



# WIDE BAY-BURNETT

## Quantitative Needs Analysis

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## Population - Wide Bay-Burnett

Is the population expected to increase or decrease?(<sup>1</sup>)



The estimated residential population of Wide Bay-Burnett is likely to increase to 274,830 by 2011, a rise of 25% from 1996. Wide Bay-Burnett's population will grow at a slower rate than the Queensland average (28%).

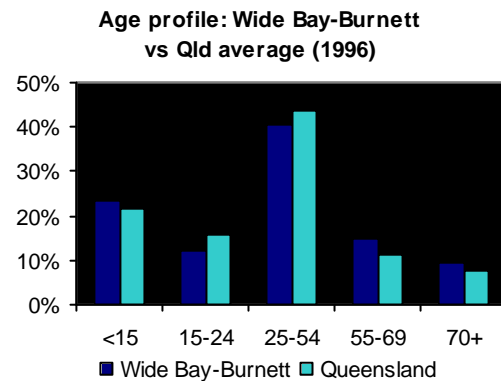
Wide Bay-Burnett's share of the total population of Queensland will also decrease slightly by 2011.

	Total Population (persons)		Population growth 1996-2011	Share of Qld's Population	
	1996	2011		1996	2011
Wide Bay-B	220,300	274,800	25%	6.6%	6.4%
Queensland	3,339,000	4,289,000	28%	-	-

How does the age distribution compare to the Queensland average? (<sup>2</sup>)



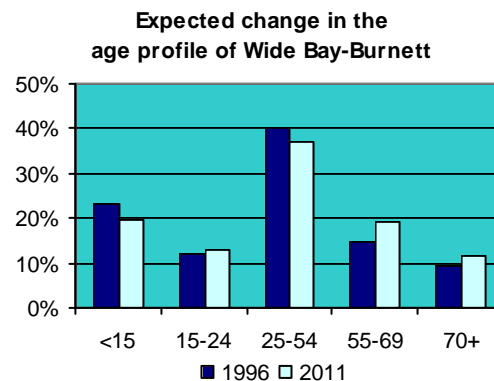
In general, the age distribution of Wide Bay-Burnett differs markedly from the Queensland average in 1996. The area has a slightly larger percentage of children under 15, and significantly higher percentages of people aged 55 and over. There are lower proportions of young people (15-24 years) and those in the 25-54 age bracket.



What age groups are likely to increase or decrease in the next decade? (<sup>3</sup>)



Wide Bay-Burnett's population is expected to age over the next decade. There will be significant increases in the percentages of people aged 55 and over, as well as a slight increase in the proportion of the population aged 15-24 years.



## Industry - Wide Bay-Burnett

What industry sectors are the major employers? <sup>(4)</sup>



The major employment sectors in Wide Bay-Burnett are the *Government, education, health and community services* sector, and the *Wholesale and retail trade* sector.

Compared to Queensland overall, Wide Bay-Burnett has a higher percentage of people employed in the *Agriculture, forestry, fishing and mining* sector, and fewer people employed in the *Finance property and business services* sector.

	Agricult forest fishing mining	Mfg., electricity, gas & water	Constrctn	Wholesale & retail trade	Transport, storage and commcatn	Finance, property business serv.	Govt., educatn, health comm. serv.	Cult. serv, personal and other services, accmdn,	TOTAL *
Wide Bay-B	16%	12%	7%	20%	5%	8%	22%	10%	73,800
Queensland	7%	12%	7%	20%	7%	13%	22%	12%	1,373,000

\* Note: These calculations do not include the miscellaneous category ("Other") used in 1996 Census.

What type of jobs were created or lost in the past decade? <sup>(4)</sup>



In the period 1986 to 1996, there was a 31% increase in the number of jobs for Wide Bay - Burnett. The percentage rate of job growth for Wide Bay - Burnett is lower than the Queensland average(38%).

The *Government, education, health, and community services* sector displays the strongest growth trend, growing by an additional 5,620 new jobs. The *Agriculture, forestry; fishing & mining* sector lost around 530 jobs during the same period.

	Job gains/losses 1986-96	Job grow th 1986-96 (%)	Sector w ith strongest grow th	Sector w ith w eakest grow th
Wide Bay-B	18,120	31%	Govt, educ, health & comm services (+5,620 jobs)	Agric, forestry, fishing & Mining (-530 jobs)
Qld Average	393,000	38%	Govt, educ, health & comm services (+102,000 jobs)	Agric, forestry, fishing & Mining (-3,500 jobs)

## Households - Wide Bay-Burnett

What is the current distribution of household types?

