

ballina shire

Economic Profile

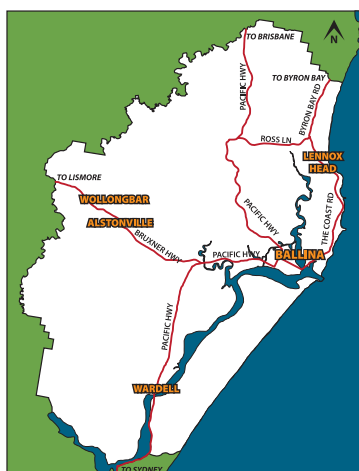
October 2014



Introduction

Ballina Shire is located on the Far North Coast of New South Wales approximately 770km north of Sydney and 210 km south of Brisbane. The Shire covers a total area of 485 square kilometres and boasts 32km of white sandy beaches and a glorious hinterland environment. Major towns and villages include Ballina, Alstonville and Lennox Head.

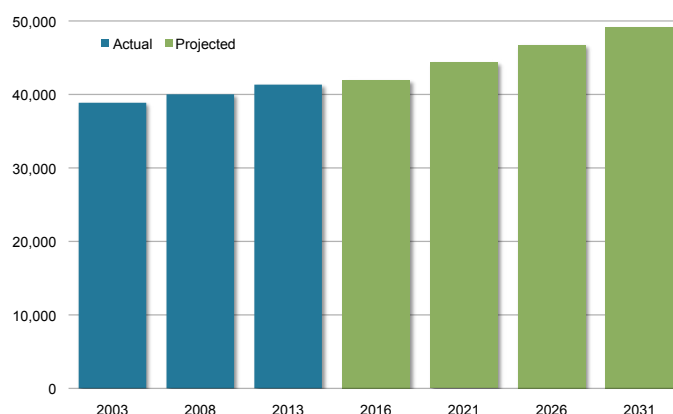
Ballina Shire's economy is underpinned by a mixture of industrial and commercial activity. Major industry sectors include retail, property and business services, health and community services and education as well as a diverse range of agricultural industries producing beef, sugar, dairy products, tropical fruit, nuts, coffee and medicinal plant crops.



Population

The population of Ballina Shire in 2013 was 41,335 persons, representing an annual increase of 320 persons, or 0.8%, which was higher than the average growth for the Northern Rivers (0.7%). Over the past five years, the population of Ballina Shire has grown by 1,315 persons, equating to average annual growth of 0.6%.

Population
Ballina Shire



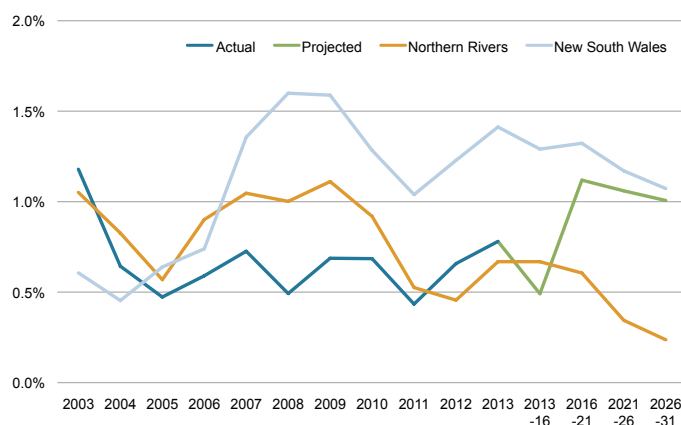
Source: ABS 3218.0, Ballina Shire Council, NSW Dept of Planning

Population				
	Level 2013	Annual % change	Level 2031	Avg ann % chg (2013-31)
Ballina Shire	41,335	0.8	49,147	1.0
Northern Rivers	291,028	0.7	315,000	0.4
New South Wales	7,410,399	1.4	9,193,900	1.2

Source: ABS 3218.0, Ballina Shire Council, NSW Dept of Planning

Projections to the year 2031 show that Ballina Shire's population is expected to increase by 7,812 persons, or an average of 1.0% per annum, to a level of approximately 49,147 persons. This growth is significantly higher than the forecast average rate for the Northern Rivers (0.4%).

Population Growth
Ballina Shire



Note: Changes are average annual % changes for 2013-31
Source: ABS 3218.0, Ballina Shire Council, NSW Dept of Planning

Key Highlights

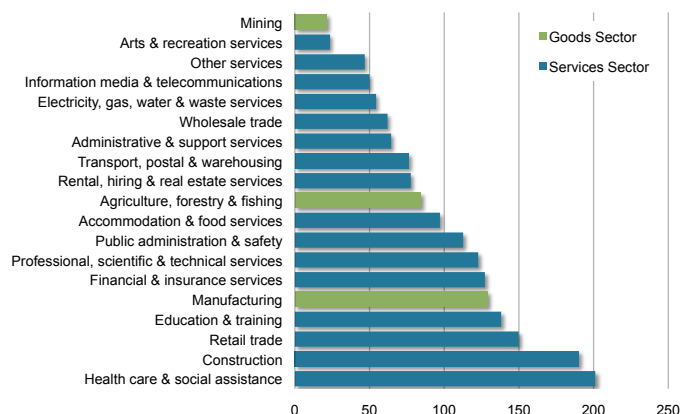
- Annual population growth of 320 persons, or 0.8% to a level of 41,335 in 2013, higher than the increase for the Northern Rivers (0.7%)
- Gross regional product (GRP) of \$2.2 billion in 2012/13, contributing 16.2% to the GRP of the Northern Rivers
- Annual real GRP growth of 1.8% in 2012/13, significantly higher than the average for the Northern Rivers (0.0%)
- Estimated number of employed persons was 20,620 in the December Quarter 2013, an annual increase of 534 persons, or 2.7%
- Total annual turnover of approximately \$1.3 billion from over 4,000 local businesses
- Unemployment rate of 4.8% in the December Quarter 2013, well below the averages for the Northern Rivers (6.6%), New South Wales (5.6%) and Australia (5.7%)
- Substantial annual growth of 138.2% and 110.1%, respectively, in the number and value of dwelling approvals in the year to the June Quarter 2014
- Significantly higher rental yield (5.1%) than the averages for both Greater Sydney (4.3%) and New South Wales (4.2%)

