

Coffs Harbour Economic Profile 2010





ACKNOWLEDGEMENTS

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INTRODUCTION

The Coffs Harbour Economic Profile 2010 is intended to provide a summary of statistical information about the Coffs Harbour economy. The Profile represents the only comprehensive coverage and analysis of economic and business conditions for Coffs Harbour and aims to provide timely and accurate economic data to be used by government and business organisations for planning and decision-making purposes as well as promoting the region as a place to invest and do business. The report presents key economic and statistical indicators in the following categories:

- Population & Demography;
- Employment;
- Business Investment;
- Building & Construction;
- Property & Land;
- Tourism;
- Transport; and
- Lifestyle.

Coffs Harbour is located on the north coast of NSW, 554 km north of Sydney and 427 km south of Brisbane. The Coffs Harbour Local Government Area (LGA) is bounded to the north and northwest by Clarence Valley Council and to the south and southwest by Bellingen Shire. It is roughly triangular in shape encompassing 1,175 square kilometres with a coastline of approximately 30 kilometres.

It extends along the coast north of the Bellinger River to Red Rock. It includes the regional city hub of Coffs Harbour as well as the relaxed, attractive seaside towns of Sawtell and Woolgoolga. Inland, it takes in farmlands, State Forests and the Bindari National Park. In places, the mountains of the Great Dividing Range approach the coast providing diversity in microclimate, landform, fauna and flora, including tracts of rainforest and coastal wetlands.

Coffs Harbour is one of the fastest growing and most dynamic areas within regional NSW. It is also one of Australia's most recognised visitor destinations.

Coffs Harbour LGA is part of the Mid-North Coast Statistical Division (SD). This SD covers the coastal strip extending from Iluka in the north to Wallis Lake in the south and comprises the LGAs of Coffs Harbour, Clarence Valley, Bellingen, Nambucca, Kempsey, Hastings, Greater Taree and Lord Howe Island.

The Coffs Harbour LGA is divided between two Statistical Subdivisions. The city region is the Coffs Harbour Statistical Subdivision (SSD), or Part A, and the remaining area (Part B) is contained within the Clarence SSD.

The statistics presented for Coffs Harbour in this report are benchmarked, where possible, against the Mid-North Coast SD and New South Wales, along with other regions for particular statistics.

SUMMARY OF ECONOMIC INDICATORS

Summary of Recent Statistical Indicators

	Reference Period	Level	Level – 12 mths ago	Change	Annual % Change
POPULATION					
Estimated Resident Population	2009	71,677	70,681	+996	1.4%
Projected Population	2036	101,800	n.a.	+30,123	1.3%
EMPLOYMENT					
Employed Persons	Dec Qtr 2009	29,131	29,383	-252	-0.9%
Unemployment Rate (%) ^(a)	Dec Qtr 2009	7.2	7.3	0.0	0.0%
Labour Force	Dec Qtr 2009	31,406	31,693	-287	-0.9%
Participation Rate (%) ^(a)	2008	54.2	54.6	-0.4	-0.4%
Dependency Ratio (%) ^(a)	2008	55.3	56.4	-1.1	-1.1%
BUSINESS INVESTMENT					
Gross Regional Product (\$ million)	2008/09	2,659.2	2,481.3	+177.9	7.2%
Productivity (\$GRP/hr worked)	2008/09	54.39	51.72	+2.67	5.2%
No. of businesses	June 2007	5,568	n.a.	n.a.	n.a.
Estimated Industry Turnover (\$ million)	June 2007	3,328.8	n.a.	n.a.	n.a.
Average Business Turnover (\$'000)	June 2007	597.8	n.a.	n.a.	n.a.
Average Workforce Size	June 2007	4.6	n.a.	n.a.	n.a.
BUILDING & CONSTRUCTION					
No. of Dwelling Approvals	Yr to Mar 2010	417	487	-70	-14.4
Value of Dwelling Approvals (\$'000)	Yr to Mar 2010	117,738	134,889	-17,151	-12.7
Value of Non-Dwelling Approvals (\$'000)	Yr to Mar 2010	101,775	72,594	29,181	40.2
PROPERTY & LAND					
Median sales price – separate houses (\$)	Dec Qtr 2009	375,000	339,000	+36,000	10.6%
Median sales price – flats / units (\$)	Dec Qtr 2009	244,000	235,000	+9,000	3.8%
Median weekly rent – 2bd unit (\$)	Mar Qtr 2010	220	200	+20	12.8%
Median weekly rent – 3bd house (\$)	Mar Qtr 2010	320	300	+20	6.7%
Rental yield – separate houses (%) ^(a)	Dec Qtr 2009	4.4	4.6	-0.2	-0.2%
Rental yield – flats / units (%) ^(a)	Dec Qtr 2009	4.7	4.3	+0.4	0.4%
Land value – single residential site (\$)	2009	152,000	148,000	+4,000	2.7%
Land value – retail shop site (\$)	2009	490,000	490,000	0	0.0%
TOURISM					
Establishments:					
Hotels, motels & serviced apartments	Dec Qtr 2009	55	58	-3	-5.2
Caravan parks	Dec Qtr 2009	20	21	-1	-4.8
Holiday flats, units & houses	Dec Qtr 2009	252	239	13	5.4
Room occupancy (%) ^(a) :					
Hotels, motels & serviced apartments	Dec Qtr 2009	67.0	66.2	0.8	0.8
Caravan parks	Dec Qtr 2009	63.6	59.5	4.1	4.1
Holiday flats, units & houses	Dec Qtr 2009	65.7	56.5	9.2	9.2
Takings from accommodation (\$'000)	Dec Qtr 2009	19,505.0	19,623.5	-118.5	-0.6
TRANSPORT					
Passenger numbers – Coffs Harbour Airport	2008/09	321,678	337,698	-16,020	-4.7%
Motor Vehicle Registrations (no.)	2009	51,666	50,334	+1,332	2.6%
Petrol Prices (c/L)	March 2010	128.1	123.6	+4.5	3.6%
INCOME					
Mean taxable income (\$)	2007/08	42,336	41,208	+1,128	2.7%
Salaries & wages (\$ million)	2007/08	947.3	848.4	+98.9	11.7%

