

# BUNDABERG REGION

## FACTS & FIGURES

DECEMBER QUARTER 2009

### Introduction

The Bundaberg Region incorporates the beautiful Coral Coast and is one of Queensland's most modern and progressive centres. The region is comprised of the former Bundaberg City, Burnett, Kolan and Isis Shires and is the southern gateway to the beautiful Great Barrier Reef and the hub of the agriculturally rich North Burnett.

The City of Bundaberg is the dominant commercial and industrial hub of the region and works in partnership with surrounding towns and rural areas to support strong growth and the diverse needs of a dynamic community.

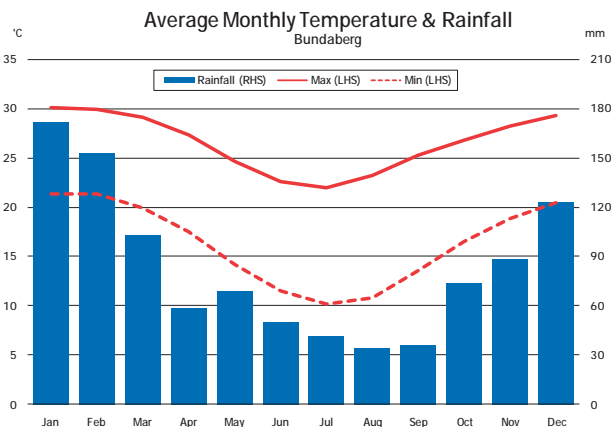


The region's economy is based around its traditional stronghold sectors of agriculture and related manufacturing. Tourism and other service industries are increasing in prominence, leading to a more diversified regional economic base that is capable of capitalising on opportunities and weathering external shocks.

### Climate

The Bundaberg Region's climate is one of the best in Australia, characterised by a generally dry winter and wet summer season.

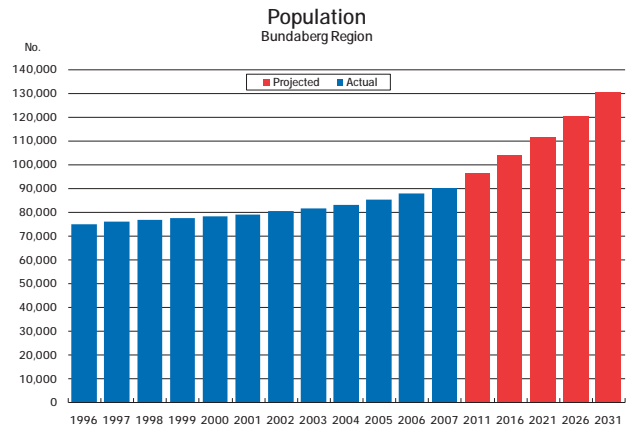
The average mean maximum temperature for Bundaberg ranges from 22.0°C in July to 30.1°C in January, whilst the mean minimum temperature ranges from 10.2°C in July to 21.3°C in both January and February. Average annual rainfall in Bundaberg is 1,000.2mm, with January typically being the wettest month (171.9mm).



Source: Bureau of Meteorology

### Population

There were 89,988 persons residing in the Bundaberg Region in 2007, representing an annual population increase of 2,258 persons, or 2.6% from the level recorded in 2006. The population growth in the Bundaberg Region was greater than the averages for both the Wide-Bay Burnett region (2.5%) and Queensland (2.2%).



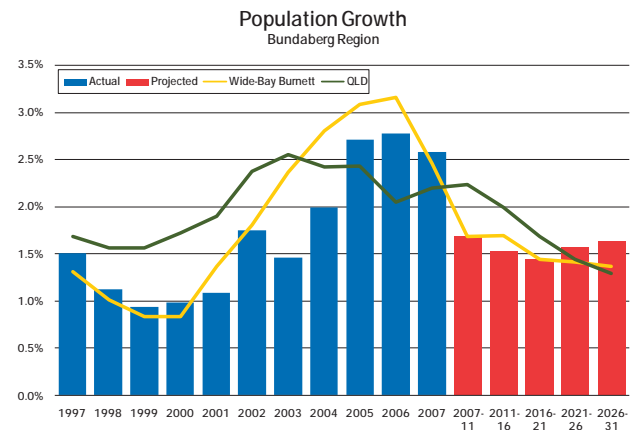
Source: ABS 3218.0, Dept of Infrastructure & Planning

Over the past five years, the population of the Bundaberg Region has increased at an average annual rate of 2.3%, slightly less than the average growth for Queensland (2.4%).

Population				
	2007	Ann % chg	2031	Avg ann % chg (2007-31)
<b>Bundaberg Region</b>	<b>89,988</b>	<b>2.6</b>	<b>130,548</b>	<b>1.6</b>
Wide-Bay Burnett SD	275,944	2.5	395,158	1.5
Queensland	4,181,431	2.2	6,273,885	1.7

Source: ABS 3218.0, Dept of Infrastructure & Planning

Population projections to the year 2031 show that the Bundaberg Region's average population growth is expected to increase by 1.6% per annum, to a population of approximately 130,548 persons.



