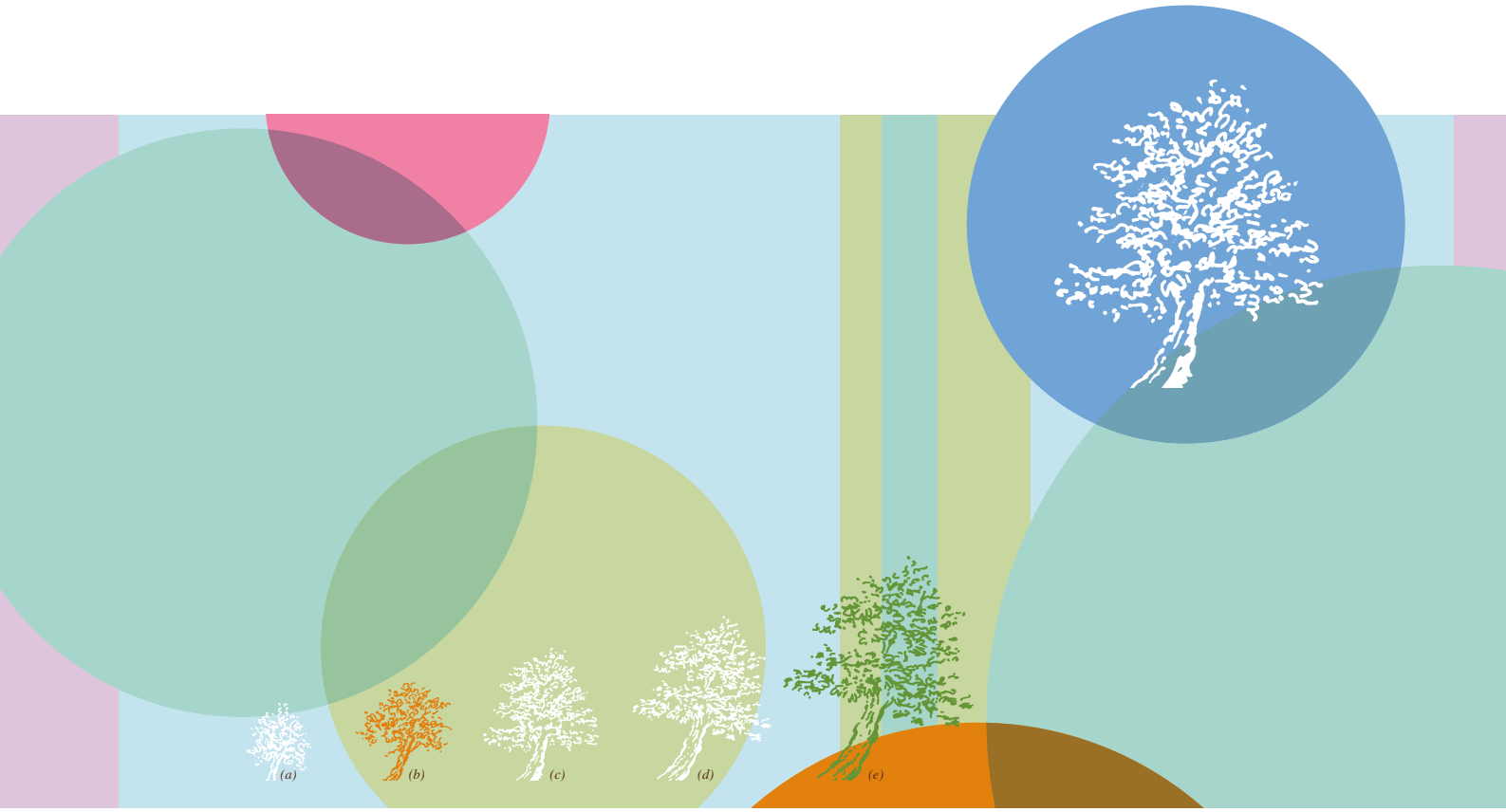
STATE OF THE REGIONS REPORT 03



A Report Prepared for the AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION by NATIONAL ECONOMICS

Preface

Core objectives

This report is the seventh State of the Regions (SOR) report. The core objectives of the SOR reports are to:

1. present the latest statistical indicators of how Australian regions are performing;

2. analyse the indicator trends in terms of growing equality and inequality between Australian regions;

3. make suggestions for the policy implications of current Australian regional performance;

4. steadily expand the indicators used to measure regional performance;

5. describe the reality of regional economics; and

6. to assist local government to understand their region and to provide useful planning tools.

Fundamental rationale for State of the Regions reports

This and previous SOR reports come together to provide a coherent framework for analysis and understanding of regional development and provide the foundations for planning and policy direction. The SORs reveal regional economic development issues and assess the effectiveness of policies in removing road blocks to regional economic development. The benchmarks used are derived from the concept of convergence and divergence.

Evidence for obstacles or barriers to desirable rates of regional economic development is said to exist when the rate of convergence in economic performance between regions of Australia is unacceptably slow, or where evidence of divergence is identified. There are a range of indicators available to assess regional economic performance, namely:

- gross regional product (GRP);
- regional productivity (or GRP divided by employment);
- real household incomes; and
- access to employment opportunities given the regional population base.

Obstacles to economic development are said to exist when:

(i) significant inequality exists between the nation's regions in terms of the distribution of gross domestic product, income, employment, etc;

(ii) the existing inequalities are only slowly being reduced or are diverging.

The fundamental rationale of the SOR reports is based on the view that:

(i) there is significant inequalities between Australian regions in terms of economic performance;

(ii) unfettered market forces cannot, by themselves, guarantee that the inequalities between Australian regions will be reduced at an acceptable rate, or at worst could increase the degree of inequality; and

(iii) policies and local strategies can be effective, at least at the margin, improving equality in economic performance between Australian regions.

The framework for SORs has been built up a growing list of stylized facts. These stylized facts are insightful assumptions about the real world and have been validated in the development of SORs series.

Stylized Fact One

The capacity for realised sustained innovation is for most high-income economies without a unique and extensive natural resource base is now the core longer term driver of economic growth.

Stylized Fact Two

The innovation/knowledge economy capacity of an economy is now largely determined at the regional level. Successful non-resource based regional development requires reaching the status of a knowledge based region. Those regions, which are now the most successful at innovation, have the characteristics of so-called 'global cities'.

Stylized Fact Three

For much of the 19th and 20th centuries nations and regions tended to converge in terms of economic performance. The rise of the knowledge based regional economy has made long term divergence in economic performance between nations and regions within a nation a reality.

Stylized Fact Four

The rise of the knowledge based regional model has reduced, though by no means eliminated, the validity of regional development policies based on the neoclassical model. As a result a higher level of government intervention in driving regional economic development is now justified to a greater extent than what was the case in the past.

Stylized Fact Five

Policies to establish a successful knowledge-based regional economy require complex policy strategies involving a whole of government approach. Important components are policies designed to strengthen the networks which link the institutions, organisations, enterprises and key personnel within regions and to strengthen regional supply chains.

Stylized Fact Six

Regions are successful because enterprises in these regions are successful. To assist enterprises to grow, policy must explicitly focus on developing and strengthening the emerging flexible entrepreneurial supply lines of industry clusters on which knowledge based economies are constructed.

Stylized Fact Seven

Liveability, as expressed by the scale and diversity of the social and cultural capital and lifestyle choice, is an important determinant in establishing and maintaining a strong knowledge-based regional economy.

The 2003 report adds to the number of stylized facts by investigating the link between migration, ageing and regional economic performance. The four new stylized facts developed in this report are as follows.

Stylized Fact Eight

Market forces are powerful drivers of regional growth outcomes. There is strong tendency for productivity levels between regions to converge. This is certainly the case for successful regions. Lagging regions have difficulty in exploiting the full potential from the productivity convergence process.

Stylized Fact Nine

Productivity gains by themselves do not necessarily lead to accelerated GRP and employment growth if the productivity gains are created by reductions in costs with no increase in real wages or skills of remaining workers, and/or the transfer of the benefits of productivity gains elsewhere in terms of dividend/income flows, or lower prices for production.

Stylized Fact Ten

By itself a too high a concentration of population 55 and over will reduce regional productivity and increase unemployment while a high share of the working age range of 25 to 54 will increase regional productivity and will reduce unemployment. Migration inflows in the younger age ranges tends to reduce unemployment. Migration inflows in the older age ranges tends to increase unemployment.

Stylized Fact Eleven

If current trends in immigration patterns and natural population change continue, then demographic change will be an obstacle to reducing the inequalities in economic performance between Australian regions.

Stylized Fact Twelve

For regional cities to successfully increase the rate of employment growth relative to population growth they must:

- maintain a population growth rate in excess of 0.3 per cent per annum;
- develop diversified lifestyle and cultural choices for residents;
- develop scale in a small number of non-mining and non-agricultural industries; and
- develop inter-regional export capacity in business and/or education services.

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Executive summary

E.1 Background: macro issues

The fundamental message to come from this year's State of the Regions report is that for many regions positive population growth will be vital to maintain economic viability and that a broad based age composition of this growth is equally essential.

Ageing cannot be stopped, but what can be influenced by management and planning is a balance in population age profile.

Regions, ageing and migration

The ageing of the Australian population is the result of the decline in birth rate following the end of the post war baby boom in 1965 and improved lifestyle and significant advances in medicine which have continued to extend the life spans of elderly men and women.

All developed countries face similar demographic issues with many nations forecasting rapid ageing, declines in work participation rates due to early retirement and declining populations. Without plans that build a strategic policy direction covering migration and ageing, many regions will face increasingly difficult economic conditions because of the increase of competitive pressures of in-migration and out-migration placed on them by other regions. The report also reviews policy in Australia and allows comparison between trends and policies in Japan and Europe.

Ageing and Commonwealth strategy

In the Commonwealth of Australia's *National Strategy for an Ageing Australia (October 2001)* the government outlines its national strategy on ageing and there is further discussion on the national impact of an ageing Australia in the Intergenerational Report 2002-2003 which accompanied the 2002-2003 Commonwealth budget papers. The Commonwealth Government believes it is, certainly relative to many other nations, in a position of reasonable strength because of the structure of retirement systems and Australia's robust financial position. At the same time the Commonwealth says that it must plan ahead to meet the increase in age related costs when they begin to rise steadily from 2015.

Broadly there are three key areas of concern that are now the focus of a Commonwealth interdepartmental task force. These cover labour force participation for older Australians, superannuation and retirement incomes policy and, lastly and perhaps most directly significant to local government, managing expected increased government spending in areas affected by demographic change with a particular emphasis on health and aged care. The Commonwealth also reports that it is concerned that intergenerational expenditures are equitable and do not pass the burden to future generations.

The ageing of the population is projected to cause an increase in Commonwealth expenditure and hence require tax increases, which can only be avoided if expenditure is shifted back to households.

The Commonwealth's alarms about ageing have been met with scepticism. There is an uncomfortable contrast between its concerns about population ageing, which is not expected to affect its budget for a decade or more, and its desire to cut taxes before the next election. Why raise the alarm about such a long-continuing process as population ageing?

E.2 Migration, ageing and the region: the question addressed by the 2003 SOR

Macro issues of ageing are background issues for this report. The forces of the 2003 SOR report is on how ageing, migration and population growth impact on the economic potential of regions and the revenue raising capacity of local government. In order to do this in a comprehensive way the following questions are addressed in the report. The questions are:

(i) what has been the importance of internal migration in driving regional population growth over the recent past?

(ii) Over the recent past, from what regions are the young migrating from and where are they going to?

(iii) Over the recent past, from what regions are the working age population migrating from and where are they going to?

(iv) Over the recent past, from what regions are the post 54 age group migrating from and where are they going to?

(v) What is the role of population growth in driving regional economic growth and productivity;

(vi) Does population growth via inflows of working age migrants simply add to the unemployment level?

(vii) What is the role of ageing on regional economic performance;

(viii) Has there been convergence or divergence in economic performance between Australian regions over the past decade?

(ix) What role does demographic factors play in the convergence process?

(x) How do demographic factors affect local governments, especially in their revenue raising capacity?

(xi) What is the outlook for ageing and population growth for Australian regions to 2021?

(xii) What are the factors determining a successful regional city and what is the role of population growth?

By migration in this study is meant in and out migration from the Australian regions, whether it be individual LGAs or SOR regions. Foreign migration to Australia is only a relatively small part of these migration flows. The dominant source of the migration flows are other regions in Australia.

E.3 Migration, ageing and population change: the evidence for recent experience

The cohort structure of the Australian population

At the individual level ageing is inevitable, at least until the process of getting older is terminated by death. In this sense populations are always ageing. However, this is not the sense implied by the term 'population ageing', which instead is a matter of ratios. Population ageing happens when there is an increase in the ratio of people aged (say) 80-89 to those aged (say) 20-29. Population ageing involves

relationships between cohorts, with each cohort taking its place initially in the young population and eventually in the old population.

Immigration added considerably to the 1930s cohort, which at the age of 50-59 (in 1991) had 42 per cent more members than had originally been born to it in Australia. Allowing for deaths and emigration, this means that not far short of half all Australian residents aged in their fifties in 1991, and now in their sixties, were born overseas. This cohort now comprises eight per cent of the total population.

The immediately following 1940s cohort began with around 50 per cent more births – the late 1940s were the beginning of the 'baby boom'. Because the Australian-born were more numerous, additions from immigration were relatively smaller, but still account for around a third of the population aged 50-59 in 2001. People born in the 1940s comprised 12 per cent of the Australian population in 2001. For comparison, people born in the 1930s had comprised nine per cent of the population in 1991. In 2011 the 1940s cohort will be aged 60-70. Death will have thinned its numbers, but it is still likely to comprise around ten per cent of the total population. The increase from eight per cent is a measure of the ageing of the population.

The current retired population

The retired population (in the sense of people who do not expect to work again) is now made up of people drawn from several cohorts, with the youngest of them born in the late 1940s. All of these cohorts were reasonably well prepared for retirement, in the sense that most of them were debt-free home owners, though this was not universal in any generation. The 1915 generation included some who never really recovered from the depression, and subsequent generations have included a minority which, through lack of success in the workforce or marital instability, has arrived at retirement in rented accommodation. The benefit of home ownership is low-cost accommodation and insulation from rent increases, but it is not costless. Even with pensioner rebates, rates and maintenance can eat into the pension.

Alongside home ownership, pension receipt is normal for Australia's retired population. Despite rhetoric about self-provision for retirement, private savings and superannuation have never supported more than a minority in any generation. Compulsory superannuation contributions notwithstanding, the outlook is for this to continue. A considerable proportion of superannuation entitlements will be required to write-off the debts which households have been incurring. There could also be an increased demand for trade-down housing, to yield cash with which to pay out debts. However, not every debtor will have the opportunity to trade down. The option is not available to people who are already in low-value houses, and may disappear for the rest if the demand for suburban houses subsides.

Differences in age distribution between regions

There are also three reasons why a region may have an older population than average.

- It may be receiving retirement migration. The obvious examples are non-metropolitan regions on the east coast such as the Sunshine Coast and NSW Mid North Coast.
- It may be losing younger people. It is hard to cite regions where loss of young people has, of itself, resulted in an elderly population profile, but rural areas in general suffer from a youth population drain.
- Even without current migration out or in, a region can find itself with an ageing population due to national trends. Ageing can be particularly noticeable if the region received a burst of youthful immigration three or four decades previously, followed by a levelling-off. The classic case is an outer suburb which fills up and ages as it becomes a middle suburb, but similar ageing has happened in rural regions which experienced a burst of growth.

Inter-regional migration

- Work opportunities provide the traditional major explanation for the migration of people of working age. Work opportunities are less relevant to older people, particularly those who have severed their connection with the workforce. In the main, during the recent boom work opportunities were generated in the metropolitan areas.
- With an increasing proportion of the population composed of students living away from home, regions with major educational institutions attract young people.
- Job opportunities being equal, regions with superior recreational opportunities will tend to attract the young and workers. Recreational opportunities are also attractive to retirement migrants.
- Young couples starting families have traditionally been attracted to regions which combine low house prices with access to work. Over the past few decades these have mostly been outer suburbs.
- Housing costs are also relevant to people who rely on pension incomes. Single parents and others dependant on social security have tended to migrate to areas with low rents, including declining country towns. Retirees are also attracted to areas with low house prices, particularly when they have recreational attractions: Wide Bay Burnett is the most obvious example.

Youth migration

The pattern for youth long-distance moves is striking. The inner regions of all five of the mainland state capitals were major attractions for young people. The Gold Coast, the Sunshine Coast, Darwin and North Queensland made lesser gains, as did some of the inner but not central regions in the state capitals. Rural regions in general lost young people, with the net loss running as high as 14 per cent of the age group over five years. Losses were particularly severe in the inland pastoral/mining regions (Pastoral Queensland, NW Queensland, Far West NSW, WA Pilbara-Kimberley and Gascoyne-Goldfields); in parts of the wheat-sheep belt (WA Wheatbelt-Great Southern, Vic Mallee-Wimmera) and rural regions seriously affected by industrial decline (NW Tasmania, Vic Gippsland and SA Eyre and Yorke). This pattern is exaggerated by international youth migration, which also favours inner metropolitan destinations.

The obvious explanations are educational and job opportunity. It is possible that major employers of young people, such as the army, explain part of the pattern including a contribution to the movements to Darwin and North Queensland. Recreational opportunities do not seem to have much influence: the net positive movements to the Gold and Sunshine Coasts are explicable by employment and educational opportunity, and other recreation areas such as Wide Bay Burnett and the NSW Mid North Coast are losing young people.

Migration of people of workforce age

The most mobile populations lived in the inner areas of Melbourne, Sydney, Brisbane and Perth, in Darwin and in some of the remote regions. Of those who had shifted address, nearly half had made short-distance moves, a similar proportion had made long-distance moves within Australia, and 5 per cent had arrived from overseas.

Unlike the youth pattern, where overseas arrivals headed for the same places as young people shifting within Australia, overseas arrivals of working age headed for places which the internal migrants were, on balance, leaving. Recent overseas migrants of working age comprised more than 10 per cent of the working age population in Global and Inner Western Sydney and in Inner Melbourne, and nearly 10 per cent in Inner Perth. Sydney and Melbourne, and to a lesser extent the other capitals, depended on overseas migration to maintain their workforces.

As would be expected, the pattern of internal migration for people of workforce age shows little relationship to educational opportunity. The relationship to employment opportunity is mainly negative – people move away from areas with poor employment growth.

Retirement migration

Seniors are less mobile than the other two broad age groups. In 2001 71 per cent of them were living at the same address as in 1996, and a further 11 per cent had made no more than a short-distance move. However, 11 per cent of people aged 55 and over had made a long-distance move in the previous five years.

There are four groups of reasons for changes of address in retirement.

- Among renters, particularly in the private market, shifts may be precipitated by landlord action.
- Home owners, and renters with financial assets, may be able to improve their position through trade. Unlike some preceding generations of home-owners, current retirees seem happy to shift house. The family home in which the children were raised may be too large, and may not be conveniently located to shops, services and retirement recreation. Trading-down can be the solution to financial problems which have arisen due to debts, and can be a very tempting financial re-arrangement for those whose houses are now valuable due to capital gains.
- 'Push' factors, or a desire to leave the current area, are strongest for those who are only living where they are because of the job. There may be others who have disliked changes in their neighbourhood since they bought in, though not all will be in a position to leave: if the changes have been accompanied by stagnant capital values (as in a declining country town) the options to move elsewhere are limited.
- 'Pull' factors provide an attraction to move somewhere else. Quite often the attraction is children: one or more of the children have moved away from home, and the parents follow to a retirement house, usually located at a discreet distance. Developers have catered to this by providing small units as part of outer-suburban developments. The other motive is recreational. If retirement is for leisure, why not retire to a location where life can be one long holiday? Developers have also catered to this, with retirement estates in locations which people think they know due to holidays taken during their working years.

Those who shift house do not necessarily shift very far. Many who trade, whether down or up, prefer to maintain social contact with neighborhood friends, and to remain among familiar shops and recreation sites.

Once having made the decision to shift house, retirees may be tempted by the 'pull' factors and end up moving considerable distances. People whose job has taken them to remote areas, or to interstate capitals away from their families, are quite likely to want to migrate back whence they came, or perhaps to a retirement area.

Two types of location draw people towards a leisured retirement.

- Some are attracted to the hobby-farm belt which now surrounds all Australian cities to a distance of a couple of hours' driving time. Whether or not they have already established a place in the hobby-farm belt as weekend commuters, they are attracted to it as combining rural recreations with urban access. The main examples of this type of region surround Melbourne, but Peel-SW and Outer Adelaide also fit the description. Sydney residents are disadvantaged in that much of the land within two hours' drive of their city is devoted to national parks. As a result, Sydney has virtually no hobby farm belt other than the along the coast.
- Retirement regions situated beyond the hobby farm belts are mostly holiday resorts in their own right. Given current fashions in holidays, they are all on the subtropical coast. Holiday resorts on the tropical Queensland coast to which people flock during the cool season seem to be less attractive as retirement areas, perhaps because people fear the wet season. Similarly Tasmanian locations which attract tourists in summer are avoided through fear of winter, though there is a small retirement migration to Tasmania.

Youthful Regions

Regions become more youthful as a result of internal migration if they receive young people and lose seniors. This is most marked in the inner metropolitan regions, most of which are also losing people of working age – and mostly making them up from overseas arrivals. Only Brisbane and Inner Melbourne gained noticeably from internal migration.

Three resource-based remote regions are becoming youthful through a less satisfactory process: they are losing seniors more rapidly than they are losing young people. These regions lost between 5 and 13 per cent of their population due to internal migration between 1996 and 2001. Mid Western and South Sydney also belonged to this group, losing 3-5 per cent of their populations as all age groups (and particularly seniors) are departed to make way for new immigrants from overseas.

As we have seen, young people and those of workforce age are more mobile than seniors. The traditional pattern is that people are geographically mobile in their youth, but after age 30 or so they settle down, usually marrying and buying a house. As young people, they are attracted to regions with good job prospects and, within metropolitan areas, to new outer suburbs. Accordingly, regions experiencing rapid economic growth and regions on the suburban frontier will be youthful, while those which experienced rapid economic growth a generation or more ago, and the outer suburbs of a generation or more ago, will have senior populations.

Rural regions with low proportions of seniors in 1954 included Peel-SW and Wheatbelt-Great Southern in WA and Gippsland in Victoria. In the immediate post-war period new settlement was still under way in agricultural WA, while in Gippsland the dairy industry was coming of age and the power industry was experiencing rapid growth. By 2003 Gippsland and the Wheatbelt-Great Southern were no longer booming, and their populations had aged.

The effects of the internal migration of seniors

In 1954 the hypothesis that young people migrate and seniors do not explained most of the concentrations of older people in Australia. However, two of our regions stood out: the NSW Central Coast and North Brisbane (which then was dominated by Redcliffe). The proportion of Central Coast residents aged 55 and over was then 25.5 per cent. Despite the ageing of the national population since, this percentage is currently exceeded in only eight of our 64 regions. Regions with high senior populations are nothing new. The high proportion cannot be explained by ageing in situ. Neither the Central Coast nor Northern Brisbane had experienced nineteenth-century booms. They were, instead, the result of early experiments with retirement migration. Both were coastal, and both were just outside commuting range from their state capital. Similar but less marked concentrations of seniors

occurred in Melbourne Westernport (which includes the Mornington Peninsula and also the Yarra Ranges), Outer Adelaide (which includes Victor Harbor and the Adelaide Hills) and Outer Western Sydney (which includes the Blue Mountains). In all these five regions the total population was much less than it is now (between 10 per cent and a quarter), and together they accounted for a little under four per cent of the national senior population.

Of the five retirement regions noticeable in 1954, four had become outer suburban by 2003. The exception was the NSW Central Coast, and even here the population was becoming relatively younger. The new retirement regions were all on the coast, but further from Sydney and Brisbane. They were all in the coastal subtropics beyond the outer suburbs. This placed them north and south of Brisbane: between 80 and 350 km north, and between 200 and 700 km south. (In terms of distance from Sydney, this was from 300 to 900 km and from 1050 to 1300 km north.) The NSW South East also had a high proportion of seniors, though its population was not as elderly as the regions further north. In all these regions the proportion of children and teenagers in the population is around national average, so the high proportion of seniors is counterbalanced by a relatively low proportion of prime workforce age. In 2001 these six retirement regions housed nearly 10 per cent of the senior population, compared with 7.7 per cent of the total population.

Ageing and population growth

Demographic trends have contributed to the disruption of the former association between population youthfulness and growth. A declining birth rate means that a population of young adults can no longer be guaranteed to breed numerous children: they are spectacularly failing to do so in Inner Melbourne. Increased longevity means that elderly populations grow by simply getting older instead of dying. However, population growth in regions like the Sunshine Coast has been based mainly on migration between regions.

By 2001 regional variation in the proportion of seniors aged 70 and over had increased noticeably. Two types of region had high proportions of old people in relation to their total senior population.

- Established suburban areas with long-lived populations ageing in situ. In Inner Adelaide and Southern Melbourne the proportion of old people among seniors was around 50 per cent, well above national average. The proportion in Inner Perth was 47 per cent, while that in the older parts of Sydney was well behind at 45 per cent, and that in Inner Brisbane barely above national average at 43 per cent. These proportions may also have been influenced by out-migration of the younger group of seniors.
- The proportion was also high in two NSW regions: Central Coast and Richmond-Tweed. A tentative hypothesis would be that the 55 and over population of these regions includes many retirees who moved there in the 1970s and 1980s, but relatively few retirees from the 1990s. The Central Coast, at least, is on its way to becoming a new outer suburb, while Richmond-Tweed seems to be following the path of the Gold Coast, which had a high proportion of seniors in 1954 but is now close to national average.

Lone-person elderly households

The chief effect of the ageing of the population on local government is likely to arise from the effect on local economic development, both directly through the ability to pay rates and indirectly through general levels of income and prosperity. However, in some states there is also likely to be an effect on the expenditure side through increased demand for services for old people. This demand is most likely to be significant in Victoria, where social service and welfare functions absorb 14 per cent of the aggregate local government budget. However, the proportion is less after deduction of specific-purpose grants and user charges. The proportion of welfare services is actually higher in the NT, at 16 per cent, but many of these expenditures benefit people aged less than 55. The proportion is lowest in Queensland, at less than 1 per cent.

Nationally, about five per cent of dwellings contain a lone elderly person (aged 75 and over). Regionally, the maximum proportion is in Inner Adelaide (8.5 per cent) and the lowest proportion in the Pilbara-Kimberley (0.3 per cent). It is obvious that this distribution of lone-person elderly households reflects the distribution of the elderly population. However, other influences are at work. The proportion of elderly people who live in lone-person households is high in the inner cities (especially Melbourne, Perth and Adelaide), in Tasmania and in rural SA and Victoria. It is very low in Pilbara-Kimberley and NT Lingiari, where the numbers of old people are very low and presumably those who elsewhere would have lived alone have left the region. This is also true, to a lesser degree, in WA Gascoyne-Goldfields, Darwin and NW Queensland. The proportion is also low in the Mid West and Outer South West of Sydney, the Gold Coast, the Sunshine Coast and Far North Queensland. A combination of factors may be at work here: greater proportions of households with traditions of three-generation families and relatively young elderly populations in which the widowhood ratio has yet to rise to national average.

Employment of seniors

In 2001 56 per cent of men aged 55-64 had jobs. There was pronounced regional variation. Given that economic development during the 1990s favoured job generation in the inner cities, one might expect that jobholding rates would peak in these regions, but this reckons without commuting. On a residential basis, the highest jobholding rate for men in this age group was 73 per cent in Outer North Sydney – for retirement age men a job is perhaps a perquisite of social status. High jobholding rates also occurred in Eastern Melbourne, Southern Melbourne, Southern Sydney and the ACT, all established areas above average in social status. However, jobholding rates were also high in a couple of rural regions, notably SE SA and Pastoral Queensland.

The jobholding rate for women aged 55-64 in 2001 was 36 per cent, again with significant variation. As for men, the highest jobholding rate was for residents of Outer Northern Sydney, at 52 per cent. The next highest rate, somewhat behind at 47 percent, was the ACT, with Global Sydney following, and then the other inner metropolitan and high-status metropolitan regions. Low rates were recorded in a number of the same regions as reported low rates for men: the retirement regions once again, and those affected by the decline of manufacturing.

E.4 Migration, ageing and population growth: the impact on regional economic performance

The 2003 SOR report examines the relationship between demographic change and regional economic performance from a number of perspectives. The strong conclusion is that in-migration is a powerful positive driver of regional economic performance provided it is concentrated in the working age range. In-migration of the 55+ age group can retard economic performance.

The general statistical growth rules linking population growth and regional economic performance are as follows:

- the fundamental driver of regional economic performance is productivity growth or the growth in gross regional product (GRP) per person employed;
- in general, increases in productivity growth lead to increases in overall GRP growth;
- population growth by increasing the scale of regions is a strong driver of regional productivity growth. A 1 per cent increase in population will lead to a 0.3 per cent increase in regional productivity;
- however, it is the type of population growth that matters. If the population growth is concentrated in the 55 and over age range, regional productivity will decline. A 1 per cent rise in the population 55 and over will lead to a 0.4 per cent reduction in regional productivity.

These findings are maintained when the analysis is carried out with in-migration flows rather than population change.

Table E.1 shows the relationships found for net internal in-migration (as a per cent of the relevant population) and the regional unemployment rate. The results are based on regression results between regional corrected unemployment rate on the net migration patterns of the three age groups, less than 25, 25 to 54 and 55 plus.

Table E.1 The relationship between net in-migration and the unemployment rate

	Impact of a 1 percentage point change
Net internal migration 0-24 years, % of population	0.20
Net internal migration 25-54 years, % of population	-1.10
Net internal migration 55+ years, % of population	0.88
% share of population over 70 years	3.49
Ratio of over 70 years to over 55 years	-1.93

The regression results clearly point towards a relationship between migration patterns differentiated by age and regional unemployment patterns. For every 1 percentage point of net internal migration of 25-54 year olds, a region is likely to have 1.10 percentage points lower unemployment. Of course, this does not suggest a causal relationship between receiving higher levels of migration to an area and a falling level of unemployment; in fact it is highly likely that the opposite applies and that due to employment opportunities 25-54 year olds move to the area. Regardless, this is a very strong trend which should be heeded by all in local government and economic development, that is unless you can attract people aged 25-54 you are likely to be building an economy with less employment.

What attracts the young to a region? The report's answer is, lifestyle choice and cultural diversity. There is a very high correlation between this variable and the in-migration of under 25 year olds.

In terms of ageing, from Table E.1, for every 1 percentage point of net internal migration of over 55 year olds one can expect a 0.88 percentage points higher unemployment. This is a very severe result and highlights the enormous structural problems created on our lifestyle coastlines and especially in Northern NSW. For instance with a net internal migration of over 55's of 6.4 per cent, the Richmond-Tweed region has 5.6 percentage points of unemployment that can be attributed to this migration.

The complex relationship between the share of people over 70 and the ratio of over 70's to over 55's needs elaboration. Put simply for every year the over 70's share of total population increases by one percentage point, when that rise is accompanied by a proportionately similar rise in over 55's, the unemployment rate could be expected to be 3.49 percentage points higher. This sounds likes an enormous impact considering that the over 70's are not part of the labour force, are not competing for jobs, and cannot be measured as unemployed. Without noting the economic consequences the assumption would be that the unemployment rate would stay the same or fall. It does not, however, because the impact of over 70's, have a material impact in the average level of consumption, average level of demand and average level of investment in the community, each of which falls when the proportion of over 70's rises. These trends, therefore, result in a smaller economy which is less able to create employment opportunities.

The most important impact of the relationships identified is that they will continue to increase the gap between unemployment levels in the creative metropolitan areas and the other regions, especially the lifestyle regions. Rather than current migration and ageing patterns not contributing to any hoped

reduction in regional differences, current patterns (let alone any accelerating of these patterns) will enhance the regional differences further.

E.5 The role of population and other drivers in creating successful regional cities

Many regional cities have poor economic performance indicators. However, a number of regional cities have been successful in recent years in improving their performance indicators such as unemployment rates from previous high levels. These indictors may still have relatively poor outcomes but at lest they were significantly better than what they were. The key to success in sustained absolute and relative improvement in the performance indicators is that the employment growth rate to be in excess of the population growth rate for a sustained period.

The 2003 SOR report identifies the drivers for creating successful regional cities. That is, the drivers for increasing the employment-population growth differential.

The core drivers identified are:

- a population growth rate greater than 0.3 per cent per annum;
- the capacity to be a net exporter of education and business services;
- having strong scale and specialisation in some non-primary (that is, non-mining or agriculture) industries;
- have a SOR corrected unemployment rate of less than 11 per cent; and
- promote a high levels of lifestyle choice and cultural creativity as highlighted in the 2002 SOR report.

The statistical case for these drivers is compelling. Over the five year period 1996 to 2001, those regional cities which:

- had a population growth of greater than 0.3 per cent per annum over the 1990 decade experienced a cumulative 5 per cent better employment growth, compared to population growth, than those regional cities which had stagnant or declining populations;
- had an unemployment rate of less than 11 per cent had a 3.4 per cent growth in employment relative to population, compared to regions with an unemployment rate greater than 11 per cent;
- had a capacity to export business and/or education services had a 3 per cent better outcome in the employment-population growth differential compared to regions which did not have export capacity;
- had significant scale and specialisation in non-primary industries had a 5.2 per cent better outcome in the employment-population growth differential, compared to regions which relied on primary industries; and
- had good lifestyle choice and cultural diversity had a 5.8 per cent better outcome for employment, compared to regional cities with limited lifestyle choice and cultural diversity.

This analysis produced a “nightwatchman” ranking of regional cities which are indicators included in the regional profiles. The nightwatchman ranking of regional cities measures the potential of these cities to be successful in terms of increasing employment growth relative to population growth.

E.6 Convergence and divergence over the 1991-2003 period

The 2003 SOR report updates the regional indicators using the 2001 Population Census. It therefore allows a full assessment of trends in regional relative economic performance. That is, have regions converged or diverged in terms of economic performance?

Comparing 2001 with 1991 the following conclusions emerge:

- there exists an unsatisfactory level of regional inequality;
- nevertheless, there were reductions in inequality over the 10 years to 2001 in regard to:
  - access to employment opportunities; and
  - gross regional product generation,
- however, there was increased inequality in relation to household income.

The results suggests that there was increased inequality in access to quality (that is, high income) employment opportunities, while the benefits of productivity growth in lagging regions was disproportionately transferred as income flows to the high productivity regions.

The relatively good news on employment performance over 1998 to 2001 continued to 2003. The results are as follows.

- Consistent with the resilience of the Australian economy, the NIEIR unemployment rate has fallen from 9.21 per cent in 2002, to 8.89 per cent in 2003.
- Unemployment has fallen by over 1.3 percentage points in the past two years.
- The level of employment growth has been substantial across Australia
- Analysis of the links between age migration patterns and unemployment highlights that the gap between the best and worst regional employment outcomes will continue to grow.
- The number of Disability Support Pension (DSP) recipients grew by 5 per cent in the previous year, a growth rate which significantly outpaces population growth. As our economy becomes ever more reliant on skilled employment and on employment in service related sectors, the greater the difficulty there is providing employment alternatives for marginalised workers.
- Approximately 5.55 per cent of all people aged between 18 and 65 years now receive the DSP, up from 5.38 in 2002.
- Higher levels of DSP and Single Parent Payments were offset by falls in the levels of unemployed, however in net terms the number of structurally unemployed still rose from 1.28 million in 2002 to 1.316 million in 2003.
- The regional distribution of changes in unemployment highlights the impact of the drought. Continuing trends reported in 2002, the growth in employment in 2003 is continuing to reinforce regional inequality.
- The lowest levels of unemployment are once again in Sydney with 4 of Sydney's 7 regions occupying the top four positions in Australia.
- Improvements in the unemployment rate have been noted in Perth and Brisbane.
- Drought in areas such as VIC Mallee and Wimmera, WA Wheatbelt-Great Southern and SA Murraylands has led to them experiencing increases in unemployment.

E.7 The demographic outlook

The outlook for ageing, migration flows and population growth across Australian regions suggests that the current inequalities could be exacerbated by demographic change. That is, those regions which currently have lagging economic performance will age faster and experience lower population growth compared to those regions which currently enjoy superior economic performance. This conclusion is on the assumption that current patterns of migration flows continue and is not a forecast, but a projection to highlight the key role of internal (infrastructure, etc.) and external migration policies in determining the outcomes for regional economic development.

E.8 Ageing – issues relating to LGA finances

The most serious threat which the ageing of the population poses to local government revenue is probably the threat that the Commonwealth, State and Territory governments will use ageing-related stress on their budgets to reduce financial assistance and grants.

The likely use of ageing-related stress by the Commonwealth and State governments combined with the already evident trend in cost shifting may combine to induce serious budgetary pressures for local government. This convergence highlights the need to effectively deal with cost shifting issues between levels of government and specifically cost shifting to local government as a priority at this time.

It is already clear that much of Local Government will struggle, under current funding arrangements, to keep pace with the increasing demand for human services and to retain the ability to maintain and develop its traditional infrastructure related activities. Local Government expenditures have increased significantly in the areas of health, education, welfare, public safety, recreation, culture, housing and community amenities with decreases in expenditure (as a proportion of government outlays) in transport and general public services.

Cost shifting trends have been evident over several decades, and if not addressed, will lead to (among other negative outcomes) increased user charges and a trend to declining maintenance and replacement of infrastructure.

In searching for a stable and broadly applied tax base which might have the potential to fund Local Government requirements in the future it is inevitable that some attention will focus on the possibility that GST, applied with a new funding formula, might offer an opportunity for local government to access a consistent and measurable stream of funding.

Increasingly, user charges have become an important source of revenue for local governments. The opportunity to continue to increase user charges may not be sustainable and this increasing reliance on user charges is generally regarded as not providing a suitable or sustainable basis for funding growth in Local Government service delivery. The reliance on user charges may become increasingly unsustainable in some local government areas because community ageing may reduce a communities ability to pay these ever increasing direct charges.

During the past decade almost every State has reviewed local government legislation and this has produced more flexible arrangements between levels of government. Local government has a wider mandate to a range of services to the community and often acts as a service provider for the Commonwealth or State Governments and it is likely that the depth and breadth of Local Government service provision will increase, particularly as populations age.

There are already significant and growing pressures in regard to the cost and effectiveness of human services delivery. After initial support from Commonwealth or State Government, LGAs have provided childcare or aged services but over time in some circumstances funding from the other levels of government has been reduced or withdrawn completely. This stress is occurring at a time when the community expects more and against an increasing framework of demand of services by the ageing.

Some regions will experience a growing demand for age related services which may include increases in the need for community transport, social/activity support services, meals programs, in home support, respite and allied health services. Pressures may not only be cost related but there may be an emerging trend to 2050 of shortage of suitable qualified care professionals in some regions.

Local Government will also face increasing pressures relating to the suitability of infrastructure, much of which was built without particular consideration for ageing populations. Apart from public infrastructure more consideration will also have to be given to the planning of domestic housing to ensure its suitability for ageing populations.

Although car ownership in Australia is high, ageing populations will increase the demand for public transport which in turn will increase the need to consider the suitability of public transport for older people, particularly in terms of design, usability, schedules and ticketing arrangements etc. The availability of public transport in rural areas will also become more pressing.

Prima facie, residential values indicate the ability to pay of households. Judging by the overall pattern, ability to pay is high in the inner suburbs, particularly those of high economic status, and also in the coastal resorts. In some cases, as populations age, these traditional patterns of ability to pay may become more stressed with asset rich, cash poor, long term retirees who live in costly areas finding it harder to pay increased rates and charges.

Current Commonwealth Government thinking seems to imply that existing superannuation policies will solve many problems, but it is also possible that these policies may aggravate the future situation.

The myths associated with self-funded retirement

The common assumption made is that self-funded retirement will reduce the need to have high taxes and limit the damage of ageing on the national economy.

There is only one way that compulsory superannuation can reduce the burdens of ageing: that is, by acting as a powerful engine to lift national savings and investment effort so that in future decades the level of GDP will be substantially higher than what would otherwise have been the case. If this is not the case, then to support those in retirement:

- taxes will still have to be raised on the grounds of constraining the level of demand in the economy to its supply capacity; and/or
- dividend payments will have to be increased which will lower economic potential by curtailing business investment.

There is little evidence that a decade of compulsory superannuation has done anything to increase the long run supply capacity in the economy. There are a variety of reasons for this assessment.

Firstly, there is little evidence to support the view that national savings have increased with compulsory superannuation. Indeed, the household sector has borrowed to continue consuming, thereby neutralising, the impact of superannuation. National savings have remained steady because government savings have increased to offset the downturn in household savings.

There is some evidence to suggest that the increased power of superannuation funds has widely been used to increase dividend payout to protect short term equity values. This may well have lowered productivity investment from levels that would have prevailed.

Investment in some sectors has been strong because of the rise in capital gains. How much of this investment will increase the capacity of the economy to support an aged population is debateable.

If current trends continue there is a risk that little will change in terms of reducing the future economic cost of ageing. Retirees will suffer from poor resale value of shares bought in their name and future working generations could suffer from the reduced ability of businesses to generate jobs due to reduced capital stock.

E.9 An LGA population – ageing input assessment tool

The 2003 SOR report includes a self-administered tool for individual LGAs to use to test the sensitivity of their internal revenue base to ageing and population growth.

1. The State of the Regions economic development framework: the stylized facts

This is the seventh State of the Regions (SOR) report. Over recent years the various themes of the SORs, when combined, produce a coherent analytical framework for analysing regional development issues, including policy issues. This framework has been built on a number of stylized facts.

Stylized facts are assumptions about the real world of specific regional economic development issues which are likely to be close to the truth, more often than not. These stylized facts have been validated over successive SORs since the core objective of the SORs is to describe reality. It is useful, therefore, to summarise the stylized facts that have been established by previous SOR reports.

1.1 Convergence/divergence: a core concept in regional economic development

Before starting the stylized facts, it is useful to revisit a foundation stone concept in previous SOR reports. This is the concept of convergence/divergence. The fundamental rationale for investigation into regional economic development issues is to investigate the need for obstacles to regional economic development to be removed and to assess the effectiveness of policies or other measures in removing obstacles to regional economic development.

The question is, what flags or benchmarks are used to assess whether or not obstacles may be preventing acceptable economic development, or to assess strategies aimed at facilitating regional economic development? The flags or benchmarks used to do this, that have been used in previous SOR reports, are derived from the concept of convergence/divergence.

Evidence for obstacles or barriers to desirable rates of regional economic development is said to exist when the rate of convergence in economic performance between regions of Australia is unacceptably slow, or where evidence of divergence is identified. There are a range of indicators available to assess regional economic performance, namely:

- gross regional product (GRP);
- regional productivity (or GRP divided by employment);
- real household incomes; and
- access to employment opportunities given the regional population base.

Obstacles to economic development are said to exist when:

(i) significant inequality exists between the nation's regions in terms of the distribution of gross domestic product, income, employment, etc;

(ii) the existing inequalities are only slowly being reduced or are diverging.

The fundamental rationale of the SOR reports is based on the view that:

(i) there is significant inequalities between Australian regions in terms of economic performance;

(ii) current market forces cannot, by themselves, guarantee that the inequalities between Australian regions will be reduced at an acceptable rate, or at worst could increase the degree of inequality; and

"Unfettered market forces at worst may increase the degree of inequality between Australian regions."

(iii) policies and local strategies can be effective, at least at the margin, improving equality in economic performance between Australian regions.

1.2 The SOR reports: the seven stylized facts

The issue of globalisation has figured prominently in past SOR reports. Stylized Fact One sums up the practical significance of the concepts underlying the term 'globalisation'.

1.2.1 Stylized Fact One

The capacity for realised sustained innovation is for most high-income economies without a unique and extensive natural resource base now the core longer term driver of economic growth.

The technology dimension

The capacity to innovate has been important for competitive success since the industrial revolution. However, when the optimum size of plants was less than that required to service national markets development policy could focus on securing technology transfer to support capacity establishment. The innovation required to maintain competitiveness of plant was, for countries like Australia, generally carried out elsewhere. Today the situation is the reverse. Plants, to be successful now, must have a significant share of world market. The reasons for this are:

(i) increasing size of the optimum plant;

(ii) the ever finer and finer market segmentations for previously unique products expressed in terms of diverse functionality and specific applications, which has acted to reduce the world production requirements for specific products; and

(iii) the information revolution, which has allowed the rapid benchmarking of world standards for components and products on the available best practice component/product. This creates (for brief periods at least) world or regional (country group) market dominance in product niches.

"Innovation across all industries is the core longer term driver of improvement in living standards."

In this environment the responsibility for innovation has tended to be devolved to the locality of specialised production facilities. For inter-country multi-national organised supply chains, production and services have become increasingly specialised. In turn the probability of successful innovation is maximised when innovation resources are located in close proximity to production facilities and exploit the linkages between production and marketing personnel and customers.

This SOR contains an extensive update of indicators based on the results of the 2001 Population Census. Chapter 4 reviews the evidence for the stylized facts put forward in previous SOR reports based on the latest indicators.

The innovation dimension

At the same time the rate of innovation for required sustained competitive success in a given product line has increased. This is because product life cycles have shortened. This has been partly driven by competitors explicitly targeting innovation as the core competitive instrument, and partly reflects accelerating rates of innovation in customer and component supply markets for competitive and/or

technological reasons. Technological reasons would, for example, reflect accelerating growth in basic knowledge, driving innovation in material or process technologies.

"Commercial success in innovation requires both quality capital and skilled labour inputs."

The increasing importance of innovation as the driver of sustained competitiveness has not changed the fact that commercial success in innovation requires the complementary impact of quality capital and skilled labour inputs. What has changed is that knowledge creation (the enabler of innovation) is now a necessary input along with capital and labour. Previously knowledge creation was relatively independent of production and was carried out elsewhere, for example in other countries or in institutions (universities, etc.) that were completely independent of the business supply chains.

The policy dimension

The effectiveness of traditional economic development policy instruments (investment incentives such as tax reductions, subsidies or capital grants or skilled labour supply strategies) now depends on the knowledge creation/innovation capacity of the jurisdiction applying the policies. In more popular jargon, the effectiveness of these policies now depends on the degree to which the economy has become a knowledge economy. The greater the strength of the knowledge economy, the more effective traditional policies are and vice versa. This has led to policies which directly strengthen the knowledge economy having a high weight or priority.

The role of a high rate of innovation capacity in determining competitiveness no longer applies only to so-called 'high technology industries'. It applies to all goods and services industries which use knowledge as an input. Over the next few years nearly all industries will find that they have to increase the level of knowledge input and the rate of innovation to maintain/enhance competitiveness. For example, those agricultural industries which do not increase their rate of innovation to add value to products from the application of biotechnologies, or reduce costs by targeting process technology innovation, will either contract or remain low growth, low profit industries.

The Australian regional dimension

Australia does have a significant national resource base. Successive SORs have argued that the national resource base by itself is unlikely to provide the employment opportunities and living standards that are desired by all Australian regions. Secondly, the implications of Stylized Fact One have weakened the trickle down of economic benefits from the resource rich economic regions to the non-resource based Australian regions. High levels of import content of investment expenditures, high foreign ownership levels of resource projects, high rates of labour saving technological change in resource based industries and the use by Federal Governments of taxation revenues from the resource based industries to fund consumption expenditure, rather than strategic investments to income access and to wealth creating opportunities, have combined to weaken the benefits to non-resource based regions from resource based regions.

A central theme of past SORs is that Stylized Fact One is just as relevant for many Australian regions as it is for major economies without strong national resources.

However, perhaps the most important theme running through previous SOR reports is the importance of the regional context to national economic development and competitiveness. That is, the structure, conduct, objectives and internal growth dynamics of regions are now the engine room of economic growth. This is summed up by Stylized Fact Two.

1.2.2 Stylized Fact Two

The innovation/knowledge economy capacity of an economy is now largely determined at the regional level. Successful non-resource based regional development requires reaching the status of a knowledge based region. Those regions, which are now the most successful at innovation, have the characteristics of so-called 'global cities'.

The importance of the regional dimension

"The region has become the driver of an economy's innovation capacity."

The region (defined by geographical areas of up to 50-100 kilometres in diameter) has become the driver of an economy's innovation capacity. There are a number of reasons for this, but the two principle reasons are the role of tacit knowledge and the importance of micro communities based on social networks as determinants of successful innovation.

Codified versus tacit knowledge

Part of the reason for the rise in importance of the regional context is that knowledge creation requires both codified knowledge (or information) and tacit knowledge.

Tacit knowledge:

- is generally specific to a local physical attribute, a special skill set, or to the unique experience of individuals;
- cannot be easily codified; and therefore
- is most effectively converted to wealth creation when the wealth creation occurs in the region.

An efficient knowledge economy combines codified knowledge and tacit knowledge (defining the regional competitive edge) to create new knowledge which leads to innovation and wealth creation.

In recent years tacit knowledge, which in the main can only be exploited for effective wealth creation, has become by far the most important input at the regional level. This is because codified knowledge is now largely available to all (provided the appropriate global knowledge workers are available in the region) and this is thanks to the information technology revolution of recent years. Although codified knowledge is still a necessity for competitive success, it is tacit knowledge which is a necessity for a competitive edge in both innovation and commercialisation.

It has to be kept in mind that knowledge creation only leads to competitive success if the region has the attributes required to translate knowledge into commercially successful goods and services.

Tacit knowledge and 'micro-communities'

It is the way tacit knowledge works that makes the regional dimension so important.

Enabling knowledge creation requires mobilising (and intensifying) tacit knowledge. It requires:

(i) having skilled workers who can access and efficiently use global codified knowledge; and

(ii) forming relationships (that is, increasing the degree of socialisation) between persons with individual tacit knowledge.

Breakthroughs in knowledge creation generally occur when individuals come together and share tacit knowledge and insights into interpretations of codified knowledge. By themselves, the individuals could not achieve breakthroughs. These individuals form teams or micro-communities with an optimal size of between five and seven persons.

These micro-communities are characterised by:

- face to face interactions;
- an increasing degree of socialisation between members; and
- common fields of interest and personal agendas.

A high degree of proximity is required for knowledge creation/innovation micro-communities to be formed, both at work and in terms of out of work socialisation and they may be characterised as learning communities.

It is for this reason that studies have found that knowledge spillovers from knowledge creation are generally restricted to a radius of 120 kilometers.

The evidence from previous SORs

The evidence for the importance of the knowledge-based regional economy is strong and was presented in the 2001 SOR. Studies in Western Europe and North America have repeatedly shown high correlations between highly productive regions (as measured by gross regional product per person employed) and the region's innovation capacity (as measured by patents issued per capita or R and D expenditure). Figure 1.1 shows that the high overseas correlations apply to Australia. Figure 1.1 is the result for 60 regions in Australia.

Self-sustaining growth dynamics

Once a strong regional knowledge economy is established, strong internal self-generating drivers of growth emerge, which have the effect of at least maintaining and, most probably, increasing the region's competitiveness. These growth dynamics are outlined in Figure 1.2 and explain the drivers of growth for the current most successful regions in the world economy. These regions are the so-called 'global cities'.

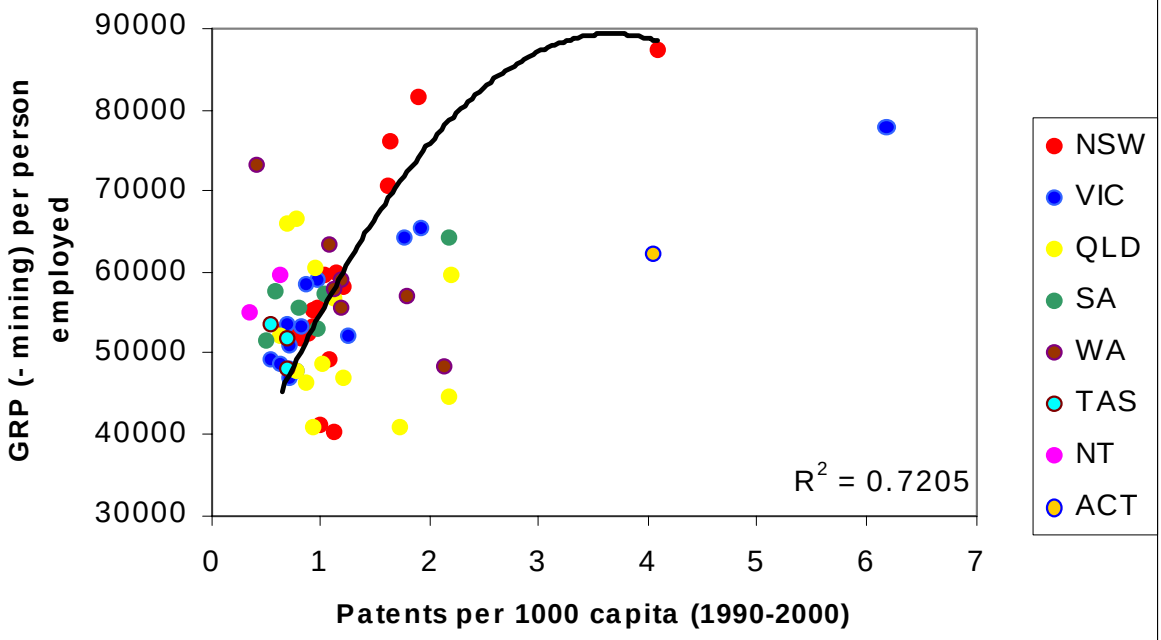
The need to become a knowledge based region extends to all non-resource based regions

The steady improvement in communications technologies and the steady build up in the pressure of globalisation means that, potentially, any Australian region will compete with any other region anywhere in the world. The national barriers protecting regions are steadily being eroded. To sustain competitiveness regions must harness all their tacit knowledge advantages to support their export industries, whether these industries are the so-called high technology industries or traditional industries that have been located in the region for a century. Non-resource based economic activity which relies simply on costs for advantage will eventually be transferred to regions in India and China as the skill and infrastructure quality based in these countries steadily improves.

"The national barriers protecting regions are steadily being eroded."

Call centres and low level back office support services just a few years ago were seen as panaceas for lagging regions where unemployment was high and costs low. Much of this activity is now being transferred to India. China in the future will become more competitive in attracting this style of activity as English language skills and communications infrastructure becomes more widespread.

Figure 1.1: GRP (minus mining) per person employed versus patents



Source: 2001 SOR.

Policy implications

In its most simple form the policy objectives for establishing a strong innovation economy become those of establishing regional conditions which unlock the self-generating growth dynamics of knowledge-based regional economies. In broad terms, this requires establishing the quality and scale of:

(i) industry clusters;

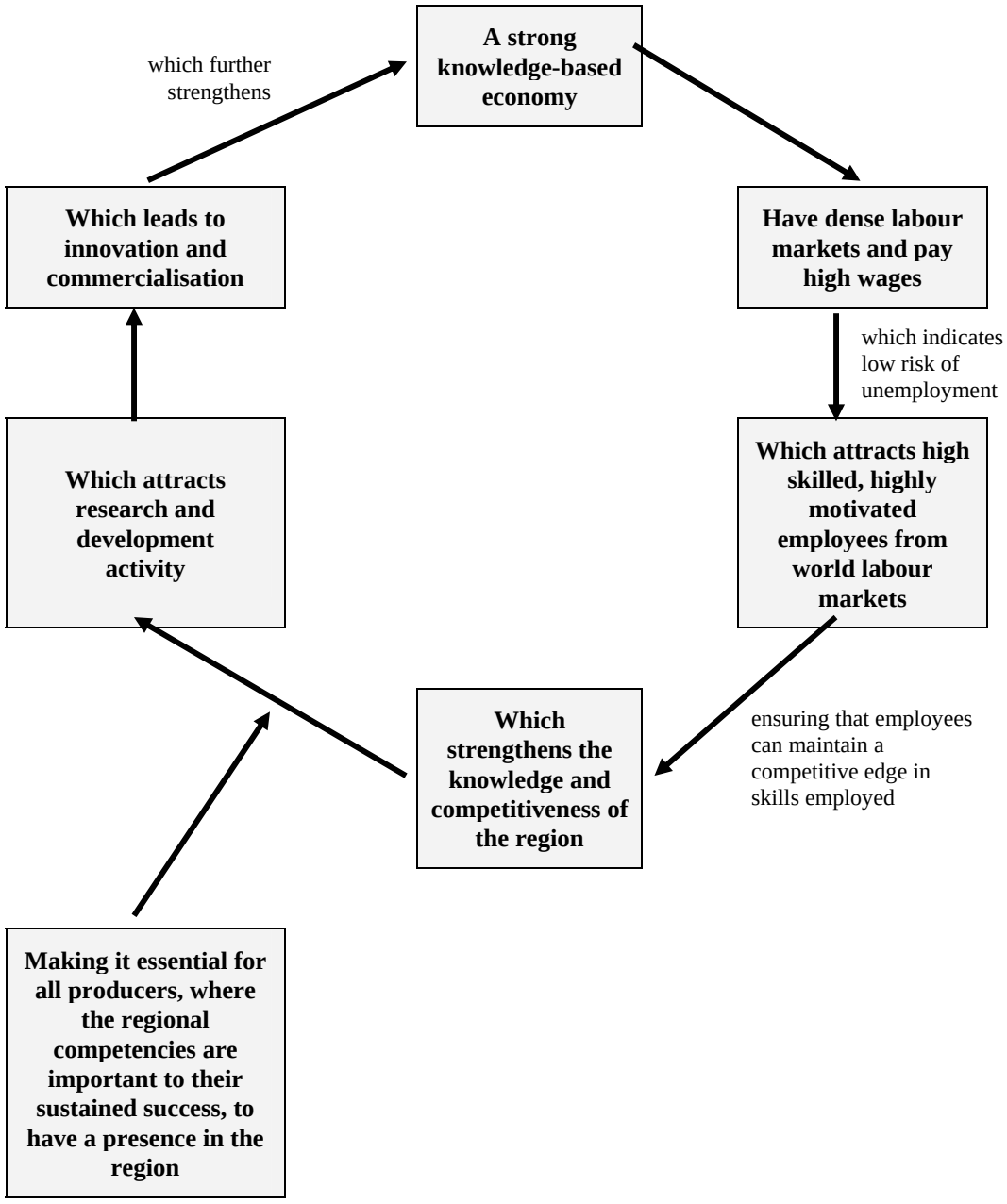
(ii) dense and diverse labour markets for appropriate skills;

(iii) knowledge generating institutions (universities, research and development facilities/ enterprises); and

(iv) business services support capacity.

In the right conditions these combine to achieve 'global city' growth dynamics.

Figure 1.2: The virtuous cycle of growth for strong knowledge-based regions



Global cities

There are few global cities but there are many successful knowledge-based regions emerging. Global cities have complex industry cluster structures. Successful knowledge-based regions emulate global cities by linking global city structures in a niche around the region's strengths in tacit knowledge. Their scale is restricted to their current stock of tacit knowledge and the capacity of the region to expand and diversify its stock of tacit knowledge.

For those regions without tacit knowledge advantages the appropriate strategy would be to informally integrate with that region (wherever in the world) which possesses the tacit knowledge which can best be applied to economic advantage of the region.

The role of population and demographic change

The rise of the global cities has highlighted the role of population levels and growth in the economic development process. Global cities generally have at least high concentrations of population and, in many cases, high population growth rates of the younger age ranges.

Outside global cities successful regional economies must have the required density of supply chains, industry clusters and skills to be a sustainable economic community in terms of its crucial and desired economic structure. Having the required population levels and demographic structure that is necessary to achieve the desired economic outcomes is essential. That is, the role of the knowledge economy has strengthened not reduced the importance of population and demographic structure as relevant factors in the regional economic development process.

There has been a subtle shift in the role of population growth however. Population levels and growth are now more of a facilitator of regional economic development than a direct driver. That is, they are an agent for allowing other direct drivers of growth to be more effective.

The growth dynamics aspect of Stylized Fact Two leads directly to Stylized Fact Three.

1.2.3 Stylized Fact Three

For much of the 19th and 20th centuries nations and regions tended to converge in terms of economic performance. The rise of the knowledge based regional economy has made long term divergence in economic performance between nations and regions within a nation a reality.

Over the 19th and 20th centuries convergence in economic performance, as measured by, for example, Gross Domestic Product (GDP) per capita, was the reality between many nations and, in particular, between regions of nations. The empirical rule was that lagging regions closed the gap between the living standard and the living standards of leading regions at the rate of 2 per cent per year.

This stylized fact was consistent with the traditional or neoclassical model of economic development, which is probably better described as the market forces driver model of regional economic development. The term 'market forces' describes the central mechanisms in this model of regional economic development.

The core drivers in the traditional/neoclassical/market forces model are:

- investment will locate in regions offering the highest economic returns; and
- workers seek employment in regions where quality (that is, full time reasonably paid) employment positions are available.

Thus, if regional economic performance is falling below the national average, then market forces will reduce real wages and increase the quality (that is, productivity) of the workforce that retains employment. Profitability will increase, thereby generating powerful incentives to increase investment, either by local companies or via new capital inflow into the region. Exports from the region will increase and growth will accelerate relative to the national average with convergence to the living standards of the leading region occurring.

Conversely, a high growth/well performing region will be subject to cost pressures. Real wages will rise and profits fall. Business will relocate and/or expand in lagging regions where growth is lagging and costs are lower. Growth will fall and living standards and productivity will fall towards the national average.

The growth dynamics of the knowledge based regional economy reverses the outcomes of the traditional regional development model. The internal dynamics of growth of knowledge based regional economies creating a virtuous cycle of growth means that immediate past economic success creates the precondition for relatively high future economic growth. Simply, 'success breeds success' with the growth dynamics generating divergence in economic performance between regions.

"Success breeds success."

Put simply, the higher the living standards of a region, the greater the attractiveness of the region for highly skilled labour. This in turn increases the region's innovation capacity which more than offsets the increased costs of employment. The greater the scale of the region the greater the economies of scale and scope. Sustained relatively high economic growth for a region will increase costs and wage rates, but the gains in innovation capacity and the productivity for economies of scale and scope more than offset the increased costs creating further increases in competitiveness.

For the same reasons lagging regions fall further behind the leading regions.

Stylized Fact Three means that if market forces are left alone the divergence in economic performance between regions may well occur, thus divergence can occur and can be sustained for a long period or, at the very least, the rate of convergence will be very slow.

In this case achieving the objective of regional convergence in living standards would require a high level of government intervention to channel the market forces away from an outcome of divergence to convergence.

The national model is becoming increasingly irrelevant to regions where knowledge requirements are low

Australian regions based on traditional industries where the requirement for knowledge inputs as represented by the presence of global knowledge workers is low and can no longer depend on the mechanisms of the market forces driven neoclassical model to drive economic convergence. This is because for these regions the neoclassical model still operates. The difference today is that links are no longer between regions of the nation, but between regions of the world in general and the regions of China, India and South East Asia in particular. Lagging Australian regions are falling further behind because these cost dependent traditional industries are being transferred to regions in those countries to engineer a convergence in living standards between the Australian regions and the living standards of these countries.

"The national model is becoming increasingly irrelevant to regions where knowledge requirements are low."

The flow level living standard in Australia is the totally social security dependent household. In the Australian context the outcome of the workings of the neoclassical model, where relevant, is not to engineering regional convergence to national living standards, but to steadily increase the social security dependency levels in lagging regions.

Stylized Fact Four is a corollary of Stylised Fact Three.

1.2.4 Stylized Fact Four

The rise of the knowledge based regional model has reduced, though by no means eliminated, the validity of regional development policies based on the neoclassical model. As a result a higher level of government intervention in driving regional economic development is now justified to a greater extent than what was the case in the past.

The central policy implication of the traditional regional development model is that strategic policy intervention is not required. Market forces will bring about economic recovery in lagging regions and reduce the growth rates in leading regions relative to the national average. The prime role of regional development policy is to remove all obstacles to the operation of market forces.

"A higher level of government intervention in driving regional economic growth is now justified."

Successive SORs have argued that market forces by themselves have to complement market forces if:

(i) long term divergence is to be prevented;

(ii) the rate of convergence in living standards is to approach satisfactory levels; and

(iii) national competitiveness is to be maximised.

Previous SOR reports have also answered the question which flows from Stylized Fact Four, namely, what type of policies are likely to be effective in augmenting the role of market forces?

1.2.5 Stylized Fact Five

Policies to establish a successful knowledge-based regional economy require complex policy strategies involving a whole of government approach. Important components are policies designed to strengthen the networks which link the institutions, organisations, enterprises and key personnel within regions and to strengthen regional supply chains.

Policy implications

The establishment of a successful knowledge-based regional economy requires a number of necessary conditions. These necessary conditions cover scale and quality of physical infrastructure, connectivity to other regions, quality of human capital, diversity of specific industry clusters and diversity of the associated skilled labour markets, the quality and structure of regional governance, the scale and quality of knowledge-generating institutions and the quality of regional networks. Policies which focus on one, or a small number of these factors, will fail if the necessary conditions for success in the other factors have not been established. A policy strategy, which is not designed to establish all the necessary conditions for a knowledge-based regional economy, will fail.

The structure and content of policy strategies

Along with the traditional instruments of transport infrastructure, broad land use planning, education and training policies, the best practice policy strategies used by Western European governments to establish and strengthen the regional knowledge-based economy currently include a wide range of other policy instruments. These policy instruments include:

1. Network support

Policies to support networks rather than individual firms. The networks targeted are those which link large firms, small and medium enterprises (SMEs), research organisations, universities and other public institutions. The objective of public policy is to improve each network as a whole with policies to assist individual organisations link the organisation into the overall network. The important point here is that the policies target specific networks, not the general innovation capacity of a region. The focus is on strategic direct drivers, not on indirect drivers of growth.

"The focus is on strategic direct drivers."

2. Sector targeting

A strong regional innovation system requires one or more compatible industry clusters. Each industry cluster will consist of one or more industry sectors (that is, product groupings) sharing a common technological base and innovation synergies, together with their supporting industry supply chains and their regional customer base. Sector targeting involves nominating the industry groupings which have the best chance of assisting in the establishment of a competitive regional innovation system and using policy wherever possible to realise such an outcome. This is a form of the much maligned (in Australia and New Zealand only) policy of "picking winners". The focus on specific networks necessarily entails a specific cluster target approach.

3. Public/private sector partnerships

The policies developed have been well anchored in the framework of public/private sector partnerships. Like the flexible supply chain, maximum effectiveness is achieved by each agent contributing towards policy design and implementation. The public sector can best do some things and the private sector can best do some functions. This requires that private sector agents participate directly in policy design and implementation.

4. Policy priorities and policy flexibility

Network development policies must be flexible. At any point in time there will be a number of necessary conditions for the establishment of a strong regional innovation system that will not have been met. To be established policy must be designed to focus on the net set of necessary conditions that will be targeted. In relation to any targeted network, policy must be continually monitored and then changed as intermediate objectives are met.

Partial policies to assist in the development of specific networks include:

(i) incentives for R and D cooperation and technology transfer;

(ii) incentives to attract direct investment, including foreign investment, to introduce new agents to strengthen the regional targeted cluster;

(iii) the use of technology parks to create or strengthen clusters by restricting park membership to firms which have developed, or are likely to develop, synergies; and

(iv) the provision of consumer resources with business support services to firms aimed at mobilising and increasing the level of tacit knowledge available in the region. Consumer services provided include business information, physical business infrastructure (business parks), technology transfer, tailored skills training and finance (including venture capital) provision.

5. Physical infrastructure

Physical infrastructure and particularly transport and communications infrastructure have a critical role to play if convergence in living standards between regions is to be achieved. Good quality roads, rail, ports, airports, communications networks, etc. are the essential elements which must be in place if regions are to be efficiently linked to the national or world economy. The availability of good quality transport infrastructure is a necessary condition for the other policies listed above to be effective. If good quality physical infrastructure in the form of communications and transport infrastructure are not in place, then the number one policy objective has to be to put them in place.

"The number one policy."

6. Direct foreign investment

Like transport infrastructure, direct foreign investment was a traditional policy lever of governments over the 1950s to 1980s, used to assist the regional convergence process.

Like transport infrastructure, the role of direct foreign investment (DFI) has increased in importance with the rise of the regional knowledge economy. It should be noted that specific network target policies are seen as a method of maximising the benefits of DFI, and indeed attracting DFI in the first place, by building around the DFI a network of public institutions and SMEs whose role is to extract as much knowledge, technology and skill transfer from the narrower DFI activity as possible. This is a core element driving Chinese growth and it is a response Australia generally failed to achieve when, in the past, the task in attracting levels of DFI was easier.

"DFI is a core element driving Chinese growth."

In this context the rise of network enhancement policies has:

(i) shifted the focus from specific investments to how maximum leverage or multiplier outcomes can be achieved for specific investments for the region as a whole;

(ii) shifted the focus from individual learning to organisation learning. That is, the policy focus is now on what makes enterprises more innovative and what collective arrangements within and across supply chains facilitate the learning process; and

(iii) shifted the focus and responsibility for national policy authorities to regional/State and local government policy authorities.

The platform on which regional development policies are built, monitored and evaluated are the flexible supply chains of knowledge based regions.

1.2.6 Stylized Fact Six

Regions are successful because enterprises in these regions are successful. To assist enterprises to grow, policy must explicitly focus on developing and strengthening the emerging flexible entrepreneurial supply lines of industry clusters on which knowledge based economies are constructed.

Background

The traditional supply chain was characterised by a dominant enterprise which manufactured the final product, undertook knowledge creation and was supported by suppliers which could manufacture to the specifications of the final product, but had little or no original design, entrepreneurial, or supply chain management skills.

The competitive pressures for:

- increased cost competitiveness;
- short product life cycles;
- short product development cycles;
- increased product recognition with products being distributed across world markets;
- best practice quality required for competitiveness; and
- accelerating rates of innovation,

are resulting in the destruction of the traditional supply chain by outsourcing. The concomitant greater collective coordination produces the flexible entrepreneurial (FE) supply chain. The FE supply chain is superior because it allows:

- improved focus, quality and simplification of remaining in-house OEM operations;
- lower production and inventory costs;
- risk sharing and co-ordination to reduce product development costs;
- wider access to technological choices (by widening supply chain membership);
- relative ease in expanding best practice manufacturing capacity by expansion of supply chain membership; and
- greater access to strategic skilled labour.

Many Australian supply chains are the traditional type. The extension of telecommunication infrastructure and the growth in e-commerce will exert massive pressure on such regional supply chains to become world-integrated or be eliminated. In order to become members of the newly forming integrated supply chains many Australian small and medium enterprises (SMEs) will have to upgrade their capabilities to at least the original manufacturing and design level. To do this, however, many SMEs will have to very quickly revolutionise their operations.

"SMEs will have to upgrade their capabilities."

The SMEs will have to have:

- CIM and CAM systems;
- managers with the ability to participate in the management of the entire supply chain;
- strong strategic alliances with other core members of the supply chain;
- an open risk sharing, information sharing and communication system;
- a sound financial balance sheet so that the risks of continued innovation can be covered;
- a workforce involved in life-time learning;
- full e-commerce enablement (work sites, integrated systems);
- skill acquisition on a world-wide basis (the sole use of local inferior skills not an option); and
- access to appropriate design and development skills.

A substantial part of regional development policies will involve objectives which accelerate the successful adoption of the flexible supply chain and to create an entrepreneurial culture which:

- increases risk taking;
- improves management skills;
- develops a vision of sustained creation for enterprises and the collective enterprises of the supply chain; and
- captures the long-term commitment to all enterprises of creative personnel assembled for sustained innovation.

There is an important indirect method of strengthening the commitment of skilled creative processes to the enterprise or at least the region. This is to develop the social capital of the region based on Stylized Fact Seven.

1.2.7 Stylized Fact Seven

Liveability, as expressed by the scale and diversity of the social and cultural capital and lifestyle choice, is an important determinant in establishing and maintaining a strong knowledge-based regional economy.

Background

Knowledge-based regions require highly skilled, knowledge-intensive workers with strong capacity to adapt to changing business environments and to maintain a high level of innovation capacity. In exploring the regional growth of high technology industries in the United States over the past two decades, one factor stands out. These industries have tended to generate to regions with diverse but inclusive communities with good social capital and lifestyle choice. The reason is that the highly skilled workers required for a successful knowledge based regional economy are attracted to these types of communities. To access this talent enterprises locate where these types of workers wish to live.

These communities are characterised by relative high levels of same-sex households, immigrants, artists and freethinking 'Bohemians'. That is, high technology regional growth is associated with locational concentrations of knowledge-intensive labour, which in turn occur in communities with diverse social, cultural and lifestyle choice.

"The creative class have the capacity for innovation and entrepreneurial endeavour."

This has given rise to a new term, namely, the creative class. The creative class are the knowledge intensive workers who also have a capacity for innovation and entrepreneurial endeavour. They are an essential element in building a successful knowledge based region in general, and a knowledge based region with high concentrations of knowledge based industries.

Research in the United States indicates that the creative class wish to live where there are explicit linkages to the global economy (that is, where the percentage of **foreign** born in the population is high), where social **diversity** is high (as indicated by the presence of same sex couples), and where concentrations of the creative cultural class, **or bohemians** (actors, writers, painters, etc.), is also high.

The evidence

The 2002 SOR report established that the United States findings, if anything, were the most relevant for Australia.

Firstly, Figure 1.3 shows a strong correlation across Australian regions of the presence of the creative class (sometimes called talent) and patents activity.

Figure 1.3: Patents versus Creative Class

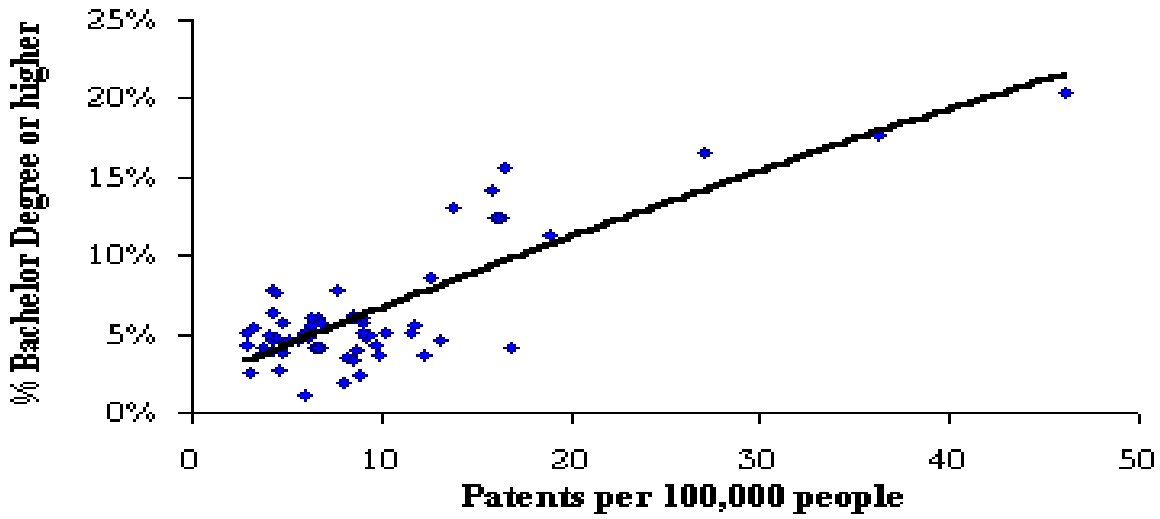


Table 1.1 shows the strong correlation (that is, a correlation coefficient of 0.73 out of 1.00 with the latter indicating a perfect correlation) between the presence of the creative class and knowledge intensive industry structure. However, there are equally strong correlations between the presence of the creative class and the presence of **bohemians**, social **diversity** and **foreign** born in a region. The composite diversity index is the average of the liveability conditions index. The value for this index by SOR region is given in the indicator section below, with the values for all sub-indices given in the 2002 SOR.

Table 1.2 shows the combined Diversity Index, which is the combination of the Diversity Index, the Melting Pot Index and the Bohemian Index (equally weighted) and ranks them compared to regions in the United States.

Table 1.1 The creative class industry structure and liveability: correlation coefficients

	Bohemian index	Foreign born	Creative class index	Diversity index	Composite diversity
Knowledge based industry index (Australia)	0.80	0.61	0.73	0.74	0.72
Knowledge based industry index (USA)	0.62	0.43	0.72	0.77	0.68

Source: 2002 SOR.

Table 1.2 Top 10 regions – Composite Diversity Index

Region	Rank (to USA regions)	Region - USA	Rank
Global Sydney	1	San Francisco	1
Sydney Inner West	2	Miami	2
Melbourne Inner	2	Santa Fe, NM	3
Melbourne South	20	Boston	4
Adelaide Central	36	Los Angeles	5
Brisbane City	39	Asheville, NC	6
Perth Central	43	Athen, GA	7
ACT	48	Las Vegas	8
Melbourne North	53	Orlando	9
QLD Sunshine Coast	53	Atlanta	10

If Global Sydney were a region in the United States, then it would rank number 1 in terms of diversity. Sydney Inner West and Melbourne Inner would also rank very high (second). The Melbourne Inner region is among the world's best in terms of attractiveness to knowledge-intensive workers.

Policy implications

The Ministry of the Arts has an important role to play in establishing and sustaining the regional knowledge-based economy.

1.3 The stylized facts and previous SOR reports

Stylized Fact One was established in the 1997 to 1999 SOR reports. The structure, conduct and advantages of knowledge based regions were established in the 2001 SOR report. The statistical indicators monitoring Australian regional economic performance in all SOR reports have established stylized Fact Three. However, the 2002 SOR introduced the use of the Lorenz curve to measure increasing Australian regional inequality.

The argument for a higher level of Australian government effort to foster regional economic development has been a theme of all past SOR reports. However, the 2002 SOR reinforced the case for this by examining what governments in Europe and North America were doing to drive regional economic development. In these jurisdictions regional development increases and policies are allocated in high levels of governance resources. Out of this survey came the validation of Stylized Fact Five.

The importance of the flexible supply chain and dense industry clusters was examined in the 2000 SOR. That is, the validation of Stylized Fact Six was carried out in this report.

The validation of Stylized Fact Seven, that is the link between the creative class, knowledge intensive industries, bohemians, social diversity and foreign loans as drivers for regional economic development was established in the 2002 SOR.

1.4 The 2003 SOR and the extension of the stylized facts

Like its predecessor, the 2003 SOR will extend the list of stylized facts of regional economic developments. The theme of the 2003 report is migration, population and ageing and will identify which stylized facts can be established in relation to the role of these factors in driving regional economic development. The complementing discussion is, do the updates of the old indicators and the introduction of the new indicators still support the stylized facts developed in previous SOR reports? The reality is that for one year to the next indicator outcomes do vary in terms of their support of one or more of the stylized facts.

2. Population growth and ageing: the international dimension

Although this SOR focuses on inter-regional migration and ageing, it is useful to bring to this analysis a summary of these issues from the international perspective.

2.1 The world to 2050: the key factors

Driven by low birth and death rates, the rapid transition to a world were there is an increasing proportion of older people is, in a demographic sense, taking policy making into uncharted territory. The trend of ageing populations will continue into the coming centuries.

Some key global statistics (all nations) from the Department of Economic and Social Affairs, United Nations Secretariat:

- one out of every ten people is now 60+;
- by 2050 one out of five will be 60+;
- by 2150 one out of three will be 60+;
- the older population is also ageing, the 80+ segment will make up 19 per cent of the 60+ group by 2050;
- women make up 55 per cent of the 60+ group and 65 per cent of the oldest group;
- in developed countries the 60+ group is now one in five and predicted to rise to one in four by 2050 and remarkably in some of these countries one in two by 2050;
- the tempo of ageing in developing countries will be more rapid giving these societies less time to adapt to the consequences of ageing;
- in developed regions 74 per cent of older people are urban dwellers; and
- in developed regions the old age dependency ratio will double in the next fifty years.

The broad benchmarks that are being used to assess the twin, but linked, issues of falling population growth rates, and ageing are reasonably well known. These benchmarks are largely based on the United Nations projections.

For the developed world (mainly the OECD economies) in 2000 the population aged 65 and over represented 15 per cent of the developed world's population. This represented an increase of 3 percentage points since 1980 and 6 percentage points since 1960. That is, over the past 40 years the share of the population aged 65 and over has been increasing by a stable 1.5 percentage points a decade.

From now on, however, the rate of ageing will accelerate. By 2010 the increase is projected to be 2 percentage points, while between 2010 and 2020 the increase is projected at 3 percentage points, with a further increase to 4 percentage points between 2020 and 2030. That is, by 2030 the developed world will have a share of population aged 65 and over of 24 per cent of total population.

"From now on the rate of ageing will accelerate."

One of the factors driving this outcome is the rising life expectancy at retirement age. In 1950 the typical life expectancy at age 50 in developed economies was between 13.5 and 14 years. For most OECD economies by the late 1990s the average life expectancy at 65 was between 17.5 and 19.5 years.

This rise in life expectancy is not the only change which is increasing the cost of pensions and health costs. Over the last 40 years the average age of retirement has been falling. In 1960 across the seven major OECD economies, the average age of retirement was 65 years. By the middle of the 1980s this had fallen to 59 years in France and 60 years in Germany. For Canada, the United Kingdom and United States the average retirement age was between 62 and 63 years. Only in Japan is the average retirement age near its 1960 level.

The demand for public sector expenditures on pensions and health services will obviously accelerate rapidly over the next three to five decades. This acceleration will occur at a time when the capacity of developed economies to absorb the resource claims will decline. This is because of declining fertility rates over the last 40 years. The overwhelming majority of developed economies now have fertility rates which are below the replacement rate level of 2.1. Between 1995 and 2000 the average fertility rates in the seven major OECD economies were:

"The demand for public sector expenditures will accelerate."

- 2.0 in the United States;
- 1.7 in the United Kingdom and France;
- 1.6 in Canada;
- 1.4 in Japan;
- 1.3 in Germany; and
- 1.2 in Italy.

These low fertility rates means that over the next 50 years the ratio of the working population to the population 65 and over will decline rapidly. The United Nation's projections for developed countries are:

- 2000 4.5
- 2010 4.0
- 2020 3.2
- 2030 2.5
- 2040 2.2
- 2050 2.2

This disguises some large falls in individual countries. By 2050 the ratio is projected to be:

- 1.5 in Japan;
- 1.4 in France;
- 1.2 in Germany; and
- 1.1 in Italy.

There will be corresponding large falls in the share of the working age population. That is, the share of the population aged 15 to 64 will fall sharply because of fertility rate outcomes below the replacement rate for a long period of time. The following percentage fall in the working age population share is projected to be:

- 8 per cent in France;
- 12 per cent in the United Kingdom;
- 28 per cent in Germany;
- 36 per cent in Japan; and

- 42 per cent in Italy.

For the United States and Canada, countries with relatively high fertility rates, the working age population share will increase. The increase will be 28 per cent from 2000 year levels for the United States and 14 per cent for Canada.

2.2 The impact on public sector retirement resource claims

The focus of the impact of the acceleration in the rate of ageing has been on the fiscal impact and in particular benefits on pensions and health benefits paid to the 65 and over population. The estimate of the increased cost this will impose on the developed economies varies with the assumptions made. The key assumptions are:

- statutory retirement age;
- the links between pension payments and the general economy-wide per capita incomes;
- life expectancy; and
- the growth in the costs of medical technology etc.

The pessimistic projections assume unchanged retirement age and that the real value of pensions and health benefits grow in line with overall economic activity. These projections indicate that for an average European developed economy public spending on pensions and health benefits will grow from 11 per cent of GDP to 23 per cent over the next 50 years. That is, the resource claim will double. The imposition of higher restrictions on the access to benefits would restrict the claim to around 18 per cent of GDP.

The cost of this claim on those working is self-evident. If the pension entitlements are funded by surcharges on wages and salaries (a common practice in Europe and the United States), then the increase in taxes on wages will be between 15 and 25 per cent. This will be on top of already high levels of taxation which in some countries represents between 40 and 50 per cent of wages and salary income.

It is clear that something will have to give and developed country governments around the world are now turning their attention to the reform of pension systems. The reforms currently being considered or implemented include:

- raising the minimum retirement age;
- lowering the indexation factor for pensions with respect to prices on economy-wide average earnings; and
- converting previously defined benefit schemes to deferred contribution schemes.

2.3 The public expenditure cost – optimistic versus pessimistic assumptions

The optimistic projections for the increase in public expenditure on retirement rest on the following assumptions:

(i) female participation rates will reach near equality with men;

(ii) unemployment rates will return to the levels of the 1980s and 1990s;

(iii) productivity growth rates maintain their historical levels; and

(iv) there is only further slow advance in life expectancy from age 65.

All the analysis to date has not considered the link between ageing and macroeconomic performance.

2.4 Ageing and the economy: the linkages to macroeconomic performance

All calculations of the future cost of retirement expenditures largely assume that the ageing of the population will not affect the structure of the economy. That is, for example, productivity growth rates will proceed in line with historical trends for those who remain in employment. This may prove optimistic for a number of reasons.

2.4.1 Ageing and the savings ratio

Firstly, the ageing of the population will tend to depress aggregate national savings ratios. This is because older households tend to have lower savings ratios than younger households. A decline in aggregate savings ratios means a decline in investment as a share of GDP, which in turn will reduce the productivity growth rate because so much of productivity advance in technological change is transferred by being embodied in new capital equipment.

"Ageing will depress national savings ratios."

2.4.2 Increased income instability and risk

One way developed economies will try to maintain real income growth in the face of falling national GDP growth will be by investing in the faster growing developing economies such as China, India, Russia, etc. This will entail a high risk exposure for income flows and asset values compared to the case if the funds had been invested locally. Successive economic shocks and financial scandals will reduce the benefit of overseas investment because of steadily increasing risk pressures.

"Shocks and financial scandals will reduce the benefit of overseas investment."

2.4.3 Increasing tax burden and infrastructure supply

The increasing upward pressure on taxes to fund retirement expenditures will, in part, be met by governments cutting infrastructure investment expenditures. These cuts and lower productivity growth will clearly lower overall GDP growth. The increasing political strength of the retiring generation will ensure that the investment/consumption trade-off issues will be resolved in favour of the consumption side of the issue.

2.4.4 Increasing public sector support

The claims on the public sector to support retirement households will be made greater by the fact that many households today have no child or only one child. This means that as these households age there will be no or little family support available. The State will be forced to take over more of the support responsibilities for those types of families.

2.4.5 Increasing security resource requirements

In 1950 the population of developed countries made up one quarter of the world's population. By 1950 this will fall to 10 per cent. A substantial part of the 90 per cent of the world's population will have living standards which are no greater, or even less, than current levels. This will increase the pressure on developed economies' finance structures and, more importantly, non-State violence and terrorism. The developed economies will be required to increase resources for security which will compete with the claims from retirement resources.

2.5 Ageing and the developed world responses

Given the scale of the problem, it is clear that the developed world will have to move more towards the Australian model of retirement support. That is, a minimum level of means tested income support and service access. To reach economic self-reliance the gap between the minimum level of State support, the living standards of those in employment and the living standards of independent retirees will gradually widen. The retirement age will be raised.

"The retirement age will be raised."

The economic impact of ageing will be in part offset by a steady increase in in-migration rates across almost all developed countries. This will occur from both increasing illegal and legal in-migration and in the face of hostile attitudes from the domestic population. As a result, by 2100 the current ethnic majority in many European economies will become ethnic minorities.

However, increases in in-migration will be an aide, not a panacea. This can be seen from the fact that for Europe to keep the ratio of the working age population to total population at near current levels, the United Nations calculates that an in-migration inflow into Europe of 25 million per annum would be needed. Developed economies will target the best educated, youngest and brightest from developing economies. This will further aggravate the North/South divide.

There will be increasing incentives for the over 65s to maintain at least some part time work rather than full retirement.

2.6 Ageing policy

Australia

In Australia the population is ageing more or less in line with United Nations statistics for developed countries and by 2050, 6.6 million people, or one in four of the population will be over 65 years of age. The 80+ group is projected to double over the next 20 years and by 2050 this group will make up over nine per cent of the Australian population.

This ageing of the Australian population is the result of the decline in birth rate following the end of the post war baby boom in 1965 and improved lifestyle and significant advances in medicine. The ratio of older men and women will change over time as trends in the longevity of male life expectancy in Australia continue so that males will comprise about 40 per cent of the 85+ group by 2050.

The Federal Government believes that current migration levels to Australia will have little impact in reducing rates of ageing.

It is useful to take a snapshot of the views and strategies of the Federal Government as these underpin policy and strategic development in relation to ageing policy and consequent impacts on local government and the private sector.

In the Commonwealth of Australia's *National Strategy for an Ageing Australia (October 2001)* the Prime Minister, John Howard, states in his introduction:

> 'Good economic management and strategic long-term thinking have positioned Australia well to both meet the challenges and take advantage of the opportunities of an older Australia. Our retirement income system is sound. The reforms of our taxation system have provided a strong revenue base to support an ageing population. Our health reforms have enabled millions more Australians to take responsibility for their own health and medical care and eased the growing pressure on the public system.
>
> While governments should play a leadership role in preparing the country for an older population, the responsibility for putting policies into action is of necessity broader. Business, community organisations and individuals must all play a part. Their choices regarding employment, retirement planning, attitudes, lifestyles and participation will all help mould the future shape of our society.'

"Governments should play a leadership role."

The Commonwealth's *National Strategy* broadly covers the areas of change driven by an ageing population and include developing strategies that encompass:

- an ageing workforce;
- sustainable sources of retirement income;
- developing positive attitudes toward ageing;
- developing appropriate infrastructure and communication systems;
- health management with an emphasis on healthy ageing; and
- the growth in demand for health and aged care services.

The principles engaged by the *National Strategy* include:

- ageing policy is a government, business and community issue;
- all Australians, regardless of age, should have access to housing, employment, training and education, transport, health and cultural services;
- opportunities for lifelong contributions;
- that public and private contributions are required;
- public contributions should be a supplement to and not replace family and community responsibility;
- there should be informed policy responses; and
- delivery of services and pensions is affordable in a well managed and growing economy.

The four key themes described in the terms of reference for the *National Strategy* are as follows.

- **Independence and self provision**

  Goals – A secure and sustainable retirement income, a retirement system providing adequate retirement income for older Australians, the removal of barriers to the continued participation of mature aged workers in the workforce and an employment system that recognizes the importance of retaining mature aged workers.

- **Attitude, lifestyle, community**

  Goals – Create a positive image of older Australians and ensure private and community infrastructure is available to support older Australians and their participation in society.

- **Healthy ageing**

  Goals – Provide opportunity for all Australians to maximize their physical, social and mental health throughout life, create population health strategies to promote and support healthy ageing and that information, research and health care infrastructure is available to support healthy ageing.

- **World class care**

  Goals – A care system that has an appropriate focus on health care needs and adequate infrastructure, that provides affordable, accessible, appropriate and high quality services, integrated and coordinated access and a sustainable care system that has a balance between private and public funding and choice of care.

To monitor progress in developing the *National Strategy* the Office of Older Australians will deliver a report to the Commonwealth Parliament every three years. A review of the strategy will also be undertaken on a three-year cycle.

As a result of the complex issues that surround the economic impacts of an ageing society, self funded and government pension funds, impacts of globalisation, new technologies and changing patterns of disease it is very difficult to predict exact outcomes for any of the case studies reviewed here. It is however possible to say, given the rhetoric in Australian Commonwealth Government reports, that the Federal Government appears to believe that an adequate range and diversity of strategies and systems are in place to protect reasonable standards of care and lifestyle for older communities in Australia. The complexity of the issues mean that governments may be tempted to play the 'age card', attempting to reduce or offset costs in the area because of growing economic pressures in other parts of the economy.

The dramatic rise in private pensions provision because of compulsory superannuation legislation is expected to reduce future government liability in relation to retired Australians. It is worth noting that there is still a heavy dependence on the public sector with half of the retired population receiving a full pension and a further 25% receiving some form of reduced pension. The flow-on effect of private pension schemes should gradually impact on this position over the next fifteen to twenty years. The existing retired group has little capacity to change the status quo and reduce its dependency on the public purse. It is also possible to say that retired Australians may have lower disposable incomes than there counterparts in a range of other OECD Countries with pension dependent retirees in Australia experiencing relative decline in their disposable incomes depending on how the pension is indexed.

The sometimes divisive immigration debate in Australia has had the potential to constrain sensible debate on the impacts of migration on population ageing with both government and opposition reluctant to engage the debate around the principle of increased in-migration (immigration) as a mechanism for offsetting the impacts of an ageing society. This constraint will take Australia down an entirely different road to that of the USA as so much of the USA's history of economic development and development strategies are built on in-migration flows. Continued informed debate is essential so that the negative and positive impacts of in-migration on ageing are clearly understood.

Other reports on ageing written by Australian Government bodies and other Australian organisations that are worth comment or more detailed inspection by the reader include:

- The Intergenerational Report – 2002-2003, Budget Paper No. 5, issued 14 May 2002;
- Age Can Work: the case for older Australians staying in the workforce, a report for the ACTU and the Business Council of Australia; and
- Health and community services labour force 2001 published by the Australian Institute of Health and Welfare 2003.

The Intergenerational Report – 2002-2003

For the purposes of this National Economics report it is useful to look more closely at the assumptions in the Intergenerational Report as this gives a more recent view of Commonwealth strategy.

The report was provided as background to the budget speech 'to assess the long term sustainability of current government policies over the next 40 years and including taking account of the financial implications of demographic change' and as required by the *Charter of Budget Honesty Act*.

Planned reforms to the Pharmaceutical Benefits Scheme and Disability Support Pension announced in the 2002-2003 budget were the beginnings of the government's policy response to the report.

Reinforcing other Commonwealth documents the overview of the report can be summarised:

- Australia is well placed to meet the challenges of an ageing population;
- that sound fiscal management and debt reduction have created an environment which provides 'vigorous low inflationary growth, higher incomes and jobs generation;
- that Australia's superannuation and age pension system provide a robust mix of private saving and affordable targeted pensions;
- that Australia's health system is very efficient,

and that:

- a steadily ageing population is likely to continue to place significant pressure on Commonwealth Government finances;
- the ageing population is not expected to have a major impact on the Commonwealth's budget for at least another 15 years;
- the government needs to plan to avoid compromising the well-being of future generations by the activities of the current generation; and
- an underpinning strategy is to ensure continued development of the economy's capacity to generate revenue and to reduce the growth in government spending.

The report predicts that the number of births per female will fall from 1.75 in 2000 to 1.6 in 2042 and that life expectancy by 2042 for men and women will have increased by 5.3 years and 4.9 years respectively. The number of those at working age over the period will see growth slow to almost zero and the number of people over the age of 85 will quadruple.

The Intergenerational Report projects that, if policies are not adjusted, the current generation of tax payers is likely to impose a higher tax burden on the next generation. The required adjustment on spending and hence taxes, if nothing is done, is projected to be about 5 per cent of GDP by 2041-42. The report also includes projections that average growth in real GDP will decline from 3.1 per cent currently to 1.9 per cent during the 2030s.

The Report includes the following assumptions in regard to labour force participation trends and projections and under the central scenario participation trends:

- continue recent trends;
- age specific male participation stabilising from downward trend;
- age specific female participation rising;
- total labour force participation declines because of growth in the number of people over 65; and
- some age groups will experience rising labour force participation.

Alternative scenarios assume:

(a) a higher labour force participation rate (+5 per cent full time jobs) in men aged 45 to 64 by 2011-12, thereafter rates stabilise; and

(b) lower mortality rates.

The modelling approaches in the Intergenerational Report are categorised:

- **Coverage trend models** used to project disability support pension, parenting payments, unemployment allowances and education;
- **Cost trend models** used to project health and aged care spending; and
- **Comprehensive policy models** for payments which interact with individual assets and payments.

National Economics believes that the report constructs an unnecessarily conservative approach to assessing the impact of the changing demographic in Australia.

2.7 Ageing policy: an international perspective

Table 2.1 Decomposition of changes in old age pension spending: 2000-2050[a] (Level in per cent of GDP, changes in percentage points)

	Total old age pension spending, level in 2000	Total old age pension spending, change from 2000 to 2050	Contributions of:			
			Old age dependency ratio	Employ-ment ratio	Benefit ratio[b]	Eligibility ratio
Australia	3.0	1.6	2.5	-0.1	-0.5	-0.2
Austria	9.5	2.2	7.6	-1.9	-1.1	-2.4
Belgium	8.8	3.3	4.7	-0.7	-1.6	1.0
Canada	5.1	5.8	5.1	0.0	-0.6	1.3
Czech Republic	7.8	6.8	8.2	-0.8	-0.1	-0.1
Denmark	6.1	2.7	2.7	-0.3	-1.5	1.7
Finland	8.1	4.8	5.2	-0.1	-0.2	0.0
France[c]	12.1	3.8	7.6	-0.5	-3.4	0.4
Germany	11.8	5.0	6.4	-0.7	-2.7	2.1
Hungary	6.0	1.2	2.9	-1.0	-0.3	-0.4
Italy[d]	14.2	-0.3	10.1	-3.2	-5.5	-1.5
Japan[d]	7.9	0.6	5.1	-1.2	-3.9	0.9
Korea	2.1	8.0	4.8	-1.0	0.2	5.0
Netherlands	5.2	4.8	3.8	-0.5	0.2	1.4
New Zealand	4.8	5.7	4.7	-0.1	1.0	0.0
Norway	4.9	8.0	3.0	0.1	3.9	1.2
Poland	10.8	-2.5	7.3	-1.3	-5.9	-2.1
Spain	9.4	8.0	8.6	-2.6	0.0	2.0
Sweden[d]	9.2	1.6	3.9	-0.5	-2.1	0.4
United Kingdom[d]	4.3	-0.7	1.7	0.1	-2.5	0.1
United States	4.4	1.8	2.4	-0.1	-0.2	-0.3
Average of countries above[e]	**7.4**	**3.4**	**5.2**	**-0.8**	**-1.3**	**0.5**
Portugal	8.0	4.5	6.1	-1.0	-2.7	1.1

Notes:
(a) See Dang et al. (forthcoming) for methodology and detailed information on the time profile. Columns do not add up because linear approximations are used.
(b) The associated per cent declines in average benefits relative to average productivity over the period 2000 to 2050 is particularly important in the following countries: Belgium (-16), Denmark (-11), France (-21), Germany (-20), Italy (-30), Japan (-38), Poland (-51), Sweden (-22) and the United Kingdom (-47) per cent. All other countries are under 10 per cent except Norway where the average benefit is projected to rise by 53.6 per cent.
(c) For France, data are available for 2040.
(d) For these countries information on the number of pension recipients and average pensions was not available. These variables were estimated by the OECD except for Italy, where data refer to the number of pensions and not the number of pensioners.
(e) Average excludes countries where national information is not available and Portugal which is less comparable than other countries.

Source: OECD.

Japan

Japan's population is ageing fast, driven by low birth rates and the highest life expectancy in the world. In 2000 the group 65+ represented 17 per cent of the population and this proportion is estimated to rise to 27 per cent by 2020. With low levels of in-migration an ageing population means a lower population. Within three or four years Japan's population will start to shrink and if current trends continue, and some predictions indicate that it will almost halve over the next hundred years.

The United Nations has estimated that Japan would need 650,000 immigrants a year until 2050 to maintain its workforce. The impact of these levels of in-migration on a society where 99.3 per cent of the population are native Japanese would be immense and require significant cultural shift and policy settings.

The alternative to in-migration is to increase the age of retirement, and to maintain a balance, the United Nations has estimated that the retirement age in Japan would have to be raised to 77 years and even this would not provide a long term solution to the dynamics of ageing and workforce numbers.

A startling example of the social and economic implications of ageing populations in Japan can be seen from a report from Mark Simkin in 2002 for ABC AM from Okikamuro, an Island south west of Tokyo. In an interview between Mark and 80 year old Masao Ishii. 'The average age of people on the island is 74 and three quarters of the population is over 60'. Masao Ishii went on to say ' There are no primary school children on the island, we only have two kids, one attends a nursery school, another goes to junior high'.

The Japanese are aware of the dilemma of such rapid ageing and the debate about accepting future diversity is being carried by government, business and the media. Asahi Shimbun's Asia Network's report on New Age of Migration in Asia proposed working towards an open Japan policy within Asia and preparing the framework to attract foreign knowledge workers.

"Japan to prepare a framework to attract foreign knowledge workers."

The Prime Ministers Commission on Japan's goals in the 21st century touches on the need to respond positively to globalisation and maintain Japan's vitality in the twenty-first century. 'We cannot avoid the task of creating an environment that will allow foreigners to live normally and comfortably in this country. In short, this means coming up with an immigration policy that will make foreigners want to live and work in Japan. Achieving greater ethnic diversity within Japan has the potential of broadening the scope of the country's intellectual creativity and enhancing its social vitality and international competitiveness.'

In 2000 the Japanese Government revised the Gold Plan covering the direction of health and welfare policies for the elderly. The objectives of the new 'Gold Plan 21' are:

- vitalize the image of the elderly;
- dignity – supporting the ability for the elderly to live independent lives;
- Developing mutually supportive local communities; and
- establish trustworthy long-term care services.

The changing fabric of Japanese society includes greater participation of women in the workforce and a wealthy aged population with increasing expectations in regard to their quality of life. As in the West it is becoming increasingly harder for families to look after their elderly because of the changing nature of workforce participation and also the fact that carers of old parents may be elderly themselves. These dynamics and the consequence of the ageing society increase pressure on health care and pension systems, traditional society and values and in themselves have become drivers of change.

As a consequence of these pressures in April 2000 Japan established a new program of 'Kaigohoken' or Long Term Care Insurance to bring about major changes in public and private sector provisions to Japan's rapidly ageing population. The new program shifts the government into the areas traditionally occupied by the family. The program also marks a significant change to government attitudes to competition and choice and brings local government an even more active role in the design and management of local programs.

Since the original Gold Plan in 1989, local government in Japan has become increasingly involved in managing and the provision of services to the elderly and the strategy driving the new policies is to combine local expertise with national funding programs and to provide clarity and certainty to users.

European Union

The European Union's population projections (not factoring in membership growth) suggest a slight increase of population, from a base of 376 million in 2000, adding another 10 million over the next 20 years. From that point on the population will decline falling to 364 million by 2050. These rises and falls in population will vary across member states with Italy and Germany facing significant falls and Britain and France increases in population.

Because of the ageing factor, working populations are estimated to decline dramatically from 243 million in 2000 to 203 million in 2050. This substantial reduction in the working age population will be accompanied by a 60 per cent plus (an extra 40 million) increase in those aged over 65 in the period. By 2050 the number of people aged over 80, the group that is the heaviest user of health and other support services, will triple to a population of 38 million.

The Union has identified a series of dimensions, which create the framework around which policy development should take place. These dimensions include:

- the relative decline in the population of working age and the ageing of the workforce;
- the pressure on pension systems and public finances stemming from a growing number of retired people and decline in the working age population;
- the growing need for old age care and health care; and
- the growing diversity among older people in terms of resources and needs.

These dimensions have led to the following policy conclusions.

- Employment strategy – the low employment rate of older workers has been identified as a key issue and should lead to a policy response of 'maintaining workers capacities' by promoting life long learning and flexibility as well as reviewing tax and benefits to ensure these create an environment that encourage the older population to take up training and job opportunities.

  Issues include – today, investment and training tend to be directed to younger cohorts which means that the older cohort is less able to deal with change. Older workers are also more likely to be concentrated in declining industries. Early retirement had been seen as a way of creating jobs for the young but in practice this strategy has not been effective. There has been a fall in the male participation rate, particularly due to industrial restructuring and a rise, from a smaller base, in the female participation rate.

  "Investment and training directed to younger cohorts."

- Social protection policies particularly addressing the trend towards early retirement and combating discrimination and social exclusion – including development of programs that counter workplace discrimination in terms of ageing.

Issues include – increasing risk of marginalisation at older age, some member states have laws preventing dismissal of older workers, promote flexible working patterns and education, include age dimension in job design, technology design and ergonomics, changing internal company policy in regard to gradual exclusion of older workers, promoting equal opportunity, manage trend of ever increasing move to earlier retirement which has significantly reduced the participation rate of older workers by adjusting pension schemes to support later and more gradual retirement

- Health policies, old age care and research

  Issues include – need to give special priority to medical, technical and social research in regard to ageing and development of new health instruments across member states

- Create an active society for all ages

  Issues include – Actively developing policies that encourage older cohorts to engage in social and work life. Retirees are now more educated than before and represent a major talent bank and policies to develop active participation are seen as critical

2.8 Demographic Snapshot

United States of America

The US Census Bureau predicts that the US population will double in the next 100 years (to a population of 571 million by the year 2100). Population densities would still be far less than those in Europe or Japan. Migration and the subsequent increase in the number of parents are estimated to add nearly 300 million people over the next century.

The overall population will still be older than today and there will be a significant shift in ethnic makeup and predictions are that by 2059 less than half the population will be white. By 2100 Hispanics will make up a third of the population and the numbers of Asians and Pacific Islanders will triple over the next 50 years.

"United States population to double."

The dramatic population growth forecast for the USA clearly sets it apart from the other regions of the world covered in this report. These other regions are either predicting very low growth rates or dramatic population declines.

China

About one fifth of the world's population lives in China. It is likely that China's population will increase to 1.6 billion by 2040 and then start to decline to a level of 1.4 billion by 2100. With such massive changes to population and age distribution China is expected to experience intense pressure in terms of food production and the need for increased imports, jobs and support of the aged. The working population is estimated to rise to 955 million by 2020 (an increase of more than 200 million over 1995) with most of the increased number of workers working in cities. Environmental issues, pollution and social pressures will create significant management problems for the Chinese Government. Rapid urbanisation will see urban populations triple in just over 60 years.

With urbanisation come new urban lifestyles, many women are choosing not to have children. Traditionally, the elderly in China have been looked after by the family and the new demographic, with fewer children and working lifestyle will make care of the elderly, in a traditional manner, increasingly harder. Family planning policies in China have led to selectivity with boys favoured over

female children. There is therefore a corresponding shortage of brides, many males will therefore be single and not have the stabilising influences of family life.

2.9 Summary of broad impacts of demographic change

The changes to populations and the ageing of populations discussed in this section will have profound impacts on the future distribution of global wealth because the underlying trends drive shifts in global output.

The European Union will see a significant fall in its percentage share of global output to the period 2050. A halving of output share is likely over this period in Japan while the USA will continue to expand its share of output to reach 25 per cent of global output by 2050. By 2050 the USA's share of global output will be 2.5 times that of the EU's. To understand the scale of these changing demographics it is worth noting that the EU's share of global output was greater than that of the USA until the early 1970's. The theory here is that nations with declining population bases experience declining economic power and geopolitical influence.

Dramatic falls in output influence prosperity and undermine the ability of nations to meet their responsibilities to older populations.

Elderly populations tend to deplete savings at a greater rate than younger populations and savings patterns differ significantly across cultures. There may therefore be a trend in reduction of national savings rates but ageing is not the only influence on saving patterns.

Nations can currently be divided broadly into three groups:

1. **Ageing Industrial Nations** – rapidly ageing, reducing populations and work force, increasing dependency rate

2. **High Economic Growth Nations** – Nations such as China and India are experiencing rapid development and growth as well as ageing populations. These nations are relied upon to produce high economic growth rates

3. **Young Nations** – less stable or poorer nations, many of which are in the Middle East and Africa, high percentage of unemployed young, health problems, security problems

Global knowledge workers will tend to cluster in favourable environments building highly productive and creative economic hotspots. As the momentum in these hotspots builds it will become increasingly difficult for less favoured regions to compete or catch up.

The impact of ageing is partly offset by productivity growth but future living standards will fall if productivity growth or the rates of capital accumulation fall.

3. Population, migration and ageing: the regional framework

At the regional (that is, sub-State) level the links between regional economic performance (REP), the drivers of population growth, migration and the age profile are so inter-linked that it is pointless to consider any of the three drivers in isolation. In terms of the migration driver, it is important to distinguish between:

- out-migration (or emigration); and
- in-migration (or immigration)

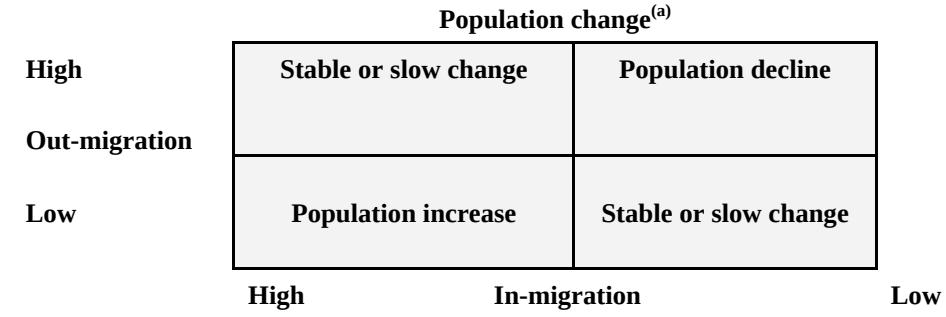
into a region with net migration being the sum of the two concepts.

This section develops a framework for analysing the links (in qualitative terms) between out-migration, in-migration, population growth, ageing and regional economic performance.

3.1 The relationship between out-migration, in-migration, ageing and population change

As Figure 3.1 indicates, a high level of out-migration need not be associated with marked population decline. A high level of out-migration will clearly be associated with a marked population decline if the level of in-migration is low. However, if the level of out-migration is high, then population could still be increasing (albeit slowly if the national rate of increase is low) if the level of in-migration is high. If population increase is standardised for national changes then a high rate of population increase will follow if the level of out-migration is low and in-migration is high.

Figure 3.1: Relationship between out-migration, in-migration and population change



Note: (a) Standardised for national population increase.

3.2 Aged versus ageing regions

The relationship between ageing, population change and migration is more complex. This is because it depends on the age structure of the migration flows.

Ageing can be expressed in terms of one or both of the following indicators:

- the average age of the population; and
- the percentage of the population over 50 or any other selected year.

In strict terms a region's population will be ageing if the age of the population is significantly increasing. However, if the average age of a region increases from 25 to 28 over five years it is ageing rapidly, but few would consider the region's population as "aged". Hence, a practical definition of ageing would require a relative indicator. Thus, a region's population would be considered to be ageing if:

- the rate of increase in the average age of the population is high; and
- the average age of the region's population is high by national and/or State benchmarks.

A region can be said to be "aged" if the percentage of the population over 50 (or whatever benchmark is selected) is high by national or State benchmarks.

The relationship between ageing, migration and national rate of increase is shown in Table 3.1. If the national rate of increase is low (and negative in some Australian regions) then, prima facie, deaths are high, relative to births. If the average age of the population is already relatively high then a low national rate of population increase will produce rapid ageing of the population if it is accompanied by:

- a high average age of in-migration; and
- a low average age of out-migration.

Such societies would be either considered as aged or will soon be classified as aged.

At the other end of the spectrum, a region's population would be considered as capturing the growth dynamics of a young population if:

- the average age is relatively low;
- a low average age of in-migration; and
- a high average age of out-migration.

Regions can slow down the rate of ageing if the average age of out-migration is high, relative to the age of in-migration, or if the national rate of population increase is high.

Immediately the region's economic indicators will converge (that is, improve relative to State or national average) with costs of production also approaching the national average. The region's attractiveness to both investors and labour will decline and both population and GRP growth will decline. The recovery process will mature and longer term economic performance will stay close to the national/State average unless another positive or negative economic shock is experienced.

The phases of recovery for a distressed region are given in Table 3.2.

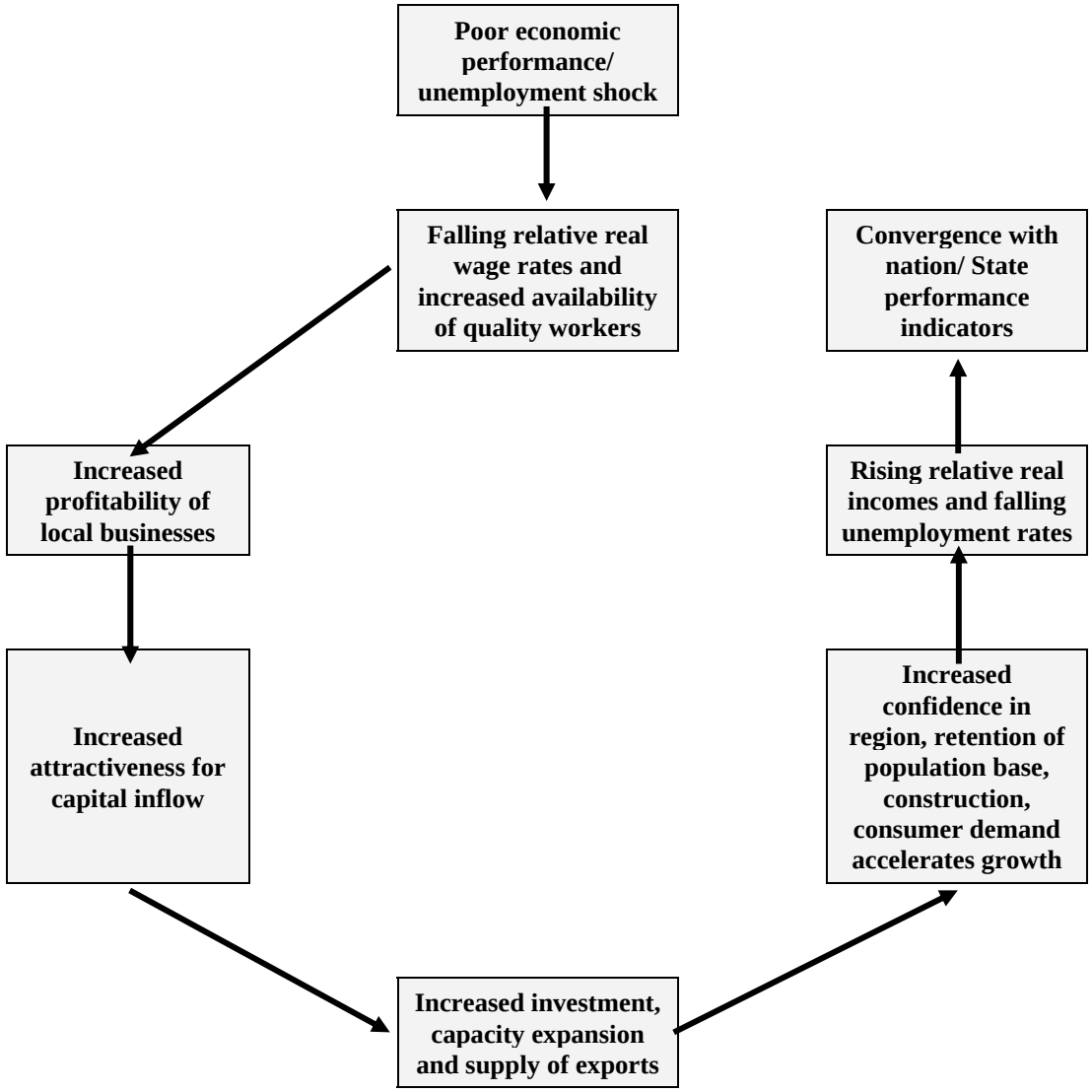
Table 3.1 Relationship between ageing, migration and population change
Rapid ageing of population
❑ High relative average age
❑ Low average age of out-migration
❑ High average age of in-migration
❑ Low national increase
Declining average age of population
❑ Low relative average age
❑ High rate of national increase
❑ Low average age of in-migration
❑ High average age of out-migration
Slow ageing of the population
❑ Average relative age of population
❑ High national increase of population
❑ High average age of in-migration
❑ Low average age of out-migration
Slow ageing of the population
❑ Average relative age of population
❑ Low national increase of population
❑ High average age of out-migration
❑ Low average age of in-migration

Table 3.2 The market force driver convergent model of regional development: the phases of recovery	
Poor performing region phase	High and rising unemployment, increasing social security dependence, slow or negative GRP growth, falling effective wage rates for workers.
Export growth phase[(a)]	Increased firm profitability, increased capital inflow, investment driven growth followed by exports from the newly established capacity.
Domestic demand growth phase	Rising incomes, decline in out-migration, increasing confidence, development of the commercial infrastructure.
Population driven growth phase	High in-migration, population growth accelerates, infrastructure expands to support the expected long term increase in population.
The stabilisation phase	In-migration rates decline, out-migration rates increase as region's recovery matures and production costs approach the national average or greater. The rate of economic and population growth falls.

Note: (a) Exports to other regions or the world.

Thus from Figure 3.1, a period of poor economic performance or large negative economic shock, such as a major plant closure, will be self-correcting. The increased competition for employment will lower real wages and increase the quality of the workforce employed. This will increase both the realised profitability of existing firms and the assessed profitability or capital inflow to the region. As a result, the initial phase of recovery will be driven by investment and the resulting export driver growth. Confidence will improve, the core population will be retained and eventually endogenous growth drivers for construction and consumer demand will add to the generated stimulus. Real incomes will increase and workers will be attracted to the region where a phase of population driven growth commenced. These phases will result in a convergence of the region's economic performance indicators with the national average. This will come about because the region will attract economic activity and population that would have otherwise gone elsewhere.

Figure 3.2: The market forces convergent model of regional economic development



3.3 The knowledge based regional economy and statistical preference indicators

The rise of the knowledge based regional economy explains the strong statistical correlations identified in previous SOR reports.

- The strong correlation between the strength of regional supply chains and economic productivity (the 2000 SOR).
- The strong correlation between knowledge creation (sourced by patent activity) and economic productivity (the 2001 SOR).
- The strong correlation between the strength of the local presence of the creative class and economic productivity (2002 SOR).

The greater the initial strengths of a region in terms of:

(i) scale and scope of industry supply chains;

(ii) knowledge creation activity (skills of workers, R&D production, strength of local universities and research institutions);

(iii) the greater the strength of the creative class,

the greater the likely prospects for further strong correlations between rising relative per capita incomes and GRP per capita growth rates. That is, market forces will produce increasing divergent outcomes in terms of economic performance between regions rather than convergent tendencies.

The question is, what is the role of migration and ageing in this model of divergence?

3.4 Migration and ageing: their contribution to increases in regional divergence

The role of migration, particularly out-migration, is an important element in explaining why the market forces convergent model has been greatly weakened and, at worst, why regional divergence continues to increase.

The traditional model requires the out-migration response to an economic shock over a lengthy period of poor economic performance to be weak. In the traditional model it is the increased competition for employment which drives down real wages and increases the quality of the workforce. Thus, if the response to a poor economic performance or a sudden economic shock is a sharp increases in out-migration, then the downward pressure on costs will be greatly weakened and the improvement in the quality of employment will also be choked off because the "best and brightest" are the workers who are most likely to dominate the out-migration flows. That is, the local labour market may make the region less attractive to investment with the wage rates for quality workers actually increasing in relative terms.

A key function of the knowledge based regional economy is the density of local labour markets. They must be dense enough to:

(i) contain a good proportion of worker best practice skills for a given occupation type;

(ii) allow competition for employment so as to keep real wages competitive to other similar regions; and

"Density of labour markets are key."

(iii) allow a good probability of re-employment if retrenchment occurs.

High out-migration, compared with low in-migration, undermines the scale and scope of local labour markets, thereby limiting a region's ability to maintain a real knowledge based regional economy status. It can also undermine the general competitiveness of traditional industries that are not part of the knowledge based regional structure.

That is, the greater the response to poor regional economic performance in terms of out-migration, the weaker will be the role of market forces in engineering regional recovery. That is, the region would be locked into a long period of relatively poor economic performance.

High out-migration, coupled with slow or negative population growth, may in fact lead to a vicious market forces driven cycle of economic decline. That is, a long period of relatively poor economic performance may be a relatively good outcome. Whether or not the vicious cycle outcome is provoked will depend on the particular characteristics of regions subject to economic distress.

One factor influencing whether or not a vicious cycle is provoked is the rate of past expected population growth rates relative to the realised growth rate after an economic shock or period of poor economic performance. The greater the gap between expected and realised population growth or levels, the greater the likelihood that the region will have significant over investment in transport, educational, community and commerce infrastructure. The greater the level of over investment, the lower current investment will fall and the greater the decline in economic growth. This will severely aggregate an already poor economic environment, thereby accelerating the level of out-migration.

"High out-migration and negative population growth drives long-term economic decline."

Finally, the greater the level of out-migration and the slower the population growth relative to expectations:

(i) the greater the losses of economies of scale and scope per local governments, thereby forcing increases in real income rates relative to household and business cash flows, or a decline in quality of services. Either way the region's competitiveness will be undermined; and

(ii) the more likely existing education, health and business support services will be reduced relative to the population further undermining the region's business competitiveness and attractiveness as a place to live.

3.5 The impact of ageing

Ageing reinforces the impact of high levels of out-migration relative to in-migration. The greater the degree of ageing of a local population:

(i) the lower the supply of younger workers with the latest technical skills and the highest levels of energy and ambition;

(ii) the weaker will be the entrepreneurial culture and the capacity to adopt the "global mindset" critical for sustained competitiveness; and

(iii) the less attractive the region to the creative class, which requires a culture recapture to new wider experiences and artistic concepts.

In short the impact of ageing increases the probability of a vicious cycle occurring while the higher the level of out-migration in response to a negative economic performance the greater the rate of ageing.

The ageing effect improves the low population effect by:

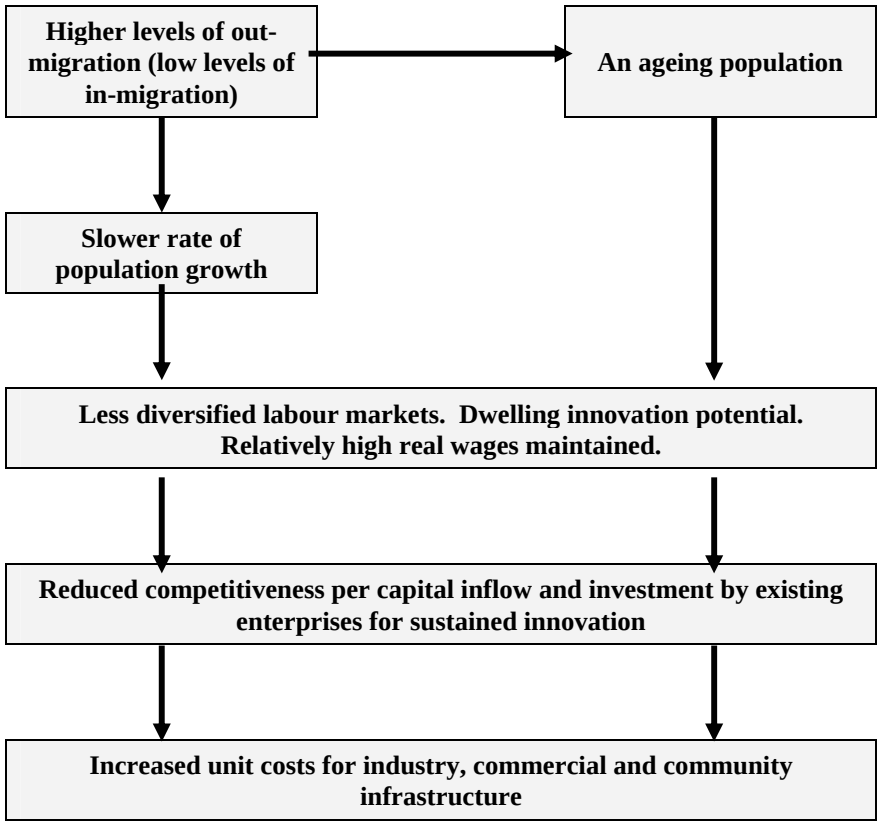
(i) reducing the utilisation rate of countries in standard infrastructure;

(ii) reduces the revenue base of local government by forcing either deferred income replacement or reducing the capacity to adjust rate revenues in line with community standards of service provision; and

(iii) increases the focus of local policy and objectives which may be detrimental to economic competitiveness.

The links and parallels between an ageing population and high levels of out-migration for a region with a relatively slow growing population are profiled in Figure 3.3.

Figure 3.3: The links and parallels of the impact of high out-migration and ageing in a region's economic performance



Many of the reasons why unemployment rates and income levels may mask the true underlying socioeconomic distress of a region have been analysed in past SOR reports. To overcome the problem of this masking effect has been the main reason for the design of the regional benchmark indicators produced regularly in the SOR reports. These reasons are:

(i) total employment figures disguise the part time/full time proportion and the number of part time workers looking for full time employment; and

(ii) the take up of own unemployment social security benefits by those who are in fact employed.

Further, regional average income statistics can be distorted by a skewed income distribution where a few households receive high incomes and a larger proportion of households' low incomes.

3.6 The need for additional indicators of regional performance and distress

The traditional measures of regional disadvantages or distress are unemployment rates or incomes. The greater the unemployment rate the lower the level of real per capita or household income relative to the national/State average, the greater the level of regional distress.

This view was challenged in December 1998. The United States Department of Commerce issued a report "*Out-migration, Population Decline and Regional Economic Distress*". The core of the argument of the report was that a negative economic shock might lead to such a large increase in out-migration as residents search elsewhere for employment opportunities, that the traditional indicators of unemployment and average income per capita may be relatively unaffected. Further, although the traditional indicator may be unaffected, the higher level of out-migration the greater the level of economic distress will be reflected in non-traditional indicators. This form of distress comes from the links between population decline and economic performance.

"Negative economic shock may lead to large increases in out-migration."

3.7 The concept of future economic distress

The discussion of the previous section infers that a region can be in economic distress even though its unemployment and average real incomes are not too far from State/national benchmarks. The concept of distress being referred to in the previous section is a potential concept that infers ability about the capacity of a region to maintain the convergence process or commence the convergence process.

Unemployment rates, average incomes, social security dependency, etc. measure the current outcomes of economic distress. They are not necessarily good indicators of the regional capacity of the region to recover. Indeed, if one assumed the validity of the traditional market based regional convergent model of a region's economic development, the higher the unemployment rate and the lower the average incomes, the greater the potential of the region to grow.

As has been demonstrated above, the traditional model has no validity in the Australian context. What is therefore needed are indicators of economic distress that describe the potential of the ability of a region to maintain its level of economic performance relative to national/State benchmarks or for currently distressed regions to improve their relative economic performance.

The SOR indicators of patent activity, creative class and global knowledge workers are such indicators. However, the focus of this SOR is on population, migration and ageing. Therefore, it is appropriate to develop an indicator of regional economic distress which measures the capacity of a region to maintain or accelerate economic performance from the perspective of demographic factors.

3.8 A demographic measure of regional distress

Accordingly, along with the previously developed indicator of regional distress developed in previous SORs, a new measure will be added in the 2003 SOR.

The indicator preferred by the United States Department of Commerce:

$$\left(\frac{-OUTM_{rt}}{POP_{rt}} \cdot \frac{POP_{rt} - POP_{r,t-1}}{POP_{r,t-1}} \right)$$

Where:

$OUTM_{rt}$ = level of out-migration in region r in period t;

POP_{rt} = level of population in region r in period t.

The higher the indicator value (that is, the lower the negative values), the lower the level of out-migration and the higher the level of population growth and, therefore, the less likely the region will be subject to economic distress. Conversely, the larger the negative values of the indicator the higher the level of out-migration and the lower the level of population increase. Given the discussion above, it follows that the greater the likelihood of economic distress in terms of future economic performance relative to State/national benchmarks.

The indicator does not have an ageing element. This can be done by modifying the population growth variable. A demographic indicator which would capture this variable would be:

$$\left(\frac{-OUTM_{i}}{POP_{rt}} \right) \cdot \left[\left(\frac{POP_{rt}^{15-55} - POP_{r,t-1}^{15-55}}{POP_{r,t-1}^{15-55}} \right) \right]$$

If population aged 15–55 is growing as fast as population growth, then the indicator values will be the same as the United States Department of Commerce preferred indicator.

If, however, the rate of population growth 15 to 55 is slower than the overall regional population growth rate, then the value of the distress indicator will be worse than the United States Department of Commerce preferred indicator. This is as it should be, since it would indicate that the population is ageing relative to the overall population growth rate.

Conversely, a high rate of population growth 15 to 55 can more than offset low population growth rates and high out-migration on future economic performance. Such a region would have low levels of economic distress from the perspective of the demographic indicator.

The demographic distress variable is one of the new variables added to the SOR report indicator list.

3.9 Out-migration: the type of household lost

Detailed United States studies indicate that the probability of households immigrating from a region subject to economic stress:

(i) is higher for younger households with the probability of immigration declining with age;

(ii) higher for higher income households;

(iii) higher for professional, executive and managerial occupations; and

(iv) higher for foreign born.

What has been the case for Australia? The next chapter will answer this question.

4. Ageing and migration in Australia

4.1 Introduction: An ageing population and the Commonwealth

Twice in the past thirty years the Commonwealth government has raised the alarm about Australia's ageing population. The first alarm was in the 1980s, and was used to raise support for compulsory superannuation contributions. These were expected to reduce future outlays on the age pension. The second alarm was sounded in 2002 by the current Treasurer, Mr Costello, in support of measures to limit expenditure under the Pharmaceutical Benefits Scheme and more generally to restrict the health service entitlements of elderly people. Both of the Commonwealth's alarms have been narrowly budgetary in motivation. The ageing of the population is projected to cause an increase in Commonwealth expenditure and hence require tax increases, which can only be avoided if expenditure is shifted back to households. It does not appear to occur to the Commonwealth that the electorate may be willing to accept tax increases if these are the most efficient way to provide old people with incomes and services, and the most equitable way to spread the risks of ageing.

"Tax increases can only be avoided if expenditure is shifted back to households."

As a delayed effect of Mr Costello's alarm, there are signs of a change in employment policy. During the two decades from 1975 to 1995, when the Commonwealth was fighting inflation first, the anti-inflation strategy required an increase in the unemployment rate. This rise in unemployment was not popular, and predictions that full employment would return as soon as inflation was reduced proved over-optimistic. In the absence of jobs for all who want them, it is politically helpful if the headline unemployment rate can be reduced by the withdrawal of potential workers from the labour force. In the 1980s Commonwealth policy actively encouraged young people to prolong their education and so delay entry into the labour force. Policy on retirement was less active, but even so there was a policy of benign approval of early retirement. The Commonwealth financed many an early retirement through war service and later disability pensions, and its tax and social security provisions encouraged the use of superannuation payouts as bridging finance between early retirement and receipt of the age pension. However, in August 2003 the Commonwealth began considering its options for encouraging labour force participation among older workers. It has yet to make clear how it will do this without worsening the overall structural job shortage.

"The Commonwealth financed many an early retirement."

The Commonwealth's alarms about ageing have been met with scepticism. There is an uncomfortable contrast between its concerns about population ageing, which is not expected to affect its budget for a decade or more, and its desire to cut taxes before the next election. Why raise the alarm about such a long-continuing process as population ageing? The share of the population aged 65 and over rose from 4 per cent in 1901 to 10 per cent in the early 1980s and to nearly 15 per cent currently without economic disaster. A further increase to around 19 per cent is projected by 2021. Several other OECD countries have already achieved this ratio, and it has also been reached in six of Australia's 64 regions, again without disaster.

"The Commonwealth's alarms about ageing have been met with scepticism."

Without disaster, yes, but certainly with change. The major long-run change, and that which is the source of at least half of the Commonwealth's financial concerns, is the rise of the custom of retirement for leisure and the consequent demand for social security incomes. By the 1960s the retirement age for men was well established at 65, the age of eligibility for age pension. The increase

in the proportion of men taking early retirement worried the Commonwealth Treasury, for two reasons.

- Many early retirees are eligible for social security payments: they meet the tests for unemployment or disability payments, and have limited financial assets and property so that they pass the means test.
- Those early retirees who have sufficient assets to provide for their early retirement are likely to run down these assets, so passing the means test for the age pension by the time they are old enough to be eligible for it.

The history of retirement serves to set these concerns in perspective.

4.1.1 The rise in retirement for leisure

There comes a time in everybody's life when they cease paid work. Traditionally, for men, this was when they were no longer fit to work. If one goes back in history, for women there were class differences. During the industrial revolution, poor women worked on similar terms and conditions to men, but upper-class women were leisured. Gradually the poor achieved the benefits of higher incomes, and for several generations it was considered proper that women should become housewives after marriage. As such, they retired from the paid workforce when aged in their twenties.

Australia never had the likes of those British aristocrats who spent their whole lives in leisured retirement. Instead, retirement for leisure began among the clerical classes – public servants and bank personnel, who first received superannuation payouts a century ago. The age pension dates from the same period, but was initially intended to assist people who could no longer work and had nobody else to support them. Though it had a strict means test it had no work test, and could accordingly be used to support a leisured retirement at a modest standard of living. For several generations during the twentieth century public servants and clerks from superior private companies retired at 65 on superannuation while the bulk of the male population retired at 65 onto the age pension. Single women became pensioners at 60; otherwise women's pension status followed that of that of their husbands. Self-employed tradesmen retired onto the pension, but farmers tended to keep at work, sometimes in partnership with their sons. As the century progressed even farmers began to retire for leisure. The average duration of leisured retirement lengthened as life expectancy increased.

The deteriorating labour market from 1975 on precipitated quite a few men into early retirement, made possible in some cases by employer payouts and more commonly by social security payments. There were also those who were able to retire early voluntarily, either because their assets were sufficient or in response to incentives in the social security system. The age pension means test was partially abolished in the mid-1970s but was re-imposed in the 1980s. Men who served in World War II were eligible for age pensions at 60, a factor which encouraged them to retire before 65. More generally, men with moderate financial assets – not large enough to float above the means test, but not so small that the means test would present no problem – had a strong incentive to divest themselves of assets so as to obtain full pension. More moderate divestment was sufficient to gain part-pension including valuable fringe benefits. These incentives are still present, though the age pension means test has been eased.

"The Commonwealth has been hinting that the age pension may not be as solid an entitlement as it has been for previous generations."

One way to divest is to invest in owner-occupied housing, since this does not affect the means test. However, for the majority who are already home owners, there is a limit to the value of desirable improvements, and indeed they may wish to trade down to a smaller place. The obvious way to divest is therefore voluntary early retirement, with a few years of living off the run-down of the assets, perhaps with some travel thrown in. During the 1980s there was a debate about the proportion of men who were retiring early voluntarily, and the proportion retiring because they had become unemployable on the deteriorating labour market. The debate was never fully resolved. Both factors were at work.

A new generation is now approaching retirement. Its members of both sexes are better educated than their predecessors. It is the first generation for over a century for whom a majority of women have been in paid work all their lives. It is a generation more indebted than its predecessors, and a generation more concerned for the future of its children, though admittedly these are relatively few. There will still be some who approach 60 as debt-free home-owners, among whom those who bought in the lucky suburbs will still have made capital gains, but these may no longer be a majority. The age pension means test still provides an incentive to run down assets, but there are now more potential retirees whose debts mean that they have, effectively, run down their assets in advance. The women of this generation, having had lifelong careers, will expect to remain working till the general retirement age. The Commonwealth has been hinting that the age pension may not be as solid an entitlement as it has been for previous generations. Altogether, we may expect a falling rate of voluntary early retirement. However, the labour market for older workers has hardly improved, and continued involuntary early retirement is to be expected, particularly during the next recession.

4.1.2 What about national superannuation?

It is not always realised that Australia has rather unusual arrangements for retirement incomes. The Australian system, as operating for the nearly all the twentieth century, comprised two tiers: superannuation encouraged by tax concessions for the highly paid, and a means-tested pension for the hoi polloi. Salarymen hoping to retire with more than the pension had to save enough supplant the pension and rise above it. This was achieved by 20-25 per cent of the working population in each generation.

"Australia has rather unusual arrangements for retirement incomes."

By contrast, the social insurance systems operating in the USA and Europe provide pensions which are not means tested. The taxes required to finance pensions are therefore higher. They are not called taxes, but are known as social insurance contributions. Though they are compulsory, willing payment is encouraged by recording each individual's contributions and rewarding those who pay with pension supplements. Effectively this gives earnings-related pensions financed from current taxation. Schemes of this kind have been proposed for Australia, most recently under the Whitlam government, but never implemented.

The twentieth-century Australian system incurred various criticisms. The age pension was often criticised as too low, and, as argued above, the means test gave excessive incentives to asset divestment apart from owner-occupied housing. The superannuation side also had its critics. For much of the century, the typical public sector or private company scheme involved salary sacrifice which was paid into a fund and invested in shares and commercial property. Returns on the fund were used to pay defined benefits, usually annuities related to final salary. The funds were exposed to the rises and falls of financial and rental markets. When these markets were depressed the funds struggled to pay their obligations (government funds often had to be topped up) while when the markets boomed the funds found themselves with cash to spare and were accused of not fully rewarding their members. All entitlements were in nominal dollars, and annuities regularly fell behind inflation, particularly during the 1970s, precipitating older retirees

"The age pension was often criticised as too low."

onto the age pension. There were also accusations that the cost to revenue of the associated tax concessions was greater than the cost of a social insurance scheme.

Having rejected the social-insurance alternative yet again during the 1970s, Australia decided during the 1980s to generalise private superannuation to the whole workforce. Contributions to superannuation schemes became compulsory. Though some defined-benefit schemes remain, the majority of the workforce now pays into accumulation schemes. Contributions are invested on the financial markets, interest and dividends are also invested and administration costs are subtracted. When the contributor retires, the accumulated investments are sold and paid over in cash. Every so often the Commonwealth Treasury performs calculations to satisfy itself that these accumulations will be sufficient to top the means test, and so achieve the cherished aim of universal privately-financed retirement. If they look like being insufficient, the compulsory contribution rate is increased. So far there have been no serious threats that the age pension will be discontinued, but it has been implied that the ageing of the population will make it difficult to fund age pensions from taxes.

The rhetoric of national superannuation is that retirement should be self-funded. This is claimed as an advantage over the means-tested age pension and also over the social insurance alternative, both of which require increased tax (contribution) rates as the population ages. The image is of savings being used to increase real capital investment. Retirees become self-funded in that they can live off a mixture of the earnings of this capital investment and the proceeds of the sale of the assets to the younger generation, who in their turn are saving to finance their retirement.

"Retirement should be self-funded."

Unfortunately, in the first two decades of national superannuation the contribution to real capital investment has been negligible. It would be perfectly possible to use superannuation as a mighty engine of national savings and development, but this has not been done. There has been virtually no net flow of funds through the stock exchange from household-sector savings to additions to the business capital stock. Superannuation funds have invested overseas (exposing themselves to the boom and bust of the US share market) and bought Australian shares from existing owners. For a net sale to take place at a time when the capital stock is not being extended, the shares have to be bought from people who are running down their shareholdings. These are likely to be existing retirees, who are following the rational course of selling their shares to finance consumption. This merely continues long custom: such sale of shares from generation to generation has been basic to the finance of the retirement of salarymen. The short-term change wrought by national superannuation is that funds deducted from blue-collar payrolls are assisting the retirement of those with shares to sell. In so far as the flow of national superannuation asset purchases raised share and commercial property prices during the 1990s, the scheme served to bolster the finances of the 1990s batch of wealthy retirees. It may be that following generations will not be so lucky.

"Superannuation funds have invested overseas."

As the superannuation funds mature they will continue to depend on the sale of financial assets owned by the current generation of retirees to the current generation of superannuation savers. The difference will be that the sales will take place internally within the fund. In cash flow terms, cash will flow into the fund from superannuation contributions and dividends on the accumulated fund, and will flow out in retiree benefits. The more the retiree benefits are paid for from contributions, and the less from dividends, the more the national superannuation finances will resemble a social insurance pay-as-you-go scheme. Total payouts will depend in large degree on current contributions, with the difference that the distribution of payouts between retirees will depend on the luck of the retiree's fund manager and the timing of retirement as much as on his or her past contributions. Under accumulation-fund superannuation, it is far better to retire during a stock/property market boom

"Payouts will depend on current contributions, the luck of the retiree's fund manager and the timing of retirement."

than during a recession – the problem being that the pressure to retire is greater during recessions. Taking this into account, national superannuation benefits seem no more secure, and no less dependent on the willingness of the current earning generation to pay contributions, than pay-as-you-go schemes. They transfer the conflict between retirees and the working generation from taxation to asset markets. Prima facie governments may find this more comfortable, but they are likely to be assailed with conflicting demands for policy changes which affect asset prices.

The probability that the superannuation assets of people not yet retired will bring disappointing prices has been considerably increased by the practices of fund managers. We have already noted that the increase in superannuation savings has not translated into real capital investment. Notoriously, fund managers have concentrated on the maximisation of short-period returns. Mainly by their support for hostile takeovers, they have pressured corporations to maximise dividend payouts. This is most quickly achieved by cutting costs and reducing re-investment financed from retained earnings. Cost-cutting is frequently at the expense of the long-run financial health of the business. Doing away with retained earnings is if anything worse, since it restricts the funds available for the maintenance of capital to whatever the (frequently creative) accountants have charged in depreciation. To add insult to injury, the fund managers have also connived with business managements to provide rich rewards to executives who maximise dividend payouts, so sharing the ransack of the business with a select elite. The process has a double downside for the future. Retirees will suffer from the poor resale value of the shares bought in their name, and future working generations will suffer from the reduced ability of businesses to generate jobs, due to their reduced capital stock.

"The probability that the superannuation assets will bring disappointing prices has been considerably increased by the practice of fund managers."

Given that compulsory private superannuation was introduced during the 1980s, even the most optimistic projections do not have payouts displacing age pensions for the majority of pensioners till the 2020s. Among people approaching retirement age during the 1990s, compulsory superannuation had no direct effect on the minority who had been enrolled in generous public-sector or white-collar schemes for their whole working lives: the compulsory element merely subsumed part of the voluntary element. (The indirect effect via the share/property market boom was, however, a substantial benefit for this group.) The effect for those who had not been enrolled in salary schemes was the accumulation of small lump sums. As we have noted in considering the life experience of the 1935-40 cohort, most of the recipients of these small lump sums were debt-free homeowners. The sums were too small to supplant the pension. The incentive was to divest, perhaps in conjunction with trading-down on the house, though even, possibly, in conjunction with trading-up. This should be kept in mind in considering patterns of early retirement and retirement migration during the 1990s.

Apart from members of the long-established salary-earner schemes, workers now aged 55 have been compulsory members of schemes for around 20 years. They have half-lifetime accumulations the lump-sum value of which, in relation to wage rates and also in relation to the pension rate, depends on the state of the stock and commercial property markets as well as on two decades' history of asset returns. A typical accumulation over this period would have been worth a year or two's pay in the late 1990s, and probably about the same now, with the additional contributions during the last few years compensated by declining stock markets. Such lump sums present a decided problem in relation to the means test, and there are numerous financial advisers who help people to fine their way through the labyrinth of incentives. In relation to the means test there are four broad groups.

- Couples who own the house in which they live, plus a car and up to $212 500 in financial assets or other property are not affected by the means test. For single people the cutoff is $149 500, and for people who do not own their home the cutoff is $108 000 higher.
- Those with over these amounts in financial assets or other property have their pension reduced by 7.7 cents a week for every $1 in assets. Above $459 500 ($298 250 single, $567 500 for couple non home-owners) they are no longer eligible for part pension. On the assumption that

financial assets yield 3 per cent in real terms, this group lose $3 a year in asset income but gain $4 in pension income for every $100 of financial assets they divest. Divestment is accordingly attractive, though not everybody divests, for fear of losing financial backup.

"In relation to the means test there are four broad groups."

- Those with financial assets marginally over the pension cut-out point can also increase their incomes by divesting.
- At non-exempt assets of $700 000 or so, sustainable income at 3 per cent is $21 000 a year, a little above the annual pension for a couple of $19 110. Couples with assets above this level have less incentive to divest, particularly if they still have earned incomes. However, they may elect to run down their assets with the eventual aim of pension support.

It would appear that many households have realised that their superannuation entitlements will land them in the range where it pays to divest, and borrowed in the expectation of repayment from the lump sum. Indeed, they may have over-borrowed in relation to lump sums affected by a declining stock market. Such households may not have the option of voluntary early retirement. On the other hand, households whose debts are well short of the lump sum have the same incentive to voluntary early retirement as the households of ten and twenty years ago whose savings, neither compulsory nor tax-assisted, bore a similar relationship to the means test.

"Households may have over-borrowed in relation to lump sums affected by a declining stock market."

If the Commonwealth is to realise its ambition of increasing the proportion of retirees receiving superannuation and reducing the proportion receiving the age pension, it needs to reduce the number who run down their superannuation through early retirement or debt repayment. It also needs to insist that superannuation should be taken as annuity-pensions. These two steps will be politically difficult to take in the immediate future for up-and-coming retirees who have only half-career entitlements, particularly for those who are expecting to repay debt from lump sums. The outlook is therefore, broadly, for a continuation of existing incentives to early retirement and to asset rearrangement on retirement.

This outlook, however, will be conditioned by the life experience of the cohort of Australians who are about to retire. This experience is different from the experience of those who have already retired. The differences mean that there is no guarantee of constancy of behaviour. It is worth spending a little time to consider differences between the history of successive generations of Australians. This will also help in the appreciation of the reality of an ageing population, in which cohort follows cohort, each with different experiences.

4.2 The cohort structure of the Australian population

At the individual level ageing is inevitable, at least until the process of getting older is terminated by death. In this sense populations are always ageing. However, this is not the sense implied by the term 'population ageing', which instead is a matter of ratios. Population ageing happens when there is an increase in the ratio of people aged (say) 80-89 to those aged (say) 20-29. Population ageing involves relationships between cohorts, with each cohort taking its place initially in the young population and eventually in the old population.

At the national level which so concerns Mr Costello, the main cause of population ageing is to be found in birth and death rates. Table 4.1 tells the story for ten ten-year age cohorts with representatives in the current Australian population. Declining birth rates result in a fall in the ratio of children to adults. The proportion of the population aged under 10 was 22 per cent in 1911 and 1921. Low birth rates during the 1930s depression sent it down to 15.6 per cent in 1941. It then recovered, reaching 20.5 per cent in 1961, but has since fallen steadily to its 2001 level of 13.7 per cent. Fewer children were born in the 1990s than in the 1980s, repeating the experience of the 1930s, when fewer children were born than in the 1920s.

Table 4.1 Ten cohorts of Australians

Born in	Aged 0–10 in	Number in cohort ('000)	Per cent of total population	Aged 50–59 in	Number in cohort ('000)	Per cent of total population	Age in 2001	Number in cohort ('000)	Per cent of total population
1901-11	1911	977.0	(31.9)	1961	1,032.4	(7.7)	90+	8.3	0.1
1911-21	1921	1,196.0	(22.0)	1971	1,268.3	(9.9)	80-89	51.3	2.7
1921-31	1931	1,350.0	(19.1)	1981	1,513.8	(10.6)	70-79	1,135	6.0
1931-41	1941	1,110.0	(15.6)	1991	1,574.2	(9.4)	60-69	1,469	7.8
1941-51	1951	1,673.3	(19.8)	2001	2,272.0	11.8	50-59	2,272	11.8
1951-61	1961	2,157.0	(20.5)	–			40-49	2,762	14.7
1961-71	1971	2,444.0	(19.2)	–			30-39	2,543	15.1
1971-81	1981	2,409.4	(16.1)	–			20-29	2,561	13.6
1981-91	1991	2,339.4	(14.3)	–			10-9	2,665	14.1
1991-01	2001	2,534.0	(13.7)	–			0-9	2,583	13.7

Source: ABS Censuses and intercensal estimates.

Immigration added considerably to the 1930s cohort, which at the age of 50-59 (in 1991) had 42 per cent more members than had originally been born to it in Australia. Allowing for deaths and emigration, this means that not far short of half all Australian residents aged in their fifties in 1991, and now in their sixties, were born overseas. This cohort now comprises eight per cent of the total population.

The immediately following 1940s cohort began with around 50 per cent more births – the late 1940s were the beginning of the 'baby boom'. Because the Australian-born were more numerous, additions from immigration were relatively smaller, but still account for around a third of the population aged 50-59 in 2001. People born in the 1940s comprised 12 per cent of the Australian population in 2001. For comparison, people born in the 1930s had comprised nine per cent of the population in 1991. In 2011 the 1940s cohort will be aged 60-70. Death will have thinned its numbers, but it is still likely to comprise around ten per cent of the total population. The increase from eight per cent is a measure of the ageing of the population.

The 1950s 'baby boom' cohort started off with nearly double the number of births of the 1930s depression cohort. Immigration has added to numbers, but proportionately less than for the previous two cohorts. In 2001 this cohort comprised 15 per cent of the population. In 2011, aged 50-60, it is likely to comprise around 14 per cent.

"Immigration has added less and less."

Despite the increase in potential mothers in the population, the number of births has been static at a little above 1960s levels. Immigration has added less and less. Each decade cohort from the 1960s onwards comprises 14-15 per cent of the population, with each age group consisting of around 2.6 million people. Given the low birth rate, population increase at the national level now relies on immigration and on the 'baby boom' generation

continuing to replace the smaller generations born earlier. When the baby boomers age enough to feel the effects of mortality, and provided there is not an upturn in the birth rate, the sole source of population growth will be immigration.

"The sole source of population growth will be immigration."

4.2.1 The contrasting indigenous age structure

Though the total Australian population is in process of ceasing its natural increase, the 2-3 per cent indigenous minority has the age profile of rapid growth. In 2001 about four per cent of the indigenous (Aboriginal and Torres Strait Islander) population was aged 60 and over, compared with 10 per cent of the non-indigenous population. The low proportion reflects higher death rates and high birth rates. Twenty-eight per cent of the indigenous population is aged under 10, a ratio not found in the non-indigenous population for more than a century. These census figures may, however, over-state the case, since the recorded number of old indigenous people may be affected by questions of identity. It is probable that people aged 60 and over are more reluctant to claim indigenous origin than their juniors.

4.2.2 Cohort experience

A bare outline of the cohorts which form Australia's ageing population can thus be given with emphasis mainly on births and deaths, and incidental reference to migration. At the regional level migration becomes a much more important factor, and the national ageing recedes into the background. However, before we go on to consider regional patterns, we will add a basic description of the experience of each cohort. Because we each tend to think of the experience of our own cohort as typical, it is salutary to review the differences of experience that are related to date of birth. In the following, we will not use strict decade-of-birth cohorts, but allow the men to be older than their wives, as was customary for the twentieth century.

The 1905 / 10 generation

"Full employment was not achieved until World War II."

The oldest Australians now living are women now in their nineties, and hence born around 1910. The few not born in Australia were probably born in the UK or Ireland. They were too young to be directly involved in the first world war, but some lost their fathers. They received a primary education, but not usually anything more, and took their first job in the mid-1920s – not altogether bad years for employment. When the depression of the 1930s struck these women were aged around 20. The depression very possibly delayed their marriage, and certainly affected the careers of their husbands. Though an economic recovery commenced in Australia in the second half of the 1930s, full employment was not achieved until the second world war, by which time our women were aged 30 with their husbands a few years older. What with the depression and the second world war (during which the women were in paid work) they did not manage to have as many children as their parents.

Post-war, aged in their late thirties, most became housewives and settled into new houses some of which were owner-built and nearly all of which were bought on easy terms. The children left home in the 1960s, and most of their husbands retired onto the age pension aged 65 in 1970. However, not all husbands retired; some, particularly farmers, followed older custom and kept on working so long as they were physically able to do so. Whether retired or not, most of the couples lived on in their post-war houses – the depression experience had left them strongly attached to the security of their homes. The women's husbands mostly predeceased them, and now a few are left, aged 93, some of them still in their own homes and some in aged care. They will be with us for a few more years, with their income provided by the age pension and support from their children and various welfare services. When they die, their estates will be shared among their children, who are themselves of retirement age.

The 1915 / 20 cohort

People born a decade later – say women born in 1920 and men in 1915 – were again mostly born in Australia. They left school just before, or during, the depression. This bad beginning was an experience they would never forget. During world war two they were aged in their twenties, and the men very probably served in the armed forces. They married in the late 1940s at the beginning of the post-war boom. Home purchase was easy enough on a single income. Men were breadwinners and wives stayed at home and had children.

Given the trauma of their young adulthood, their years of child-rearing were idyllic, and many couples tried to give their children a better start to life than they themselves had had. The children left home in the 1970s, but by then the labour market for young people was going sour, and some parents had to provide extended support. The labour market was also going sour for older men, with falling demand for older unskilled workers and some skilled workers effectively becoming unskilled due to technological change. Many of the men retired in the early 1980s, before they turned 65. Those who had served in the second world war were assisted in this, in that they were eligible for age pensions at 60. Whether or not they took early retirement, they were well set up. They were home-owners and their cautious approach to finance, born of the depression, had kept them out of debt. Some went travelling, and some sold up in the suburbs and retired to a new fully-owned home in a dream holiday location. This could be accomplished with cash to spare, but financial affairs could be arranged to come in below the means test and receive the age pension. Most of the men have died by now, but some of the women are still with us, aged 83. Like the women ten years older, they can look forward to continued receipt of the age pension. After they die their assets will be distributed to retirement-age children.

"The labour market was going sour for older men."

The 1925 / 30 cohort

Ten years on brings us to women born in 1930 and men in 1925. Depression gave many of them a deprived childhood, and a few of the men were old enough to become caught up in the tail end of world war two. Their education was similar to that of their parents (which means that it was deficient by later standards) but as young people they entered the booming post-war labour market. Post-war, this cohort was considerably strengthened by immigrants from Europe, who arrived in Australia aged in their twenties. Many of the immigrants came from Britain and Ireland, but a significant proportion came from Northern Europe and increasingly from Southern Europe. There was no education or skill test for immigrants, and the immigrants who did not know English were drafted into public works schemes and factories.

This generation married young and moved straight into a new house. The women mostly became housewives after the children were born, but many went back to work when in their forties. The reasons included social participation and the desire for additional income for various reasons such as house extension or financing private school and subsequent higher education for the children. The proportion affected by divorce and separation was greater than for previous generations, and some of the men lost their jobs in the recession of the early 1980s (they were then aged 55) and never regained them. Even so, when they became eligible for the age pension in 1990, most couples were debt-free home and car owners. The lucky ones had homes in suburbs which had gained in value, and gave them the option to trade down including retirement migration. The men are now aged 78 and the women 73, for the most part still reasonably fit. Most of this cohort depends on the age pension, with maybe some reliance on welfare services if they become frail.

"Some of the men lost their jobs in the recession of the early 1980s."

The 1935 / 1940 cohort

Apart from a privileged minority, men born in Australia in 1935 and women in 1940 received a state or parochial-Catholic education, many of them leaving school at 15. However, a higher proportion than in previous generations continued into the expanding tertiary education sector. In this generation the Australian-born tended to be better educated than the considerable number of migrants of similar age, who were brought in from a gradually widening range of source countries. Many of these migrants were recruited to meet the demand for unskilled labour as Australian industry grew during the 1960s.