Note: (a) Changes are percentage point changes.

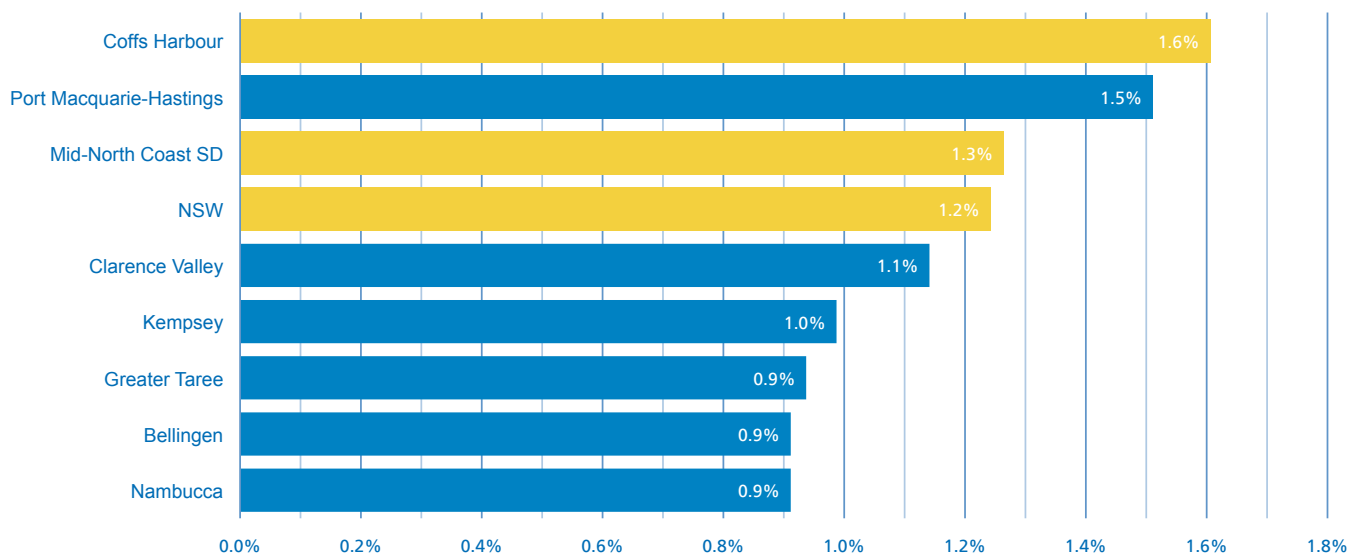
POPULATION & DEMOGRAPHY

Estimated Resident Population

The estimated resident population of Coffs Harbour at June 2009 was 71,677 persons, an increase of 996 from the level recorded at June 2008. This represented annual population growth of 1.4%, higher than the average recorded for the Mid-North Coast SD (1.3%), but slightly lower than the figure for New South Wales (1.7%).

Of the eight local government areas (LGAs) comprising the Mid-North Coast SD, Coffs Harbour recorded the second highest annual increase in population in 2009, behind Clarence Valley (1.6%). Coffs Harbour is the second largest LGA in terms of population in the Mid-North Coast SD behind Port Macquarie-Hastings (75,104 persons).

Annual Population Growth 2004-2009



Source: ABS 3218.0

Over the past five years, Coffs Harbour has experienced an increase in population of 5,489 persons, representing average annual growth of 1.6%. This was higher than the average annual population growth for the Mid-North Coast SD (1.3%) and New South Wales (1.2%) over the same period.

Coffs Harbour's population as a proportion of the Mid-North Coast SD increased from 22.8% in 2004 to 23.2% in 2009. Coffs Harbour recorded the highest average annual growth in population of all LGAs within the Mid-North Coast SD over the period 2004-09.

