



## MARYBOROUGH

Community of Wide Bay-Burnett

# Quantitative Needs Analysis

Developed by  
Planning and Business Improvement

Approved by:  
Fergus Smith  
Director, Planning & Strategic Management  
13 October 2000

# Population - Maryborough

Is the population expected to increase or decrease?(1)



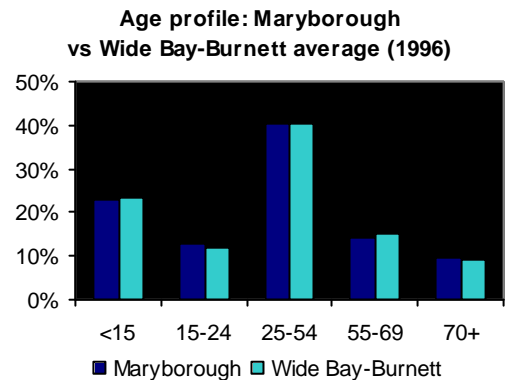
The community of Maryborough is expected to grow to 36,100 persons by 2011, an increase of 13% from 1996. This is a lower rate of projected growth than for the overall Wide Bay-Burnett area. Consequently, by 2011, the community of Maryborough will have a smaller share of Wide Bay-Burnett's total population.

	Total Population (persons)		Population growth 1996-2011	Share of Wide Bay-Burnett's Population	
	1996	2011		1996	2011
Maryborough	32,100	36,100	13%	14.6%	13.1%
Wide Bay-B	220,300	274,800	25%	-	-

How does the age distribution compare with the Area average?(2)



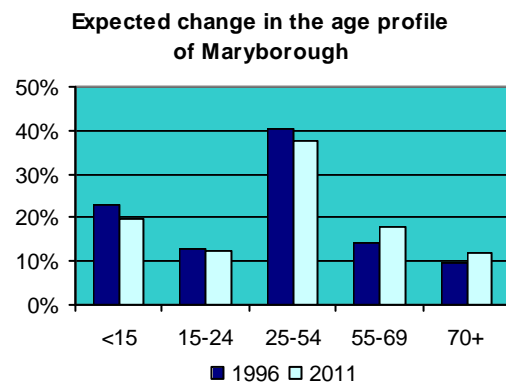
In 1996, the community of Maryborough had a similar age profile to the Wide Bay-Burnett average. Maryborough had a slightly higher percentage of young people (15-24) and people in the 70+ age group.



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



Maryborough's population profile is likely to age by 2011. The largest increase is likely to be in the 55 to 69 year old group. Percentages will fall for children under 15 and persons in the 25 to 54 year old, as the average age of current families with children in the area increases



## Industry - Maryborough

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



One quarter (25%) of persons employed in the Maryborough community work in *Government, education, health and community services* sector, a higher percentage than the Wide Bay-Burnett average. Other prominent employers in Maryborough are the *Wholesale & retail trade* sector and the *Mfg, electricity, gas and water* sector. On the other hand, there was a significantly smaller percentage of people employed in the *Agriculture, forestry, fishing and mining* sector in Maryborough than the Wide bay Burnett average.

	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, other	TOTAL
Maryborough	9%	16%	6%	20%	8%	7%	25%	10%	10,700
Wide Bay-B	16%	12%	7%	20%	5%	8%	22%	10%	73,800

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



In the period 1986 to 1996, there was a 11% increase in the number of jobs for Maryborough. This percentage rate of job growth was significantly lower than the Wide Bay-Burnett average (31%).

The *Cultural, personal services, accommodation & other* sector had the strongest growth in Maryborough with 630 new jobs, while the *Transport, storage & communication* sector lost 370 jobs from 1986-96.

	Job gains/losses 1986-96	Job grow th 1986-96 (%)	Sector w ith strongest grow th	Sector w ith weakest grow th
Maryborough	1,140	11%	Cultural, personal services, accommodation, other (+630 jobs)	Transport, storage & communication (-370 jobs)
Wide Bay-B	18,120	31%	Govt, educ, health & comm services (+5,620 jobs)	Agric, forestry, fishing & Mining (-530 jobs)

## Households - Maryborough

What is the current distribution of household types?

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



Maryborough has a similar household profile to the Wide Bay Burnett average with a slightly lower percentage of *Couple without children* households (29%) and a higher percentage of *Lone person* and *One parent* households.

The total number of households in Maryborough is forecast to grow to around 13,500 between 1996 and 2011. The rate of growth for Maryborough is considerably lower the comparable rate for Wide Bay-Burnett (35%).