Whether native-born or immigrant, this generation established their careers on the buoyant labour market of the late 1950s and for the most part married and bought houses in the 1960s. Many of the women left the labour force to have children, but most came back after, part-time at least. Both men and women who had received tertiary education were amply rewarded, but the less skilled and the de-skilled suffered in the recessions of the early 1980s (when the men were in their mid-forties) and the early 1990s (when the men were in their mid-fifties). Many found themselves taking early retirement, which used up their financial savings. Even so, debt-free home ownership underpinned their financial position, and those who had had the luck to buy in suburbs with capital gains (or to trade up into such suburbs) were able, if they wished, to travel and to trade into retirement areas. The minority who were able to retire late, and who were members of generous superannuation schemes, are now self-financed retirees, but the majority are now age pensioners. At age 68 for the men and 63 for the women, they are mostly in good health and are pursuing active retirement. As they look forward to a life expectancy of twenty years or more on the age pension, they may have cause to wonder where the funds will come from to finance any major home maintenance or health expenditures they may incur. They may also fear that the Commonwealth will fail to index the age pension at its current real value.

"Debt-free home ownership underpinned their financial position."

The 1945 / 1950 cohort

The immediate postwar generation can be represented by men born in 1945 and women in 1950. Many members of this generation belong to families which are larger than now fashionable. Though the Australian-born were initially sent to state or parochial-Catholic schools, there were many among them who were the first in their families to proceed to tertiary education. Immigration also added to this cohort. More came from the Middle East and Asia, and the emphasis on skills in migrant selection increased, reducing the education gap between migrants and native-born.

This cohort started work in the late 1960s, in what turned out to be the last decade of full employment. They were the first to be thoroughly affected by changing gender relationships: marriages were postponed and many ended in divorce. Children were fewer and came later. Bearing them was more often viewed as an interruption to a woman's career. The two-income family was standard, which helped with the achievement of home purchase under high nominal interest rates, though high inflation quickly reduced the mortgage burden.

By the time their children were teenagers, it was obvious that employment opportunities for unskilled young people were evaporating, and many parents made extra efforts to prolong and upgrade their children's education. Most of them weathered the recession of the early 1990s, since they were secure prime-age employees in their mid-forties. The experience of purchasing houses during the inflationary 1970s encouraged some of them to engage in further debt-financed investment during the 1990s, such as trading up to a more spacious house – an activity strongly encouraged by the banks. With the men now aged 58 and the women 53, a minority has substantial income and assets, and an unlucky minority deskilled by technological change is already all but retired on unemployment or disability payments. In the middle the majority is likely to be contemplating retirement with apprehension. Most of them have a house and superannuation, but the latter may not be enough to pay out the debts, let alone finance early retirement should it be required. It is certainly not enough to substitute for the age pension, which is worrying because the Commonwealth is hinting that retirees should not depend on the pension. There are signs that this generation wishes to postpone retirement. They may be able to engage in retirement travel and migration, but this depends on suburban homes holding their value and marketability.

"Most of them weathered the recession of the early 1990s."

The 1955 / 60 cohort

Men born in 1955 and women in 1960 are differentiated, more than most generations, into the educated and the unskilled. The latter came onto the labour market as the employment options for unskilled young people deteriorated in the late 1970s, and some of them have never established careers. Those with skills did rather better. Immigration has had a smaller effect on this cohort than its predecessors, and like the native born the migrants are divided into those selected for their skills and those who lack the skills to prosper on an increasingly competitive labour market.

Home purchase was not easy in the late 1980s due to high nominal interest rates, but those who missed out then have been assisted by the ready availability of credit over the last decade. Couples from this generation typically had their children relatively late in life, and limited their number to two. Though the children are few, education expenses (an increasing proportion of children are at private schools) and extended youthful dependence make heavy calls on family budgets. The men are now aged 48 and the women 43. The successful of both sexes are pursuing careers but the unskilled are stuck in secondary labour markets with uncertain continuity of employment. Both the successful and the unsuccessful are due to retire in about fifteen years' time, but there is a risk that further technological change will bring this date forward, or perhaps precipitate skilled personnel onto the secondary labour market for the last ten years of their working lives. Involuntary early retirement or downgrading will catch many of them with debts they cannot easily service even if they manage to cash in their superannuation entitlements.

"The successful of both sexes are pursuing careers."

The 1965 / 70 cohort

Men born in 1965 and women in 1970 are again split into the educated and the unskilled. They come from smaller families than were once fashionable, and fewer come from overseas, though the range of countries of origin is much wider than before. The majority were brought up as members of small families with both parents working, which allowed relatively large parental investment in each child. This generation also benefited from strong government expenditure on education during the 1980s, and is perhaps the most educated generation in Australia's history. Sadly, the returns to

"The most educated generation in Australia's history."

education have fallen, though still preferable to the secondary labour market which is the fate of the unskilled among them. Debt-financed home purchase has left many of them with mortgages which will remain substantial for another twenty years. The women are now aged 33, and many of them are yet to have children.

The 1975 / 80 cohort

People now aged in their twenties face a labour market on which it is difficult for all but the most educated to establish a career, and some at least are unwilling to commit to relationships and home locations till they feel more established. Though they were typically members of small families with both parents working, and many received private schooling, as a generation they suffered from cutbacks in government education expenditure. Many are emerging from the education system with substantial HECS debts. Though both grants and credit have been readily available, the high price of housing in relation to earnings does not encourage purchase. The immediate outlook for the birth rate is not favourable. The ageing of the population is likely to continue.

"As a generation they suffered from cutbacks in government education expenditure."

4.2.3 The current retired population

The retired population (in the sense of people who do not expect to work again) is now made up of people drawn from several cohorts, with the youngest of them born in the late 1940s. All of these cohorts were reasonably well prepared for retirement, in the sense that most of them were debt-free home owners, though this was not universal in any generation. The 1915 generation included some who never really recovered from the depression, and subsequent generations have included a minority which, through lack of success in the workforce or marital instability, has arrived at retirement in rented accommodation. The benefit of home ownership is low-cost accommodation and insulation from rent increases, but it is not costless. Even with pensioner rebates, rates and maintenance can eat into the pension.

Alongside home ownership, pension receipt is normal for Australia's retired population. Despite rhetoric about self-provision for retirement, private savings and superannuation have never supported more than a minority in any generation. Compulsory superannuation contributions notwithstanding, the outlook is for this to continue. A considerable proportion of superannuation entitlements will be required to write-off the debts which households have been incurring. There could also be an increased demand for trade-down housing, to yield cash with which to pay out debts. However, not every debtor will have the opportunity to trade down. The option is not available to people who are already in low-value houses, and may disappear for the rest if the demand for suburban houses subsides.

"Private savings and superannuation have never supported more than a minority in any generation."

4.3 Differences in age distribution between regions

There is considerable variation in age distribution between Australian regions. Regions can have younger populations than the national average for three reasons.

- The population of the region has higher birth rates and/or higher death rates than national average. Various ethnic and religious groups, such as Irish Catholics, have had a reputation for large families, but the main group now identified as having high birth rates is the indigenous population. This population also has high death rates, and regions with a high indigenous proportion tend to have youthful populations. The classic cases are remote regions.

- A region can also have a youthful population if it is attracting large numbers of young people, especially young families. Even if the region has older residents who remain, the influx of young immigrants from other regions and/or overseas will ensure that it is youthful overall. The classic case is a new outer-suburban region such as Outer South West Sydney, but in the past there have also been cases of rural regions which have experienced youthful influxes due to bursts of industry development.
- Regions can also have young populations if people migrate out of the region as they age. The classic case is again the remote regions. Non-indigenous people working in these regions have tended to leave on retirement.

There are also three reasons why a region may have an older population than average.

- It may be receiving retirement migration. The obvious examples are non-metropolitan regions on the east coast such as the Sunshine Coast and NSW Mid North Coast.
- It may be losing younger people. It is hard to cite regions where loss of young people has, of itself, resulted in an elderly population profile, but rural areas in general suffer from a youth population drain.
- Even without current migration out or in, a region can find itself with an ageing population due to national trends. Ageing can be particularly noticeable if the region received a burst of youthful immigration three or four decades previously, followed by a levelling-off. The classic case is an outer suburb which fills up and ages as it becomes a middle suburb, but similar ageing has happened in rural regions which experienced a burst of growth.

Population ageing can take place due to changes in the strength of these factors. The remote regions are still youthful, but over the five years from 1996 to 2001 their populations aged. In contrast, NSW Richmond-Tweed and the Sunshine Coast were both regions with high elderly populations, but from 1996 to 2001 their populations became less old. These short-term changes are mostly due to migration from one region to another.

4.3.1 Migration statistics

The chief source of statistics on population ageing and migration at the regional level is the census. Detailed data is provided on LGA population by age, and also on responses to the census question as to where people were living five years ago. For short, we will refer to these responses as the Census migration estimates.

These data include several traps for the unwary.

- Both census-night and permanent-resident population estimates are provided for each LGA. Because the census is taken in mid-winter, more people are present in Australia's tropical regions than live there permanently, with the opposite for the wintry regions. Migration is usually defined as a shift of permanent residence, and the permanent resident population is therefore relevant. However, long-term comparisons of population structure inevitably use de-facto populations, since permanent resident populations are not available for the older censuses.
- The question as to where a person was living five years ago is not relevant for children aged under five. However, the number of children aged under five living in a region is a reasonable estimate of the number born into the region over the past five years.
- In 2001 approximately 4.6 per cent of the population failed to state a place of residence five years ago. These people may or may not have shifted. The proportion of permanent residents who failed to state a place of residence five years ago is high in the remote regions and also in Global Sydney and Inner Melbourne. All of these are areas of high population mobility where people may have forgotten where they were five years previously. For the rest of the country the proportion who failed to nominate a place of residence five years previously is close to national average.

- The Census does not record the number of people who were living in each region five years ago but are now overseas. The number who are now resident but were overseas five years ago is recorded, but it is not possible to offset the number who left for overseas over the past five years and so obtain the net contribution of overseas migration to population growth on a regional basis.
- Similarly, the Census does not record the number of people who were living in each region five years ago but are now dead.

Using the census migration tables, the population of each region can be divided into the following components. The percentage of the national population is given in brackets (from Table 4.2).

- Those aged under five (6.6 per cent).
- Those at the same address as five years ago (49.4 per cent).
- Those who moved locally (defined as within the same LGA, or coming from another LGA less than 10 km away in the metropolitan areas and less than 50 km away elsewhere) (17.8 per cent).
- Those who moved from elsewhere within Australia (17.9 per cent). These can be subdivided into those who moved intrastate and those who moved interstate, but proximity to state boundaries affects the interpretation of this distinction.
- Those who were overseas five years ago (4.2 per cent).
- Those who did not state a location five years ago (4.6 per cent).

Table 4.2 The Australian population in 2001, whereabouts in 1996

Age Group, 2001	Not yet born	Same address	Same local area	Other Australia	Overseas	Not stated	Total
	Percentage of current population						
Under 25	19.2	38.7	17.5	16.8	3.8	3.9	100.0
25 to 54	–	47.0	22.0	22.0	4.8	4.8	100.0
55 and over	–	71.0	11.0	11.0	2.0	5.0	100.0
Total	**6.6**	**49.4**	**17.8**	**17.9**	**4.2**	**4.6**	**100.0**
	Population in '000's						
	Not yet born	Same address	Same local area	Other Australia	Overseas	Not stated	Total
Under 25	1,244	2,501	1,134	1,096	243	249	6,467
25 to 54	–	3,799	1,756	1,801	387	393	8,135
55 and over	–	2,947	454	455	50	217	4,122
Total	**1,244**	**9,247**	**3,344**	**3,352**	**680**	**859**	**18,724**

Source: Census 2001.

Table 4.3 The Australian population in 2001, by region type

Age Group, 2001	Percentage of current population						Total (number)
	Not yet born	Same address	Same local area	Other Australia	Overseas	Not stated	
Rural	7.1	50.5	19.9	16.9	1.2	4.5	3,339,834
Lifestyle	6.5	43.8	21.5	20.1	3.1	4.9	1,640,462
Production Zone	7.0	52.5	18.0	14.5	3.4	4.6	5,027,358
Core Metro	5.7	44.3	18.9	18.5	6.7	6.0	3,432,896
Dispersed Metro	6.6	51.8	16.5	17.5	3.8	3.8	4,533,255
Resource based	8.1	42.9	18.8	22.1	1.7	6.4	709,176

Using the same data, population change at the regional level can be analysed into the following components.

- Births (approximated by the number of children aged under five).
- Net gain from migration within Australia. Only long-distance migration is relevant, since local shifts cancel out.
- A residual, comprising deaths and the net effect of overseas migration and of changes in the 'not stated' category.

For the present study, the population was divided into three cohorts:

- 'Seniors': aged 55 and over in 2001 (and hence aged 50 and over in 1996);
- 'People of working age: aged 25 and less than 55 in 2001 (hence 20-49 in 1996); and
- 'young people': aged less than 25 in 2001 (hence under 20 in 1996, including those not then born).

This classification narrows the 'working age' band compared to conventional usage, recognising that young people are tending to enter the workforce later than they did in previous cohorts, and seniors are tending to leave earlier.

Migration can contribute to population ageing by adding to the senior population or subtracting from the young and working-age populations. We therefore consider the migration patterns of each age group.

4.3.2 Inter-regional migration

The list of motives for inter-regional migration is long and varied. It includes the following.

- Work opportunities provide the traditional major explanation for the migration of people of working age. Work opportunities are less relevant to older people, particularly those who have severed their connection with the workforce. In the main, during the recent boom work opportunities were generated in the metropolitan areas.
- With an increasing proportion of the population composed of students living away from home, regions with major educational institutions attract young people. How these students are counted in the Census depends on whether they name their region of study as their home region, but whether or not they do this they are still a factor in the local economy. Some may also become permanent residents.

- Job opportunities being equal, regions with superior recreational opportunities will tend to attract the young and workers. Recreational opportunities are also attractive to retirement migrants.
- Young couples starting families have traditionally been attracted to regions which combine low house prices with access to work. Over the past few decades these have mostly been outer suburbs. As shown in the 2002 *State of the Regions* report, the average house price in the metropolitan outer suburban regions is typically about half the inner-area price. As compared to the inner suburbs, the outer suburbs have worse accessibility to jobs and facilities, and suburban pioneers tend to spend long periods commuting.
- Housing costs are also relevant to people who rely on pension incomes. Single parents and others dependant on social security have tended to migrate to areas with low rents, including declining country towns. Retirees are also attracted to areas with low house prices, particularly when they have recreational attractions: Wide Bay Burnett is the most obvious example. The regions with the lowest house prices, such as Pastoral Queensland and the NSW Far West, lack both employment and fashionable recreational opportunities.

4.3.3 Youth migration

One of the factors making for an ageing regional population is out-migration of young people.

The age group 0-25 stretches from infants to young adults. Decisions as to where to live for the children in the age group are made by their parents, but teenagers and young adults tend to make their own decisions. They are a very mobile. Largely because of their restiveness, about half of all Australians aged 5-24 had shifted address at least once in the five years to 2001. About half of those who shifted made short-distance moves. These moves were most common in North and North-West Tasmania, Western Victoria, Peel-SW of WA and in the NSW Mid North Coast and Richmond-Tweed. None of these regions are metropolitan, and the high proportion of short-distance moves is probably due to children moving with their parents.

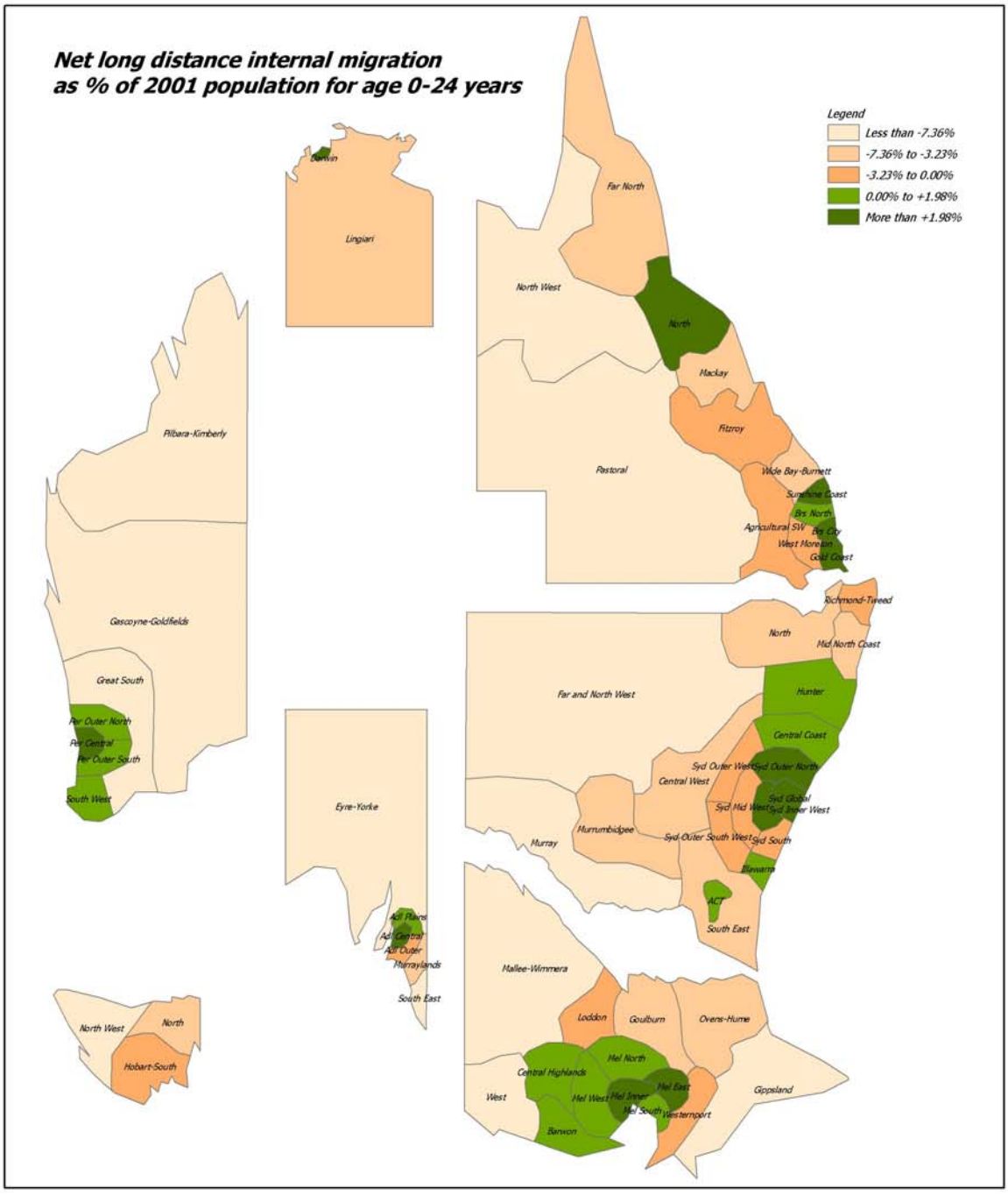
"The pattern for youth long-distance moves is striking."

The pattern for youth long-distance moves is striking. The inner regions of all five of the mainland state capitals were major attractions for young people. The Gold Coast, the Sunshine Coast, Darwin and North Queensland made lesser gains, as did some of the inner but not central regions in the state capitals. Rural regions in general lost young people, with the net loss running as high as 14 per cent of the age group over five years. Losses were particularly severe in the inland pastoral/mining regions (Pastoral Queensland, NW Queensland, Far West NSW, WA Pilbara-Kimberley and Gascoyne-Goldfields); in parts of the wheat-sheep belt (WA Wheatbelt-Great Southern, Vic Mallee-Wimmera) and rural regions seriously affected by industrial decline (NW Tasmania, Vic Gippsland and SA Eyre and Yorke). This pattern is exaggerated by international youth migration, which also favours inner metropolitan destinations.

The obvious explanations are educational and job opportunity. It is possible that major employers of young people, such as the army, explain part of the pattern including a contribution to the movements to Darwin and North Queensland. Recreational opportunities do not seem to have much influence: the net positive movements to the Gold and Sunshine Coasts are explicable by employment and educational opportunity, and other recreation areas such as Wide Bay Burnett and the NSW Mid North Coast are losing young people.

Table 4.4 Migration patterns of youth population, 0 to 24 years in 2001

Region type	Percentage of current population						Total (number)
	Not yet born	Same address	Same local area	Other Australia	Overseas	Not stated	
Rural	19.9	37.4	20.7	17.1	1.1	3.8	1,188,830
Lifestyle	19.2	33.1	22.0	18.3	3.1	4.3	557,377
Production Zone	19.8	42.0	17.8	13.1	3.6	3.7	1,770,760
Core Metro	17.8	33.4	16.3	19.7	7.4	5.4	1,095,159
Dispersed Metro	18.8	42.5	16.1	15.4	4.1	3.1	1,581,162
Resource based	21.0	33.4	18.6	20.2	1.4	5.4	273,642


Net long distance internal migration
as % of 2001 population for age 0-24 years
Legend
Less than -7.36%
-7.36% to -3.23%
-3.23% to 0.00%
0.00% to +1.98%
More than +1.98%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

4.3.4 Migration of people of workforce age

As for the age group 5-24, around half of those aged 25-54 in 2001 had changed address at least once during the previous five years. The most mobile populations lived in the inner areas of Melbourne, Sydney, Brisbane and Perth, in Darwin and in some of the remote regions. Of those who had shifted address, nearly half had made short-distance moves, a similar proportion had made long-distance moves within Australia, and 5 per cent had arrived from overseas.

The pattern of long-distance moves resembled the youth pattern in that remote NSW, Queensland and WA lost population by internal migration, as did the rural regions affected by industry decline. However, there was a major difference as to destination. Adelaide, Melbourne, Canberra and Sydney all lost working-age population to internal migration; Brisbane was the only metropolitan area which gained, while Perth was more or less balanced. In the four south-eastern cities the drift of working-age people to the outer suburbs was more than countered by the loss of this age group from the inner regions. Instead, the major destination zones for people of working age were WA Peel-SW, the Sunshine and Gold Coasts, all NSW coastal regions and the hobby farm belt around Melbourne.

Unlike the youth pattern, where overseas arrivals headed for the same places as young people shifting within Australia, overseas arrivals of working age headed for places which the internal migrants were, on balance, leaving. Recent overseas migrants of working age comprised more than 10 per cent of the working age population in Global and Inner Western Sydney and in Inner Melbourne, and nearly 10 per cent in Inner Perth. Sydney and Melbourne, and to a lesser extent the other capitals, depended on overseas migration to maintain their workforces.

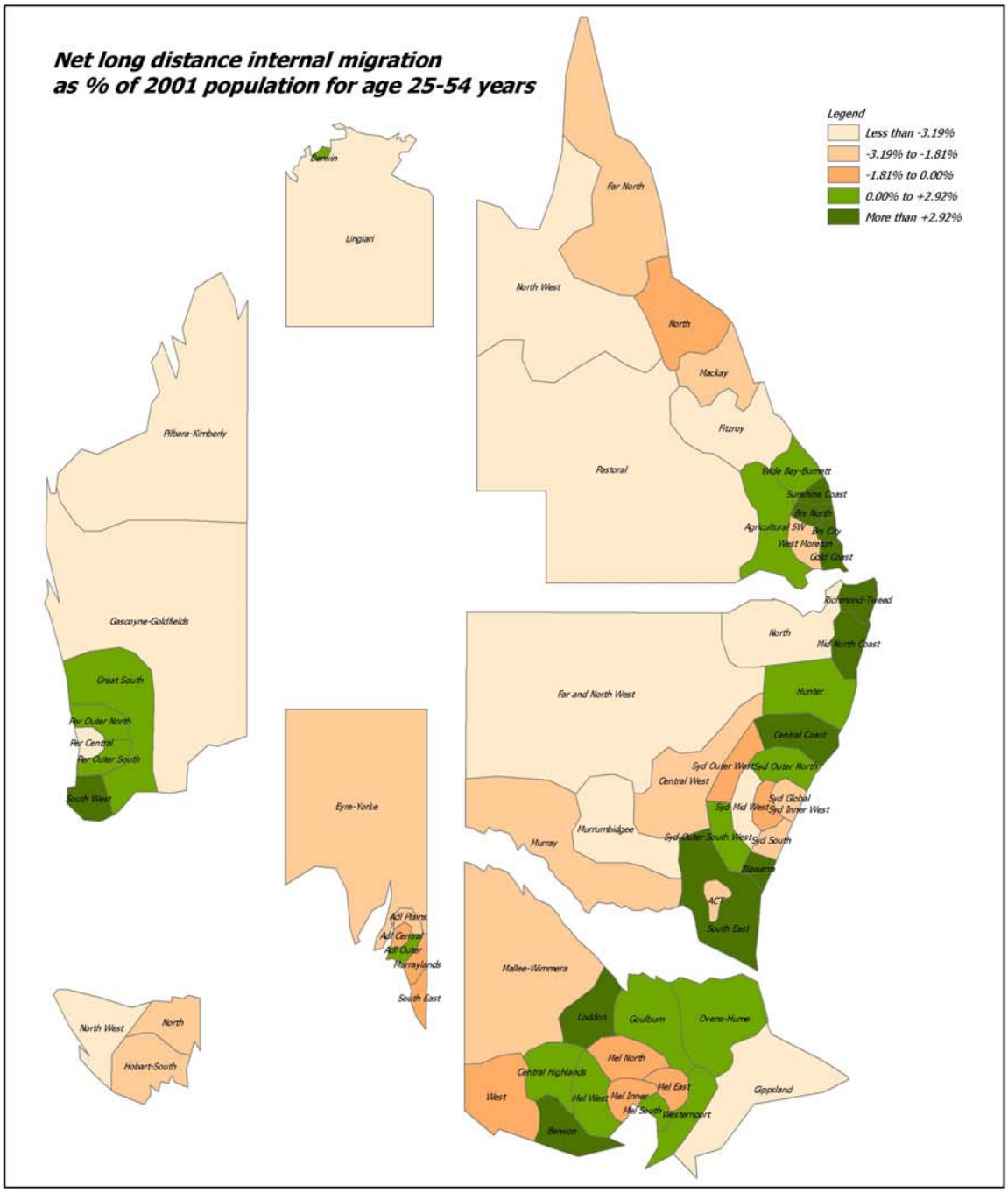
"Overseas arrivals headed for the same places as young people shifting within Australia."

As would be expected, the pattern of internal migration for people of workforce age shows little relationship to educational opportunity. The relationship to employment opportunity is mainly negative – people move away from areas with poor employment growth. The net moves to the coastal resorts and hobby farm regions seem to indicate that recreational opportunity is important for the middle-aged even if it is not for young people. Putting the depopulation of the remote regions together with the popularity of the resort regions, these trends may be partly explained by the increasing popularity of fly-in fly-out rosters among remote-area employers.

"People move away from areas with poor employment growth."

Table 4.5 Migration patterns of workforce age population, 25 to 54 years in 2001

	Percentage of current population						
Region type	Not yet born	Same address	Same local area	Other Australia	Overseas	Not stated	Total (number)
Rural	0.0	49.9	23.5	20.1	1.6	4.8	1,391,503
Lifestyle	0.0	41.7	25.3	23.7	4.0	5.3	679,539
Production Zone	0.0	50.5	21.8	18.3	4.4	4.9	2,186,449
Core Metro	0.0	38.9	24.0	22.4	8.6	6.1	1,594,269
Dispersed Metro	0.0	48.9	19.9	22.3	4.9	4.0	1,970,267
Resource based	0.0	42.4	21.3	26.7	2.5	7.1	313,022


Net long distance internal migration
as % of 2001 population for age 25-54 years
Legend
Less than -3.19%
-3.19% to -1.81%
-1.81% to 0.00%
0.00% to +2.92%
More than +2.92%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Pilbara-Kimberly
Wide Bay-Burnett
Sunshine Coast
Bris North
Agricultural SW
Bris City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Gascoyne-Goldfields
Great South
Far Outer North
Far Central
Far Outer South
South West
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Inner West
Syd Mid West
Eyre-Yorke
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
North West
North
Hobart-South
Central Highlands
Mel North
Mel East
West
Mel West
Mel Inner
Mel South
Westernport
Gippsland
Barwon

4.3.5 Retirement migration

Seniors are less mobile than the other two broad age groups. In 2001 71 per cent of them were living at the same address as in 1996, and a further 11 per cent had made no more than a short-distance move. However, 11 per cent of people aged 55 and over had made a long-distance move in the previous five years.

People's migration options in retirement depend on their overall asset position, either as singles or couples, and not just on their financial asset position. Typical asset positions are as follows.

- People living in rented public housing pay means-tested rents and are likely to have little in the way of financial assets. Few have the opportunity of retirement migration. They comprise a little under five per cent of households in the retirement age group, with peak concentrations in Adelaide Plains (reflecting past SA government housing policy) and Inner Melbourne. Given the advantages of public housing, these people are likely to stay put as they age. A few private-market tenants enter public housing in retirement, but due to limited public housing stock these opportunities are very restricted except, perhaps, in Darwin, the ACT and Mid Western Sydney.
- Most households renting privately have few assets. If they cannot afford to retire in their present rented accommodation, and cannot access public housing, they have no option but to seek cheaper rents elsewhere, or perhaps to move in with the children (if any, and if willing). The private rental market houses 9.5 per cent of retirement-age households nationally, with particularly high proportions in the remote regions, some of the recreational regions such as the Gold Coast, and the inner metropolitan areas. The pattern for people aged 70 and over is a little different: there is a similarly high reliance on private rental in the remote and recreational regions, but much less in the inner metropolitan areas. This suggests that private tenants in the inner metropolitan regions tend to retire away from those regions. Some of them probably belong to another asset group: renters with sufficient assets to become home-owners on retirement.
- Some private-market renters are people who are provided with on-the-job housing, or who have been shifted, on the job, to places where they do not wish to buy a house. Quite often such people have already selected a retirement location and bought a house there. The pension means test gives private-market renters who could afford to buy a very strong incentive to become home-owners.
- If living in an owned house, retiree options depend on the market value of equity in the house, and on other elements in their financial position. In 2001, over 70 per cent of households of retirement age were full owners, with a further 13 per cent owners with mortgages. At one extreme, there may be some whose mortgage and other debts exceed their superannuation lump sum entitlement. This may place continuing home ownership in doubt, though they may have enough equity to trade down to a cheaper place. At the other extreme are unencumbered home owners with substantial financial assets, particularly those with a valuable house (which means, in general, a house located in the inner regions of one of the two major metropolitan areas). In between lie those who are full owners with few or moderate financial assets. As already noted, those whose financial assets threaten to place them on the taper of the means test have an incentive to divest, which may or may not involve shifting house.

There are four groups of reasons for changes of address in retirement.

- Among renters, particularly in the private market, shifts may be precipitated by landlord action.
- Home owners, and renters with financial assets, may be able to improve their position through trade. Unlike some preceding generations of home-owners, current retirees seem happy to shift house. The family home in which the children were raised may be too large, and may not be conveniently located to shops, services and retirement recreation. In the case of farmers of shopkeepers, it may be part and parcel of a business which has been handed down or sold. Developers have responded to the demand for retirement housing, and attractive smaller units

are now found, not only in retirement areas, but in most suburbs, provincial cities and even in otherwise declining country towns. The omission of owner-occupied dwellings from the pension means test provides an incentive to trading-up, which may involve a shift (say to a pleasant unit in a convenient location) but may also be accomplished by renovation without migration. Trading-down can be the solution to financial problems which have arisen due to debts, and can be a very tempting financial re-arrangement for those whose houses are now valuable due to capital gains.

- ‘Push’ factors, or a desire to leave the current area, are strongest for those who are only living where they are because of the job. There may be others who have disliked changes in their neighborhood since they bought in, though not all will be in a position to leave: if the changes have been accompanied by stagnant capital values (as in a declining country town) the options to move elsewhere are limited.
- ‘Pull’ factors provide an attraction to move somewhere else. Quite often the attraction is children: one or more of the children have moved away from home, and the parents follow to a retirement house, usually located at a discreet distance. Developers have catered to this by providing small units as part of outer-suburban developments. The other motive is recreational. If retirement is for leisure, why not retire to a location where life can be one long holiday? Developers have also catered to this, with retirement estates in locations which people think they know due to holidays taken during their working years.

Over the five years from 1996 to 2001 not far short of a third of senior households (aged 55+ in 2001) shifted address. The proportion was lowest (20 per cent or so) in Northern and Eastern Melbourne and in Adelaide Plains. The two Melbourne regions have high home ownership at prices typically less than the inner region, while the Adelaide Plains has a high proportion of public housing. The proportion shifting was highest in the remote regions and along the coast from Gosford to Bundaberg; also Peel-SW in WA and Inner Melbourne.

Table 4.6 Retirement migration

	% of current population, 55 and over			
Selected region	Same address	Local move	Same state	Other Australia
NSW North	75.0	11.0	7.0	2.0
NSW Richmond-Tweed	65.0	14.0	9.0	7.0
NSW Central Coast	63.0	12.0	18.0	1.0
Melbourne East	77.0	10.0	6.0	1.0
Melbourne Inner	66.0	12.0	8.0	2.0
QLD West Moreton	72.0	10.0	9.0	2.0
Adelaide Plains	78.0	9.0	6.0	1.0
SA South East	75.0	11.0	6.0	2.0
WA Peel-South West	62.0	15.0	16.0	2.0
National average	**71.0**	**11.0**	**8.0**	**2.0**
National average				
Rural	72.0	12.1	7.7	2.7
Lifestyle	62.1	14.5	10.1	6.7
Production Zone	73.9	10.3	8.1	1.1
Core Metro	72.0	11.8	5.9	2.1
Dispersed Metro	72.6	10.3	9.8	1.4
Resource based	65.3	12.9	11.8	2.5

Those who shift house do not necessarily shift very far. Many who trade, whether down or up, prefer to maintain social contact with neighborhood friends, and to remain among familiar shops and recreation sites. This includes farmers who move into town. Nationally, 11 per cent of the population aged 55 and over had made short-distance moves in the five years to 2001. The pattern was somewhat similar to the pattern for those who did not shift at all: the regions with the most stable retired populations were Central Adelaide, Adelaide Plains and Northern Melbourne. Short-distance moves were relatively common on the Gold Coast and other coastal retirement areas including Peel-SW and Barwon (Victoria), and also the ACT. However, in the remote regions more moves were long-distance.

"Those who shift house do not necessarily shift very far."

Once having made the decision to shift house, retirees may be tempted by the 'pull' factors and end up moving considerable distances. A move from an inner suburban house to the outer suburbs (where the children are) or to a retirement area can release substantial cash value. It can even be a package deal, if the cash is used to help adult children who are still struggling with home purchase. Again, people whose job has taken them to remote areas, or to interstate capitals away from their families, are quite likely to want to migrate back whence they came, or perhaps to a retirement area. The regions with the greatest long-distance outflow of people aged 55 and over were:

"A move from an inner suburban house can release substantial cash value."

- remote regions (Goldfields Gascoyne and Pilbara Kimberley in WA, both NT regions, NW and Pastoral Queensland); and
- Established Sydney regions (i.e. Sydney apart from the Outer South West and the Outer West).

People of retirement age were also moving out of the established Melbourne regions (ie excluding Westernport), but at about half the rate of the exodus from Sydney. People were also leaving Central Perth and the ACT at about this rate. Inland NSW and several other inland rural areas had small net retirement out-migration. The tropical Queensland coast also loses more older people than it gains.

There was little net migration from established Adelaide (Central and Plains) or from Brisbane. In both cases this was the result of quite significant out-migration balanced by equally significant immigration.

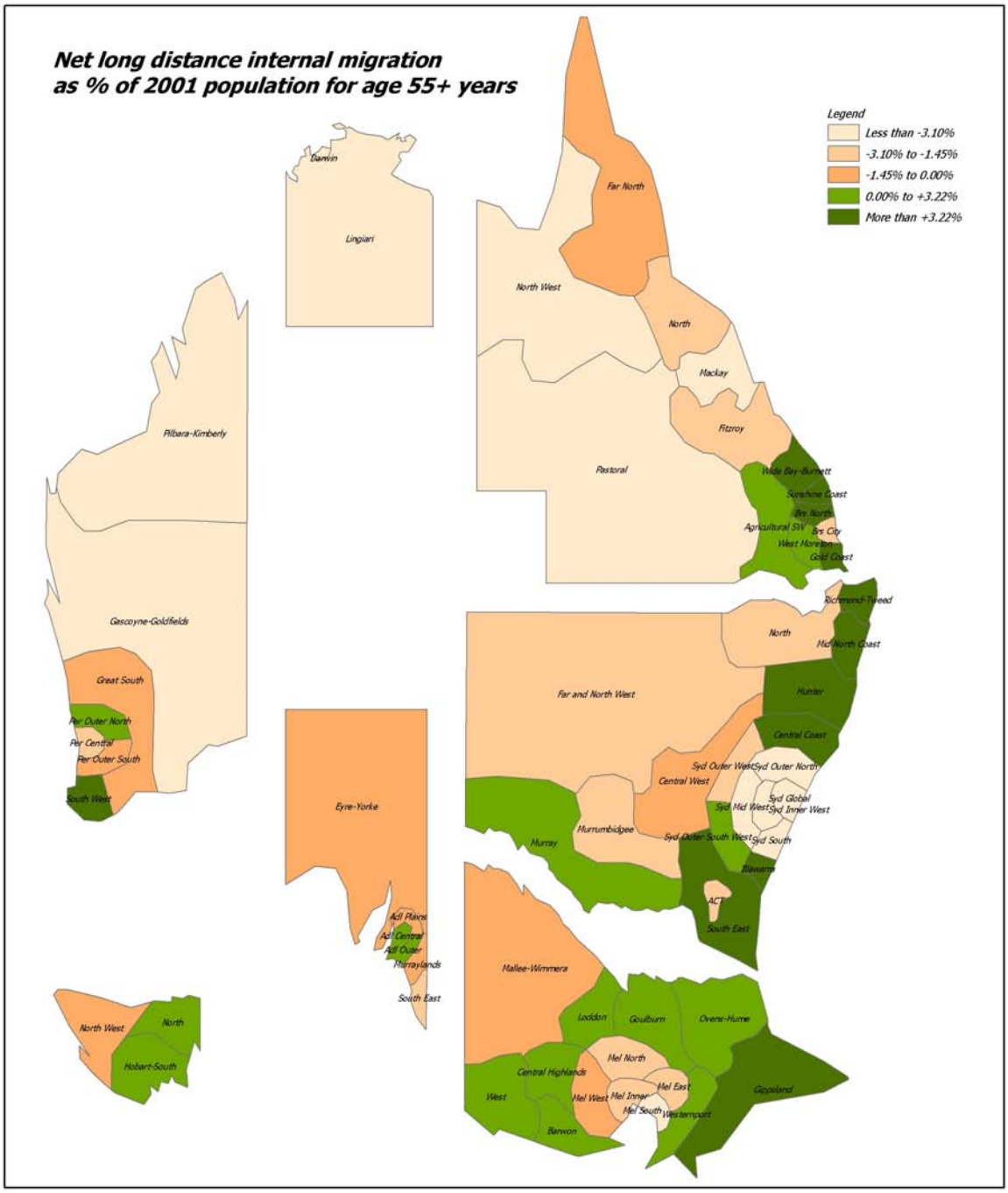
Two types of location draw people towards a leisured retirement.

- Some are attracted to the hobby-farm belt which now surrounds all Australian cities to a distance of a couple of hours' driving time. Whether or not they have already established a place in the hobby-farm belt as weekend commuters, they are attracted to it as combining rural recreations with urban access. The disadvantage is heavy car-dependence, which can be costly on a retirement income and become impossible as driving skills decline. Heavy car-dependence can be avoided by moving into a unit in one of the towns in the hobby-farm belt, but this sacrifices the rural lifestyle which for many is the attraction of the belt. The main examples of this type of region surround Melbourne, but Peel-SW and Outer Adelaide also fit the description. Sydney residents are disadvantaged in that much of the land within two hours' drive of their city is devoted to national parks. As a result, Sydney has virtually no hobby farm belt other than the along the coast. Mid West NSW is too far from the city to benefit from this type of retirement migration. It is possible that NSW and Queensland have a coastal culture, since West Moreton and Agricultural SW Queensland also do not appear to be benefiting from this type of retirement migration as much as their more southerly counterpart regions.
- Retirement regions situated beyond the hobby farm belts are mostly holiday resorts in their own right. Given current fashions in holidays, they are all on the subtropical coast. Holiday resorts on the tropical Queensland coast to which people flock during the cool season seem to be less attractive as retirement areas, perhaps because people fear the wet season. Similarly Tasmanian

locations which attract tourists in summer are avoided through fear of winter, though there is a small retirement migration to Tasmania.

There is anecdotal evidence that retirement migration can be disappointing. People who shifted to be near their grandchildren can find that their children's employer moves them somewhere else. People who shifted to holiday areas can find that life is not necessarily one long holiday. They can miss their former social networks and also the health and welfare services available at their place of origin but not in the retirement region. However, retirees can easily find themselves locked into their region of retirement through inability to afford a further shift – at least until the only option is a hostel or nursing home.

"Retirement migration can be disappointing."


Net long distance internal migration
as % of 2001 population for age 55+ years
Legend
Less than -3.10%
-3.10% to -1.45%
-1.45% to 0.00%
0.00% to +3.22%
More than +3.22%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Far and North West
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Inner West
Syd Mid West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

4.4 Internal migration and population ageing

Internal migration can have marked effects on the ageing of regional populations. Immigration of young people and out-migration of seniors counters ageing; immigration of seniors and out-migration of young people enhances it. Table 4.7 summarises the possibilities, and allocates each region to one of nine groups.

Table 4.7 Effects of internal migration on population ageing 1996-2001

Becoming younger	
	Gaining young and working age, losing seniors
	Brisbane City, Sydney Outer North, Darwin, Melbourne West.
	Gaining young, losing working age and seniors
	Melbourne Inner, Adelaide Central, Perth Central, Global Sydney, ACT, Melbourne North, Melbourne South, Melbourne East, Sydney Inner West, Adelaide Plains, QLD North
	Losing young and working age, losing seniors more
	WA Pilbarra-Kimberley, NT Lingiari, Sydney Mid West, QLD North West, Sydney South
Balanced	
	Balanced gains
	Perth Outer North, Perth Outer South, QLD Gold Coast
	Balanced losses
	Sydney Outer West
Becoming older	
	Gaining young and working age and seniors more
	NSW Central Coast, Brisbane North, QLD Sunshine Coast, WA Peel-South West, NSW Illawarra, NSW Hunter
	Losing young, gaining workforce age and seniors
	Adelaide Outer, VIC Loddon, Melbourne Westernport, VIC Central Highlands, VIC Barwon, VIC Goulburn, VIC Ovens-Hume, NSW South-East, NSW Mid North Coast, NSW Richmond-Tweed, Sydney Outer South West, QLD Wide Bay-Burnett
	Losing young and workforce age, gaining seniors
	TAS North, TAS Hobart-South, VIC Gippsland
	Losing young and middle aged, losing seniors less
	WA Gascoyne-Goldfields, WA Wheatbelt-Great Southern, SA Eyre and Yorke, SA Murraylands, SA South East, VIC Mallee-Wimmera, VIC West, TAS North West, NSW Murray, NSW Murrumbidgee, NSW Central West, NSW Far and North West, NSW North, QLD Pastoral, QLD Far North, QLD Mackay, QLD Fitzroy, QLD West Moreton

The basic differentiation is between regions which are becoming more youthful as a result of internal migration, and those which are ageing more rapidly. In between, in four regions internal migration is having little effect on population ageing.

Regions become more youthful as a result of internal migration if they receive young people and lose seniors. This is most marked in the inner metropolitan regions, most of which are also losing people of working age – and mostly making them up from overseas arrivals. Only Brisbane and Inner Melbourne gained noticeably from internal migration.

Three resource-based remote regions are becoming youthful through a less satisfactory process: they are losing seniors more rapidly than they are losing young people. These regions lost between 5 and 13 per cent of their population due to internal migration between 1996 and 2001. Mid Western and South Sydney also belonged to this group, losing 3-5 per cent of their populations as all age groups (and particularly seniors) are departed to make way for new immigrants from overseas.

The ageing of regions is accelerated by internal migration when they lose young people and gain seniors. Most regions in this position lost young people but gained both seniors and people of workforce age; only in the extreme cases (North Tasmania, South Tasmania and Gippsland) did they gaining only at the senior end of the age range. These three regions lost population through internal migration. At the other extreme, regions may be ageing despite immigration of young people, since they are gaining seniors and people of working age more rapidly. This group includes three NSW regions near Sydney (Central Coast, Hunter and Illawarra), two near Brisbane (Brisbane North and Sunshine Coast) and one near Perth (Peel-SW). All of these regions gained from migration, with the Sunshine Coast expanding its population by 10 per cent from internal population movement. The middle rank of regions which lost young people but gained in the two other age ranges includes the rest of the hobby farm and coastal resort regions. None of these lost population through internal migration, but none of them gained more than 3 per cent.

Internal migration can also accelerate ageing in regions which are losing population from all age ranges. This can happen when more young people move out than people of working age or seniors. Regions in this invidious position included most of rural Australia beyond the hobby-farm belt and subtropical coastal resorts, but short of the remote inland. They all lost population through internal migration, with a maximum loss of 10 per cent.

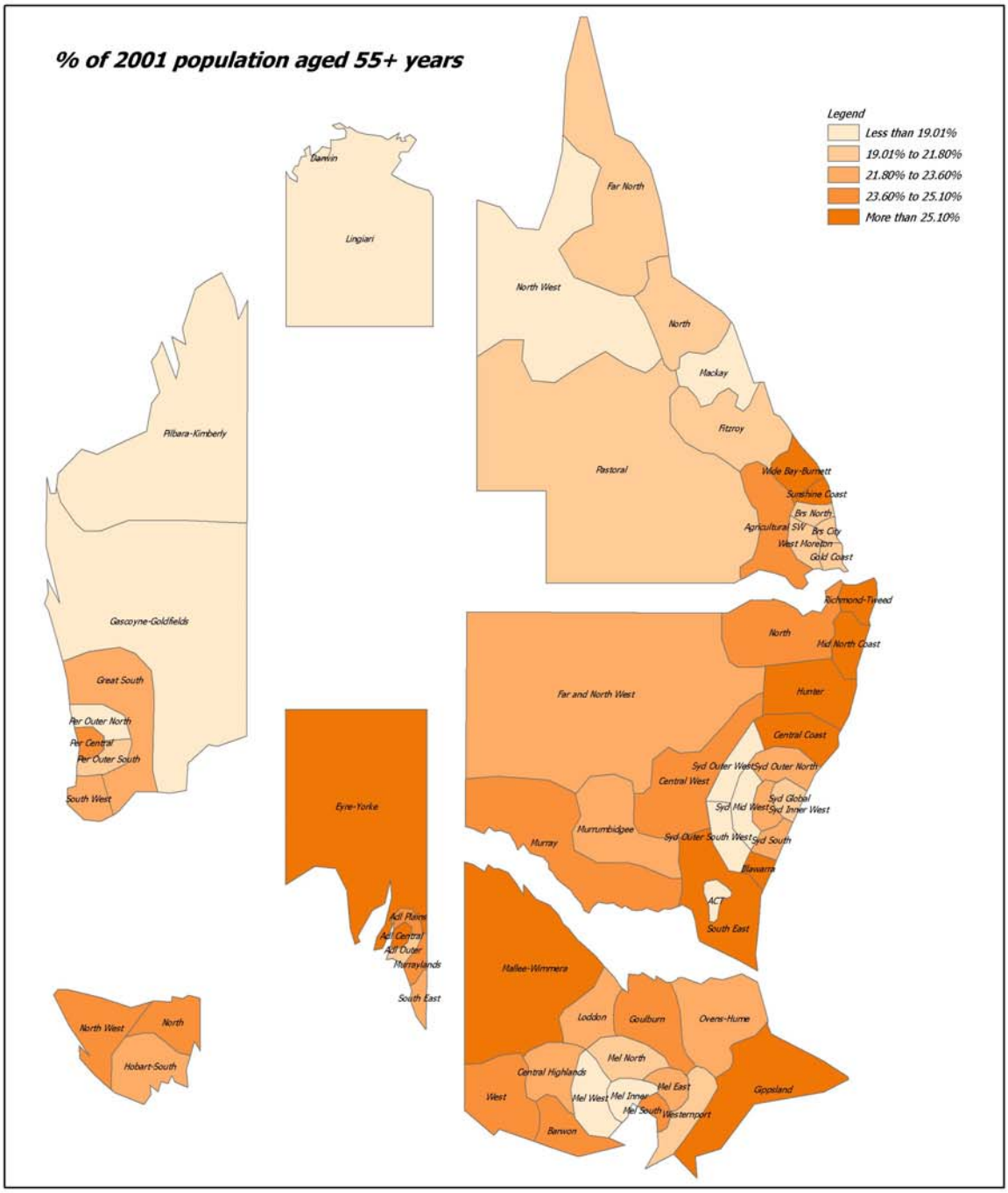
These patterns are superimposed on an existing distribution of population by age. Regions which are becoming younger as a result of internal migration patterns may have old populations (such as the inner metropolitan regions) or may be already youthful (such as NW Queensland). Similarly regions which are becoming older as a result of internal migration may already have old populations (such as the NSW Mid North Coast) but may also have youthful populations (such as Outer SW Sydney). The following section documents these relationships. It also includes some long-term comparisons.

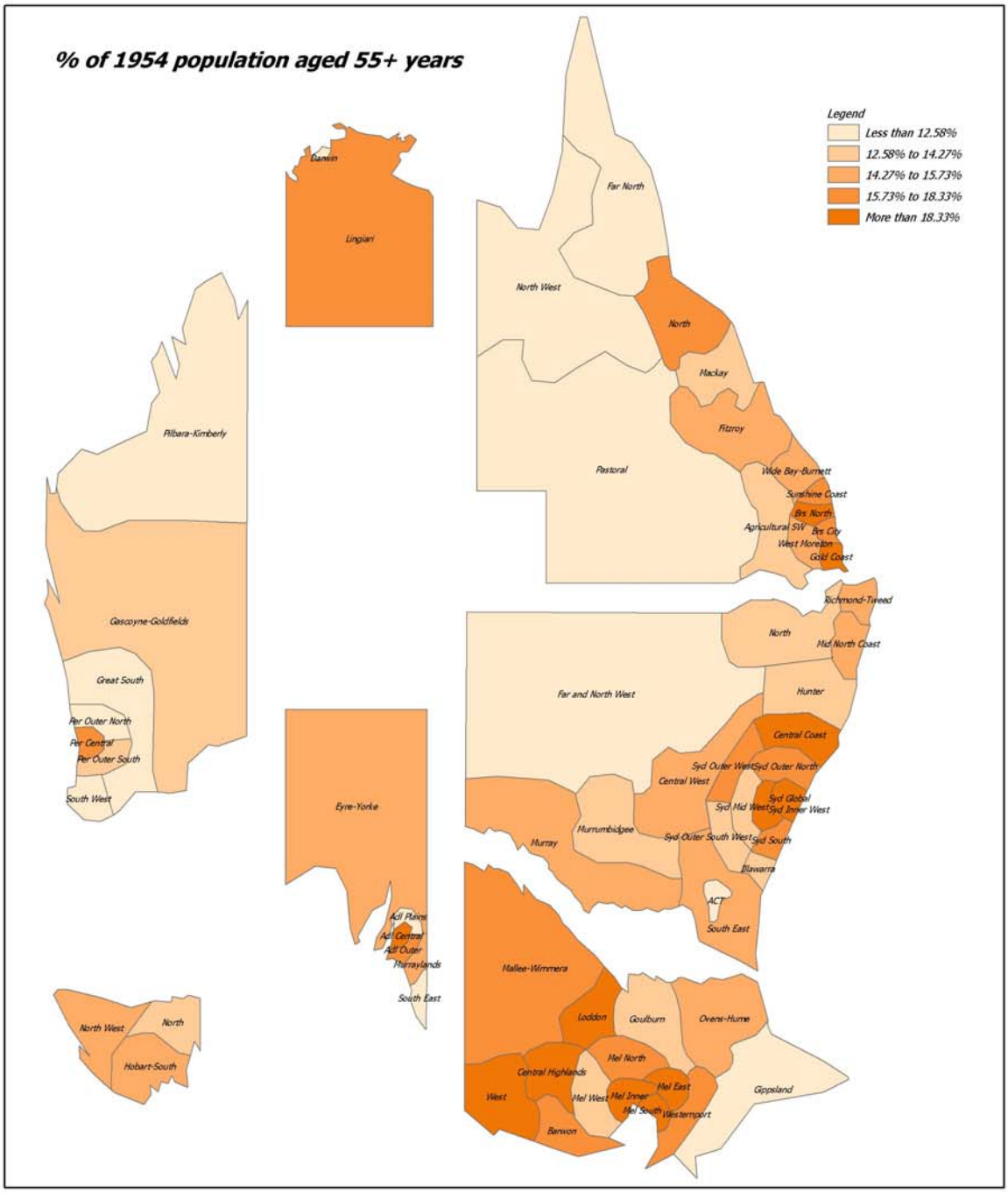
4.5 Regions with high proportions of seniors

In identifying regions with elderly populations, we will subdivide the senior population, aged 55 and over, into two sub-groups.

- The age group affected by early retirement, aged 55-64 (which we will sometimes extend up to 70, which is becoming established as the retirement age for company directors and judges).
- The age group with significant numbers affected by disability and/or loss of their partner. This should perhaps be the group aged 80 or more, but we will bring it down to those aged 70 and over.

At the 2001 Census, 22 per cent of the Australian population was aged 55 and over. On a regional basis, the proportion ranged from 13 per cent (NT Lingiari) to 30 per cent (NSW Mid North Coast). For long-term comparison using the same regions, in 1954 the proportion ranged from 7 per cent in Darwin to 26 per cent in NSW Central Coast. Such wide ranges demand explanation which provided in Sections 4.5.1 to 4.5.3.


% of 2001 population aged 55+ years
Legend
Less than 19.01%
19.01% to 21.80%
21.80% to 23.60%
23.60% to 25.10%
More than 25.10%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Mid West
Syd Global
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South


% of 1954 population aged 55+ years
Legend
Less than 12.58%
12.58% to 14.27%
14.27% to 15.73%
15.73% to 18.33%
More than 18.33%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Syd Outer West
Syd Outer North
Central West
Syd Mid West
Syd Global
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

4.5.1 Patterns resulting from ageing in situ

Though most divergences of age structure between regions occur as a result of population migration, either recently or in the past, it is possible for regions to have distinctive age structures as a result of atypical birth and death rates. The aboriginal population of the NT has higher birth and death rates than the general population, and this contributes to the lower proportion of seniors in the two NT regions.

4.5.2 Bursts of youthful migration

As we have seen, young people and those of workforce age are more mobile than seniors. The traditional pattern is that people are geographically mobile in their youth, but after age 30 or so they settle down, usually marrying and buying a house. As young people, they are attracted to regions with good job prospects and, within metropolitan areas, to new outer suburbs. Accordingly, regions experiencing rapid economic growth and regions on the suburban frontier will be youthful, while those which experienced rapid economic growth a generation or more ago, and the outer suburbs of a generation or more ago, will have senior populations.

"Regions on the suburban frontier will be youthful."

In 1954 the suburbs which had been settled three to five decades previously were those built up before the First World War. This explains the high proportion of seniors then living in Inner Melbourne and Inner Western Sydney. Apart from the ACT, it is not easy to identify regions where, in 1954, the proportion of seniors was low due to new suburban settlement. Many of the urban regions used in this report include a mixture of old-established and new suburbs and accordingly come out close to average. Some regions were mixed in 1954, some in 2003, and some such as Northern Melbourne in both years.

In 2001 the only metropolitan region with a high proportion of seniors was Central Adelaide. The proportion of seniors in the inner and middle regions of Sydney and Melbourne was around or even below national average. The current out-migration of seniors from these regions has been going on for some time. On the other hand, there were several regions with low proportions of seniors associated with the movement of young families to new suburbs. Outer Northern Perth was the best current example, since it was still growing from the immigration of young people and those of working age. The low proportion of seniors in these outer suburbs was complemented by a high proportion of young people.

It is not only suburbs which can age following a burst of population growth. In 1954 the proportion of seniors was high in three Victorian regions which had experienced rapid economic growth in the nineteenth century followed by reduced growth in the first half of the twentieth. These regions were the old-established pastoral region of Western Victoria and the old goldfields of the Central Highlands (Ballarat) and Loddon (Bendigo). In 2003 the equivalent regions were those which had experienced rapid economic growth in the 1920s and 1950s followed by reduced growth in the period after 1975: Eyre and Yorke and Murraylands in SA, Mallee-Wimmera and Gippsland in Victoria, Murray in NSW and (possibly) Wide Bay Burnett in Queensland.

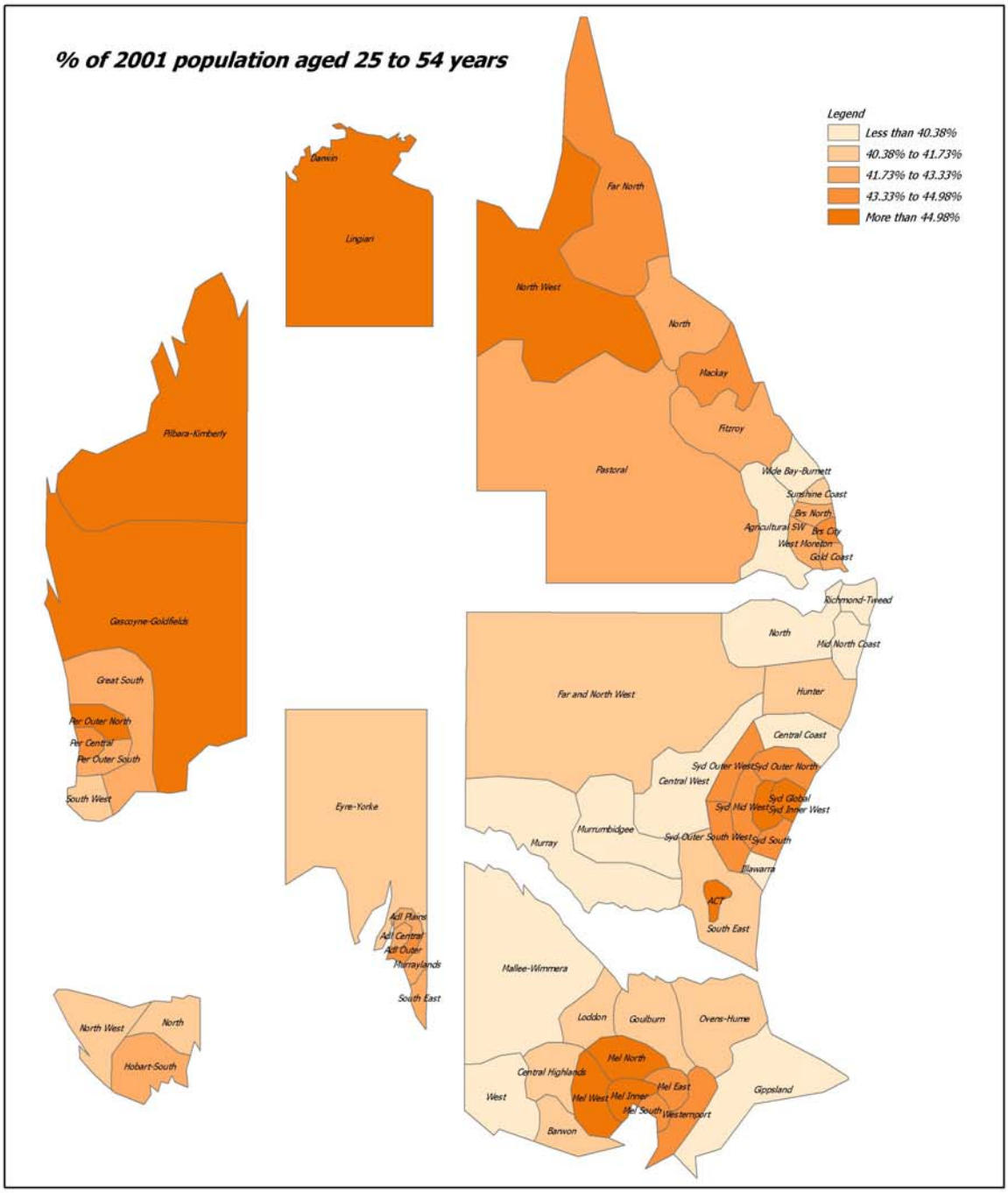
Rural regions with low proportions of seniors in 1954 included Peel-SW and Wheatbelt-Great Southern in WA and Gippsland in Victoria. In the immediate post-war period new settlement was still under way in agricultural WA, while in Gippsland the dairy industry was coming of age and the power industry was experiencing rapid growth. By 2003 Gippsland and the Wheatbelt-Great Southern were no longer booming, and their populations had aged.

Despite these examples from the agricultural areas, in 1954 the lowest proportion of seniors was found in the remote regions: the tropical north coast and the pastoral inland. In some of these regions, such as NW Queensland, the youthful population was associated with current mining industry developments. However, several of these regions (WA Gascoyne-Goldfields, NSW Far West, Pastoral Queensland) had experienced booms in the late nineteenth or early twentieth century. If the youthful population which migrated to these regions in the decades before the first world war had stayed put, the regions would have had high proportions of seniors by 1954, like Loddon and the Victorian Central Highlands. Perhaps death rates were high, but it is more likely that the current high rate of out-migration from these regions was already established half a century ago.

Table 4.8 Bursts of youthful migration by selected region

	% of population aged over 55 years	
Selected region	1954	2001
NSW Far and North West	12.1	23.5
NSW Murray	15.2	25.1
Sydney Inner West	21.9	22.1
Sydney Mid West	14.0	18.8
VIC Gippsland	12.3	26.1
Melbourne Inner	22.9	19.4
VIC Loddon	20.3	24.2
VIC Mallee-Wimmera	15.8	26.3
Melbourne North	16.6	20.5
VIC West	19.8	25.4
VIC Central Highlands	20.1	23.4
QLD Pastoral	12.1	19.3
QLD North West	10.0	12.8
QLD Wide Bay-Burnett	15.6	27.8
Adelaide Central	20.9	27.9
SA Eyre and Yorke	14.7	25.4
WA Gascoyne-Goldfields	12.7	16.0
WA Wheatbelt-Great Southern	12.6	22.9
WA Peel-South West	12.5	23.0
Perth Outer North	12.1	17.2
NT Lingiari	18.3	9.1
National average	**16.0**	**22.0**
National average		
Rural	14.6	23.5
Lifestyle	15.6	24.6
Production Zone	14.3	21.3
Core Metro	17.7	21.7
Dispersed Metro	17.7	21.6
Resource based	13.9	17.1

In 2003 the proportion of seniors was still high in Australia's north coast regions, but the pastoral inland had aged. In the remote regions the low proportion of seniors made way for a high proportion of people of prime working age (25-54). The exception was NT Lingiari, where the proportion of children was high, reflecting Aboriginal fertility.


% of 2001 population aged 25 to 54 years
Legend
Less than 40.38%
40.38% to 41.73%
41.73% to 43.33%
43.33% to 44.98%
More than 44.98%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

The hypothesis that people move around when young but then age in situ is supported by the experience of many regions, but not all. Though seniors are less likely to change region than younger people, enough of them now do so to have significant effects.

4.5.3 The effects of the internal migration of seniors

In 1954 the hypothesis that young people migrate and seniors do not explained most of the concentrations of older people in Australia. However, two of our regions stood out: the NSW Central Coast and North Brisbane (which then was dominated by Redcliffe). The proportion of Central Coast residents aged 55 and over was then 25.5 per cent. Despite the ageing of the national population since, this percentage is currently exceeded in only eight of our 64 regions. Regions with high senior populations are nothing new. The high proportion cannot be explained by ageing in situ. Neither the Central Coast nor Northern Brisbane had experienced nineteenth-century booms. They were, instead, the result of early experiments with retirement migration. Both were coastal, and both were just outside commuting range from their state capital. Similar but less marked concentrations of seniors occurred in Melbourne Westernport (which includes the Mornington Peninsula and also the Yarra Ranges), Outer Adelaide (which includes Victor Harbor and the Adelaide Hills) and Outer Western Sydney (which includes the Blue Mountains). In all these five regions the total population was much less than it is now (between 10 per cent and a quarter), and together they accounted for a little under four per cent of the national senior population.

Of the five retirement regions noticeable in 1954, four had become outer suburban by 2003. The exception was the NSW Central Coast, and even here the population was becoming relatively younger. The new retirement regions were all on the coast, but further from Sydney and Brisbane. They were all in the coastal subtropics beyond the outer suburbs. This placed them north and south of Brisbane: between 80 and 350 km north, and between 200 and between 200 and 700 km south. (In terms of distance from Sydney, this was from 300 to 900 km and from 1050 to 1300 km north.) The NSW South East also had a high proportion of seniors, though its population was not as elderly as the regions further north. In all these regions the proportion of children and teenagers in the population is around national average, so the high proportion of seniors is counterbalanced by a relatively low proportion of prime workforce age. In 2001 these six retirement regions housed nearly 10 per cent of the senior population, compared with 7.7 per cent of the total population.

The populations of the temperate coasts were less distinctive. All Tasmanian regions are coastal, but their proportions of people aged 55 and over were not much over national average, as were their proportions aged under 20. The same applied to the Victorian coastal regions apart from Gippsland (which had a moderately high senior proportion explicable mainly by industrial decline), to coastal SA and to WA's only country region with a largely coastal population, Peel SW.

The tropical coasts contrasted with the subtropical. They all had average or below average senior populations. In the Queensland coastal regions north of Bundaberg the proportion of people 55 and over was below national average and the proportion of children is a little above. Australia's north coast had a youthful population—the frontier youthfulness of the remote tropics. To maintain comparability between 1954 and 2001 we have used the de facto (census night) population in these comparisons. A high proportion of the senior population of these regions comprised gray nomads retreating from the southern winter.

Inner Melbourne had a distinctive pattern: its proportion of seniors was a little under national average and proportion of children way under, allowing persons of prime workforce age to make up nearly two-thirds of the total population. Global Sydney and Inner West Sydney both had low proportions of children, but not quite the same high proportion of people of prime workforce age. Inner Melbourne also had a high turnover of seniors: capital gains on housing appear to have fuelled outward retirement migration, but there appears also to have been in-migration of seniors trading up.

4.5.4 Ageing and population growth

We have been accustomed to thinking that a youthful population will be a rapidly growing population, for two reasons:

- it is likely to have lots of people of child-bearing age who are adding to the population; and
- people shifting into new regions have generally been young families seeking new housing and job opportunities.

However, the proportion of seniors in the population in 1954 was not a very good predictor of population growth to 2001. Among areas with youthful populations in 1954, the ACT and several of the remote regions grew well above national average, but NW Queensland barely made national average. Among areas with high proportions of seniors in 1954, the Gold Coast, North Brisbane and the NSW Central Coast grew rapidly, while regions like Central Adelaide and Inner Western Sydney experienced the predicted low growth.

The same lack of predictive power applies over the shorter period, the five years to 2001. In some regions, notably Darwin and the Outer South West of Sydney, a youthful population was associated with growth. However, there were also contrary examples.

- The WA Gascoyne/Goldfields had a fairly youthful population, but its total population declined in the five years to 2001. Its proportion of children was not far from national average.
- NW Queensland had a youthful population combined with a low rate of growth. It was also is failing to produce the children required for internally-generated growth.
- On the inland outskirts of Brisbane, West Moreton combined a low proportion of seniors and a high proportion of children with population decline all the more striking for its proximity to rapidly-growing coastal areas.

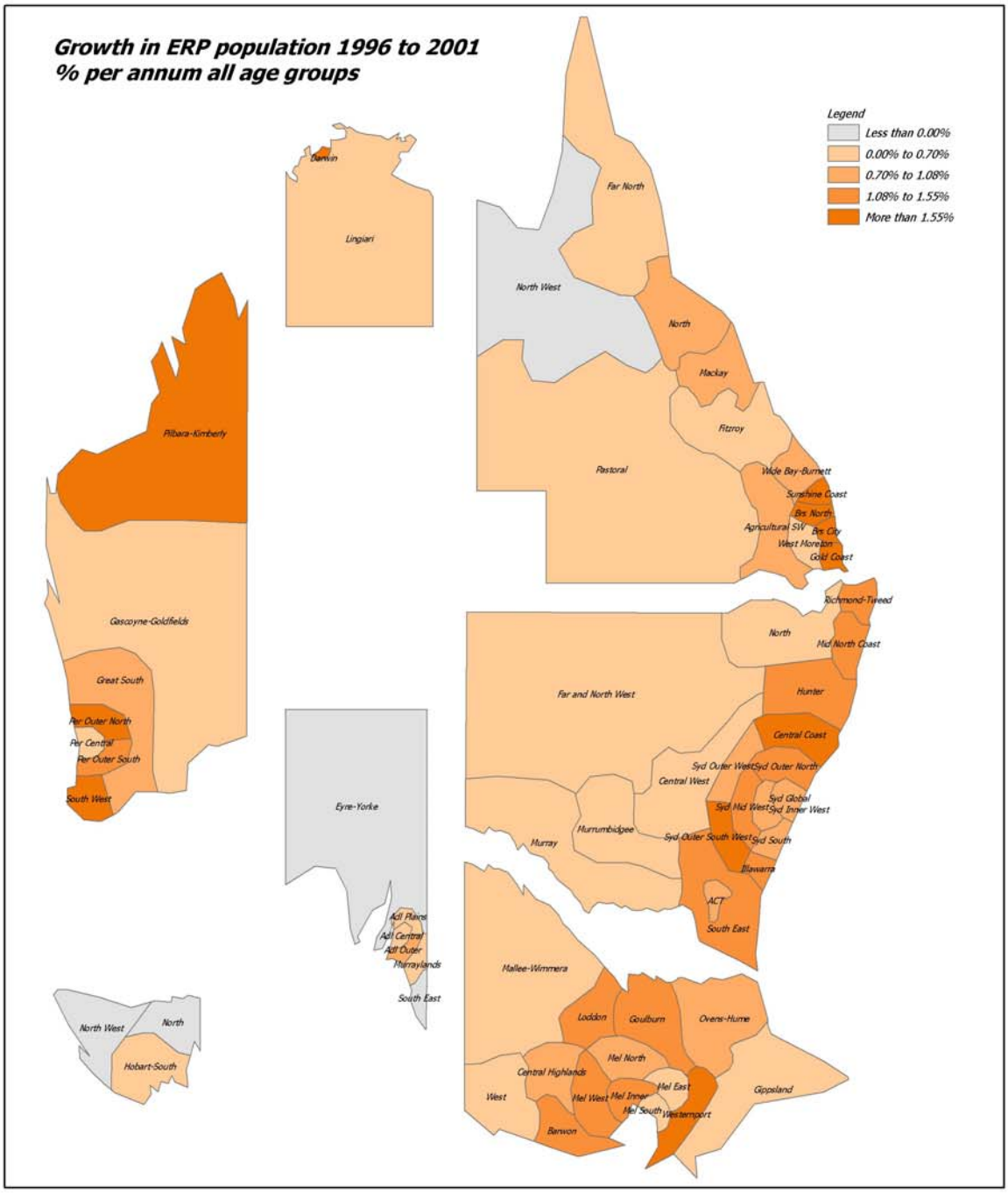
The converse proposition, that an elderly population will be a declining population, is also still true in some regions. The three Tasmanian regions have stable or declining populations with senior proportions a little above national average, and the same is true of Mallee-Wimmera in Victoria and Eyre-York in SA. However, there are notable contrary examples.

- For all Australia the region with the fastest population growth 1996-2001 was the Sunshine Coast, which has a distinctly elderly population profile (29 per cent aged 55 and over). As we have seen, it attracted strong internal migration.
- The other NSW coastal regions outside Sydney, not to speak of Wide Bay Burnett in Queensland, experienced population growth despite elderly populations. (Growth on the north coast was between 4 and 5 per cent as compared with a national average of 5.7 per cent, and growth in the South East was at the national average rate.)
- At the regional level, there are no examples of suburbs with declining, elderly populations, though there may still be examples at the LGA level. The only metropolitan region to combine a rate of growth less than half national average with an above-average proportion aged 55 and over was Inner Adelaide, and even here the rate of growth is only slightly below national average.

Demographic trends have contributed to the disruption of the former association between population youthfulness and growth. A declining birth rate means that a population of young adults can no longer be guaranteed to breed numerous children: they are spectacularly failing to do so in Inner Melbourne. Increased longevity means that elderly populations grow by simply getting older instead of dying. However, population growth in regions like the Sunshine Coast has been based mainly on migration between regions.

"A population of young adults can no longer be guaranteed to breed numerous children."

We can add detail by looking the different distribution of age groups within the seniors category.


Growth in ERP population 1996 to 2001
% per annum all age groups
Legend
Less than 0.00%
0.00% to 0.70%
0.70% to 1.08%
1.08% to 1.55%
More than 1.55%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
West
Mel West
Mel Inner
Mel South
Westernport
Gippsland
Barwon
North West
North
Hobart-South

4.6 The two senior age groups

At the 2001 Census, 41.4 per cent of the senior population was aged 70 and over (born before 1932), with the remaining 58.6 per cent aged 55-69 (born 1931-45). The proportion of all seniors aged 70 and over had increased from 29.6 per cent in 1954. In 1954 there was not much regional variation in this ratio, as would happen with stable populations subject to similar death rates. The main divergences were:

- lower proportions in the remote regions, which could be due to higher death rates or to out-migration following retirement of people in their mid-sixties;
- a lower proportion in the ACT, reflecting the its recent foundation; and
- higher proportions in Victoria Central Highlands, Victoria Loddon and NSW Hunter. The people concerned would have been born in the 1870s and 1880s, when these regions were experiencing strong growth. They may also have retired to the region, attracted by low-cost housing. Given its remote location, the proportion in WA Gascoyne-Goldfields was also high, again probably reflecting the boom at the turn of the century. Despite out-migration of seniors, some of the old prospectors were still there.

By 2001 regional variation in the proportion of seniors aged 70 and over had increased noticeably. Two types of region had high proportions of old people in relation to their total senior population.

- Established suburban areas with long-lived populations ageing in situ. In Inner Adelaide and Southern Melbourne the proportion of old people among seniors was around 50 per cent, well above national average. The proportion in Inner Perth was 47 per cent, while that in the older parts of Sydney was well behind at 45 per cent, and that in Inner Brisbane barely above national average at 43 per cent. These proportions may also have been influenced by out-migration of the younger group of seniors.
- The proportion was also high in two NSW regions: Central Coast and Richmond-Tweed. A tentative hypothesis would be that the 55 and over population of these regions includes many retirees who moved there in the 1970s and 1980s, but relatively few retirees from the 1990s. The Central Coast, at least, is on its way to becoming a new outer suburb, while Richmond-Tweed seems to be following the path of the Gold Coast, which had a high proportion of seniors in 1954 but is now close to national average.

Only one type of region was notable for a lack of old people in relation to those of retirement age: the remote regions of WA, NT and Queensland, including Darwin. Three reasons can be given for this.

- There has been a strong tendency to retire away from these regions.
- These regions have significant Aboriginal populations with much lower life expectancy than other Australians.
- The population of retirement age includes many gray nomads. Because of the effects of declining health and the means test, gray nomads tend to be aged under 65.

All-Australia, the proportion of the population of retirement age (55-69) was particularly high in the currently fashionable retirement (and gray nomad) areas: Wide Bay Burnett, the Sunshine Coast and the NSW Mid North Coast. It was low in the NT and in Outer South West Sydney. It was within two percentage points of national average elsewhere, including the whole of Victoria, Tasmania, SA, WA and the ACT.

In seven regions the proportion of the population aged 70 and over in 2001 was more than three percentage points over the national average of 9.1 These regions fell into three groups.

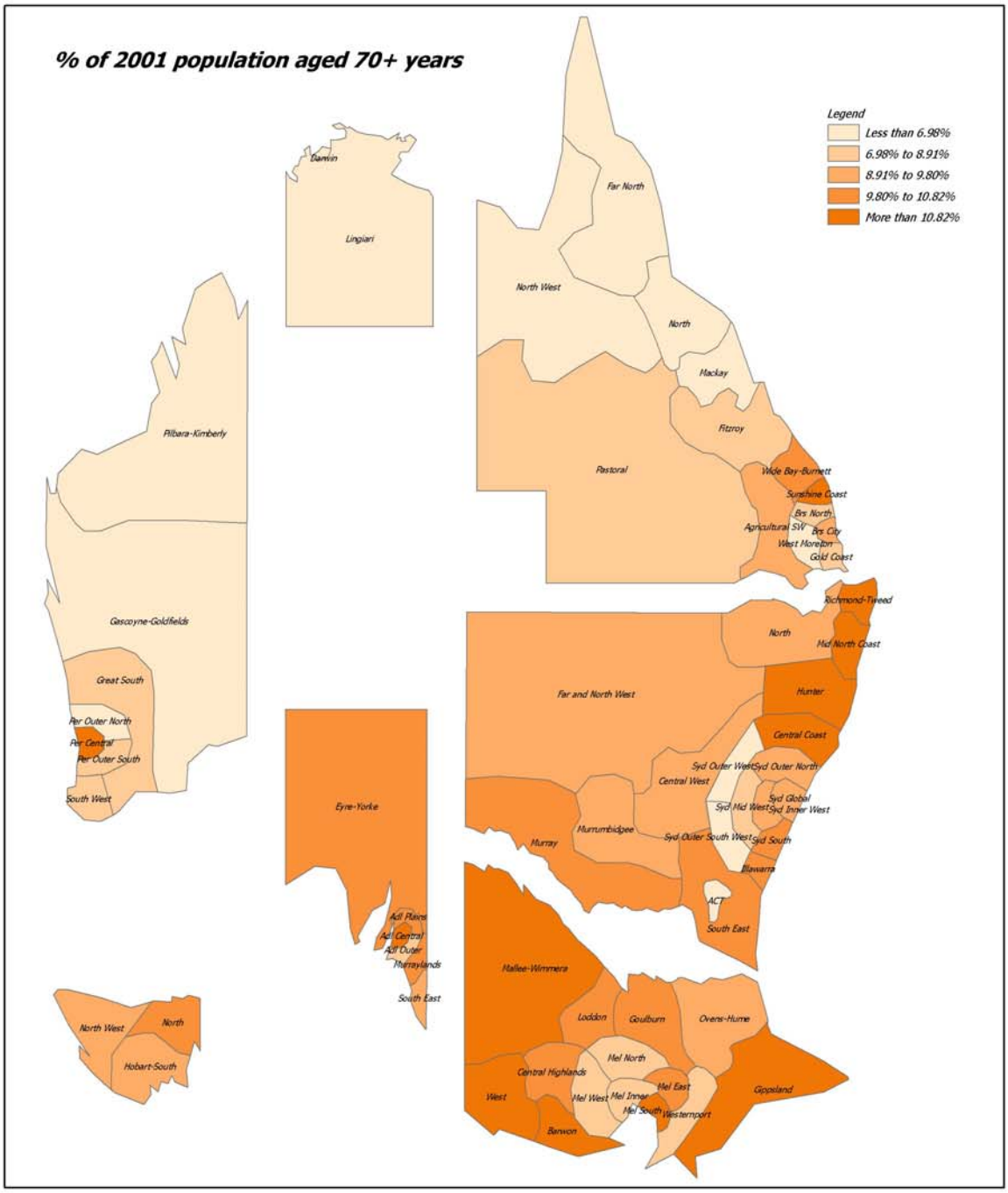
- Established suburban areas: Inner Adelaide and Southern Melbourne.
- Established retirement areas: the Sunshine Coast, Richmond-Tweed, the NSW Mid North Coast and the NSW Central Coast. Wide-Bay Burnett is not yet part of this group, while the Gold Coast is no longer a member, having diversified its population. It seems likely that Richmond-Tweed and the Central Coast are likely to leave this group as the present generation of old people dies or leaves and is replaced by relatively few new retirees.
- The Mallee Wimmera in Victoria appears to have faded as a desirable retirement area.

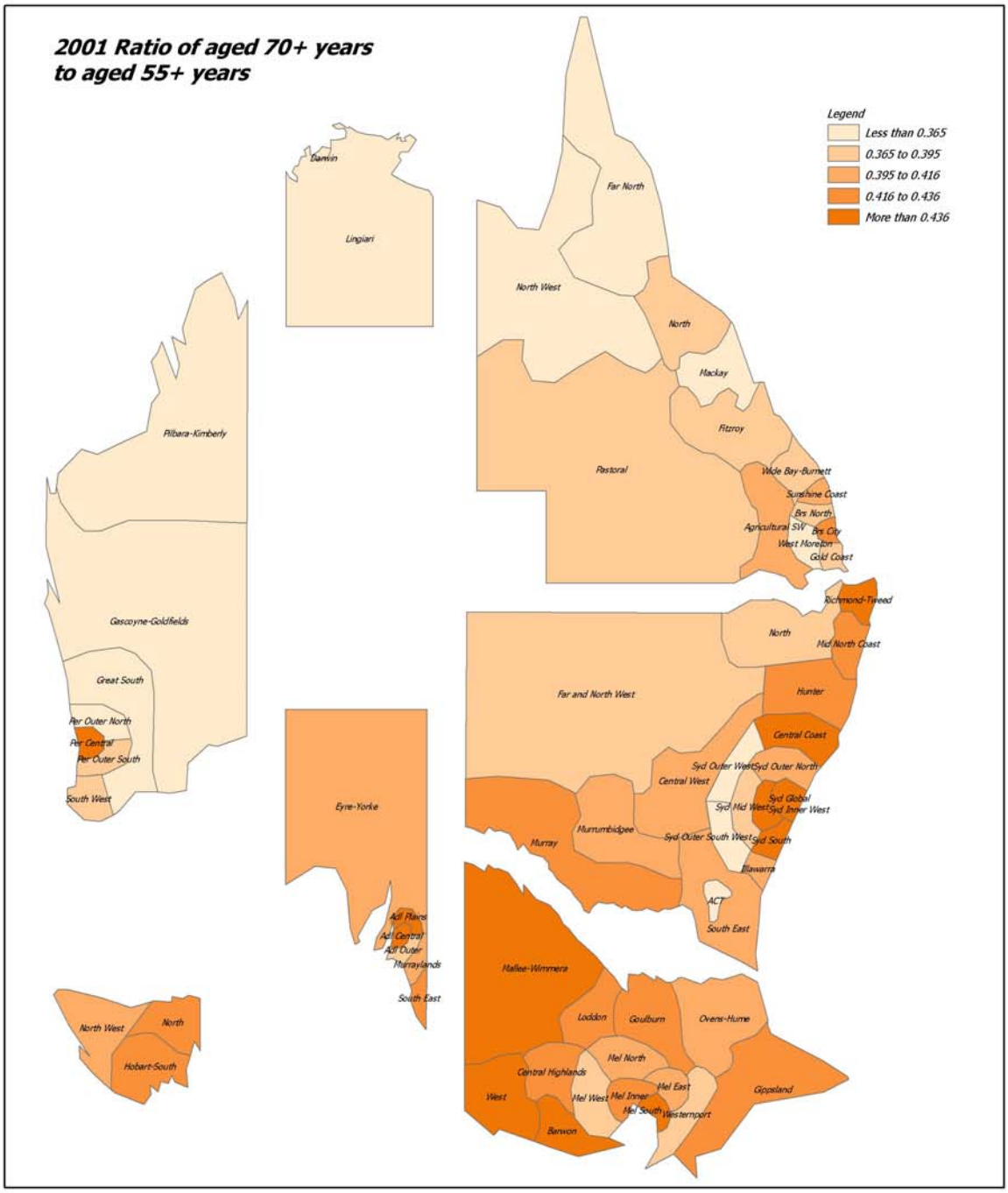
In nine regions the proportion of the population aged 70 and over was 6 per cent or less (ie over three percentage points below the national average). These regions fall into two groups.

- Remote areas: NT Lingiari, Darwin, Pilbara-Kimberley, Gascoyne-Goldfields and NW Queensland. This does not cover all remote areas: Pastoral Queensland in particular is quite close to national average.
- Urban areas which are now experiencing rapid growth, or did so in the recent past: the ACT, Darwin again, Outer Northern Perth, Outer W Sydney and Outer SW Sydney. Reflecting relatively subdued growth, Melbourne and Adelaide do not have regions with low elderly populations, though they may have some LGAs with this characteristic. Neither does Brisbane, perhaps due to the subtropical retirement factor.

Table 4.9 Population of senior groups and ratio in selected regions

Selected region	% of population		
	Population 70 and over	Population 55 and over	Ratio
NSW Hunter	10.9	25.2	0.43
NSW Mid North Coast	12.9	29.6	0.44
NSW Richmond-Tweed	12.6	27.3	0.46
NSW Central Coast	13.1	27.2	0.48
Global Sydney	9.6	21.7	0.44
Sydney Outer South West	4.7	14.2	0.33
Sydney Outer West	6.0	16.6	0.36
VIC Loddon	10.3	24.2	0.43
VIC Mallee-Wimmera	11.8	26.3	0.45
Melbourne South	12.5	25.6	0.49
VIC Central Highlands	10.1	23.4	0.43
QLD North West	3.6	12.8	0.28
QLD Wide Bay-Burnett	10.8	27.8	0.39
QLD Gold Coast	8.0	20.8	0.38
QLD Sunshine Coast	11.2	27.0	0.41
Brisbane City	8.9	20.9	0.43
Adelaide Central	14.0	27.9	0.50
WA Pilbara-Kimberly	1.8	8.4	0.21
WA Gascoyne-Goldfields	5.2	16.0	0.32
Perth Central	11.0	24.1	0.46
Perth Outer North	6.0	17.2	0.35
Darwin	2.5	11.5	0.22
NT Lingiari	2.0	9.1	0.22
ACT	5.9	17.0	0.35
National average	9.0	22.0	0.41
National average			
Rural	9.5	23.5	0.41
Lifestyle	10.1	24.6	0.41
Production Zone	8.7	21.3	0.41
Core Metro	9.4	21.7	0.44
Dispersed Metro	8.8	21.6	0.41
Resource based	6.0	17.1	0.35


% of 2001 population aged 70+ years
Legend
Less than 6.98%
6.98% to 8.91%
8.91% to 9.80%
9.80% to 10.82%
More than 10.82%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Pilbara-Kimberly
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Gascoyne-Goldfields
Great South
Far and North West
Hunter
Per Outer North
Per Central
Per Outer South
Central Coast
Syd Outer West
Syd Outer North
Central West
South West
Syd Global
Syd Mid West
Syd Inner West
Eyre-Yorke
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
Adl Plains
Adl Central
Adl Outer
South East
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
North West
North
Mel North
Hobart-South
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon


2001 Ratio of aged 70+ years to aged 55+ years
Legend
Less than 0.365
0.365 to 0.395
0.395 to 0.416
0.416 to 0.436
More than 0.436
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

4.6.1 Long-run changes in the senior age groups, 1954-2001

From 1954 to 2001 the proportion of the Australian population aged 55 and over increased from 17 per cent to 22 per cent. Despite this general ageing, there were three regions where the senior population proportion fell over the 47-year period. These, and similar regions with small increases in the senior proportion, can be classified into two groups.

- Inner suburbs which were rejuvenated, usually in conjunction with gentrification and a rise in the student population, usually in combination with a fall in total population.
- Retirement regions which became outer suburbs. Outer West Sydney and North Brisbane both experienced a considerable increase in total population. Though their senior populations increased, the increase was not enough to keep up with the increase in the younger population, and the proportion of seniors declined. Similar, but less marked, trends occurred in Outer Adelaide, Melbourne Westernport, Outer South West Sydney and the NSW Central Coast.

Regions with major increases in the proportion of seniors over the 47 years were again of two types.

- Retirement regions established during the period: Qld Wide Bay Burnett, the Sunshine Coast, NSW Richmond-Tweed and the NSW Mid North Coast.

Regions which expanded during the postwar period but have more recently contracted: Gippsland, Adelaide Plains, Far West NSW, the Hunter and the Illawarra.

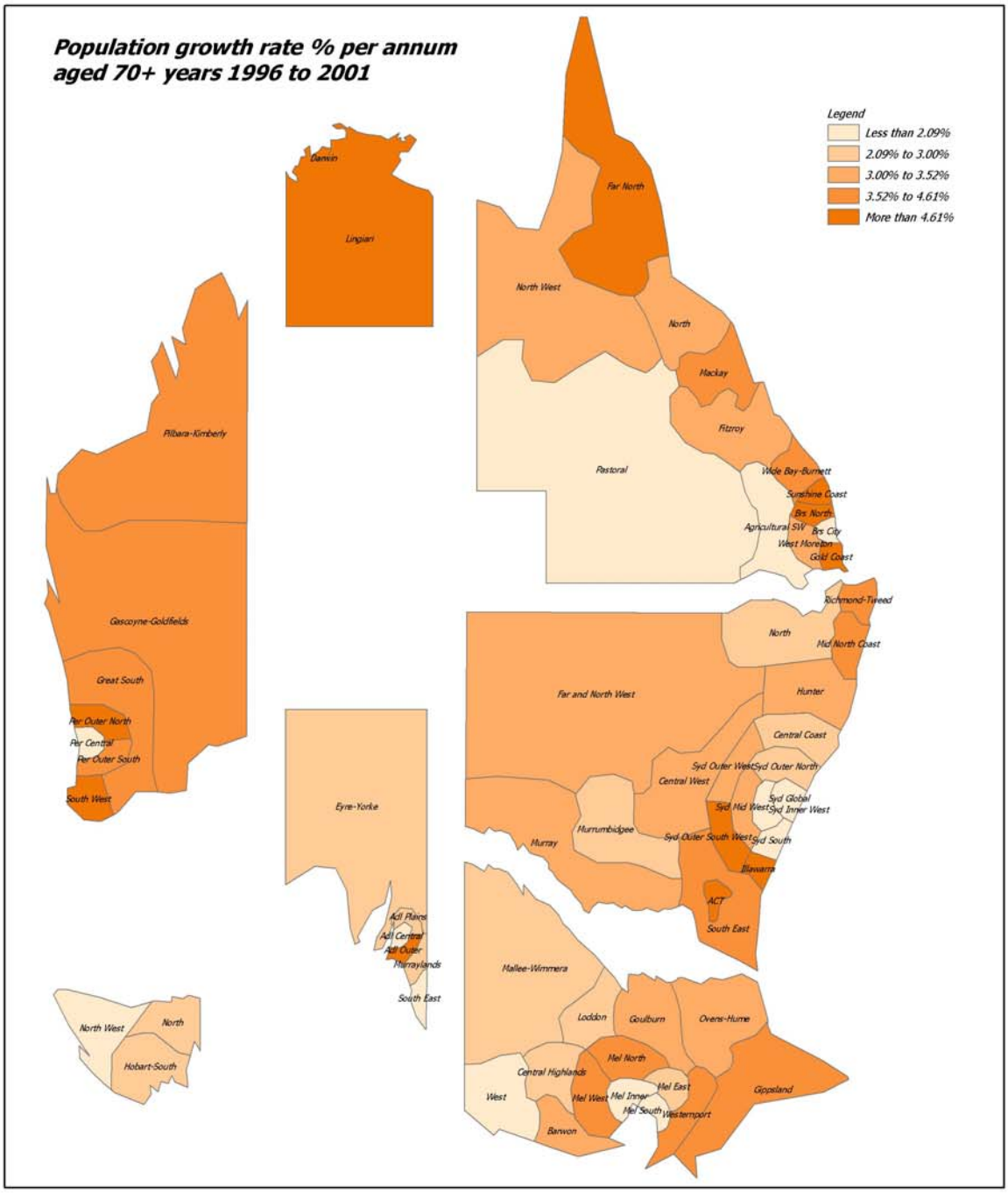
4.6.2 Patterns of change in the senior age groups, 1996-2001

Over the five years from 1996 to 2001 most of the regions with rapidly growing elderly (70+) populations were outer suburbs and resorts with previously low elderly populations. The most rapid growth was in Outer Northern Perth, and other regions fitting the description were Perth Outer South, Peel-SW, Outer Adelaide, Sydney Outer SW, the ACT and Brisbane North. In all of these areas a rapidly-growing elderly population was accompanied by growth in other age groups, and the proportion of elderly people did not necessarily increase.

In all the inner metropolitan areas the rate of growth of the elderly population was low. In Inner Melbourne and Inner Perth there was very little growth in this age group at all. In Inner Perth this reflected a lack of growth for all age groups, but in Inner Melbourne the rate of growth of the elderly population was well behind the rate of growth of the population as a whole. The position was similar, though less marked, in Global and Inner Western Sydney. Possible reasons for these patterns include the following.

- High death rates among old people – as would occur if the elderly population in 1996 included a high proportion of octogenarians and nonagenarians subject to high mortality.
- Retirement migration – current out-migration of people aged 70 and over, or, more likely, out-migration in the 1970s and 1980s of people then aged in their fifties and sixties.

Whichever is the case, the growth rates do not support the hypothesis sometimes put forward, that there has been substantial return migration of frail elderly people who could no longer keep up with the lifestyle of the region to which they had originally retired. However, perhaps returning retirees do not go back to the inner cities, which have become too expensive for them, but to the more affordable outer suburbs.


Population growth rate % per annum
aged 70+ years 1996 to 2001
Legend
Less than 2.09%
2.09% to 3.00%
3.00% to 3.52%
3.52% to 4.61%
More than 4.61%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

As evidenced by changes in the proportion of the population aged 70 and over, there is some evidence that the elderly population aged 70 is becoming more evenly spread across Australia. In all regions where the population 70 and over was more than three percentage points below national average, that proportion had increased more rapidly than average over the five years to 2001. This applied both in the remote regions (NT Lingiari, Darwin, Queensland NW, Gascoyne-Goldfields and Pilbara-Kimberley) and in the rapidly-growing urban areas (ACT, Darwin again, Perth Outer North, Sydney Outer SW and Sydney Outer W). This convergence was not as marked for regions with already-high proportions of people aged 70 and over. Only in Southern Melbourne did the proportion fall markedly. The NSW Mid North Coast diverged: an already-high elderly proportion increased further. In the other regions with high proportions 70 and over, the proportion went up more or less at national average (Inner Adelaide, NSW Central Coast, Richmond-Tweed, Sunshine Coast and Vic Mallee-Wimmera).

"There is some evidence that the elderly population aged 70 is becoming more evenly spread across Australia."

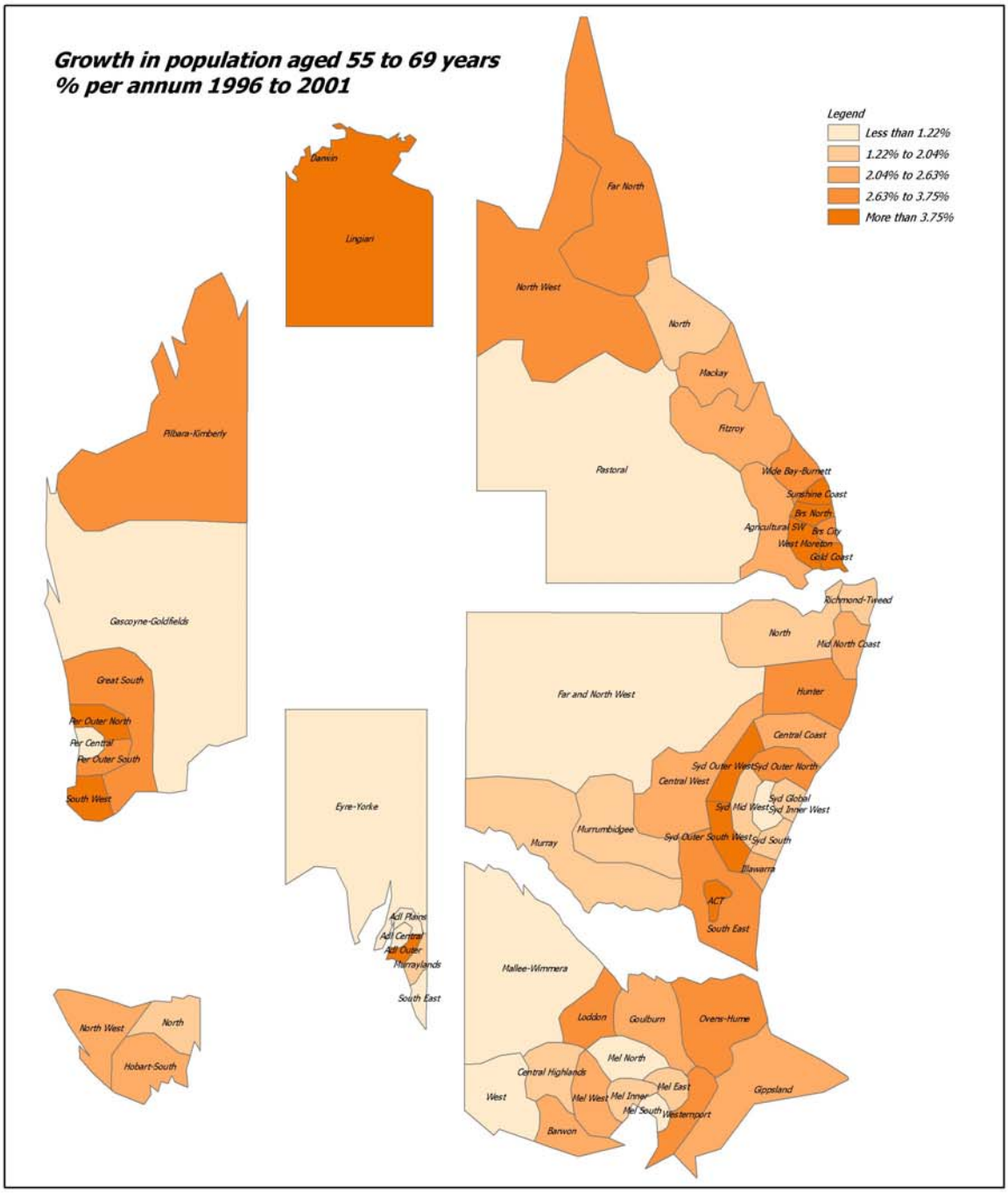
As noted above, the inner areas of Melbourne, Sydney, Brisbane and Perth started out with elderly proportions around average and experienced declining proportions. Elsewhere the proportion of people aged 70 and over grew at or above national average.

The pattern of change was more complicated for the retirement age group, 55-69. Nationally, this age group grew by 13.6 per cent from 1996 to 2001. The range of rates of growth was considerable, from 2 per cent in Inner Perth to 33 per cent in Outer Northern Perth. However, we will concentrate discussion on changes in the proportion of the population. Nationally, this rose from 12.2 per cent to 12.9 per cent, an increase of 6 per cent. The range was from a decrease of 2 per cent (Inner West Sydney) to an increase of 22 per cent (Outer South West Sydney).

Internal migration, overseas arrivals and the increasing number of gray nomads have helped to generate both convergent and divergent patterns.

- Regions with low proportions of retirement-aged people converging upwards towards national average: the two NT regions, Sydney Outer West and Outer South West and the ACT. Though current internal migration is reducing the size of the retirement-aged cohort in these regions, this is overcome by cohort effects: the ageing of previous generations of internal migrants.
- Regions with above-average proportions of retirement-aged people converging downwards towards national average: Richmond-Tweed and the NSW Central Coast and in Queensland the Sunshine Coast. These regions received sufficient migrants of working age to counteract the effect of their retirement intake on their already elderly populations.
- Regions with low proportions of retirement-age people diverging from national average by getting lower: Sydney Mid West and Inner Melbourne.
- Regions with high proportions of retirement-aged people diverging upwards: SA Eyre and Yorke and, less markedly, Murraylands, also Wide Bay Burnett and (mildly) NSW Murray.

Putting the two age groups together, between 1996 and 2001 the most notable increases in the proportion of the population aged 55 and over took place in the ACT and Outer SW Sydney due to increases in both age groups. These increases were due more to ageing in situ than to migration effects. The third-largest increase in the proportion, in Outer Adelaide, was due solely to an increase in the population aged 70 and over. Increases in excess of national average took place in most remote areas, some outer suburbs, and a few rural areas such as Ovens-Hume. Decreases were concentrated in the inner areas of the state capitals except for Hobart.


Growth in population aged 55 to 69 years
% per annum 1996 to 2001
Legend
Less than 1.22%
1.22% to 2.04%
2.04% to 2.63%
2.63% to 3.75%
More than 3.75%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Eyre-Yorke
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

4.7 Lone-person elderly households

The chief effect of the ageing of the population on local government is likely to arise from the effect on local economic development, both directly through the ability to pay rates and indirectly through general levels of income and prosperity. However, in some states there is also likely to be an effect on the expenditure side through increased demand for services for old people. This demand is most likely to be significant in Victoria, where social service and welfare functions absorb 14 per cent of the aggregate local government budget. However, the proportion is less after deduction of specific-purpose grants and user charges. The proportion of welfare services is actually higher in the NT, at 16 per cent, but many of these expenditures benefit people aged less than 55. The proportion is lowest in Queensland, at less than 1 per cent.

Old people may also demand community and cultural amenities, which is significant in all states and the NT. However, on balance they are not major consumers of recreational services, apart from passive recreation. An ageing population may benefit local government finance by reducing the demand for sports grounds.

In so far as local governments are involved in providing welfare services for elderly people, their clients tend to be the frail aged living alone at home. Several measures are available.

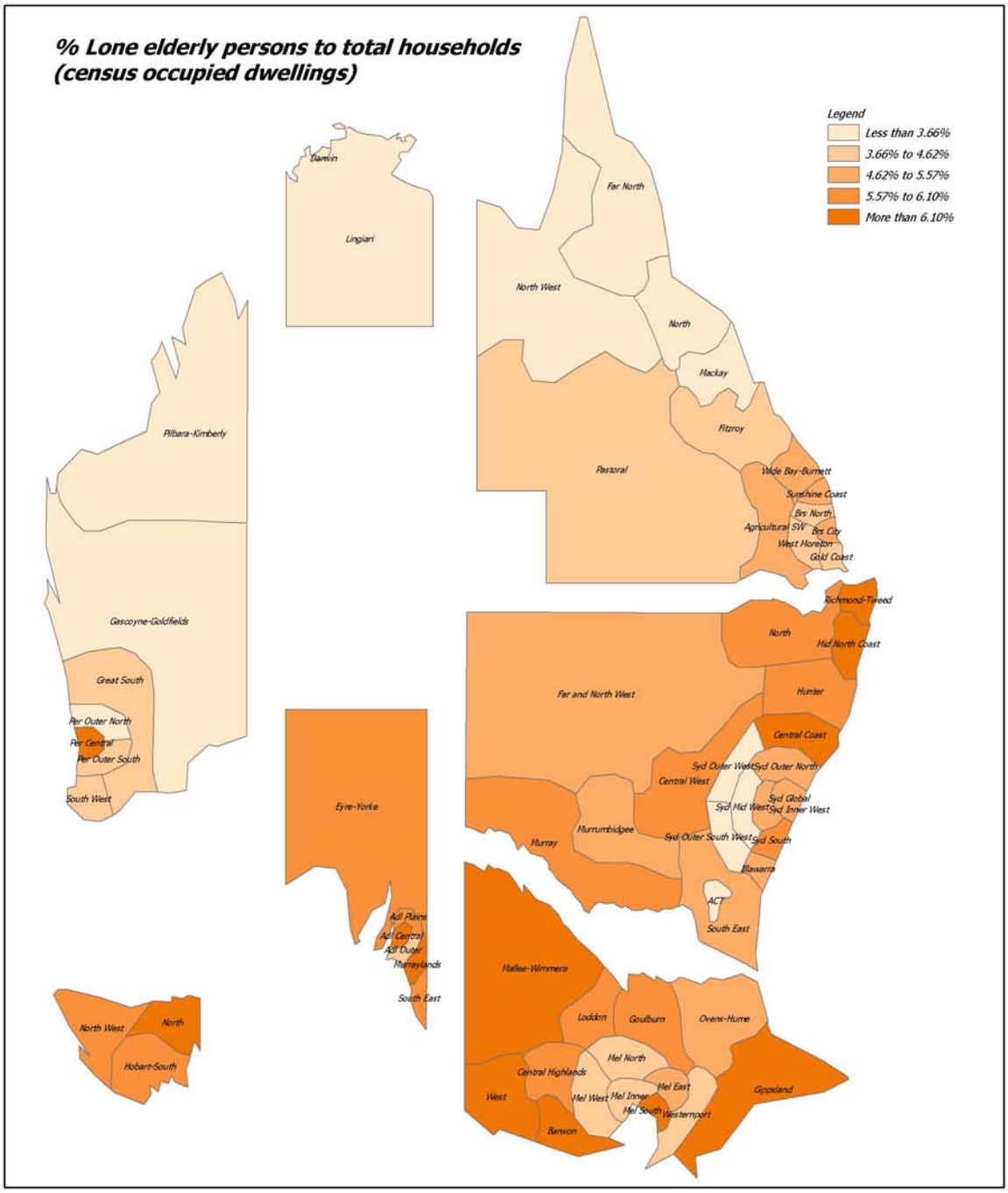
Nationally, about five per cent of dwellings contain a lone elderly person (aged 75 and over). Regionally, the maximum proportion is in Inner Adelaide (8.5 per cent) and the lowest proportion in the Pilbara-Kimberley (0.3 per cent). Other regions with high proportions include the following.

- Much of rural Victoria, especially the West and Mallee-Wimmera.
- Only one region within Metropolitan Melbourne: Southern Melbourne.
- Tasmania, particularly the North.
- South Australia, except for Outer Adelaide.
- Much of non-metropolitan NSW, especially the Central Coast, Mid North Coast and Richmond-Tweed.
- None of metropolitan Sydney, with the mild exception of Southern Sydney.
- None of WA except for Inner Perth.
- None of Queensland, the NT or the ACT regions.

Low proportions are found in the remote north.

Table 4.10 Lone person elderly households

Selected region	Lone 75+ to total households	Lone 75+ to all households 75+	Lone 55 to 74 to all households 55 to 74
NSW Mid North Coast	6.3	26.4	54.9
NSW Richmond-Tweed	6.3	28.3	54.9
NSW Central Coast	7.5	28.0	57.4
Sydney South	5.8	20.4	54.8
VIC Mallee-Wimmera	6.9	26.2	60.5
Melbourne South	7.4	26.4	58.7
VIC West	6.8	27.0	61.3
Adelaide Central	8.5	28.9	63.0
SA Murraylands	6.1	26.3	61.6
Adelaide Plains	5.9	27.9	57.9
WA Pilbara-Kimberly	0.3	32.9	37.4
Perth Central	6.6	34.9	63.5
TAS North West	5.8	27.7	62.5
TAS North	6.3	28.3	62.9
National average	**4.9**	**25.2**	**57.1**
National average			
Rural	5.3	26.9	59.6
Lifestyle	4.8	26.2	54.1
Production Zone	4.6	23.2	54.4
Core Metro	5.4	30.8	61.0
Dispersed Metro	4.9	21.3	55.8
Resource based	3.0	27.3	57.1


% Lone elderly persons to total households
(census occupied dwellings)
Legend
Less than 3.66%
3.66% to 4.62%
4.62% to 5.57%
5.57% to 6.10%
More than 6.10%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Mid West
Syd Global
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

It is obvious that this distribution of lone-person elderly households reflects the distribution of the elderly population. However, other influences are at work. The proportion of elderly people who live in lone-person households is high in the inner cities (especially Melbourne, Perth and Adelaide), in Tasmania and in rural SA and Victoria. It is very low in Pilbara-Kimberley and NT Lingiari, where the numbers of old people are very low and presumably those who elsewhere would have lived alone have left the region. This is also true, to a lesser degree, in WA Gascoyne-Goldfields, Darwin and NW Queensland. The proportion is also low in the Mid West and Outer South West of Sydney, the Gold Coast, the Sunshine Coast and Far North Queensland. A combination of factors may be at work here: greater proportions of households with traditions of three-generation families and relatively young elderly populations in which the widowhood ratio has yet to rise to national average.

"The proportion of elderly people who live in lone-person households is high in the inner cities."

Among younger age groups there is less frailty. The incidence of younger single-person households is therefore less significant as an indicator of demand for welfare services, and more an indicator of lifestyle choices. For all Australia, 17 per cent of people aged 55-74 live alone, and in most regions there is little deviation from this. However, the proportion is relatively high in the inner cities, especially Melbourne. The proportion is low in several remote regions: Pilbara-Kimberley, NT Lingiari, NW Queensland and WA Gascoyne Goldfields. Overall, the pattern is similar to that for older people. This similarity could be interpreted as due to younger single-person households ageing into older single-person households, but this cannot be, since most older single-person households are formed due to the death of a spouse. The similarity of pattern must therefore be due to other factors, such as different preferences for living together among ethnic groups, different availability of single-person dwellings and different levels of social acceptance for lone singles.

4.8 Employment of seniors

In 2001 56 per cent of men aged 55-64 had jobs. There was pronounced regional variation. Given that economic development during the 1990s favoured job generation in the inner cities, one might expect that jobholding rates would peak in these regions, but this reckons without commuting. On a residential basis, the highest jobholding rate for men in this age group was 73 per cent in Outer North Sydney – for retirement age men a job is perhaps a perquisite of social status. High jobholding rates also occurred in Eastern Melbourne, Southern Melbourne, Southern Sydney and the ACT, all established areas above average in social status. However, jobholding rates were also high in a couple of rural regions, notably SE SA and Pastoral Queensland.

For retirement-age men, the lowest jobholding rate was 41 per cent in NSW Mid North Coast, closely followed by Wide Bay Burnett. Whatever the attraction of these regions for in-migration, it is certainly not jobs. Jobholding rates are also low in other retirement areas (Sunshine Coast, Richmond-Tweed) and in regions adversely affected by the decline of manufacturing (NSW Hunter, Illawarra, NW Tasmania and Adelaide Plains).

Some of these patterns are reflected in the official levels of unemployment rate (Census definition, measured as % of population by age group). SA SE has the lowest official unemployment of retirement age men, 1.9 per cent. Other low rates occur in Outer North Sydney, Southern Sydney, the ACT and several rural regions. The highest official unemployment rate for retirement-age men occurs in NW Tasmania, followed by the retirement regions and by regions which have suffered from the decline of manufacturing.

The official unemployment rate is notorious for its failure to include hidden unemployment. To adjust for this, the State of the Regions reports concentrate on unemployment as revealed by excess take-up of social security benefits. An alternative indicator valuable at the regional level for the age group 55-64 is the shortfall between the labour force (jobholders plus those officially unemployed) and the highest regional labour force participation rate, which happens to be 75.3 per cent in Outer North Sydney. By calculating this shortfall, we do not wish to imply that the men of every region wish to attain North Shore jobholding rates, but rather to show where the jobs would go were these rates to be attained.

"The official unemployment rate is notorious for its failure to include hidden unemployment."

The largest shortfalls occur in the following regions.

- Retirement regions: the NSW Mid North Coast, Wide Bay Burnett, Richmond Tweed, the Sunshine Coast and the NSW Central Coast.
- Regions affected by the decline of manufacturing and a lack of alternative jobs: the Hunter, the Illawarra, NW Tasmania and Adelaide Plains.
- Pilbara-Kimberley and NT Lingiari, where the shortfall probably reflects lack of suitable jobs for the Aboriginal population. It would be considerably higher if men working for the dole were included in the shortfall.

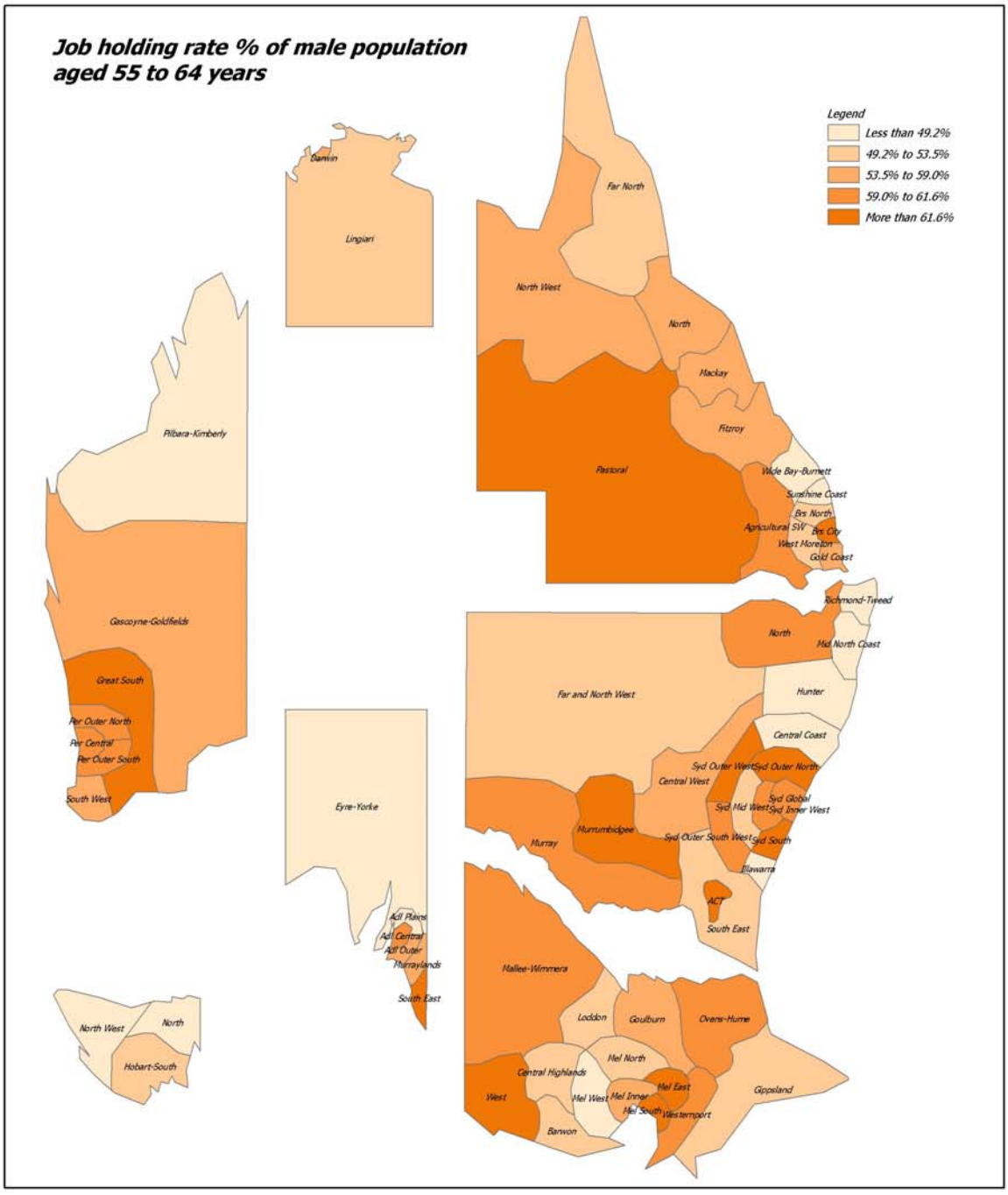
The shortfall accounts for three quarters of the difference between the jobholding rate in Outer Northern Sydney and the average for the whole country, the remaining quarter being official unemployment.

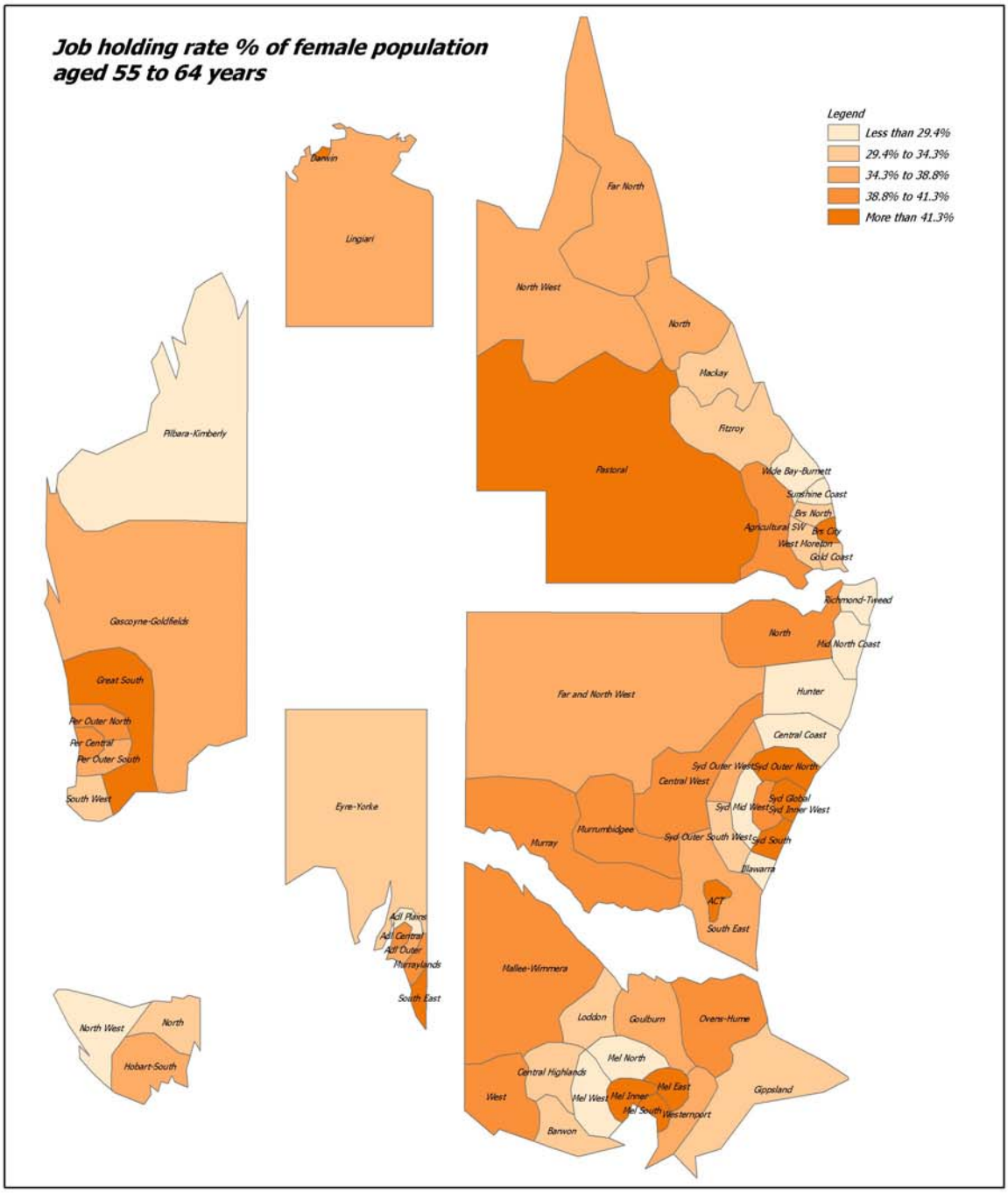
The jobholding rate for women aged 55-64 in 2001 was 36 per cent, again with significant variation. As for men, the highest jobholding rate was for residents of Outer Northern Sydney, at 52 per cent. The next highest rate, somewhat behind at 47 percent, was the ACT, with Global Sydney following, and then the other inner metropolitan and high-status metropolitan regions. Low rates were recorded in a number of the same regions as reported low rates for men: the retirement regions once again, and those affected by the decline of manufacturing.

Among all jobholders aged 55-64, 39 per cent are women. This ratio is relatively high in regions with plenty of traditional women's jobs. It peaks at 42 per cent in the ACT, with the other inner metropolitan regions following closely, including Hobart but excluding Darwin. The ratio is at its lowest in NW Queensland, at 32 per cent. Ratios of 33 per cent are found in Pilbara-Kimberley, Mackay and West Melbourne, followed by Mid West Sydney, Outer South West Sydney, Queensland Fitzroy and Gascoyne-Goldfields. Low ratios would appear to occur in a mixture of regions with traditionally men's jobs and regions with communities whose older women, perhaps, prefer not to work.

Table 4.11 Employment of seniors by selected region

Selected region	Job-holding rate, % of population, 55 to 64, Male	Job-holding rate, % of population, 55 to 64, Female	Census unemployment, % population 55 to 64, Male	Census unemployment, % population 55 to 64, Female
NSW Hunter	45.4	27.5	4.7	1.2
NSW Illawarra	46.0	25.8	4.2	1.4
NSW Mid North Coast	40.9	26.2	5.9	2.1
NSW Richmond-Tweed	46.0	28.9	5.1	2.7
NSW Central Coast	48.1	29.4	4.8	1.6
Global Sydney	60.9	44.9	3.2	1.1
Sydney Outer North	72.9	52.2	2.4	0.9
Sydney Outer South West	59.4	34.3	3.7	1.2
Sydney Mid West	51.1	28.2	4.3	1.9
Sydney South	64.6	41.9	2.8	1.2
Melbourne East	67.0	42.8	3.1	1.2
Melbourne South	64.5	41.9	3.8	1.7
Melbourne West	49.1	25.7	5.4	1.9
QLD Pastoral	64.5	43.9	2.7	0.9
QLD Fitzroy	55.5	32.4	4.5	1.2
QLD Mackay	54.7	31.4	3.9	1.3
QLD North West	56.4	34.6	3.7	1.3
QLD Wide Bay-Burnett	42.3	26.7	5.7	1.4
QLD Sunshine Coast	46.0	28.2	6.0	2.2
Adelaide Plains	46.9	27.5	4.5	1.3
SA South East	67.4	42.2	1.9	1.2
WA Pilbara-Kimberly	48.2	29.1	2.6	0.4
WA Gascoyne-Goldfields	56.3	35.3	4.2	1.3
TAS Hobart-South	49.3	34.8	4.9	1.4
TAS North West	46.8	27.9	6.7	1.8
Darwin	54.1	43.7	3.8	1.1
NT Lingiari	49.6	35.4	2.2	0.8
ACT	62.7	47.4	2.8	1.4
National average	**56.1**	**35.8**	**4.2**	**1.4**
National average				
Rural	55.0	35.9	4.5	1.3
Lifestyle	49.7	31.1	5.2	1.9
Production Zone	50.8	28.9	4.4	1.5
Core Metro	59.6	42.2	3.7	1.3
Dispersed Metro	62.9	40.5	3.6	1.2
Resource based	54.3	33.7	3.9	1.1


Job holding rate % of male population aged 55 to 64 years
Legend
Less than 49.2%
49.2% to 53.5%
53.5% to 59.0%
59.0% to 61.6%
More than 61.6%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Pilbara-Kimberly
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Gascoyne-Goldfields
Great South
Far and North West
Hunter
Per Outer North
Per Central
Per Outer South
Central Coast
Syd Outer West
Syd Outer North
South West
Central West
Syd Global
Syd Mid West
Syd Inner West
Eyre-Yorke
Hurrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
North West
North
Loddon
Goulburn
Ovens-Hume
Hobart-South
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon


Job holding rate % of female population aged 55 to 64 years
Legend
Less than 29.4%
29.4% to 34.3%
34.3% to 38.8%
38.8% to 41.3%
More than 41.3%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pilbara-Kimberly
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
Gascoyne-Goldfields
North
Mid North Coast
Great South
Far and North West
Hunter
Per Outer North
Per Central
Per Outer South
Central Coast
Syd Outer West
Syd Outer North
South West
Central West
Syd Global
Syd Mid West
Syd Inner West
Eyre-Yorke
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
South East
Mallee-Wimmera
North West
North
Loddon
Goulburn
Ovens-Hume
Hobart-South
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon

4.9 An ageing population and local government

This chapter began by noting the Commonwealth's alarm at the prospect of an ageing population. Should local government be similarly alarmed?

It is true that, as the national population ages, regional populations will also age, some more than others. Some regions will run contra to national trend, and find their populations becoming more youthful, but this means that other regions will be ageing faster than national trend. Inevitably, therefore, most councils will find their populations ageing, some markedly so.

The major reason for divergences from national trend is internal migration, either now or in the past. Migration from region to region is influenced, not only by economic factors like jobs and house prices, but by educational and recreation opportunities. Young people migrate to regions with major educational institutions and job opportunities, working-age people migrate to regions experiencing job growth particularly if they have affordable housing, and seniors to the currently fashionable recreational areas, again subject to the availability of affordable housing.

"Young people migrate to regions with educational and job opportunities."

These current trends may be expected to continue, but are likely to become more subdued if the 1990s boom is followed by a period of recession. A deteriorating labour market could see increased student migration if young people react to the job shortage by seeking to upgrade their qualifications; however student migration may fall away if government support for students falls. A deteriorating labour market could see increased labour mobility as the search for work intensifies, but could also see people locked into their existing homes by high mortgages and falling incomes. Falling suburban house prices could also reduce the outflow of retirees from the major metropolitan areas.

On the revenue side of local government budgets, an increased pensioner population will generate increased pensioner rebates. An increased proportion of retired people, whether on the pension or self-funded, will reduce average incomes. However, it may not always reduce the incomes or capacity to pay of the low-income members of the community, since all LGAs already have substantial numbers of pensioners. In so far as rates are already set so that pensioners can afford them, there will be no effect. An ageing population will not directly change property values. Indeed, in two circumstances it may increase values.

"Working age people migrate to regions of jobs growth and affordable housing."

- Ageing may slow down property turnover, and hence raise values, at least in areas where property is in demand.
- Retirement migration creates demand for properties in areas where demand would otherwise be slack.

"Seniors migrate to recreational areas."

The most serious threat which the ageing of the population poses to local government revenue is probably the threat that the Commonwealth, State and Territory governments will use ageing-related stress on their budgets to reduce financial assistance and grants.

Cost shifting

The likely use of ageing-related stress by the Commonwealth and State governments combined with the already evident trend in cost shifting may combine to induce serious budgetary pressures for local government. This convergence highlights the need to effectively deal with cost shifting issues between levels of government and specifically cost shifting to local government as a priority at this time.

The current *Cost Shifting Enquiry* is necessary because of the transition of responsibilities to the local government sector, which was traditionally responsible for basic infrastructure including roads, to supply a complex and sophisticated range of services. The trend for Local Government to increasingly supply human services based activity at the expense of traditional infrastructure services is not the ideal foundation on which to impose the additional pressures of an ageing population on to Local Government.

Cost shifting can be defined as the transfer of responsibility and cost of providing a service to local government when that responsibility was previously met by another sphere of government without the associated shift of revenue to support the new service requirement.

The ALGA broadly define cost shifting as occurring when:

1. Local Government is required to provide services that had been previously provided by other spheres of government;
2. the requirement of other spheres of government to provide concessions and rebates where no compensation payment is granted;
3. services are formally referred to, and/or assigned to local government through legislative and other state and/or Commonwealth instruments;
4. Local Government is required to be the sole provider of new and innovative services that have no historical precedent;
5. Local Government is required to be the sole provider of essential/important local services that clearly contribute to local, regional, state and national public good;
6. Local Government is required to pick up services as a result of the direct transfer of ownership of infrastructure from another sphere of government;
7. the imposition of government policies that require the local government to undertake costly compliance activities; and
8. failure to provide indexation of fees and charges that Local Government is permitted to apply for services comprising prescribed under state legislation or regulation.

It is already clear that much of Local Government will struggle, under current funding arrangements, to keep pace with the increasing demand for human services and to retain the ability to maintain and develop its traditional infrastructure related activities.

Cost shifting trends have been evident over several decades, and if not addressed, will lead to (among other negative outcomes) increased user charges and a trend to declining maintenance and replacement of infrastructure.

In searching for a stable and broadly applied tax base which might have the potential to fund Local Government requirements in the future it is inevitable that some attention will focus on the possibility that GST, applied with a new funding formula, might offer an opportunity for Local Government to access a consistent and measurable stream of funding. It is worth noting that grants provided by State Governments, although they have increased over time, have fallen as a proportion of Local Government revenue by over 50 per cent over the last few decades. This therefore increases the pressure on Local Government to find new sources of stable revenue. It is probably correct to say that GST may be a better tracker of the needs for service provision in the community. Other options, some undesirable solutions, identified by the ALGA to manage the increasing burden of the impacts of cost shifting include:

1. reducing Local Government expenditures;
2. increasing existing Local Government rate base;
3. increasing user charges;

4. significantly increase the taxation base beyond traditional property taxes; and
5. increase reliance on borrowing.

Local Government expenditures have increased significantly in the areas of health, education, welfare, public safety, recreation, culture, housing and community amenities with decreases in expenditure (as a proportion of government outlays) in transport and general public services.

Increasingly, user charges have become an important source of revenue for local governments. The opportunity to continue to increase user charges may not be sustainable and this increasing reliance on user charges is generally regarded as not providing a suitable or sustainable basis for funding growth in Local Government service delivery. The reliance on user charges may become increasingly unsustainable in some local government areas because community ageing may reduce a communities ability to pay these ever increasing direct charges.

If Vertical Fiscal Imbalances (the mismatch between spending and taxing powers between the levels of government) are allowed to increase uncertainties for the Local Government sector may also increase. The ALGA considers, that in order to address structural Vertical Fiscal Imbalance issues, each sphere of government should have access to their own growth based revenue streams, which, by their nature, would be free from any constraint from other spheres of government. The Commonwealth Government raised about 81 per cent of the $272 billion in taxes raised in 2002-03 while the lack of adequate revenue raising measures continues to restrict the ability of Local Government to meet its share of community service obligations.

The ALGA believes that a stable and robust tax sharing arrangement linked to a growth tax is essential to secure the future of local government and is of particular relevance in the face of an ageing society. The proposed methodology for such an arrangement should include:

1. link to a taxation base that is growing consistently;
2. that is simple and transparent; and
3. independent of payments to other spheres of government or programs.

The growth in human services needs

The significant increases in the share of expenditures in areas of health, education, welfare, public safety, recreation, culture, housing and community amenities and the way ageing interacts with these is worthy of discussion.

During the past decade almost every State has reviewed Local Government legislation and this has produced more flexible arrangements between levels of government. Local government has a wider mandate to a range of services to the community and often acts as a service provider for the Commonwealth or State Governments and it is likely that the depth and breadth of Local Government service provision will increase, particularly as populations age. It is also worth noting that the current role of State and Local Government relationships and responsibilities varies from State to State and that the current role of Local Government in the human services area may vary from LGA to LGA.

1. An ALGA study reveals that 80 per cent of LGAs employ staff in areas related to health, 74 per cent in areas related to community services, 58 per cent in areas related to sport, recreation and culture and 66 per cent in community development.
2. The growth in these services is generally the result of identification of local needs and declining State and Commonwealth Government participation.
3. LGAs are involved in various health services which include, infectious disease control, immunisation, waste management and food surveillance.

4. In some States LGAs provide health promotion programs, community health services and information.
5. LGAs provide aged and disability services, children and family services, community housing and youth services.
6. LGAs are rich in local tacit knowledge and are advocates for local needs.
7. There is an increasing commitment and expectation that LGAs become increasingly involved in the areas of health and well being including services to alleviate social isolation due to lack of mobility and/or ageing.

There are already significant and growing pressures in regard to the cost and effectiveness of human services delivery. After initial support from Commonwealth or State Government, LGAs have provided childcare or aged services but over time in some circumstances funding from the other levels of government has been reduced or withdrawn completely. At a time when the community expects more and against an increasing framework of demand of services by the ageing, health and community services are undergoing significant cost stress. There is also an apparent lack of co-ordination between various programs and spheres of government that need reform to deliver better outcomes at the local level.

Once the responsibility for services has been shifted to Local Government it is most unlikely that responsibility for these services will ever move back to other spheres of government. The pressure on Local Government to continue to provide a reasonable standard of service across all categories of service is likely to increase. This pressure will come from both the public, particularly in relation to ageing, and also from other spheres of government as the pressures of cost shifting continue. Table 4.12 demonstrates how local government expenditures by category have changed over time.

Some regions will experience a growing demand for age related services which may include community transport, social/activity support services, meals programs, in home support, respite and allied health services. Pressures may not only be cost related but there may be an emerging trend to 2050 of shortage of suitable qualified care professionals in some regions.

Community activism in the past has included encouraging the growth of the volunteers network. Many volunteers working with the aged are now ageing themselves and although ABS figures show that young people between 16 and 24 are a growing volunteer base and *Volunteering Australia* states that there is a misconception in volunteering circles that young people are not interested and involved in such activity, the increases in the number of young volunteers may not translate into all regions.

Rapidly ageing regions may face a declining demand for some types of community facilities that are not necessarily suitable for the ageing population. These facilities may include recreation and sporting facilities and cultural and education facilities which, conversely, are of importance to younger groups. The dilemma for the LGA will be in relation to allocation of funds across the various categories of service and how to keep a region attractive for the younger cohorts and thereby avoiding a cycle of decline. Once established such decline may be associated with a decline in opportunity in a region for the younger cohorts in terms of job opportunities, enthusiasm to establish businesses in the region, attractiveness to knowledge workers etc which in turn reduce the LGAs ability to provide high quality services.

Table 4.12 Local Government expenditure at 1997-98 prices

Year	Transport	General public services	Education, health, welfare and public safety	Recreation and culture	Housing and community amenities	Services to industry	Other purpose	Total
$ million								
1961-62	1,534	651	120	248	341	30	210	3,133
1973-74	1,899	1,060	281	639	545	49	338	4,810
1974-75	2,132	1,258	318	790	673	52	358	5,582
1997-98	3,275	1,539	1,403	2,217	2,348	188	1,121	12,090
Share of total outlays (per cent)								
1961-62	48.9	20.8	3.8	7.9	10.9	1.0	6.7	100.0
1973-74	39.5	22.0	5.8	13.3	11.3	1.0	7.0	100.0
1974-75	38.2	22.5	5.7	14.2	12.1	0.9	6.4	100.0
1997-98	27.1	12.7	11.6	18.3	19.4	1.6	9.3	100.0
Average annual growth (per cent)								
1961-62 to 1973-74	1.8	4.2	7.4	8.2	4.0	4.2	4.1	3.6
1974-75 to 1997-98	1.9	0.9	6.7	4.6	5.6	5.8	5.1	3.4
1961-62 to 1997-98	2.1	2.4	7.1	6.3	5.5	5.2	4.8	3.8

Source: Commonwealth Grants Commission – Review of Operation of the Local Government (Financial Assistance) Act.

Local Government will also face increasing pressures relating to the suitability of infrastructure, much of which was built without particular consideration for ageing populations. Apart from public infrastructure more consideration will also have to be given to the planning of domestic housing to ensure its suitability for ageing populations.

Although car ownership in Australia is high, ageing populations will increase the demand for public transport which will also need, in terms of design, usability, schedules etc, to consider the requirements of older people. The availability of public transport in rural areas will also become more pressing.

The ongoing development of healthy lifestyle programs are in the interest of all spheres of government as they are preventative and aim to reduce the costs of health and improve the quality of life for people as they age. The quandary for Local Government, as demand for these programs increases, will be how these programs are funded in the future.

Indirect effects of ageing may be more noticeable. People contribute to local economies chiefly through their labour and skills, though they can also make capital contributions, particularly through small business. Despite the trend to early retirement, seniors still make labour contributions, not all of which are paid – they can make important contributions as volunteers and as household workers, including child care. Senior expertise and contact networks can be important to local enterprise.

Once retired, seniors in general receive incomes from outside the local economy. Income from financial assets comes from the general distribution of income from financial assets, and income from the pension comes from the Commonwealth government. Judging from the aggregate regional income distribution, retirees in the retirement regions depend mainly on pension incomes, with very little from

dividends and interest. This is consistent with the trading-down process which brings retirees to the subtropical coasts.

The presence of seniors also requires the provision of state government services and of services indirectly funded by the Commonwealth, particularly health, welfare and aged accommodation services. Once again there is a flow of funds from general government into the region.

Retirees' house-trading activities affect regional economies. Their sale of houses makes family homes available for purchase, many of them in desirable locations with easy access to employment. Their purchase of houses buoys up the market in smaller units. In regions with substantial inflow of retirees this can involve an important flow of funds into the region's construction industry, and support for house prices.

Regions with substantial outflows of retirees suffer outflows of funds. Where the retirees are leaving regions where there have been capital gains in housing, the region can usually afford the outflow: it is part of the price of recycling housing to a new, younger generation. To this extent, retirement migration has spread the prosperity of the inner metropolitan areas to resort regions which would not otherwise participate in the prosperity generated by globalisation. On the other hand, the outflow of retirees from the inland rural regions is accelerating their decline.

Prima facie, residential values indicate the ability to pay of households. Judging by the overall pattern, ability to pay is high in the inner suburbs, particularly those of high economic status, and also in the coastal resorts. In some cases, as populations age, these traditional patterns of ability to pay may become more stressed with asset rich, cash poor, long term retirees who live in costly areas finding it harder to pay increased rates and charges, in other words some of this wealthier group may, over time, begin to experience the same difficulties as some less well off groups in lower value regions. Deferred rate payments may be an option to assist the elderly but they impact on current LGA revenues and also on the beneficiaries of estates who will have to settle the balance of rates owed to the council.

Currently a National Principle for General Purpose Grants specifies that grants will be allocated on a basis that takes account of differences in the expenditure requirements facing councils and in the capacity of those councils to raise revenue. It is now recognized that councils with high numbers of aged pensioners are likely to have additional expenditure requirements. The issue of ability to pay adds another layer to this assumption.

The options for Government to fund the increasing exposure of Local Governments to ageing impacts are as follows.

1. Maintain existing rate system but ensure that those LGAs most impacted by ageing populations receive appropriate grant funding, based on an ageing formula, to cover the increased costs and associated revenue declines associated with ageing populations.

2. Secondly to fix the grant pool on share of consolidated revenue so that funding increases in line with rise in general community standards. National Economics endorses the notion of a share of general tax revenue on the basis that it is accompanied by an improved distribution formula which relates to the ageing process.

In summary, the ageing of the population has the following impacts on Local Government:

- Governments that do not have strong population growth in the under 55 age group are most seriously impacted in terms of their resourcing capacity;
- ageing undermines the tax base and therefore impacts on revenue;
- ageing may undermine demand and impacts on GRP and quality of

"Migration patterns associated with ageing can accentuate local economic decline."

economic activity which in turn undermines tax base;

- possible impact on rate collection because of rate deferral for pensioner households;
- cost shifting scenarios will have impact on cost of services;
- quality of existing housing stock may reduce as the elderly are less likely to spend on renovations increasing the need for home maintenance grants in order to maintain visibility standards;
- migration patterns associated with ageing can accentuate economic decline; and
- aged migration may help to spread inner urban prosperity to retirement regions.

5. Current trends – demographic projections for SOR regions: 2001-2021

This chapter complements the previous chapter. That is, this chapter shows the implications of the trends highlighted in the previous chapter for the demographic structure of SOR regions by 2021. The core foundation stone of the chapter is the assumption that in the main, current trends continue. Therefore, the projections can be interpreted as forecasts only if it is believed that the current trends will continue for the next two decades. This assessment will be left to the reader. For some regions the forecast assumption would be valid, while for others the outcome would not be a forecast. In some instances the assumptions made here do not accord with NIEIR's current forecasts for regions. The objectives for this chapter are, therefore:

(i) outlining what the key "current trends" assumptions are; and

(ii) profiling the implication for the demographic structure of SOR regions.

The focus of the chapter is on ageing, not population growth per se.

5.1 The ABS' Population Projections

In August 2000 the ABS released "Population Projections: Australia 1999 to 2101". The current trends assumption made for the projections of this chapter will be consistent with the ABS projections. The ABS produced three core projections which can be described as low, medium and high population projections. Each of the four demographic drivers of mortality, fertility, internal and external immigration will be discussed in turn. The current trends assumptions of this report will be compared to the ABS scenarios.

The projections of this section are carried out using NIEIR's demographic models of each LGA which are linked by inter-LGA migration flows.

5.2 Mortality

There were large declines in the age specification death rate between 1991 to 2001, especially for the older age group. In general, between 35 and 80 the decline in age specific death rates were between 20 and 30 per cent. The decline in infant mortality was similar. The result of this was a gain of 0.3 years per annum in life expectancy over the decade. The expectation of life of females at the end of the period was 82 years and 77 years for males.

The historical trends have been for:

- a decline in the rate of increase in life expectancy; and
- a narrowing of the gap between the life expectancy of males and females.

In 1970 the gap between the life expectancy of males and females was seven years. Around the same period the rate of increase in life expectancy was 0.4 years per annum for both males and females.

However, the decline in the rate of increase of additional years of life expectancy over the 1970 to 2001 period levels of strong declines have been followed by periods of weaker declines. Indeed, the past four years appears to have been a strong period of mortality decline with the gain in life expectancy being on the high side of historical trends. Further, the large breakthroughs in basic medical research over the past two decades is now producing a range of drugs, procedures, screening techniques and medical devices which are reducing mortality rates for a wide range of diseases. With the large stock of innovation in the pipeline this trend will continue for some time.

Accordingly, a "current trends" assumption would be that the gains in life expectancy will continue for some time. However, the gain will decline largely because of the concentration of the population in the older age groups. Once life expectancy approaches 85 and above, the scope for sustained further gains in life expectancy would appear to be limited. After this the gains in medical innovation would be focussed on quality of life enhancement.

The outcomes

Between 2001 and 2011 the gain in life expectancy is 1.9 years, or a rate of 0.2 years per annum. Between 2011 and 2021 the gain in life expectancy is one year, or a gain of 0.1 years per annum. By 2021 life expectancy is 84 years.

The outcomes are similar to the ABS population projections.

5.3 Fertility

Since 1960 the trend in total fertility rate has been down. The post World War II peak was 3.5 babies per child in 1961. By the end of the 1970s this had fallen to 2.0. By the end of the 1990s the total fertility rate had fallen further to 1.7.

The ABS has two fertility scenarios. One is simply that total fertility rates will stay constant at current levels, that is at 1.7. The other is that the total fertility rate falls to 1.6 by 2008. After that date, the total fertility rate stays constant for the remainder of the 21st century. This is not a current trends scenario. The total fertility rate has continued to decline over the 1990s. Further, the factors which led to the decline in the total fertility rate over the 1990s might intensify in the foreseeable future. These factors include:

(i) reduced access to quality employment for males limiting ability for household formation;

(ii) increasing cost of quality housing in regions with best prospects for quality employment;

(iii) increasing effective cost of education from higher demand for private school education and increasing cost burden of university education; and

(iv) children staying longer at home because of limited job prospects, higher cost of housing or higher cost of education.

NIEIR's standard projections are closer to the ABS assumptions. One reason for this is the importance NIEIR places on the interaction of fertility and immigration.

The outcome

Australia's current total fertility rate is generally well above Western European levels. Current trends would result. Australia's total fertility rate over the next two decades converges to Western European levels. Accordingly, by 2021 the current trends scenario adopted is that the national total fertility rate falls to 1.5. The rate of decline continues the rate of decline of the more recent past.

5.4 Internal migration

The rate of internal migration consists of two elements. These are the rate of interstate migration and the rate of intrastate migration.

In recent years the rate of interstate migration has differed from the early 1990s. For the early 1990s example the rate of interstate net migration inflow into Victoria was -0.5 per cent of the population, whereas in recent years the rate of interstate net migration inflow into Victoria has been positive. For Queensland, reflecting the Victorian turnaround, the recent rate of net internal migration into Queensland has been half the level of the early 1990s. As Table 5.1 indicates, the rate of net internal migration is the level of net internal migration into a State divided by the State population.

Table 5.1 Net interstate migration: per cent of State population – 1998-2021

	Average 1998-2001	Average 2017-2021
New South Wales	-0.22	-0.16
Victoria	0.07	-0.08
Queensland	0.52	0.43
South Australia	-0.16	-0.17
Western Australia	-0.02	0.10
Tasmania	-0.61	-0.41
Northern Territory	-0.51	-0.20
Australian Capital Territory	-0.18	-0.20

Source: Australian Bureau of Statistics.

In terms of interpreting current trends, as Table 5.1 indicates, the recent trends of net internal migration flows have been used to establish the current trends quantification. This is because the trends in the early 1990s were dominated by the 1991-92 recession in general and the structural problems of the Victorian economy in particular.

The outcomes

For New South Wales the average net interstate migration outflow for the 2002-2021 period is 15,000. This is equal to the ABS' medium assumption for New South Wales.

For Victoria the net interstate migration inflow is 400 for the 2002-2021 period. This is closer to the ABS' low scenario for Victoria than it is to the medium assumption. For the low scenario case the ABS assumed that Victoria's net interstate migration level was 2,000 per annum.

For Queensland the average net additional interstate migration level outcome is 20,000. This is between the 25,000 ABS medium case for Queensland and the 16,000 low case.

For South Australia the net interstate migration outflow of 2,500 equals the ABS' medium case, while for Western Australia the outcome equals the ABS' high case of a near zero average level. For Tasmania the average level of net interstate migration is an outflow of 1,700, or between the ABS' low and high cases.

Table 5.2 Net interstate migration: current trends versus ABS scenarios ('000)

		ABS scenarios		
	Current trends	High	Medium	Low
New South Wales	-15.0	-20.0	-15.0	-11.0
Victoria	0.4	-18.0	-9.0	2.0
Queensland	20.1	35.0	25.0	16.0
South Australia	-2.5	-4.5	-2.5	-0.5
Western Australia	0.2	5.0	3.5	0.5
Tasmania	-1.7	-0.5	-2.0	-3.5
Northern Territory	-0.8	1.5	0.0	-1.5
Australian Capital Territory	-0.6	1.5	0.0	-2.0

For intrastate migration the rate of outflow by LGA by age is set equal to the 1996-2001 average outcome. The outflow is distributed largely on the bases of the 1996-2001 outcomes on a per capita basis. However, some offset has been allowed to the 1996-2001 trend to the extent that if population is declining there will be some increase in LGA migration inflows to take advantage of vacant housing or possible vacant employment positions.

5.5 International migration

Over 2001 and 2002 the level of net migration into Australia has been running at 135,000 compared to around 100,000 for the previous three years. From Table 5.3 it is assumed that the level of net immigration as a per cent of the population will increase from the levels of the 1998-2001 period. That is the more recent experience, that is over the 2001 and 2002 period, could well be an indicator of long term trends than the more distant past.

Undoubtedly the high net immigration level of 2001 and 2002 reflects the world economic slowdown and the constraints on Australia in funding employment opportunities overseas. Net immigration will decline in the short term as the world economy recovers. Nevertheless, there are strong forces operating that could well increase the foreign immigration rate.

Internally there will be strong pressure on governments to offset the decline in the natural rate of increase in the population by increasing immigration. This will come from the need to maintain expectations of future growth for the construction sector and for industry generally. Secondly, the temptation to offset the ageing process and the cost of retirement will be strong. That is, current trends consistency would probably require a low fertility rate assumption to be combined with a high foreign immigration assumption.

Table 5.3 Net international migration by State: per cent of State population – 1998-2021

	1998-2001	2017-2021
New South Wales	0.68	0.78
Victoria	0.57	0.65
Queensland	0.47	0.58
South Australia	0.21	0.27
Western Australia	0.76	0.78
Tasmania	0.04	0.06
Northern Territory	0.44	0.42
Australian Capital Territory	0.01	0.06

Externally the pressure for Australia's economic integration into the Asian region will be the demand for a high rate of immigration with a bias towards Asian immigrants. Initially, as is the case now, this will take the form of higher long term student intake which over time will allow a higher permanent immigration intake.

For NIEIR standard population projections the higher fertility rate is combined with a lower net foreign immigration assumption. The foreign immigration assumption is between 100,000 and 120,000 over the period.

The outcome

The outcome is one where the average net foreign immigration intake is 139,000 for the period. This is higher than the ABS high assumption of 100,000 net intake.

It should be pointed out that ANU academics are questioning the accuracy of the ABS data for net immigration. The claim is that it is 30,000 per annum over-estimated. Some downward revision to recent data is possible. However, this will not change the strong pressures for increased migration if current trends continue.

5.6 Demographic change: the SOR regions 2001-2021

Table 5.4 shows the current trend projection outcome for SOR regions. The pattern is clear cut, that is:

(i) the population growth rate (not shown) across regions will remain high for those regions which have produced superior economic and population growth outcomes over the recent past; and

(ii) those regions which currently have high relative average aged and low population growth will experience the highest increase in ageing over the period. That is, the differentials between regions in terms of average age around proportion of population 55 and over will increase.

Outcome (i) is largely determined by assumptions from the "current trends" methodology. Outcome (ii) is determined more by the outcome from the operations of the model structure.

Because these projections are not a forecast but a projection to explore the longer run implication of "current trends", the population levels are not shown because they will be misinterpreted. What is important is the change in the demographic structure which is shown. The population projections by SOR region and LGAs are available on request where the explanation for outcomes can be explored in more detail.