Gross Regional Product

The Gross Regional Product (GRP) for Ballina Shire was \$2.2 billion in 2012/13. Ballina Shire recorded real annual GRP growth of 1.8%, which was significantly greater than the average for the Northern Rivers (0.0%) and similar to New South Wales (1.8%). Ballina Shire contributed 16.2% and 0.5%, respectively, to the gross regional / state products of the Northern Rivers (\$13.6 billion) and New South Wales (\$476.4 billion) in 2012/13.

Industry Contribution to GRP

Ballina Shire, 2012/13 (\$ million)



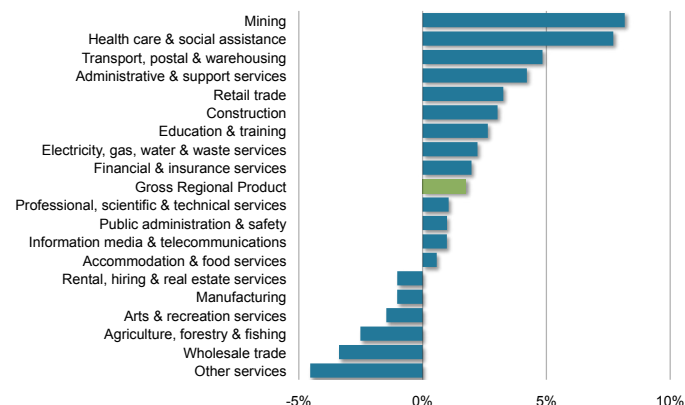
Source: Lawrence Consulting

With regard to industry, the largest contribution was made by the Health Care & Social Assistance sector, with approximately \$201.1 million, or 9.2% of the total GRP for Ballina Shire, followed by Construction (8.7%), Retail Trade (6.8%) and Education & Training (6.3%).

The Mining sector, despite a relatively small contribution to GRP, experienced the highest annual increase in industry value added in 2012/13, rising by 8.2% from the level recorded in 2011/12, followed by Health Care & Social Assistance (up 7.7%), Transport & Warehousing (up 4.8%) and Administrative & Support Services (up 4.2%).

Gross Regional Product, Annual Industry Growth

Ballina Shire, 2012/13



Source: Lawrence Consulting

Ballina Shire received a relatively higher industry contribution to total GRP from the Agriculture, Forestry & Fishing; Construction; Retail Trade; Accommodation & Food Services; Rental, Hiring & Real Estate Services; Public Administration & Safety; Education & Training; Health Care & Social Assistance; Arts & Recreation Services; and Other Services sectors than New South Wales in 2012/13.

Gross Regional Product

Industry division	Ballina Shire			Northern Rivers		New South Wales	
	Level (\$m) 2012/13	% of total	Annual % change	Level (\$m) 2012/13	% of total	Level (\$m) 2012/13	% of total
Agriculture, forestry & fishing	84.3	3.8	-2.5	533.6	3.9	7,405	1.6
Mining	21.5	1.0	8.2	98.3	0.7	12,764	2.7
Manufacturing	129.0	5.9	-1.0	983.2	7.2	34,683	7.3
Electricity, gas, water & waste services	54.4	2.5	2.2	379.0	2.8	12,742	2.7
Construction	190.2	8.7	3.0	912.7	6.7	24,401	5.1
Wholesale trade	62.1	2.8	-3.4	433.2	3.2	20,443	4.3
Retail trade	149.8	6.8	3.3	908.0	6.7	20,475	4.3
Accommodation & food services	97.1	4.4	0.6	583.4	4.3	12,671	2.7
Transport, postal & warehousing	76.3	3.5	4.8	527.1	3.9	22,415	4.7
Information media & telecommunications	49.9	2.3	1.0	303.5	2.2	18,834	4.0
Financial & insurance services	127.2	5.8	2.0	669.6	4.9	56,962	12.0
Rental, hiring & real estate services	77.6	3.5	-1.0	463.9	3.4	13,282	2.8
Professional, scientific & technical services	122.8	5.6	1.1	653.4	4.8	35,717	7.5
Administrative & support services	64.5	2.9	4.2	453.8	3.3	15,658	3.3
Public administration & safety	112.7	5.1	1.0	739.2	5.4	23,229	4.9
Education & training	138.1	6.3	2.6	883.4	6.5	22,037	4.6
Health care & social assistance	201.1	9.2	7.7	1,337.9	9.9	29,563	6.2
Arts & recreation services	23.6	1.1	-1.5	142.7	1.1	4,740	1.0
Other services	46.8	2.1	-4.5	302.7	2.2	8,814	1.8
Total Industry Income	1,828.9	83.3	1.9	11,308.5	83.3	396,835	83.3
Ownership of dwellings	206.7	9.4	1.8	1,277.9	9.4	44,843	9.4
Taxes less subsidies on production and imports	160.0	7.3	0.6	989.1	7.3	34,708	7.3
Statistical discrepancy	0.2	0.0		1.3	0.0	47	0.0
Gross Regional Product	2,195.8	100.0	1.8	13,576.8	100.0	476,434	100.0

Note: All values are in current prices (\$2012/13), whilst annual change reflects growth in chain volume, or production-based measures.