Estimated Residential Population

LGA	Level 2009	Ann % chg	Level 2004	Total change 2004-09	Ann % chg 2004-09	% of MNC 2009	% of MNC 2004
Coffs Harbour	71,677	1.4	66,188	+5,489	1.6	23.2	22.8
Coffs Harbour (C) - Pt A	52,517	1.5	48,623	+3,894	1.6	17.0	16.7
Coffs Harbour (C) - Pt B	19,160	1.3	17,565	+1,595	1.8	6.2	6.0
Bellingen	13,369	1.2	12,776	+593	0.9	4.3	4.4
Clarence Valley	52,054	1.6	49,183	+2,871	1.1	16.8	16.9
Greater Taree	48,503	1.1	46,293	+2,210	0.9	15.7	15.9
Port Macquarie-Hastings	75,104	1.2	69,678	+5,426	1.5	24.3	24.0
Kempsey	29,331	1.2	27,925	+1,406	1.0	9.5	9.6
Lord Howe Island	364	0.0	358	+6	0.3	0.1	0.1
Nambucca	19,186	1.0	18,335	+851	0.9	6.2	6.3
Mid-North Coast	309,588	1.3	290,736	+18,852	1.3	100.0	100.0
NSW	7,134,421	1.7	6,707,189	+427,232	1.2	-	-

Source: ABS 3218.0



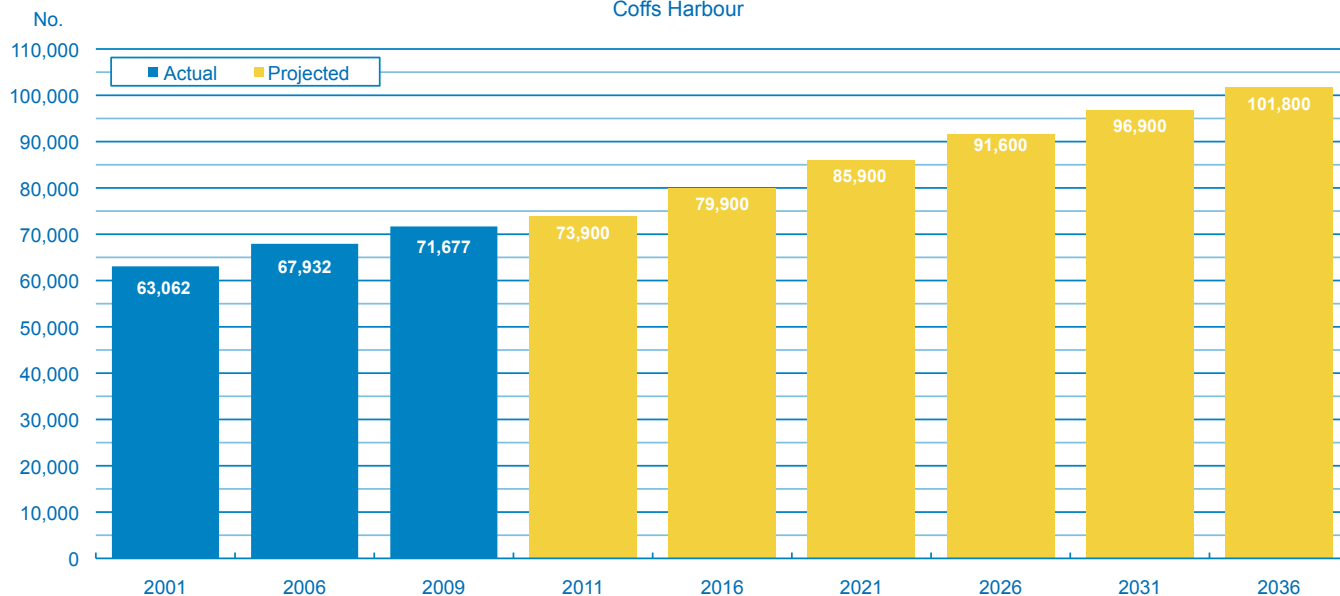
POPULATION & DEMOGRAPHY

Population Projections

Over the period to 2036, the population of Coffs Harbour is expected to increase by 30,123 persons – or an average annual rate of 1.3% – to a population of approximately 101,800 persons. The growth rate for Coffs Harbour is higher than that forecast for the Mid-North Coast SD (0.8%) and New South Wales (0.9%) over the same period. Coffs Harbour is expected to contribute 38.9% of the total increase in population of the Mid-North Coast SD (77,512 persons) over the period to 2036.

Population Projections

Coffs Harbour



Source: ABS 3218.0, Dept of Planning

In 2009, Coffs Harbour accounted for 23.2% of the population of the Mid-North Coast SD and 1.0% of the population of New South Wales. By 2036, these proportions are projected to increase to 26.3% and 1.1% respectively.

Coffs Harbour is expected to experience the highest average annual growth in population of the eight LGAs comprising the Mid-North Coast SD, along with Port Macquarie-Hastings, over the period to 2036.