	Number of households		% change	% Lone person (*)	% One parent (*)	% Couple with children (*)	% Couple without children (*)
	1996	2011	1996-2011				
Maryborough	11,400	13,500	19%	23%	10%	34%	29%
Wide Bay-B	77,200	104,150	35%	22%	9%	34%	31%

(\*) 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 - Maryborough

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



The income distribution of households in Maryborough is approximately the same as the Wide Bay-Burnett average.

Over two thirds (68%) of Lone person households have incomes less than \$300 per week. This is a slightly larger percentage than the Wide Bay average (67%).

Maryborough has a lower percentage of *One parent* households in the very low income category (less than \$300 per week) and a slightly higher percentage of households in the \$300-\$500 pw income category.

Sixty percent of all *Couples without children* households in Maryborough earn less than \$500 per week, a similar percentage to the corresponding Wide Bay-Burnett average (61%).

A slightly higher percentage of *Couples with children* households (48%) in Maryborough have incomes over \$700 per week when compared to Wide Bay-Burnett overall (46%).

	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
Maryborough	68%	16%	10%	4%	2%	2,470	32%	43%	13%	9%	3%	1,040
Wide Bay-B	67%	17%	9%	5%	2%	15,740	36%	39%	14%	8%	3%	6,890

	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
Maryborough	5%	23%	24%	25%	23%	3,280	33%	27%	14%	14%	12%	3,070
Wide Bay-B	6%	23%	24%	24%	22%	22,310	32%	29%	14%	12%	12%	22,010

## Tenures & Building Activity - Maryborough

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

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



Nearly half the dwellings in Maryborough (49%) are owned outright, which is similar to the Wide Bay Burnett average of 48%. On the other hand, a smaller proportion of all dwellings in Maryborough are rented (21%) than for Wide Bay Burnett overall (24%).

There is also a higher percentage of dwellings currently being purchased in Maryborough, at 16% compared to 21% for Wide Bay Burnett.

The growth in occupied private dwellings was lower in Maryborough than for Wide Bay-Burnett overall in the decade 1986 to 1996. As a consequence the current housing stock will on average be older within this community. The level of building activity in Maryborough is still lower than the average for the overall Wide Bay-Burnett area.

	Fully owned 1996 (*)	Being purchased 1996 (*)	Rental incl. Public Rental 1996 (*)	Total occupied private dwellings 1996	1986-1996 growth in occupied private dwellings	Dwelling approvals 1999	Dwelling approvals as % of total occupied private dwellings
Maryborough	49%	23%	21%	11,700	28%	152	1.3%
Wide Bay-B	48%	21%	24%	81,600	53%	1,523	1.9%

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

# Private Rental - Maryborough

Are private rents increasing or decreasing in this community? (10)

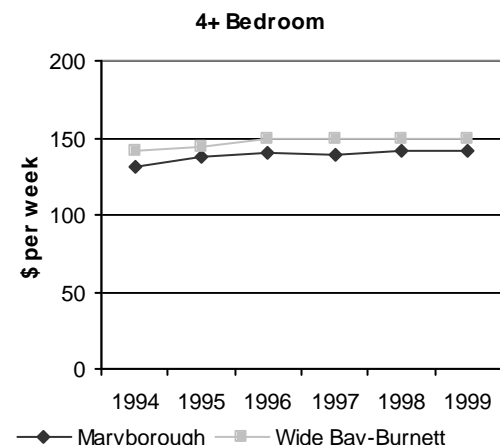
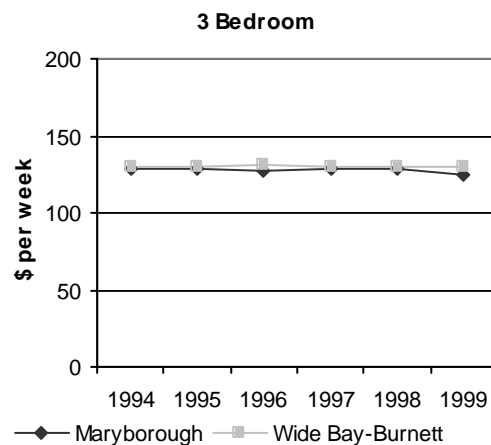
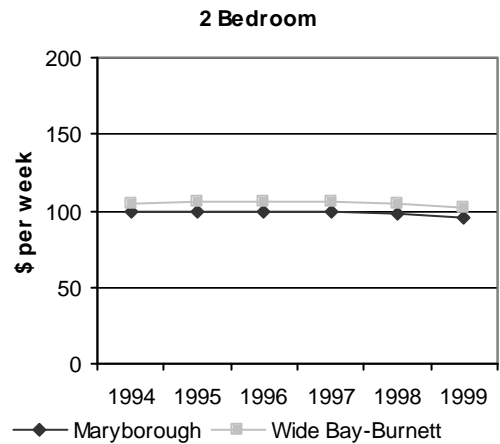
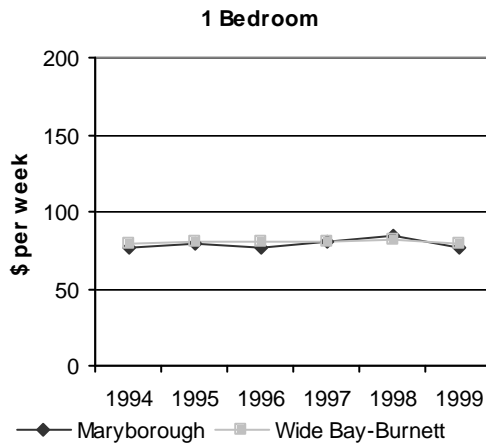