Source: Lawrence Consulting

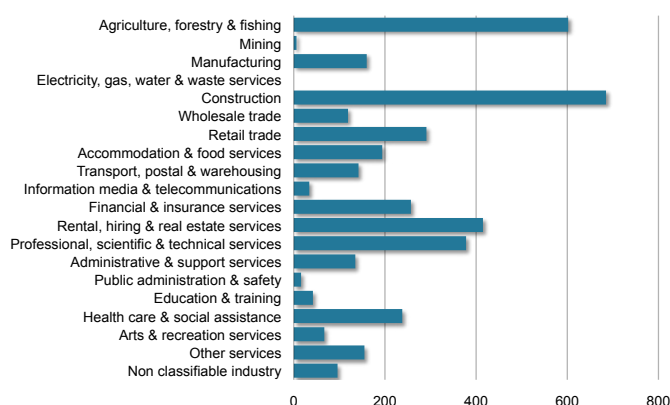
Local Business Turnover

The most recent ABS Australian Business Register indicated there were an estimated 4,032 local businesses (i.e. registered for GST and actively trading) in Ballina Shire in June 2013, which represented a small annual decrease of 2.1%.

Construction is the largest industry in terms of business numbers in Ballina Shire, accounting for 17.0% of the total number of local businesses, followed by the Agriculture, Forestry & Fishing (14.9%), Rental, Hiring & Real Estate Services (10.3%) and Professional, Scientific & Technical Services (9.4%) sectors.

Businesses by Industry

Ballina Shire, June 2013

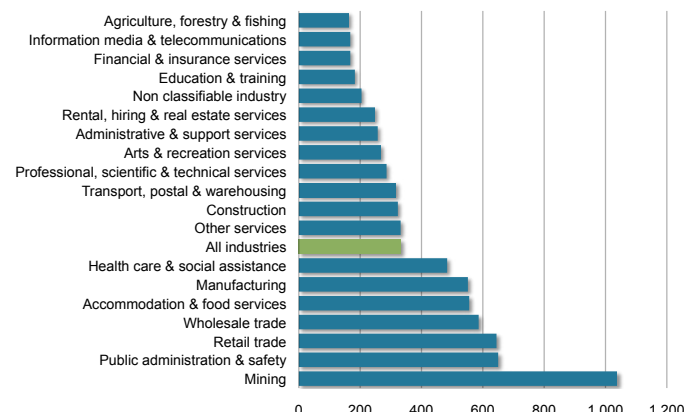


Source: ABS 8165.0

The estimated total turnover of all local industry in Ballina Shire was \$1.3 billion in 2012/13, representing a small annual decrease of 2.2%. The average turnover of all businesses was approximately \$332,600, which remained unchanged.

Average Business Turnover

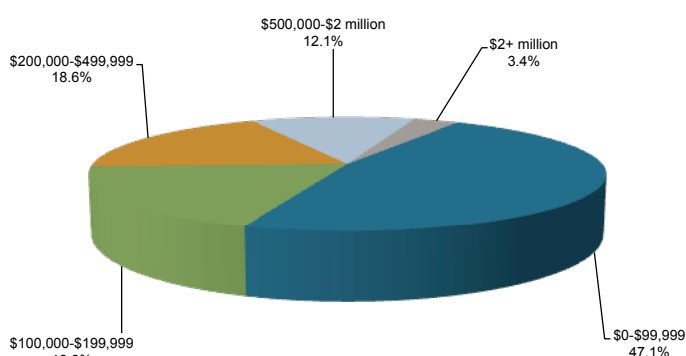
Ballina Shire, 2012/13 (\$'000)



Source: ABS 8165.0

Businesses by Turnover

Ballina Shire, 2012/13



Source: ABS 8165.0

Businesses by Industry

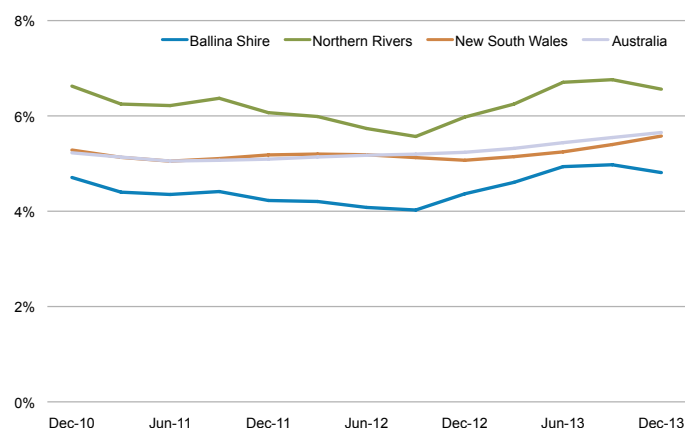
Industry	Level June 2013	% of total	Total industry turnover (\$m)	% of total	Avg business turnover (\$'000)
Agriculture, forestry & fishing	602	14.9	98.5	7.3	163.6
Mining	6	0.1	6.2	0.5	1,037.5
Manufacturing	160	4.0	88.2	6.6	551.3
Electricity, gas, water & waste services	0	0.0	0.0	0.0	n.a.
Construction	685	17.0	221.2	16.5	322.9
Wholesale trade	119	3.0	69.8	5.2	586.3
Retail trade	291	7.2	187.6	14.0	644.6
Accommodation & food services	194	4.8	107.8	8.0	555.5
Transport, postal & warehousing	142	3.5	44.9	3.3	316.0
Information media & telecommunications	34	0.8	5.7	0.4	167.6
Financial & insurance services	257	6.4	43.1	3.2	167.8
Rental, hiring & real estate services	415	10.3	103.1	7.7	248.4
Professional, scientific & technical services	378	9.4	108.1	8.1	286.0
Administrative & support services	135	3.3	34.7	2.6	257.2
Public administration & safety	16	0.4	10.4	0.8	650.0
Education & training	42	1.0	7.7	0.6	182.7
Health care & social assistance	238	5.9	115.1	8.6	483.7
Arts & recreation services	67	1.7	18.0	1.3	267.9
Other services	155	3.8	51.5	3.8	331.9
Non classifiable industry	96	2.4	19.6	1.5	204.4
Total	4,032	100.0	1,341.1	100.0	332.6
Annual % change	-2.1		-2.2		0.0
Total (Northern Rivers), 2012/13	25,323	100.0	8,352.1	100.0	329.8
Annual % change	-2.7		-1.6		1.1

