport provision was found to be lower in the catchment than in the average area assessed nationally by AreaSearch.

Total Stops
24

Persons Per Stop

	Burpengary	Greater Brisbane
	686	251

Weekly Trips
1,327

Persons Per Trip

	Burpengary	Greater Brisbane
	12	72

Routes
18

Average Distance Between Stops
226m

Average Distance From Resident Pop.

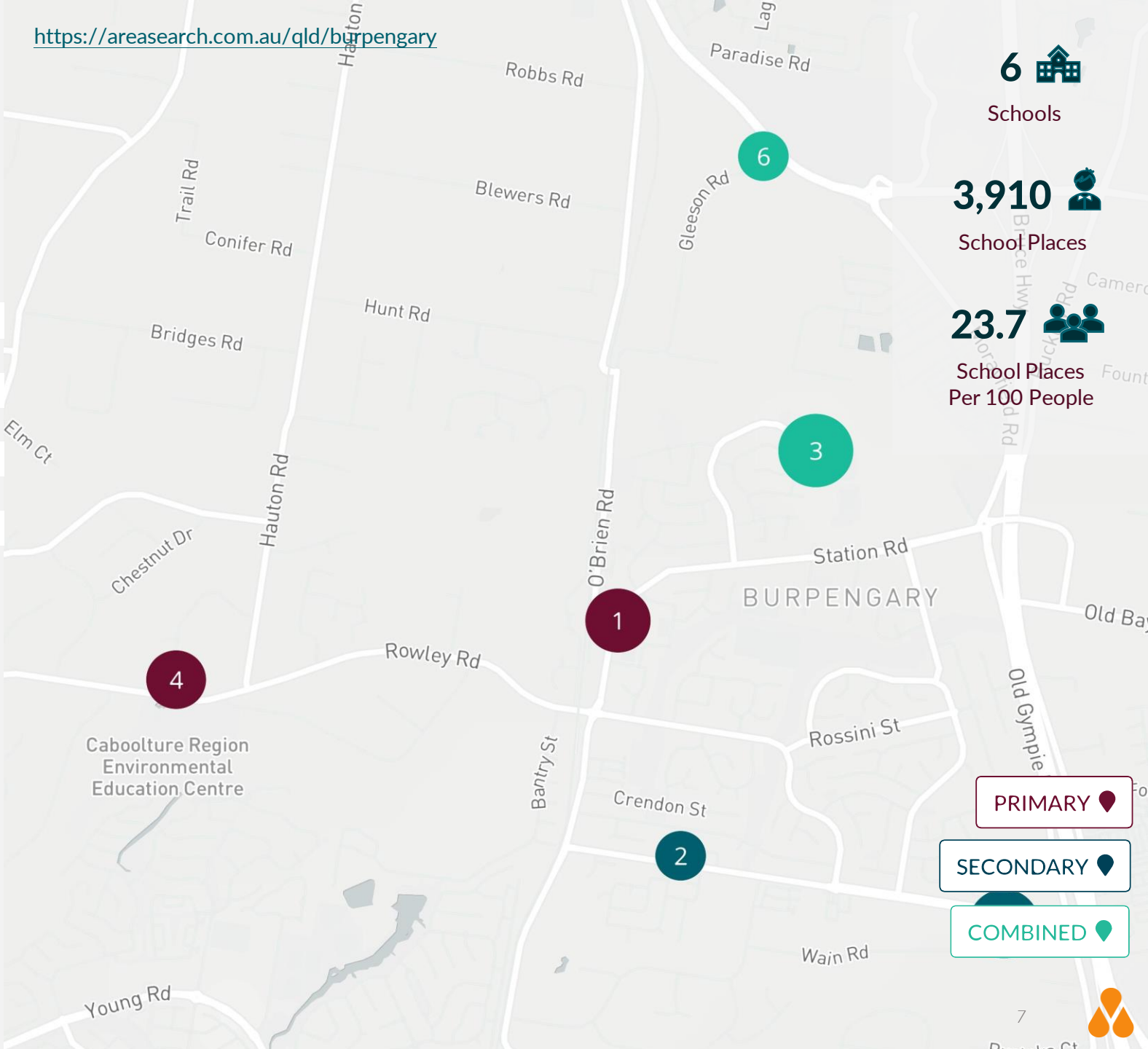
	Burpengary	Greater Brisbane
	670m	417m

https://areasearch.com.au/qld/burpengary

Local Schools

There were a total of 6 schools identified in Burpengary, with a total attendance of approximately 3,910 students. The average ICSEA score (which bases off a national average of 1000) equated to 996, which is marginally under the average seen across Greater Brisbane of 1,028.

Map Ref	Name	Places	ICSEA
1	Burpengary State School	872	972
2	Connections Community College	n/a	n/a
3	St Eugene College	1245	1031
4	Burpengary Meadows State School	709	1003
5	Burpengary State Secondary College	1084	978
6	Redwood College	n/a	n/a



Sources: ACARA, ABS, AreaSearch

Child Care Services

Access to long day care, kindergartens and other types of child care is an important consideration for families when making location-based decisions. Below is a list of the closest child care facilities to the area's centrepoint and their respective license approval dates.

Map Ref	Type	Name	Approval
1	OHSC	Helping Hands Burpengary	2011-Q4
2	PSK	Burpengary Kindergarten	2010-Q2
3	OHSC	St Eugene's Outside School Hours Care	2011-Q4
4	LDC	Inspiring Minds Child Care and Kindergarten	2009-Q4
5	LDC	Burpengary Play and Learn	2019-Q1
6	LDC	LEAD Childcare Burpengary	2011-Q1
7	LDC	Bright Buttons Little Meadows	2016-Q2
8	OHSC	Helping Hands Burpengary Meadows	2013-Q1
9	LDC	Absorbent Minds Montessori Early Learning	2022-Q3
10	LDC	Goodstart Early Learning Burpengary - Rowley ..	2011-Q4
11	LDC	Brady Bunch Early Learning Centre Burpengary	2014-Q3

https://areasearch.com.au/qld/burpengary

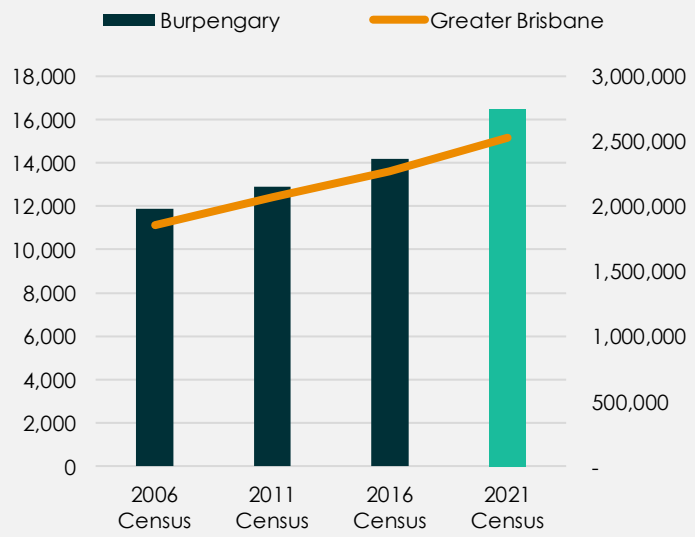
Sources: ACECQA, Childcarefinder.gov.au, ABS, Areasearch

