

ballina shire

Economic Profile

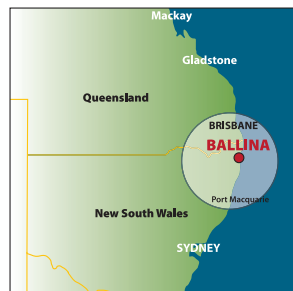
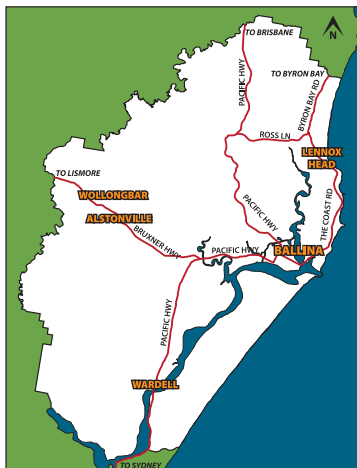
September 2011



Introduction

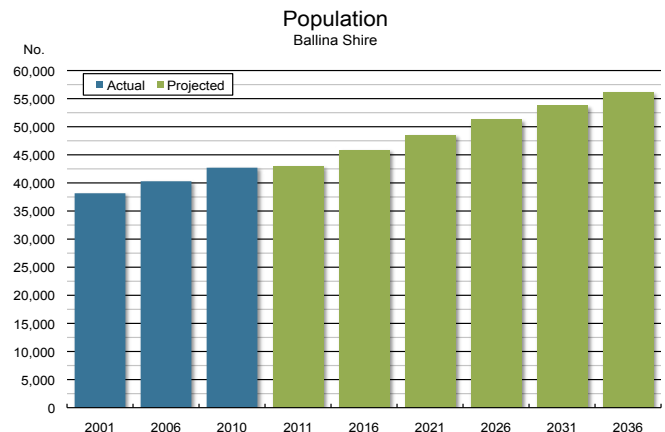
Ballina Shire is located on the Far North Coast of New South Wales approximately 770km north of Sydney and 210 km south of Brisbane. The shire covers a total area of 480 square kilometres and boasts 32km of white sandy beaches and prominent headlands. Major towns and villages include Ballina, Alstonville, Wollongbar, Wardell 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, medicinal plant crops and commercial fishing.



Population

The population of Ballina Shire in 2010 was 42,708 persons, representing an annual increase of 319 persons, or 0.8%. Over the past five years, the population of Ballina Shire has experienced average annual growth of 1.4%, the same as the average for both the Northern Rivers and New South Wales over the same period.



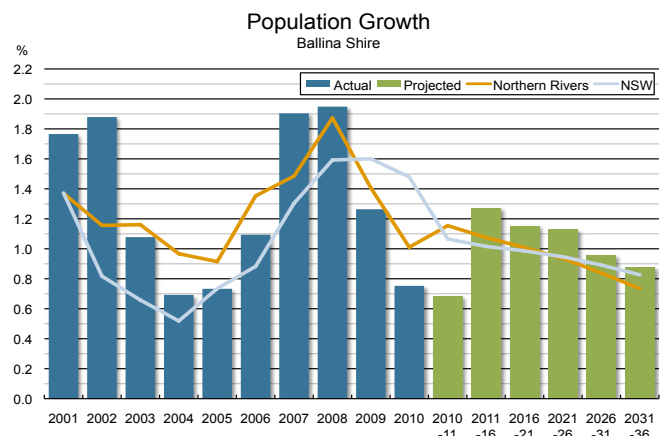
Source: ABS 3218.0, NSW Dept of Planning

In 2010, Ballina Shire accounted for 14.4% of the population of the Northern Rivers region.

Population				
	2010	Ann % chg	2036	Avg ann % chg (2010-36)
Ballina Shire	42,708	0.8	56,200	1.1
Northern Rivers	296,677	1.0	372,900	0.9
New South Wales	7,232,589	1.5	9,066,100	0.9

Source: ABS 3218.0, NSW Dept of Planning

Projections to the year 2036 show that Ballina Shire's population is expected to increase by an average of 1.1% per annum, to a level of approximately 56,200 persons. This growth is higher than the forecast averages for both the Northern Rivers and New South Wales (both 0.9%).



Note: Changes are average annual % changes for 2010-2036
Source: ABS 3218.0, NSW Dept of Planning