Source: ABS 8165.0

Labour Market

The estimated number of employed persons in Ballina Shire was 20,620 in the December Quarter 2013, which represented an annual increase of 534 persons, or 2.7% from the level recorded in the December Quarter 2012.

Unemployment Rate



Source: DEEWR, Lawrence Consulting

The unemployment rate in Ballina Shire was 4.8% in the December Quarter 2013, which was below the averages for the Northern Rivers (6.6%), New South Wales (5.6%) and Australia (5.7%).

Labour Market

	Level Dec Qtr 2013	Qtrly % chg	Ann % chg
Employed persons (no.)	20,620	0.9	2.7
Unemployed persons (no.)	1,042	-2.6	13.6
Unemployment rate (%) ^(a)	4.8	-0.2	0.4
Labour force (no.)	21,662	0.7	3.1

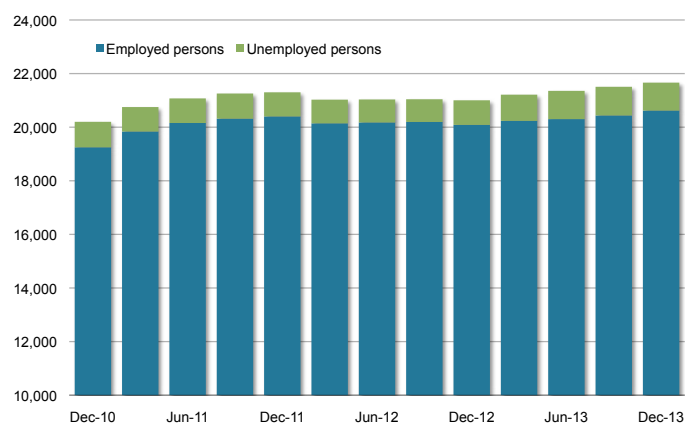
Note: (a) Unemployment rate changes are percentage point changes.

Source: DEEWR, Lawrence Consulting

The annual growth in the number of employed persons in Ballina Shire contributed to an increase of 3.1% in the size of the labour force over the year to the December Quarter 2013, to a level of 21,662 persons.

Labour Force

Ballina Shire

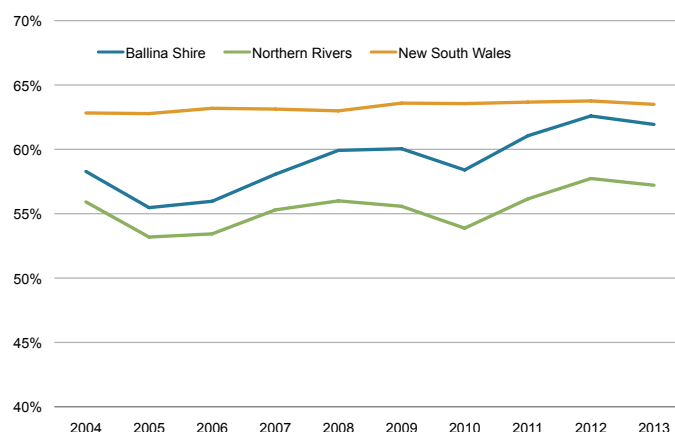


Source: DEEWR, Lawrence Consulting

Participation Rate

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in Ballina Shire was 61.9% in 2013, which was 0.7 percentage points lower than the rate in 2012 (62.6%). The workforce participation rate in Ballina Shire in 2013 was significantly higher than the average for the Northern Rivers (57.2%), but slightly lower than the rate for New South Wales (63.5%).

Participation Rate



Source: ABS 3235.0, DEEWR & Lawrence Consulting

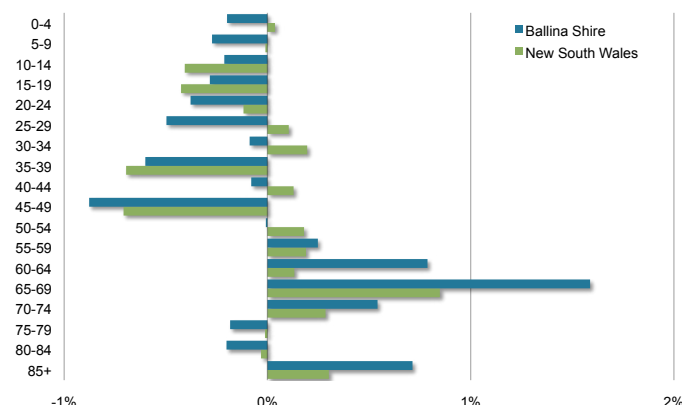
Age Distribution & Dependency Ratio

The average age of Ballina Shire residents was 43.3 years in 2013, representing an increase of 1.4 years from the level in 2008 (42.0 years). By comparison, the average age for New South Wales was 38.3 years in 2013, having risen by 0.7 years since 2008. The average age for the Northern Rivers increased by 1.3 years over the past five years to 42.1 years in 2013.

