

SETTLING IN BRISBANE: A COMPREHENSIVE GUIDE FOR NEWCOMERS

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Abstract

Brisbane, the capital city of Queensland, Australia, is a dynamic and culturally rich metropolis nestled along the eastern coast. This thriving city offers a compelling blend of natural beauty, urban sophistication, and a laid-back lifestyle that attracts newcomers from around the world.

Brisbane is known for its subtropical climate, with warm, sunny days for much of the year. The city is situated along the banks of the Brisbane River, providing a stunning backdrop for outdoor activities, including river cruises, cycling, and picnics in its numerous parks.

The city's vibrant cultural scene is evident in its world-class museums, galleries, and theaters, such as the Queensland Art Gallery, Queensland Museum, and Queensland Performing Arts Centre. It also hosts a variety of annual festivals and events celebrating music, arts, and food.

For those seeking outdoor adventures, Brisbane is a gateway to the nearby Gold Coast, Sunshine Coast, and the picturesque hinterland, offering opportunities for surfing, hiking, and exploring lush rainforests.

1. Introduction

This PDF your essential companion for a smooth transition into life in this vibrant Australian city. Whether you're a recent arrival, an expatriate, or simply exploring the idea of moving to Brisbane, this PDF offers a wealth of information to help you make the most of your new home. Whether you're a newcomer, expatriate, or simply considering a move, this comprehensive PDF offers invaluable insights and practical advice to ensure a seamless integration into your new home. From finding the perfect accommodation and navigating the city's diverse neighborhoods to understanding the healthcare system and educational options, we've got you covered. Discover Brisbane's unique cultural offerings, dining scene, and recreational activities, and connect with local resources and community organizations for a supportive network. Let "Settling In Brisbane" be your trusted companion as you embark on this exciting journey.

2. BRISBANE - IT'S BOOMING, IT'S BRILLIANT, IT'S DOWNRIGHT SEXY

YES, Brisbane, you shall go to the ball. Don't take any notice of those "lack of sophistication" jibes meted out by your wicked stepsisters, Sydney and Melbourne. They're just jealous of your youth and potential. They're afraid that later this century you might rival them in power and allure. But the fact is Brisbane on several measures you already rival these cities.

Consider the evidence:

Both Sydney and Melbourne invested heavily in the boom of the late 1980s. The inevitable and ensuing crash plunged both into crisis. As the storm clouds gathered, flighty Sydneysiders upped and offed in search of the easy dollars yielded by swapping harbour-city houses for Queensland bungalows.

But it was Melbourne that fared worst, losing its state bank, suffering a humiliating series of high-profile corporate collapses, and finally resulting in an almost biblical exodus. In the year to June 1994

some 20,000 penitent and frightened southern souls sought their economic salvation in the Queensland sun.



Throughout this crisis that also engulfed Perth, Adelaide and Geelong - small cities all, naively attempting to punch above their weight - it was Brisbane that came through relatively unscathed. And this city's secret to surviving the chaos? Population growth.

Brisbane has recorded the highest percentage rate of population growth of all state capital cities every year since 1990. Its 1980s rival for this title, Perth, was wounded by economic events associated with WA Inc and the collapse of Bond Corp. Brisbane's sustained population growth translated directly into job growth. Do this better than any other state for a decade and a half and suddenly Brisbane looks downright sexy. It is transformed from the awkward and gangly self-parody of "Brisvegas" into the sleek self-confidence of "Cinderella city" by the sheer cultural power contained in the notion that everyone loves a winner.

In the 15 years to June 2005 official labour force survey data show that Brisbane recorded the largest percentage increase in jobs (56 per cent) of all capital cities. This same data source goes on to confirm that in the 12 months to June 2005 the Queensland workforce expanded by an historically significant 107,000 jobs or 5.3 per cent. This is the largest and fastest annual increase in jobs for this state in 25 years. But more to the point, the absolute job growth in Queensland over the past 12 months has not been bettered by any state in any year in a decade.

These are significant times for Queensland and for those investing in this state. By way of comparison, job growth in the far bigger and more important state of NSW in this year was 71,000 or 2.1 per cent.

