

BUNDABERG REGION

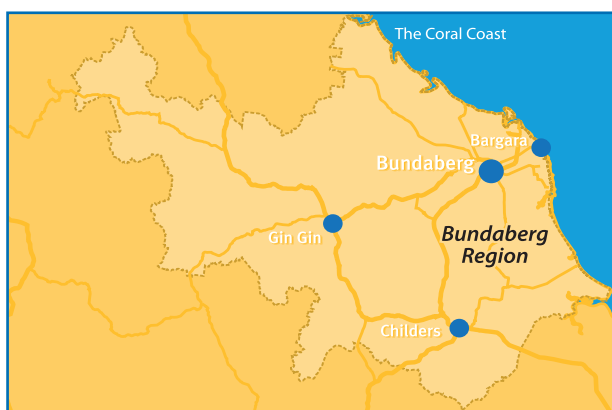
FACTS & FIGURES

SEPTEMBER 2011

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.



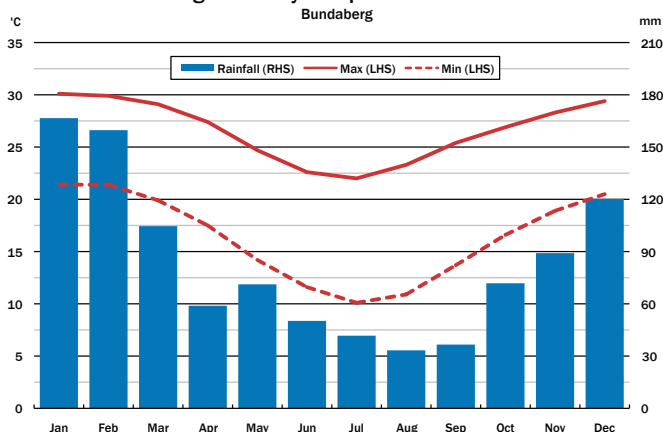
The region's economy is based around its traditional stronghold sectors of agriculture and related manufacturing. Tourism and other service industries are increasing in prominence, leading to a more diversified regional economic base that is capable of capitalising on opportunities and weathering external 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 21.5°C in both January and February. Average annual rainfall in Bundaberg is 1,022.6mm, with January typically being the wettest month (169.9mm).

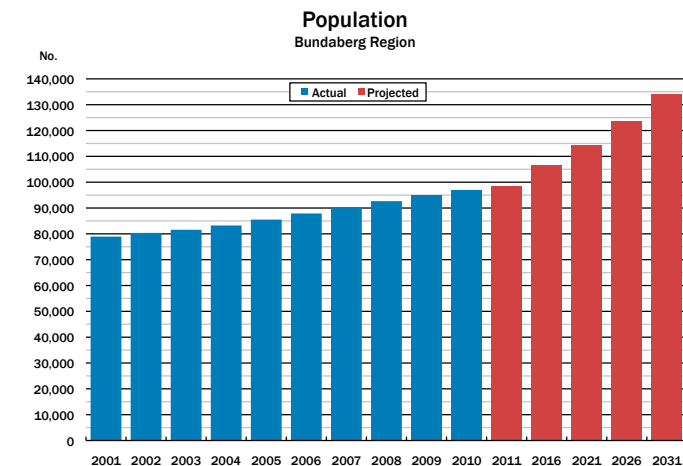
Average Monthly Temperature & Rainfall



Source: Bureau of Meteorology

Population

There were 96,936 persons residing in the Bundaberg Region in 2010, representing an annual population increase of 1,805 persons, or 1.9% from the level recorded in 2009. The population growth in the Bundaberg Region in 2010 was similar to the averages for the Wide-Bay Burnett region (2.1%) and Queensland (2.0%).



Source: ABS 3218.0, Dept of Infrastructure & Planning, Lawrence Consulting

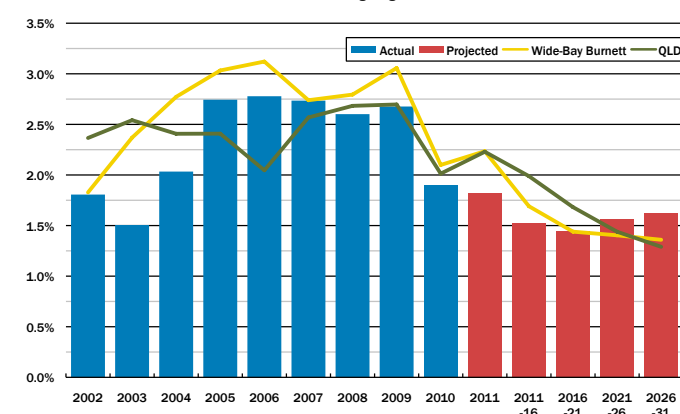
Over the past five years, the population of the Bundaberg Region has increased at an average annual rate of 2.5%, which was the same as the average growth for Queensland.

	2010	Ann % chg	2031	Avg ann % chg (2010-31)
Bundaberg Region	96,936	1.9	133,947	1.6
Wide-Bay Burnett SD	293,455	2.1	395,158	1.4
Queensland	4,513,850	2.0	6,273,885	1.6

Source: ABS 3218.0, Dept of Infrastructure & Planning, Lawrence Consulting

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 133,947 persons.

Population Growth



Note: Changes are average annual % changes for 2010-2031
Source: ABS 3218.0, Dept of Infrastructure & Planning, Lawrence Consulting



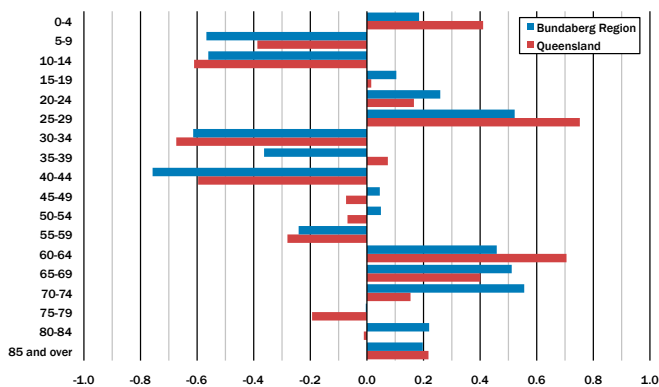
Age Distribution

The average age of the population of the Bundaberg Region in 2010 was 40.0 years, which was higher than the average for Queensland (36.7 years). Over the past five years, the average age of the Bundaberg Region increased by 0.7 years, which was higher than the increase across Queensland (0.3 years).