Population Projections

LGA	Level 2009	Projection 2011	Projection 2016	Projection 2021	Projection 2026	Projection 2031	Projection 2036	Ann % chg 2009-36
Coffs Harbour	71,677	73,900	79,900	85,900	91,600	96,900	101,800	1.3
Bellingen	13,369	13,100	13,400	13,600	13,800	14,000	14,200	0.2
Clarence Valley	52,054	51,700	53,200	54,500	55,700	56,600	57,300	0.4
Greater Taree	48,503	48,300	49,700	50,800	51,900	52,700	53,200	0.3
Port Macquarie-Hastings	75,104	77,900	84,500	90,800	96,900	102,500	107,600	1.3
Kempsey	29,331	29,300	30,000	30,600	31,200	31,600	31,900	0.3
Nambucca	19,186	19,100	19,500	19,900	20,300	20,600	20,800	0.3
Mid-North Coast	309,588	313,700	330,500	346,600	361,700	375,300	387,100	0.8
NSW	7,134,421	7,187,000	7,559,600	7,939,800	8,322,800	8,700,500	9,066,100	0.9

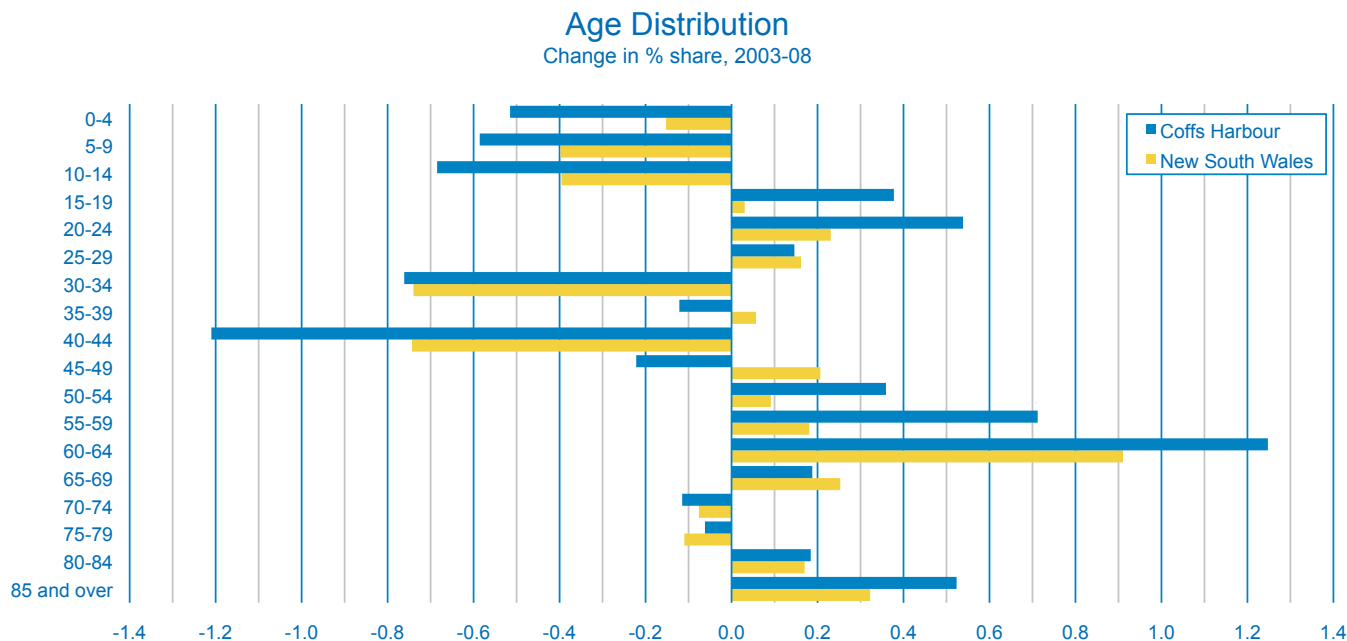
Source: ABS 3218.0, Dept of Planning



POPULATION & DEMOGRAPHY

Age Distribution

Since 2003, the average age of Coffs Harbour has increased by 1.2 years to 39.6 years in 2008. By comparison, the average age for New South Wales was 36.9 years in 2003, rising by 0.8 years to 37.6 years in 2008. Between 2003 and 2008, there was an increase in the total population share of Coffs Harbour in the 15-29 years, 50-69 years and 80 years and over age brackets.



Source: ABS 3218.0, Dept of Planning

The dependency ratio in Coffs Harbour was 55.3% in 2008, which was higher than the average for New South Wales (48.9%). Between 2003 and 2008, the dependency ratio for Coffs Harbour decreased significantly by 2.6 percentage points, greater than the average for New South Wales (down 0.9 percentage points).