Note: Changes are average annual % changes for 2007-2031  
Source: ABS 3218.0, Dept of Local Government & Planning

## Productivity

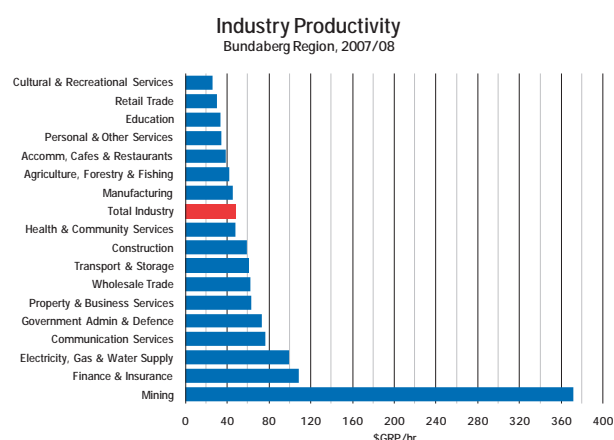
Productivity is a key component of economic growth and is a measure of the efficiency of production within a region. Dividing the GRP of a region by total hours worked will measure the labour productivity within that region, i.e. the average amount of output produced by an hour worked by a person within that region.

The Bundaberg Region recorded total industry productivity (or industry value added per hour worked) of approximately \$48.17 in 2007/08, which represented a significant increase of 13.4% from the average productivity for 2006/07 (\$42.48).

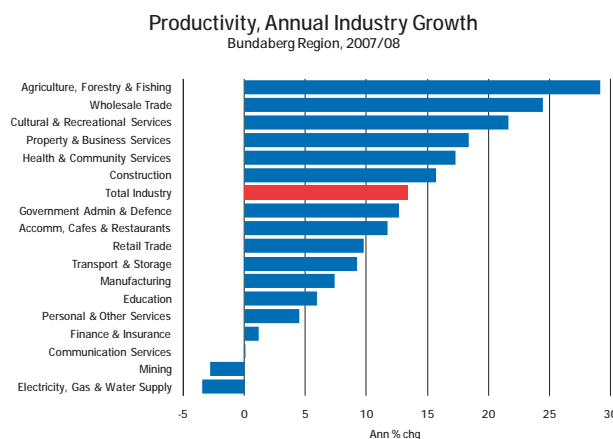
The Bundaberg Region recorded a slightly lower total industry productivity average than Queensland (\$53.33) in 2007/08, although it did record a much higher annual increase than the average for the state (4.8%).

The Mining sector recorded the highest industry productivity level (\$372.43/hr) in the Bundaberg Region in 2007/08, followed by the Finance & Insurance (\$108.78), Electricity, Gas & Water Supply (\$99.33), Communication Services (\$77.10), Government Administration & Defence (\$73.03) and Property & Business Services (\$63.38) industries.

The Agriculture, Forestry & Fishing sector recorded the highest industry productivity growth rate of 29.2% in 2007/08, followed by Wholesale Trade (up 24.5%), Cultural & Recreational Services (up 21.7%), Property & Business Services (18.4%) and Health & Community Services (17.3%).



Source: Lawrence Consulting



Source: Lawrence Consulting

The Bundaberg Region recorded higher industry productivity in the Agriculture, Forestry & Fishing; Manufacturing; Wholesale Trade; Retail Trade; Accommodation, Cafes & Restaurants; Communication Services; Finance & Insurance; Government Administration & Defence; Education; Health & Community Services; and Personal & Other Services sectors than Queensland in 2007/08.

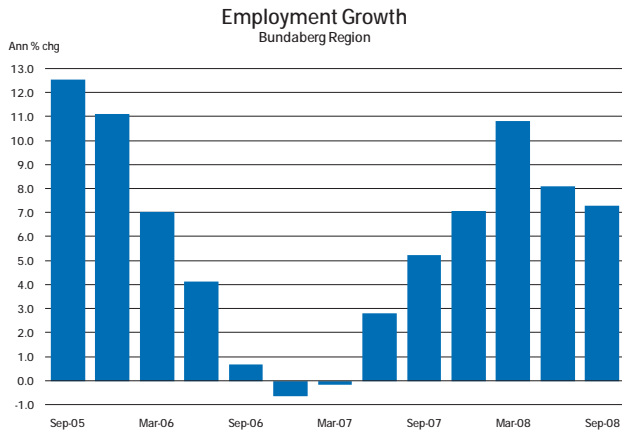
## Productivity, 2007/08

Industry	Bundaberg Region			Queensland		
	Level (\$value added/hr)	Ann chg (\$)	Ann % chg	Level (\$value added/hr)	Ann chg (\$)	Ann % chg
Agriculture, Forestry & Fishing	42.34	9.56	29.2	38.59	6.91	21.8
Mining	372.43	-10.81	-2.8	398.40	-20.95	-5.0
Manufacturing	45.88	3.15	7.4	45.40	1.58	3.6
Electricity, Gas & Water Supply	99.33	-3.61	-3.5	125.25	12.88	11.5
Construction	58.80	7.99	15.7	69.37	7.14	11.5
Wholesale Trade	62.03	12.21	24.5	47.96	4.37	10.0
Retail Trade	30.67	2.73	9.8	29.83	1.35	4.7
Accommodation, Cafes & Restaurants	39.07	4.10	11.7	30.97	0.87	2.9
Transport & Storage	60.71	5.14	9.2	70.70	3.57	5.3
Communication Services	77.10	0.03	0.0	72.01	-2.67	-3.6
Finance & Insurance	108.78	1.26	1.2	97.24	-3.67	-3.6
Property & Business Services	63.38	9.85	18.4	62.48	4.95	8.6
Government Administration & Defence	73.03	8.23	12.7	51.77	0.21	0.4
Education	33.95	1.91	6.0	33.23	2.05	6.6
Health & Community Services	48.47	7.16	17.3	41.94	2.78	7.1
Cultural & Recreational Services	26.01	4.64	21.7	33.47	2.09	6.7
Personal & Other Services	34.41	1.49	4.5	33.16	1.12	3.5
<b>Total Industry</b>	<b>48.17</b>	<b>5.69</b>	<b>13.4</b>	<b>53.33</b>	<b>2.45</b>	<b>4.8</b>

Note: All values are in current prices.  
Source: Lawrence Consulting

## Labour Market

The estimated number of employed persons in the Bundaberg Region was 39,357 in the September Quarter 2008, which represented an increase of 1.2% from the June Quarter 2008 and an annual increase of 2,684 persons, or 7.3% from the level recorded in the September Quarter 2007.