Population Growth

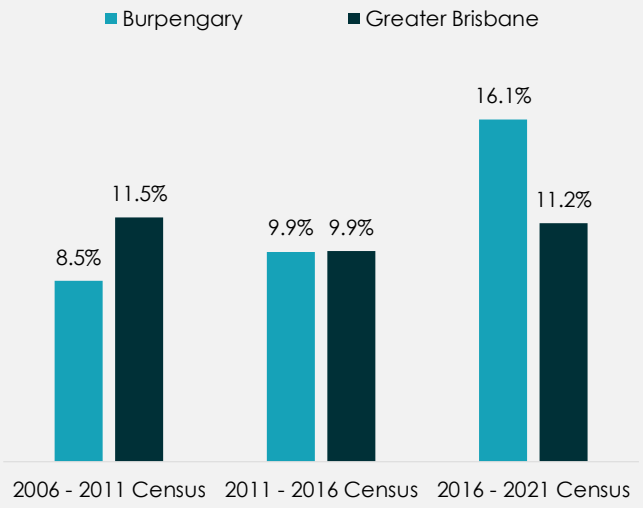
The Burpengary lies within the top quartile of areas nationally for population growth performance according to AreaSearch analysis of recent, and medium to long-term trends. Total population for Burpengary as at the 2021 Census stood at 16,475 (49.1% male and 50.9% female) which represented a significant 16.1% increase from the 14,186 recorded as at the 2016 Census period and an exceptional 27.6% rise during the 10 years from 2011. This level of population equates to a density ratio of 739 persons per square kilometer, which is relatively in line with averages seen across locations assessed by AreaSearch.

Population growth for the area was primarily driven by interstate migration that contributed approximately 61% of overall population gains during recent periods, although all drivers including natural growth and overseas migration were positive factors. Over the census periods assessed Burpengary underperformed Greater Brisbane, although results varied between periods with the location's growth profile showing moderate volatility between periods with an average growth level in each 5yr census period of 10.3%.

Total Population



Population Growth Rates



Sources: ABS, 2021 Census, AreaSearch

Population growth drivers in the catchment are strong compared to national averages based on AreaSearch's ranking of recent, and medium to long-term trends.

Pop as at 2021 Census:
16,475

People From 2016c:
2289

16.1%
To 2032

Forecast Population
19,148

2016c to 2021c
16.1% 11.2%

10yr % PA Average
2.5% 2.0%

Growth Components

Natural Increase
29.0%

Interstate Migration
61.0%

Overseas Migration
10.0%

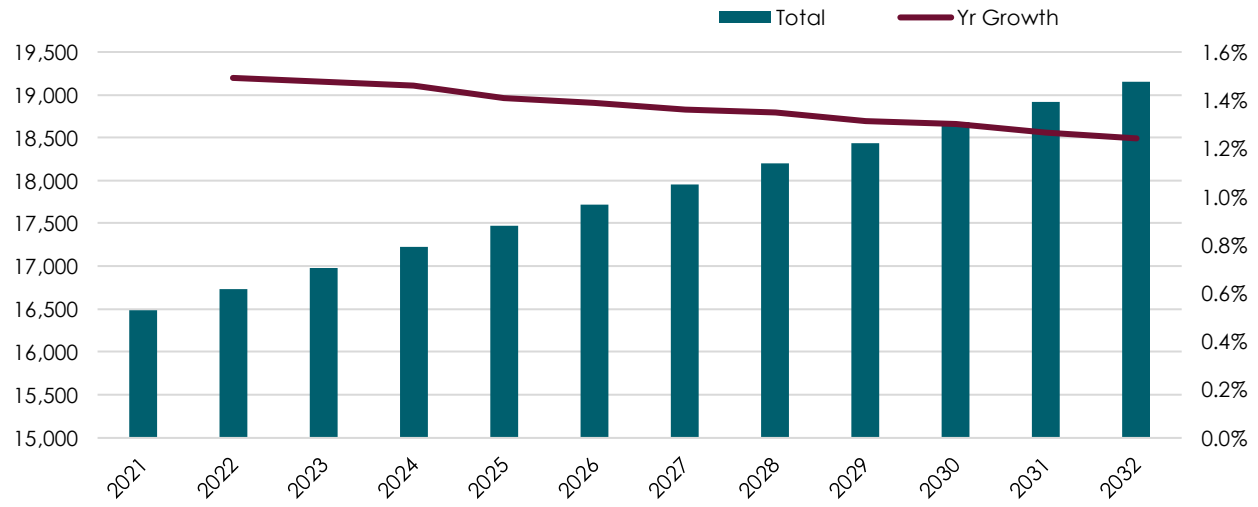
Burpengary

Greater Brisbane

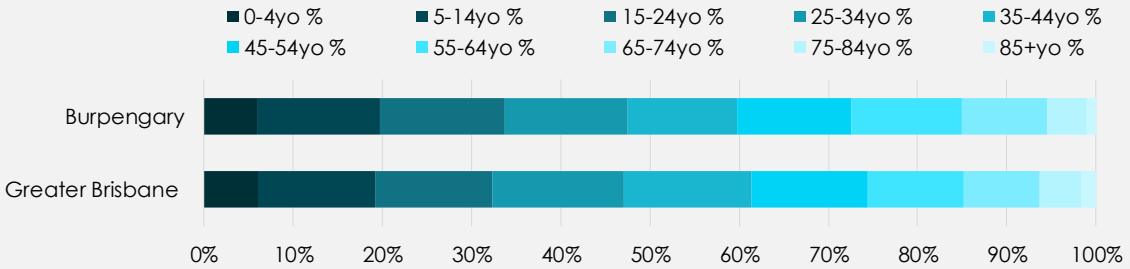
Population Growth

Projections of population by age were undertaken by the Department of Health following the last Census, covering the years 2017 to 2032. To provide a more current guide as to potential growth expectations, AreaSearch has applied these growth rates (using the mid-tier scenario) to the latest estimated resident population for Burpengary. Population growth above the median of statistical areas analysed by AreaSearch is projected over the period, with the area expected to expand by 2,660 persons to 2032 when based off the latest population numbers, with an increase of 16.1% in total over the 11 years.