Table 5.4 Age distribution

LGA	2001				2011				2021				Change 2001 to 2021			
	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age
Global Sydney	0.28	0.50	0.22	37.7	0.26	0.51	0.23	38.48	0.26	0.47	0.27	40.54	-0.02	-0.03	0.05	2.84
Sydney Inner West	0.28	0.50	0.22	37.8	0.27	0.50	0.23	38.61	0.26	0.47	0.27	40.63	-0.02	-0.03	0.05	2.83
Sydney Mid West	0.36	0.45	0.19	34.3	0.33	0.44	0.22	36.33	0.30	0.43	0.27	38.61	-0.06	-0.02	0.08	4.31
Sydney Outer North	0.33	0.44	0.23	37.1	0.32	0.43	0.25	38.42	0.29	0.42	0.29	39.99	-0.04	-0.02	0.06	2.89
Sydney Outer South West	0.41	0.45	0.14	31.6	0.35	0.44	0.21	35.57	0.28	0.44	0.28	39.38	-0.13	-0.01	0.14	7.78
Sydney Outer West	0.38	0.45	0.17	33.2	0.34	0.43	0.24	36.52	0.28	0.41	0.31	39.82	-0.10	-0.04	0.14	6.62
Sydney South	0.32	0.44	0.22	37.3	0.31	0.45	0.24	38.45	0.29	0.44	0.27	39.93	-0.03	0.00	0.05	2.63
NSW Central Coast	0.33	0.40	0.27	38.3	0.30	0.38	0.31	41.09	0.24	0.38	0.37	43.97	-0.09	-0.02	0.10	5.67
NSW Central West	0.36	0.40	0.24	36.4	0.32	0.37	0.30	39.88	0.26	0.36	0.37	43.45	-0.10	-0.04	0.13	7.05
NSW Far & North West	0.36	0.41	0.24	36.0	0.32	0.38	0.30	39.62	0.25	0.37	0.38	43.40	-0.11	-0.04	0.14	7.40
NSW Hunter	0.34	0.41	0.25	37.5	0.31	0.38	0.31	40.60	0.26	0.37	0.37	43.66	-0.08	-0.04	0.12	6.16
NSW Illawarra	0.34	0.41	0.25	37.4	0.31	0.39	0.31	40.73	0.25	0.37	0.37	43.87	-0.09	-0.04	0.12	6.47
NSW Mid North Coast	0.32	0.38	0.30	39.4	0.28	0.34	0.38	43.85	0.20	0.32	0.47	47.99	-0.12	-0.06	0.17	8.59
NSW Murray	0.34	0.41	0.25	37.2	0.31	0.38	0.30	40.18	0.26	0.38	0.36	42.72	-0.08	-0.03	0.11	5.52
NSW Murrumbidgee	0.37	0.41	0.22	35.4	0.34	0.40	0.27	38.29	0.29	0.39	0.32	41.16	-0.08	-0.02	0.10	5.76
NSW North	0.36	0.40	0.24	36.6	0.32	0.37	0.30	40.05	0.27	0.37	0.37	43.50	-0.09	-0.03	0.13	6.90
NSW Richmond-Tweed	0.32	0.40	0.27	38.8	0.28	0.37	0.34	42.54	0.23	0.35	0.42	45.70	-0.09	-0.05	0.15	6.90
NSW South-East	0.32	0.41	0.26	37.9	0.29	0.38	0.33	41.56	0.23	0.36	0.40	44.87	-0.09	-0.05	0.14	6.97
Melbourne Inner	0.28	0.52	0.19	36.5	0.25	0.55	0.20	37.05	0.27	0.48	0.24	40.06	-0.01	-0.04	0.05	3.56
Melbourne East	0.33	0.44	0.24	37.3	0.31	0.42	0.27	38.91	0.28	0.41	0.31	40.77	-0.05	-0.03	0.07	3.47
Melbourne North	0.34	0.45	0.20	35.2	0.31	0.45	0.24	37.57	0.27	0.43	0.29	40.32	-0.07	-0.02	0.09	5.12
Melbourne South	0.30	0.44	0.26	38.7	0.29	0.43	0.28	39.79	0.26	0.41	0.33	41.62	-0.04	-0.03	0.07	2.92
Melbourne West	0.35	0.46	0.19	34.5	0.31	0.45	0.24	37.30	0.27	0.43	0.30	40.49	-0.08	-0.03	0.11	5.99
Melbourne Westernport	0.36	0.44	0.20	34.9	0.31	0.42	0.26	38.56	0.25	0.41	0.33	42.03	-0.11	-0.03	0.13	7.13
VIC Goulburn	0.34	0.41	0.24	36.7	0.29	0.40	0.30	40.62	0.22	0.40	0.38	44.38	-0.12	-0.01	0.14	7.68
VIC Barwon	0.34	0.42	0.25	37.3	0.30	0.39	0.31	40.34	0.25	0.38	0.37	43.37	-0.09	-0.04	0.12	6.07
VIC Central Highlands	0.35	0.41	0.23	36.3	0.30	0.41	0.29	39.60	0.25	0.40	0.36	42.80	-0.10	-0.01	0.13	6.50
VIC Gippsland	0.33	0.40	0.26	37.6	0.27	0.38	0.35	42.51	0.20	0.36	0.44	46.95	-0.13	-0.04	0.18	9.35

Table 5.4 Age distribution (continued)

LGA	2001				2011				2021				Change 2001 to 2021			
	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age
VIC Loddon	0.35	0.41	0.24	36.9	0.30	0.39	0.31	40.69	0.23	0.38	0.39	44.24	-0.12	-0.03	0.15	7.34
VIC Mallee-Wimmera	0.34	0.40	0.26	37.5	0.30	0.39	0.31	40.99	0.23	0.39	0.38	44.38	-0.11	-0.01	0.12	6.88
VIC Ovens-Hume	0.35	0.42	0.24	36.5	0.30	0.39	0.31	40.50	0.23	0.37	0.40	44.28	-0.12	-0.05	0.16	7.78
VIC West	0.34	0.40	0.25	37.2	0.29	0.39	0.31	41.05	0.22	0.38	0.39	44.81	-0.12	-0.02	0.14	7.61
Brisbane City	0.34	0.45	0.21	36.5	0.32	0.45	0.22	37.08	0.31	0.43	0.25	38.69	-0.03	-0.02	0.04	2.19
Brisbane North	0.36	0.43	0.20	35.4	0.31	0.41	0.27	39.31	0.25	0.40	0.35	43.13	-0.11	-0.03	0.15	7.73
QLD Agricultural SW	0.37	0.41	0.23	36.2	0.33	0.39	0.28	39.03	0.28	0.38	0.34	42.32	-0.09	-0.03	0.11	6.12
QLD Far North	0.36	0.34	0.18	34.7	0.32	0.44	0.24	38.30	0.27	0.41	0.31	41.74	-0.09	0.07	0.13	7.04
QLD Fitzroy	0.38	0.43	0.19	34.5	0.34	0.41	0.25	38.00	0.28	0.39	0.33	41.61	-0.10	-0.04	0.14	7.11
QLD Gold Coast	0.35	0.44	0.21	35.9	0.32	0.42	0.27	38.62	0.28	0.40	0.32	41.16	-0.07	-0.04	0.11	5.26
QLD Mackay	0.37	0.46	0.18	34.3	0.32	0.43	0.25	37.96	0.27	0.41	0.33	41.66	-0.10	-0.05	0.15	7.36
QLD North	0.38	0.44	0.18	34.2	0.34	0.44	0.22	36.49	0.30	0.43	0.27	39.16	-0.08	-0.01	0.09	4.96
QLD North West	0.41	0.46	0.13	30.7	0.37	0.47	0.16	33.67	0.30	0.48	0.22	37.72	-0.11	0.02	0.09	7.02
QLD Pastoral	0.37	0.44	0.19	34.4	0.32	0.45	0.23	37.64	0.26	0.44	0.30	41.56	-0.11	0.00	0.11	7.16
QLD Sunshine Coast	0.32	0.41	0.27	39.1	0.28	0.39	0.33	42.49	0.23	0.37	0.40	45.41	-0.09	-0.04	0.13	6.31
QLD West Moreton	0.38	0.43	0.19	34.4	0.34	0.40	0.26	38.22	0.28	0.38	0.34	42.14	-0.10	-0.05	0.15	7.74
QLD Wide Bay-Burnett	0.33	0.39	0.28	38.8	0.28	0.36	0.36	43.51	0.21	0.34	0.46	48.01	-0.12	-0.05	0.18	9.21
Adelaide Central	0.29	0.43	0.28	40.2	0.27	0.41	0.31	41.51	0.25	0.40	0.35	43.03	-0.04	-0.03	0.07	2.83
Adelaide Outer	0.34	0.44	0.21	36.0	0.30	0.41	0.29	39.78	0.25	0.39	0.37	43.42	-0.09	-0.05	0.16	7.42
Adelaide Plains	0.33	0.43	0.24	37.2	0.30	0.42	0.28	39.45	0.27	0.40	0.33	41.93	-0.06	-0.03	0.09	4.73
SA Eyre and Yorke	0.33	0.41	0.25	37.3	0.29	0.40	0.32	41.14	0.22	0.38	0.40	45.42	-0.11	-0.03	0.15	8.12
SA Murraylands	0.33	0.42	0.25	37.5	0.29	0.40	0.31	40.83	0.23	0.38	0.38	44.56	-0.10	-0.04	0.13	7.06
SA South East	0.34	0.43	0.22	36.1	0.31	0.42	0.28	39.13	0.25	0.40	0.35	42.53	-0.09	-0.03	0.13	6.43
Perth Central	0.31	0.45	0.24	38.3	0.28	0.45	0.26	39.33	0.28	0.43	0.30	41.06	-0.03	-0.02	0.06	2.76
Perth Outer North	0.37	0.46	0.17	34.0	0.32	0.44	0.24	37.73	0.27	0.42	0.31	41.13	-0.10	-0.04	0.14	7.13
Perth Outer South	0.37	0.44	0.20	35.0	0.33	0.41	0.26	37.93	0.28	0.41	0.31	40.48	-0.09	-0.03	0.11	5.48
WA Gascoyne-Goldfields	0.38	0.46	0.16	32.7	0.34	0.44	0.22	36.86	0.27	0.43	0.30	40.92	-0.11	-0.03	0.14	8.22
WA Peel-South West	0.35	0.42	0.23	36.4	0.30	0.40	0.30	40.66	0.23	0.39	0.38	44.36	-0.12	-0.03	0.15	7.96
WA Pilbara-Kimberly	0.42	0.49	0.08	28.6	0.36	0.52	0.12	32.25	0.30	0.52	0.18	36.08	-0.12	0.03	0.10	7.48

Table 5.4 Age distribution (continued)

LGA	2001				2011				2021				Change 2001 to 2021			
	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age	Proportion of population less than 25	Proportion of population 25 to 54	Proportion of population 55+	Average age
WA Wheatbelt-Great Southern	0.34	0.43	0.23	36.3	0.28	0.40	0.31	40.99	0.21	0.38	0.41	45.54	-0.13	-0.05	0.18	9.24
TAS Hobart-South	0.34	0.42	0.23	36.7	0.32	0.40	0.28	38.76	0.29	0.37	0.34	41.17	-0.05	-0.05	0.11	4.47
TAS North	0.34	0.42	0.24	36.8	0.33	0.38	0.29	38.72	0.30	0.36	0.34	40.99	-0.04	-0.06	0.10	4.19
TAS North West	0.34	0.42	0.24	36.7	0.32	0.38	0.30	39.59	0.28	0.35	0.37	42.63	-0.06	-0.07	0.13	5.93
Darwin	0.38	0.50	0.11	32.8	0.36	0.47	0.17	35.00	0.35	0.47	0.19	35.85	-0.03	-0.03	0.08	3.05
NT Lingiari	0.45	0.46	0.09	29.7	0.43	0.44	0.13	31.79	0.41	0.43	0.16	32.88	-0.04	-0.03	0.07	3.18
ACT	0.36	0.47	0.17	33.8	0.31	0.45	0.24	37.26	0.27	0.43	0.30	40.38	-0.09	-0.04	0.13	6.58

Table 5.5 shows the average population growth rates by State for the period.

Table 5.5 State population growth rate: 2001-2021 (per cent per annum)

	2001-2021
New South Wales	0.9
Victoria	1.0
Queensland	1.5
South Australia	0.3
Western Australia	1.2
Tasmania	-0.1
Northern Territory	1.2
Australian Capital Territory	0.4

The analysis of this section and the role of population growth in driving regional economic development explored in subsequent chapters leads to the following Stylized Fact. If current trends in immigration patterns and natural population change continue, then demographic change will be an obstacle to reducing the inequalities in economic performance between Australian regions.

The task, therefore, is to:

(i) influence the migration patterns so that demographic change is a positive for greater equality in access to economic opportunity; and

(ii) assist those regions which will experience an acceleration in the ageing process to cope with the implications.

6. Convergence and divergence: the role of demographic variables driving the economic development of Australian regions

Given the analysis of the previous five chapters, this chapter investigates the evidence for:

- convergence/divergence in economic performance between Australian regions; and
- the role of demographic factors in driving regional performance outcomes.

6.1 Convergence/divergence in economic performance between Australian regions: the latest evidence from SOR indicators

The standard statistical surveillance from SOR regions is updated for this report. The question is, what do they show about regional economic performance outcomes and whether or not economic inequality has increased or is being reduced. As the latest batch of indictors use the information from the 2001 Population Census, it is an important update and it is timely to revisit the issues. Therefore, the two benchmark years for comparison will be 1991 and 2001. The economic performance indicators will be:

- gross regional product (GRP);
- non-primary gross regional product (NPGRP);
- productivity;
- real household incomes; and
- employment.

The analysis will be carried out across all LGAs as well as the SOR regions. The basic tool of analysis is the Lorenz curve and the associated Gini coefficient which were introduced in the 2002 SOR.

6.1.1 Employment performance

The Lorenz curve and the Gini coefficient concepts are explained in terms of the outcomes for the employment performance indicators. The following analysis is based on an example.

To measure the levels of inequality between regions we will use two tools, the Lorenz curve and the Gini coefficient. A Lorenz curve is calculated by ordering or ranking the 64 regions or 620 LGAs from highest levels of the variable in question to the lowest levels based on the 1991 levels. For example, when considering employment, the ordering will begin with the region with the highest levels of employed persons per head of population through to the lowest.

The Gini coefficient is derived from the Lorenz curve. The Gini coefficient is a number that lies between 0 and 1 and relates to the level of inequality across a set of populations. In this report the Gini coefficient measures the inequality between regions. If regions had equally distributed employment the level of population would always correspond to the same level of employment Australia-wide, which would correspond to a Gini coefficient of 0. In practice, the regions with the lowest ranks will tend to have a smaller share of total employment than their share of total population. The difference

between the distribution of employment and the distribution of population is the basis for the Gini coefficient[1].

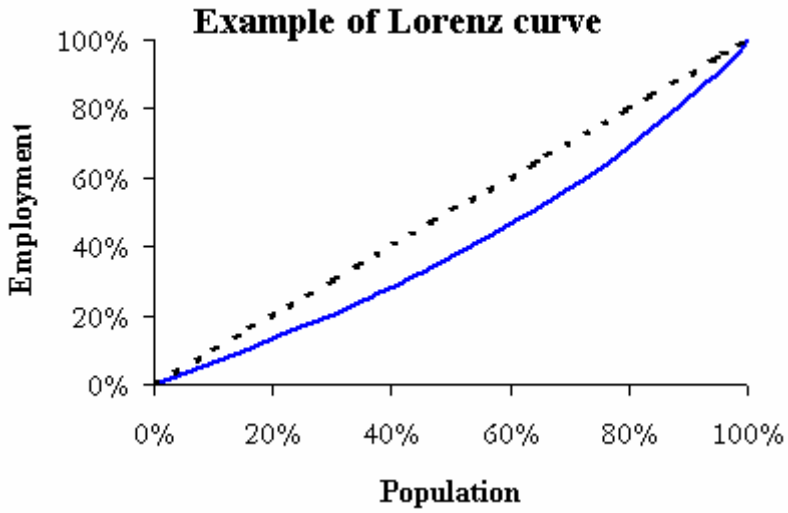
In Table 6.1, a fictitious set of seven regions is used to show how a Lorenz curve is constructed, and to provide context for the Gini coefficients presented.

Table 6.1 Example of the construction of a Lorenz curve

Rank	Employed (Emp)	Population (Pop)	Emp / Pop	Cumulative, (Emp)	Cumulative, (Pop)	CDF[1] % Emp	CDF % Pop
1st	36	40	0.9	36	40	16.3	10.5
2nd	40	50	0.8	76	90	34.4	23.7
3rd	28	40	0.7	104	130	47.1	34.2
4th	42	70	0.6	146	200	66.1	52.6
5th	30	60	0.5	176	260	79.6	68.4
6th	36	90	0.4	212	350	95.9	92.1
7th	9	30	0.3	221	380	100.0	100.0

[1] CDF – Cumulative distribution function

When the cumulative distribution functions (CDF) of employment and population are plotted against each other the Lorenz curve is shown. The figure below shows the Lorenz curve for the fictional example, along with a dotted line depicting what the curve would look like if employment were distributed equally amongst regions.



To help identify the results presented in the following section the following statements could be made from the example above;

- The top two regions in terms of employment, which represent 23.7 per cent of the population (regions ranked 1 and 2), have 34.4 per cent of all employment.
- The lowest ranked region (7th), which represents 7.9 per cent (100 – 92.1) of the population, has only 4.1 per cent of the employment (100 – 95.9).

[1] Technically the Gini coefficient measures the area between the Lorenz curves and the diagonal

- Regions with the highest levels of employment, which represent 52.6 per cent of the population, have 66.1 per cent of the employment.
- Calculation of the Gini coefficient for the example results in a value of 0.18

To interpret the Gini coefficient that is derived from the Lorenz curve the following table should be considered.

Gini coefficient	Description
0.00 – 0.10	Equality
0.10 – 0.20	Moderately unequal
0.20 – 0.30	Significant inequality
0.30 and above	High to extreme inequality

The severity of a Gini coefficient of 0.5 can be seen from the example presented previously. In the example the level of employment varied from 90 per cent for the highest ranked region to 30 per cent for the lowest, however the Gini coefficient calculated from that example was only 0.18.

Gini coefficients are most often used in the analysis of the income across a population of individuals. A Gini coefficient derived from a cross-section of the population will tend to be higher than a Gini coefficient derived from a set of regions. This is because of the averaging process that is inherent in the construction of levels of regional income, employment etc. Within an individual region such as Sydney, there will be a large level of variation of incomes amongst individuals who live in that region, and its resultant Gini coefficient will be high. However, when we aggregate income to a regional level the differences or variation between regions such as the difference between Melbourne and Sydney in total will tend to be less than the differences or variation within the region, and hence produce a lower Gini coefficient.

In addition to Lorenz curves for selected years, a Lorenz curve for the change in levels of each variable is also presented. This difference curve is referred to as the "marginal" curve. The marginal Lorenz curves show the equality of the distribution of the changes. For instance, in the case of income the curve shows how equal the distribution of the total increase in Australian income between 1999 and 2002 has been. With standard Lorenz curves the differences between the share of population and the share of total income earned were identified. The marginal Lorenz curve instead can show the difference between the share of population and the share of the increase in income earned. If the marginal curve is located completely above the 45 degree line it means that there has been an unambiguous movement toward equality between 1991 and 2001. If the marginal curve lies fully below the 45 degree line it means that there has been an unambiguous movement towards increased inequality over the 1991 and 2001 period.

If Australia were moving towards a more equal regional distribution the Lorenz curve would move above the original path of the curve, and have a lower Gini coefficient than the latest value. If equality is reduced the Lorenz curve for the difference will lie below the original curve and the Gini coefficient will be greater than the previous value.

The interpretation of the Gini coefficient at the regional level is uncertain because it is rarely applied outside the context of the distribution of household incomes. In terms of household income the benchmark value of the Gini which has been associated with severe political instability and social strife is a value in the 0.3 to 0.4 range. A guide to the interpretation of the Gini coefficient is given in the box above.

6.1.2 Employment performance: the actual outcome

The outcome for the employment indicator is a relatively good news story. The Lorenz results for the 630 LGAs is shown in Figure 6.1, while the analysis for the SOR regions is given in Figure 6.2. The population variable is population under 55 years.

The key characteristics of the Lorenz curve are described in Table 6.2. The Gini coefficients for the LGA based analysis is above 0.30 for 1991 industry high inequality. That is, 20 per cent of the population under 55 had access to 5.5 per cent of employment opportunities. The SOR analysis in 1991 indicates a higher level of equality, although still a significant level of inequality. This was that 20 per cent of the population under 55 had access to 9 per cent of employment opportunities. The Gini coefficient is 0.23. Forty per cent of the population had access to 24 per cent of the employment opportunities. This indicates a significant degree of inequality by any standard.

Nevertheless, there was a reduction in inequality over the 10 years to 2001 at both the SOR level and the LGA level. This is indicated by the marginal Lorenz distribution. From Table 6.2, at the SOR level, 40 per cent of the most disadvantaged segment of the population in 1991 secured 54 per cent of new employment opportunities over the 1991 to 2001 period and 60 per cent of the most disadvantaged population segment in 1991 secured 71 per cent of the employment opportunities. The Gini coefficient for both LGAs and SORs fell compared to the 1991 outcome.

This is an improved performance. However, the change in the averages were only marginal for the most disadvantaged population segment. In 2001, the 20 per cent of the most disadvantaged SOR region population in 1991 still only received 25.5 per cent of total employment opportunities. This represented a 1 percentage point increase in share since 1991. At the 40 per cent benchmark level the improvement was nearly 3 percentage points.

One question is, what does it mean when the LGA distribution is more unequal than the SOR distribution. What it means is that aggregation of LGAs into SOR regions reduces inequality because the inequality with SOR regions is greater than the inequality within SORs. For country SOR regions this is extremely important. The presence of a provincial city in an SOR disguises the inequality within the SOR in which the provincial city is located.

Table 6.2 Employment: the Lorenz curve characteristics

	Share of total employment		
Population share	1991	2001	Marginal
LGA analysis[(a)]			
20 per cent	5.5	5.9	20.1
40 per cent	19.9	21.8	48.7
60 per cent	38.7	41.3	69.7
80 per cent	62.4	67.0	86.7
Gini	0.32	0.27	0.11
SOR analysis			
20 per cent	9.0	9.1	9.5
40 per cent	24.4	25.5	54.0
60 per cent	44.4	47.2	70.6
80 per cent	68.4	70.6	85.9
Gini	0.23	0.21	0.10

Note: (a) Journey to work employment only. The inequality is likely to be higher than the resident employment Lorenz curve.

Figure 6.1: Lorenz curves - Employment (LGA)

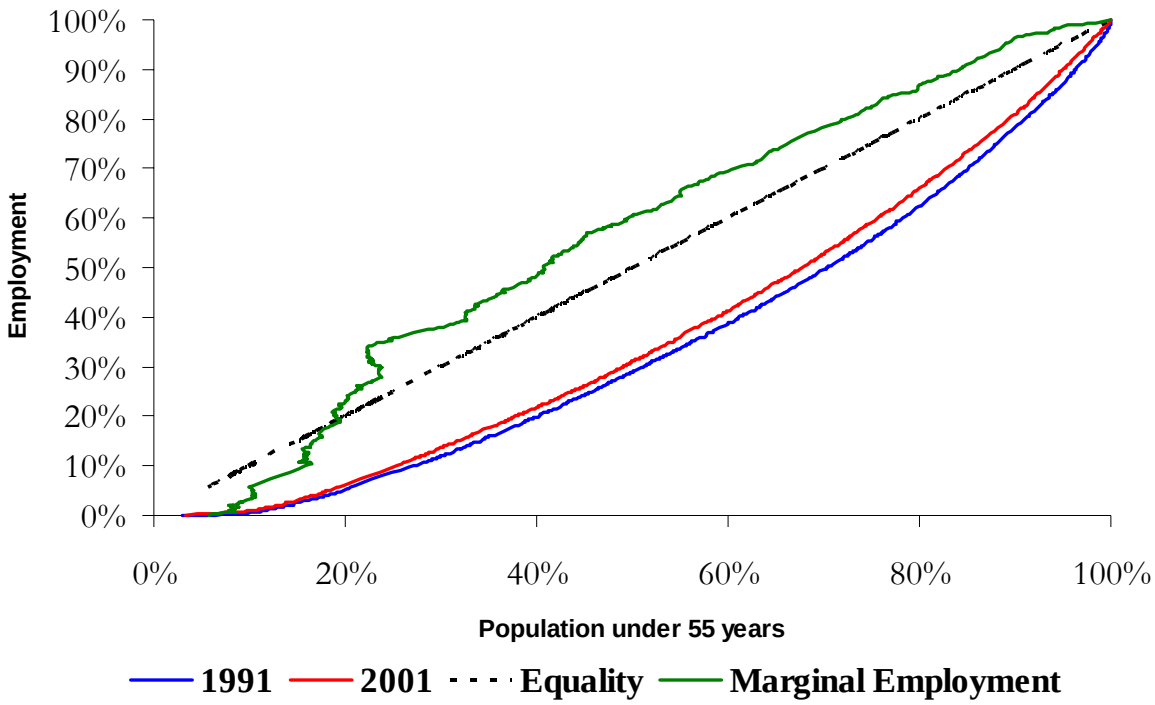
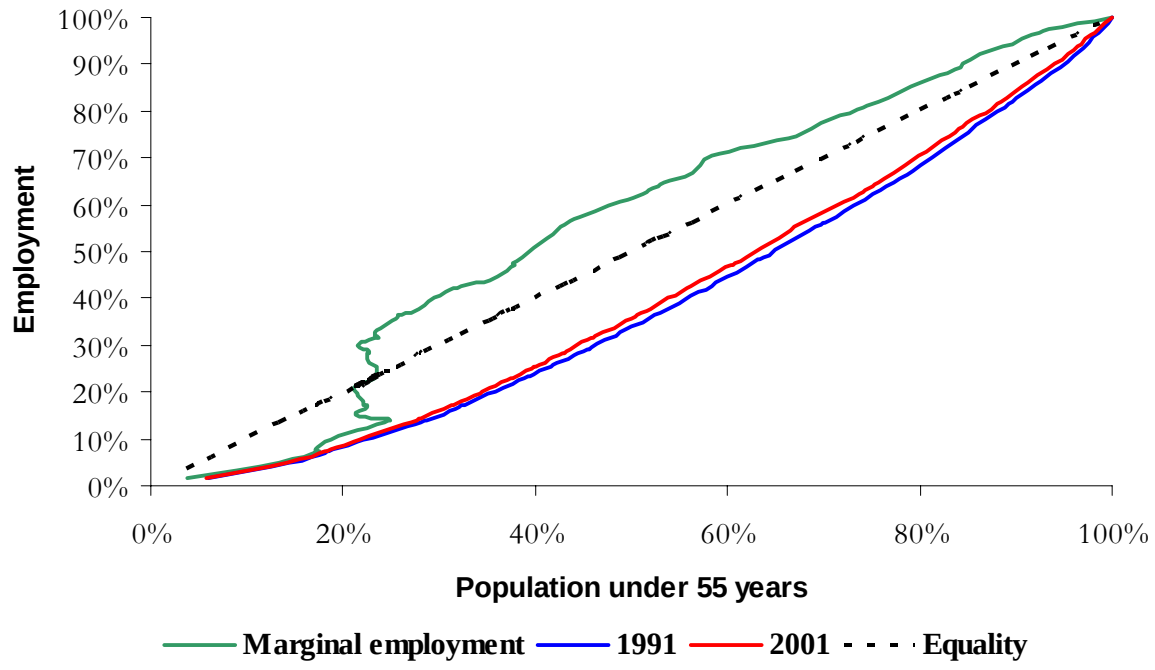


Figure 6.2: Lorenz curves - Employment (SOR)



6.1.3 Gross regional product (GRP)

From Table 6.3 (and Figures 6.3 and 6.4) the outcome for the distribution of gross regional product mirrors the outcome for employment. Although similar inequality exists, there was improvement in equality.

The significant improvement in agricultural production between 1991 and 2001 would have been a key driver in achieving the increase in equality. The drought of 2002-03 would have reversed most of the gains. However, this set back is likely to be only temporary.

Table 6.3 Gross regional product: the Lorenz curve characteristics

	Share of total employment		
Population share	1991	2001	Marginal
LGA analysis			
20 per cent	4.9	6.6	23.9
40 per cent	19.8	22.6	49.3
60 per cent	38.7	42.0	70.4
80 per cent	62.4	66.7	87.7
Gini	0.32	0.26	0.12
SOR analysis			
20 per cent	8.3	9.2	
40 per cent	24.3	26.5	53.0
60 per cent	44.6	47.6	71.9
80 per cent	68.4	70.9	86.0
Gini	0.23	0.19	0.11

Figure 6.3: Lorenz curves - GRP (LGA)

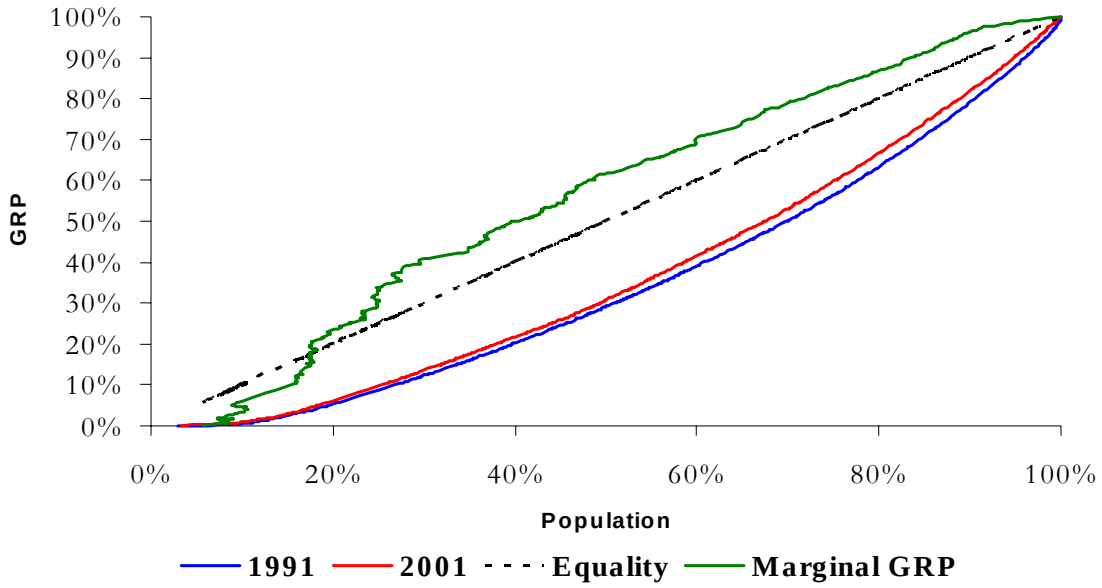
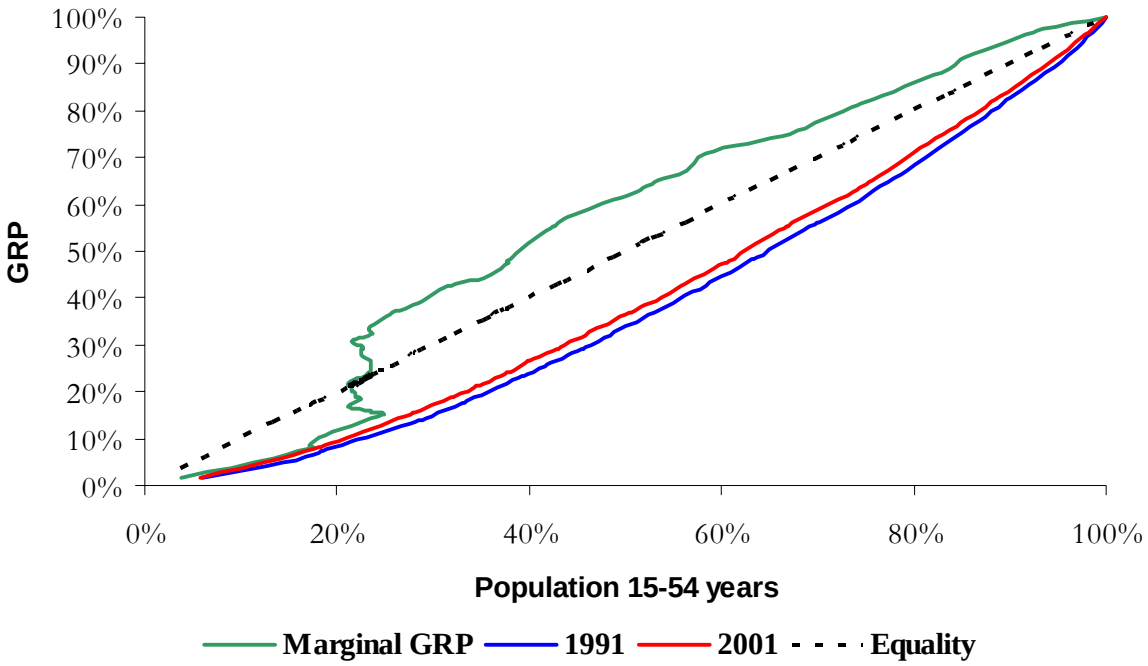


Figure 6.4: Lorenz curves - GRP (SOR)



6.1.4 Non-primary gross regional product (NPGRP)

To some extent the GRP measure is a misleading indicator. This is because for mining in particular much of the benefit from mining activity accrues to residents elsewhere in Australia and the world. What is important is the spin-off benefits of mining and agriculture production. This will be reflected in the size of non-primary production (or GRP minus mining and agricultural value added) in total GRP. For a resource based region the higher the ratio of non-primary GRP to total GRP, the greater the benefits from mining and agricultural production to the local community.

Accordingly, Table 6.4 and Figures 6.5 and 6.6 show Lorenz curves for non-primary production. For LGAs there is a high degree of inequality and a high degree of inequality at the SOR level than what occurred for GRP. Nevertheless, there was an improvement in equality over the 10 years to 2001. However, as the Figures for the marginal distribution shows, this improvement in inequality was largely the result of improvement in equality between regions which were already advantaged in 1991.

Figures 6.7 and 6.8 indicate that, mining regions aside, the highest GRP per capita and highest GRP growth rate region tend to be in the major metropolitan areas.

Table 6.4 GRP non-primary: the Lorenz curve characteristics			
	Share of total employment		
Population share	1991	2001	Marginal
LGA analysis			
20 per cent	2.5	2.4	1.3
40 per cent	15.8	16.4	19.1
60 per cent	35.3	36.0	42.1
80 per cent	61.5	63.0	68.2
Gini	0.36	0.34	0.29
SOR analysis			
20 per cent	5.0	5.0	4.0
40 per cent	20.0	19.0	20.0
60 per cent	41.0	42.0	46.0
80 per cent	67.0	69.0	74.0
Gini	0.27	0.27	0.24

Figure 6.5: Lorenz curves - GRP non-primary (LGA)

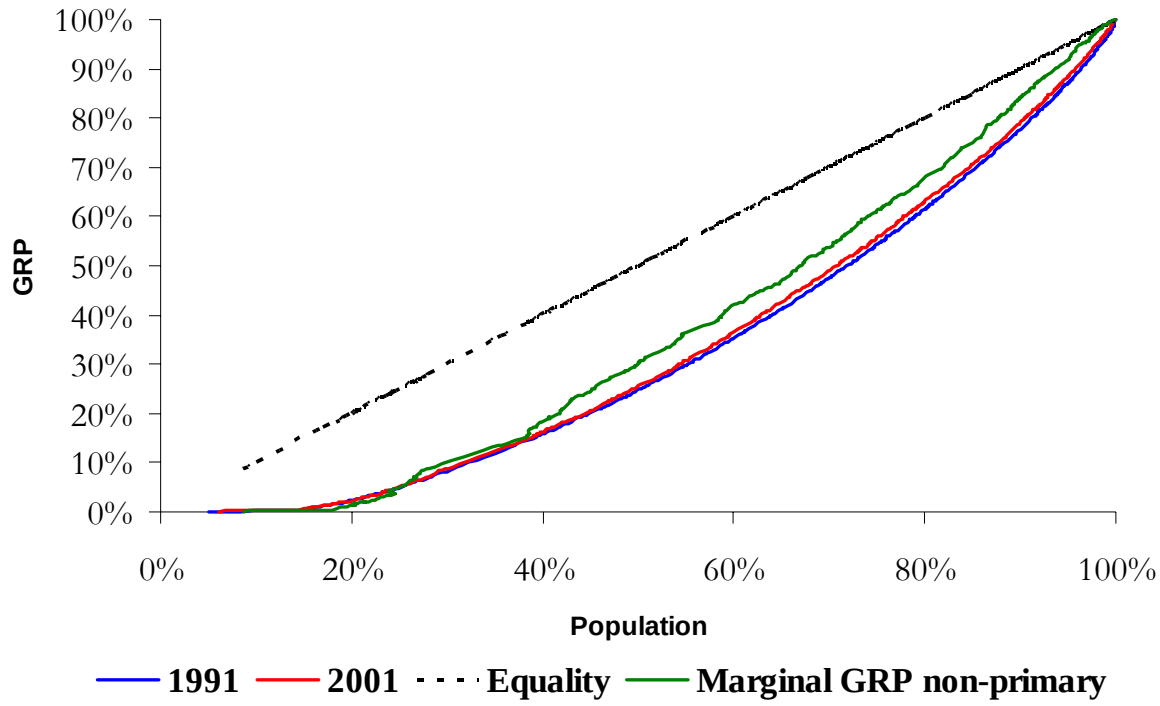
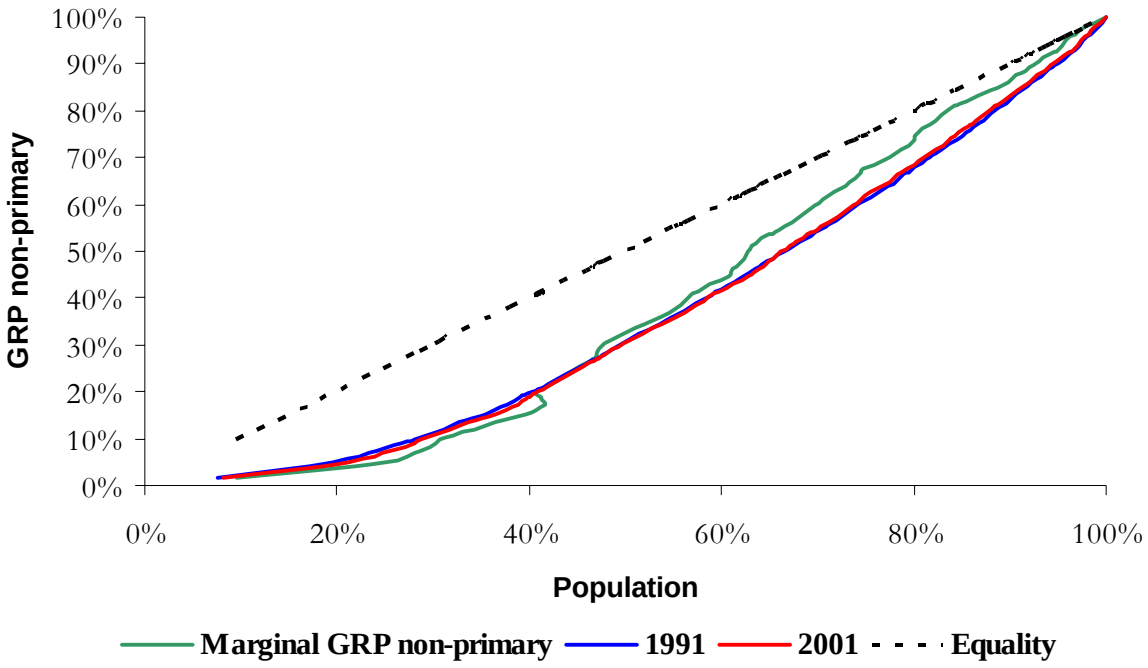


Figure 6.6: Lorenz curves - GRP Non-primary (SOR)



6.1.5 Household income

For the household income performance indicator there has been an unambiguous increase in inequality.

The income measure used for the results in Table 6.5 and Figures 6.9 and 6.10 are based on income tax statistics and excludes social security income because of difficulties with the Population Census measure. For both the LGA and SOR levels there is inequality in the distribution of income. However, the inequality has increased. The marginal Gini coefficient has been 0.2.

Another test for the strength of regional convergence is the relationships between real per capita household income growth between 1991 and 2001 and the initial level of real per capita income growth. If there is a strong negative relationship between growth and the initial income per capita level then the inequality would have been reduced. If there is a strong positive relationship then inequality would have increased. Figures 6.11 and 6.12 indicate that in general a positive relationship exists.

Figure 6.7

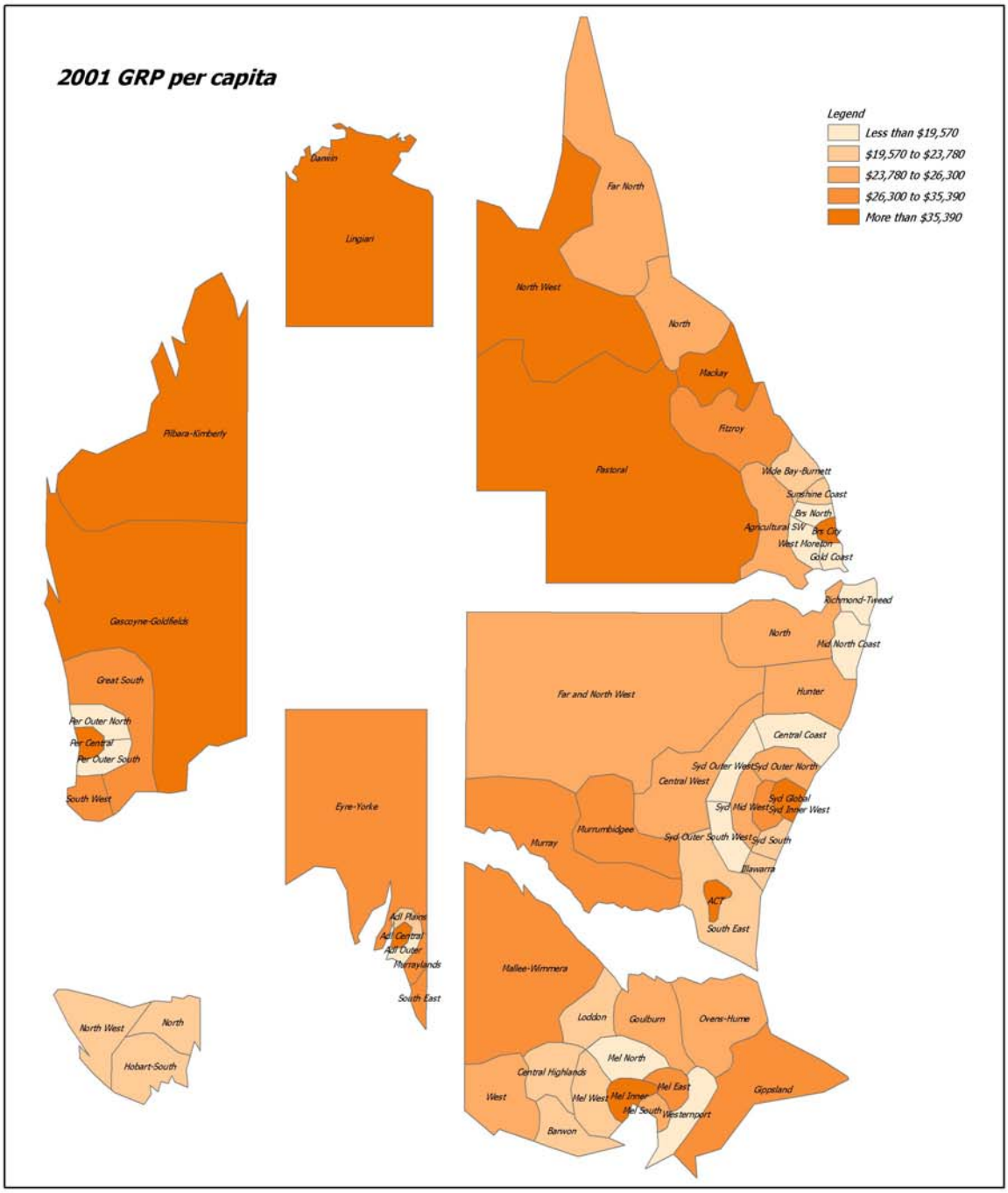

2001 GRP per capita
Legend
Less than $19,570
$19,570 to $23,780
$23,780 to $26,300
$26,300 to $35,390
More than $35,390
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Syd Outer West
Syd Outer North
Central West
Syd Mid West
Syd Global
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Mel Inner
Mel West
Mel South
Westernport
West
Barwon
Gippsland
North West
North
Hobart-South

Figure 6.8

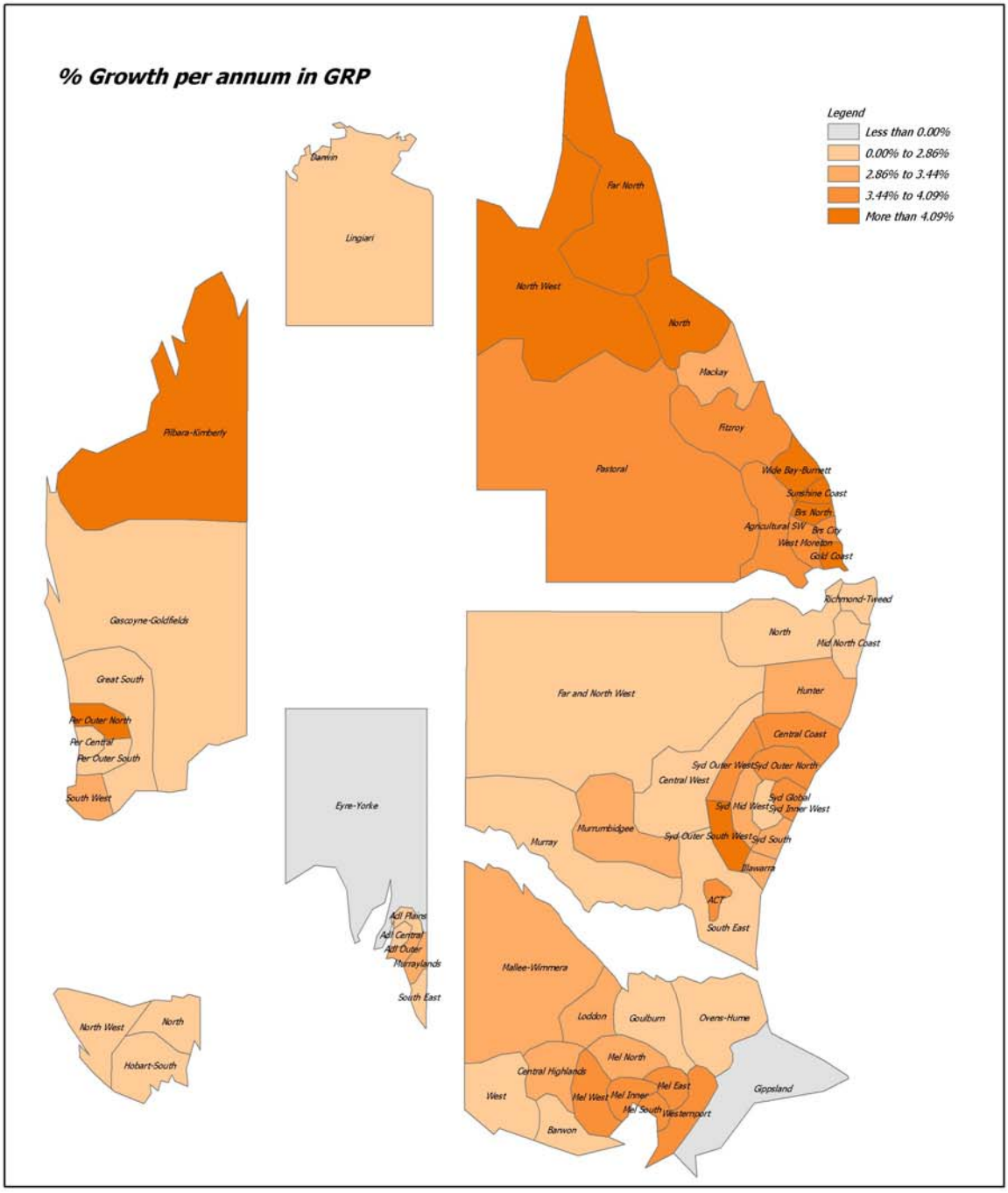

% Growth per annum in GRP
Legend
Less than 0.00%
0.00% to 2.86%
2.86% to 3.44%
3.44% to 4.09%
More than 4.09%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Richmond-Tweed
North
Mid North Coast
Gascoyne-Goldfields
Great South
Far and North West
Hunter
Per Outer North
Per Central
Per Outer South
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
South West
Eyre-Yorke
Murrumbidgee
Hurray
Syd Outer South West
Syd South
Illawarra
ACT
Adl Plains
Adl Central
Adl Outer
South East
Murraylands
South East
Mallee-Wimmera
North West
North
Loddon
Goulburn
Ovens-Hume
Hobart-South
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westerncort
Barwon

Table 6.5 Household income: the Lorenz curve characteristics			
	Share of total employment		
Population share	1991	2001	Marginal
LGA analysis			
20 per cent	13.4	11.7	9.2
40 per cent	30.9	29.4	27.1
60 per cent	61.6	49.6	47.0
80 per cent	73.5	72.2	71.0
Gini	0.14	0.16	0.20
SOR analysis			
20 per cent	13.4	13.4	10.0
40 per cent	31.9	28.5	23.9
60 per cent	53.6	51.3	46.4
80 per cent	74.9	74.3	71.9
Gini	0.11	0.14	0.19

Figure 6.9: Lorenz curves - Household Income - excl. Soc. Sec. (LGA)

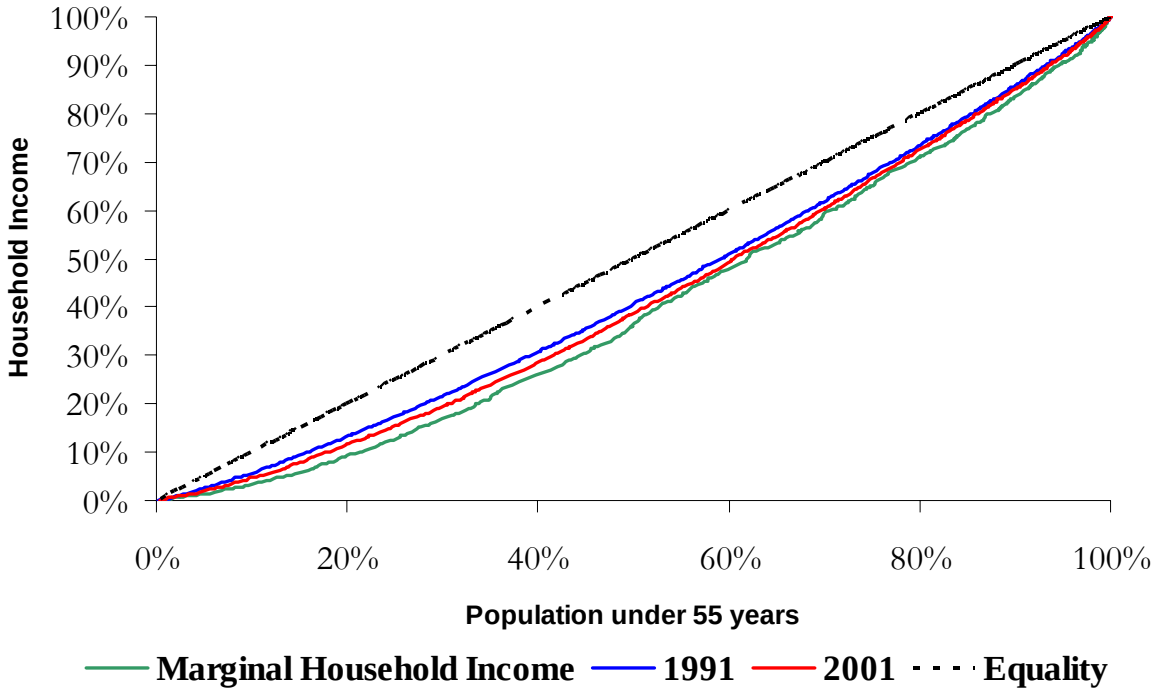


Figure 6.10: Lorenz curves - Household Income-excl Soc.Sec. (SOR)

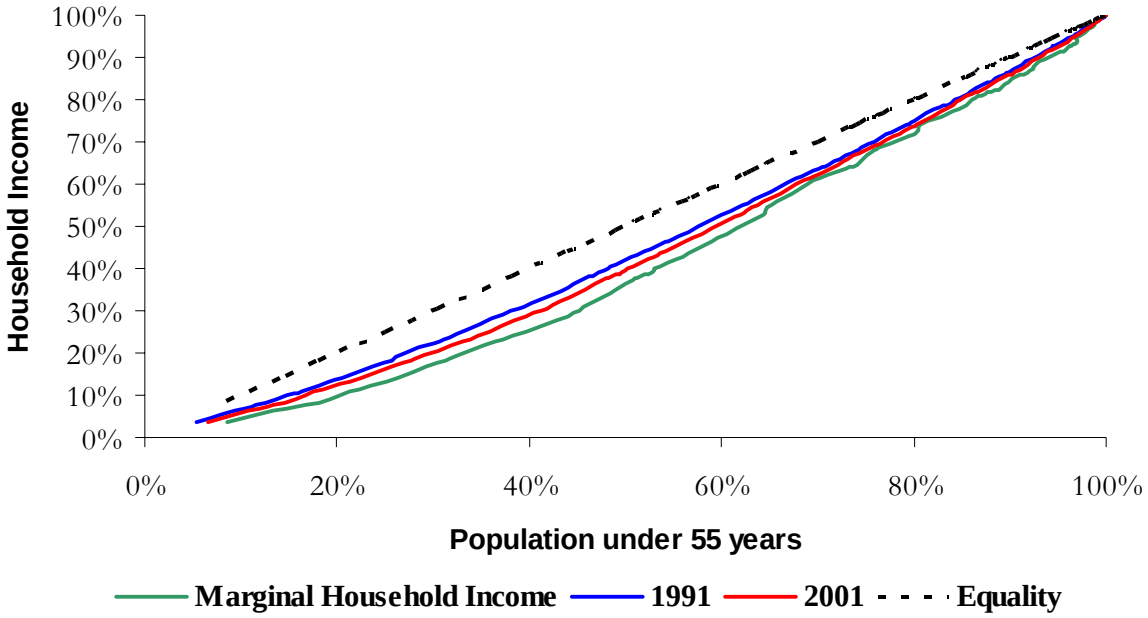


Figure 6.11: Real Household Income (excl. Soc.Sec.) per capita under 55 years - LGA

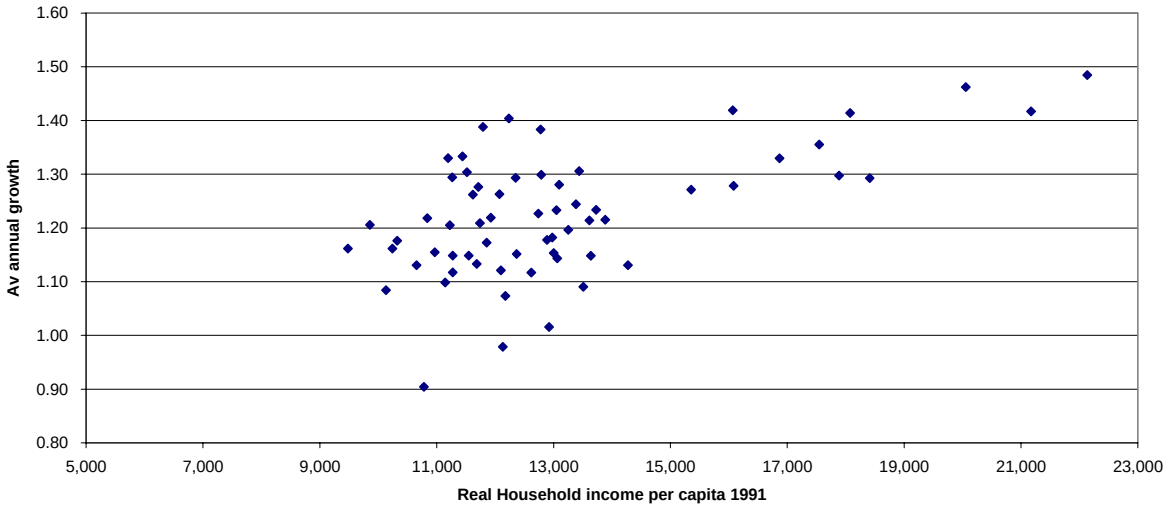
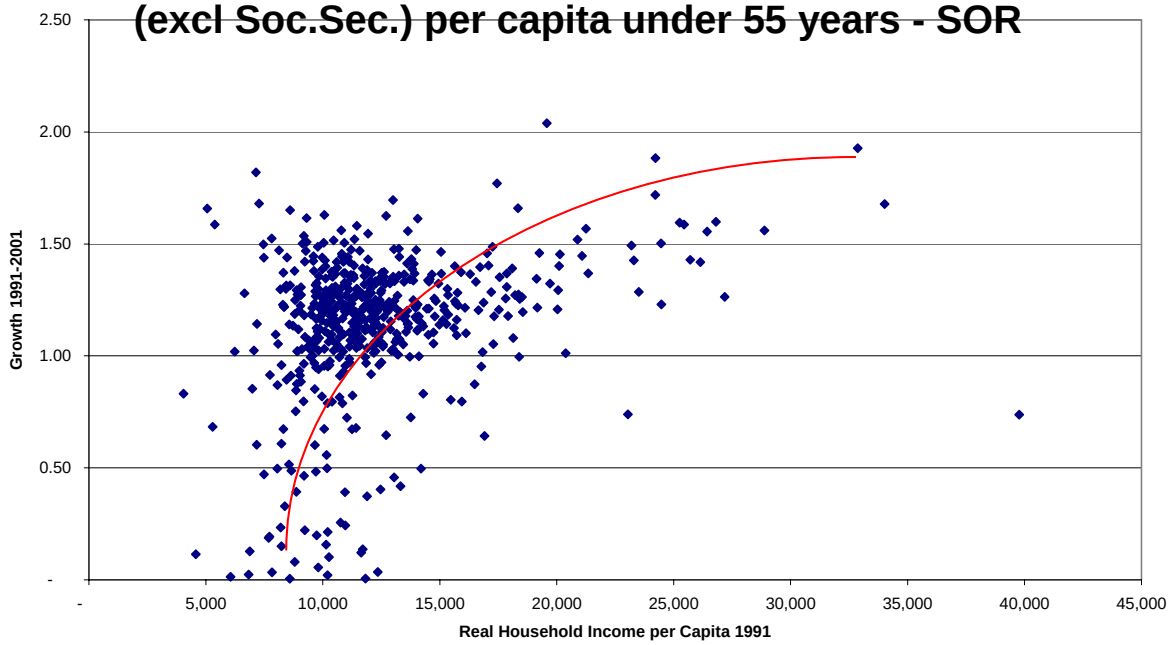


Figure 6.12: Real Household Income (excl Soc.Sec.) per capita under 55 years - SOR



6.2 The link between regional economic development and demographic factors

Figure 6.13 examines the issue of whether or not the level of out-migration is linked to unemployment. The answer is if the outlier regions are excluded, then there is a strong negative relationship. The higher the level of unemployment (SOR indicator) the higher the level of out-migration as a per cent of population.

A reasonably strong positive relationship between the demographic stress variable and unemployment rates was found for non-metropolitan SORs (Figure 6.14). This out-migration is a strong factor in bringing about greater measured equality between regions. However, from the analysis of Chapter 3, does it also create the conditions for greater longer term inequality between regions? The answer to this question will depend on the relationship between demographic factors and regional productivity.

6.2.1 Demographic factors and regional productivity

The relationship between non-primary gross regional product productivity growth (NPGRP divided by non-primary employment) in 1991 and the annual increase in non-farm primary GRP productivity between 1991 and 2001 is shown in Figure 6.15. The relationship is very strong and is perhaps the strongest relationship one could expect to find across the 630 Australian LGAs. Basically, the higher the level of initial productivity, the lower the productivity growth rates. The interpretation of this is that the productivity standards in the leading regions set the standards which sooner or later will be the benchmark that will have to be achieved by the lagging regions. That is, the results in Figure 6.15 indicate that there is a strong tendency for productivity levels between regions to converge.

Figure 6.13: Demographic stress versus corrected unemployment rate

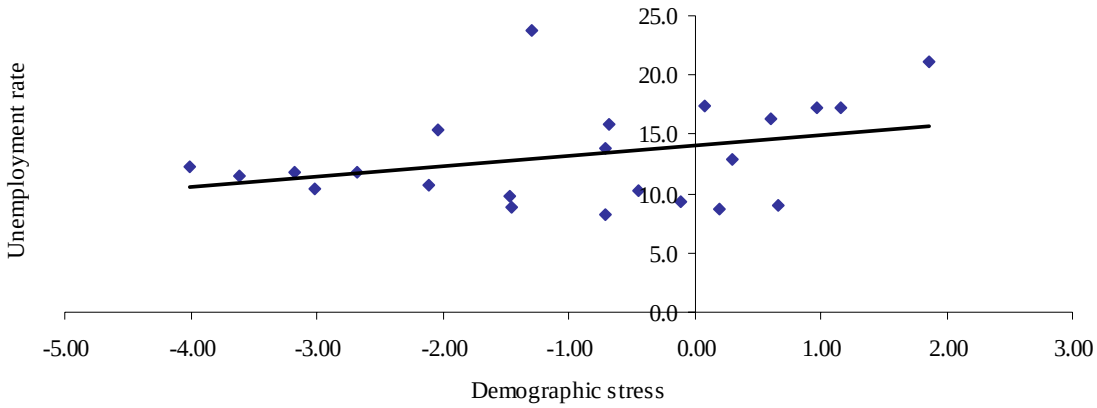
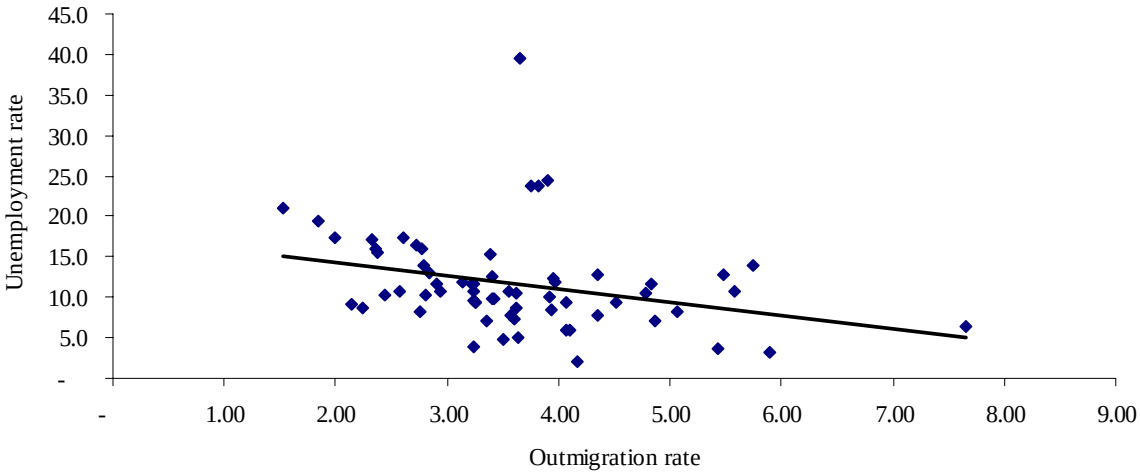


Figure 6.14: Out-migration rate versus corrected unemployment rate



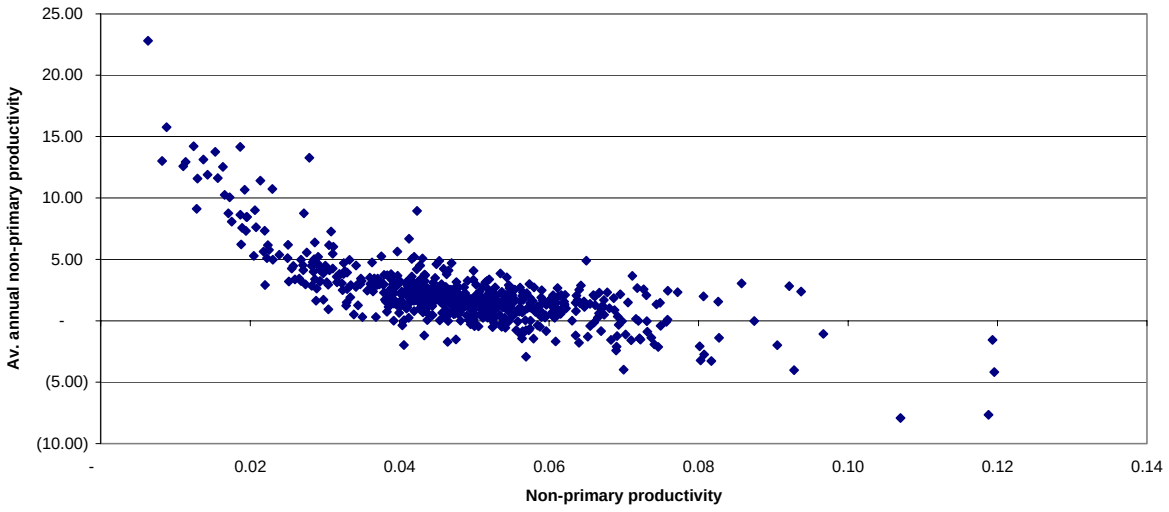
6.2.2 The inequality paradox

The results from Figure 6.15 give rise to a productivity paradox. If the forces for convergence of productivity between regions are so powerful why have the forces for convergence of GRP and income become weak or acted to increase inequality? That is, one aspect of the neoclassical market forces model is very powerful. The paradox is why are not the rest of the model's conclusions just as strongly realised? In addition there is a strong relationship between GRP productivity growth rate and GRP growth across the LGAs from Figure 6.16.

One part of the answer lies in the wide inequality of regional productivity. From Figure 6.15 the higher productivity regions have four times the productivity of the lower productive LGAs. This gap means that it would take extremely high productivity growth rates to have a significant impact on the distribution of productivity between regions.

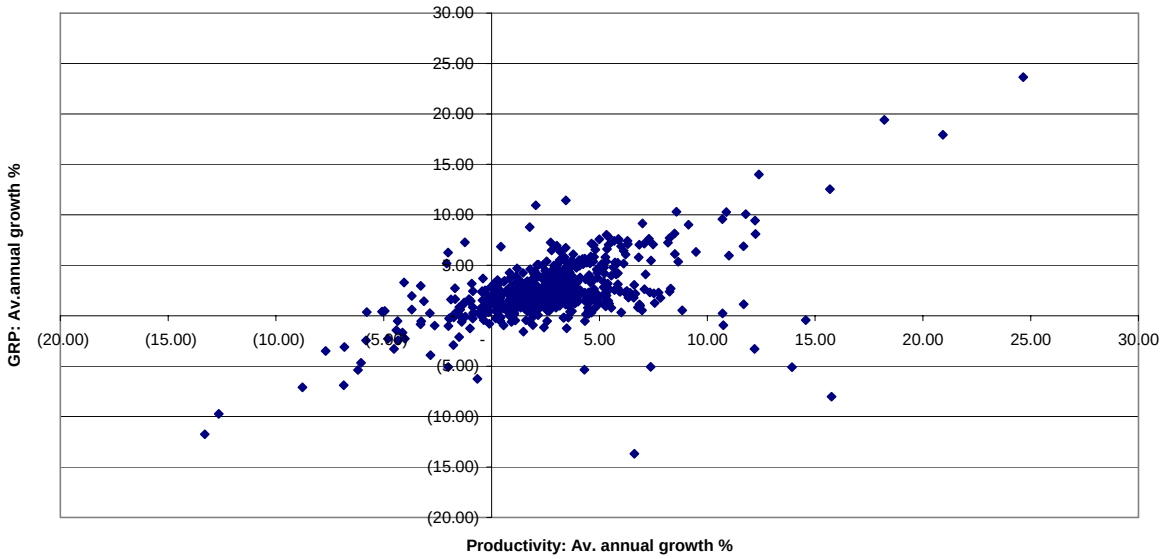
The second reason is that productivity gains have been at the cost of lost production. That is, productivity has increased because production has been cut back with a significant part of the unemployed workers leaving. This reverses the market forces model's conclusion that productivity gains will lead to increased production and employment.

Figure 6.15: Growth in non-primary GRP productivity 1991-2001 vs 1991 non-primary productivity - LGA



From Figure 6.16, the elasticity between GRP growth and GRP productivity growth is about 0.8. In general, therefore, productivity growth is associated with GRP growth. However, for many LGAs in Figure 6.16, the elasticity of GRP growth, with respect to productivity growth, would be near zero. It appears that those regions in 1991 that had low productivity levels are over-represented in having a low GRP growth-productivity elasticity. That is, the lower the initial productivity the more likely productivity growth will be achieved via construction in output at worst, or at best limited expansion of production.

Figure 6.16: GRP growth vs productivity growth - 1991-2001 (LGAs)



The third reason is institutional change. Labour market deregulation has increased the part time and causalisation nature of the workforce. This has lowered productivity in terms of the GRP/number of employment ratio. Low productive regions in 1991 had a significantly greater causalised workforce. By 2001 highly productive regions in 1991 had closed the gap in terms of labour market causalisation.

The fourth reason is that if large productivity gains are made in enterprises where the owners and/or workers live outside the LGA, then the benefit of productivity growth will be transferred to other LGAs in terms of income flows and/or lower prices for goods and services.

6.2.3 Demographic factors and productivity growth

To test the role of demographic factors in regional productivity, the following equation was estimated:

$$
\begin{aligned}
& Log\ (RPROP_{i,\,2001}) - log\ (RPROD_{i,\,1921}) \\
= \quad & \propto_1 + \propto_2 (log\ (GNW_{i,\,2001}) - log\ (GNW_{i,\,1991})) \\
+ \quad & \propto_3 (log\ (POPS55_{i,\,2001}) - log\ (POPS55_{i,\,1991})) \\
+ \quad & \propto_4 (log\ (POP_{i,\,2001}) - log\ (POP_{i,\,1991})) \\
+ \quad & \propto_5 log\ (RPROD_{i,\,1991})
\end{aligned}
$$

$$i - 1, \ldots 630$$

Where:

$RPROD_i$ = non-farm gross regional product productivity for the LGA;

GNW_i = global knowledge workers for the LGA;

$POPS55_i$ = share of population over 55 in LGA;

$POPi$ = population of LGA.

The variables were estimated in terms of the catchment area of the LGA. For an LGA a variable received a weighting of 1. The same variable for nearby LGAs was added with a weight increasingly proportional to the distance between the LGAs. After 150 kilometres the weight was assigned a zero value. This approach was necessary to capture the degree of economic integration between LGAs.

The coefficients and t statistics were:

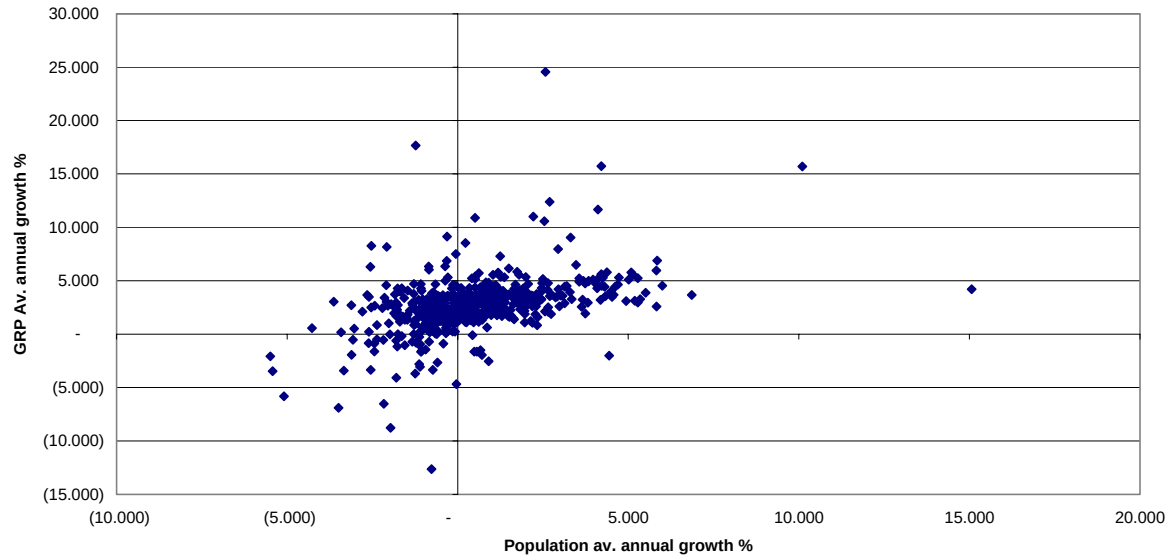
$\propto_1$	-2.713	(120.6)
$\propto_2$	0.050	(4.85)
$\propto_3$	-0.371	(5.22)
$\propto_4$	0.261	(5.09)
	-0.958	(152.2)

The R2 was 0.99, an existing high level. The results confirm the expectations of Chapter 3. The higher the population aged 55 and over in an LGA's "catchment" area, the less regional non-primary productivity. A 1 per cent rise in population share 55 and over will reduce regional productivity by 0.4 per cent. Alternatively, a 1 per cent rise in population via scale effects will increase regional productivity by 0.3 per cent.

These conclusions are versed from the migration analysis of the next chapter. The key results here are that a 1 percentage point rise in the share of the population 55 and over will result in a 0.9 percentage point rise in the unemployment rate. Alternatively, a 1 percentage point rise in the share of the population aged 25 to 54 will reduce the unemployment rate by 1.1 percentage points.

Figure 6.17 shows the strong average relationship between the growth in population and growth in GRP across Australian GRP.

Figure 6.17: GRP growth vs population 15 - 64 years growth - 1991-2001 (LGAs)



6.3 Regional economic development: the new stylized facts

The analysis of this and the following section produces the new stylized facts. They are:

Stylized Fact Eight

Market forces are powerful drivers of regional growth outcomes. There is strong tendency for productivity levels between regions to converge.

Stylized Fact Nine

Productivity gains by themselves do not necessarily lead to accelerated GRP and employment growth if the productivity gains are created by reductions in production with no increase in real wages or skills of remaining workers, and/or the transfer of the benefits of productivity gains elsewhere in terms of dividend/income flows, or lower prices for production.

Stylized Fact 10

By itself a too high a concentration of population 55 and over will reduce regional productivity and increase unemployment while a high share of the working age range of 25 to 54 will increase regional productivity and will reduce unemployment.

6.4 The distribution of health resources

Table 6.6 shows the Lorenz curve characteristics for the distribution of health sector output. The bad news is that health resources are inequitably distributed with respect to the population aged 55 and over at both the LGA and SOR levels. However, the marginal distribution in terms of the increase in health sector output has followed a distribution of perfect equality over the 1991 to 2001 period.

Table 6.6 Health: the Lorenz curve characteristics

	Share of total employment		
Population share (over 54 years of age)	1991	2001	Marginal
LGA analysis			
20 per cent	2.4	3.8	13.8
40 per cent	14.8	18.0	33.6
60 per cent	31.1	35.7	55.9
80 per cent	56.5	61.4	77.0
Gini	0.41	0.35	0.01
SOR analysis			
20 per cent	6.9	7.5	17.5
40 per cent	19.6	23.1	39.9
60 per cent	39.1	45.6	62.4
80 per cent	65.8	70.7	84.1
Gini	0.29	0.24	0.01

7. Labour market, employment and unemployment

7.1 Introduction

As in previous years this section of the report estimates the level of unemployment by region using the National Economics corrected unemployment rate. The requirement for an alternative estimate of regional employment and unemployment has been documented in previous reports. In essence the labour force area estimates produced from the official labour force survey are not appropriate for the estimates of the real level of unemployment within a region. The NIEIR unemployment rate takes as a base the number of people that the government provides social security to, who could reasonably be considered unemployed.

In addition, other measures of social disadvantage such as the structural and long-term unemployment rates by regions are presented. Consistent with the theme identified in other parts of the report, this section highlights the connection between ageing, aged migration patterns and current levels of unemployment. At the back of everyone's mind however is that if the regions which are facing the ageing / demographic stress already have high levels of unemployment, what will be the impact of future changes?

7.2 Synopsis of results

- Consistent with the resilience of the Australian economy, the NIEIR unemployment rate has fallen from 9.21 per cent in 2002, to 8.89 per cent in 2003.
- Unemployment has fallen by over 1.3 percentage points in the past two years.
- The level of employment growth has been substantial across Australia
- Analysis of the links between age migration patterns and unemployment highlights that the gap between the best and worst regional employment outcomes will continue to grow.
- The number of Disability Support Pension (DSP) recipients grew by 5 per cent in the previous year, a growth rate which significantly outpaces population growth. As our economy becomes ever more reliant on skilled employment and on employment in service related sectors, the greater the difficulty there is providing employment alternatives for marginalised workers.
- Approximately 5.55 per cent of all people aged between 18 and 65 years now receive the DSP, up from 5.38 in 2002.
- Higher levels of DSP and Single Parent Payments were offset by falls in the levels of unemployed, however in net terms the number of structurally unemployed still rose from 1.28 million in 2002 to 1.316 million in 2003.
- The regional distribution of changes in unemployment highlights the impact of the drought. Continuing trends reported in 2002, the growth in employment in 2003 is continuing to reinforce regional inequality.
- The lowest levels of unemployment are once again in Sydney with 4 of Sydney's 7 regions occupying the top four positions in Australia.
- Improvements in the unemployment rate have been noted in Perth and Brisbane.
- Drought in areas such as VIC Mallee and Wimmera, WA Wheatbelt-Great Southern and SA Murraylands has led to them experiencing increases in unemployment.

7.3 National Economics corrected unemployment

7.3.1 Derivation

The National Economics estimates of unemployment are based on recipient information in the September quarter of each year, and on the June quarter in this report due to changes in report timing. The following formula shows the components of the calculation used to estimate the NIEIR unemployment rate.

$$NIEIR\ \ Unemployment\ = \frac{\begin{pmatrix} Newstart + Mature\ Age\ Allowance + Excess\ growth \\ in\ Disability\ Support\ Pension + Estimate\ of\ unemployed\ youth \end{pmatrix}}{\begin{pmatrix} Adjusted\ \ Labour\ Force = Official\ Labour\ Force \\ + Excess\ growth\ \ \ in\ \ \ Disability\ Support\ Pension \end{pmatrix}}$$

As a brief background to this analysis, it should be noted that due to considerable rises in the number of disability support pension recipients, the reclassification of youth unemployment recipients and general changes in the work test for unemployment benefits, it is likely that the ABS Labour Force survey systematically under-reports the number of people the government and Centrelink considers unemployed, let alone a broader definition of the unemployment problem.

For additional background and notes on the way the changes in recipient status impact on official unemployment please refer to previous reports.

7.3.2 Growth in disability support

In June 1991 there were 380,000 people on disability support pensions and unemployment was notionally at 9.4 per cent. From labour force surveys 802,635 people were identified as unemployed and 643,614 receiving unemployment benefits at this time.

Since 1991 major changes in the allocation of government benefits have occurred including an enormous increase in the number of people receiving disability support pensions. Table 7.1 outlines the total number of recipients of the disability and sickness type benefits. The vast majority (95 per cent) receives the Disability Support Allowance. Other benefit types include Mobility, Sickness and Rehabilitation allowances (year dependent).

"An enormous increase in the number of people receiving disability support pensions."

Table 7.1 Disability Support Pensions (DSP)

Year	DSP* recipients	% adults 18-65	Excess growth
1991	384,304	0.036	0
1996	515,092	0.045	141,243
1998	570,613	0.048	154,800
2000	638,406	0.054	178,320
2001	625,903	0.052	189,565
2002	648,657	0.054	209,924
2003	678,302	0.055	233,796

Note: * includes sickness and mobility allowance recipients
Source: NIEIR's LGA YourPlace database.

Examination of the tables that follow reveals the enormous regional differences in these effects. Certain areas have received far higher rates of growth in the number of DSP recipients and, hence, their local unemployment estimates have been distorted even more than the national average.

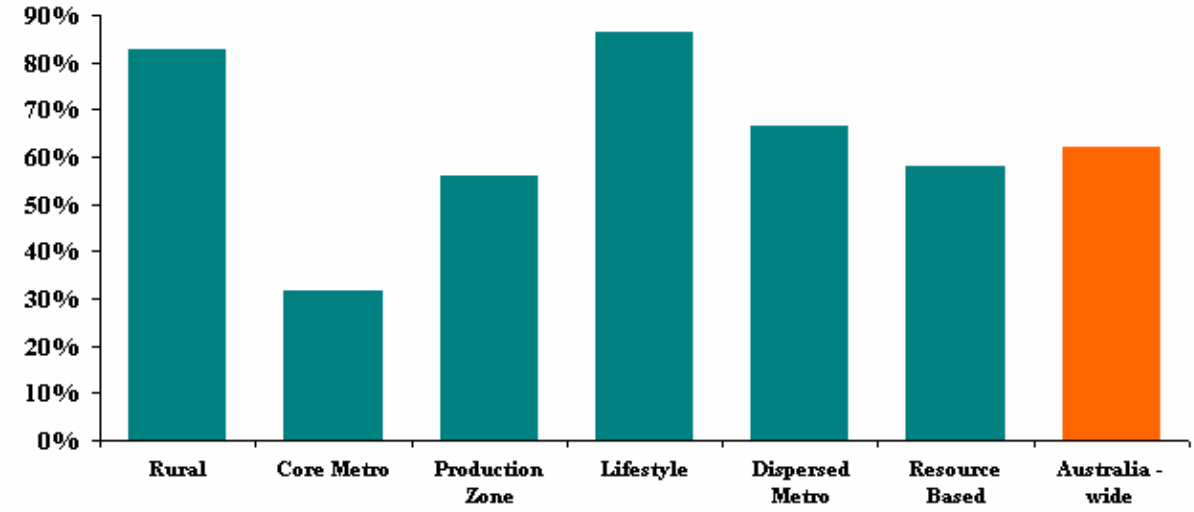
Table 7.2 Percentage of population receiving DSP

Region	2003	2002	2000	1998	1996	1995	1991
Rural	4.2	4.0	3.7	3.5	3.2	3.1	2.3
Core Metro	2.9	2.8	2.8	2.9	2.8	2.8	2.2
Production Zone	3.9	3.9	3.4	3.5	3.2	3.2	2.5
Lifestyle	4.1	4.0	4.5	3.2	3.0	3.0	2.2
Dispersed Metro	2.5	2.4	2.0	2.3	2.1	2.1	1.5
Resource Based	3.0	2.8	4.4	2.5	2.4	2.4	1.9
Australia - wide	**3.4**	**3.3**	**3.2**	**3.0**	**2.8**	**2.8**	**2.1**

The rural and lifestyle regions have had the highest level of growth between 1991 as can be seen in the following graph. The population measure above is defined as the percentage of all people regardless of age.

Figure 7.1

Growth in Disability Support Payments per capita since 1991



Armed with the actual growth in the level of DSP recipients by region and the population growth that has occurred we can determine the excess growth in DSP since 1991[1].

[1] There is an argument that due to the ageing of the population a greater allowance for population growth should be used. National Economics believes that the bubble in population due to the bay-boomers was a well-understood social phenomenon that should have been planned for. If this was the case the measures put in place to help the mature workers in the workforce could have resulted in less DSP recipients. Regardless, Australia is now without the utilisation of the productive capacity of many of these individuals simply due to the lack of appropriate opportunities.

Estimation of the levels of excess DSP growth

To estimate how large the 'true' or underlying unemployment rate for a region would have been, if the increase in the number of people receiving the disability support pension had not occurred, we have reconstructed a series called a *corrected unemployment rate*. To derive the *corrected unemployment rate* the first step is to take out the effect of the increase in disability support pensioners on the labour force. The DSP changes have made the labour force smaller.

The adjusted or effective labour force is equal to the reported size plus the number of people who have been moved to the disability support pensions who otherwise wouldn't have been. To determine who would or wouldn't have previously classified as qualifying for DSP we must make an assumption about each region. We assume that the proportion of the population in 1991, that received the DSP, is the best representation of the proportion of that population who would receive it in the long run, i.e. the proportion of people within the population who are receiving disability support pensions is assumed to remain fixed.

Hence, we have assumed that the number of disability support pension recipients in 1991 will only grow as fast as population growth in that region. Any growth in DSP over and above that amount is assumed to be excess growth. Of course a region may have slower growth in DSP than population growth, therefore excess growth will be negative, and this will be allowed to have positive impact on corrected unemployment.

The regional differences in the incidence of excess growth in DSP are stark. The following two tables show the ten regions with the lowest and highest levels of excess DSP numbers in the adjusted labour force. As alluded to, three of the top ten regions have had less growth in DSP than would be suggested by population growth. These regions in order are Melbourne Inner, Global Sydney and Sydney Inner West.

Table 7.3 Excess DSP in effective labour force, top ten regions in 2002 and changes

Rank	SOR name	% of workforce, 2002	% of workforce, 2003
1	Melbourne Inner	-0.9	-0.8
2	Global Sydney	-0.3	-0.3
3	Sydney Inner West	-0.3	-0.2
4	Sydney Outer North	0.3	0.4
5	Sydney South	0.7	0.8
6	Perth Central	0.7	0.9
7	QLD Pastoral	0.9	1.5
8	Darwin	1.1	1.1
9	Perth Outer South	1.2	1.3
10	Brisbane City	1.2	1.2

The tenth best region in 2002, Brisbane City, still had more than 1.2 per cent of its effective work force transferred to DSP after accounting for population growth.

The large impact on some regions is clear in the table of the bottom ten regions. Tasmania's North West has a number of people equal to 6.7 per cent of its effective workforce on DSP in excess of population growth. This does not include the 4.1 per cent that were already on DSP in 1991.

This amount has fallen slightly between 2002 and 2003 which has elevated QLD Wide Bay Burnett to the region with the highest levels of 'excess growth'. Considering the region is highlighted elsewhere in the report as having high levels of ageing, it should be a high priority for this region and all levels

of government to begin intensive assistance specifically designed for such communities and to tackle the social impacts of such high levels of DSP recipients.

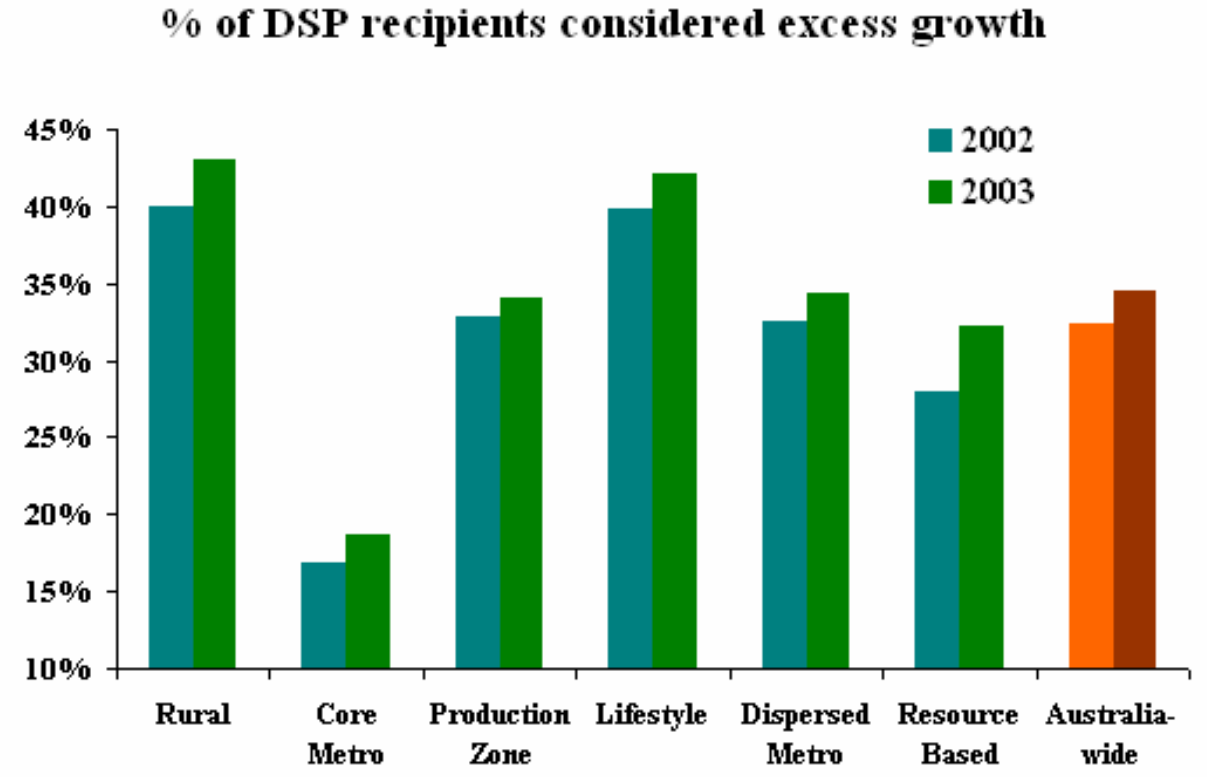
Table 7.4 Excess DSP in effective labour force, bottom ten regions in 2002 and changes

Rank	SOR Name	% of workforce, 2003	% of workforce, 2002
64	TAS North West	6.5	6.7
63	QLD Wide Bay-Burnett	6.7	6.7
62	NSW Richmond-Tweed	5.8	5.5
61	TAS Hobart-South	5.6	5.3
60	NSW Mid North Coast	5.3	4.8
59	SA Eyre and Yorke	4.8	4.8
58	QLD West Moreton	4.7	4.7
57	NSW South-East	3.9	4.4
56	NSW Central West	4.5	4.3
55	Adelaide Plains	4.3	4.2

National Economics has noted that in the past those regions with the least opportunities for employment tend to have had the largest increase in DSP. This is clearly demonstrated in the graph below, which shows the percentage of DSP that represent excess growth for each of the region types. The rural and lifestyle regions have almost 40 per cent of all DSP recipients being in excess of natural increase. However when the difference in share of excess recipients are compared between the last two years for each region it is not clear that recent growth is as unevenly distributed.

"Regions with the least opportunities for employment tend to have had the largest increase in DSP."

Figure 7.2



7.3.3 Corrected unemployment rates

Table 6.5 below shows that in 1991, the number of recipients was below measured unemployment in the labour force. This was due to two factors. Firstly, the unemployment rate was rising rapidly through 1991 to peak at 11 per cent in 1992. Consequently given the lag between becoming unemployed and receiving benefits, it would be expected that the number of recipients would be less than the number of unemployed through 1991. Secondly, when unemployment changes suddenly, as was the case in 1991, many people who become unemployed, perhaps for the first time, were not eligible for benefits because of the *means tests*. However if they remain unemployed and their personal finances deteriorate they then become eligible, in the end result, recipients should approximate the levels of unemployment.

Table 7.5 shows there are still more people directly receiving unemployment benefits than the official figures estimate are unemployed. One pleasing element of this year's analysis is that the difference between the labour force unemployed and recipient measure is the same for both years. This adds strong evidence to the ABS Labour Force Survey reported reduction in unemployment of the past year.

Table 7.5 Comparison of official unemployment and "unemployed" recipients

Year	Labour force unemployed	Recipients*	Difference
1991	802,635	643,614	159,021
1996	760,131	819,995	-59,864
1998	735,045	803,388	-68,343
2000	627,169	720,431	-93,262
2001	648,218	799,706	-151,488
2002	659,860	711,022	-51,162
2003	628,095	677,877	-49,782

Note: * Includes: Newstart, estimates of Youth Allowance unemployed and Mature Age Allowance circa. September each year
Source: NIEIR's LGA YourPlace database.

Looking at the trends at a regional level, the top ten and bottom ten regions are detailed. The top ten includes four of the seven Sydney regions occupying the first four places. The pre-eminence of Sydney as a centre of income, employment and wealth creation is once again shown. It is worth noting that, despite the very low levels of unemployment that the top ten regions had in 2002 compared to a national average of 9.21 per cent, all regions improved this year and the previous year.

To demonstrate the scale of the difference between the official figure and the corrected unemployment rates the 8th ranked region of Melbourne South has a corrected unemployment equal to the official national average. In last years report the 10th ranked region had a corrected unemployment measure equal to the official national average. In 2003, 56 of the 64 regions in Australia have a corrected unemployment rate that is worse than the official national average.

"In 2003, 56 of the 64 regions in Australia have a corrected unemployment rate that is worse than the official national average."

Figure 7.3

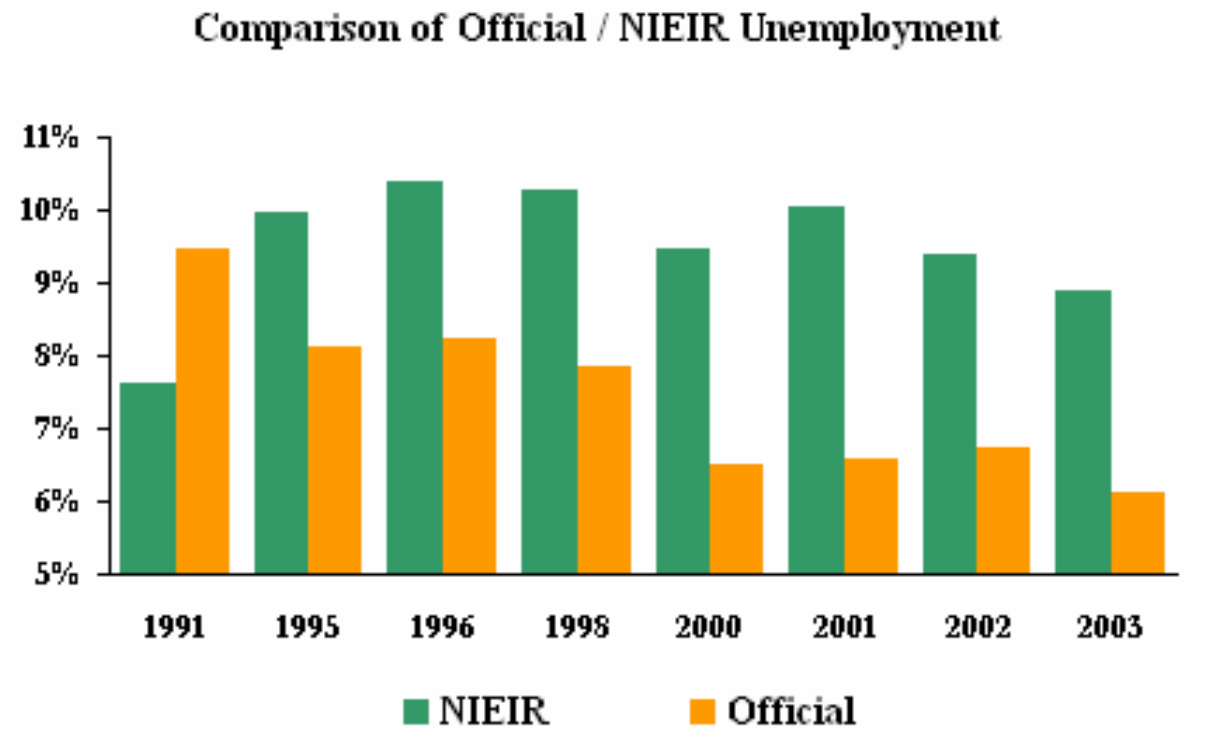


Table 7.6 National Economics unemployment rate, top ten regions

Rank	SOR Name	2003, % of workforce	2002, % of workforce
1	Sydney Outer North	2.0	2.2
2	Sydney Inner West	3.3	3.5
3	Global Sydney	3.6	3.7
4	Sydney South	4.0	4.4
5	Melbourne East	4.6	5.0
6	QLD Pastoral	4.7	6.1
7	ACT	5.1	5.5
8	Melbourne South	5.8	6.2
9	Melbourne Inner	6.4	7.3
10	Sydney Outer West	6.7	7.3

The levels of regional inequality are starkly portrayed in the table of the bottom 10 regions. There is ample evidence in the tables that there are many regions of Australia that have unemployment significantly in excess of 10 per cent. The bottom ten regions lay in five separate states and a territory and the diverse membership of the list highlights the regional spread of unemployment.

Table 7.7 National Economics unemployment rate, bottom ten regions

Rank	SOR Name	2003, % of workforce	2002, % of workforce
64	NT Lingiari	25.5	25.6
63	QLD Wide Bay-Burnett	20.1	20.8
62	NSW Richmond-Tweed	19.8	21.3
61	NSW Mid North Coast	19.4	21.3
60	TAS North West	18.6	19.2
59	TAS Hobart-South	16.0	16.6
58	SA Eyre and Yorke	15.6	16.7
57	Adelaide Plains	14.5	15.8
56	VIC Gippsland	13.9	15.7
55	TAS North	13.8	15.1

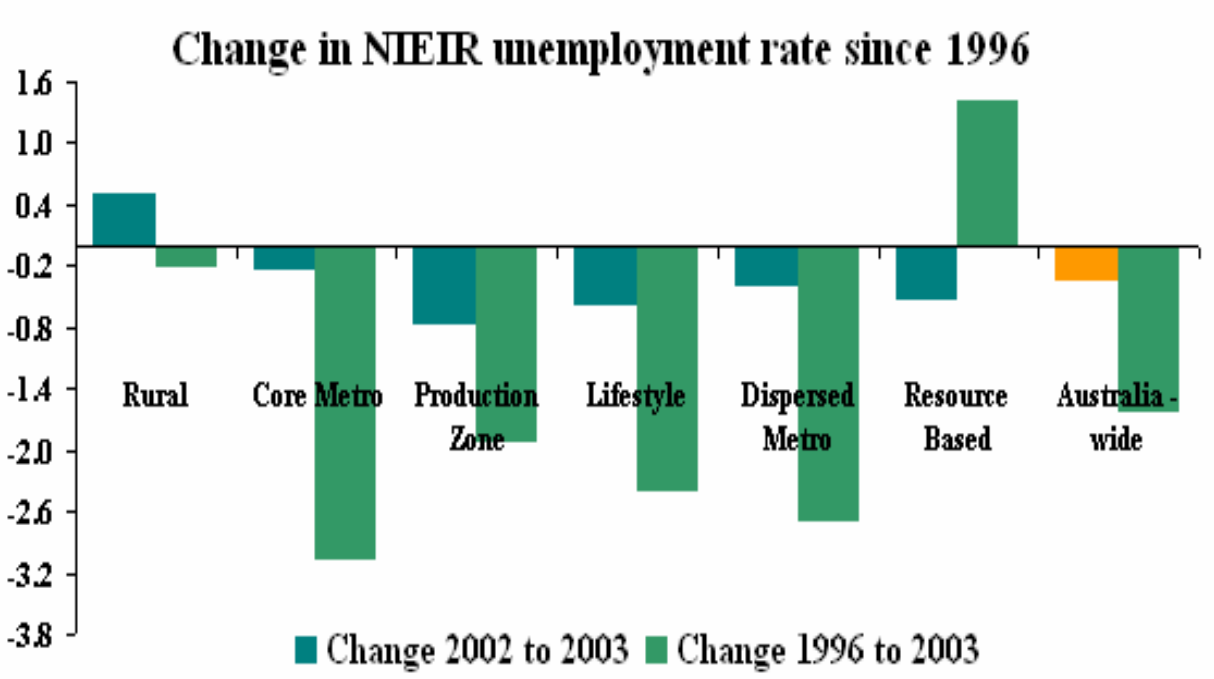
On the following page a map of the National Economics corrected unemployment rates is presented. The map is used to display regions of different scale on a single map, by varying the size of the regions within state boundaries and varying the size of states themselves. The regions of high population density are enlarged and the sparsely populated areas reduced, allowing the richness of the entire nations results to be placed side-by-side.

7.3.4 National Economics unemployment rates by region type

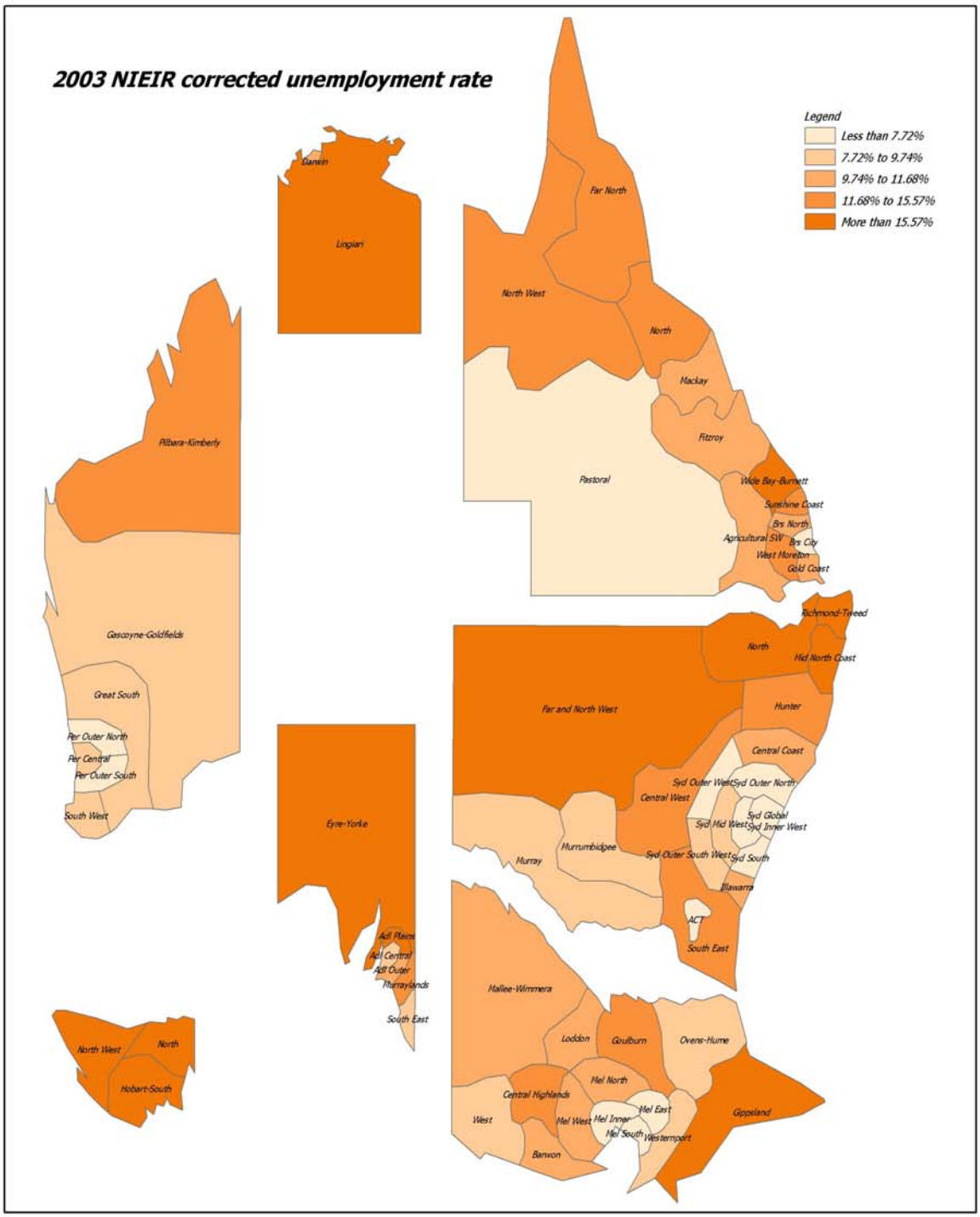
Combining the 64 regions into the six region types provides the trend in unemployment for Australia's various types of region. The regional inequality changes identified in the *2002 State of the Regions* report are once again reinforced when considering the distribution of unemployment and the changes in unemployment over the previous seven years. By far the largest falls in the National Economics unemployment rate have occurred in the Core Metro region.

This year however progress has been evident in the production zones which will hopefully be employment based on export oriented activities rather than retail sales or construction which may prove short-lived. The other trend of note is the increase in the unemployment level in rural areas which is drought-related. The challenge will be whether or not these jobs return when the rainfall returns to adequate levels. (Note rainfall information at a regional level is presented in the region based appendices)

Figure 7.4



Drought conditions in Shire of Westonia, Western Australia, November 2002



NIEIR (National Economics)

Turning to the level of unemployment by region the most pleasing trend has been the almost across the board reduction in unemployment for the past year. The impact of the drought is clear in the rural areas where unemployment has increased in the past year by 0.50 percentage points. The dispersed metro areas currently have exceptionally low levels of unemployment by any measure and have been served well for now by the housing and credit boom.

Table 7.8 National Economics unemployment rates by region

Region	2003	2002	Change 2002 to 2003	2001	1998	1996	Change 1996 to 2003
Rural	11.80	11.33	+0.50	12.50	11.94	11.98	-0.18
Core Metro	6.46	6.69	-0.23	7.46	9.11	9.50	-3.04
Production Zone	10.13	10.89	-0.76	11.55	11.65	12.04	-1.89
Lifestyle	12.98	13.55	-0.57	15.34	14.87	15.37	-2.39
Dispersed Metro	5.83	6.22	-0.39	6.73	7.13	7.50	-2.67
Resource Based	11.31	11.82	-0.51	11.45	9.75	9.91	+1.40
Australia - wide	**8.89**	**9.21**	**-0.32**	**10.02**	**10.29**	**10.61**	**-1.62**

7.3.5 Structural unemployment

In the *1999 State of the Regions* report, National Economics introduced a new measure of unemployment that accounted for those in the population who where considered to be structurally unemployed. Base upon detailed DSS and Centrelink data the constructed series allowed us to identify regions that had very high effective rates of under-employment due to structural issues in their workforce. Structural barriers that were identified included disability, single parenthood, migrant unemployment, mature aged unemployment and long term unemployment. Each was included for its effect in reducing the opportunities for the person in question obtaining full-time employment.

Structural unemployment: This is a measure of the level of long term unemployed as a percentage of the population aged 18 to 65 years old. It includes everyone on disability support pensions, 50 per cent of people from a non-English speaking background on Newstart allowance, 20 per cent of people on single parents benefits and all people on the mature age allowance.

This measure excludes people on Newstart allowance short term and anyone receiving youth allowance. It therefore assumes that none of the youth are structurally unemployed.

Previous sections of this chapter have highlighted the changes in the unemployed and disability support pensions. The ethnicity of the recipient is routinely collected and processed, along with the number receiving the Mature Age Allowance. The final vital component of the equation is the level of single parent pension payment.

"Those regions with endemic social or economic structural concerns have the highest levels of structural unemployment."

When the various features of structural unemployment are totalled and weighted the following regional results are derived. Those regions with endemic social or economic structural concerns have the highest levels of structural unemployment. The range of outcomes is very large with the 64th ranked region the NT Lingiari having 20.8 per cent of its population classified as structurally unemployed versus only 3.1 per cent for Sydney's Outer North.

Levels of structural unemployment are detailed in the appendix at the

regional level and are included as a time series. Highlighting recent changes in the levels of structural unemployment, the top ten and bottom ten regions reported in last year's report are compared, with the addition of updated estimates for 2003.

Table 7.9 National Economics structural unemployment rate, bottom ten regions 2002

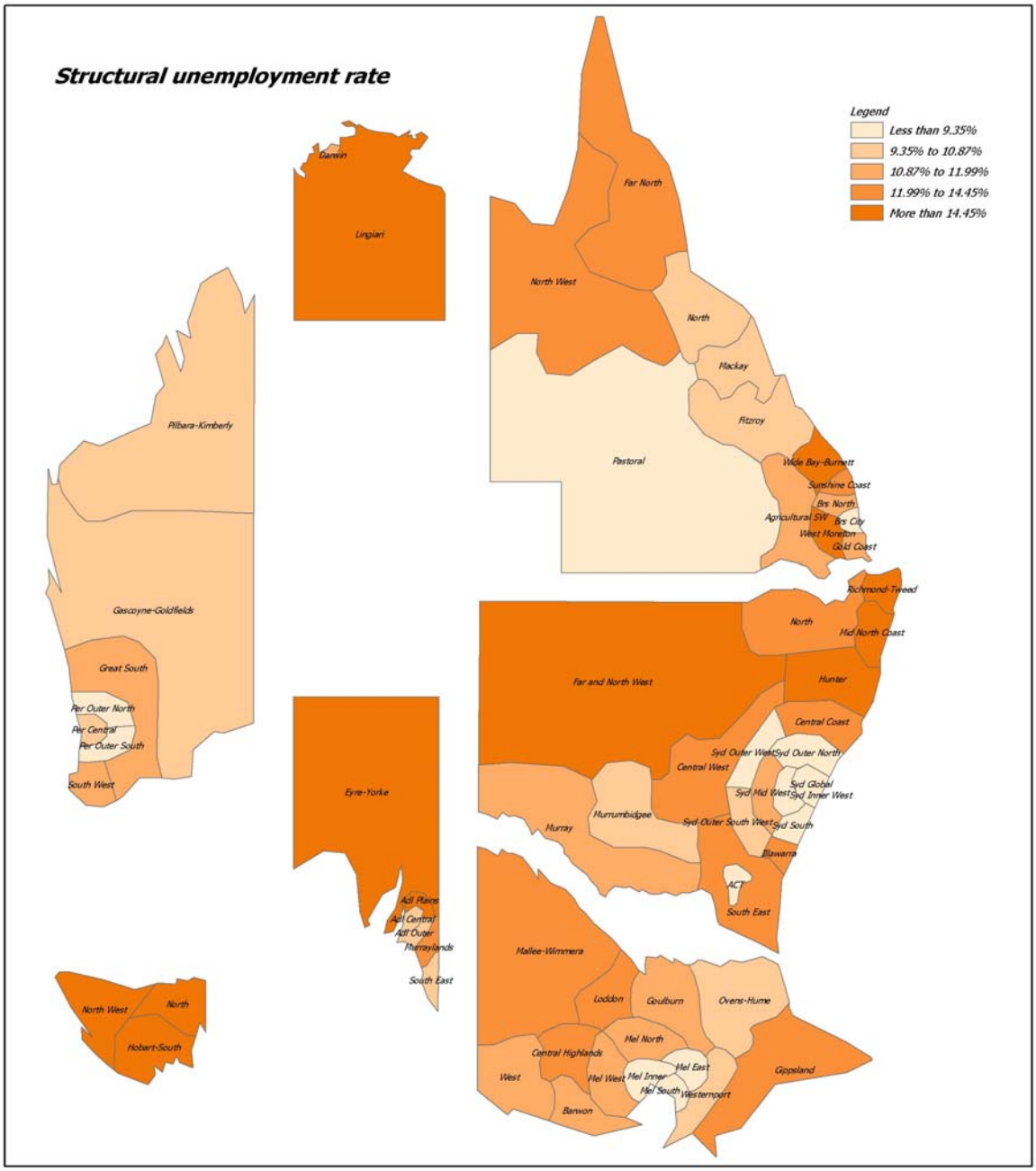
Rank	SOR Name	% of population aged 18 – 65, 2003	% of population aged 18 – 65, 2002
64	NSW Mid North Coast	19.7	19.6
63	NSW Richmond-Tweed	19.3	19.4
62	QLD Wide Bay-Burnett	19.4	18.6
61	NT Lingiari	20.8	18.6
60	Adelaide Plains	16.4	16.5
59	NSW Far and North West	16.3	16.2
58	SA Eyre and Yorke	16.2	15.4
57	TAS Hobart-South	15.8	15.3
56	QLD West Moreton	15.0	14.8
55	TAS North	15.3	14.6

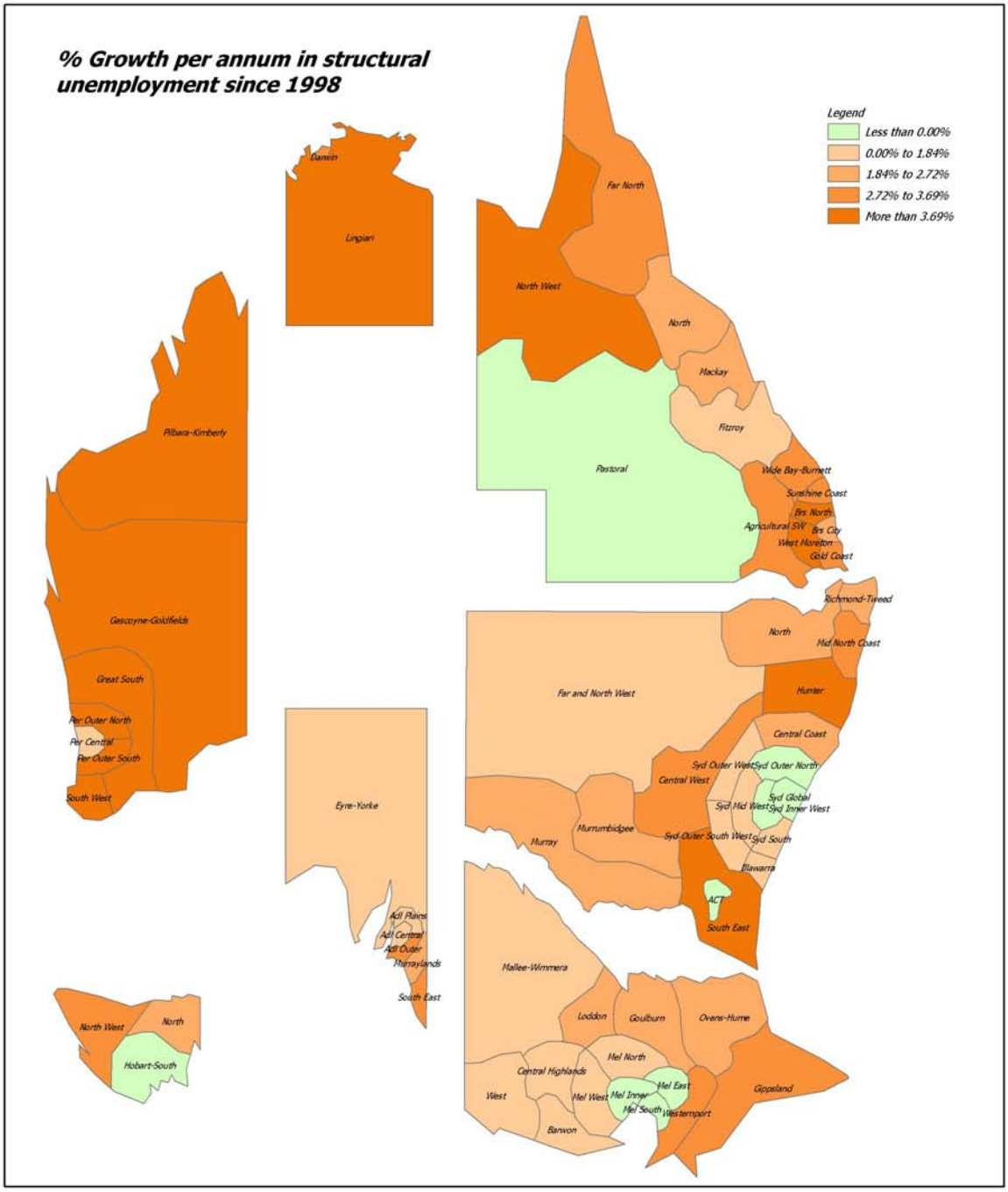
Table 7.10 National Economics structural unemployment rate, top ten regions 2002

Rank	SOR Name	% of population aged 18 – 65, 2003	% of population aged 18 – 65, 2002
1	Sydney Outer North	3.1	3.0
2	Global Sydney	5.8	5.6
3	Sydney South	5.9	5.7
4	Melbourne East	6.0	5.8
5	ACT	6.3	6.2
6	Sydney Inner West	6.5	6.3
7	Melbourne South	7.4	7.0
8	QLD Pastoral	8.4	7.6
9	Brisbane City	8.2	8.2
10	Melbourne Inner	8.9	8.3

The results for each of the 64 regions are presented in the regional summaries as part of the appendices and include the same results presented using the cartogram / map format on the following page. The map design allows us to clearly see the trend of unemployment fanning out from the centres of the major cities.

The second map represents the annual growth rate in the number of structurally unemployed by region. The map clearly illustrates our lack of regional directives in tackling the issues of endemic unemployment at the regional level. At a time when the notional unemployment is at historic lows the map of regional growth in structural unemployment is a stark indication of the inequitable outcomes raised previously, yet barely acknowledged.


Structural unemployment rate
Legend
Less than 9.35%
9.35% to 10.87%
10.87% to 11.99%
11.99% to 14.45%
More than 14.45%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South


% Growth per annum in structural unemployment since 1998
Legend
Less than 0.00%
0.00% to 1.84%
1.84% to 2.72%
2.72% to 3.69%
More than 3.69%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Mid West
Syd Global
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

7.3.6 Long-term unemployment

A subset of the corrected and structural unemployment is the long-term unemployed[2]. The reduction of the long-term unemployment rate should remain a key objective of good governance. The results of the top and bottom ten regions in Australia are presented below. The worst performing regions are a mix of those with historically based structural economic disadvantage and lifestyle regions.

The strength of the Sydney economy underpins the results presented in the top ten regions with all seven Sydney regions occupying places in the top ten.

Table 7.11 Long-term unemployment, top ten regions from 2002

Rank	SOR Name	% of workforce, 2003	% of workforce, 2002
1	Sydney Outer North	0.6	0.6
2	Sydney South	1.3	1.3
3	Melbourne East	1.3	1.3
4	Sydney Inner West	1.5	1.4
5	Global Sydney	1.7	1.6
6	ACT	1.6	1.6
7	Sydney Outer West	1.6	1.7
8	QLD Pastoral	2.0	1.8
9	Melbourne South	1.9	1.9
10	Sydney Outer South West	2.1	2.1

There has been some progress on the percentage of the workforce who are long-term unemployment benefit recipients has fallen in the past years amongst the worst performing regions.

Table 7.12 Long-term unemployment, bottom ten regions

Rank	SOR Name	% of workforce, 2003	% of workforce, 2002
64	NT Lingiari	16.2	13.6
63	NSW Mid North Coast	7.5	7.9
62	NSW Richmond-Tweed	7.4	7.7
61	QLD Wide Bay-Burnett	6.1	6.8
60	TAS North West	5.8	6.3
59	SA Eyre and Yorke	5.6	6.0
58	TAS Hobart-South	5.7	5.7
57	Adelaide Plains	5.0	5.3
56	TAS North	5.3	5.1
55	NSW Far and North West	5.5	5.1

[2] Definition as per Centrelink records, indicates recipient receiving benefits for a period greater than 12 months.

One of the most informative ways to assess the capacity of the region to combat long-term unemployment rather than the general problem of unemployment is to consider the ratio of long-term unemployed to the total unemployment recipients. Although we are aware that unemployment recipients are not the only ones who should be considered unemployed, the ratio provides policy makers with genuine opportunity for soul-searching.

The inner areas of Melbourne and Sydney stand out as areas that are able to provide employment for the long-term unemployed. Not only have many other areas got significantly higher levels of unemployment but the share of those unemployed who are long-term unemployed is significantly greater.

The map of ratio follows at the end of the chapter.

7.4 Relationship between corrected levels of unemployment and ageing and migration patterns

The results of the unemployment analysis at the regional level can be directly related to the net migration patterns of the various age groups at the same level. National Economics has been aware for a number of years that there is a type of dual motivation system functioning in Australia with regard to migration and employment opportunities. In general, Australians are likely to move away from areas of high unemployment to ones of low unemployment as one would expect. This is especially the case with the movement of rural people to the dispersed metropolitan areas. However, the second motivation is the lifestyle motivation which prompts people to move to regions with considerably higher levels of unemployment, an example of this moves from the dispersed metropolitan regions to the lifestyle regions on the coast of Australia.

Table 7.13 shows the results of a regression of the National Economics regional corrected unemployment rate on the net migration patterns of the three age groups, Less than 25, 25 to 54 and 55 plus.

Table 7.13 Regression of National Economics unemployment on various age and migration variables

	Coefficient, Impact of a 1 percentage point change	T-statistic
Net internal migration 0-24 yrs, % of pop	0.20	1.23
Net internal migration 25-54 yrs, % of pop	-1.10	-3.38
Net internal migration 55+ yrs, % of pop	0.88	3.50
% share of population over 70 years	3.49	4.22
Ratio of over 70 years to over 55 years	-1.93	-5.17

The regression results clearly point towards a relationship between migration patterns differentiated by age and regional unemployment patterns. For every 1 percentage point of net internal migration of 25-54 year olds, a region is likely to have 1.10 percentage points lower unemployment. Of course, this does not suggest a causal relationship between receiving higher levels of migration to an area and a falling level of unemployment; in fact it is highly likely that the opposite applies and that due to employment opportunities 25-54 year olds move to the area. Regardless, this is a very strong trend which should be heeded by all in local government and economic development, that is unless you can attract people aged 25-54 you are likely to be building an economy with less employment. This is exactly the type of analysis that is in last year's report, highlighted creativity as a way in which the base of young and/or skilled can be grown or maintained (note the correlation in Table 7.14).

Table 7.14 Correlation between 'Creativity' measure and net internal migration by age ranges by region	
Net internal migration 0-24 yrs, % of pop	0.77
Net internal migration 25-54 yrs, % of pop	0.16
Net internal migration 55+ yrs, % of pop	-0.11

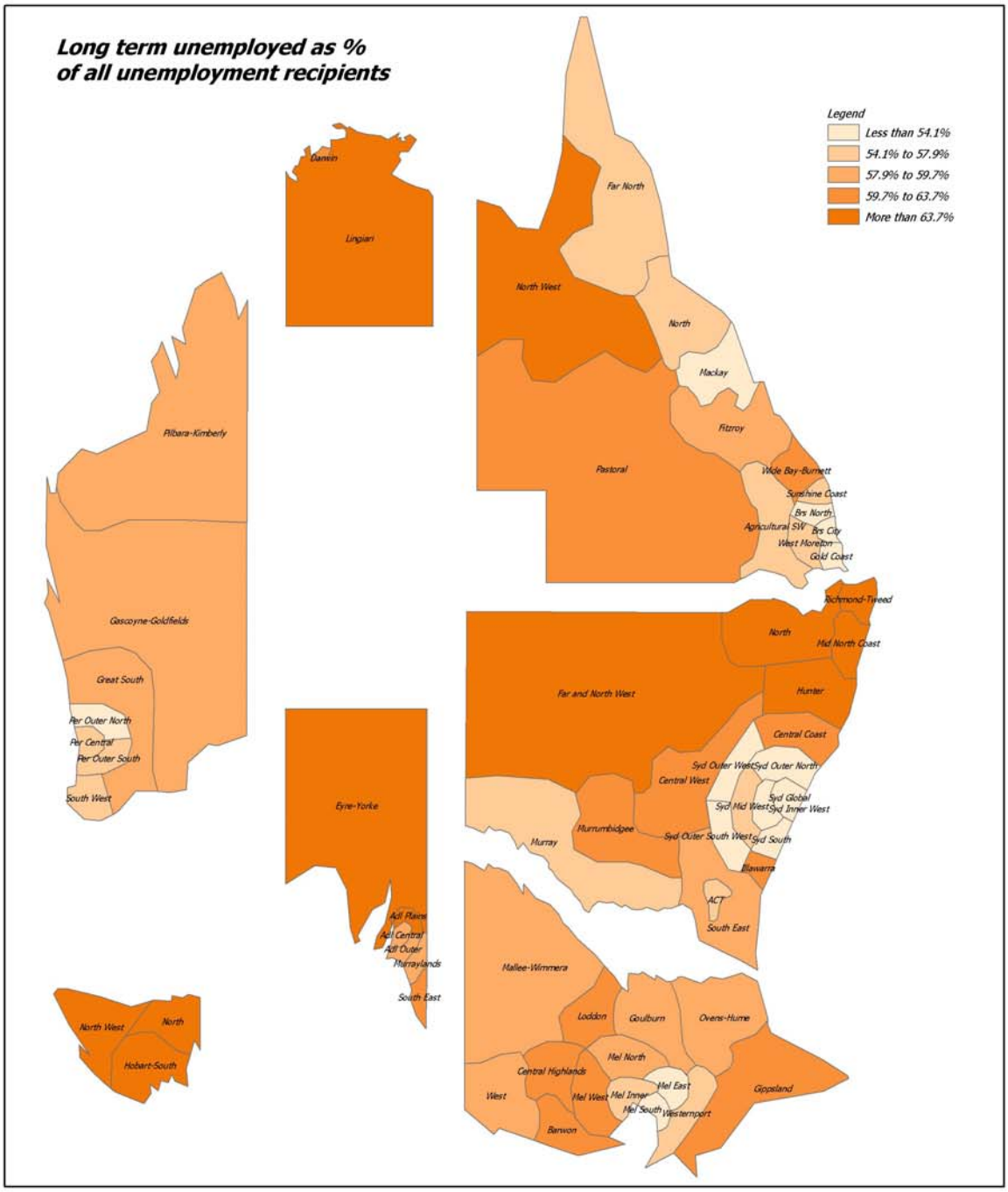
Returning the result in Table 7.13 for every 1 percentage point of net internal migration of over 55 year olds one can expect a 0.88 percentage points higher unemployment. This is a very sever result and highlights the enormous structural problems created on our lifestyle coastlines and especially in Northern NSW. For instance with a net internal migration of over 55's of 6.4 per cent, the Richmond-Tweed region has 5.6 percentage points of unemployment that can be attributed to this migration.

The complex relationship between the share of people over 70 and the ratio of over 70's to over 55's needs elaboration. Put simply for every year the over 70's share of total population increases by one percentage point, when that rise is accompanied by a proportionately similar rise in over 55's, the unemployment rate could be expected to be 3.49 percentage points higher. This sounds likes an enormous impact considering that the over 70's are not part of the labour force, are not competing for jobs, and cannot be measured as unemployed. Without noting the economic consequences the assumption would be that the unemployment rate would stay the same or fall. It does not, however, because the impact of over 70's, have a material impact in the average level of consumption, average level of demand and average level of investment in the community, each of which falls when the proportion of over 70's rises. These trends, therefore, result in a smaller economy which is less able to create employment opportunities.

The most important impact of the relationships identified is that they will continue to increase the gap between unemployment levels in the creative metropolitan areas and the other regions, especially the lifestyle regions. Rather than current migration and ageing patterns not contributing to any hoped reduction in regional differences, current patterns (let alone any accelerating of these patterns) will enhance the regional differences further.

These relationships further highlight the need for a regionally focussed attack on unemployment. Movements in the headline ABS unemployment rate are not relevant to the issues discussed in this chapter, regional unemployment differences are large, and are caused by structural issues at the regional level, ageing and internal migration patterns simply continued to exacerbate the inequality of outcomes across regions.

The ways forward haven't changed and have been highlighted in successive reports. The key components of, and signposts to, progress are regionalism and governance, innovation and learning communities, skills and creativity, investment in infrastructure, and an acknowledgment of the way ageing and migration will impact on different regions differently are the signposts.


Long term unemployed as %
of all unemployment recipients
Legend
Less than 54.1%
54.1% to 57.9%
57.9% to 59.7%
59.7% to 63.7%
More than 63.7%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon
North West
North
Hobart-South

8. Regional cities and 'Nightwatchman' regions

It is one thing to find a general rule which links demographic change to regional economic performance as has been the case in Chapter 6. It is another theory to develop applications of the general rule to specific types of LGAs and regions. This chapter will develop a practical framework for applying this general rule to the case of one type of LGA sensitive to demographic change, namely the regional cities or combinations of LGAs which have regional city characteristics. For the rest of this chapter the general description of regional city will be used.

Over the past decade some regional cities have been doing well. Therefore a casual analysis would be to identify the functions which explain why some regional cities achieve superior economic outcomes relative to others. Once the factors have been identified cities can be rated in terms of their ability to transform themselves into sustainable regions by strengthening the role of the identified factors in driving economic outcomes.

8.1 What makes a successful region

In developing the analysis the first question which must be answered is, what is the best indicator describing a successful economic performance outcome for a regional city? A successful regional city is one which, no matter what its economic difficulties in terms of high unemployment or other performance measures, is at least improving. That is, improving its outcomes in terms of past outcomes, no matter how poor the past indicator outcomes may have been.

The key outcome which will mostly result in a steady improvement in performance indicators is one where the rate of employment growth is above the rate of population growth. If this is achieved on a sustained basis, then initially unemployment rates will fall, real per capita incomes will rise and convergence towards the better performing regions.

Accordingly, key drivers of regional city growth are those drivers which result in an employment growth outcome which is greater than the population growth rate.

8.2 The regional city database

To statistically identify the drivers of regional city growth, a regional city database must be created from the general LGA database. This requires that LGAs or combinations of LGAs be classified as regional cities or potential regional cities. This is done in Table 8.1. Table 8.1 also identifies those LGAs which have been combined to create regional cities. This is where the so-called "doughnut" effect of regional boundaries exists. This is where a narrow city based LGA is surrounded on its fringes by other LGAs.

Brisbane?, Cottlesloe in Perth? No Wagga Wagga, NSW.

8.3 How have the regional cities performed in terms of employment – population growth differential

Of the regions listed in Table 8.1, Table 8.2 shows the best performing regions in terms of the employment-population growth differential.

The successful regions in Table 8.2 are a who's who of strong regional cities which have succeeded in capturing a unique place in the social and economic landscape. Each city / region has the potential in a world not too dissimilar to today's, to be thriving alternatives to suburban East Coast Australia. Consider a world with faster transport connections, multi-media connections that we are only now beginning to grasp the possibilities of, a nation sharing the workload more evenly both geographically and across our age groups. In such an environment, cities and regions such as these would be high on the list of destinations.

Table 8.1 Regional cities: Local Government Areas or combinations of areas			
NSW			
Albury / Wodonga	Cowra	Hastings	Orange
Ballina	Deniliquin	Hawkesbury	Parkes
Bathurst	Dubbo	Inverell	Scone
Bland	Forbes	Kempsey	Shellharbour
Bourke	Glen Innes	Lismore	Shoalhaven
Broken Hill	Goulburn	Maitland	Singleton
Byron	Grafton	Mudgee	Tamworth
Cessnock	Greater Lithgow	Muswellbrook	Wagga Wagga
Cobar	Greater Taree	Narrabri	Walgett
Coonabarabran	Griffith / Leeton	Narrandera	Young
Coonamble	Gundagai	Narromine	
Cootamundra	Gunnedah	Newcastle	
VIC			
Ararat	Gannawarra	Mildura	Warrnambool
Ballarat	Glenelg	Mitchell	Wellington
Baw Baw	Greater Bendigo	Moira	West Wimmera
Campaspe	Greater Shepparton	Northern Grampians	
Central Goldfields	Hindmarsh	Southern Grampians	
Delatite	Horsham	Swan Hill	
QLD			
Barcaldine	Cloncurry	Longreach	Rockhampton
Blackall	Dalby	Mackay	Roma
Bundaberg	Eacham	Maryborough	Toowoomba
Cairns	Gladstone / Calliope	Mount Isa	Townsville
Charters Towers	Hervey Bay	Noosa	Warwick
SA			
Berri and Barmera	Mount Gambier	Port Lincoln	Whyalla
Ceduna	Murray Bridge	Port Pirie	Yorke Peninsula
Coober Pedy	Naracoorte / Lucindale	Renmark / Paringa	
Lower Eyre Peninsula	Peterborough	Victor Harbor	
Mid Murray	Port Augusta	Wattle Range	
WA			
Albany	Collie	Katanning	Roebourne
Augusta-Margaret River	Dardanup	Mandurah	WA Goldfields
Broome	Denmark	Merredin	Wyndham
Bunbury	Derby-West Kimberley	Narrogin	York
Busselton	Esperance	Northam	
Carnarvon	Geraldton	Port Hedland	
TAS / NT			
Burnie	Devonport	Launceston	Alice Springs

Table 8.2 The employment-population growth differential: the best performing regions

Selected top performing regions	Percentage change over 5 years, 1996 to 2001		
	Population growth	Employment growth, positions in region	Outcome = Increases in employment over population growth, OR net employment creation
Mandurah	20.8%	41.4%	20.6%
Cessnock	3.3%	21.9%	18.6%
Mitchell	10.7%	29.1%	18.4%
Ballarat	5.7%	19.7%	14.0%
Greater Bendigo	7.0%	20.9%	13.9%
Wyndham-East Kimberley	11.2%	24.4%	13.2%
Shellharbour	11.1%	24.2%	13.1%
Roebourne	8.9%	21.3%	12.4%
Hawkesbury	6.3%	17.1%	10.7%
Noosa	20.2%	30.4%	10.2%

North West Shelf project on the Barrup Peninsula, Roebourne

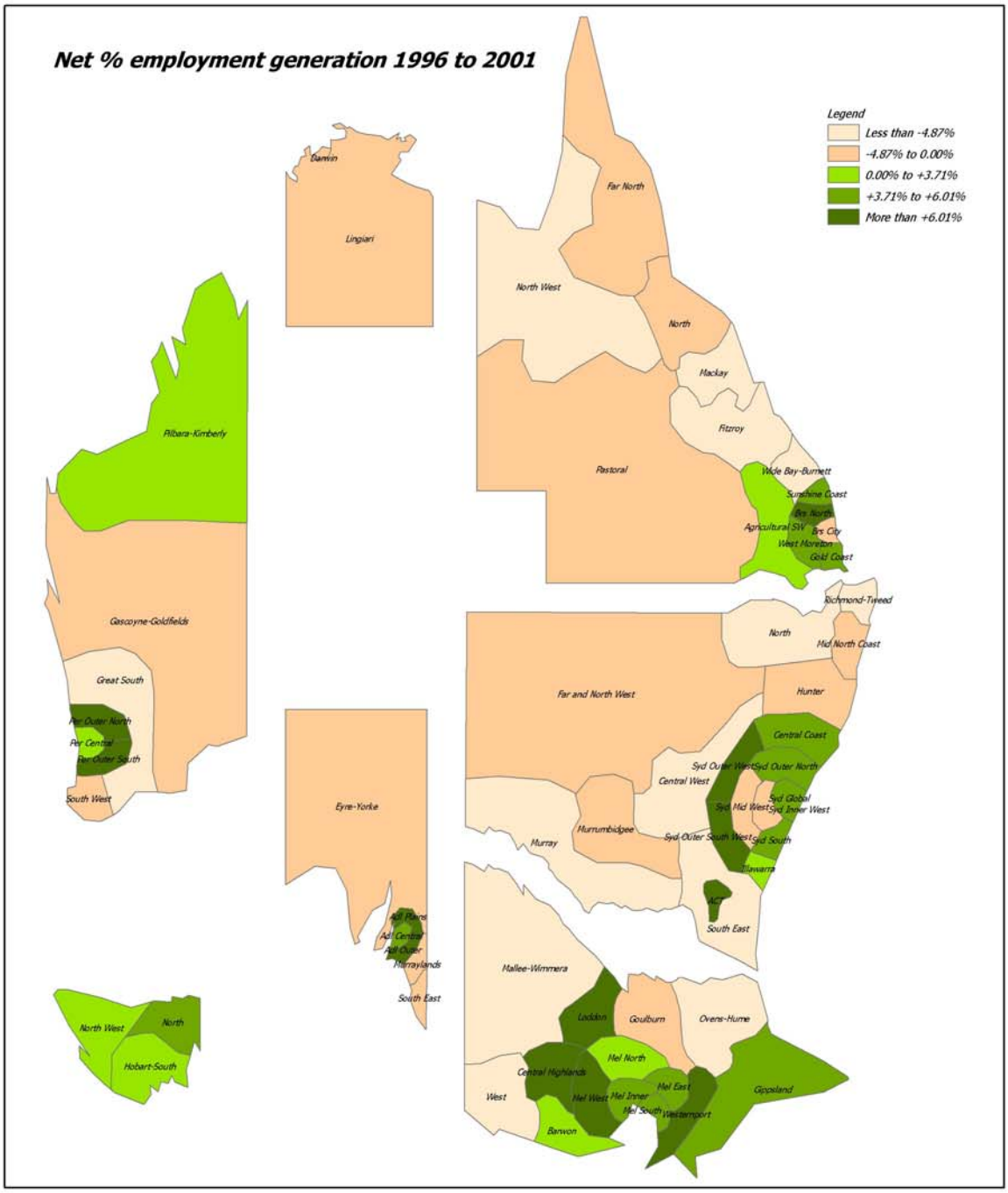
Although the actual cities and regions used in the analysis cannot be presented on a single map, we can represent the net employment creation at the SOR region level. The clear trend is evident in the ability of the outer suburbs of the metropolitan cities to create employment.

The worst performing city regions are given in Table 8.3.

Table 8.3 The employment-population growth differential: the worst performing regions

Selected lower performing regions	Percentage change over 5 years, 1996 to 2001		
	Population growth	Employment growth, positions in region	Outcome = Increases in employment over population growth, OR net employment creation
Collie	0.6%	-10.1%	-10.7%
Maryborough	1.1%	-10.2%	-11.4%
Eacham	0.4%	-11.2%	-11.6%
Hervey Bay	11.6%	-0.5%	-12.1%
Katanning	-4.3%	-16.4%	-12.2%
Greater Lithgow	1.6%	-10.8%	-12.4%
Bundaberg	2.3%	-11.3%	-13.6%
Peterborough	-9.7%	-25.6%	-15.9%
Merredin	1.0%	-15.2%	-16.2%
Derby-West Kimberley	27.3%	8.1%	-19.2%

Historic Cummins Theatre, now operating cinema, Merriden, WA


Net % employment generation 1996 to 2001
Legend
Less than -4.87%
-4.87% to 0.00%
0.00% to +3.71%
+3.71% to +6.01%
More than +6.01%
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Pilbara-Kimberly
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Gascoyne-Goldfields
Great South
Far and North West
Hunter
Far Outer North
Far Central
Far Outer South
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
South West
Eyre-Yorke
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
South East
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
North West
North
Loddon
Goulburn
Ovens-Hume
Hobart-South
Mel North
Central Highlands
Mel East
Gippsland
West
Mel West
Mel Inner
Mel South
Westernport
Barwon

8.4 Identifying the drivers of the employment-population differential

The drivers of the employment-population differential were identified by regression analysis. A number of different factors were tried. The factors which were the most relevant are set out in Table 8.4.

Table 8.4 Drivers of the employment-population differential – regression analysis results

Population weighted regression	131 observations	R^2=42%
Indicator	**Coefficient sign**	**Significance Level**
Creativity	Positive	<1%
Scale	Positive	<1%
Population stagnation or decline	-	40%
Low unemployment	-	50%
Retail reliance	Negative	<1%
Export education / business services	Positive	<5%

The analysis of the results in Table 8.4 indicates that:

- although the relationship between the net employment to population growth showed a strong negative association with regions experiencing population stagnation or decline, the regression model provides an insignificant estimate on this variable. This is likely to be due to a similar fundamentally strong relationship between the scale of production and the creativity measures and the attractiveness of a region to generate population growth;
- similarly the trend identified between high levels of unemployment and convergent movement back towards stronger employment growth for such regions, when included in the regression no significant relationships could be found. Once again the trend which is likely to be strongly related to more dominant trends in creativity, export of business services or education; and
- considering the level of noise present in such a series the regression model estimates are quite strong. The high level of confidence that can be placed in the estimates of the impact of services export capacity, creativity, scale and retail dominance, support the assertions on which nightwatchman concept is based.

From the regression analysis the following factors are key drivers for creating successful regions:

- growing population;
- current effective unemployment <10 per cent;
- net exporter of education or business services;
- more than 40 per cent of output in a key supply chain; and
- commitment to attracting and retaining skilled people through diversity, social capital enhancement and amenity.

8.5 The importance of the individual drivers in creating successful regional cities

The importance of each of the identified drivers in creating regional cities can be analysed by segmenting the database for the regions in Table 8.1 for the employment-population growth differential outcomes by ranges from the driver variables.

Table 8.5 shows the outcomes for the employment-population differential by ranges for the population growth outcome. Those regions in Table 8.1 which had a population growth rate in excess of 0.3 per cent per annum had, on average, a much better outcome for the employment-population growth differential over the 1996 to 2001 period than regions which had a lower population growth rate. From the table, regions which had slow growing or stagnant population had, on average, a -4 per cent differential in the change in employment, compared to the population change for the five years between 1996 and 2001. By contrast the differential for the faster growing regions was only -0.9 per cent.

The role of population growth

Long term stagnation or population decline falls contribute poorly to jobs prospects.

Stagnation growth less than 0.3 per cent per annum.

Table 8.5 Population growth ranges and the employment-population growth differential

	Percentage change over 5 years, 1996 to 2001		
Long term population dynamics, 1991 to 2001	Population growth	Employment growth, positions in region	Outcome = Increased in employment over population growth
Increase > 0.3 % per annum	8.4%	7.5%	-0.9%
Stagnant, 0 to 0.3% per annum	2.3%	-1.7%	-4.0%
Decline	-1.6%	-5.5%	-3.8%

Table 8.6 Corrected unemployment rate versus employment-population differential

	Percentage change over 5 years, 1996 to 2001		
National Economics corrected unemployment measure	Population growth	Employment growth, positions in region	Increased in employment over population growth
Unemployment less than 11%	4.5%	5.6%	1.1%
Unemployment more than 11%	4.9%	2.6%	-2.3%

Table 8.7 Key services, education and business services versus employment-population growth differential

Share of employment as compared to population	Percentage change over 5 years, 1996 to 2001		
	Population growth	Employment growth, positions in region	Increased in employment over population growth
Capacity to be a net exporter of either education or business services	3.8%	5.3%	1.5%
Non-net exporter of either	5.2%	3.8%	-1.5%

Strong population growth is important for reducing unemployment. Exporting unemployment by out-migration simply leads to higher unemployment for those who are left behind.

Table 8.6 indicates that if the unemployment growth rate can be reduced, it by itself can result in further reductions in unemployment by improving the employment growth-population growth differential.

Table 8.7 indicates that if the region can establish a strong net exporter capacity of business services and education, then the spin-off effect of this encouraging development in other industries will significantly improve the employment-population growth differential. The results in the table indicate that regions which have strong business export capacity have net a 3 per cent better employment-population growth differential over the 1996 to 2001 period than regions which are net exporters of business services and education.

Table 8.8 shows how establishing scale and specialisation across non-primary indicators can improve the employment-population growth differential by an average 5.1 per cent, while Table 8.9 shows how over reliance on retail trade can significantly adversely affect the employment-population differential outcome.

Table 8.10 shows how, all other things held constant, if a region establishes a strong lifestyle and creativity dimension in terms of the SOR indicators, then its employment-population growth differential will improve by an average 5.8 per cent.

Table 8.8 Scale and specialisation across a range of non-primary industries versus employment-population growth differential

Relative size of a range of non-primary industries, to population, absolute differences	Percentage change over 5 years, 1996 to 2001		
	Population growth	Employment growth, positions in region	Increased in employment over population growth
Significant scale and specialisation in non-primary industries	5.9%	7.4%	1.6%
Lack of scale	3.1%	-0.5%	-3.6%

Table 8.9 Over reliance on retail versus employment-population growth differential

Ratio of retail employment versus share of population, 1996	Percentage change over 5 years, 1996 to 2001		
	Population growth	Employment growth, positions in region	Outcome = Increased in employment over population growth
Retail dominance - ratio > 120%	3.5%	0.2%	-3.2%
Non-retail dominance	5.7%	7.3%	1.5%

Table 8.10 Lifestyle and creativity versus employment-population growth differential

Creativity measure, 2002 State of the Regions report	Percentage change over 5 years, 1996 to 2001		
	Population growth	Employment growth, positions in region	Outcome = Increased in employment over population growth
High Creativity score, >128	6.8%	10.4%	3.7%
Low Creativity Score, <128	4.0%	1.9%	-2.1%

8.6 The relative growth potential of city regions

Using the relationships established from the regression analysis, Table 8.11 ranks the regions in Table 8.1 in terms of their employment-population growth differential. This is their potential performance, not their actual performance. In effect the rank in Table 8.11 is based on the fitted results from the estimated regression equations.

8.7 The nightwatchman concept

In general terms the majority of regions in Table 8.1 are performing at best moderately in terms of employment growth, relative to population growth. But from Table 8.11, many of the regions which have had relatively poor performance outcomes do have relatively high potential ratings for successful performance when benchmarked against those regions which have high potential and realised outcomes.

The differential between potential and realised outcomes leads to the nightwatchman concept.

This is a cricket metaphor. A nightwatchman in cricket is a batsman of some ability but tenacious, sent in late at night to protect better batsmen. If the nightwatchman survives in the short term, there is every prospect that when the next day comes the nightwatchman will build a successful innings. Good nightwatchman have the capacity to keep moving forward by pushing the score along.

This is the case for nightwatchman regions. Their current abilities do offer the prospects for a more successful future with luck, planning and success in exploiting the opportunities flowing from the potential ranking.

Table 8.11	The estimated growth potential of city regions: the top 20 and bottom 20		
Top twenty estimated net employment creation	LGA / Region	Bottom twenty estimated net employment creation	LGA / Region
1	Ballarat	111	Devonport
2	Hawkesbury	112	Mount Gambier
3	Alice Springs	113	Maryborough
4	Noosa	114	Horsham
5	Greater Bendigo	115	Geraldton
6	Shoalhaven	116	Bourke
7	Ballina	117	Port Lincoln
8	Townsville	118	Gundagai
9	Byron	119	Ceduna
10	Bathurst	120	Dalby
11	Shellharbour	121	Cloncurry
12	Hastings	122	York
13	Cessnock	123	Roma
14	WA Goldfields	124	Narrogin
15	Victor Harbor	125	Peterborough
16	Maitland (NSW)	126	Katanning
17	Wangaratta	127	Longreach
18	Greater Taree	128	Merredin
19	Albury / Wodonga	129	Blackall
20	Mandurah	130	Barcaldine

This leads to the nightwatchman ranking by industries which are given for each SOR region in the statistical indicator section below. For each SOR region the following are estimated:

- the share of the population in the SOR region living in regional cities;
- the share of the population in each SOR living in regional cities with population growth rates greater than 0.3 per cent per annum;
- the share of the population in each SOR living in regional cities with unemployment rates less than 11 per cent;
- the share of population in each SOR living in regional cities with significant export of business services and education services capacity; and
- the share of population in each SOR living in regional cities with a strong lifestyle/creativity dimension.

Only SORs of non-metropolitan status are eligible and the results for the eligible SORs are given in the regional profiles below.

To do this the following methodological steps were undertaken:

- identify relevant regions within each of the SOR regions. The clearest distinction to create is the metropolitan / non-metropolitan split. Using this split we can identify the proportion of the population of any region which is made up of local government areas which are non-metropolitan. These become our local government areas used to create the SOR region estimates;

- many SOR regions will have no relevant local government areas and are hence excluded from the analysis entirely;
- for each of the local government areas that are relevant the estimated relationship derived from the city region analysis described previously is used to fit an estimated net employment generation capacity based on the nightwatchman principles;
- these LGA estimates are averaged across the SOR region to determine a region average nightwatchman capacity. There are two values created one, a fitted value from the 1996 characteristics of the region and two, a 2001 forecast value. The ranking for the lowest value is given in the tables in the statistical papers below; and
- as these values are an average of the entire SOR region it is likely that a particularly well positioned city within a regions boundaries could be swamped by lower scores for other poorer placed cities within the same region.

8.8 Conclusions

This section of the report highlights a new way of considering the economic well-being of our regional cities. In many respects analysis that is conducted at the national level will always highlight the relative advantages that large metropolitan cities in Australia have. Such analysis has never been to the exclusion of identifying regional cities which were performing well, however this section of the report highlights that in the core function of growing employment, many of Australia's regional cities are performing well by any standards.

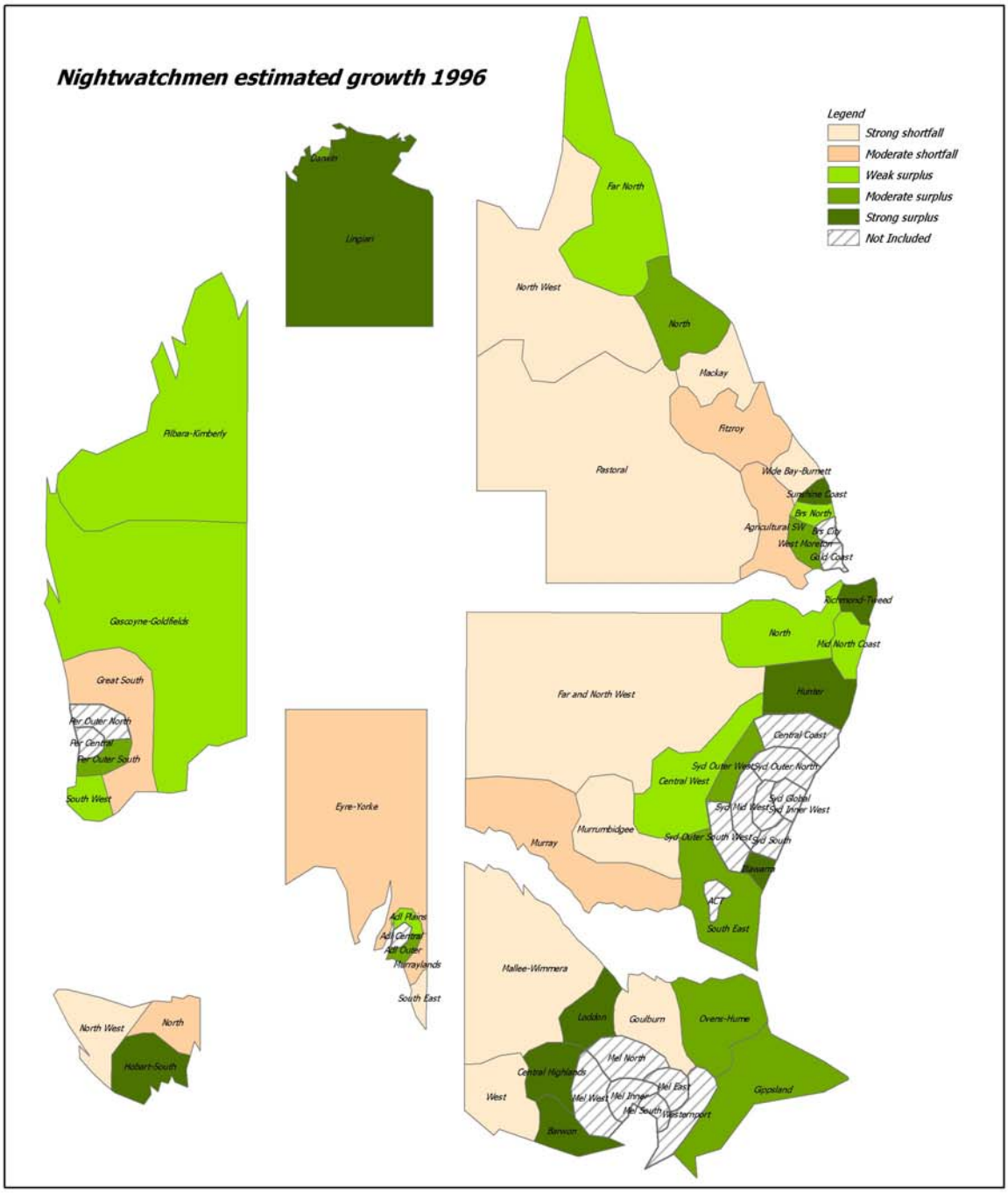
Based on such trends being identified this section has sought to extract from historical trends an analysis tool which can accentuate the core requirements that regional cities are likely to require to be sustained into the future. We have coined the cricketing term nightwatchman, which is a non-specialist batsmen who is used to protect the teams position late in the day's play, hoping to stay alive until the following day where the whole team can capitalise on changed circumstances. Using the term nightwatchman is designed to highlight the fact that the future of regional cities is closely linked with how relevant such cities will be in an ever-changing world. There are many reasons for considering that they are likely to provide very important alternative places to live and work in the medium term. As such if a change in the population dynamics which have seen such regions get older and often smaller is countered it is important to determine which regions will have continued to play and prosper in the interim.

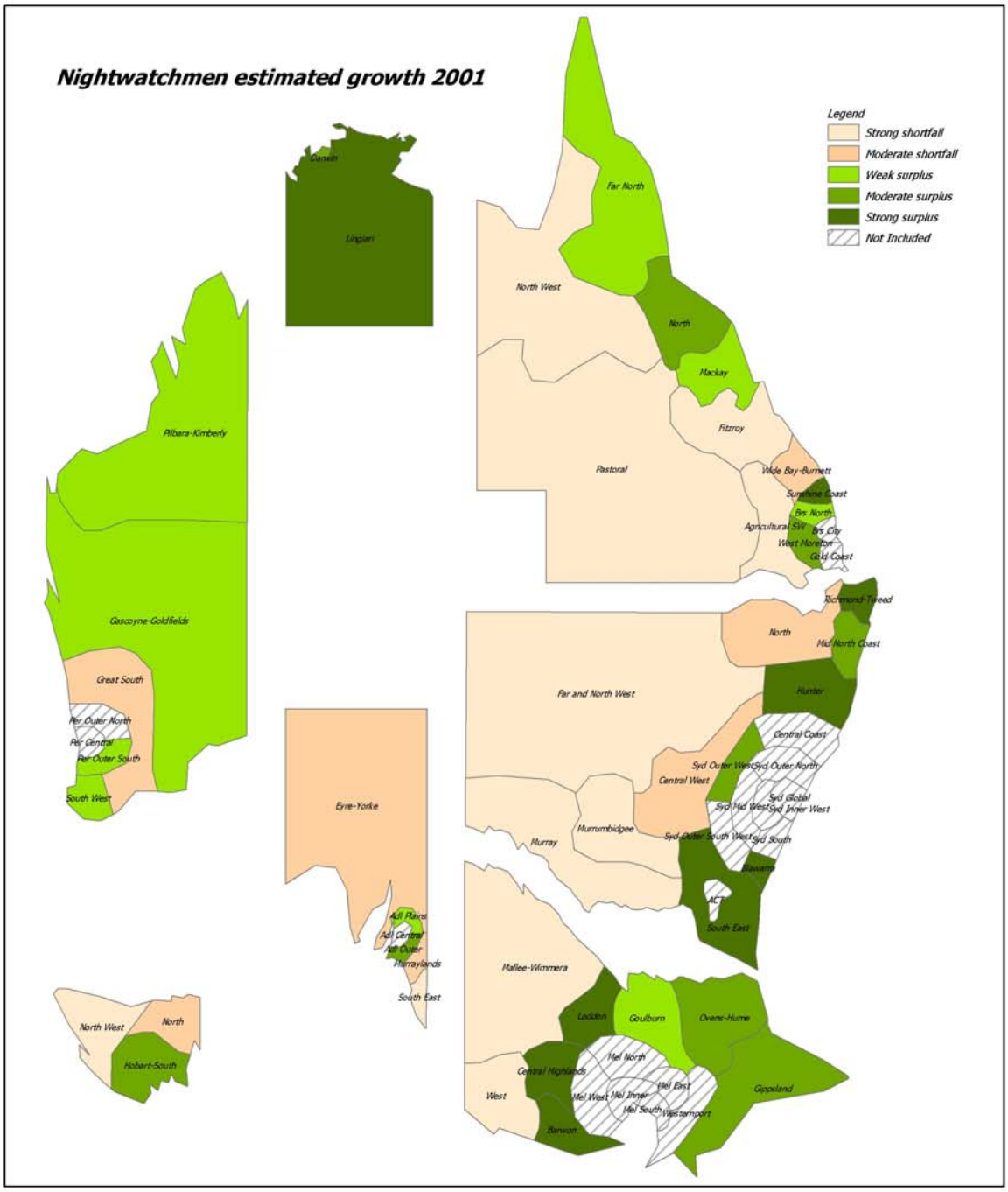
The section identified the following trends were important:

- population growth of greater than 0.3 per cent per annum is preferred;
- a capacity to be a net exporter of education or business services is an advantage;
- having a strong scale of non-primary industries, where the local employment share of such industries in Australia exceeds the share of local population in the nation as a whole:
    - however in this scale it is important than such a scale is not solely driven by retail sales dominated industry mix;
- having a National Economics corrected rate of unemployment of less than 11 per cent per annum; and
- promote a reasonably high level of 'Creativity' as highlighted in the 2002 State of the Regions report.

When we analysed the identified trends and produced estimates of the 'nightwatchman' capacity of each region the following trends were evident in the maps which follow.

- Whereas the 1996 to 2001 actual net employment generation showed a predominance of outer metropolitan growth the 1996 fitted and 2001 forecast nightwatchman or net employment generation capacity offer significant promise to regional Australia.
- The strong green shading on the following two maps in the regional communities located over the Great Dividing Range in NSW highlights the enormous potential of these regions to grow in a sustaining employment focussed manner.
- Regional Victoria demonstrates that the recent performance highlights in the 1996 to 2001 net employment generation had firm structural underpinnings, with the 2001 forecasts values positive in the majority of regions.
- The strong structure of economies in the old production zones such as the Illawarra and Hunter are demonstrated in the two maps. After significant restructuring of old industries these regions have strong linkages to metropolitan markets and could look forward to providing them with an increasing range of products and services. In addition, all of the beneficial lifestyle outcomes associated with many of the cities in these areas are likely to underpin net employment generation.


Nightwatchmen estimated growth 1996
Legend
Strong shortfall
Moderate shortfall
Weak surplus
Moderate surplus
Strong surplus
Not Included
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Richmond-Tweed
North
Mid North Coast
Hunter
Central Coast
Far and North West
Central West
Syd Outer West
Syd Outer North
Syd Mid West
Syd Global
Syd Inner West
Murrumbidgee
Murray
Syd Outer South West
Syd South
Illawarra
ACT
South East
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Far Outer North
Far Central
Far Outer South
South West
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Ladakin
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
West
Mel West
Mel Inner
Mel South
Westernport
Gippsland
Barwon
North West
North
Hobart-South


Nightwatchmen estimated growth 2001
Legend
Strong shortfall
Moderate shortfall
Weak surplus
Moderate surplus
Strong surplus
Not Included
Darwin
Lingiari
Far North
North West
North
Mackay
Fitzroy
Pastoral
Wide Bay-Burnett
Sunshine Coast
Brs North
Agricultural SW
Brs City
West Moreton
Gold Coast
Pilbara-Kimberly
Gascoyne-Goldfields
Great South
Per Outer North
Per Central
Per Outer South
South West
Richmond-Tweed
North
Mid North Coast
Far and North West
Hunter
Central Coast
Syd Outer West
Syd Outer North
Central West
Syd Global
Syd Mid West
Syd Inner West
Murrumbidgee
Syd Outer South West
Syd South
Murray
Illawarra
ACT
South East
Eyre-Yorke
Adl Plains
Adl Central
Adl Outer
Murraylands
South East
Mallee-Wimmera
Loddon
Goulburn
Ovens-Hume
Mel North
Central Highlands
Mel East
Mel West
Mel Inner
Mel South
Westernport
West
Gippsland
Barwon
North West
North
Hobart-South

9. Local government, self-completion diagnosis

This year's report has introduced many issues of direct relevance to the local practitioner. Due to the focussed nature of some of the indicators and analysis which has been provided in this report, local application would require specialised data purchases and intensive analysis. To provide an informative, challenging, yet reasonable analysis National Economics have produced a self-completing diagnosis tool.

A limited amount of information and a great deal of local knowledge will enable the local government practitioner to assess the relative impact ageing and migration patterns are likely to have on the local economy and local government finances. In order to do this, there will be questions which relate to the nature of the rate base the local government has, the structure of the local economy, and the type of rating mechanisms at hand.

To complete the analysis simply check the appropriate answers and insert the attached score into box provided.

The following data will be required, either official or best guess.

- ❑ Estimated resident population (ERP), 1996 and 2001, by age groups
- ❑ Percentage of households in receipt of age pension
- ❑ Median house price
- ❑ Census 2001 average household income

The following broad issues will be tackled for the local government area (LGA)

- ❑ The capacity for local government to influence rate revenue,
- ❑ The capacity of the region to pay rates,
- ❑ Regional integration,
- ❑ The likely path of growth in various sectors of the economy,
- ❑ The growth profile of the population in general,
- ❑ The ageing of the population, and;
- ❑ The interaction between many or all of the above

Regional integration

A. What is the total population of your LGA in 2001?

(i)	Less than 5,000	- 5
(ii)	Between 5,000 and 15,000	- 3
(iii)	Between 15,000 and 40,000	- 1
(iv)	Greater than 40,000	2

.