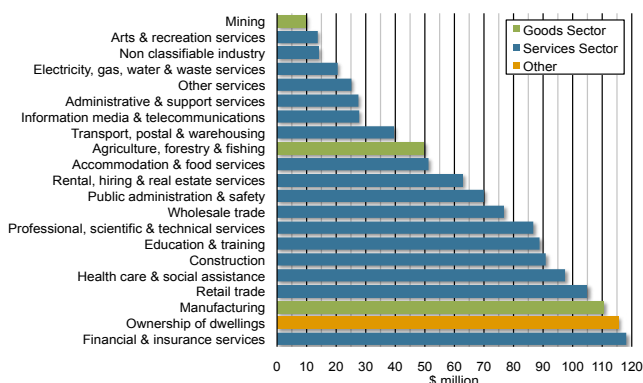
Key Data, Ballina Shire

- Annual population growth of 319 persons, or 0.8% in 2010
- Forecast annual population growth of 1.1% to 2036, higher than the Northern Rivers and New South Wales (both 0.9%)
- Gross Regional Product (GRP) of \$1.4 billion in 2009/10, contributing 14.4% to the GRP of the Northern Rivers
- Estimated number of employed persons was 20,288 in the June Quarter 2011, representing a significant annual increase of 1,841 persons, or 10.0%
- Total annual turnover of approximately \$1.9 billion from almost 4,200 local businesses
- Unemployment rate of 4.3% in the June Quarter 2011, the lowest level since the June Quarter 2008 and well below the averages for the Northern Rivers (6.2%), New South Wales (5.1%) and Australia (5.1%)
- Annual growth in the number (up 1.9%) and value (up 6.6%) of dwelling approvals in the year to the June Quarter 2011, in contrast to significant declines across the Northern Rivers
- Significantly higher participation rate (58.1%) than the average for the Northern Rivers (51.9%)

Gross Regional Product

The Gross Regional Product (GRP) for the Ballina Shire was \$1.4 billion in 2009/10, which represented a slight annual decrease of 0.3% from the level recorded in 2008/09. Ballina Shire contributed 14.4% and 0.3%, respectively, to the Gross Regional / State Products of the Northern Rivers region (\$9.8 billion) and New South Wales (\$406.9 billion) in 2009/10.

Industry Contribution to GRP
Ballina Shire, 2009/10



Source: Lawrence Consulting

With regard to industry, the largest contribution was made by the Financial & Insurance Services industry, with approximately \$118.1 million, or 8.4% of the total GRP for Ballina Shire, followed by the Manufacturing (7.8%), Retail Trade (7.4%), Health Care & Social Assistance (6.9%) and Construction (6.5%) sectors.

The Professional, Scientific & Technical Services sector experienced the highest annual increase in industry value added in 2009/10, rising by 11.1% from the level recorded in 2008/09, followed by Arts & Recreation Services (up 8.5%).

Gross Regional Product, Annual Industry Growth
Ballina Shire, 2009/10



Source: Lawrence Consulting

Ballina Shire received a relatively higher industry contribution to total GRP from the Agriculture, Forestry & Fishing; Construction; Wholesale Trade; 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 2009/10.

Gross Regional Product

Industry	Ballina Shire			Northern Rivers			NSW		
	Level (\$m) 2009/10	% of total	Ann % chg	Level (\$m) 2009/10	% of total	Ann % chg	Level (\$m) 2009/10	% of total	Ann % chg
Agriculture, forestry & fishing	49.6	3.5	-18.2	317.0	3.2	-18.2	4,944	1.2	-18.2
Mining	9.5	0.7	-13.5	58.8	0.6	-13.5	12,658	3.1	-13.5
Manufacturing	110.3	7.8	1.8	941.6	9.6	1.8	36,201	8.9	1.8
Electricity, gas, water & waste services	20.5	1.5	-1.9	182.5	1.9	-1.9	8,039	2.0	-1.9
Construction	90.9	6.5	3.2	527.1	5.4	3.2	24,408	6.0	3.2
Wholesale trade	76.8	5.4	-1.4	453.1	4.6	-1.4	18,756	4.6	-1.4
Retail trade	104.9	7.4	4.7	687.5	7.0	4.7	16,122	4.0	4.7
Accommodation & food services	51.2	3.6	-2.7	359.6	3.7	-2.7	9,816	2.4	-2.7
Transport, postal & warehousing	39.6	2.8	3.0	354.5	3.6	3.0	19,141	4.7	3.0
Information media & telecommunications	27.8	2.0	7.7	310.7	3.2	7.7	16,339	4.0	7.7
Financial & insurance services	118.1	8.4	0.8	726.5	7.4	0.8	57,911	14.2	0.8
Rental, hiring & real estate services	62.8	4.5	-8.9	356.1	3.6	-8.9	10,524	2.6	-8.9
Professional, scientific & technical services	86.7	6.2	11.1	479.1	4.9	11.1	32,416	8.0	11.1
Administrative & support services	27.5	2.0	-12.9	189.7	1.9	-12.9	9,787	2.4	-12.9
Public administration & safety	70.0	5.0	-1.0	521.2	5.3	-1.0	17,575	4.3	-1.0
Education & training	88.8	6.3	-2.4	629.9	6.4	-2.4	16,500	4.1	-2.4
Health care & social assistance	97.4	6.9	-7.9	765.8	7.8	-7.9	21,014	5.2	-7.9
Arts & recreation services	13.8	1.0	8.5	85.1	0.9	8.5	3,547	0.9	8.5
Other services	25.1	1.8	-3.1	182.2	1.9	-3.1	6,617	1.6	-3.1
Non classifiable industry	14.0	1.0	-0.7	90.9	0.9	-0.7			-0.7
Total Industry Income	1,185.3	84.1	-1.2	8,218.7	84.1	-1.2	342,315	84.1	-1.2
Ownership of Dwellings	115.4	8.2	4.2	800.1	8.2	4.2	33,323	8.2	4.2
GRP at Factor Cost / Total Factor Income	1,300.7	92.3	-0.7	9,018.8	92.3	-0.7	375,638	92.3	-0.7
Taxes less subsidies on production and imports	103.0	7.3	-0.1	714.0	7.3	-0.1	29,740	7.3	-0.1
Statistical discrepancy	5.3	0.4		37.0	0.4		1,540	0.4	
Gross Regional Product	1,409.0	100.0	-0.3	9,769.8	100.0	-0.3	406,917	100.0	-0.3

