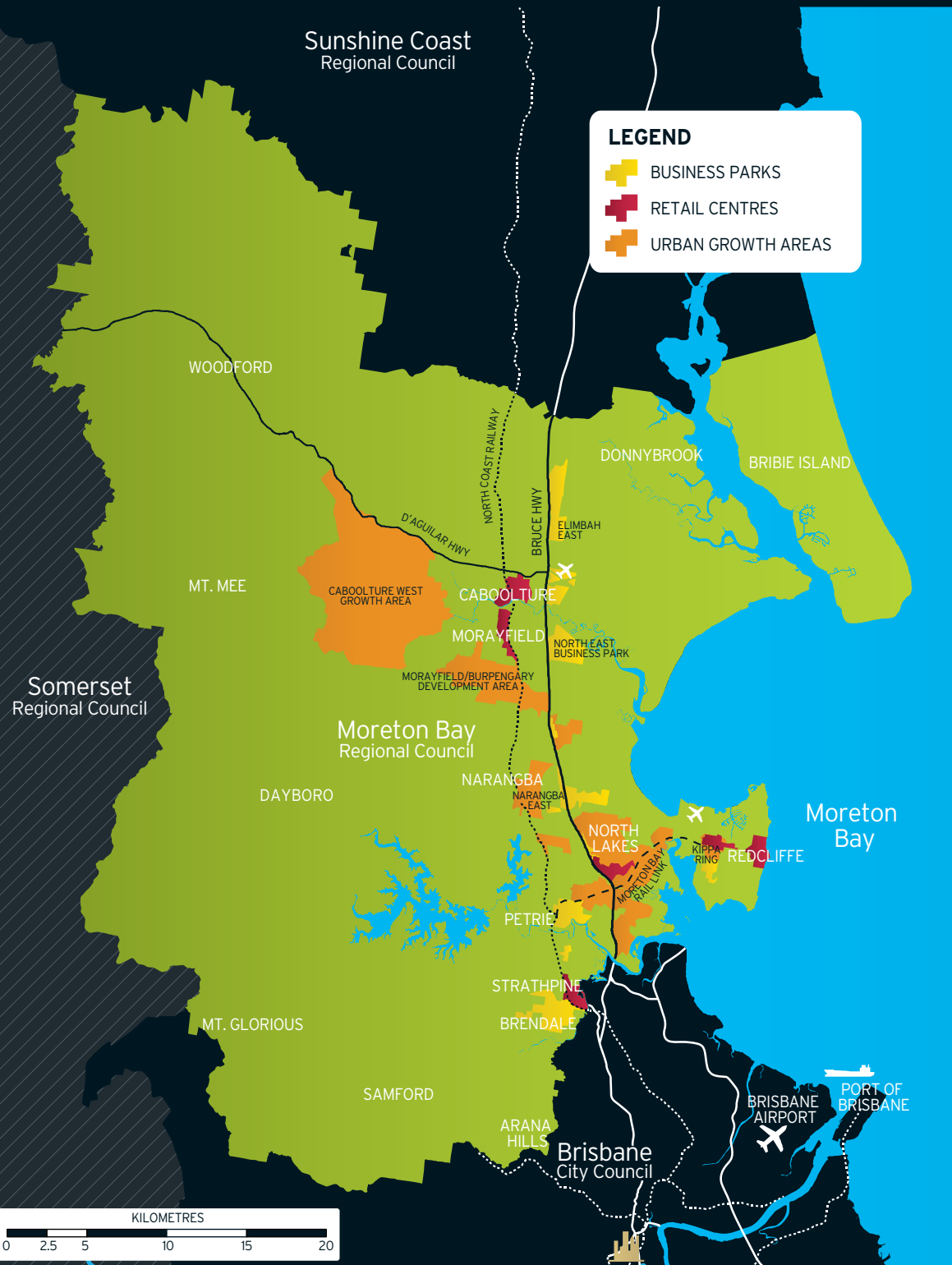


There's only **1** location to invest.



Moreton Bay Region



MORETON BAY REGION - YOUR INVESTMENT PARTNER

Strategically located to the north of the Brisbane CBD the region provides direct access to Brisbane International and Domestic Airports, the Port of Brisbane and to the Australian Trade Coast enabling businesses to access both domestic and international markets with ease.

Moreton Bay Regional Council and Regional Development Moreton Bay Inc have joined forces to ensure your business investment into the Moreton Bay Region is seamless and straightforward.

Through the Business Advantage Program, we will allocate an Investment Executive to manage your project from inception through to moving in and beyond.