B. How many kilometres between your LGA main centre and the closest population centre greater than 30,000?

(i)	Less 10kms or within major metropolitan area	- 7
(ii)	Between 10 and 30 kms	4
(iii)	Between 30 and 100 kms	2
(iv)	Greater than 100kms	1

.

C. How many kilometres between your LGA main centre and the second closest population centre greater than 30,000?

(i)	Less 10kms or within major metropolitan area	2
(ii)	Between 10 and 30 kms	1
(iii)	Between 30 and 100 kms	0
(iv)	Greater than 100 kms	- 1

.

D. What is your estimate of the ratio of the number of workers who work in the area compared to the number of workers who live in the area? Alternatively you can rephrase the question. "Do more people come into my area everyday to work, than leave it to work"

(i)	Less than 0.5,	OR 'a lot more people leave'	- 2
(ii)	Between 0.5 and 1,	OR 'a few more leave than arrive'	- 1
(iii)	Between 1.0 and 1.5	OR 'more arrive than leave'	2
(iv)	Greater than 1.5,	OR 'a lot more arrive than leave	4

.

Regional integration, add answer to A,B,C,D .

Ageing of the population

The next two questions are answered jointly. Remember the letter assigned to the response of questions E and F and use these responses to extract a score from the table which follows Question F.

E. Divide your ERP in 2001 by the ERP in 1996, what is the answer?

(i) Less than 1.000 A

(ii) Between 1.000 and 1.016 B

(iii) Between 1.016 and 1.061 C

(iv) Greater than 1.061 D

F. Divide your ERP aged over 55 in 2001 by the ERP aged over 55 in 1996, what is the answer?

(i) Less than 1.000 G

(ii) Between 1.000 and 1.100 H

(iii) Between 1.100 and 1.200 I

((iv) Greater than 1.200 J

	G	H	I	J
A	2	-8	-13	-20
B	3	-5	-10	-15
C	7	0	-4	-10
D	11	3	-3	-5

.

G. What percentage of total population in 2001 are aged over 70 years?

(i) Less than 4 per cent 10

(ii) Between 4 and 8.4 per cent 4

(iii) Between 8.4 and 11.2 per cent - 4

(iv) Greater than 11.2 per cent - 7

.

Ageing of the population, add E/F to G

.

Capacity for local government to influence rate revenue

H. What is your perception of your capacity to adjust the levels of rate revenue from an institutional basis, e.g. unimproved capital value, rate pegging, rate capping, improved value etc?

(i)	Very flexible	15 to 20
(ii)	Fairly flexible	10 to 15
(iii)	Inflexible	5 to 10
(iv)	Rigid	0 to 5

Provide a score out of 20 relevant to the ranges stated above 

Rateable capacity, housing and retail

I. Divide the median house price by the 2001 Census average household income

(i)	Less then 2	- 7
(ii)	Between 2 and 3	- 3
(iii)	Between 3 and 5	3
(iv)	Greater than 5	7

J. What is your NIEIR Corrected unemployment figure? If you do not have your specific LGA score please apply the relevant SOR region value?

(i)	Less than 7 per cent	7
(ii)	Between 7 per cent and 11 per cent	3
(iii)	Between 11 per cent and 16 per cent	- 3
(iv)	Greater than 16 per cent	- 7

K. Divide your ERP aged under 55 in 2001 by the ERP aged under 55 in 1996?

(i)	Less than 0.98	-2
(ii)	Between 0.98 and 1.016	0
(iii)	Between 1.016 and 1.061	4
((iv)	Greater than 1.061	12

L. What is your percentage growth in per capita wages and salaries in the National Economics Net Flow of Funds calculation? Use the SOR region if LGA is unavailable.

(i)	Less than 1 per cent	- 7
(ii)	Between 1 and 3.5 per cent	- 3
(iii)	Between 3.5 and 6.5 per cent	3
((iv)	Greater than 6.5 per cent	7

Housing and retail capacity, add I,J,K,L .

Rateable capacity remaining revenue base

M. What is your National Economics estimate of annual percentage growth in Gross Regional Product (GRP) since 1991,use the SOR region if LGA is unavailable, or alternatively what is your real annual growth in rate revenue since 1996?

(i)	Less than 0 per cent	- 7
(ii)	Between 0 and 2 per cent	- 3
(iii)	Between 2 and 4.2 per cent	3
((iv)	Greater than 4.2 per cent	7

Rateable capacity remaining .

Capacity to pay

To derive the level of social distress within the community and hence an idea of the proportion of those who will need significant rate discounting the follow questions are posed.

N. What is your NIEIR structural unemployment figure?. If you do not have you specific LGA score please apply the relevant SOR region value?

(i)	Less than 7 per cent	7
(ii)	Between 7 and 11 per cent	3
(iii)	Between 11 and 16 per cent	- 3
(iv)	Greater than 16 per cent	- 7

.

O. What is your NIEIR Social security as a % of net flow of funds? Use SOR region if LGA is not available.

(i)	Less than 12 per cent	4
(ii)	Between 12 and 18 per cent	1
(iii)	Between 18 and 30 per cent	- 4
(iv)	Greater than 30 per cent	- 10

.

P. What is the percentage of population receiving aged pension?

(i)	Less than 4 per cent	4
(ii)	Between 4 and 8 per cent	1
(iii)	Between 8 and 12 per cent	- 4
(iv)	Greater than 12 per cent	-10

.

Capacity to pay, add N, O, P

.

Structure of current rate base

Across the four components of farmland/rural, industrial, retail, and general housing we require an estimate of the share of revenue.

Q. What is the share of rate revenue from each source?

(i)	Farmland / rural	%
(ii)	Industrial	%
(iii)	Retail	%
(iv)	Housing	%

Completing the evaluation

For each of the totals in each of the sections completed, place the answer in the appropriate blank cells according to column. For instance the regional integration score will be placed in the regional interaction column three times, in each of the industrial, retail and housing rows. (An example is provided on the next page)

Table 9.1 Regional evaluation

	Regional Integration	Ageing of the population	Capacity of local government to influence rate revenue	Rateable capacity housing & retail	Rateable capacity remaining	Capacity to pay	Row total: Add together each element	Share of current rates, % from Q	Impact = Share of current base * row total
Farmland / rural									
Industrial									
Retail									
Housing									
Total									

Using the total score derived from the table above the relative performance of the LGA in the face of current ageing, demographic and production trends can be matched with the following ranges.

- Negative Score – Significant impact on revenue base, service provision and community viability
- Between 0 and 5 - Due to key concerns with (smallest row total), the capacity of the region to withstand ageing and migration patterns is limited
- Between 5 and 12 - Likely to face revenue pressures however with strong (largest row total) the region can grow.
- Between 12 and 20 - Ageing and migration pressures are just as likely to create opportunities to strengthen local foundations as harm
- Greater than 20 - Region is exceptionally well placed to thrive in an ageing Australia, either due to insulation from the harshest elements or broad strength of the economic base

Example evaluation: Small shire in NSW

This example is provided as a guide to the implementation of the self-diagnosis tool.

Table 9.1 Regional evaluation

	Regional Integration	Ageing of the population	Capacity of local government to influence rate revenue	Rateable capacity housing & retail	Rateable capacity remaining	Capacity to pay	Row total: Add together each element	Share of current rates, % from Q	Impact = Share of current base * row total
Farmland / rural			7		3		10	90.6	9.06
Industrial	- 6		7		3		4	2.7	0.11
Retail	- 6	- 20	7	- 15			- 29	1.0	-0.29
Housing	- 6	- 20	7	- 15		- 11	- 45	5.7	-2.56
Total									6.32

The example above shows a small rural shire with the majority of its revenue from farms. Despite the fact that the region is ageing significantly, despite the fact that the row totals for housing is very low and retail just as low, the fact the shire concentrate heavily on farm related income means that is likely to remain viable.

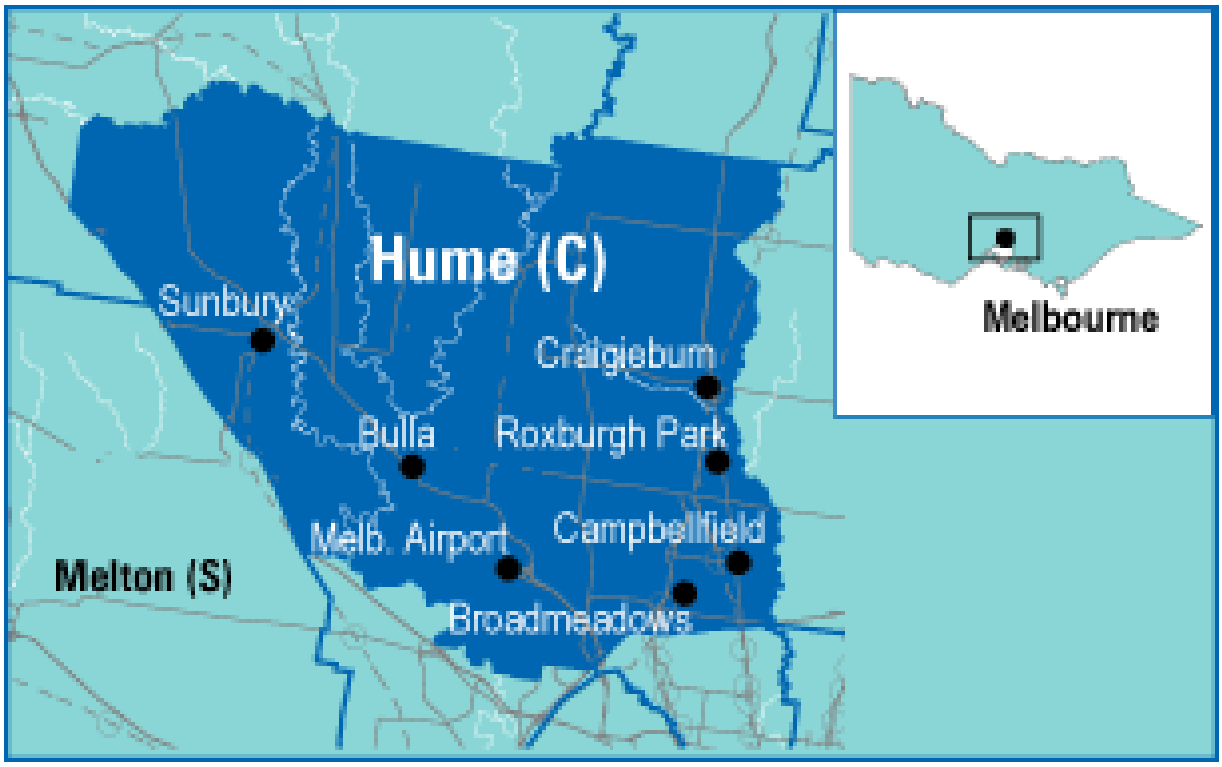
10. Case studies

Case studies allow us to look at the circumstances and difficulties that other organisations face and to understand how they develop strategies to deal with particular sets of problems.

In these studies National Economics has asked each of the LGAs in the study to describe what is happening to each of their areas in terms of ageing and inter-regional migration and employment and how they have developed strategies to manage and plan for the projections that impact them.

This example is designed to show how the more complex statistical techniques, which are developed by the YourPlace database, can be used to both evaluate the relative performance of the region and also understand the best way to describe the region in terms of grouping or clusters for similar councils. It is extremely useful for LGAs to compare other local government areas in a similar set of dimensional clusters.

10.1 Hume City Council (VIC) – Case study one



Brief profile from current LGA information

- Population – 142,000.
- Diversity – 29 per cent of population born overseas.
- Ageing – 31 per cent under 18 and 7 per cent over 65.
- Rapid increase in those over 65.
- Increasing levels of higher education.

Hume is a gateway city located at the crossroads of the Hume and Calder Highways and the Metropolitan Ring Road. Melbourne's Airport, the second busiest in Australia, is situated in Hume.

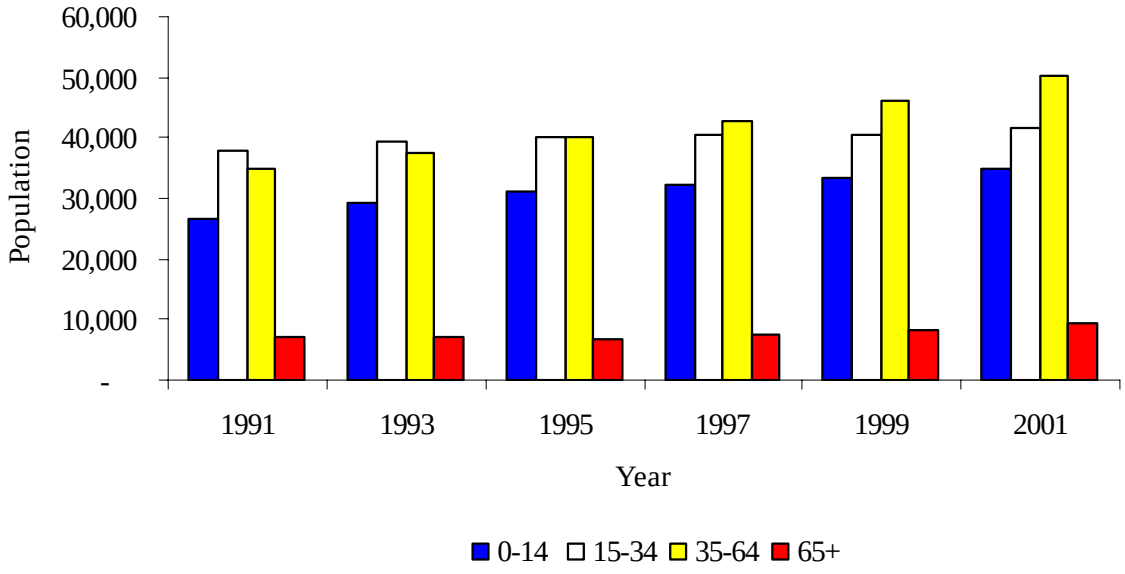
Hume City is experiencing strong growth with a broadening and deepening economy with global strengths. Strong residential growth is matched by jobs growth with 37 per cent of residents employed within Hume City. There are high levels of home ownership.

Age distribution

The largest population increase has occurred in the 35 to 64 age group with a 44 per cent increase over a ten year period, this group also represents the largest age group category. The 65+ group has being growing more slowly over the period 1991-2001 but is set to grow faster, as the large 35-64 group grow older. The smallest growth in population has occurred in the 15-34 age group, this group contains those most expected to become parents in the near future. The 0-14 population group has increased by 31 per cent over the ten year period from 1991.

Figure 10.1

Age Distribution 1991 to 2001



Whereabouts in 1996

Table 10.1 Hume – Where they are: residents in 2001, whereabouts in 1996

	Location in 1996					
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not stated
0-24 years	20.4%	44.9%	15.1%	13.4%	3.2%	3.1%
25 + 54 years	0	54.7%	17.1%	20.4%	3.6%	4.2%
55 + years	0	73.5%	7.1%	11.5%	1.8%	6.1%
Total	**8.3%**	**53.5%**	**14.8%**	**16.2%**	**3.2%**	**4.0%**

In 2001 73.5 per cent of the 55+ group still lived at the same address as they did in 1996. The most mobile group and the group most likely to go overseas were the 25-54 age group. 53.5 per cent of all residents remained at the same address.

Table 10.2 Hume – Source of population change since 1996

	% change in population, per year since 1996				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Total Growth
0-24 years	1.66	0.11	0.19	-1.39	0.58
25 + 54 years		0.19	0.25	0.51	0.95
55 + years		0.05	-0.18	0.88	0.74
Total	1.66	0.35	0.26		2.27
Net fertility rate		0.28	Rank (out of 632)		246
Net aging rate		-0.78	Rank (out of 632)		548

The growth in aging is particularly low which can be seen in the net ageing rate of -0.78. This rate is equal to the 55+ years cohort less the growth in the other two age groups. This means that comparatively the region is getting younger in terms of the age cohort represented. Such a rate is amongst the lowest in the country with the local government area ranked 548 out of 632 in this measure.

Output

Average annual growth of 5.6 per cent over the period 1991-2001 with good growth in manufacturing, utilities, hospitality, business services, cultural services and communications. Declines in health and community services.

Hume is one of the largest manufacturing and transport centres in Australia and is home to car-makers, major transport companies and other leading industrialists. The strong growth in output is driving strong population growth, which when accompanied by a large supply of residential land fro development provides strong impetus for growth.

Table 10.3 Hume – Output

Industry	Output million SOR 1991 total	Output million SOR 2001 total	Growth % p.a.	Share of Australia (%)
A Agriculture	7	11	3.6	0.0
B Mining	10	4	-9.4	0.0
C Manufacturing	3,105	5,627	6.1	2.0
D Electricity, Gas & Water	54	129	9.2	0.5
E Construction	359	408	1.3	0.5
F Wholesale Trade	329	710	8.0	0.9
G Retail Trade	298	510	5.5	0.6
H Accommodation, Cafes & Restaurants	64	183	11.0	0.4
I Transport & Storage	1,175	1,896	4.9	3.2
J Communication Services	51	164	12.3	0.6
K Finance & Insurance	51	80	4.5	0.1
L Property & Business Services	264	421	4.8	0.3
M Government Administration & Defence	143	177	2.1	0.4
N Education	124	195	4.7	0.6
O Health & Community Services	117	110	-0.7	0.2
P Cultural & Recreational Services	30	72	9.1	0.3
Q Personal & Other Services	79	111	3.5	0.5
Total	**6,262**	**10,808**	**5.6**	**1.0**

Impacts of ageing and population change, including local responses

This industry and population growth potential however has recently been tempered by the Victorian Governments Melbourne 2030 strategy which seeks to place boundaries on the growth of urban areas on the fringe of Melbourne. The so-called urban growth boundary seeks to stimulate the development of the city into a 'more compact liveable city' through the reduction in urban growth and reliance on the private car for transport. The success of the policy in the long-term will be largely a function of political will rather than market forces because growth in Hume is built on strong fundamentals of housing affordability and employment linkages.

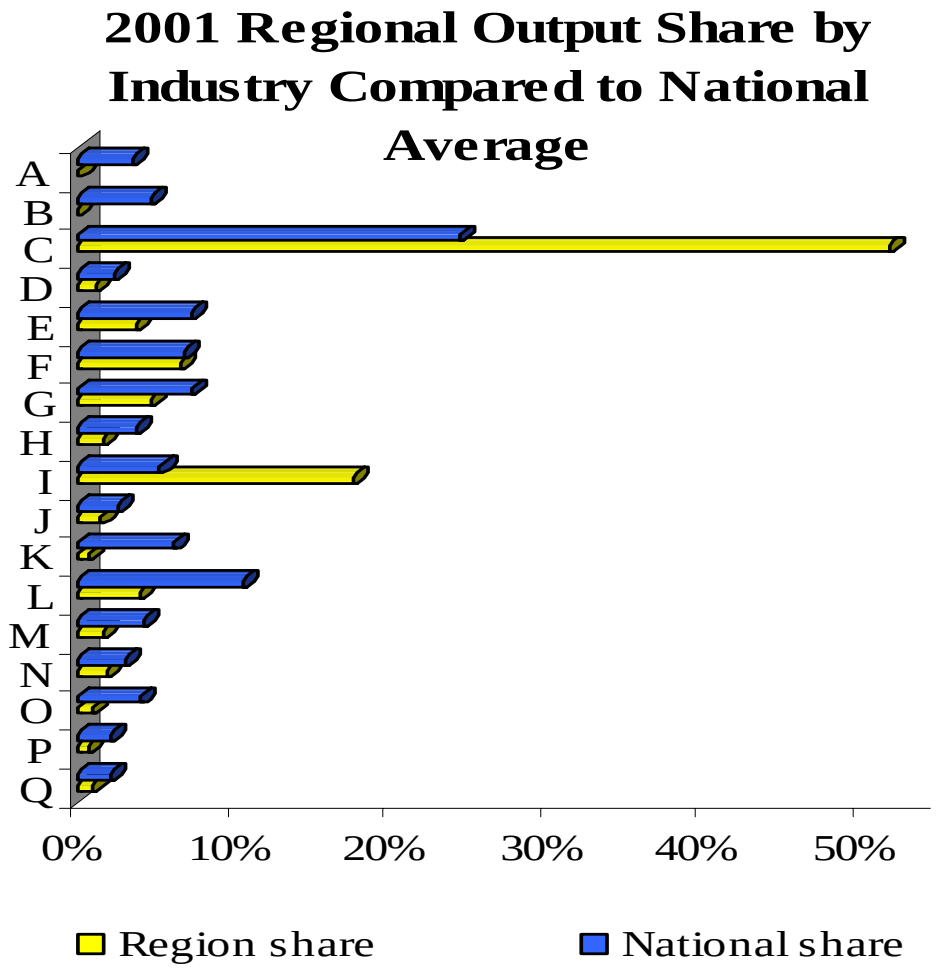
The role of urban expansion in the ageing and migration patterns of Australia is a very important one and hence the inclusion of the City of Hume as a case study. Hume sees its role as providing the strongest employment and income growth for residents as possible within a context of sustainability and community building. Consider the combination of ageing trends with skills intensification and creativity drivers as documented in this report. This combination increases the importance of growing cities in providing strong economic growth to support aged service provision. Youthful exporting and growing communities such as Hume will drive population churning which intensifies activity and creates further population growth, restricting this growth is likely to restrict our capacity to generate national wealth.

In terms of specific relevant policies that the city is pursuing:

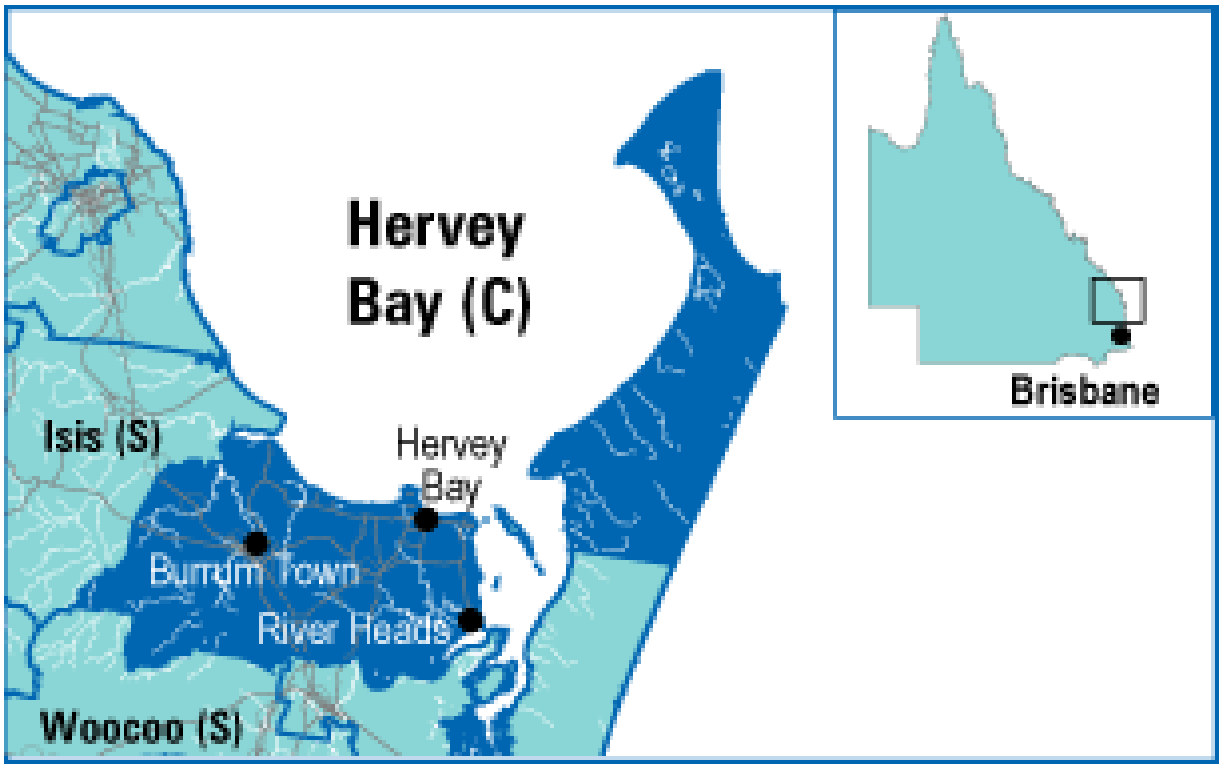
- Hume Global Learning Village – an initiative to enhance learning opportunities for all residents, workers and businesses. Learning initiatives include formal education, informal education skill development and recreational learning.

- Economic Development – a prime strategy is to link local employers with local employment, leveraging the Global Learning Village to enhance skills and job readiness of local residents, with the aim to further increase local resident participation in local jobs.
- Industry Diversification Strategy – seeks to attract sustainable investment to broaden industry base particularly for export and population driven industry sectors.
- Land Use Planning – aiming to provide appropriately zoned residential and employment areas that both facilitates growth and supports (or enhances) current job/housing balance. Land use planning includes the Hume Growth Corridor Strategy and master planning for a Transit City Precinct and Activity Centres Hierarchy Plan.

Figure 10.2



10.2 Hervey Bay City Council (QLD) – Case study two



Brief profile from current LGA information

Hervey Bey is a very popular tourist destination, a key whale watching base, and a jump-off point to the majestic Fraser Island. Its growth is highly related to access to magnificent beaches, great weather and affordability.

Future economic opportunities exist in tourism, services and primary production. There are developing regional ties between Maryborough City Council in recognition of economic and functional needs and opportunities. There is a new hospital and a university which received its first students in 1997.

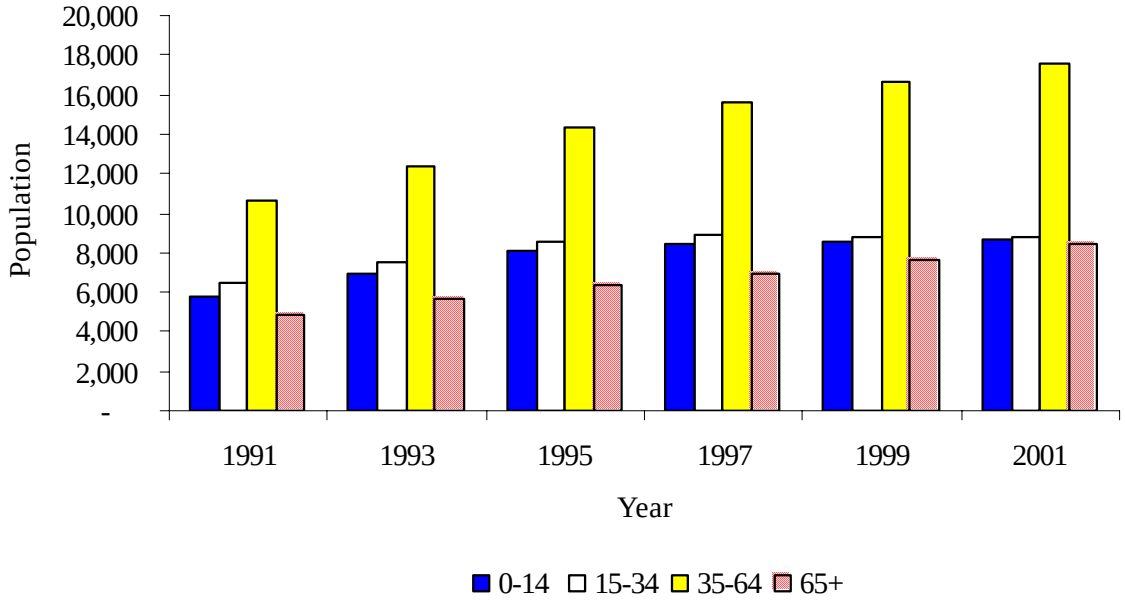
Age distribution

The largest age group is the 35-64 group which grew by 65 per cent in the period 1991-2001. The 65+ group grew by 72 per cent over the period. Like much of the Wide Bay Burnett area which Hervey Bay belongs to, the region is actually on the precipice of ageing, despite the high numbers of aged who currently live in the area. As highlighted in the report the area has amongst the strongest aged migration however the ratio of over 70's to over 55's is not as high as might be expected.

The growth in the 35 to 64 range as indicated in the graph is merely a precursor to many of those new residents reaching 65 to 70 years old in the next 10 to 15 years. The rate of increase in service provision within Hervey Bay, along with many other lifestyle regions on the Australian coastline, can only accelerate.

Figure 10.3

Age Distribution 1991 to 2001



As the region is growing strongly across all age groups the economic activity which is linked to such generic growth provides an economic strength which can overcome the pressures of ageing in the short term. Growth, through a strong construction sector and the continued increases in government services activity, remains high. However, should the rate of growth fall this balance could be replaced by strong requirements for external funding.

Whereabouts in 1996

Table 10.4 Hervey Bay – Where they are: residents in 2001, whereabouts in 1996

	Location in 1996, % of age group in 2001					
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not stated
0-24 years	20.0	28.8	21.2	23.2	1.5	5.3
25 + 54 years	0	39.0	23.0	30.0	2.1	5.9
55 + years	0	58.3	12.4	23.5	1.1	4.6
Total	**6.1**	**42.3**	**19.0**	**25.8**	**1.6**	**5.3**

In 2001 58.3 per cent of the 55+ group were still living at the same address as they did in 1996. 42.3 per cent of all residents were still at the same address in 2001. There was a reasonable movement within the LGA with 19 per cent choosing to move locally.

Table 10.5 Hervey Bay – Source of population change since 1996

	% change in population, per year since 1996				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Total Growth
0-24 years	1.18	-0.11	0.00	-0.92	0.14
25 + 54 years		0.50	0.22	-0.15	0.56
55 + years		0.88	-0.54	1.07	1.42
Total	1.18	1.27	-0.32		2.12
Net fertility rate		0.26	Rank (out of 632)		302
Net aging rate		0.72	Rank (out of 632)		270

The sources of population table above highlights the relative size of ageing in the strong total population growth of 2.12 per cent in the city. The growth of the over 55's is 1.42 per cent out of the 2.12 per cent total growth.

The growth in ageing is not necessarily at the expense of other age groups which can be seen in the net ageing rate of 0.72. This rate is equal to the 55+ years cohort less the growth in the other two age groups. Similarly the growth in ageing is not directly at the expense of the growing youth population. The net fertility rate is measured as the loss of youth as they age from the 0 to 24 cohort to the older (age progression) group less the growth in the new population under 5 years old. If the fertility rate is positive the youth cohort is replenished from births faster than losing 20-24 year olds.

The conclusions from age distribution statistics in Hervey Bay are that there is a significant increase in the number of aged residents, that this group is likely to grow faster than other cohorts, but within the context of significant growth in total population.

Output

Average annual growth of 7.1 per cent for the period 1991-2001, with utilities, hospitality, government administration, education, health and community services and personal services all showing double digit annual growth.

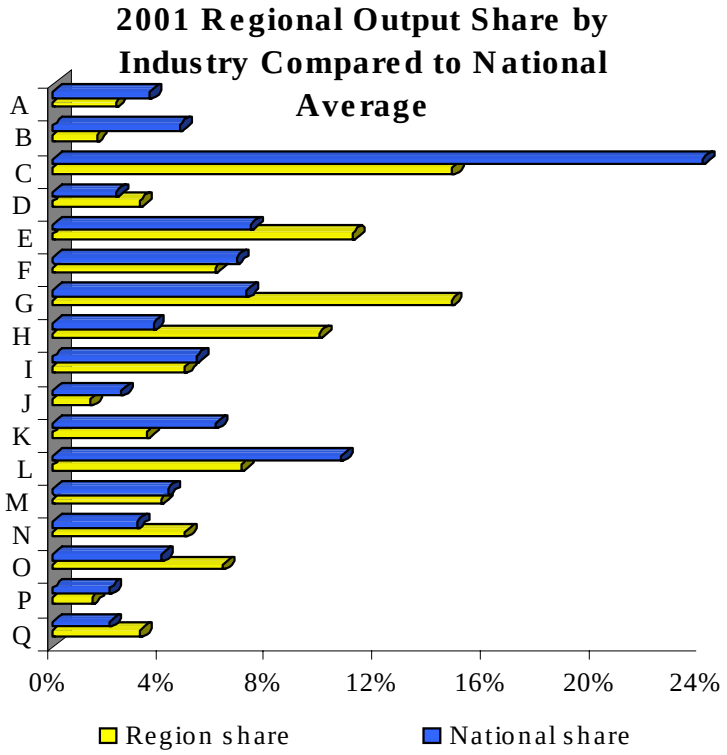
The importance of the construction industry and therefore the importance of continued population growth is shown in the value of output in the industry of 147 million or 11 per cent of total output.

Growth in service provision will be required to continue growth at the same rates as in the past decade and this presents a strong task for local, state and federal governments.

Table 10.6 Hervey Bay – Output

Industry	Output million SOR 1991 total	Output million SOR 2001 total	Growth % p.a.	Share of Australia (%)
A Agriculture	20	30	4.5	0.1
B Mining	23	21	-0.9	0.0
C Manufacturing	122	196	4.8	0.1
D Electricity, Gas & Water	11	43	14.5	0.2
E Construction	129	147	1.3	0.2
F Wholesale Trade	36	80	8.2	0.1
G Retail Trade	94	195	7.6	0.2
H Accommodation, Cafes & Restaurants	43	130	11.7	0.3
I Transport & Storage	27	65	9.0	0.1
J Communication Services	10	18	6.7	0.1
K Finance & Insurance	18	46	9.7	0.1
L Property & Business Services	58	92	4.7	0.1
M Government Administration & Defence	11	53	17.1	0.1
N Education	23	65	11.1	0.2
O Health & Community Services	25	84	13.0	0.2
P Cultural & Recreational Services	8	19	9.6	0.1
Q Personal & Other Services	12	43	13.8	0.2
Total	**669**	**1,327**	**7.1**	**0.1**

Figure 10.4



Impacts of ageing and population change, including local responses

Hervey Bay has traditionally attracted a large percentage of its migration from the retiree population. As the figures show, the Shire also attracts a number of young families as well. Both are attracted to the lifestyle and the relative affordability of housing and living costs.

Some of the social impacts of this demographic change include:

- volunteerism flourishes (one church has over 350 alone) Many retirees have excellent skills;
- lots of community activities based around hobbies and interests – many need accommodation of some sort/demand on venues for hire (woodcrafters, potters, artists, writers, musicians);
- influx of service provision – now quite complex and difficult for older people to understand; lots of providers; need for co-ordination;
- lots of retirement villages of varying design quality;
- some conflicts between needs of older residents and young people – walking, cycling and fishing (low impact recreation) is also most popular;
- problems of social isolation, particularly for older men; and
- interest in mature age education and skill development, computers, etc.

Economic impacts include:

- contribute to increased housing costs, particularly self-funded retirees;
- gambling is a flourishing industry – bingo, pokies in particular;
- demand for transport, particularly as Hervey Bay is very spread out and services are located over a large area;
- increased need for accessible infrastructure and services; and
- demand for specialist services – some private specialists now moving into the area.

The Hervey Bay City Council has provided a number of programs and responses which provide examples of a very proactive approach to population growth and ageing.

Council and other responses:

- sought and received funding for *Older Men Unlimited*, a program which identifies socially isolated older men and works to get them support and involvement in the community. (Part time worker);
- sought and received funds for *Seniors in Focus* (part time worker) - conducts information sessions about services and prints a brochure about services, encourages networking, also to outlying communities in the LGA;
- sought and received funds for "Connecting Points" a multicultural program to bridge the generation gap (older CALD people telling their stories and doing activities with young people). Not yet implemented;
- use of savings and funding to initiate a BOLD program: to enable older people to try out activities (sport and recreation);
- council operates the Home Assist Secure program, currently seeking HACC funds for HACC eligible clients;
- development of the old railway corridor to provide a shared mobility corridor along the length of the Bay. This is used by cyclists, walkers, people in wheelchairs and is very popular with Scooters;

- Holiday Hervey Bay and Harry Bechervaise and Associates have prepared reports which have been adopted by council covering development of Hervey Bay as an accessible tourist destination. We now have a city wide strategy to develop and promote access (for tourists and residents);
- the Living Streets Strategy is a walk/cycle plan for the whole city, identifying linkages and pathways, promotion, etc, to improve linkages and access, to encourage healthy lifestyle choices and to reduce reliance on vehicular travel;
- council manages a small number of units for older people;
- council staff are working with other Local Governments and Departments in the region to develop some appropriate guidelines for housing for older people;
- Recreation Officer involved in Just Walk It promotion to encourage walking for all ages;
- last year the Seniors in Focus worker worked with a reference group to develop a CD/website on elder abuse; and
- Bay Connect, funded by Networking the Nation, provides training and low cost internet through public access sites for Health Card holders. These programs are also supported by volunteers, and have been very popular with older people wanting to learn computer skills.

In many respects Hervey Bay is taking a leadership role in attacking the needs of a community, a community which is growing and ageing at the same time.

10.3 Shire of Kondinin (WA) – Case study three

Brief profile from current LGA information

The Shire of Kondinin is situated approximately half way between Perth and Esperance in the heart of grain and sheep farming country. Wave Rock, at Hyden, receives more than one hundred thousand visitors a year and is the major tourist attraction in the Shire.

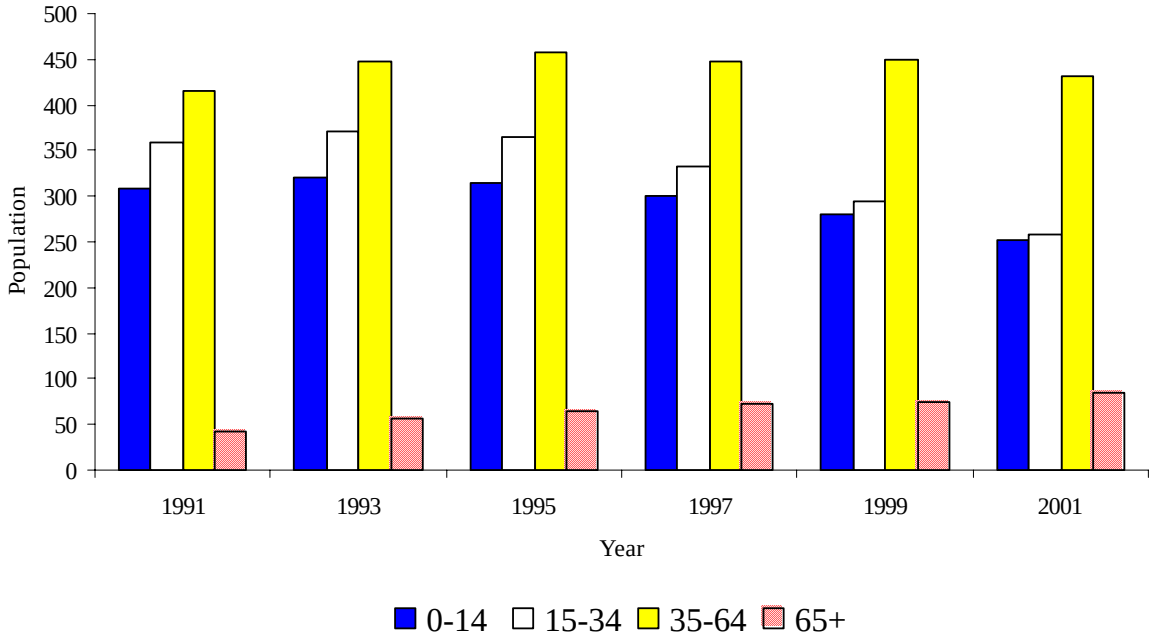
Towards the eastern edge of the West Australian Wheatbelt the shire is similar to many within the state, a shire based on small towns, a small local government, extensive broad acre agriculture and strong communities. Most of these communities do not have ready access to regional cities which would be considered by these communities to be large centres. Such small shires in Western Australia appear to face difficulties in funding expanding service provision required by ageing populations.

The population of the Shire was 1,012 as at June 2001, a decrease of 6 per cent over the previous year.

Age distribution

Figure 10.5

Age Distribution 1991 to 2001



Whereabouts in 1996

Table 10.7 Shire of Kondinin – Where they are: residents in 2001, whereabouts in 1996

	Location in 1996					
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not stated
0-24 years	23.3	45.1	13.8	13.5	1.8	2.5
25 + 54 years	0	62.1	14.2	19.4	1.1	3.3
55 + years	0	75.0	12.0	11.4	0.0	1.6
Total	7.8	58.8	13.6	15.9	1.1	2.7

In 1996 58.8 per cent of the population of the Shire were at the same address and 45.1 per cent of those under 24 had also remained at the same address. In 1996 19.7 per cent of the population residents had left the Shire for other regions.

Table 10.8 Kondinin – Source of population change since 1996

	% change in population, per year since 1996				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Total Growth
0-24 years	1.78	-2.56	0.75	-1.68	-1.71
25 + 54 years		-0.92	-1.88	0.55	-2.24
55 + years		-0.14	-0.46	1.13	0.53
Total	1.78	-3.62	-1.58		-3.42
Net fertility rate		0.10	Rank (out of 632)		417
Net aging rate		4.49	Rank (out of 632)		11

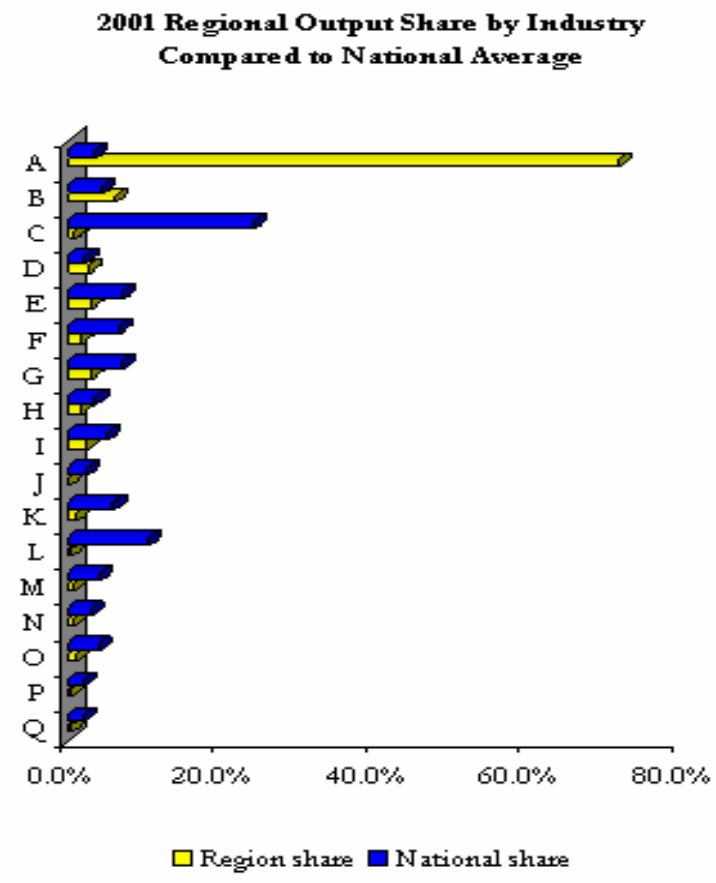
Output

The area grew by an average of 1.9 per cent per annum over the period 1991-2001 with agriculture at 54 per cent of total output seeing little growth over the period.

Table 10.9 Shire of Kondinin – Output

Industry	Output million SOR 1991 total	Output million SOR 2001 total	Growth % p.a.	Share of Australia (%)
A Agriculture	54	55	0.1	0.1
B Mining	2	5	0.0	0.0
C Manufacturing	-	1	NA	0.0
D Electricity, Gas & Water	3	2	-2.2	0.0
E Construction	3	2	-1.2	0.0
F Wholesale Trade	4	1	-10.2	0.0
G Retail Trade	2	2	3.6	0.0
H Accommodation, Cafes & Restaurants	1	1	-0.7	0.0
I Transport & Storage	1	2	2.9	0.0
J Communication Services	1	0	-11.5	0.0
K Finance & Insurance	1	1	3.9	0.0
L Property & Business Services	0	0	0.4	0.0
M Government Administration & Defence	0	1	5.3	0.0
N Education	1	1	-1.2	0.0
O Health & Community Services	1	1	3.9	0.0
P Cultural & Recreational Services	0	0	0.0	0.0
Q Personal & Other Services	1	0	-1.5	0.0
Total	74	76	0.4	0.0

Figure 10.6



Impacts of ageing and population change, including local responses

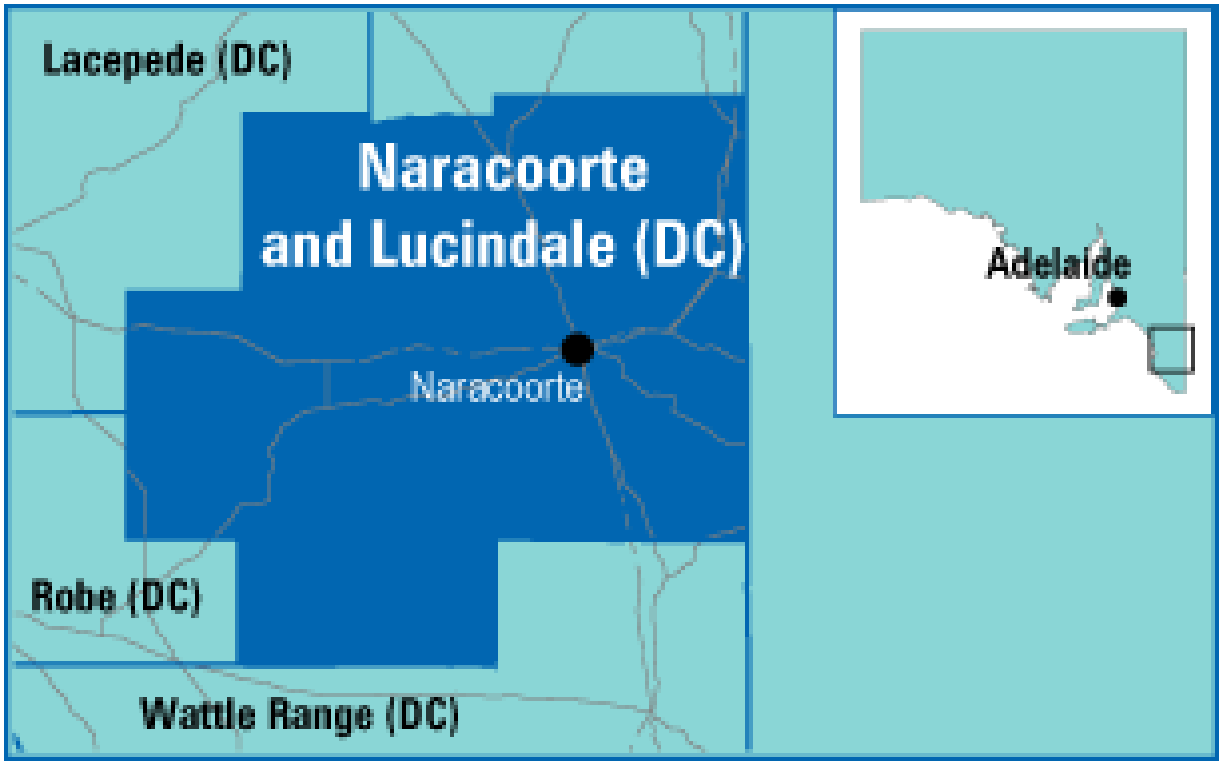
In terms of population and migration WA Wheatbelt communities tend to age very rapidly, not due to aged migration but rather due to ageing in situ of current residents together with a generally stagnant or declining population. Ageing in situ is exacerbated by the baby-boomer element of the population being a significant component of many of these communities.

As the non-agricultural economic base of the communities is diminished by population stagnation or decline the general retail, education and government services sector of the economy can contract at a faster rate. National Economics believes for a micro-community such as Kondinin the capacity of the local government to be 'super-empowered' with respect to service provision will be important. By 'super-empowered' we mean that there needs to be an understanding that such communities cannot hope to facilitate the full range of services required in the future. However instead of being randomly assigned provisions by various departments the best outcome would be for such communities to identify the range of services which would be in the best interests of the community. This will be especially important when local funding plays a large role.

Discussing these issues with the local government a number of interesting issues were raised.

- The community is actively hoping to retain elderly people. This is a policy goal for a number of reasons.
    - Population retention is preferable to population loss, especially in terms of the impact on retail and service provision.
    - More services will go if population falls, so the saving grace is perhaps older people
    - The core level of retail and business services required in these communities are the supermarket, banks, clothing stores and rural supplies.
    - Maintaining population is important in holding on to town identity
    - It is very important that local hospitals remain
- There is a level of confidence that given change in priorities that towns will have a genuine future.
    - This future will be related to the growth in value adding industries which can work closely with the agricultural sector. The advantage of location in the regional areas is likely to relate to the cost of transporting raw materials.

10.4 Naracoorte and Lucindale District Council (SA) – Case study four



Brief profile from current LGA information

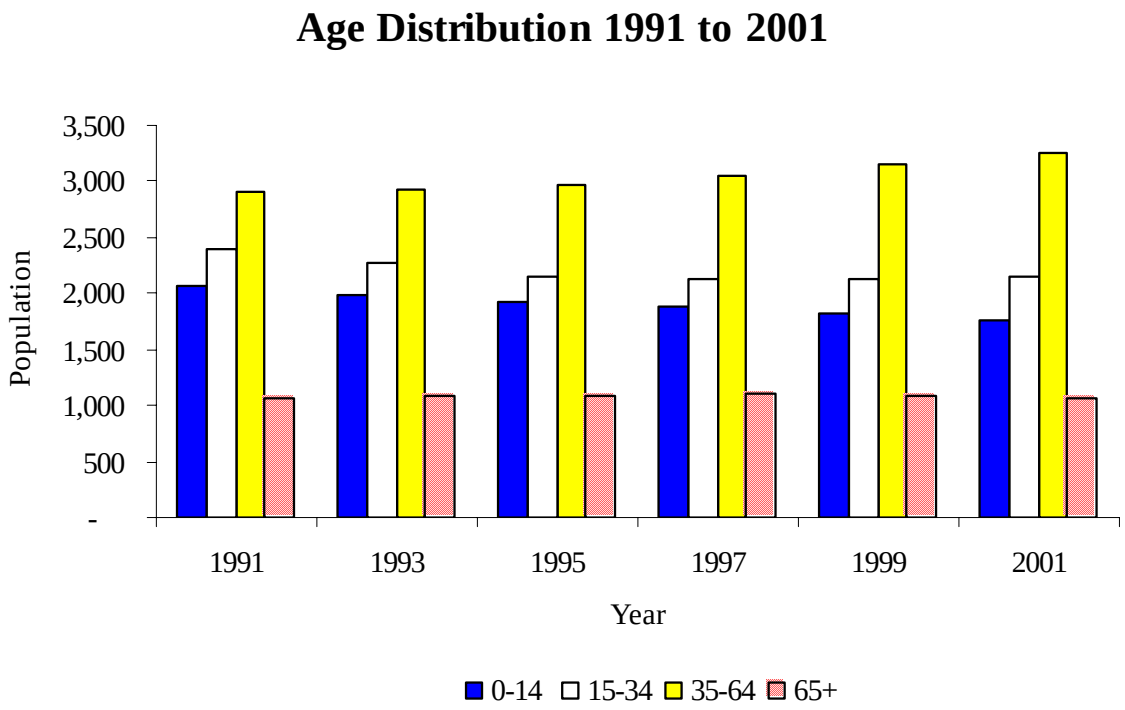
Located in the South East of South Australia the local government area of Naracoorte and Lucindale has a number of unique characteristics. Apart from including a number of historic towns with thriving local economies it is also home to one of Australia's fourteen World Heritage Listed areas, the Naracoorte Caves Conservation Park.

The Council area has experienced rapid development in viticulture and commercial forestry with continued strong expansion of the viticulture industry. Employment growth has meant that the official unemployment rate in the council area is under 3 per cent. Recent employment growth has, at least to a degree, mitigated the drift of young people away from the area in search of jobs. Population has started to increase following a period of decline. 22 per cent of the population are aged 14 or less and 13 per cent of the population is above 65. Much of the population was born in Australia with only 8 per cent born overseas.

The inclusion of the Naracoorte and Lucindale local government area is intended to highlight how a region with consistent employment growth and an economic development strategy which is based on strong industry supply chains can achieve outcomes which will sustain an ageing population.

Age distribution

Figure 10.7



Over the period 1991-2001 the groups 0-14 and 15-34 have both declined but there are slight signs that the 15-34 group are beginning a slow increase. The 35-64 age group have increased by 12 per cent over the period. There has been a very small decline in the number of people 65+ but it may be that this trend is increasing.

Clearly the mass of population in the range of 35 to 64 years is increasing. This band of the population is heavily self-selected, in the sense that those who live in an area in this age range usually do so based on employment or relationship ties. As this group ages and seeks to maintain strong ties with the communities they have built there is a danger the region can age too rapidly. In recent State of the Regions reports we have shown that one of the best ways to ensure the working age population is replenish is to have a high level of creativity using Florida type measures. This is not possible in a region such as the South-East of South Australia, so the next best alternative is once again strong export related jobs growth.

This is the area in which the South-East can thrive, with links through various industries in the food, food manufacturing, viticulture, broad acre cropping and livestock industries. The South East can utilise its superb geographic position and features to grow value adding employment.

These characteristics combined with the express aims of the local government to increase population in the short to medium term provide strong signals to tertiary and service industries as to the viability of investment within the region. The added bonus of tourism income through the promotion of naturally complimentary activities and a variety of other export income makes this region a good example of a region which is seeking to grow wealth with the aim of better social outcomes for the full range of residents.

In the table which follows there is evidence of only a very small amount of movement of over 55 years olds out of the local government area since 1996. This may indicate the current service provision is adequate or that there is a culture in the South East of retiring in situ. Regardless the trend indicates that as the larger group of those aged between 35 and 64 continue to move through the population there is likely to be an increase in the share of elderly.

Whereabouts in 1996

Table 10.10 Naracoorte and Lucindale District Council (SA) – Where they are: residents in 2001, whereabouts in 1996

	Location in 1996					
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not stated
0-24 years	19.8%	38.6%	17.4%	19.2%	1.9%	3.2%
25 + 54 years	0	55.1%	18.8%	21.0%	2.1%	3.0%
55 + years	0	74.8%	14.3%	7.5%	0.3%	3.2%
Total	**6.8%**	**53.8%**	**17.3%**	**17.4%**	**1.6%**	**3.1%**

By 2001 53.8 per cent of the population were still at the same address as they were in 1996. The least mobile were the 55+ group with 74.8 per cent remaining in the same home. There was reasonable movement within the LGA with 17.3 per cent moving locally.

Table 10.11 Naracoorte and Lucindale – Source of population change since 1996

	% change in population, per year since 1996				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Total Growth
0-24 years	1.32	-0.51	0.24	-1.05	0.01
25 + 54 years		-0.03	0.20	-0.10	0.08
55 + years		-0.16	-0.86	1.15	0.13
Total	1.32	-0.69	-0.41		0.22
Net fertility rate		0.28	Rank (out of 632)		288
Net aging rate		0.04	Rank (out of 632)		408

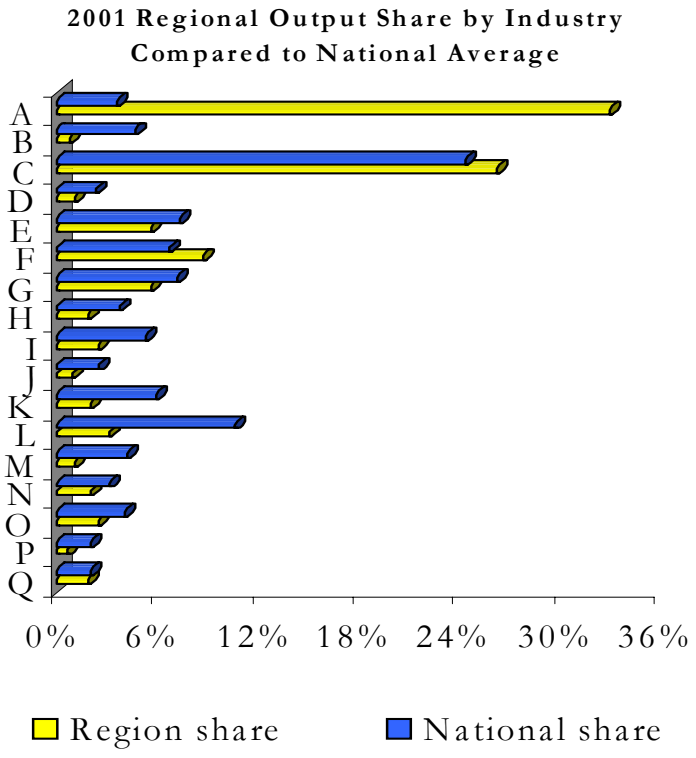
Output

Growth over the period 1991-2001 averaged 3.2 per cent per annum with the key contributors of agriculture and manufacturing growing by 4.8 and 6 per cent respectively. There has been a decline in retail over the period, although this may be expected to stabilise in the medium term as the retail mix in the district consolidates in major centres.

The importance of the growth in agriculture in rural communities being able to drive through the falls in the remaining sectors is clear in the following table. Sectors such as Finance, Communications and Government, which have fallen in line with regional Australian trends, must be more than offset by sectors such as agriculture or manufacturing in order for the quality of life of residents to be continually improving.

Table 10.12 Naracoorte and Lucindale District Council (SA) – Output				
	Output million			
Industry	SOR 1991 total	SOR 2001 total	Growth % p.a.	Share of Australia (%)
A Agriculture	92	147	4.8	0.4
B Mining	2	4	7.3	0.0
C Manufacturing	66	118	6.0	0.0
D Electricity, Gas & Water	5	5	-1.0	0.0
E Construction	24	25	0.3	0.0
F Wholesale Trade	29	39	2.9	0.1
G Retail Trade	27	25	-0.8	0.0
H Accommodation, Cafes & Restaurants	9	9	-0.2	0.0
I Transport & Storage	8	11	3.5	0.0
J Communication Services	5	4	-3.2	0.0
K Finance & Insurance	12	9	-3.0	0.0
L Property & Business Services	13	14	0.2	0.0
M Government Administration & Defence	6	5	-1.2	0.0
N Education	7	9	2.1	0.0
O Health & Community Services	10	11	1.9	0.0
P Cultural & Recreational Services	4	3	-1.9	0.0
Q Personal & Other Services	6	9	3.9	0.0
Total	**325**	**446**	**3.2**	**0.0**

Figure 10.8



Impacts of ageing and population change, including local responses

As we have seen the impacts of ageing and population change for the region in the short term are reasonably remote, especially considering the aims for population growth the council embraces.

What is worthwhile noting is a number of the elements of the council plan which coincide with issues that have been raised in previous *State of the Regions* reports which are also important to the region. The following are selections from the corporate plan;

"Corporate goal"

To be one of the top rural councils in South Australia.

We will measure this by:

- unemployment rate of 25 per cent below the State average;
- per cent increase in valuation of the Council Area;
- per cent increase in population of the Council Area;
- ratio of sealed to unsealed roads will be in the top 10 per cent of Rural Councils; and
- Naracoorte and Lucindale remaining in the top 5 of the Tidy Towns in their categories."

To achieve this a number of strategies or components of strategies are identified and the following are a selection.

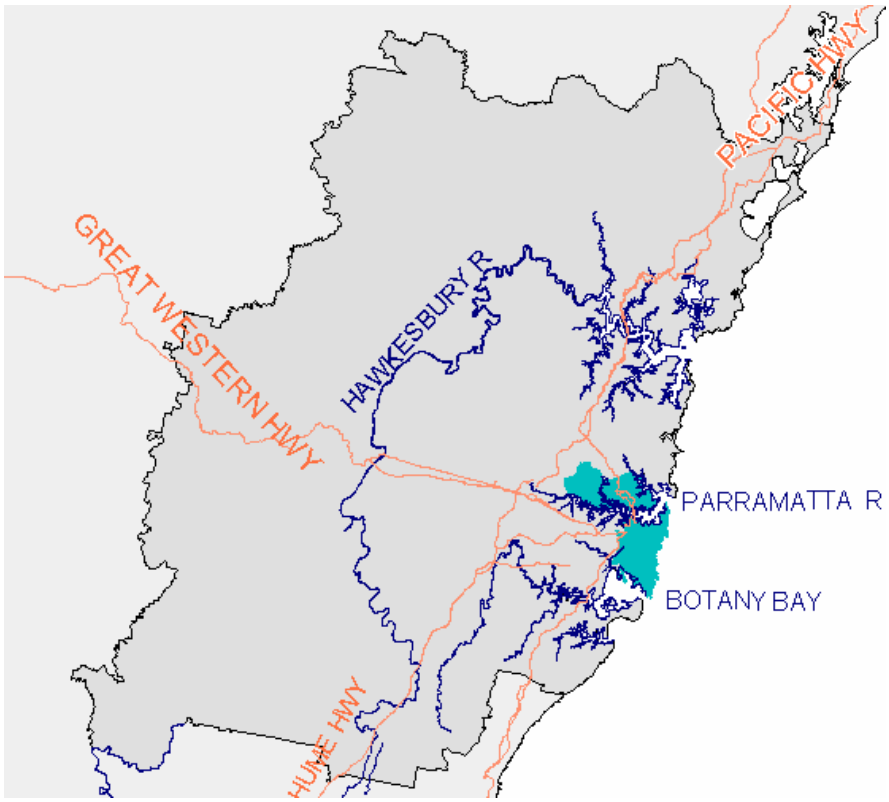
- To be the wine centre of the South East.
- To increase by 25 per cent the number of people employed in tourism related businesses during 2005.
- To increase the population by 500 People by 2005.
- To increase the cultural, recreational, tourism and road assets of the Council.
- Develop, with the youth of the district, a working partnership that takes into account their needs.
- Support the development of secondary wine industries including bottling, cork, packaging and storage industries.

These aims address issues such as population sustainability, creativity, supply chain strength, developing regional excellence, retaining youth population, capitalising on tourism through employment growth and are all excellent examples of the way regional development can highlight implementable outcomes which will create material benefits for the local residents.

APPENDIX 1

REGIONAL INDICATORS

Global Sydney



Global Sydney comprises the CBD, the inner North Shore (parts of which have long been high-status suburbs, parts of which were once low-status suburbs but have gentrified, and all of which has been invaded by city centre functions), the eastern suburbs (of which much the same can be said) and the inner southern suburbs (parts of which are still low status, but at high-status land values and with office invasion proceeding). The port has been moved from its proximity to the city centre, but is still within the region, sharing a crowded site with the airport. Global Sydney is Australia's provider of central city services par excellence.

Major centres:

Sydney, Chatswood, Bondi Junction

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	669,747		695,791		701,383		
No. households	277,527		294,555		305,157		
Workforce	372,241	55.6	363,113	52.3	375,030	53.5	0.1
Employment	350,376	–	349,660	–	362,038	–	0.7
Unemployment	21,866	5.9	13,454	3.7	12,993	3.6	-9.9
DEET U/E	16,277	4.4	12,740	3.5	18,498	4.9	2.6
Structural U/E, % population[1]	30,135	6.7	26,446	5.6	27,513	5.8	-1.8

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	15,828	23,469	18,080	26,285	22,177	31,619	7.7
Taxes paid	4,811	7,133	4,936	7,176	6,120	8,726	5.2
GST paid	830	1,231	1,303	1,894	1,812	2,583	–
Benefits	954	1,414	986	1,434	1,042	1,486	1.2
Business income	2,241	3,323	2,520	3,664	3,413	4,866	10.0
Interest/dividends	1,479	2,192	1,682	2,446	1,731	2,467	3.0
Interest paid	1,085	1,608	1,550	2,254	1,380	1,967	5.2
Net property income	725	1,074	844	1,227	796	1,135	1.4
Net flow of funds	14,501	21,501	16,323	23,731	19,848	28,298	7.1
Rank		2		2		2	

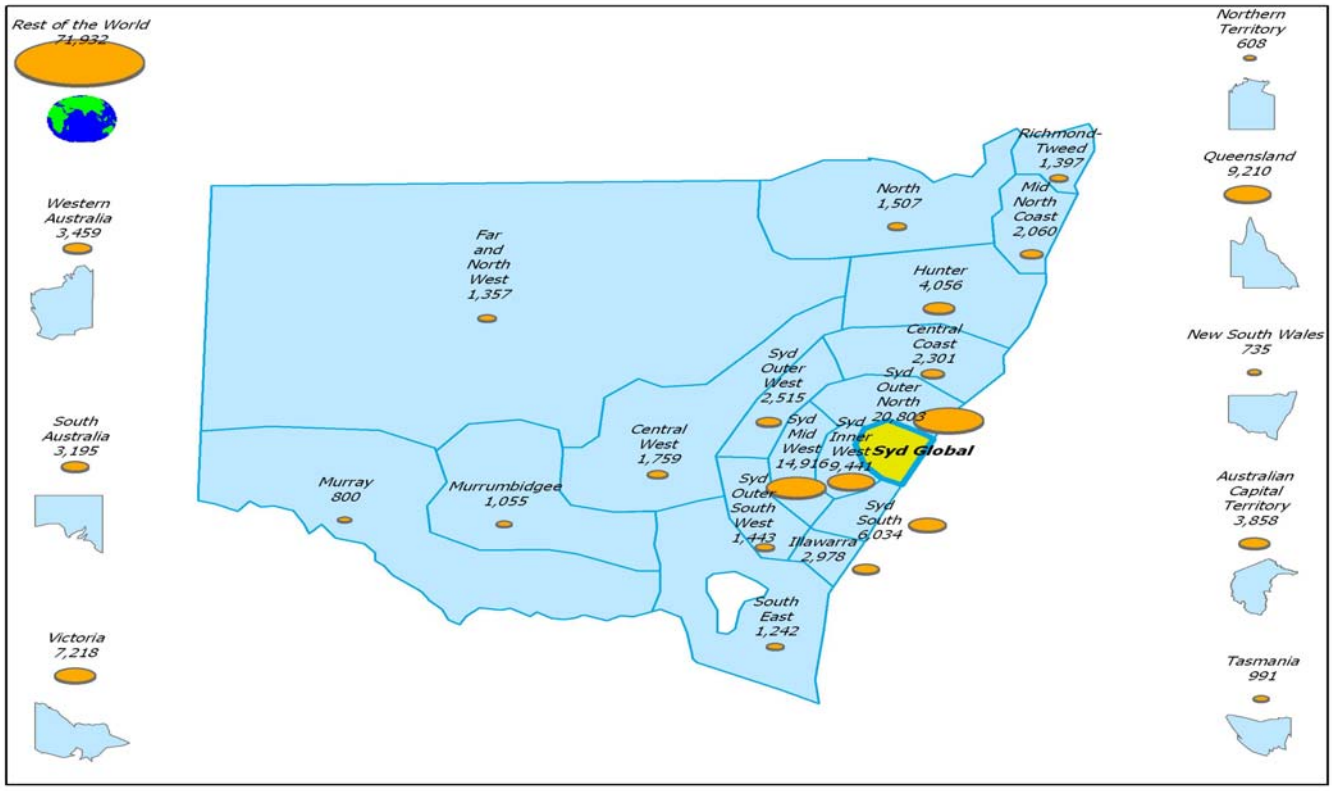
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.20	607,000	
1996	0.29	0.49	0.22	651,883	37.4
2001	0.28	0.50	0.22	698,849	37.7
2011	0.26	0.51	0.23	AOR	38.5
2021	0.26	0.47	0.27	AOR	40.5
Change 1954 to 2001			0.02	91,849	
Change 2001 to 2021	-0.02	-0.03	0.05	AOR	2.8

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.0	31.0	12.7	17.4	11.9	9.1
25 to 54 years		33.1	21.9	21.9	14.2	8.9
55 + years		69.6	11.5	7.0	2.2	9.7
Total	**5.1**	**40.4**	**17.0**	**17.4**	**11.0**	**9.1**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.60	1.15	2.27	-6.46	0.56
25 to 54 years		-0.59	0.75	1.56	1.71
55 + years		-0.95	-2.32	4.78	1.51
Total	**1.01**	**-0.18**	**0.51**		**1.34**
Number per year	7,089	-1,256	3,560		9,393

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	13	76	19.1	0.2
B	Mining	656	140	-14.3	0.3
C	Manufacturing	11,639	13,585	1.6	4.9
D	Electricity, gas & water supply	3,009	2,389	-2.3	9.1
E	Construction	3,594	5,451	4.3	6.6
F	Wholesale trade	6,687	6,930	0.4	9.0
G	Retail trade	3,860	4,919	2.5	6.1
H	Accomm., cafes & restaurants	3,010	5,632	6.5	13.5
I	Transport and storage	10,624	10,457	-0.2	17.5
J	Communication services	2,548	6,025	9.0	21.1
K	Finance and insurance	12,661	21,987	5.7	32.2
L	Property and business services	13,536	27,913	7.5	23.1
M	Govt administration & defence	5,120	5,981	1.6	12.4
N	Education	2,090	3,026	3.8	8.6
O	Health and community services	2,961	3,387	1.4	7.4
P	Cultural & recreational services	2,191	4,409	7.2	18.6
Q	Personal and other services	1,886	2,195	1.5	9.2
Total		**86,086**	**124,504**	**3.8**	**11.0**
Gross regional product (GRP)		46,772	69,093	4.0	11.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	5.43	6
Population growth (15-55) since 1996	1.32	18
Demographic stress	-7.16	11

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,181.7	7
2001	1,207.4	6
2003	605.3	16

SOCIAL SECURITY

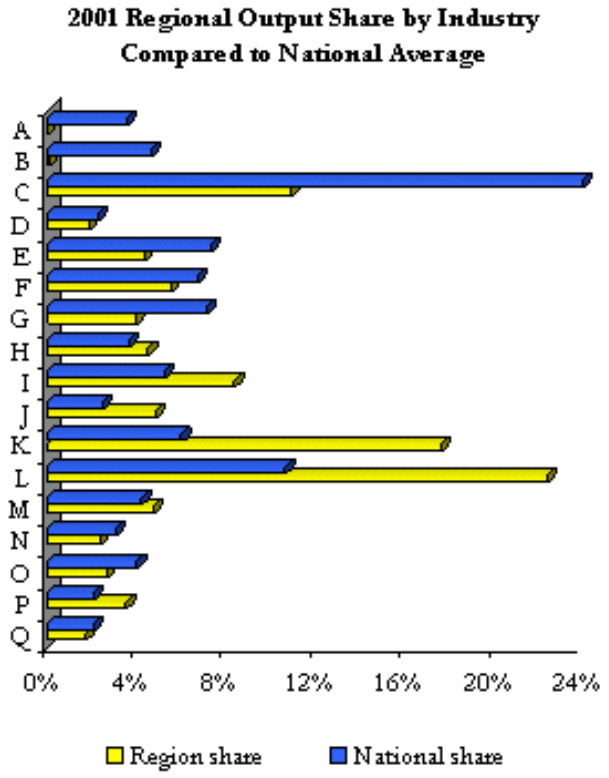
Year	Social security as % of NFOF	Rank
1999	6.6	3
2001	6.0	3
2003	5.3	2

NIGHTWATCHMAN DATA

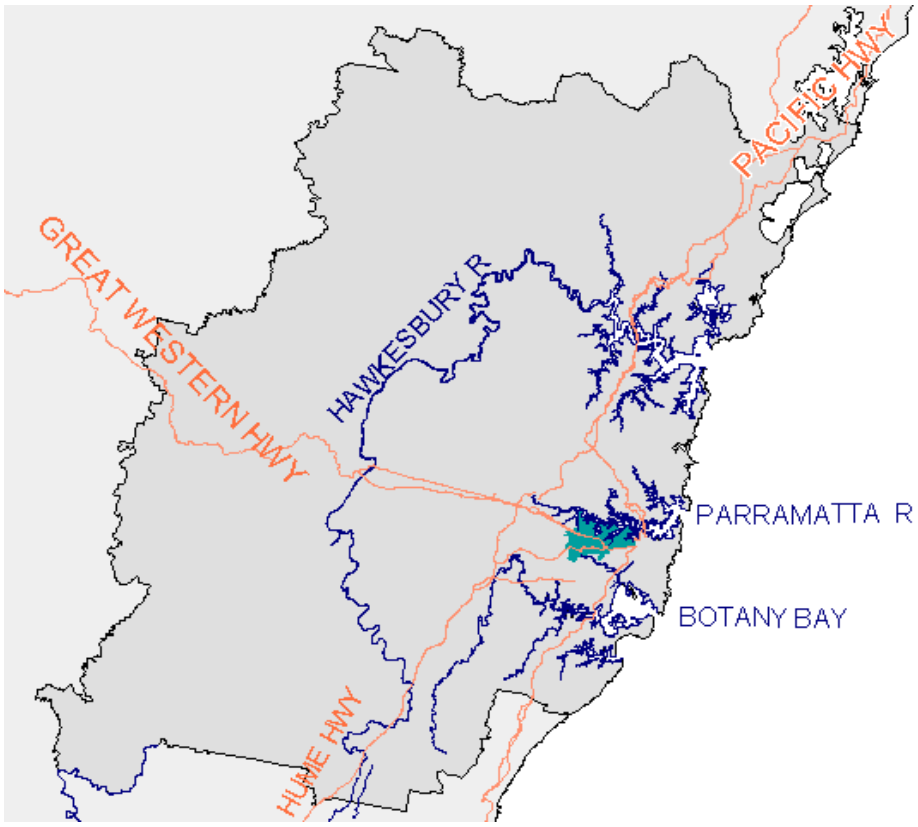
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	60.9	56.1
	Female	44.9	35.8
ABS Census unemployment, % of labour force	Male	5.1	6.9
	Female	2.5	3.8
Single person households, % of all households	55 to 74 years	61.6	57.1
	Aged 75+	33.3	25.2
Tenure type, percentage where household head 55+	Fully owned	64.2	70.8
	Being purchased	6.2	9.2
	Private rental	10.2	8.2
	Public rental	7.5	4.3
	Other	11.9	7.5
Ratio of pop 70+ to population 55+		0.44	0.41



Sydney Inner West



The Inner West of Sydney comprises a group of suburbs immediately west of the CBD, south of the Harbour, and east of the north-south belt of cemeteries and former industries which now houses Olympic Park. Though it had its share of port functions and manufacturing, the Inner West was not as intensely devoted to manufacturing as the LGAs to its immediate south. Traditionally lower to middle in socio-economic status (with Strathfield a bit more pretentious in the days of servants and mansions), it has gentrified and gained a modest overflow of central city functions from Global Sydney.

Major centres:

Burwood

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	220,061		227,647		230,082		
No. households	85,478		90,123		92,935		
Workforce	116,878	53.0	135,056	59.3	139,144	3.5	3.5
Employment	110,487	–	130,359	–	134,711	–	4.0
Unemployment	6,392	5.5	4,696	3.5	4,434	3.3	-7.1
DEET U/E	3,312	2.8	3,780	2.8	5,140	3.7	9.2
Structural U/E, % population[1]	10,943	7.5	10,059	6.6	10,040	6.5	-1.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	4,352	19,682	5,225	23,037	5,846	25,410	6.6
Taxes paid	1,207	5,456	1,325	5,841	1,609	6,992	6.4
GST paid	204	924	371	1,635	463	2,012	–
Benefits	385	1,743	402	1,773	424	1,842	1.4
Business income	590	2,668	630	2,777	790	3,433	6.5
Interest/dividends	204	920	234	1,032	251	1,089	4.3
Interest paid	330	1,493	459	2,024	407	1,769	4.3
Net property income	114	515	133	586	130	566	2.4
Net flow of funds	3,904	17,655	4,469	19,704	4,962	21,565	5.1
Rank		8		7		7	

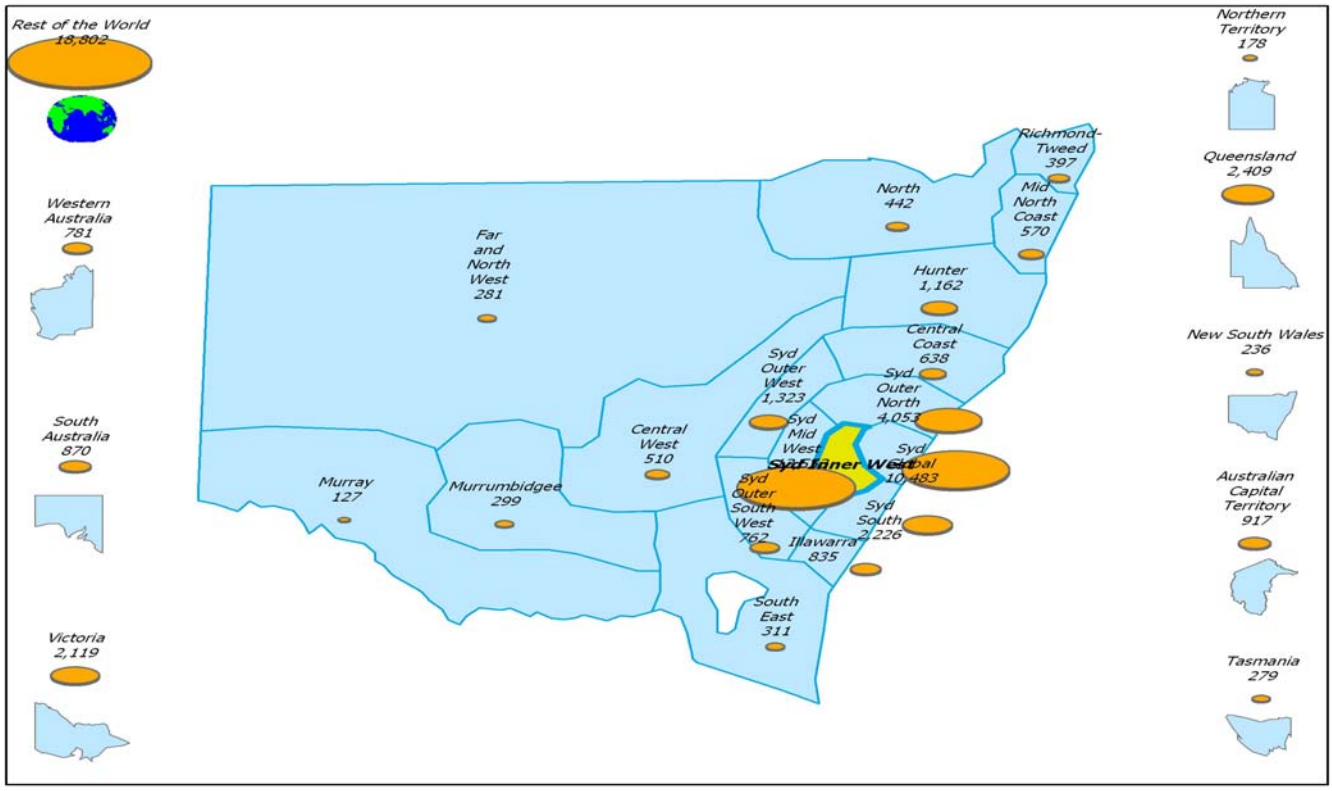
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.22	221,000	
1996	0.29	0.48	0.22	215,836	37.6
2001	0.28	0.50	0.22	229,411	37.8
2011	0.27	0.50	0.23	AOR	38.6
2021	0.26	0.47	0.27	AOR	40.6
Change 1954 to 2001			0.00	8,411	
Change 2001 to 2021	-0.02	-0.03	0.05	AOR	2.8

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.8	38.0	13.2	15.0	9.0	6.0
25 to 54 years		39.3	20.0	23.0	11.5	6.3
55 + years		73.5	9.9	7.1	2.0	7.5
Total	**5.4**	**46.5**	**15.8**	**17.2**	**8.7**	**6.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.79	0.54	1.72	-5.50	0.55
25 to 54 years		-0.08	0.72	1.05	1.68
55 + years		-0.88	-2.98	4.73	0.88
Total	**1.08**	**-0.08**	**0.19**		**1.18**
Number per year	2,472	-186	429		2,715

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	0	7	33.1	0.0
B	Mining	4	3	-4.6	0.0
C	Manufacturing	2,662	1,759	-4.1	0.6
D	Electricity, gas & water supply	147	199	3.1	0.8
E	Construction	897	1,218	3.1	1.5
F	Wholesale trade	1,185	1,133	-0.4	1.5
G	Retail trade	786	977	2.2	1.2
H	Accomm., cafes & restaurants	300	552	6.3	1.3
I	Transport and storage	676	650	-0.4	1.1
J	Communication services	415	465	1.1	1.6
K	Finance and insurance	480	663	3.3	1.0
L	Property and business services	1,147	1,902	5.2	1.6
M	Govt administration & defence	157	250	4.7	0.5
N	Education	250	416	5.2	1.2
O	Health and community services	736	680	-0.8	1.5
P	Cultural & recreational services	227	247	0.8	1.0
Q	Personal and other services	256	352	3.2	1.5
Total		**10,325**	**11,471**	**1.1**	**1.0**
Gross regional product (GRP)		5,774	7,033	2.0	1.2

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	5.89	2
Population growth (15-55) since 1996	1.37	16
Demographic stress	-8.06	8

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,032.8	11
2001	1,019.8	15
2003	323.7	46

SOCIAL SECURITY

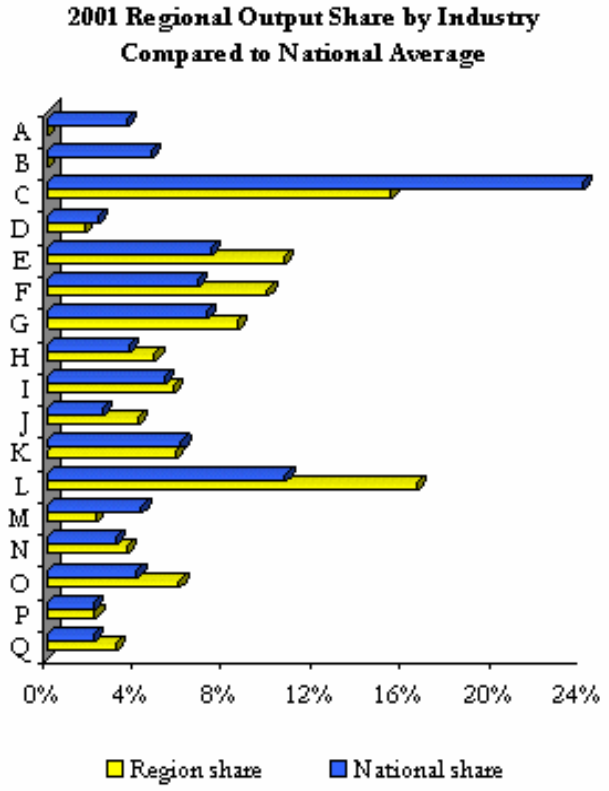
Year	Social security as % of NFOF	Rank
1999	9.9	8
2001	9.0	7
2003	8.5	7

NIGHTWATCHMAN DATA

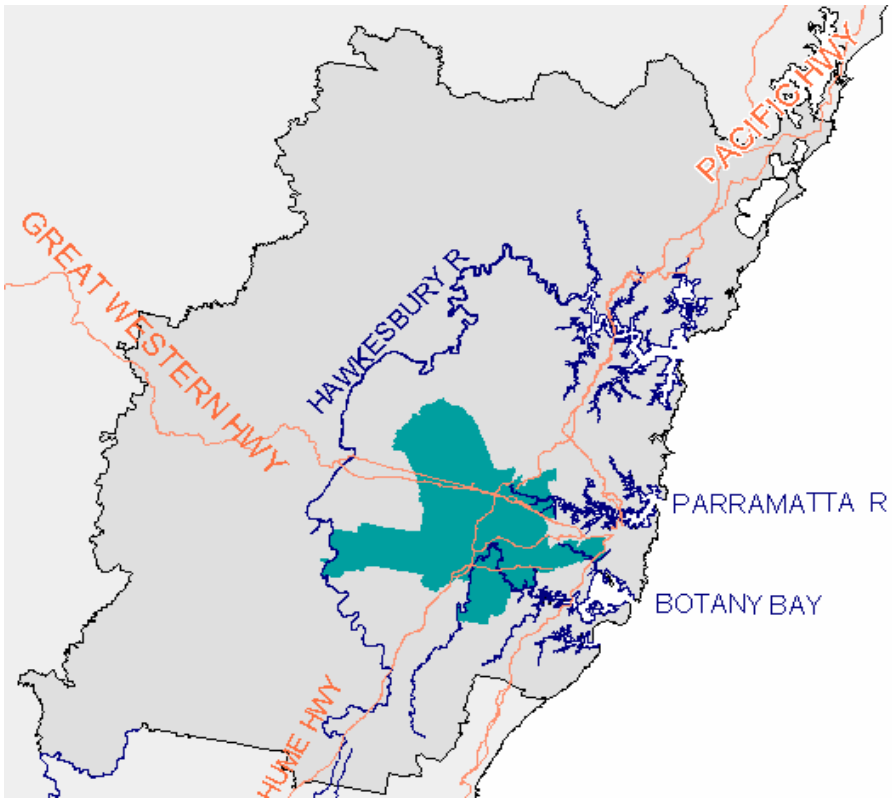
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	
Regional city or area with best forecast, 2001	Rank out of 480

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.5	56.1
	Female	39.9	35.8
ABS Census unemployment, % of labour force	Male	5.7	6.9
	Female	4.0	3.8
Single person households, % of all households	55 to 74 years	58	57.1
	Aged 75+	29	25.2
Tenure type, percentage where household head 55+	Fully owned	69.2	70.8
	Being purchased	6.8	9.2
	Private rental	9.6	8.2
	Public rental	5.4	4.3
	Other	8.9	7.5
Ratio of pop 70+ to population 55+		0.44	0.41



Sydney Mid West



The Mid West of Sydney is a large region, stretching west from Marrickville, and including several important urban centres: Bankstown, Parramatta, Liverpool and Blacktown. These are important centres of retailing, and there has been some office development particularly in Parramatta. Dates of urbanisation range from the nineteenth century to the late twentieth, but socio-economic status runs middle to low throughout, with considerable ethnic diversity. The region includes a number of important manufacturing areas, but also generates considerable commuter traffic to Global Sydney.

Major centres:

Bankstown, Parramatta, Liverpool

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	1,248,053		1,299,827		1,317,476		
No. households	407,518		432,361		446,533		
Workforce	597,890	47.8	625,379	48.1	647,287	49.1	1.6
Employment	533,497	–	561,808	–	590,340	–	2.0
Unemployment	64,393	10.8	63,570	10.2	56,947	9.6	-2.4
DEET U/E	53,579	9.3	41,279	6.7	41,721	6.5	-4.9
Structural U/E, % population[1]	95,010	12.1	99,492	12.2	96,834	11.7	0.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	17,942	14,234	20,325	15,696	21,289	16,159	3.2
Taxes paid	4,234	3,359	4,406	3,402	5,126	3,891	3.7
GST paid	1,054	836	1,590	1,228	1,804	1,370	–
Benefits	2,726	2,163	3,003	2,319	3,142	2,385	2.5
Business income	2,003	1,589	2,075	1,602	2,477	1,880	4.3
Interest/dividends	348	276	368	284	352	267	-0.8
Interest paid	1,532	1,215	2,050	1,584	1,778	1,350	2.7
Net property income	159	126	185	143	162	123	-0.8
Net flow of funds	16,359	12,978	17,909	13,830	18,712	14,203	2.3
Rank		33		30		33	

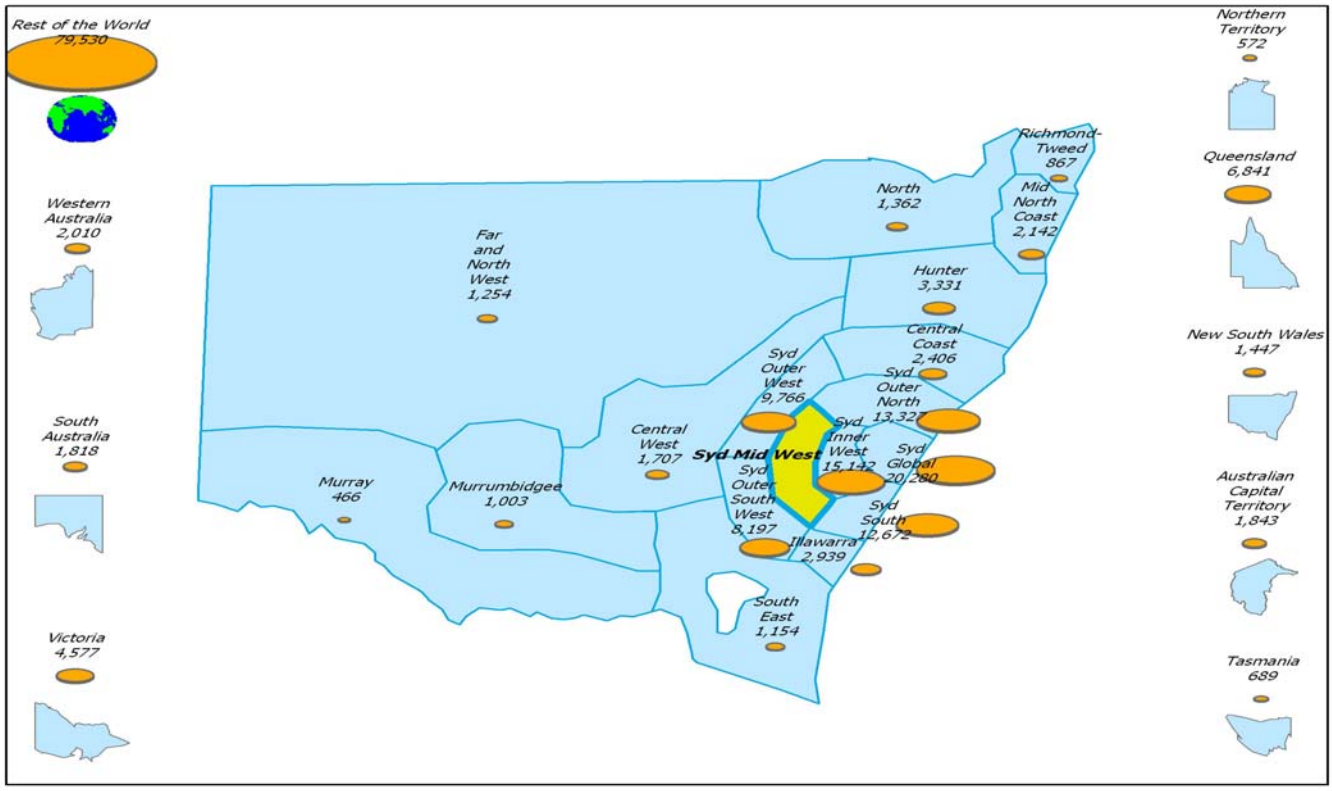
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.14	565,000	
1996	0.38	0.44	0.18	1,216,176	33.6
2001	0.36	0.45	0.19	1,299,786	34.3
2011	0.33	0.44	0.22	AOR	36.3
2021	0.30	0.43	0.27	AOR	38.6
Change 1954 to 2001			0.05	734,786	
Change 2001 to 2021	-0.06	-0.02	0.08	AOR	4.3

Note: AOR = Available on request.

- Becoming younger.
- Losing young and working age, losing seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.8	40.8	15.9	11.5	6.4	4.7
25 to 54 years		47.9	20.4	17.3	8.0	6.4
55 + years		74.3	9.5	6.8	2.6	6.8
Total	**7.6**	**50.2**	**16.7**	**13.2**	**6.4**	**5.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.19	-0.57	1.25	-4.32	0.55
25 to 54 years		-1.01	1.28	1.33	1.59
55 + years		-1.19	-1.98	5.14	1.97
Total	**1.51**	**-0.89**	**0.66**		**1.29**
Number per year	19,681	-11,516	8,557		16,722

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	123	165	3.0	0.4
B	Mining	94	23	-12.9	0.0
C	Manufacturing	17,525	23,187	2.8	8.4
D	Electricity, gas & water supply	1,038	1,011	-0.3	3.8
E	Construction	4,265	5,343	2.3	6.4
F	Wholesale trade	6,062	7,351	1.9	9.6
G	Retail trade	3,620	4,313	1.8	5.3
H	Accomm., cafes & restaurants	994	1,498	4.2	3.6
I	Transport and storage	2,408	3,464	3.7	5.8
J	Communication services	893	1,283	3.7	4.5
K	Finance and insurance	1,258	2,326	6.3	3.4
L	Property and business services	3,444	4,975	3.7	4.1
M	Govt administration & defence	1,370	1,954	3.6	4.1
N	Education	1,151	1,625	3.5	4.6
O	Health and community services	1,639	2,290	3.4	5.0
P	Cultural & recreational services	617	1,142	6.4	4.8
Q	Personal and other services	861	1,259	3.9	5.3
Total		**47,360**	**63,210**	**2.9**	**5.6**
Gross regional product (GRP)		23,996	32,397	3.0	5.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.25	40
Population growth (15-55) since 1996	1.23	19
Demographic stress	-4.01	20

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	937.0	18
2001	947.1	20
2003	365.2	41

SOCIAL SECURITY

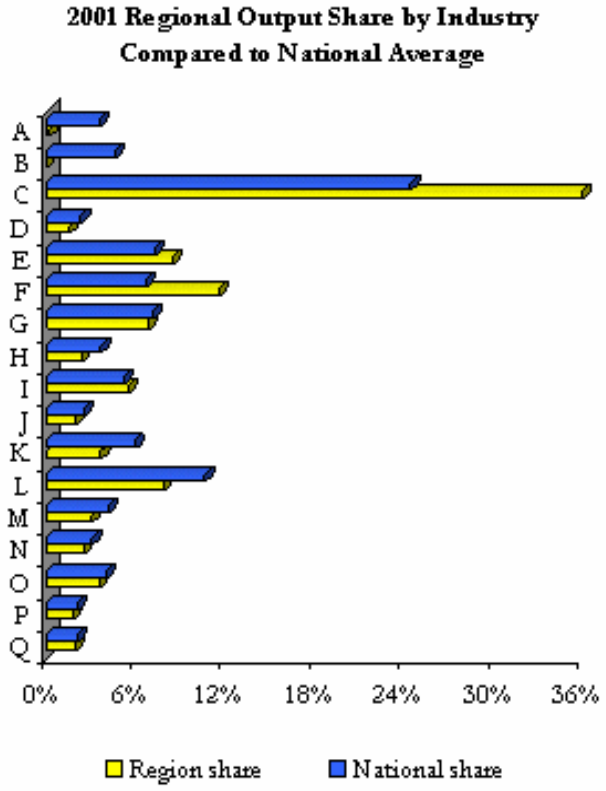
Year	Social security as % of NFOF	Rank
1999	16.7	33
2001	16.8	27
2003	16.8	32

NIGHTWATCHMAN DATA

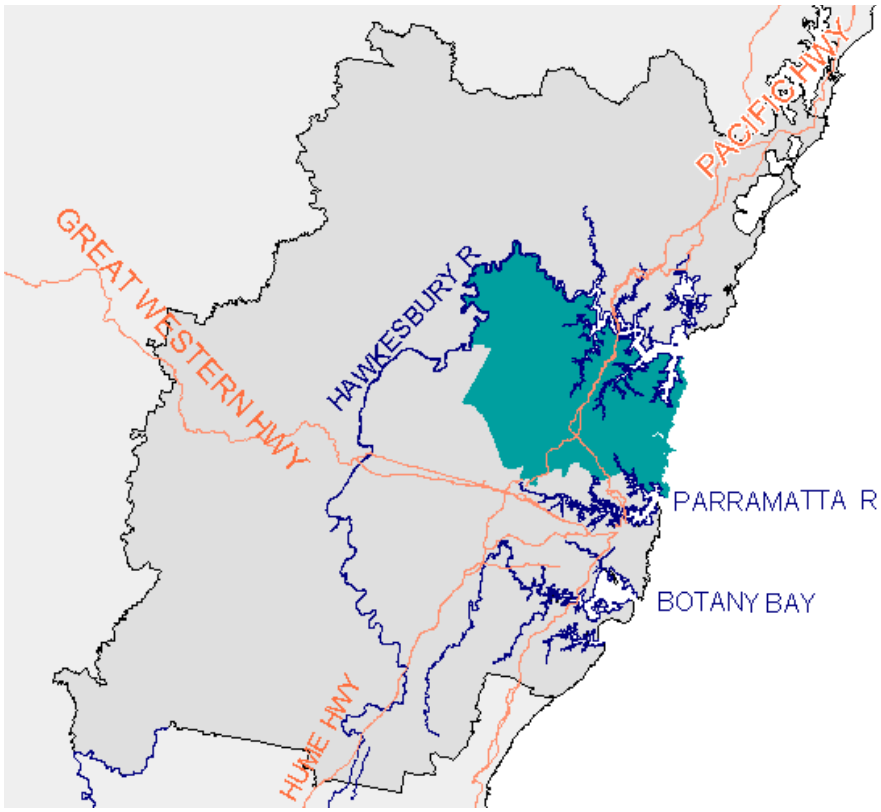
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	51.1	56.1
	Female	28.2	35.8
ABS Census unemployment, % of labour force	Male	7.8	6.9
	Female	6.2	3.8
Single person households, % of all households	55 to 74 years	51.3	57.1
	Aged 75+	21.4	25.2
Tenure type, percentage where household head 55+	Fully owned	64.1	70.8
	Being purchased	9.6	9.2
	Private rental	9.1	8.2
	Public rental	9.1	4.3
	Other	8.2	7.5
Ratio of pop 70+ to population 55+		0.39	0.41



Sydney Outer North



Geographically, the Outer North of Sydney splits into three sub-regions:

- Manly-Warringah-Pittwater are beach suburbs cut-off from the rest of Sydney by Middle Harbour. The attractive location means that these suburbs are generally of high socio-economic status, and a source of commuters to Global Sydney. But the limitations of transport to and from the rest of the metropolitan area mean that these suburbs are to a remarkable degree self-contained as regards retail and other consumer-service functions.
- The classic high-status North Shore rail-commuter suburbs of Ku Ring Gai and Hornsby.
- The rather newer, heavily car-dependent commuter suburbs in Baulkham Hills.

Overall, the region is of high socio-economic status, and its economic base depends on commuting.

Major centres:

Manly, Hornsby, Baulkham Hills

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	610,786		636,442		656,670		
No. households	207,346		219,026		228,099		
Workforce	329,683	53.9	346,873	54.9	373,515	56.9	2.5
Employment	318,494	–	339,380	–	366,329	–	2.8
Unemployment	11,189	3.4	7,494	2.2	7,187	2.0	-8.5
DEET U/E	7,345	2.3	9,011	2.6	12,476	3.4	11.2
Structural U/E, % population[1]	13,438	3.6	12,291	3.1	12,696	3.1	-1.1

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	14,188	22,978	16,324	25,581	20,010	30,472	7.3
Taxes paid	4,110	6,656	4,289	6,721	5,387	8,204	5.4
GST paid	612	992	1,030	1,614	1,465	2,231	–
Benefits	661	1,070	706	1,107	756	1,151	1.8
Business income	1,952	3,162	2,139	3,352	2,865	4,363	8.4
Interest/dividends	1,146	1,856	1,307	2,048	1,357	2,067	2.7
Interest paid	1,117	1,809	1,543	2,418	1,370	2,087	3.6
Net property income	565	915	657	1,029	626	953	1.0
Net flow of funds	12,673	20,526	14,270	22,363	17,391	26,484	6.6
Rank		3		3		3	

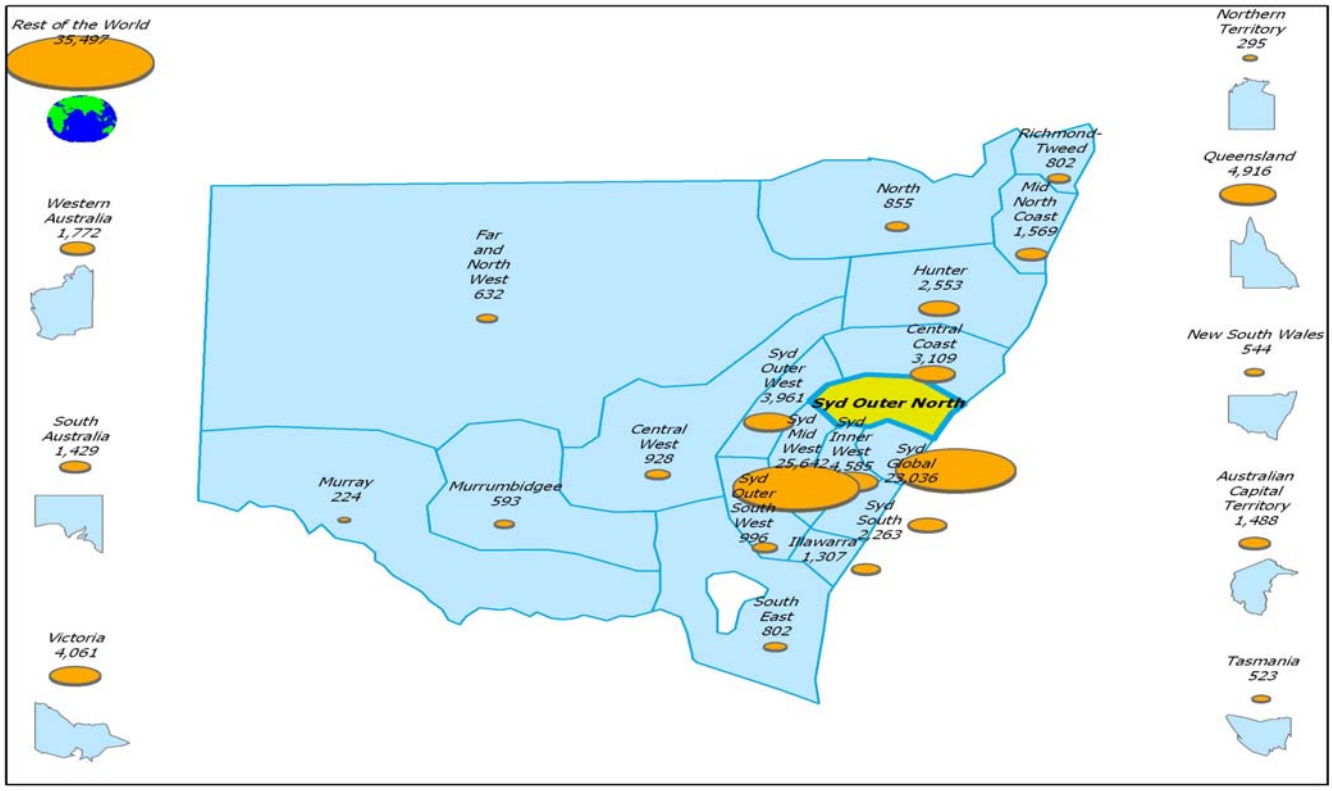
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.17	260,000	[redacted]
1996	0.35	0.44	0.22	597,949	36.6
2001	0.33	0.44	0.23	641,382	37.1
2011	0.32	0.43	0.25	AOR	38.4
2021	0.29	0.42	0.29	AOR	40.0
Change 1954 to 2001	[redacted]	[redacted]	0.06	381,382	[redacted]
Change 2001 to 2021	-0.04	-0.02	0.06	AOR	2.9

Note: AOR = Available on request.

- Becoming younger.
- Gaining young and working age, losing seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.1	43.5	13.5	15.9	6.0	2.9
25 to 54 years	[redacted]	45.8	17.9	24.5	7.9	3.9
55 + years	[redacted]	75.5	9.1	9.2	1.7	4.5
Total	**6.1**	**51.9**	**14.4**	**18.1**	**5.8**	**3.7**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.69	0.43	0.70	-4.23	0.59
25 to 54 years	[redacted]	0.14	1.00	0.20	1.34
55 + years	[redacted]	-1.26	-1.99	5.72	2.48
Total	**1.23**	**-0.08**	**0.21**	[redacted]	**1.35**
Number per year	7,863	-545	1,369	[redacted]	8,687

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	128	108	-1.7	0.3
B	Mining	83	15	-15.5	0.0
C	Manufacturing	3,225	4,291	2.9	1.5
D	Electricity, gas & water supply	218	255	1.6	1.0
E	Construction	2,601	3,541	3.1	4.3
F	Wholesale trade	2,425	2,790	1.4	3.6
G	Retail trade	1,827	2,629	3.7	3.2
H	Accomm., cafes & restaurants	676	1,131	5.3	2.7
I	Transport and storage	468	596	2.5	1.0
J	Communication services	266	369	3.3	1.3
K	Finance and insurance	823	1,148	3.4	1.7
L	Property and business services	2,455	4,760	6.8	3.9
M	Govt administration & defence	217	370	5.5	0.8
N	Education	803	1,050	2.7	3.0
O	Health and community services	1,173	1,341	1.4	2.9
P	Cultural & recreational services	303	582	6.7	2.5
Q	Personal and other services	482	802	5.2	3.4
Total		**18,172**	**25,778**	**3.6**	**2.3**
Gross regional product (GRP)		11,341	16,033	3.5	2.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.16	14
Population growth (15-55) since 1996	0.86	30
Demographic stress	-3.56	24

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,128.6	9
2001	1,132.2	11
2003	628.1	14

SOCIAL SECURITY

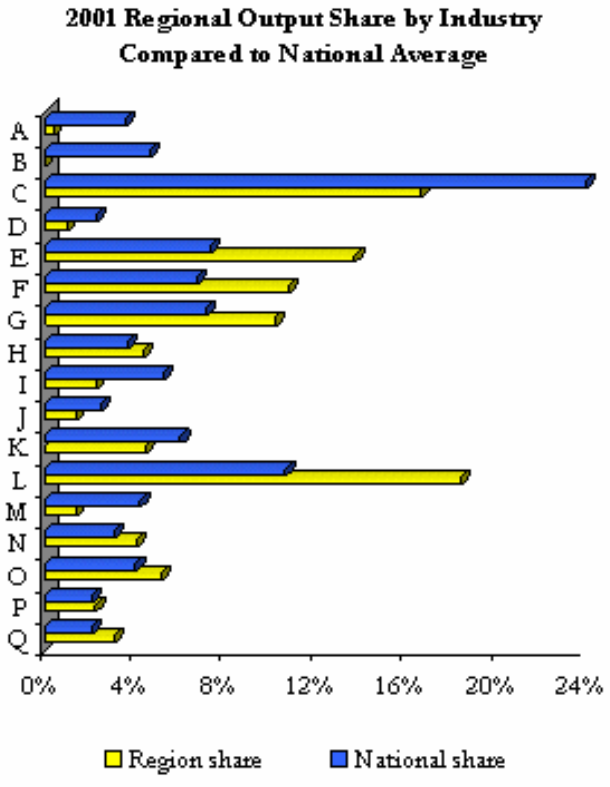
Year	Social security as % of NFOF	Rank
1999	5.2	1
2001	4.9	1
2003	4.3	1

NIGHTWATCHMAN DATA

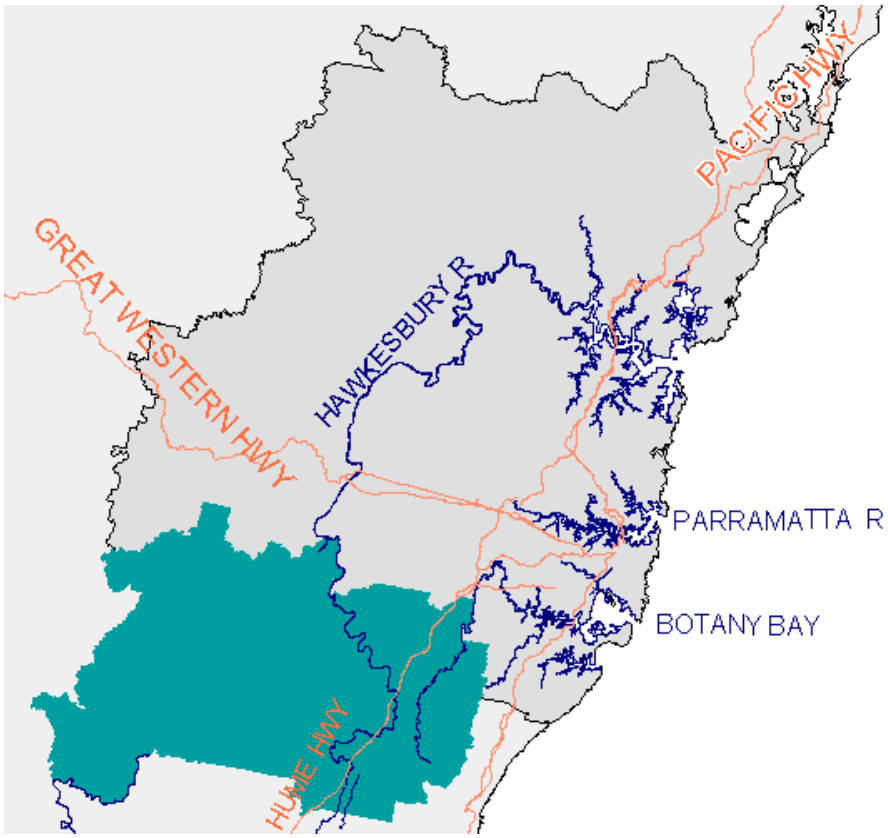
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	72.9	56.1
	Female	52.2	35.8
ABS Census unemployment, % of labour force	Male	3.2	6.9
	Female	1.7	3.8
Single person households, % of all households	55 to 74 years	55	57.1
	Aged 75+	15.5	25.2
Tenure type, percentage where household head 55+	Fully owned	77.0	70.8
	Being purchased	9.7	9.2
	Private rental	5.6	8.2
	Public rental	1.0	4.3
	Other	6.7	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



Sydney Outer South West



The Sydney Outer South West, centred on Campbelltown/Macarthur, began its suburban life as a planned and balanced development of housing and manufacturing, and still bears some of the marks of this origin. However, it is also a commuter and hobby farm area, and is bounded on two sides by water supply reserves.

Major centres:

Campbelltown

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	222,342		231,942		240,298		
No. households	71,114		76,005		78,976		
Workforce	120,859	54.3	129,728	55.8	128,159	53.3	1.2
Employment	111,111	–	119,282	–	118,852	–	1.4
Unemployment	9,747	8.1	10,446	8.1	9,306	7.8	-0.9
DEET U/E	9,232	8.7	8,985	7.1	8,606	6.9	-1.4
Structural U/E, % population[1]	12,715	9.3	14,032	9.8	13,929	9.4	1.8

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	3,619	15,980	4,164	17,794	4,095	17,041	1.6
Taxes paid	860	3,795	907	3,877	1,052	4,379	3.6
GST paid	184	812	288	1,229	306	1,275	–
Benefits	394	1,740	432	1,847	454	1,889	2.1
Business income	373	1,646	388	1,656	439	1,827	2.6
Interest/dividends	63	277	66	283	61	256	-2.0
Interest paid	364	1,608	476	2,033	405	1,687	1.2
Net property income	16	70	18	78	16	67	-1.2
Net flow of funds	3,057	13,498	3,398	14,519	3,301	13,737	0.4
Rank		27		23		40	

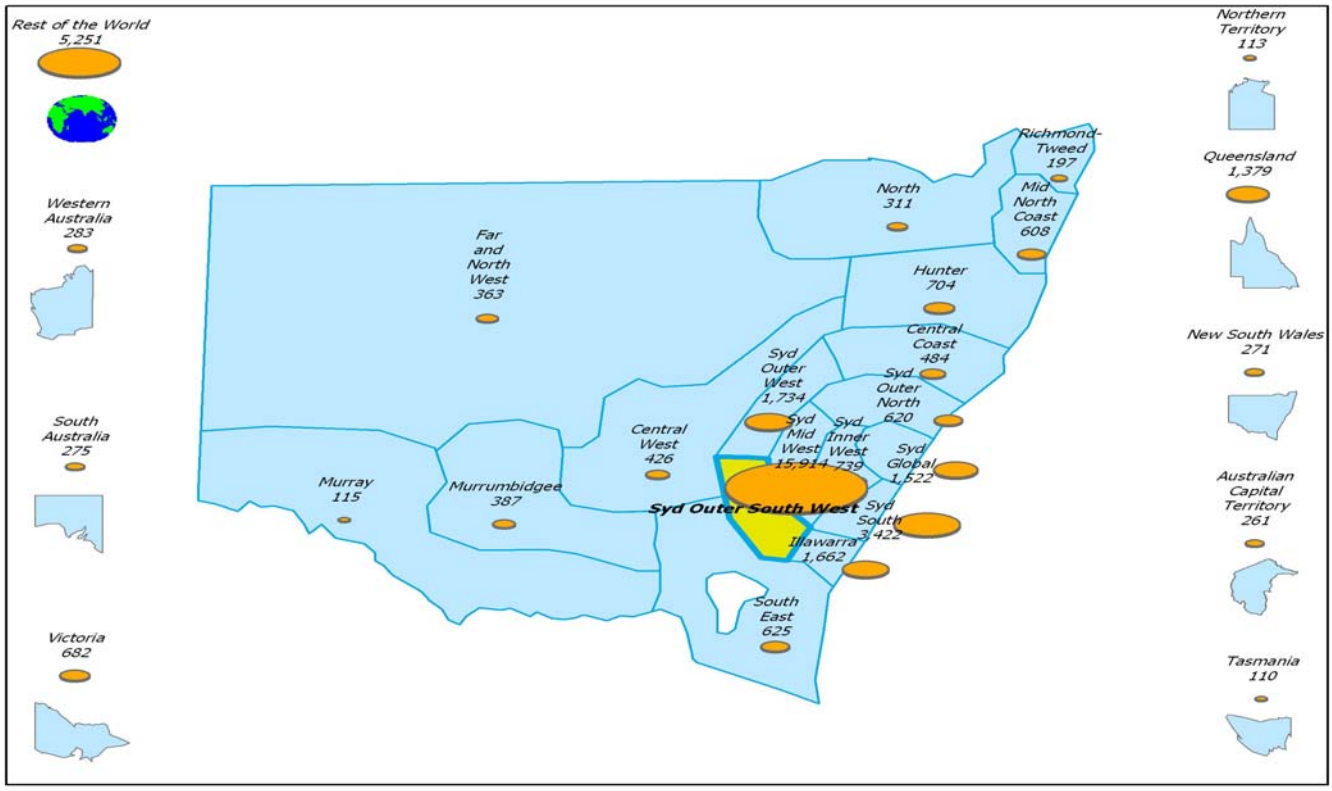
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.14	23,300	[redacted]
1996	0.44	0.44	0.12	215,875	29.9
2001	0.41	0.45	0.14	235,209	31.6
2011	0.35	0.44	0.21	AOR	35.6
2021	0.28	0.44	0.28	AOR	39.4
Change 1954 to 2001	[redacted]	[redacted]	0.01	211,909	[redacted]
Change 2001 to 2021	-0.13	-0.01	0.14	AOR	7.8

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.6	43.1	15.7	15.9	2.2	3.5
25 to 54 years	[redacted]	51.2	17.4	23.9	2.8	4.7
55 + years	[redacted]	69.1	8.0	14.9	1.1	6.8
Total	**8.1**	**50.4**	**15.4**	**19.3**	**2.3**	**4.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.96	-0.25	0.14	-3.46	0.39
25 to 54 years	[redacted]	0.24	0.34	1.21	1.79
55 + years	[redacted]	0.03	-1.44	6.23	4.82
Total	**1.63**	**0.01**	**0.00**	[redacted]	**1.64**
Number per year	3,842	15	9	[redacted]	3,867

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	136	99	-3.1	0.2
B	Mining	668	447	-3.9	0.8
C	Manufacturing	1,135	1,909	5.3	0.7
D	Electricity, gas & water supply	99	79	-2.2	0.3
E	Construction	469	719	4.4	0.9
F	Wholesale trade	246	486	7.1	0.6
G	Retail trade	423	736	5.7	0.9
H	Accomm., cafes & restaurants	124	244	7.0	0.6
I	Transport and storage	162	380	8.9	0.6
J	Communication services	72	70	-0.3	0.2
K	Finance and insurance	89	147	5.1	0.2
L	Property and business services	254	543	7.9	0.4
M	Govt administration & defence	101	159	4.6	0.3
N	Education	203	324	4.8	0.9
O	Health and community services	159	275	5.6	0.6
P	Cultural & recreational services	57	98	5.6	0.4
Q	Personal and other services	96	172	6.1	0.7
Total		**4,493**	**6,887**	**4.4**	**0.6**
Gross regional product (GRP)		2,509	3,876	4.4	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.56	30
Population growth (15-55) since 1996	1.66	9
Demographic stress	-5.90	13

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	855.4	24
2001	670.1	43
2003	256.7	55

SOCIAL SECURITY

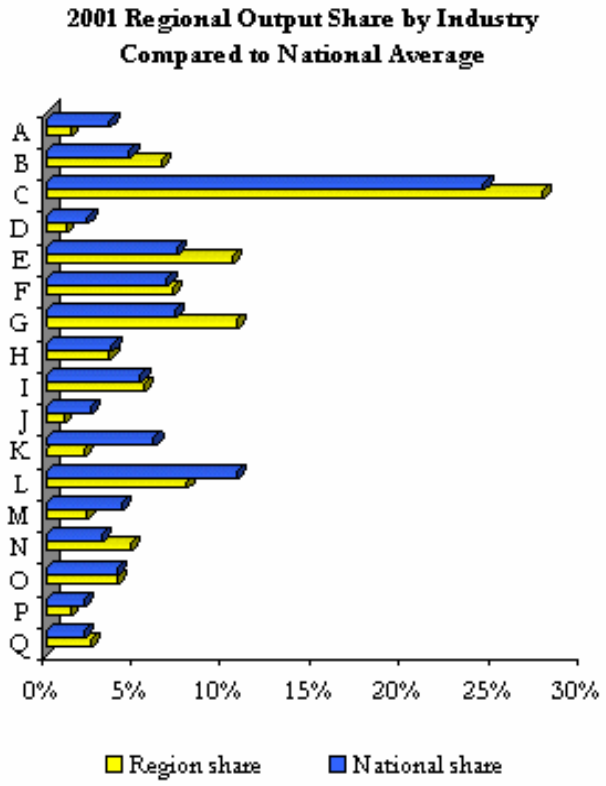
Year	Social security as % of NFOF	Rank
1999	12.9	18
2001	12.7	14
2003	13.7	18

NIGHTWATCHMAN DATA

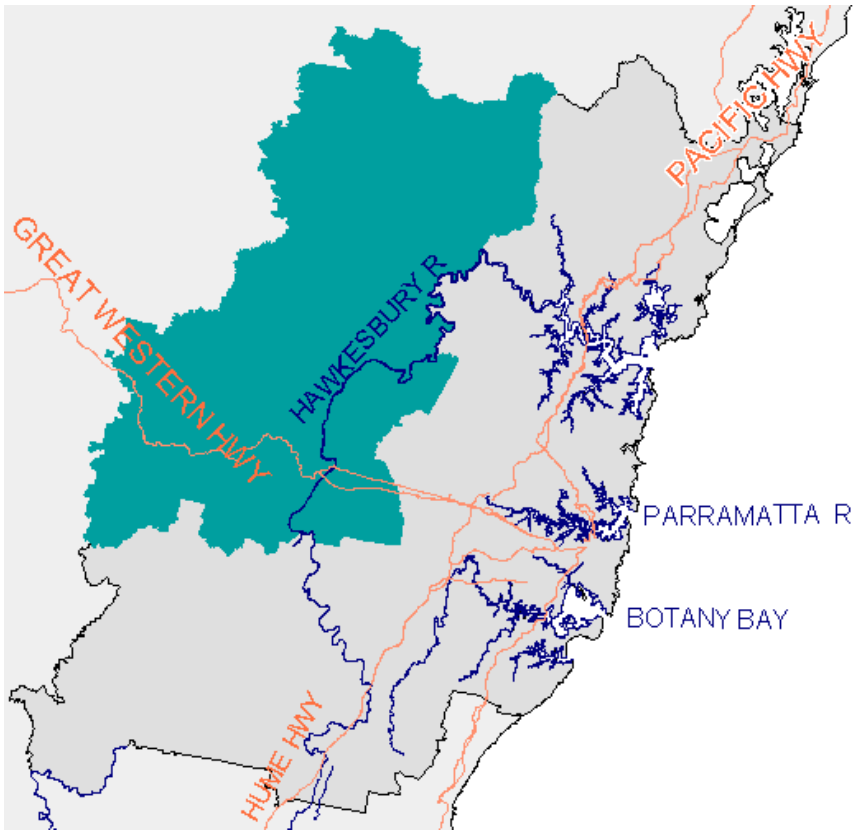
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.4	56.1
	Female	34.3	35.8
ABS Census unemployment, % of labour force	Male	5.9	6.9
	Female	3.5	3.8
Single person households, % of all households	55 to 74 years	53.3	57.1
	Aged 75+	20.4	25.2
Tenure type, percentage where household head 55+	Fully owned	61.9	70.8
	Being purchased	15.3	9.2
	Private rental	6.5	8.2
	Public rental	8.2	4.3
	Other	8.1	7.5
Ratio of pop 70+ to population 55+		0.33	0.41



Sydney Outer West



The Outer West of Sydney is centred on Penrith. It comprises two sub-regions.

- The Western part of the Cumberland plain includes new manufacturing areas and several defence facilities (particularly airfields). Its educational infrastructure is integrated into the local economy. There are extensive new housing estates, whose residents are employed locally or in Mid West Sydney, with a few commuting as far as Global Sydney.
- The strip of settlement across the Blue Mountains has more of a resort character, with a tradition of long-distance commuting.

Major centres:

Penrith, Katoomba

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	307,940		315,947		319,879		
No. households	104,297		109,838		112,527		
Workforce	160,061	51,9	177,121	56.0	177,965	55.6	2.1
Employment	147,177	–	164,219	–	166,200	–	2.5
Unemployment	12,884	8.0	12,903	7.3	11,765	7.1	-1.8
DEET U/E	11,351	7.3	7,906	4.6	7,287	4.2	-8.5
Structural U/E, % population[1]	15,928	8.3	16,930	8.6	17,154	8.6	1.5

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	5,070	16,302	5,745	18,109	5,775	18,052	2.6
Taxes paid	1,221	3,925	1,268	3,995	1,468	4,589	4.0
GST paid	257	825	415	1,309	447	1,397	–
Benefits	526	1,691	573	1,805	600	1,874	2.6
Business income	565	1,818	588	1,855	680	2,127	4.0
Interest/dividends	117	375	126	398	123	384	0.6
Interest paid	514	1,653	676	2,132	582	1,818	2.4
Net property income	38	122	44	138	38	119	-0.6
Net flow of funds	4,324	13,904	4,717	14,868	4,719	14,752	1.5
Rank		21		21		27	

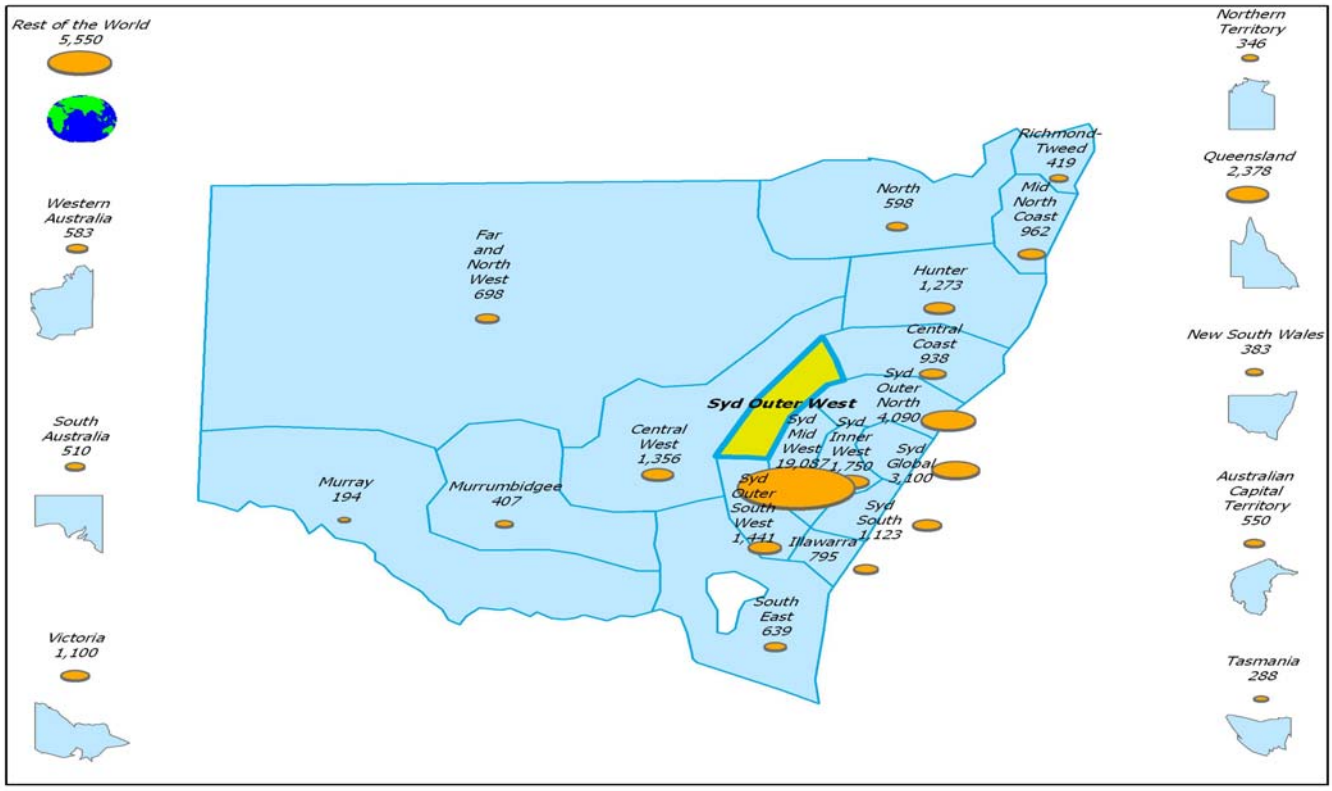
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.18	51,000	[redacted]
1996	0.41	0.45	0.14	301,831	31.8
2001	0.38	0.45	0.17	318,968	33.2
2011	0.34	0.43	0.24	AOR	36.5
2021	0.28	0.41	0.31	AOR	39.8
Change 1954 to 2001	[redacted]	[redacted]	-0.01	267,968	[redacted]
Change 2001 to 2021	-0.10	-0.04	0.14	AOR	6.6

Note: AOR = Available on request.

- ❑ Balanced.
- ❑ Balanced losses.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.8	43.6	17.5	13.9	1.6	3.6
25 to 54 years	[redacted]	51.3	20.6	21.2	2.3	4.6
55 + years	[redacted]	70.7	9.7	13.1	0.8	5.6
Total	**7.7**	**51.5**	**17.6**	**17.0**	**1.8**	**4.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.00	-0.39	0.16	-3.79	-0.02
25 to 54 years	[redacted]	-0.03	0.08	1.07	1.13
55 + years	[redacted]	-0.41	-2.00	5.90	3.49
Total	**1.54**	**-0.23**	**-0.23**	[redacted]	**1.07**
Number per year	4,906	-734	-745	[redacted]	3,427

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	105	140	2.9	0.3
B	Mining	30	20	-3.9	0.0
C	Manufacturing	1,683	2,143	2.4	0.8
D	Electricity, gas & water supply	191	176	-0.8	0.7
E	Construction	986	1,230	2.2	1.5
F	Wholesale trade	487	682	3.4	0.9
G	Retail trade	714	1,048	3.9	1.3
H	Accomm., cafes & restaurants	338	558	5.1	1.3
I	Transport and storage	228	395	5.7	0.7
J	Communication services	145	104	-3.3	0.4
K	Finance and insurance	163	221	3.1	0.3
L	Property and business services	445	827	6.4	0.7
M	Govt administration & defence	460	765	5.2	1.6
N	Education	295	473	4.8	1.4
O	Health and community services	309	526	5.5	1.2
P	Cultural & recreational services	112	228	7.3	1.0
Q	Personal and other services	168	295	5.8	1.2
Total		**6,858**	**9,832**	**3.7**	**0.9**
Gross regional product (GRP)		3,937	5,778	3.9	1.0

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.35	37
Population growth (15-55) since 1996	1.01	26
Demographic stress	-3.37	25

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	937.4	17
2001	1,041.7	14
2003	507.1	26

SOCIAL SECURITY

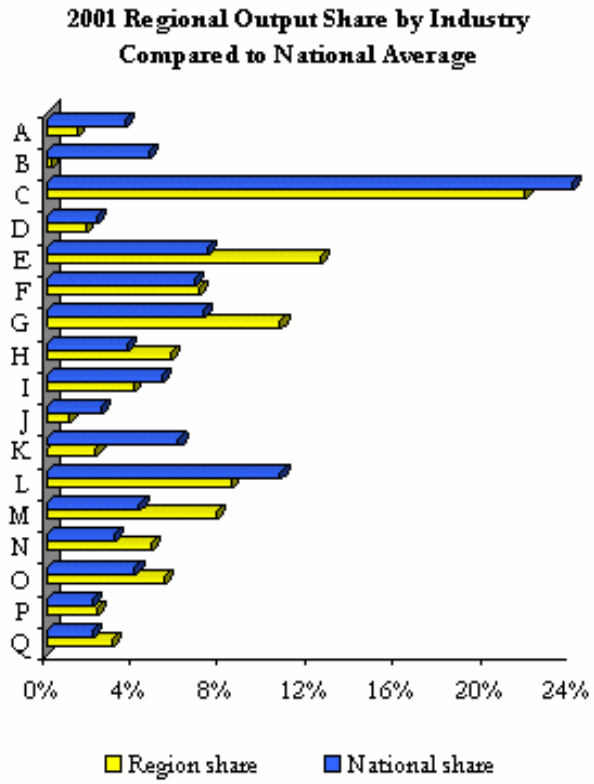
Year	Social security as % of NFOF	Rank
1999	12.2	16
2001	12.1	12
2003	12.7	16

NIGHTWATCHMAN DATA

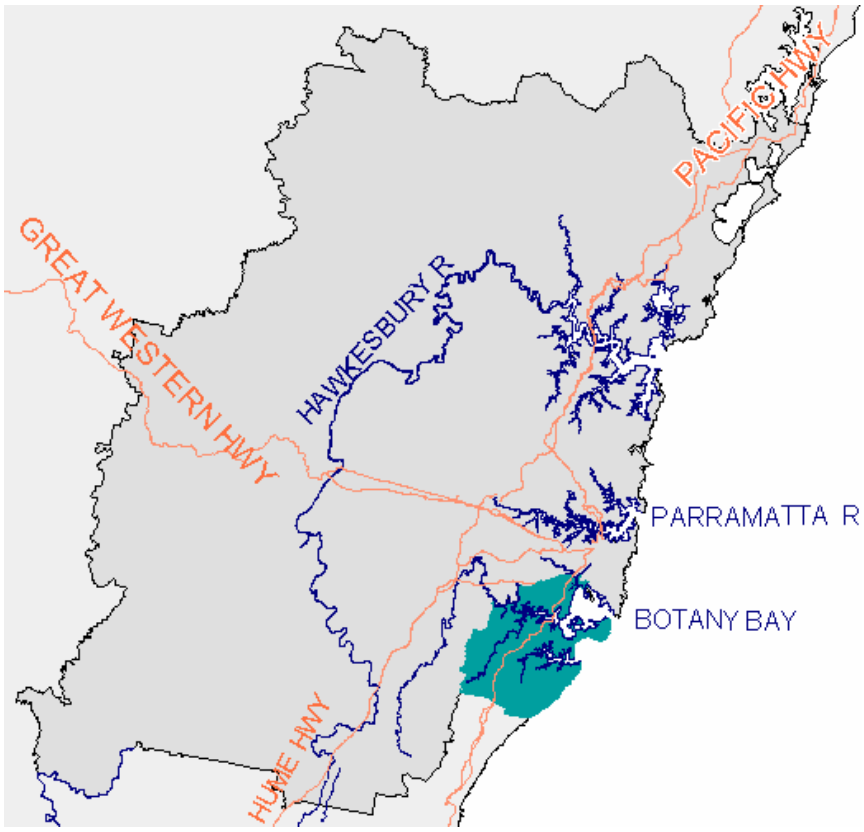
% of population living in regional areas	25
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	100
Dominant retail	-
Export education or business services	-
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
Blue Mountains	9

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	62.3	56.1
	Female	38.7	35.8
ABS Census unemployment, % of labour force	Male	3.9	6.9
	Female	2.6	3.8
Single person households, % of all households	55 to 74 years	56.8	57.1
	Aged 75+	23.8	25.2
Tenure type, percentage where household head 55+	Fully owned	68.1	70.8
	Being purchased	13.4	9.2
	Private rental	7.3	8.2
	Public rental	3.6	4.3
	Other	7.7	7.5
Ratio of pop 70+ to population 55+		0.36	0.41



Sydney South



Apart from the Shire of Sutherland, the Sydney South region was mainly built up in the first half of the last Century; the Shire followed in the second half. Though mainly a middle-status commuter zone, it has areas of manufacturing employment, and the usual suburban retail centres.

Major centres:

Hurstville, Miranda

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	419,979		435,632		437,533		
No. households	147,571		156,805		161,245		
Workforce	217,496	51.7	224,150	51.6	242,756	55.5	2.2
Employment	206,269	–	214,371	–	233,456	–	2.5
Unemployment	11,227	5.2	9,778	4.4	9,300	4.0	-3.7
DEET U/E	9,320	4.3	7,380	3.3	9,648	4.0	0.7
Structural U/E, % population[1]	15,985	6.1	15,788	5.8	16,128	5.9	0.2

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	7,981	18,835	9,290	21,452	10,512	24,026	6.3
Taxes paid	2,055	4,849	2,177	5,027	2,575	5,884	5.0
GST paid	417	984	646	1,492	819	1,872	–
Benefits	687	1,620	742	1,713	780	1,783	2.4
Business income	1,020	2,408	1,075	2,482	1,359	3,106	6.6
Interest/dividends	376	887	412	951	411	939	1.4
Interest paid	628	1,481	858	1,981	753	1,720	3.8
Net property income	160	379	187	431	171	392	0.9
Net flow of funds	7,125	16,815	8,024	18,529	9,087	20,768	5.4
Rank		10		10		10	

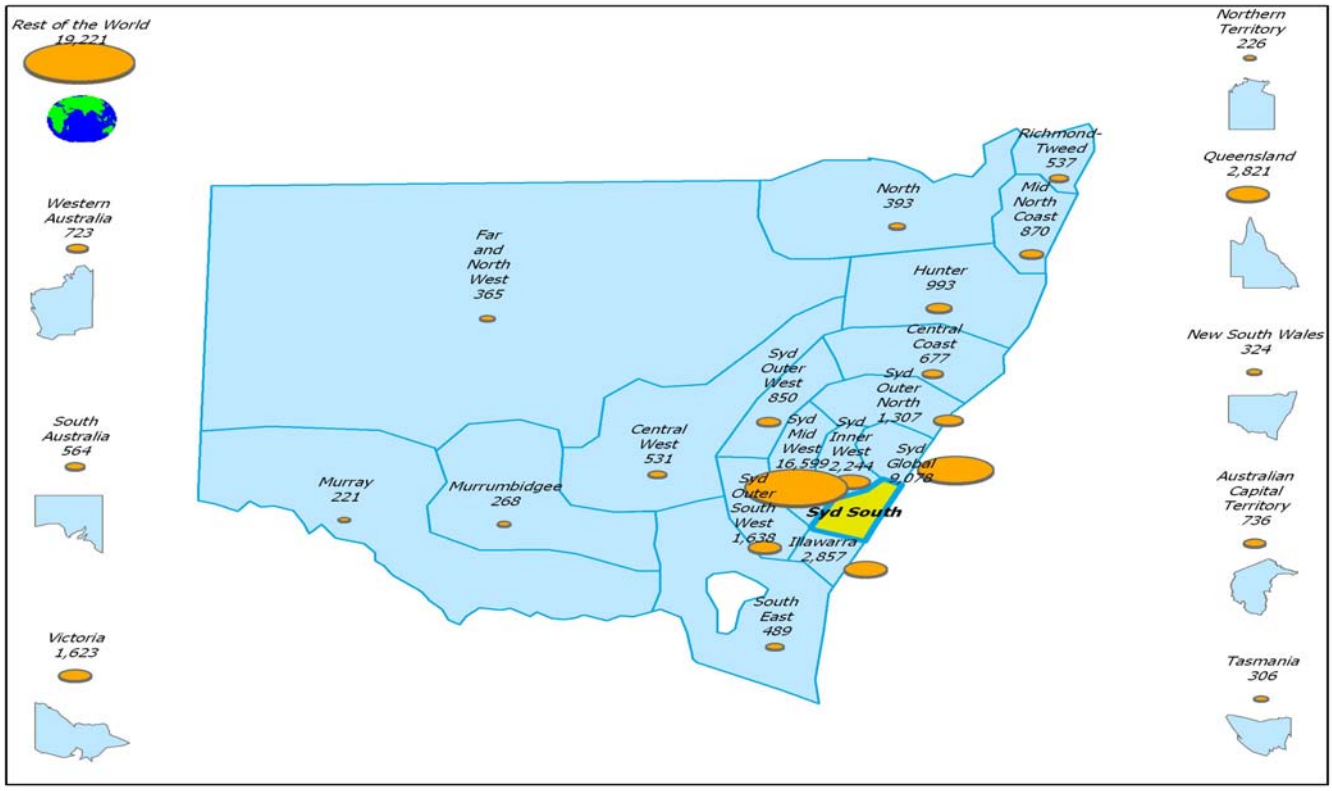
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.16	236,000	[redacted]
1996	0.33	0.44	0.23	411,167	36.8
2001	0.32	0.44	0.23	434,055	37.3
2011	0.31	0.45	0.24	AOR	38.5
2021	0.29	0.44	0.27	AOR	39.9
Change 1954 to 2001	[redacted]	[redacted]	0.07	198,055	[redacted]
Change 2001 to 2021	-0.03	0.00	0.05	AOR	2.6

Note: AOR = Available on request.

- Becoming younger.
- Losing young and working age, losing seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.5	45.0	16.2	10.5	5.0	3.8
25 to 54 years	[redacted]	48.9	23.3	17.0	6.0	4.7
55 + years	[redacted]	76.9	10.8	5.9	1.5	4.8
Total	**6.4**	**54.2**	**18.1**	**12.3**	**4.7**	**4.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.92	-0.03	1.04	-4.56	0.37
25 to 54 years	[redacted]	-0.47	0.98	0.77	1.28
55 + years	[redacted]	-1.16	-2.08	4.82	1.58
Total	**1.26**	**-0.49**	**0.28**	[redacted]	**1.05**
Number per year	5,478	-2,123	1,223	[redacted]	4,578

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	7	14	7.2	0.0
B	Mining	9	4	-7.9	0.0
C	Manufacturing	3,576	4,085	1.3	1.5
D	Electricity, gas & water supply	232	225	-0.3	0.9
E	Construction	1,252	1,660	2.9	2.0
F	Wholesale trade	906	955	0.5	1.2
G	Retail trade	1,135	1,482	2.7	1.8
H	Accomm., cafes & restaurants	394	664	5.3	1.6
I	Transport and storage	565	879	4.5	1.5
J	Communication services	198	140	-3.4	0.5
K	Finance and insurance	536	843	4.6	1.2
L	Property and business services	952	1,583	5.2	1.3
M	Govt administration & defence	169	499	11.4	1.0
N	Education	364	494	3.1	1.4
O	Health and community services	593	864	3.8	1.9
P	Cultural & recreational services	141	227	4.9	1.0
Q	Personal and other services	236	395	5.3	1.7
Total		**11,267**	**15,012**	**2.9**	**1.3**
Gross regional product (GRP)		6,732	8,975	2.9	1.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.25	40
Population growth (15-55) since 1996	1.23	19
Demographic stress	-4.01	20

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,179.7	8
2001	1,054.8	13
2003	481.8	27

SOCIAL SECURITY

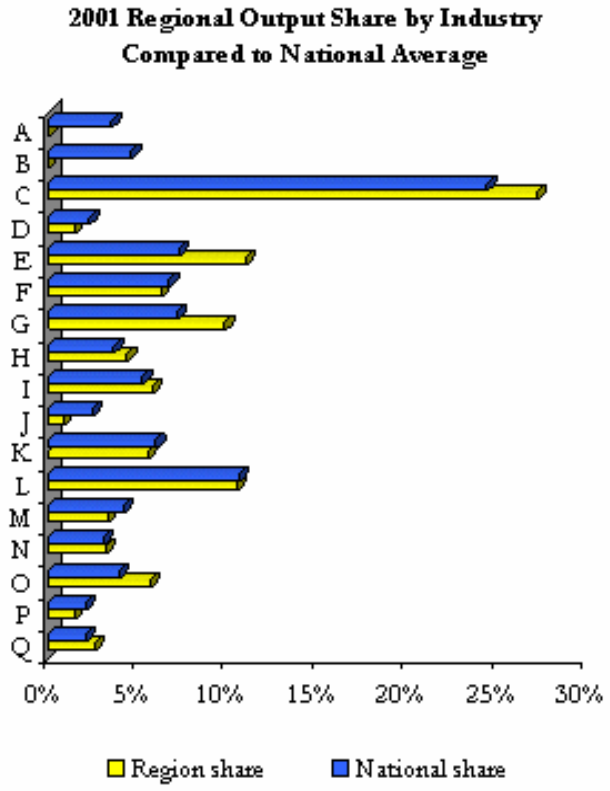
Year	Social security as % of NFOF	Rank
1999	9.6	7
2001	9.2	8
2003	8.6	8

NIGHTWATCHMAN DATA

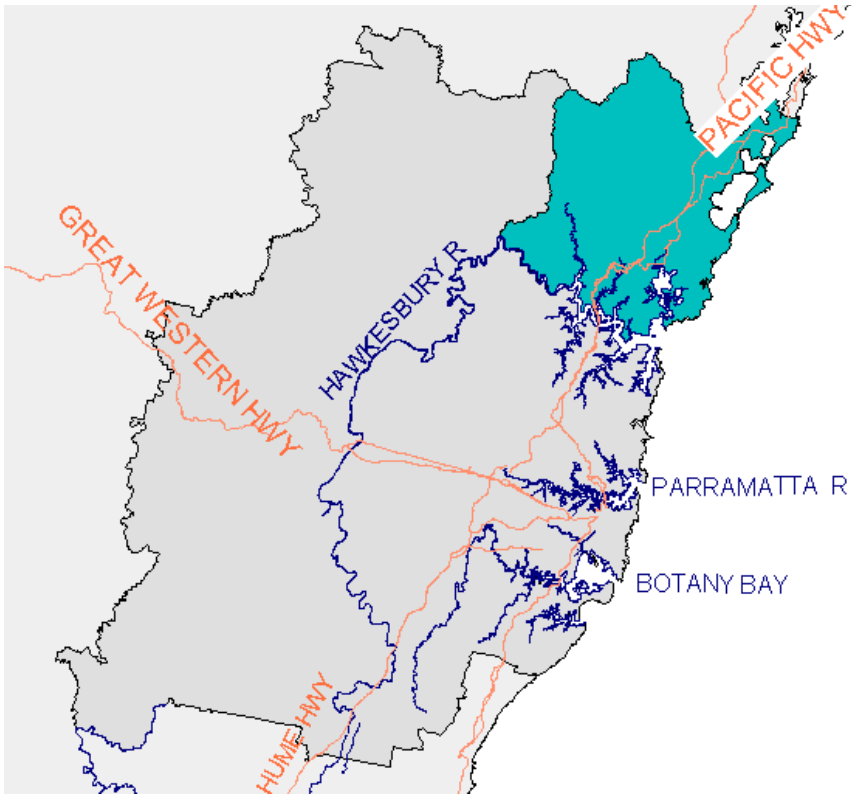
% of population living in regional areas	–
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	–

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	64.6	56.1
	Female	41.9	35.8
ABS Census unemployment, % of labour force	Male	4.2	6.9
	Female	2.9	3.8
Single person households, % of all households	55 to 74 years	54.8	57.1
	Aged 75+	20.4	25.2
Tenure type, percentage where household head 55+	Fully owned	77.2	70.8
	Being purchased	7.2	9.2
	Private rental	6.5	8.2
	Public rental	2.7	4.3
	Other	6.5	7.5
Ratio of pop 70+ to population 55+		0.44	0.41



NSW Central Coast



Historically, the Central Coast was neither Sydney nor Newcastle; an area of holiday and retirement homes beside beaches and backing into infertile sandstone hills. Over recent decades it has received overflow from Sydney: initially long-distance commuters and increasingly manufacturing.

Major centres:

Gosford, Wyong, The Entrance

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	281,230		297,592		302,999		
No. households	106,397		114,945		119,145		
Workforce	119,777	42.6	122,890	41.4	138,254	45.6	2.9
Employment	106,798	–	108,487	–	125,694	–	3.3
Unemployment	12,978	10.8	14,402	11.7	12,559	10.0	-0.7
DEET U/E	9,629	8.1	8,980	7.4	10,028	7.4	0.8
Structural U/E, % population[1]	19,321	12.2	21,249	12.7	21,609	12.7	2.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	3,930	13,776	4,328	14,610	5,136	16,952	5.3
Taxes paid	931	3,265	940	3,174	1,201	3,964	5.0
GST paid	277	971	403	1,360	534	1,761	–
Benefits	727	2,549	800	2,700	837	2,761	2.0
Business income	436	1,527	451	1,524	589	1,944	6.2
Interest/dividends	150	527	174	589	190	628	4.5
Interest paid	349	1,224	465	1,569	398	1,313	1.8
Net property income	72	252	83	281	83	276	2.3
Net flow of funds	3,757	13,172	4,029	13,601	4,703	15,522	4.2
Rank		31		32		23	

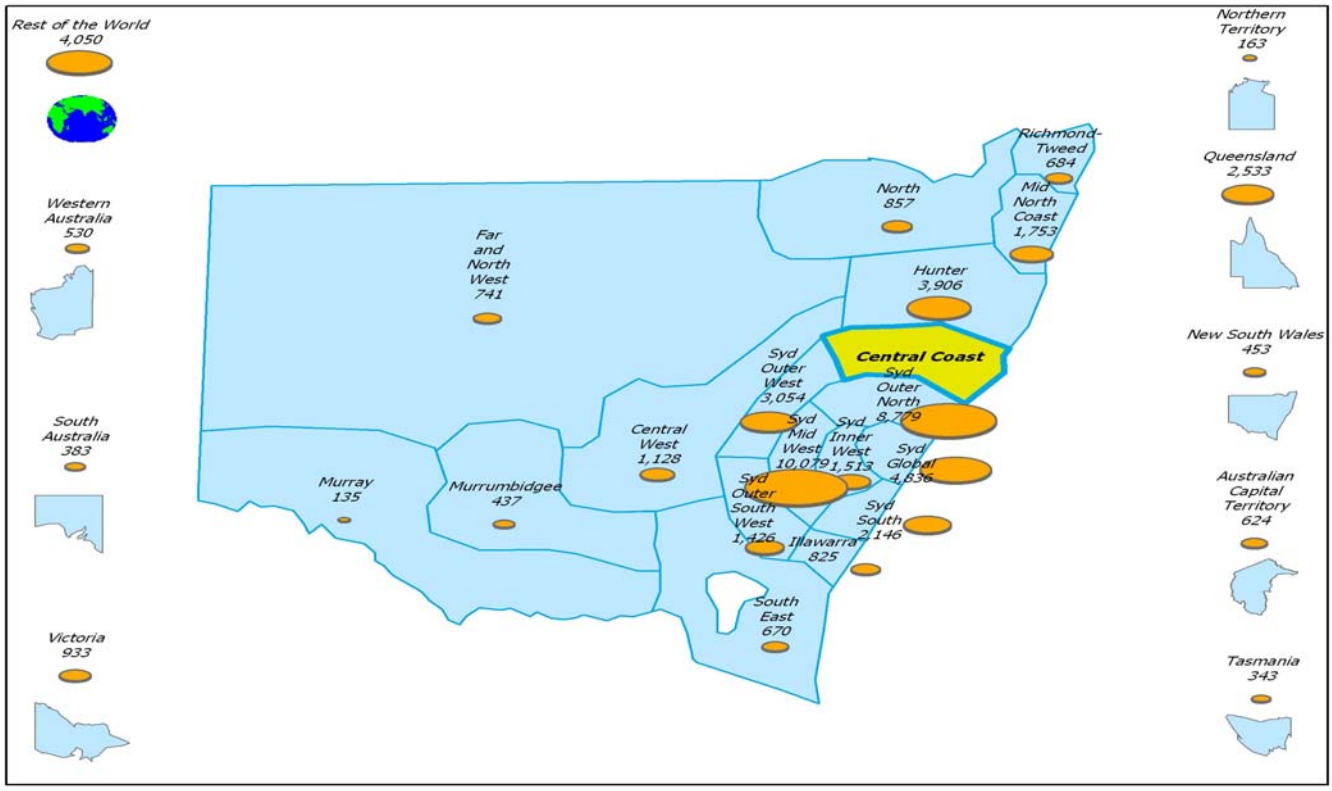
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.26	38,000	
1996	0.34	0.40	0.26	270,409	37.5
2001	0.33	0.40	0.27	297,062	38.3
2011	0.30	0.38	0.31	AOR	41.1
2021	0.24	0.38	0.37	AOR	44.0
Change 1954 to 2001			0.02	259,062	
Change 2001 to 2021	-0.09	-0.02	0.10	AOR	5.7

Note: AOR = Available on request.

- Becoming older.
- Gaining young and working age and seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.4	37.4	22.0	15.6	1.2	3.4
25 to 54 years		44.3	24.9	24.3	2.1	4.4
55 + years		62.8	12.3	19.1	0.7	5.0
Total	**6.8**	**47.1**	**20.5**	**20.0**	**1.4**	**4.2**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.13	0.25	-0.01	-3.14	1.22
25 to 54 years		1.33	0.25	0.27	1.85
55 + years		1.52	-2.54	3.42	2.41
Total	**1.36**	**1.02**	**-0.59**		**1.79**
Number per year	4,051	3,043	-1,764		5,331

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	114	88	-2.6	0.2
B	Mining	640	424	-4.0	0.8
C	Manufacturing	1,146	2,016	5.8	0.7
D	Electricity, gas & water supply	365	269	-3.0	1.0
E	Construction	1,027	1,220	1.7	1.5
F	Wholesale trade	462	659	3.6	0.9
G	Retail trade	741	1,142	4.4	1.4
H	Accomm., cafes & restaurants	291	513	5.8	1.2
I	Transport and storage	180	320	5.9	0.5
J	Communication services	118	120	0.2	0.4
K	Finance and insurance	180	310	5.6	0.5
L	Property and business services	453	860	6.6	0.7
M	Govt administration & defence	124	272	8.2	0.6
N	Education	170	347	7.4	1.0
O	Health and community services	299	594	7.1	1.3
P	Cultural & recreational services	116	202	5.8	0.9
Q	Personal and other services	130	246	6.6	1.0
Total		**6,556**	**9,602**	**3.9**	**0.8**
Gross regional product (GRP)		3,770	5,615	4.1	1.0

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.92	21
Population growth (15-55) since 1996	1.86	8
Demographic stress	-7.30	10

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,015.3	12
2001	1,145.4	10
2003	904.2	4

SOCIAL SECURITY

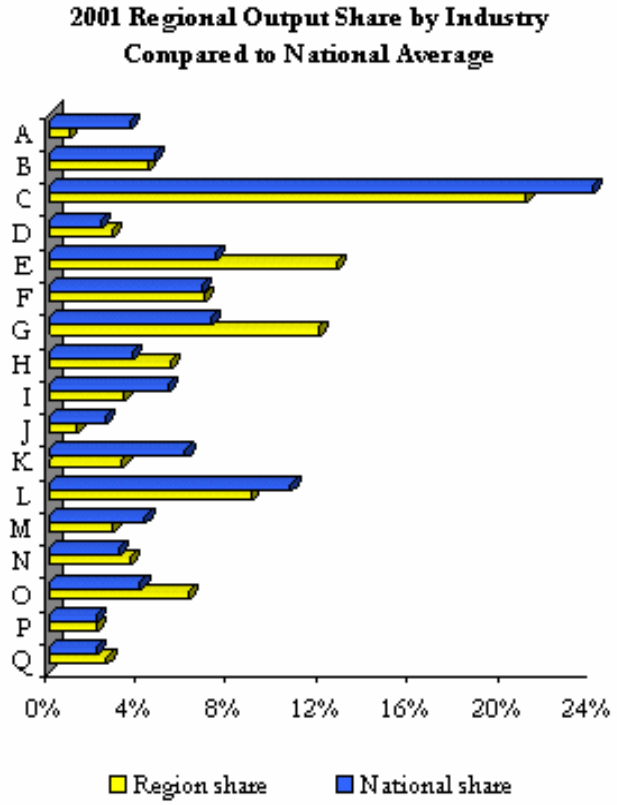
Year	Social security as % of NFOF	Rank
1999	19.4	49
2001	19.9	46
2003	17.8	38

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	48.1	56.1
	Female	29.4	35.8
ABS Census unemployment, % of labour force	Male	9.1	6.9
	Female	5.1	3.8
Single person households, % of all households	55 to 74 years	57.4	57.1
	Aged 75+	28.0	25.2
Tenure type, percentage where household head 55+	Fully owned	73.6	70.8
	Being purchased	8.0	9.2
	Private rental	7.8	8.2
	Public rental	2.8	4.3
	Other	7.9	7.5
Ratio of pop 70+ to population 55+		0.48	0.41



NSW Central West

The Central West of NSW consists mainly of hilly country, beginning just past the Blue Mountains and ending with the last of the slopes in Lachlan Shire. Its principal towns include Lithgow, Bathurst, Orange, Cowra, Parkes and Forbes. The agricultural base varies from orchards in the high country round Orange to extensive wheat/sheep farming in Lachlan Shire. Lithgow was first developed as a manufacturing town because of its coal mines, and coal is still mined for power generation and export. The Bathurst/Orange growth centre also has some manufacturing, particularly that gained as a result of Commonwealth growth-centre policies in the 1970s.