According to population forecasts, the average age of the Bundaberg Region is expected to increase by 4.5 years from 2009 levels to 44.5 years in 2031. By comparison, the average age for Queensland will increase by 4.3 years to 41.0 years by 2031.

Between 2010 and 2031, there will be an anticipated increase in the total population share of the Bundaberg Region in the 30-34 years age group and all age brackets from 60 years and older. The 85 years and older age group is expected to record the largest increase in proportional population share between 2009 and 2031 (up 2.0 percentage points), followed by the 75-79 years (up 1.9 percentage points), 70-74 years and 80-84 years (both up 1.6 percentage points) age brackets.

Age Distribution
Change in % share, 2005-10



Source: Dept of Infrastructure & Planning

Dependency Ratio

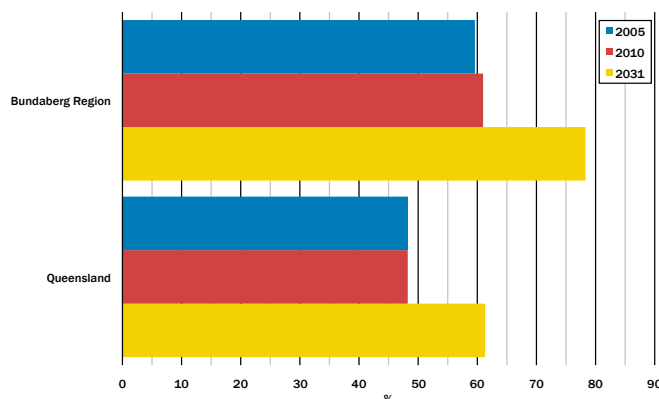
The dependency ratio is the ratio of the economically dependent proportion of the population to the productive part. The economically dependent proportion is recognised to be children who are too young to work and individuals that are too old, that is, generally, individuals under the age of 15 and over the age of 65. The productive part makes up the gap in between (ages 15-64), or the labour force.

This ratio is important because as it increases, there is increased strain on the productive part of the population to support the upbringing and pensions of the economically dependent.

The dependency ratio in the Bundaberg Region was 61.0% in 2010, which was higher than the average for Queensland (48.2%). Since 2005, the dependency ratio in the Bundaberg Region increased by 1.4 percentage points, which was in contrast to the average for Queensland, which remained unchanged.

Between 2010 and 2031, the dependency ratio for the Bundaberg Region is forecast to increase significantly by 17.3 percentage points to 78.3%, whilst the average for Queensland is expected to increase by 13.1 percentage points to 61.3%.

Dependency Ratio



Source: Dept of Infrastructure & Planning, Lawrence Consulting

Age Distribution (%)

Age group	Bundaberg Region					Queensland				
	Level 2005	Level 2010	% chg 2005-10	Level 2031	% chg 2010-31	Level 2005	Level 2010	% chg 2005-10	Level 2031	% chg 2010-31
0-4	6.0	6.2	+0.2	5.5	-0.7	6.6	7.0	+0.4	5.8	-1.2
5-9	7.0	6.4	-0.6	5.9	-0.5	6.8	6.4	-0.4	5.9	-0.5
10-14	7.7	7.2	-0.6	6.0	-1.2	7.2	6.6	-0.6	6.0	-0.6
15-19	6.7	6.8	+0.1	4.8	-2.0	6.9	7.0	0.0	6.0	-1.0
20-24	5.0	5.3	+0.3	4.6	-0.7	7.2	7.3	+0.2	6.1	-1.2
25-29	4.8	5.3	+0.5	4.6	-0.7	6.6	7.4	+0.8	6.1	-1.3
30-34	5.5	4.9	-0.6	5.0	+0.1	7.4	6.7	-0.7	6.3	-0.5
35-39	6.2	5.8	-0.4	5.7	-0.1	7.2	7.3	+0.1	6.5	-0.7
40-44	7.3	6.6	-0.8	5.9	-0.7	7.6	7.0	-0.6	6.6	-0.3
45-49	7.1	7.1	0.0	6.0	-1.1	7.1	7.0	-0.1	6.6	-0.4
50-54	6.8	6.9	0.0	6.0	-0.9	6.6	6.5	-0.1	6.1	-0.4
55-59	6.9	6.7	-0.2	6.6	-0.1	6.2	5.9	-0.3	6.0	+0.1
60-64	6.3	6.8	+0.5	7.0	+0.3	4.7	5.4	+0.7	5.7	+0.3
65-69	5.4	5.9	+0.5	7.1	+1.2	3.6	4.0	+0.4	5.4	+1.3
70-74	4.1	4.7	+0.6	6.3	+1.6	2.9	3.0	+0.2	4.8	+1.8
75-79	3.3	3.3	0.0	5.2	+1.9	2.4	2.2	-0.2	4.0	+1.7
80-84	2.1	2.4	+0.2	4.0	+1.6	1.7	1.7	0.0	3.1	+1.4
85 and over	1.7	1.9	+0.2	3.9	+2.0	1.3	1.6	+0.2	3.1	+1.5
Total population	85,522	96,936	+2.5	130,543	+1.4	3,994,858	4,513,850	+2.5	6,273,883	+1.5
Average age	39.3	40.0	+0.7	44.5	+4.5	36.4	36.7	+0.3	41.0	+4.3
Dependency ratio	59.6	61.0	+1.4	78.3	+17.3	48.3	48.2	+0.0	61.3	+13.1