Is the number of households expected to increase or decrease? <sup>(5)</sup> <sup>(6)</sup>



Wide Bay - Burnett currently has a higher percentage of *Couple without children* households compared to the Queensland average, and similar to average percentages of *Couples without children*, *Lone person* and *One parent* households.

The number of households in Wide Bay-Burnett is expected to increase by 35% by 2011, a lower rate of increase than the Queensland average of a 40%.

	Number of households		% change	% Lone person (*)	% One parent (*)	% Couple with children (*)	% Couple without children (*)
	1996	2011	1996-2011				
Wide Bay-B	77,200	104,150	35%	22%	9%	34%	31%
Qld Average	1,149,000	1,613,000	40%	22%	10%	35%	26%

(\*) These percentages do not add up to 100% because multiple family households, group households and households living in improvised and non-private dwellings have been excluded.

## Household Incomes - Wide Bay-Burnett

How do weekly household incomes compare with the Queensland average? <sup>(7)</sup>



The income distribution of all household types in Wide Bay-Burnett differs considerably from the Queensland average. The area has significantly more than average proportions of all household types in the lower income brackets, and smaller proportions of high income households.

Around 67% of all *Lone person households* in the Wide Bay-Burnett area have incomes below \$300 per week, compared to 53% for Queensland overall. A total of 84% of all *Lone person households* in the area earn below \$500 per week, compared to 72% for Queensland.

Three out of every four (75%) *One parent households* in the Wide Bay-Burnett area have weekly incomes below \$500, a significantly higher occurrence than the Queensland average (63%).

*Couple without children* households fare badly in Wide Bay-Burnett, with around three quarters (75%) of such households earning less than \$700 per week. By comparison, only 57% of all *Couple without children* households in Queensland fall within this low income group.

Similarly, over half (53%) of all *Couple with children* households in Wide Bay-Burnett earn less than \$700 per week, compared to the State average of 36% for this household type.

	Lone person households						One parent households					
	<\$299	\$300-\$499	\$500-\$699	\$700-\$999	>\$1,000	Total	<\$299	\$300-\$499	\$500-\$699	\$700-\$999	>\$1,000	Total
Wide Bay-B	67%	17%	9%	5%	2%	15,740	36%	39%	14%	8%	3%	6,890
Queensland	53%	19%	13%	9%	5%	236,000	29%	34%	17%	12%	7%	110,000

	Couple with children households						Couple without children households					
	<\$299	\$300-\$499	\$500-\$699	\$700-\$999	>\$1,000	Total	<\$299	\$300-\$499	\$500-\$699	\$700-\$999	>\$1,000	Total
Wide Bay-B	6%	23%	24%	24%	22%	22,310	32%	29%	14%	12%	12%	22,010
Queensland	4%	13%	19%	26%	39%	340,000	20%	23%	14%	17%	25%	279,000

## Tenures & Building Activity - Wide Bay-Burnett

What percentages of the population own or rent their accommodation? <sup>(8)</sup>

What is the current level of building activity? <sup>(9)</sup>



The mix of housing tenures in Wide Bay-Burnett differs from the Queensland average. More dwellings in the area are owned outright (48%) compared to Queensland overall (39%), although the percentage of dwellings being purchased in Wide Bay-Burnett (21%) is below the State average (24%). In total, around 69% of all dwellings in Wide Bay-Burnett are owned outright or are being purchased, a higher percentage than for Queensland overall (63%).

Rental accommodation is a less popular form of tenancy in Wide Bay-Burnett, accounting for only 24% of occupied dwellings.

Wide Bay-Burnett experienced a surge in housing construction from 1986 to 1996, with a 53% increase in the number of occupied private dwellings. This growth was considerably higher than for Queensland overall during the same period (43%).

In 1999, there were 1,523 building approvals for new dwellings to be constructed in Wide Bay - Burnett. As a percentage of total occupied private dwellings, this level of building activity (1.9%) was lower than the average for Queensland (2.6%). This suggests that there has been a slowing of building activity in the area.