Just when the conventional wisdom had written off southeast Queensland as being on the leeward side of the sea-change mountain, along comes a powerful surge in employment, driven by a boom in resources, construction and infrastructure, and promising even more in the property sector. After all, more jobs translate into an expanded capacity to take out mortgages and to push up property values.

The numbers that belie this trend mask a cultural shift that has boldly gripped this city by the inner suburbs.

"New businesses were attracted to or blossomed in this region late in the 20th century. Boeing and Virgin joined Flight Centre and Billabong as new century enterprises freed from the corporate grip of Sydney and Melbourne..."

The subtle northward shift in both corporate gravitas and private wealth is reflected by the fact that in 1992 Brisbane-Gold Coast accommodated 10 of this nation's wealthiest 200 individuals. By 2004 this number had risen to 26. Sydney's share slumped from 85 to 73. An even more dramatic swing is evident among up and coming entrepreneurs: in 2004 some 29 per cent of the Young Rich List's wealth was based in Brisbane-Gold Coast, compared with 28 per cent in Melbourne and 21 per cent in Sydney.

New business opportunities in Queensland are now identified and crystallised locally instead of being handed over to southern interests. There is also evidence of a rising self-confidence emanating from Brisbane's popular culture. Throughout the 1990s the pop group Savage Garden proudly retained, and promoted, their Brisbane heritage. One generation earlier it was necessary for the Bees Gees to effectively cut ties to their childhood home of Brisbane.

The city changed dramatically as a result of these demographic and cultural shifts. Locals cite the 1982 Commonwealth games and Expo 88 as turning points. Both events projected Brisbane to a world audience. The Expo gifted Brisbane the development site of South Bank, which is now a lively arts, entertainment and tourist precinct embellishing the CBD.

In the early 1990s the city seemed to finally "discover" its riverfront location, 170 years after first settlement. Former mayor Jim Soorley presciently put a stop to river dredging opposite the CBD. This environmentally confronting practice was not based on the need for deeper navigation channels: it was a commercial enterprise to mine mineral sands from the river bed.

The new Treasury Casino, opened in 1995, added yet another jewel to Brisbane's CBD as a destination. And then it happened, quite late in the century and spilling into the new millennium. The demographic profile of Brisbane started to change.

The suburban monocultural Brisbane parodied by the term "Brisvegas" gradually acquired an edgy new market segment. Young, hip Generation Xers who earlier in the decade felt compelled to migrate south, started to stay put. And twenty-something Gen Ys seem to be following their lead. Perhaps partially attracted by the food source of minimally fitted-out restaurants, and also drawing sustenance from the burgeoning creative arts scene (which can be traced back to the establishment of Movie World studios in 1988), a powerful new sub-market affixed itself to Brisbane.

This new market demanded, got and is getting residential apartments within the Brisbane CBD and on the city fringe. This market did not exist in the world of Brisvegas; it exists now with the rise of the New Brisbane.

Brisbane changed profoundly during the 1990s. This change was fuelled by a series of factors that coalesced to deliver both a market and a culture that to date has remained leashed to the CBD and the inner city. Such changes typically begin in these places and with these groups before spreading to other tribes in the suburban territories. It may take another decade before suburban classes, let alone the snooty Sydney and Melbourne sisters, appreciate that plain-Jane Brisbane has had a makeover.

3. WEATHER IN BRISBANE



Find information on temperature, rainfall and seasonal activities to help plan your holiday in Brisbane.

WHAT IS THE WEATHER LIKE IN BRISBANE?

Sunseekers flock to Brisbane. The Queensland capital enjoys a subtropical climate, defined by warm or hot weather for most of the year. Plan ahead with our information on temperature and rainfall.

Summer (December – February)

During summer, average temperatures range from 21 - 29.8°C (69.8 - 85.6°F) and the city has its highest rainfall, which can bring thunderstorms and occasional floods. Average rainfall during this time is 426.6 mm (16.8 inches).

Autumn (March – May)

Autumn signals the end of the hot summer when average temperatures drop between 15 - 25°C (59 - 77°F), and the city experiences low humidity and less rain.