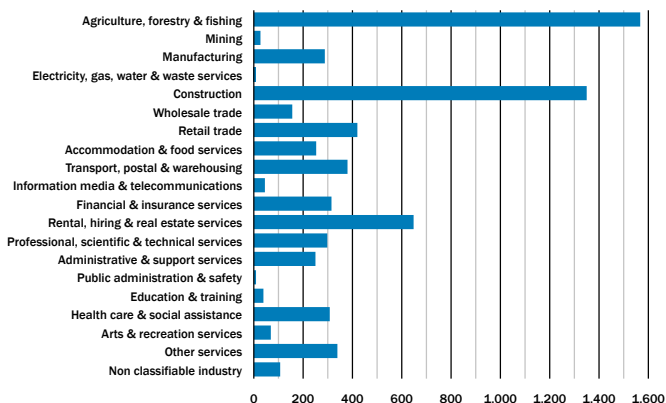
Source: ABS 3235.0, Dept of Infrastructure & Planning



Businesses Turnover

The most recent ABS Australian Business Register indicated there were 6,877 business entities registered in the Bundaberg Region in June 2009. Agriculture, Forestry & Fishing is the largest industry in terms of business numbers in the Bundaberg Region, accounting for 22.8% of the total number of businesses, followed by the Construction (19.6%), Rental, Hiring & Real Estate Services (9.4%) and Retail Trade (6.1%) sectors.

Businesses by Industry
Bundaberg Region, 2008/09

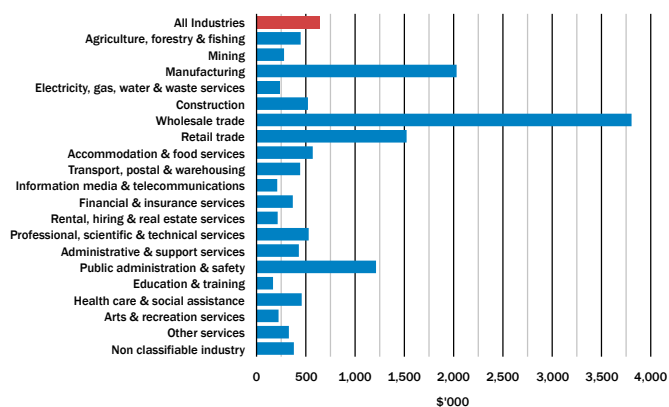


Source: ABS 8165.0

The estimated total turnover of all industry in the Bundaberg Region was \$4.4 billion in 2008/09, with the largest contributions made by the Construction (\$704.2 million); Agriculture, Forestry & Fishing (\$701.6 million); Retail Trade (\$639.6 million); Wholesale Trade (\$593.6 million); and Manufacturing (\$584.7 million) sectors.

The average turnover of all businesses in the Bundaberg Region was approximately \$639,900 in 2008/09, with the Wholesale Trade sector recording the highest average industry turnover (\$3.8 million), followed by Manufacturing (\$2.0 million); Retail Trade (\$1.5 million); and Public Administration & Safety (\$1.2 million).

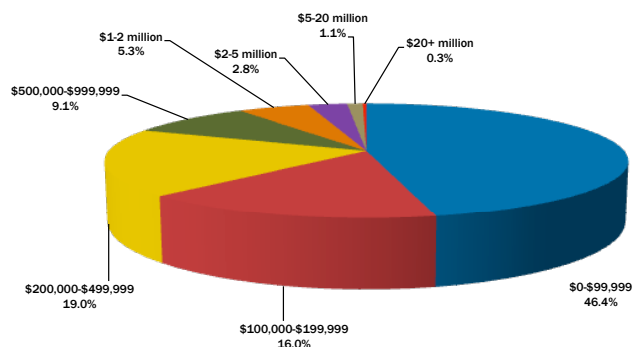
Average Industry Turnover
Bundaberg Region, 2008/09



Source: ABS 8165.0

The largest proportion of businesses recorded annual turnover in the \$0-\$99,999 range (46.4%), followed by the \$200,000-\$499,999 (19.0%) and \$100,000-\$199,999 (16.0%) turnover ranges. Approximately 9.5% of business in the Bundaberg Region recorded annual turnover in excess of \$1 million in 2008/09.

Businesses by Turnover
Bundaberg Region, 2008/09



Source: ABS 8165.0

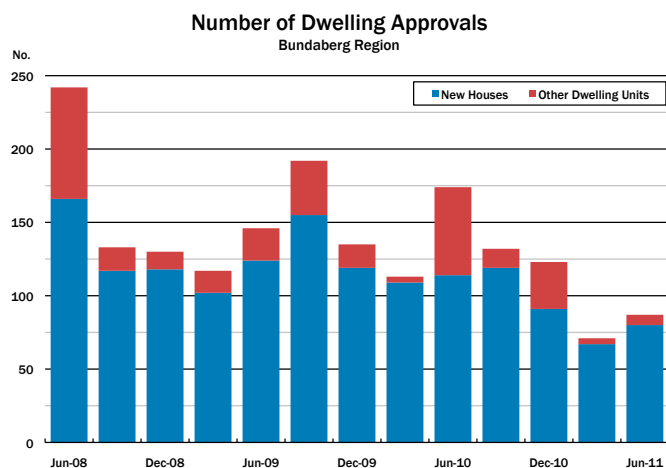
Businesses by Industry & Turnover, Bundaberg Region, June 2009

Industry	Count (No.)	% of total	Total industry turnover (\$m)	% of total	Avg. turnover (\$'000s)
Agriculture, forestry & fishing	1,567	22.8	701.6	15.9	447.7
Mining	27	0.4	7.5	0.2	279.2
Manufacturing	288	4.2	584.7	13.3	2,030.1
Electricity, gas, water & waste services	9	0.1	2.1	0.0	237.5
Construction	1,350	19.6	704.2	16.0	521.6
Wholesale trade	156	2.3	593.6	13.5	3,805.3
Retail trade	420	6.1	639.6	14.5	1,522.8
Accommodation & food services	253	3.7	144.3	3.3	570.4
Transport, postal & warehousing	380	5.5	168.2	3.8	442.5
Information media & telecommunications	45	0.7	9.5	0.2	210.0
Financial & insurance services	315	4.6	115.9	2.6	368.0
Rental, hiring & real estate services	648	9.4	139.0	3.2	214.5
Professional, scientific & technical services	298	4.3	157.7	3.6	529.1
Administrative & support services	250	3.6	107.4	2.4	429.4
Public administration & safety	9	0.1	10.9	0.2	1,212.5
Education & training	39	0.6	6.5	0.1	167.3
Health care & social assistance	308	4.5	141.1	3.2	458.2
Arts & recreation services	69	1.0	15.4	0.4	223.4
Other services	339	4.9	111.2	2.5	328.1
Non classifiable industry	107	1.6	40.5	0.9	378.7
Total	6,877	100.0	4,400.9	100.0	639.9