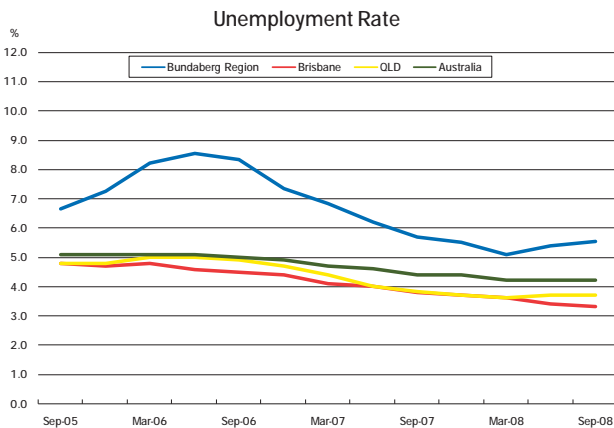
Source: DEEWR, Lawrence Consulting

The unemployment rate in the Bundaberg Region rose by 0.2 percentage points to 5.6% in the September Quarter 2008, although this was 0.2 percentage points lower than the rate recorded in the September Quarter 2007.

Labour Market			
	Level Sep Qtr 2008	Qtrly % chg	Ann % chg
Employed persons	39,357	1.2	7.3
Unemployed	2,314	4.2	4.3
Unemployment rate (%) <sup>(a)</sup>	5.6	0.2	-0.2
Labour force	41,671	1.3	7.1

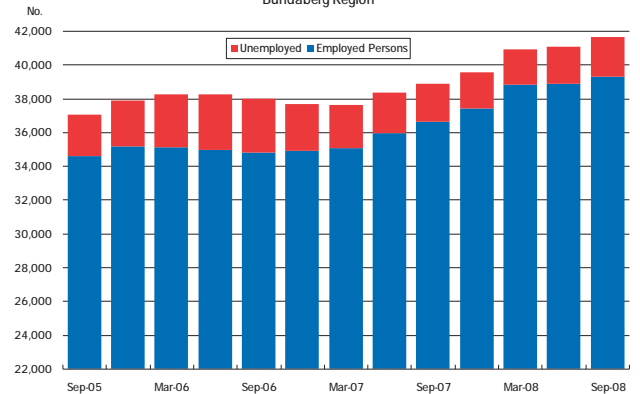
Note: (a) Unemployment rate changes are percentage point changes.  
Source: DEEWR, Lawrence Consulting

The unemployment rate in the Bundaberg Region is above the averages for Queensland (3.7%) and Australia (4.2%).



Source: DEWR, Lawrence Consulting

## Labour Force Bundaberg Region

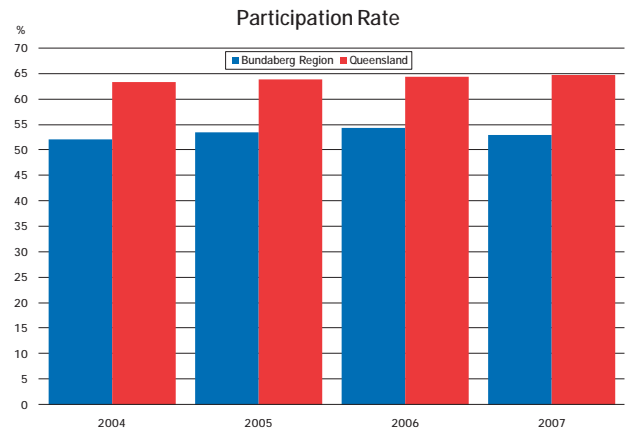


Source: DEEWR, Lawrence Consulting

The annual increase in the number of employed persons in the Bundaberg Region contributed to growth of 7.1% in the size of the labour force to a level of 41,671 persons in the September Quarter 2008, whilst the number of unemployed persons increased by 4.3%.

## Participation Rate

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in the Bundaberg Region was estimated at 52.9% in 2007, which was 1.5 percentage points lower than the rate in 2006.



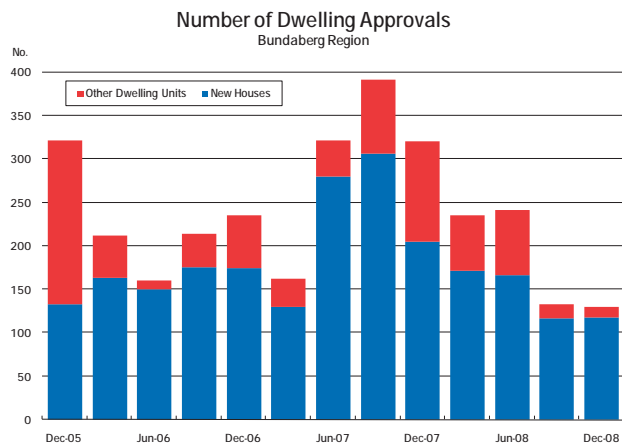
Source: ABS 3218.0, DEWR & Lawrence Consulting

Participation Rate			
	Level 2007	Level 2006	Ann % chg <sup>(a)</sup>
Bundaberg Region	52.9	54.3	-1.5
Queensland	64.7	64.2	0.4

Note: (a) Changes are percentage point changes.  
Source: ABS 3218.0, DEEWR & Lawrence Consulting

## Dwelling Approvals

The number of dwellings approved in the Bundaberg Region amounted to 741 in the year to the December Quarter 2008, representing a decrease of 38.1% from the level recorded in the year to the December Quarter 2007.