We will work with you through site / building selection, planning, finance, recruitment and supply chain development. Whatever your requirements, our Investment Executive will work alongside you to secure your investment for this great region.

Come and see for yourself how the Moreton Bay Region offers the perfect balance between business and lifestyle, and then talk to one of our representatives about how you can make the most of the opportunities in one of Australia's fastest growing regions.



Allan Sutherland

Allan Sutherland
Mayor, Moreton Bay Regional Council



Neil Hoddinett

Neil Hoddinett
Chair, Regional Development
Australia Moreton Bay

MORETON BAY REGION - WE'VE GOT IT ALL FOR YOUR BUSINESS

The Moreton Bay Region provides the perfect balance between business and lifestyle:

- 1 Location:** a strategic location that provides access to the world.
- 2 Land:** plenty of room to grow with over 1,800ha of land for commercial and industrial uses.
- 3 Workforce:** a large, highly skilled and accessible workforce of 185,000.
- 4 Business:** cost advantages that add to your bottom line.
- 5 Lifestyle:** a great lifestyle in a beautiful region.

MORETON BAY REGION FAST FACTS

Population 2011	389,661
Population Growth (2006-2011)	17.1%
Economy (GRP) 2011-12	\$10.62 billion
Economic Growth (2006-2012)	22.7%
Unemployment (June 2012)	5.5%
Average Wage (2011)	\$723/week
Key Economic Sectors	Manufacturing, Retail, Construction

Source: ABS (2012), DEEWR (2013), Profile ID (2013)

1 LOCATION

Moreton Bay Region has a strategic location with access to the world.

The Moreton Bay Region sits just north of Brisbane in booming South East Queensland. With easy access to major transport routes, the region is the perfect base from which to expand your business across Australia and the globe.

Road

The six-lane Bruce Highway M1 motorway, which is part of the east coast national highway network, provides the major transport spine through the region.

Air

The Moreton Bay Region is located just 20 minutes from Brisbane Airport, which saw 21 million passengers in 2011-12 and has almost 2,000 flights per week to destinations across Australia and the world.

Port

The Moreton Bay Region has excellent access to the Port of Brisbane, which is the third largest container port in Australia and one of the country's fastest growing.

Telecommunications

The Moreton Bay Region provides comprehensive access to broadband infrastructure, which will be significantly enhanced as the region is one of the first in Australia to benefit from the roll out of the National Broadband Network (NBN) from 2013 - ensuring that your business is globally connected.



Rail

Queensland Rail operates a full timetable of passenger and freight rail connections within and beyond the region and a \$1.15 billion Moreton Bay Rail Link is currently underway, which will transform access to and from the Brisbane CBD (due to be completed by late 2016).

HBL is keen to maintain its aggressive growth in the area and is proud to call the Moreton Bay region home, we believe that it delivers the ideal work, live, play balance for our staff.

Martin Hall, General Manager
Hornibrook Group

2 LAND

We have room for growing businesses. There are more than 1,800 hectares of competitively priced available land for a wide variety of commercial and industrial uses. Moreton Bay Region is home to a variety of business precincts that can cater for high-tech companies, logistics operations, light industrial uses and large, campus style commercial offices, as well as, a range of retail uses.

COMPETITIVE LAND PRICES

Source: AECgroup, Savills

Area	Avg Industrial Land Costs (\$/sqm)	Savings in Moreton Bay Region
Moreton Bay Region	\$220	
Brisbane (Australia Trade Coast)	\$320	31%
Melbourne	\$253	13%
Sydney	\$417	47%

COMPETITIVE COMMERCIAL RENTS

Source: AECgroup, Savills

Area	Avg Commercial Rent (\$/sqm)	Savings in Moreton Bay Region
Moreton Bay Region	\$367	
Brisbane (Fringe)	\$480	23%
Brisbane (CBD)	\$689	47%
Melbourne (CBD)	\$567	35%
Sydney (CBD)	\$913	60%

3 WORKFORCE

We have a large, highly skilled and accessible workforce. Our region has a significant labour pool of 185,000 workers. Our region offers value, as well as, very competitive wages.

SKILLED WORKFORCE

Source: ABS (2012)

Qualification	Workforce
High School Diploma	110,929
University Degree	49,670
Non-school Qualification	97,732

AVERAGE WAGES

Source: ABS (2012)

Area	Average Wage/week
Moreton Bay Region	\$723
Brisbane	\$785
Melbourne	\$756
Sydney	\$795

The region is close to many major research and development centres in South East Queensland, including the University of Queensland, Queensland University of Technology (QUT), Griffith University, Australian Catholic University and Sunshine Coast University, as well as, Trade Training Centres and an Aquaculture Research Centre, all to support your business and your workforce needs.