Source: ABS 8165.0

Dwelling Approvals

There were 413 dwellings approved in the Bundaberg Region in the year to the June Quarter 2011, which represented an annual decrease of 32.7% from the level recorded in the year to the June Quarter 2010 (614). The total number of dwelling approvals in the June Quarter 2011 was 87, which represented a quarterly increase of 22.5% from the March Quarter 2011.

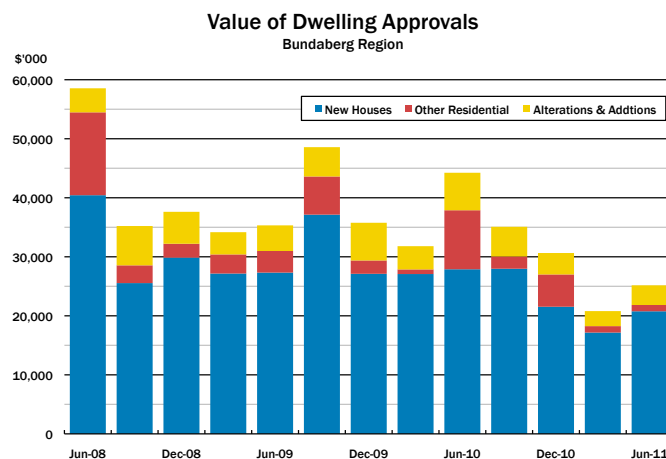


Source: ABS 8731.3

Building Approvals					
	Level – Jun Qtr 2011	Qtrly % chg	Ann % chg	Level – Yr to Jun 2011	Ann % chg
Number					
Dwellings:	87	22.5	-50.0	413	-32.7
New houses	80	19.4	-29.8	357	-28.2
Other dwellings	7	75.0	-88.3	56	-52.1
Value (\$'000)					
Dwellings:	25,169	21.0	-43.1	111,696	-30.4
New houses	20,770	21.0	-25.5	87,455	-26.6
Other dwellings	1,064	-2.0	-89.4	9,694	-50.3
Alts & adds	3,335	30.9	-47.5	14,547	-32.8
Non-dwelling	5,649	-3.3	10.3	28,040	-74.8
Total building	30,819	15.7	-37.6	139,737	-48.5

Source: ABS 8731.3

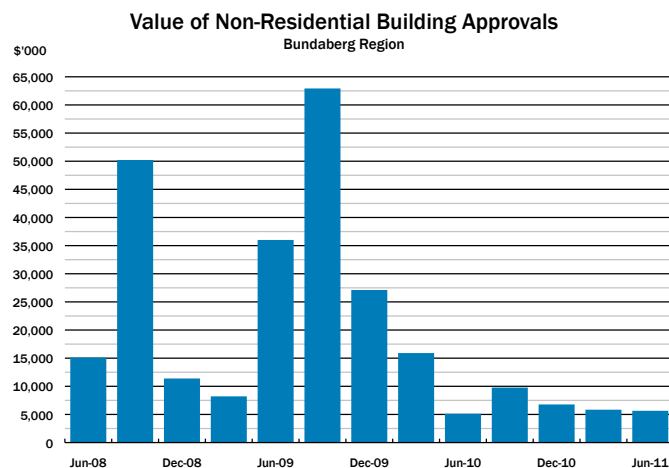
The total value of residential buildings approved in the Bundaberg Region was \$111.7 million over the year to the June Quarter 2011, representing an annual decrease of 30.4%.



Source: ABS8731.3

Construction

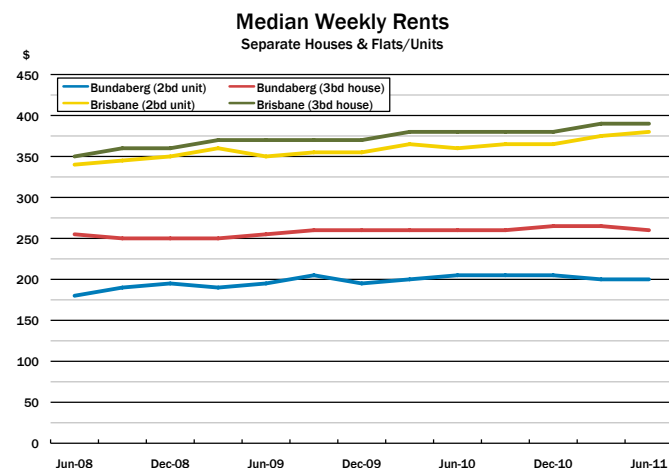
The value of non-residential building approvals in the Bundaberg Region in the year to the June Quarter 2011 experienced an annual decrease of 74.8% to \$28.0 million.



Source: ABS 8731.3

Median Weekly Rents

Rental prices for two bedroom units fell by 2.4% over the year to the June Quarter 2011, whilst rents for three bedroom houses remained unchanged. Median weekly rents for all separate houses and flats / units types in Bundaberg were significantly lower than the averages for Brisbane in the June Quarter 2011.