Winter (June – August)

Brisbane's weather in winter is generally dry and mild with mean temperatures between 11 - 21°C (51.8 - 69.8°F). Early mornings and nights can be crisp, but overnight lows rarely drop below 9°C (48.2°F).

Spring (September – November)

The spring climate is similar to autumn, with average temperatures between 15 - 25°C (59 - 77°F). Warm, sunny days are tempered by cool sea breezes.

FREQUENTLY ASKED QUESTIONS ABOUT THE WEATHER IN BRISBANE

Does Brisbane observe daylight saving time?

Daylight saving is not observed in Queensland. The time zone in Queensland is Australian Eastern Standard Time (AEST), UTC +10.

What time is sunrise and sunset in Brisbane?

December experiences the longest hours of daylight with sunrise at approximately 4:50am and sunset at 6:40pm. June has the least hours of daylight with sunrise at approximately 6:30am and sunset at 5pm.

What is the humidity in Brisbane?

In Brisbane the average humidity ranges from 50 per cent in winter to 65 - 70 per cent through the months of January, February and March. On average February is the most humid and September is the least humid.

Does it snow during winter in Brisbane?

It does not snow in Brisbane, however light snowfall has been reported in southern Queensland, including Stanthorpe on the Granite Belt.

What is the Ultraviolet (UV) Index Forecast?

Visitors to Brisbane should look out for the UV index in local weather reports, which describes the daily solar UV radiation intensity. Protect yourself from sunburn by using SPF30+ sunscreen, which is readily available throughout Australia at supermarkets, convenience stores and pharmacies, and wearing sun-smart clothing, including a hat and sunglasses.

4. Best Suburbs In Brisbane For Anyone New To The City

Are you moving to the capital city of Queensland? Brisbane is one of the liveliest cities to live, work and raise a family. Home to top-class schools, healthcare facilities, heritage sites and a booming economy, the city continues to attract potential property investors, home buyers and job seekers.

The best part is that it is comparatively cheaper than other capital cities, such as Sydney, Melbourne, and Perth. The average cost for a single person is from \$400 to \$750 per week, depending on other aspects.

If you are still exploring this new city and looking for a suitable location for your new home, do proper research and find ideal suburbs that offer close access to schools, green parklands, clinics, culinary hubs and other community amenities.

Brisbane has some of the best suburbs close to the CBD and the countryside that you should explore and choose the most suitable one depending on your specific needs and estimated budget.

Here is a complete guide to help you know more about the best suburbs before hiring expert removalists in Brisbane and keep things organised.

Brisbane: Live in the Australia's Subtropical Gem

With a total population of 2,505,000 people, the capital of Queensland has become one of the hotspots among new homebuyers. People with families are relocating to the city to leverage the benefits of local amenities while enjoying a sunshine-filled climate, a diverse and laid-back community.

You can also discover the Stunning Brisbane River, South Bank Parklands, Lone Pine Sanctuary and Botanic Gardens while living in this new city. If you plan to buy a new home, contact the local real estate agent and look for the best options.



If you want to live in a peaceful, green and beautiful suburbs in Brisbane, consider the following options:

1. Kangaroo Point: A Great Suburb For Young Professionals

Nestled on the eastern bank of the Brisbane River, Kangaroo Point is an inner-city suburb of Brisbane offering low-maintenance and high-density living in a green and beautiful environment.

The suburb is best known for its breathtaking views, spacious homes, iconic cliffs, schools, and riverside homes. It is popular among working professionals and young couples – all thanks to the easy and easy accessibility to the city's CBD. However, owning a house is quite expensive due to its proximity to commercial centres and other places.

As of 2023, the median house price in Kangaroo Point is around \$1,365,000, and the price for units is \$557,500. The average rent for a house is \$685 per week, with an annual rental yield of 2.6 per cent. You can even rent a house in Brisbane if running low on budget but want a lavish lifestyle and prime location for your accommodation.

If you want to live in an expensive suburb close to the central business district, relocate to Kangaroo Point.

2. Alderley: City's Most Sought-After Suburb

Surrounded by Kedron Brook to the north and Breakfast Creek to the south, Alderley is a well-established suburb located 4 km of the Brisbane CBD. The region boasts great amenities and cutting-edge infrastructure facilities, making Alderley one of the demanding places for million-dollar mansions.