	Fully owned 1996 (*)	Being purchased 1996 (*)	Rental incl. Public Rental 1996 (*)	Total occupied private dwellings 1996	1986-96 growth in occupied private dwellings	Dwelling approvals 1999	Dwelling approvals as % of total occupied private dwellings
Wide Bay-B	48%	21%	24%	81,600	53%	1,523	1.9%
Queensland	39%	24%	30%	1,204,000	43%	31,364	2.6%

(\*) these percentages do not add up to 100% as the *Other category* has been excluded

## Private Rental - Wide Bay-Burnett

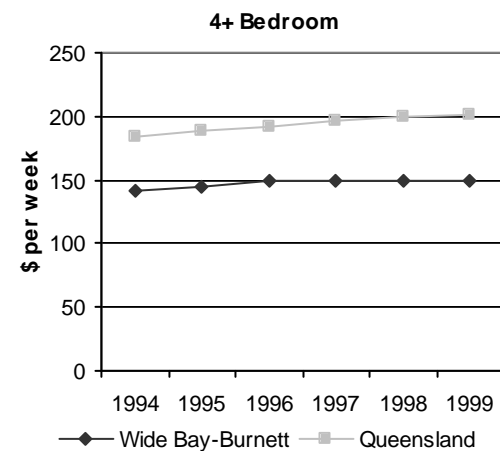
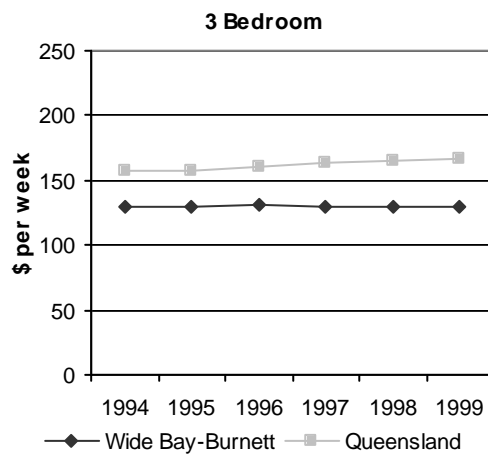
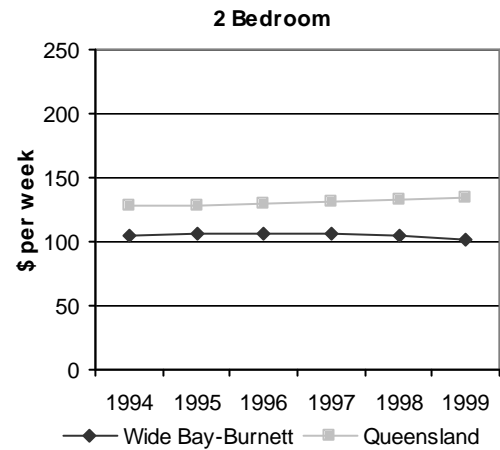
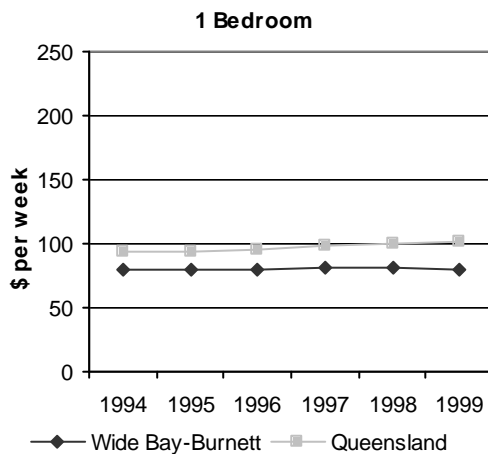
Are private rents increasing or decreasing in the area? <sup>(10)</sup>



Median rents for private rental accommodation in Wide Bay-Burnett are lower than the Queensland average for all housing sizes. Trends in rental cost rises for Wide Bay-Burnett have closely followed those for Queensland since 1994.

The median rent for one-bedroom accommodation in Wide Bay-Burnett is currently around \$20 below the State average, and has changed little since 1994. Rents for two and three-bedroom accommodation are around \$35-\$40 below the State average, and have also remained relatively constant since 1994.

The median rent for four-bedroom and larger sized accommodation in Wide Bay-Burnett is currently around \$50 per week below the Queensland average for this dwelling category, increasing only slightly since 1994.