The dependency ratio in Ballina Shire was 65.7% in 2013, which was higher than the averages for the Northern Rivers (62.7%) and New South Wales (51.6%). Between 2008 and 2013, the dependency ratio for Ballina Shire increased by 4.7 percentage points, higher than the average rise for New South Wales (2.3 percentage points).

Age Distribution

Change in % share, 2008-13



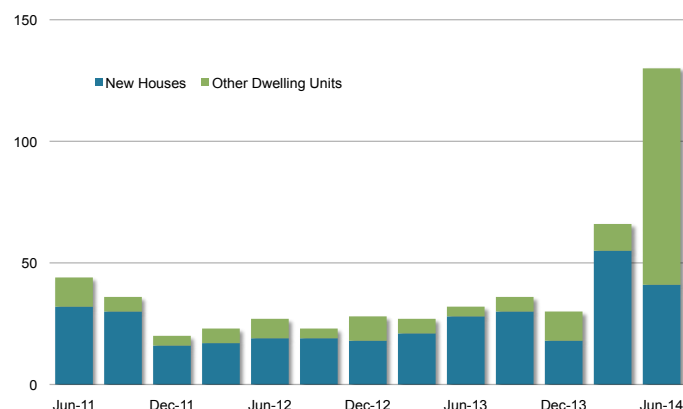
Source: ABS 3235.0

Dwelling Approvals

The number of dwellings approved in Ballina Shire in the year to the June Quarter 2014 was 262, which represented a substantial annual increase of 138.2% from the level recorded in the year to the June Quarter 2013 (110).

Dwelling Approvals

Ballina Shire



Source: ABS 8731.1

Building Approvals

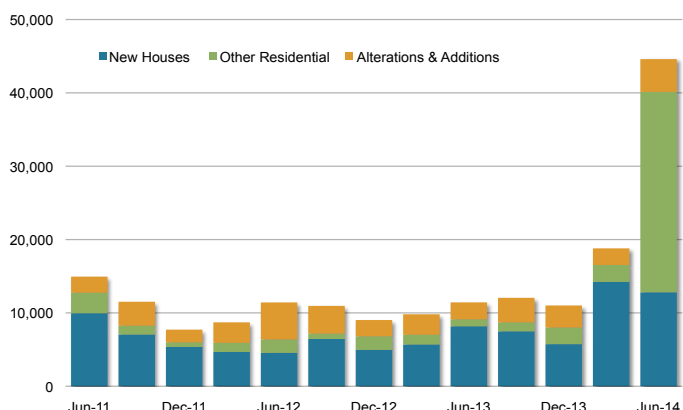
	Ballina		Northern Rivers	
	Level Yr to Jun Qtr 2014	Annual % change	Level Yr to Jun Qtr 2014	Annual % change
Number				
Dwellings:	262	138.2	1,034	34.5
New houses	144	67.4	795	18.8
Other dwellings	118	391.7	239	139.0
Value (\$'000)				
Dwellings:	86,619	110.1	323,364	31.7
New houses	40,260	59.3	217,220	21.0
Other dwellings	33,122	581.8	54,432	168.2
Alts & adds	13,087	17.9	50,463	10.6
Non-dwelling	18,557	-37.9	190,133	48.5
Total building	105,175	47.9	513,497	37.5

Source: ABS 8731.1

The total value of residential buildings approved in Ballina Shire was \$86.6 million in the year to the June Quarter 2014, which represented a significant annual increase of 110.1%.

Value of Dwelling Approvals

Ballina Shire (\$'000)



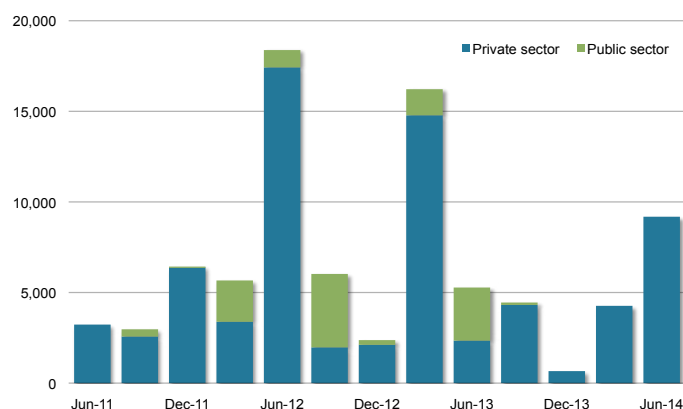
Source: ABS 8731.1

Construction

The value of non-residential building approvals in Ballina Shire in the year to the June Quarter 2014 decreased annually by 37.9% to \$18.6 million.

Value of Non-Residential Building Approvals

Ballina Shire (\$'000)



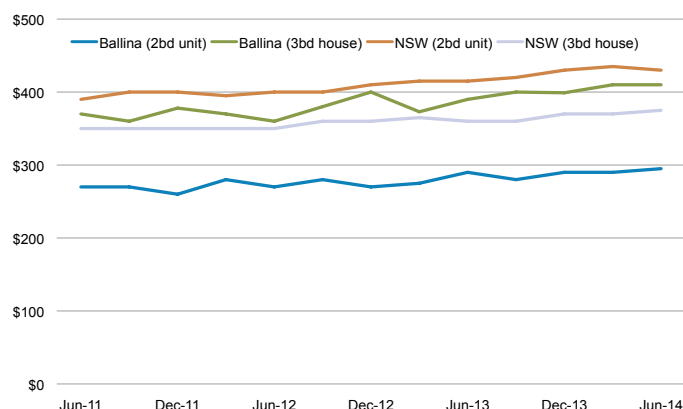
Source: ABS 8731.1

Median Weekly Rents

The median weekly rent for two bedroom units (\$295) and three bedroom houses (\$410) in Ballina Shire increased by 1.7% and 5.3%, respectively, over the year to the June Quarter 2014.