Population Growth Projections



Population Composition by Age Cohort



	Burpengary	Greater Brisbane
Population 2021 Census	16,475	2,526,238
Growth From 2016 Census	16.1%	11.2%
Population 2016 Census	14,186	2,270,807
2011 - 2016 Census Growth	9.9%	9.9%
Population 2011 Census	12,910	2,065,996
2006 - 2011 Census Growth	8.5%	11.5%
Population 2006 Census	11,899	1,852,501
Natural Increase From Census	29.0%	-
Internal Migration From Census	61.0%	-
O/S Migration From Census	10.0%	-
Population Forecast Growth (2032)	16.1%	-
Persons per Square Kilometer	739	6

Sources: ABS, 2021 Census, DOH, AreaSearch

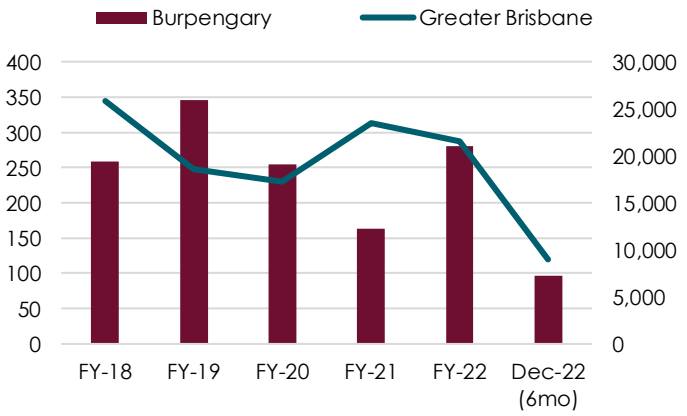
Development Activity

Dwelling approval data is released monthly by the ABS, there were 280 residential approvals registered in Burpengary over the past financial year. Looking at development activity over the previous five financial years, Burpengary's approval levels are currently running above the yearly average of 260.

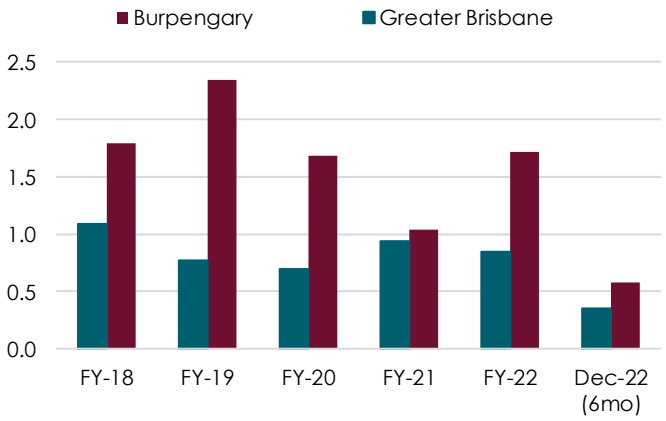
Relative development approval figures provide indication into both housing supply and demand and population growth trends within areas, with high levels of existing population per development approval (75 within Burpengary in comparison to Greater Brisbane's 114) suggesting an area may be well established, possibly in need of further housing stock, and in some cases, restrictive in terms of development. Another similar metric covered by AreaSearch is development approvals per 100 people, which in Burpengary ran above the level recorded in Greater Brisbane (1.3 vs. 0.9) over the past two financial years, while population growth per development approval, a metric that can provide further insight into the demand environment, and point to possible growth in capital values, was found to be 2.0 in Burpengary, compared to Greater Brisbane's 2.4 over the 2021 Census period.

Another key capital value driver is densification within an area, that is, as measured by AreaSearch, the ratio of house to attached and 'other' dwelling approvals in recent applications compared to the housing stock's ratio as recorded in the latest Census. Under this analysis, it was found the proportion of Burpengary's recent approvals that constituted houses, at 100% (average calculated over the past two financial years), was 17.4% above that recorded at the Census.

Total Dev. Approvals



Dev. Approvals Per 100 People



Sources: ABS, 2021 Census, AreaSearch

The level of residential development activity in the catchment was found to higher than 90% of real estate markets across the country.

Dec-22 (6mo):

97

Approvals in FY-22

280

5yr Average:

260

Approval Composition

	Burpengary	Greater Brisbane
	100.0%	
	0.0%	

*** Relative Approvals**

Persons per Approval	Burpengary	Greater Brisbane
	75.0	114.0
Approvals per 100 Persons	1.3	0.9
Pop. Growth per Approval	2.0	2.4

Total Value of Commercial Approvals

$54m

- Approvals per 100 is calculated over the past 2 financial years while Population Growth per Approval is over the 2016-2021 Census period due to volatility in annual data caused by Covid impact.

Infrastructure

The list represents a summary of major planning, infrastructure and project announcements likely to impact upon the local and extended area. This data is compiled by AreaSearch from numerous sources for the benefit of our users, however, naturally, we can not guarantee to cover every project of interest.

If there is a specific project you believe we have missed that warrants inclusion, please feel free to Contact Us and we will endeavour to incorporate your suggestion.

South East Queensland city deal

Category: Communities, Precincts & Urban Renewal
Est. Completion: 2042
Description: The SEQ City Deal will see all levels of government working together to deliver a better connected region through key transport projects, creation of more jobs, and protecting the regions liveability.

Caboolture Hospital redevelopment - Stage 1

Category: Health
Est. Completion: 2024
Description: Caboolture Hospital is undergoing a major expansion and redevelopment to build a bigger and better hospital with more health services and carparking for the community by 2024.

Lee Street State Special School - Stage 2

Category: Education & Training
Est. Completion: 2022
Description: Stage 2 will deliver an additional two-storey learning centre that will include 10 classrooms, two therapy rooms and one sensory room.

Kinma Valley

Category: Communities, Precincts & Urban Renewal
Est. Completion: n/a
Description: Located midway between Brisbane and the Sunshine Coast in the northern suburb of Morayfield, the new community is approved for up to 2,500 new homes alongside an approximately 31-hectare central green corridor.

Bruce Highway Upgrade

Category: Transport & Logistics
Est. Completion: 2028
Description: The 1,700 kilometre Bruce Highway is Queensland's major north-south road corridor, connecting coastal population centres from Brisbane to Cairns and supporting around 58 per cent of Queensland's population.

Queensland to host the Brisbane 2032 Olympic and Paralympic Games

Category: Sports & Recreation
Est. Completion: 2032
Description: The Games will deliver economic and social benefits across the State with more than $8 billion in benefits predicted. The Games will benefit communities, tourism operators, sporting organisations and local businesses.

Outback Way road access

Category: Transport & Logistics
Est. Completion: 2026
Description: A new state school is being planned for Caboolture West to open for Term 1, 2025. The new school will increase capacity in the local school network and provide enrolment relief to surrounding schools.