Source: Residential Tenancies Authority

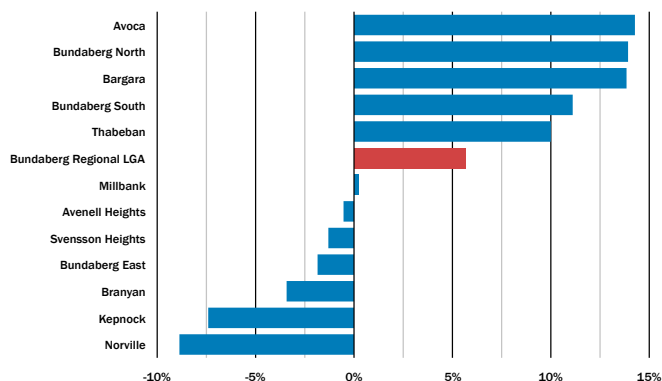
	Bundaberg		Brisbane	
	Level (\$) Jun Qtr 2011	Ann % chg	Level (\$) Jun Qtr 2011	Ann % chg
One bedroom flats	240	37.1	285	9.6
Two bedroom flats	200	-2.4	380	5.6
Three bedroom flats	270	-1.8	450	3.4
Two bedroom houses	235	2.2	350	0.0
Three bedroom houses	260	0.0	390	2.6
Four bedroom houses	315	0.0	470	4.4
Two bedroom townhouses	240	n.a.	360	4.3
Three bedroom townhouses	250	-13.8	400	5.3

Source: Residential Tenancies Authority

House Sales

The median house price in the Bundaberg Region was \$280,000 in the June Quarter 2011, which represented an annual increase of 5.7% from the level recorded in the June Quarter 2010 (\$265,000). The suburb of Avoca (up 14.3%) recorded the highest annual growth in house prices of all areas within Bundaberg Regional LGA over the year to the June Quarter 2011, followed by Bundaberg North (up 13.9%) and Bargara (up 13.8%).

Median House Prices
Annual Growth, June Quarter 2011



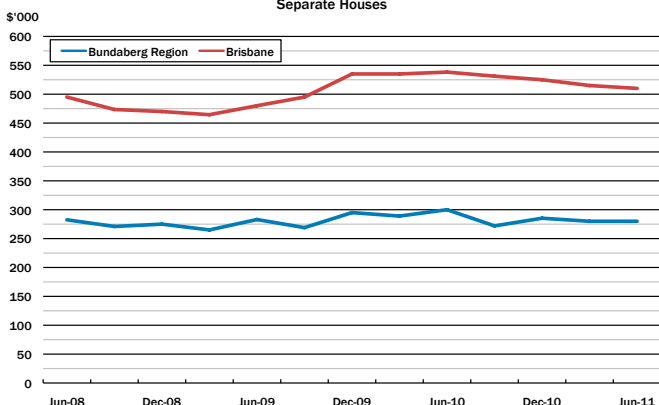
Source: REIQ

Median House Prices (\$)

Suburb/Locality	Jun Qtr 2011	Ann % chg	Yr to Jun 2011	5yr % chg
Avenell Heights	280,000	-0.5	270,000	19.2
Avoca	314,250	14.3	308,000	23.2
Bargara	370,000	13.8	370,000	18.4
Branyan	352,500	-3.4	357,000	16.1
Bundaberg East	265,000	-1.9	265,000	23.3
Bundaberg North	270,000	13.9	252,000	26.0
Bundaberg South	260,000	11.1	245,000	28.9
Bundaberg West	n.a.	n.a.	235,000	8.0
Burnett Heads	n.a.	n.a.	300,000	27.7
Kalkie	n.a.	n.a.	361,900	34.0
Kepnock	250,000	-7.4	274,000	22.1
Millbank	224,500	0.2	254,000	22.1
Norville	226,000	-8.9	233,000	25.6
Svensson Heights	265,000	-1.3	247,000	32.8
Thabeban	275,000	10.0	275,000	39.8
Walkervale	n.a.	n.a.	228,250	30.8
Bundaberg Region	280,000	5.7	282,000	26.7

Source: REIQ

Median Sales Prices
Separate Houses

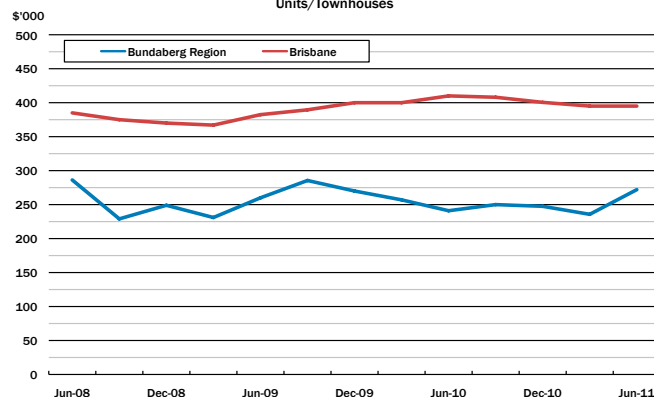


Source: REIQ

Unit / Townhouse Sales

The median sales price of units and townhouses in the Bundaberg Region was \$272,000 in the June Quarter 2011, which represented a strong annual increase of 12.9% over the level recorded in the June Quarter 2010 (\$241,000).

Median Sales Prices
Units/Townhouses



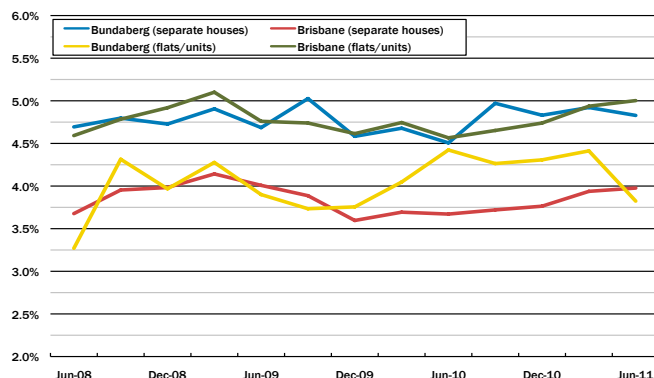
Source: REIQ

The median sales price for vacant urban land in the Bundaberg Region was \$139,000 in the June Quarter 2011, representing a small annual decrease of 1.4%.

Rental Yields

The average gross housing rental yield in the Bundaberg Region was 4.8% in the June Quarter 2011, whilst the average yield for flats / units was 3.8%. By comparison, the average yields for separate houses and flats / units in Brisbane were 4.0% and 5.0%, respectively, in the June Quarter 2011.