Age Distribution (%)

Age group	Coffs Harbour			New South Wales		
	2003	2008	% chg 2003-2008	2003	2008	% chg 2003-2008
0-4	6.0	5.4	-0.5	6.4	6.3	-0.2
5-9	7.1	6.5	-0.6	6.7	6.3	-0.4
10-14	8.0	7.3	-0.7	6.9	6.5	-0.4
15-19	7.4	7.8	+0.4	6.8	6.8	0.0
20-24	5.0	5.5	+0.5	6.7	7.0	+0.2
25-29	4.6	4.8	+0.1	6.9	7.1	+0.2
30-34	5.8	5.1	-0.8	7.7	6.9	-0.7
35-39	6.4	6.3	-0.1	7.3	7.4	+0.1
40-44	7.9	6.6	-1.2	7.7	7.0	-0.7
45-49	7.9	7.6	-0.2	7.0	7.2	+0.2
50-54	7.2	7.6	+0.4	6.5	6.6	+0.1
55-59	6.2	6.9	+0.7	5.8	5.9	+0.2
60-64	4.9	6.1	+1.2	4.4	5.3	+0.9
65-69	4.4	4.6	+0.2	3.7	3.9	+0.3
70-74	4.0	3.9	-0.1	3.3	3.2	-0.1
75-79	3.3	3.3	-0.1	2.8	2.7	-0.1
80-84	2.3	2.5	+0.2	1.9	2.1	+0.2
85+	1.6	2.1	+0.5	1.5	1.8	+0.3
Avg age (yrs)	38.4	39.6	+1.2	36.9	37.6	+0.8
Dependency ratio (%)	57.9	55.3	-2.6	49.8	48.9	-0.9

Note: Changes are percentage point changes
Source: ABS Census 2006

POPULATION & DEMOGRAPHY

Demographic Profile

The following table contains key demographic statistics for Coffs Harbour as at the 2006 Census, along with comparison data for the Mid-North Coast SD and New South Wales.

Key Demographic Indicators, 2006 Census

	Coffs Harbour		Mid-North Coast		New South Wales	
	No.	% of total	No.	% of total	No.	% of total
Person Characteristics						
Total persons (excluding overseas visitors)	64,910	-	284,676	-	6,549,177	-
Males	31,573	48.6	139,226	48.9	3,228,451	49.3
Females	33,337	51.4	145,450	51.1	3,320,726	50.7
Age groups:						
0-4 years	3,625	5.6	257,077	90.3	420,434	6.4
5-14 years	9,528	14.7	549,455	193.0	878,483	13.4
15-24 years	8,049	12.4	539,206	189.4	871,714	13.3
25-54 years	24,776	38.2	1,638,354	575.5	2,753,218	42.0
55-64 years	8,132	12.5	437,550	153.7	719,551	11.0
65 years and over	10,801	16.6	482,891	169.6	905,778	13.8
Average age	39.8	-	41.4	-	37.5	-
Selected Characteristics						
Australian citizenship	59,103	91.1	260,766	91.6	5,615,961	85.8
Persons born overseas	7,502	11.6	26,389	9.3	1,555,841	23.8
Overseas visitors	412	0.6	1,186	0.4	57,045	0.9
Country of Birth – Australia	53,904	83.0	241,869	85.0	4,521,152	69.0
Language spoken at home – English only	59,520	91.7	266,053	93.5	4,846,672	74.0
Income (Population aged 15 years and over):						
Average individual income (\$/weekly)	483.37	-	460.13	-	621.8	-
Average household income (\$/weekly)	912.55	-	859.50	-	1,246.81	-
Average family income (\$/weekly)	1,051.44	-	994.27	-	1,410.93	-
Occupation						
Total employed persons (aged 15 years and over):	25,670	-	2,909,443	-	9,104,184	-
Professionals	4,305	16.8	616,279	21.2	1,806,016	19.8
Technicians & trades workers	3,728	14.5	396,720	13.6	1,309,256	14.4
Clerical & administrative workers	3,611	14.1	447,952	15.4	1,365,810	15.0
Managers	3,262	12.7	396,460	13.6	1,202,261	13.2
Sales workers	3,137	12.2	282,292	9.7	896,209	9.8
Labourers	3,105	12.1	277,548	9.5	952,519	10.5
Community & personal service workers	2,787	10.9	249,577	8.6	801,902	8.8
Machinery operators & drivers	1,306	5.1	187,135	6.4	604,616	6.6
Family Characteristics						
Total families	17,727	-	78,989	-	1,716,220	-
Couple families with children	6,794	38.3	28,388	35.9	792,685	46.2
Couple families without children	7,278	41.1	35,546	45.0	618,583	36.0
One parent families	3,470	19.6	14,200	18.0	275,799	16.1
Other families	185	1.0	855	1.1	29,153	1.7
Dwelling Characteristics						
Total private dwellings	28,702	-	130,901	-	2,728,719	-
Occupied private dwellings:	26,029	-	115,740	-	2,470,451	-
Fully owned	9,555	36.7	48,407	41.8	820,540	33.2
Being purchased	7,050	27.1	29,933	25.9	745,336	30.2
Rented	7,794	29.9	30,048	26.0	700,654	28.4
Other tenure type	283	1.1	1,383	1.2	20,070	0.8
Not stated	1,345	5.2	5,970	5.2	183,850	7.4