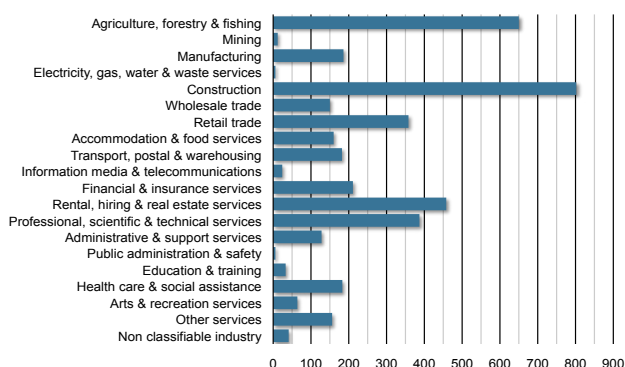
Note: All values are in current prices.

Source: Lawrence Consulting

Business Turnover

The most recent ABS Australian Business Register indicated there were an estimated 4,197 businesses (i.e. registered for GST and actively trading) in Ballina Shire in June 2009. Construction is the largest industry in terms of business numbers in Ballina Shire, accounting for 19.1% of the total number of businesses, followed by the Agriculture, Forestry & Fishing (15.5%), Rental, Hiring & Real Estate Services (10.9%), Professional, Scientific & Technical Services (9.2%) and Retail Trade (8.5%) sectors.

Number of Businesses by Industry
Ballina Shire, June 2009

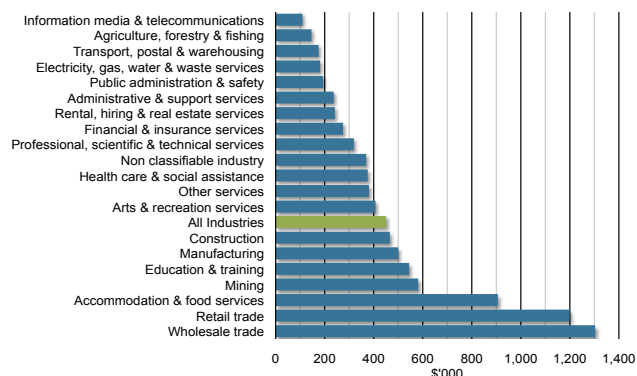


Source: ABS 8165.0

The estimated total turnover of all industry in Ballina Shire was \$1.9 billion in 2008/09, with the largest contributions made by the Retail Trade (\$429.1 million), Construction (\$373.5 million), Wholesale Trade (\$195.5 million) and Accommodation & Food Services (\$145.0 million) sectors.

The average turnover of all businesses in Ballina Shire was approximately \$449,000 in 2008/09, with the Wholesale Trade sector recording the highest average industry turnover (\$1.3 million), followed by Retail Trade (\$1.2 million) and Accommodation & Food Services (\$906,200).

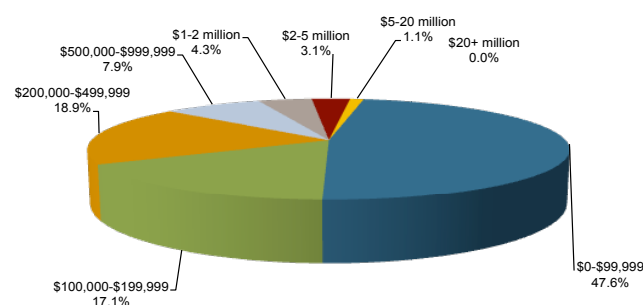
Average Industry Turnover
Ballina Shire, 2008/09



Source: ABS 8165.0

The largest proportion of businesses recorded annual turnover in the \$0-\$99,999 range (47.6%), followed by the \$200,000-\$499,999 (18.9%) and \$100,000-\$199,999 (17.1%) turnover ranges. Approximately 8.4% of businesses in Ballina Shire recorded annual turnover in excess of \$1 million in 2008/09.