Residential Yields
Separate Houses & Flats/Units



Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

Residential Yields (%)

	Bundaberg		Brisbane	
	Houses	Units	Houses	Units
Level, Jun Qtr 2011	4.8	3.8	4.0	5.0
Ann % chg ^(a)	0.3	-0.6	0.3	0.4
Since Jun Qtr 2008:				
% chg ^(a)	0.1	0.6	0.3	0.4
Minimum	4.5	3.3	3.6	4.6
Maximum	5.0	4.4	4.1	5.1
Average	4.8	4.0	3.8	4.8
Variance	0.5	1.2	0.5	0.5

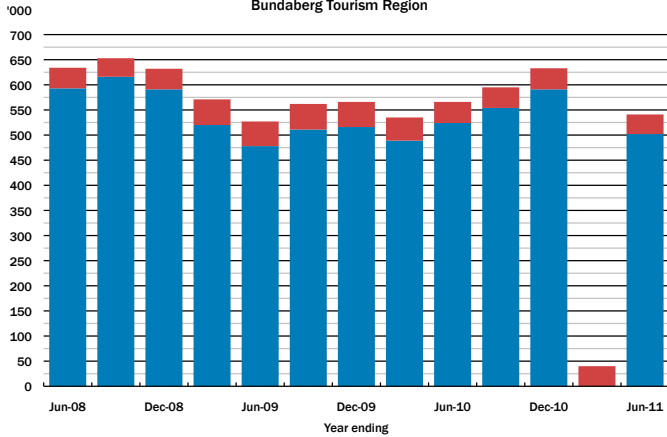
Note: (a) Changes are percentage point changes.

Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

Visitor Numbers

There were approximately 502,000 domestic overnight visitors and 39,000 international visitors to the Bundaberg Tourism Region in the year to June 2011.

Annual Visitor Numbers
Bundaberg Tourism Region



Note: Domestic visitor numbers for year to March 2011 not available.
Source: Tourism Research Australia

Visitor Numbers

	Level Yr to Jun 2011	Ann % chg
Domestic visitors:		
Number ('000s)	502.0	-4.0
Holiday visitors ('000s)	164.0	-2.0
International visitors:		
Number ('000s)	39.0	-2.0
Holiday visitors ('000s)	29.0	-6.0
Visitor nights ('000s)	741.0	n.a.
Average length of stay (days)	19.0	n.a.

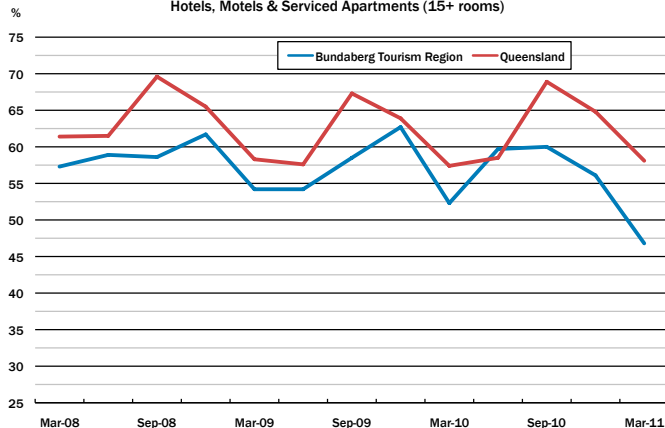
Source: Tourism Research Australia

Tourist Accommodation

The room occupancy rate for all establishments with 15 or more rooms in the Bundaberg Region was 46.8% in the March Quarter 2011, which represented an annual decrease of 5.5 percentage points, although this was largely due to an increase in tourism capacity.

Occupancy Rates

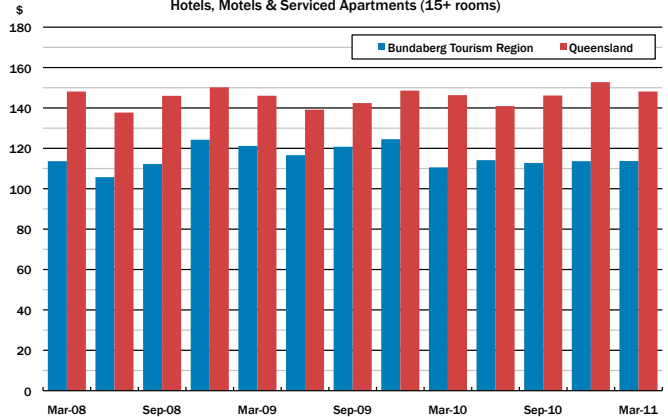
Hotels, Motels & Serviced Apartments (15+ rooms)



Source: ABS Survey of Tourist Accommodation

The average length of stay in accommodation establishments in the Bundaberg Region was 2.0 days in the March Quarter 2011. Total takings from hotels, motels & serviced apartments with 15 or more rooms in the Bundaberg Region were \$4.2 million in the March Quarter 2011, which represented an annual increase of 1.5%.

Takings per Room Night Occupied
Hotels, Motels & Serviced Apartments (15+ rooms)



Source: ABS Survey of Tourist Accommodation

Tourist Accommodation

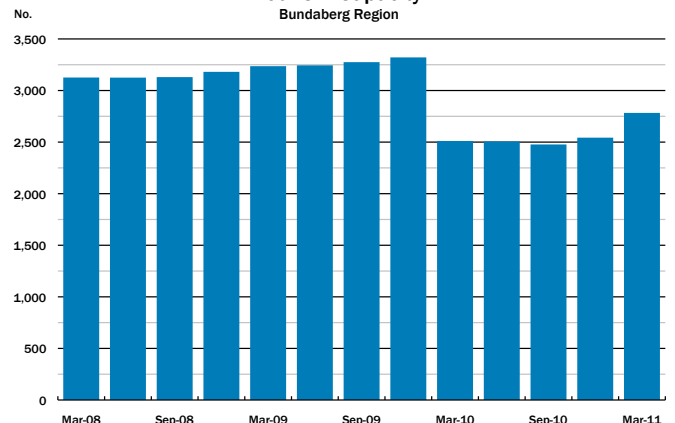
Hotels, Motels & Serviced Apartments (15+ rooms)	Level Mar Qtr 2011	Qtrly % chg	Ann % chg
Supply			
Establishments	36	5.9	9.1
Guest Rooms	879	6.9	10.3
Bed Spaces	2,783	9.4	10.8
Employment	229	1.8	-8.4
Demand			
Room occupancy (%)	46.8	-9.3	-5.5
Room nights	37,004	-12.8	-1.3
Guest arrivals	32,060	-19.1	-6.6
Guest nights	62,746	-17.4	-1.4
Average stay (nights)	2.0	5.3	5.3
Takings from accommodation (\$'000)	4,207.8	-12.7	1.5
Takings per room night occupied (\$)	113.71	0.1	2.8