Sources: Infrastructure Australia Priority List, various LGAs, AreaSearch

Employment

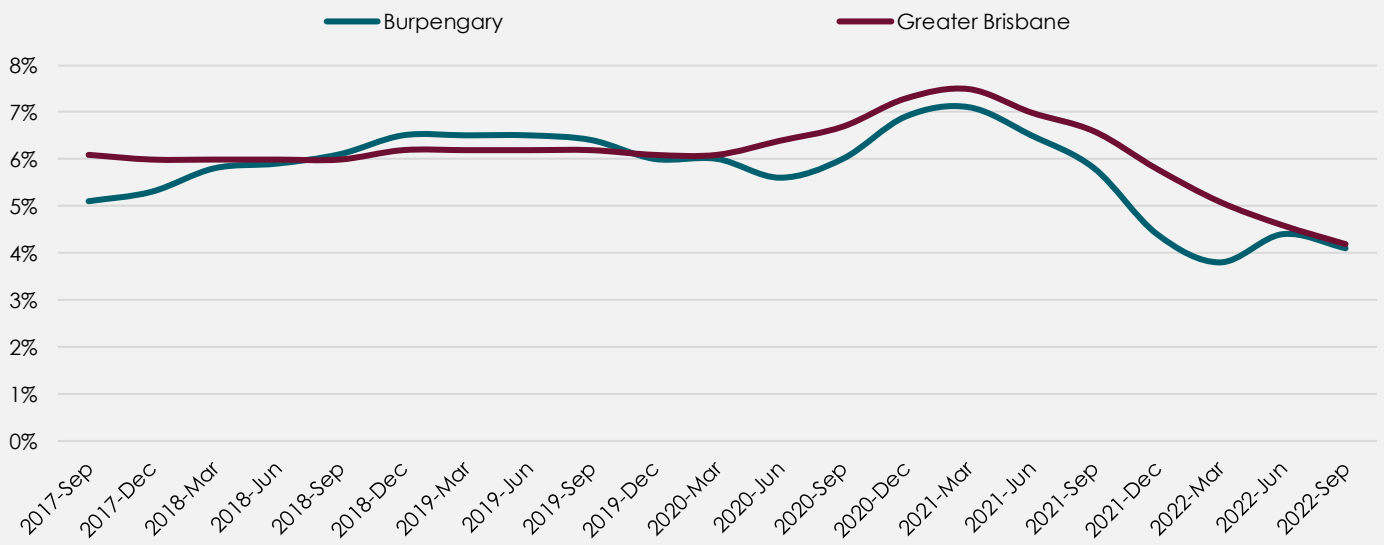
Over the past 12 months to Sep-2022, the level of job advertisements in the Brisbane employment region, in which Burpengary sits, saw very strong growth of 28.2%, ranking 22nd of the 37 regions assessed given a standout national increase in employer requirements.

Total employment within Burpengary equated to 8,189 as at Sep-2022 while the unemployment rate amounted to 4.1%, compared to 4.2% for Greater Brisbane (local unemployment rates calculated on a trend basis and thus lagging more up to date state figures released by the ABS).

Total employment increased 11.2% over the year to Sep-2022 in Burpengary, while labour force increased 9.3%, causing the unemployment rate to fall 1.7% over the same period. These figures can be put in perspective by comparing to Greater Brisbane's performance, where total employment increased 5.7%, the region's labour force increased 3.0% and its unemployment rate dropped 2.4%.

Also of note is Burpengary's participation rate, as measured at the latest Census which trails the Greater Brisbane average at 64.1%.

Unemployment Timeline



Sources: ABS, 2021 Census, DESE, AreaSearch

Employed as at 2022-Sep:
8,189

Annual Emp. Growth
11.2% 5.7%

Unemployment Rate:
4.1% 4.2%

5yr Growth
11.4% 15.3%

1yr Growth
28.2% 28.6%

Region Job Ads
277,878 (2022-Sep)
Brisbane

Emp. Industries
Construction
4.6% above average
Retail Trade
1.8% above average

Burpengary

Greater Brisbane

Employment

The main industries of employment within Burpengary area are health care & social assistance, construction and retail trade, which make up 15.6%, 13.6% and 11.2% of overall employment, respectively. The employment industry most clearly over-represented within Burpengary is construction, constituting 13.6% of overall employment compared to 9.0% across Greater Brisbane.

The Department of Education, Skills & Employment has also provided regional level projections of growth expected by industry over the five years to May 2025. Due to the impact of Covid-19, the smallest relevant level of these projections provided is for Greater Brisbane at present. AreaSearch has applied these industry-level expectations to the overall employment composition of Burpengary in order to provide an indicative guide at a more localised level. Over this period, Greater Brisbane employment has been predicted to see employment increasing 7.6% in total. When industry expectations are applied to Burpengary as described above, the area should increase 7.4% over the five year period. Please note this is a weighting extrapolation only and does not take into account population projections.