Businesses by Turnover
Ballina Shire, 2008/09



Source: ABS 8165.0

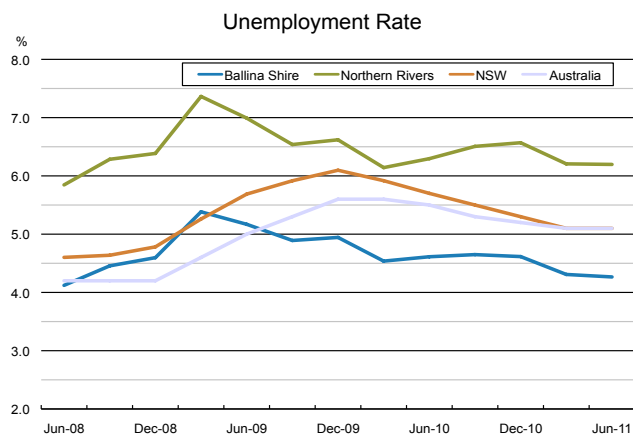
Businesses by Industry

Industry	Level June 2009	% of total	Total industry turnover (\$m)	% of total	Avg business turnover (\$'000)
Agriculture, forestry & fishing	650	15.5	94.9	5.0	146.0
Mining	12	0.3	7.0	0.4	581.3
Manufacturing	186	4.4	93.0	4.9	500.2
Electricity, gas, water & waste services	6	0.1	1.1	0.1	181.3
Construction	802	19.1	373.5	19.8	465.7
Wholesale trade	150	3.6	195.5	10.4	1,303.3
Retail trade	358	8.5	429.1	22.8	1,198.6
Accommodation & food services	160	3.8	145.0	7.7	906.2
Transport, postal & warehousing	182	4.3	31.9	1.7	175.0
Information media & telecommunications	24	0.6	2.6	0.1	109.4
Financial & insurance services	211	5.0	58.0	3.1	274.8
Rental, hiring & real estate services	458	10.9	110.7	5.9	241.6
Professional, scientific & technical services	387	9.2	123.4	6.5	318.9
Administrative & support services	128	3.0	30.3	1.6	236.9
Public administration & safety	6	0.1	1.2	0.1	193.8
Education & training	33	0.8	18.0	1.0	544.3
Health care & social assistance	183	4.4	68.7	3.6	375.5
Arts & recreation services	64	1.5	26.1	1.4	407.2
Other services	156	3.7	59.4	3.2	380.6
Non classifiable industry	41	1.0	15.1	0.8	369.2
Total	4,197	100.0	1,884.3	100.0	449.0

Source: ABS 8165.0

Labour Market

The estimated number of employed persons in Ballina Shire was 20,288 in the June Quarter 2011, representing a significant annual increase of 1,841 persons, or 10.0% from the level recorded in the June Quarter 2010.



Source: DEEWR, Lawrence Consulting

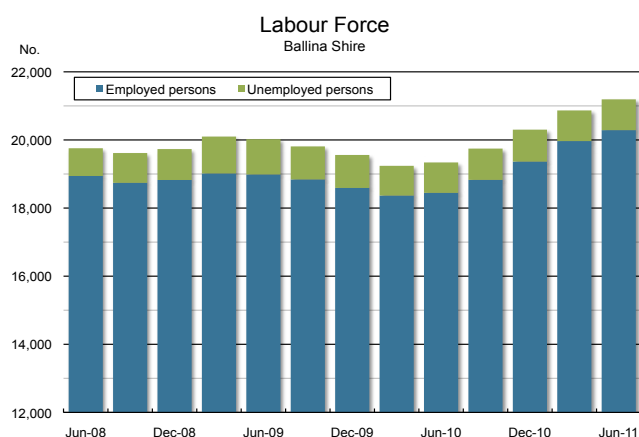
The unemployment rate in Ballina Shire was 4.3% in the June Quarter 2011, the lowest level since the June Quarter 2008. The unemployment rate in Ballina Shire is below the averages for the Northern Rivers (6.2%), New South Wales (5.1%) and Australia (5.1%).

Labour Market			
	Level Jun Qtr 2011	Qtrly % chg	Ann % chg
Employed persons (no.)	20,288	1.6	10.0
Unemployed persons (no.)	904	0.6	1.3
Unemployment rate (%) ^(a)	4.3	0.0	-0.3
Labour force (no.)	21,192	1.6	9.6

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

Source: DEEWR, Lawrence Consulting

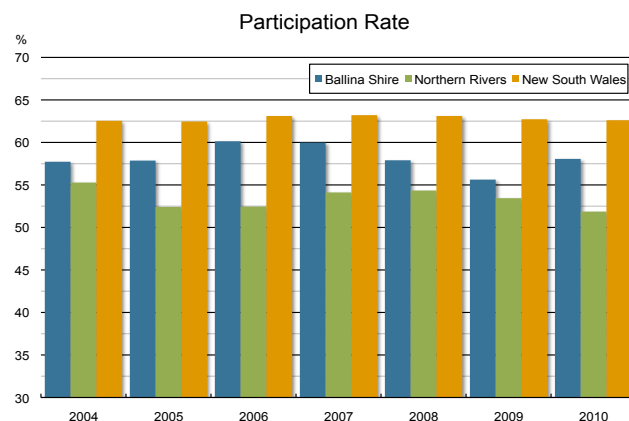
The strong annual growth in the number of employed persons in Ballina Shire led to an increase of 9.6% in the size of the labour force over the year to the June Quarter 2011, to a level of 21,192 persons. The number of unemployed persons increased slightly by 1.3% over the same period.



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 58.1% in 2010, which was 2.4 percentage points higher than the rate in 2009 (55.6%). The workforce participation rate in the Ballina Shire in 2010 was significantly higher than the average for the Northern Rivers (51.9%) but lower than the rate for New South Wales (62.6%).