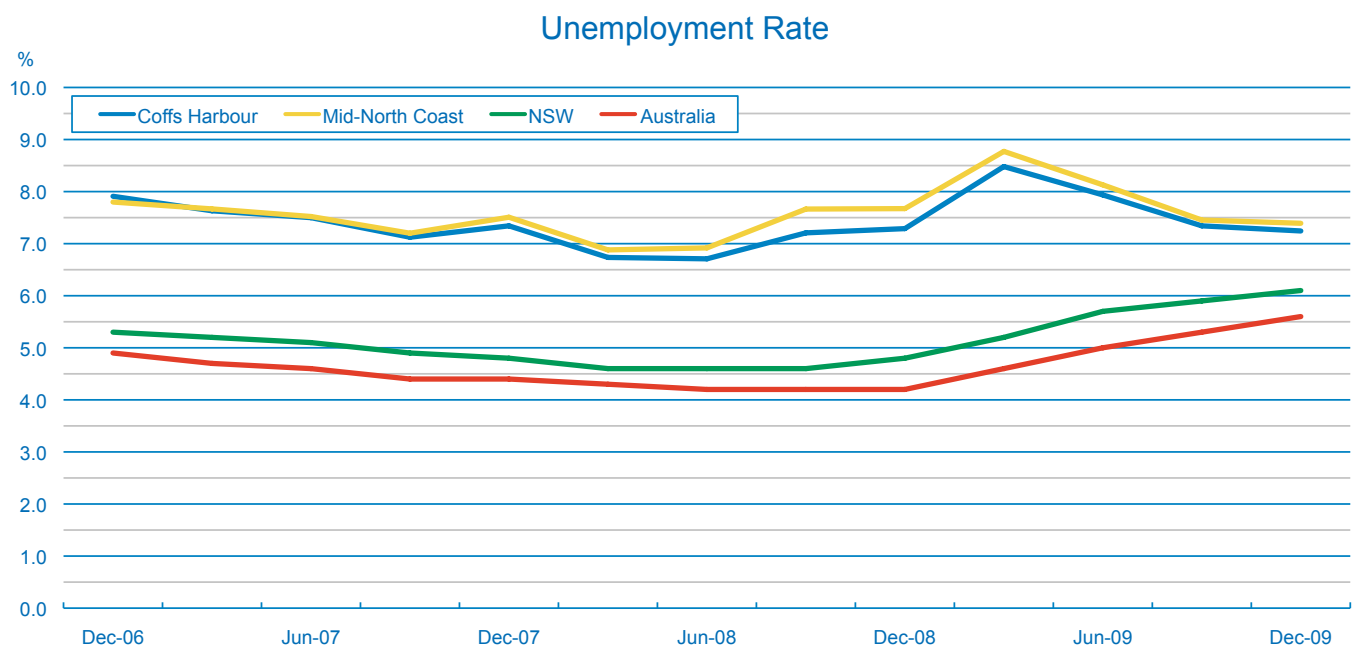
Source: ABS 2006 Census

EMPLOYMENT

Labour Market

The estimated number of employed persons in Coffs Harbour was 29,131 in the December Quarter 2009, representing a slight decrease of 0.9% from the level recorded in the December Quarter 2008. Coffs Harbour contributed approximately 24.7% of the total number of employed persons in the Mid-North Coast (117,888) in the December Quarter 2009.

The unemployment rate in Coffs Harbour was 7.2% in the December Quarter 2009, which was marginally lower than the rate recorded in the December Quarter 2008 (7.3%). The unemployment rate has fallen by 1.2 percentage points from a recent peak of 8.5% recorded in the March Quarter 2009. Coffs Harbour's unemployment rate in the December Quarter 2009 was lower than the rate for the Mid-North Coast (7.4%) but higher than the averages for New South Wales (6.1%) and Australia (5.6%).



Source: DEEWR

The number of unemployed persons in Coffs Harbour was approximately 2,275 in the December Quarter 2009, representing a decrease of 1.5% from the level recorded in the December Quarter 2008 (2,310). This decline was in contrast to the significant annual increase in the number of unemployed persons across New South Wales (up 29.0%). With regard to the labour force, Coffs Harbour experienced a small annual decrease of 0.9% to 31,406 persons in the December Quarter 2009. Coffs Harbour contributed a share of 24.7% of the total labour force for the Mid-North Coast (127,297 persons) in the December Quarter 2009.