*5yr DESE Forecast **

+ 7.4%

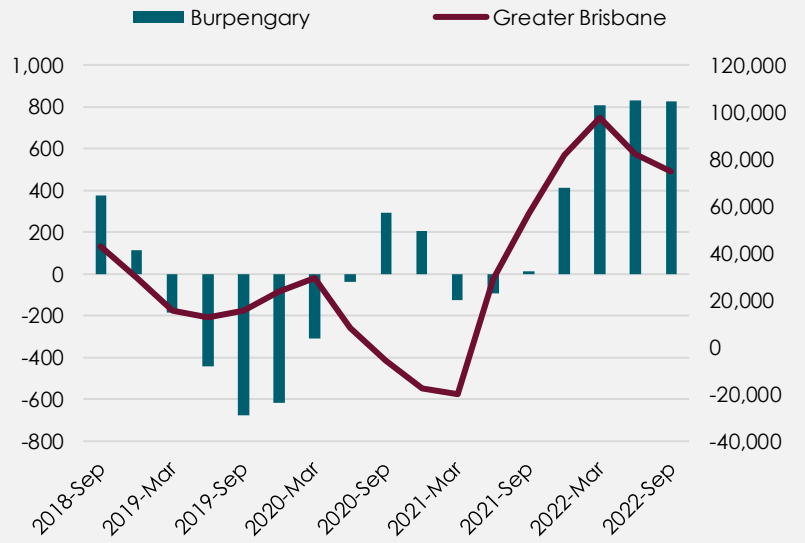
Greater Brisbane

+ 7.8%

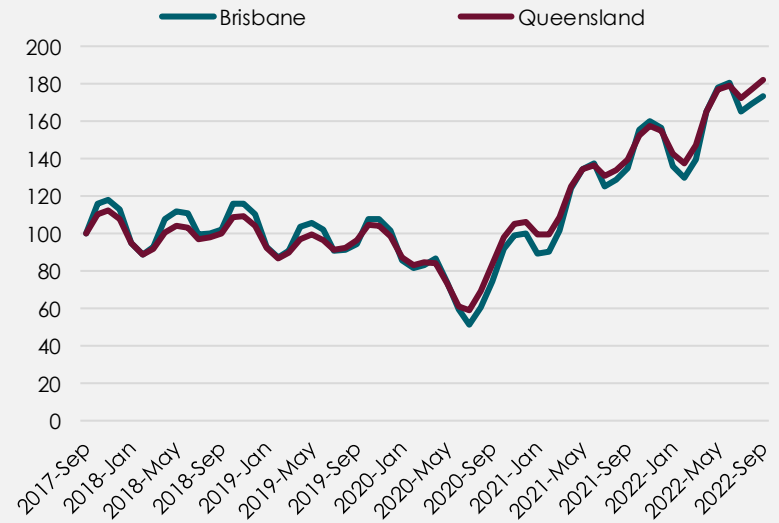
	Burpengary		Greater Brisbane	
	2022 est.	% of emp.	% of emp.	5yr reg. fcst. %
Agriculture Forestry & Fishing	123	1.5	0.9	0.0
Mining	90	1.1	1.2	5.8
Manufacturing	589	7.2	6.4	1.0
Utilities & Waste Services	147	1.8	1.2	8.1
Construction	1,113	13.6	9.0	6.2
Wholesale Trade	237	2.9	2.7	2.1
Retail Trade	916	11.2	9.4	1.3
Accommodation & Food Services	515	6.3	6.7	13.4
Logistics	540	6.6	5.6	11.0
IT & Telecommunication	57	0.7	1.2	2.6
Finance & Insurance	188	2.3	3.4	2.3
Rental & Real Estate	123	1.5	1.9	12.1
Professional & Technical Services	368	4.5	8.9	7.1
Admin and Support	303	3.7	3.5	6.2
Public Admin and Safety	483	5.9	7.0	6.0
Education & Training	654	8.0	9.4	14.2
Healthcare & Social Assistance	1,276	15.6	16.1	14.4
Arts & Recreation	90	1.1	1.6	11.9
Other Services	376	4.6	4.0	-2.8

* Forecasts for area estimated based on industry weighted extrapolation of region figures and do not take into account population projections

Employment Change (Persons)



Job Advertisements 5yr Index



Sources: ABS, 2021 Census, 2016 Census, DESE, AreaSearch

Income

The median incomes within Burpengary stand at $1,720 for households, $1,952 for families and $775 for personal compared to Greater Brisbane's results of $1,849, $2,175 and $842 for the same metrics. The income bracket containing the largest proportion (~35.5% / 5,851 persons) of Burpengary's population is the $1,500 - 2,999 grouping, similarly to Greater Brisbane where 35.9% of the population fits into this bracket.

Income levels in the catchment were found to be below average based on AreaSearch comparison of areas nationally.

Median Household Income:

$1,720	$1,849	p / wk
$7,454	$8,013	p / mo
$89,440	$96,148	p / yr

Est. Household Inc. Post-housing Cost (p/mo):

$6,254	83.9%

Over-represented:
400 to 799/wk

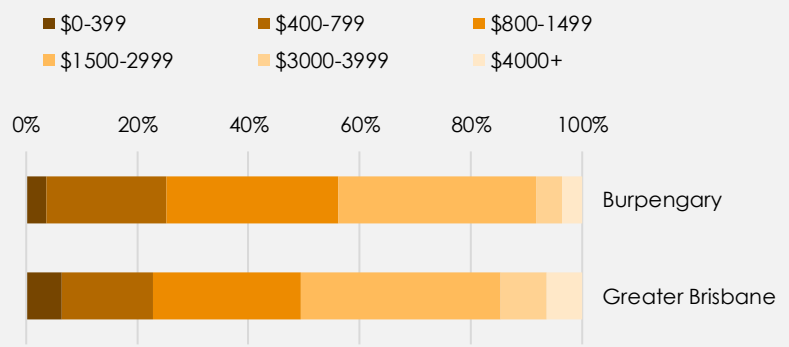
Under-represented:
3000 to 3999

Burpengary

Greater Brisbane

Sources: ABS, 2021 Census, AreaSearch

Income Cohorts



	Burpengary	Greater Brisbane
Median Incomes ($/wk)		
Personal Income	775	842
Family Income	1,952	2,175
Household Income	1,720	1,849

H/H Income by Broad Cohort		
$0-399	3.6%	6.4%
$400-799	21.6%	16.5%
$800-1499	31.0%	26.6%
$1500-2999	35.5%	35.9%
$3000-3999	4.8%	8.2%
$4000+	3.5%	6.4%

Households

There is an approximate total of 5,974 households within Burpengary while median household size stands at 2.7, a figure above the Greater Brisbane average of 2.6. Of these households, 73.8% are families, 19.3% are lone persons, 2.9% are group households, while 4.1% are 'other' households.

The household type standing out as most clearly over-represented is family households, with 73.8% of Burpengary's total households within this bracket compared to 68.8% across Greater Brisbane. Meanwhile, of Burpengary's families, 26.8% are couples with no children, 32.1% are couples with children and 14% are single parent families, compared to 25.3%, 30.8% and 11.4% for Greater Brisbane. Of Burpengary's population, 37.4% have never been married while 45.1% are currently married, in contrast to Greater Brisbane's results of 38.4% and 45% for the same metrics. Further, Burpengary leads the Greater Brisbane average of 1.6 children per family, recording a figure of 1.8.

The area's community features high proportions of families and group households.