Median Weekly Rents

Separate Houses & Units/Townhouses



Source: NSW Department of Housing

Median Weekly Rents

	Ballina Shire		New South Wales	
	Level (\$) Jun Qtr 2014	Ann % change	Level (\$) Jun Qtr 2014	Ann % change
All Dwellings				
One bedroom	215	n.a.	400	5.3
Two bedroom	310	3.3	410	3.8
Three bedroom	400	5.3	400	2.6
Four+ bedroom	500	4.7	490	5.4
Separate Houses				
Two bedroom	n.a.	n.a.	325	4.8
Three bedroom	410	5.1	375	4.2
Flats and Units				
One bedroom	220	n.a.	420	5.0
Two bedroom	295	1.7	430	2.4

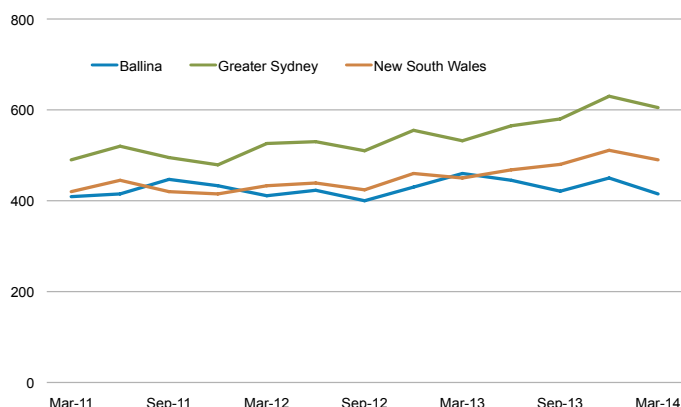
Source: NSW Department of Housing

Median Sales Prices

The median sales price for all dwellings in Ballina Shire was \$415,000 in the March Quarter 2014, representing an annual decrease of 10.8% over the level recorded in the March Quarter 2013 (\$465,000).

Median Sales Prices

All Dwellings (\$'000)



Source: NSW Department of Housing

The median sales price for all dwellings in Ballina Shire in the March Quarter 2014 was lower than the averages for the Greater Sydney region (\$605,000) and New South Wales (\$490,000).

Median Sale Prices, All Dwellings

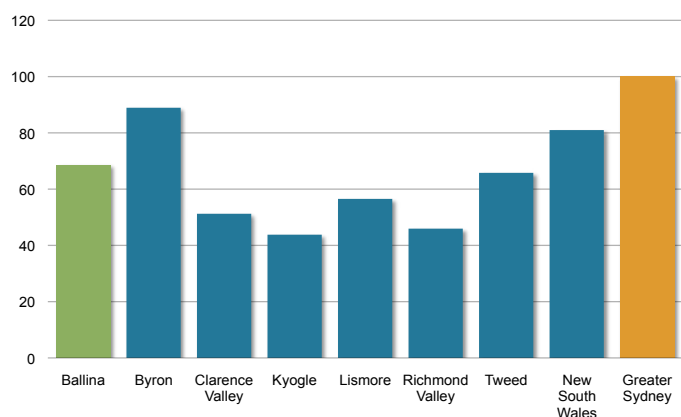
	Level (\$)	Qtrly % chg	Ann % chg
	Mar Qtr 2014		
Ballina Shire	415,000	-10.5	-10.8
Greater Sydney	605,000	-4.2	11.7
New South Wales	490,000	-4.9	6.5

Source: NSW Department of Housing

The median dwelling price index for Ballina Shire in the March Quarter 2014 was 68.6 when compared to Sydney (index of 100), lower than the index value for New South Wales (81.0). The index value for Ballina Shire decreased considerably by 17.9 percentage points from the level recorded in the March Quarter 2013.

Median Dwelling Price Index

March Quarter 2014



Note: Sydney = 100

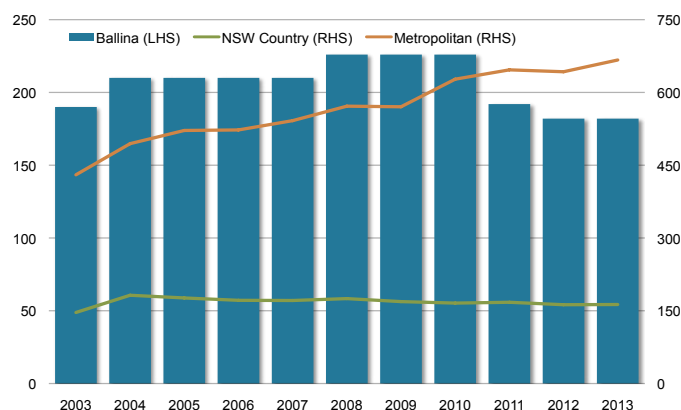
Source: NSW Department of Housing, Lawrence Consulting

Land Values

The average land value for a single dwelling residential site (\$182,000) in Ballina remained unchanged in 2013 when compared to 2012, whilst the average value for a retail shop site (\$283,000) fell by 10.2%.