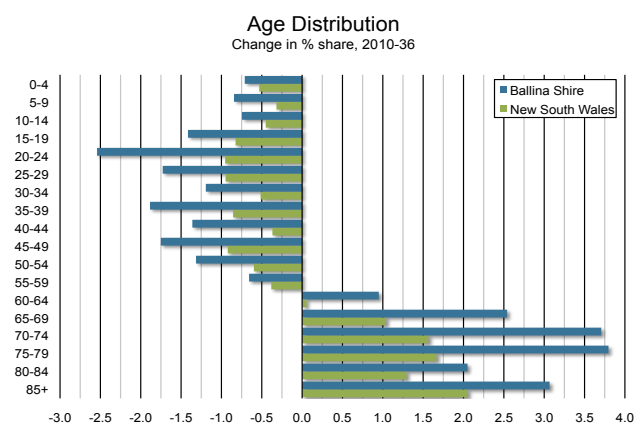


Source: ABS 3218.0, DEEWR & Lawrence Consulting

Age Distribution & Dependency Ratio

The average age of Ballina Shire residents was 42.0 years in 2010, an increase of 0.9 years from the level in 2005 (41.1 years). Between 2010 and 2036, the average age of the population of Ballina Shire is expected to increase by 4.8 years to 46.7 years in 2036. By comparison, the average age for New South Wales was 37.8 years in 2010, rising by 3.5 years to 41.3 years in 2036, whilst the average age for the Northern Rivers is forecast to increase by 5.0 years to 46.0 years.

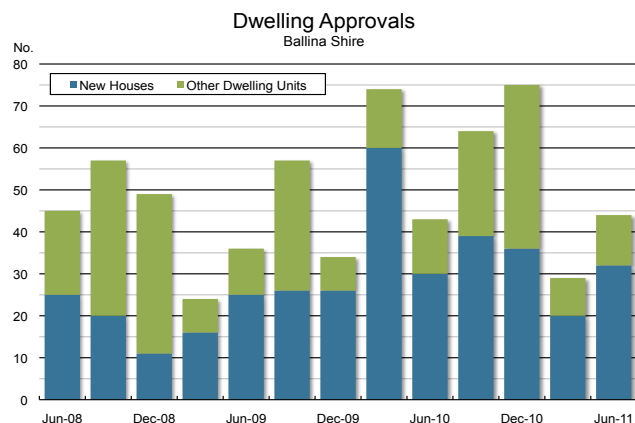
The dependency ratio (i.e. the ratio of the economically-dependent proportion of the population - generally persons under the age of 15 and over the age of 65 - to the productive part, or labour force) in Ballina Shire was 58.9% in 2010, which was higher than the averages for the Northern Rivers (58.0%) and New South Wales (48.8%). Between 2010 and 2036, the dependency ratio for Ballina Shire is forecast to increase by 27.5 percentage points to 86.5%.



Source: ABS 3235.0

Dwelling Approvals

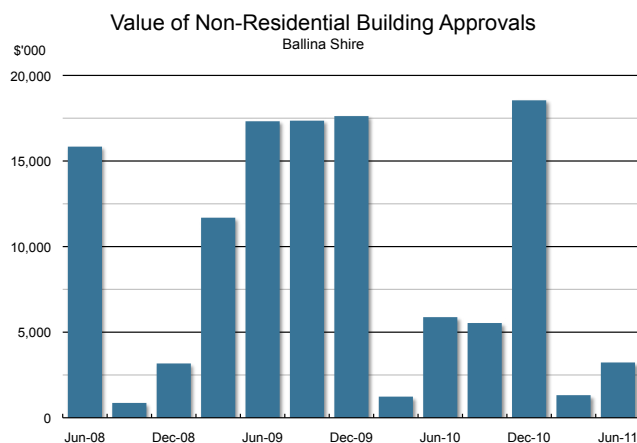
The number of dwellings approved in Ballina Shire in the year to the June Quarter 2011 was 212, which represented a small increase of 1.9% from the level recorded in the year to the June Quarter 2010, and was in contrast to negative growth in approvals of 22.4% for the Northern Rivers.



Source: ABS 8731.1

Construction

The value of non-residential building approvals in Ballina Shire in the year to the June Quarter 2011 decreased by 32.0% to \$28.6 million, although this was lower than the average decline across the Northern Rivers of 66.8%.