Total Households

2021 Census: **6,938** At 2016c: **5,974**

Median Household Size

2.7 **2.6**

Lone Person Households

19.3% 22.7%

Families

73.8% 68.8%

One Parent Families

14.0% 11.4%

Couples with Children

32.1% 30.8%

Other Households

4.1% 4.1%

Group Households

2.9% 4.5%

Other Families

27.0% 32.5%

Couples without Children

26.8% 25.3%

Single

54.9% 55.0%

Married

45.1% 45.0%

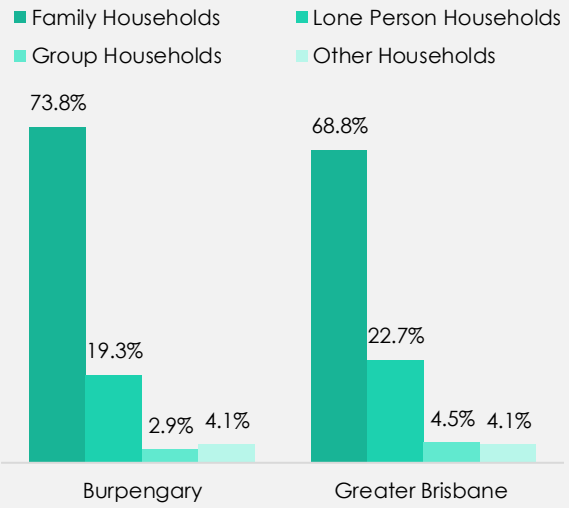
Children Per Family

1.8 1.6

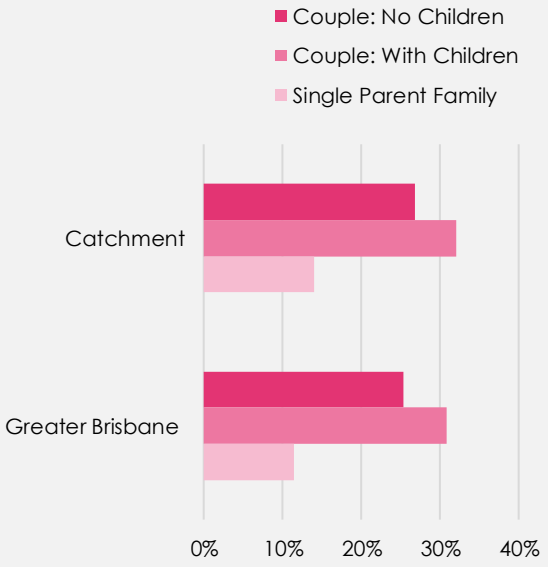
Burpengary

Greater Brisbane

Household Types



Family Composition

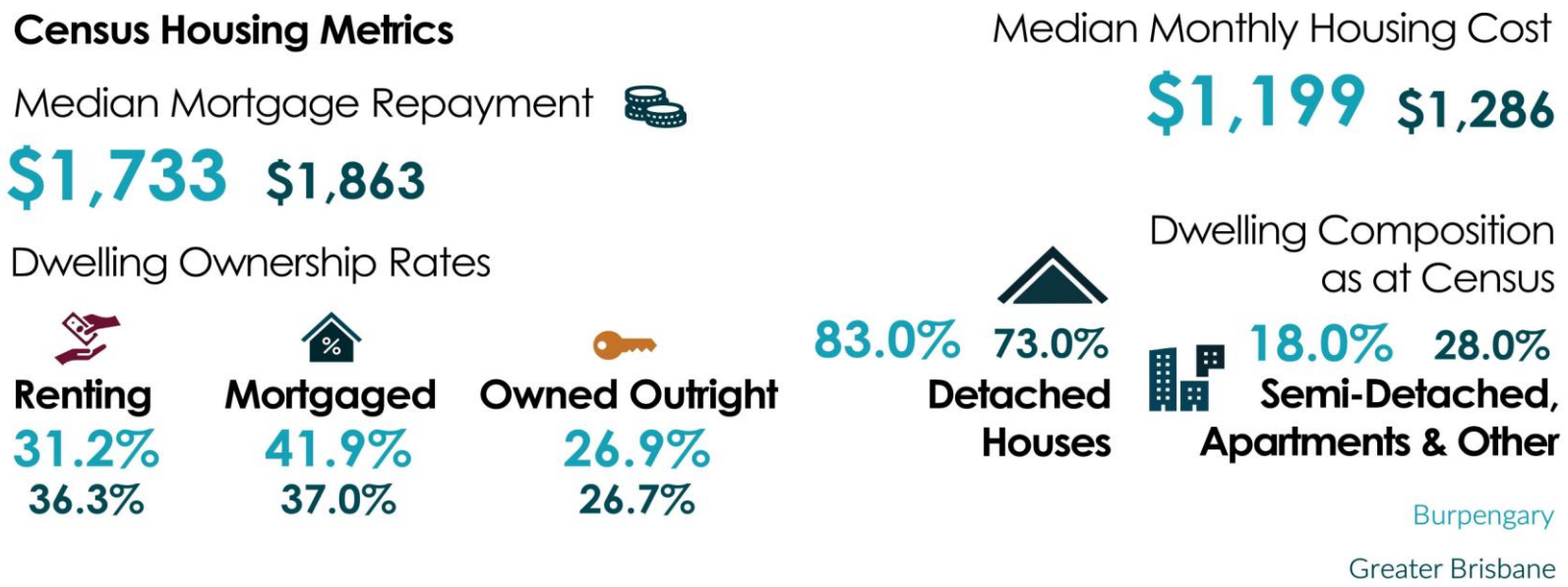


Sources: ABS, 2021 Census, AreaSearch

Housing

Dwelling structure within Burpengary, as evaluated at the latest Census, comprised 82.6% houses and 17.4% other dwellings (semi-detached, apartments, 'other' dwellings), in comparison to Greater Brisbane's 72.8% houses and 27.2% other dwellings. Meanwhile, the level of home ownership within Burpengary was beyond that of Greater Brisbane, at 26.9%, with the remainder of dwellings either mortgaged (41.9%) or rented (31.2%). The median monthly mortgage repayment in Burpengary was below the Greater Brisbane average at $1,733, while the median weekly rent figure was recorded at $350, compared to Greater Brisbane's $1,863 and $380.

Outright homeownership in the catchment is below the national average with a high proportion of dwellings found to be under mortgage.



	Burpengary	Greater Brisbane
Housing Composition		
Total Dwelling Estimate	5,188	-
House %	82.6	72.8
Semi-Detatched %	15.8	11.6
Apartment %	0.8	15.1
Other %	0.8	0.6
Ownership Percentages		
Owns Home %	26.9	26.7
Has Mortgage %	41.9	37.0
Renting %	31.2	36.3
Housing Costs		
Median Mortgage Repayment	1,733	1,863
Median Rent	350	380
$0-149/wk %	2.6	5.3
$150-$349/wk %	43.1	30.6
$350-$649/wk %	53.2	59.2
$650-$949/wk %	1.1	4.1
>$950/wk %	0.2	0.8
Monthly Housing Cost Estimate	1,199	1,286
Mortgage Repayment to HH Income %	23.3	23.3
Rental Payments to HH Income %	20.4	20.6

Sources: ABS, 2021 Census, AreaSearch

Education

An educational assessment for Burpengary undertaken by AreaSearch showed an overall ranking marginally below national averages considering a broad range of educational performance and achievement statistics. 14.0% of residents in Burpengary have completed bachelor or postgraduate qualifications which is materially below the 30.4% recorded for Greater Brisbane, while 25.0% of the resident population reported to be attending school between pre-school and secodnary level, while 3.6% were attending a technical college and 4.2% attending university.

Based on a broad range of educational performance and achievement statistics the catchment was found to perform relatively in line with the average area assessed nationally by AreaSearch.