Major centres:

Lithgow, Bathurst, Orange

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	172,795		173,248		179,114		
No. households	63,225		65,809		67,461		
Workforce	84,810	49.1	82,540	47.4	79,500	44.4	-1.3
Employment	76,376	–	72,799	–	69,837	–	-1.8
Unemployment	8,434	9.9	9,741	11.8	9,663	13.8	2.8
DEET U/E	4,747	5.8	3,609	4.5	4,083	5.4	-3.0
Structural U/E, % population[1]	11,396	11.3	13,031	12.8	13,576	12.9	3.6

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,284	13,040	2,418	13,611	2,342	13,077	0.1
Taxes paid	521	2,974	505	2,842	576	3,215	2.0
GST paid	165	944	224	1,260	233	1,301	–
Benefits	390	2,225	425	2,395	449	2,505	3.0
Business income	293	1,673	302	1,701	250	1,396	-4.4
Interest/dividends	80	459	82	462	73	408	-2.9
Interest paid	216	1,235	297	1,674	248	1,384	2.9
Net property income	33	186	38	214	30	168	-2.6
Net flow of funds	2,177	12,431	2,240	12,607	2,087	11,653	-1.6
Rank		40		45		56	

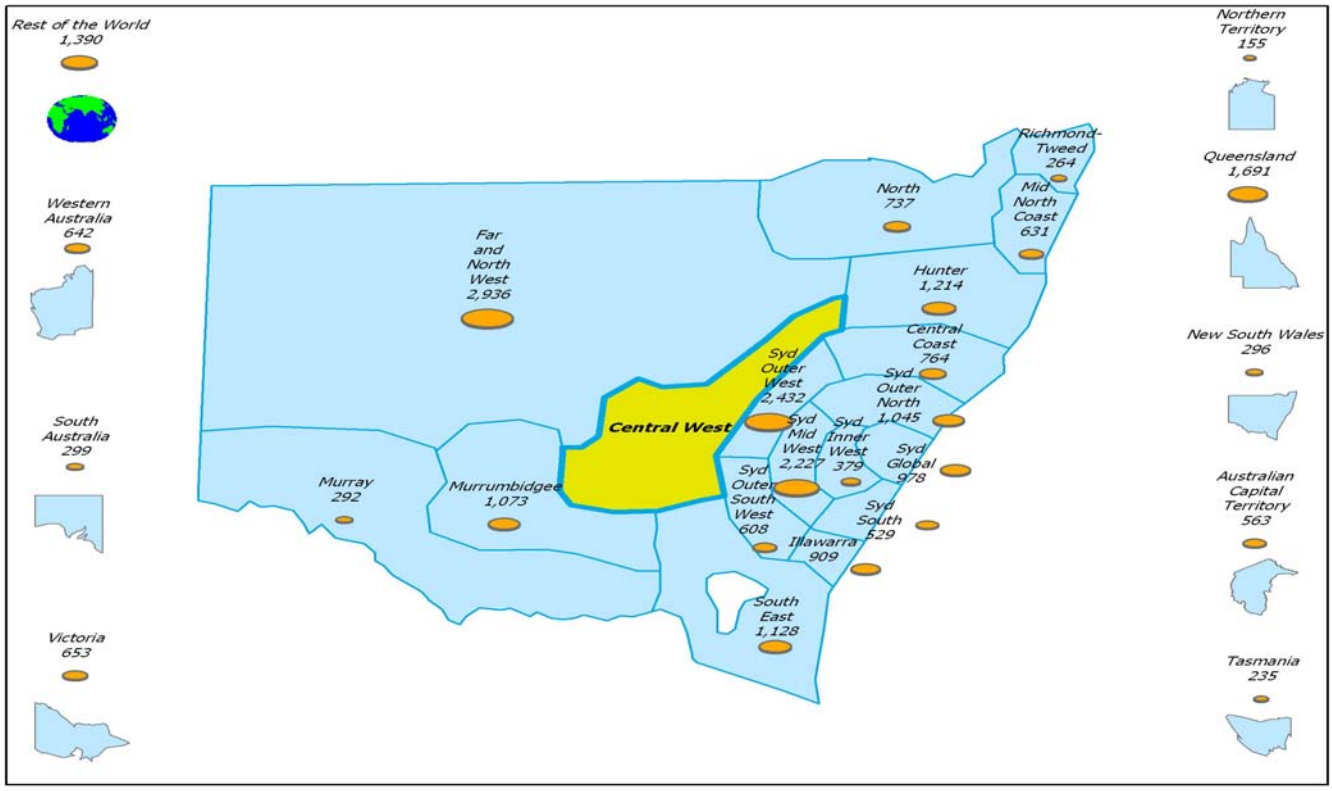
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.15	200,000	[redacted]
1996	0.38	0.41	0.22	172,501	35.1
2001	0.36	0.40	0.24	177,983	36.4
2011	0.32	0.37	0.30	AOR	39.9
2021	0.26	0.36	0.37	AOR	43.5
Change 1954 to 2001	[redacted]	[redacted]	0.09	-22,017	[redacted]
Change 2001 to 2021	-0.10	-0.04	0.13	AOR	7.1

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.8	37.6	21.7	16.3	0.9	3.6
25 to 54 years	[redacted]	50.6	25.0	18.3	1.1	5.1
55 + years	[redacted]	74.0	12.2	8.9	0.3	4.5
Total	**7.1**	**51.6**	**20.7**	**15.3**	**0.8**	**4.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.03	-1.31	0.42	-3.59	-0.45
25 to 54 years	[redacted]	-0.52	0.55	0.48	0.52
55 + years	[redacted]	-0.02	-2.15	4.53	2.36
Total	**1.44**	**-0.68**	**-0.14**	[redacted]	**0.62**
Number per year	2,557	-1,207	-253	[redacted]	1,096

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	786	1,099	3.4	2.7
B	Mining	544	1,001	6.3	1.9
C	Manufacturing	1,546	1,993	2.6	0.7
D	Electricity, gas & water supply	339	366	0.8	1.4
E	Construction	541	584	0.8	0.7
F	Wholesale trade	411	527	2.5	0.7
G	Retail trade	503	635	2.4	0.8
H	Accomm., cafes & restaurants	248	314	2.4	0.8
I	Transport and storage	431	385	-1.1	0.6
J	Communication services	111	109	-0.1	0.4
K	Finance and insurance	143	176	2.1	0.3
L	Property and business services	368	459	2.2	0.4
M	Govt administration & defence	165	279	5.4	0.6
N	Education	225	298	2.9	0.9
O	Health and community services	278	360	2.6	0.8
P	Cultural & recreational services	77	94	2.1	0.4
Q	Personal and other services	144	176	2.1	0.7
Total		**6,859**	**8,855**	**2.6**	**0.8**
Gross regional product (GRP)		3,397	4,475	2.8	0.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.79	50
Population growth (15-55) since 1996	0.25	49
Demographic stress	-0.70	48

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	611.5	46
2001	667.5	45
2003	269.0	53

SOCIAL SECURITY

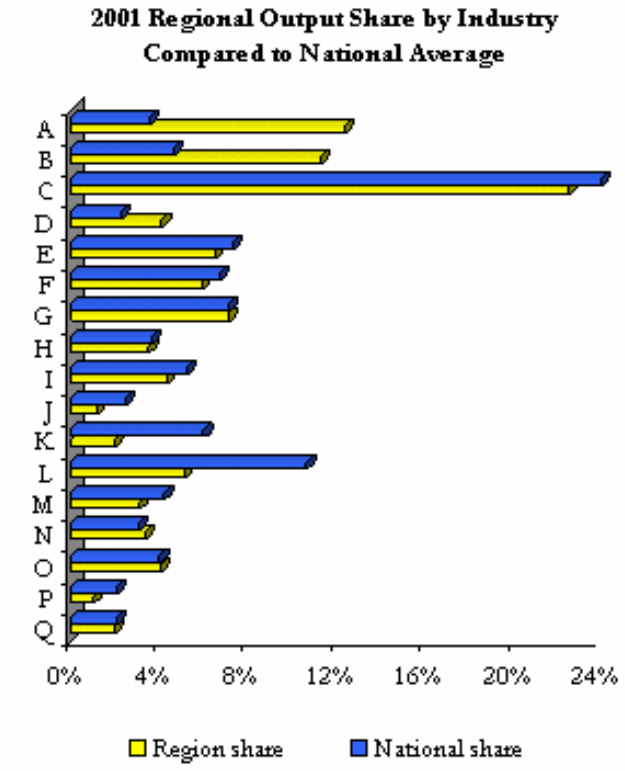
Year	Social security as % of NFOF	Rank
1999	17.9	42
2001	19.0	44
2003	21.5	50

NIGHTWATCHMAN DATA

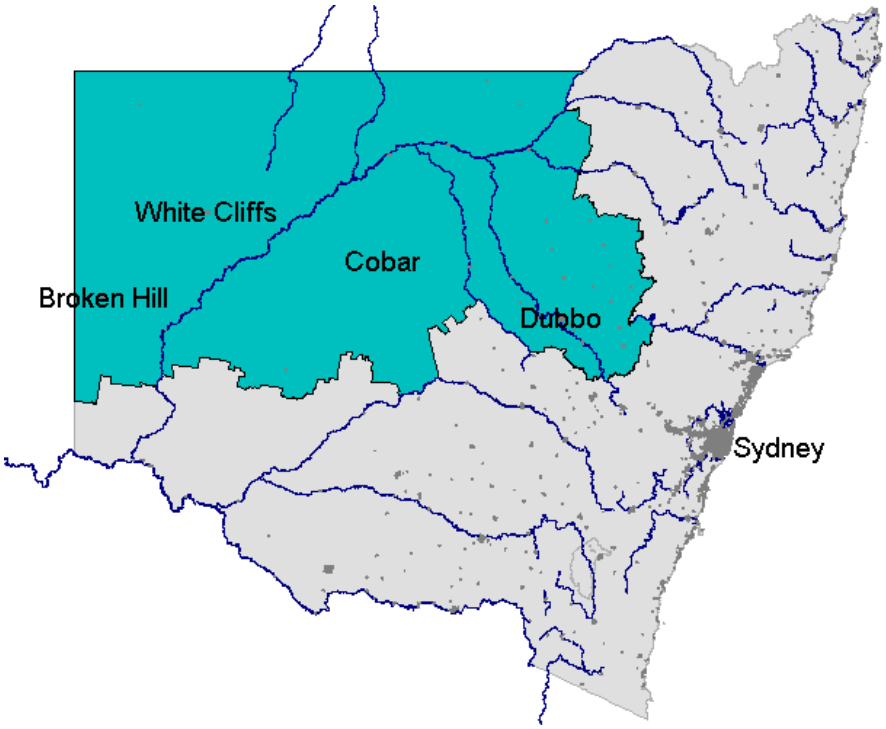
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	69.6
Unemployment less than 11%	79
Dominant retail	20.2
Export education or business services	37.1
Moderate to high creativity	20.2
Regional city or area with best forecast, 2001	Rank out of 480
Orange/Carbonne	112

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.0	56.1
	Female	40.2	35.8
ABS Census unemployment, % of labour force	Male	4.3	6.9
	Female	2.2	3.8
Single person households, % of all households	55 to 74 years	59.5	57.1
	Aged 75+	27.3	25.2
Tenure type, percentage where household head 55+	Fully owned	74.5	70.8
	Being purchased	7.0	9.2
	Private rental	7.5	8.2
	Public rental	3.8	4.3
	Other	7.2	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



NSW Far and North West



The Far and North West puts together two NSW planning regions, mainly because the Far West does not have sufficient population to stand on its own for current purposes. The result is a large and diverse region, with the following sub-regions.

- In the east of the region the country is hilly and in many ways resembles the Central West. The centre for this part of the region is Mudgee, which is well known for its wineries.
- Dubbo lies just beyond the hills, and is the centre for the plains beyond. The plains to the north and immediate west of Dubbo are mostly under the plough, with wheat still important but other crops such as cotton also grown.
- Beyond Nyngan the country becomes pastoral, with small areas under intensive irrigation from the Darling. This is classic sheep country, though low wool prices have forced some diversification. There are two historic mining centres, at Cobar and Broken Hill.

Major centres:

Dubbo, Broken Hill

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	142,137		139,989		143,726		
No. households	53,627		55,065		55,816		
Workforce	68,328	48.1	66,561	47.1	63,835	44.4	-1.4
Employment	58,812	–	57,353	–	54,373	–	-1.6
Unemployment	9,515	13.9	9,208	13.8	9,462	17.4	-0.1
DEET U/E	4,844	7.3	3,940	6.1	4,234	6.9	-2.7
Structural U/E, % population[1]	12,673	15.4	13,562	16.7	13,732	16.3	1.6

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,670	11,697	1,781	12,442	1,693	11,879	0.4
Taxes paid	376	2,633	366	2,556	412	2,890	2.4
GST paid	128	894	174	1,212	178	1,247	–
Benefits	367	2,568	421	2,941	436	3,060	4.5
Business income	236	1,650	243	1,694	146	1,022	-11.3
Interest/dividends	60	421	61	423	52	367	-3.4
Interest paid	165	1,157	229	1,597	190	1,331	3.6
Net property income	23	164	27	190	21	148	-2.5
Net flow of funds	1,687	11,815	1,765	12,325	1,569	11,007	-1.8
Rank		55		51		62	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.12	90,000	
1996	0.37	0.41	0.22	142,876	34.9
2001	0.36	0.41	0.24	144,533	36.0
2011	0.32	0.38	0.30	AOR	39.6
2021	0.25	0.37	0.38	AOR	43.4
Change 1954 to 2001			0.11	54,533	
Change 2001 to 2021	-0.11	-0.04	0.14	AOR	7.4

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	21.4	37.6	20.2	15.9	0.5	4.4
25 to 54 years		51.5	21.9	20.2	1.0	5.4
55 + years		74.2	11.2	8.8	0.3	5.5
Total	**7.6**	**51.9**	**18.8**	**16.0**	**0.7**	**5.1**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.37	-2.21	0.78	-3.33	-0.39
25 to 54 years		-0.95	0.76	0.17	-0.02
55 + years		-0.51	-2.62	4.73	1.60
Total	**1.55**	**-1.29**	**-0.03**		**0.23**
Number per year	2,242	-1,865	-45		331

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,143	1,507	2.8	3.7
B	Mining	746	578	-2.5	1.1
C	Manufacturing	586	825	3.5	0.3
D	Electricity, gas & water supply	135	181	2.9	0.7
E	Construction	424	400	-0.6	0.5
F	Wholesale trade	396	550	3.3	0.7
G	Retail trade	453	530	1.6	0.7
H	Accomm., cafes & restaurants	239	279	1.6	0.7
I	Transport and storage	292	248	-1.6	0.4
J	Communication services	105	73	-3.6	0.3
K	Finance and insurance	140	138	-0.2	0.2
L	Property and business services	248	344	3.3	0.3
M	Govt administration & defence	137	227	5.2	0.5
N	Education	159	216	3.1	0.6
O	Health and community services	232	293	2.3	0.6
P	Cultural & recreational services	76	79	0.4	0.3
Q	Personal and other services	120	139	1.4	0.6
Total		**5,632**	**6,606**	**1.6**	**0.6**
Gross regional product (GRP)		3,035	3,488	1.4	0.6

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.60	54
Population growth (15-55) since 1996	-0.03	53
Demographic stress	0.07	53

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	420.4	58
2001	520.6	54
2003	144.5	63

SOCIAL SECURITY

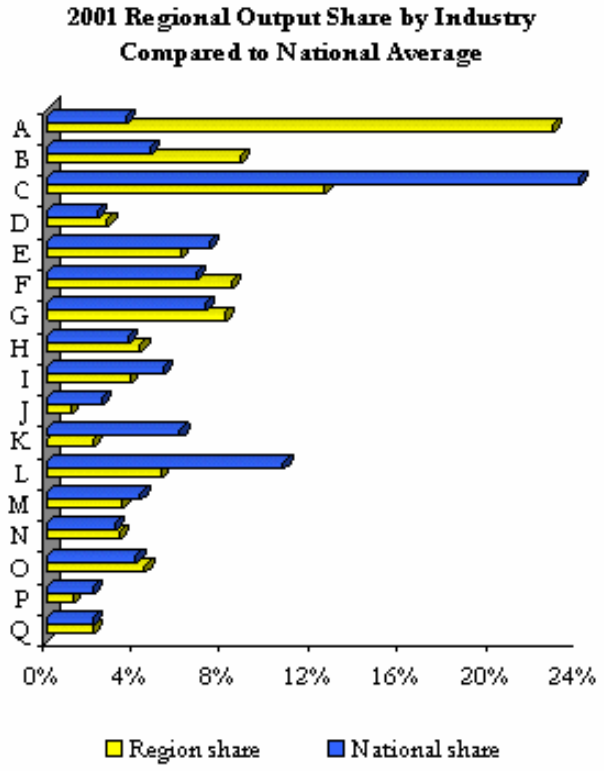
Year	Social security as % of NFOF	Rank
1999	21.7	56
2001	23.9	56
2003	27.8	62

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	43.5
Unemployment less than 11%	38.5
Dominant retail	25.6
Export education or business services	-
Moderate to high creativity	1.7
Regional city or area with best forecast, 2001	Rank out of 480
Broken Hill	80

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	53.3	56.1
	Female	36.7	35.8
ABS Census unemployment, % of labour force	Male	7.0	6.9
	Female	4.0	3.8
Single person households, % of all households	55 to 74 years	60.4	57.1
	Aged 75+	30.2	25.2
Tenure type, percentage where household head 55+	Fully owned	72.4	70.8
	Being purchased	6.4	9.2
	Private rental	8.3	8.2
	Public rental	3.3	4.3
	Other	9.6	7.5
Ratio of pop 70+ to population 55+		0.39	0.41



NSW Hunter

The Hunter region centres on the City of Newcastle, though the peripheral location of the city centre means that retail and other city centre functions have been considerably decentralised. For the best part of two centuries the region has been known for coal mining, and this continues to feed a vigorous export trade through the Port of Newcastle. However, with the closure of the steelworks the region's identity as a centre of manufacturing is less secure, and parts of the region like Port Stephens and Pokolbin are perhaps best thought of as extensions of the North Coast; hobby farm and retirement areas related directly to Sydney.

Major centres:

Newcastle, Maitland, Singleton

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	565,950		581,972		599,492		
No. households	213,412		225,652		232,891		
Workforce	265,843	46.9	288,185	49.4	274,790	45.8	0.7
Employment	231,861	–	248,762	–	237,771	–	0.5
Unemployment	33,981	12.8	39,423	13.7	37,019	15.6	1.7
DEET U/E	24,485	9.4	24,496	8.8	21,771	8.3	-2.3
Structural U/E, % population[1]	43,866	13.0	51,558	14.9	52,637	14.8	3.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	8,311	14,476	9,103	15,456	8,518	14,208	-0.5
Taxes paid	2,016	3,512	2,003	3,401	2,243	3,742	1.6
GST paid	516	899	796	1,352	842	1,404	–
Benefits	1,493	2,600	1,683	2,858	1,768	2,949	3.2
Business income	924	1,609	964	1,637	1,065	1,777	2.5
Interest/dividends	284	494	307	521	297	495	0.0
Interest paid	685	1,193	920	1,561	775	1,292	2.0
Net property income	122	212	141	240	127	213	0.1
Net flow of funds	7,916	13,787	8,480	14,398	7,915	13,204	-1.1
Rank		22		26		48	

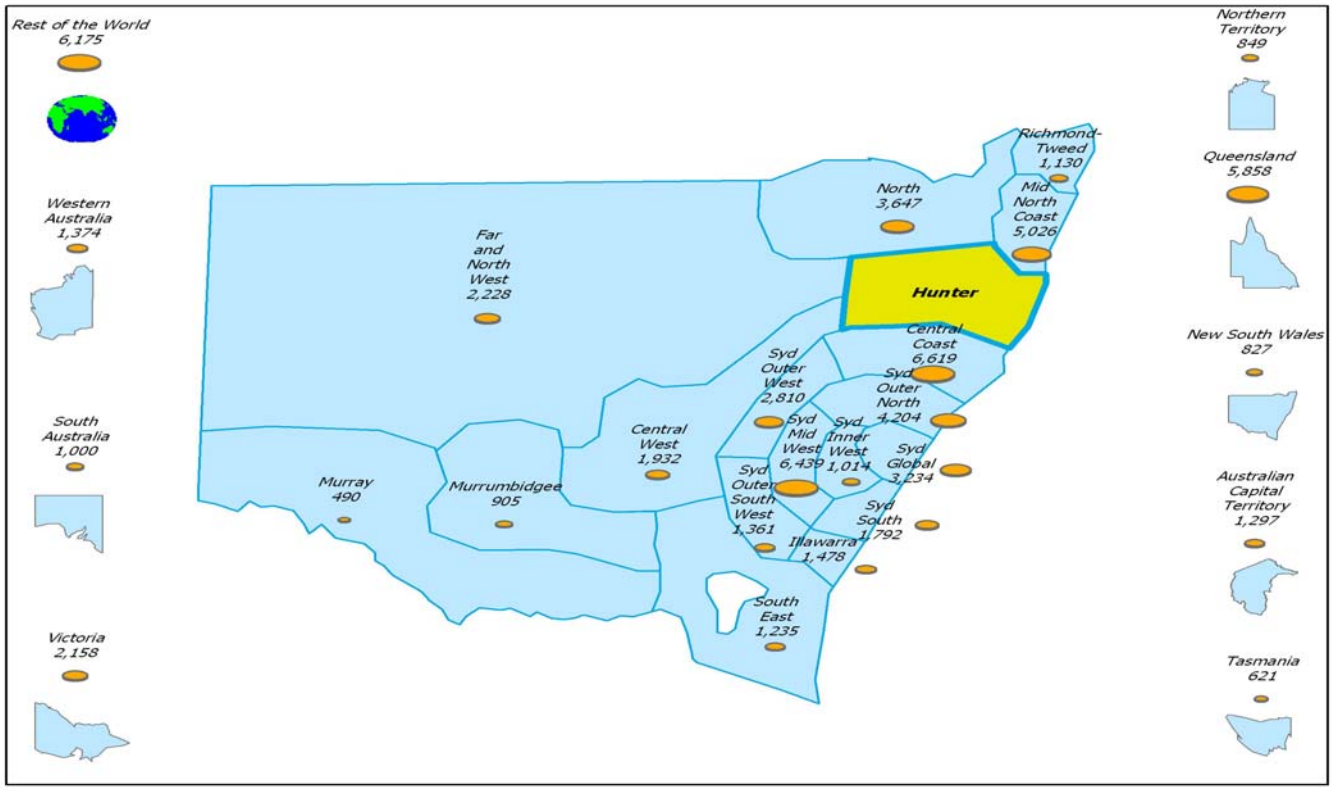
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	362,000	[redacted]
1996	0.36	0.41	0.23	555,144	36.2
2001	0.34	0.41	0.25	591,361	37.5
2011	0.31	0.38	0.31	AOR	40.6
2021	0.26	0.37	0.37	AOR	43.7
Change 1954 to 2001	[redacted]	[redacted]	0.12	229,361	[redacted]
Change 2001 to 2021	-0.08	-0.04	0.12	AOR	6.2

Note: AOR = Available on request.

- Becoming older.
- Gaining young and working age and seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.2	39.4	23.7	13.5	1.1	3.2
25 to 54 years	[redacted]	49.7	28.5	15.9	1.6	4.3
55 + years	[redacted]	71.8	12.9	10.7	0.4	4.3
Total	**6.5**	**51.8**	**22.9**	**13.8**	**1.1**	**4.0**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.88	0.02	0.30	-3.99	0.21
25 to 54 years	[redacted]	0.15	0.23	0.73	1.11
55 + years	[redacted]	0.74	-2.11	4.13	2.76
Total	**1.31**	**0.25**	**-0.34**	[redacted]	**1.22**
Number per year	7,727	1,500	-1,984	[redacted]	7,243

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	457	563	2.1	1.4
B	Mining	2,900	3,558	2.1	6.7
C	Manufacturing	4,491	6,529	3.8	2.4
D	Electricity, gas & water supply	1,110	1,063	-0.4	4.0
E	Construction	2,330	2,364	0.1	2.8
F	Wholesale trade	1,424	1,812	2.4	2.4
G	Retail trade	1,755	2,456	3.4	3.0
H	Accomm., cafes & restaurants	829	1,214	3.9	2.9
I	Transport and storage	1,167	1,224	0.5	2.0
J	Communication services	286	362	2.4	1.3
K	Finance and insurance	629	918	3.8	1.3
L	Property and business services	1,560	2,250	3.7	1.9
M	Govt administration & defence	738	1,236	5.3	2.6
N	Education	629	895	3.6	2.6
O	Health and community services	970	1,352	3.4	3.0
P	Cultural & recreational services	262	425	5.0	1.8
Q	Personal and other services	391	566	3.8	2.4
Total		**21,930**	**28,787**	**2.8**	**2.5**
Gross regional product (GRP)		11,509	15,498	3.0	2.6

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.37	57
Population growth (15-55) since 1996	0.86	29
Demographic stress	-2.05	37

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	784.4	32
2001	1,010.3	16
2003	692.8	10

SOCIAL SECURITY

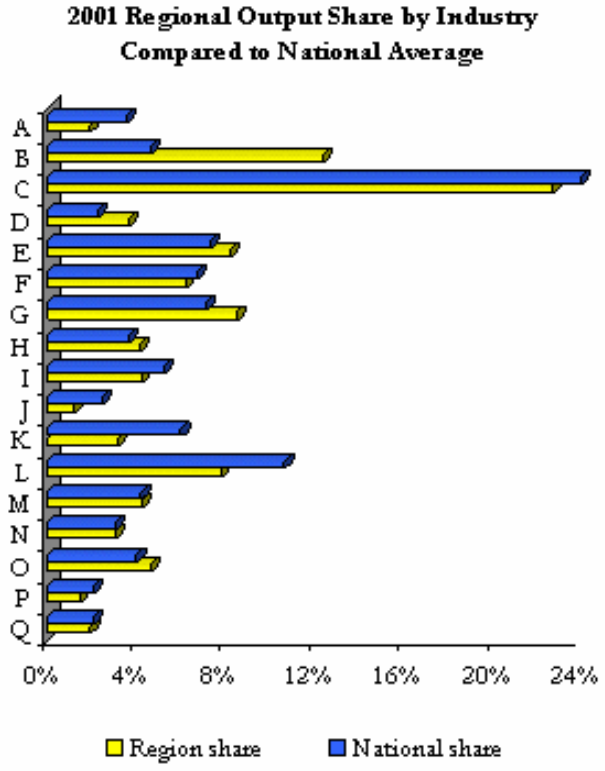
Year	Social security as % of NFOF	Rank
1999	18.9	47
2001	19.9	45
2003	22.3	53

NIGHTWATCHMAN DATA

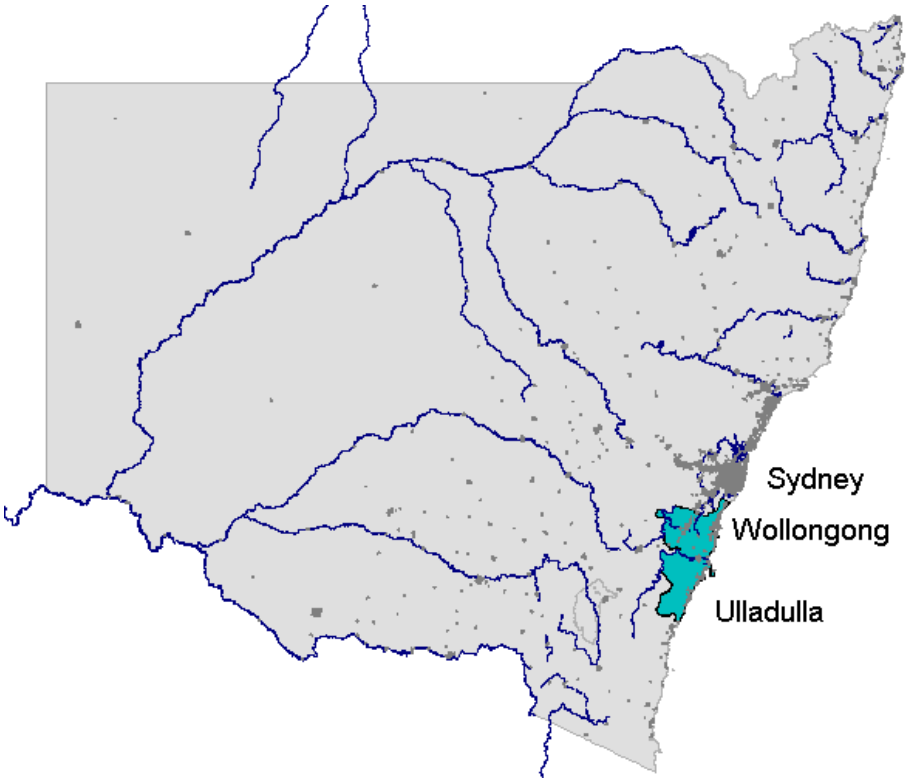
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	94.6
Unemployment less than 11%	57.7
Dominant retail	24.7
Export education or business services	24.7
Moderate to high creativity	72.9
Regional city or area with best forecast, 2001	Rank out of 480
Great Lakes	18

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	45.4	56.1
	Female	27.5	35.8
ABS Census unemployment, % of labour force	Male	9.4	6.9
	Female	4.1	3.8
Single person households, % of all households	55 to 74 years	56.3	57.1
	Aged 75+	26.1	25.2
Tenure type, percentage where household head 55+	Fully owned	75.6	70.8
	Being purchased	6.9	9.2
	Private rental	6.7	8.2
	Public rental	4.3	4.3
	Other	6.4	7.5
Ratio of pop 70+ to population 55+		0.43	0.41



NSW Illawarra



During the last century, the Illawarra developed as a coal-based manufacturing area. Coal is still mined, though the deposits are now a long way back from the mine adits in the Illawarra range, and there is still manufacturing industry, but it no longer employs as many people. There is an important bulk port, but its trade is hampered by the lack of a natural corridor inland. The region is relatively close to Sydney, and commuter traffic has developed. The part of the region over the top of the Illawarra escarpment comprises water reserves and a long-established hobby farm area.

Major centres:

Wollongong, Nowra

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	380,626		393,274		410,754		
No. households	140,741		149,740		155,868		
Workforce	181,584	47.7	191,923	48.7	199,060	48.5	1.9
Employment	160,490	–	168,456	–	178,247	–	2.1
Unemployment	21,095	11.6	23,468	12.2	20,812	11.7	-0.3
DEET U/E	19,558	11.6	13,003	6.9	16,851	8.7	-2.9
Structural U/E, % population[1]	28,946	13.0	31,312	13.6	31,247	13.0	1.5

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	5,506	14,206	6,259	15,647	6,358	15,479	2.2
Taxes paid	1,328	3,427	1,374	3,434	1,596	3,887	3.2
GST paid	343	885	521	1,302	577	1,406	–
Benefits	954	2,461	1,054	2,636	1,104	2,687	2.2
Business income	625	1,612	651	1,628	759	1,849	3.5
Interest/dividends	209	540	222	554	208	506	-1.6
Interest paid	458	1,183	617	1,543	525	1,277	1.9
Net property income	78	202	91	227	78	189	-1.6
Net flow of funds	5,242	13,526	5,765	14,414	5,808	14,140	1.1
Rank		26		25		35	

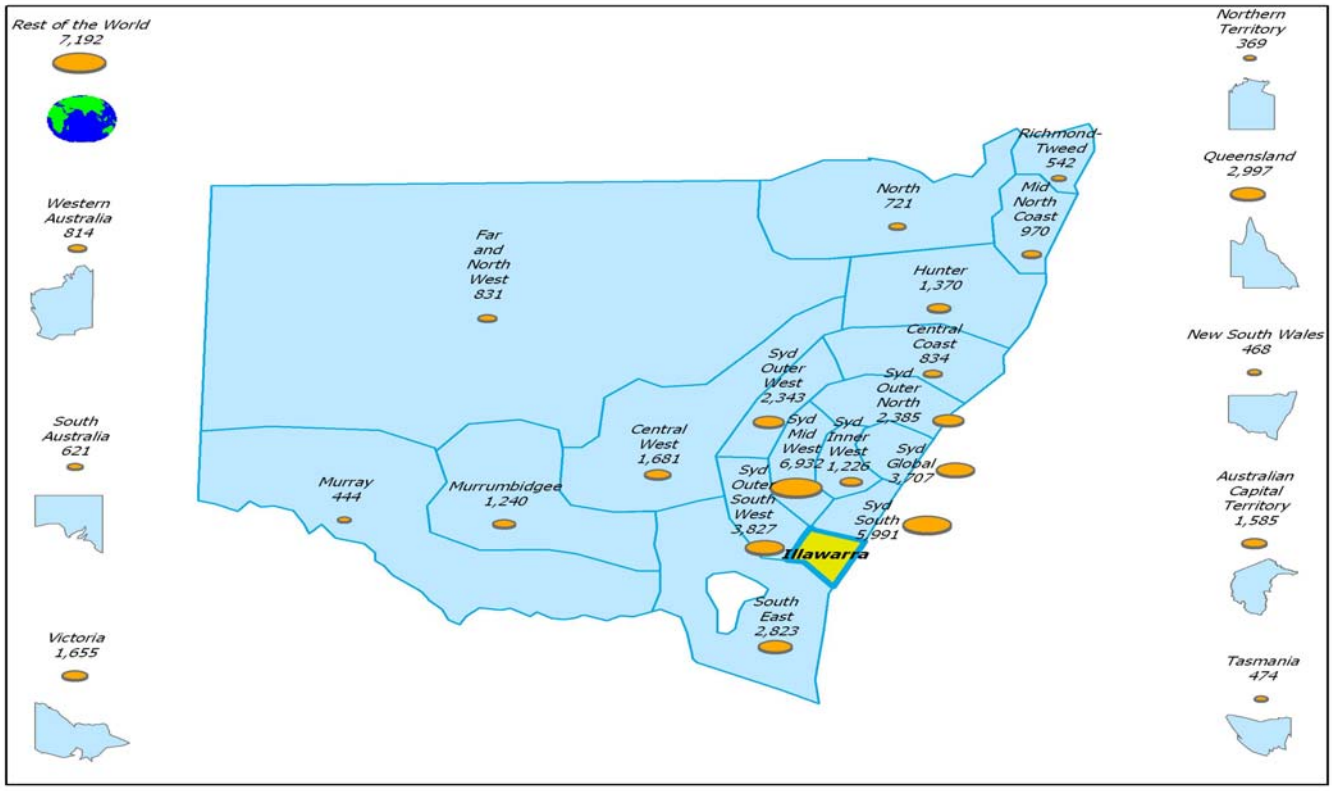
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	123,000	[redacted]
1996	0.36	0.41	0.23	372,851	35.9
2001	0.34	0.41	0.25	402,169	37.4
2011	0.31	0.39	0.31	AOR	40.7
2021	0.25	0.37	0.37	AOR	43.9
Change 1954 to 2001	[redacted]	[redacted]	0.12	279,169	[redacted]
Change 2001 to 2021	-0.09	-0.04	0.12	AOR	6.5

Note: AOR = Available on request.

- Becoming older.
- Gaining young and working age and seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.4	41.4	22.6	11.2	2.1	3.3
25 to 54 years	[redacted]	50.1	27.9	15.2	2.4	4.3
55 + years	[redacted]	71.0	12.3	11.9	0.7	4.1
Total	**6.6**	**52.5**	**22.1**	**13.0**	**1.9**	**3.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.92	0.10	0.15	-3.79	0.38
25 to 54 years	[redacted]	0.60	0.06	0.70	1.36
55 + years	[redacted]	1.05	-1.92	3.92	3.04
Total	**1.32**	**0.55**	**-0.41**	[redacted]	**1.46**
Number per year	5,329	2,194	-1,659	[redacted]	5,864

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	106	145	3.2	0.4
B	Mining	890	577	-4.2	1.1
C	Manufacturing	3,969	4,629	1.5	1.7
D	Electricity, gas & water supply	401	320	-2.2	1.2
E	Construction	1,086	1,686	4.5	2.0
F	Wholesale trade	655	874	2.9	1.1
G	Retail trade	926	1,498	4.9	1.8
H	Accomm., cafes & restaurants	463	813	5.8	1.9
I	Transport and storage	561	697	2.2	1.2
J	Communication services	177	269	4.2	0.9
K	Finance and insurance	326	550	5.4	0.8
L	Property and business services	844	1,451	5.6	1.2
M	Govt administration & defence	228	736	12.4	1.5
N	Education	421	660	4.6	1.9
O	Health and community services	471	799	5.4	1.8
P	Cultural & recreational services	160	293	6.2	1.2
Q	Personal and other services	194	365	6.5	1.5
Total		**11,878**	**16,361**	**3.3**	**1.4**
Gross regional product (GRP)		6,304	8,774	3.4	1.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.90	47
Population growth (15-55) since 1996	1.09	23
Demographic stress	-3.15	27

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,551.8	5
2001	949.5	19
2003	403.1	36

SOCIAL SECURITY

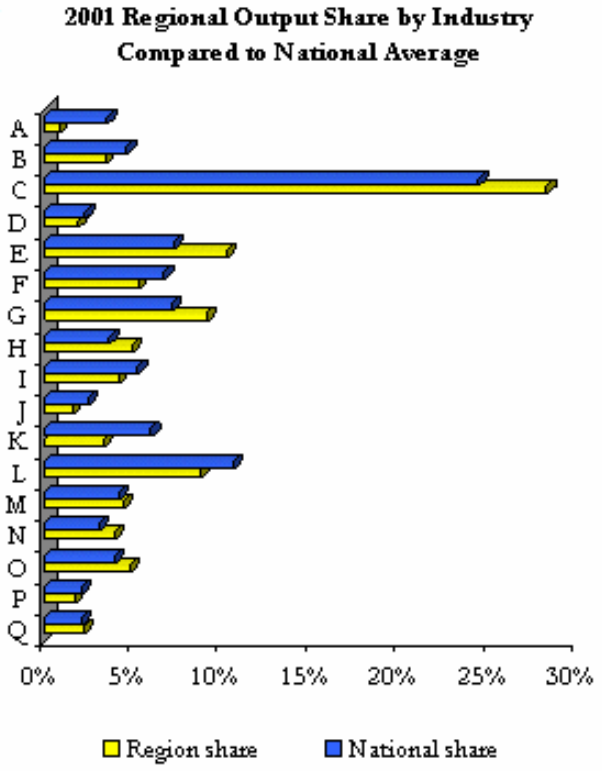
Year	Social security as % of NFOF	Rank
1999	18.2	44
2001	18.3	40
2003	19.0	44

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	64.3
Dominant retail	-
Export education or business services	49.2
Moderate to high creativity	80.6
Regional city or area with best forecast, 2001	Rank out of 480
Shoelhaven	13

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	46.0	56.1
	Female	25.8	35.8
ABS Census unemployment, % of labour force	Male	8.3	6.9
	Female	5.0	3.8
Single person households, % of all households	55 to 74 years	54.6	57.1
	Aged 75+	24.7	25.2
Tenure type, percentage where household head 55+	Fully owned	75.3	70.8
	Being purchased	6.3	9.2
	Private rental	6.1	8.2
	Public rental	6.0	4.3
	Other	6.4	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



NSW Mid North Coast

The Mid North Coast comprises:

- a coastal belt of retirement and tourist developments including Port Macquarie and Coffs Harbour, and
- a series of well-watered valleys most of which have an important but flood-prone town located somewhat up-river from the coast (Taree, Kempsey, Grafton). Each of these towns is the supply centre for its valley, which includes areas of intensive river-flat agriculture.

With the retirement exodus from Sydney, the coastal belt is gradually coming to dominate the region.

Major centres:

Coffs Harbour, Port Macquarie, Grafton

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	267,548		274,742		286,963		
No. households	105,747		112,178		116,263		
Workforce	114,431	42,6	113,689	41.2	118,602	41.3	0.7
Employment	92,963	–	89,524	–	95,773	–	0.6
Unemployment	21,468	18.8	24,167	21.3	22,828	23.8	1.2
DEET U/E	13,594	12.2	11,788	10.8	10,373	9.2	-5.3
Structural U/E, % population[1]	26,016	17.6	30,289	20.0	31,151	19.7	3.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,612	9,571	2,760	9,851	2,918	10,168	1.5
Taxes paid	553	2,027	535	1,908	640	2,230	2.4
GST paid	252	924	336	1,198	382	1,330	–
Benefits	832	3,051	934	3,335	977	3,405	2.8
Business income	342	1,253	349	1,247	410	1,430	3.3
Interest/dividends	118	433	125	446	120	418	-0.9
Interest paid	259	949	366	1,305	305	1,064	2.9
Net property income	61	223	71	253	62	217	-0.7
Net flow of funds	2,901	10,631	3,004	10,720	3,160	11,013	0.9
Rank		63		63		61	

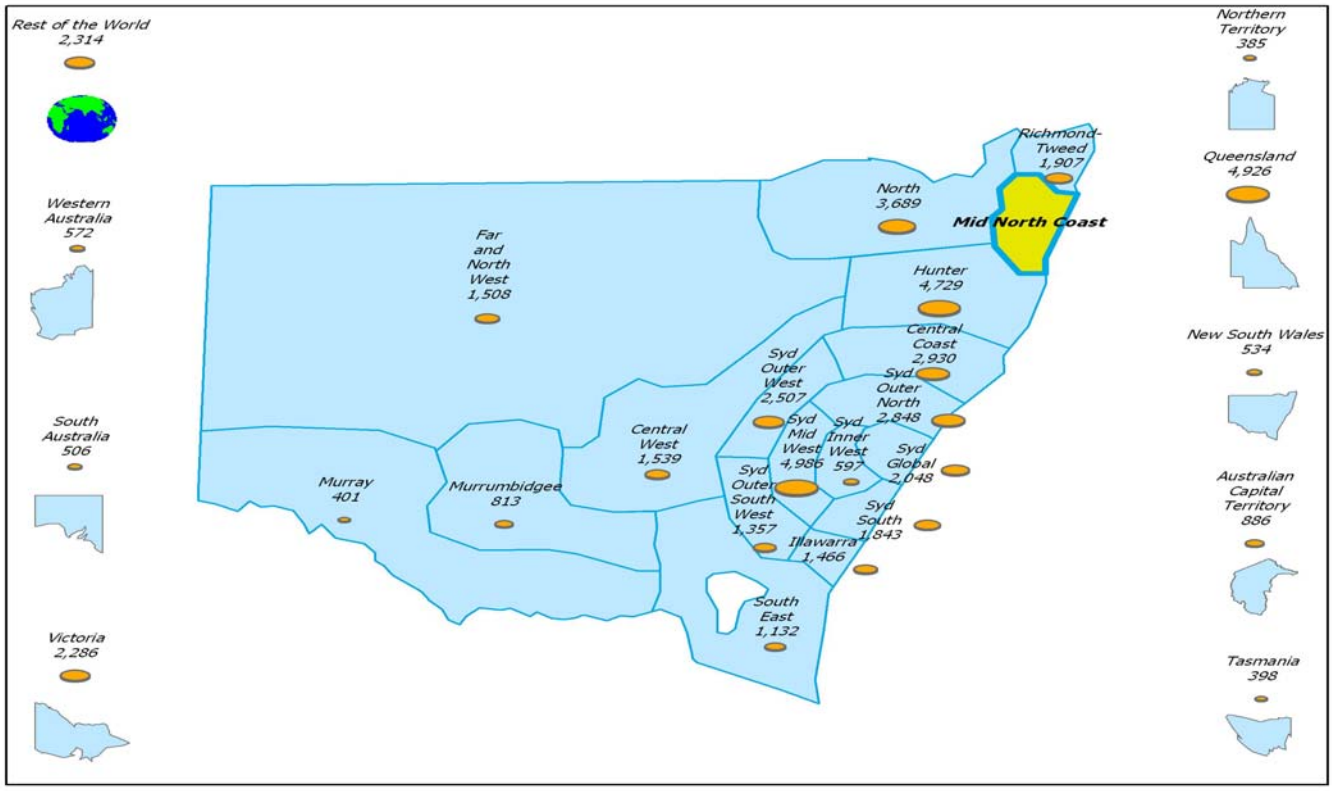
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.15	104,000	[redacted]
1996	0.34	0.39	0.27	262,123	37.8
2001	0.32	0.38	0.30	280,607	39.4
2011	0.28	0.34	0.38	AOR	43.9
2021	0.20	0.32	0.47	AOR	48.0
Change 1954 to 2001	[redacted]	[redacted]	0.15	176,607	[redacted]
Change 2001 to 2021	-0.12	-0.06	0.17	AOR	8.6

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.0	36.0	23.8	17.3	0.7	3.3
25 to 54 years	[redacted]	46.1	25.5	23.1	1.3	4.1
55 + years	[redacted]	64.9	13.7	16.9	0.5	3.9
Total	**6.1**	**48.4**	**21.4**	**19.4**	**0.9**	**3.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.81	-0.98	0.18	-2.72	0.28
25 to 54 years	[redacted]	0.98	0.51	-0.46	1.03
55 + years	[redacted]	1.45	-2.18	3.55	2.81
Total	**1.22**	**0.49**	**-0.39**	[redacted]	**1.32**
Number per year	3,428	1,370	-1,101	[redacted]	3,697

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	345	370	0.7	0.9
B	Mining	33	12	-9.9	0.0
C	Manufacturing	1,612	1,505	-0.7	0.5
D	Electricity, gas & water supply	264	350	2.9	1.3
E	Construction	1,135	1,076	-0.5	1.3
F	Wholesale trade	606	753	2.2	1.0
G	Retail trade	890	1,161	2.7	1.4
H	Accomm., cafes & restaurants	443	620	3.4	1.5
I	Transport and storage	453	408	-1.0	0.7
J	Communication services	201	177	-1.3	0.6
K	Finance and insurance	209	303	3.8	0.4
L	Property and business services	582	735	2.4	0.6
M	Govt administration & defence	172	425	9.4	0.9
N	Education	227	408	6.0	1.2
O	Health and community services	342	610	6.0	1.3
P	Cultural & recreational services	160	205	2.5	0.9
Q	Personal and other services	172	253	3.9	1.1
Total		**7,846**	**9,370**	**1.8**	**0.8**
Gross regional product (GRP)		4,155	5,218	2.3	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.75	24
Population growth (15-55) since 1996	1.03	24
Demographic stress	-3.87	22

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	932.1	19
2001	1,489.9	3
2003	776.5	8

SOCIAL SECURITY

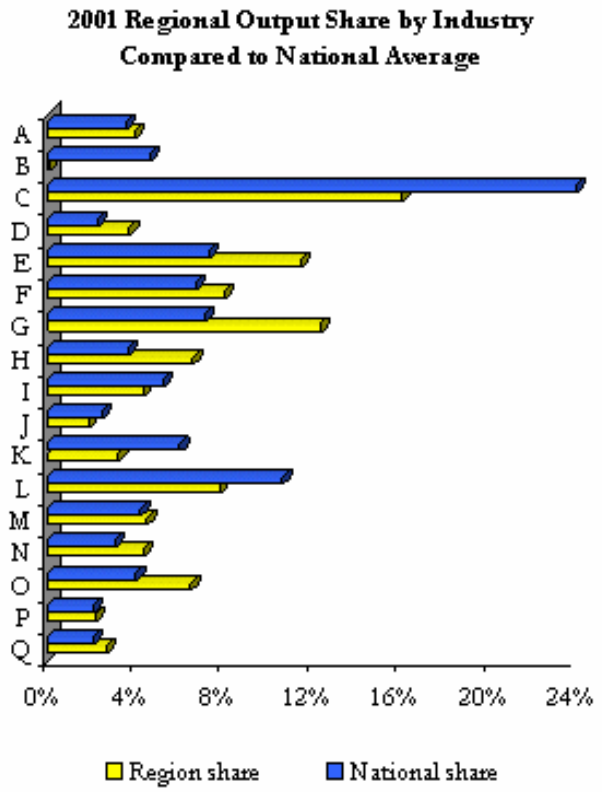
Year	Social security as % of NFOF	Rank
1999	28.7	64
2001	31.1	64
2003	30.9	64

NIGHTWATCHMAN DATA

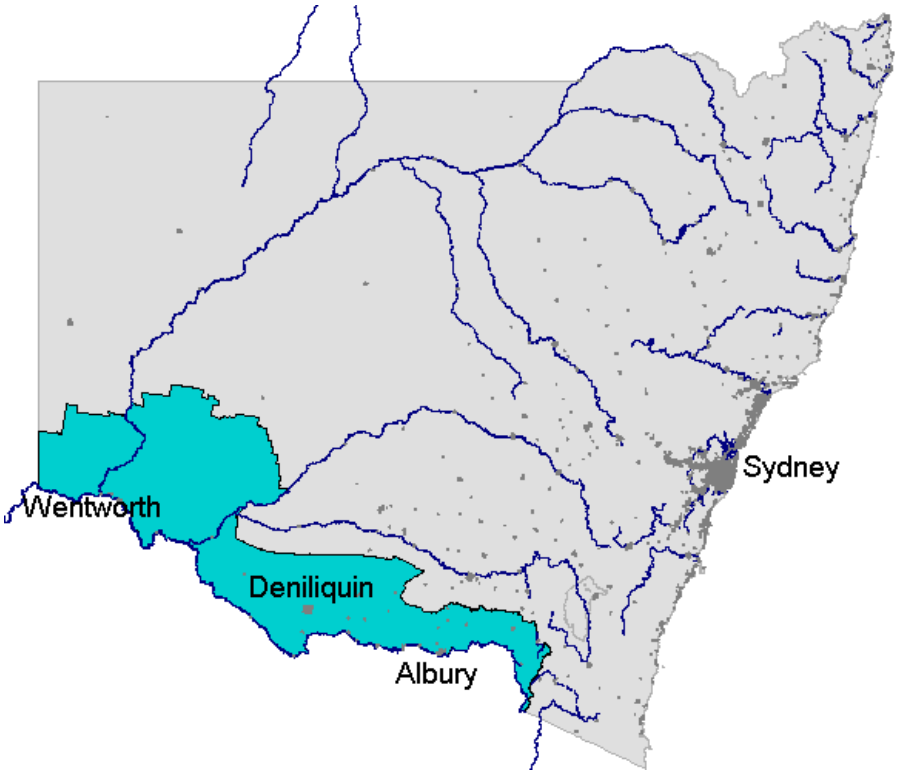
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	93.3
Unemployment less than 11%	1.5
Dominant retail	28.5
Export education or business services	-
Moderate to high creativity	49.5
Regional city or area with best forecast, 2001	Rank out of 480
Hastings	6

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	40.9	56.1
	Female	26.2	35.8
ABS Census unemployment, % of labour force	Male	12.5	6.9
	Female	7.4	3.8
Single person households, % of all households	55 to 74 years	54.9	57.1
	Aged 75+	26.4	25.2
Tenure type, percentage where household head 55+	Fully owned	74.5	70.8
	Being purchased	6.6	9.2
	Private rental	9.3	8.2
	Public rental	2.8	4.3
	Other	6.8	7.5
Ratio of pop 70+ to population 55+		0.44	0.41



NSW Murray



The Murray planning region of NSW comprises a strip running from the edge of the Snowy Mountains to the SA border, with steadily diminishing rainfall as one travels west. The hilly area east of Albury is high-rainfall pastoral country (beef and fat lambs rather than dairy) with gradually expanding timber plantations. Between Albury and the Shire of Murray the strip comprises classic wheat/sheep country, now diversifying. In the Western part of the strip there are several irrigation areas – Coleambally and Wakool are known their rice, but the NSW districts across the Murray from Mildura are more involved with intensive vine and fruit cultivation. Albury has several resource-processing industries.

Major centres:

Albury, Deniliquin

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	110,596		110.127		114,360		
No. households	42,130		43,860		44,874		
Workforce	57,042	51.2	58,822	53.2	64,542	56.4	2.5
Employment	51,038	–	53,069	–	59,034	–	3.0
Unemployment	6,005	10.5	5,752	9.8	5,508	9.3	-1.7
DEET U/E	4,214	7.4	3,567	6.2	3,559	5.7	-3.3
Structural U/E, % population[1]	6,888	10.6	7,665	11.9	7,566	11.3	1.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,438	12,839	1,584	13,969	1,748	15,288	4.5
Taxes paid	316	2,822	319	2,810	383	3,349	4.4
GST paid	96	853	140	1,230	164	1,437	–
Benefits	250	2,236	281	2,476	295	2,581	3.7
Business income	194	1,733	199	1,757	137	1,202	-8.7
Interest/dividends	57	507	58	515	52	453	-2.8
Interest paid	144	1,283	199	1,757	166	1,453	3.1
Net property income	27	240	31	276	25	217	-2.4
Net flow of funds	1,411	12,597	1,496	13,196	1,544	13,505	1.8
Rank		39		36		44	

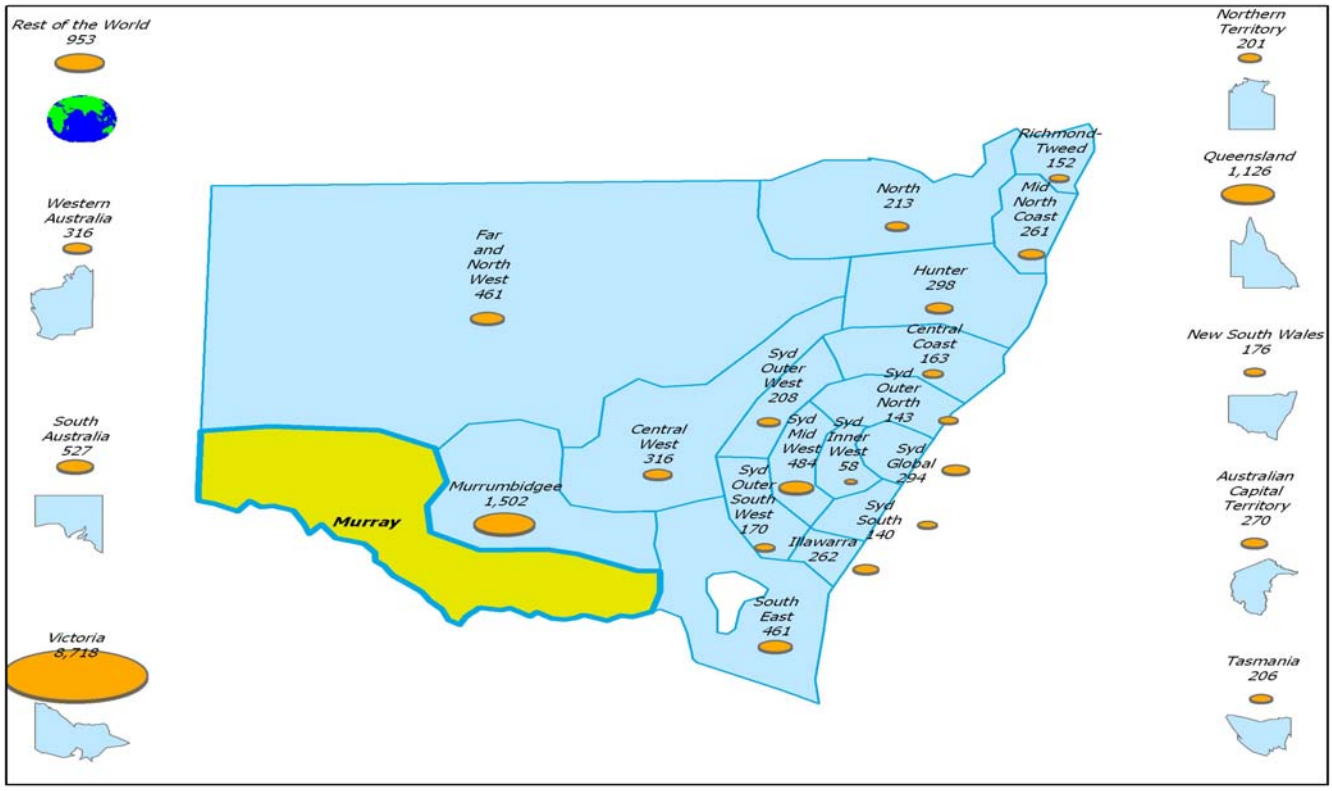
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.15	113,000	[redacted]
1996	0.36	0.41	0.23	110,875	35.7
2001	0.34	0.41	0.25	113,344	37.2
2011	0.31	0.38	0.30	AOR	40.2
2021	0.26	0.38	0.36	AOR	42.7
Change 1954 to 2001	[redacted]	[redacted]	0.10	344	[redacted]
Change 2001 to 2021	-0.08	-0.03	0.11	AOR	5.5

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.8	37.9	19.2	18.5	0.7	3.9
25 to 54 years	[redacted]	50.2	21.9	21.3	1.3	5.3
55 + years	[redacted]	72.3	11.0	11.2	0.3	5.1
Total	**6.8**	**51.6**	**18.2**	**17.8**	**0.9**	**4.7**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.98	-1.47	0.35	-3.47	-0.61
25 to 54 years	[redacted]	-0.59	0.55	0.24	0.20
55 + years	[redacted]	0.02	-2.12	4.35	2.25
Total	**1.37**	**-0.74**	**-0.19**	[redacted]	**0.44**
Number per year	1,547	-837	-217	[redacted]	494

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	885	1,356	4.4	3.4
B	Mining	8	4	-7.3	0.0
C	Manufacturing	1,042	1,172	1.2	0.4
D	Electricity, gas & water supply	210	139	-4.0	0.5
E	Construction	368	346	-0.6	0.4
F	Wholesale trade	337	422	2.3	0.5
G	Retail trade	356	425	1.8	0.5
H	Accomm., cafes & restaurants	322	304	-0.6	0.7
I	Transport and storage	213	250	1.6	0.4
J	Communication services	77	68	-1.2	0.2
K	Finance and insurance	111	131	1.6	0.2
L	Property and business services	254	297	1.6	0.2
M	Govt administration & defence	176	268	4.3	0.6
N	Education	108	152	3.5	0.4
O	Health and community services	165	220	2.9	0.5
P	Cultural & recreational services	66	88	2.9	0.4
Q	Personal and other services	82	89	0.8	0.4
Total		**4,780**	**5,732**	**1.8**	**0.5**
Gross regional product (GRP)		2,400	3,017	2.3	0.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.26	38
Population growth (15-55) since 1996	0.03	52
Demographic stress	-0.11	52

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	452.2	57
2001	492.3	57
2003	184.3	59

SOCIAL SECURITY

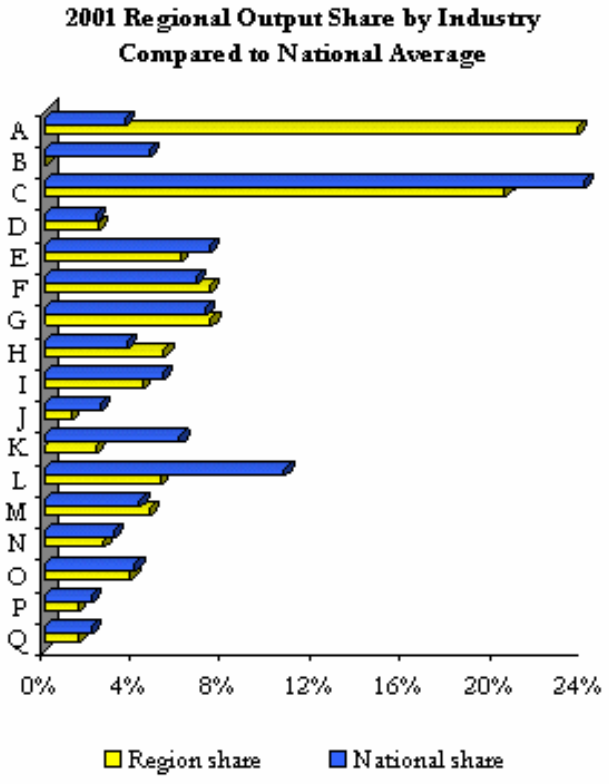
Year	Social security as % of NFOF	Rank
1999	17.8	41
2001	18.8	42
2003	19.1	45

NIGHTWATCHMAN DATA

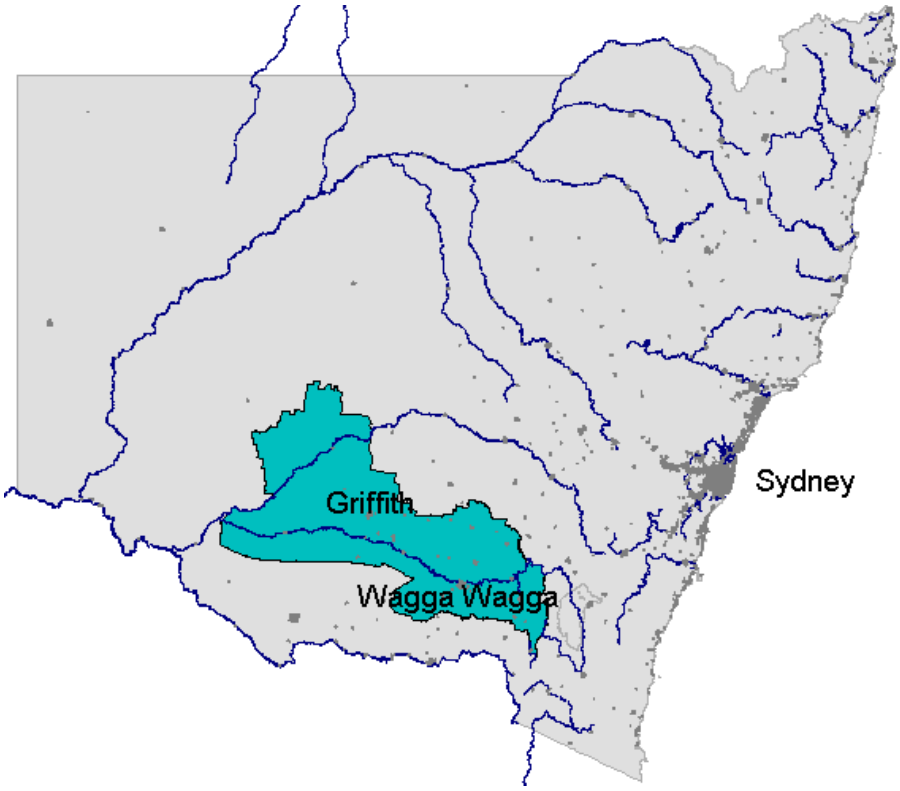
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	56.9
Unemployment less than 11%	50.9
Dominant retail	38.2
Export education or business services	38.2
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Albury	135

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	61.4	56.1
	Female	39.6	35.8
ABS Census unemployment, % of labour force	Male	5.5	6.9
	Female	2.7	3.8
Single person households, % of all households	55 to 74 years	60.6	57.1
	Aged 75+	27.5	25.2
Tenure type, percentage where household head 55+	Fully owned	72.0	70.8
	Being purchased	8.2	9.2
	Private rental	8.9	8.2
	Public rental	2.3	4.3
	Other	8.7	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



NSW Murrumbidgee



The Murrumbidgee planning region of NSW is similar to the Murray region: it comprises a strip of LGAs running east-west more or less along its namesake river from the ACT border to Hay. The largest city is Wagga Wagga, which has defence and educational facilities in addition to its role in regional servicing, but there are several other large towns. East of Wagga lies high rainfall pastoral country with expanding pine plantations, while west of Wagga lies wheat/sheep country and the Murrumbidgee Irrigation Area, with its rice and vines. The outermost part of the region merges with the pastoral Far West. Towns like Wagga, Leeton and Griffith have significant agricultural processing industries.

Major centres:

Wagga Wagga, Griffith

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	148,784		148,810		153,115		
No. households	53,747		55,719		56,824		
Workforce	74,350	49.9	77,644	51.9	85,328	55.7	2.8
Employment	68,297	–	70,922	–	78,826	–	2.9
Unemployment	6,053	8.1	6,723	8.7	6,502	8.2	1.4
DEET U/E	4,950	6.7	4,377	5.8	4,430	5.3	-2.2
Structural U/E, % population[1]	8,782	10.0	9,479	10.8	9,809	10.9	2.2

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,037	13,542	2,158	14,154	2,356	15,389	3.2
Taxes paid	454	3,018	440	2,884	527	3,440	3.3
GST paid	126	838	185	1,211	213	1,393	–
Benefits	304	2,020	329	2,159	346	2,259	2.8
Business income	247	1,645	255	1,670	167	1,093	-9.7
Interest/dividends	79	528	82	540	74	486	-2.1
Interest paid	183	1,218	253	1,656	214	1,396	3.5
Net property income	35	232	41	266	34	221	-1.2
Net flow of funds	1,939	12,893	1,988	13,039	2,024	13,219	0.6
Rank		34		39		47	

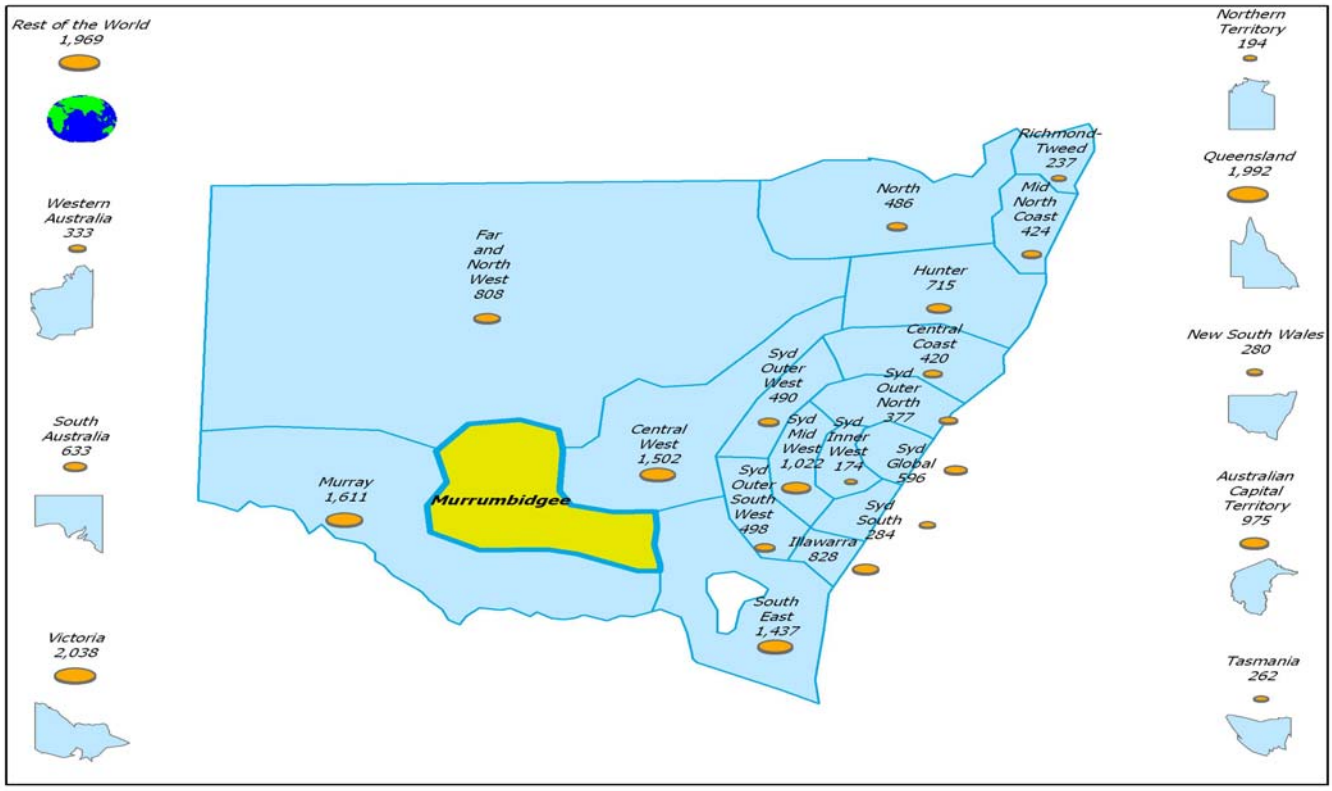
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.14	101,000	[redacted]
1996	0.39	0.41	0.21	149,137	34.3
2001	0.37	0.41	0.22	152,854	35.4
2011	0.34	0.40	0.27	AOR	38.3
2021	0.29	0.39	0.32	AOR	41.2
Change 1954 to 2001	[redacted]	[redacted]	0.09	51,854	[redacted]
Change 2001 to 2021	-0.08	-0.02	0.10	AOR	5.8

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.2	37.4	20.2	17.6	1.2	3.3
25 to 54 years	[redacted]	50.4	24.1	18.8	2.0	4.8
55 + years	[redacted]	75.8	12.3	7.0	0.4	4.5
Total	**7.5**	**51.3**	**20.0**	**15.7**	**1.3**	**4.2**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.09	-0.90	0.20	-3.79	-0.40
25 to 54 years	[redacted]	-0.69	0.22	0.98	0.51
55 + years	[redacted]	-0.30	-2.29	4.50	1.92
Total	**1.51**	**-0.68**	**-0.35**	[redacted]	**0.49**
Number per year	2,315	-1,040	-532	[redacted]	743

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,022	1,693	5.2	4.2
B	Mining	24	6	-12.7	0.0
C	Manufacturing	1,193	1,811	4.3	0.7
D	Electricity, gas & water supply	277	239	-1.5	0.9
E	Construction	445	480	0.8	0.6
F	Wholesale trade	441	681	4.5	0.9
G	Retail trade	458	607	2.8	0.7
H	Accomm., cafes & restaurants	198	271	3.2	0.6
I	Transport and storage	366	405	1.0	0.7
J	Communication services	107	78	-3.1	0.3
K	Finance and insurance	143	159	1.1	0.2
L	Property and business services	282	369	2.7	0.3
M	Govt administration & defence	393	402	0.2	0.8
N	Education	184	259	3.5	0.7
O	Health and community services	202	270	2.9	0.6
P	Cultural & recreational services	67	74	1.1	0.3
Q	Personal and other services	97	154	4.7	0.6
Total		**5,899**	**7,957**	**3.0**	**0.7**
Gross regional product (GRP)		3,082	4,200	3.1	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.76	52
Population growth (15-55) since 1996	0.26	48
Demographic stress	-0.71	47

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	461.6	55
2001	508.3	56
2003	197.7	57

SOCIAL SECURITY

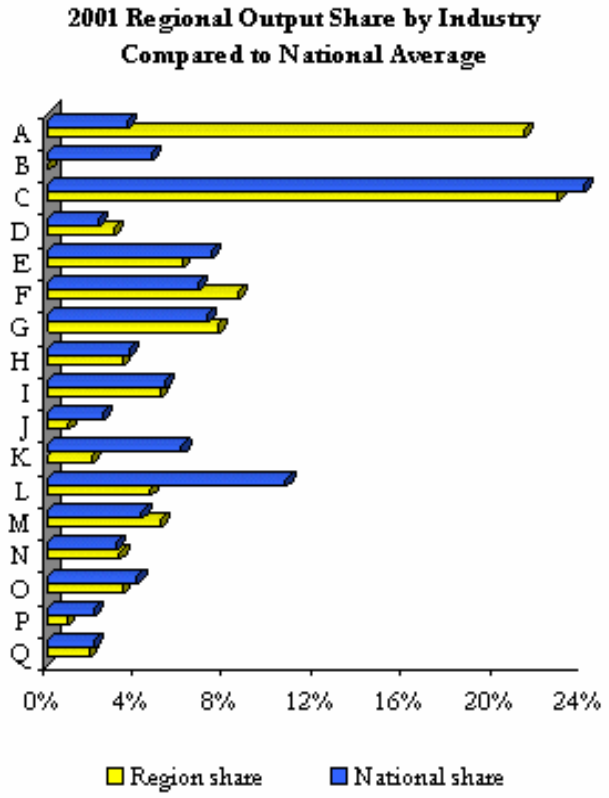
Year	Social security as % of NFOF	Rank
1999	15.7	28
2001	16.6	26
2003	17.1	34

NIGHTWATCHMAN DATA

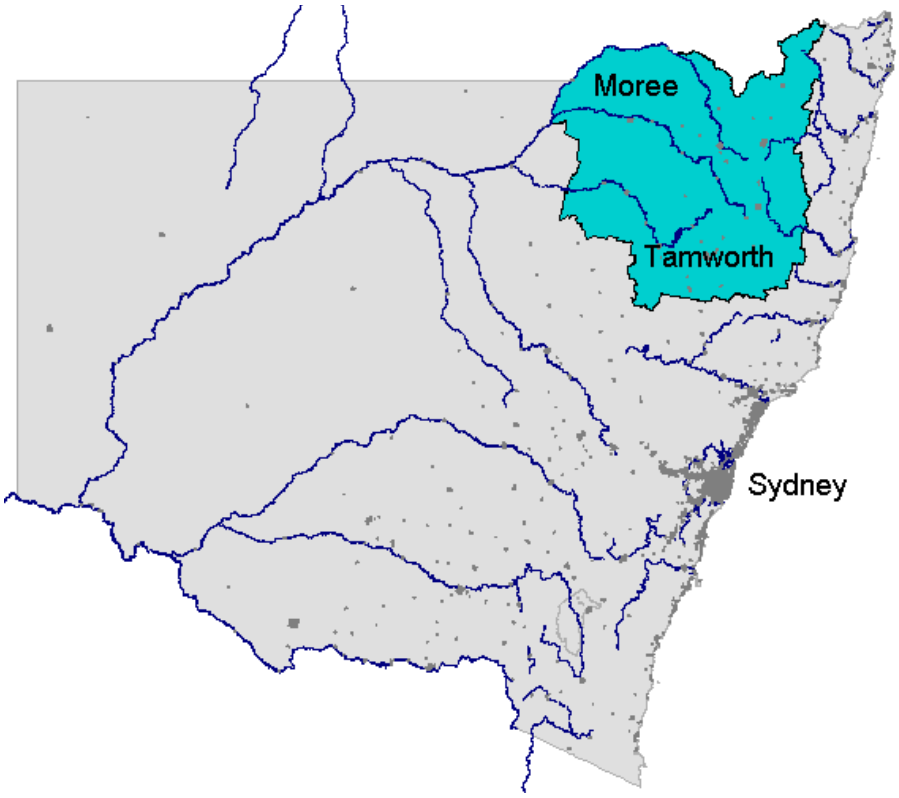
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	65.8
Unemployment less than 11%	96
Dominant retail	52.5
Export education or business services	37.6
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Wagga Wagga	161

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	62.7	56.1
	Female	39.6	35.8
ABS Census unemployment, % of labour force	Male	5.4	6.9
	Female	2.0	3.8
Single person households, % of all households	55 to 74 years	60.1	57.1
	Aged 75+	25.6	25.2
Tenure type, percentage where household head 55+	Fully owned	73.9	70.8
	Being purchased	6.9	9.2
	Private rental	8.1	8.2
	Public rental	3.8	4.3
	Other	7.2	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



NSW North



The NSW North comprises three distinct sub-regions.

- Tamworth is the centre for a mixed farming area.
- The New England sub-region is a high plateau, devoted mainly to pasture for beef and wool. Armidale stands out as an academic centre.
- Narrabri and Moree Plains Shires comprise black-soil country which is farmed quite intensively. Crops include wheat, sorghum and cotton.

Major centres:

Tamworth, Armidale, Moree

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	175,873		172,234		179,852		
No. households	66,166		67,734		68,685		
Workforce	87,962	50.0	86,109	49.5	80,832	44.9	-1.7
Employment	78,478	–	72,709	–	69,458	–	-2.4
Unemployment	11,471	13.0	11,337	13.2	11,374	16.4	-0.2
DEET U/E	5,720	6.7	4,775	5.9	5,429	7.0	-1.0
Structural U/E, % population[1]	13,132	12.7	14,371	14.2	14,833	14.0	2.5

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,126	11,882	2,203	12,210	2,179	12,114	0.5
Taxes paid	473	2,643	446	2,472	514	2,860	2.0
GST paid	161	899	215	1,191	225	1,250	–
Benefits	415	2,321	457	2,535	477	2,655	3.4
Business income	284	1,589	292	1,620	217	1,209	-6.6
Interest/dividends	95	532	96	532	83	460	-3.6
Interest paid	182	1,019	291	1,615	242	1,343	7.2
Net property income	39	220	46	254	36	201	-2.2
Net flow of funds	2,145	11,984	2,142	11,874	2,012	11,185	-1.7
Rank		52		56		60	

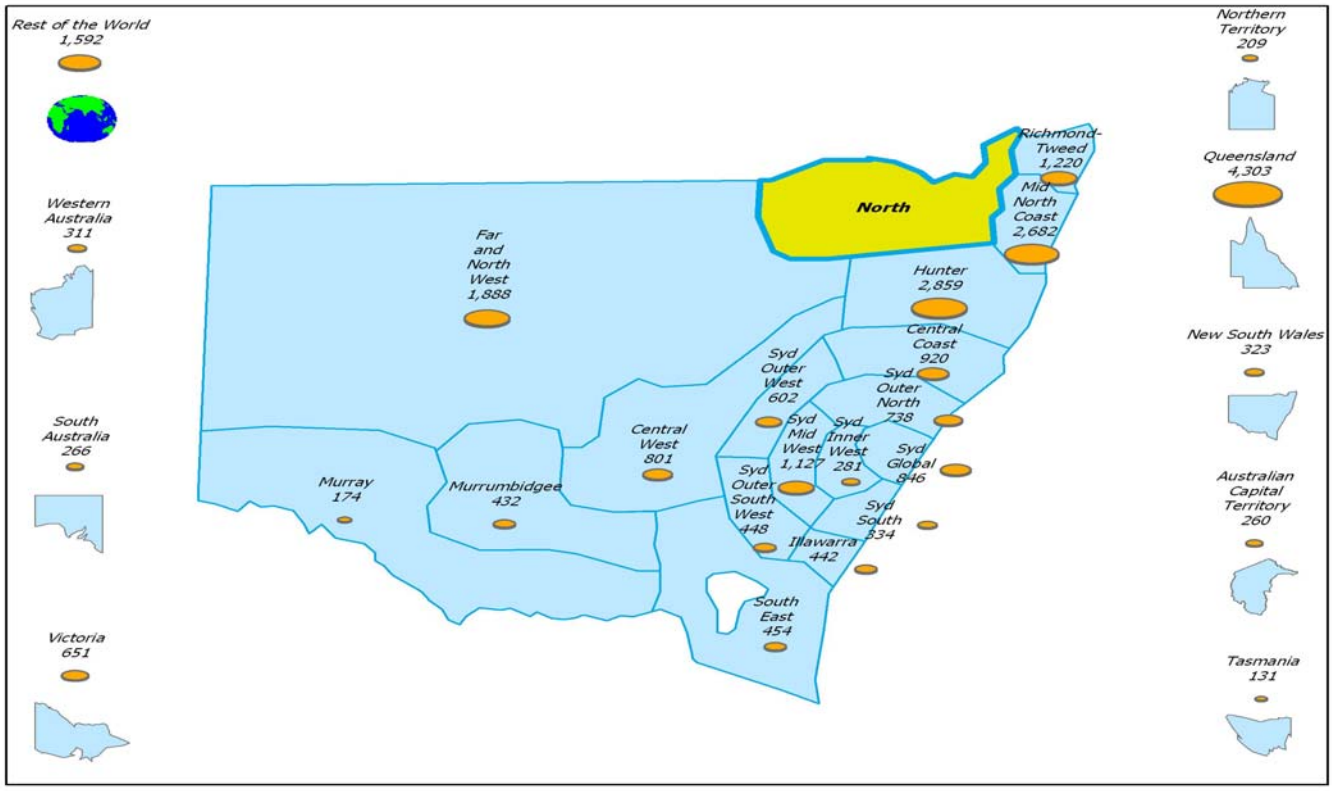
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.14	155,000	[redacted]
1996	0.37	0.41	0.22	178,569	35.2
2001	0.36	0.40	0.24	180,576	36.6
2011	0.32	0.37	0.30	AOR	40.1
2021	0.27	0.37	0.37	AOR	43.5
Change 1954 to 2001	[redacted]	[redacted]	0.11	25,576	[redacted]
Change 2001 to 2021	-0.09	-0.03	0.13	AOR	6.9

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

	Location in 1996, of 2001 Census usual residence, proportion					
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.5	36.3	20.5	19.3	0.9	3.5
25 to 54 years	[redacted]	51.0	23.0	20.2	1.3	4.5
55 + years	[redacted]	75.1	11.5	8.9	0.3	4.3
Total	**7.0**	**51.6**	**19.3**	**17.1**	**0.9**	**4.1**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.92	-1.46	0.41	-3.61	-0.74
25 to 54 years	[redacted]	-0.90	0.49	0.30	-0.11
55 + years	[redacted]	-0.29	-2.32	4.77	2.16
Total	**1.39**	**-0.95**	**-0.22**	[redacted]	**0.22**
Number per year	2,513	-1,710	-401	[redacted]	401

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,926	2,233	1.5	5.5
B	Mining	180	47	-12.5	0.1
C	Manufacturing	950	1,246	2.7	0.4
D	Electricity, gas & water supply	244	147	-5.0	0.6
E	Construction	636	530	-1.8	0.6
F	Wholesale trade	561	689	2.1	0.9
G	Retail trade	637	678	0.6	0.8
H	Accomm., cafes & restaurants	280	348	2.2	0.8
I	Transport and storage	447	393	-1.3	0.7
J	Communication services	152	103	-3.8	0.4
K	Finance and insurance	180	212	1.6	0.3
L	Property and business services	431	513	1.7	0.4
M	Govt administration & defence	161	289	6.0	0.6
N	Education	313	349	1.1	1.0
O	Health and community services	275	366	2.9	0.8
P	Cultural & recreational services	98	105	0.7	0.4
Q	Personal and other services	131	174	2.8	0.7
Total		**7,603**	**8,422**	**1.0**	**0.7**
Gross regional product (GRP)		3,943	4,345	1.0	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.72	53
Population growth (15-55) since 1996	0.22	59
Demographic stress	0.61	58

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	758.4	34
2001	893.0	21
2003	393.3	37

SOCIAL SECURITY

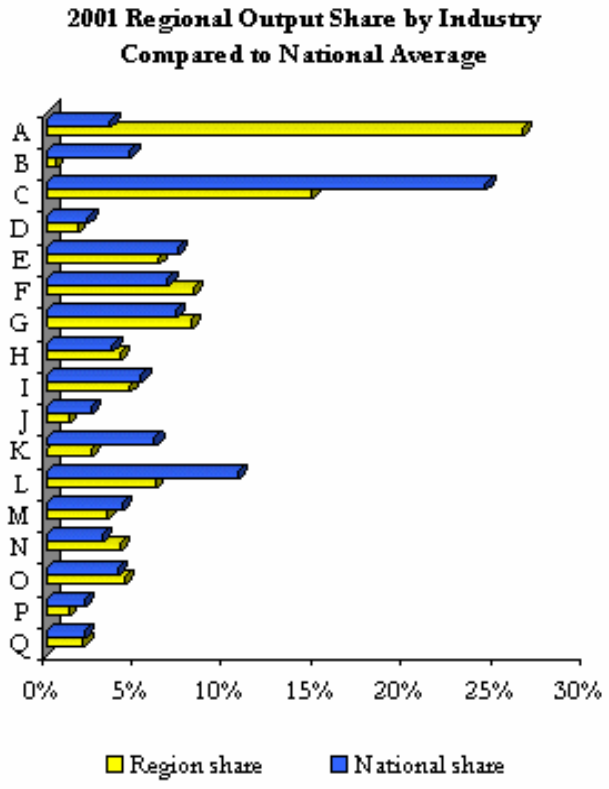
Year	Social security as % of NFOF	Rank
1999	19.4	51
2001	21.3	51
2003	23.7	55

NIGHTWATCHMAN DATA

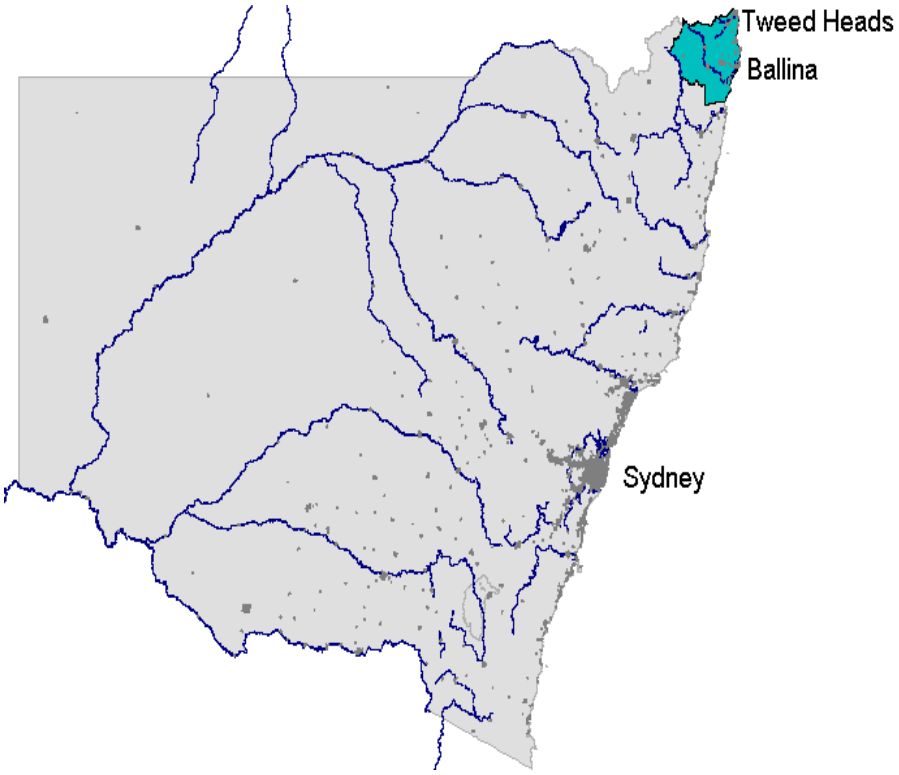
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	26.7
Unemployment less than 11%	30.2
Dominant retail	19.9
Export education or business services	14.1
Moderate to high creativity	14.1
Regional city or area with best forecast, 2001	Rank out of 480
Armidale Dumaresq	11

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.2	56.1
	Female	39.7	35.8
ABS Census unemployment, % of labour force	Male	6.4	6.9
	Female	2.3	3.8
Single person households, % of all households	55 to 74 years	60.6	57.1
	Aged 75+	25.3	25.2
Tenure type, percentage where household head 55+	Fully owned	73.7	70.8
	Being purchased	6.9	9.2
	Private rental	8.6	8.2
	Public rental	3.1	4.3
	Other	7.6	7.5
Ratio of pop 70+ to population 55+		0.40	0.41



NSW Richmond-Tweed



Until its discovery by 1960s dropouts, tourists and retirement developers, Richmond/Tweed consisted of pockets of fertile agricultural land interspersed between scrubby hills. Its chief centre was and remains Lismore, which is located inland, but most recent development has been along the coast and in the nearby high-rainfall hills. Its economic base remains a mixture of retirement and agriculture; it is beyond commuting range of any major job centre.

Major centres:

Lismore, Tweed Heads

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	205,974		212,805		220,688		
No. households	83,134		87,480		90,122		
Workforce	91,750	44.4	91,161	42.8	94,039	42.6	0.5
Employment	72,795	–	71,727	–	75,532	–	0.7
Unemployment	18,954	20.7	19,432	21.3	18,507	24.5	-0.5
DEET U/E	12,484	14.0	10,536	12.1	8,956	10.1	-6.4
Structural U/E, % population[1]	21,086	18.2	23,267	19.5	23,910	19.3	2.5

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,033	9,663	2,261	10,450	2,373	10,753	2.7
Taxes paid	436	2,072	443	2,046	530	2,401	3.7
GST paid	196	930	267	1,232	302	1,371	–
Benefits	615	2,926	675	3,121	709	3,215	2.4
Business income	274	1,302	280	1,293	327	1,480	3.3
Interest/dividends	100	478	107	494	103	467	-0.6
Interest paid	200	950	299	1,384	249	1,130	4.4
Net property income	49	233	57	264	50	229	-0.5
Net flow of funds	2,240	10,650	2,371	10,960	2,481	11,241	1.4
Rank		62		61		59	

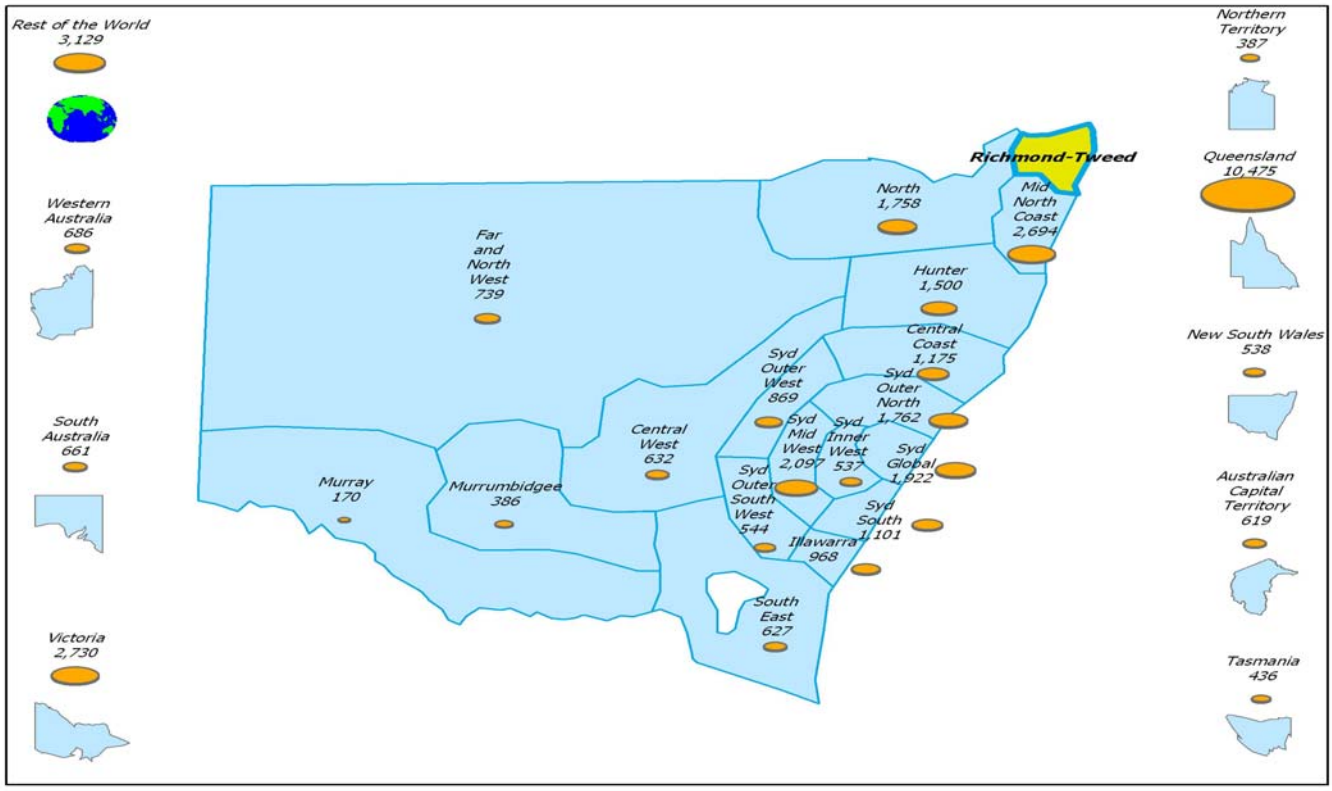
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.15	67,000	[redacted]
1996	0.35	0.40	0.25	200,549	37.2
2001	0.32	0.40	0.27	216,717	38.8
2011	0.28	0.37	0.34	AOR	42.5
2021	0.23	0.35	0.42	AOR	45.7
Change 1954 to 2001	[redacted]	[redacted]	0.12	149,717	[redacted]
Change 2001 to 2021	-0.09	-0.05	0.15	AOR	6.9

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.7	35.8	23.8	16.7	1.2	3.8
25 to 54 years	[redacted]	44.8	26.0	22.0	2.2	5.0
55 + years	[redacted]	65.3	13.5	15.7	0.9	4.6
Total	**6.1**	**47.5**	**21.8**	**18.5**	**1.5**	**4.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.77	-0.58	0.24	-3.15	0.28
25 to 54 years	[redacted]	0.79	0.67	0.19	1.64
55 + years	[redacted]	1.29	-2.04	3.47	2.71
Total	**1.22**	**0.48**	**-0.21**	[redacted]	**1.49**
Number per year	2,651	1,040	-458	[redacted]	3,234

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	320	328	0.2	0.8
B	Mining	48	27	-5.5	0.1
C	Manufacturing	1,073	1,298	1.9	0.5
D	Electricity, gas & water supply	112	112	0.0	0.4
E	Construction	743	714	-0.4	0.9
F	Wholesale trade	446	644	3.8	0.8
G	Retail trade	645	889	3.3	1.1
H	Accomm., cafes & restaurants	369	504	3.2	1.2
I	Transport and storage	237	309	2.7	0.5
J	Communication services	128	128	0.0	0.4
K	Finance and insurance	157	212	3.1	0.3
L	Property and business services	455	622	3.2	0.5
M	Govt administration & defence	136	283	7.5	0.6
N	Education	188	342	6.2	1.0
O	Health and community services	276	469	5.5	1.0
P	Cultural & recreational services	112	157	3.4	0.7
Q	Personal and other services	135	192	3.6	0.8
Total		**5,582**	**7,230**	**2.6**	**0.6**
Gross regional product (GRP)		3,081	4,086	2.9	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.90	22
Population growth (15-55) since 1996	1.45	14
Demographic stress	-5.67	14

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,054.5	10
2001	1,357.1	4
2003	854.2	6

SOCIAL SECURITY

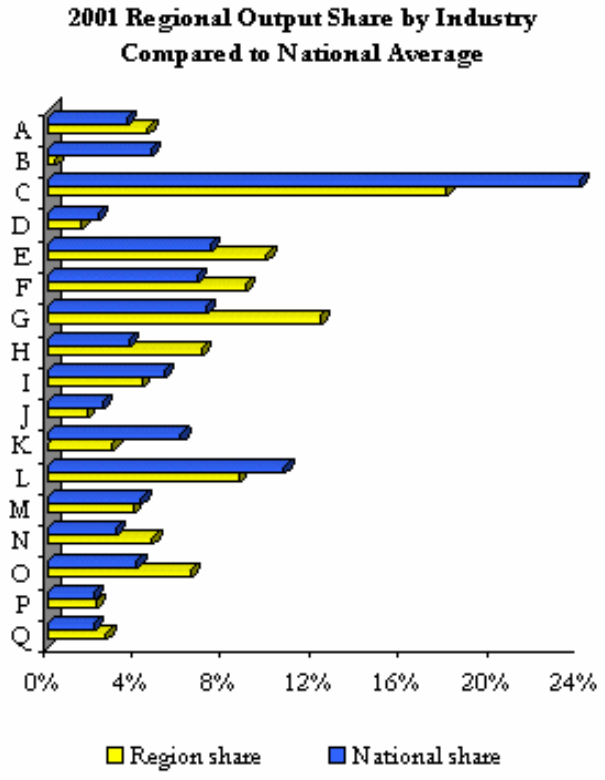
Year	Social security as % of NFOF	Rank
1999	27.5	63
2001	28.5	62
2003	28.6	63

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	73.3
Unemployment less than 11%	-
Dominant retail	21.7
Export education or business services	21.7
Moderate to high creativity	89.7
Regional city or area with best forecast, 2001	Rank out of 480
Tweed	7

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	46.0	56.1
	Female	28.9	35.8
ABS Census unemployment, % of labour force	Male	9.9	6.9
	Female	8.4	3.8
Single person households, % of all households	55 to 74 years	54.9	57.1
	Aged 75+	28.3	25.2
Tenure type, percentage where household head 55+	Fully owned	73.7	70.8
	Being purchased	6.8	9.2
	Private rental	10.2	8.2
	Public rental	2.5	4.3
	Other	6.8	7.5
Ratio of pop 70+ to population 55+		0.46	0.41



NSW South-East

The South East of NSW is a complex region, with the following major component parts.

- The South Coast, a strip of retirement and tourist developments populated not only from Sydney but from Canberra and to some extent from Melbourne. Behind the beaches country originally cleared for dairy farming is reverting to plantation forestry.
- A belt of high plains stretching from Goulburn to the Victorian Border. Until recently this was fine-wool merino country, but now it divides between the Canberra hobby-farm belt and Sydney's winter playground in Snowy River Shire.
- An area of 'slopes' country in Boorowa, Harden and Young Shires. This has much in common with the Central West, but accesses Sydney via Goulburn rather than via the Blue Mountains.

Major centres:

Goulburn, Queanbeyan, Bega

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	180,412		184,438		198,657		
No. households	72,213		76,817		80,242		
Workforce	96,934	53.7	88,097	47.5	98,592	49.6	0.3
Employment	89,381	–	76,793	–	88,163	–	-0.3
Unemployment	7,553	7.8	11,303	12.8	10,429	11.8	6.7
DEET U/E	7,937	8.4	6,364	7.5	5,577	5.9	-6.8
Structural U/E, % population[1]	10,580	10.0	14,491	13.4	14,491	12.4	6.5

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,360	12,694	2,409	12,476	3,138	15,796	5.6
Taxes paid	533	2,865	499	2,585	573	2,886	0.2
GST paid	205	1,104	248	1,287	363	1,827	–
Benefits	403	2,170	469	2,428	491	2,471	3.3
Business income	304	1,633	313	1,621	402	2,022	5.5
Interest/dividends	100	540	106	551	101	508	-1.5
Interest paid	241	1,298	329	1,705	274	1,380	1.6
Net property income	44	235	51	263	44	221	-1.5
Net flow of funds	2,232	12,005	2,271	11,762	2,965	14,925	5.6
Rank		51		58		26	

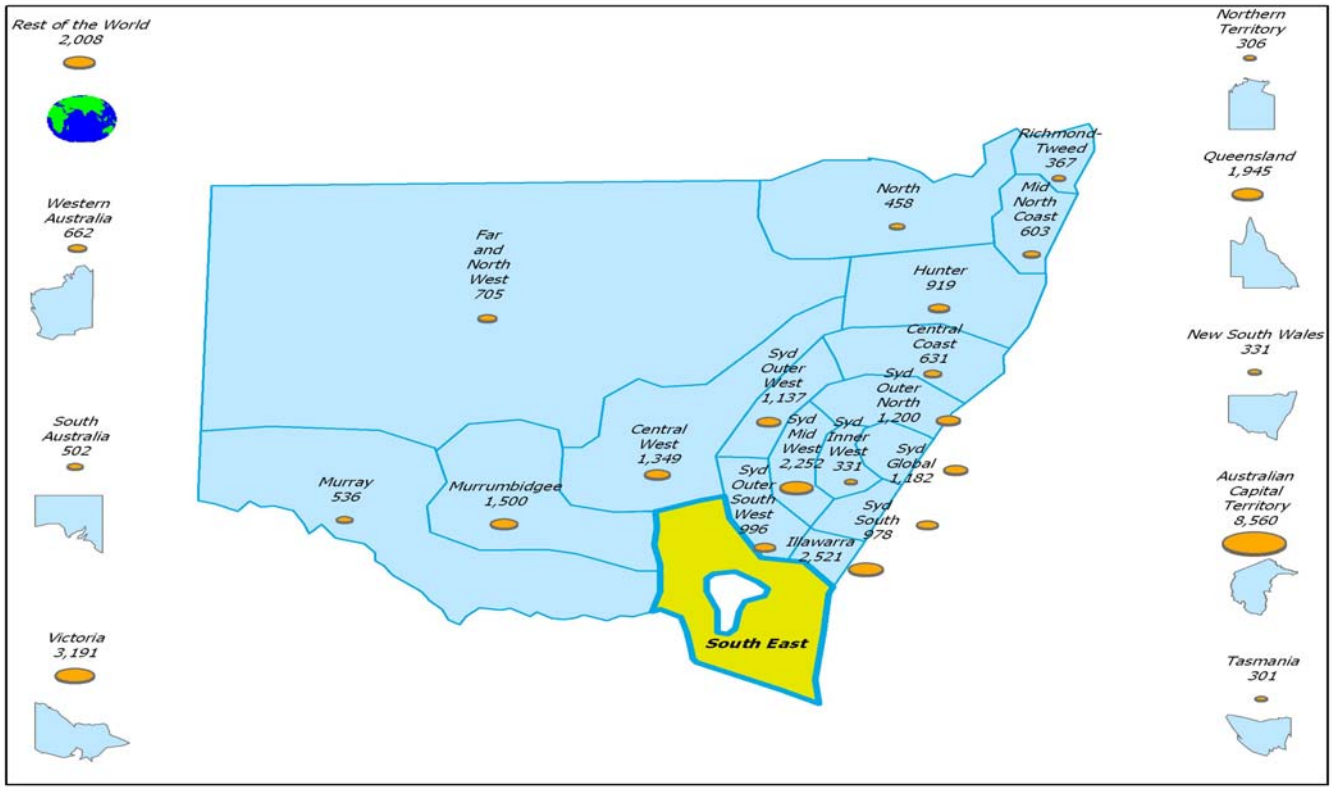
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.15	108,000	[redacted]
1996	0.34	0.42	0.24	178,932	36.4
2001	0.32	0.41	0.26	194,438	37.9
2011	0.29	0.38	0.33	AOR	41.6
2021	0.23	0.36	0.40	AOR	44.9
Change 1954 to 2001	[redacted]	[redacted]	0.11	86,438	[redacted]
Change 2001 to 2021	-0.09	-0.05	0.14	AOR	7.0

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.3	37.5	19.1	17.5	0.9	4.7
25 to 54 years	[redacted]	46.7	20.8	24.8	1.5	6.1
55 + years	[redacted]	67.5	10.8	15.7	0.6	5.5
Total	**6.6**	**49.1**	**17.6**	**20.1**	**1.1**	**5.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.01	-0.90	0.64	-3.19	0.55
25 to 54 years	[redacted]	0.69	0.72	-0.09	1.32
55 + years	[redacted]	0.95	-1.74	4.13	3.34
Total	**1.30**	**0.24**	**0.05**	[redacted]	**1.59**
Number per year	2,531	468	102	[redacted]	3,101

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	512	641	2.3	1.6
B	Mining	164	37	-13.9	0.1
C	Manufacturing	926	1,229	2.9	0.4
D	Electricity, gas & water supply	320	306	-0.4	1.2
E	Construction	829	763	-0.8	0.9
F	Wholesale trade	434	573	2.8	0.7
G	Retail trade	599	759	2.4	0.9
H	Accomm., cafes & restaurants	490	592	1.9	1.4
I	Transport and storage	342	359	0.5	0.6
J	Communication services	120	105	-1.4	0.4
K	Finance and insurance	139	151	0.8	0.2
L	Property and business services	460	506	1.0	0.4
M	Govt administration & defence	178	289	5.0	0.6
N	Education	151	237	4.6	0.7
O	Health and community services	240	343	3.6	0.8
P	Cultural & recreational services	153	152	-0.1	0.6
Q	Personal and other services	176	207	1.6	0.9
Total		**6,234**	**7,249**	**1.5**	**0.6**
Gross regional product (GRP)		3,258	3,868	1.7	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.96	18
Population growth (15-55) since 1996	1.23	20
Demographic stress	-4.89	16

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	735.2	37
2001	693.0	36
2003	321.5	47

SOCIAL SECURITY

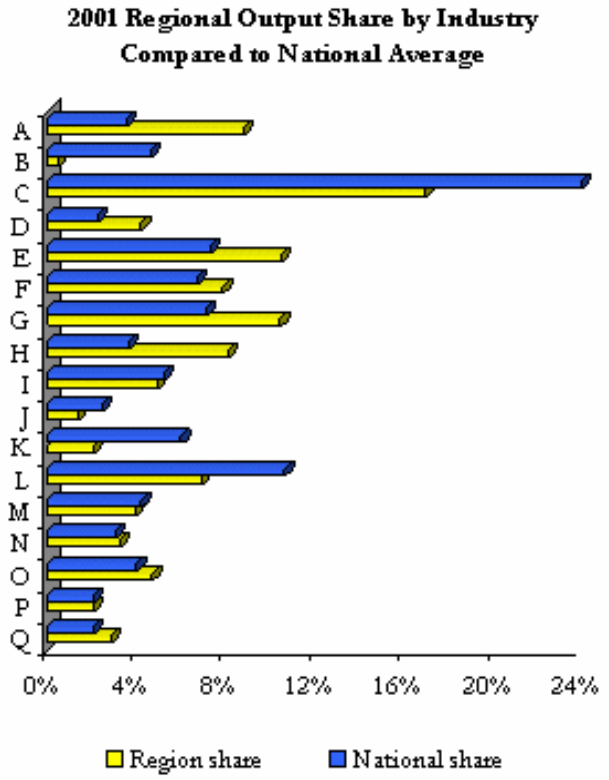
Year	Social security as % of NFOF	Rank
1999	18.1	43
2001	20.6	50
2003	16.6	30

NIGHTWATCHMAN DATA

% of population living in regional areas	79
Within this group, population percentage with:	
Population increasing	68.1
Unemployment less than 11%	51.8
Dominant retail	22.1
Export education or business services	-
Moderate to high creativity	96.6
Regional city or area with best forecast, 2001	Rank out of 480
Eurobodalla	15

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	53.5	56.1
	Female	35.2	35.8
ABS Census unemployment, % of labour force	Male	6.6	6.9
	Female	2.6	3.8
Single person households, % of all households	55 to 74 years	57.4	57.1
	Aged 75+	26.7	25.2
Tenure type, percentage where household head 55+	Fully owned	72.9	70.8
	Being purchased	7.2	9.2
	Private rental	9.1	8.2
	Public rental	2.3	4.3
	Other	8.5	7.5
Ratio of pop 70+ to population 55+		0.40	0.41



Melbourne Inner

Since the second world war, central city functions in Melbourne have spilled into adjacent LGAs, which have gentrified considerably in the process. Inner Melbourne thus comprises the CBD, the formerly industrial but now largely gentrified inner northern and eastern suburbs, and the formerly residential but now office-invaded inner southern suburbs. Its economic base is mainly city centre functions (administration, finance, cultural and educational services, tourism). However, Inner Melbourne still houses the Port of Melbourne and there is some remaining manufacturing.

Major centres:

Melbourne, St Kilda

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	281,873		305,694		299,763		
No. households	125,868		140,288		150,615		
Workforce	169,206	59.9	163,474	53.7	176,661	58.9	0.9
Employment	147,051	–	151,600	–	165,927	–	2.4
Unemployment	22,156	13.1	11,874	7.3	10,734	6.5	-13.5
DEET U/E	10,927	6.5	8,808	5.3	8,620	4.8	-4.6
Structural U/E, % population[1]	24,790	12.2	19,129	8.6	19,213	8.9	-5.0

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	6,260	22,437	7,315	25,211	9,416	31,411	8.8
Taxes paid	1,815	6,504	1,899	6,546	2,500	8,339	6.4
GST paid	330	1,181	545	1,878	832	2,776	–
Benefits	536	1,920	516	1,778	543	1,811	-1.5
Business income	1,051	3,767	1,160	3,997	1,659	5,533	10.1
Interest/dividends	515	1,845	616	2,124	648	2,163	4.1
Interest paid	411	1,473	565	1,946	504	1,680	3.3
Net property income	266	954	319	1,098	309	1,029	1.9
Net flow of funds	6,073	21,765	6,916	23,837	8,739	29,153	7.6
Rank		1		1		1	

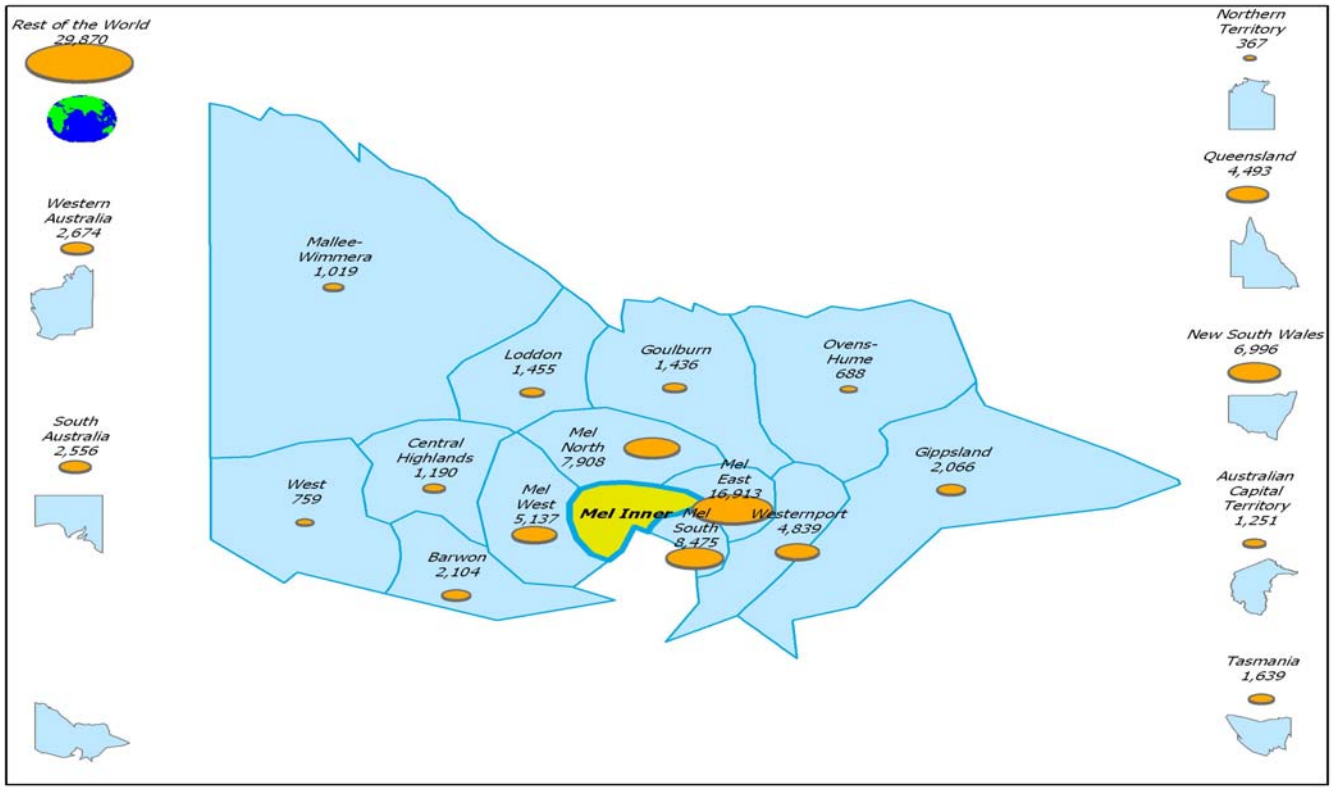
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.23	390,000	[redacted]
1996	0.29	0.51	0.20	271,502	36.7
2001	0.28	0.52	0.19	294,854	36.5
2011	0.25	0.55	0.20	AOR	37.1
2021	0.27	0.48	0.24	AOR	40.1
Change 1954 to 2001	[redacted]	[redacted]	-0.04	-95,146	[redacted]
Change 2001 to 2021	-0.01	-0.04	0.05	AOR	3.6

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	15.7	23.4	10.6	25.5	15.1	9.8
25 to 54 years	[redacted]	29.2	23.2	27.5	11.3	8.8
55 + years	[redacted]	65.7	11.9	9.1	2.0	11.3
Total	**4.5**	**34.6**	**17.4**	**23.4**	**10.6**	**9.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.10	2.65	3.06	-7.91	0.89
25 to 54 years	[redacted]	-0.18	-0.16	2.46	2.13
55 + years	[redacted]	-0.61	-3.10	4.83	1.12
Total	**0.87**	**0.54**	**0.18**	[redacted]	**1.58**
Number per year	2,570	1,581	519	[redacted]	4,670

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	21	50	9.0	0.1
B	Mining	363	301	-1.9	0.6
C	Manufacturing	9,606	16,133	5.3	5.8
D	Electricity, gas & water supply	1,896	2,018	0.6	7.7
E	Construction	1,963	3,247	5.2	3.9
F	Wholesale trade	4,527	4,168	-0.8	5.4
G	Retail trade	2,557	3,215	2.3	4.0
H	Accomm., cafes & restaurants	1,487	3,011	7.3	7.2
I	Transport and storage	5,397	4,181	-2.5	7.0
J	Communication services	2,164	5,142	9.0	18.0
K	Finance and insurance	6,038	13,838	8.6	20.3
L	Property and business services	8,827	18,015	7.4	14.9
M	Govt administration & defence	4,645	3,695	-2.3	7.7
N	Education	1,522	2,100	3.3	6.0
O	Health and community services	2,771	3,015	0.8	6.6
P	Cultural & recreational services	1,020	2,845	10.8	12.0
Q	Personal and other services	1,292	1,434	1.1	6.0
Total		**56,095**	**86,410**	**4.4**	**7.6**
Gross regional product (GRP)		29,192	43,432	4.1	7.4

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	7.65	1
Population growth (15-55) since 1996	1.89	6
Demographic stress	-14.43	3

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	722.3	38
2001	687.1	38
2003	342.9	44

SOCIAL SECURITY

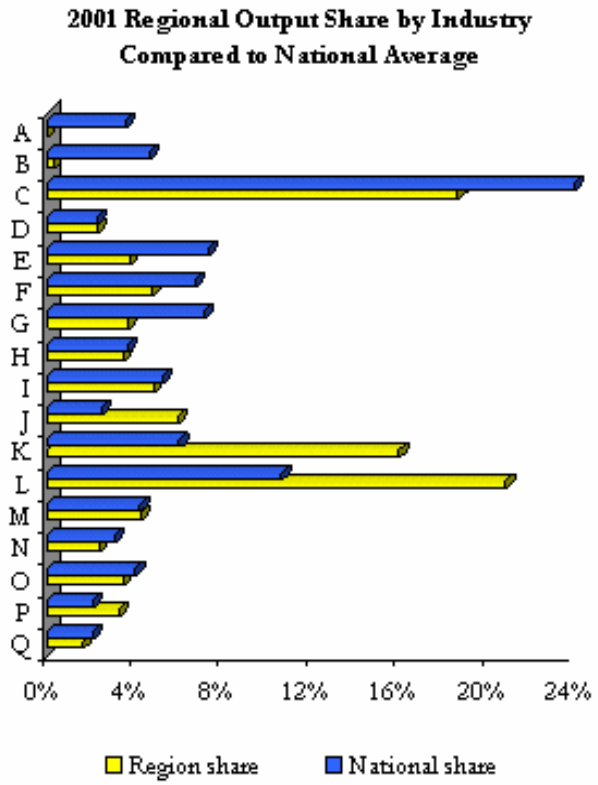
Year	Social security as % of NFOF	Rank
1999	8.8	5
2001	7.5	4
2003	6.2	4

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	56.4	56.1
	Female	42.3	35.8
ABS Census unemployment, % of labour force	Male	5.9	6.9
	Female	4.0	3.8
Single person households, % of all households	55 to 74 years	66.1	57.1
	Aged 75+	38.6	25.2
Tenure type, percentage where household head 55+	Fully owned	57.5	70.8
	Being purchased	6.6	9.2
	Private rental	12.4	8.2
	Public rental	10.0	4.3
	Other	13.6	7.5
Ratio of pop 70+ to population 55+		0.43	0.41



Melbourne East

The Melbourne East region is solidly suburban. The parts nearest the City date from the nineteenth century land boom, while the parts furthest away were not built up till the 1970s, but most of the region comprises garden suburbs of middle to high socio-economic status. Its economic base is largely commuting, though there has been some infusion of city centre functions, and the region has a major university and a belt of manufacturing.

Major centres:

Camberwell, Box Hill, Glen Waverley

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	815,485		838,085		833,052		
No. households	289,099		304,703		313,118		
Workforce	439,859	53.9	465,525	55.7	484,708	58.2	2.0
Employment	414,201	–	442,321	–	462,601	–	2.2
Unemployment	25,658	5.8	23,204	5.0	22,107	4.8	-2.9
DEET U/E	28,901	6.7	21,915	4.8	22,916	4.8	-4.5
Structural U/E, % population[1]	32,522	6.3	31,652	6.0	31,817	6.0	-0.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	15,453	18,933	17,831	21,508	19,998	24,006	6.1
Taxes paid	3,937	4,823	4,078	4,919	4,883	5,862	5.0
GST paid	764	937	1,231	1,484	1,583	1,901	–
Benefits	1,316	1,613	1,432	1,727	1,495	1,794	2.7
Business income	2,290	2,805	2,442	2,946	3,179	3,816	8.0
Interest/dividends	858	1,051	1,001	1,207	1,033	1,240	4.2
Interest paid	1,179	1,444	1,568	1,891	1,374	1,649	3.4
Net property income	471	577	563	680	534	642	2.7
Net flow of funds	14,508	17,776	16,393	19,774	18,399	22,086	5.6
Rank		6		6		6	

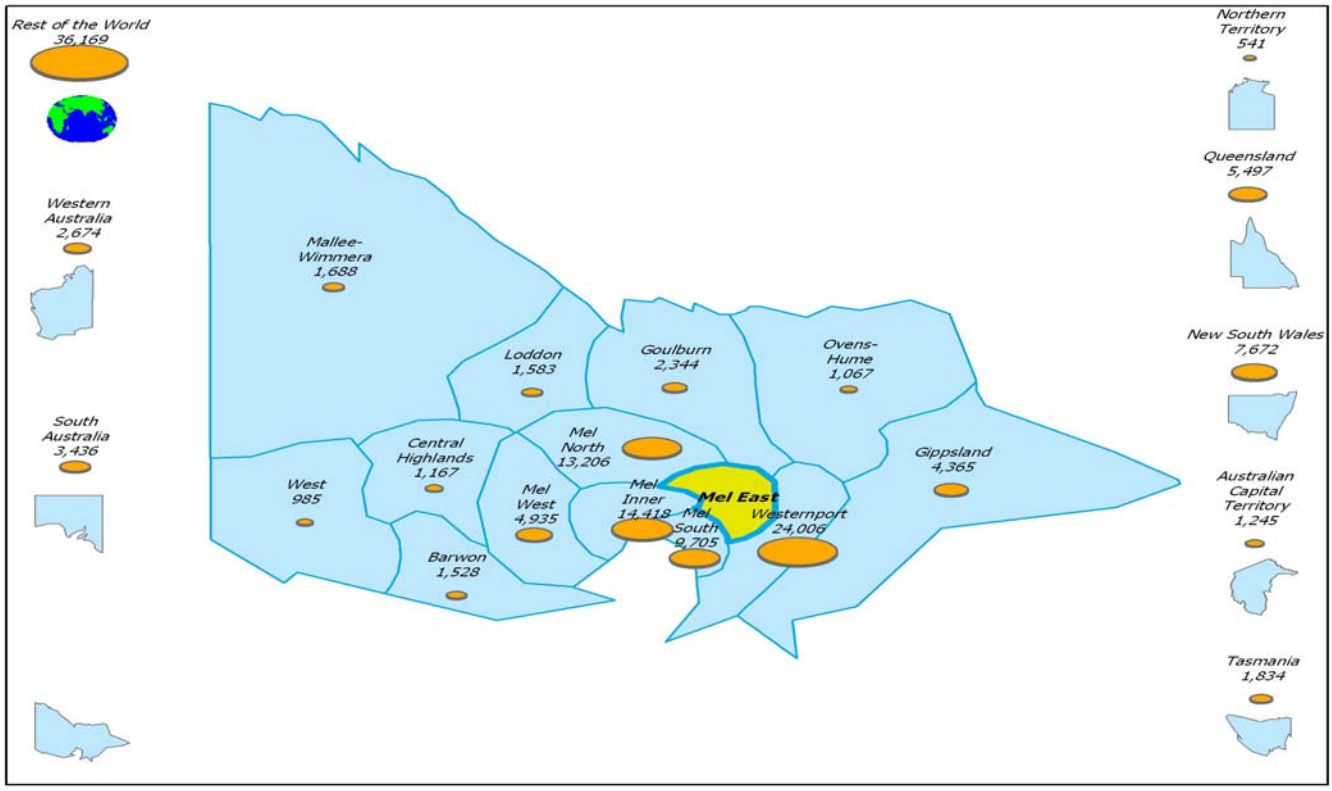
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.19	280,000	[redacted]
1996	0.34	0.44	0.22	800,768	36.5
2001	0.33	0.44	0.24	831,148	37.3
2011	0.31	0.42	0.27	AOR	38.9
2021	0.28	0.41	0.31	AOR	40.8
Change 1954 to 2001	[redacted]	[redacted]	0.05	551,148	[redacted]
Change 2001 to 2021	-0.05	-0.03	0.07	AOR	3.5

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	17.7	45.7	14.0	14.3	5.6	2.7
25 to 54 years	[redacted]	51.1	19.6	20.4	5.5	3.4
55 + years	[redacted]	77.5	9.6	7.3	1.4	4.3
Total	**5.8**	**55.6**	**15.4**	**15.3**	**4.5**	**3.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.57	0.54	0.55	-4.96	-0.30
25 to 54 years	[redacted]	-0.17	0.05	0.87	0.74
55 + years	[redacted]	-0.61	-2.46	5.17	2.10
Total	**1.16**	**-0.05**	**-0.39**	[redacted]	**0.73**
Number per year	9,673	-380	-3,217	[redacted]	6,076

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	26	38	3.7	0.1
B	Mining	109	18	-16.5	0.0
C	Manufacturing	7,856	13,188	5.3	4.8
D	Electricity, gas & water supply	470	793	5.4	3.0
E	Construction	3,113	3,278	0.5	4.0
F	Wholesale trade	3,646	4,485	2.1	5.8
G	Retail trade	2,724	3,792	3.4	4.7
H	Accomm., cafes & restaurants	520	989	6.6	2.4
I	Transport and storage	640	1,100	5.6	1.8
J	Communication services	695	1,205	5.7	4.2
K	Finance and insurance	1,026	1,730	5.4	2.5
L	Property and business services	3,401	5,317	4.6	4.4
M	Govt administration & defence	440	861	6.9	1.8
N	Education	1,311	1,844	3.5	5.3
O	Health and community services	1,436	2,063	3.7	4.5
P	Cultural & recreational services	425	747	5.8	3.2
Q	Personal and other services	560	985	5.8	4.1
Total		**28,398**	**42,432**	**4.1**	**3.7**
Gross regional product (GRP)		15,640	21,963	3.5	3.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.50	32
Population growth (15-55) since 1996	0.28	46
Demographic stress	0.97	46

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	883.6	21
2001	774.3	29
2003	460.5	30

SOCIAL SECURITY

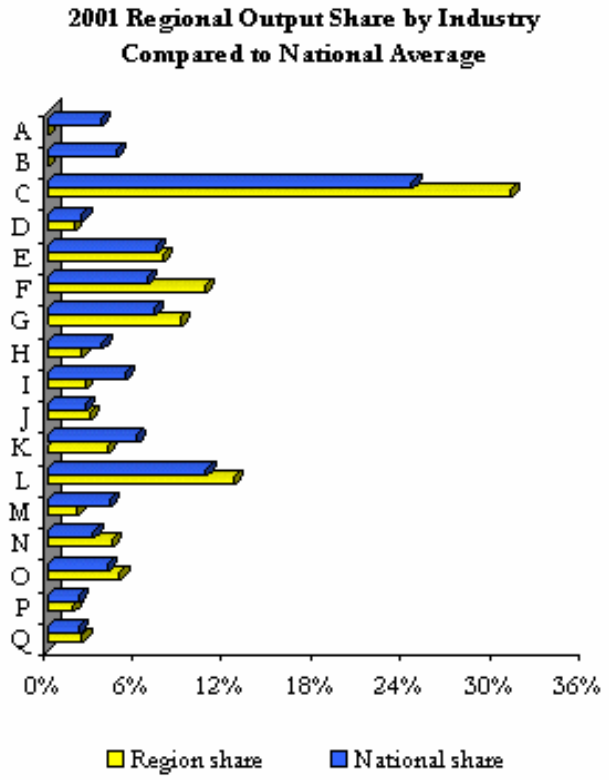
Year	Social security as % of NFOF	Rank
1999	9.1	6
2001	8.7	6
2003	8.1	6

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	67.0	56.1
	Female	42.8	35.8
ABS Census unemployment, % of labour force	Male	4.5	6.9
	Female	2.7	3.8
Single person households, % of all households	55 to 74 years	56.4	57.1
	Aged 75+	19	25.2
Tenure type, percentage where household head 55+	Fully owned	78.1	70.8
	Being purchased	9.2	9.2
	Private rental	5.7	8.2
	Public rental	1.3	4.3
	Other	5.7	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



Melbourne North

Like Melbourne West, this region begins with suburbs developed during the nineteenth century land boom and extends to the urban fringe. Melbourne airport is located within the region but on the boundary of Melbourne West, and is becoming a nucleus for transport-related industries. The older parts of the region were established manufacturing areas, but with the decline of manufacturing, particularly textiles clothing and footwear, the region is becoming more of a commuter zone for Central Melbourne. By and large socio-economic status is low to middling, but there has been some gentrification, and in Heidelburg-Eltham the region also includes hilly commuter suburbs which, in socio-economic composition, resemble Melbourne East. They are, however, cut off from the Eastern suburbs by a string of nature reserves along the Yarra river.

Major centres:

Preston, Broadmeadows, Heidelberg

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	680,960		704,579		711,639		
No. households	236,033		250,922		261,136		
Workforce	343,454	50.4	348,668	49.6	359,747	50.6	0.9
Employment	306,237	–	311,970	–	326,164	–	1.3
Unemployment	37,218	10.8	36,700	10.5	33,583	10.3	-2.0
DEET U/E	28,392	8.4	26,213	7.7	22,782	6.5	-4.3
Structural U/E, % population[1]	50,074	11.6	51,619	11.6	51,503	11.4	0.6

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	10,323	15,107	11,885	17,031	12,412	17,441	3.7
Taxes paid	2,394	3,504	2,492	3,572	2,943	4,135	4.2
GST paid	579	847	854	1,223	998	1,402	–
Benefits	1,503	2,199	1,637	2,345	1,720	2,417	2.4
Business income	1,359	1,988	1,414	2,026	1,737	2,440	5.3
Interest/dividends	258	377	290	416	291	408	2.0
Interest paid	863	1,263	1,132	1,622	969	1,362	1.9
Net property income	160	234	191	273	176	247	1.4
Net flow of funds	9,766	14,292	10,939	15,675	11,425	16,054	2.9
Rank		19		17		19	

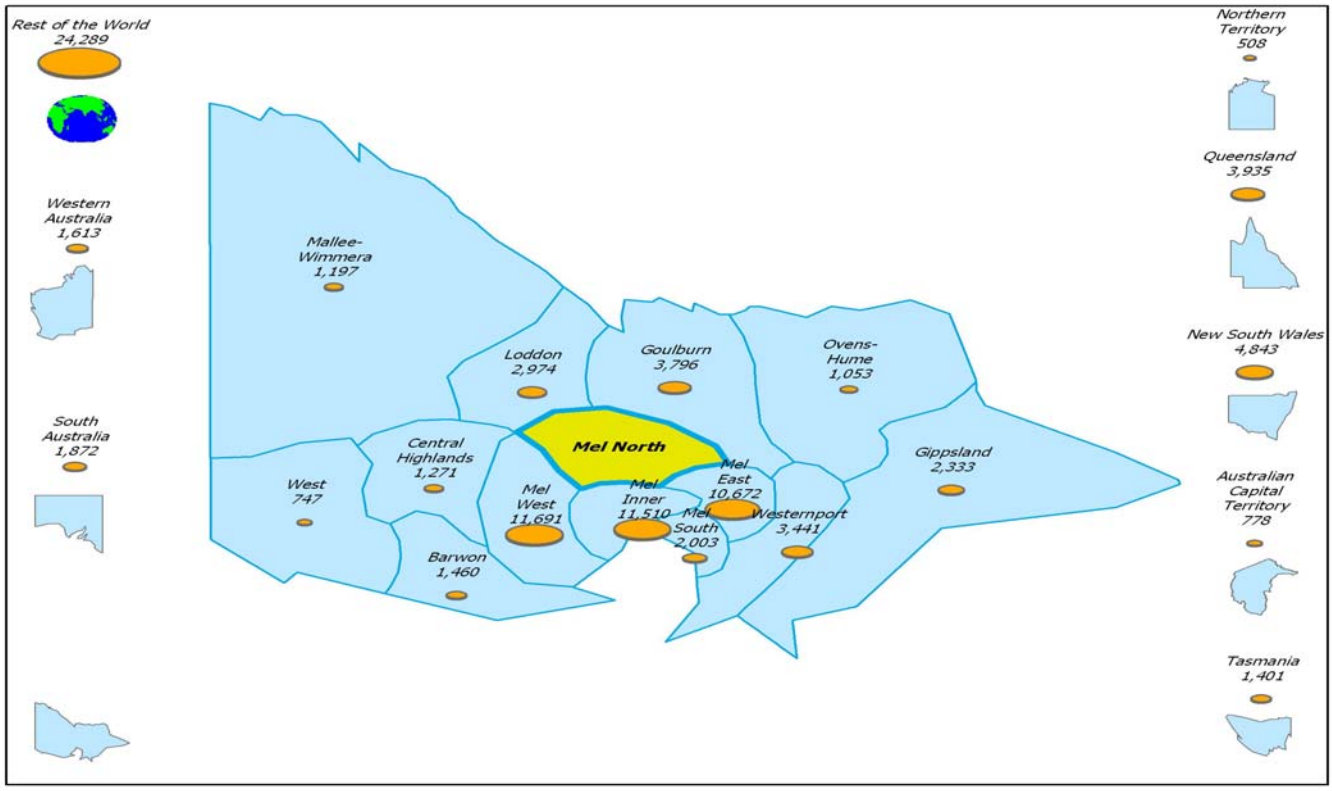
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.17	321,000	[redacted]
1996	0.36	0.44	0.20	666,294	34.5
2001	0.34	0.45	0.20	699,796	35.2
2011	0.31	0.45	0.24	AOR	37.6
2021	0.27	0.43	0.29	AOR	40.3
Change 1954 to 2001	[redacted]	[redacted]	0.04	378,796	[redacted]
Change 2001 to 2021	-0.07	-0.02	0.09	AOR	5.1

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.6	45.5	14.9	12.9	3.9	3.2
25 to 54 years	[redacted]	53.3	20.0	18.2	4.5	4.0
55 + years	[redacted]	79.7	8.1	5.7	1.2	5.3
Total	**6.8**	**56.0**	**15.8**	**13.8**	**3.6**	**4.0**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.95	0.23	0.49	-4.62	0.06
25 to 54 years	[redacted]	-0.25	0.14	1.36	1.25
55 + years	[redacted]	-0.52	-2.42	4.77	1.84
Total	**1.36**	**-0.14**	**-0.26**	[redacted]	**0.96**
Number per year	9,509	-961	-1.847	[redacted]	6,700

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	68	110	5.0	0.3
B	Mining	42	24	-5.6	0.0
C	Manufacturing	8,472	13,217	4.5	4.8
D	Electricity, gas & water supply	327	337	0.3	1.3
E	Construction	1,710	2,180	2.5	2.6
F	Wholesale trade	1,728	2,235	2.6	2.9
G	Retail trade	1,493	2,186	3.9	2.7
H	Accomm., cafes & restaurants	265	602	8.6	1.4
I	Transport and storage	1,532	2,455	4.8	4.1
J	Communication services	316	377	1.8	1.3
K	Finance and insurance	330	520	4.7	0.8
L	Property and business services	1,127	1,823	4.9	1.5
M	Govt administration & defence	516	619	1.8	1.3
N	Education	735	1,052	3.7	3.0
O	Health and community services	984	1,160	1.7	2.5
P	Cultural & recreational services	158	384	9.3	1.6
Q	Personal and other services	382	547	3.7	2.3
Total		**20,186**	**29,828**	**4.0**	**2.6**
Gross regional product (GRP)		10,211	13,693	3.0	2.3

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.80	49
Population growth (15-55) since 1996	0.85	31
Demographic stress	-2.39	34

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	698.7	41
2001	717.6	33
2003	356.3	43

SOCIAL SECURITY

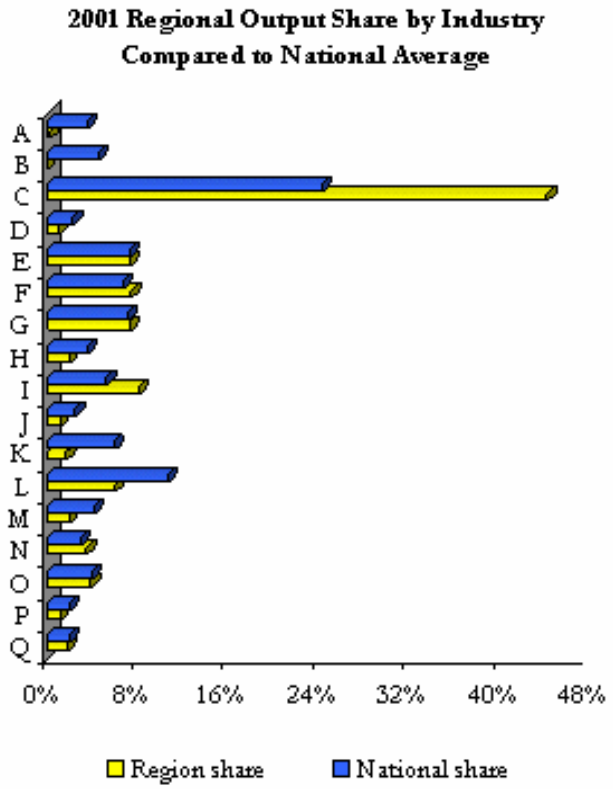
Year	Social security as % of NFOF	Rank
1999	15.4	26
2001	15.0	23
2003	15.1	25

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	51.7	56.1
	Female	28.4	35.8
ABS Census unemployment, % of labour force	Male	7.4	6.9
	Female	4.5	3.8
Single person households, % of all households	55 to 74 years	53	57.1
	Aged 75+	20	25.2
Tenure type, percentage where household head 55+	Fully owned	76.2	70.8
	Being purchased	8.4	9.2
	Private rental	5.9	8.2
	Public rental	3.2	4.3
	Other	6.4	7.5
Ratio of pop 70+ to population 55+		0.40	0.41



Melbourne South

Melbourne South is very similar to Melbourne East. Its older parts date from the nineteenth century, and its newest were developed a mere 20 or 30 years ago. The parts nearer the city are high status commuter suburbs, but further away the status gradient declines and there are manufacturing areas as well as golf courses.

Major centres:

Brighton, Cheltenham

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	343,346		354,048		348,607		
No. households	131,497		138,597		142,933		
Workforce	177,353	51.6	175,578	49.6	184,706	53.0	0.8
Employment	164,452	–	164,712	–	174,352	–	1.2
Unemployment	12,900	7.3	10.865	6.2	10,354	5.9	-4.3
DEET U/E	10,651	6.1	7,902	4.6	8,085	4.4	-5.4
Structural U/E, % population[1]	16,618	7.8	15,900	7.3	15,871	7.4	-0.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	6,342	18,574	7,158	20,699	8,286	23,770	6.4
Taxes paid	1,647	4,825	1,670	4,828	2,009	5,762	4.5
GST paid	351	1,029	535	1,547	710	2,038	–
Benefits	634	1,855	675	1,952	706	2,024	2.2
Business income	966	2,829	1,031	2,981	1,367	3,920	8.5
Interest/dividends	392	1,148	443	1,281	438	1,256	2.3
Interest paid	482	1,412	636	1,839	558	1,602	3.2
Net property income	215	630	257	744	234	671	1.6
Net flow of funds	6,068	17,771	6,723	19,443	7,753	22,240	5.8
Rank		7		8		5	

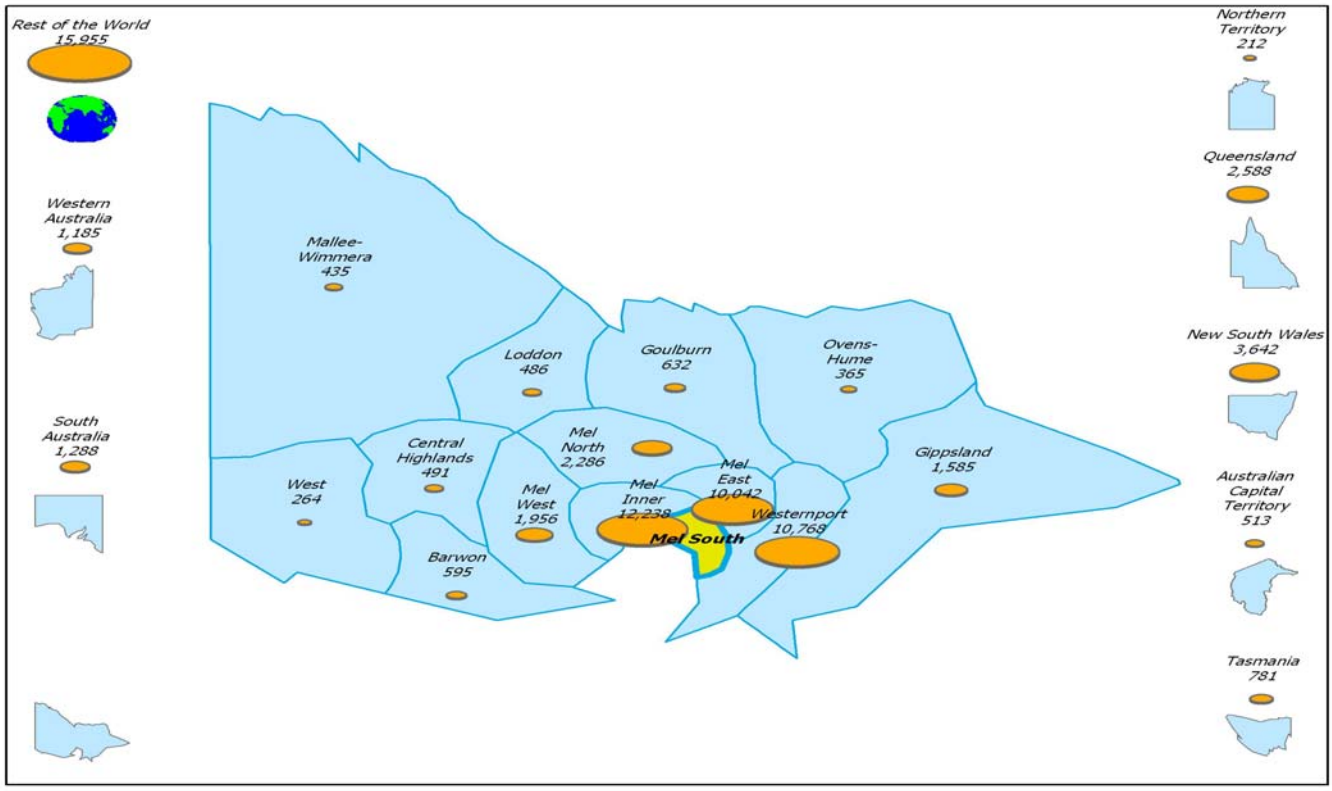
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.19	274,000	[redacted]
1996	0.31	0.43	0.26	336,289	38.7
2001	0.30	0.44	0.26	348,077	38.7
2011	0.29	0.43	0.28	AOR	39.8
2021	0.26	0.41	0.33	AOR	41.6
Change 1954 to 2001	[redacted]	[redacted]	0.07	74,077	[redacted]
Change 2001 to 2021	-0.04	-0.03	0.07	AOR	2.9

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.5	43.9	14.6	13.0	5.5	3.5
25 to 54 years	[redacted]	47.2	21.3	21.1	6.3	4.2
55 + years	[redacted]	75.4	11.0	7.0	1.3	5.3
Total	**5.9**	**53.5**	**16.6**	**15.0**	**4.8**	**4.2**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.97	0.24	0.56	-4.62	0.16
25 to 54 years	[redacted]	0.00	0.49	0.64	1.13
55 + years	[redacted]	-0.62	-3.16	4.28	0.50
Total	**1.19**	**-0.08**	**-0.42**	[redacted]	**0.68**
Number per year	4,126	-296	-1,473	[redacted]	2,358

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	14	16	1.6	0.0
B	Mining	6	5	-1.1	0.0
C	Manufacturing	4,496	7,071	4.6	2.5
D	Electricity, gas & water supply	140	339	9.3	1.3
E	Construction	968	1,458	4.2	1.8
F	Wholesale trade	1,265	1,751	3.3	2.3
G	Retail trade	883	1,333	4.2	1.6
H	Accomm., cafes & restaurants	196	422	7.9	1.0
I	Transport and storage	358	642	6.0	1.1
J	Communication services	246	196	-2.2	0.7
K	Finance and insurance	280	492	5.8	0.7
L	Property and business services	1,089	1,857	5.5	1.5
M	Govt administration & defence	174	271	4.5	0.6
N	Education	359	532	4.0	1.5
O	Health and community services	568	729	2.5	1.6
P	Cultural & recreational services	240	445	6.4	1.9
Q	Personal and other services	180	355	7.0	1.5
Total		**11,462**	**17,914**	**4.6**	**1.6**
Gross regional product (GRP)		6,131	8,938	3.8	1.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.06	16
Population growth (15-55) since 1996	0.71	34
Demographic stress	-2.87	31

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	786.7	29
2001	714.8	34
2003	379.4	38

SOCIAL SECURITY

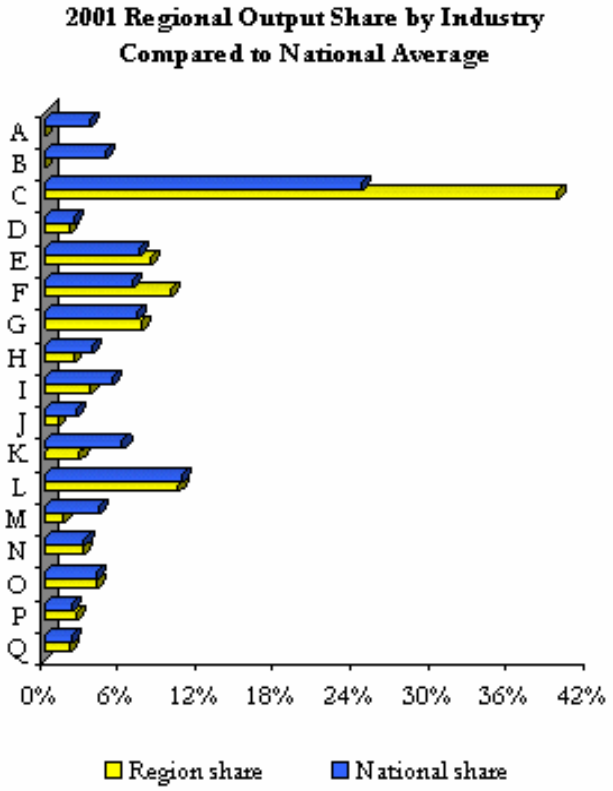
Year	Social security as % of NFOF	Rank
1999	10.4	9
2001	10.0	9
2003	9.1	9

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	64.5	56.1
	Female	41.9	35.8
ABS Census unemployment, % of labour force	Male	5.6	6.9
	Female	3.8	3.8
Single person households, % of all households	55 to 74 years	58.7	57.1
	Aged 75+	26.4	25.2
Tenure type, percentage where household head 55+	Fully owned	75.9	70.8
	Being purchased	7.9	9.2
	Private rental	8.1	8.2
	Public rental	1.7	4.3
	Other	6.4	7.5
Ratio of pop 70+ to population 55+		0.49	0.41



Melbourne West

Melbourne West starts the other side of the Port from the CBD, and extends to the edge of the metropolitan area. Its economic base emphasises manufacturing industries (particularly chemicals and engineering) and it is also known for transport depots. In the twentieth century many of its residents worked locally, and in the post-war period the region became decidedly multicultural, a tradition which is maintained. Some parts have gentrified, partly by the social mobility of postwar immigrants. The decline of manufacturing as an employer has led to an increase in commuting to Central Melbourne, which is conveniently close.

Major centres:

Footscray, Werribee, Sunshine

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	538,892		568,562		595,742		
No. households	185,033		202,978		216,810		
Workforce	266,748	49.4	283,629	49.8	303,514	50.9	2.6
Employment	234,653	–	250,543	–	273,869	–	3.1
Unemployment	32,095	12.0	33,086	11.7	29,645	10.8	-1.6
DEET U/E	25,260	9.6	22,182	8.0	22,077	7.4	-2.7
Structural U/E, % population[1]	42,565	12.3	45,878	12.6	45,509	11.9	1.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	8,405	15,451	9,848	17,482	10,618	17,823	3.6
Taxes paid	1,939	3,565	2,059	3,654	2,347	3,939	2.5
GST paid	443	814	685	1,216	839	1,409	–
Benefits	1,213	2,229	1,338	2,376	1,416	2,377	1.6
Business income	1,045	1,922	1,088	1,931	1,359	2,282	4.4
Interest/dividends	161	295	183	325	189	318	1.9
Interest paid	663	1,218	872	1,549	747	1,255	0.7
Net property income	97	178	116	206	110	185	1.0
Net flow of funds	7,875	14,478	8,957	15,900	9,759	16,382	3.1
Rank		18		16		18	

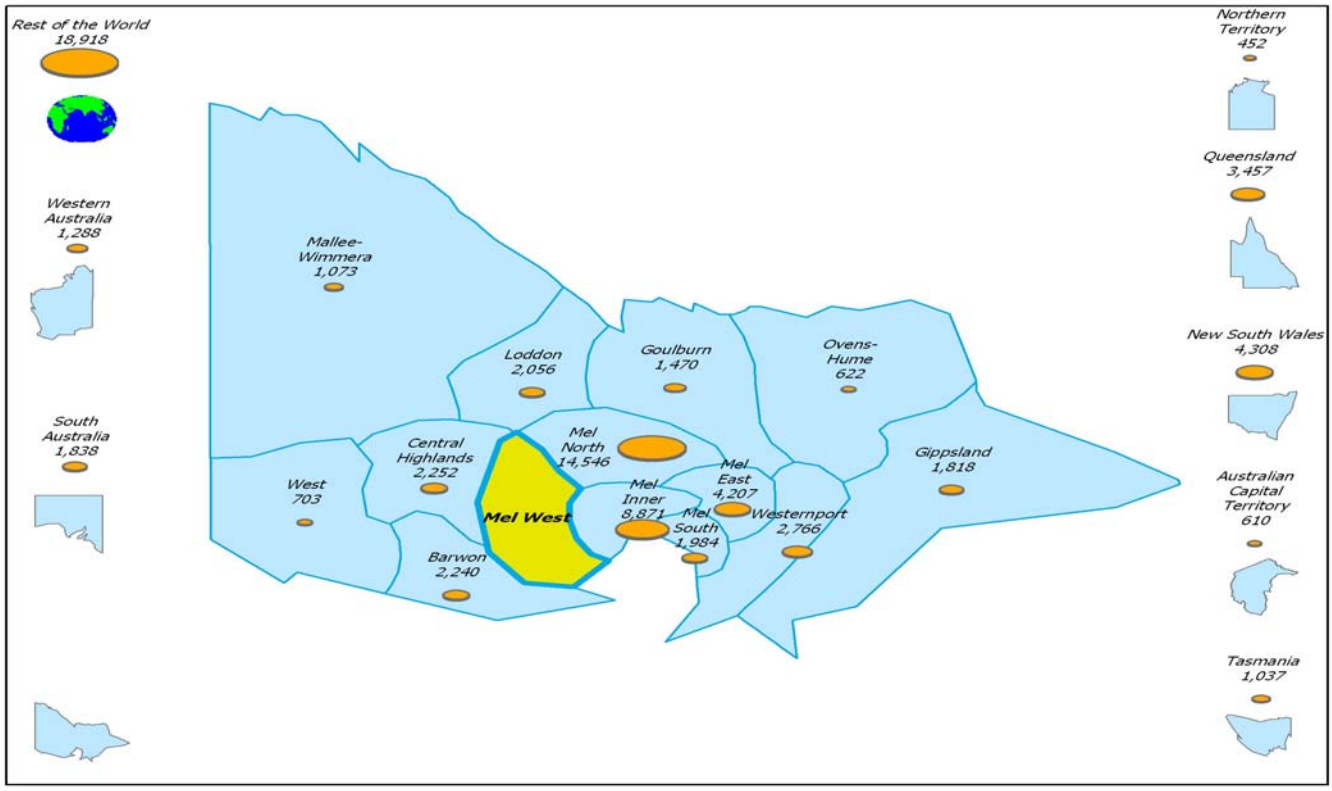
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	214,000	[redacted]
1996	0.37	0.45	0.18	521,530	33.7
2001	0.35	0.46	0.19	567,260	34.5
2011	0.31	0.45	0.24	AOR	37.3
2021	0.27	0.43	0.30	AOR	40.5
Change 1954 to 2001	[redacted]	[redacted]	0.06	353,260	[redacted]
Change 2001 to 2021	-0.08	-0.03	0.11	AOR	6.0

Note: AOR = Available on request.

- Becoming younger.
- Gaining young and working age, losing seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.6	44.6	15.0	13.2	3.6	4.0
25 to 54 years	[redacted]	51.7	18.9	20.1	4.3	5.0
55 + years	[redacted]	76.0	8.6	7.7	1.2	6.4
Total	**6.9**	**53.8**	**15.6**	**15.4**	**3.4**	**4.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.98	0.23	0.65	-4.35	0.51
25 to 54 years	[redacted]	0.28	0.50	1.27	2.05
55 + years	[redacted]	-0.25	-2.14	4.97	2.59
Total	**1.39**	**0.16**	**0.06**	[redacted]	**1.61**
Number per year	7,886	919	341	[redacted]	9,146

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	69	105	4.3	0.3
B	Mining	46	16	-10.0	0.0
C	Manufacturing	9,125	12,861	3.5	4.6
D	Electricity, gas & water supply	384	330	-1.5	1.3
E	Construction	1,232	1,772	3.7	2.1
F	Wholesale trade	1,423	1,954	3.2	2.5
G	Retail trade	1,175	1,900	4.9	2.3
H	Accomm., cafes & restaurants	229	467	7.4	1.1
I	Transport and storage	1,330	1,874	3.5	3.1
J	Communication services	222	304	3.2	1.1
K	Finance and insurance	270	410	4.2	0.6
L	Property and business services	978	1,644	5.3	1.4
M	Govt administration & defence	527	776	3.9	1.6
N	Education	530	803	4.2	2.3
O	Health and community services	498	778	4.5	1.7
P	Cultural & recreational services	172	625	13.8	2.6
Q	Personal and other services	209	438	7.7	1.8
Total		**18,420**	**27,058**	**3.9**	**2.4**
Gross regional product (GRP)		8,135	11,615	3.6	2.0

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.93	46
Population growth (15-55) since 1996	1.65	10
Demographic stress	-4.84	17

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	606.8	47
2001	629.2	48
2003	277.7	52

SOCIAL SECURITY

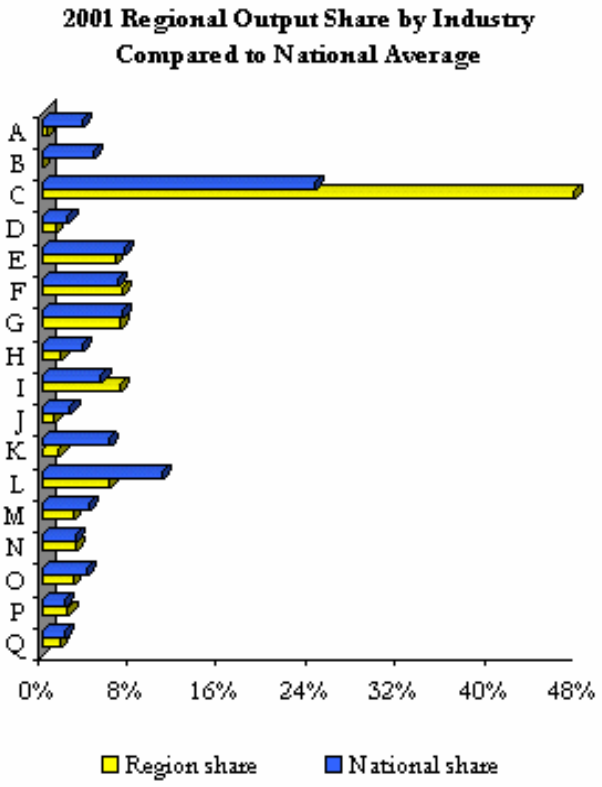
Year	Social security as % of NFOF	Rank
1999	15.4	27
2001	14.9	22
2003	14.5	20

NIGHTWATCHMAN DATA

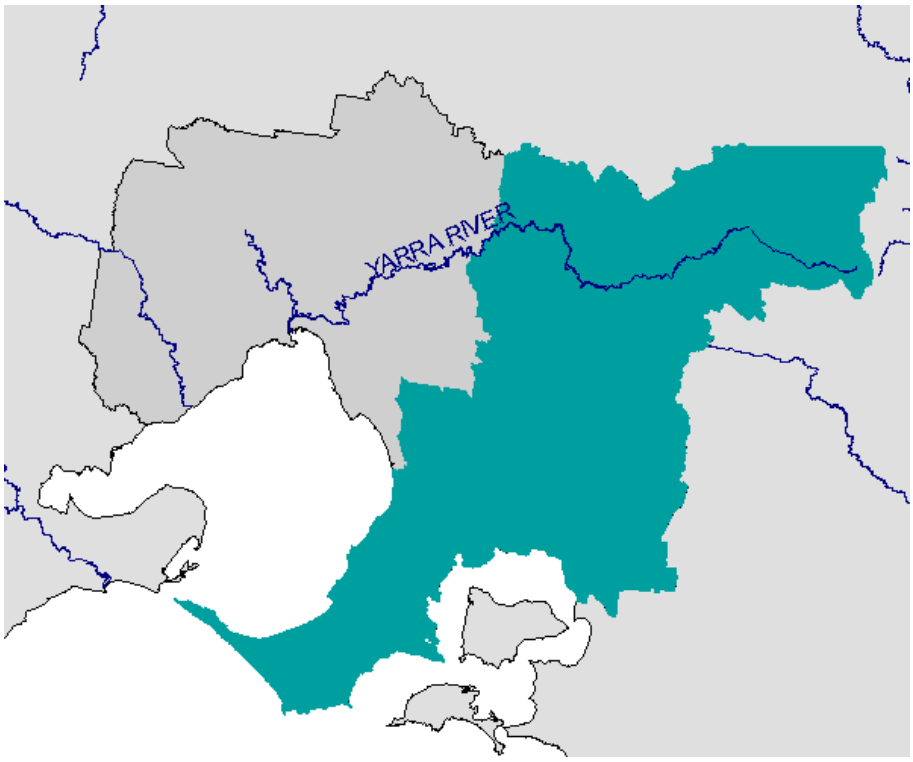
% of population living in regional areas	-	
Within this group, population percentage with:		
Population increasing	n/a	
Unemployment less than 11%	n/a	
Dominant retail	n/a	
Export education or business services	n/a	
Moderate to high creativity	n/a	
Regional city or area with best forecast, 2001	Rank out of 480	Rank c
	-	

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	49.1	56.1
	Female	25.7	35.8
ABS Census unemployment, % of labour force	Male	9.9	6.9
	Female	6.7	3.8
Single person households, % of all households	55 to 74 years	52.9	57.1
	Aged 75+	21.2	25.2
Tenure type, percentage where household head 55+	Fully owned	73.0	70.8
	Being purchased	9.2	9.2
	Private rental	6.4	8.2
	Public rental	3.8	4.3
	Other	7.6	7.5
Ratio of pop 70+ to population 55+		0.39	0.41



Melbourne Westernport



The Westernport region lies more than 25 km from Melbourne CBD, and is accordingly outer suburban. It includes three distinct segments:

- the ranges east of Melbourne, with their conservation areas, water reserves, hobby farms and wine industry
- the industrial area centred on Dandenong and extending to the Western shore of Westernport Bay, with its attendant new industrial suburbs and considerable ethnic mix, and
- the Mornington Peninsula, with its regional centre at Frankston, its commuters and large retired population.