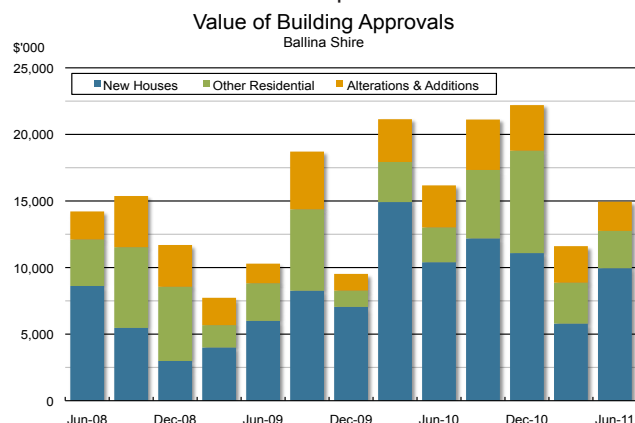
Source: ABS 8731.1

Building Approvals

	Ballina		Northern Rivers	
	Level Yr to Jun Qtr 2011	Ann % chg	Level Yr to Jun Qtr 2011	Ann % chg
Number				
Dwellings:	212	1.9	1,069	-22.4
New houses	127	-10.6	796	-17.2
Other dwellings	85	28.8	265	-36.5
Value (\$'000)				
Dwellings:	69,870	6.6	337,299	-13.9
New houses	39,023	-4.0	225,072	-5.9
Other dwellings	18,700	44.4	54,270	-39.6
Alts & adds	12,147	1.5	57,958	-8.0
Non-dwelling	28,630	-32.0	122,544	-66.8
Total building	98,500	-8.5	459,843	-39.6

Source: ABS 8731.1

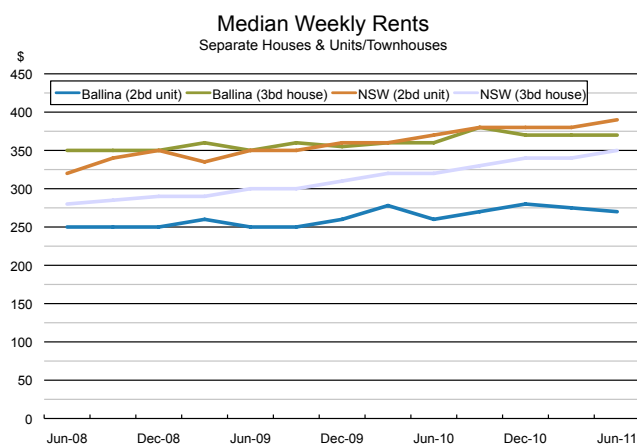
The total value of residential buildings approved in Ballina Shire was \$69.9 million in the year to the June Quarter 2011, which represented an annual increase of 6.6%, again in contrast to a fall in the value of approvals in the Northern Rivers of 13.9% over the same period.



Source: ABS 8731.1

Median Weekly Rents

The median weekly rent for two bedroom units (\$270) and three bedroom separate houses (\$370) in Ballina Shire increased by 3.8% and 2.8%, respectively, over the year to the June Quarter 2011.



Source: NSW Department of Housing

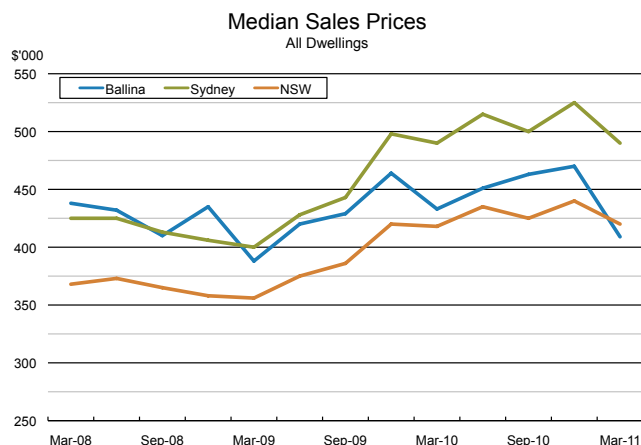
Median Weekly Rents

	Ballina Shire		New South Wales	
	Level (\$) Jun Qtr 2011	Ann % change	Level (\$) Jun Qtr 2011	Ann % change
All Dwellings				
One bedroom	199	n.a.	350	2.9
Two bedroom	280	1.8	370	5.7
Three bedroom	370	1.4	365	4.3
Four+ bedroom	450	7.1	450	2.3
Separate Houses				
Two bedroom	345	n.a.	290	7.4
Three bedroom	370	2.8	350	9.4
Flats and Units				
One bedroom	205	n.a.	375	7.1
Two bedroom	270	3.8	390	5.4

Source: NSW Department of Housing

Median Sales Prices

The median sales price for all dwellings in Ballina Shire was \$409,000 in the March Quarter 2011, representing a decrease of 8.8% over the level recorded in the March Quarter 2010 (\$448,000).



Source: NSW Department of Housing

The median sales price for all dwellings in Ballina Shire in the March Quarter 2010 was lower than the averages for the Sydney Region (\$490,000) and New South Wales (\$420,000).

Median Sale Prices, All Dwellings

	Level (\$) Mar Qtr 2011	Qtrly % chg	Ann % chg
Ballina Shire	409,000	-4.6	-8.8
Sydney Metro Area	490,000	-7.2	-2.0
New South Wales	420,000	-4.5	-1.2

Source: NSW Department of Housing

The median dwelling price index (i.e. the ratio of median dwelling price to that of Sydney) for Ballina Shire in the March Quarter 2011 was 83.5 when compared to Sydney (index of 100), lower than the index value for New South Wales (85.7). The index value for Ballina Shire increased by 8.8 percentage points from the level recorded in the March Quarter 2010.