The Moreton Bay Region has been instrumental in growing our nationwide business. It has provided strong economic growth and a consistent employment pool of professionals who continue to sustain our local operation.

Geoff Auckland, Director of Corporate Services Auto & General, Budget Direct

4 BUSINESS

We have a strong business environment that provides real value to our companies.

There are numerous business advantages that our region can provide, including:

- Low business tax (lowest payroll tax rate in Australia)
- Low worker's compensation premiums
- Competitive wage costs
- Competitive land costs and commercial rents
- Competitive utility costs

The table below highlights an example of the competitive business environment that the Moreton Bay Region provides. The table highlights savings in labour, payroll tax and workcover for a Medical and Surgical Equipment Manufacturing operation, employing 50 people.

MORETON BAY'S COMPETITIVE COST SAVINGS

	Brisbane	Sydney	Melbourne	Moreton Bay
Payroll	\$2,771,536	\$2,879,446	\$2,822,598	\$2,452,699
Payroll Tax	\$79,398	\$119,379	\$111,357	\$64,253
Workcover	\$24,196	\$52,953	\$16,371	\$21,412
Total	\$2,875,130	\$3,051,779	\$2,950,326	\$2,538,365
Savings in Moreton Bay Region (\$)	336,765	513,414	411,961	NA
Savings in Moreton Bay Region (%)	12	17	14	NA

Source: AECgroup, ABS Census (2012), ABS Wage Price Index (2013), Office of State Revenue, QLD (2013), Office of State Revenue NSW (2013), Office of State Revenue Vic (2013), Workcover QLD (2013), Workcover VIC (2013), Workcover NSW (2013)

The proof of our pro-business environment is demonstrated in the growth and success of our economy, which has grown 23% over the last six years. Our key sectors for growth include:

- Logistics
- High tech manufacturing
- IT and professional services

5 LIFESTYLE

We have life style. The Moreton Bay Region offers a lifestyle that is second-to-none with magnificent seaside suburbs and a rolling green hinterland.

Our lifestyle is best characterised as a relaxed and safe community that values leisure and recreation. Whether it is a day at a patrolled beach, a spot of whale watching, a scenic drive in the D'Aguilar Mountain Range, a picnic by Pumicestone Passage, surfing at Bribie Island, boating and fishing on Moreton Bay, or a visit to one of the quaint country townships, we really do have it all in terms of supporting a great quality of life.

Housing

Offering capital city convenience without capital city costs, housing in the Moreton Bay Region is more affordable than in Brisbane. Characterised by family homes, often with backyard swimming pools, the region also offers unit living closer to public transport and shops, as well as, rural acreage living.

■ Prior to moving our business here we investigated eight other areas in and around Brisbane. Frankly this area won hands down on all our criteria. Any business serious about their long term future needs to put this area to the test. The fact is when they do; it will tick all the key boxes as it did for us. ■■

Michael Kennedy, General Manager
Kennedy's Aged Timbers



REGIONAL DEVELOPMENT AUSTRALIA MORETON BAY INC

Regional Development Australia (RDA) Moreton Bay is one of 55 organisations established through a partnership between the Australian, state and territory and local governments to support the economic growth and development of Australia's regions.

RDA Moreton Bay fulfils a crucial role working across the three levels of government to promote the region, attract new investment, support business growth, and facilitate employment creation to enhance the future sustainability of this great region.

Andrew Quain

Executive Officer

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MORETON BAY REGIONAL COUNCIL ECONOMIC DEVELOPMENT UNIT

Moreton Bay Regional Council's Economic Development Team are the one stop shop for your business. Eager to help, they will assist you from your initial enquiry through to your employees starting their first day at work.

The team can provide information and key contacts for up to date demographic and economic information, organise tours for prospective investors to gain knowledge of land availability or to view business sites and premises, arrange pre-lodgement meetings, or support your local recruitment and sourcing of equipment and suppliers.

Once your business is up and running, the Economic Development Team continues to assist local business through the highly valued Better Business Event and Workshop business support series.

Mark Forbes

Economic Development and Tourism Manager

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TO FIND OUT ABOUT MORETON BAY REGION'S EXCLUSIVE FORUMS AND EVENTS IN YOUR AREA:

VISIT

investmoretonbay.com.au

OR CALL

+61 (0)7 3283 0333



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