School Places
3,910

Est. Resident Student Pop*
5,635

34.2% 34.7%

University educated
14.0%
30.4%

Local School Performance
Average ICSEA Score
996 1,028

Qualifications Achieved

Burpengary		Greater Brisbane	
33.4%	Technical Certificate Holders	22.7%	
10.4%	Bachelor's Degree Holders	20.4%	
1.7%	Graduate Diploma Holders	2.9%	
1.9%	Post Grad. Degree Holders	7.1%	

* Includes tertiary institutions

Sources: ABS, 2021 Census, AreaSearch

Educational Institution Attendance

Total population attending - 34.2%

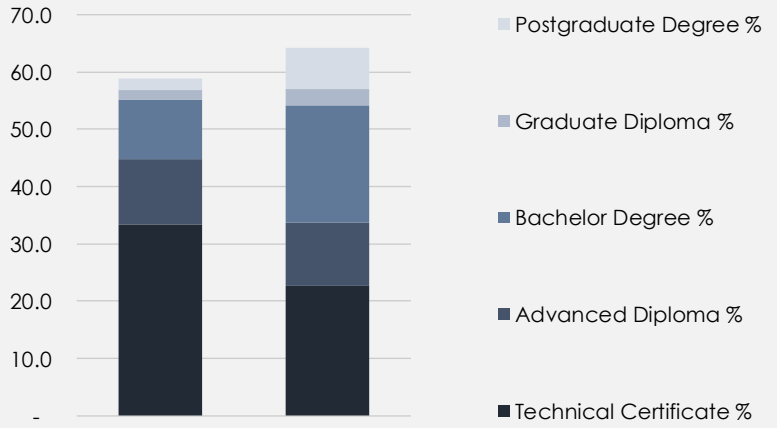
** of which:

** Chart excludes attendees where institution type undisclosed

University Qualification Attainment ***

*** Of population aged above 15 years old

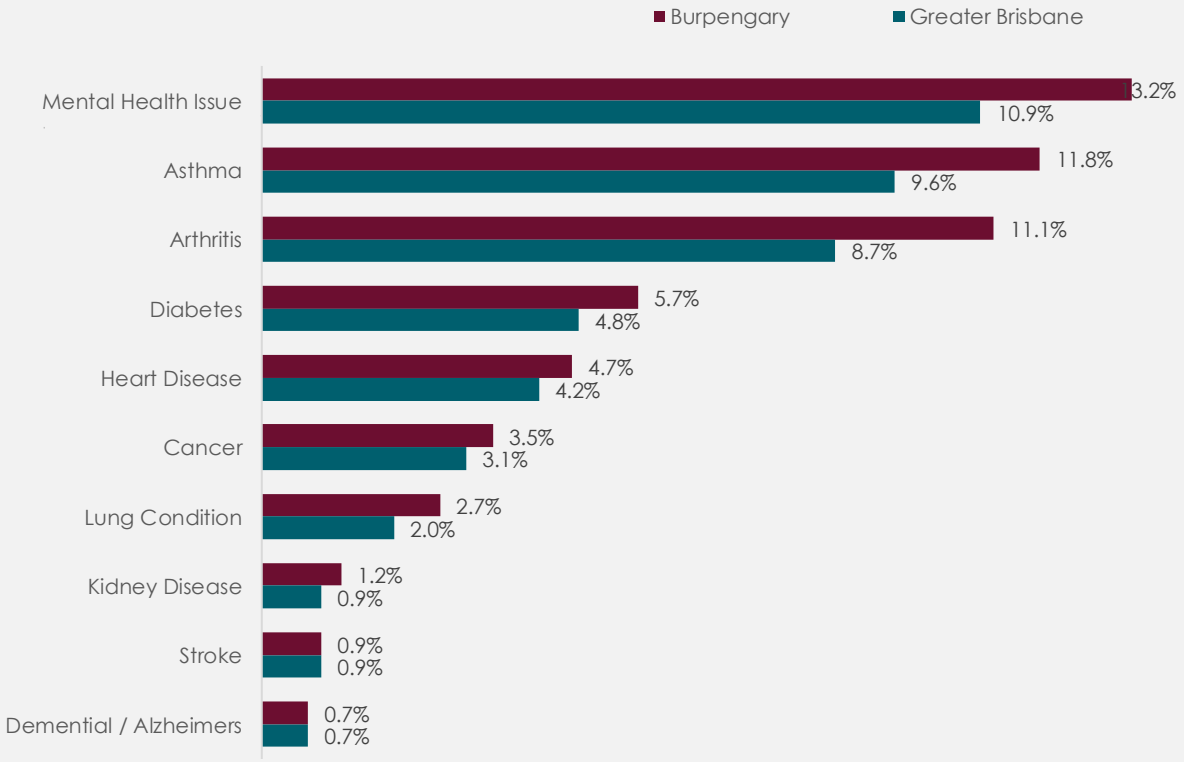
Post-High School Qualification Splits



Health

Health performance in Burpengary is well below average with considerably higher than average prevalence of common health conditions and to an even higher degree among older age cohorts and the rate of private health cover was found to be very low at approximately 23% of the total population (~3,806 people). The most common medical conditions in the area were found to be mental health issues and asthma, impacting 13.2 and 11.8% of residents, respectively, while 63.7% declared themselves as completely clear of medical ailments compared to 69.2% across Greater Brisbane. Overall 7% of the total population registered as requiring assistance with day to day activities, which is considerably higher than the national average .

Long-term conditions



Sources: ABS, 2021 Census, AreaSearch

Health performance in the catchment is well below average with considerably higher than average prevalence of common health conditions and to an even higher degree among older age cohorts

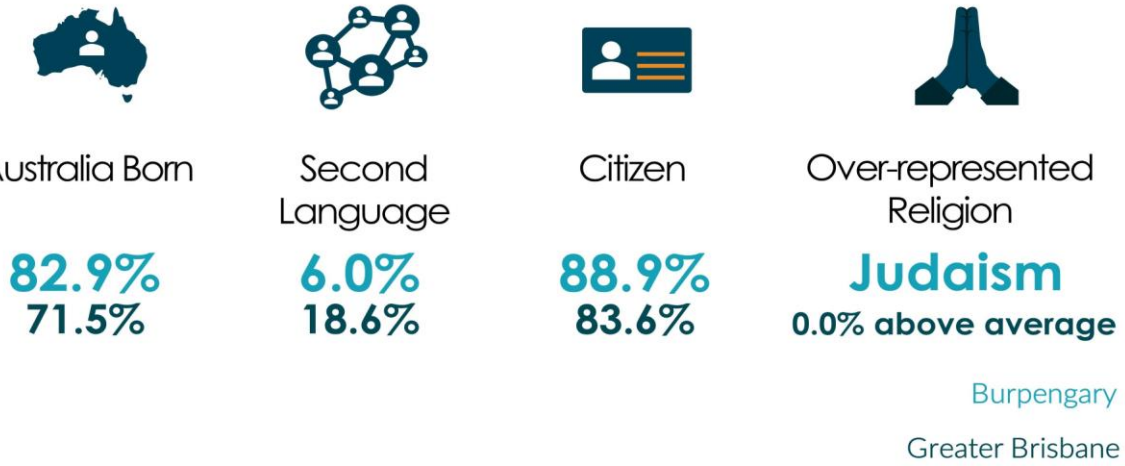
	Burpengary	Greater Brisbane
Need for Assistance %	7	5.7
Private Health Cover %	23.1	30.4
Zero health Conditions %	63.7	69.2
One Long Term Condition %	23.6	20.9
Two Long Term Conditions %	8.3	6.5
3+ Long Term Conditions %	4.3	3.4
Other Condition %	10.5	9.6
Mental Health Issue %	13.2	10.9
Asthma %	11.8	9.6
Arthritis %	11.1	8.7
Diabetes %	5.7	4.8
Heart Disease %	4.7	4.2
Cancer %	3.5	3.1
Lung Condition %	2.7	2
Kidney Disease %	1.2	0.9
Stroke %	0.9	0.9
Demential / Alzheimers %	0.7	0.7

Diversity

The level of cultural diversity in the area was below average according to AreaSearch's assessment of a broad range of indicators.