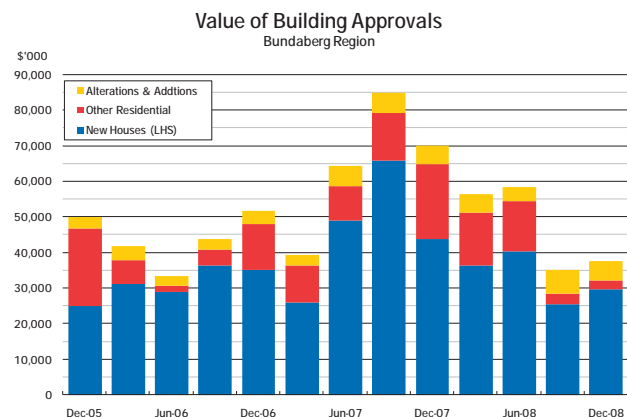


Source: ABS 8731.3

Building Approvals				
	Level – Dec Qtr 2008	Ann % chg	Level – Yr to Dec 2008	Ann % chg
<b>Number</b>				
Dwellings:	130	-59.5	741	-38.1
New houses	118	-42.4	573	-37.9
Other dwellings	12	-89.7	168	-38.9
<b>Value (\$'000)</b>				
Dwellings:	37,620	-46.5	187,926	-27.5
New houses	29,862	-32.1	132,286	-28.4
Other dwellings	2,350	-88.8	34,212	-37.3
Alts & adds	5,409	0.7	21,430	7.6
Non-dwelling	11,387	-14.9	90,768	100.3
<b>Total building</b>	<b>49,007</b>	<b>-41.4</b>	<b>278,694</b>	<b>-8.5</b>

Source: ABS 8731.3

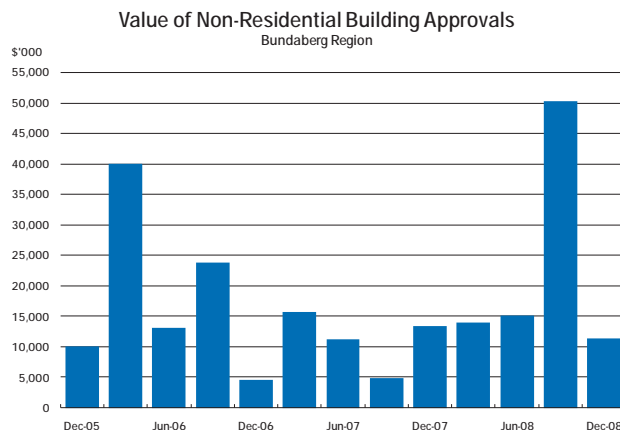
The total value of residential buildings approved in the Bundaberg Region was \$187.9 million over the year to the December Quarter 2008, representing a decrease of 27.5% from the level recorded in the year to the December Quarter 2007. In contrast to total dwelling approvals, the value of alterations and additions increased annually by 7.6% over the year to the December Quarter 2008.



Source: ABS8731.3

## Construction

The value of non-residential building approvals in the Bundaberg Region in the year to the December Quarter 2008 increased substantially by 100.3% to \$90.8 million.

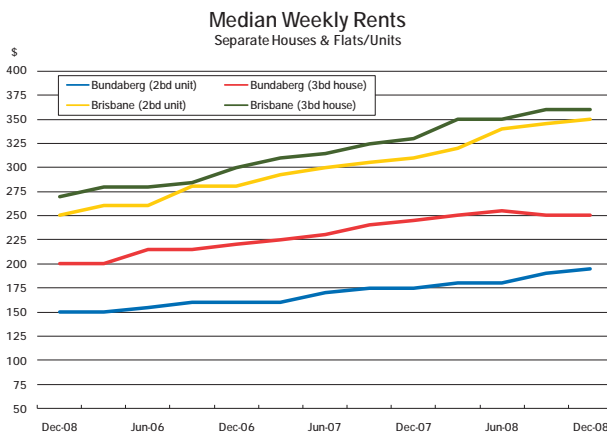


Source: ABS 8731.3

## Median Weekly Rents

Median weekly rents for all separate houses and flats /units types in Bundaberg were higher in the December Quarter 2008 when compared to the December Quarter 2007, with the exception of three bedroom flats / units, which decreased by 7.7%.

Rental prices for three bedroom houses and two bedroom flats / units increased by 2.0% and 11.4%, respectively, over the year to the December Quarter 2008.