## Employment & Disadvantage - Wide Bay-Burnett

What is the employment pattern in the area? <sup>(11, 12, 13)</sup>

What is the level of disadvantage? <sup>(14,15)</sup>



The unemployment rate in Wide Bay-Burnett area for the March quarter of 2000 was 13.6%, significantly higher than the Queensland average of 8.6%.

There was a 6% loss of male full-time jobs between 1986 and 1996 for Wide Bay-Burnett area, a slightly higher loss to that which occurred throughout the State (5%). Nevertheless, the level of male full time employment remains lower in South West Queensland (39%) than for Queensland overall (41%).

Women with full-time jobs did not increase their share of the total labour force during the period 1986 to 1996, in contrast to the 2% increase in female full-time employment across the State. The current level of females employed full-time in Wide Bay-Burnett (17%) is significantly lower than for the State overall (21%).

Centrelink payments make up 28% of Wide Bay-Burnett's after-tax income, a very high proportion compared to the State overall (16.5%). Wide Bay-Burnett contains 16 of the 89 most disadvantaged Statistical Local Areas in Queensland.

	Unemployed as % of total labour force (for March 2000 quarter) (11)	Part-time employed as % of total labour force (1996) (12)	F/T employment as % of total labour force 1986 - 1996 (13)				% contribution of Centrelink benefits to after tax incomes (1998) (14)	No. of disadvantaged Statistical Local Area's (1996) (15)
			Male		Female			
			86	96	86	96		
Wide Bay-B	13.6%	27%	45%	39%	17%	17%	28%	16
Queensland	8.6%	27%	46%	41%	19%	21%	16.5%	89

## Housing Affordability - Wide Bay-Burnett

How affordable is private rental for low income households?<sup>(16)</sup>



Private rental is more affordable in Wide Bay- Burnett for low income earners from all household types, compared to Queensland overall.

Despite this three quarters of *Lone person households* in Wide Bay - Burnett (75%) are renting unaffordable housing (paying more than 30% of income in rent).

Nearly half of all *Couples without children* (46%) and *One parent households* (48%) in the Wide Bay - Burnett area are also in unaffordable housing.

*Couples with children* households are more likely to live in affordable housing than other household types, with only 21% of this group paying more than 30% of income in rent.

	Lone person households		One parent households		Couple with children households		Couple without children households	
	No. of low income households (*)	% paying over 30% of income in rent	No. of low income households (*)	% paying over 30% of income in rent	No. of low income households (*)	% paying over 30% of income in rent	No. of low income households (*)	% paying over 30% of income in rent
Wide Bay-B	12,047	75%	4,414	48%	3,531	21%	2,311	46%
Queensland	171,900	80%	57,800	57%	40,900	37%	22,700	58%

(\*) Based on analysis of Centrelink beneficiaries who are renting in the private market and receiving Rent Assistance.

## Data Sources

- 1 DCILGPS. *Population projections for Queensland*, 1999 Edition.
- 2 DCILGPS: *Population age projections 1996 – 2011* (custom data set for DoH).
- 3 DCILGPS: *Population age projections 1996 – 2011* (custom data set for DoH).
- 4 ABS CDATA96 Table T15.
- 5 DCILGPS. *Household projections for Queensland 1996-2011* (custom data set for DoH).
- 6 ABS CDATA96 Table B27
- 7 ABS CDATA96 Tables B23 and B24
- 8 ABS CDATA96 Tables B14 and T20
- 9 DCILGPS: *Average annual dwelling approvals (Year ending 31 December, 1999)*.
- 10 Residential Tenants' Authority 1994-1999: unit record files (*information from new bonds lodged during each twelve month period*).
- 11 Department of Employment, Workplace Relations and Small Business (2000). *Small area labour markets, Australia: March quarter, 2000*.
- 12 ABS CDATA96 Table B18
- 13 ABS CDATA96 Table T13
- 14 Bray JR and Mudd W. (1998) *The contribution of DSS payments to regional income*. Department of Social Security, Canberra.
- 15 ABS CDATA96: Socio-Economic Indexes for Areas. *Based on SEIFA Index of Disadvantage for all SLAs in Queensland: the lowest 20 percent of SLA's represent the most disadvantaged communities*.
- 16 Commonwealth Department of Families and Community Services - *constructed unit record files for Centrelink beneficiaries: June, 1999*.