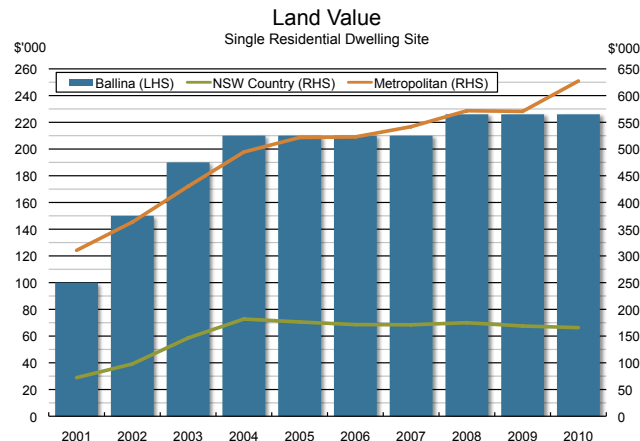


Note: Sydney = 100

Source: NSW Department of Housing, Lawrence Consulting

Land Values

In 2010, the average land values for a single dwelling residential site and retail shop site in Ballina were \$226,000 and \$350,000, respectively. Both of these values remained unchanged from the levels recorded in 2009.



Source: NSW Department of Lands

Land Values

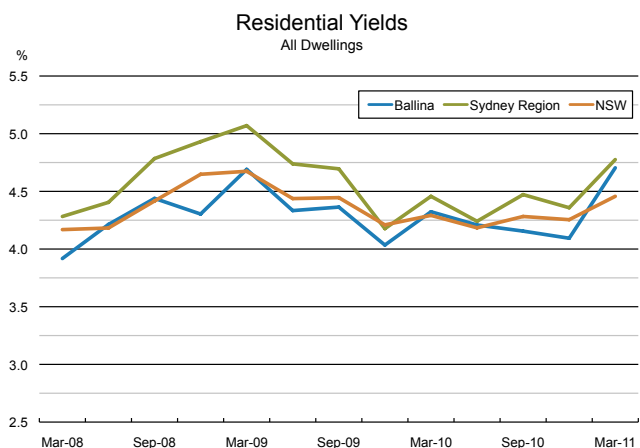
	Value (\$) 2010	Ann % chg	Avg ann % chg 2005-10
Single residential dwelling			
Ballina	226,000	0.0	1.5
NSW Country	165,788	-1.8	-1.2
Metropolitan ^(a)	627,327	10.0	3.8
Retail shop			
Ballina	350,000	0.0	2.1
NSW Country	279,779	-2.0	3.1
Metropolitan ^(a)	1,072,480	8.3	5.3

Note: (a) Figures for single dwelling site relate to Sydney Metropolitan Area.

Source: NSW Department of Lands

Rental Yields

The rental yield in Ballina Shire was 4.7% in the March Quarter 2011, which represented an increase of 0.4 percentage points from the average yield recorded in the March Quarter 2010, whilst also being higher than the average for New South Wales (4.5%).



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, 2010	42,708	32,378	52,592	9,877	45,917	23,115	90,090
Average annual population increase, 2005-10 (%)	1.4	1.1	1.2	0.5	1.0	1.4	2.0
Projected population, 2036	56,200	44,300	58,656	8,800	49,200	25,739	131,900
Average annual population increase, 2010-36 (%)	1.1	1.2	0.4	-0.4	0.3	0.4	1.5
Average age, 2010 (years)	42.0	39.1	42.0	41.0	38.3	40.0	42.3
Dependency ratio, 2010 (%)	58.9	42.9	63.8	54.0	49.6	64.4	64.1
EMPLOYMENT							
Employed persons (estimated), Jun Qtr 2011	20,288	14,513	21,119	4,231	22,410	9,645	35,854
Employed persons, annual growth, yr to Jun Qtr 2011 (%)	10.0	9.9	9.1	9.2	9.6	9.1	9.6
Unemployment rate, Jun Qtr 2011 (%)	4.3	7.8	7.2	7.2	5.9	6.7	6.0
Labour force, annual growth, yr to Jun Qtr 2011 (%)	9.6	9.6	9.3	9.2	9.5	9.3	9.4
Participation rate, 2010 (%)	58.1	54.4	49.1	52.6	59.0	52.0	47.4
BUSINESS INVESTMENT							
Gross Regional Product, 2009/10 (\$ million)	1,409.0	1,185.8	1,711.0	264.2	2,137.9	713.1	2,350.9
Gross Regional Product, annual growth, 2008/09-2009/10 (%)	-0.3	0.3	0.6	-1.9	0.6	-0.8	-0.7
Gross Regional Product per capita, 2009/10 (\$)	33,241	36,950	32,903	26,918	46,886	31,126	26,443
Index of Economic Diversity (Australia = 1)	0.820	0.721	0.674	0.303	0.762	0.451	0.831
No. of businesses, June 2009	4,197	3,866	4,057	1,089	4,221	1,591	6,882
Total industry turnover, 2008/09 (\$ million)	1,884.3	1,513.1	2,075.6	371.0	2,268.2	963.6	3,208.1
Average industry turnover, 2008/09 (\$'000)	449.0	391.4	511.6	340.6	537.4	605.6	466.2
BUILDING & CONSTRUCTION							
No. of dwelling approvals, yr to Jun Qtr 2011	212	185	171	15	113	86	285
No. of dwelling approvals, annual growth, yr to Jun Qtr 2011 (%)	1.9	-7.0	-21.6	-58.3	-27.1	-37.2	-32.9
Value of dwelling approvals, yr to Jun Qtr 2011 (\$'000)	69,870	71,596	47,498	3,769	29,305	20,780	94,482
Value of dwelling approvals, annual growth, yr to Jun Qtr 2011 (%)	6.6	7.6	-14.7	-43.2	-22.1	-33.3	-26.7
Value of non-dwelling approvals, yr to Jun Qtr 2011 (\$'000)	28,630	28,123	20,653	1,750	14,315	7,935	21,138
Value of non-dwelling approvals, annual growth, yr to Jun Qtr 2011 (%)	-32.0	-18.8	-71.0	-89.9	-80.1	-83.8	-74.5
PROPERTY & LAND							
Median sales price – all dwellings, Dec Qtr 2010 (\$'000)	409	598	300	268	335	303	389
Median sales price – all dwellings, annual growth, Dec Qtr 2010 (%)	-8.8	10.7	2.2	-1.8	-4.3	6.9	-11.6
Median weekly rent – 2bd unit, Mar Qtr 2011 (\$)	270	310	205	n.a.	230	200	290
Median weekly rent – 3bd house, Mar Qtr 2011 (\$)	370	435	280	250	320	270	380
Gross rental yield – all dwellings, Dec Qtr 2010 (%)	4.7	3.9	4.9	4.9	4.8	4.8	4.7
Land value – single residential site, 2010 (\$)	226,000	n.a.	89,600	n.a.	122,000	n.a.	201,000
Land value – retail shop site, 2010 (\$)	350,000	n.a.	130,000	n.a.	188,000	n.a.	255,000
PERSONAL INCOME							
Average wage & salary income, 2008/09 (\$)	36,597	32,850	35,066	33,846	35,566	34,727	37,622
Average wage & salary income, annual growth, 2007/08-2008/09 (%)	6.0	6.3	5.7	5.4	6.5	5.8	5.8
Average wage & salary income, average annual growth, 2003/04-2008/09 (%)	4.3	4.3	4.2	4.2	4.3	4.0	5.2