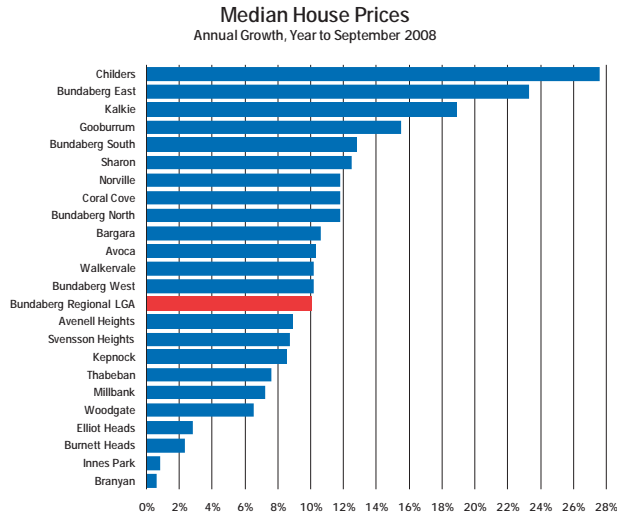
Source: Residential Tenancies Authority

	Bundaberg		Brisbane	
	Level (\$) Dec Qtr 2008	Ann % chg	Level (\$) Dec Qtr 2008	Ann % chg
One bedroom flats	131	-12.7	270	12.5
Two bedroom flats	195	11.4	350	12.9
Three bedroom flats	240	-7.7	405	12.5
Two bedroom houses	220	10.0	330	10.0
Three bedroom houses	250	2.0	360	9.1
Four bedroom houses	300	3.4	420	6.3

Source: Residential Tenancies Authority

## House Sales

The median house price in the Bundaberg Region was \$271,000 in the September Quarter 2008, whilst among suburbs in the region, prices ranged from \$232,000 in Walkervale to \$435,000 in Bargara.



Source: REIQ

Over the year to September 2008, the median house price in the Bundaberg Region was \$285,000, representing an annual increase of 10.0% from the average for the twelve months to September 2007 (\$259,000). The suburbs of Childers (up 27.6%), Bundaberg East (up 23.3%) and Kalkie (up 18.9%) experienced the highest annual growth in house prices over the year to September 2008.

Median House Prices (\$)				
Suburb/Locality	Sep Qtr 2008	Ann % chg	Yr to Sep 2008	Ann % chg
Avenell Heights	242,500	-16.4	270,000	8.9
Avoca	330,000	9.1	320,000	10.3
Bargara	435,000	28.3	376,000	10.6
Branyan	283,500	-17.2	310,000	0.6
Bucca	262,500	n.a.	n.a.	n.a.
Bundaberg East	285,000	-1.7	302,000	23.3
Bundaberg North	250,000	6.4	260,000	11.8
Bundaberg South	245,500	2.1	255,000	12.8
Bundaberg West	270,000	-3.6	280,000	10.2
Burnett Heads	263,000	-6.4	270,000	2.3
Childers	242,500	n.a.	250,000	27.6
Coral Cove	n.a.	n.a.	422,500	11.8
Elliot Heads	n.a.	n.a.	295,000	2.8
Gooburrum	n.a.	n.a.	397,000	15.5
Innes Park	335,000	-8.2	335,000	0.8
Kalkie	329,500	14.8	339,000	18.9
Kepnock	260,000	-5.5	282,000	8.5
Millbank	260,000	4.2	257,250	7.2
Moolboolaman	260,000	n.a.	n.a.	n.a.
Norville	243,000	1.3	247,000	11.8
Sharon	n.a.	n.a.	354,250	12.5
Svensson Heights	240,000	4.3	250,000	8.7
Thabeban	280,000	6.3	274,500	7.6
Walkervale	232,000	-1.3	237,000	10.2
Woodgate	n.a.	n.a.	433,000	6.5
<b>Bundaberg Regional</b>	<b>271,000</b>	<b>n.a.</b>	<b>285,000</b>	<b>10.0</b>

Source: REIQ

Over the past five years, the median house price in the Bundaberg Region has increased by 119.2%.

## Unit / Townhouse Sales

The median sales price of units and townhouses in the Bundaberg Region was \$229,000 in the September Quarter 2008. Over the year to September 2008, the median unit/townhouse price in the Bundaberg Region was \$243,000, representing an annual increase of 5.7% from the average for the twelve months to September 2007 (\$230,000).

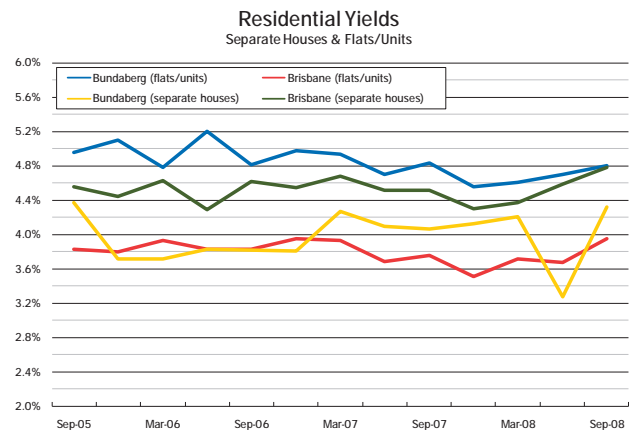
The median sales price for vacant urban land in the Bundaberg Region was \$243,000 in the year to September 2008, representing a significant annual increase of 16.4%.

Median Prices, Units / Townhouses & Vacant Urban Land (\$)				
Suburb/Locality	Sep Qtr 2008	Qtrly % chg	Yr to Sep 2008	Ann % chg
<b>Unit/Townhouses</b>				
Bargara	295,000	9.8	280,000	-35.3
Bundaberg North	n.a.	n.a.	264,500	15.0
Bundaberg West	215,000	n.a.	223,250	14.5
<b>Bundaberg Regional</b>	<b>229,000</b>	<b>-20.0</b>	<b>243,000</b>	<b>5.7</b>
<b>Vacant Urban Land</b>				
Bundaberg Regional	132,500	-2.6	142,000	16.4

Source: REIQ

## Rental Yields

The average gross housing rental yield in the Bundaberg Region was 4.8% in the September Quarter 2008, whilst the average yield for flats / units was 4.0%. By comparison, the average yields for separate houses and flats / units in Brisbane were 4.3% and 4.8%, respectively in the September Quarter 2008.



Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

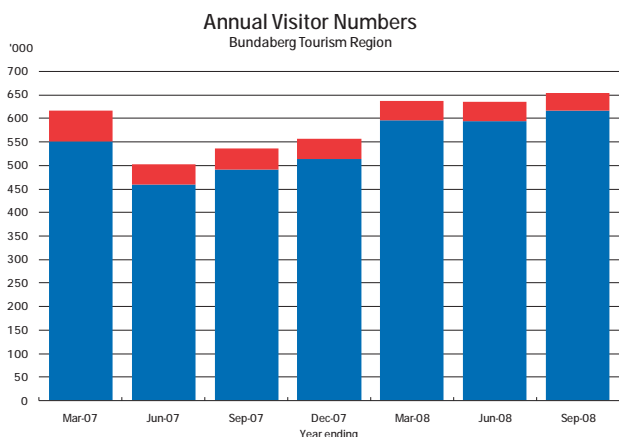
	Bundaberg		Brisbane	
	Houses	Units	Houses	Units
Sep Qtr 2008	4.8	4.0	4.3	4.8
Ann % chg <sup>(a)</sup>	0.0	0.2	0.3	0.3
<b>Since Sep Qtr 2005</b>				
% chg <sup>(a)</sup>	-0.2	0.1	-0.1	0.2
Min	4.6	3.5	3.3	4.3
Max	5.2	4.0	4.4	4.8
Avg	4.8	3.8	4.0	4.5
Var	0.7	0.4	1.1	0.5

Note: (a) Changes are percentage point changes.

Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

## Visitor Numbers

According to Tourism Research Australia, there were approximately 616,000 domestic overnight visitors to the Bundaberg Tourism Region in the year to September 2008, representing a significant annual increase of 19.0% from the level recorded in the year to September 2007. The total number of visitor nights in the region was approximately 2,013,000, with an average length of stay of 3.3 days.

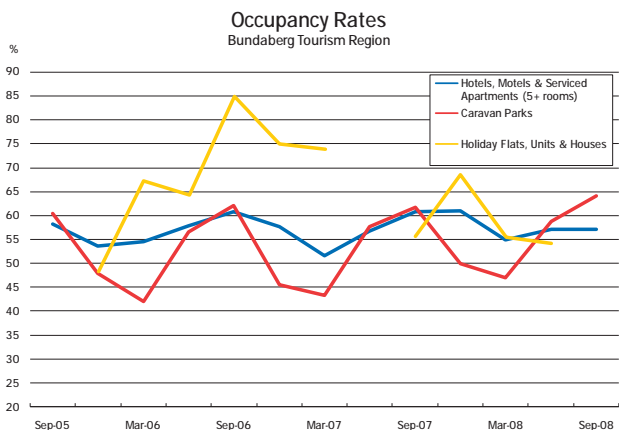


Source: Tourism Research Australia

The number of international visitors to the Bundaberg Tourism Region was approximately 37,000 in the year to September 2008, representing a decrease of 17.8% from the level recorded in the year to September 2007. The number of visitor nights in the region was 525,400 nights with an average length of stay of 14.2 days.

## Tourist Accommodation

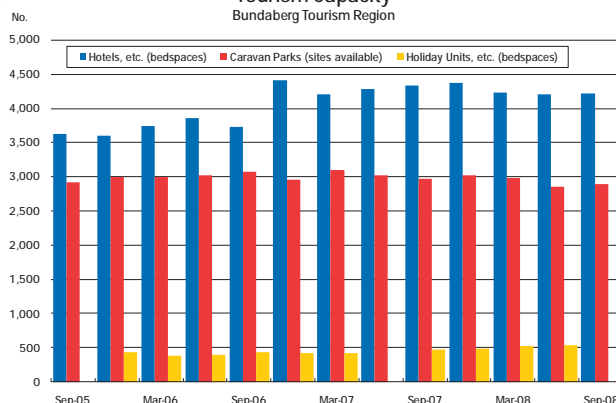
The room occupancy rate for all establishments with 5 or more rooms in the Bundaberg Tourism Region was 57.0% in the September Quarter 2008, whilst the site occupancy for caravan parks was 64.0%.



Source: ABS Survey of Tourist Accommodation

There was a quarterly increase of 11.3% in total takings from accommodation in the Bundaberg Tourism Region to \$11.0 million in the September Quarter 2008.

## Tourism Capacity



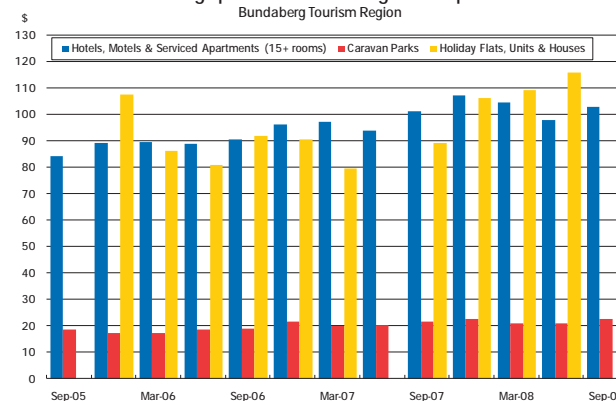
Source: ABS Survey of Tourist Accommodation