Labour Market

	Coffs Harbour		Mid-North Coast		New South Wales	
	Dec Qtr 2009	Ann % chg	Dec Qtr 2009	Ann % chg	Dec Qtr 2009	Ann % chg
Employed persons (no.)	29,131	-0.9	117,888	-0.6	3,402,900	-0.5
Unemployed (no.)	2,275	-1.5	9,409	-4.5	220,000	29.0
Unemployment rate ^(a) (%)	7.2	0.0	7.4	-0.3	6.1	1.3
Labour force (no.)	31,406	-0.9	127,297	-0.9	3,622,900	0.9

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

Source: DEEWR, Lawrence Consulting

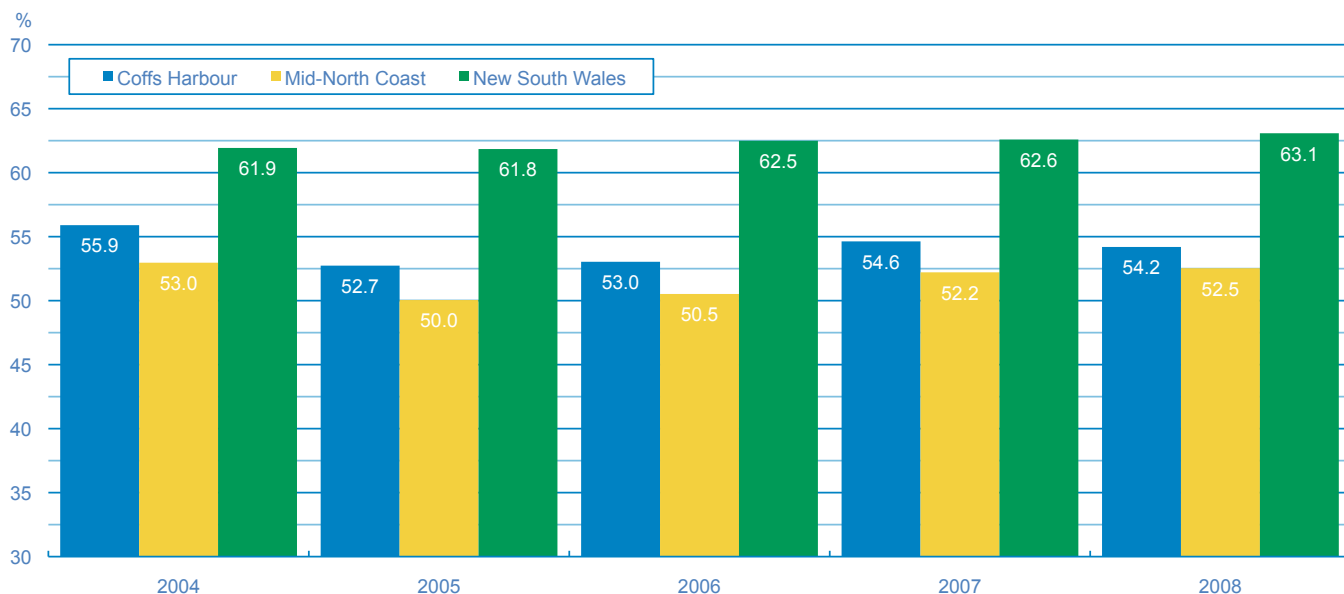
EMPLOYMENT

Employment Capacity

Participation Rate

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in Coffs Harbour was 54.2% in 2008, which was 0.4 percentage points lower than the level recorded in 2007 (54.6%), but 1.2 percentage points higher than the average in 2006 (53.0%). By comparison, the workforce participation rates for the Mid-North Coast and New South Wales were 52.5% and 63.1%, respectively in 2008.

Participation Rate



Source: ABS 3235.0, DEEWR & Lawrence Consulting

Dependency Ratio

The dependency ratio is the ratio of the economically-dependent proportion of the population to the productive part. The economically-dependent proportion is generally recognised to be individuals under the age of 15 and over the age of 65. The productive part makes up the gap in between (ages 15-64), or the labour force. This ratio is important because as it increases, there is increased strain on the productive part of the population to support the upbringing and pensions of the economically dependent.

The dependency ratio in Coffs Harbour was 55.3% in 2008, representing a decrease of 1.1 percentage points from the level recorded in 2007 (56.4%). By comparison, the dependency ratios for the Mid-North Coast and New South Wales were 62.4% and 48.9%, respectively in 2008.

Employment Capacity

	Level 2008	Level 2007	Ann % chg ^(a)
Participation Rate			
Coffs Harbour	54.2	54.6	-0.4
Mid-North Coast	52.5	52.2	0.3
New South Wales	63.1	62.6	0.5
Dependency Ratio			
Coffs Harbour	55.3	56.4	-1.1
Mid-North Coast	62.4	62.9	-0.5
New South Wales	48.9	49.3	-0.4