The Burpengary stood out the most in terms of the proportion of the population who speak english only (94.0%) while, 82.9% were Australian born. Judaism was identified at the religion most over represented in Burpengary compared to Brisbane metro which was 0.0% higher than average and represents 0.1% of the community.

The area ranks below the Australian average when compared to other local markets across a number of language and cultural background related metrics.



	Burpengary	Greater Brisbane
Origins		
Australian Citizen %	88.9	83.6
Australian Born %	82.9	71.6
O/S Born %	17.1	28.5
English Spoken Only %	94.0	81.4
Other Language Spoken %	6.1	18.7
Religion		
Buddhism %	0.8	2.0
Christianity %	47.2	47.5
Hinduism %	0.5	2.2
Islam %	0.3	2.0
Judaism %	0.1	0.1
Other %	0.6	1.3

Notes: Percentile rankings based on national SA2 comparison • religion splits based on question respondents who disclosed their religion on night of Census.

Sources: ABS, 2021 Census, AreaSearch

Age

The median ages within Burpengary and the Greater Brisbane region sit at 36 and 36, respectively, with Burpengary's most over and under-represented age cohorts in comparison to the Greater Brisbane average being the 55 - 64 (12.3% of the total population) and 35 - 44 (12.3% of the total population) age groups.

Looking at population forecasts by age brackets, the bulk of the population increase is expected to be within the 75 to 84 age group, which is projected to expand by 499 people.

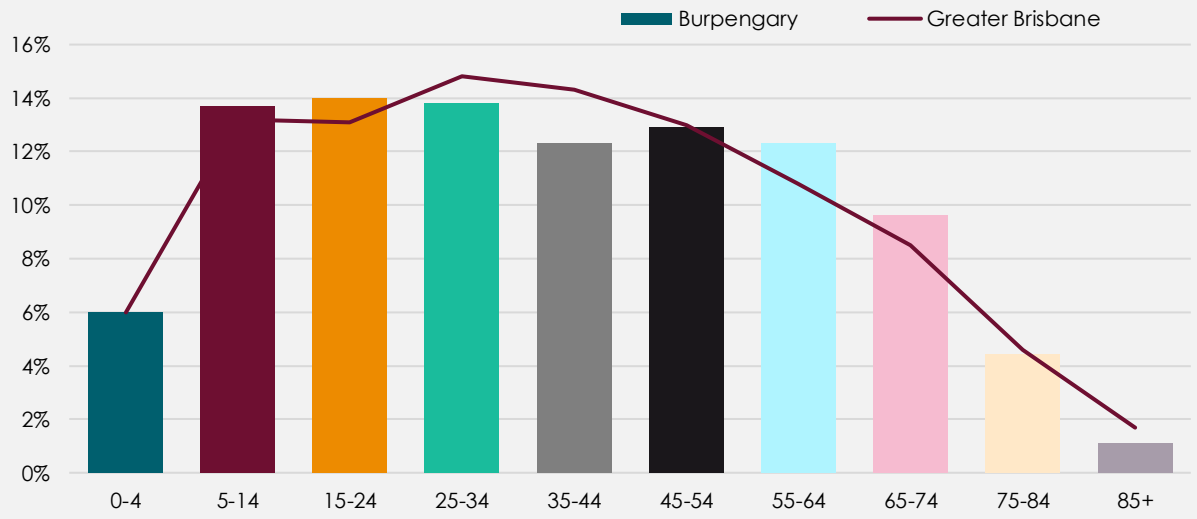
The catchment's population is slightly younger than average based on AreaSearch's comparison of median ages countrywide.

	Burpengary	Greater Brisbane
Median Age	36yo	36yo
Over-represented	55 to 64	1.4% above region
Under-represented	35 to 44	-2.0% below region

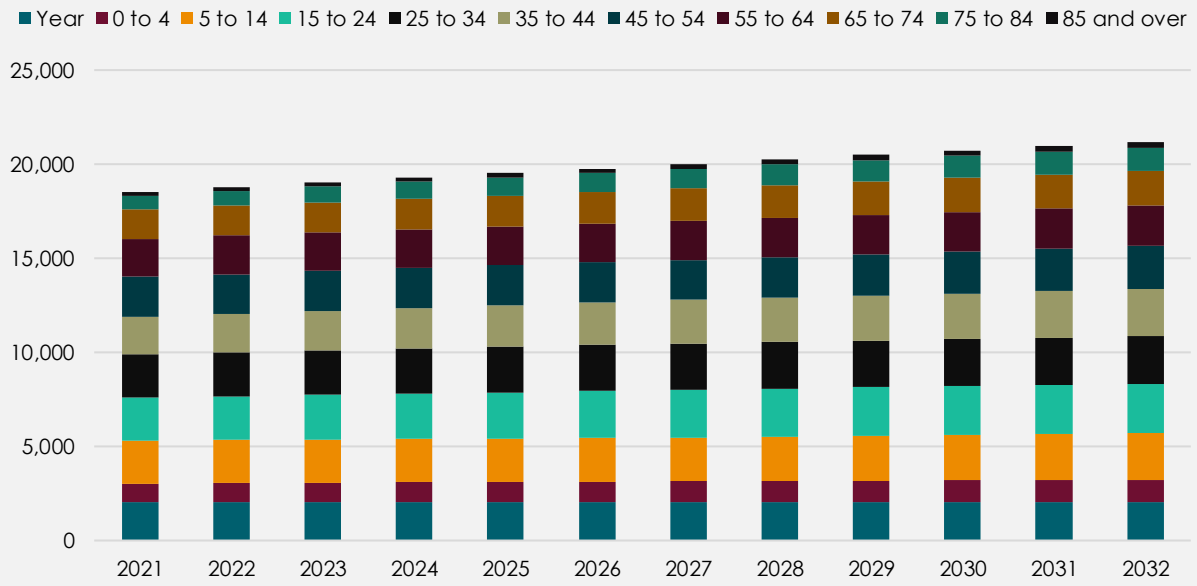
85+	75 to 84	35 to 44
76.1%	69.6%	23.3%

Forecast Growth 2032 Key Cohorts

Age Distribution



Population Projections by Age Cohort



Sources: ABS, DOH, 2021 Census, AreaSearch

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