The following table contains a summary of recent economic and business activity in Ballina Shire, including actual and percentage annual changes to key indicators.

Key Economic Indicators, Ballina Shire

	Period	Level	Level – 12 mths ago	Change	Annual % change
Population					
Estimated resident population	2010	42,708	42,389	+319	0.8%
Projected population	2036	56,200	n.a.	+13,492	1.1%
Employment					
Employed persons (no.)	Jun Qtr 2011	20,288	18,447	+1,841	10.0%
Unemployment rate (%) ^(a)	Jun Qtr 2011	4.3	4.6	-0.3	-0.3%
Labour force (persons)	Jun Qtr 2011	21,192	19,339	+1,853	9.6%
Participation rate (%) ^(a)	2010	58.1	55.6	+2.4	2.4%
Business Investment					
Gross regional product (\$ million)	2009/10	1,409.0	1,413.6	-4.6	-0.3%
No. of businesses ^{(b)(c)}	June 2009	4,197	3,780	+417	11.0%
Total industry turnover (\$ million) ^(c)	2008/09	1,884.3	1,451.1	+433.2	29.9%
Average business turnover (\$'000) ^(c)	2008/09	449.0	383.9	+65.1	16.9%
Building & Construction					
No. of dwelling approvals	Yr to Jun Qtr 2011	212	208	+4	1.9%
Value of dwelling approvals (\$'000)	Yr to Jun Qtr 2011	69,870	65,545	+4,325	6.6%
Value of non-dwelling approvals / construction (\$'000)	Yr to Jun Qtr 2011	28,630	42,093	-13,463	-32.0%
Property Market					
Median sales price – all dwellings (\$)	Mar Qtr 2011	409,000	448,000	-39,000	-8.8%
Median weekly rent – 2bd unit (\$)	Jun Qtr 2011	270	260	+10	3.8%
Median weekly rent – 3bd house (\$)	Jun Qtr 2011	370	360	+10	2.8%
Rental yield – all dwellings (%) ^(a)	Mar Qtr 2011	4.7	4.3	+0.4	0.4%
Land value – single residential site (\$)	2010	226,000	226,000	0	0.0%
Tourism ^(d)					
Establishments (no.)	Mar Qtr 2011	15	15	0	0.0%
Bed spaces (no.)	Mar Qtr 2011	1,391	1,397	-6	-0.4%
Room occupancy (%) ^(a)	Mar Qtr 2011	54.5	59.7	-5.2	-5.2%
Average length of stay (nights)	Mar Qtr 2011	1.8	2.0	-0.2	-10.0%
Takings per room night occupied (\$)	Mar Qtr 2011	141.36	133.28	+8.08	6.1%
Income					
Average wage & salary income (\$)	2008/09	36,597	34,522	+2,075	6.0%

Note: (a) Changes are percentage point changes. (b) Registered for GST. (c) Comparison figures for 'Level – 12 mths ago' are for 2006/07. (d) Figures for hotels, motels & serviced apartments with 15+ rooms.

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