The average rent for one bedroom accommodation in Maryborough was the same as the Wide Bay Burnett average during 1994 to 1999 and has remained relatively stable with very small fluctuations in rent levels.

The average rent for two bedroom accommodation in Maryborough is lower than the Wide Bay Burnett average. Rents for two bedroom accommodation in Maryborough have decreased only marginally since 1994.

The average rent for three bedroom accommodation in Maryborough was the same as the Wide Bay Burnett average during 1994 to 1999 and has remained relatively stable with very small fluctuations in rent levels.

The average rent for four bedroom or larger accommodation in Maryborough is lower than the Wide Bay Burnett average. Rents for four bedroom or larger accommodation in Maryborough increased from 1994 to 1995, decreased slightly in 1997 and have since risen slightly. They are currently approximately \$140 pw.



## Employment & Disadvantage - Maryborough

What is the employment pattern in the community? (11, 12, 13)

What is the level of disadvantage? (14,15)



The unemployment rate in Maryborough for the March quarter of 2000 was 12.6%, which was below the Wide Bay -Burnett average of 13.6%.

Male full time jobs in Maryborough decreased by 6% during the period of 1986-96, whereas female full time jobs decreased by 1%. In 1996 male full time employment in Maryborough was 40%, which was slightly higher than the Wide Bay Burnett average. Female full time employment was 17% which was the same as the Wide Bay Burnett average.

Maryborough has the same percentage of part-time jobs as the Wide Bay - Burnett average (27%).

The percentage of Centrelink benefits in Maryborough is slightly lower than the Wide Bay -Burnett area. Centrelink payments make up approximately one quarter of the community's after-tax incomes (26%).

Maryborough community contains 1 of the 16 disadvantaged Statistical Local Areas identified in the Wide Bay Burnett area

	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)	Disadvantaged community? (1996) (15)
			Male		Female			
			86	96	86	96		
Maryborough	12.6%	27%	46%	40%	18%	17%	26%	1
Wide Bay-B	13.6%	27%	45%	39%	17%	17%	28%	16

## Housing Affordability - Maryborough

How affordable is private rental for low income households? (16)



Private rental in Maryborough is more affordable for households with children which have a smaller percentage of households paying over 30% of their incomes in rent.

Nevertheless almost half (47%) of *One parent* households in Maryborough rent unaffordable accommodation. On the other hand only 16% of *Couples with children* households are renting unaffordable accommodation compared to 21% for the Wide Bay Burnett average.

The percentages of *Couples without children* households and *Lone person* households in Maryborough in unaffordable accommodation is greater than the Wide Bay -Burnett average.

Over three -quarters of *Lone person* households (76%) and half of *Couples without children* households in Maryborough are renting unaffordable housing (ie pay more than 30% of their income in rent).

	Percentage of low income households paying over 30% of income in rent (*)			
	Lone person households	One parent households	Couple with children households	Couple without children households
Maryborough	76%	47%	16%	50%
Wide Bay-B	75%	48%	21%	46%

(\*) 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, 1998 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. *Population age projections 1996-2011 (custom data set for DoH)*
- 6 ABS CDATA96 Table B27
- 7 ABS CDATA96 Tables B23 and B24
- 8 ABS CDATA 96 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 CDATA 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 SLA's represent the most disadvantaged communities.*
- 16 Commonwealth Department of Families and Community Services - *constructed unit record files for Centrelink beneficiaries: June, 1999.*