## Tourist Accommodation

	Level Sep Qtr 2008	Qtrly % chg	Ann % chg
<b>Hotels, Motels &amp; Serviced Apartments (5+ rooms)</b>			
Establishments	69	0.0	-1.4
Guest Rooms	1,319	0.6	-1.3
Bed Spaces	4,221	0.3	-2.7
Employment	505	0.2	0.8
Room occupancy (%)	57.0	-0.1	-3.7
Guest arrivals	68,596	6.8	-10.1
Average stay (nights)	1.7	-10.5	0.0
Takings from accomm (\$'000)	7,132.3	6.9	-5.7
Takings per room night occupied (\$)	103.09	5.2	1.9
<b>Caravan Parks</b>			
Establishments	25	0.0	-3.8
Total Capacity	2,895	1.4	-2.6
Employment	121	8.0	-1.6
Site occupancy (%)	64.0	5.3	2.4
Takings from accomm (\$'000)	3,843.0	20.5	6.1
Takings per site night occupied (\$)	22.53	7.7	4.8
<b>Holiday Flats, Units &amp; Houses</b>			
Establishments	106	-5.4	11.6
Bed Spaces	535	2.7	33.4
Employment	15	-6.3	n.a.
Unit occupancy (%)	54.2	-1.2	-10.1
Average stay (nights)	3.1	24.0	-18.4
Takings from accomm (\$'000)	605.6	-2.1	34.3
Takings per unit night occupied (\$)	115.84	5.8	42.8

Note: Figures for holiday flats, units and houses are for the June Quarter 2008; separate figures for the September Quarter 2008 are not available  
Source: ABS Survey of Tourist Accommodation

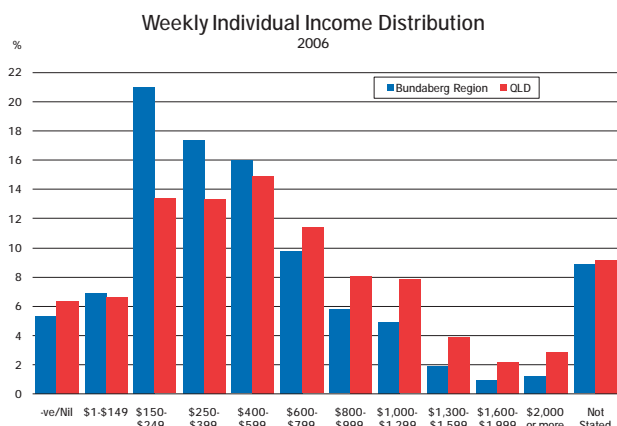
## Takings per Room/Site Night Occupied



Source: ABS Survey of Tourist Accommodation

## Weekly Income

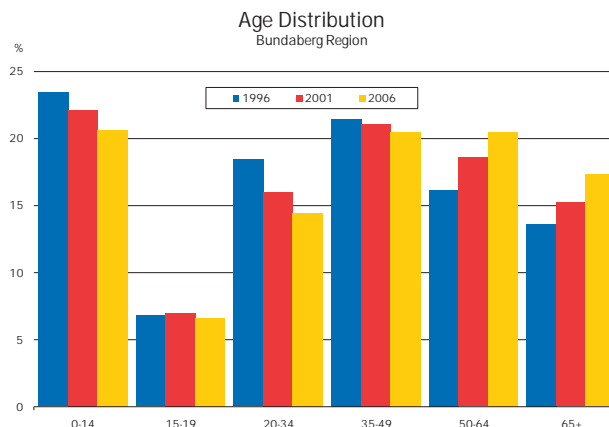
The average individual weekly income for the Bundaberg Region in 2006 was \$469.82 per week, below the average for Queensland (\$602.25). By comparison, the average household weekly income for the Bundaberg Region was \$897.75, whilst the average family weekly income was \$1,013.62.



Source: ABS 2006 Census

## Age Distribution

The average age of residents in the Bundaberg Region was 39.8 years in 2006, which was older than the averages for Queensland (36.7 years) and Australia (37.3 years). The average age in the Bundaberg Region increased by 1.9 years between 2001 and 2006, due to an increase in the proportion of persons aged between 50-64 years and 65 years and older.



Source: ABS 2006 Census

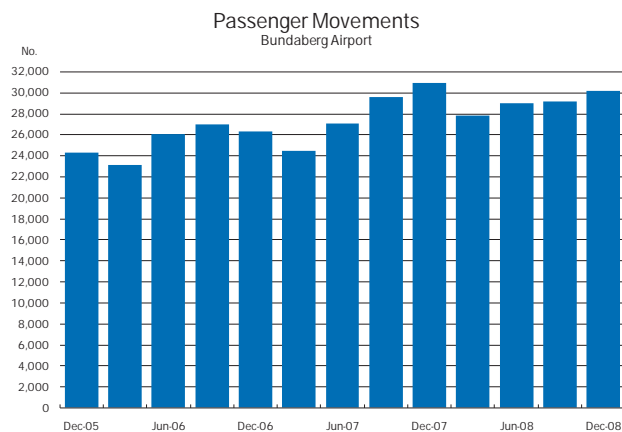
## Key Demographic Indicators, 2006 Census