The state is also expected to welcome some of the major infrastructure projects that will increase the demand for properties across Brisbane and other cities and suburbs.

It is home to Brookside Shopping Centre, fine dining restaurants, clubs, pubs and entertainment hubs. If you want to maintain your high living standard when relocating house, choose Alderley.

The median property prices for a house is \$1,200,000, while the average rent is \$650 PW. The best part is that the suburb has some of the best primary and public schools within the residential area's catchment.

3. New Farm: A Beautiful Inner Suburb Of Brisbane

Located 2 kilometres east of the Central Business District and surrounded by the Brisbane River, New Farm is a beautiful, full-grown and thriving suburb that has a huge residential area and community parks.

If you want a house that boasts breathtaking riverside views, mountains and lush-green parks, New Farm is the perfect place for you. The residential area is close to schools, healthcare centres, sports complexes, shopping centres and entertainment hubs.

With a median house price of \$2,535,000 and rent for \$1,100 per week, the suburb has become one of the most expensive suburbs in the city.

This makes New Farm as one of the best places to invest in the capital of Queensland.

If planning to relocate locally, hire the best removalists Brisbane and transport your household belongings without any stress. This will give you enough time to get involved in your new neighbourhood so that you can settle down with ease.

4. Kelvin Grove : A Haven For Heritage Sites

Are you searching for a liveable, beautiful and family-friendly suburb in Brisbane? Look no further than Kelvin Grove. It is a historic suburb filled with well-preserved heritage sites, mesmerising buildings, recreational reserves, and lush-green parklands.

The suburb boasts expensive residential properties with high-end amenities, school catchments, world-renowned hospitals, a commercial market and much more.

The close proximity to the city centre makes it one of the hotspots in Brisbane – all thanks to easy accessibility to public transport, culinary delights, high-rise luxury apartments and new-age infrastructural developments. You can learn about your new city and suburb and choose the best location within your estimated budget.

The average price for a 3-bedroom, 2-bathroom house in Kelvin Grove is \$1,270,000, and the rent is \$627 per week. The suburb has witnessed a significant growth rate of around 2.8 per cent for houses.

If you want to invest in this beautiful and lavish suburb, explore the best residential options with the help of local real estate agent and make a well-informed decision.

5. Paddington: Enjoy A Suburban Lifestyle

Situated on steep ridges and hills, Paddington is also one of the ideal suburbs that offer great local amenities, sought-after residential properties, villas, mansions and sky-high apartments. It is just 2 kilometres west of the CBD and is considered one of the oldest suburbs.

It has surrounded by tree-lined streets, mesmerising heritage sites, an art and craft scene and a vibrant café and shopping culture. These are some of the key factors that contribute to drawing the attention of young professionals, couples and families towards Paddington.

The median price for a 3-bedrooms, 2-bathroom house is \$1,685,000, and the rent is \$800 per week. You can choose to live in a rented property if you want a sought-after suburb close to the CBD.

6. West End: A Thriving Cultural Suburb

Renowned for its multicultural centre, vibrant nightlife, cafes, restaurants and bars, West End is an inner southern suburb of Brisbane, QLD, that has gained a lot of popularity among young generations and working professionals.

It allows you to enjoy a luxury lifestyle while cherishing an eclectic atmosphere, social hubs, culinary delights, and the best educational facilities. It is home to some of the best heritage sites, art galleries, retail stores and local markets. The transport is also smooth- thanks to buses and ferries.

If you are planning to buy a house in West End or looking for a luxury residential property, this is the perfect place for you. The median house price in the suburb is \$1,800,000, while the rent is \$ 750 per week.

Whether you are moving to a sought-after suburb or a family-friendly one, make sure you book local removalists in Brisbane and keep your belongings intact throughout the journey.

7. St Lucia: A Beautiful Riverside Suburb

Are you looking for a safe and family-friendly suburb in Brisbane? Look no further than St Lucia. It is a beautiful place with a low crime rate and high-end amenities. The suburb is best known for its luxury homes, thriving local market, cafes, restaurants, clubs, pubs, shopping complexes, boutiques, sports recreational centres and much more.