Land Value

Single Residential Dwelling Site (\$'000)



Source: NSW Department of Lands

Land Values

	Value (\$)	Ann % chg	Avg ann % chg
	2013		2008-13
Single residential dwelling			
Ballina (a)	182,000	0.0	-4.2
NSW Country	162,863	0.3	-1.4
Metropolitan(b)	666,873	3.8	3.1
Retail shop			
Ballina	283,000	-10.2	-4.2
NSW Country	280,706	-1.7	-0.5
Metropolitan(a)	1,147,560	3.1	2.9

Note: (a) Within Ballina Shire, land values are available for the City of Ballina only. (b) Figures for single dwelling site relate to Sydney Metropolitan Area.

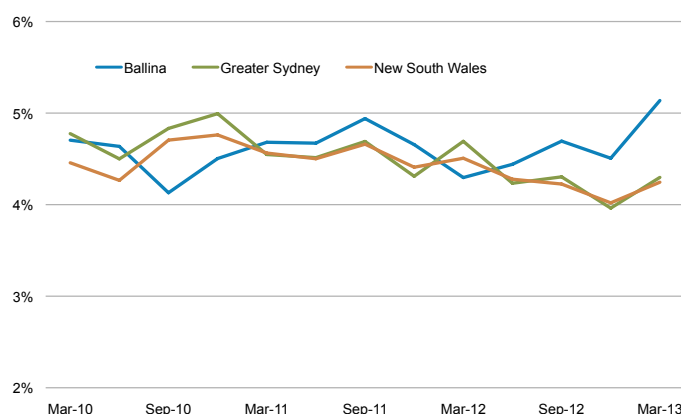
Source: NSW Department of Lands

Rental Yields

The rental yield in Ballina Shire was 5.1% in the March Quarter 2014, which was higher than the averages for the Greater Sydney region (4.3%) and New South Wales (4.2%).

Residential Yields

All Dwellings



Source: NSW Department of Housing, Lawrence Consulting

The following table compares a number of key economic indicators between Ballina Shire and other local government areas (LGAs) in the Northern Rivers region – Byron, Clarence Valley, Kyogle, Lismore, Richmond Valley and Tweed.

Comparative Indicators							
	Ballina	Byron	Clarence Valley	Kyogle	Lismore	Richmond Valley	Tweed
Population							
Estimated resident population, 2013	41,335	31,612	51,043	9,538	44,637	22,749	90,114
Annual growth, 2012-13 (%)	0.8	1.9	-0.6	0.0	0.3	0.1	1.3
Average annual growth, 2008-13 (%)	0.6	0.8	0.5	0.1	0.4	0.4	1.2
Projected population, 2031	45,400	31,800	53,900	9,500	45,300	24,800	104,300
Average annual growth, 2013-31 (%)	0.5	0.0	0.3	0.0	0.1	0.5	0.8
Average age, 2013 (years)	43.3	40.4	43.1	42.5	39.3	41.0	43.2
Dependency ratio, 2013 (%)	65.7	48.0	67.8	59.4	52.2	69.0	68.8
Employment							
Employed persons (estimated), Dec Qtr 2013	20,620	14,727	21,577	4,321	22,830	9,857	36,530
Annual growth, yr to Dec Qtr 2013 (%)	2.7	2.8	2.1	2.3	2.5	2.4	2.4
Unemployment rate, Dec Qtr 2013 (%)	4.8	8.5	7.3	7.4	6.2	6.8	6.4
Labour force, annual growth, yr to Dec Qtr 2013 (%)	3.1	3.1	3.0	3.0	3.1	3.0	3.1
Participation rate, 2013 (%)	61.9	60.8	54.2	58.3	65.7	57.0	51.3
Business Investment							
Gross Regional Product, 2012/13 (\$ million)	2,195.8	1,599.9	2,382.3	399.7	2,866.3	964.1	3,168.8
Annual growth, 2011/12-2012/13 (%)	1.8	-0.7	0.0	1.0	-0.4	-0.1	-0.6
Gross Regional Product per capita, 2012/13 (\$)	52,899	51,180	45,765	40,845	63,619	41,897	35,309
Annual growth, 2011/12-2012/13 (%)	1.1	-1.5	-0.1	1.1	-0.7	-0.1	-1.1
Productivity, 2012/13 (\$GRP/hr worked)	57.29	60.61	56.82	50.96	56.06	55.35	56.94
Index of Economic Diversity (Australia = 1)	0.812	0.686	0.694	0.312	0.762	0.408	0.812
No. of businesses, June 2013	4,032	3,968	3,946	1,035	4,043	1,670	6,629
Annual growth, 2011/12-2012/13	-2.1	-1.3	-1.3	0.2	-3.4	-1.6	-4.8
Total industry turnover, 2012/13 (\$ million)	1,341.1	1,343.7	1,275.9	233.9	1,397.3	526.4	2,233.9
Annual growth, 2011/12-2012/13	-2.2	3.9	2.4	5.8	-4.1	-0.2	-6.0
Average industry turnover, 2012/13 (\$'000)	332.6	338.6	323.3	225.9	345.6	315.2	337.0
Annual growth, 2011/12-2012/13	0.0	5.3	3.7	5.6	-0.7	1.5	-1.2
Building & Construction							
No. of dwelling approvals, yr to Jun Qtr 2014	262	165	113	26	72	39	357
Annual growth, yr to Jun Qtr 2014 (%)	138.2	48.6	-21.5	36.8	-12.2	11.4	33.2
Value of dwelling approvals, yr to Jun Qtr 2014 (\$'000)	86,619	60,736	34,269	5,524	18,678	13,476	104,064
Annual growth, yr to Jun Qtr 2014 (%)	110.1	39.9	-15.8	40.8	-8.9	28.6	22.1
Value of non-dwelling approvals, yr to Jun Qtr 2014 (\$'000)	18,557	8,794	4,781	1,085	110,072	3,732	43,112
Annual growth, yr to Jun Qtr 2014 (%)	-37.9	50.2	-80.3	357.8	506.0	-40.0	-0.8
Property & Land							
Median sales price – all dwellings, Mar Qtr 2014 (\$'000)	415	538	310	265	342	278	398
Annual growth, yr to Mar Qtr 2014 (%)	-10.8	-2.3	8.0		13.8	-0.9	-0.6
Median weekly rent – 2bd unit, Jun Qtr 2014 (\$)	295	340	220		230	190	300
Median weekly rent – 3bd house, Jun Qtr 2014 (\$)	410	480	290	250	320	270	400
Gross rental yield – all dwellings, Mar Qtr 2014 (%)	5.1	4.6	4.7	4.9	4.9	5.2	5.0
Land value – single residential site, 2013 (\$)	182,000	n.a.	80,600	n.a.	110,000	n.a.	182,000
Land value – retail shop site, 2013 (\$)	283,000	n.a.	107,000	n.a.	169,000	n.a.	237,000
Personal Income							
Per capita income, 2010/11 (\$)	22,565	21,780	16,562	15,127	20,251	16,097	19,581
Annual growth, 2009/10-2010/11 (%)	6.0	5.7	4.1	7.4	7.4	5.9	6.4
Average annual growth, 2005/06-2010/11 (%)	4.3	6.0	3.5	3.2	4.6	4.1	4.6
Average wage & salary income, 2010/11 (\$)	41,275	36,242	39,155	37,889	40,062	38,719	41,876
Annual growth, 2009/10-2010/11 (%)	4.5	3.4	4.9	4.9	4.4	5.0	4.8
Average annual growth, 2005/06-2010/11 (%)	4.7	4.1	4.6	4.9	4.7	4.6	5.1