Major centres:

Dandenong, Frankston

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	709,562		751,697		779,654		
No. households	245,973		268,536		284,711		
Workforce	353,038	49.8	386,563	51.6	399,874	51.3	2.5
Employment	321,294	–	349,302	–	365,888	–	2.6
Unemployment	31,744	9.0	37,260	9.6	33,986	9.3	1.4
DEET U/E	30,599	8.8	24,889	6.6	23,938	6.2	-4.8
Structural U/E, % population[1]	41,238	9.5	48,000	10.4	48,569	10.2	3.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	10,540	14,712	12,053	16,156	12,525	16,064	2.2
Taxes paid	2,386	3,330	2,469	3,310	2,893	3,711	2.7
GST paid	595	830	927	1,242	1,091	1,400	–
Benefits	1,447	2,020	1,608	2,156	1,694	2,173	1.8
Business income	1,326	1,851	1,374	1,842	1,638	2,102	3.2
Interest/dividends	326	456	362	485	345	443	-0.7
Interest paid	1,014	1,415	1,324	1,774	1,103	1,414	0.0
Net property income	166	232	199	267	175	224	-0.8
Net flow of funds	9,812	13,695	10,876	14,578	11,290	14,481	1.4
Rank		24		22		30	

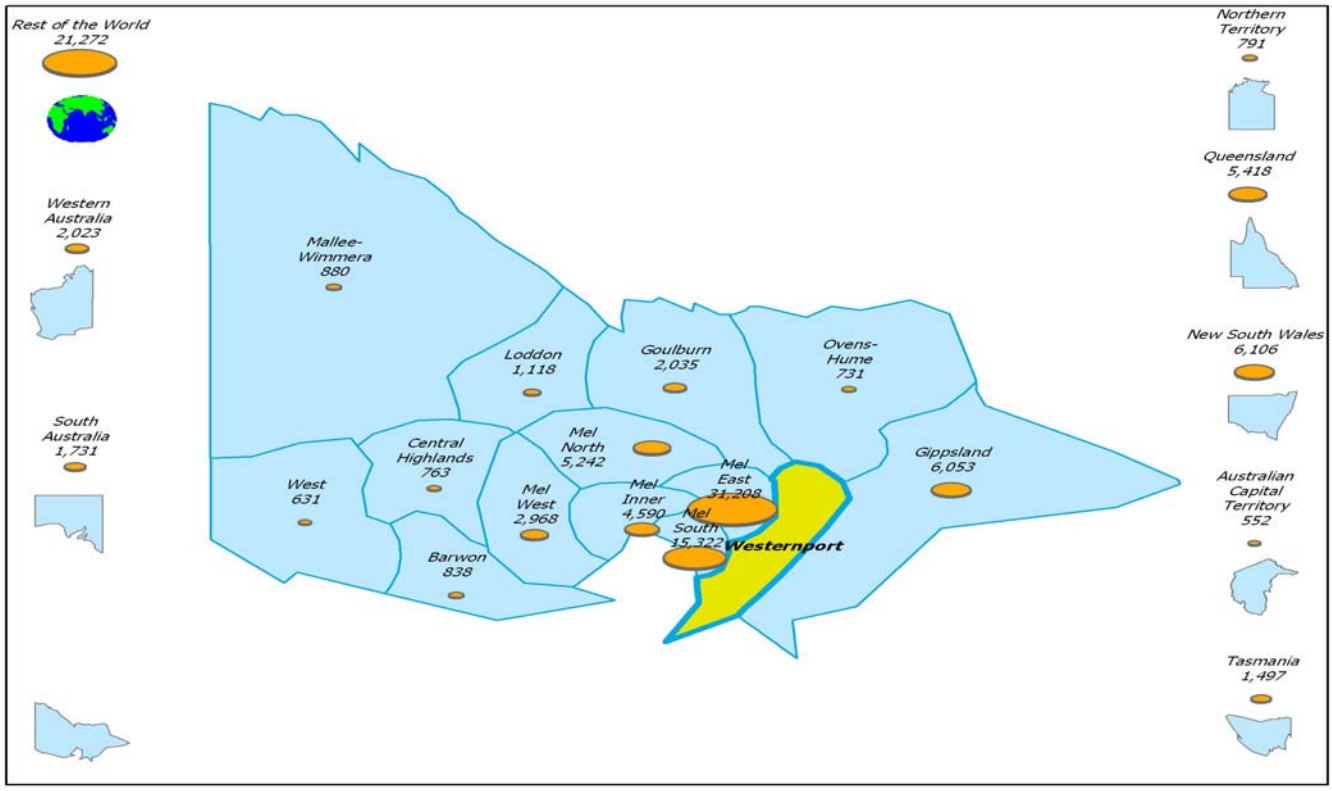
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.18	75,000	[redacted]
1996	0.38	0.44	0.18	687,627	33.8
2001	0.36	0.44	0.20	748,199	34.9
2011	0.31	0.42	0.26	AOR	38.6
2021	0.25	0.41	0.33	AOR	42.0
Change 1954 to 2001	[redacted]	[redacted]	0.03	673,199	[redacted]
Change 2001 to 2021	-0.11	-0.03	0.13	AOR	7.1

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.7	42.3	16.8	14.9	3.0	3.3
25 to 54 years	[redacted]	49.9	19.2	23.0	3.7	4.4
55 + years	[redacted]	67.8	10.3	15.1	1.3	5.5
Total	**7.1**	**50.8**	**16.5**	**18.4**	**2.9**	**4.2**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.99	-0.06	0.31	-3.55	0.68
25 to 54 years	[redacted]	0.42	0.45	0.66	1.53
55 + years	[redacted]	0.61	-1.98	4.83	3.46
Total	**1.43**	**0.29**	**-0.10**	[redacted]	**1.62**
Number per year	10,698	2,152	-736	[redacted]	12,114

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	474	746	4.6	1.8
B	Mining	147	32	-14.1	0.1
C	Manufacturing	5,939	10,240	5.6	3.7
D	Electricity, gas & water supply	550	283	-6.4	1.1
E	Construction	2,378	2,743	1.4	3.3
F	Wholesale trade	2,015	2,731	3.1	3.6
G	Retail trade	1,694	2,547	4.2	3.1
H	Accomm., cafes & restaurants	367	685	6.4	1.6
I	Transport and storage	481	1,101	8.6	1.8
J	Communication services	259	435	5.3	1.5
K	Finance and insurance	377	736	6.9	1.1
L	Property and business services	1,305	1,875	3.7	1.6
M	Govt administration & defence	574	840	3.9	1.7
N	Education	627	992	4.7	2.8
O	Health and community services	650	1,083	5.2	2.4
P	Cultural & recreational services	265	525	7.1	2.2
Q	Personal and other services	311	576	6.4	2.4
Total		**18,415**	**28,169**	**4.3**	**2.5**
Gross regional product (GRP)		9,620	13,612	3.5	2.3

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.25	39
Population growth (15-55) since 1996	1.40	15
Demographic stress	-455	19

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	958.0	16
2001	881.4	23
2003	521.8	23

SOCIAL SECURITY

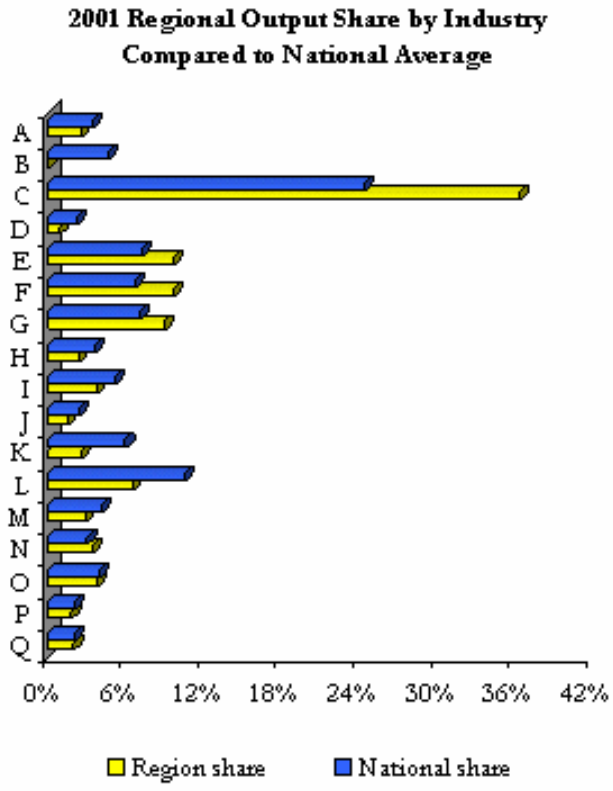
Year	Social security as % of NFOF	Rank
1999	14.7	23
2001	14.8	21
2003	15.0	24

NIGHTWATCHMAN DATA

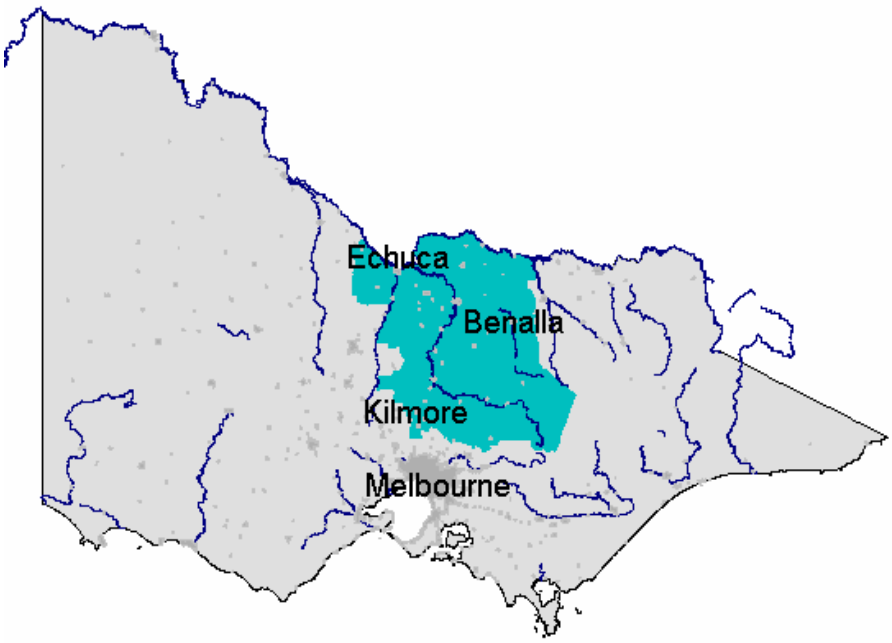
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.9	56.1
	Female	35.1	35.8
ABS Census unemployment, % of labour force	Male	6.5	6.9
	Female	4.5	3.8
Single person households, % of all households	55 to 74 years	54.4	57.1
	Aged 75+	22.9	25.2
Tenure type, percentage where household head 55+	Fully owned	69.5	70.8
	Being purchased	13.9	9.2
	Private rental	7.0	8.2
	Public rental	2.2	4.3
	Other	7.3	7.5
Ratio of pop 70+ to population 55+		0.40	0.41



VIC Goulburn



The Goulburn region has two main parts.

- The hill country 'north of the divide' includes the headwaters of the Goulburn. Economic activity is a mixture between high-rainfall grazing and forest reserves, with some tourism. The area is within the Melbourne hobby-farm belt, and indeed some of it is within commuter range.
- The Goulburn Valley proper is the plain between Seymour, where the river leaves the hills, and the Murray River. The important agricultural areas are irrigated, with intensive dairy and orchard production. The chief city of the Valley, Shepparton, is noted for its food processing industries.

Major centres:

Shepparton

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	185,207		189,394		198,649		
No. households	68,789		73,034		76,068		
Workforce	93,237	50.2	96,761	51.0	97,071	48.9	0.8
Employment	82,997	–	86,402	–	86,882	–	0.9
Unemployment	10,238	11.0	10,358	10.7	10,188	11.7	-0.1
DEET U/E	6,584	7.3	6,455	6.9	5,046	5.4	-5.2
Structural U/E, % population[1]	12,341	11.5	13,217	12.0	13,816	12.0	2.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,316	12,275	2,365	12,190	2,348	11,818	-0.9
Taxes paid	482	2,557	446	2,301	504	2,538	-0.2
GST paid	152	804	221	1,140	237	1,195	–
Benefits	417	2,213	455	2,343	479	2,409	2.1
Business income	399	2,117	410	2,111	315	1,587	-6.9
Interest/dividends	90	478	96	493	87	437	-2.2
Interest paid	231	1,226	307	1,583	258	1,300	1.5
Net property income	42	225	51	261	41	209	-1.8
Net flow of funds	2,400	12,721	2,401	12,374	2,270	11,427	-2.6
Rank		38		48		57	

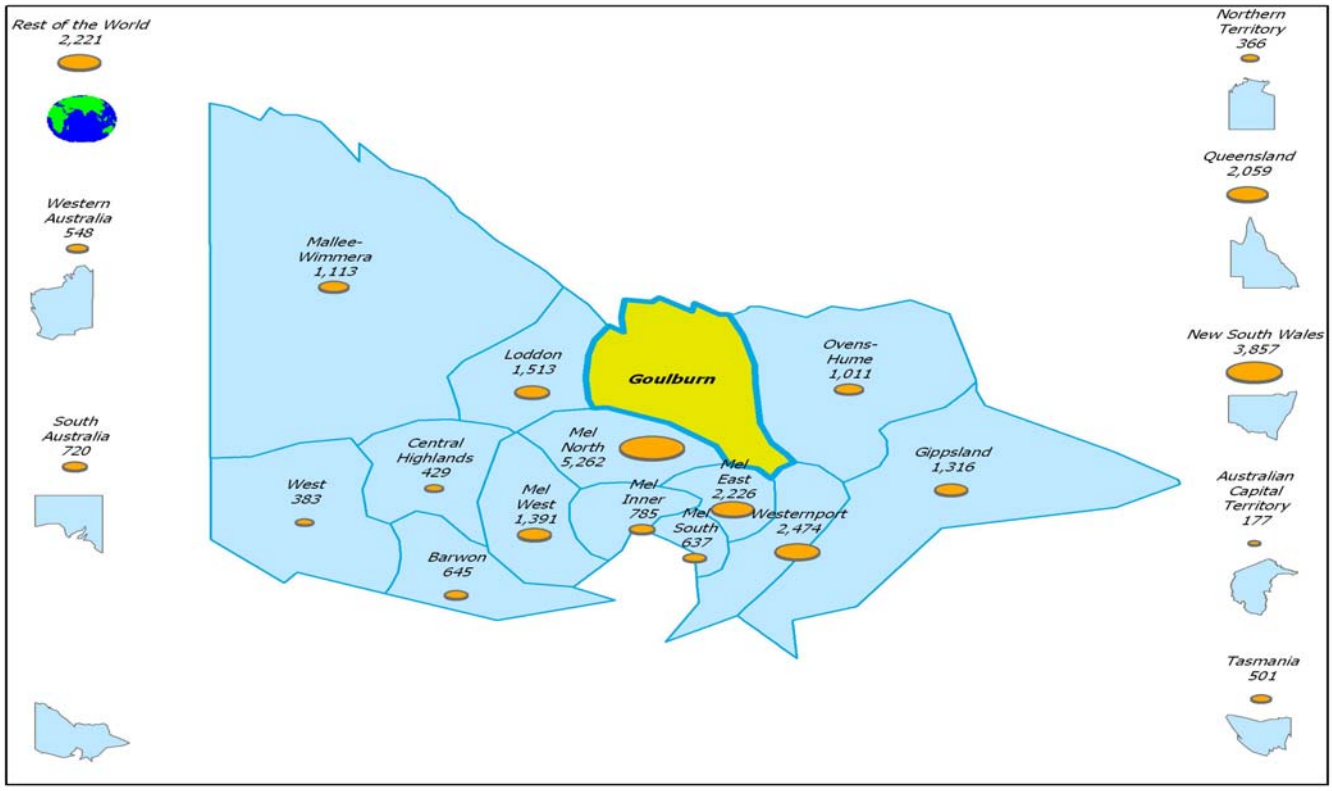
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	87,000	[redacted]
1996	0.36	0.41	0.23	182,653	35.7
2001	0.34	0.41	0.24	194,279	36.7
2011	0.29	0.40	0.30	AOR	40.6
2021	0.22	0.40	0.38	AOR	44.4
Change 1954 to 2001	[redacted]	[redacted]	0.11	107,279	[redacted]
Change 2001 to 2021	-0.12	-0.01	0.14	AOR	7.7

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.0	39.3	19.3	16.5	1.3	3.6
25 to 54 years	[redacted]	50.0	22.4	21.5	1.6	4.5
55 + years	[redacted]	71.9	11.6	11.3	0.3	4.9
Total	**6.9**	**51.7**	**18.7**	**17.3**	**1.2**	**4.3**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.07	-0.91	0.25	-3.09	0.32
25 to 54 years	[redacted]	0.58	0.46	0.05	1.10
55 + years	[redacted]	0.38	-2.04	4.26	2.60
Total	**1.40**	**0.02**	**-0.22**	[redacted]	**1.20**
Number per year	2,718	42	-435	[redacted]	2,325

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,147	1,557	3.1	3.9
B	Mining	23	12	-6.6	0.0
C	Manufacturing	1,756	3,821	8.1	1.4
D	Electricity, gas & water supply	233	334	3.7	1.3
E	Construction	716	577	-2.1	0.7
F	Wholesale trade	535	633	1.7	0.8
G	Retail trade	565	681	1.9	0.8
H	Accomm., cafes & restaurants	210	242	1.4	0.6
I	Transport and storage	315	359	1.3	0.6
J	Communication services	125	96	-2.6	0.3
K	Finance and insurance	145	197	3.1	0.3
L	Property and business services	393	397	0.1	0.3
M	Govt administration & defence	362	274	-2.7	0.6
N	Education	216	289	3.0	0.8
O	Health and community services	251	354	3.5	0.8
P	Cultural & recreational services	105	141	3.0	0.6
Q	Personal and other services	113	156	3.3	0.7
Total		**7,211**	**10,120**	**3.4**	**0.9**
Gross regional product (GRP)		3,765	4,730	2.3	0.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.24	41
Population growth (15-55) since 1996	0.98	27
Demographic stress	-3.18	26

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	637.1	45
2001	666.8	46
2003	298.0	50

SOCIAL SECURITY

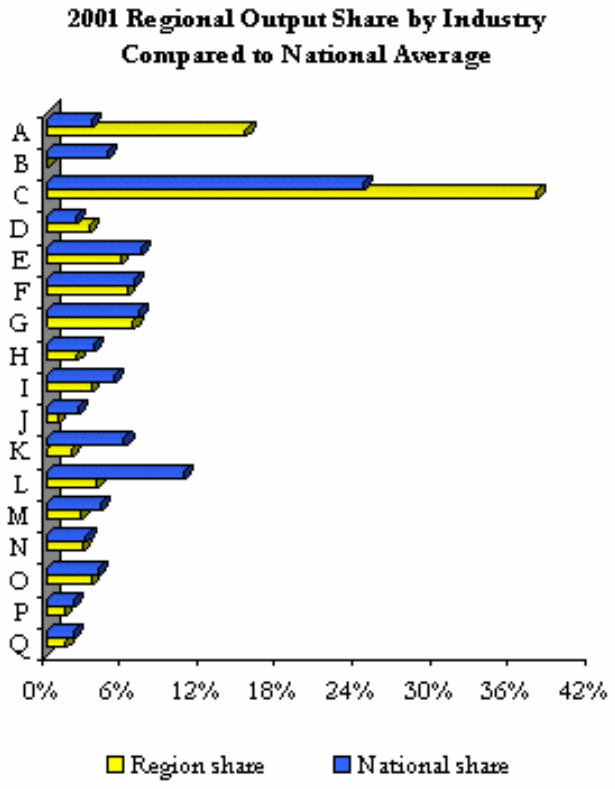
Year	Social security as % of NFOF	Rank
1999	17.4	38
2001	18.9	43
2003	21.1	49

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	65.3
Dominant retail	29.7
Export education or business services	-
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Greater Shepparton	55

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	58.4	56.1
	Female	38.8	35.8
ABS Census unemployment, % of labour force	Male	5.9	6.9
	Female	3.2	3.8
Single person households, % of all households	55 to 74 years	58.3	57.1
	Aged 75+	24.5	25.2
Tenure type, percentage where household head 55+	Fully owned	73.3	70.8
	Being purchased	9.1	9.2
	Private rental	6.5	8.2
	Public rental	3.4	4.3
	Other	7.6	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



VIC Barwon

Much of the Barwon region, including its urban centre in Geelong, is within commuting range of Melbourne, and the commuter traffic has increased considerably over the past several decades. Even so, Geelong is a manufacturing centre in its own right, and has suffered from the decline of manufacturing, particularly the textile industry. The region also includes resort and retirement communities and agricultural areas.

Major centres:

Geelong

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	243,376		252,511		263,616		
No. households	90,588		97,835		103,016		
Workforce	117,308	48.3	118,682	46.9	129,454	49.1	2.0
Employment	102,953	–	103,608	–	116,818	–	2.6
Unemployment	14,355	12.2	15,074	12.7	12,636	10.8	-2.5
DEET U/E	11,540	10.0	9,126	7.9	7,507	6.0	-8.2
Structural U/E, % population[1]	16,617	11.5	18,416	12.2	17,692	11.3	1.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	3,438	13,959	3,822	15,005	4,345	16,482	4.2
Taxes paid	780	3,165	781	3,065	992	3,762	4.4
GST paid	217	882	314	1,234	409	1,550	–
Benefits	580	2,357	635	2,493	660	2,504	1.5
Business income	431	1,750	447	1,753	568	2,153	5.3
Interest/dividends	140	567	158	621	158	600	1.4
Interest paid	279	1,133	371	1,456	317	1,202	1.5
Net property income	64	259	76	300	69	264	0.4
Net flow of funds	3,377	13,711	3,673	14,418	4,083	15,489	3.1
Rank		23		24		24	

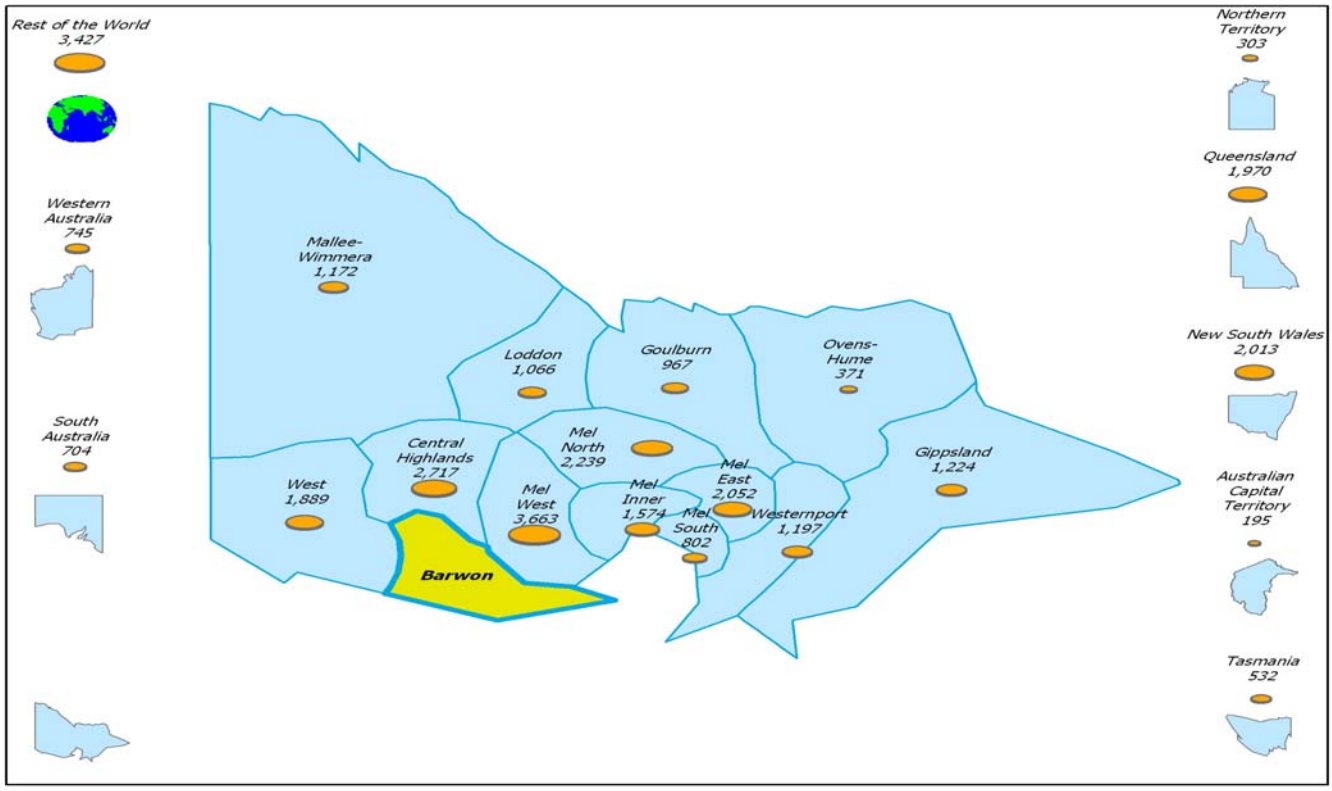
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.16	112,000	[redacted]
1996	0.36	0.41	0.23	239,522	36.3
2001	0.34	0.42	0.25	255,299	37.3
2011	0.30	0.39	0.31	AOR	40.3
2021	0.25	0.38	0.37	AOR	43.4
Change 1954 to 2001	[redacted]	[redacted]	0.09	143,299	[redacted]
Change 2001 to 2021	-0.09	-0.04	0.12	AOR	6.1

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.0	41.4	24.5	10.9	1.4	2.7
25 to 54 years	[redacted]	50.9	29.8	13.5	2.0	3.8
55 + years	[redacted]	73.1	14.0	8.2	0.5	4.2
Total	**6.4**	**53.2**	**24.1**	**11.3**	**1.4**	**3.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.83	0.03	0.00	-3.83	0.03
25 to 54 years	[redacted]	0.63	0.24	0.70	1.56
55 + years	[redacted]	0.64	-2.33	4.02	2.33
Total	**1.28**	**0.43**	**-0.48**	[redacted]	**1.24**
Number per year	3,279	1,098	-1,222	[redacted]	3,155

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	323	414	2.5	1.0
B	Mining	63	12	-15.2	0.0
C	Manufacturing	4,981	6,361	2.5	2.3
D	Electricity, gas & water supply	256	347	3.1	1.3
E	Construction	875	999	1.3	1.2
F	Wholesale trade	626	693	1.0	0.9
G	Retail trade	734	1,025	3.4	1.3
H	Accomm., cafes & restaurants	230	395	5.6	0.9
I	Transport and storage	315	448	3.6	0.7
J	Communication services	125	155	2.2	0.5
K	Finance and insurance	171	281	5.1	0.4
L	Property and business services	542	771	3.6	0.6
M	Govt administration & defence	214	297	3.4	0.6
N	Education	335	456	3.1	1.3
O	Health and community services	354	581	5.1	1.3
P	Cultural & recreational services	98	213	8.0	0.9
Q	Personal and other services	155	257	5.2	1.1
Total		**10,397**	**13,704**	**2.8**	**1.2**
Gross regional product (GRP)		4,495	5,612	2.2	1.0

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.57	55
Population growth (15-55) since 1996	1.11	22
Demographic stress	-2.86	32

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	736.9	36
2001	782.1	27
2003	471.6	28

SOCIAL SECURITY

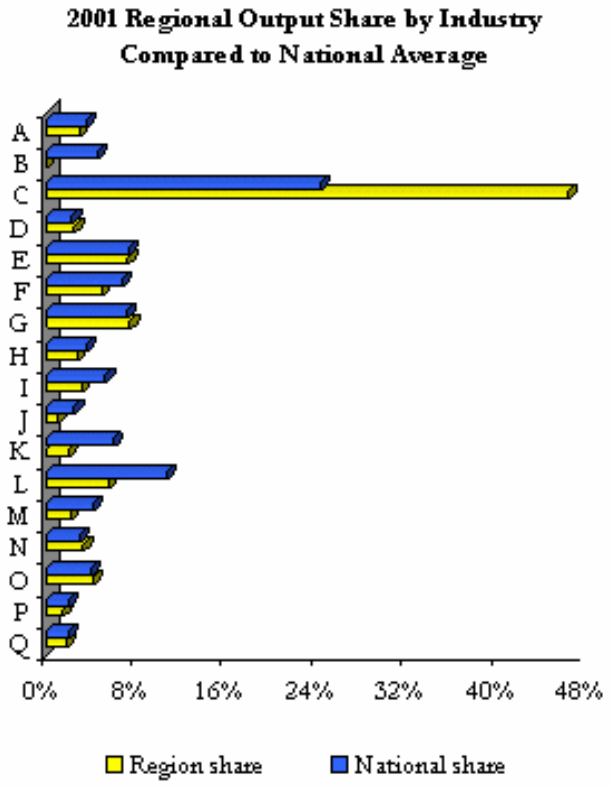
Year	Social security as % of NFOF	Rank
1999	17.2	36
2001	17.3	31
2003	16.2	29

NIGHTWATCHMAN DATA

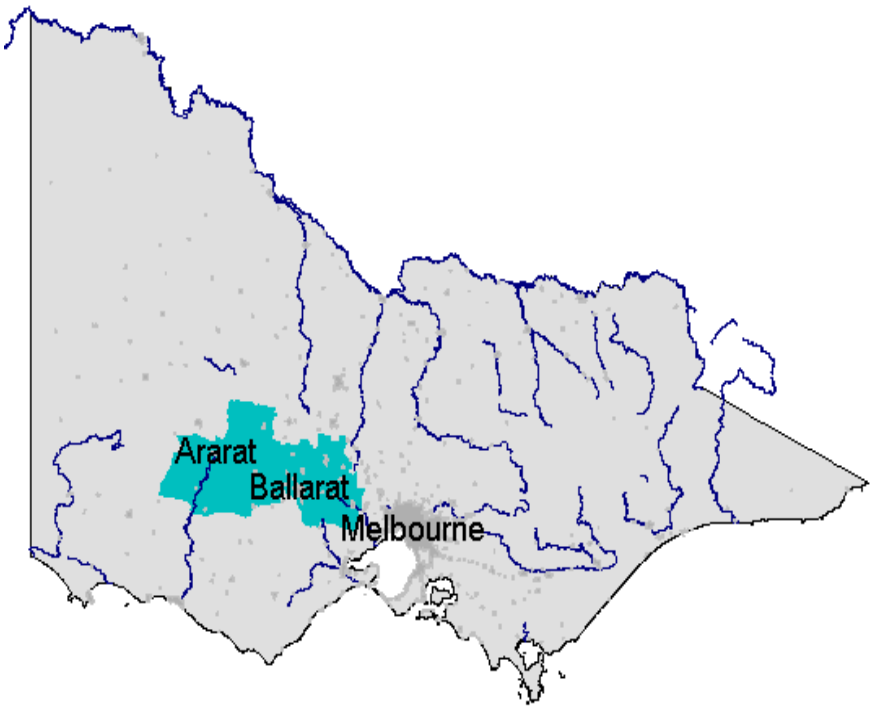
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	89.9
Unemployment less than 11%	23.3
Dominant retail	-
Export education or business services	76.7
Moderate to high creativity	78.1
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	52.6	56.1
	Female	30.4	35.8
ABS Census unemployment, % of labour force	Male	8.3	6.9
	Female	4.6	3.8
Single person households, % of all households	55 to 74 years	57.9	57.1
	Aged 75+	25	25.2
Tenure type, percentage where household head 55+	Fully owned	77.3	70.8
	Being purchased	8.0	9.2
	Private rental	6.1	8.2
	Public rental	2.8	4.3
	Other	5.7	7.5
Ratio of pop 70+ to population 55+		0.45	0.41



VIC Central Highlands



The Central Highlands are centred on Ballarat. The urban structure of the region dates from the gold rushes 150 years ago; Ballarat itself and many of the smaller towns were kept going by industries founded in the nineteenth century, and now in a state of gradual decay. The region includes areas of intensive farming, and its nineteenth century heritage has become the basis of a tourism, hobby farm and retirement revival.

Major centres:

Ballarat

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	136,458		139,234		144,263		
No. households	51,026		53,712		55,693		
Workforce	67,411	49.4	77,507	55.6	72,758	50.4	1.5
Employment	58,489	–	68,849	–	65,052	–	2.1
Unemployment	8,923	13.2	8,658	11.2	7,706	11.8	-2.9
DEET U/E	8,117	12.8	6,028	7.9	5,612	8.0	-7.1
Structural U/E, % population[1]	10,595	13.0	11,191	13.5	11,230	13.1	1.2

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,758	12,705	2,023	14,296	1,909	13,231	1.0
Taxes paid	384	2,776	397	2,808	428	2,966	1.7
GST paid	100	724	167	1,182	177	1,225	–
Benefits	335	2,419	361	2,551	379	2,624	2.1
Business income	223	1,615	230	1,628	238	1,647	0.5
Interest/dividends	66	477	73	513	68	475	-0.1
Interest paid	158	1,139	208	1,467	174	1,207	1.5
Net property income	40	288	48	338	41	285	-0.3
Net flow of funds	1,780	12,867	1,963	13,869	1,856	12,864	0.0
Rank		36		29		50	

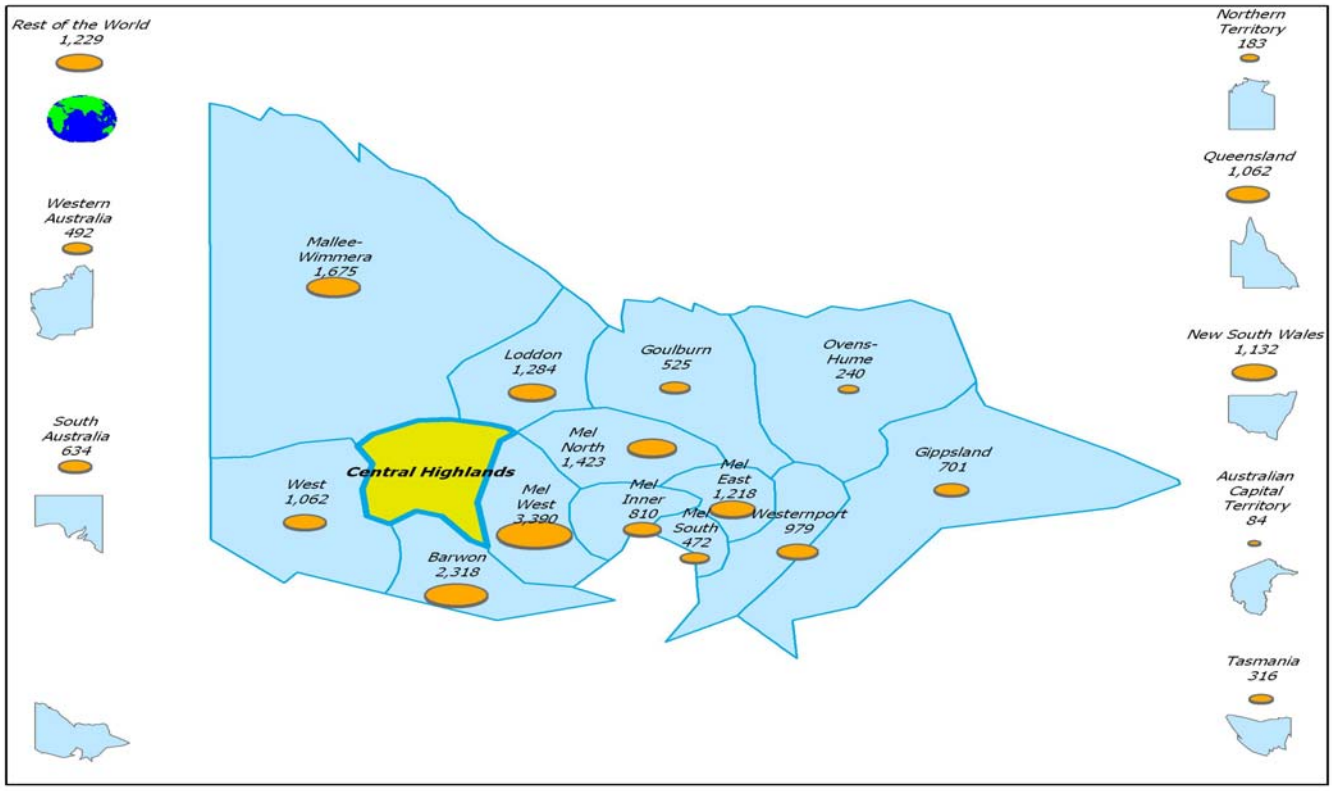
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.20	74,000	[redacted]
1996	0.37	0.41	0.22	134,964	35.4
2001	0.35	0.41	0.23	141,723	36.3
2011	0.30	0.41	0.29	AOR	39.6
2021	0.25	0.40	0.36	AOR	42.8
Change 1954 to 2001	[redacted]	[redacted]	0.03	67,723	[redacted]
Change 2001 to 2021	-0.10	-0.01	0.13	AOR	6.5

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.4	40.6	22.3	14.9	0.8	2.9
25 to 54 years	[redacted]	51.8	26.1	16.8	1.3	4.0
55 + years	[redacted]	73.0	12.3	9.1	0.3	5.2
Total	**6.5**	**52.8**	**21.5**	**14.3**	**0.9**	**3.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.77	0.05	-0.16	-3.75	-0.09
25 to 54 years	[redacted]	0.28	0.16	0.73	1.16
55 + years	[redacted]	0.45	-2.68	4.39	2.16
Total	**1.33**	**0.24**	**-0.62**	[redacted]	**0.95**
Number per year	1,891	338	-877	[redacted]	1,352

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	254	388	4.3	1.0
B	Mining	46	21	-7.8	0.0
C	Manufacturing	979	1,782	6.2	0.6
D	Electricity, gas & water supply	128	143	1.2	0.5
E	Construction	422	464	0.9	0.6
F	Wholesale trade	280	386	3.3	0.5
G	Retail trade	371	533	3.7	0.7
H	Accomm., cafes & restaurants	125	201	4.8	0.5
I	Transport and storage	185	215	1.5	0.4
J	Communication services	91	127	3.4	0.4
K	Finance and insurance	90	162	6.0	0.2
L	Property and business services	222	390	5.8	0.3
M	Govt administration & defence	91	173	6.6	0.4
N	Education	187	259	3.3	0.7
O	Health and community services	265	368	3.3	0.8
P	Cultural & recreational services	82	154	6.5	0.6
Q	Personal and other services	90	149	5.1	0.6
Total		**3,910**	**5,915**	**4.2**	**0.5**
Gross regional product (GRP)		2,145	3,008	3.4	0.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.15	45
Population growth (15-55) since 1996	0.85	32
Demographic stress	-2.68	33

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	661.2	44
2001	673.9	42
2003	416.4	33

SOCIAL SECURITY

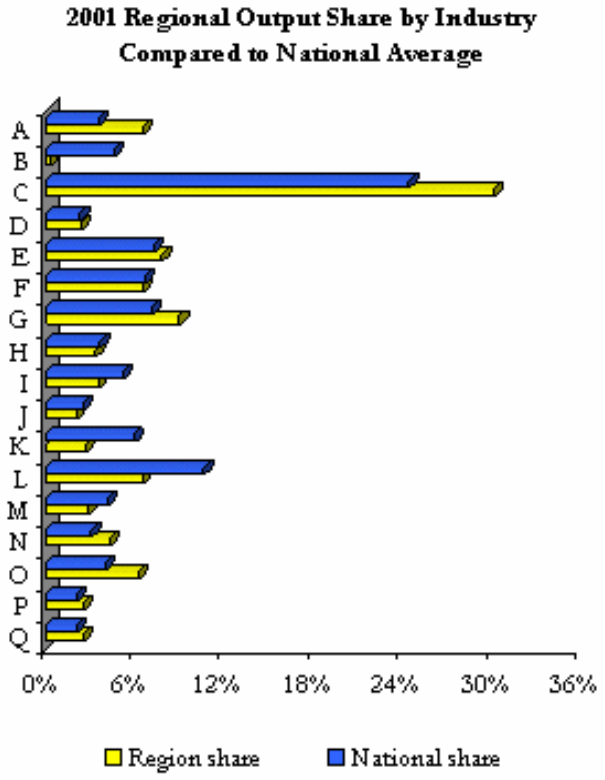
Year	Social security as % of NFOF	Rank
1999	18.8	46
2001	18.4	41
2003	20.4	48

NIGHTWATCHMAN DATA

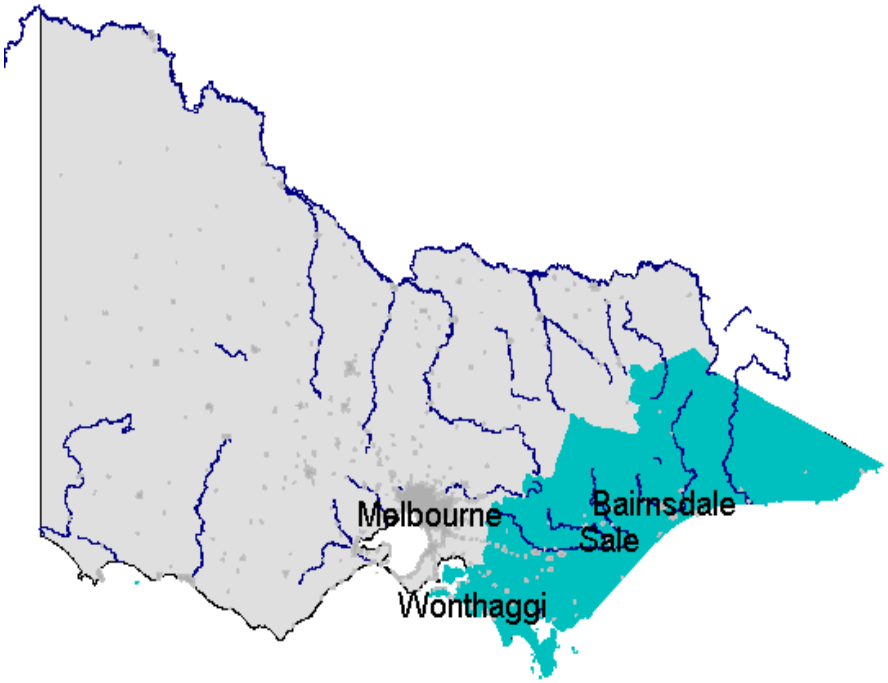
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	86
Unemployment less than 11%	31
Dominant retail	-
Export education or business services	58.6
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
Ballarat	3

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	52.6	56.1
	Female	33.7	35.8
ABS Census unemployment, % of labour force	Male	7.9	6.9
	Female	4.9	3.8
Single person households, % of all households	55 to 74 years	61.1	57.1
	Aged 75+	27.9	25.2
Tenure type, percentage where household head 55+	Fully owned	76.8	70.8
	Being purchased	8.2	9.2
	Private rental	6.1	8.2
	Public rental	3.1	4.3
	Other	5.8	7.5
Ratio of pop 70+ to population 55+		0.43	0.41



VIC Gippsland



Gippsland is a clearly-defined region east of Melbourne and south of the ranges. Its production statistics are dominated by oil and gas from Bass Strait, but these yield little in the way of local employment or income. It has everal sub-regions.

- West Gippsland – intensive dairy farming, some timber milling and commuting to Melbourne. Its main centre is Warragul.
- South Gippsland – intensive dairy farming, coastal retirement areas and resorts. Leongatha is emerging as the main centre.
- The Latrobe Valley – centre of Victorian power generation based on brown coal which generates relatively little employment and an important plantation based paper industry. The Valley has suffered a difficult transition following the cessation of construction of new power plants.
- East Gippsland – patches of intensive agriculture and a retirement area round Lakes Entrance. Many of its small towns are making the difficult transition from old forest to plantation-based timber production.

Major centres:

Warragul, Traralgon, Bairnsdale

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	233,546		233,124		243,690		
No. households	89,219		94,006		97,749		
Workforce	109,994	46.9	100,576	42.8	102,968	42.3	-1.3
Employment	96,442	–	84,799	–	88,842	–	-1.6
Unemployment	13,582	12.3	15,776	15.7	14,126	15.9	0.8
DEET U/E	11,009	10.2	9,041	9.4	7,085	7.3	-8.4
Structural U/E, % population[1]	16,703	17.9	19,309	20.6	19,216	13.7	2.8

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,894	12,202	2,936	12,248	2,889	11,857	-0.7
Taxes paid	630	2,655	576	2,402	657	2,695	0.4
GST paid	222	935	276	1,153	303	1,245	–
Benefits	578	2,436	635	2,651	659	2,706	2.7
Business income	420	1,771	433	1,806	459	1,882	1.5
Interest/dividends	101	424	108	451	101	415	-0.6
Interest paid	260	1,098	350	1,461	297	1,220	2.7
Net property income	46	194	55	230	47	194	0.0
Net flow of funds	2,927	12,340	2,966	12,370	2,898	11,893	-0.9
Rank		42		49		54	

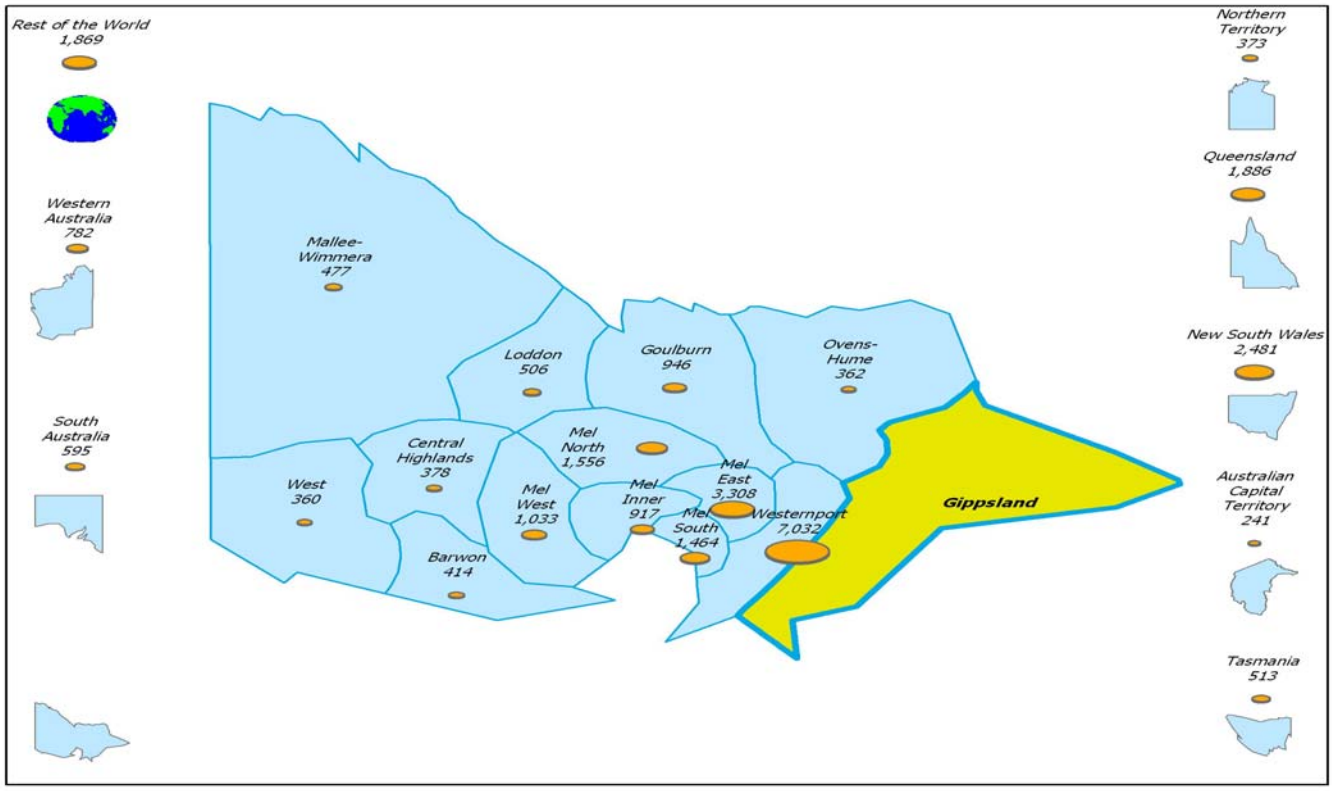
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.12	140,000	[redacted]
1996	0.36	0.41	0.23	233,324	35.9
2001	0.33	0.40	0.26	240,213	37.6
2011	0.27	0.38	0.35	AOR	42.5
2021	0.20	0.36	0.44	AOR	47.0
Change 1954 to 2001	[redacted]	[redacted]	0.14	100,213	[redacted]
Change 2001 to 2021	-0.13	-0.04	0.18	AOR	9.4

Note: AOR = Available on request.

- Becoming older.
- Losing young and workforce age, gaining seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.6	41.6	23.3	11.9	0.8	3.9
25 to 54 years	[redacted]	52.7	24.9	16.2	1.1	5.0
55 + years	[redacted]	70.2	12.4	12.4	0.3	4.7
Total	**6.3**	**53.6**	**21.1**	**13.8**	**0.8**	**4.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.77	-2.01	0.57	-3.24	-0.92
25 to 54 years	[redacted]	-0.80	1.14	0.04	0.38
55 + years	[redacted]	0.67	-1.98	4.08	2.77
Total	**1.26**	**-0.82**	**0.13**	[redacted]	**0.57**
Number per year	3,029	-1,969	318	[redacted]	1,378

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	990	1,326	3.0	3.3
B	Mining	5,055	5,022	-0.1	9.5
C	Manufacturing	1,658	2,479	4.1	0.9
D	Electricity, gas & water supply	2,149	1,381	-4.3	5.2
E	Construction	985	851	-1.4	1.0
F	Wholesale trade	549	659	1.8	0.9
G	Retail trade	748	849	1.3	1.0
H	Accomm., cafes & restaurants	250	325	2.7	0.8
I	Transport and storage	258	373	3.8	0.6
J	Communication services	158	115	-3.2	0.4
K	Finance and insurance	170	286	5.3	0.4
L	Property and business services	500	572	1.4	0.5
M	Govt administration & defence	1,192	376	-10.9	0.8
N	Education	336	411	2.0	1.2
O	Health and community services	380	483	2.4	1.1
P	Cultural & recreational services	123	189	4.4	0.8
Q	Personal and other services	154	241	4.6	1.0
Total		**15,655**	**15,938**	**0.2**	**1.4**
Gross regional product (GRP)		10,007	8,265	-1.9	1.4

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.36	58
Population growth (15-55) since 1996	0.29	49
Demographic stress	-0.68	49

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	918.4	20
2001	837.6	26
2003	549.5	20

SOCIAL SECURITY

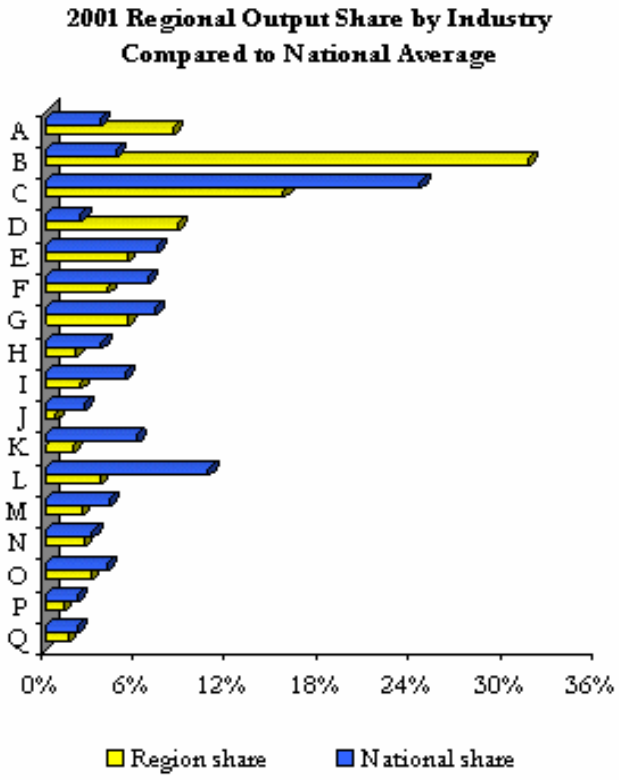
Year	Social security as % of NFOF	Rank
1999	19.7	53
2001	21.4	52
2003	22.8	54

NIGHTWATCHMAN DATA

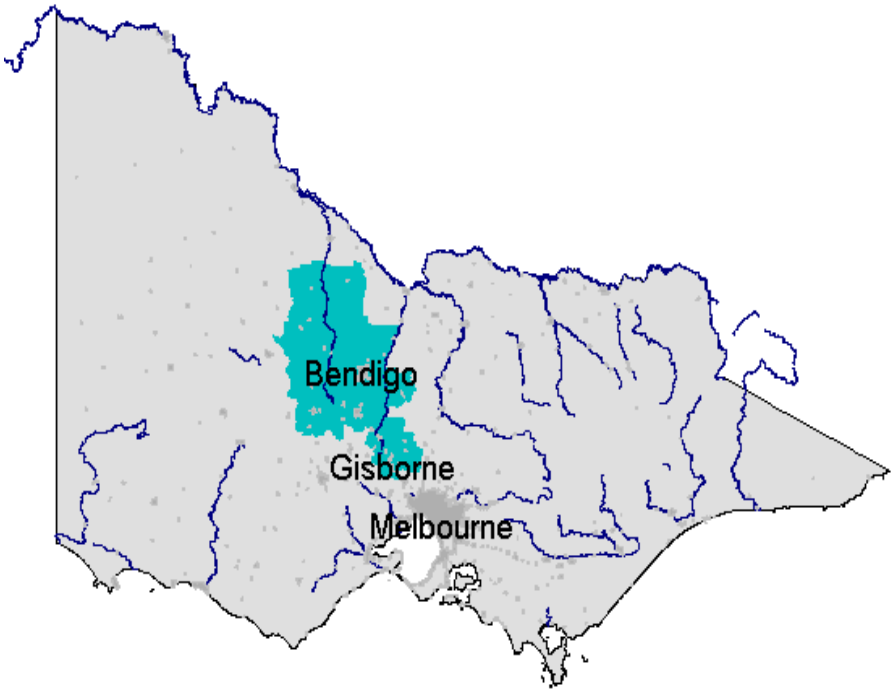
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	40.8
Unemployment less than 11%	25.7
Dominant retail	-
Export education or business services	30.5
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Latrobe	23

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	51.9	56.1
	Female	32.1	35.8
ABS Census unemployment, % of labour force	Male	10.1	6.9
	Female	4.3	3.8
Single person households, % of all households	55 to 74 years	60.2	57.1
	Aged 75+	27.3	25.2
Tenure type, percentage where household head 55+	Fully owned	76.4	70.8
	Being purchased	8.0	9.2
	Private rental	6.0	8.2
	Public rental	2.9	4.3
	Other	6.7	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



VIC Loddon



The Loddon region has much in common with the Central Highlands, but is centred on Bendigo. In Bendigo itself and in many other towns the region has a heritage of nineteenth century architecture. Its engineering industries were originally started to serve the mining industry, the railways and latterly defence; recent times have not been kind to them. However, the heritage buildings underpin tourism, and proximity to Melbourne keeps land values up for hobby farms.

Major centres:

Bendigo, Castlemaine

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	159,933		163,336		170,877		
No. households	60,251		63,587		66,096		
Workforce	74,778	46.7	73,155	44.8	83,585	48.9	2.3
Employment	65,306	–	63,503	–	74,927	–	2.8
Unemployment	9,471	12.7	9,653	13.2	8,658	11.6	-1.8
DEET U/E	6,785	9.2	5,818	8.2	4,806	5.9	-6.7
Structural U/E, % population[1]	11,514	12.2	12,574	13.0	12,644	12.5	1.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,981	12,155	2,152	12,891	2,517	14,732	4.9
Taxes paid	428	2,624	422	2,525	534	3,125	4.5
GST paid	143	876	196	1,177	260	1,519	–
Benefits	385	2,360	417	2,496	435	2,548	1.9
Business income	268	1,641	276	1,652	322	1,885	3.5
Interest/dividends	70	432	76	454	71	414	-1.1
Interest paid	190	1,163	249	1,491	210	1,227	1.4
Net property income	37	225	44	262	36	211	-1.5
Net flow of funds	1,980	12,150	2,097	12,562	2,378	13,919	3.5
Rank		49		46		37	

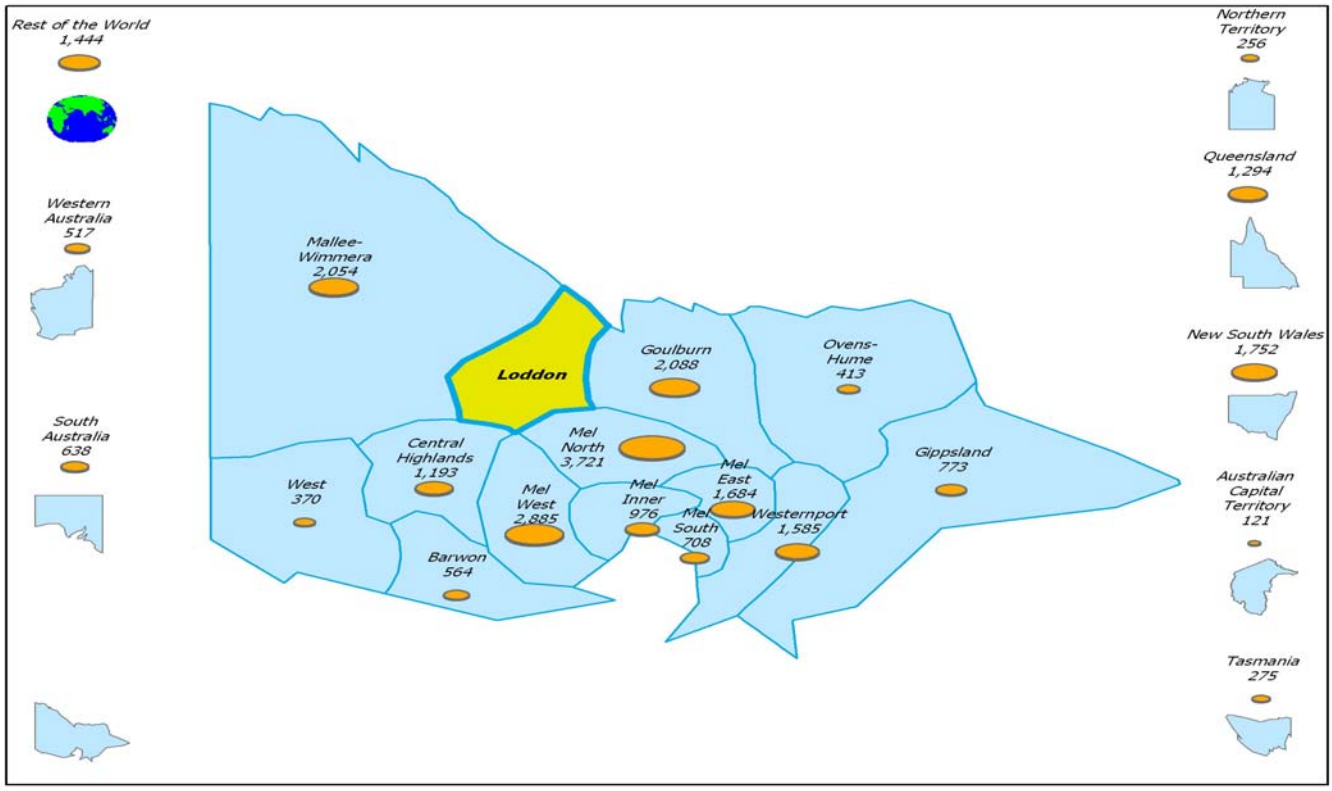
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.20	61,000	[redacted]
1996	0.37	0.41	0.22	157,340	35.8
2001	0.35	0.41	0.24	167,089	36.9
2011	0.30	0.39	0.31	AOR	40.7
2021	0.23	0.38	0.39	AOR	44.2
Change 1954 to 2001	[redacted]	[redacted]	0.04	106,089	[redacted]
Change 2001 to 2021	-0.12	-0.03	0.15	AOR	7.3

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.3	41.9	20.3	15.5	0.8	3.1
25 to 54 years	[redacted]	52.2	23.1	19.2	1.3	4.2
55 + years	[redacted]	72.0	11.8	11.0	0.4	4.8
Total	**6.4**	**53.5**	**19.4**	**15.9**	**0.9**	**4.0**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.74	-0.34	0.04	-3.35	0.10
25 to 54 years	[redacted]	0.66	0.27	0.34	1.27
55 + years	[redacted]	0.61	-2.30	4.22	2.52
Total	**1.30**	**0.30**	**-0.43**	[redacted]	**1.17**
Number per year	2,164	503	-718	[redacted]	1,950

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	322	417	2.6	1.0
B	Mining	224	244	0.9	0.5
C	Manufacturing	1,050	1,925	6.2	0.7
D	Electricity, gas & water supply	159	212	2.9	0.8
E	Construction	511	531	0.4	0.6
F	Wholesale trade	308	440	3.6	0.6
G	Retail trade	423	607	3.7	0.7
H	Accomm., cafes & restaurants	113	201	5.9	0.5
I	Transport and storage	192	246	2.5	0.4
J	Communication services	95	192	7.3	0.7
K	Finance and insurance	111	242	8.1	0.4
L	Property and business services	248	395	4.7	0.3
M	Govt administration & defence	158	207	2.7	0.4
N	Education	195	273	3.4	0.8
O	Health and community services	273	361	2.9	0.8
P	Cultural & recreational services	81	146	6.0	0.6
Q	Personal and other services	112	165	4.0	0.7
Total		**4,575**	**6,805**	**4.1**	**0.6**
Gross regional product (GRP)		2,550	3,496	3.2	0.6

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.22	44
Population growth (15-55) since 1996	1.12	21
Demographic stress	-3.62	23

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	525.3	51
2001	575.2	53
2003	263.1	54

SOCIAL SECURITY

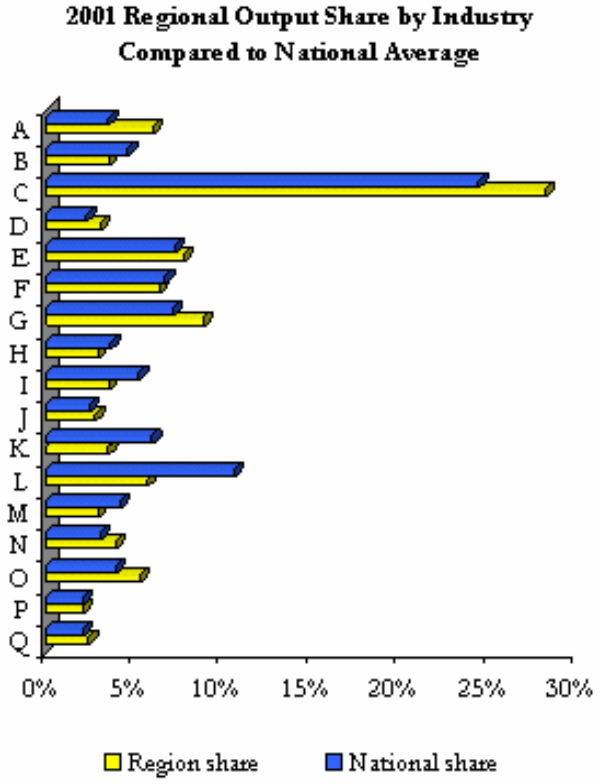
Year	Social security as % of NFOF	Rank
1999	19.4	52
2001	19.9	47
2003	18.3	41

NIGHTWATCHMAN DATA

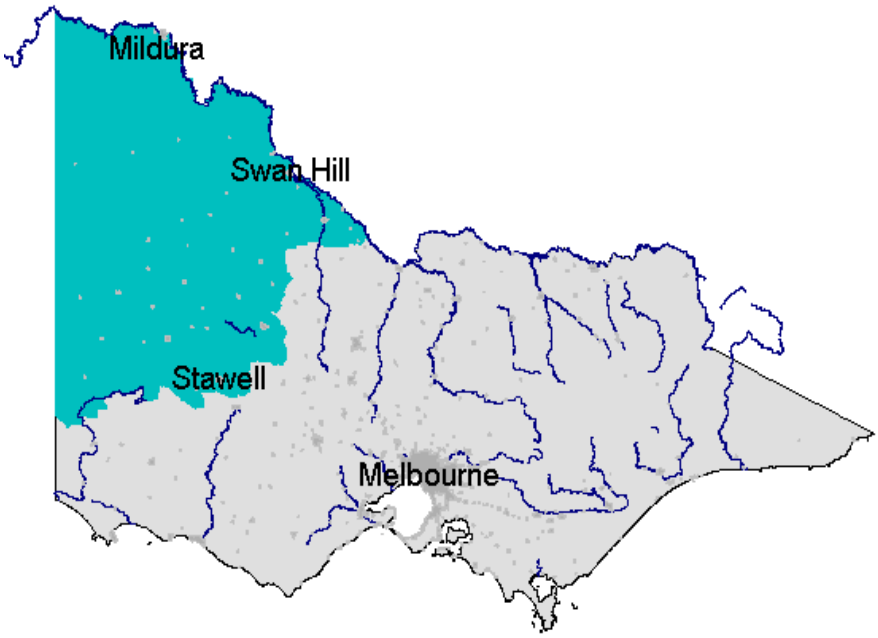
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	86
Unemployment less than 11%	21.7
Dominant retail	-
Export education or business services	53.7
Moderate to high creativity	78.3
Regional city or area with best forecast, 2001	Rank out of 480
Greater Bendigo	10

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	51.6	56.1
	Female	33.1	35.8
ABS Census unemployment, % of labour force	Male	9.8	6.9
	Female	5.1	3.8
Single person households, % of all households	55 to 74 years	60.1	57.1
	Aged 75+	26.5	25.2
Tenure type, percentage where household head 55+	Fully owned	75.8	70.8
	Being purchased	9.5	9.2
	Private rental	6.3	8.2
	Public rental	2.4	4.3
	Other	5.9	7.5
Ratio of pop 70+ to population 55+		0.43	0.41



VIC Mallee-Wimmera



The Mallee-Wimmera comprises the plains north of the Grampians and the Dundas hills. The region is classic wheat/sheep country. Rainfall diminishes northward, as does the reliability of the harvest; in the northern part of the region the Sunset country does not have sufficient rainfall to be worth clearing. Though wheat remains the basic crop, rain-fed agriculture is increasingly supplemented by oilseeds. Along the Murray there are irrigation areas: some of these have fallen on hard times due to saltation, but the intensive viticulture areas still prosper. Horsham is the chief town in the Wimmera, and Swan Hill and Mildura serve irrigation areas along the Murray.

Major centres:

Mildura, Horsham

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	139,486		139,358		142,388		
No. households	53,264		55,415		56,812		
Workforce	69,862	50.0	73,915	52.8	75,691	53.2	1.6
Employment	62,786	–	66,910	–	68,686	–	1.8
Unemployment	7,076	10.1	7,006	9.5	7,005	10.2	-0.2
DEET U/E	4,996	7.3	3,969	5.5	3,649	5.0	-6.1
Structural U/E, % population[1]	9,364	11.8	9,688	12.2	10,126	12.5	1.6

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,534	10,894	1,611	11,361	1,660	11,662	1.7
Taxes paid	309	2,196	295	2,082	356	2,498	3.3
GST paid	108	767	157	1,110	172	1,207	–
Benefits	319	2,266	342	2,414	357	2,510	2.6
Business income	304	2,161	311	2,191	112	786	-22.3
Interest/dividends	65	463	64	454	51	357	-6.3
Interest paid	163	1,159	219	1,547	187	1,310	3.1
Net property income	32	226	38	268	27	192	-4.0
Net flow of funds	1,674	11,889	1,694	11,948	1,494	10,491	-3.1
Rank		53		53		63	

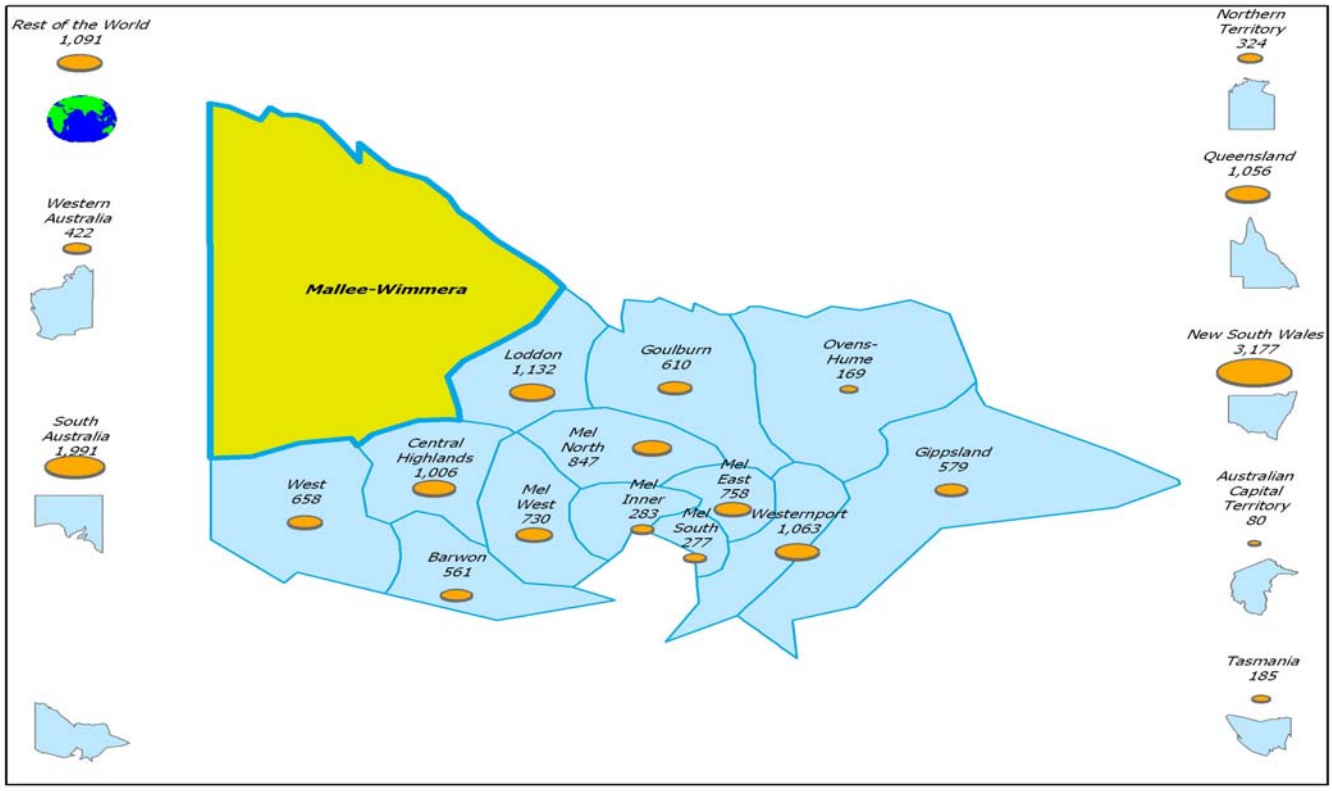
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.16	116,000	[redacted]
1996	0.35	0.40	0.25	139,368	36.9
2001	0.34	0.40	0.26	141,403	37.5
2011	0.30	0.39	0.31	AOR	41.0
2021	0.23	0.39	0.38	AOR	44.4
Change 1954 to 2001	[redacted]	[redacted]	0.11	25,403	[redacted]
Change 2001 to 2021	-0.11	-0.01	0.12	AOR	6.9

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.8	40.8	20.0	14.7	0.8	3.0
25 to 54 years	[redacted]	53.9	23.5	17.8	1.2	3.6
55 + years	[redacted]	75.0	12.8	7.9	0.2	4.2
Total	**7.0**	**55.0**	**19.5**	**14.1**	**0.8**	**3.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.20	-1.74	0.41	-3.06	-0.19
25 to 54 years	[redacted]	-0.40	0.77	-0.14	0.23
55 + years	[redacted]	-0.26	-2.88	4.13	0.98
Total	**1.42**	**-0.82**	**-0.31**	[redacted]	**0.29**
Number per year	2,004	-1,153	-444	[redacted]	407

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,394	2,281	5.1	5.6
B	Mining	87	143	5.1	0.3
C	Manufacturing	749	1,257	5.3	0.5
D	Electricity, gas & water supply	205	254	2.2	1.0
E	Construction	446	374	-1.7	0.5
F	Wholesale trade	461	533	1.5	0.7
G	Retail trade	436	509	1.6	0.6
H	Accomm., cafes & restaurants	143	156	0.9	0.4
I	Transport and storage	236	265	1.2	0.4
J	Communication services	99	76	-2.6	0.3
K	Finance and insurance	108	158	3.9	0.2
L	Property and business services	245	296	1.9	0.2
M	Govt administration & defence	143	136	-0.5	0.3
N	Education	174	208	1.8	0.6
O	Health and community services	248	299	1.9	0.7
P	Cultural & recreational services	69	79	1.4	0.3
Q	Personal and other services	94	124	2.8	0.5
Total		**5,337**	**7,148**	**3.0**	**0.6**
Gross regional product (GRP)		3,054	4,223	3.3	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.44	56
Population growth (15-55) since 1996	0.18	50
Demographic stress	-0.45	50

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	384.8	60
2001	386.5	60
2003	209.0	56

SOCIAL SECURITY

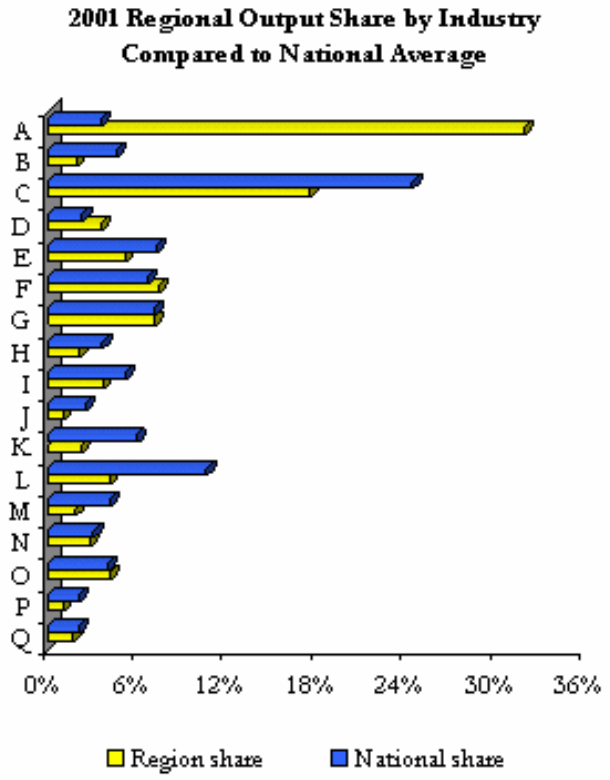
Year	Social security as % of NFOF	Rank
1999	19.1	48
2001	20.2	48
2003	23.9	56

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	45.7
Unemployment less than 11%	67.1
Dominant retail	12.9
Export education or business services	-
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Mildura	76

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	61.6	56.1
	Female	39.6	35.8
ABS Census unemployment, % of labour force	Male	4.1	6.9
	Female	3.0	3.8
Single person households, % of all households	55 to 74 years	60.5	57.1
	Aged 75+	26.2	25.2
Tenure type, percentage where household head 55+	Fully owned	76.4	70.8
	Being purchased	6.5	9.2
	Private rental	6.8	8.2
	Public rental	3.2	4.3
	Other	7.1	7.5
Ratio of pop 70+ to population 55+		0.45	0.41



VIC Ovens-Hume

The Ovens-Hume region lies on the other side of the ranges from Gippsland, and includes high country with winter snowfields, hills with plantation forestry, intensively-cultivated valleys and Victoria's share of the upper part of the Murray River plains. The major towns, Wangaratta and Wodonga (Victoria's counterpart to Albury) have resource-processing manufacturing. There were also decentralised footloose industries.

Major centres:

Wodonga, Wangaratta

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	89,993		91,411		94,830		
No. households	34,031		35,878		37,123		
Workforce	50,816	56.4	53,392	58.3	48,832	51.5	-0.8
Employment	46,759	–	48,569	–	44,496	–	-1.0
Unemployment	4,058	8.0	4,823	9.0	4,336	9.7	1.3
DEET U/E	3,241	6.4	3,080	5.9	2,324	4.9	-6.4
Structural U/E, % population[1]	5,381	10.1	5,885	10.8	5,917	10.5	1.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,220	13,354	1,307	14,018	1,298	13,689	0.6
Taxes paid	258	2,819	250	2,685	281	2,967	1.3
GST paid	75	816	109	1,173	123	1,297	–
Benefits	196	2,148	216	2,312	226	2,383	2.6
Business income	165	1,811	170	1,826	177	1,861	0.7
Interest/dividends	40	433	44	470	43	449	0.9
Interest paid	107	1,174	143	1,539	120	1,263	1.8
Net property income	20	219	24	257	21	225	0.6
Net flow of funds	1,202	13,155	1,257	13,487	1,240	13,081	-0.1
Rank		32		33		49	

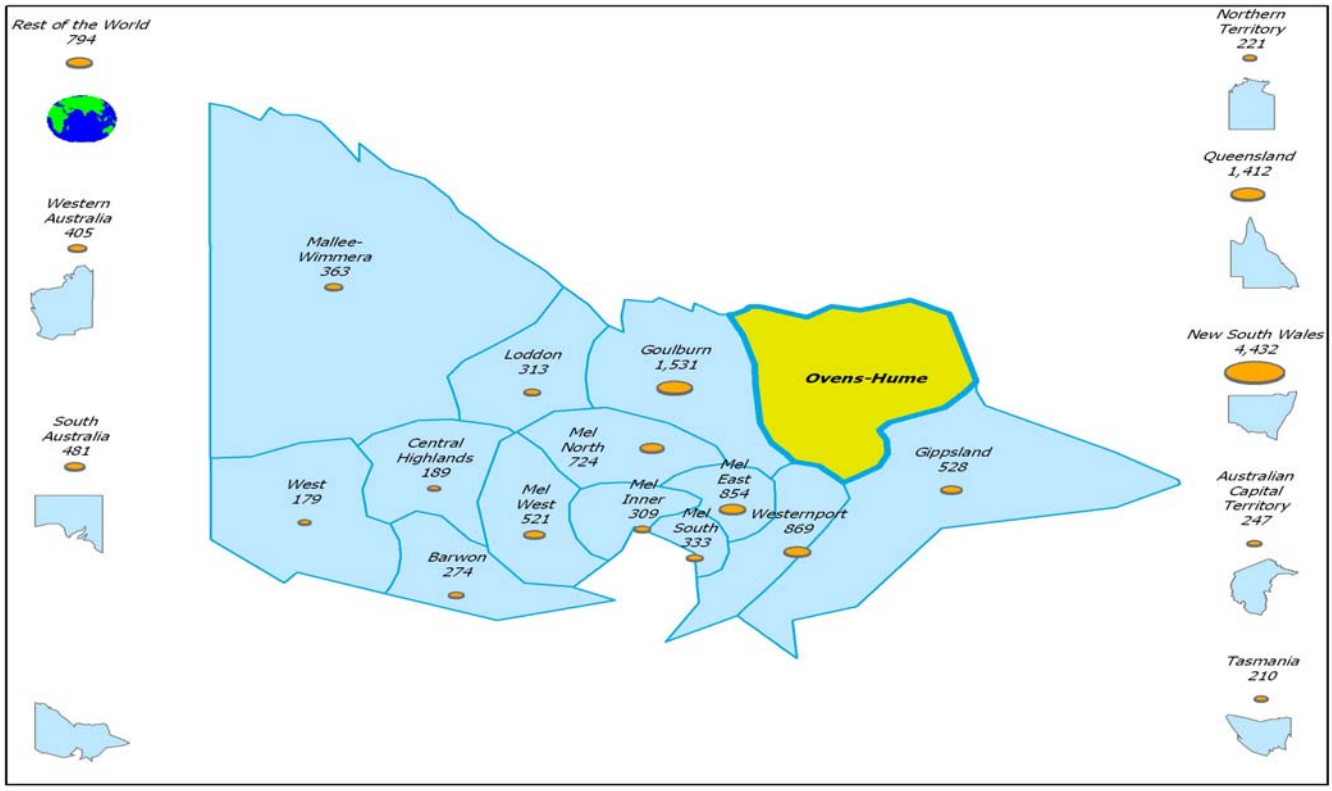
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.14	64,000	[redacted]
1996	0.37	0.42	0.21	89,085	35.1
2001	0.35	0.42	0.24	92,962	36.5
2011	0.30	0.39	0.31	AOR	40.5
2021	0.23	0.37	0.40	AOR	44.3
Change 1954 to 2001	[redacted]	[redacted]	0.09	28,962	[redacted]
Change 2001 to 2021	-0.12	-0.05	0.16	AOR	7.8

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.6	38.0	21.1	17.0	0.8	3.5
25 to 54 years	[redacted]	49.3	24.2	21.2	1.3	4.1
55 + years	[redacted]	73.1	12.1	10.4	0.3	4.0
Total	**6.9**	**50.9**	**20.3**	**17.2**	**0.9**	**3.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.85	-0.96	0.12	-3.32	-0.31
25 to 54 years	[redacted]	0.30	0.06	0.25	0.61
55 + years	[redacted]	0.50	-2.04	4.46	2.92
Total	**1.34**	**-0.09**	**-0.41**	[redacted]	**0.83**
Number per year	1,243	-84	-383	[redacted]	775

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	256	311	2.0	0.8
B	Mining	16	4	-13.1	0.0
C	Manufacturing	1,110	1,885	5.4	0.7
D	Electricity, gas & water supply	124	112	-1.0	0.4
E	Construction	381	301	-2.3	0.4
F	Wholesale trade	258	250	-0.3	0.3
G	Retail trade	259	341	2.8	0.4
H	Accomm., cafes & restaurants	127	172	3.1	0.4
I	Transport and storage	127	176	3.3	0.3
J	Communication services	46	40	-1.5	0.1
K	Finance and insurance	55	94	5.5	0.1
L	Property and business services	227	231	0.2	0.2
M	Govt administration & defence	325	253	-2.5	0.5
N	Education	112	169	4.2	0.5
O	Health and community services	162	211	2.7	0.5
P	Cultural & recreational services	73	73	0.0	0.3
Q	Personal and other services	53	95	6.0	0.4
Total		**3,710**	**4,717**	**2.4**	**0.4**
Gross regional product (GRP)		1,892	2,352	2.2	0.4

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.41	34
Population growth (15-55) since 1996	0.43	41
Demographic stress	-1.46	41

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	965.6	15
2001	970.9	18
2003	451.7	31

SOCIAL SECURITY

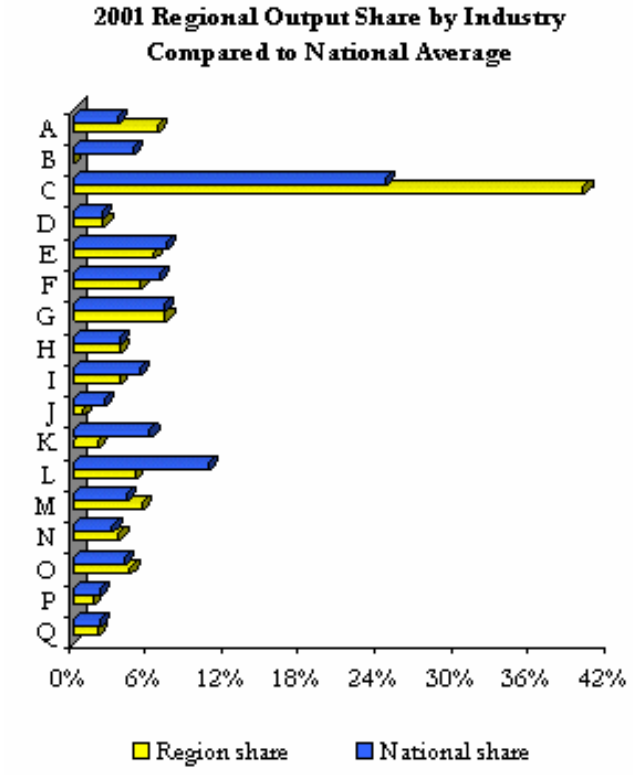
Year	Social security as % of NFOF	Rank
1999	16.3	31
2001	17.1	30
2003	18.2	39

NIGHTWATCHMAN DATA

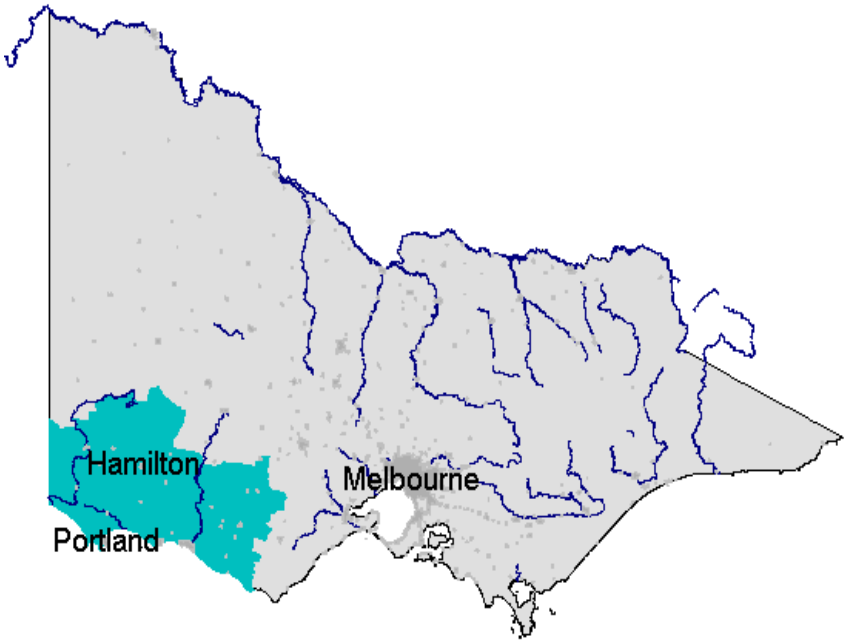
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	63.5
Unemployment less than 11%	100
Dominant retail	-
Export education or business services	33.9
Moderate to high creativity	42.9
Regional city or area with best forecast, 2001	Rank out of 480
Wodonga	32

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.8	56.1
	Female	39.9	35.8
ABS Census unemployment, % of labour force	Male	6.4	6.9
	Female	3.0	3.8
Single person households, % of all households	55 to 74 years	58.7	57.1
	Aged 75+	26	25.2
Tenure type, percentage where household head 55+	Fully owned	74.1	70.8
	Being purchased	8.6	9.2
	Private rental	7.0	8.2
	Public rental	3.9	4.3
	Other	6.4	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



VIC West



The Western District in Victoria is beyond commuter range from Melbourne, and is hence primarily an agricultural region. The plains were renowned as fine wool country, but with falling wool prices there has been pressure to diversify. The southern part of the region, in Colac, Corangamite and Moyne Shires, has long engaged in more intensive agriculture, including dairying. The region has two main centres, Warrnambool, which following the decline of the textile and clothing industry is mainly a commercial centre, and Portland, which is both a port and heavy industrial town.

Major centres:

Warrnambool, Hamilton, Portland

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	99,246		97,935		101,009		
No. households	37,593		38,761		39,683		
Workforce	50,489	50.8	51,474	52.3	54,564	54.0	1.6
Employment	45,915	–	46,368	–	50,042	–	1.7
Unemployment	4,574	9.1	5,106	9.9	4,522	9.0	-0.2
DEET U/E	3,832	7.7	3,127	6.2	2,547	4.8	-7.8
Structural U/E, % population[1]	6,136	10.7	6,549	11.6	6,363	10.9	0.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,227	12,235	1,287	12,812	1,404	13,898	3.2
Taxes paid	259	2,578	246	2,451	313	3,096	4.7
GST paid	82	815	116	1,154	140	1,384	–
Benefits	217	2,168	237	2,357	244	2,413	2.7
Business income	222	2,211	228	2,265	253	2,509	3.2
Interest/dividends	55	550	58	582	53	522	-1.3
Interest paid	120	1,199	163	1,624	137	1,361	3.2
Net property income	25	249	30	298	25	246	-0.4
Net flow of funds	1,286	12,821	1,315	13,084	1,389	13,747	1.8
Rank		37		37		39	

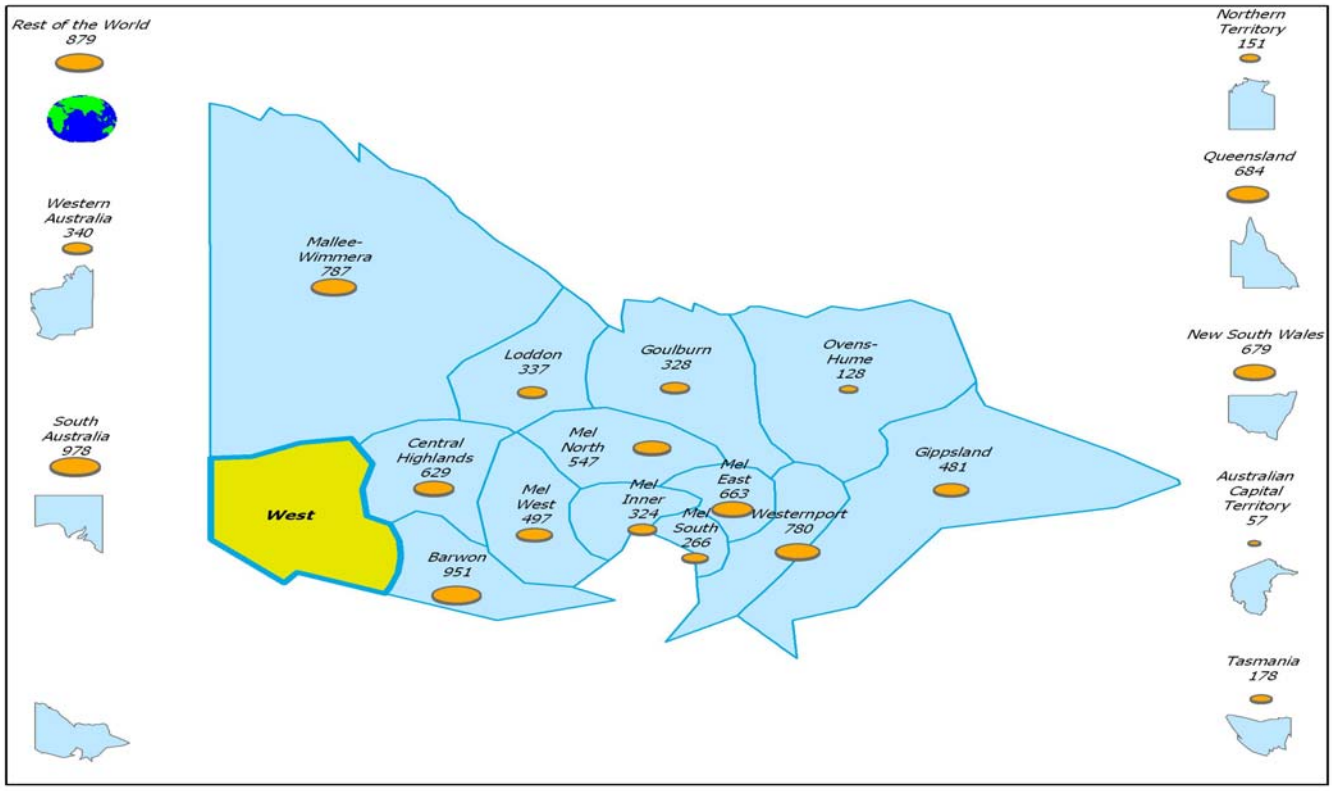
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.20	93,000	[redacted]
1996	0.36	0.40	0.24	99,879	36.2
2001	0.34	0.40	0.25	100,361	37.2
2011	0.29	0.39	0.31	AOR	41.1
2021	0.22	0.38	0.39	AOR	44.8
Change 1954 to 2001	[redacted]	[redacted]	0.06	7,361	[redacted]
Change 2001 to 2021	-0.12	-0.02	0.14	AOR	7.6

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.0	42.5	20.8	13.2	0.9	2.7
25 to 54 years	[redacted]	56.0	24.4	15.0	1.3	3.2
55 + years	[redacted]	75.4	11.9	7.4	0.3	5.0
Total	**6.9**	**56.3**	**20.0**	**12.4**	**0.9**	**3.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.03	-1.49	0.13	-3.51	-0.84
25 to 54 years	[redacted]	-0.29	0.07	0.34	0.11
55 + years	[redacted]	0.01	-2.87	4.20	1.34
Total	**1.38**	**-0.62**	**-0.66**	[redacted]	**0.10**
Number per year	1,383	-626	-660	[redacted]	96

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	808	1,251	4.5	3.1
B	Mining	23	6	-12.1	0.0
C	Manufacturing	897	2,084	8.8	0.8
D	Electricity, gas & water supply	81	106	2.8	0.4
E	Construction	389	345	-1.2	0.4
F	Wholesale trade	253	314	2.2	0.4
G	Retail trade	291	369	2.4	0.5
H	Accomm., cafes & restaurants	100	138	3.2	0.3
I	Transport and storage	157	179	1.3	0.3
J	Communication services	65	50	-2.6	0.2
K	Finance and insurance	72	105	3.9	0.2
L	Property and business services	222	210	-0.6	0.2
M	Govt administration & defence	98	95	-0.4	0.2
N	Education	135	161	1.8	0.5
O	Health and community services	177	228	2.6	0.5
P	Cultural & recreational services	42	57	3.1	0.2
Q	Personal and other services	65	90	3.3	0.4
Total		**3,877**	**5,789**	**4.1**	**0.5**
Gross regional product (GRP)		1,978	2,591	2.7	0.4

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.14	61
Population growth (15-55) since 1996	-0.31	60
Demographic stress	0.67	59

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	838.0	25
2001	670.0	44
2003	548.1	21

SOCIAL SECURITY

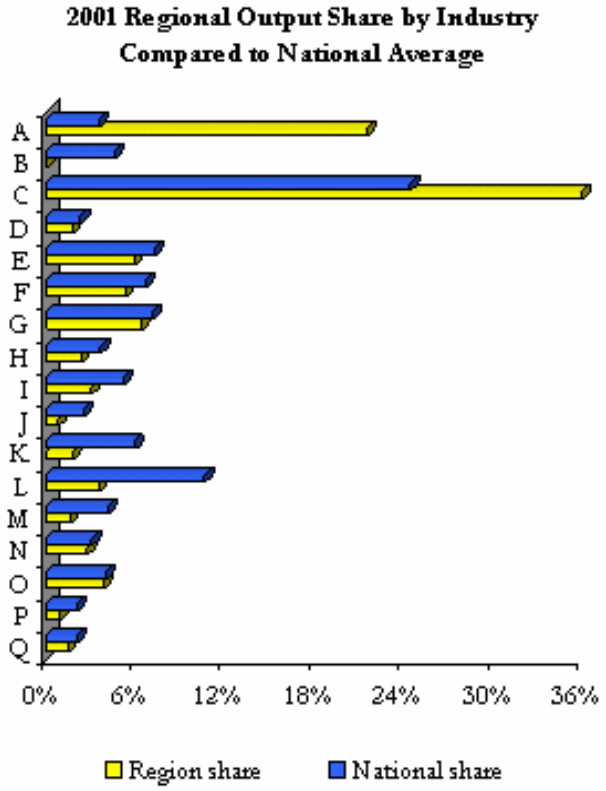
Year	Social security as % of NFOF	Rank
1999	16.9	35
2001	18.0	37
2003	17.6	36

NIGHTWATCHMAN DATA

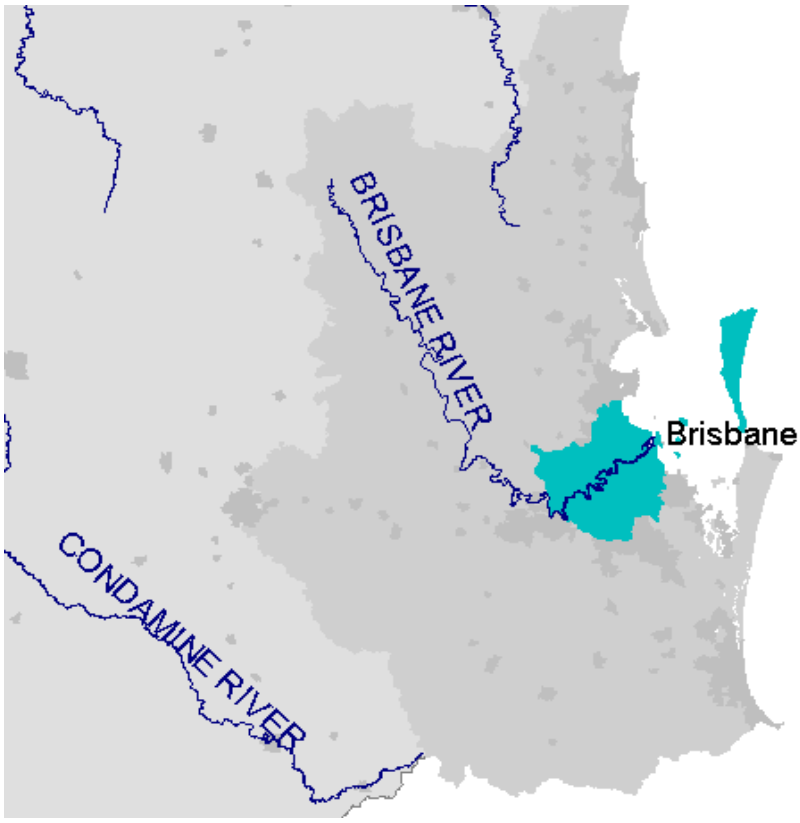
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	27.4
Unemployment less than 11%	100
Dominant retail	27.4
Export education or business services	27.4
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Glenelg	120

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	63.1	56.1
	Female	41.2	35.8
ABS Census unemployment, % of labour force	Male	6.0	6.9
	Female	2.0	3.8
Single person households, % of all households	55 to 74 years	61.3	57.1
	Aged 75+	27	25.23333
Tenure type, percentage where household head 55+	Fully owned	78.5	70.8
	Being purchased	6.8	9.2
	Private rental	5.8	8.2
	Public rental	2.7	4.3
	Other	6.3	7.5
Ratio of pop 70+ to population 55+		0.44	0.41



Brisbane City



Given the choice to not to split LGAs in defining regions, it is inevitable that Brisbane will form a region of its own. Had Brisbane been divided among LGAs in the same way as the other state capitals, it is inevitable that it would have yielded different regions, with a smaller CBD region. Even so, the geography of Brisbane, with its alternation of hills and marshy flats, would have created different patterns of development from all other Australian capitals: Brisbane is unique, even without its metropolitan local government. In comparing the City of Brisbane with other central city regions, it should be remembered that the region is more diverse than most, with rather more manufacturing activity and low-status suburbs than the others. Even so, central city functions are an important part of its economic base.

Major centres:

Brisbane

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	852,967		899,604		937,016		
No. households	329,094		353,283		369,559		
Workforce	463,017	54.6	482,935	53.7	503,726	53.8	1.7
Employment	424,465	–	442,329	–	469,967	–	2.1
Unemployment	38,552	8.3	40,606	8.4	33,759	7.2	-2.6
DEET U/E	31,138	6.8	31,556	6.6	31,184	6.3	0.0
Structural U/E, % population[1]	45,133	8.2	49,266	8.5	49,624	8.2	1.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	14,115	15,967	15,794	17,614	18,338	19,570	5.2
Taxes paid	3,691	4,176	3,860	4,305	4,612	4,922	4.2
GST paid	809	916	1,226	1,367	1,507	1,608	–
Benefits	1,576	1,783	1,696	1,891	1,788	1,908	1.7
Business income	2,094	2,368	2,201	2,454	2,869	3,062	6.6
Interest/dividends	689	779	763	850	792	845	2.0
Interest paid	1,034	1,170	1,368	1,526	1,207	1,288	2.4
Net property income	252	285	286	319	273	291	0.5
Net flow of funds	13,191	14,922	14,284	15,931	16,733	17,858	4.6
Rank		14		15		14	

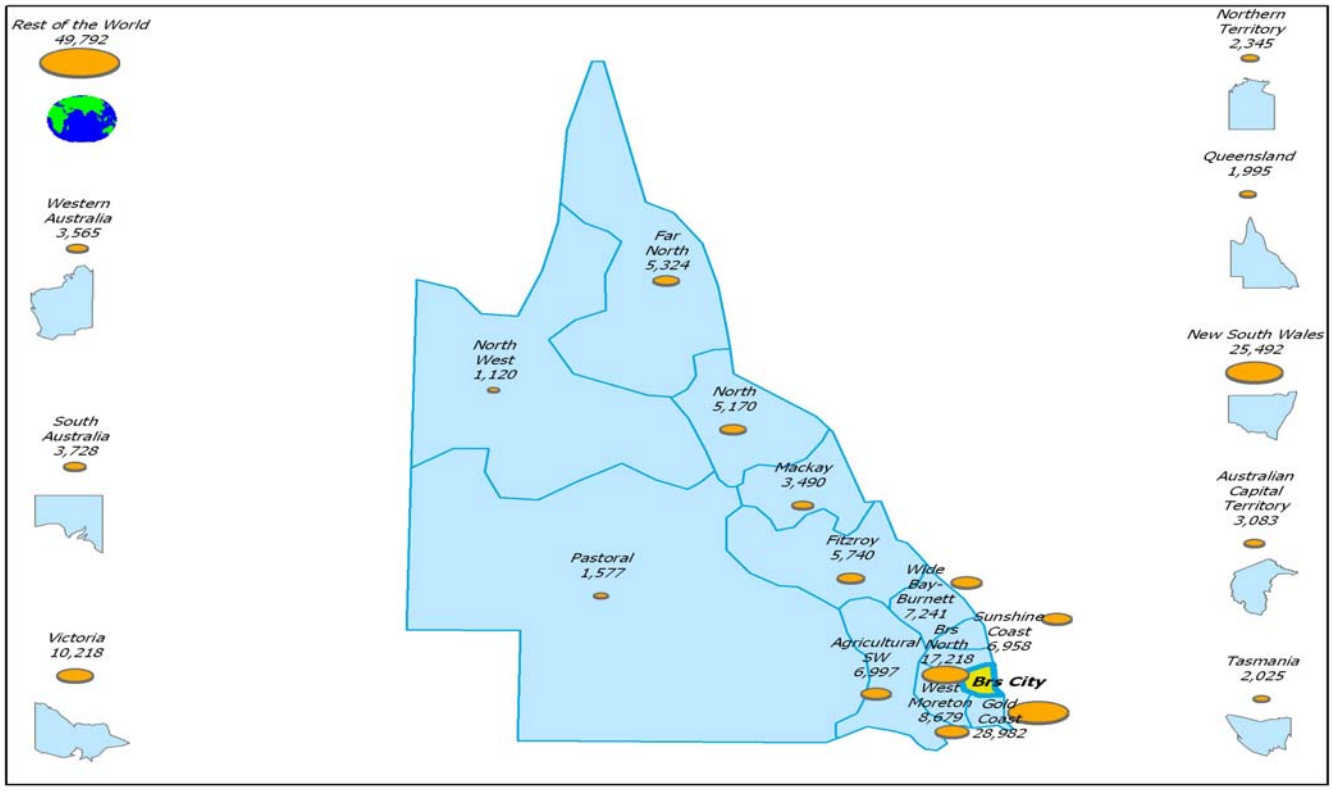
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.18	502,000	
1996	0.35	0.44	0.20	824,487	35.8
2001	0.34	0.45	0.21	898,480	36.5
2011	0.32	0.45	0.22	AOR	37.1
2021	0.31	0.43	0.25	AOR	38.7
Change 1954 to 2001			0.03	396,480	
Change 2001 to 2021	-0.03	-0.02	0.04	AOR	2.2

Note: AOR = Available on request.

- Becoming younger.
- Gaining young and working age, losing seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.0	31.7	20.0	19.9	6.5	3.9
25 to 54 years		38.7	29.6	19.7	7.1	4.9
55 + years		73.0	13.7	6.8	1.5	5.0
Total	**6.2**	**43.5**	**23.0**	**17.1**	**5.7**	**4.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.59	1.92	0.73	-5.40	0.85
25 to 54 years		0.61	-0.34	1.75	2.01
55 + years		-0.46	-2.38	5.00	2.16
Total	**1.22**	**0.83**	**-0.40**		**1.65**
Number per year	10,963	7,460	-3,624		14,799

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	77	202	10.1	0.5
B	Mining	802	481	-5.0	0.9
C	Manufacturing	13,963	22,277	4.8	8.0
D	Electricity, gas & water supply	1,283	1,781	3.3	6.8
E	Construction	3,069	4,355	3.6	5.2
F	Wholesale trade	4,638	5,531	1.8	7.2
G	Retail trade	3,660	5,200	3.6	6.4
H	Accomm., cafes & restaurants	1,354	2,903	7.9	6.9
I	Transport and storage	3,923	5,466	3.4	9.1
J	Communication services	1,286	2,576	7.2	9.0
K	Finance and insurance	2,447	4,453	6.2	6.5
L	Property and business services	4,279	7,629	6.0	6.3
M	Govt administration & defence	2,430	4,095	5.4	8.5
N	Education	1,371	2,227	5.0	6.4
O	Health and community services	2,250	2,977	2.8	6.5
P	Cultural & recreational services	597	1,306	8.1	5.5
Q	Personal and other services	861	1,725	7.2	7.3
Total		**48,290**	**75,185**	**4.5**	**6.6**
Gross regional product (GRP)		23,470	34,448	3.9	5.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.87	8
Population growth (15-55) since 1996	1.47	13
Demographic stress	-7.15	12

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	685.7	42
2001	780.5	28
2003	584.7	19

SOCIAL SECURITY

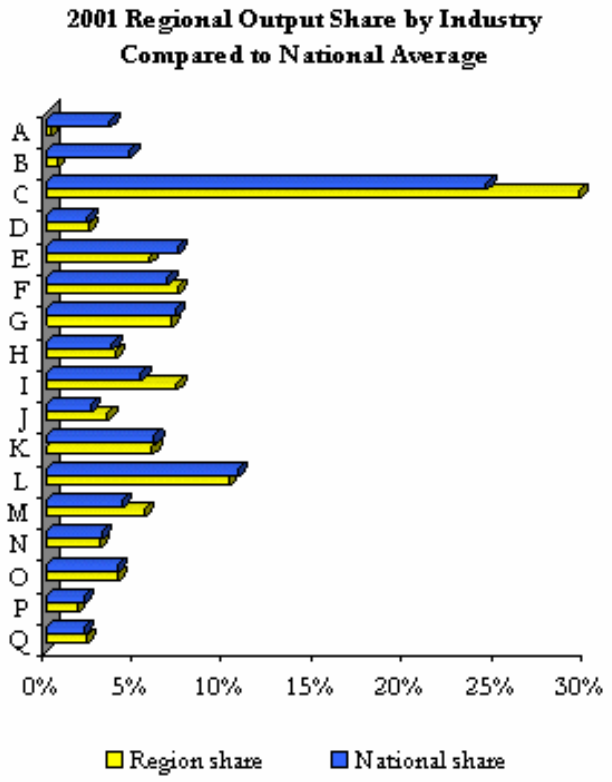
Year	Social security as % of NFOF	Rank
1999	11.9	15
2001	11.9	11
2003	10.7	11

NIGHTWATCHMAN DATA

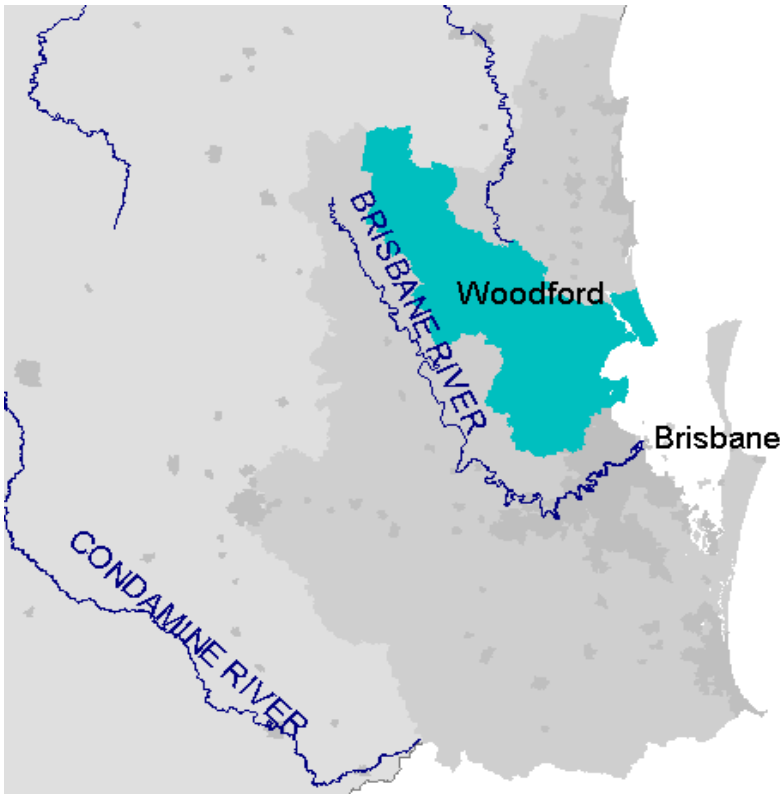
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	61.9	56.1
	Female	42.2	35.8
ABS Census unemployment, % of labour force	Male	6.4	6.9
	Female	3.1	3.8
Single person households, % of all households	55 to 74 years	58	57.1
	Aged 75+	27.8	25.2
Tenure type, percentage where household head 55+	Fully owned	71.0	70.8
	Being purchased	9.5	9.2
	Private rental	9.2	8.2
	Public rental	4.5	4.3
	Other	5.9	7.5
Ratio of pop 70+ to population 55+		0.43	0.41



Brisbane North



Over the past few decades the population of Brisbane has spilled beyond the City boundaries. The spill to the north is now large enough to generate two regions: North Brisbane proper, and the Sunshine Coast. North Brisbane is largely a commuter area, with a few surviving rural industries and some manufacturing.

Major centres:

Caboolture, Redcliffe

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	271,372		287,463		306,367		
No. households	99,561		105,655		110,953		
Workforce	132,706	48.7	141,280	49.0	164,294	53.6	4.4
Employment	118,523	–	124,457	–	148,688	–	4.6
Unemployment	14,184	10.7	16,823	11.9	15,606	10.5	1.9
DEET U/E	7,180	6.9	10,795	7.9	11,137	7.0	9.2
Structural U/E, % population[1]	17,286	10.6	20,675	12.0	21,227	11.5	4.2

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	3,624	13,022	4,171	14,392	5,279	17,232	7.3
Taxes paid	853	3,063	921	3,177	1,159	3,785	5.4
GST paid	227	817	336	1,158	462	1,507	–
Benefits	590	2,120	662	2,282	700	2,285	1.9
Business income	504	1,810	522	1,800	729	2,380	7.1
Interest/dividends	101	364	110	380	111	363	-0.1
Interest paid	339	1,217	446	1,540	386	1,261	0.9
Net property income	26	94	29	101	27	88	-1.6
Net flow of funds	3,427	12,313	3,791	13,079	4,839	15,795	6.4
Rank		45		38		22	

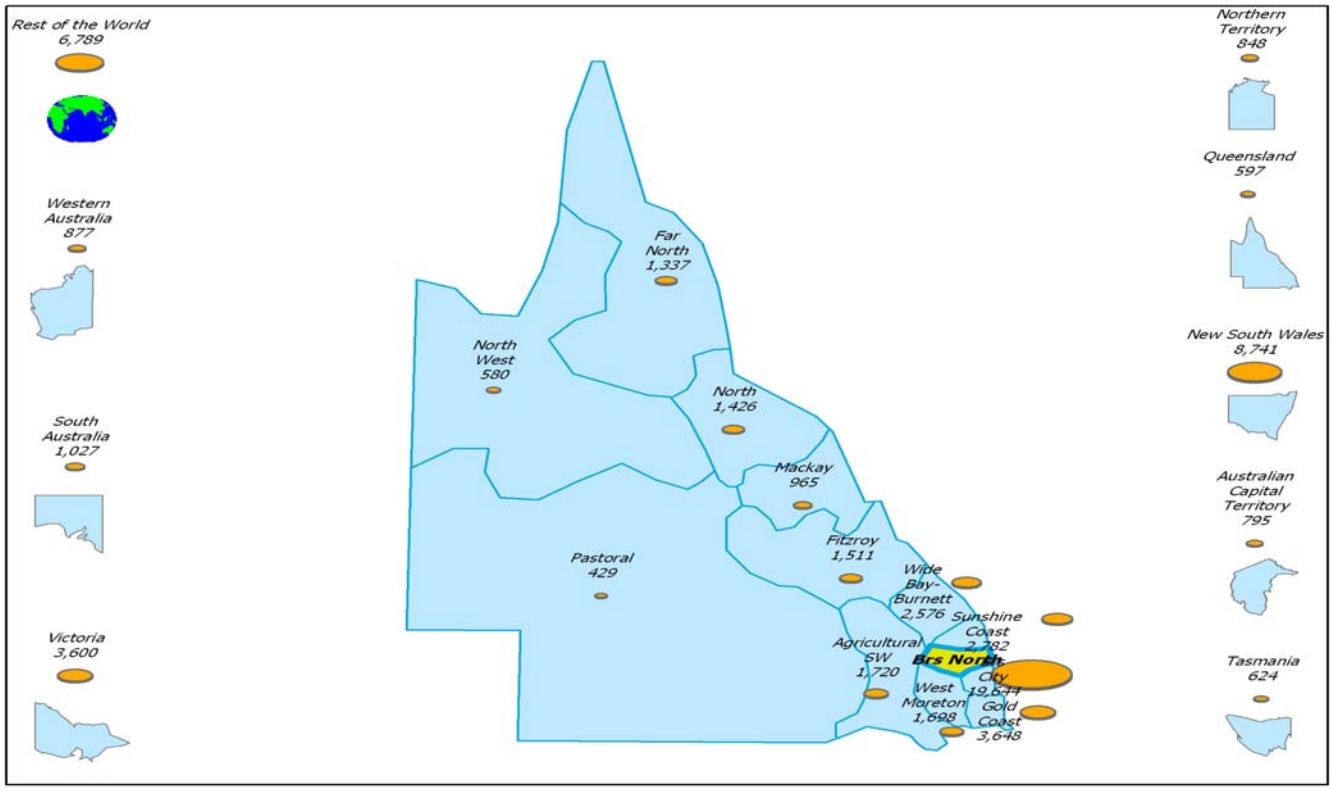
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.21	27,000	[redacted]
1996	0.39	0.44	0.17	259,845	33.4
2001	0.36	0.43	0.20	289,955	35.4
2011	0.31	0.41	0.27	AOR	39.3
2021	0.25	0.40	0.35	AOR	43.1
Change 1954 to 2001	[redacted]	[redacted]	-0.00	262,955	[redacted]
Change 2001 to 2021	-0.11	-0.03	0.15	AOR	7.7

Note: AOR = Available on request.

- Becoming older.
- Gaining young and working age and seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.8	37.0	17.6	20.2	2.2	3.2
25 to 54 years	[redacted]	46.5	18.6	27.9	3.0	4.0
55 + years	[redacted]	63.5	10.3	20.4	1.6	4.3
Total	**7.3**	**46.5**	**16.5**	**23.5**	**2.4**	**3.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.99	0.33	-0.01	-3.33	0.99
25 to 54 years	[redacted]	1.15	0.16	0.44	1.76
55 + years	[redacted]	1.61	-1.92	5.00	4.70
Total	**1.46**	**0.95**	**-0.33**	[redacted]	**2.08**
Number per year	4,222	2,749	-949	[redacted]	6,022

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	120	143	1.8	0.4
B	Mining	79	65	-1.9	0.1
C	Manufacturing	1,344	1,895	3.5	0.7
D	Electricity, gas & water supply	55	62	1.2	0.2
E	Construction	720	1,007	3.4	1.2
F	Wholesale trade	321	607	6.6	0.8
G	Retail trade	579	1,077	6.4	1.3
H	Accomm., cafes & restaurants	130	320	9.5	0.8
I	Transport and storage	126	287	8.6	0.5
J	Communication services	61	109	6.0	0.4
K	Finance and insurance	100	191	6.7	0.3
L	Property and business services	268	472	5.8	0.4
M	Govt administration & defence	63	212	13.0	0.4
N	Education	132	298	8.5	0.9
O	Health and community services	166	365	8.2	0.8
P	Cultural & recreational services	47	115	9.5	0.5
Q	Personal and other services	64	244	14.3	1.0
Total		**4,374**	**7,470**	**5.5**	**0.7**
Gross regional product (GRP)		2,355	3,906	5.2	0.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.79	10
Population growth (15-55) since 1996	1.53	11
Demographic stress	-7.33	9

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	712.6	39
2001	889.4	22
2003	866.6	5

SOCIAL SECURITY

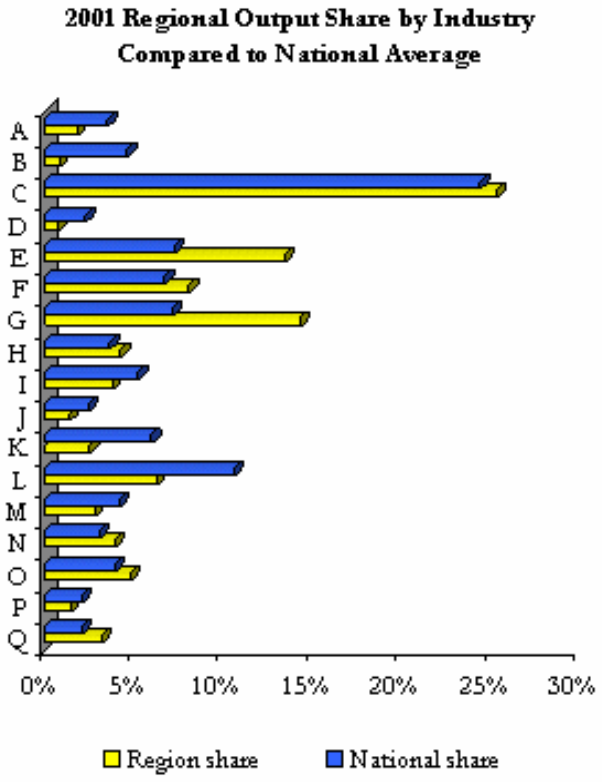
Year	Social security as % of NFOF	Rank
1999	17.2	37
2001	17.5	33
2003	14.5	19

NIGHTWATCHMAN DATA

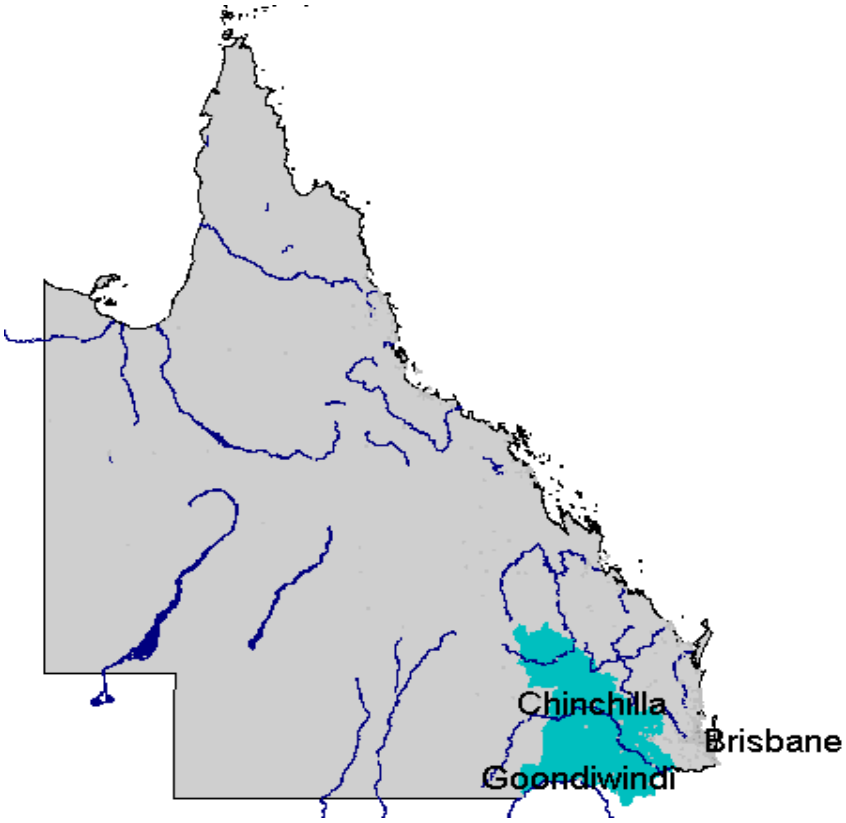
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	53.0	56.1
	Female	33.3	35.8
ABS Census unemployment, % of labour force	Male	7.6	6.9
	Female	3.8	3.8
Single person households, % of all households	55 to 74 years	55.2	57.1
	Aged 75+	23.1	25.2
Tenure type, percentage where household head 55+	Fully owned	67.6	70.8
	Being purchased	13.0	9.2
	Private rental	10.5	8.2
	Public rental	3.2	4.3
	Other	5.6	7.5
Ratio of pop 70+ to population 55+		0.38	0.41



QLD Agricultural SW



The Agricultural South West of Queensland is centred on the Darling Downs, but the cropping frontier now extends well beyond the Downs into former brigalow country. Toowoomba is still the main regional centre, but Warwick and Dalby are also important. The Darling Downs is one of Australia's premier agricultural regions, with a wide variety of crops grown. The New England massif extends across the Queensland border into the region, and the resulting granite belt is known for its orchards. The main towns of the region have agricultural processing industries.

Major centres:

Toowoomba, Warwick

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	200,713		203,564		215,922		
No. households	74,499		77,872		80,116		
Workforce	100,548	50.1	108,677	53.1	106,950	49.5	1.2
Employment	91,267	–	98,346	–	96,872	–	1.2
Unemployment	9,281	9.2	10,332	9.5	10,078	10.4	1.7
DEET U/E	5,918	6.1	4,762	4.5	5,171	5.0	-2.7
Structural U/E, % population[1]	12,223	10.4	13,483	11.3	14,233	11.2	3.1

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,464	12,032	2,763	13,133	2,989	13,843	3.6
Taxes paid	554	2,705	582	2,768	679	3,145	3.8
GST paid	151	738	226	1,075	256	1,188	–
Benefits	439	2,146	484	2,302	510	2,364	2.5
Business income	398	1,942	408	1,942	564	2,611	7.7
Interest/dividends	84	412	87	416	84	388	-1.5
Interest paid	213	1,042	281	1,337	246	1,141	2.3
Net property income	43	211	49	234	41	191	-2.4
Net flow of funds	2,510	12,257	2,702	12,847	3,006	13,923	3.2
Rank		46		44		36	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.14	150,000	
1996	0.38	0.40	0.21	199,910	34.9
2001	0.37	0.41	0.23	210,349	36.2
2011	0.33	0.39	0.28	AOR	39.0
2021	0.28	0.38	0.34	AOR	42.3
Change 1954 to 2001			0.08	60,349	
Change 2001 to 2021	-0.09	-0.03	0.11	AOR	6.1

Note: AOR = Available on request.

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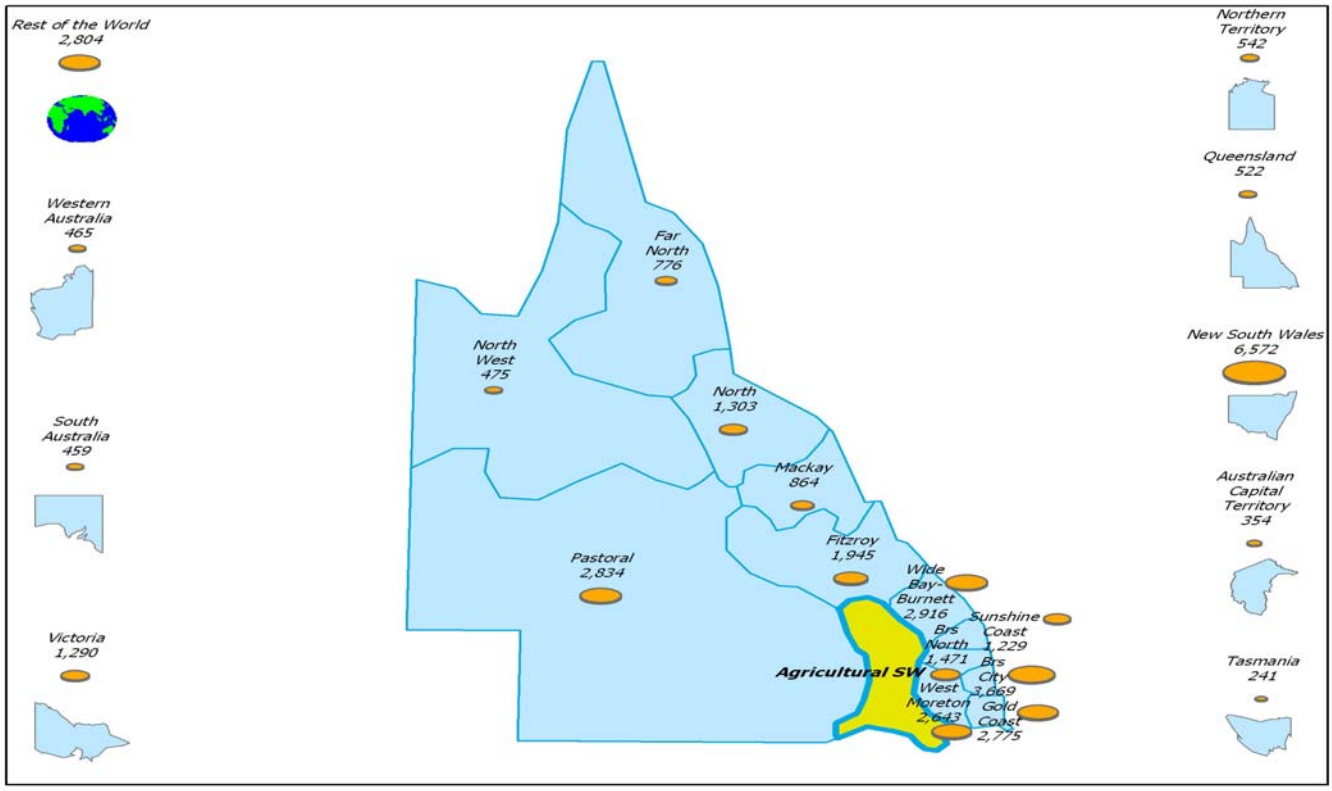
WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.7	32.1	20.3	23.1	1.5	3.3
25 to 54 years		46.4	23.4	24.2	1.8	4.2
55 + years		71.0	11.9	11.2	0.5	5.4
Total	**7.3**	**46.8**	**19.6**	**20.8**	**1.4**	**4.2**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.98	-0.12	-0.10	-3.62	0.13
25 to 54 years		0.18	0.29	0.69	1.15
55 + years		0.14	-2.68	4.64	2.11
Total	**1.46**	**0.06**	**-0.53**		**0.99**
Number per year	3,071	126	-1,109		2,088

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,361	1,685	2.2	4.2
B	Mining	174	77	-7.8	0.1
C	Manufacturing	1,587	2,364	4.1	0.9
D	Electricity, gas & water supply	142	225	4.7	0.9
E	Construction	550	731	2.9	0.9
F	Wholesale trade	568	866	4.3	1.1
G	Retail trade	605	926	4.4	1.1
H	Accomm., cafes & restaurants	202	374	6.3	0.9
I	Transport and storage	383	503	2.8	0.8
J	Communication services	111	191	5.6	0.7
K	Finance and insurance	161	296	6.3	0.4
L	Property and business services	277	618	8.3	0.5
M	Govt administration & defence	228	437	6.7	0.9
N	Education	212	374	5.8	1.1
O	Health and community services	273	453	5.2	1.0
P	Cultural & recreational services	62	107	5.6	0.5
Q	Personal and other services	94	207	8.2	0.9
Total		**6,991**	**10,434**	**4.1**	**0.9**
Gross regional product (GRP)		3,433	5,124	4.1	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.62	28
Population growth (15-55) since 1996	0.83	33
Demographic stress	-3.02	30

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	480.6	54
2001	516.2	55
2003	358.3	42

SOCIAL SECURITY

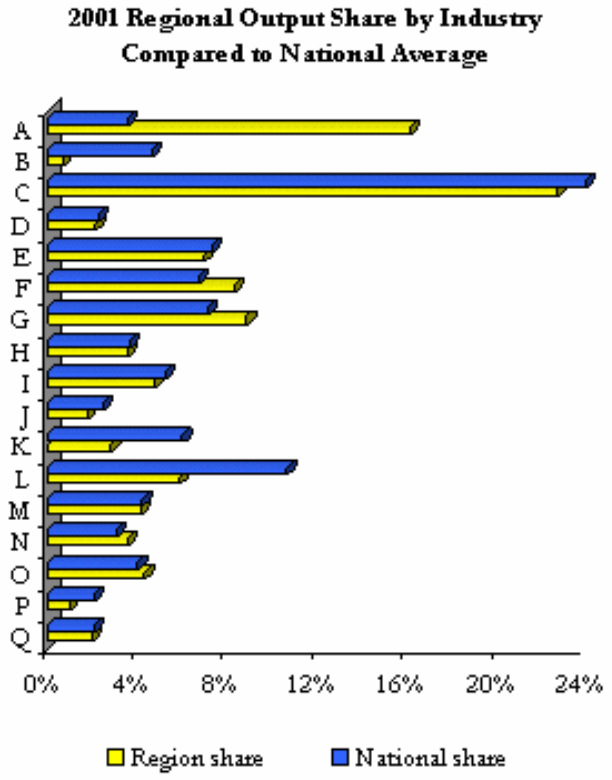
Year	Social security as % of NFOF	Rank
1999	17.5	39
2001	17.9	36
2003	17.0	33

NIGHTWATCHMAN DATA

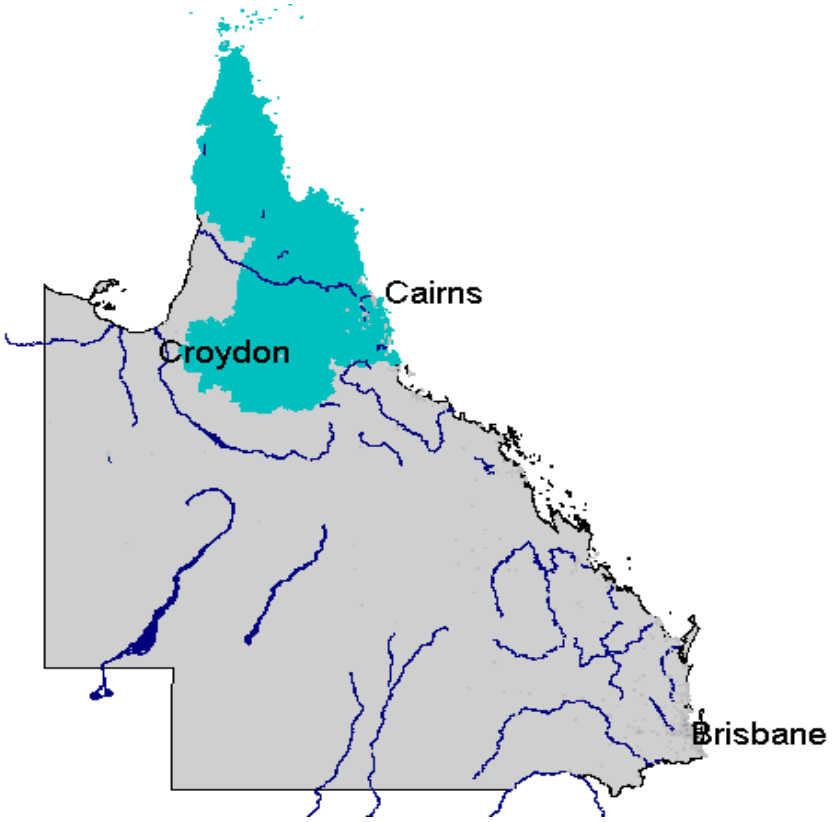
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	77.2
Unemployment less than 11%	96.8
Dominant retail	51.8
Export education or business services	44.8
Moderate to high creativity	2.2
Regional city or area with best forecast, 2001	Rank out of 480
Toowoomba	103

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	61.4	56.1
	Female	40.9	35.8
ABS Census unemployment, % of labour force	Male	5.3	6.9
	Female	2.1	3.8
Single person households, % of all households	55 to 74 years	58.9	57.1
	Aged 75+	26.1	25.2
Tenure type, percentage where household head 55+	Fully owned	73.4	70.8
	Being purchased	7.9	9.2
	Private rental	9.7	8.2
	Public rental	1.7	4.3
	Other	7.3	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



QLD Far North



The Far North of Queensland comprises Cairns and its hinterland. Around Cairns retirement and resort developments are crowding out the established sugar industry, but further south around Innisfail and Tully the industry remains the dominant land use. Intensive agriculture is pursued on the Atherton Tableland above Cairns, but beyond this the pastoral zone extends west to the Gulf of Carpentaria and north to the tip of Cape York. With its high indigenous population this sparsely-populated area has affinities with NW Queensland, but is included here in deference to the Queensland planning regions and because it is serviced from Cairns rather than Mt Isa.

Major centres:

Cairns

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	218,254		228,154		216,336		
No. households	84,938		89,207		91,472		
Workforce	122,552	55.9	112,377	49.4	114,393	52.9	-1.4
Employment	108,518	–	97,094	–	99,121	–	-1.8
Unemployment	14,034	11.5	15,283	13.6	15,272	15.4	1.7
DEET U/E	9,820	8.1	7,982	7.3	7,668	6.9	-4.8
Structural U/E, % population[1]	15,420	12.1	17,475	13.1	18,271	14.4	3.5

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,701	12,371	2,826	13,399	2,988	13,811	2.8
Taxes paid	618	2,831	604	2,866	764	3,532	5.7
GST paid	226	1,034	282	1,339	304	1,404	–
Benefits	451	2,065	500	2,370	524	2,420	4.1
Business income	500	2,290	516	2,447	586	2,711	4.3
Interest/dividends	81	371	88	417	89	413	2.8
Interest paid	256	1,173	346	1,642	294	1,357	3.7
Net property income	35	162	40	191	37	172	1.5
Net flow of funds	2,668	12,222	2,737	12,977	2,863	13,234	2.0
Rank		47		41		46	

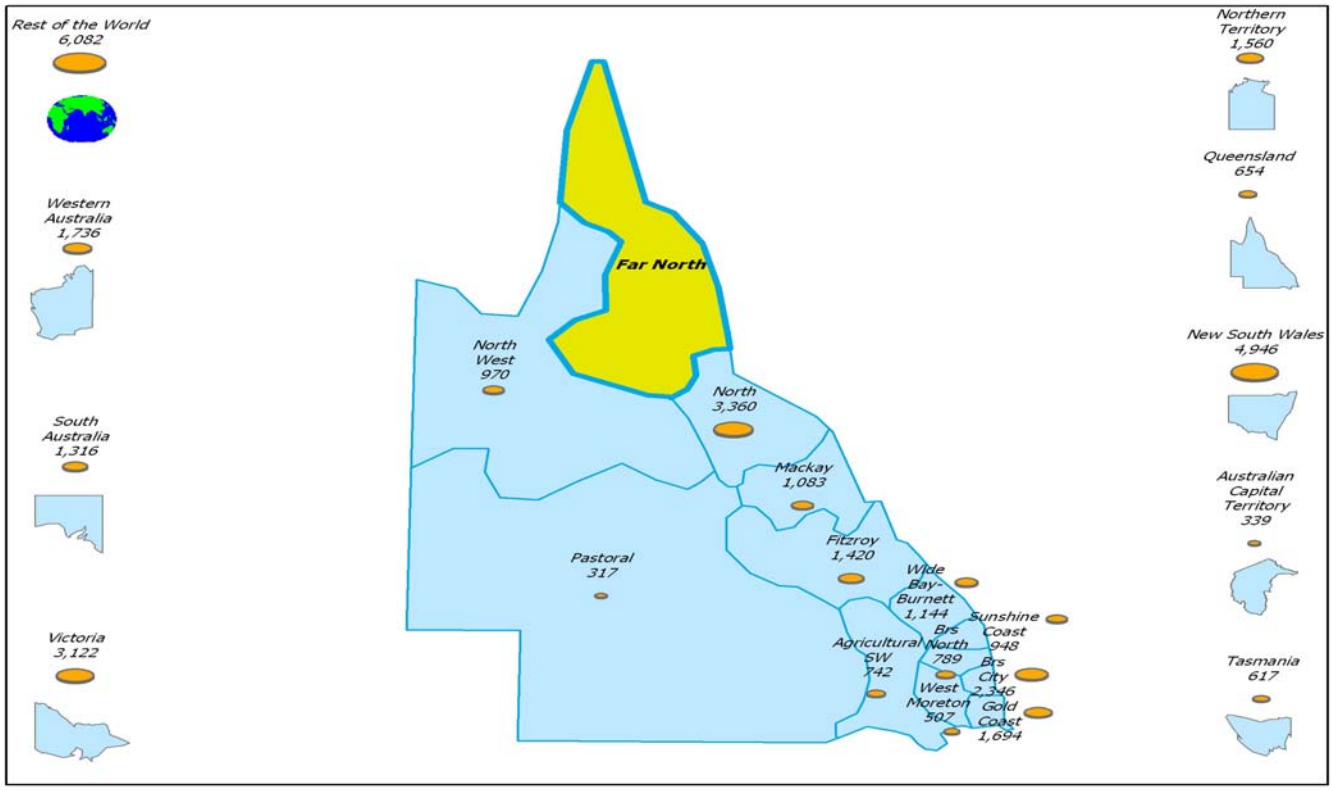
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.12	98,000	
1996	0.38	0.46	0.16	210,753	32.7
2001	0.36	0.34	0.18	222,868	34.7
2011	0.32	0.44	0.24	AOR	38.3
2021	0.27	0.41	0.31	AOR	41.7
Change 1954 to 2001			0.06	124,868	
Change 2001 to 2021	-0.09	0.07	0.13	AOR	7.0

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	21.1	33.4	19.9	17.5	2.3	5.8
25 to 54 years		42.0	24.4	22.6	3.9	7.2
55 + years		67.3	12.2	11.8	1.4	7.4
Total	**7.7**	**43.5**	**20.5**	**18.8**	**2.9**	**6.7**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.20	-0.65	0.76	-4.18	0.13
25 to 54 years		-0.55	0.48	1.11	1.04
55 + years		-0.08	-2.35	5.54	3.11
Total	**1.52**	**-0.50**	**0.06**		**1.09**
Number per year	3,393	-1,108	138		2,423

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	676	884	2.7	2.2
B	Mining	639	367	-5.4	0.7
C	Manufacturing	1,394	1,617	1.5	0.6
D	Electricity, gas & water supply	92	250	10.5	0.9
E	Construction	662	918	3.3	1.1
F	Wholesale trade	471	766	5.0	1.0
G	Retail trade	636	1,065	5.3	1.3
H	Accomm., cafes & restaurants	477	843	5.9	2.0
I	Transport and storage	684	1,056	4.4	1.8
J	Communication services	127	165	2.7	0.6
K	Finance and insurance	174	259	4.1	0.4
L	Property and business services	477	691	3.8	0.6
M	Govt administration & defence	205	737	13.7	1.5
N	Education	172	328	6.6	0.9
O	Health and community services	240	389	4.9	0.9
P	Cultural & recreational services	75	215	11.1	0.9
Q	Personal and other services	166	253	4.3	1.1
Total		**7,368**	**10,802**	**3.9**	**1.0**
Gross regional product (GRP)		3,780	5,744	4.3	1.0

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.39	36
Population growth (15-55) since 1996	0.60	37
Demographic stress	-2.04	38

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	2,040.9	2
2001	2,197.6	1
2003	737.1	9

SOCIAL SECURITY

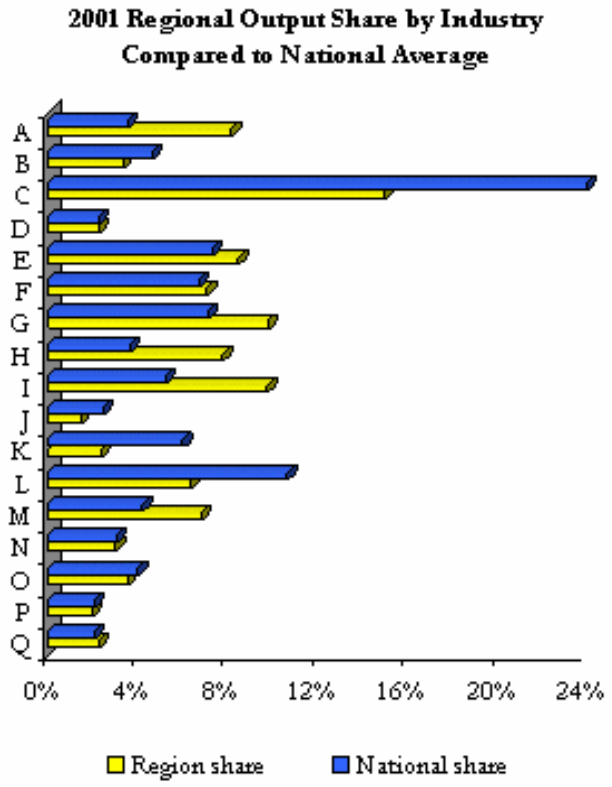
Year	Social security as % of NFOF	Rank
1999	16.9	34
2001	18.3	39
2003	18.3	40

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	99.5
Unemployment less than 11%	12.8
Dominant retail	66.3
Export education or business services	-
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
Douglas	21

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	53.1	56.1
	Female	36.9	35.8
ABS Census unemployment, % of labour force	Male	8.6	6.9
	Female	3.7	3.8
Single person households, % of all households	55 to 74 years	55.8	57.1
	Aged 75+	30.4	25.2
Tenure type, percentage where household head 55+	Fully owned	61.4	70.8
	Being purchased	8.4	9.2
	Private rental	15.2	8.2
	Public rental	3.4	4.3
	Other	11.6	7.5
Ratio of pop 70+ to population 55+		0.35	0.41



QLD Fitzroy

The Fitzroy region comprises the Eastern part of Central Queensland: we include the Western part in Queensland Pastoral. In the nineteenth century the Fitzroy region was regarded as unproductive scrub which had to be crossed in order to reach the better black soil country beyond Jericho, but it is now more intensively developed. The region includes two belts of productive downs (Peak Downs and much of Banana Shire) and much of the rest of it has been cleared for extensive grazing. Production statistics are, however, dominated by black coal mining and power production, for the region includes the southern part of the Bowen Basin. Rockhampton is its oldest town and administrative and commercial capital, but Gladstone, with its natural harbour, has been developed as a coal export port and heavy industrial centre.

Major centres:

Rockhampton, Gladstone

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	179,918		182,349		184,381		
No. households	66,054		68,364		69,906		
Workforce	94,871	52.6	97,863	53.6	96,687	52.4	0.4
Employment	84,340	–	97,957	–	87,262	–	0.7
Unemployment	10,532	11.1	9,905	10.1	9,426	10.8	-2.2
DEET U/E	8,934	9.6	8,684	9.0	6,684	7.0	-5.6
Structural U/E, % population[1]	11,620	10.7	12,177	11.1	11,858	10.7	0.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,566	14,239	2,888	15,979	2,887	15,657	2.4
Taxes paid	642	3,564	676	3,739	728	3,947	2.6
GST paid	151	837	227	1,255	233	1,264	–
Benefits	352	1,954	384	2,123	399	2,165	2.6
Business income	410	2,276	431	2,384	473	2,563	3.0
Interest/dividends	57	315	61	336	61	329	1.0
Interest paid	207	1,150	275	1,520	236	1,277	2.7
Net property income	15	82	16	91	16	86	1.3
Net flow of funds	2,399	13,314	2,602	14,398	2,639	14,311	1.8
Rank		29		27		31	

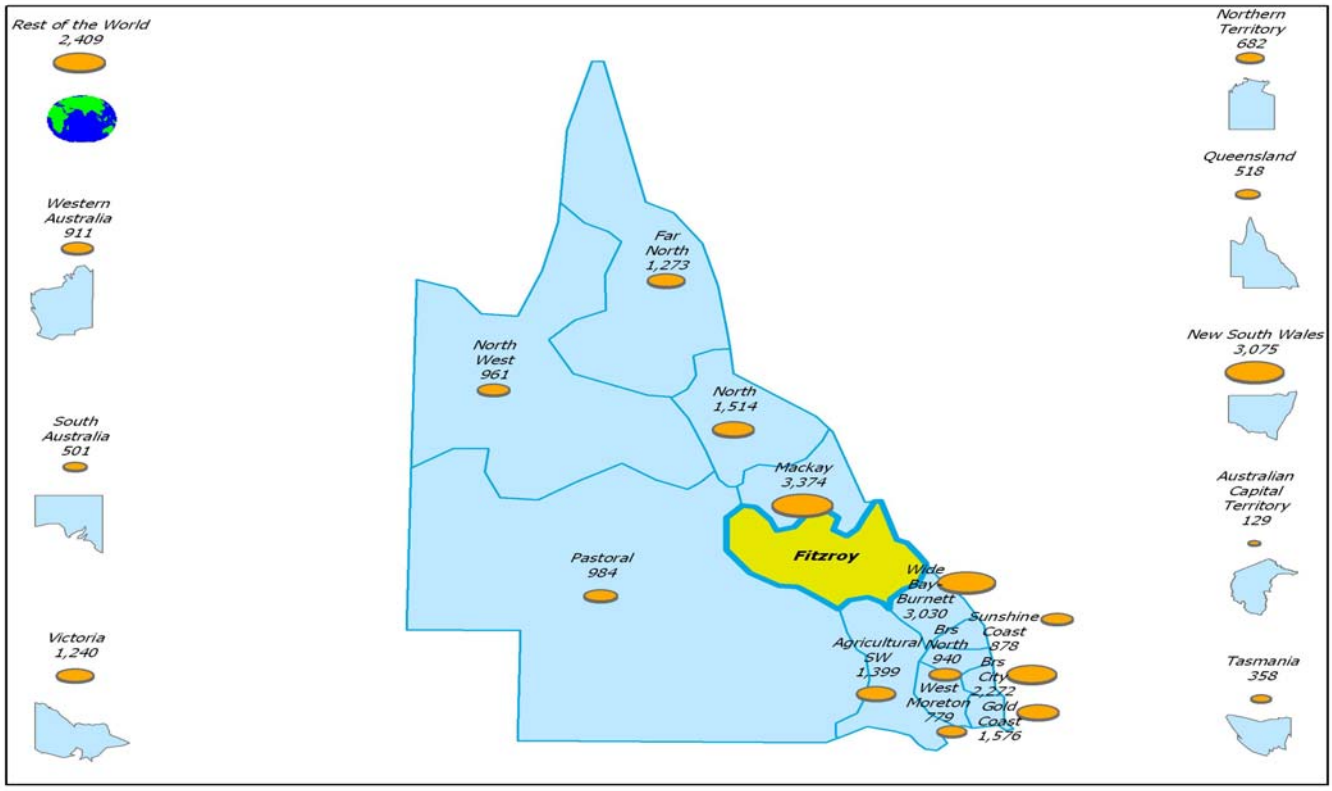
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.15	88,000	
1996	0.40	0.43	0.17	178,034	32.7
2001	0.38	0.43	0.19	181,582	34.5
2011	0.34	0.41	0.25	AOR	38.0
2021	0.28	0.39	0.33	AOR	41.6
Change 1954 to 2001			0.04	93,582	
Change 2001 to 2021	-0.10	-0.04	0.14	AOR	7.1

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.0	31.3	20.8	22.6	1.2	4.1
25 to 54 years		44.4	23.4	25.1	1.9	5.2
55 + years		71.0	11.8	11.3	0.5	5.3
Total	**7.6**	**44.5**	**20.2**	**21.5**	**1.4**	**4.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.00	-0.62	-0.11	-3.85	-0.58
25 to 54 years		-0.71	0.05	1.02	0.36
55 + years		-0.47	-2.49	5.36	2.40
Total	**1.52**	**-0.63**	**-0.50**		**0.39**
Number per year	2,760	-1,145	-905		710

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	567	1,036	6.2	2.6
B	Mining	2,018	2,483	2.1	4.7
C	Manufacturing	2,364	4,579	6.8	1.7
D	Electricity, gas & water supply	350	574	5.1	2.2
E	Construction	595	718	1.9	0.9
F	Wholesale trade	449	706	4.6	0.9
G	Retail trade	557	824	4.0	1.0
H	Accomm., cafes & restaurants	239	404	5.4	1.0
I	Transport and storage	835	749	-1.1	1.3
J	Communication services	112	124	1.0	0.4
K	Finance and insurance	169	224	2.8	0.3
L	Property and business services	358	529	4.0	0.4
M	Govt administration & defence	178	284	4.8	0.6
N	Education	213	326	4.4	0.9
O	Health and community services	258	336	2.7	0.7
P	Cultural & recreational services	70	108	4.4	0.5
Q	Personal and other services	118	202	5.5	0.8
Total		**9,449**	**14,207**	**4.2**	**1.3**
Gross regional product (GRP)		4,494	6,425	3.6	1.1

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.24	42
Population growth (15-55) since 1996	0.12	51
Demographic stress	-0.38	51

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	789.2	28
2001	674.0	41
2003	319.7	48

SOCIAL SECURITY

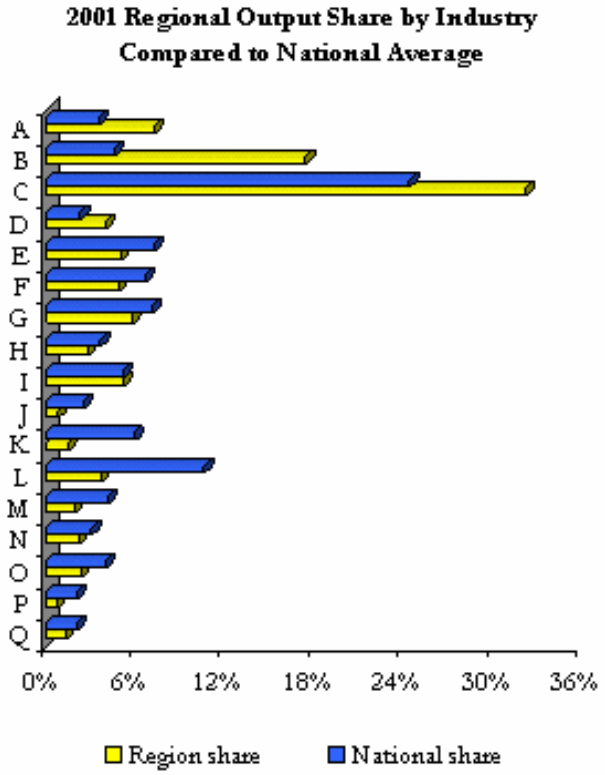
Year	Social security as % of NFOF	Rank
1999	14.7	22
2001	14.7	20
2003	15.1	27

NIGHTWATCHMAN DATA

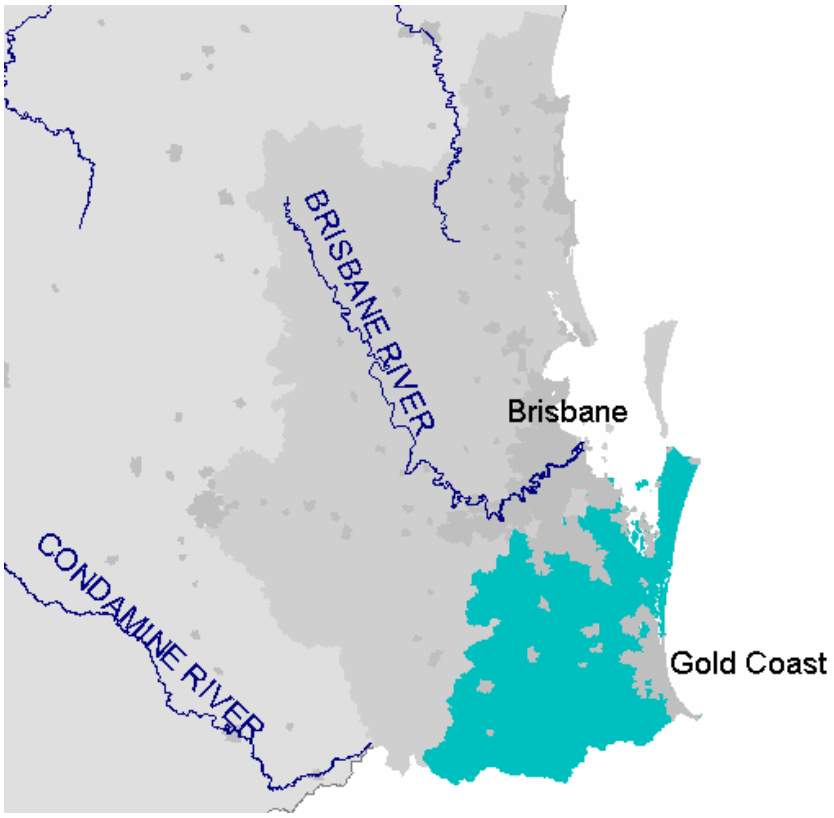
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	48.1
Unemployment less than 11%	51.7
Dominant retail	55.6
Export education or business services	48.5
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Livingstone	70

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	55.5	56.1
	Female	32.4	35.8
ABS Census unemployment, % of labour force	Male	7.5	6.9
	Female	3.4	3.8
Single person households, % of all households	55 to 74 years	60	57.1
	Aged 75+	26.6	25.2
Tenure type, percentage where household head 55+	Fully owned	70.6	70.8
	Being purchased	8.3	9.2
	Private rental	10.4	8.2
	Public rental	2.7	4.3
	Other	8.0	7.5
Ratio of pop 70+ to population 55+		0.37	0.41



QLD Gold Coast



The Gold Coast region comprises two main sub-regions.