The proximity to world-renowned institutions, such as the University of Queensland, and other top-notch schools, makes it an ideal place for people seeking quality life and the best education for their kids.

The median price for a 3-bedroom, 2-bathroom house in St Lucia is around \$1,450,000, and the rent is \$620 per week. Depending on your specific requirements and budget, you can opt for mansions, townhouses, studio apartments and high-rise residential properties. You can also buy a dream home near the Brisbane River and, enjoy breath-taking riverside views, bike rides, and promote an exciting and active lifestyle.

This guide will help you know everything about the best suburbs if you are new to the capital city of Queensland. Enjoy a lively ambience, thriving local market, high-end amenities and great housing options when planning to move to Brisbane. Do your part of the research, create your estimated budget and buy your dream house in the perfect location.

5. The Best Things To Do In Brisbane

Brisbane, the state capital of Queensland (known as “the sunshine state”) has a subtropical climate and an average of 283 days of sunshine every year. So it’s no surprise that many of the city’s favorite activities take place outdoors.

From farmers' markets to hiking, cycling and swimming at Australia's only man-made city beach, here's what to see and do in Brisbane:



City Cycle Tour

Begin your Brisbane visit with a circular bike tour around the Brisbane river by hiring a \$2 CityCycle. Loop from Kangaroo Point over the Story Bridge and down onto the City Boardwalk along the riverfront. Ride past the City Botanic Gardens and around two sides of the central business district to the Kurilpa Bridge. Continue along the matchstick bridge and finish your journey along the Clem Jones Promenade back to where you started.

Streets Beach

After cycling, cool off at Streets Beach on the South Bank. This is Australia's only urban man-made beach and has a sparkling lagoon surrounded by white, sandy beaches and subtropical plants. The beach is free to use and patrolled by qualified lifeguards all year round. For easy access to the beach, stay at The Mantra South Bank, a contemporary luxury hotel minutes from the waterfront.

The Queensland Art Gallery

The Queensland Art Gallery / Gallery of Modern Art (QAGOMA) is on the riverside and is part of the Cultural Precinct at Brisbane's South Bank. The permanent collection of QAGOMA includes more than 17,000 works of historical, modern and contemporary art and presents temporary exhibitions of Australian and international art throughout the year. An excellent hotel choice if you want to be in the heart of the cultural area of the South Bank is The Emporium.

The Old Windmill

Stroll through Observatory Park to visit Queensland's oldest building, the convict-built Old Windmill. Constructed in 1828, this windmill has a fascinating history and has had a number of uses. It was

initially used to process the wheat and corn crops of the Moreton Bay penal settlement, then became a signal station to communicate shipping news, and in more recent times it was a facility for radio and TV communications research. After visiting the windmill, drop by the Ovolo Inchcolm hotel for a drink and snack at the lobby bar, Salon de Co.

Lone Pine Koala Sanctuary

A visit to Australia would not be complete without seeing a koala up close. The Lone Pine Koala Sanctuary, about a 15-minute drive from Brisbane or a short river cruise, opened in 1927 as a safe refuge for sick, injured and orphaned koalas at a time when the species was part of the fur industry. Today, Lone Pine is a key attraction for local and international visitors to see native Australian animals in their natural habitat. After your typical Australian nature experience at Lone Pine, enjoy a meal of contemporary Australian cuisine at the Pullman, another great hotel option, in King George Square near city hall.

River Cruise on the Brisbane River

Combine a boat trip with a visit to the koala sanctuary. The Koala Express (a 35-minute cruise) by Miramar Cruises, departs from the Cultural Centre Pontoon on the South Bank three times daily. Commentary is provided, and an onboard cafe provides drinks and snacks while you're cruising past the city's skyscrapers and leafy suburbs with waterside mansions. Once back on the south bank, a short stroll across the Victoria bridge will bring you to one of Brisbane's coolest new hotels, the W Hotel where you can enjoy a drink at the Living Room bar.