Source: ABS Survey of Tourist Accommodation

Tourism capacity in the Bundaberg Region grew during the March Quarter 2011, with a rise in the number of establishments (up 2) leading to increases in the number of guest rooms (up 6.9%) and bed spaces (up 9.4%) available.

Tourism Capacity

Bundaberg Region



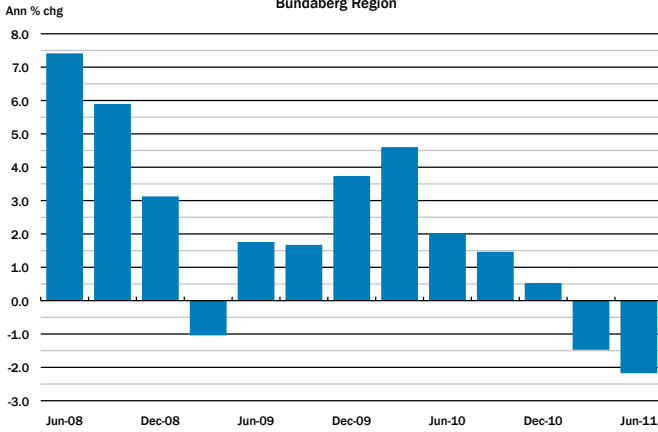
Source: ABS Survey of Tourist Accommodation



Labour Market

The estimated number of employed persons in the Bundaberg Region was 39,717 in the June Quarter 2011, which represented a small annual decrease of 2.2% from the June Quarter 2010.

Employment Growth
Bundaberg Region



Source: DEEWR, Lawrence Consulting

The unemployment rate in the Bundaberg Region increased by 0.1 percentage points to 7.4% in the June Quarter 2011, whilst also rising annually by 0.3 percentage points from the level recorded in the June Quarter 2010.

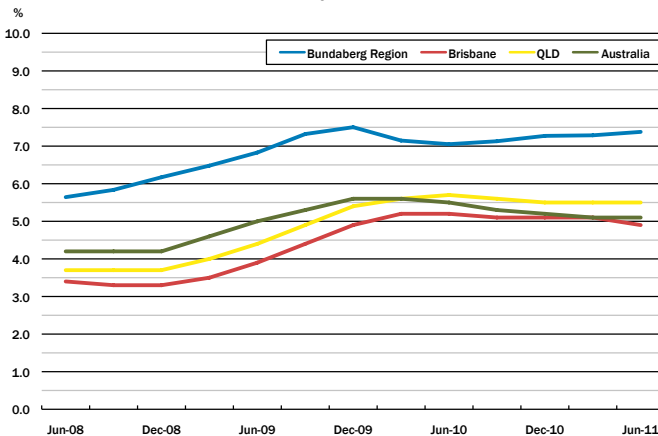
Labour Market

	Level Jun Qtr 2011	Qtrly % chg	Ann % chg
Employed persons	39,717	-1.0	-2.2
Unemployed	3,164	0.3	2.7
Unemployment rate (%) ^(a)	7.4	0.1	0.3
Labour force	42,881	-0.9	-1.8

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

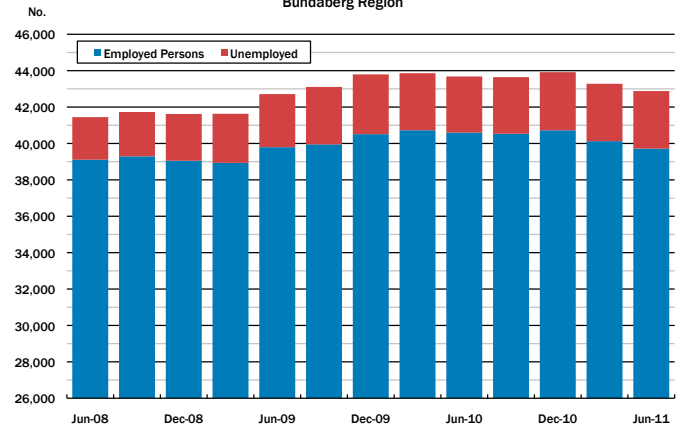
The unemployment rate in the Bundaberg Region is higher than the averages for Brisbane (4.9%), Queensland (5.5%) and Australia (5.1%).

Unemployment Rate



Source: DEEWR

Labour Force
Bundaberg Region



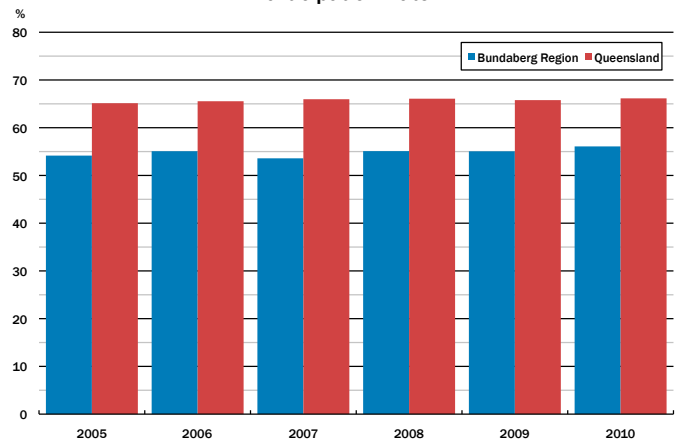
Source: DEEWR, Lawrence Consulting

The annual fall in the number of employed persons in the Bundaberg Region contributed to a decrease of 1.8% in the size of the labour force, which recorded a level of 42,881 persons in the June Quarter 2011. The number of unemployed persons increased annually by 2.7%.