- The Gold Coast proper is a tourist and retirement strip, intensively developed along and behind the beach front, and now extending across the backwaters towards the ranges which include Tambourine Mountain.
- Between Brisbane City and the Gold Coast proper lies a belt of outer suburbs, fading into hobby farms in the valleys round Beaudesert. In this area manufacturing contributes to the economic base, but commuting to Brisbane is also very important.

Major centres:

Surfers Paradise, Coolangatta, Beenleigh

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	703,662		759,752		804,408		
No. households	271,933		296,685		312,353		
Workforce	345,733	49.1	390,303	51.6	410,041	51.0	3.5
Employment	301,526	–	341,181	–	367,165	–	4.0
Unemployment	44,207	12.8	49,121	12.6	42,876	11.7	-0.6
DEET U/E	35,396	10.4	33,805	8.9	30,774	7.7	-2.8
Structural U/E, % population[1]	46,965	11.0	55,690	12.1	55,523	11.4	3.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	9,037	12,489	10,526	13,805	12,248	15,226	5.1
Taxes paid	2,162	2,988	2,357	3,091	2,985	3,711	5.6
GST paid	585	809	931	1,221	1,144	1,423	–
Benefits	1,561	2,158	1,744	2,287	1,829	2,274	1.3
Business income	1,415	1,955	1,461	1,916	1,914	2,380	5.0
Interest/dividends	391	541	441	578	473	588	2.1
Interest paid	882	1,219	1,173	1,538	1,008	1,254	0.7
Net property income	139	192	158	207	157	195	0.4
Net flow of funds	8,914	12,319	9,868	12,942	11,483	14,275	3.8
Rank		44		42		32	

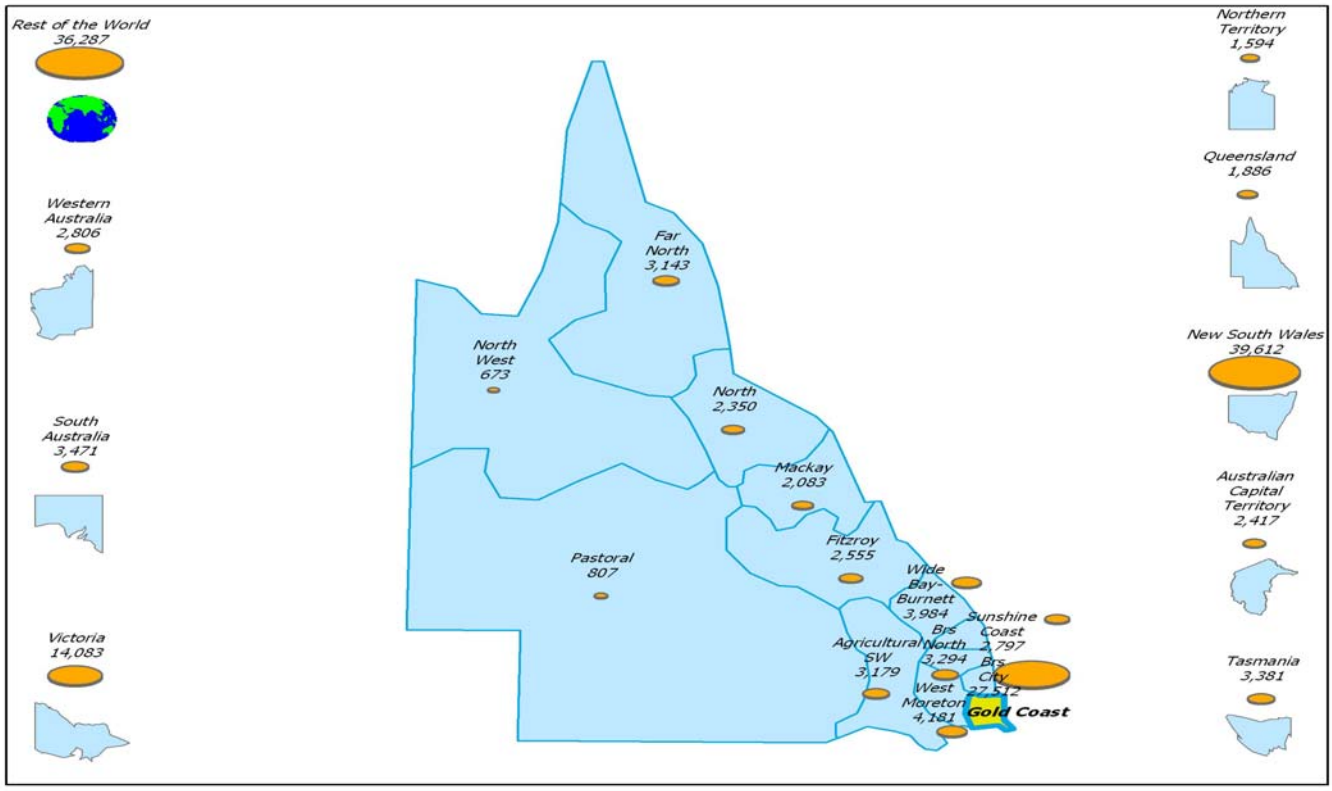
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.19	45,000	[redacted]
1996	0.37	0.44	0.18	669,959	34.2
2001	0.35	0.44	0.21	764,856	35.9
2011	0.32	0.42	0.27	AOR	38.6
2021	0.28	0.40	0.32	AOR	41.2
Change 1954 to 2001	[redacted]	[redacted]	0.02	719,856	[redacted]
Change 2001 to 2021	-0.07	-0.04	0.11	AOR	5.3

Note: AOR = Available on request.

- ❑ Balanced.
- ❑ Balanced gains.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.1	31.4	21.0	18.8	5.0	4.6
25 to 54 years	[redacted]	39.7	25.4	23.3	5.9	5.7
55 + years	[redacted]	59.6	15.7	16.1	2.7	5.8
Total	**6.9**	**40.9**	**21.8**	**20.2**	**4.9**	**5.3**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.81	0.94	0.65	-3.82	1.57
25 to 54 years	[redacted]	1.04	0.44	0.80	2.28
55 + years	[redacted]	1.07	-1.44	4.83	4.46
Total	**1.35**	**1.01**	**0.12**	[redacted]	**2.48**
Number per year	10,320	7,738	922	[redacted]	18,979

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	237	323	3.1	0.8
B	Mining	256	298	1.5	0.6
C	Manufacturing	3,366	5,776	5.5	2.1
D	Electricity, gas & water supply	157	289	6.3	1.1
E	Construction	2,562	3,507	3.2	4.2
F	Wholesale trade	1,116	2,136	6.7	2.8
G	Retail trade	1,803	3,540	7.0	4.4
H	Accomm., cafes & restaurants	872	2,057	9.0	4.9
I	Transport and storage	485	1,098	8.5	1.8
J	Communication services	238	609	9.9	2.1
K	Finance and insurance	449	1,150	9.9	1.7
L	Property and business services	1,394	2,576	6.3	2.1
M	Govt administration & defence	160	701	15.9	1.5
N	Education	381	960	9.7	2.7
O	Health and community services	501	1,159	8.7	2.5
P	Cultural & recreational services	470	1,050	8.4	4.4
Q	Personal and other services	211	734	13.3	3.1
Total		**14,657**	**27,961**	**6.7**	**2.5**
Gross regional product (GRP)		8,012	14,731	6.3	2.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.84	9
Population growth (15-55) since 1996	2.17	4
Demographic stress	-10.48	5

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	799.1	27
2001	996.9	17
2003	677.1	11

SOCIAL SECURITY

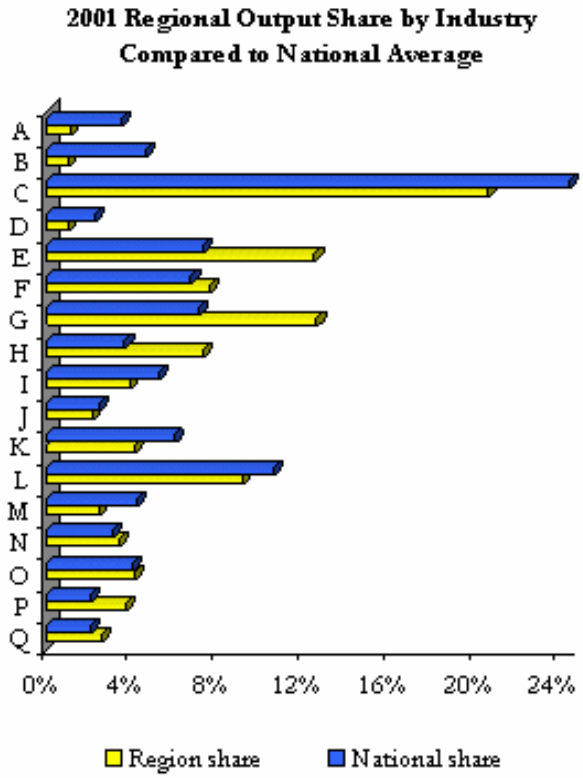
Year	Social security as % of NFOF	Rank
1999	17.5	40
2001	17.7	34
2003	15.9	28

NIGHTWATCHMAN DATA

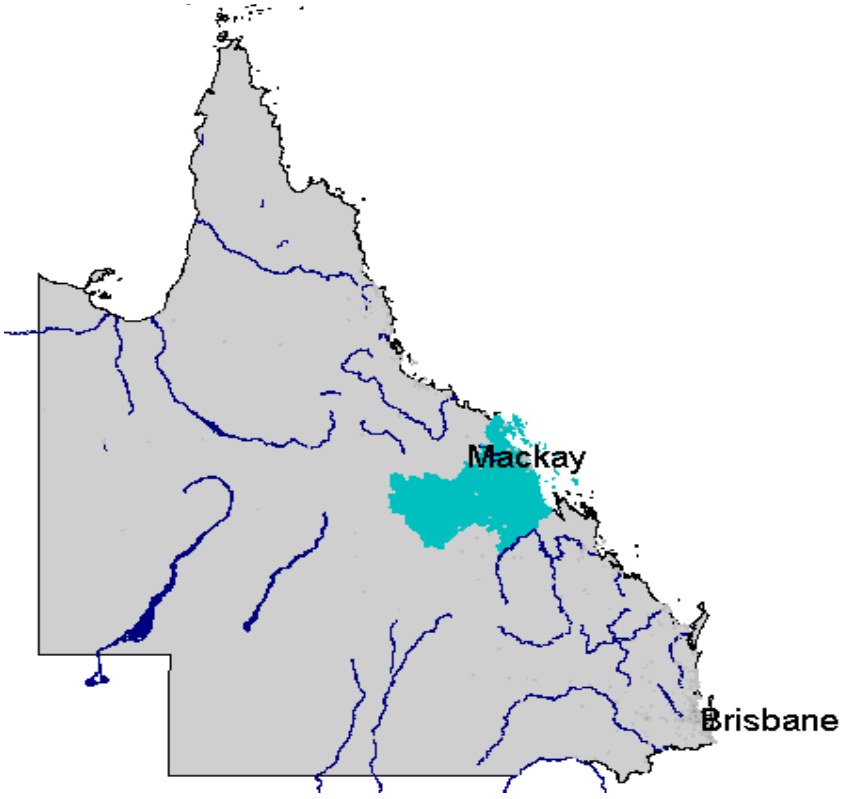
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	54.9	56.1
	Female	34.1	35.8
ABS Census unemployment, % of labour force	Male	8.6	6.9
	Female	4.9	3.8
Single person households, % of all households	55 to 74 years	53.1	57.1
	Aged 75+	25.6	25.2
Tenure type, percentage where household head 55+	Fully owned	62.6	70.8
	Being purchased	12.6	9.2
	Private rental	14.0	8.2
	Public rental	2.6	4.3
	Other	8.3	7.5
Ratio of pop 70+ to population 55+		0.38	0.41



QLD Mackay



The Mackay region is centred on the City of Mackay. Production statistics for the region are dominated by coal mines in the Bowen Basin, but even after allowing for rail transport and the export port (Hay Point) these generate relatively little employment and income. The immediate hinterland of Mackay is high-rainfall sugar country, with some recent diversification, while Whitsunday Shire adds tourism to the basic sugar of its economic base.

Major centres:

Mackay

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	123,918		129,415		128,959		
No. households	45,027		47,898		49,458		
Workforce	68,760	55.3	70,708	54.8	68,624	53.2	-0.0
Employment	61,674	–	64,022	–	61,949	–	0.1
Unemployment	7,087	10.3	6,686	9.5	6,675	10.8	-1.2
DEET U/E	5,747	8.5	5,729	8.3	4,347	6.5	-5.4
Structural U/E, % population[1]	6,995	9.2	7,792	9.8	8,000	10.1	2.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,023	16,456	2,104	16,814	1,916	14,854	-2.5
Taxes paid	508	4,131	494	3,947	521	4,040	-0.6
GST paid	110	897	167	1,334	163	1,260	–
Benefits	216	1,760	241	1,928	254	1,968	2.8
Business income	328	2,668	349	2,792	343	2,663	0.0
Interest/dividends	57	461	56	445	47	368	-5.5
Interest paid	154	1,253	198	1,583	173	1,338	1.7
Net property income	13	106	14	116	15	113	1.6
Net flow of funds	1,865	15,170	1,906	15,229	1,719	13,328	-3.2
Rank		13		18		45	

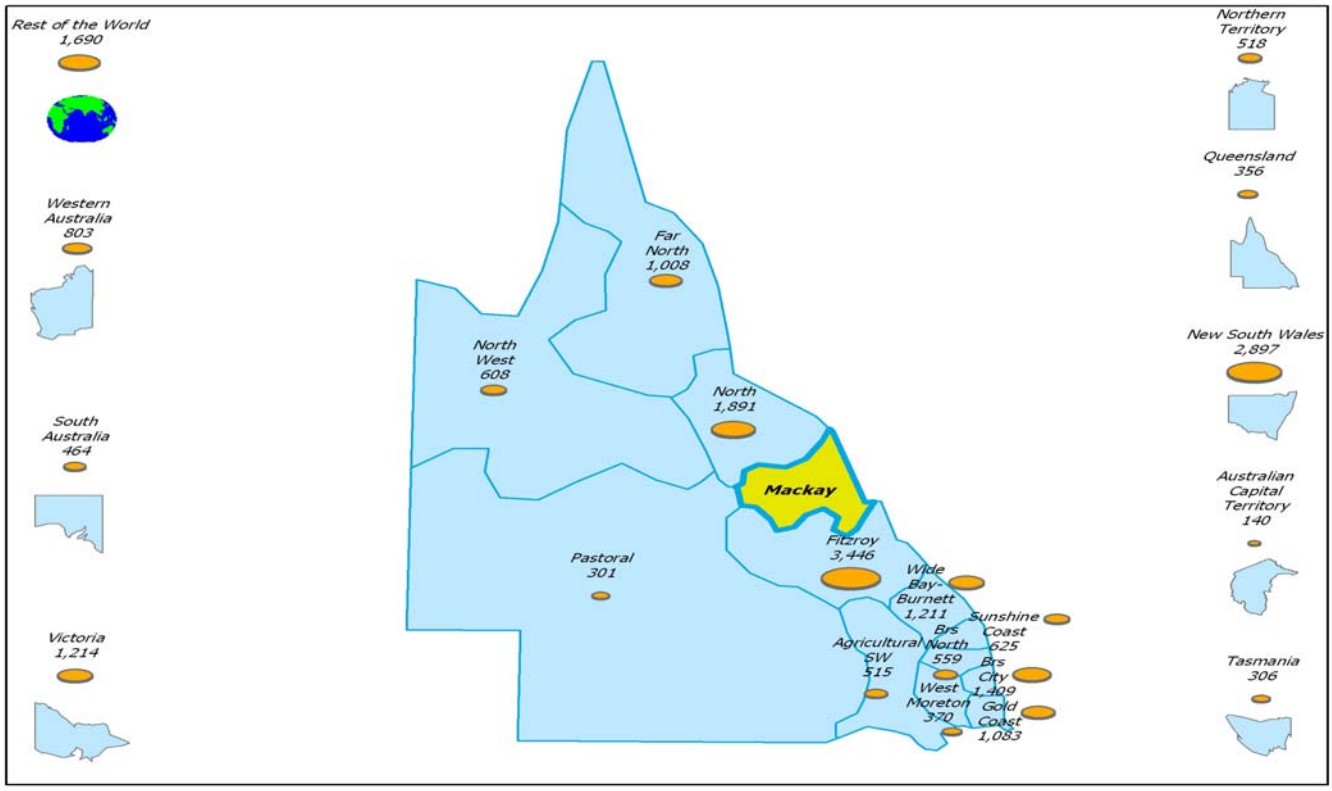
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.13	43,000	
1996	0.39	0.45	0.16	120,327	32.5
2001	0.37	0.46	0.18	125,138	34.3
2011	0.32	0.43	0.25	AOR	38.0
2021	0.27	0.41	0.33	AOR	41.7
Change 1954 to 2001			0.04	82,138	
Change 2001 to 2021	-0.10	-0.05	0.15	AOR	7.4

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.6	32.9	21.1	19.4	1.1	4.8
25 to 54 years		43.9	24.3	24.0	1.9	5.9
55 + years		68.2	14.3	10.2	0.6	6.8
Total	**7.6**	**44.1**	**21.4**	**19.8**	**1.4**	**5.7**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.12	-1.02	0.43	-3.85	-0.32
25 to 54 years		-0.36	0.44	0.75	0.83
55 + years		-0.62	-2.56	6.04	2.86
Total	**1.51**	**-0.65**	**-0.09**		**0.77**
Number per year	1,891	-811	-118		962

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	373	464	2.2	1.1
B	Mining	2,864	3,137	0.9	5.9
C	Manufacturing	1,262	1,240	-0.2	0.4
D	Electricity, gas & water supply	82	130	4.7	0.5
E	Construction	375	531	3.5	0.6
F	Wholesale trade	325	511	4.6	0.7
G	Retail trade	353	562	4.8	0.7
H	Accomm., cafes & restaurants	225	351	4.6	0.8
I	Transport and storage	459	582	2.4	1.0
J	Communication services	73	88	1.9	0.3
K	Finance and insurance	110	162	4.0	0.2
L	Property and business services	244	401	5.1	0.3
M	Govt administration & defence	87	149	5.5	0.3
N	Education	114	168	3.9	0.5
O	Health and community services	133	189	3.5	0.4
P	Cultural & recreational services	42	63	4.1	0.3
Q	Personal and other services	48	110	8.6	0.5
Total		**7,169**	**8,837**	**2.1**	**0.8**
Gross regional product (GRP)		3,516	4,902	3.4	0.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.56	31
Population growth (15-55) since 1996	0.59	38
Demographic stress	-2.10	35

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	2,397.3	1
2001	1,202.6	7
2003	373.2	39

SOCIAL SECURITY

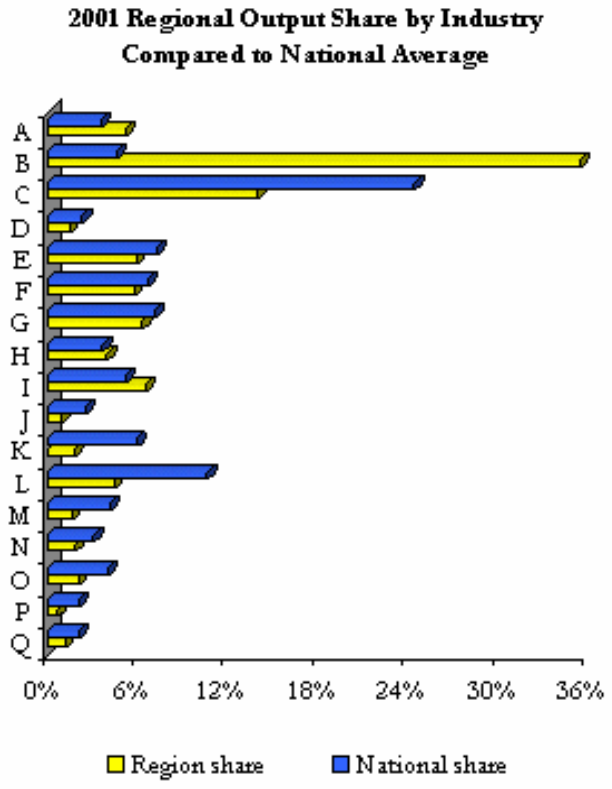
Year	Social security as % of NFOF	Rank
1999	11.6	11
2001	12.7	13
2003	14.8	22

NIGHTWATCHMAN DATA

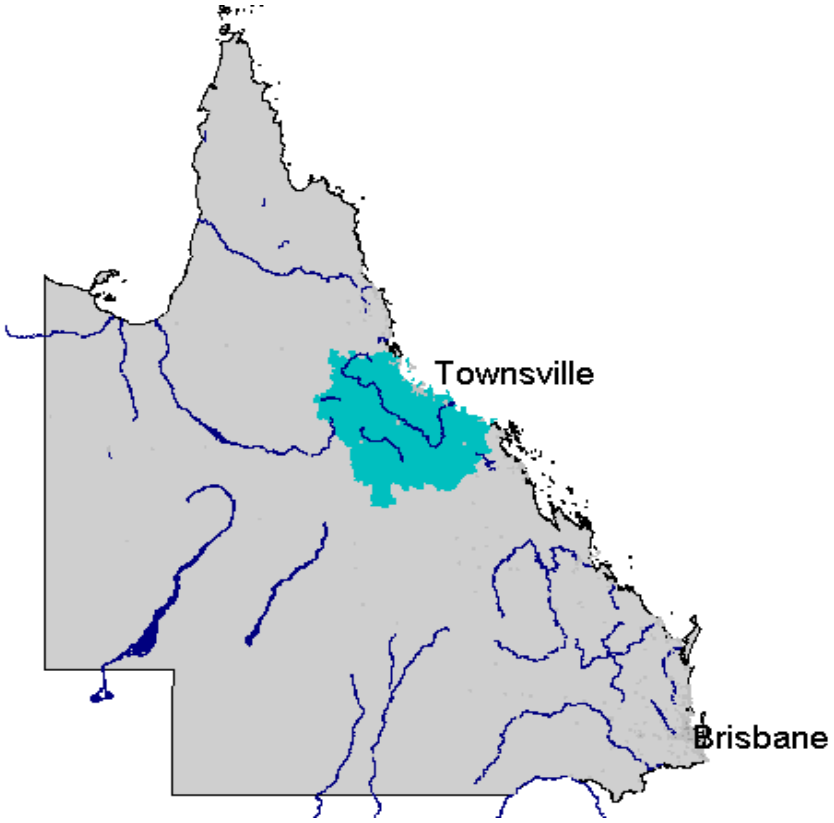
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	82.9
Unemployment less than 11%	80.6
Dominant retail	71
Export education or business services	-
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Mackay	44

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	54.7	56.1
	Female	31.4	35.8
ABS Census unemployment, % of labour force	Male	6.7	6.9
	Female	4.1	3.8
Single person households, % of all households	55 to 74 years	58.6	57.1
	Aged 75+	26.3	25.2
Tenure type, percentage where household head 55+	Fully owned	68.3	70.8
	Being purchased	8.7	9.2
	Private rental	11.3	8.2
	Public rental	2.5	4.3
	Other	9.3	7.5
Ratio of pop 70+ to population 55+		0.35	0.41



QLD North



North Queensland is centred on Townsville. The region has two intensive agricultural areas, both originally developed for sugar: the Burdekin Delta (Home Hill, Ayr) and the Herbert River Valley (Ingham). Much of the rest of the region has recently been cleared to provide low-quality pasture. The region includes the north end of the Bowen Basin in Bowen Shire, and has its own coal export port at Abbot Point. The economic base of Townsville includes education, defence and the processing of minerals originating in NW Queensland. Despite the existence of Magnetic Island, the region is less involved in tourism than the other Queensland east coast regions.

Major centres:

Townsville

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	195,349		202,818		208,113		
No. households	71,837		75,974		78,815		
Workforce	108,228	55.5	92,571	45.6	98,861	47.5	-1.8
Employment	96,854	–	81,227	–	88,080	–	-1.9
Unemployment	11,374	10.5	11,343	12.3	10.781	12.2	-1.1
DEET U/E	8,648	8.1	7,481	8.2	7,610	7.9	-2.5
Structural U/E, % population[1]	12,149	10.1	12,986	10.4	13,329	10.4	1.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,946	14,525	2,960	14,772	3,159	15,178	1.1
Taxes paid	701	3,455	655	3,267	716	3,441	-0.1
GST paid	209	1,029	249	1,242	275	1,322	–
Benefits	384	1,892	415	2,071	438	2,103	2.7
Business income	415	2,044	431	2,153	488	2,344	3.5
Interest/dividends	85	419	88	439	83	398	-1.3
Interest paid	218	1,075	291	1,450	252	1,212	3.0
Net property income	24	117	27	134	23	111	-1.2
Net flow of funds	2,726	13,439	2,727	13,611	2,947	14,159	1.3
Rank		28		31		34	

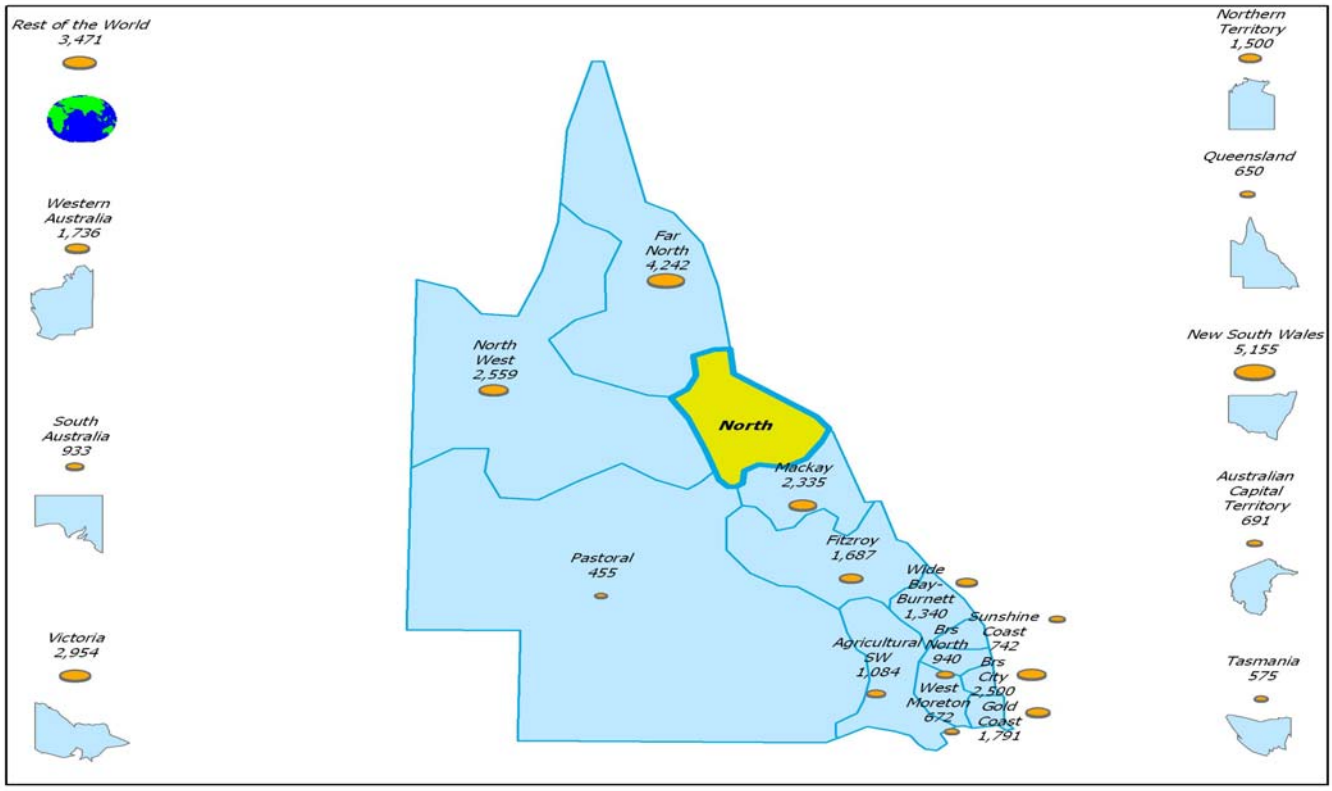
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.16	76,000	
1996	0.40	0.43	0.17	192,177	32.9
2001	0.38	0.44	0.18	203,207	34.2
2011	0.34	0.44	0.22	AOR	36.5
2021	0.30	0.43	0.27	AOR	39.2
Change 1954 to 2001			0.03	127,207	
Change 2001 to 2021	-0.08	-0.01	0.09	AOR	5.0

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.3	30.8	21.6	22.4	1.7	4.2
25 to 54 years		42.6	26.6	22.8	2.4	5.6
55 + years		71.0	13.8	8.8	0.6	5.8
Total	**7.4**	**43.4**	**22.3**	**20.1**	**1.8**	**5.1**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.85	0.63	-0.04	-4.34	0.10
25 to 54 years		-0.33	0.29	1.51	1.46
55 + years		-0.30	-2.83	5.34	2.21
Total	**1.46**	**0.04**	**-0.41**		**1.09**
Number per year	2,967	78	-839		2,206

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	510	648	2.4	1.6
B	Mining	824	806	-0.2	1.5
C	Manufacturing	1,990	2,065	0.4	0.7
D	Electricity, gas & water supply	157	286	6.2	1.1
E	Construction	444	788	5.9	1.0
F	Wholesale trade	394	656	5.2	0.9
G	Retail trade	514	882	5.6	1.1
H	Accomm., cafes & restaurants	207	416	7.3	1.0
I	Transport and storage	544	651	1.8	1.1
J	Communication services	96	218	8.5	0.8
K	Finance and insurance	145	241	5.2	0.4
L	Property and business services	340	545	4.8	0.5
M	Govt administration & defence	584	1,034	5.9	2.2
N	Education	194	338	5.7	1.0
O	Health and community services	227	407	6.0	0.9
P	Cultural & recreational services	95	162	5.5	0.7
Q	Personal and other services	101	222	8.2	0.9
Total		**7,367**	**10,365**	**3.5**	**0.9**
Gross regional product (GRP)		3,478	5,344	4.4	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.96	19
Population growth (15-55) since 1996	1.01	25
Demographic stress	-4.01	21

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,629.4	4
2001	1,075.2	12
2003	339.2	45

SOCIAL SECURITY

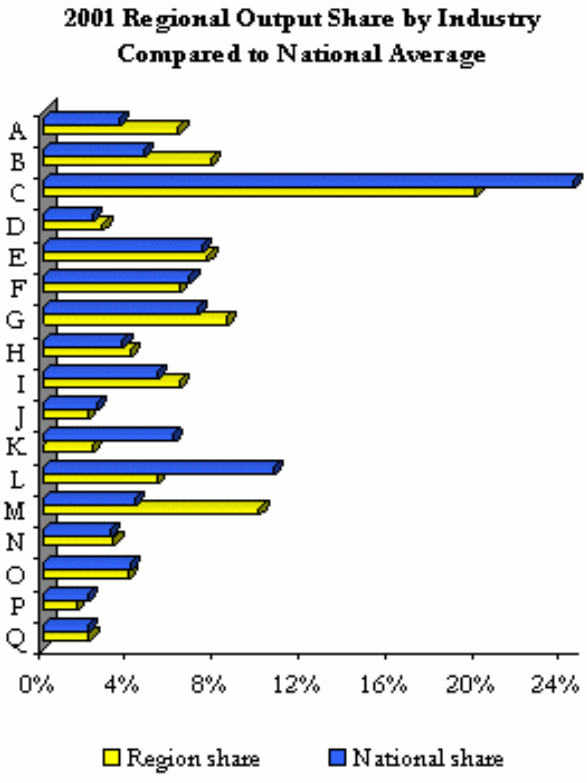
Year	Social security as % of NFOF	Rank
1999	14.1	20
2001	15.2	24
2003	14.9	23

NIGHTWATCHMAN DATA

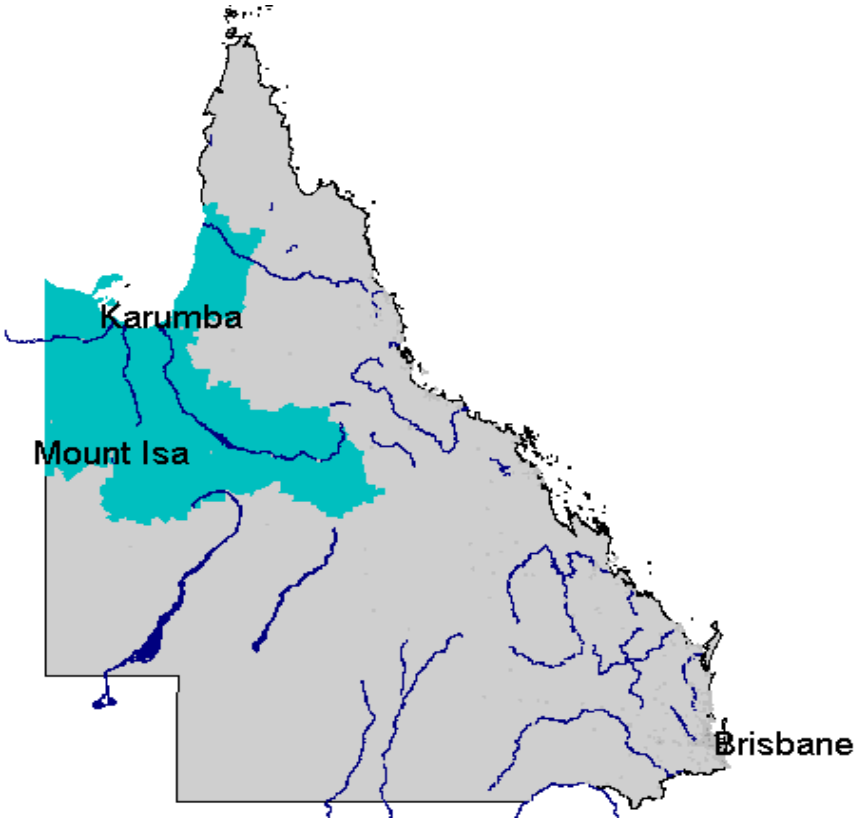
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	68.8
Unemployment less than 11%	43.3
Dominant retail	45.1
Export education or business services	45.1
Moderate to high creativity	45.1
Regional city or area with best forecast, 2001	Rank out of 480
Thuringowa	31

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	54.3	56.1
	Female	35.6	35.8
ABS Census unemployment, % of labour force	Male	7.6	6.9
	Female	3.5	3.8
Single person households, % of all households	55 to 74 years	56.8	57.1
	Aged 75+	26.5	25.2
Tenure type, percentage where household head 55+	Fully owned	67.5	70.8
	Being purchased	9.4	9.2
	Private rental	11.4	8.2
	Public rental	3.6	4.3
	Other	8.1	7.5
Ratio of pop 70+ to population 55+		0.38	0.41



QLD North West



North West Queensland is a belt of tropical savannah divided into hard country and soft. The hard country, with rock underfoot, has proved to be a major mineral province. Mt Isa is the main city and supply centre. There are few other towns since the newer mines are mostly fly-in fly-out. The soft country supports extensive grazing, but has sufficient rainfall for there to be potential for intensification in some places.

N.B Unemployment figures in remote regions can display excess variation.

Major centres:

Mt Isa

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	35,727		35,906		32,881		
No. households	12,744		12,984		13,130		
Workforce	21,410	59.8	19,314	53.7	18,390	55.9	-3.0
Employment	20,991	–	17,420	–	16,308	–	-4.9
Unemployment	419	2.0	1,895	9.8	2,082	12.8	37.8
DEET U/E	1,391	6.4	1,424	7.4	1,373	7.6	-0.3
Structural U/E, % population[1]	1,069	4.7	2,443	10.6	2,549	12.0	19.0

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	599	16,828	603	18,239	562	17,088	0.4
Taxes paid	150	4,203	140	4,231	152	4,633	2.5
GST paid	38	1,063	46	1,396	45	1,368	–
Benefits	65	1,831	107	3,240	113	3,440	17.1
Business income	114	3,206	121	3,662	89	2,720	-4.0
Interest/dividends	9	246	9	281	9	278	3.2
Interest paid	47	1,308	62	1,863	53	1,619	5.5
Net property income	-0	-13	-1	-20	-1	-21	12.0
Net flow of funds	552	15,523	593	17,910	522	15,886	0.6
Rank		12		11		21	

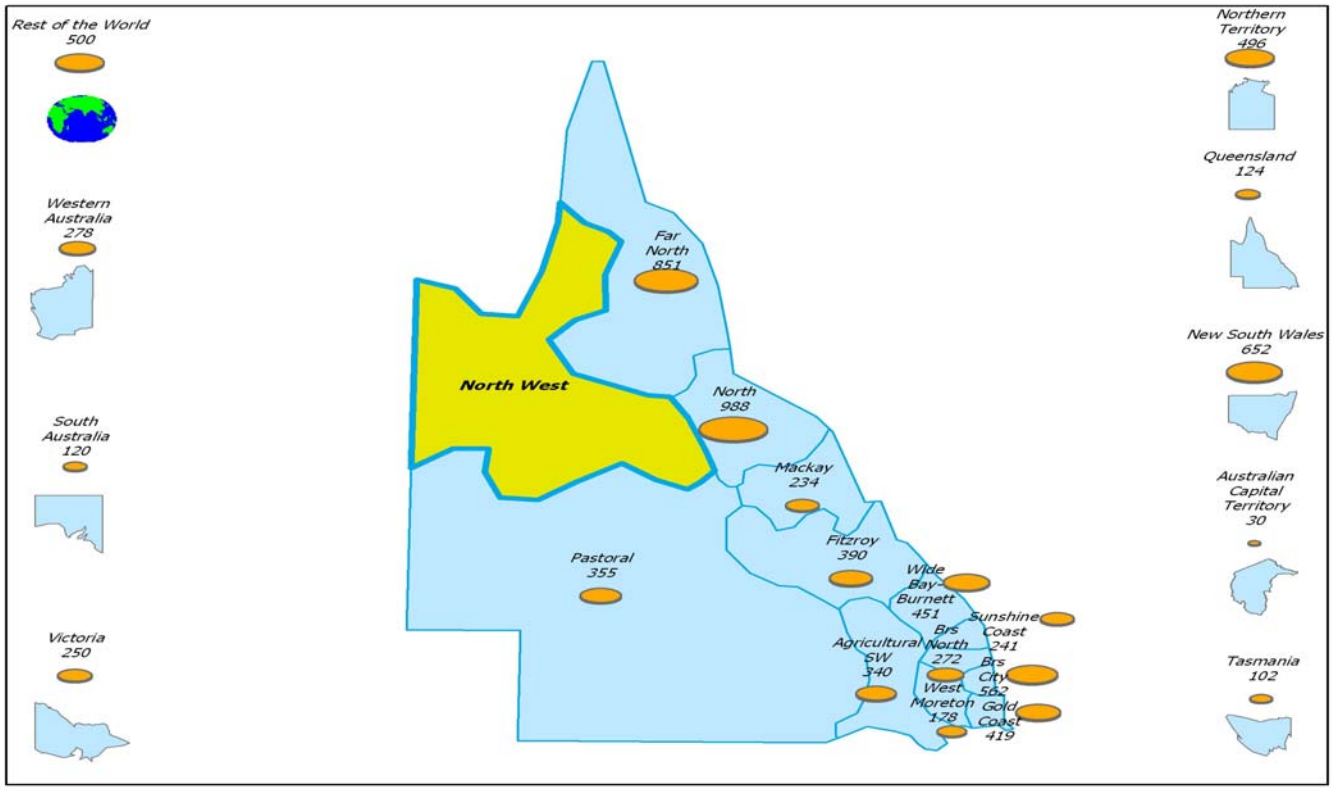
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.10	19,000	
1996	0.43	0.45	0.12	35,956	29.7
2001	0.41	0.46	0.13	35,950	30.7
2011	0.37	0.47	0.16	AOR	33.7
2021	0.30	0.48	0.22	AOR	37.7
Change 1954 to 2001			0.03	16,950	
Change 2001 to 2021	-0.11	0.02	0.09	AOR	7.0

Note: AOR = Available on request.

- Becoming younger.
- Losing young and working age, losing seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	24.0	31.1	16.0	21.1	1.0	6.8
25 to 54 years		41.6	18.3	28.8	2.1	9.3
55 + years		67.0	10.9	11.2	0.7	10.2
Total	**9.8**	**40.6**	**16.4**	**23.3**	**1.4**	**8.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.88	-2.50	1.59	-4.69	-0.71
25 to 54 years		-2.61	1.08	1.93	0.40
55 + years		-3.61	-3.73	8.17	0.84
Total	**2.01**	**-2.69**	**0.67**		**0.00**
Number per year	724	-967	242		-1

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	209	409	6.9	1.0
B	Mining	1,499	2,916	6.9	5.5
C	Manufacturing	303	409	3.0	0.1
D	Electricity, gas & water supply	48	56	1.6	0.2
E	Construction	81	182	8.5	0.2
F	Wholesale trade	67	110	5.1	0.1
G	Retail trade	100	134	2.9	0.2
H	Accomm., cafes & restaurants	57	93	4.9	0.2
I	Transport and storage	141	158	1.1	0.3
J	Communication services	20	23	1.2	0.1
K	Finance and insurance	30	31	0.4	0.0
L	Property and business services	51	101	7.0	0.1
M	Govt administration & defence	49	124	9.7	0.3
N	Education	42	51	2.1	0.1
O	Health and community services	55	55	0.0	0.1
P	Cultural & recreational services	13	16	2.7	0.1
Q	Personal and other services	37	38	0.3	0.2
Total		**2,803**	**4,905**	**5.8**	**0.4**
Gross regional product (GRP)		1,147	2,308	7.2	0.4

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.36	12
Population growth (15-55) since 1996	-0.15	58
Demographic stress	0.67	60

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	786.7	30
2001	874.3	24
2003	164.1	61

SOCIAL SECURITY

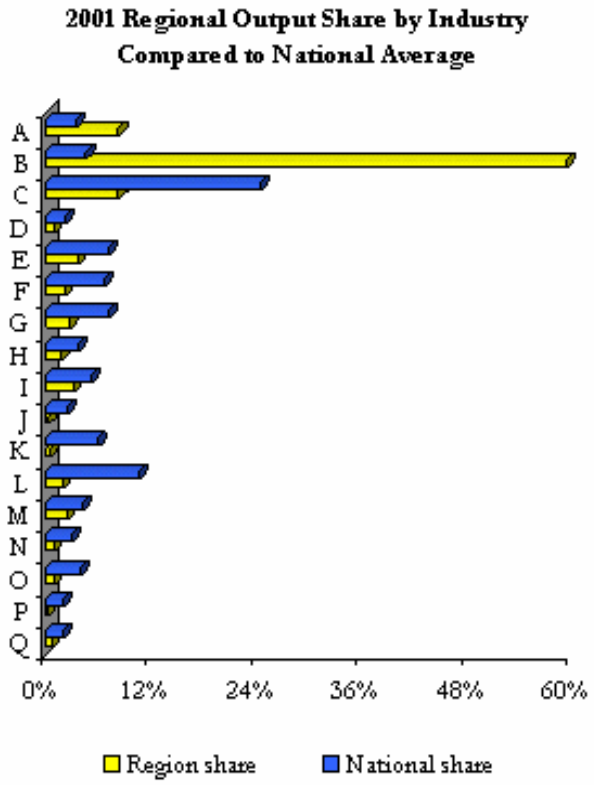
Year	Social security as % of NFOF	Rank
1999	11.8	13
2001	18.1	38
2003	21.7	51

NIGHTWATCHMAN DATA

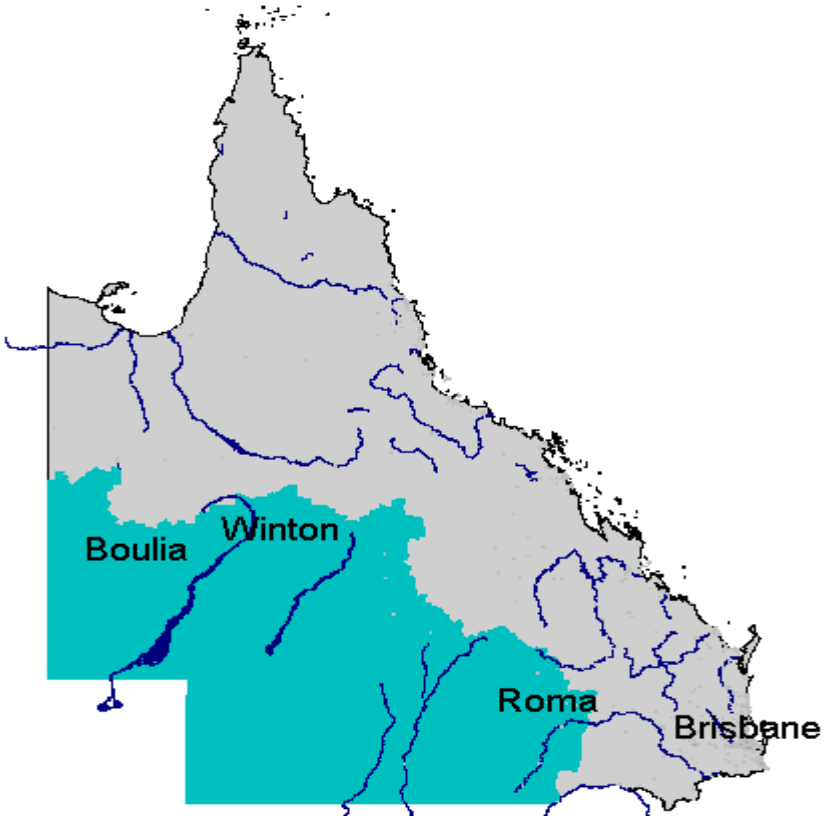
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	25.2
Unemployment less than 11%	86.9
Dominant retail	9.4
Export education or business services	-
Moderate to high creativity	3.1
Regional city or area with best forecast, 2001	Rank out of 480
Mount Isa	136

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	56.4	56.1
	Female	34.6	35.8
ABS Census unemployment, % of labour force	Male	6.2	6.9
	Female	3.8	3.8
Single person households, % of all households	55 to 74 years	51.8	57.1
	Aged 75+	32.8	25.2
Tenure type, percentage where household head 55+	Fully owned	58.6	70.8
	Being purchased	6.8	9.2
	Private rental	13.6	8.2
	Public rental	4.0	4.3
	Other	17.0	7.5
Ratio of pop 70+ to population 55+		0.28	0.41



QLD Pastoral



Pastoral Queensland comprises two state planning zones, grouped together because of low population and similarity of economic base. The region has no large towns, though it is gradually developing an 'outback' tourist trade. Much of the region is alluvial Channel country or low-rainfall black-soil downs, divided into extensive pastoral stations. Unlike the region to the north, this pastoral zone has yielded few major mineral discoveries.

Major centres:

Roma, Longreach

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	38,272		37,601		39,685		
No. households	15,238		15,547		15,730		
Workforce	23,292	60.9	24,291	64.1	22,875	57.6	-0.4
Employment	21,229	–	22,798	–	21,607	–	0.4
Unemployment	2,063	8.9	1,491	6.1	1,269	5.9	-9.3
DEET U/E	917	4.1	891	3.7	725	3.2	-4.6
Structural U/E, % population[1]	2,366	10.0	2,199	9.5	2,048	8.4	-2.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	466	11,943	516	13,072	549	13,831	3.7
Taxes paid	105	2,690	108	2,738	125	3,147	4.0
GST paid	28	712	42	1,057	44	1,106	–
Benefits	73	1,861	83	2,092	83	2,081	2.8
Business income	98	2,516	101	2,560	40	1,016	-20.3
Interest/dividends	15	378	14	360	13	319	-4.1
Interest paid	45	1,143	59	1,500	51	1,290	3.1
Net property income	7	171	8	192	6	143	-4.4
Net flow of funds	481	12,324	513	12,982	470	11,847	-1.0
Rank		43		40		55	

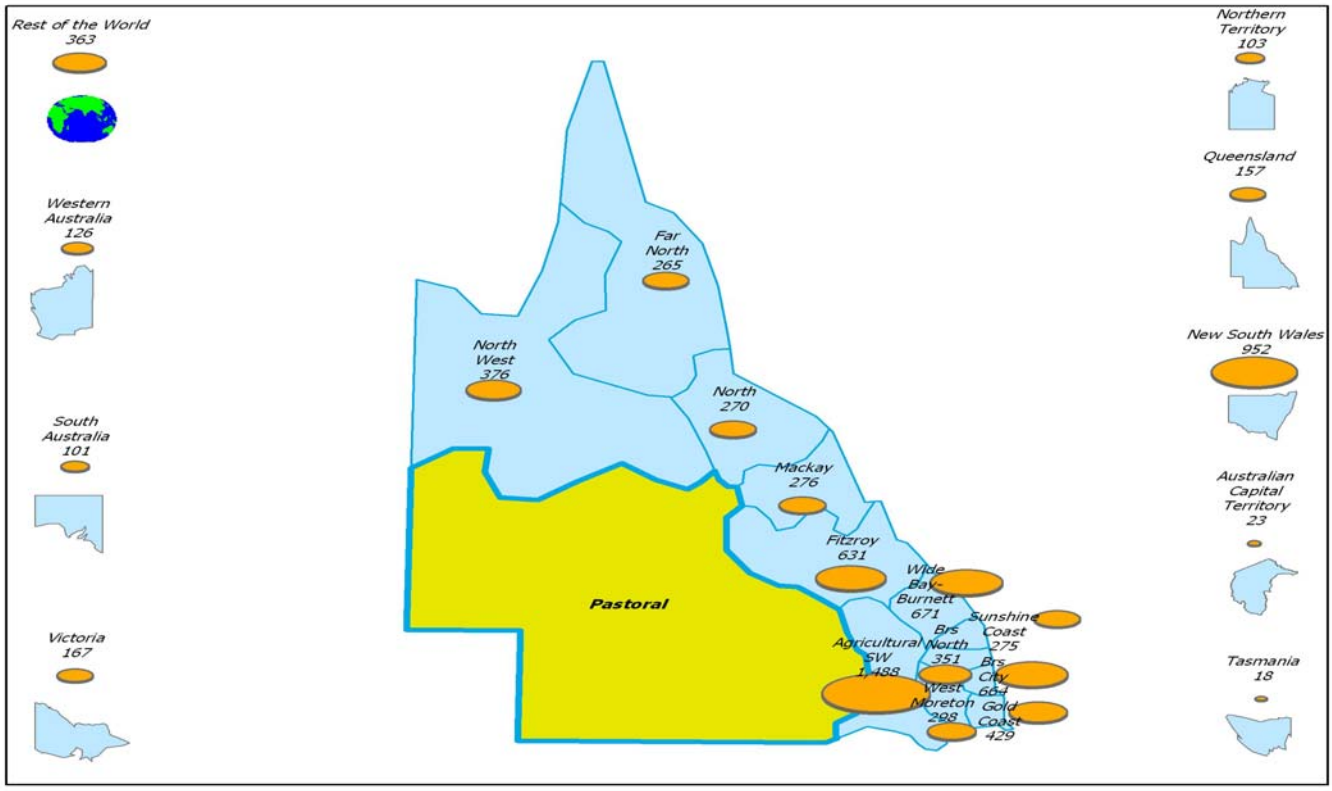
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.12	42,000	
1996	0.38	0.43	0.19	39,019	33.6
2001	0.37	0.44	0.19	39,416	34.4
2011	0.32	0.45	0.23	AOR	37.6
2021	0.26	0.44	0.30	AOR	41.6
Change 1954 to 2001			0.07	-2,584	
Change 2001 to 2021	-0.11	0.00	0.11	AOR	7.2

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	22.7	31.3	15.3	26.0	0.9	3.8
25 to 54 years		47.3	16.7	30.2	1.3	4.5
55 + years		72.3	9.8	11.6	0.2	6.0
Total	**8.3**	**46.4**	**14.8**	**25.0**	**1.0**	**4.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.64	-2.88	1.85	-3.90	-0.28
25 to 54 years		-1.70	1.48	0.84	0.62
55 + years		-1.66	-3.66	5.48	0.16
Total	**1.70**	**-2.12**	**0.62**		**0.20**
Number per year	672	-837	245		79

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	766	1,157	4.2	2.9
B	Mining	255	146	-5.4	0.3
C	Manufacturing	159	458	11.2	0.2
D	Electricity, gas & water supply	44	63	3.6	0.2
E	Construction	115	218	6.7	0.3
F	Wholesale trade	111	168	4.2	0.2
G	Retail trade	135	197	3.9	0.2
H	Accomm., cafes & restaurants	84	111	2.8	0.3
I	Transport and storage	144	142	-0.2	0.2
J	Communication services	57	55	-0.2	0.2
K	Finance and insurance	31	57	6.2	0.1
L	Property and business services	54	116	8.1	0.1
M	Govt administration & defence	52	112	7.9	0.2
N	Education	46	76	5.2	0.2
O	Health and community services	57	90	4.7	0.2
P	Cultural & recreational services	13	32	9.1	0.1
Q	Personal and other services	20	47	9.0	0.2
Total		**2,142**	**3,245**	**4.2**	**0.3**
Gross regional product (GRP)		1,071	1,599	4.1	0.3

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.10	15
Population growth (15-55) since 1996	0.45	40
Demographic stress	1.85	39

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	355.7	62
2001	458.4	58
2003	94.8	64

SOCIAL SECURITY

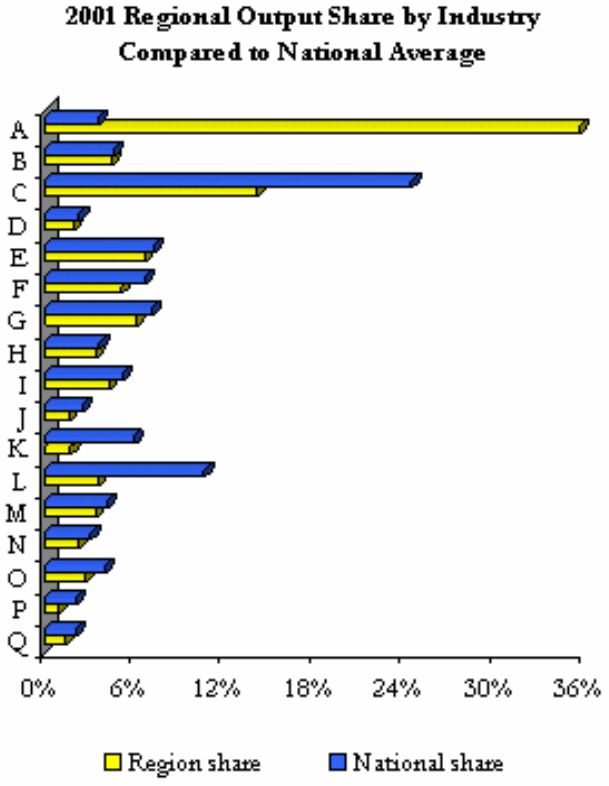
Year	Social security as % of NFOF	Rank
1999	15.1	25
2001	16.1	25
2003	17.6	37

NIGHTWATCHMAN DATA

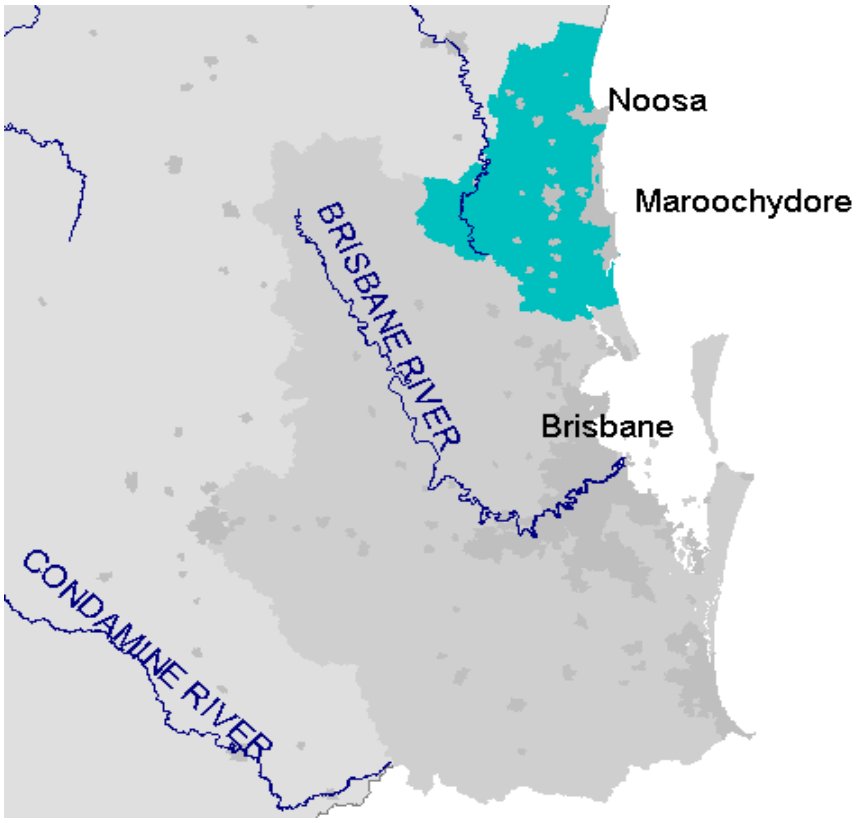
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	14.6
Unemployment less than 11%	83.4
Dominant retail	74.5
Export education or business services	-
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Balonne	243

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	64.5	56.1
	Female	43.9	35.8
ABS Census unemployment, % of labour force	Male	4.1	6.9
	Female	2.1	3.8
Single person households, % of all households	55 to 74 years	62.8	57.1
	Aged 75+	31.4	25.2
Tenure type, percentage where household head 55+	Fully owned	71.2	70.8
	Being purchased	4.2	9.2
	Private rental	9.6	8.2
	Public rental	1.7	4.3
	Other	13.3	7.5
Ratio of pop 70+ to population 55+		0.37	0.41



QLD Sunshine Coast



The Sunshine Coast is a resort and retirement strip, newer than the Gold Coast and with more room; hence not so intensively developed. Back from the strip is a row of older towns, the chief of which is Nambour. Some intensive farming survives, and manufacturing partly based on the farm products.

Major centres:

Caloundra, Nambour, Noosa

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	223,868		243,701		262,754		
No. households	93,819		103,248		109,084		
Workforce	105,285	46.8	122,430	50.4	133,627	50.9	4.9
Employment	87,871	–	102,889	–	117,321	–	6.0
Unemployment	17,413	16.5	19,541	16.0	16,306	13.9	-1.3
DEET U/E	11,664	13.4	13,735	11.5	12,492	9.6	1.4
Structural U/E, % population[1]	17,826	14.0	21,073	15.2	20,447	13.7	2.8

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,472	10,632	3,007	12,168	3,752	14,279	7.7
Taxes paid	568	2,443	644	2,604	807	3,071	5.9
GST paid	187	805	303	1,227	395	1,504	–
Benefits	609	2,620	682	2,758	707	2,692	0.7
Business income	416	1,789	427	1,729	599	2,279	6.2
Interest/dividends	146	628	159	642	161	613	-0.6
Interest paid	236	1,016	309	1,250	270	1,027	0.3
Net property income	73	314	83	337	77	293	-1.7
Net flow of funds	2,725	11,719	3,103	12,553	3,824	14,555	5.6
Rank		56		47		29	

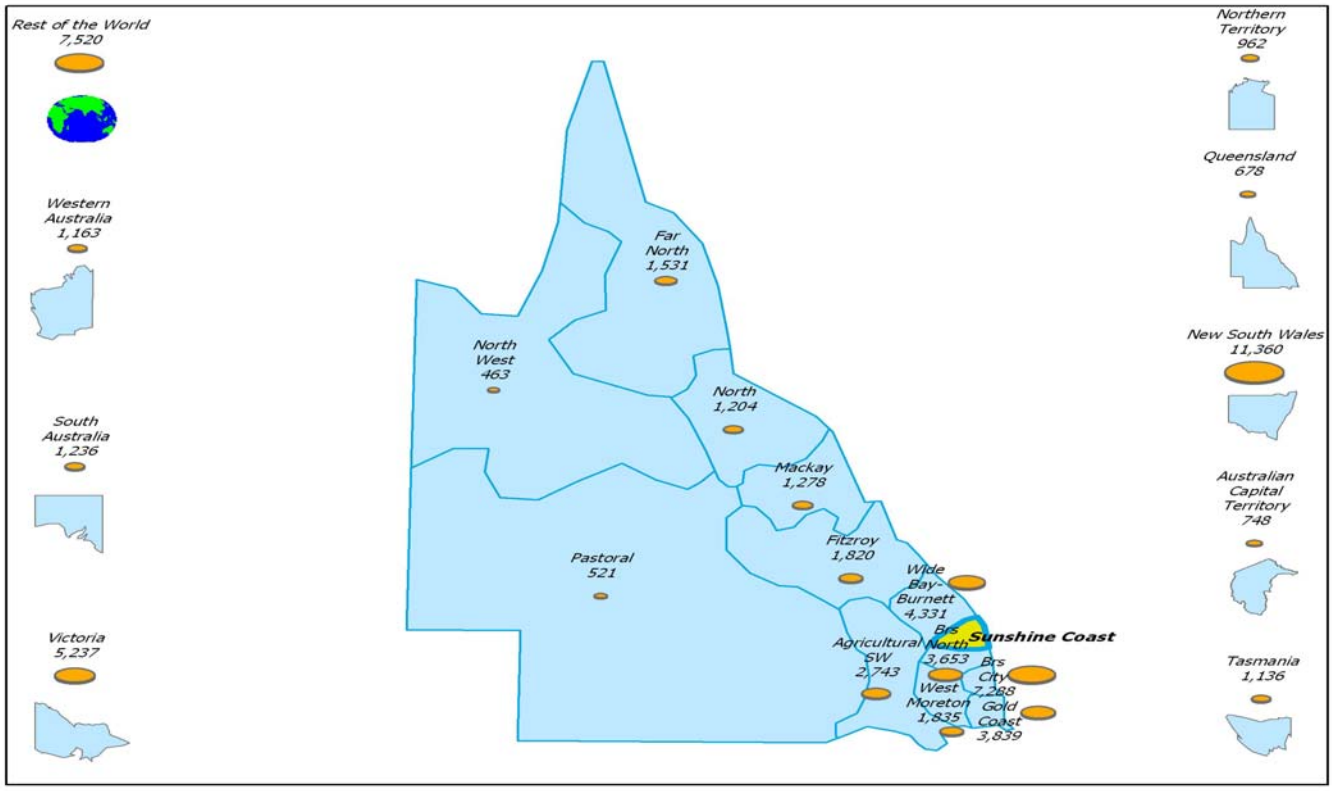
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.16	32,000	[redacted]
1996	0.34	0.42	0.25	210,478	37.1
2001	0.32	0.41	0.27	247,618	39.1
2011	0.28	0.39	0.33	AOR	42.5
2021	0.23	0.37	0.40	AOR	45.4
Change 1954 to 2001	[redacted]	[redacted]	0.11	215,618	[redacted]
Change 2001 to 2021	-0.09	-0.04	0.13	AOR	6.3

Note: AOR = Available on request.

- Becoming older.
- Gaining young and working age and seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.4	30.0	24.3	19.6	2.7	4.1
25 to 54 years	[redacted]	37.2	27.5	26.2	4.0	5.0
55 + years	[redacted]	57.4	16.1	19.7	2.4	4.4
Total	**6.2**	**40.4**	**23.4**	**22.3**	**3.2**	**4.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.81	0.79	0.44	-2.96	2.07
25 to 54 years	[redacted]	2.15	0.78	-0.06	2.87
55 + years	[redacted]	2.18	-1.47	3.58	4.29
Total	**1.21**	**1.72**	**0.07**	[redacted]	**3.00**
Number per year	2,995	4,270	163	[redacted]	7,428

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	181	224	2.1	0.6
B	Mining	55	40	-3.1	0.1
C	Manufacturing	832	1,332	4.8	0.5
D	Electricity, gas & water supply	109	136	2.2	0.5
E	Construction	1,008	1,293	2.5	1.6
F	Wholesale trade	321	687	7.9	0.9
G	Retail trade	576	1,273	8.3	1.6
H	Accomm., cafes & restaurants	319	815	9.8	2.0
I	Transport and storage	139	347	9.6	0.6
J	Communication services	117	179	4.3	0.6
K	Finance and insurance	142	377	10.2	0.6
L	Property and business services	415	850	7.4	0.7
M	Govt administration & defence	70	266	14.2	0.6
N	Education	113	350	12.0	1.0
O	Health and community services	189	493	10.1	1.1
P	Cultural & recreational services	90	201	8.4	0.8
Q	Personal and other services	80	267	12.8	1.1
Total		**4,757**	**9,129**	**6.7**	**0.8**
Gross regional product (GRP)		2,655	5,010	6.6	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	5.75	3
Population growth (15-55) since 1996	3.08	1
Demographic stress	-17.74	1

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	986.7	13
2001	1,147.6	9
2003	1,097.3	2

SOCIAL SECURITY

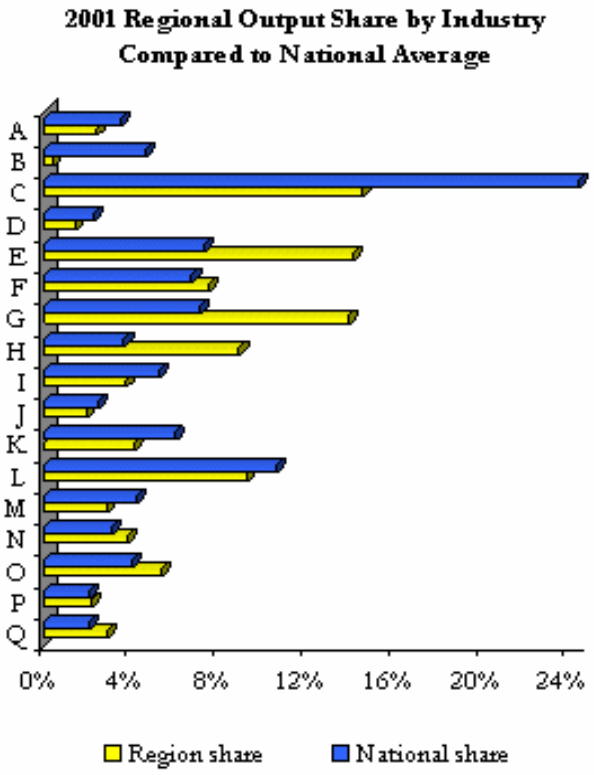
Year	Social security as % of NFOF	Rank
1999	22.4	58
2001	22.0	54
2003	18.5	42

NIGHTWATCHMAN DATA

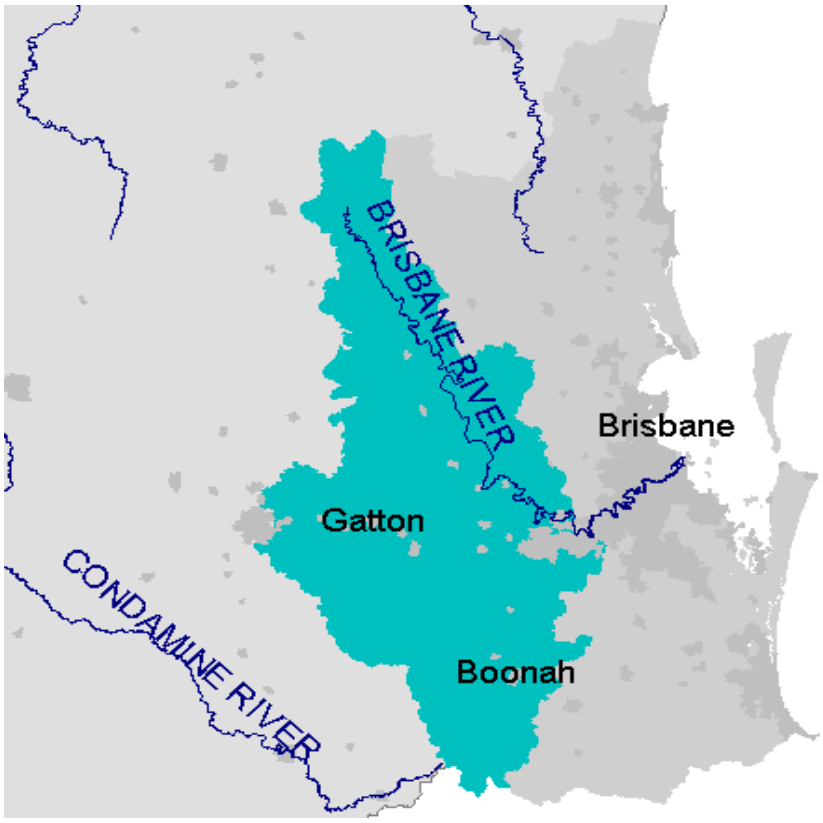
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	-
Dominant retail	-
Export education or business services	-
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
Maroochy	4

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	46.0	56.1
	Female	28.2	35.8
ABS Census unemployment, % of labour force	Male	11.6	6.9
	Female	7.2	3.8
Single person households, % of all households	55 to 74 years	52.1	57.1
	Aged 75+	25.7	25.2
Tenure type, percentage where household head 55+	Fully owned	68.8	70.8
	Being purchased	8.5	9.2
	Private rental	13.1	8.2
	Public rental	1.4	4.3
	Other	8.3	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



QLD West Moreton



The West Moreton region centres on Ipswich, which has long regarded itself as independent of Brisbane 40 km to the east. Manufacturing industry and power production were originally based on local coal mines, and the region also attracted defence facilities. In more recent times commuting has increased. Intensive agriculture is still practised in the several fertile valleys of tributaries of the Brisbane river.

Major centres:

Ipswich

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	175,610		179,736		183,271		
No. households	61,370		63,780		65,445		
Workforce	90,470	49.9	98,935	54.8	106,761	58.3	3.4
Employment	79,848	–	87,011	–	94,918	–	3.5
Unemployment	10,621	11.7	11,924	12.1	11,843	12.5	2.2
DEET U/E	8,422	9.6	7,472	7.9	7,206	7.1	-3.1
Structural U/E, % population[1]	13,661	12.9	15,942	14.7	16,558	15.0	3.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,149	12,236	2,352	13,175	2,649	14,456	4.3
Taxes paid	485	2,764	499	2,794	614	3,352	4.9
GST paid	134	765	204	1,140	242	1,320	–
Benefits	402	2,290	440	2,467	466	2,541	2.6
Business income	316	1,798	326	1,824	423	2,310	6.5
Interest/dividends	37	210	40	222	40	219	1.1
Interest paid	213	1,210	282	1,583	238	1,298	1.8
Net property income	6	33	6	35	5	29	-3.2
Net flow of funds	2,077	11,828	2,179	12,206	2,490	13,586	3.5
Rank		54		52		42	

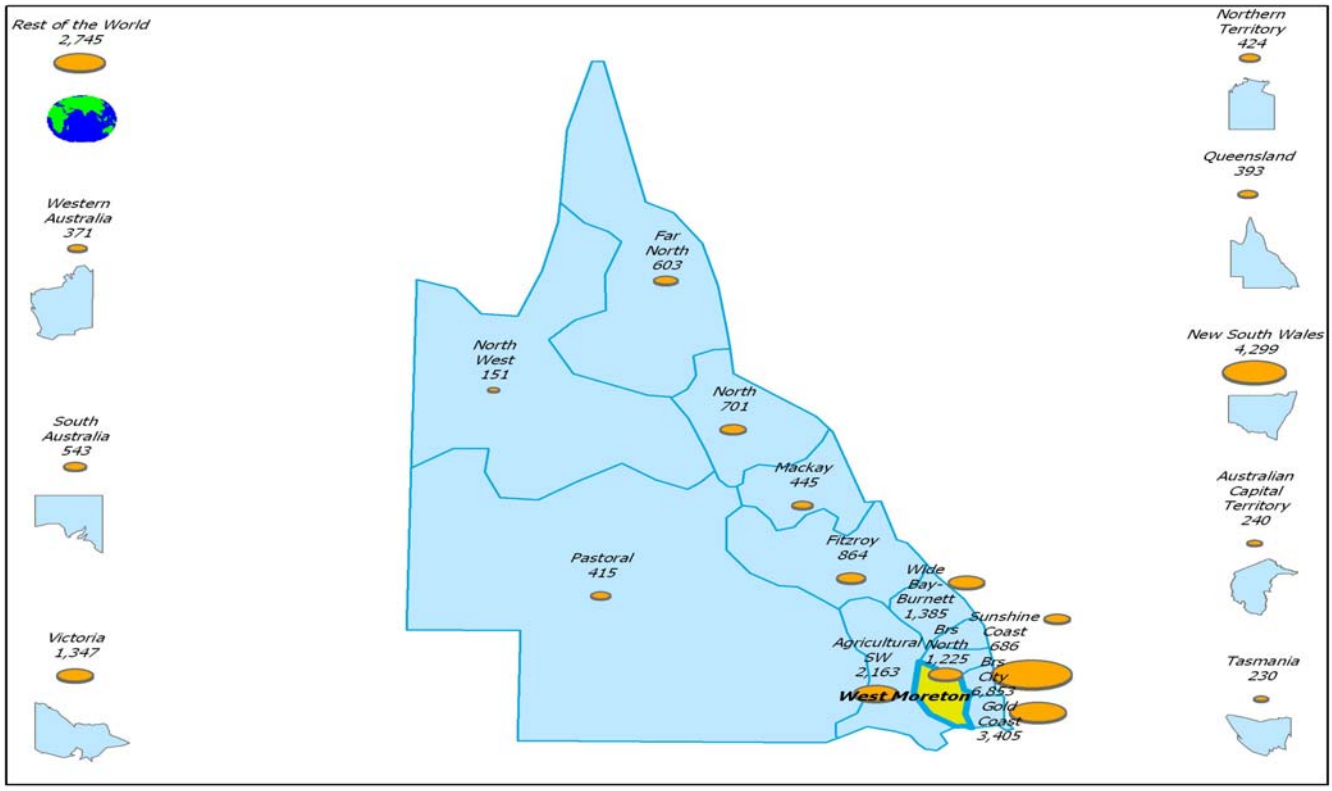
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.16	75,000	[redacted]
1996	0.40	0.43	0.16	173,470	32.4
2001	0.38	0.43	0.19	178,838	34.4
2011	0.34	0.40	0.26	AOR	38.2
2021	0.28	0.38	0.34	AOR	42.1
Change 1954 to 2001	[redacted]	[redacted]	0.04	103,838	[redacted]
Change 2001 to 2021	-0.10	-0.05	0.15	AOR	7.7

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.9	38.6	19.5	16.3	1.6	4.1
25 to 54 years	[redacted]	52.6	20.8	19.4	1.9	5.3
55 + years	[redacted]	72.3	10.4	11.6	0.8	4.9
Total	**7.6**	**51.1**	**18.3**	**16.7**	**1.6**	**4.7**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.03	-0.47	-0.28	-3.87	-0.60
25 to 54 years	[redacted]	-0.43	-0.36	1.07	0.29
55 + years	[redacted]	0.17	-1.79	5.29	3.67
Total	**1.53**	**-0.33**	**-0.60**	[redacted]	**0.60**
Number per year	2,743	-589	-1,080	[redacted]	1,074

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	254	370	3.8	0.9
B	Mining	255	265	0.4	0.5
C	Manufacturing	1,766	2,586	3.9	0.9
D	Electricity, gas & water supply	156	186	1.8	0.7
E	Construction	317	391	2.1	0.5
F	Wholesale trade	237	496	7.7	0.6
G	Retail trade	358	579	4.9	0.7
H	Accomm., cafes & restaurants	97	193	7.2	0.5
I	Transport and storage	261	329	2.3	0.5
J	Communication services	54	54	0.1	0.2
K	Finance and insurance	81	138	5.5	0.2
L	Property and business services	169	268	4.7	0.2
M	Govt administration & defence	266	485	6.2	1.0
N	Education	129	256	7.1	0.7
O	Health and community services	146	270	6.3	0.6
P	Cultural & recreational services	37	73	7.0	0.3
Q	Personal and other services	69	157	8.5	0.7
Total		**4,653**	**7,095**	**4.3**	**0.6**
Gross regional product (GRP)		2,258	3,371	4.1	0.6

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.40	35
Population growth (15-55) since 1996	-0.10	56
Demographic stress	0.34	57

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	547.7	50
2001	677.8	40
2003	432.2	32

SOCIAL SECURITY

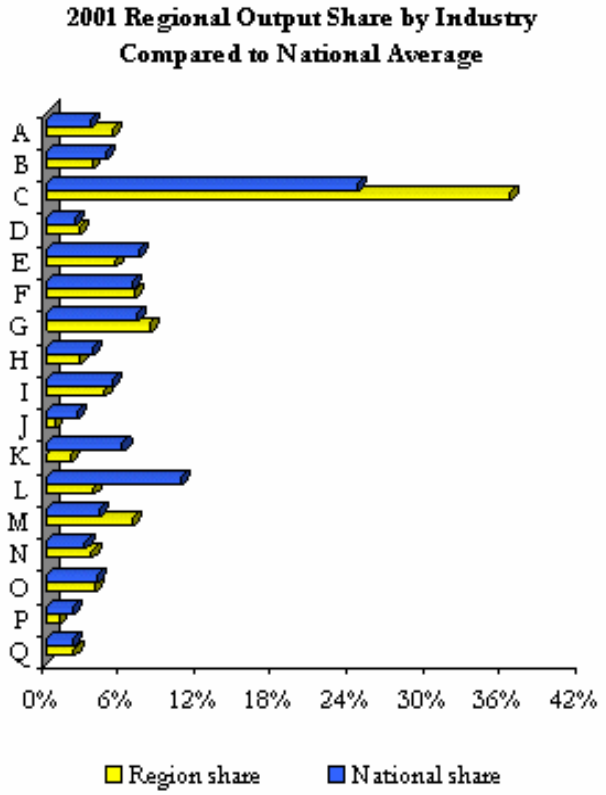
Year	Social security as % of NFOF	Rank
1999	19.4	50
2001	20.2	49
2003	18.7	43

NIGHTWATCHMAN DATA

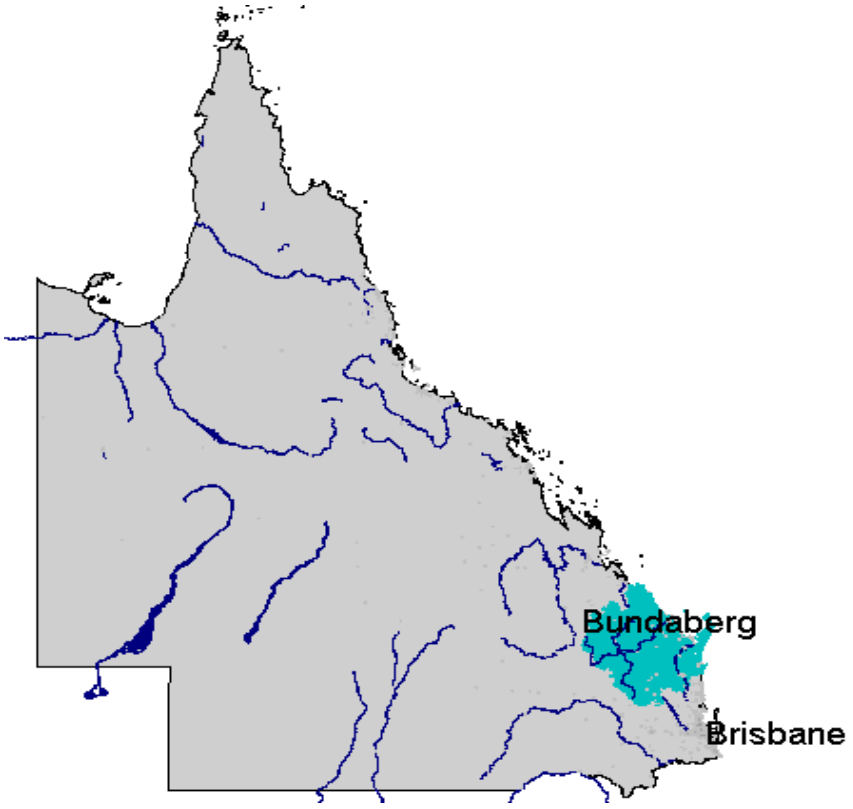
% of population living in regional areas	29
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	46.9
Dominant retail	-
Export education or business services	30.4
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	52.8	56.1
	Female	32.9	35.8
ABS Census unemployment, % of labour force	Male	6.0	6.9
	Female	3.4	3.8
Single person households, % of all households	55 to 74 years	55.1	57.1
	Aged 75+	23.6	25.2
Tenure type, percentage where household head 55+	Fully owned	69.4	70.8
	Being purchased	12.3	9.2
	Private rental	9.1	8.2
	Public rental	3.2	4.3
	Other	6.0	7.5
Ratio of pop 70+ to population 55+		0.36	0.41



QLD Wide Bay-Burnett



Wide Bay-Burnett comprises several sub-regions.

- The retirement and resort developments around Hervey Bay. These are the most northerly outposts of the strip of such settlements extending from well south of Sydney along the east coast.
- Around and behind Bundaberg is a region of intensive agriculture, growing mainly sugar cane. Bundaberg has developed as a regional centre and has manufacturing industries based on agricultural processing.
- Maryborough and Gympie are old-established towns with trade-exposed manufacturing industries, whose future is uncertain. Their rural hinterland comprises mainly small farms, many of which are on poor country. However round Kingaroy and in several other places intensive agriculture is practised.

Major centres:

Bundaberg, Hervey Bay, Maryborough

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	229,769		237,753		242,418		
No. households	90,969		95,309		98,365		
Workforce	108,488	47.0	104,777	44.1	110,605	45.6	0.4
Employment	88,720	–	82,977	–	89,350	–	0.1
Unemployment	19,768	18.2	21,800	20.8	21,255	23.8	1.5
DEET U/E	14,974	12.8	11,674	10.6	12,649	12.3	-3.3
Structural U/E, % population[1]	22,491	17.1	26,109	19.2	26,860	19.4	3.6

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,152	9,299	2,341	9,948	2,721	11,224	4.8
Taxes paid	467	2,018	476	2,021	544	2,243	2.7
GST paid	206	889	264	1,122	320	1,319	–
Benefits	659	2,848	738	3,138	768	3,169	2.7
Business income	385	1,663	394	1,673	567	2,340	8.9
Interest/dividends	71	309	78	331	81	335	2.1
Interest paid	217	939	289	1,228	247	1,021	2.1
Net property income	32	140	37	157	34	140	0.0
Net flow of funds	2,409	10,412	2,559	10,876	3,060	12,624	4.9
Rank		64		62		53	

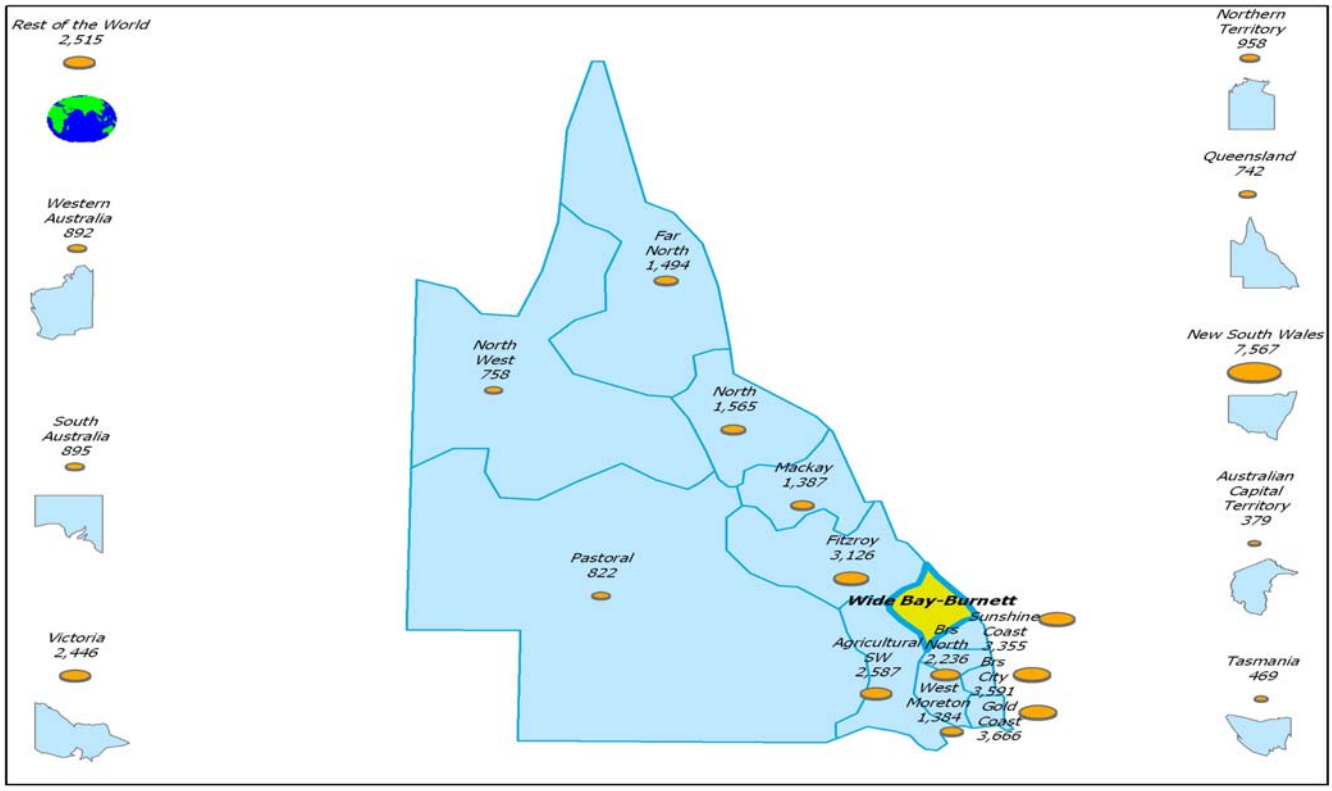
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.16	117,000	[redacted]
1996	0.35	0.40	0.24	224,288	36.3
2001	0.33	0.39	0.28	236,864	38.8
2011	0.28	0.36	0.36	AOR	43.5
2021	0.21	0.34	0.46	AOR	48.0
Change 1954 to 2001	[redacted]	[redacted]	0.12	119,864	[redacted]
Change 2001 to 2021	-0.12	-0.05	0.18	AOR	9.2

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.0	34.8	21.0	19.0	1.0	4.2
25 to 54 years	[redacted]	47.9	21.7	24.0	1.5	4.8
55 + years	[redacted]	67.4	11.4	15.9	0.7	4.5
Total	**6.7**	**49.0**	**18.6**	**20.1**	**1.1**	**4.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.00	-1.27	0.08	-3.16	-0.34
25 to 54 years	[redacted]	0.41	0.38	-0.30	0.49
55 + years	[redacted]	1.17	-1.80	4.16	3.53
Total	**1.32**	**0.07**	**-0.32**	[redacted]	**1.06**
Number per year	3,124	156	-765	[redacted]	2,515

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	727	991	3.1	2.5
B	Mining	211	298	3.5	0.6
C	Manufacturing	1,738	2,076	1.8	0.7
D	Electricity, gas & water supply	300	361	1.9	1.4
E	Construction	580	740	2.5	0.9
F	Wholesale trade	372	661	5.9	0.9
G	Retail trade	576	1,002	5.7	1.2
H	Accomm., cafes & restaurants	190	430	8.5	1.0
I	Transport and storage	349	430	2.1	0.7
J	Communication services	109	141	2.6	0.5
K	Finance and insurance	134	224	5.3	0.3
L	Property and business services	297	437	3.9	0.4
M	Govt administration & defence	133	337	9.7	0.7
N	Education	168	332	7.0	0.9
O	Health and community services	235	436	6.4	1.0
P	Cultural & recreational services	53	105	7.0	0.4
Q	Personal and other services	82	197	9.1	0.8
Total		**6,256**	**9,198**	**3.9**	**0.8**
Gross regional product (GRP)		3,082	4,689	4.3	0.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.82	23
Population growth (15-55) since 1996	0.34	44
Demographic stress	-1.29	44

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	556.5	49
2001	692.5	37
2003	607.8	15

SOCIAL SECURITY

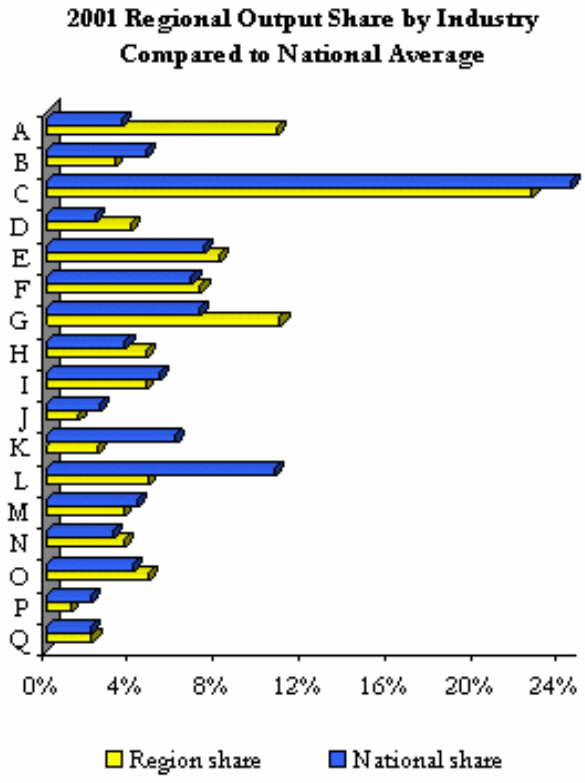
Year	Social security as % of NFOF	Rank
1999	27.3	62
2001	28.8	63
2003	25.1	59

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	84.1
Unemployment less than 11%	8
Dominant retail	35.6
Export education or business services	-
Moderate to high creativity	1.3
Regional city or area with best forecast, 2001	Rank out of 480
Hervey Bay	56

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	42.3	56.1
	Female	26.7	35.8
ABS Census unemployment, % of labour force	Male	11.9	6.9
	Female	5.0	3.8
Single person households, % of all households	55 to 74 years	55.3	57.1
	Aged 75+	25.5	25.2
Tenure type, percentage where household head 55+	Fully owned	72.4	70.8
	Being purchased	8.2	9.2
	Private rental	10.5	8.2
	Public rental	1.5	4.3
	Other	7.4	7.5
Ratio of pop 70+ to population 55+		0.39	0.41



Adelaide Central

The founding fathers of Adelaide picked a site where the Adelaide plain began to slope upwards towards Mt Lofty, though still well short of the main escarpment. This choice resulted in the City having essentially industrial suburbs to the immediate west, while leafy garden suburbs developed to the east and south, between the City and the escarpment. The Adelaide Central region groups the City with these garden suburbs. The economic base of the region lies in its City; the rest of the region consists of suburbs into which a few city centre functions are slowly infusing.

Major centres:

Adelaide, Glenelg

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	370,144		375,475		375,898		
No. households	153,804		160,809		164,950		
Workforce	186,855	50.7	189,653	50.6	197,395	52.5	1.1
Employment	168,964	–	172,830	–	182,196	–	1.5
Unemployment	17,891	9.6	16,822	8.9	15,200	8.3	-3.2
DEET U/E	13,963	7.6	11,455	6.2	9,935	5.2	-6.6
Structural U/E, % population[1]	21,636	9.5	21,764	9.4	22,079	9.5	0.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	5,711	15,396	6,485	17,316	7,592	20,196	7.0
Taxes paid	1,588	4,280	1,710	4,567	2,034	5,411	6.0
GST paid	374	1,008	544	1,454	709	1,886	–
Benefits	808	2,177	862	2,302	899	2,391	2.4
Business income	773	2,083	813	2,171	1,133	3,013	9.7
Interest/dividends	446	1,201	502	1,339	536	1,425	4.4
Interest paid	403	1,086	539	1,440	475	1,264	3.9
Net property income	157	423	178	476	174	463	2.3
Net flow of funds	5,529	14,906	6,046	16,144	7,115	18,927	6.2
Rank		15		14		11	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.21	394,000	
1996	0.31	0.42	0.27	367,178	39.4
2001	0.29	0.43	0.28	375,481	40.2
2011	0.27	0.41	0.31	AOR	41.5
2021	0.25	0.40	0.35	AOR	43.0
Change 1954 to 2001			0.07	-18,519	
Change 2001 to 2021	-0.04	-0.03	0.07	AOR	2.8

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	16.7	40.5	14.4	21.4	4.2	2.9
25 to 54 years		48.5	20.4	23.1	4.4	3.6
55 + years		75.7	10.3	8.7	0.8	4.4
Total	**5.0**	**53.8**	**15.8**	**18.5**	**3.3**	**3.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.33	1.34	0.29	-5.39	-0.43
25 to 54 years		-0.31	-0.13	1.10	0.66
55 + years		0.03	-3.00	4.01	1.04
Total	**0.98**	**0.27**	**-0.81**		**0.44**
Number per year	3,682	1,009	-3,030		1,661

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	16	39	9.4	0.1
B	Mining	351	210	-5.0	0.4
C	Manufacturing	3,334	4,713	3.5	1.7
D	Electricity, gas & water supply	477	454	-0.5	1.7
E	Construction	1,549	1,649	0.6	2.0
F	Wholesale trade	1,220	1,050	-1.5	1.4
G	Retail trade	1,621	1,900	1.6	2.3
H	Accomm., cafes & restaurants	806	1,368	5.4	3.3
I	Transport and storage	523	738	3.5	1.2
J	Communication services	621	970	4.6	3.4
K	Finance and insurance	2,338	2,872	2.1	4.2
L	Property and business services	2,220	3,704	5.2	3.1
M	Govt administration & defence	1,476	1,746	1.7	3.6
N	Education	1,004	1,212	1.9	3.5
O	Health and community services	1,803	2,035	1.2	4.5
P	Cultural & recreational services	555	894	4.9	3.8
Q	Personal and other services	688	836	2.0	3.5
Total		**20,602**	**26,388**	**2.5**	**2.3**
Gross regional product (GRP)		12,174	14,430	1.7	2.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.94	20
Population growth (15-55) since 1996	0.26	47
Demographic stress	-1.02	45

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	522.9	52
2001	585.7	52
2003	305.8	49

SOCIAL SECURITY

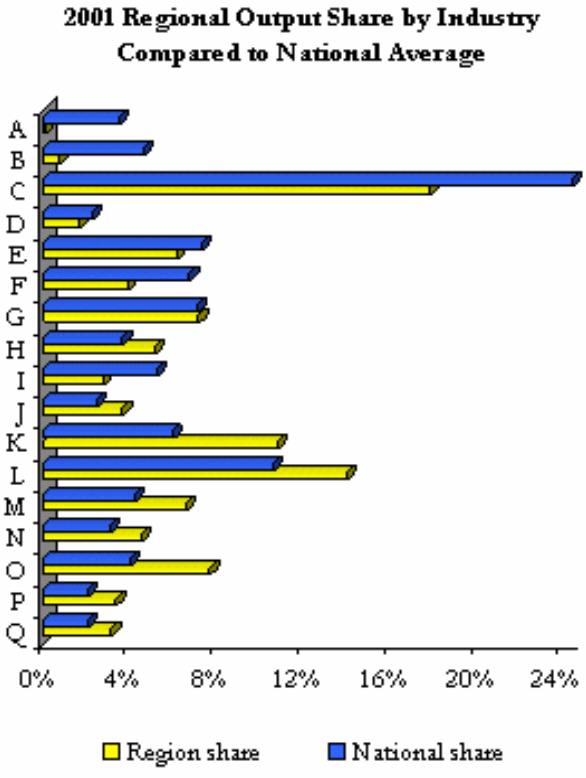
Year	Social security as % of NFOF	Rank
1999	14.6	21
2001	14.3	18
2003	12.6	14

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	60.3	56.1
	Female	40.4	35.8
ABS Census unemployment, % of labour force	Male	5.0	6.9
	Female	2.5	3.8
Single person households, % of all households	55 to 74 years	63	57.1
	Aged 75+	28.9	25.2
Tenure type, percentage where household head 55+	Fully owned	73.3	70.8
	Being purchased	7.4	9.2
	Private rental	6.8	8.2
	Public rental	5.2	4.3
	Other	7.3	7.5
Ratio of pop 70+ to population 55+		0.50	0.41



Adelaide Outer

The Outer Adelaide region has been defined essentially as the Adelaide Hills, using that term broadly, without restriction to the LGA of that name. It begins at the scarp which angles across from behind Gawler to the sea at Marino. To the south it ends at the coast, while to the east it ends where the rainfall drops off and the mallee begins. The region includes a number of national parks and conservation areas, but there are also extensive post-1960s suburbs. Beyond these suburbs, to the south and north, are the established wine areas (and formerly almond orchards), and beyond again to the south are the tourist resorts and retirement areas of Encounter Bay. The wine industry combines agriculture, manufacturing and tourism, and there is also some manufacturing; however the region is mainly a commuter zone.

Major centres:

Angaston, Mt Barker, Noalunga Centre

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	352,106		359,268		372,658		
No. households	132,305		139,465		144,748		
Workforce	179,268	50.7	186,982	52.0	196,120	52.6	1.8
Employment	161,465	–	167,687	–	178,437	–	2.0
Unemployment	17,803	9.9	19,295	10.3	17,684	9.9	-0.1
DEET U/E	14,327	8.1	11,445	6.3	9,461	5.0	-8.0
Structural U/E, % population[1]	20,739	9.5	23,642	10.6	23,920	10.3	2.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	4,779	13,318	5,090	13,909	5,630	15,108	3.2
Taxes paid	1,180	3,289	1,203	3,289	1,417	3,801	3.7
GST paid	310	864	443	1,210	541	1,451	–
Benefits	728	2,030	807	2,204	842	2,260	2.7
Business income	606	1,688	624	1,706	826	2,217	7.0
Interest/dividends	153	426	166	452	168	451	1.5
Interest paid	463	1,290	602	1,644	514	1,378	1.7
Net property income	68	190	77	211	70	189	-0.2
Net flow of funds	4,381	12,210	4,515	12,339	5,066	13,594	2.7
Rank		48		50		41	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.18	93,000	
1996	0.37	0.45	0.18	346,804	34.3
2001	0.34	0.44	0.21	366,573	36.0
2011	0.30	0.41	0.29	AOR	39.8
2021	0.25	0.39	0.37	AOR	43.4
Change 1954 to 2001			0.03	273,573	
Change 2001 to 2021	-0.09	-0.05	0.16	AOR	7.4

Note: AOR = Available on request.

- Becoming older.
- Losing young, gaining workforce age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.4	45.3	19.3	13.2	1.5	2.3
25 to 54 years		55.4	22.1	17.9	1.9	2.7
55 + years		71.5	11.9	12.1	0.7	3.8
Total	**6.4**	**55.4**	**19.0**	**15.0**	**1.5**	**2.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.72	-0.33	-0.02	-3.62	-0.25
25 to 54 years		0.03	0.40	0.27	0.70
55 + years		0.50	-1.79	5.30	4.01
Total	**1.28**	**0.01**	**-0.21**		**1.08**
Number per year	4,687	27	-760		3,954

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	308	583	6.6	1.4
B	Mining	120	106	-1.2	0.2
C	Manufacturing	2,715	4,317	4.7	1.6
D	Electricity, gas & water supply	145	128	-1.2	0.5
E	Construction	842	980	1.5	1.2
F	Wholesale trade	347	462	2.9	0.6
G	Retail trade	618	921	4.1	1.1
H	Accomm., cafes & restaurants	220	373	5.4	0.9
I	Transport and storage	126	255	7.3	0.4
J	Communication services	65	76	1.6	0.3
K	Finance and insurance	147	210	3.6	0.3
L	Property and business services	283	466	5.1	0.4
M	Govt administration & defence	85	177	7.6	0.4
N	Education	235	389	5.1	1.1
O	Health and community services	233	380	5.0	0.8
P	Cultural & recreational services	69	168	9.3	0.7
Q	Personal and other services	136	258	6.6	1.1
Total		**6,693**	**10,248**	**4.4**	**0.9**
Gross regional product (GRP)		3,875	5,344	3.3	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.42	33
Population growth (15-55) since 1996	0.61	35
Demographic stress	-2.10	36

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	665.4	43
2001	696.4	35
2003	416.2	34

SOCIAL SECURITY

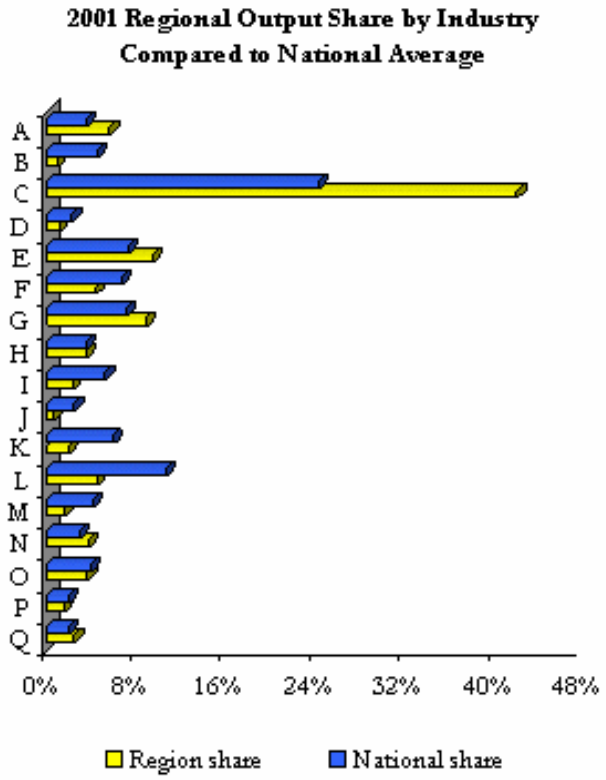
Year	Social security as % of NFOF	Rank
1999	16.6	32
2001	17.9	35
2003	16.6	31

NIGHTWATCHMAN DATA

% of population living in regional areas	20
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	86.5
Dominant retail	-
Export education or business services	-
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
Alexandria	27

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	58.7	56.1
	Female	36.3	35.8
ABS Census unemployment, % of labour force	Male	5.7	6.9
	Female	2.9	3.8
Single person households, % of all households	55 to 74 years	54.9	57.1
	Aged 75+	20.6	25.2
Tenure type, percentage where household head 55+	Fully owned	71.3	70.8
	Being purchased	12.5	9.2
	Private rental	5.3	8.2
	Public rental	4.3	4.3
	Other	6.6	7.5
Ratio of pop 70+ to population 55+		0.38	0.41



Adelaide Plains

The Adelaide Plains region includes the southern or urbanised part of the plain which begins with Adelaide airport and extends into the Lower and Mid North of SA. The region includes old-established inner suburbs, old-established independent settlements now incorporated into the metropolitan area (particularly Port Adelaide and Gawler), and an extensive area of post-war planned development in which public housing was provided to accommodate workers in new manufacturing industries. Manufacturing is more important as an element in the economic base than in virtually any other part of Australia, and the region has not been favoured by Commonwealth policies over the past several decades. Given that Central Adelaide is less buoyant than Global Sydney, the region has not been able to develop the alternative reliance on commuting which has helped to keep its equivalents in Sydney prosperous.

Major centres:

Port Adelaide, Salisbury, Elizabeth

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	468,524		473,298		484,275		
No. households	187,627		194,874		200,701		
Workforce	222,546	47.4	232,029	49.0	237,900	49.1	1.3
Employment	187,332	–	195,270	–	205,193	–	1.8
Unemployment	35,214	15.8	36,760	15.8	32,707	15.9	-1.5
DEET U/E	27,314	12.8	23,580	10.6	19,066	8.4	-6.9
Structural U/E, % population[1]	46,147	16.0	49,721	17.1	48,848	16.4	1.1

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	5,373	11,362	5,827	12,209	6,329	13,069	3.6
Taxes paid	1,295	2,738	1,343	2,813	1,591	3,286	4.7
GST paid	391	827	558	1,169	659	1,360	–
Benefits	1,327	2,806	1,445	3,028	1,508	3,114	2.6
Business income	641	1,355	658	1,378	862	1,779	7.0
Interest/dividends	156	330	161	338	155	321	-0.7
Interest paid	467	987	610	1,277	524	1,082	2.3
Net property income	61	129	70	146	62	127	-0.3
Net flow of funds	5,405	11,429	5,650	11,838	6,142	12,682	2.6
Rank		57		57		52	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.12	90,000	
1996	0.34	0.43	0.23	464,523	36.3
2001	0.33	0.43	0.24	478,478	37.2
2011	0.30	0.42	0.28	AOR	39.5
2021	0.27	0.40	0.33	AOR	41.9
Change 1954 to 2001			0.12	388,478	
Change 2001 to 2021	-0.06	-0.03	0.09	AOR	4.7

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.3	41.7	17.7	15.8	2.3	3.2
25 to 54 years		53.7	20.4	19.2	2.7	4.0
55 + years		78.4	9.3	7.4	0.7	4.2
Total	**6.4**	**55.7**	**16.9**	**15.2**	**2.1**	**3.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.88	0.10	0.30	-4.54	-0.26
25 to 54 years		-0.39	0.17	1.09	0.88
55 + years		-0.26	-2.78	4.25	1.21
Total	**1.27**	**-0.20**	**-0.49**		**0.58**
Number per year	6,085	-944	-2,351		2,791

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	163	281	5.6	0.7
B	Mining	222	82	-9.5	0.2
C	Manufacturing	8,521	13,809	4.9	5.0
D	Electricity, gas & water supply	553	598	0.8	2.3
E	Construction	1,525	1,587	0.4	1.9
F	Wholesale trade	1,853	2,089	1.2	2.7
G	Retail trade	1,251	1,549	2.2	1.9
H	Accomm., cafes & restaurants	316	511	4.9	1.2
I	Transport and storage	1,382	1,858	3.0	3.1
J	Communication services	245	489	7.2	1.7
K	Finance and insurance	303	551	6.2	0.8
L	Property and business services	898	1,266	3.5	1.0
M	Govt administration & defence	570	747	2.7	1.6
N	Education	470	649	3.3	1.9
O	Health and community services	649	802	2.1	1.8
P	Cultural & recreational services	126	314	9.6	1.3
Q	Personal and other services	365	525	3.7	2.2
Total		**19,412**	**27,708**	**3.6**	**2.4**
Gross regional product (GRP)		9,303	10,579	1.3	1.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.77	51
Population growth (15-55) since 1996	0.55	39
Demographic stress	-1.54	40

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	457.8	56
2001	396.0	59
2003	464.1	29

SOCIAL SECURITY

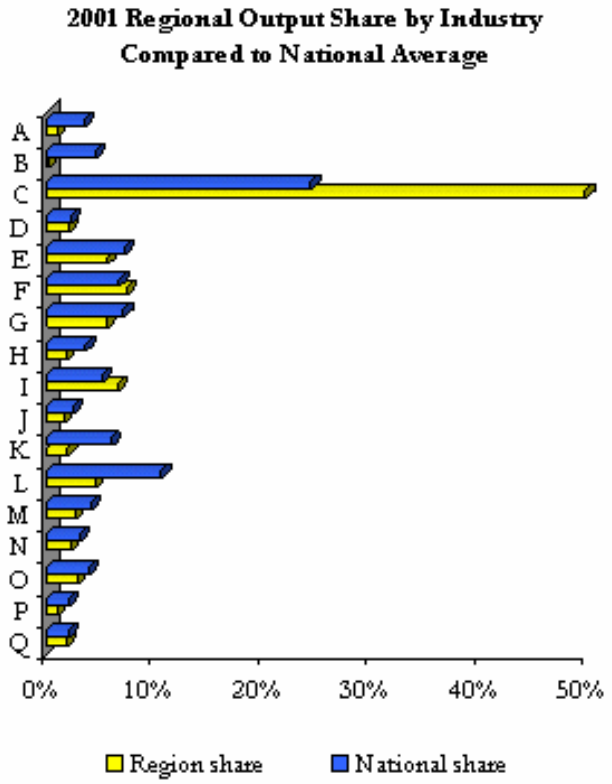
Year	Social security as % of NFOF	Rank
1999	24.5	61
2001	25.6	60
2003	24.6	58

NIGHTWATCHMAN DATA

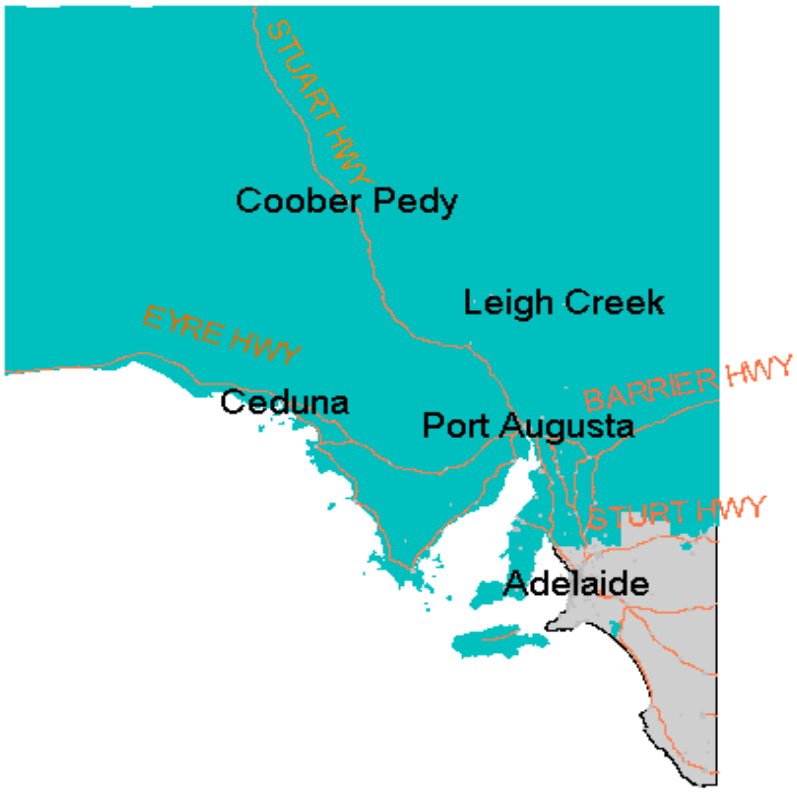
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	46.9	56.1
	Female	27.5	35.8
ABS Census unemployment, % of labour force	Male	8.7	6.9
	Female	4.6	3.8
Single person households, % of all households	55 to 74 years	57.9	57.1
	Aged 75+	27.9	25.2
Tenure type, percentage where household head 55+	Fully owned	67.0	70.8
	Being purchased	9.1	9.2
	Private rental	5.5	8.2
	Public rental	12.3	4.3
	Other	6.0	7.5
Ratio of pop 70+ to population 55+		0.45	0.41



SA Eyre and Yorke



Eyre and Yorke comprise several distinct sub-regions.

- Kangaroo Island – agricultural shire increasingly involved in tourism.
- Eyre Peninsula and the SA West Coast – added to the wheat belt in the first half of last century. Port Lincoln is the major centre, known for its fishing and grain export port.
- The Upper Spencer Gulf comprises the three industrial cities of Whyalla, Port Augusta and Port Pirie. All are involved in the processing of minerals railed from the interior, with steel production at Whyalla, base metals smelting at Port Pirie, and electric power at Port Augusta, which is also a rail and road transport centre.
- The SA Outback comprises the northern two-thirds of the state. It has scattered pastoral stations, Aboriginal communities and several tourist attractions, e.g. Flinders Ranges and Coober Pedy.
- The Mid and Upper North is again wheat/sheep country, with a longer history of settlement than Eyre Peninsula. The Clare Valley is slightly higher than the rest and is wet enough to support viticulture.

Major centres:

Port Pirie, Port Augusta, Whyalla

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	164,463		163,187		162,980		
No. households	64,294		66,479		67,982		
Workforce	76,636	46.6	73,544	44.8	77,183	47.4	0.1
Employment	66,057	–	61,297	–	65,841	–	-0.1
Unemployment	10,577	13.8	12,248	16.7	11,342	17.2	1.4
DEET U/E	7,268	9.6	6,323	9.0	5,937	8.1	-4.0
Structural U/E, % population[1]	14,229	15.6	15,948	17.6	15,565	16.2	1.8

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,708	10,406	1,733	10,630	1,912	11,733	3.0
Taxes paid	419	2,552	402	2,468	452	2,775	2.1
GST paid	147	895	187	1,148	219	1,343	–
Benefits	397	2,419	436	2,672	451	2,764	3.4
Business income	270	1,644	277	1,702	279	1,715	1.1
Interest/dividends	60	368	55	335	42	257	-8.6
Interest paid	148	902	203	1,246	174	1,065	4.3
Net property income	26	161	30	184	19	119	-7.3
Net flow of funds	1,748	10,650	1,738	10,661	1,859	11,406	1.7
Rank		61		64		58	

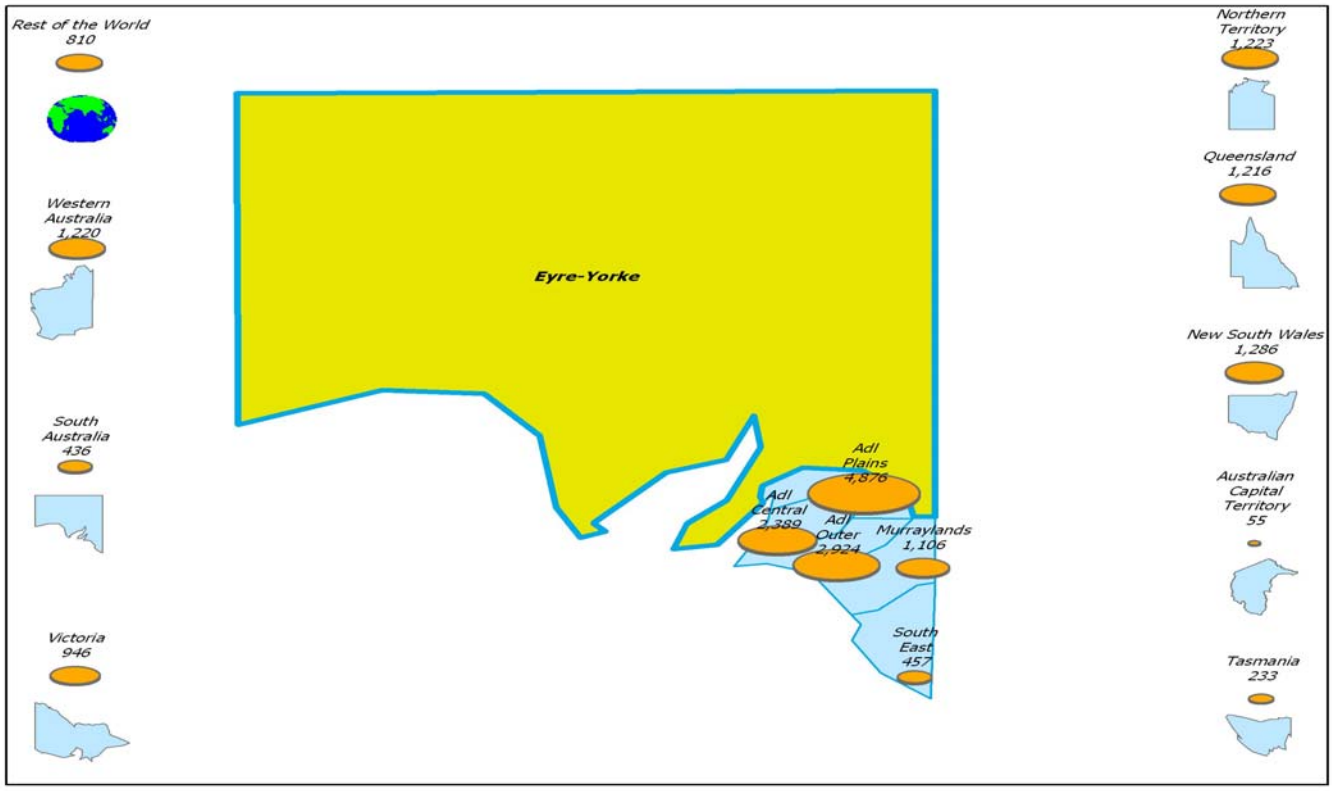
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.15	105,000	
1996	0.35	0.42	0.23	164,983	35.9
2001	0.33	0.41	0.25	163,161	37.3
2011	0.29	0.40	0.32	AOR	41.1
2021	0.22	0.38	0.40	AOR	45.4
Change 1954 to 2001			0.11	58,161	
Change 2001 to 2021	-0.11	-0.03	0.15	AOR	8.1

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.5	40.5	17.1	16.8	0.4	4.6
25 to 54 years		54.6	18.4	21.0	0.8	5.3
55 + years		73.7	10.7	11.0	0.2	4.5
Total	**6.8**	**54.8**	**16.0**	**17.0**	**0.5**	**4.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.14	-2.16	0.21	-3.43	-1.23
25 to 54 years		-0.53	0.08	-0.08	-0.53
55 + years		-0.07	-2.94	4.59	1.58
Total	**1.37**	**-0.95**	**-0.64**		**-0.22**
Number per year	2,241	-1,556	-1,049		-364

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,279	2,187	5.5	5.4
B	Mining	1,942	1,833	-0.6	3.5
C	Manufacturing	3,347	2,203	-4.1	0.8
D	Electricity, gas & water supply	418	234	-5.6	0.9
E	Construction	634	569	-1.1	0.7
F	Wholesale trade	379	354	-0.7	0.5
G	Retail trade	570	504	-1.2	0.6
H	Accomm., cafes & restaurants	312	269	-1.5	0.6
I	Transport and storage	629	343	-5.9	0.6
J	Communication services	121	63	-6.3	0.2
K	Finance and insurance	161	133	-1.9	0.2
L	Property and business services	370	285	-2.6	0.2
M	Govt administration & defence	254	207	-2.1	0.4
N	Education	280	252	-1.0	0.7
O	Health and community services	320	288	-1.1	0.6
P	Cultural & recreational services	67	64	-0.4	0.3
Q	Personal and other services	230	162	-3.4	0.7
Total		**11,312**	**9,950**	**-1.3**	**0.9**
Gross regional product (GRP)		5,549	4,862	-1.3	0.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.32	59
Population growth (15-55) since 1996	-0.50	63
Demographic stress	1.17	62

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	361.6	61
2001	370.9	61
2003	185.0	58

SOCIAL SECURITY

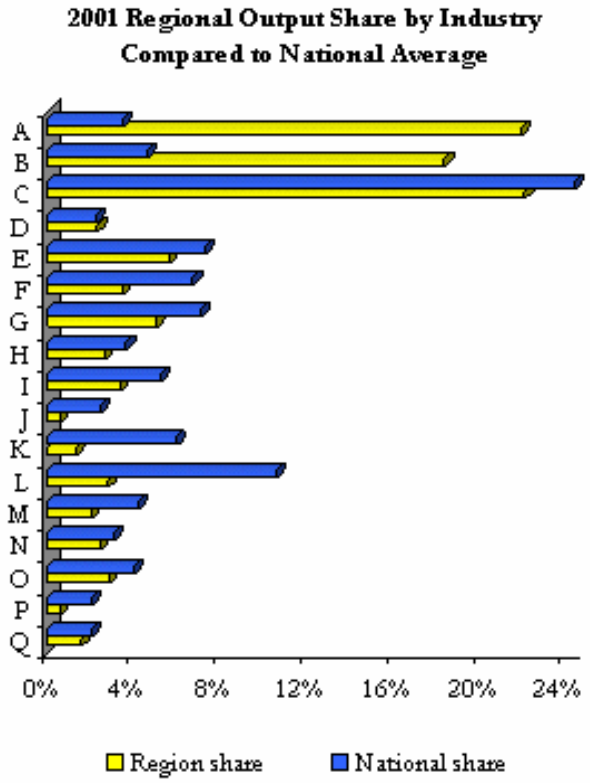
Year	Social security as % of NFOF	Rank
1999	22.7	60
2001	25.1	59
2003	24.2	57

NIGHTWATCHMAN DATA

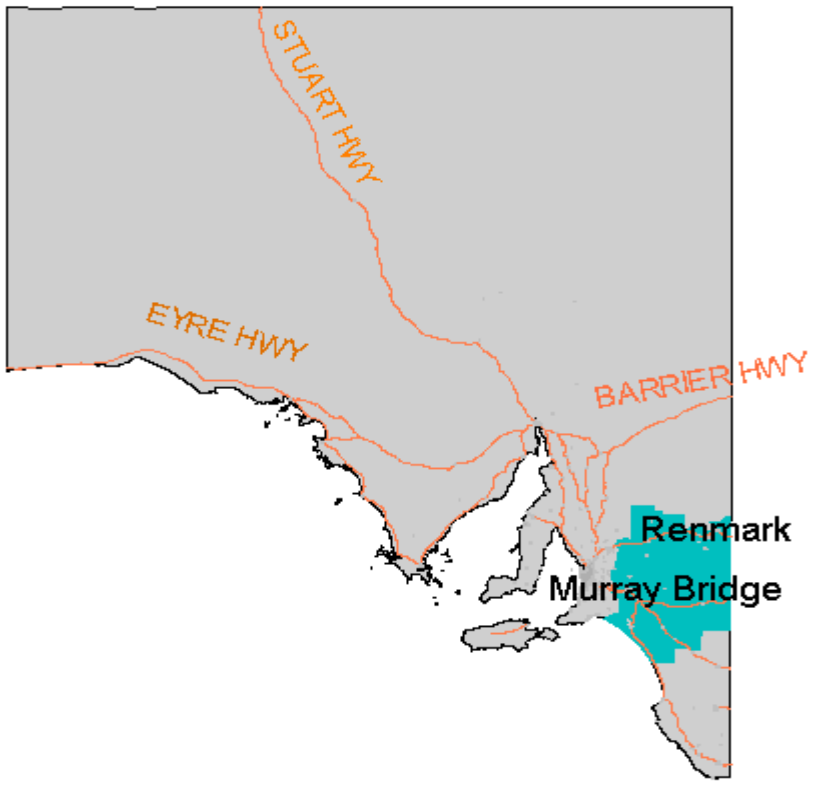
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	27
Unemployment less than 11%	32.3
Dominant retail	7.8
Export education or business services	-
Moderate to high creativity	4.2
Regional city or area with best forecast, 2001	Rank out of 480
Whyalla	101

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	48.7	56.1
	Female	32.4	35.8
ABS Census unemployment, % of labour force	Male	10.5	6.9
	Female	3.6	3.8
Single person households, % of all households	55 to 74 years	61.2	57.1
	Aged 75+	28.4	25.2
Tenure type, percentage where household head 55+	Fully owned	69.7	70.8
	Being purchased	6.9	9.2
	Private rental	6.8	8.2
	Public rental	8.7	4.3
	Other	7.8	7.5
Ratio of pop 70+ to population 55+		0.40	0.41



SA Murraylands



The Murray Mallee of SA adjoins the Mallee of Victoria, and has a similar pattern of development: intensive irrigated agriculture along the river, and extensive grain cultivation away from it.

Major centres:

Renmark, Murray Bridge

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	68,164		68,397		68,604		
No. households	26,825		27,754		28,388		
Workforce	33,059	48.4	37.790	55.4	35,006	51.0	1.2
Employment	29,301	–	33,744	–	30,989	–	1.1
Unemployment	3,759	11.4	4,046	10.7	4,017	13.0	1.3
DEET U/E	3,733	11.5	2,859	7.7	2,162	6.4	-10.3
Structural U/E, % population[1]	5,119	12.7	5,660	14.0	5,836	14.3	2.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	726	10,631	769	11,240	725	10,569	-0.1
Taxes paid	166	2,434	167	2,447	193	2,812	3.7
GST paid	49	712	75	1,104	78	1,141	–
Benefits	167	2,439	179	2,623	187	2,732	2.9
Business income	119	1,743	121	1,775	78	1,131	-10.2
Interest/dividends	25	362	24	347	20	296	-4.9
Interest paid	68	996	93	1,361	81	1,175	4.2
Net property income	19	272	21	308	17	244	-2.7
Net flow of funds	772	11,306	779	11,381	675	9,844	-3.4
Rank		59		59		64	

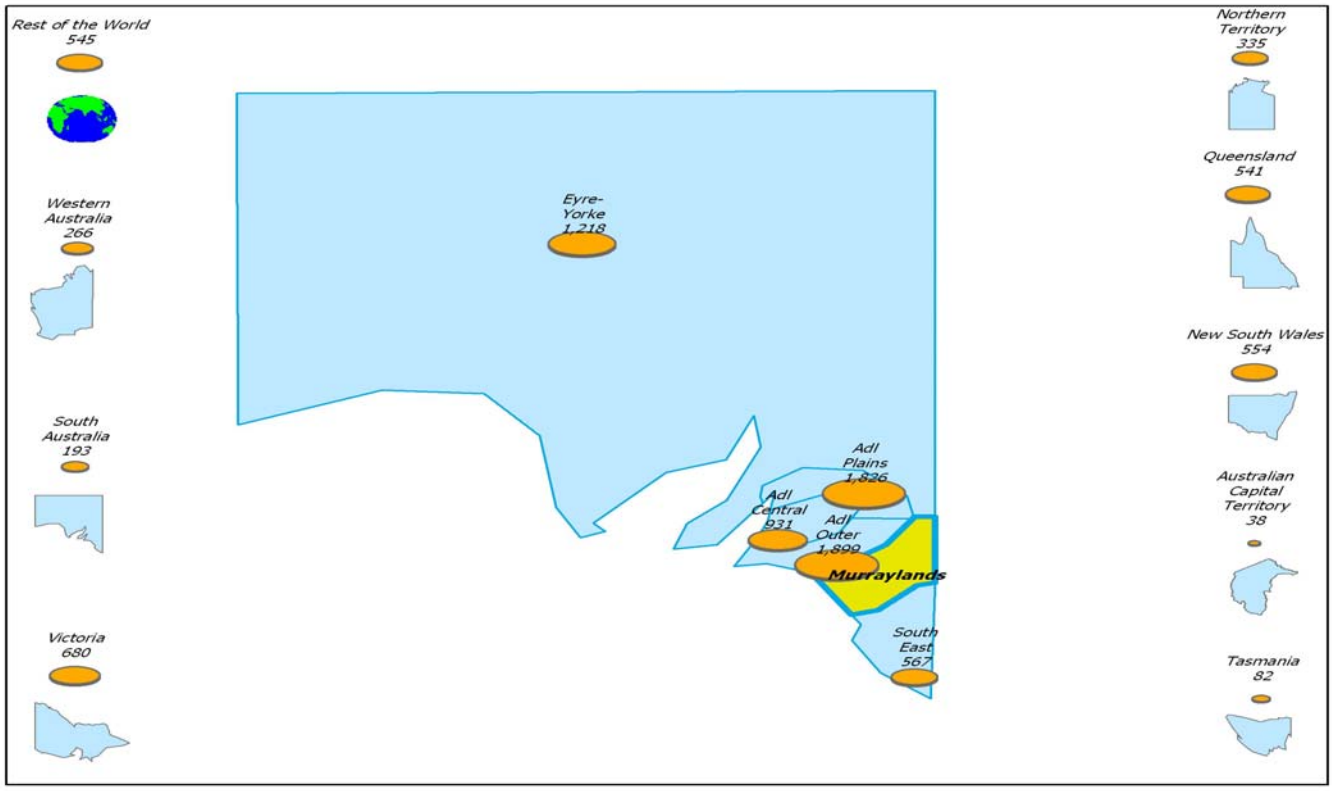
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.15	47,000	[redacted]
1996	0.34	0.42	0.23	68,000	36.3
2001	0.33	0.42	0.25	68,467	37.5
2011	0.29	0.40	0.31	AOR	40.8
2021	0.23	0.38	0.38	AOR	44.6
Change 1954 to 2001	[redacted]	[redacted]	0.10	21,467	[redacted]
Change 2001 to 2021	-0.10	-0.04	0.13	AOR	7.1

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.6	40.4	19.4	15.0	0.8	3.7
25 to 54 years	[redacted]	54.6	21.5	18.1	1.1	4.7
55 + years	[redacted]	73.3	12.4	9.2	0.3	4.8
Total	**6.8**	**54.7**	**18.5**	**14.8**	**0.8**	**4.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.10	-1.38	0.04	-3.49	-0.74
25 to 54 years	[redacted]	-0.04	0.06	-0.11	-0.10
55 + years	[redacted]	-0.07	-2.99	4.70	1.65
Total	**1.34**	**-0.48**	**-0.72**	[redacted]	**0.14**
Number per year	918	-332	-493	[redacted]	93

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	636	1,236	6.9	3.1
B	Mining	30	9	-11.4	0.0
C	Manufacturing	526	951	6.1	0.3
D	Electricity, gas & water supply	111	71	-4.4	0.3
E	Construction	189	164	-1.4	0.2
F	Wholesale trade	213	242	1.3	0.3
G	Retail trade	181	190	0.5	0.2
H	Accomm., cafes & restaurants	68	77	1.3	0.2
I	Transport and storage	95	114	1.8	0.2
J	Communication services	36	28	-2.5	0.1
K	Finance and insurance	52	50	-0.3	0.1
L	Property and business services	82	123	4.1	0.1
M	Govt administration & defence	58	55	-0.5	0.1
N	Education	70	81	1.5	0.2
O	Health and community services	80	95	1.8	0.2
P	Cultural & recreational services	36	35	-0.3	0.1
Q	Personal and other services	78	59	-2.8	0.2
Total		**2,540**	**3,582**	**3.5**	**0.3**
Gross regional product (GRP)		1,351	1,805	2.9	0.3

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.85	48
Population growth (15-55) since 1996	-0.11	57
Demographic stress	0.30	56

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	292.1	63
2001	299.7	63
2003	154.0	62

SOCIAL SECURITY

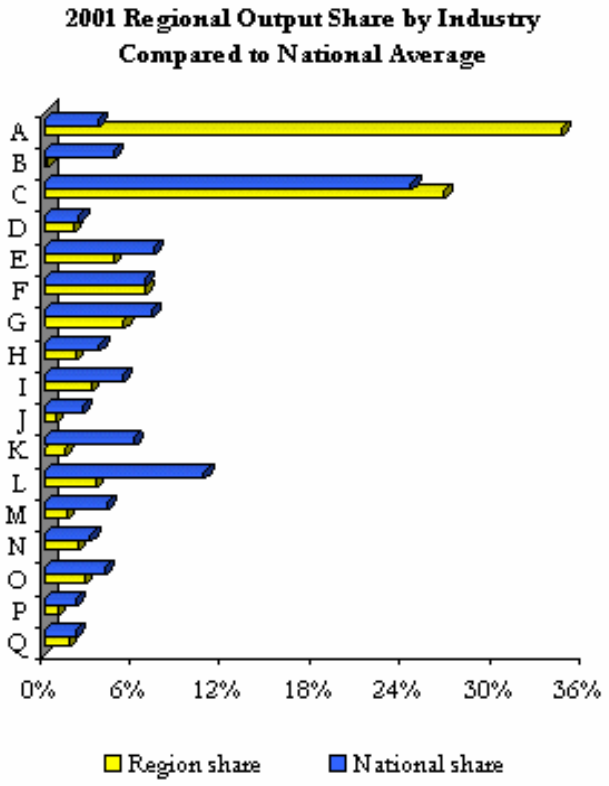
Year	Social security as % of NFOF	Rank
1999	21.6	55
2001	23.0	55
2003	27.8	61

NIGHTWATCHMAN DATA

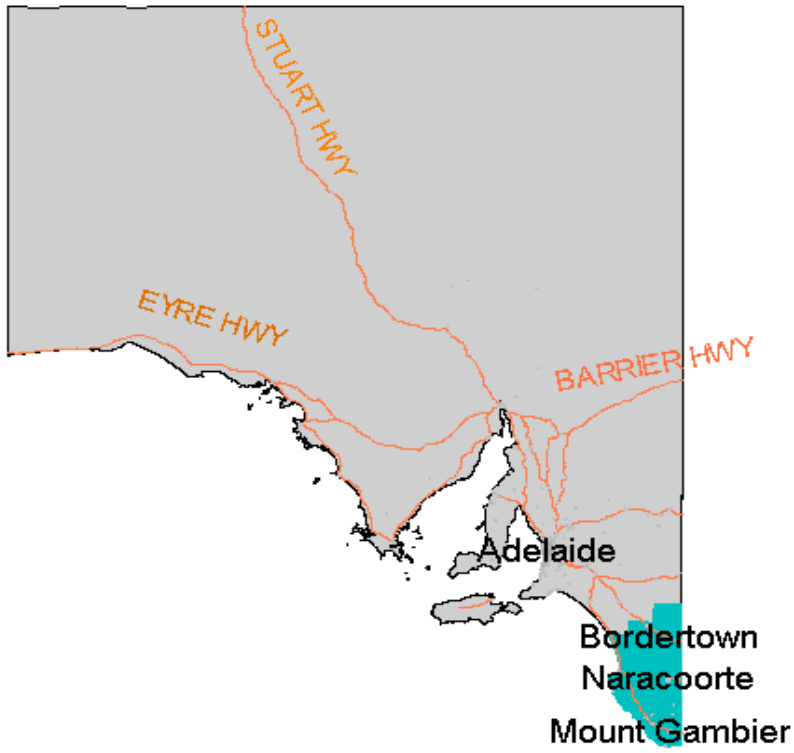
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	50.5
Unemployment less than 11%	75.7
Dominant retail	-
Export education or business services	-
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Murray Bridge	106

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	58.5	56.1
	Female	39.8	35.8
ABS Census unemployment, % of labour force	Male	5.1	6.9
	Female	4.1	3.8
Single person households, % of all households	55 to 74 years	61.6	57.1
	Aged 75+	26.3	25.2
Tenure type, percentage where household head 55+	Fully owned	68.6	70.8
	Being purchased	8.7	9.2
	Private rental	7.3	8.2
	Public rental	6.8	4.3
	Other	8.6	7.5
Ratio of pop 70+ to population 55+		0.41	0.41



SA South East



Though quite flat, the South East of South Australia is limestone country with the remnants of recent volcanic activity round Mt Gambier. It has been a grazing rather than a grain-growing area, but lately has developed viticulture round Penola and a plantation-based timber products industry centred on Mt Gambier.

Major centres:

Mt Gambier

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	62,819		62,772		62,969		
No. households	23,753		24,616		25,228		
Workforce	32,531	51.8	35,329	56.3	34,007	54.0	0.9
Employment	29,334	–	32,526	–	31,276	–	1.3
Unemployment	3,196	9.8	2,804	7.9	2,731	8.7	-3.1
DEET U/E	2,656	8.5	1,907	5.5	1,473	4.4	-11.1
Structural U/E, % population[1]	3,143	8.3	3,660	9.7	3,768	10.0	3.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	803	12,784	864	13,801	894	14,202	2.7
Taxes paid	191	3,048	198	3,158	235	3,726	5.1
GST paid	49	777	74	1,180	84	1,330	–
Benefits	125	1,993	140	2,237	147	2,337	4.1
Business income	111	1,772	114	1,825	159	2,531	9.3
Interest/dividends	32	512	34	542	34	532	1.0
Interest paid	68	1,079	92	1,470	79	1,249	3.7
Net property income	16	249	18	285	16	258	0.8
Net flow of funds	779	12,406	806	12,881	854	13,555	2.2
Rank		41		43		43	

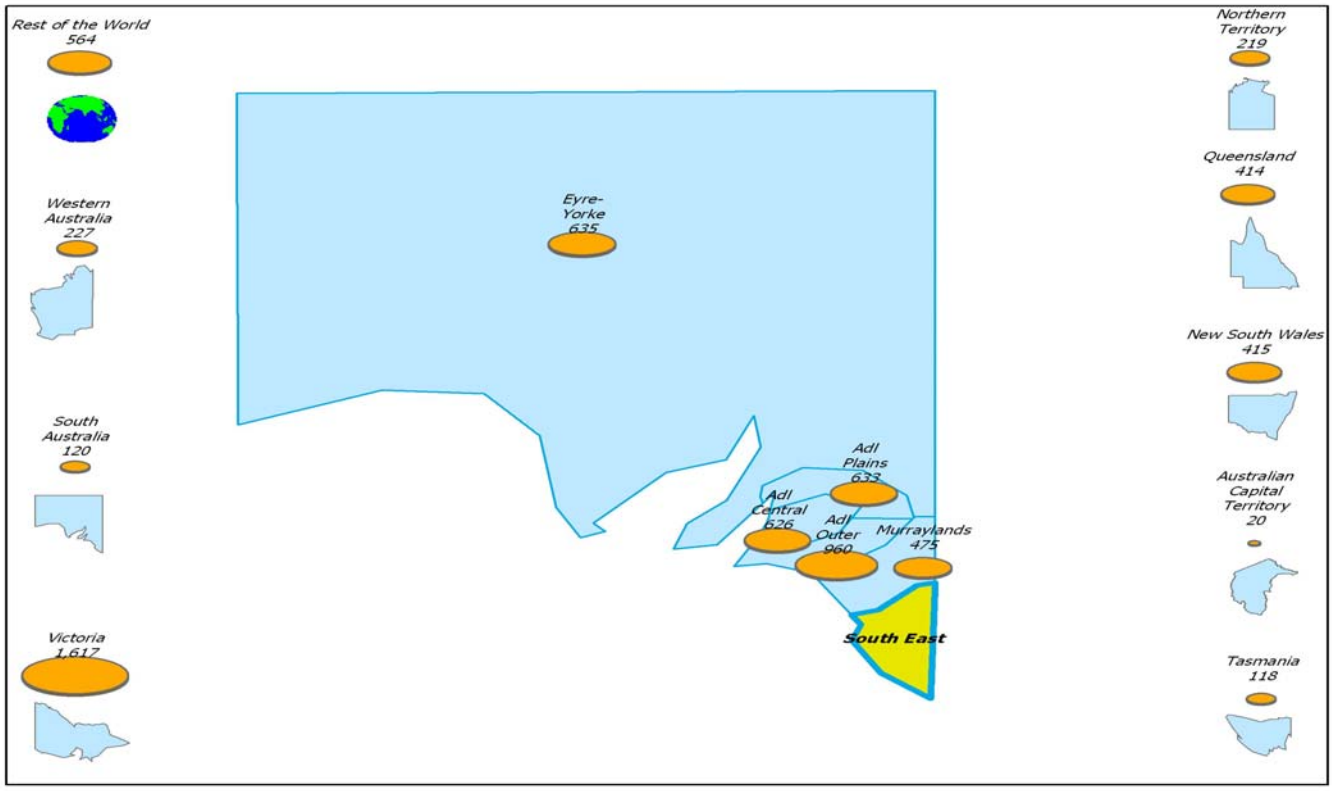
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.12	43,000	
1996	0.36	0.44	0.21	62,712	35.0
2001	0.34	0.43	0.22	62,694	36.1
2011	0.31	0.42	0.28	AOR	39.1
2021	0.25	0.40	0.35	AOR	42.5
Change 1954 to 2001			0.10	19,694	
Change 2001 to 2021	-0.09	-0.03	0.13	AOR	6.4

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.2	39.7	19.1	17.1	0.9	3.0
25 to 54 years		53.9	21.3	20.0	1.3	3.5
55 + years		75.1	11.4	8.4	0.2	5.0
Total	**7.0**	**53.7**	**18.3**	**16.4**	**0.9**	**3.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.05	-1.49	0.24	-3.61	-0.80
25 to 54 years		-0.30	-0.20	0.44	-0.06
55 + years		-0.44	-2.96	4.73	1.33
Total	**1.40**	**-0.74**	**-0.66**		**-0.01**
Number per year	875	-464	-414		-4

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	520	865	5.2	2.1
B	Mining	36	19	-6.2	0.0
C	Manufacturing	837	1,344	4.9	0.5
D	Electricity, gas & water supply	51	43	-1.8	0.2
E	Construction	200	214	0.7	0.3
F	Wholesale trade	196	225	1.4	0.3
G	Retail trade	204	221	0.8	0.3
H	Accomm., cafes & restaurants	86	101	1.6	0.2
I	Transport and storage	99	145	3.9	0.2
J	Communication services	31	28	-1.1	0.1
K	Finance and insurance	65	71	0.9	0.1
L	Property and business services	92	102	1.1	0.1
M	Govt administration & defence	42	42	0.0	0.1
N	Education	64	78	2.0	0.2
O	Health and community services	78	90	1.5	0.2
P	Cultural & recreational services	29	35	1.8	0.1
Q	Personal and other services	47	60	2.4	0.3
Total		**2,678**	**3,683**	**3.2**	**0.3**
Gross regional product (GRP)		1,363	1,674	2.1	0.3

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	2.25	60
Population growth (15-55) since 1996	-0.09	55
Demographic stress	0.20	55

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	699.1	40
2001	627.4	49
2003	513.5	24

SOCIAL SECURITY

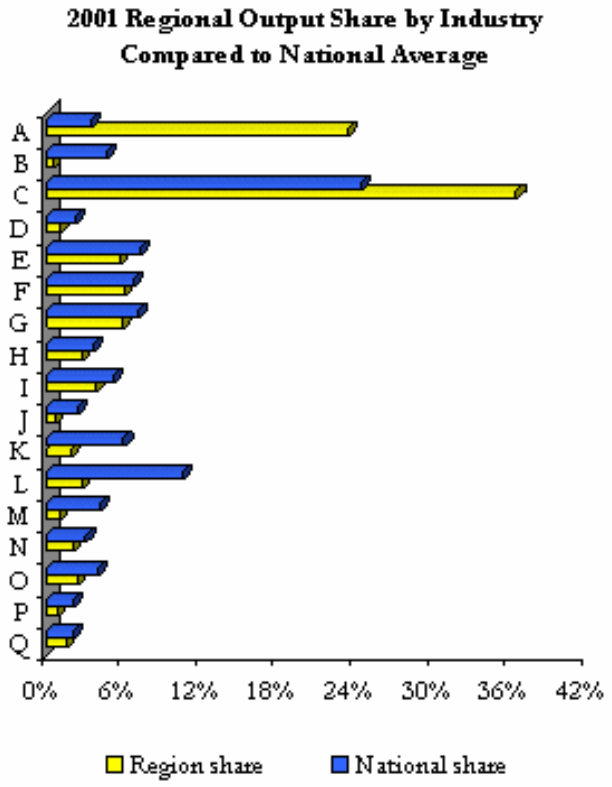
Year	Social security as % of NFOF	Rank
1999	16.1	30
2001	17.4	32
2003	17.2	35

NIGHTWATCHMAN DATA

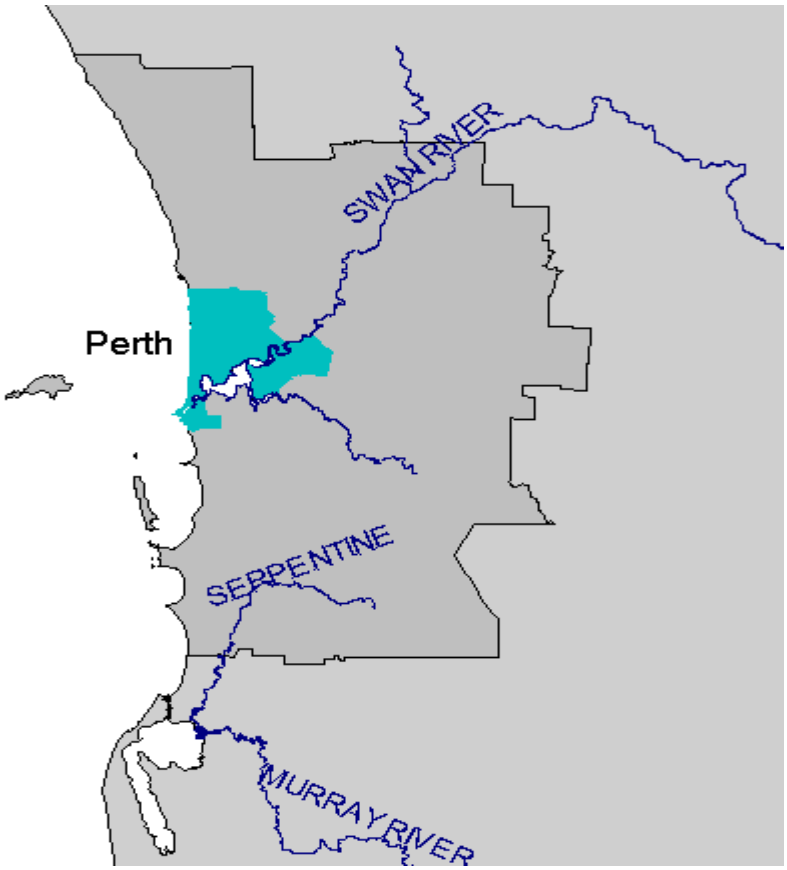
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	38.9
Unemployment less than 11%	79.5
Dominant retail	36.8
Export education or business services	-
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Wattle Range	166

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	67.4	56.1
	Female	42.2	35.8
ABS Census unemployment, % of labour force	Male	2.8	6.9
	Female	2.8	3.8
Single person households, % of all households	55 to 74 years	62.3	57.1
	Aged 75+	24.8	25.2
Tenure type, percentage where household head 55+	Fully owned	71.7	70.8
	Being purchased	8.1	9.2
	Private rental	6.0	8.2
	Public rental	6.6	4.3
	Other	7.6	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



Perth Central



For its first century, what is now metropolitan Perth included several distinct population centres—Fremantle, Perth and others up-river to Guildford and Midland. All this was filled in after the second world war, and our region of Central Perth includes all the old centres and all that is between. It thus includes the older part of the port, the established eastern and inner southern suburbs, and even some long-established manufacturing in Bayswater. Though the region is diverse, the city centre dominates its economic base. The city centre shares educational, cultural and tourism functions with Fremantle.

Major centres:

Perth, Fremantle

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	418,744		428,092		433,516		
No. households	175,613		187,969		195,478		
Workforce	233,072	55.5	244,128	56.9	242,495	55.9	0.8
Employment	212,193	–	223,009	–	223,921	–	1.1
Unemployment	20,878	9.0	21,121	8.7	18,574	8.3	-2.3
DEET U/E	18,740	8.1	17,593	7.2	16,555	6.9	-2.4
Structural U/E, % population[1]	26,536	9.9	27,538	10.1	27,945	10.1	1.0

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	6,942	16,530	8,000	18,770	9,307	21,468	6.8
Taxes paid	1,952	4,649	2,105	4,940	2,701	6,231	7.6
GST paid	376	896	589	1,382	708	1,632	–
Benefits	847	2,018	881	2,066	930	2,145	1.5
Business income	1,661	3,954	1,774	4,162	2,198	5,070	6.4
Interest/dividends	458	1,092	518	1,216	546	1,260	3.7
Interest paid	604	1,438	802	1,882	705	1,625	3.1
Net property income	225	536	253	594	244	563	1.2
Net flow of funds	7,201	17,146	7,929	18,604	9,111	21,018	5.2
Rank		9		9		9	

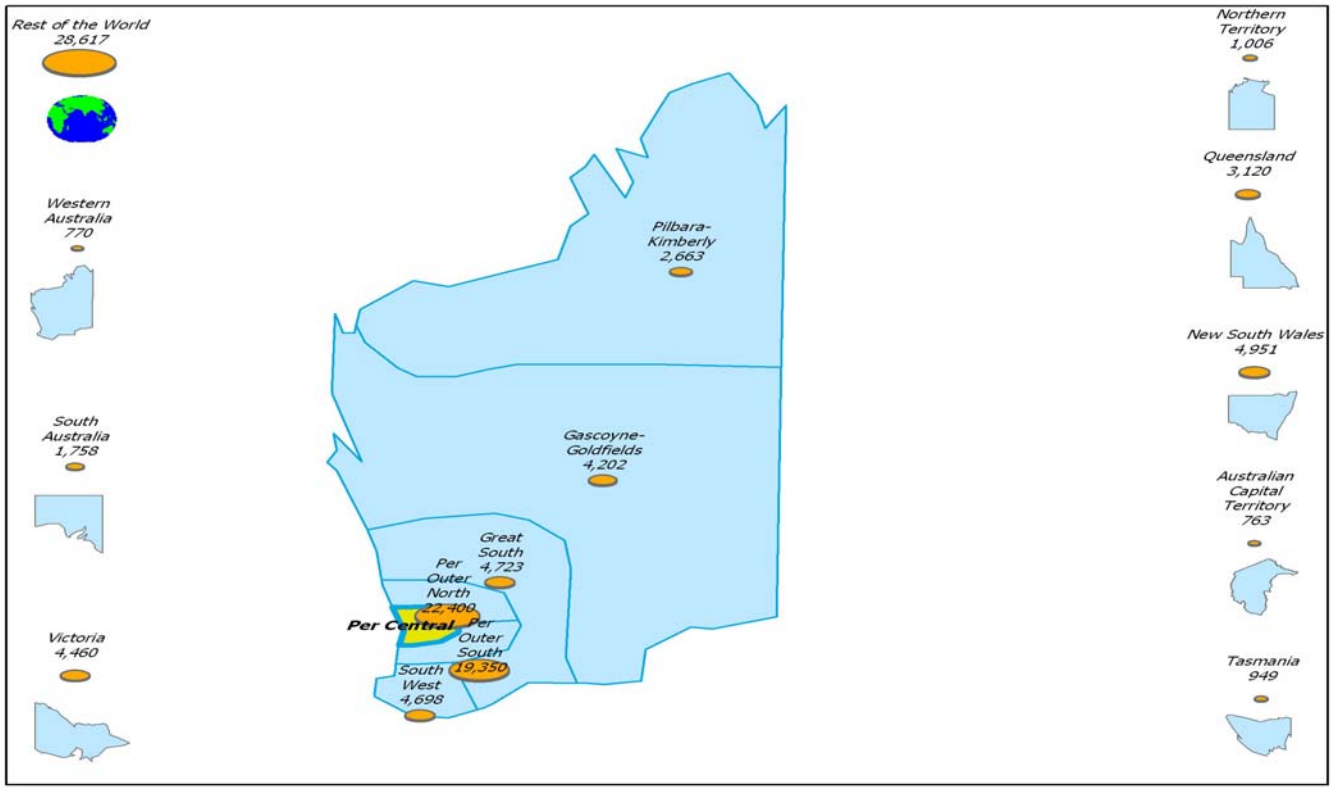
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.18	295,000	[redacted]
1996	0.33	0.44	0.24	412,521	37.6
2001	0.31	0.45	0.24	427,654	38.3
2011	0.28	0.45	0.26	AOR	39.3
2021	0.28	0.43	0.30	AOR	41.1
Change 1954 to 2001	[redacted]	[redacted]	0.06	132,654	[redacted]
Change 2001 to 2021	-0.03	-0.02	0.06	AOR	2.8

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	17.1	32.0	14.2	23.4	8.5	4.9
25 to 54 years	[redacted]	38.5	20.2	26.9	9.0	5.5
55 + years	[redacted]	71.7	10.7	9.4	1.5	6.7
Total	**5.4**	**44.5**	**16.0**	**21.6**	**7.0**	**5.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.40	1.34	1.04	-5.98	-0.20
25 to 54 years	[redacted]	-0.64	-0.01	1.77	1.12
55 + years	[redacted]	-0.54	-2.76	4.41	1.11
Total	**1.06**	**0.00**	**-0.35**	[redacted]	**0.71**
Number per year	4,515	-12	-1,476	[redacted]	3,027

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	104	141	3.0	0.3
B	Mining	1,652	1,149	-3.6	2.2
C	Manufacturing	4,921	7,117	3.8	2.6
D	Electricity, gas & water supply	1,126	2,066	6.3	7.8
E	Construction	3,133	3,675	1.6	4.4
F	Wholesale trade	2,906	2,414	-1.8	3.1
G	Retail trade	2,232	2,750	2.1	3.4
H	Accomm., cafes & restaurants	1,220	1,839	4.2	4.4
I	Transport and storage	2,962	3,121	0.5	5.2
J	Communication services	1,131	1,888	5.3	6.6
K	Finance and insurance	1,646	3,638	8.3	5.3
L	Property and business services	3,965	6,648	5.3	5.5
M	Govt administration & defence	2,169	2,327	0.7	4.8
N	Education	1,214	1,329	0.9	3.8
O	Health and community services	2,210	2,758	2.2	6.0
P	Cultural & recreational services	670	1,159	5.6	4.9
Q	Personal and other services	797	1,049	2.8	4.4
Total		**34,061**	**45,068**	**2.8**	**4.0**
Gross regional product (GRP)		18,224	24,084	2.8	4.1

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	5.06	7
Population growth (15-55) since 1996	0.61	36
Demographic stress	-3.09	28

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	786.4	31
2001	612.4	50
2003	540.7	22

SOCIAL SECURITY

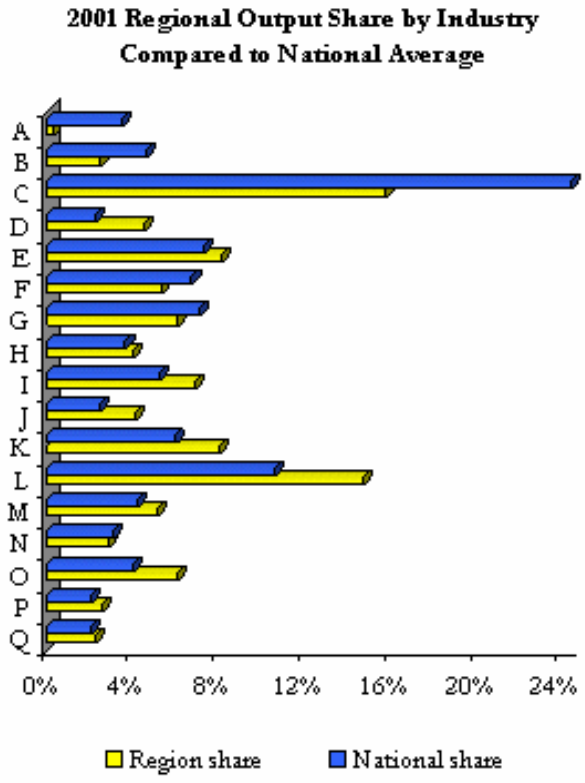
Year	Social security as % of NFOF	Rank
1999	11.8	12
2001	11.1	10
2003	10.2	10

NIGHTWATCHMAN DATA

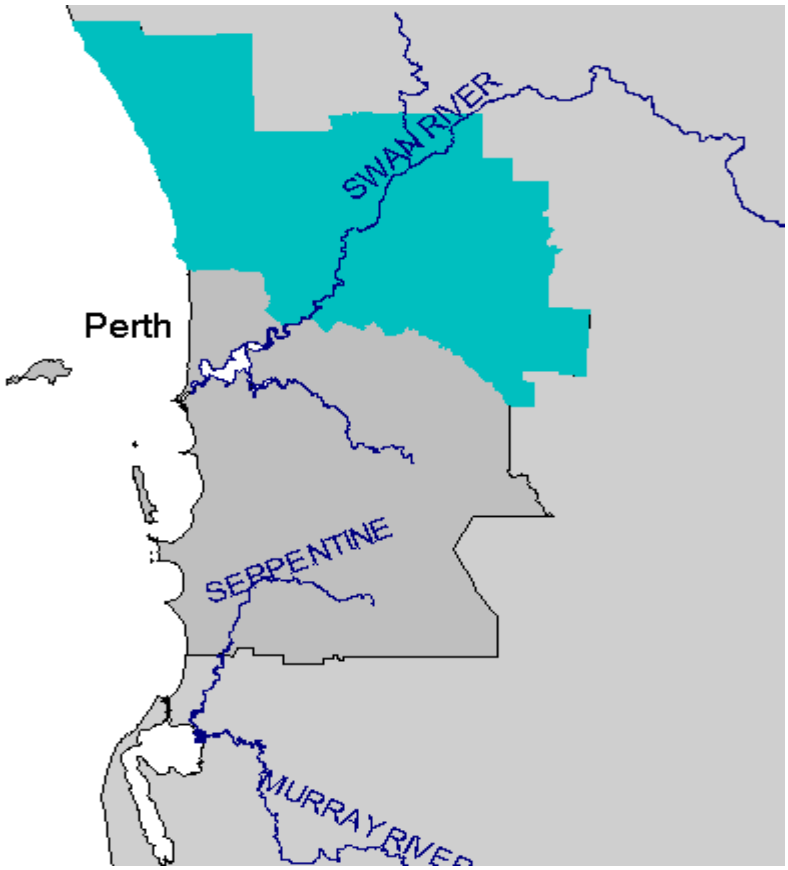
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	59.8	56.1
	Female	41.3	35.8
ABS Census unemployment, % of labour force	Male	6.4	6.9
	Female	3.1	3.8
Single person households, % of all households	55 to 74 years	63.5	57.1
	Aged 75+	34.9	25.2
Tenure type, percentage where household head 55+	Fully owned	67.0	70.8
	Being purchased	8.2	9.2
	Private rental	9.5	8.2
	Public rental	6.6	4.3
	Other	8.8	7.5
Ratio of pop 70+ to population 55+		0.46	0.41



Perth Outer North



The Outer North of Perth comprises a coastal strip of commuter suburbs developed over the last few decades, plus, inland, the older-established Shires of Swan and Mundaring. The area is largely a commuter zone, but its older parts have manufacturing industries and high-intensity rural production.