Brisbane Botanic Gardens Mt Coot-tha

A visit to Brisbane Botanic Gardens at the foot of Mount Coot-tha is a must as it's considered to be Queensland's best subtropical botanic gardens. Just a short drive west of the city, entry to the 56-hectare gardens is free, and if you venture up the mountain, the views of the city below are stunning. In addition to experiencing an Australian rainforest, be sure to visit the Japanese Garden designed by one of Japan's leading traditional garden proponents, the late Kenzo Ogata (this was his last work). If you prefer staying in a greener rather than a more urban location, Spicers Balfour Hotel in a classic Queenslander house surrounded by beautiful gardens, is an excellent choice.

Dine at Eagle Street Pier

Brisbane's largest concentration of award-winning fine-dining restaurants are along the Eagle Street Pier riverfront. Try Sake, Aria, Cha Cha Char, Madame Wu, Pony, or Jellyfish and enjoy the city's best views of Story Bridge. After a leisurely dinner you'll be happy you won't have far to go if you stay at the Stamford Plaza hotel.

6. Why choose Brisbane for business

Brisbane is a city of choice for doing business in the Asia Pacific Region. Find out the population growth, development activity, infrastructure projects and talented people driving opportunity in Brisbane. Read about businesses who have already taken the opportunity to locate in Brisbane.

Central and accessible

- Closest capital city on eastern seaboard to Australia's three largest export markets - China, Japan and South Korea
- Brisbane Airport less than 20 minutes and 12 kilometres from the city centre

- Port of Brisbane is one of Australia's largest-growing container ports and Queensland's largest general cargo port



Trends

- Vibrant
- Growing
- Subtropical
- Innovative
- Friendly

Population growth

Generating additional demand for goods and services

- Expected to grow at more than 1% per year
- Almost 47% of working age population under the age of 35

Development activity

Bringing more people to live and work in the area

- 7603 dwellings approved in the 12 months ending December 2019
- Queen's Wharf \$3 billion Integrated Resort Development including five hotels, three residential towers, a new department store, 40 new restaurants, cafes and bars
- Howard Smith Wharves Revitalisation Project has provided a new riverside parkland and commercial development

Infrastructure projects

New roads, transit, schools, hospitals and other major infrastructure projects create opportunities for business

- Victoria Park will provide more greenspace with new places to relax and enjoy Brisbane's beautiful climate
- Brisbane Metro will reduce CBD bus congestion and improve services to the suburbs
- Cross River Rail project will allow more trains to run more often and enable a turn-up-and-go transport system
- \$158 million Brisbane International Cruise Terminal at Luggage Point on the north side of the Brisbane River
- Brisbane Airport Second Runway in progress and on track to commence operations in mid-July 2020
- Proposed 'Brisbane Live' \$2 billion Stadium and Entertainment Precinct, Roma Street
- Five new green bridges to be built across Brisbane. The new bridges will link Kangaroo Point to the Brisbane Central Business District (CBD), Toowong to West End, St Lucia to West End, as well as new crossings at Breakfast Creek and Bellbowrie

Talented people

Access to a skilled workforce

32% with bachelor degree level of education

Who has taken the opportunity?

- Queensland's first Westin Hotel opened in the Brisbane Central Business District (2018)
- Scottish craft beer pioneer BrewDog built a brewing facility at Murarrie (2018)
- Finnish renewable materials company, Stora Enso, chose Lytton as its new Queensland base (2017)
- Appliance company, Miele, set up a 7000m2 Queensland headquarters at the Brisbane Airport precinct (2017)
- Japanese retailer, Uniqlo, chose the Queen Street Mall for its flagship Queensland store (2016)

7. Conclusion

With this guide in hand, you'll feel confident and well-prepared to embark on your Brisbane adventure. Whether you're seeking to explore its natural beauty, embrace its vibrant cultural scene, or build a successful life here, "Settling In Brisbane" is your gateway to making Brisbane your new home. Welcome to your next chapter in this wonderful city!

In closing, this PDF has been your comprehensive companion on your journey to make Brisbane your new home. We've provided you with a wealth of information, guidance, and insights to ensure a smooth transition and a successful start in this dynamic city. As you embark on your Brisbane adventure, remember that this city welcomes newcomers with open arms, and a world of opportunities awaits. Use this guide as your reference, and don't hesitate to explore, connect, and make Brisbane your own. Welcome to your new life in Brisbane!

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