	Bundaberg Region		Queensland		Australia	
	No.	% of total	No.	% of total	No.	% of total
<b>Person Characteristics</b>						
Total persons (excluding overseas visitors)	82,956	-	3,904,532	-	19,855,288	-
Males	40,769	49.1	1,935,381	49.6	9,799,252	49.4
Females	42,187	50.9	1,969,151	50.4	10,056,036	50.6
Average age	39.8	-	36.7	-	37.3	-
<b>Selected Characteristics</b>						
Australian citizenship	74,560	89.9	3,362,046	86.1	17,095,569	86.1
Persons born overseas	9,006	10.9	699,446	17.9	4,416,037	22.2
Overseas visitors	1,056	1.3	72,922	1.9	206,358	1.0
Country of Birth – Australia	68,333	82.4	2,935,260	75.2	14,072,944	70.9
Language spoken at home – English only	76,143	91.8	3,371,684	86.4	15,581,333	78.5
Income (Population aged 15 years and over):						
Average individual income (\$/weekly)	469.82	-	602.25	-	611.35	-
Average household income (\$/weekly)	897.75	-	1,190.60	-	1,211.65	-
Average family income (\$/weekly)	1,013.62	-	1,333.00	-	1,377.18	-
<b>Family Characteristics</b>						
Total families	23,088	-	1,032,034	-	5,219,165	-
Couple families with children	8,595	37.2	446,739	43.3	2,362,582	45.3
Couple families without children	10,486	45.4	403,854	39.1	1,943,643	37.2
One parent families	3,762	16.3	164,220	15.9	823,254	15.8
Other families	245	1.1	17,221	1.7	89,686	1.7
<b>Dwelling Characteristics</b>						
Total private dwellings (includes unoccupied private dwellings)	36,564	-	1,660,750	-	8,426,559	-
Occupied private dwellings:	32,999	-	1,508,522	-	7,596,183	-
Fully owned	13,014	39.4	458,468	30.4	2,478,264	32.6
Being purchased	8,997	27.3	473,248	31.4	2,448,205	32.2
Rented	8,463	25.6	452,596	30.0	2,063,947	27.2
Other tenure type	398	1.2	14,830	1.0	65,715	0.9
Not stated	2,126	6.4	109,379	7.3	540,050	7.1

Source: ABS 2006 Census

## Air Transport

There were 30,193 passenger movements through the Bundaberg Airport in the December Quarter 2008, representing an increase of 3.6% from the previous quarter, but a small annual decline of 2.3% from the level recorded in the December Quarter 2007.



Source: Bundaberg Regional Council

### Passenger Movements, Bundaberg Airport

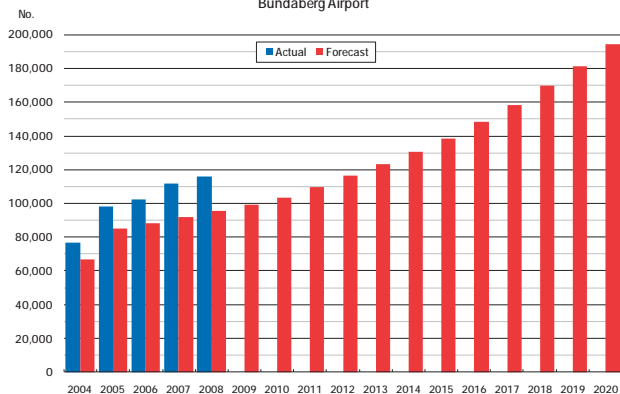
Period	Level
Dec Qtr 2008	30,193
Qtrly % chg	3.6
Ann % chg	-2.3
2008	116,115
Ann % chg	3.7
Avg ann % chg, 2003-08	13.9
2020f	194,104
Avg ann % chg, 2008-20	4.4

Note: f = forecast

Source: Bundaberg Regional Council

The annual number of passenger movements through the Bundaberg Airport was 116,115 in 2008, representing an increase of 3.7% from the recorded in 2007. Over the past five years, the number of passenger movements grew at an average annual rate of 2.3%. Projections to the year 2020 show that the number of passenger movements is expected to increase by 4.4% per annum, to a level of approximately 194,104 persons.

### Forecast Passenger Movements



Source: Bundaberg Regional Council

## Motor Vehicle Registrations

There were an estimated 67,453 registered motor vehicles in the Bundaberg region as at 31 March 2008, an increase of 4.5% from the total recorded as at 31 March 2007.

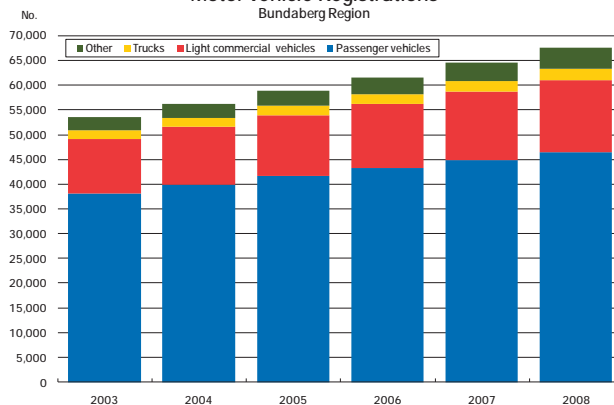
### Motor Vehicle Registrations

	Level 2008	Ann % chg
Passenger vehicles	46,383	3.6
Light commercial vehicles	14,638	5.9
Trucks:	2,252	5.6
Light rigid trucks	597	7.2
Heavy rigid trucks	1,343	3.1
Prime movers	257	12.7
Non-freight carrying trucks	55	19.6
Other:	4,180	9.1
Buses	397	0.0
Motor cycles	3,463	10.7
Campervans	320	4.6
<b>Total</b>	<b>67,453</b>	<b>4.5</b>

Note: Includes vehicles in all postcodes contained within the Bundaberg Region.

Source: ABS Motor Vehicle Census, 31 March 2008

### Motor Vehicle Registrations



Source: ABS Motor Vehicle Census, 31 March 2008

## For More Information

### BUNDABERG REGIONAL COUNCIL

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