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 56.1% in 2010, which represented an increase of 1.0 percentage points from the rate recorded in 2009. The participation rate in the Bundaberg Region was lower than the average for Queensland (66.1%) in 2010.

Participation Rate



Source: ABS 3235.0, DEEWR, Lawrence Consulting

Participation Rate

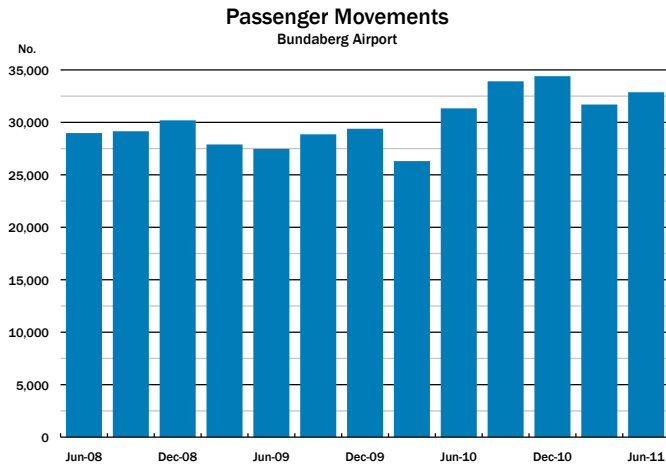
	Level 2010	Level 2009	Ann % chg ^(a)
Bundaberg Region	56.1	55.1	1.0
Queensland	66.1	65.8	0.4

Note: (a) Changes are percentage point changes.
Source: ABS 3235.0, DEEWR, Lawrence Consulting



Air Transport

There were 32,872 passenger movements through the Bundaberg Airport in the June Quarter 2011, representing an increase of 3.7% from the previous quarter, as well as an annual rise of 1,537 persons, or 4.9% from the level recorded in the June Quarter 2010 (31,335 passengers).



Source: Bundaberg Regional Council

Passenger Movements, Bundaberg Airport

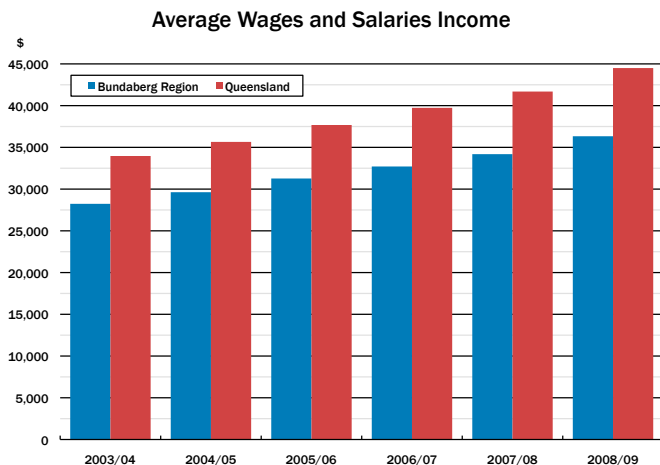
Period	Level
Jun Qtr 2011	32,872
Qtrly % chg	3.7
Ann % chg	4.9
2010	125,955
Ann % chg	10.9%
Avg ann % chg, 2005-10	5.1%
2020f	194,104
Avg ann % chg, 2010-20	4.4%

Note: f = forecast

Source: Bundaberg Regional Council

Personal Income

The average personal wages and salaries income for the Bundaberg Region was estimated at \$36,332 in 2008/09, representing an increase of \$2,145, or 6.3% from the level recorded in 2007/08 (\$34,187) and an average annual increase of 5.2% from the level recorded in 2003/04 (\$28,235).



Source: ABS 6524.0

Motor Vehicle Registrations

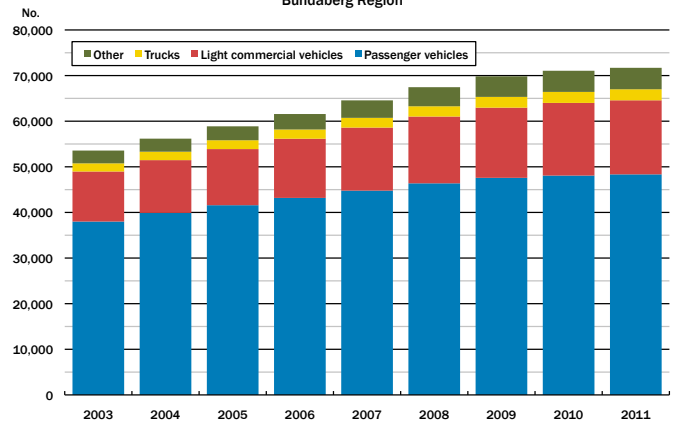
There were an estimated 71,700 registered motor vehicles in the Bundaberg region as at 31 January 2011, an increase of 0.9% from the total recorded as at 31 March 2010 (71,055).

Motor Vehicle Registrations			
	Level 2010	% of total	Ann % chg
Passenger vehicles	48,346	67.4	0.6
Light commercial vehicles	16,235	22.6	1.9
Trucks:	2,419	3.4	0.3
Light rigid trucks	677	0.9	1.7
Heavy rigid trucks	1,373	1.9	-0.9
Prime movers	305	0.4	2.3
Non-freight carrying trucks	64	0.1	1.6
Other:	4,700	6.6	1.4
Buses	428	0.6	0.2
Motor cycles	3,857	5.4	1.0
Campervans	415	0.6	7.0
Total	71,700	100.0	0.9

Note: Includes vehicles in all postcodes contained within the Bundaberg Region.
Source: ABS Motor Vehicle Census, 31 January 2011

Motor Vehicle Registrations

Bundaberg Region



Source: ABS Motor Vehicle Census, 31 January 2011

For More Information

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