The following table contains a number of key economic indicators for Ballina Shire, highlighting the most recent level and corresponding annual change.

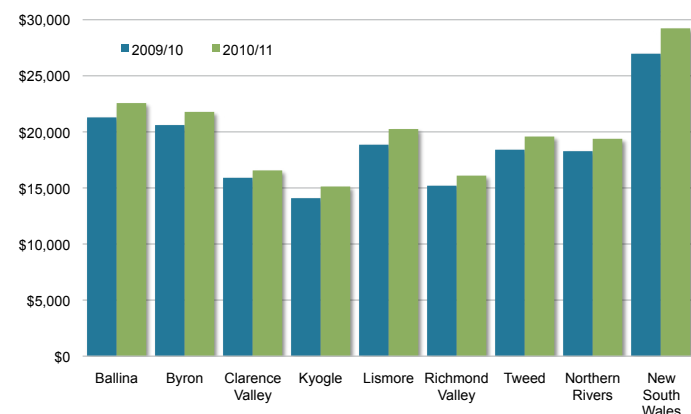
Key Economic Indicators					
	Period	Level	Level – 12 mths ago	Change	Annual % change
Population					
Estimated resident population	2013	41,335	41,015	+320	0.8%
Projected population	2031	49,147	n.a.	+7,812	1.0%
Per capita income (\$)	2010/11	22,565	21,287	+1,278	6.0%
Average wage & salary income (\$)	2010/11	41,275	39,494	+1,781	4.5%
Employment					
Employed persons (no.)	Dec Qtr 2013	20,620	20,086	+534	2.7%
Unemployment rate (%) ^(a)	Dec Qtr 2013	4.8	4.4	+0.4	0.4%
Labour force (persons)	Dec Qtr 2013	21,662	21,003	+659	3.1%
Participation rate (%) ^(a)	2013	61.9	62.6	-0.7	-0.7%
Business Investment					
Gross regional product (\$ million)	2012/13	2,195.8	2,131.7	+64.1	1.8%
GRP per capita (\$)	2012/13	52,899	52,316	+583	1.1%
Productivity (\$real GRP/hr worked)	2012/13	57.29	57.01	+0.28	0.5%
No. of local businesses ^(b)	June 2013	4,032	4,120	-88	-2.1%
Total industry turnover (\$ million)	2012/13	1,341.1	1,371.0	-29.9	-2.2%
Average business turnover (\$'000)	2012/13	332.6	332.8	-0.2	0.0%
Building & Construction					
No. of dwelling approvals	Yr to Jun Qtr 2014	262	110	+152	138.2%
Value of dwelling approvals (\$'000)	Yr to Jun Qtr 2014	86,619	41,233	+45,386	110.1%
Value of non-dwelling approvals (\$'000)	Yr to Jun Qtr 2014	18,557	29,894	-11,337	-37.9%
Property Market					
Median sales price – all dwellings (\$)	Mar Qtr 2014	415,000	465,000	-50,000	-10.8%
Median weekly rent – 2bd unit (\$)	Jun Qtr 2014	295	290	+5	1.7%
Median weekly rent – 3bd house (\$)	Jun Qtr 2014	410	390	+20	5.1%
Rental yield – all dwellings (%) ^(a)	Mar Qtr 2014	5.1	4.3	+0.8	+0.8%
Land value – single residential site (\$)	2013	182,000	182,000	0	0.0%
Land value – retail shop site (\$)	2013	283,000	315,000	-32,000	-10.2%

Note: (a) Changes are percentage point changes. (b) Actively trading and registered for GST.

Income

Per capita income for Ballina Shire was estimated at \$22,565 in 2010/11, representing an annual increase of \$1,278, or 6.0% from the level recorded in 2009/10 (\$21,287). The average wage and salary income for Ballina Shire increased annually by 4.5% to \$41,275 in 2010/11.

Per Capita Income



Source: ABS 6524.0

For More Information

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