Major centres:

Joondalup

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	406,586		432,575		447,225		
No. households	143,936		156,262		165,367		
Workforce	205,204	50.3	213,364	49.3	229,222	51.3	2.2
Employment	188,023	–	196,934	–	212,798	–	2.5
Unemployment	12,588	6.1	16,430	7.7	16,424	7.7	5.5
DEET U/E	13,426	6.6	12,524	5.9	13,426	5.9	0.0
Structural U/E, % population[1]	19,273	7.6	23,828	8.8	24,201	8.7	4.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	6,117	14,722	6,984	16,187	7,992	17,871	5.0
Taxes paid	1,526	3,672	1,640	3,800	2,069	4,626	5.9
GST paid	350	843	519	1,202	621	1,388	–
Benefits	697	1,678	789	1,829	857	1,916	3.4
Business income	1,147	2,760	1,190	2,757	1,444	3,229	4.0
Interest/dividends	149	358	162	375	161	360	0.1
Interest paid	645	1,553	862	1,998	731	1,635	1.3
Net property income	79	191	88	204	80	179	-1.6
Net flow of funds	5,668	13,641	6,192	14,352	7,114	15,906	3.9
Rank		25		28		20	

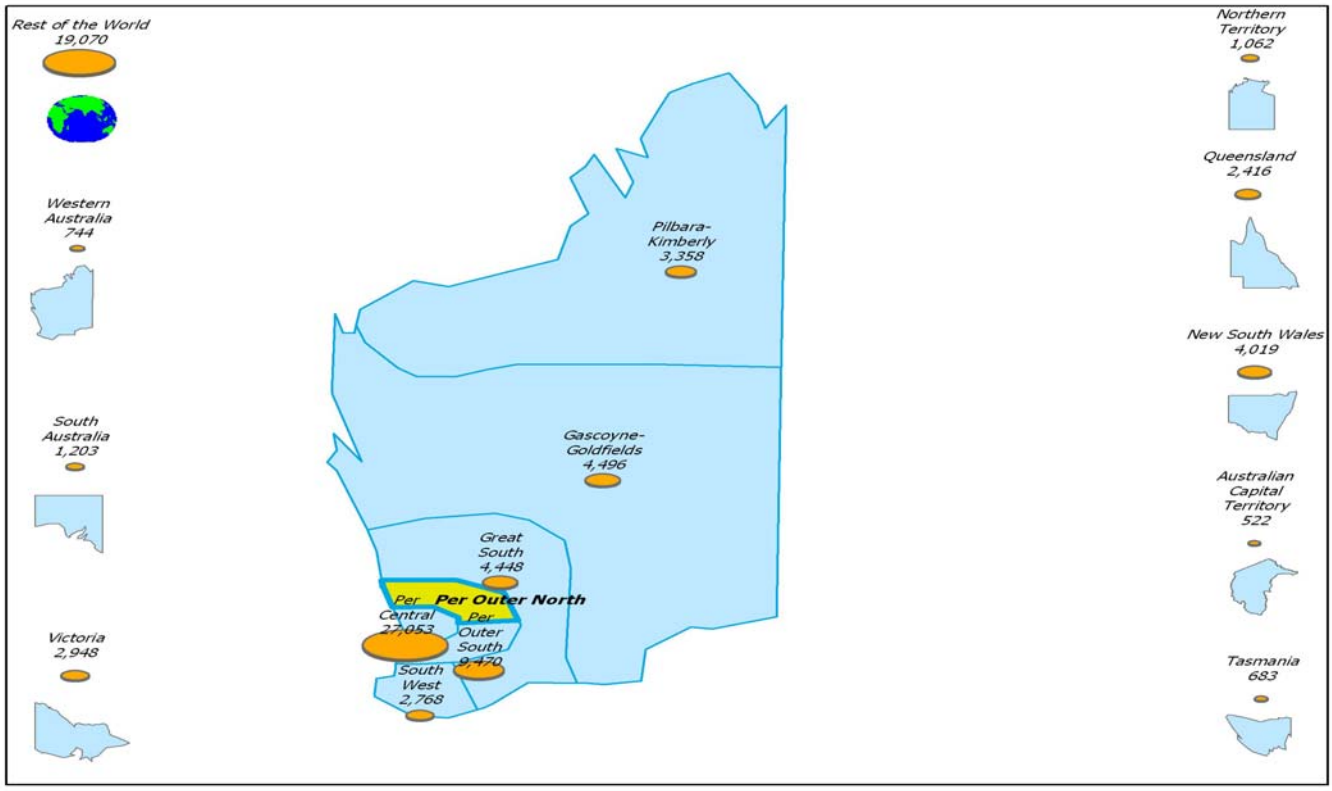
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.12	38,000	
1996	0.39	0.46	0.15	387,473	32.4
2001	0.37	0.46	0.17	432,521	34.0
2011	0.32	0.44	0.24	AOR	37.7
2021	0.27	0.42	0.31	AOR	41.1
Change 1954 to 2001			0.05	394,521	
Change 2001 to 2021	-0.10	-0.04	0.14	AOR	7.1

Note: AOR = Available on request.

- ❑ Balanced.
- ❑ Balanced gains.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.7	39.8	14.6	19.6	4.3	3.0
25 to 54 years		47.5	15.9	27.2	5.7	3.7
55 + years		68.4	8.9	16.1	2.2	4.3
Total	**7.0**	**48.2**	**14.2**	**22.4**	**4.6**	**3.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.78	0.10	0.53	-3.40	1.01
25 to 54 years		0.51	0.85	0.64	2.00
55 + years		0.29	-1.30	5.62	4.61
Total	**1.40**	**0.32**	**0.36**		**2.08**
Number per year	6,057	1,383	1,569		9,010

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	155	213	3.3	0.5
B	Mining	175	96	-5.8	0.2
C	Manufacturing	1,556	2,679	5.6	1.0
D	Electricity, gas & water supply	62	77	2.2	0.3
E	Construction	736	1,726	8.9	2.1
F	Wholesale trade	646	1,023	4.7	1.3
G	Retail trade	594	1,422	9.1	1.8
H	Accomm., cafes & restaurants	110	354	12.4	0.8
I	Transport and storage	385	703	6.2	1.2
J	Communication services	90	176	6.9	0.6
K	Finance and insurance	63	232	13.9	0.3
L	Property and business services	323	976	11.7	0.8
M	Govt administration & defence	160	282	5.8	0.6
N	Education	178	439	9.4	1.3
O	Health and community services	175	542	12.0	1.2
P	Cultural & recreational services	57	211	14.1	0.9
Q	Personal and other services	103	357	13.2	1.5
Total		**5,567**	**11,507**	**7.5**	**1.0**
Gross regional product (GRP)		3,080	6,222	7.3	1.1

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.35	13
Population growth (15-55) since 1996	1.98	5
Demographic stress	-8.60	7

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	856.1	23
2001	610.0	51
2003	601.9	17

SOCIAL SECURITY

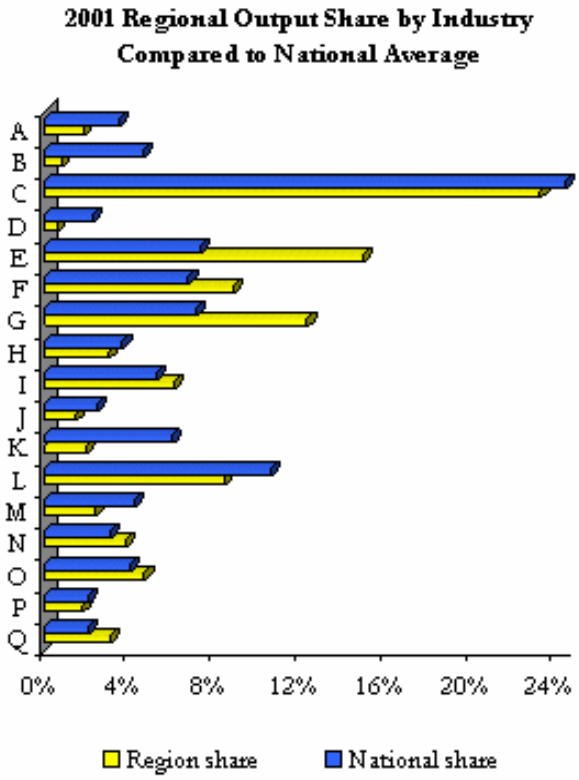
Year	Social security as % of NFOF	Rank
1999	12.3	17
2001	12.7	15
2003	12.0	12

NIGHTWATCHMAN DATA

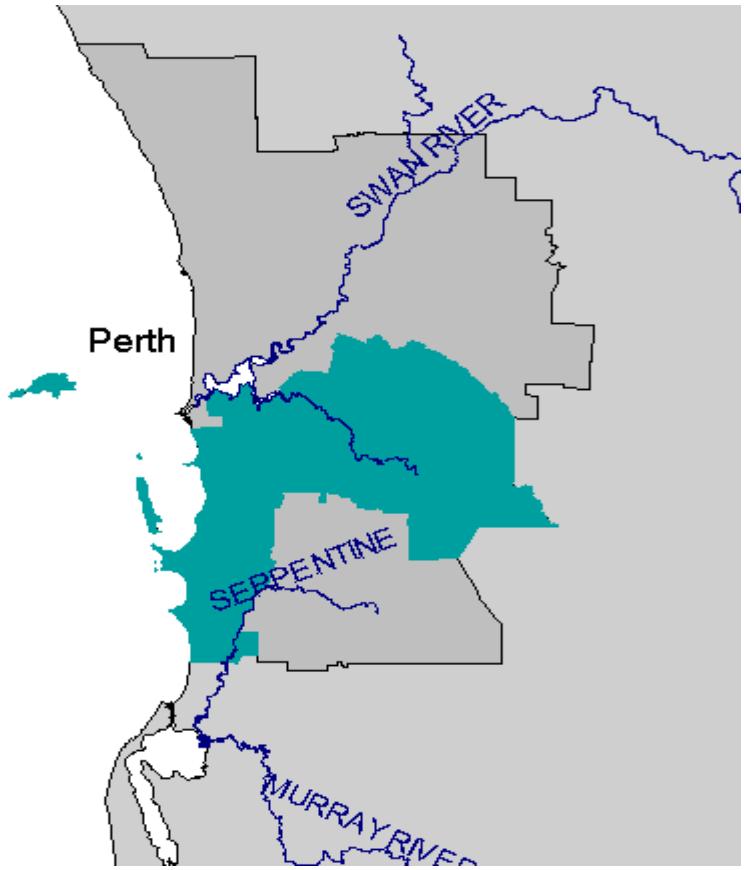
% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	61.2	56.1
	Female	38.9	35.8
ABS Census unemployment, % of labour force	Male	7.3	6.9
	Female	3.7	3.8
Single person households, % of all households	55 to 74 years	53.4	57.1
	Aged 75+	22.8	25.2
Tenure type, percentage where household head 55+	Fully owned	67.1	70.8
	Being purchased	16.1	9.2
	Private rental	6.6	8.2
	Public rental	4.1	4.3
	Other	6.1	7.5
Ratio of pop 70+ to population 55+		0.35	0.41



Perth Outer South



Though Rockingham, at the far end of the Outer South of Perth, is a seaside suburb which bears comparison with the Outer North, the waterfront along Cockburn Sound is industrial. There are also industrial and transport-oriented areas in the inland part of the region, as well as extensive commuter residential areas and several higher educational facilities. In overall socio-economic status, the region is probably lower than the other two Perth regions, and it is less dependent on central city functions for its economic base.

Major centres:

Armadale, Rockingham

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	502,751		528,105		538,533		
No. households	179,778		194,625		203,792		
Workforce	253,466	50.4	272,630	51.7	286,025	53.1	2.4
Employment	235,218	–	248,982	–	266,300	–	2.5
Unemployment	18,249	7.2	23,649	8.7	19,725	7.4	1.6
DEET U/E	16,402	6.5	17,379	6.4	16,821	6.0	0.5
Structural U/E, % population[1]	25,604	8.3	30,887	9.5	31,027	9.3	3.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	7,417	14,577	8,530	16,290	9,614	17,852	5.2
Taxes paid	1,883	3,701	2,030	3,877	2,532	4,701	6.2
GST paid	408	803	624	1,192	726	1,349	–
Benefits	966	1,898	1,083	2,069	1,146	2,127	2.9
Business income	1,491	2,930	1,552	2,965	1,865	3,464	4.3
Interest/dividends	225	442	242	463	239	443	0.1
Interest paid	743	1,460	987	1,885	836	1,553	1.6
Net property income	131	258	146	279	133	246	-1.1
Net flow of funds	7,195	14,140	7,913	15,111	8,902	16,530	4.0
Rank		20		19		17	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	73,000	[redacted]
1996	0.39	0.44	0.18	484,884	33.6
2001	0.37	0.44	0.20	525,121	35.0
2011	0.33	0.41	0.26	AOR	37.9
2021	0.28	0.41	0.31	AOR	40.5
Change 1954 to 2001	[redacted]	[redacted]	0.07	452,121	[redacted]
Change 2001 to 2021	-0.09	-0.03	0.11	AOR	5.5

Note: AOR = Available on request.

- ❑ Balanced.
- ❑ Balanced gains.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.0	39.1	17.5	17.2	4.8	3.4
25 to 54 years	[redacted]	48.0	19.9	23.0	5.0	4.2
55 + years	[redacted]	71.4	11.2	11.7	1.6	4.2
Total	**6.7**	**49.3**	**17.3**	**18.6**	**4.2**	**3.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.64	0.19	0.56	-3.81	0.57
25 to 54 years	[redacted]	0.10	0.49	0.81	1.40
55 + years	[redacted]	-0.09	-1.60	5.30	3.61
Total	**1.34**	**0.09**	**0.10**	[redacted]	**1.53**
Number per year	7,021	496	531	[redacted]	8,047

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	184	199	0.8	0.5
B	Mining	1,242	1,098	-1.2	2.1
C	Manufacturing	9,581	7,404	-2.5	2.7
D	Electricity, gas & water supply	384	589	4.4	2.2
E	Construction	1,955	2,155	1.0	2.6
F	Wholesale trade	1,676	1,686	0.1	2.2
G	Retail trade	1,455	1,966	3.1	2.4
H	Accomm., cafes & restaurants	220	380	5.6	0.9
I	Transport and storage	881	1,309	4.0	2.2
J	Communication services	182	228	2.3	0.8
K	Finance and insurance	181	261	3.7	0.4
L	Property and business services	926	1,366	4.0	1.1
M	Govt administration & defence	271	476	5.8	1.0
N	Education	431	558	2.6	1.6
O	Health and community services	412	742	6.1	1.6
P	Cultural & recreational services	131	220	5.3	0.9
Q	Personal and other services	253	467	6.3	2.0
Total		**20,366**	**21,103**	**0.4**	**1.9**
Gross regional product (GRP)		8,349	9,957	1.8	1.7

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.61	29
Population growth (15-55) since 1996	1.33	17
Demographic stress	-4.80	18

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	861.5	22
2001	684.3	39
2003	654.0	12

SOCIAL SECURITY

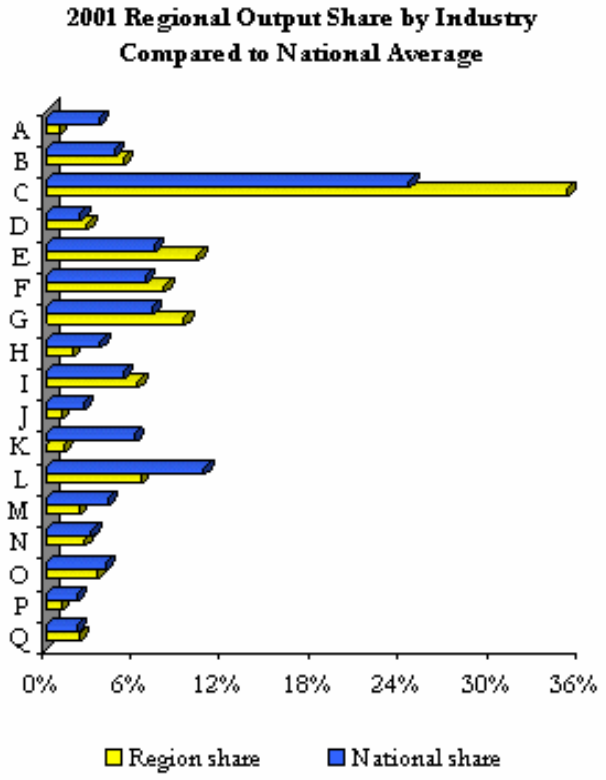
Year	Social security as % of NFOF	Rank
1999	13.4	19
2001	13.7	16
2003	12.9	17

NIGHTWATCHMAN DATA

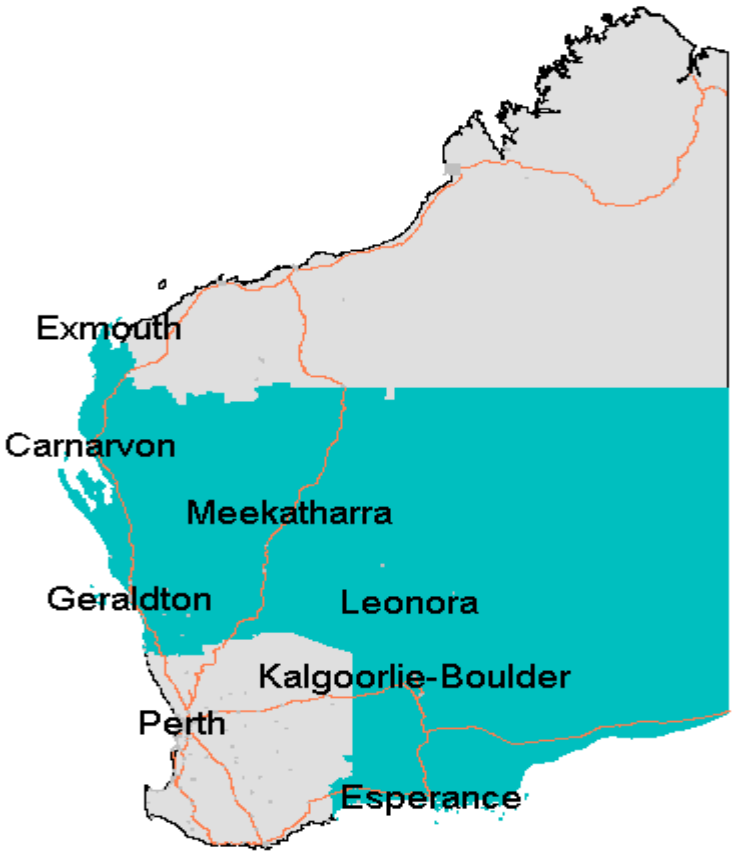
% of population living in regional areas	22
Within this group, population percentage with:	
Population increasing	55.3
Unemployment less than 11%	100
Dominant retail	-
Export education or business services	-
Moderate to high creativity	44.7
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	60.1	56.1
	Female	36.9	35.8
ABS Census unemployment, % of labour force	Male	7.4	6.9
	Female	3.3	3.8
Single person households, % of all households	55 to 74 years	54.9	57.1
	Aged 75+	23.3	25.2
Tenure type, percentage where household head 55+	Fully owned	69.8	70.8
	Being purchased	13.3	9.2
	Private rental	6.9	8.2
	Public rental	4.1	4.3
	Other	5.9	7.5
Ratio of pop 70+ to population 55+		0.37	0.41



WA Gascoyne-Goldfields



The Gascoyne/Goldfields region conflates the three low-population WA planning regions centred on Carnarvon, Geraldton and Kalgoorlie. With the exception of the wheat country back of Geraldton and in the immediate vicinity of Esperance, rural production is confined to extensive pastoralism, which peters out inland. The region includes the major mineral province centred on Kalgoorlie, and the lesser but still significant mineral output of the Murchison region. Though Kalgoorlie is a major supply and mineral processing centre, many of the mines are worked by fly-in fly-out workforces based in Perth.

Major centres:

Carnarvon, Geraldton, Kalgoorlie

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	117,610		119,956		115,185		
No. households	43,334		45,718		46,857		
Workforce	70,232	59.2	65,097	54.3	67,178	58.3	-0.9
Employment	64,827	–	59,058	–	61,464	–	-1.1
Unemployment	5,405	7.7	6,039	9.3	5,714	9.3	1.1
DEET U/E	5,185	7.5	3,882	6.0	3,674	5.6	-6.7
Structural U/E, % population[1]	6,246	8.5	7,665	10.2	7,645	10.6	4.1

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,680	14,556	1,739	15,113	2,031	17,758	5.1
Taxes paid	433	3,755	417	3,622	492	4,305	3.5
GST paid	112	975	150	1,307	183	1,597	–
Benefits	203	1,756	247	2,147	253	2,216	6.0
Business income	460	3,984	483	4,198	613	5,358	7.7
Interest/dividends	51	443	48	418	38	328	-7.2
Interest paid	170	1,476	234	2,034	195	1,706	3.7
Net property income	19	168	21	186	14	124	-7.3
Net flow of funds	1,697	14,702	1,738	15,099	2,079	18,177	5.4
Rank		17		20		12	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	44,000	[redacted]
1996	0.40	0.45	0.14	115,439	31.2
2001	0.38	0.46	0.16	115,950	32.7
2011	0.34	0.44	0.22	AOR	36.9
2021	0.27	0.43	0.30	AOR	40.9
Change 1954 to 2001	[redacted]	[redacted]	0.03	71,950	[redacted]
Change 2001 to 2021	-0.11	-0.03	0.14	AOR	8.2

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	22.3	29.0	19.1	22.1	1.5	5.9
25 to 54 years	[redacted]	39.3	21.8	28.4	3.1	7.4
55 + years	[redacted]	65.2	12.6	14.0	1.0	7.2
Total	**8.4**	**39.6**	**19.3**	**23.7**	**2.2**	**6.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.46	-1.64	0.54	-4.63	-1.27
25 to 54 years	[redacted]	-1.39	0.20	1.70	0.50
55 + years	[redacted]	-0.96	-2.88	5.89	2.05
Total	**1.67**	**-1.42**	**-0.17**	[redacted]	**0.09**
Number per year	1,941	-1,641	-198	[redacted]	102

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	1,030	1,248	1.9	3.1
B	Mining	4,609	5,680	2.1	10.7
C	Manufacturing	685	1,098	4.8	0.4
D	Electricity, gas & water supply	121	174	3.7	0.7
E	Construction	512	608	1.7	0.7
F	Wholesale trade	348	383	0.9	0.5
G	Retail trade	345	438	2.4	0.5
H	Accomm., cafes & restaurants	194	208	0.7	0.5
I	Transport and storage	345	478	3.3	0.8
J	Communication services	66	69	0.5	0.2
K	Finance and insurance	66	81	2.1	0.1
L	Property and business services	343	388	1.2	0.3
M	Govt administration & defence	147	175	1.7	0.4
N	Education	131	144	0.9	0.4
O	Health and community services	144	193	2.9	0.4
P	Cultural & recreational services	45	62	3.1	0.3
Q	Personal and other services	95	130	3.2	0.5
Total		**9,228**	**11,555**	**2.3**	**1.0**
Gross regional product (GRP)		4,430	5,834	2.8	1.0

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.06	17
Population growth (15-55) since 1996	-0.35	61
Demographic stress	1.41	63

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	255.9	64
2001	282.7	64
2003	183.2	60

SOCIAL SECURITY

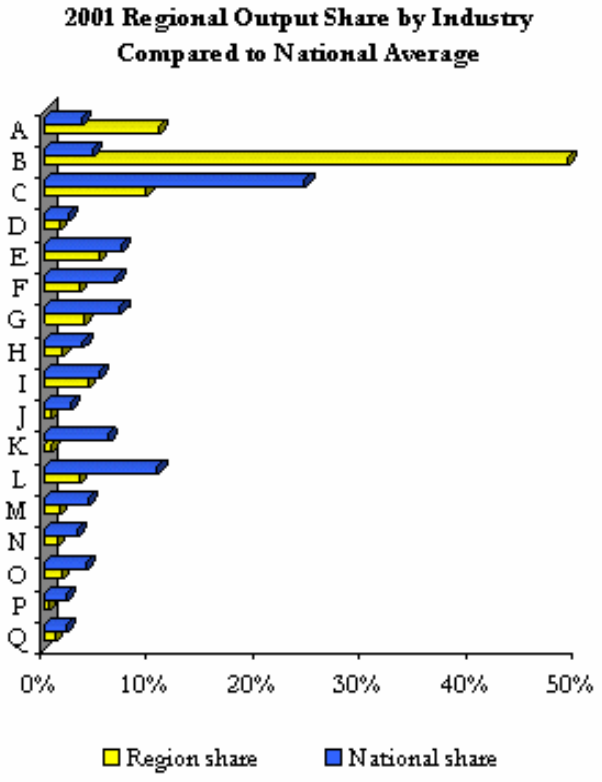
Year	Social security as % of NFOF	Rank
1999	11.9	14
2001	14.2	17
2003	12.2	13

NIGHTWATCHMAN DATA

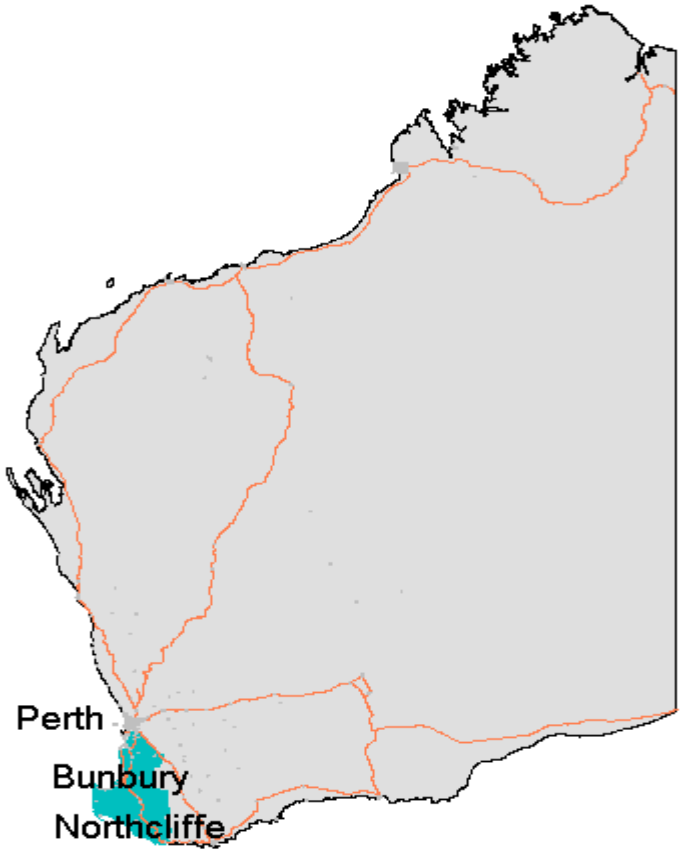
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	56
Unemployment less than 11%	73.6
Dominant retail	18.5
Export education or business services	-
Moderate to high creativity	46.2
Regional city or area with best forecast, 2001	Rank out of 480
Kalgoorlie/Boulder	41

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	56.3	56.1
	Female	35.3	35.8
ABS Census unemployment, % of labour force	Male	6.9	6.9
	Female	3.6	3.8
Single person households, % of all households	55 to 74 years	59.4	57.1
	Aged 75+	29.2	25.2
Tenure type, percentage where household head 55+	Fully owned	63.7	70.8
	Being purchased	8.6	9.2
	Private rental	10.9	8.2
	Public rental	4.5	4.3
	Other	12.4	7.5
Ratio of pop 70+ to population 55+		0.32	0.41



WA Peel-South West



The Peel/South West region comprises the two WA planning regions on the coast south of Perth, the first centred on the resort town of Mandurah and the second on Bunbury, which is an old-established port. The region is noted for its resource-based industries: bauxite and alumina, coal and power, and forestry and timber products. The coastal strip is intensively farmed, by WA standards, and Margaret River is known for its viticulture. In addition, much of the coastline, especially Mandurah and Busselton, is a resort and retirement area which bears comparison with the NSW coast. In the timber country there is conflict between the timber industry and conservation with its allies in tourism.

Major centres:

Mandurah, Bunbury

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	187,992		204,487		216,201		
No. households	69,012		77,872		83,170		
Workforce	90,174	47.8	100,171	49.2	106,265	49.2	3.3
Employment	83,202	–	89,744	–	97,079	–	3.1
Unemployment	6,974	7.7	10,427	10.4	9,186	9.5	5.7
DEET U/E	5,798	6.5	6,699	6.8	6,699	6.4	2.9
Structural U/E, % population[1]	10,444	9.4	13,782	11.4	14,237	11.2	6.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,542	13,096	2,847	13,832	3,404	15,746	4.7
Taxes paid	634	3,268	664	3,228	841	3,892	4.5
GST paid	148	763	230	1,116	287	1,326	–
Benefits	410	2,113	471	2,289	501	2,317	2.3
Business income	502	2,585	520	2,526	673	3,113	4.8
Interest/dividends	84	435	89	433	85	393	-2.5
Interest paid	245	1,263	327	1,587	279	1,288	0.5
Net property income	59	304	66	321	57	266	-3.3
Net flow of funds	2,570	13,239	2,773	13,472	3,314	15,329	3.7
Rank		30		34		25	

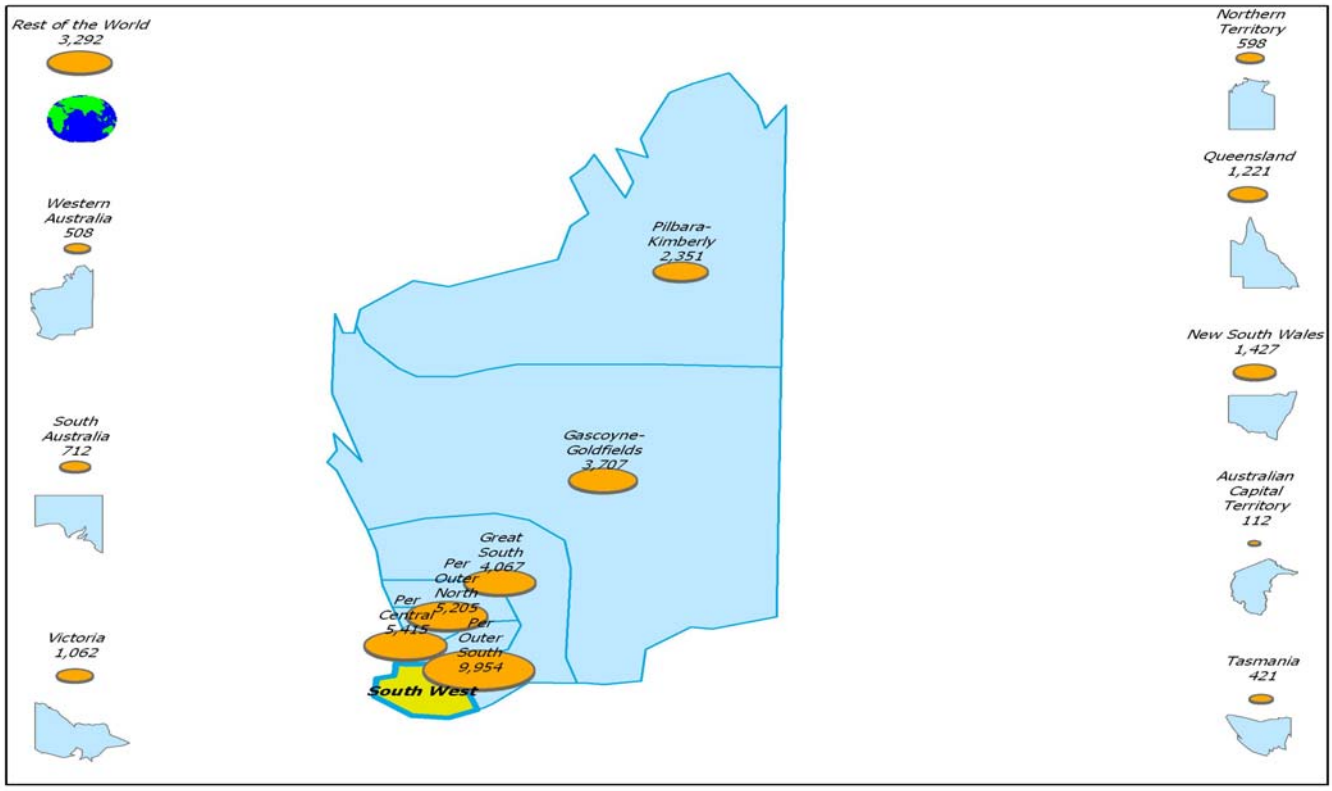
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.12	69,000	[redacted]
1996	0.37	0.43	0.21	177,515	34.7
2001	0.35	0.42	0.23	206,659	36.4
2011	0.30	0.40	0.30	AOR	40.7
2021	0.23	0.39	0.38	AOR	44.4
Change 1954 to 2001	[redacted]	[redacted]	0.11	137,659	[redacted]
Change 2001 to 2021	-0.12	-0.03	0.15	AOR	8.0

Note: AOR = Available on request.

- Becoming older.
- Gaining young and working age and seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.0	33.7	23.8	18.2	1.5	3.7
25 to 54 years	[redacted]	43.2	26.0	23.9	2.3	4.6
55 + years	[redacted]	62.0	15.3	17.5	0.8	4.4
Total	**6.7**	**44.2**	**22.8**	**20.4**	**1.7**	**4.2**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.84	0.21	0.48	-2.73	1.80
25 to 54 years	[redacted]	1.64	0.90	0.15	2.70
55 + years	[redacted]	1.63	-0.89	3.85	4.59
Total	**1.33**	**1.14**	**0.34**	[redacted]	**2.82**
Number per year	2,759	2,361	709	[redacted]	5,829

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	598	727	2.0	1.8
B	Mining	2,120	1,756	-1.9	3.3
C	Manufacturing	1,780	4,675	10.1	1.7
D	Electricity, gas & water supply	360	396	1.0	1.5
E	Construction	753	1,068	3.6	1.3
F	Wholesale trade	393	518	2.8	0.7
G	Retail trade	469	798	5.5	1.0
H	Accomm., cafes & restaurants	186	316	5.4	0.8
I	Transport and storage	244	412	5.4	0.7
J	Communication services	81	93	1.4	0.3
K	Finance and insurance	78	145	6.4	0.2
L	Property and business services	418	531	2.4	0.4
M	Govt administration & defence	87	196	8.4	0.4
N	Education	149	222	4.1	0.6
O	Health and community services	204	354	5.7	0.8
P	Cultural & recreational services	81	131	5.0	0.6
Q	Personal and other services	108	177	5.0	0.7
Total		**8,108**	**12,516**	**4.4**	**1.1**
Gross regional product (GRP)		4,060	5,497	3.1	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	4.51	11
Population growth (15-55) since 1996	3.01	2
Demographic stress	-13.57	4

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	966.9	14
2001	750.8	31
2003	842.7	7

SOCIAL SECURITY

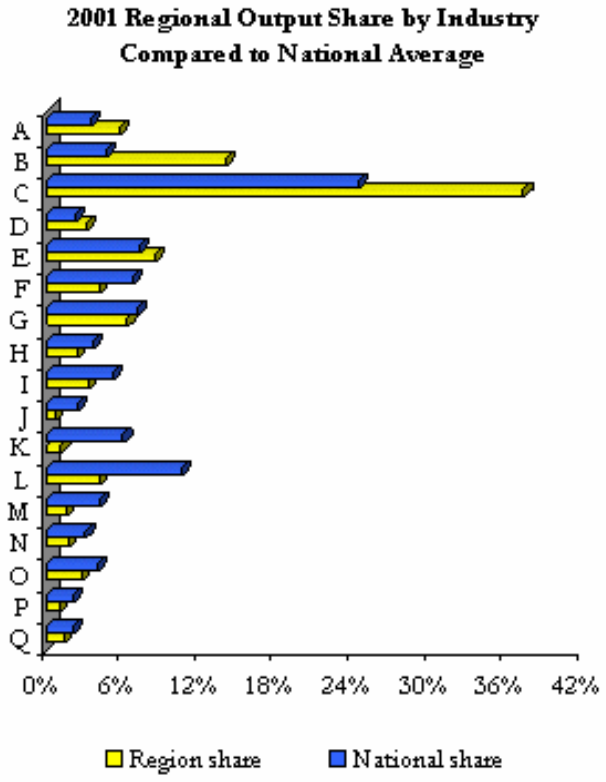
Year	Social security as % of NFOF	Rank
1999	16.0	29
2001	17.0	29
2003	15.1	26

NIGHTWATCHMAN DATA

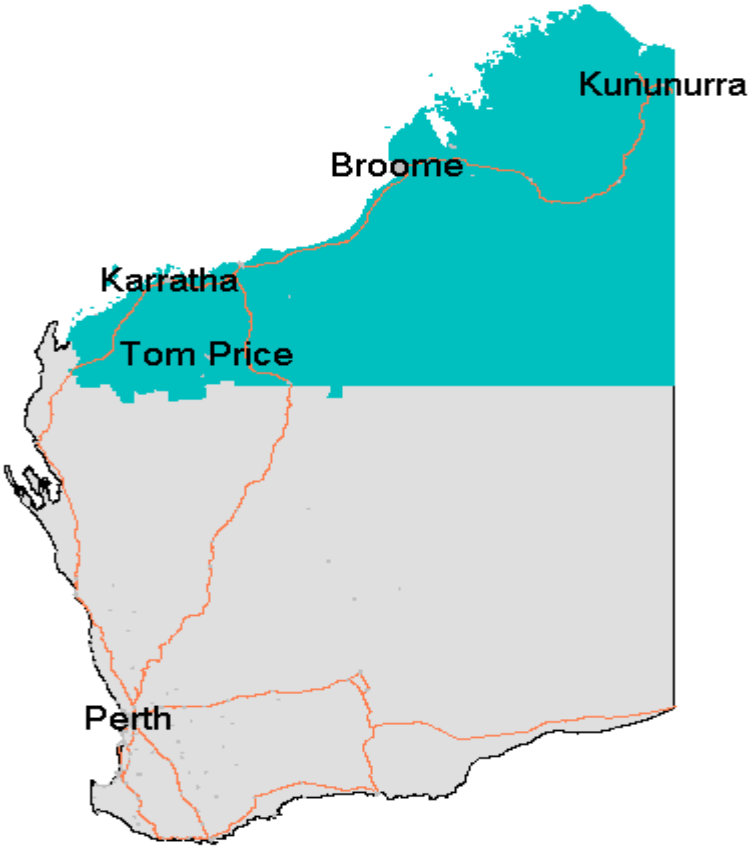
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	88.2
Unemployment less than 11%	77.2
Dominant retail	15.6
Export education or business services	15.6
Moderate to high creativity	5.4
Regional city or area with best forecast, 2001	Rank out of 480
Mandurah	50

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	53.7	56.1
	Female	32.9	35.8
ABS Census unemployment, % of labour force	Male	8.5	6.9
	Female	3.5	3.8
Single person households, % of all households	55 to 74 years	55.3	57.1
	Aged 75+	23.8	25.2
Tenure type, percentage where household head 55+	Fully owned	70.5	70.8
	Being purchased	10.1	9.2
	Private rental	7.7	8.2
	Public rental	3.9	4.3
	Other	7.7	7.5
Ratio of pop 70+ to population 55+		0.39	0.41



WA Pilbara-Kimberly



The Pilbara and Kimberley are two WA planning regions, here brought together due to low populations. Output is dominated by minerals: offshore oil and gas, and onshore iron ore. The extensive pastoral stations first settled in the nineteenth century are still there, and so is a significant Aboriginal population. The region has a dry-season tourist trade. The several towns in the Pilbara accommodate workers in the mining and petroleum industries, while those in the Kimberley include the old polyglot pearling port of Broome and the newer town of Kununurra, which was founded as an urban centre for the Ord River intensive agricultural area.

N.B Unemployment figures in remote regions can display excess variation.

Major centres:

Karratha, Port Hedland, Broome

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	68,979		71,619		73,525		
No. households	26,281		27,642		28,428		
Workforce	42,438	61.1	39,655	55.6	39,151	53.2	-1.6
Employment	39,607	–	35,573	–	34,688	–	-2.6
Unemployment	2,832	6.7	4,082	10.3	4,463	12.9	9.5
DEET U/E	2,829	6.7	2,782	7.1	2,314	6.0	-3.9
Structural U/E, % population[1]	3,743	8.3	4,943	10.5	5,219	10.9	6.9

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,144	16,219	1,186	16,453	1,242	16,894	1.0
Taxes paid	308	4,361	302	4,186	354	4,819	2.5
GST paid	72	1,022	100	1,388	104	1,420	–
Benefits	119	1,692	173	2,401	181	2,467	9.9
Business income	328	4,645	353	4,904	402	5,467	4.2
Interest/dividends	17	238	17	235	15	198	-4.5
Interest paid	102	1,452	141	1,953	131	1,782	5.3
Net property income	-2	-33	-4	-49	-2	-27	-4.9
Net flow of funds	1,123	15,926	1,183	16,417	1,248	16,976	1.6
Rank		11		13		16	

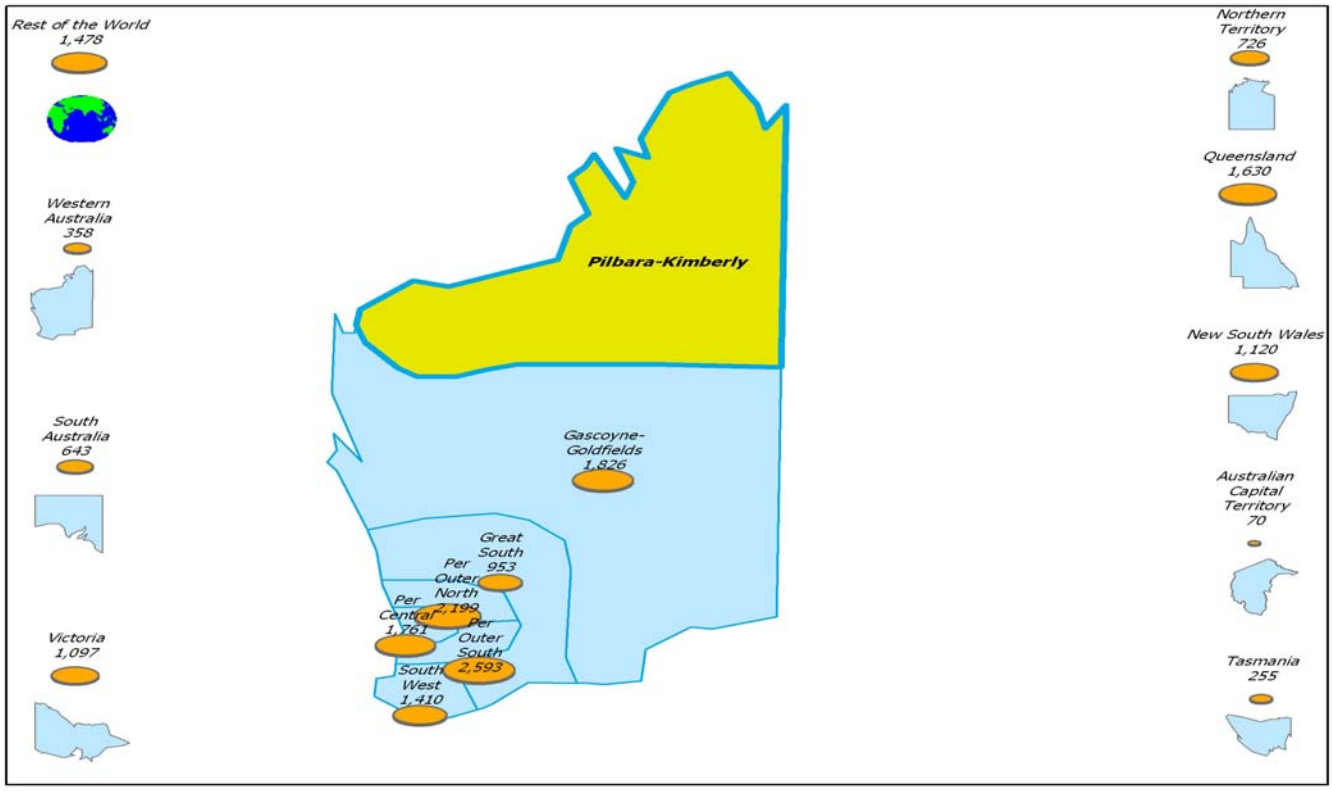
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.10	6,200	[redacted]
1996	0.44	0.47	0.10	66,098	28.2
2001	0.42	0.49	0.08	72,376	28.6
2011	0.36	0.52	0.12	AOR	32.3
2021	0.30	0.52	0.18	AOR	36.1
Change 1954 to 2001	[redacted]	[redacted]	-0.02	66,176	[redacted]
Change 2001 to 2021	-0.12	0.03	0.10	AOR	7.5

Note: AOR = Available on request.

- Becoming younger.
- Losing young and working age, losing seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	23.3	30.2	13.7	22.0	1.3	9.6
25 to 54 years	[redacted]	33.3	16.5	34.6	2.9	12.6
55 + years	[redacted]	52.2	10.2	16.3	1.4	19.9
Total	**9.7**	**33.7**	**14.7**	**27.6**	**2.1**	**12.0**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.62	-1.74	2.00	-3.80	1.08
25 to 54 years	[redacted]	-1.32	2.46	1.59	2.73
55 + years	[redacted]	-2.40	-8.17	9.75	-0.82
Total	**1.95**	**-1.59**	**1.37**	[redacted]	**1.73**
Number per year	1,412	-1,149	993	[redacted]	1,256

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	142	259	6.2	0.6
B	Mining	7,588	12,210	4.9	23.1
C	Manufacturing	929	582	-4.6	0.2
D	Electricity, gas & water supply	240	160	-4.0	0.6
E	Construction	364	482	2.8	0.6
F	Wholesale trade	165	182	1.0	0.2
G	Retail trade	195	234	1.8	0.3
H	Accomm., cafes & restaurants	150	143	-0.4	0.3
I	Transport and storage	370	465	2.3	0.8
J	Communication services	39	48	2.1	0.2
K	Finance and insurance	35	30	-1.3	0.0
L	Property and business services	183	281	4.4	0.2
M	Govt administration & defence	85	218	9.9	0.5
N	Education	127	112	-1.2	0.3
O	Health and community services	128	127	-0.1	0.3
P	Cultural & recreational services	29	41	3.6	0.2
Q	Personal and other services	113	121	0.7	0.5
Total		**10,881**	**15,697**	**3.7**	**1.4**
Gross regional product (GRP)		6,718	11,150	5.2	1.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	5.48	5
Population growth (15-55) since 1996	2.72	3
Demographic stress	-14.91	2

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	482.5	53
2001	643.3	47
2003	403.5	35

SOCIAL SECURITY

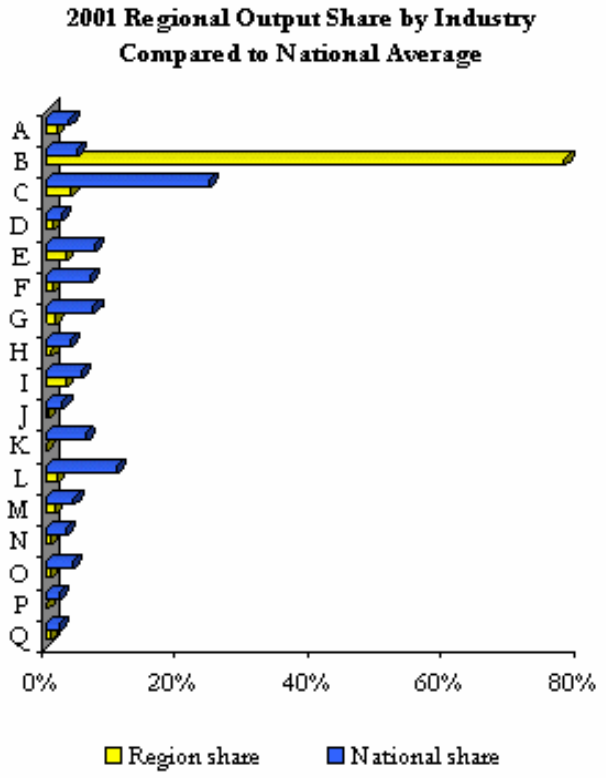
Year	Social security as % of NFOF	Rank
1999	10.6	10
2001	14.6	19
2003	14.5	21

NIGHTWATCHMAN DATA

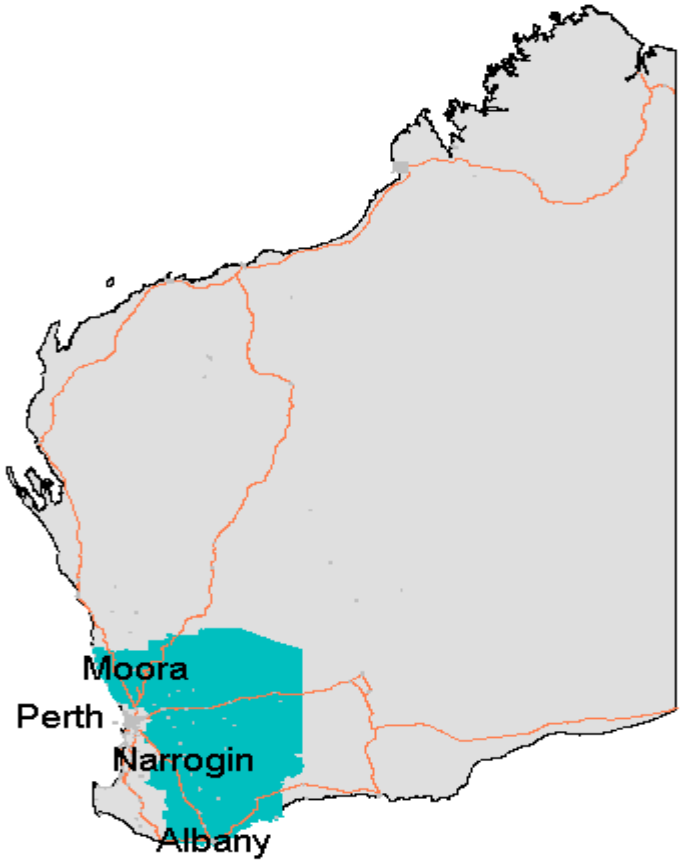
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	38.8
Unemployment less than 11%	85.2
Dominant retail	-
Export education or business services	-
Moderate to high creativity	9.8
Regional city or area with best forecast, 2001	Rank out of 480
Broome	104

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	48.2	56.1
	Female	29.1	35.8
ABS Census unemployment, % of labour force	Male	5.1	6.9
	Female	1.4	3.8
Single person households, % of all households	55 to 74 years	37.4	57.1
	Aged 75+	32.9	25.2
Tenure type, percentage where household head 55+	Fully owned	47.9	70.8
	Being purchased	8.5	9.2
	Private rental	16.7	8.2
	Public rental	6.8	4.3
	Other	20.2	7.5
Ratio of pop 70+ to population 55+		0.21	0.41



WA Wheatbelt-Great Southern



The WA planning authorities distinguish the Wheat Belt and the Great Southern, but they are here brought together because of small populations in each. The WA wheat belt was opened up later than its eastern-states equivalents, well into the age of the motor car, and accordingly lacks large towns: the largest are Northam and Narrogin. Much of the area depends directly on Perth for higher-order retail and administrative functions. By contrast, the Great Southern may be defined as the hinterland of Albany, a town of some size and long history. The region as a whole is classic wheat/sheep country, much of it now troubled by dry-land saltation. The strip close to Albany is better watered, and now even has a woodchip mill.

Major centres:

Albany, Northam

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	123,115		124,917		126,455		
No. households	45,297		48,475		50,140		
Workforce	70,218	56.9	67,826	53.9	72,212	57.1	0.6
Employment	60,511	–	61,504	–	66,376	–	1.9
Unemployment	9,707	13.8	6,323	9.3	5,836	8.8	-9.7
DEET U/E	3,224	5.1	3,284	4.9	3,477	4.9	1.5
Structural U/E, % population[1]	6,211	8.5	8,503	11.4	8,463	11.3	6.4

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,358	10,903	1,473	11,688	1,940	15,342	8.9
Taxes paid	309	2,477	308	2,440	400	3,162	6.3
GST paid	97	780	136	1,080	191	1,509	–
Benefits	240	1,927	282	2,238	285	2,254	4.0
Business income	459	3,683	470	3,730	702	5,549	10.8
Interest/dividends	77	615	78	621	77	612	-0.1
Interest paid	164	1,316	230	1,827	199	1,574	4.6
Net property income	42	333	47	371	30	233	-8.5
Net flow of funds	1,605	12,887	1,677	13,300	2,244	17,746	8.3
Rank		35		35		15	

AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954	[redacted]	[redacted]	0.13	124,000	[redacted]
1996	0.36	0.43	0.20	121,298	34.4
2001	0.34	0.43	0.23	125,833	36.3
2011	0.28	0.40	0.31	AOR	41.0
2021	0.21	0.38	0.41	AOR	45.5
Change 1954 to 2001	[redacted]	[redacted]	0.10	1,833	[redacted]
Change 2001 to 2021	-0.13	-0.05	0.18	AOR	9.2

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE

WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	21.1	35.1	17.1	21.4	1.3	4.0
25 to 54 years	[redacted]	49.3	18.2	25.6	2.0	4.9
55 + years	[redacted]	68.6	11.7	14.6	0.6	4.5
Total	**7.3**	**48.8**	**16.3**	**21.6**	**1.4**	**4.5**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.30	-2.13	0.53	-3.18	-0.48
25 to 54 years	[redacted]	0.09	0.38	0.02	0.49
55 + years	[redacted]	-0.09	-1.69	4.72	2.94
Total	**1.47**	**-0.71**	**-0.04**	[redacted]	**0.72**
Number per year	1,854	-893	-53	[redacted]	907

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	2,391	2,575	0.7	6.4
B	Mining	450	499	1.0	0.9
C	Manufacturing	388	868	8.4	0.3
D	Electricity, gas & water supply	169	192	1.3	0.7
E	Construction	362	501	3.3	0.6
F	Wholesale trade	322	373	1.5	0.5
G	Retail trade	303	408	3.0	0.5
H	Accomm., cafes & restaurants	106	164	4.5	0.4
I	Transport and storage	257	408	4.8	0.7
J	Communication services	82	82	0.0	0.3
K	Finance and insurance	58	91	4.5	0.1
L	Property and business services	144	231	4.8	0.2
M	Govt administration & defence	88	164	6.5	0.3
N	Education	132	163	2.1	0.5
O	Health and community services	142	202	3.6	0.4
P	Cultural & recreational services	31	48	4.6	0.2
Q	Personal and other services	78	108	3.3	0.5
Total		**5,504**	**7,079**	**2.5**	**0.6**
Gross regional product (GRP)		2,915	3,479	1.8	0.6

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.63	27
Population growth (15-55) since 1996	0.40	42
Demographic stress	-1.46	42

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	387.7	59
2001	305.9	62
2003	279.2	51

SOCIAL SECURITY

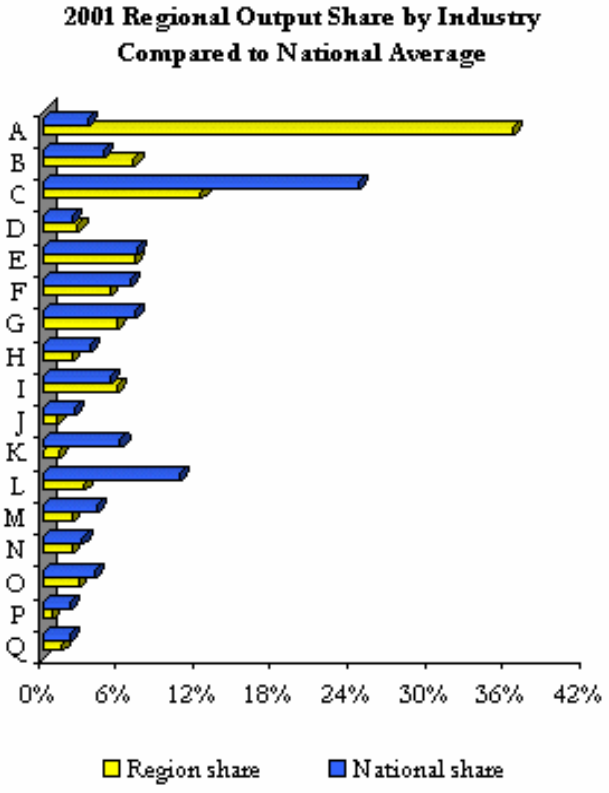
Year	Social security as % of NFOF	Rank
1999	15.0	24
2001	16.8	28
2003	12.7	15

NIGHTWATCHMAN DATA

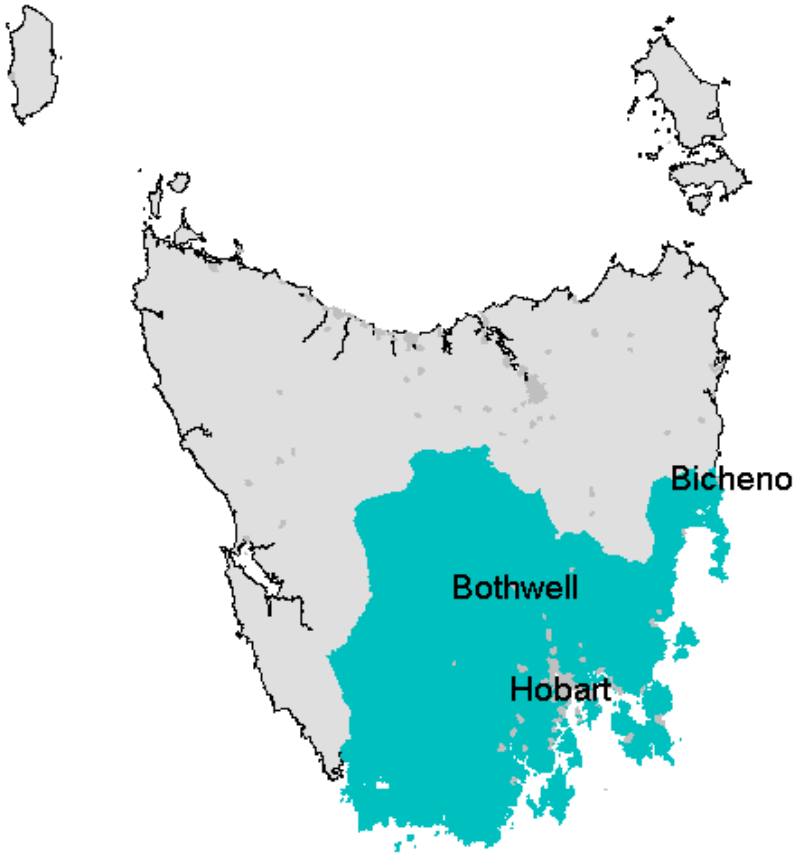
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	46.2
Unemployment less than 11%	88.9
Dominant retail	18.3
Export education or business services	5.3
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Albany	81

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	61.8	56.1
	Female	41.8	35.8
ABS Census unemployment, % of labour force	Male	6.7	6.9
	Female	3.3	3.8
Single person households, % of all households	55 to 74 years	59.8	57.1
	Aged 75+	25.3	25.2
Tenure type, percentage where household head 55+	Fully owned	72.7	70.8
	Being purchased	8.3	9.2
	Private rental	7.2	8.2
	Public rental	3.4	4.3
	Other	8.3	7.5
Ratio of pop 70+ to population 55+		0.37	0.41



TAS Hobart-South



Southern Tasmania includes all of Hobart, plus its commuter zone, purely rural areas and forests. It accordingly has a greater mix of economic base than the central city regions of the mainland states. The economic base includes city centre functions (with perhaps a little more tourism than most), manufacturing, agriculture, fishing and forestry.

Major centres:

Hobart

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	229,471		229,256		234,056		
No. households	91,561		93,955		95,726		
Workforce	115,429	50.3	111,862	48.8	110,147	47.1	-0.9
Employment	92,134	–	93,300	–	92,238	–	0.0
Unemployment	23,294	20.2	18,560	16.6	17,908	19.4	-5.1
DEET U/E	9,252	8.5	9,956	9.3	8,706	8.4	-1.2
Structural U/E, % population[1]	25,006	17.9	22,372	16.1	22,496	15.8	-2.1

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,798	12,137	2,838	12,241	3,364	14,374	4.3
Taxes paid	709	3,075	690	2,974	870	3,717	4.9
GST paid	215	933	284	1,225	326	1,391	–
Benefits	590	2,561	600	2,587	631	2,696	1.3
Business income	403	1,746	416	1,792	510	2,180	5.7
Interest/dividends	119	517	123	532	122	522	0.2
Interest paid	238	1,033	300	1,292	253	1,082	1.2
Net property income	46	199	51	219	45	193	-0.7
Net flow of funds	2,794	12,119	2,754	11,880	3,224	13,775	3.3
Rank		50		54		38	

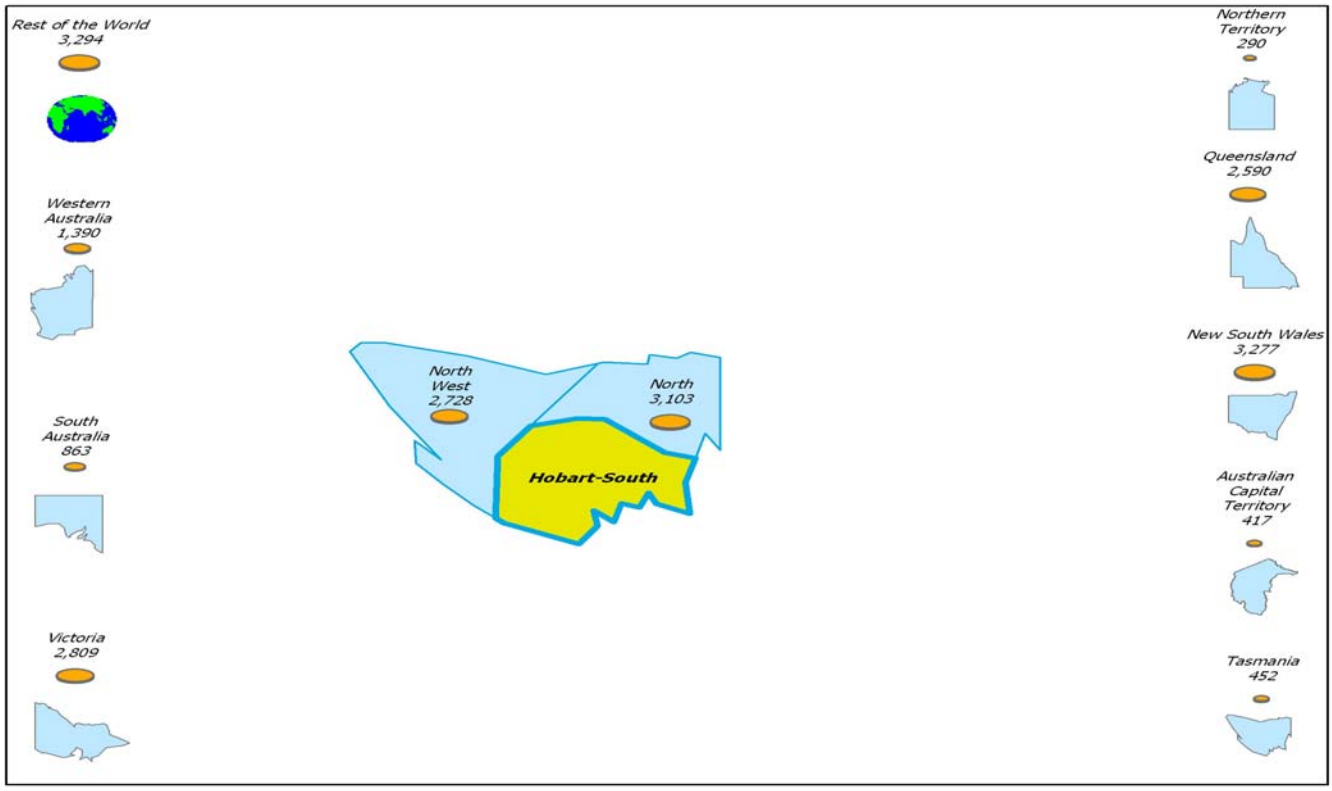
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.15	135,000	
1996	0.36	0.42	0.21	230,189	35.4
2001	0.34	0.42	0.23	232,480	36.7
2011	0.32	0.40	0.28	AOR	38.8
2021	0.29	0.37	0.34	AOR	41.2
Change 1954 to 2001			0.08	97,480	
Change 2001 to 2021	-0.05	-0.05	0.11	AOR	4.5

Note: AOR = Available on request.

- Becoming older.
- Losing young and workforce age, gaining seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	18.8	40.0	19.0	17.3	1.5	3.4
25 to 54 years		51.6	22.4	20.0	1.9	4.0
55 + years		74.0	11.2	10.0	0.6	4.2
Total	**6.5**	**52.9**	**18.6**	**16.7**	**1.5**	**3.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.80	-0.38	-0.30	-4.12	-1.01
25 to 54 years		-0.47	-0.17	0.77	0.13
55 + years		0.19	-2.74	4.63	2.08
Total	**1.30**	**-0.28**	**-0.82**		**0.20**
Number per year	3,022	-660	-1,904		458

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	310	441	3.6	1.1
B	Mining	88	26	-11.4	0.0
C	Manufacturing	1,877	2,019	0.7	0.7
D	Electricity, gas & water supply	573	785	3.2	3.0
E	Construction	641	619	-0.4	0.7
F	Wholesale trade	518	438	-1.7	0.6
G	Retail trade	709	828	1.6	1.0
H	Accomm., cafes & restaurants	323	480	4.0	1.1
I	Transport and storage	298	396	2.9	0.7
J	Communication services	179	296	5.1	1.0
K	Finance and insurance	331	538	5.0	0.8
L	Property and business services	617	532	-1.5	0.4
M	Govt administration & defence	735	968	2.8	2.0
N	Education	323	397	2.1	1.1
O	Health and community services	486	682	3.4	1.5
P	Cultural & recreational services	146	210	3.7	0.9
Q	Personal and other services	219	257	1.6	1.1
Total		**8,372**	**9,911**	**1.7**	**0.9**
Gross regional product (GRP)		4,501	5,527	2.1	0.9

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	1.84	63
Population growth (15-55) since 1996	-0.07	54
Demographic stress	0.13	54

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	742.9	35
2001	751.3	30
2003	589.4	18

SOCIAL SECURITY

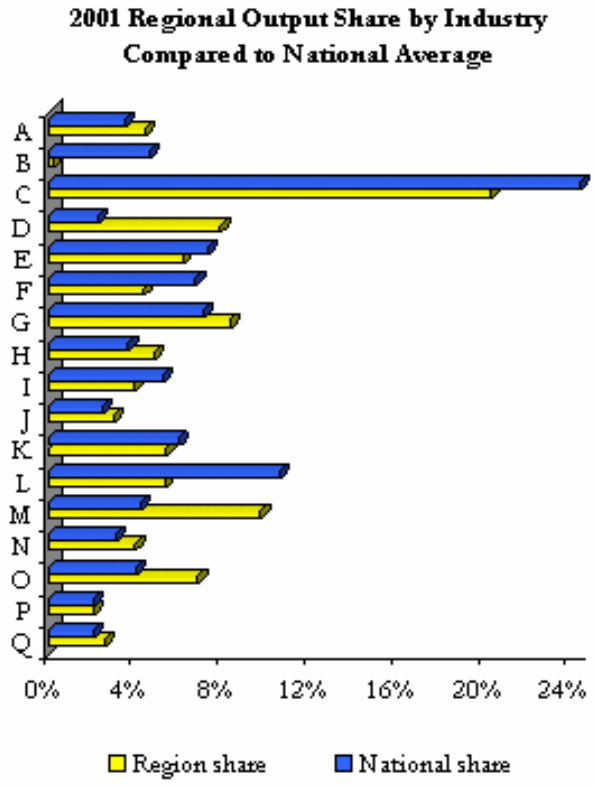
Year	Social security as % of NFOF	Rank
1999	21.1	54
2001	21.8	53
2003	19.6	46

NIGHTWATCHMAN DATA

% of population living in regional areas	21
Within this group, population percentage with:	
Population increasing	65.8
Unemployment less than 11%	-
Dominant retail	-
Export education or business services	-
Moderate to high creativity	88.5
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	49.3	56.1
	Female	34.8	35.8
ABS Census unemployment, % of labour force	Male	9.1	6.9
	Female	3.8	3.8
Single person households, % of all households	55 to 74 years	60.8	57.1
	Aged 75+	30	25.2
Tenure type, percentage where household head 55+	Fully owned	72.4	70.8
	Being purchased	10.0	9.2
	Private rental	6.3	8.2
	Public rental	5.3	4.3
	Other	6.1	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



TAS North

Northern Tasmania comprises the North East part of the island. Its chief city is Launceston. The region includes areas of intensive farming with associated agricultural processing. It has some manufacturing development, notably aluminium smelting at Bell Bay.

Major centres:

Launceston

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	133,459		133,106		134,312		
No. households	52,674		54,003		54,996		
Workforce	66,741	50.1	68,679	51.6	67,441	50.2	0.2
Employment	56,753	–	58,304	–	57,506	–	0.3
Unemployment	9,988	15.0	10,375	15.1	9,935	17.3	-0.1
DEET U/E	7,269	11.2	4,987	7.5	5,323	8.3	-6.0
Structural U/E, % population[1]	11,244	14.0	12,356	15.4	12,389	15.3	2.0

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,483	11,144	1,493	11,214	1,761	13,110	4.1
Taxes paid	359	2,699	346	2,599	457	3,405	6.0
GST paid	117	877	156	1,176	178	1,324	–
Benefits	332	2,493	363	2,730	381	2,839	3.3
Business income	215	1,613	220	1,653	262	1,949	4.8
Interest/dividends	59	444	59	447	56	419	-1.5
Interest paid	130	975	164	1,233	136	1,014	1.0
Net property income	25	188	28	209	23	171	-2.3
Net flow of funds	1,508	11,333	1,497	11,245	1,712	12,746	3.0
Rank		58		60		51	

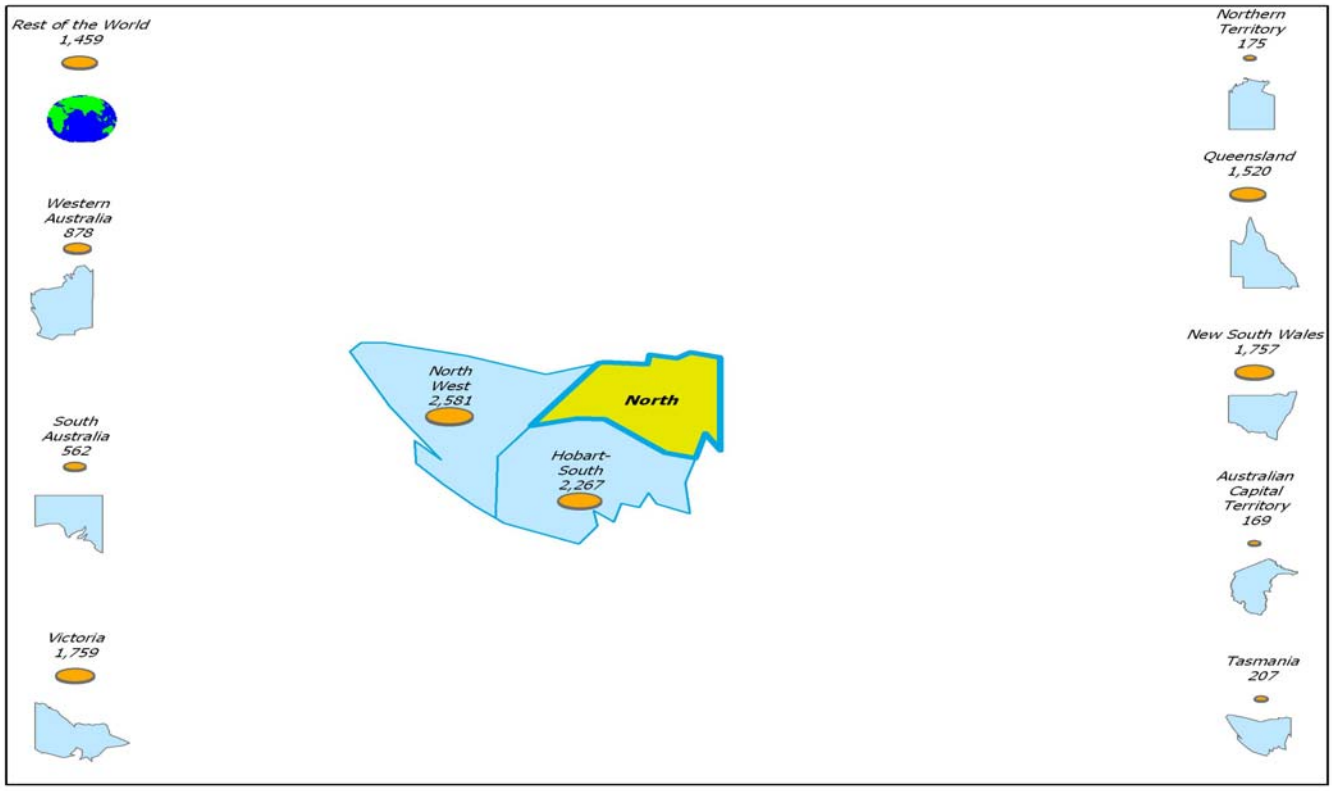
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.13	78,000	
1996	0.36	0.42	0.22	134,062	35.6
2001	0.34	0.42	0.24	133,424	36.8
2011	0.33	0.38	0.29	AOR	38.7
2021	0.30	0.36	0.34	AOR	41.0
Change 1954 to 2001			0.11	55,424	
Change 2001 to 2021	-0.04	-0.06	0.10	AOR	4.2

Note: AOR = Available on request.

- Becoming older.
- Losing young and workforce age, gaining seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.3	39.8	24.1	12.5	1.2	3.1
25 to 54 years		54.2	27.0	13.9	1.5	3.5
55 + years		73.4	12.9	7.5	0.4	5.7
Total	**6.6**	**54.0**	**22.6**	**11.8**	**1.1**	**3.9**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.90	-0.75	-0.36	-4.16	-1.38
25 to 54 years		-0.58	-0.27	0.79	-0.06
55 + years		0.18	-3.04	4.52	1.66
Total	**1.33**	**-0.46**	**-0.97**		**-0.10**
Number per year	1,780	-609	-1,299		-128

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	323	408	2.4	1.0
B	Mining	99	109	1.0	0.2
C	Manufacturing	1,488	1,721	1.5	0.6
D	Electricity, gas & water supply	124	201	4.9	0.8
E	Construction	390	340	-1.4	0.4
F	Wholesale trade	388	330	-1.6	0.4
G	Retail trade	437	474	0.8	0.6
H	Accomm., cafes & restaurants	177	230	2.6	0.5
I	Transport and storage	342	324	-0.5	0.5
J	Communication services	75	99	2.8	0.3
K	Finance and insurance	116	257	8.3	0.4
L	Property and business services	312	231	-3.0	0.2
M	Govt administration & defence	112	179	4.8	0.4
N	Education	165	205	2.2	0.6
O	Health and community services	252	343	3.2	0.8
P	Cultural & recreational services	76	78	0.2	0.3
Q	Personal and other services	93	112	1.9	0.5
Total		**4,969**	**5,642**	**1.3**	**0.5**
Gross regional product (GRP)		2,584	2,857	1.0	0.5

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	1.99	62
Population growth (15-55) since 1996	-0.49	62
Demographic stress	0.97	61

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	784.3	33
2001	871.1	25
2003	632.8	13

SOCIAL SECURITY

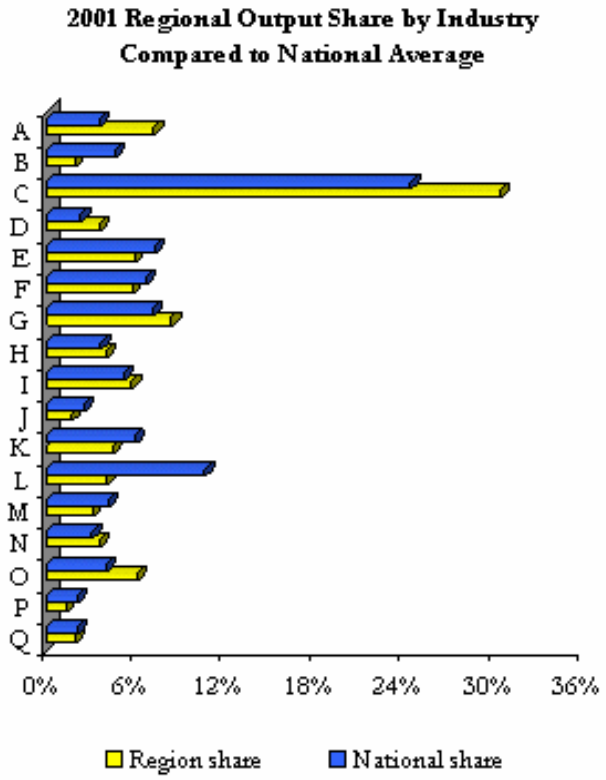
Year	Social security as % of NFOF	Rank
1999	22.0	57
2001	24.3	58
2003	22.3	52

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	40.9
Unemployment less than 11%	14.4
Dominant retail	47.7
Export education or business services	47.7
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Central Coast	102

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	49.2	56.1
	Female	31.2	35.8
ABS Census unemployment, % of labour force	Male	11.3	6.9
	Female	5.9	3.8
Single person households, % of all households	55 to 74 years	62.9	57.1
	Aged 75+	28.3	25.2
Tenure type, percentage where household head 55+	Fully owned	73.3	70.8
	Being purchased	8.2	9.2
	Private rental	7.2	8.2
	Public rental	4.5	4.3
	Other	6.7	7.5
Ratio of pop 70+ to population 55+		0.42	0.41



TAS North West

North West Tasmania comprises the urban strip along the North West coast (Devonport to Ulverstone, Burnie and Wynyard, with Stanley and Smithton beyond) plus the hinterland of this strip including the West Coast. The coastal North West is dairy farming country, while further inland plantation forestry is in conflict with the conservation of native forest and so with the tourist industry. The West Coast has a history of more than a century of mining, but tourism is now gradually overshadowing mining as its economic base. Extensive tree plantations were originally started to support a paper industry, but the two industries have become disconnected and much of the product of the plantations is exported as woodchips.

Major centres:

Burnie, Devonport

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	109,068		107,910		106,484		
No. households	42,164		42,959		43,481		
Workforce	51,639	47.3	51,213	47.4	53,204	50.0	0.6
Employment	43,035	–	41,371	–	43,937	–	0.4
Unemployment	8,606	16.7	9,843	19.2	9,267	21.1	1.5
DEET U/E	5,351	10.8	5,172	10.7	4,753	9.6	-2.3
Structural U/E, % population[1]	9,693	9.1	11,518	11.0	11,395	18.0	3.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,196	11,092	1,277	11,955	1,576	14,801	7.5
Taxes paid	293	2,716	297	2,781	364	3,417	5.9
GST paid	99	914	123	1,152	149	1,398	–
Benefits	272	2,528	306	2,865	318	2,983	4.2
Business income	174	1,612	179	1,671	225	2,113	7.0
Interest/dividends	33	304	36	338	40	375	5.4
Interest paid	100	929	127	1,193	106	992	1.6
Net property income	17	154	18	172	19	176	3.3
Net flow of funds	1,200	11,130	1,269	11,876	1,559	14,640	7.1
Rank		60		55		28	

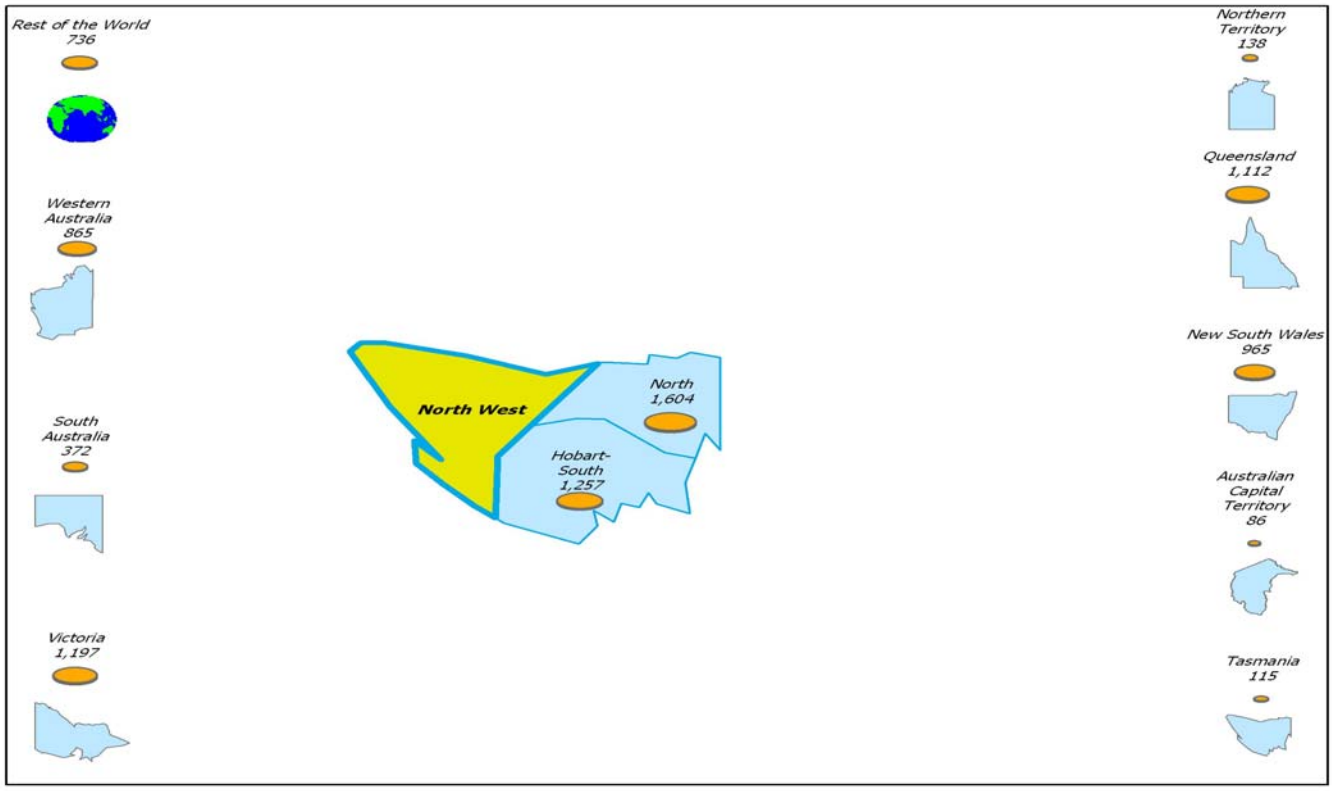
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.15	95,000	
1996	0.36	0.42	0.21	110,201	35.0
2001	0.34	0.42	0.24	107,027	36.7
2011	0.32	0.38	0.30	AOR	39.6
2021	0.28	0.35	0.37	AOR	42.6
Change 1954 to 2001			0.09	12,027	
Change 2001 to 2021	-0.06	-0.07	0.13	AOR	5.9

Note: AOR = Available on request.

- Becoming older.
- Losing young and middle aged, losing seniors less.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	19.8	40.7	26.4	9.6	0.6	2.9
25 to 54 years		56.3	27.2	12.0	1.0	3.5
55 + years		74.8	13.4	6.5	0.3	5.0
Total	**6.8**	**55.5**	**23.6**	**9.8**	**0.7**	**3.7**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.01	-2.14	-0.15	-3.76	-2.04
25 to 54 years		-1.02	-0.23	0.28	-0.97
55 + years		-0.03	-2.67	4.77	2.07
Total	**1.37**	**-1.16**	**-0.80**		**-0.59**
Number per year	1,463	-1,245	-852		-635

PROFILE OF REGIONAL PRODUCTION

	Industry	Output 2001 $ million 1991	Output 2001 $ million 2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	339	410	1.9	1.0
B	Mining	662	290	-7.9	0.5
C	Manufacturing	1,135	1,448	2.5	0.5
D	Electricity, gas & water supply	135	130	-0.4	0.5
E	Construction	233	264	1.2	0.3
F	Wholesale trade	267	230	-1.4	0.3
G	Retail trade	330	358	0.8	0.4
H	Accomm., cafes & restaurants	110	153	3.4	0.4
I	Transport and storage	232	294	2.4	0.5
J	Communication services	48	51	0.5	0.2
K	Finance and insurance	70	112	4.8	0.2
L	Property and business services	204	153	-2.9	0.1
M	Govt administration & defence	105	132	2.3	0.3
N	Education	121	128	0.5	0.4
O	Health and community services	169	216	2.5	0.5
P	Cultural & recreational services	30	33	1.0	0.1
Q	Personal and other services	64	77	1.9	0.3
Total		**4,255**	**4,479**	**0.5**	**0.4**
Gross regional product (GRP)		2,054	2,119	0.3	0.4

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	1.53	64
Population growth (15-55) since 1996	-1.22	64
Demographic stress	1.87	64

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,291.0	6
2001	1,264.8	5
2003	1,207.8	1

SOCIAL SECURITY

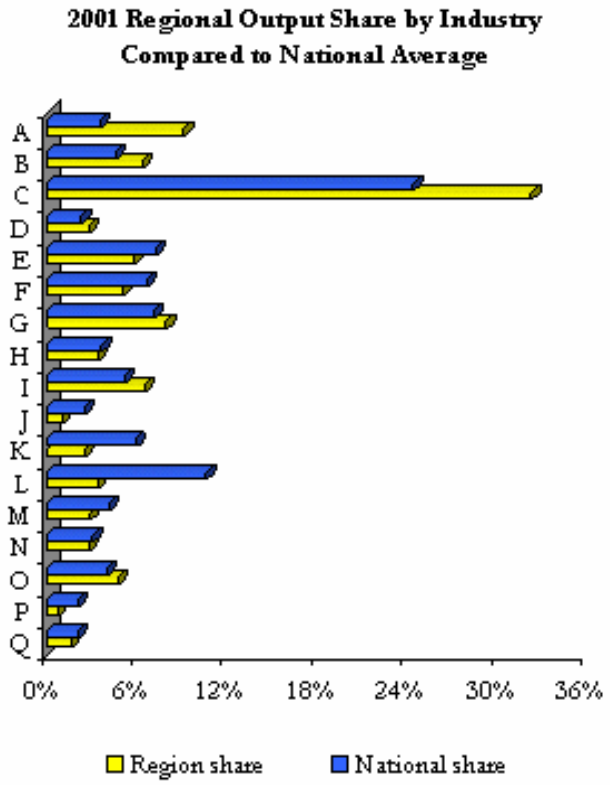
Year	Social security as % of NFOF	Rank
1999	22.7	59
2001	24.1	57
2003	20.4	47

NIGHTWATCHMAN DATA

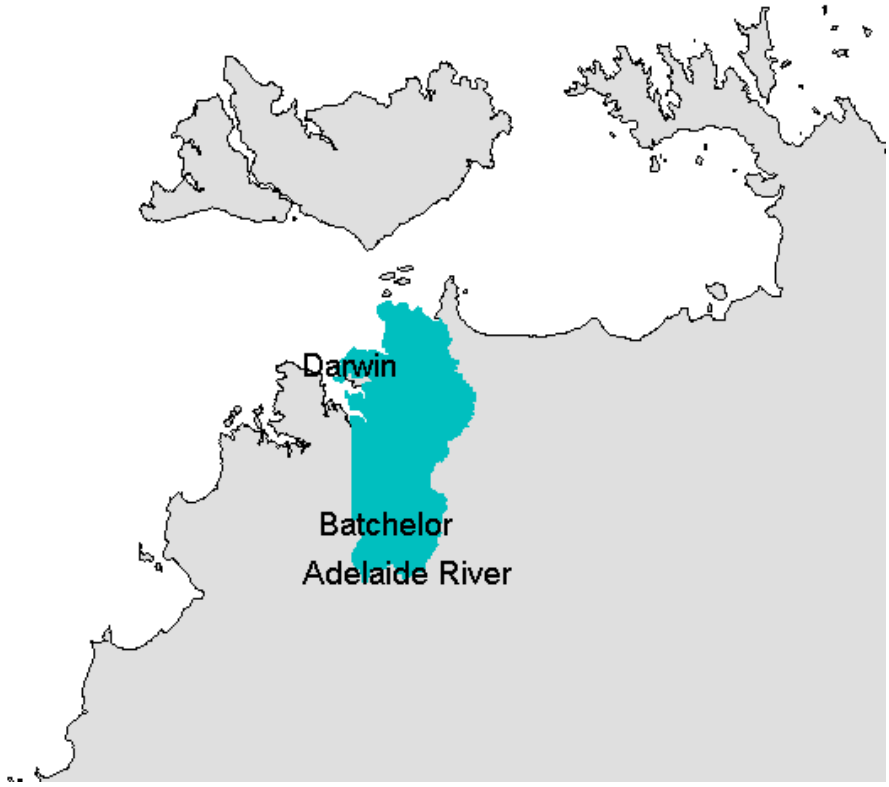
% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	12
Unemployment less than 11%	22.1
Dominant retail	408
Export education or business services	18.1
Moderate to high creativity	-
Regional city or area with best forecast, 2001	Rank out of 480
Sorell	51

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	46.8	56.1
	Female	27.9	35.8
ABS Census unemployment, % of labour force	Male	12.6	6.9
	Female	6.1	3.8
Single person households, % of all households	55 to 74 years	62.5	57.1
	Aged 75+	27.7	25.2
Tenure type, percentage where household head 55+	Fully owned	73.7	70.8
	Being purchased	7.5	9.2
	Private rental	7.2	8.2
	Public rental	5.2	4.3
	Other	6.4	7.5
Ratio of pop 70+ to population 55+		0.40	0.41



Darwin



As the smallest of the capitals (though growing faster than the rest), Darwin comprises a single region which includes the CBD, all the suburbs and virtually all of the commuter and hobby farm belt. There was little choice as to the actual boundary: the group of LGAs centred on Darwin is surrounded by unincorporated areas. Darwin's economic base includes the provision of urban functions for the Top End and government functions for the whole of the NT. Tourism is important, and defence very important.

Major centres:

Darwin

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	101,699		108,594		107,935		
No. households	37,863		41,164		42,478		
Workforce	53,142	51.8	56,467	52.2	64,123	59.4	3.8
Employment	46,996	–	49,706	–	57,892	–	4.3
Unemployment	6,146	11.6	6,761	12.0	6,231	10.8	0.3
DEET U/E	2,388	4.5	2,042	3.7	2,301	3.6	-0.7
Structural U/E, % population[1]	6,744	10.0	7,844	11.0	7,917	11.1	3.3

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	2,228	19,852	2,480	23,078	3,047	28,233	9.2
Taxes paid	423	3,769	392	3,644	572	5,302	8.9
GST paid	101	900	153	1,424	192	1,779	–
Benefits	169	1,505	187	1,739	194	1,802	4.6
Business income	203	1,811	213	1,985	310	2,873	12.2
Interest/dividends	41	361	46	430	52	477	7.2
Interest paid	108	961	145	1,350	128	1,187	5.4
Net property income	2	13	1	5	1	5	-20.4
Net flow of funds	2,010	17,911	2,238	20,819	2,712	25,123	8.8
Rank		5		5		4	

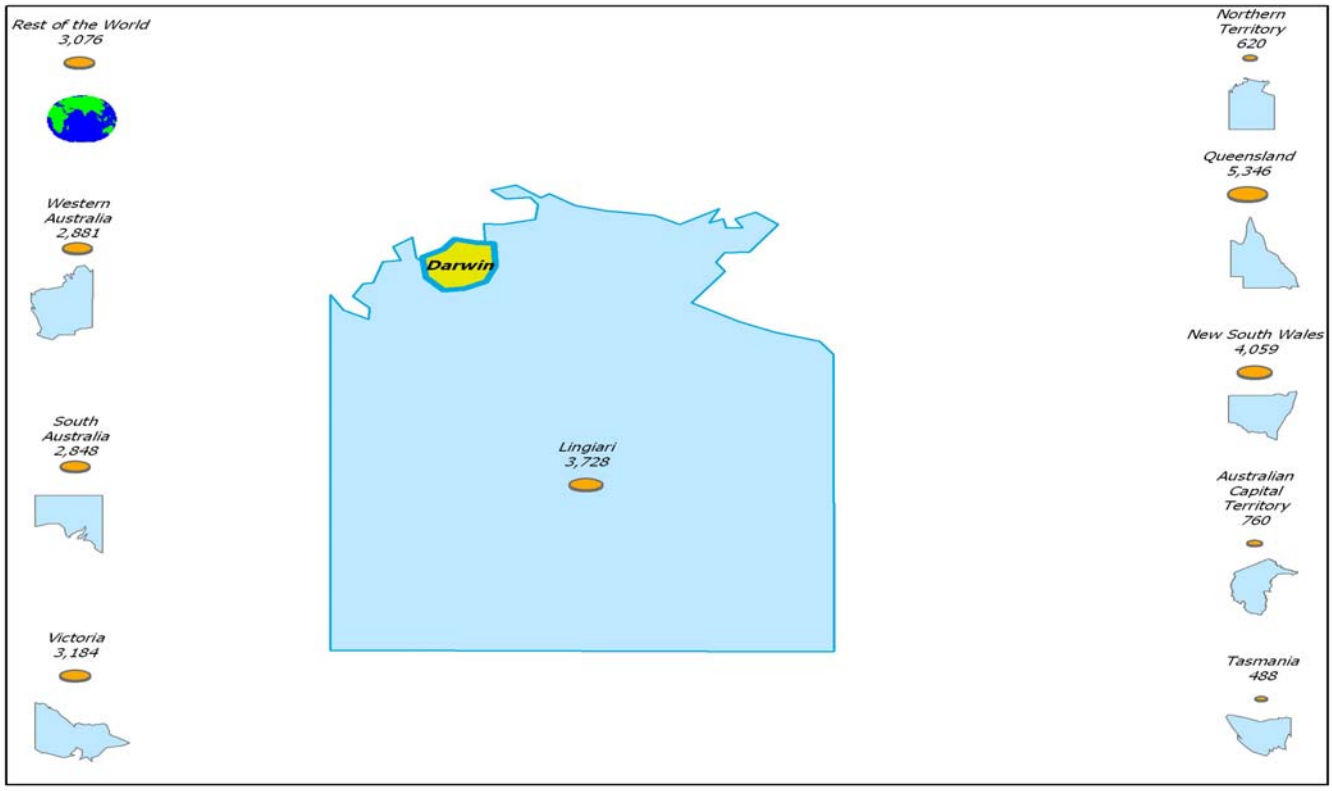
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.07	109,000	
1996	0.41	0.51	0.09	96,828	29.6
2001	0.38	0.50	0.11	108,849	32.8
2011	0.36	0.47	0.17	AOR	35.0
2021	0.35	0.47	0.19	AOR	35.9
Change 1954 to 2001			0.04	-151	
Change 2001 to 2021	-0.03	-0.03	0.08	AOR	3.1

Note: AOR = Available on request.

- Becoming younger.
- Gaining young and working age, losing seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	20.9	28.5	12.6	27.9	2.6	7.5
25 to 54 years		35.2	16.6	35.0	3.7	9.5
55 + years		62.6	11.5	15.4	1.6	8.9
Total	**8.1**	**35.7**	**14.5**	**30.1**	**3.0**	**8.6**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.16	0.59	0.49	-4.16	1.08
25 to 54 years		0.23	0.58	1.27	2.08
55 + years		-1.51	-0.21	8.24	6.51
Total	**1.58**	**0.17**	**0.46**		**2.21**
Number per year	1,725	183	496		2,404

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	204	96	-7.3	0.2
B	Mining	362	170	-7.3	0.3
C	Manufacturing	509	465	-0.9	0.2
D	Electricity, gas & water supply	171	121	-3.4	0.5
E	Construction	580	412	-3.4	0.5
F	Wholesale trade	374	334	-1.1	0.4
G	Retail trade	479	554	1.5	0.7
H	Accomm., cafes & restaurants	195	333	5.5	0.8
I	Transport and storage	286	410	3.6	0.7
J	Communication services	139	284	7.4	1.0
K	Finance and insurance	150	276	6.3	0.4
L	Property and business services	438	702	4.8	0.6
M	Govt administration & defence	586	675	1.4	1.4
N	Education	203	282	3.3	0.8
O	Health and community services	256	315	2.1	0.7
P	Cultural & recreational services	143	238	5.2	1.0
Q	Personal and other services	61	161	10.3	0.7
Total		**5,135**	**5,828**	**1.3**	**0.5**
Gross regional product (GRP)		2,923	3,504	1.8	0.6

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	5.58	4
Population growth (15-55) since 1996	1.88	7
Demographic stress	-10.47	6

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	1,857.5	3
2001	1,541.8	2
2003	1,023.8	3

SOCIAL SECURITY

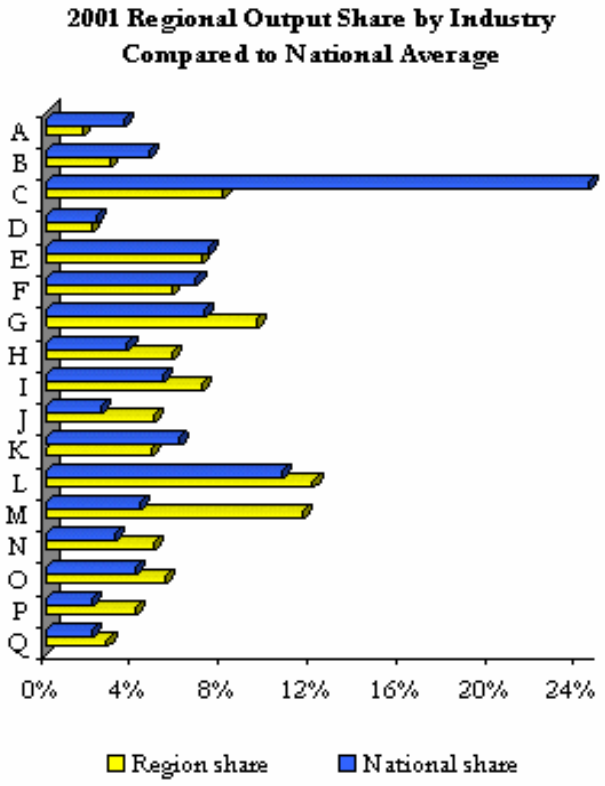
Year	Social security as % of NFOF	Rank
1999	8.4	4
2001	8.4	5
2003	7.2	5

NIGHTWATCHMAN DATA

% of population living in regional areas	15
Within this group, population percentage with:	
Population increasing	100
Unemployment less than 11%	-
Dominant retail	-
Export education or business services	7.9
Moderate to high creativity	100
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	54.1	56.1
	Female	43.7	35.8
ABS Census unemployment, % of labour force	Male	6.5	6.9
	Female	2.4	3.8
Single person households, % of all households	55 to 74 years	52.9	57.1
	Aged 75+	31.5	25.2
Tenure type, percentage where household head 55+	Fully owned	45.7	70.8
	Being purchased	19.8	9.2
	Private rental	11.9	8.2
	Public rental	11.8	4.3
	Other	10.9	7.5
Ratio of pop 70+ to population 55+		0.22	0.41



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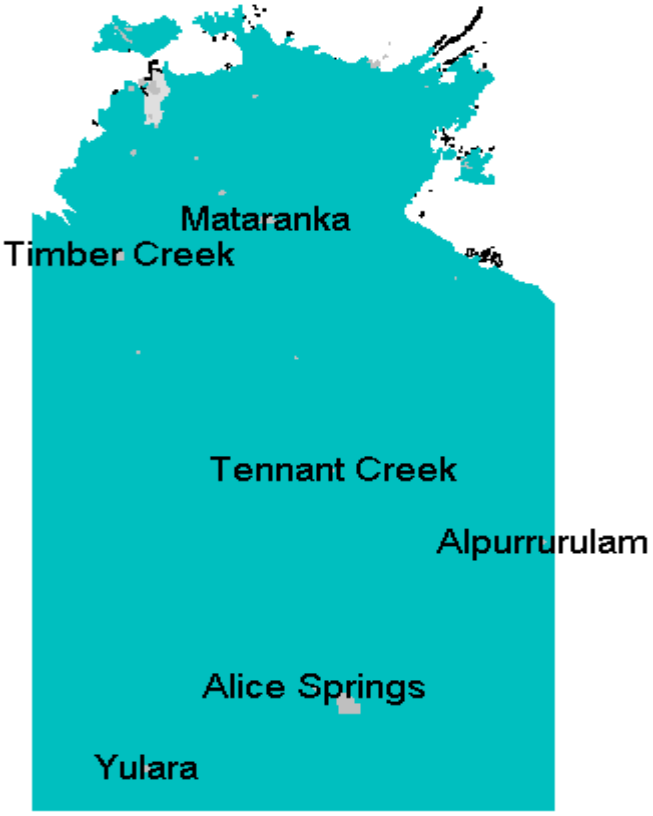


Outside Darwin, the Northern Territory comprises conservation reserves and low-productivity pastoral country. Productions statistics are dominated by offshore oil and gas and onshore minerals, but these do not yield much in employment or local income. In the two main towns, Katherine and Alice Springs, defence and tourism are important parts of the economic base. Outside the towns and mining settlements, the people are predominantly Aboriginal, and mostly live in communities which, due to lack of economic base, are heavily dependent on social security in its Community Development Employment Project form. A remarkably high proportion of community commercial income comes from the sale of art.

N.B Unemployment figures in remote regions can display excess variation.

Major centres:

Alice Springs, Katherine

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	87,077		88,996		87,219		
No. households	26,719		28,047		28,698		
Workforce	38,977	44.6	41,258	46.1	44,124	50.6	2.5
Employment	31,738	–	30,708	–	31,613	–	-0.1
Unemployment	7,238	18.6	10,549	25.6	12,511	39.6	11.6
DEET U/E	1,777	4.6	2,798	6.8	3,652	8.5	15.5
Structural U/E, % population[1]	8,259	15.4	10,627	19.4	11,154	20.8	6.2

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	1,277	14,378	1,322	15,047	1,433	16,425	3.4
Taxes paid	237	2,672	205	2,335	308	3,531	7.2
GST paid	62	699	86	983	89	1,019	–
Benefits	239	2,695	390	4,440	408	4,673	14.8
Business income	126	1,415	132	1,502	163	1,874	7.3
Interest/dividends	15	168	15	165	12	141	-4.3
Interest paid	57	643	75	853	65	743	3.7
Net property income	7	79	7	80	5	59	-7.1
Net flow of funds	1,308	14,722	1,499	17,064	1,559	17,878	5.0
Rank		16		12		13	

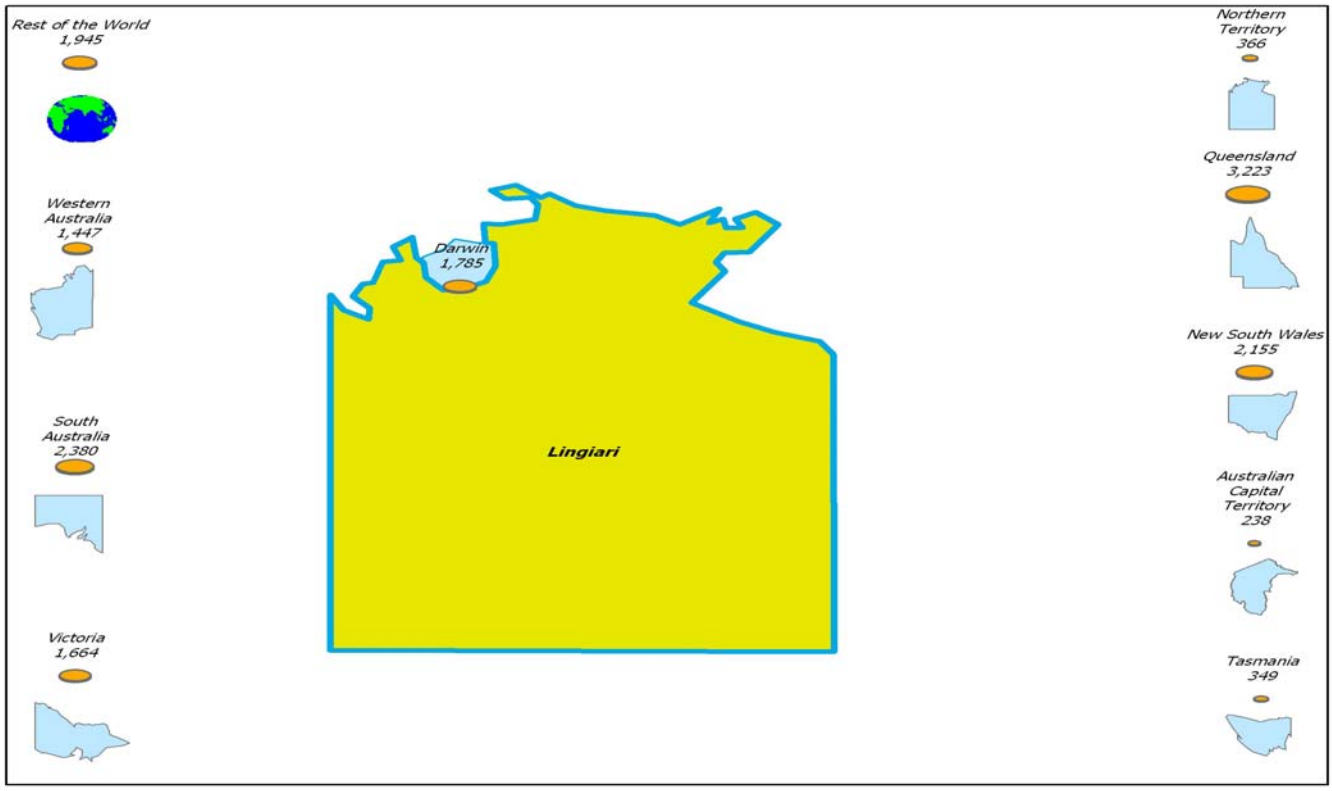
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.18	54,000	
1996	0.48	0.44	0.08	85,028	26.9
2001	0.45	0.46	0.09	91,170	29.7
2011	0.43	0.44	0.13	AOR	31.8
2021	0.41	0.43	0.16	AOR	32.9
Change 1954 to 2001			-0.09	37,170	
Change 2001 to 2021	-0.04	-0.03	0.07	AOR	3.2

Note: AOR = Available on request.

- Becoming younger.
- Losing young and working age, losing seniors more.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	21.4	45.7	10.6	13.7	1.5	7.1
25 to 54 years		47.0	14.4	24.2	3.3	11.1
55 + years		63.5	10.5	12.6	1.4	12.1
Total	**9.7**	**47.9**	**12.3**	**18.4**	**2.3**	**9.4**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	4.28	-1.03	1.07	-4.09	0.22
25 to 54 years		-1.26	0.80	2.34	1.89
55 + years		-1.98	-2.40	8.62	4.24
Total	**1.94**	**-1.22**	**0.63**		**1.35**
Number per year	1,766	-1,113	576		1,228

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	121	264	8.1	0.7
B	Mining	2,186	3,353	4.4	6.3
C	Manufacturing	424	834	7.0	0.3
D	Electricity, gas & water supply	106	82	-2.5	0.3
E	Construction	579	362	-4.6	0.4
F	Wholesale trade	132	148	1.1	0.2
G	Retail trade	301	304	0.1	0.4
H	Accomm., cafes & restaurants	185	285	4.4	0.7
I	Transport and storage	200	267	2.9	0.4
J	Communication services	53	76	3.6	0.3
K	Finance and insurance	42	71	5.3	0.1
L	Property and business services	295	268	-1.0	0.2
M	Govt administration & defence	257	438	5.5	0.9
N	Education	156	207	2.9	0.6
O	Health and community services	153	244	4.8	0.5
P	Cultural & recreational services	62	150	9.3	0.6
Q	Personal and other services	148	169	1.3	0.7
Total		**5,401**	**7,522**	**3.4**	**0.7**
Gross regional product (GRP)		4,289	4,676	0.9	0.8

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.66	25
Population growth (15-55) since 1996	1.48	12
Demographic stress	-5.41	15

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	834.3	26
2001	1,165.9	8
2003	509.3	25

SOCIAL SECURITY

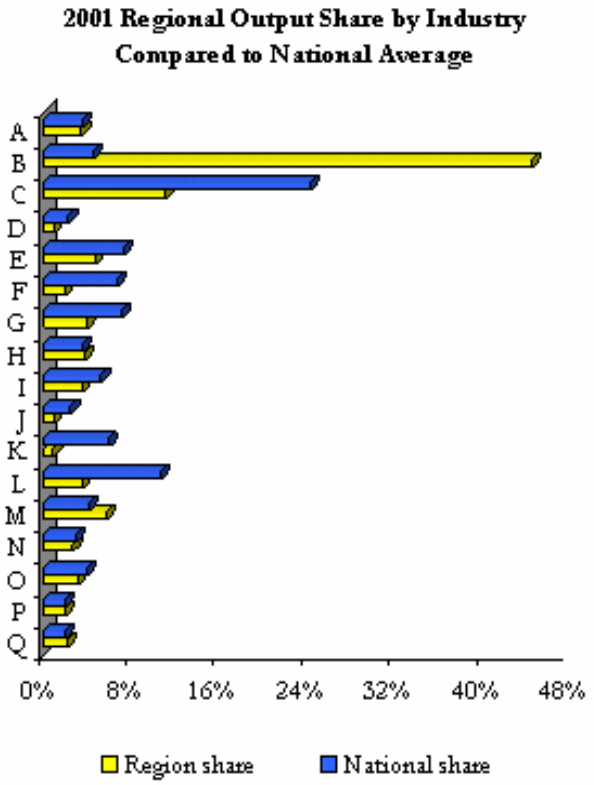
Year	Social security as % of NFOF	Rank
1999	18.3	45
2001	26.0	61
2003	26.1	60

NIGHTWATCHMAN DATA

% of population living in regional areas	100
Within this group, population percentage with:	
Population increasing	93.9
Unemployment less than 11%	42.3
Dominant retail	-
Export education or business services	29.5
Moderate to high creativity	46.6
Regional city or area with best forecast, 2001	Rank out of 480
Alice Springs	2

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	49.6	56.1
	Female	35.4	35.8
ABS Census unemployment, % of labour force	Male	4.3	6.9
	Female	2.2	3.8
Single person households, % of all households	55 to 74 years	43.4	57.1
	Aged 75+	30.9	25.2
Tenure type, percentage where household head 55+	Fully owned	35.4	70.8
	Being purchased	7.3	9.2
	Private rental	31.9	8.2
	Public rental	7.0	4.3
	Other	18.4	7.5
Ratio of pop 70+ to population 55+		0.22	0.41



ACT

The boundaries of the ACT have been static since the delineation of the national capital territory early last century. The Canberra urban area extends beyond these limits, and its hobby farm and commuter zone extends even further out to include a significant part of SE NSW; however because of its late foundation, political separateness and situation in an area of relatively low population density Canberra has not become a regional capital. Its original raison d'etre, government administration, remains fundamental to its economic base.

Major centres:

Canberra

POPULATION / LABOUR FORCE

	1998 level	1998 percentage	2001 level	2001 percentage	2003 level	2003 percentage	% p.a. growth 1998-2003
Population	308,947		314,171		323,672		
No. households	116,413		122,589		126,675		
Workforce	171,586	55.6	178,298	56.9	182,799	56.5	1.3
Employment	157,447	–	168,561	–	173,987	–	2.0
Unemployment	14,138	8.2	9,737	5.5	8,812	5.1	-9.0
DEET U/E	10,742	6.3	8,501	4.8	7,688	4.3	-6.5
Structural U/E, % population[1]	15,287	7.6	13,114	6.4	13,316	6.3	-2.7

Note: 1. Population aged 18–65 years.

FLOW OF FUNDS

	1999 level ($m)	1999 per capita ($)	2001 level ($m)	2001 per capita ($)	2003 level ($m)	2003 per capita ($)	% p.a. growth 1998-2003
Wages/salaries	7,459	21,716	8,286	25,949	8,656	26,742	5.3
Taxes paid	1,658	4,829	1,599	5,008	1,965	6,071	5.9
GST paid	324	942	503	1,574	596	1,840	–
Benefits	406	1,183	403	1,263	423	1,308	2.5
Business income	511	1,488	546	1,708	633	1,956	7.1
Interest/dividends	197	573	215	675	226	700	5.1
Interest paid	443	1,290	580	1,816	478	1,477	3.5
Net property income	49	144	55	173	53	165	3.5
Net flow of funds	6,198	18,044	6,824	21,370	6,953	21,483	4.5
Rank		4		4		8	

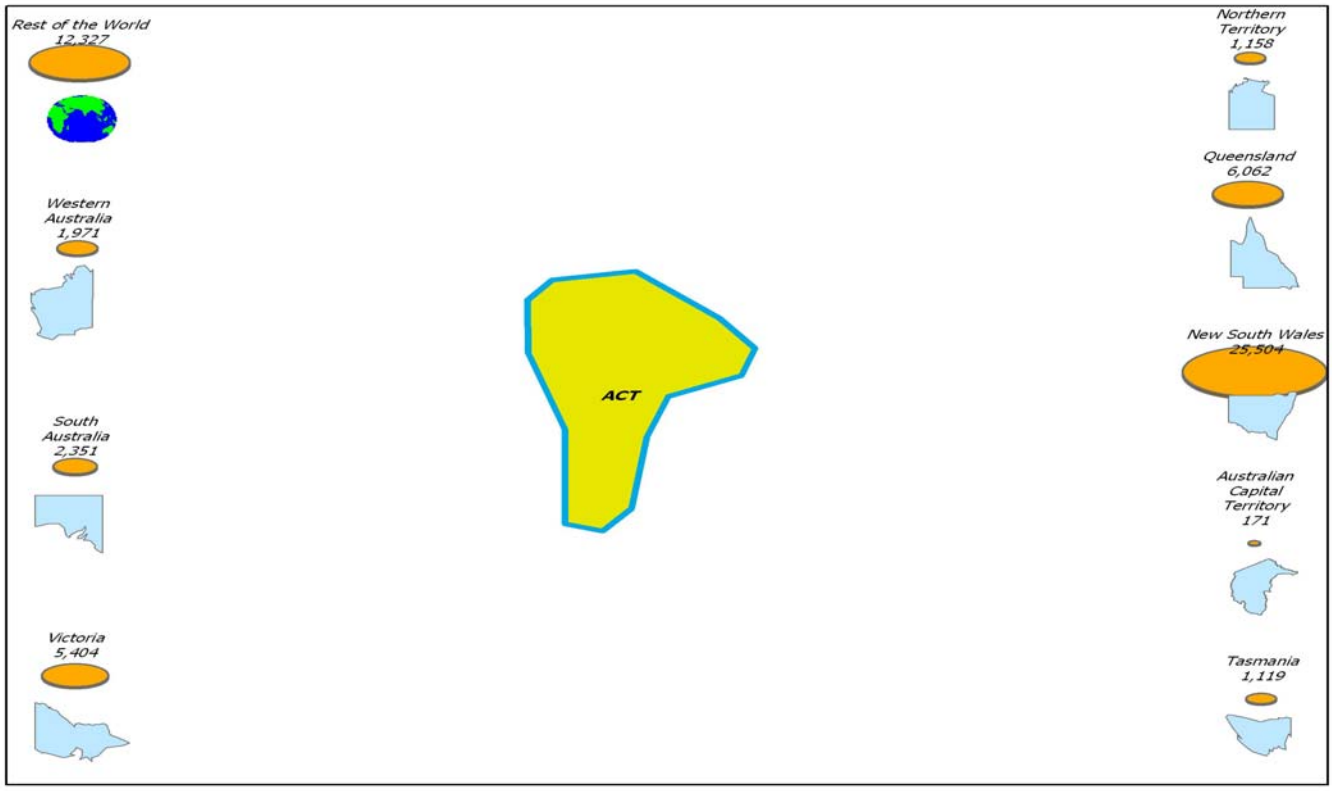
AGE DISTRIBUTION

	Proportion of population				
	Less than 25	25 to 54 years	55+ years	Total population	Average age
1954			0.03	303,000	
1996	0.39	0.47	0.14	308,251	32.3
2001	0.36	0.47	0.17	321,680	33.8
2011	0.31	0.45	0.24	AOR	37.3
2021	0.27	0.43	0.30	AOR	40.4
Change 1954 to 2001			0.14	18,680	
Change 2001 to 2021	-0.09	-0.04	0.13	AOR	6.6

Note: AOR = Available on request.

- Becoming younger.
- Gaining young, losing working age and seniors.

WHERE CURRENT POPULATION CAME FROM SINCE 1996, BY REGION OR STATE



WHERE THE CURRENT POPULATION WERE IN 1996

		Location in 1996, of 2001 Census usual residence, proportion				
Age in 2001	Not yet born	Same address	Same LGA or 'local move'	Other Australia	Overseas	Not Stated
0 to 24 years	17.8	38.4	21.6	15.0	3.9	3.4
25 to 54 years		45.0	29.8	16.0	5.0	4.1
55 + years		73.7	14.0	7.0	1.4	3.9
Total	**6.6**	**47.5**	**24.1**	**14.1**	**4.0**	**3.8**

SOURCES OF NET POPULATION CHANGE SINCE 1996

	Percentage of 2001, estimated resident population (ERP)				
Age in 2001	New population under 5 years	Net change from internal migration	Net change from death and overseas migration	Age progression	Growth
0 to 24 years	3.60	0.40	0.15	-4.86	-.071
25 to 54 years		-0.45	-0.22	1.50	0.83
55 + years		-0.51	-1.62	6.30	4.17
Total	**1.31**	**-0.15**	**-0.33**		**0.83**
Number per year	4,217	-486	-1,045		2,686

PROFILE OF REGIONAL PRODUCTION

Industry		Output 2001 $ million 1991	2001	Real growth, % p.a.	Share of Australia, 2001
A	Agriculture, forestry & fishing	42	38	-1.2	0.1
B	Mining	183	21	-19.3	0.0
C	Manufacturing	1,821	966	-6.1	0.3
D	Electricity, gas & water supply	261	628	9.2	2.4
E	Construction	1,139	1,781	4.6	2.1
F	Wholesale trade	612	649	0.6	0.8
G	Retail trade	984	1,361	3.3	1.7
H	Accomm., cafes & restaurants	432	818	6.6	2.0
I	Transport and storage	416	607	3.8	1.0
J	Communication services	285	428	4.1	1.5
K	Finance and insurance	417	952	8.6	1.4
L	Property and business services	1,654	2,762	5.3	2.3
M	Govt administration & defence	4,553	6,373	3.4	13.2
N	Education	733	971	2.9	2.8
O	Health and community services	498	882	5.9	1.9
P	Cultural & recreational services	385	626	5.0	2.6
Q	Personal and other services	401	655	5.0	2.8
Total		**14,818**	**20,516**	**3.3**	**1.8**
Gross regional product (GRP)		8,358	12,242	3.9	2.1

DEMOGRAPHIC STRESS

	Value	Rank
Out-migration rate	3.64	26
Population growth (15-55) since 1996	0.39	43
Demographic stress	-1.43	43

RAINFALL

Year	Average annual rainfall (mm)	Rank
1991	587.0	48
2001	747.8	32
2003	371.2	40

SOCIAL SECURITY

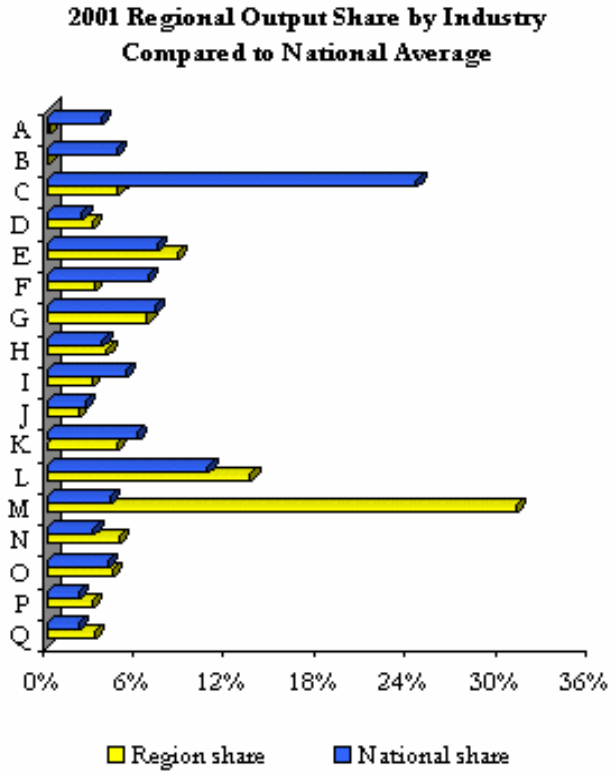
Year	Social security as % of NFOF	Rank
1999	6.6	2
2001	5.9	2
2003	6.1	3

NIGHTWATCHMAN DATA

% of population living in regional areas	-
Within this group, population percentage with:	
Population increasing	n/a
Unemployment less than 11%	n/a
Dominant retail	n/a
Export education or business services	n/a
Moderate to high creativity	n/a
Regional city or area with best forecast, 2001	Rank out of 480
	-

AGED CHARACTERISTICS

		2001	National Average
Percentage of people employed, 55 to 64 years	Male	62.7	56.1
	Female	47.4	35.8
ABS Census unemployment, % of labour force	Male	4.3	6.9
	Female	2.9	3.8
Single person households, % of all households	55 to 74 years	56.5	57.1
	Aged 75+	25.9	25.2
Tenure type, percentage where household head 55+	Fully owned	67.4	70.8
	Being purchased	13.5	9.2
	Private rental	4.8	8.2
	Public rental	9.1	4.3
	Other	5.2	7.5
Ratio of pop 70+ to population 55+		0.35	0.41



APPENDIX 2

YOURPLACE – THE LGA's FOUNDATION TO *STATE OF THE REGIONS*

YourPlace – The LGA's foundation to *State of the Regions*

National Economics' *YourPlace* software provides detailed economic information on all local government areas in Australia. It enables industry practitioners to view a broad selection of indicators designed to create a comprehensive snapshot of a regions' economic performance and future prospects. This valuable tool for local government will allow ALGA members to build on the strategic insights provided by SORs and view how 'their' region performs in 28 specially designed indicators that capture economic capabilities and prospects. For further information regarding *YourPlace* Indicators refer to the National Economics website www.nieir.com.au

The *YourPlace* application includes data for each local government area throughout Australia and covers each of the years 1991, 1996, 1998 and 2001. Detailed trend analysis, regional comparisons and access to underlying data enable practitioners to acquire a detailed picture of a regions performance.

YourPlace indicators of particular relevance to ageing and migration are:

A2.1 The Income Earning Age Profile Indicator

The **Income Earning Age Profile Indicator** measures the degree of ageing in the LGA. This measure is designed to capture the shrinkage of the economic base attributable to the greying of the region. When the rate of aged growth exceeds the rate of overall growth in the region, it can be said to have a shrinking base of income and expenditures.

The indicator measures the rate of overall population growth relative to the growth in the population aged 65 and over. A high indicator value suggests a high population growth relative to the rate of growth of the population 65 and over.

A2.2 The Aged Services Indicator

Closely connected to the **Income Earning Age Profile Indicator**, the **Aged Services Indicator** measures the specific provision of intensive aged services, namely nursing homes and hostels. The provision of such care is rated and the indicator can predict if an area has enough beds to cope with medium term demand.

The **Aged Services Indicator** essentially measures the readiness of an LGA to service its ageing population. The indicator is formed by comparing the anticipated ageing characteristics of the population with the current availability of aged care services, such as private and public nursing homes and hostel type accommodation. The indicator is focused more on intensive aged care services as opposed to retirement villages and the like. The indicator possesses a great deal of practical value in planning for the infrastructure requirements of a greying population. In addition the indicator has a great deal of utility in projecting planning requirements for ancillary services related to the aged care sector

A2.3 The Progression to Full Employment Indicator

Based on past trends, the **Progression to Full Employment Indictor** measures the ability of a region to converge towards the best performing regions in terms of workforce utilisation. This measure is effectively a time series of labour utilisation adjusted for changes in the participation rate and with internal factors removed to account for differing levels of utilisation across regions.

Most importantly, this indicator addresses a crucial concern for economic decision makers – how the region is coping or otherwise with the casualisation of the workforce. This indicator shows how the shift from full-time to part-time work is affecting the region's total effective employment.

When this indicator is used in conjunction with other indicators, which monitor the skills mix in a region and industry structure in view of future growth opportunities, it can be a powerful tool for diagnosing regional socio-economic problems. Policy response can then be tailored to deal with regionally specific problems. The indicator possesses utility in identifying geographically differentiated capacities to support particular types of projects, and development requirements.

A2.4 The Socio-economic Dynamism Indicator

The **Socio-economic Dynamism Indicator** tracks how a regions growth rate has varied through time. It is essentially a growth volatility measure that is intended to articulate an areas' potential to engage in socio-economic change. The higher the volatility the better a regions score will be, as a high volatility is indicative of an area possessing the requisite socio-economic dynamism to transform itself and its future growth outcomes.

The **Socio-economic Dynamism** and the **Household Prosperity Potential Indicators** are closely related. Prosperity potential indicates a regions expected future growth rate on the basis of a number of social-economic and demographic factors which presently exist. The dynamism indicator observes how growth has varied through time, hence it is meant to reflect an LGA's potential to transform itself to a region with either a high or low prosperity potential.

Dynamism is a fundamentally important and differentiating feature of regional development. For example if a region is characterised by low prosperity potential and socio-economic dynamism the prospect of economic stagnation is high, and the capacity to participate in future growth opportunities is diminished. Hence when a region exhibits a low level of volatility in respect to its socioeconomic dynamism this can be interpreted as an unfavourable result.

A2.5 Population Growth Indicator

The **Population Growth Indicator** measures expected population growth over the short to medium term. It is based on expect household formation and population growth within an LGA.

National, state and regional population forecasts divulge little information about what is occurring in ones local area. For example, a state population growth estimate will not have a uniform effect across the state. Some areas will experience rapid growth, where others may be subject to significant population decline due to industry closures, interstate migration and so on.

For town planners, industry, developers and local and state government practitioners there is a strong need for small area population forecasts. The identification of current population and projected growth at the LGA level is an invaluable planning tool for public and private sectors alike. Population growth estimates can be incorporated into the planning process to maximise the catchment area of any given project.

Population estimates are produced by the National Economics' PopInfo model. The model is capable of producing population estimates at the **Census Collection District** level. The model attempts to identify the drivers for growth and socio-demographic development of areas, and estimates the impact of the drivers. These relationships are then used to predict the future development of areas based on their past and current growth and socio-demographic profiles, incorporating 80 socio-demographic driver variables.

APPENDIX 3

INDICATOR EXPLANATIONS

Indicator explanations

A3.1 Regional indicators

This section provides an explanation and exposition into the indicators presented in the regional summaries. Each indicator is described, data sources referenced and the ideas behind each discussed. Every indicator is expressed in different terms and in general is presented in a format that makes regional comparisons easy. Most measures are accompanied with a rank, which is a rank out of the 64 State of the Region regions, with 1 being the best.

Population and labour force

Population: Residential population by region for 1998 and 2001 are taken from the *ABS estimated resident population* (ERP) series. The 2003 population was derived from the household growth for 2001/2002 and constrained to 2003 state population growth. The 2003 household total was derived by increasing the 2002 household total by the number of dwelling approvals.

Households: The number of Households per region uses the *ABS Census* for 1998 and 2001. From the 2001 levels, which are known, new residential building approvals data is used to grow the stock of houses in a region. This data is provided by the ABS and reported quarterly. If however, the new building approvals data is added to the stock in 2002 an over estimation will occur. This is because of the demolition of old houses. Therefore, National Economics uses estimated demolition rates to ensure no double counting occurs.

Workforce: This is a measure of the labour force adjusted for the movement of people from the workforce to Disability Support Pensions (DSP). The labour force estimates are produced by the *Department of Employment, Education and Training* (DEET). The information is contained in the *Small Area Labour Markets* publication that is produced quarterly. The labour force is defined as the yearly average level for 1998 and 2001 and 2003. The average DEET figure is added to the excess movement to disability support pensions. Excess movement is defined as any growth in excess of the rate of growth in the general population. It therefore assumes that there is a natural level of people (expressed as a per cent of the population) who need to access the DSP. The DSP data is ascertained from the Department of Social Security (Centrelink). The rationale for adding in people who move from unemployment benefits to disability support is to measure the real labour force. If a person is receiving unemployment benefits, they are counted as part of the labour force, however when people move from unemployment benefits to the DSP they are excluded. This impacts on the unemployment rate which is defined as the number of unemployed divided by the labour force.

Employment: This is a National Economics measure of employment. It is the adjusted labour force as defined above, minus the estimated National Economics unemployment level.

Unemployment: This is a National Economics measure of unemployment. It is derived using Centrelink data. It includes all people receiving Newstart allowance, Mature Age Allowance, excess growth in DSP (i.e. at a level greater than population growth), Youth allowance as a non student and an estimate of students on youth allowance who are unemployed and undertaking compulsory training etc. This latter measure is based on demographic trends and microsimulation.

Structural unemployment : This is a measure of the level of long term unemployed as a percentage of the population aged 18 to 65 years old. It includes all those classified as long-term unemployed, those receiving disability support pensions, 50 per cent of people from a non-English speaking background receiving Newstart allowance, 50 per cent of people receiving single parents benefits and all people receiving the mature age allowance. This measure excludes people on Newstart allowance

short term and anyone receiving youth allowance. It therefore assumes that none of the youth are structurally unemployed.

DEET unemployment: This is the unemployment rate produced by the *Department of Employment, Education and Training* (DEET). The information is contained in the *Small Area Labour Markets* publication. It contains estimates of employment, labour force participation, unemployment and the unemployment rate by Statistical Local Areas (SLAs).

Flow of funds

The flow of funds analysis undertaken by NIEIR is a detailed attempt to capture the wealth building forces at work in the regional economy. The measures concentrate on the ways in which money is sourced and applied by the households in a region. In general, a region will benefit from a number of flows into the household from wages and salaries, net farm and business income, social security benefits, interest and dividends and from property income. Balancing this inflow will be the income tax, Medicare and levies paid to the Federal government, GST paid on consumption and interest paid on monies owed by the household sector. The amount that remains is available for consumption by the household sector.

The flow of funds methodology has a number of important advantages in regional benchmarking. Because the net flow is the effective position of the household sector in terms of consumption, changes in any of the components will necessarily be able to be measured in terms of the total impact on the consumption position of the household sector as a whole. One of the biggest problems that actively updated benchmarks related to the household have is the change that occurs between the Census collection periods. By breaking down the components of the flows of funds into measures that can be readily updated through time enables changes to be estimated on a more regular basis. A good example of this change is the impact of the GST. In the tables presented the effects of the introduction of the GST can be seen in terms of the net position of the household sector.

Because the net flow of funds is unambiguous in its interpretations the relative ranking of a region to another has particular clarity. In the table presented for each region the rank of the region in terms of flow of funds is given for each of the years 1999, 2001 and 2003. In addition, a ranking of the growth in the net flow of funds between 2003 and 1999 is provided. The individual components and their derivation are presented in the following sections. All per capita amounts are derived using ABS population estimates for 1999, 2001 and National Economics provisional estimates for 2003.

Wages, salaries and farm income

The calculation of the 2003 flow of funds data was restricted this year due to the inexplicably late release of the Taxation Statistics for 2000-01. As such the 2003 figures must be calculated in a similar manner to the 2002 values without the addition of new relative income growth information to help estimate wage and salaries income. The following dot points outline the calculation of the non-farm components of wages and salaries income.

- Estimates of income from 1999-00 taxation statistics at a level is used;
- Recent growth in income from taxation records provides a trend in the income per person that can be expected in the region. This measure is required due to the very large difference in wage growth at the regional level.
- The growth in employment at the local area level is subsequently combined with the income per employee growth and the base levels of income from taxation statistics to produce updates of income at the regional level.
- State and national account control totals are then used to balance wages and income growth.

- As with all information collected from taxation statistics the data is converted from postcode definitions to ABS regions using the 2001 Postcode to Statistical Local Area concordance provide by the ABS.

This year we do have the benefit of directly estimating farm income using rainfall data as a proxy for the impact of the drought on regional incomes. The change in rainfall from long-term average is used as a basis for allocating farm income on a regional basis. Farm income cannot be derived using the declared taxable income from primary production as a guide. Due to problems of declaration and substantial carried forward of farm losses this is not a completely accurate guide to total income. As such the estimate is based on the most recent measure of gross agricultural output, which is subsequently converted to a realised income measure consistent with national accounts. Most importantly differences between the relative income generating capacity of various agricultural activities are accounted for. By subsequently varying the incomes derived by our estimate of the impact of the drought provide more relevant distribution of incomes for 2003.

Due to the lack of data availability for such a key series the 2001 and 2003 estimates are presented at the regional level without including the 2002 values as reported last year.

Income tax: This total income tax paid is the net tax paid after deductions and rebates. It includes the Medicare levy as well as the additional Medicare levy for high-income taxpayers. The 1999 and 2001 figure is based on reported taxation statistics. The 2003 figure has been adjusted by state control totals, and using estimates of income created earlier.

Benefits: This figure is an estimate of the total amount of benefits received at the local level. The mount includes all benefits and allowances received from Centrelink and an indicative assessment of the contribution of Community Development Employment Program income in remote areas. Figures for all years are based on recipient data. This measure does not include the income derived from Department of Veterans Affairs (DVA) benefits. This amount is not included in the accounts.

Business income: The business income for a region is effectively based on the value of the businesses that operate in the region and the relative performance of the economy as a whole. Unfortunately the net business income as reported in Taxation Statistics does not adequately capture the total impact of business income. National Economics utilises small area microsimulation of the value of unincorporated businesses based on realised cash flows. Using state control totals and the estimated value of business assets the destination of business income can be adequately measured. The changes in business income reflect both the evolution of business values through time as well as the macro-economic trends captured in economy wide reported values of business income.

Interest and dividends: The value of interest and dividends received are derived from Taxation Statistics. Once again due to the lack such material this year, the changes in this value from 2001 to 2003 can only be derived from State Accounts control totals and previous trends in the distribution of dividends within each state.

Interest paid: The amount of interest paid by the household sector is a function of the stock of debt, the nature of the debt and interest rates applied. In order to keep abreast of the impacts that the rising level of household debt in the late 1990's National Economics developed a Household Debt Model which estimates the impact of debt at the local level. One of the measures derived from such modelling is the amount of interest that is paid by the household sector on debt. The debts incurred in running unincorporated businesses are not included, but rather used in the net business income estimates presented in the table. The debt included covers housing, personal finance and credit card debt. These model estimates are balanced to state and national control totals automatically. The relatively large increase in the amount of interest paid across the period 1998 to 2003 reflects the continued strong growth in household debt throughout the same period.

Net property income: Net property income is derived from Taxation Statistics, and balance to state control totals. This small measure cannot be updated at the local levels and hence National Economics relies on state trends to derive the 2003 estimates.

GST: In order to determine the amount of GST paid by a particular community an estimate of the amount of expenditure undertaken is required. National Economics uses our recently released 2001 estimate of household spending called SpendInfo. SpendInfo provides detailed expenditure estimates for over 400 items at the local area level. Using growth in households and recent trends in retail sales and national accounts consumption at the state level, 2003 estimates are derived. Using these expenditure estimates and details of GST excluded goods estimates of the total GST paid are derived. These amounts are balanced to state control totals.

Net flow of funds: Adding up all of the inflows and subtracting the outflows determines the net flow of funds to a region. Specifically,

Net Flow = Wages + Benefits + Business Income + Interest & Dividends + Property Income – Income Tax – Interest Paid – GST

Social Benefits as a per cent of net flow of funds: as described above benefits are payments by Centrelink including Community Development Employment Programs (accessed mainly by indigenous communities) and exclude payments from the Department of Veterans Affairs. These are expressed as a percent of the net flow of funds. Net flow of funds was developed elsewhere. Regions with a high score have a high dependency on social security income.

A3.2 The gross output and value added industry data by LGA

The basic building block for the gross output and value added data by industry is the journey to work data from the Census. The 2001 Census was the first Census that developed both resident and journey to work employment across all regions. Previously journey to work employment estimates were limited to metropolitan regions.

The main State $ million constraints come from:

(i) the Australian Bureau of Statistics (ABS) mining and manufacturing 4-digit ANZSIC industry production data; and

(ii) the State Accounts (for all sectors).

Agricultural production by Local Government Area was available for 2001.

The base year (1997) detailed output to employment and value added ratios across all 4-digit industries is the 1,100 sector detail underlying the ABS's input-output tables.

It would be a relatively straight forward task to obtain industry output estimates if one assumed that the State average was the same for all LGAs. This is clearly implausible. National Economics' methodology was to obtain a "productivity differential" between industries across LGAs by any weighted average income differentials calculated from resident industries' earnings and mapped to industry by using journey to work patterns.

The results of applying these differentials were then scaled to equal State totals by 4-digit ANZSIC industry.

All value added and wage estimates by industry were benchmarked to equal State Account industry aggregates. This meant that the sum of a GRP across LGAs automatically equalled the gross State product at factor cost in the State Accounts.

The previous 1996 industry/LGA estimates were adjusted to the 2001 methodology by estimating journey to work patterns in 1996 for those LGAs where journey to work patterns were not available in 1996. Once this was done a continuous series from 1991 to 2001 was created.

A3.3 Nightwatchman data

For each of the SOR regions there is additional information presented in the appendix which allow for the interpretations derived in Chapter 8 to be applied to each region. Not all of the regions in the report have areas which have population in regional areas, for these regions there is no data provided in this section of the appendix. For those SOR regions with population in regional areas the following information is provided.

% of population living in regional areas: Defined at the local government area this percentage is simply the total population of local government areas within each SOR region which could be considered a region. For most areas this will be either 100 per cent of the population or zero per cent, however for some SOR regions which are on the border of metropolitan areas this amount can be between zero and one hundred per cent. Note that each local government area is either considered regional or not there is no partial allocation possible in this analysis.

Population increasing: The proportion of the SOR region population living in local government areas which have had increasing population since 1991.

Unemployment less than 11 per cent: The proportion of the SOR region population living in local government areas which have NIEIR corrected unemployment rates of less than 11 per cent in 2003.

Dominant retail: The proportion of the SOR region population living in local government areas which have shares of national retail employment 20 per cent in excess of their share of national population.

Export, education or business services: The proportion of the SOR region population living in local government areas which have shares of national employment in education or business services in excess of their share of national population.

Moderate to high creativity: The proportion of the SOR region population living in local government areas which Creativity scores (as defined in the 2002 State of the Regions report) in excess of 90.

Regional city or area with best forecasts, 2001: Based on the models developed in Chapter 8 it is possible to estimate the rate at which employment growth will track population growth for each local government area within an SOR region. Using the various values of the independent variables from 2001 we can forecast outcomes for each LGA within each SOR region. The city or area which has the best fitted or forecast value based on 2001 characteristics is detailed in the appendix along with a comparative rank out of 480 cities or areas in Australia.

A3.4 Table definitions

Age distribution

The proportion of the population aged 55 years and over using 1954 Census data is presented along with the total population in the region.

Using ERP data for 1996 the proportion of the population less than 25, between 25 and 54 and 55 and over is determined. The total population is also presented. The average age is produced by taking the product of the number of people in each age group and the mid-point age for each group divided total by the total population in the region. The same analysis is done using 2001 ERP data.

Population forecasts by age have been produced for 2011 and 2021 for each local government area and aggregated up to the SOR regions. Using this data a forecast of the proportion of the population less than 25, between 25 and 54 years and 55 years and older is made. This also allows a forecast average age to be made.

The change between 1954 to 2001 is merely the difference between the proportion of those aged 55 and older in 2001 against the same measurement in 1954. The change in total population between the two years is also produced. The same analysis is used to produce the change between 2001 and the forecast 2021 values. However, in addition the difference in the proportion less than 25 and the proportion between 25 and 54 years is also estimated, along with the difference in the average age.

Where current population came from since 1996, by region or State (map)

The dark highlighted region is the SOR region in the state within which it is located. All the remaining segments are the other SOR regions in the state. The number in each represents the number of people who since 1996 have left that region to live in the highlighted SOR region. On each side of the map the other states that make up Australia are presented as well as the number that migrated from there since 1996. The symbol on the left hand corner represents the rest of the world or the number of people that have immigrated to the SOR region from an overseas origin.

Where the current population were in 1996

With reference to the SOR region as the current place of residence the table illustrates where the current population was located in 1996 as a proportion. The data is obtained from 2001 Census by usual residence.

The table is disaggregated into three different age cohorts. The categories include those less than 25 years, 25 to 54 years and those 55 and older. The total category refers to all age groups.

The 'location in 1996' has been split into six groups. The following is a brief description of each.

- **Not yet born** – includes the proportion of the population who are less than 5 years of age.
- **Same address** – the proportion of the population who lived in the same address in 1996.
- **Same LGA or 'local move' –** the proportion of the population that have either not moved outside of the municipality or have moved locally. For the metropolitan region a local move is considered to be 10km or less and is considered to be 50km or less for a regional area.
- **Other Australia –** the proportion of the population who in 1996 either did not live in the same address, did not move within the same LGA nor moved locally but is known to have come from another Australian address.
- **Overseas –** the proportion of the population who were living overseas in 1996.
- **Not stated –** includes those people who did not write down where they lived in 1996.

All proportions are calculated as the total number of persons in the age group/location divided by the total number of persons in the age group and then multiplied by 100.

Sources of net population change since 1996

With reference to the SOR region as the current place of residence the table illustrates the sources of net population change since 1996. Migration data is obtained from 2001 Census by usual residence and is expressed as a proportion of 2001 estimated resident population (ERP) data.

The table is disaggregated into three different age cohorts. The categories include those less than 25 years, 25 to 54 years and those 55 and older. The total category refers to all age groups. Number per year is the total net level change in the source of each net population change.

The source of net population change is split into four groups which when summed equals to an overall growth rate. All four groups are expressed as an annualised percentage of 2001 ERP population and include:

- **New population under 5 years –** This includes all those persons in the population under the age of 5.
- **Net change from internal migration –** This includes the net change in persons moving into the region from another Australian address against those leaving the regions to another Australian address. This does not include those in the population under 5 years.
- **Net change from death and overseas migration –** This is derived by taking the total net change in each age group (growth) and subtracting the net change from the population under 5, the net change from internal migration and net change from age progression. What remains is the net change resulting from overseas migration and death or from changes in levels of address not stated.
- **Age progression –** This includes the net change in persons within an age bracket resulting from persons moving from one age bracket to the next. For example, in the 0 to 24 years age bracket there will be a net loss in the population as a result of people who were age between 20 and 24 in 1996 moving to the 25 to 54 year bracket by 2001.

The overall growth rate takes the net change in the population in each age group and expresses it a percentage of the 2001 ERP population for that age group. To transform it into an annualised growth figure since 1996 all percentages are then divided by 5.

Demographic stress

Out-migration rate – Is the total amount of people leaving the region as a percentage of the total population, multiplied by 100. The value is then transformed into an annualised figure by dividing by 5. Rankings are produced with respect to the 64 SOR regions assigning the highest ranking to the region with highest out-migration rate. This is not a net figure, a region with high out-migration may also have had high in-migration and net no change.

Population growth (15-55) since 1996 – 2001 ERP data for the population aged 15 to 55 divided by 1996 ERP data for the population aged 15 to 55, multiplied by 100. The percentage figure is then transformed into an annualised by dividing by 5. Rankings are produced with respect to the 64 SOR regions assigning the highest ranking to the region with the greatest growth.

Demographic stress – Is the product of the out –migration rate and population growth (15-55) since 1996, multiplied by -1. The higher the value indicator greater the demographic stress since there is either low or negative population growth amongst the population most likely to work (i.e. 15 to 55 year olds). Secondly the rate that workers may be leaving the region (out-migration rate) may also be high which may or may not be bad. If population growth (15 to 55 year olds) is negative then this would represent an unfavourably situation since demographic stress would be high. This is because there will be a disproportionately higher level of older people in a region placing more stress on the workers left in the region to support the older and younger community. Alternatively, if the population growth is positively high then it suggests that the majority of people leaving the region are not the working population. Subsequently, there will generally be a higher proportion of workers per head of population who are much more easily able to support the rest of the non working population in the region. Rankings are produced with respect to the 64 SOR regions assigning the highest ranking to the region with lowest demographic stress.

Rainfall

Average annual rainfall – For 1991 and 2001 the average annual rainfall is determined by taking the mean of the actual annual rainfall of all the weather stations within the regions boundaries. For 2003 only actual rainfall up to July is supplied for each weather station. Rankings are produced with respect to the 64 SOR regions assigning the highest ranking to the region with the highest average annual rainfall.

Aged characteristics

Percentage of people employed, 55 to 64 years – 2001 Census employment data for 55 to 64 year olds over the total population of 55 to 64 year olds and multiplied by 100. The data has been further disaggregated into male and female groups. National averages are determined by taking the number of employed people aged 55 to 64 years nationally, dividing it by the national population of 55 to 64 year olds and multiplying by 100.

ABS Census unemployment – 2001 Census unemployment estimate for 55 to 64 year olds divided by 55 to 64 year old labour force, multiplied by 100. This is again disaggregated into separate statistics for male and females. National averages are determined by taking 2001 Census national unemployment data for 55 to 64 year olds over the total national labour force of 55 to 64 year olds, multiplied by 100.

Single person households, % of all households (55 to 74 years) – percentage of all Census occupied dwellings occupied by a lone person aged 55 to 74 years.

Single person households, % of all households (over 74 years) – percentage of all Census occupied dwellings occupied by a lone person aged over 74 years.

Tenure type, percentage where household head 55+ (fully owned) – 2001 Census data for those occupied dwellings where the head is 55+ and fully owns the home of residence over the total number of tenure types for households where the head is 55+, multiplied by 100. National percentages are determined the same way except all occupied dwelling in Australia are used.

Tenure type, percentage where household head 55+ (being purchased) – 2001 Census data for those occupied dwellings where the head is 55+ and is still purchasing the home of residence over the total number of tenure types for households where the head is 55+, multiplied by 100.

Tenure type, percentage where household head 55+ (private rental) – 2001 Census data for those occupied dwellings where the head is 55+ and is renting the home in the private rental market over the total number of occupied dwellings where the head is 55+, multiplied by 100. National percentages are determined the same way except national numbers are used.

Tenure type, percentage where household head 55+ (public rental) – 2001 Census data for those occupied dwellings where the head is 55+ and is renting the home of residence from a public authority over the total number of tenure types where the head is 55+, multiplied by 100. National percentages are determined the same way except national numbers are used.

Tenure type, percentage where household head 55+ (Other) – 2001 Census data for those occupied dwellings where the head is aged 55+ and their tenure recorded as either not stated or as other tenure over the total number of tenure types for households where the head is 55+, multiplied by 100. National percentages are determined the same way except national numbers are used.

Ratio of pop 70 + to population 55+ – Is the ratio of 2001 ERP data for the population older than 70 over the population older than 55. National percentages are calculated the same way except that national numbers are used.

2001 Regional Output Share by Industry Compared to National Average (graph)

Region share is equal to industry output for the SOR region (i.e. A) over total output for all industries expressed as a percentage. This is produced for each ANZSIC 1-digit industry in the graph (i.e. A to Q) and compared with the national shares. National industries shares are calculated the same way except that national numbers are used.

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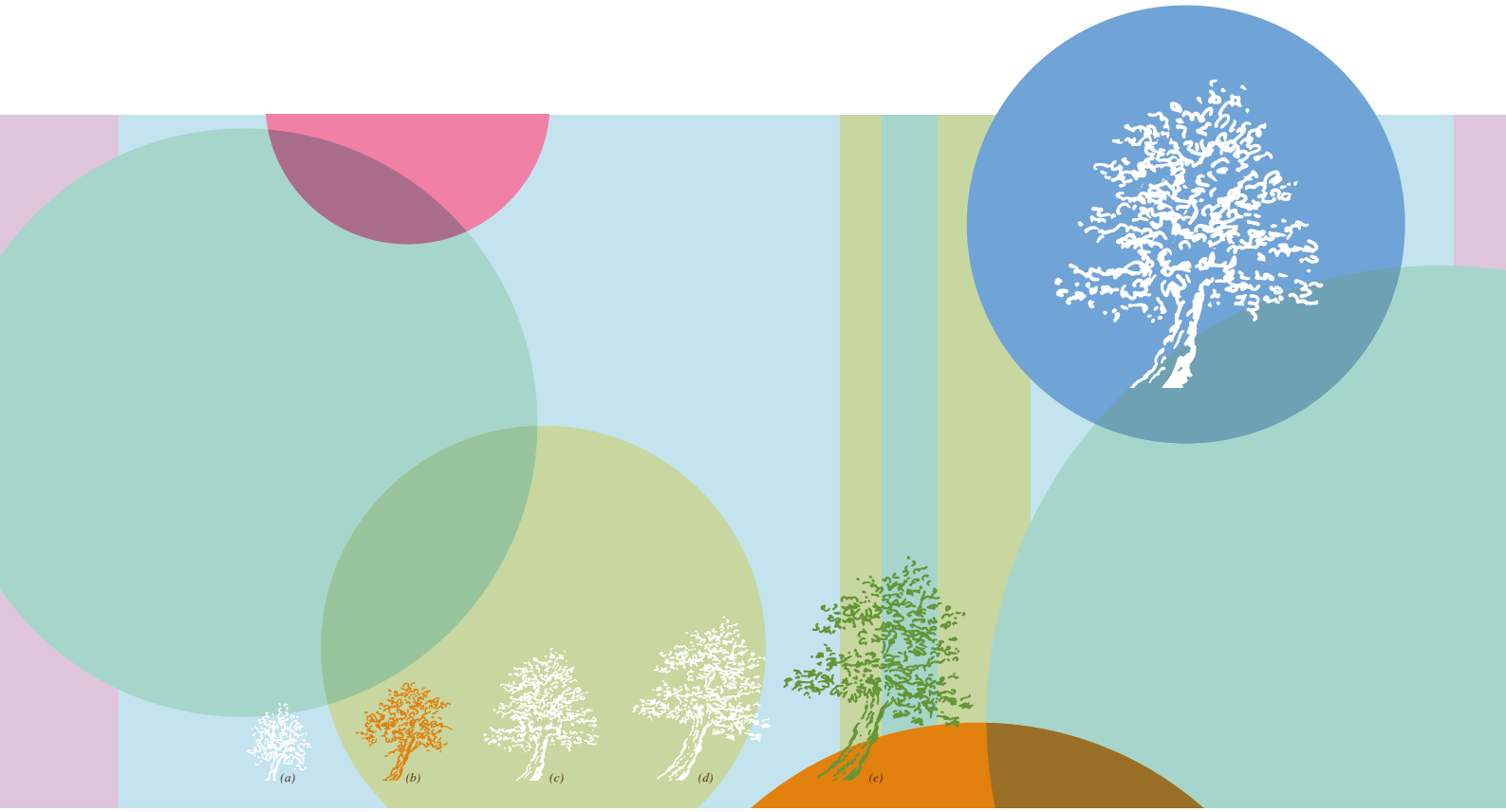

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