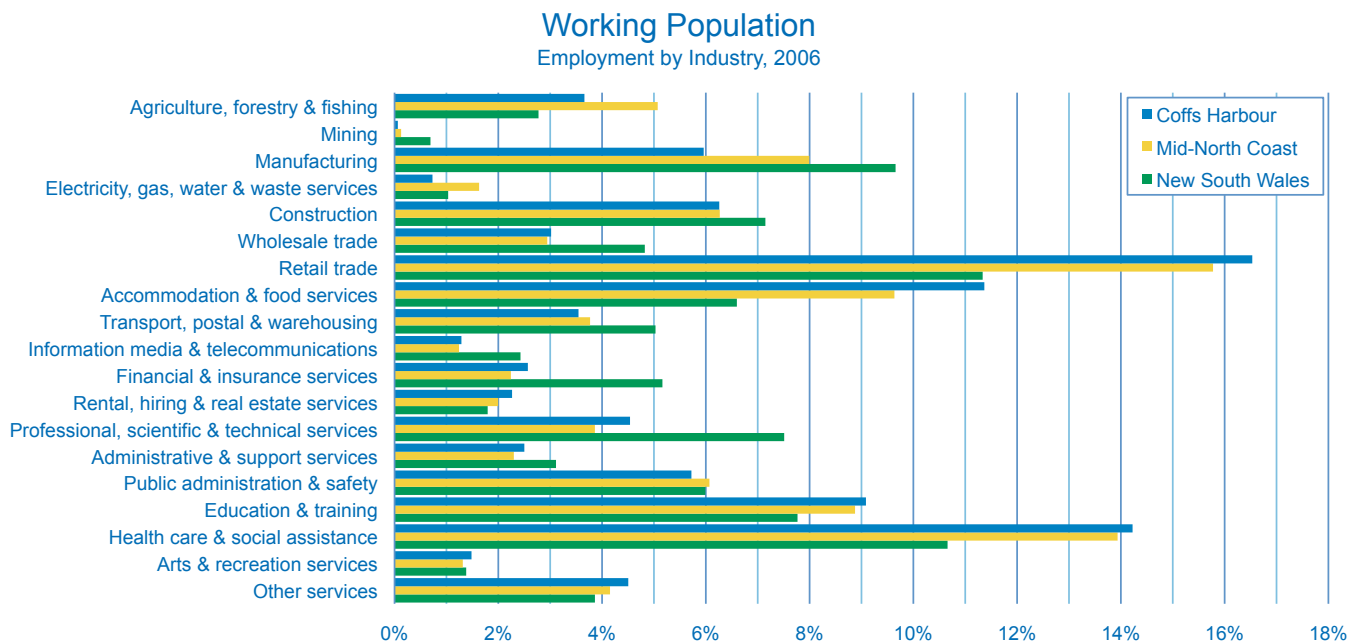
Note: (a) Changes are percentage point changes.

Source: ABS 3235.0, DEEWR & Lawrence Consulting

EMPLOYMENT

Workforce

The total working population of Coffs Harbour (i.e. the number of persons whose place of employment is within the LGA), as at the 2006 Census, was approximately 23,662 persons. This represented an increase of 3,204 persons, or an average annual growth rate of 3.0%, from the level recorded at the 2001 Census. In 2006, the largest industry employer in Coffs Harbour was Retail Trade with 16.5% of the total workforce, followed by Health Care & Social Assistance (14.2%), Accommodation & Food Services (11.4%) and Education & Training (9.1%).



Source: ABS 2006 Census

Coffs Harbour had a higher proportion of employment share in the Agriculture, Forestry & Fishing; Retail Trade; Accommodation & Food Services; Rental, Hiring & Real Estate Services; Education & Training; Health Care & Social Assistance; Arts & Recreation Services; and Other Services industries than New South Wales in 2006.

Working Population – Employment by Industry, 2006

Industry	Coffs Harbour		Mid-North Coast		New South Wales	
	No.	% of total	No.	% of total	No.	% of total
Agriculture, forestry & fishing	866	3.7	1,410	5.1	1,354	2.8
Mining	15	0.1	15	0.1	15	0.7
Manufacturing	1,410	6.0	1,410	8.0	1,410	9.7
Electricity, gas, water & waste services	173	0.7	173	1.6	173	1.0
Construction	1,481	6.3	1,481	6.3	1,481	7.1
Wholesale trade	714	3.0	714	2.9	714	4.8
Retail trade	3,912	16.5	3,912	15.8	3,912	11.3
Accommodation & food services	2,690	11.4	2,690	9.6	2,690	6.6
Transport, postal & warehousing	839	3.5	839	3.8	839	5.0
Information media & telecommunications	305	1.3	305	1.2	305	2.4
Financial & insurance services	608	2.6	608	2.2	608	5.2
Rental, hiring & real estate services	536	2.3	536	2.0	536	1.8
Professional, scientific & technical services	1,074	4.5	1,074	3.9	1,074	7.5
Administrative & support services	592	2.5	592	2.3	592	3.1
Public administration & safety	1,354	5.7	1,354	6.1	1,354	6.0
Education & training	2,150	9.1	2,150	8.9	2,150	7.8
Health care & social assistance	3,366	14.2	3,366	13.9	3,366	10.7
Arts & recreation services	351	1.5	351	1.3	351	1.4
Other services	1,066	4.5	1,066	4.2	1,066	3.9
Total	23,662	100.0	23,662	100.0	23,662	100.0

Source: ABS 2006 Census

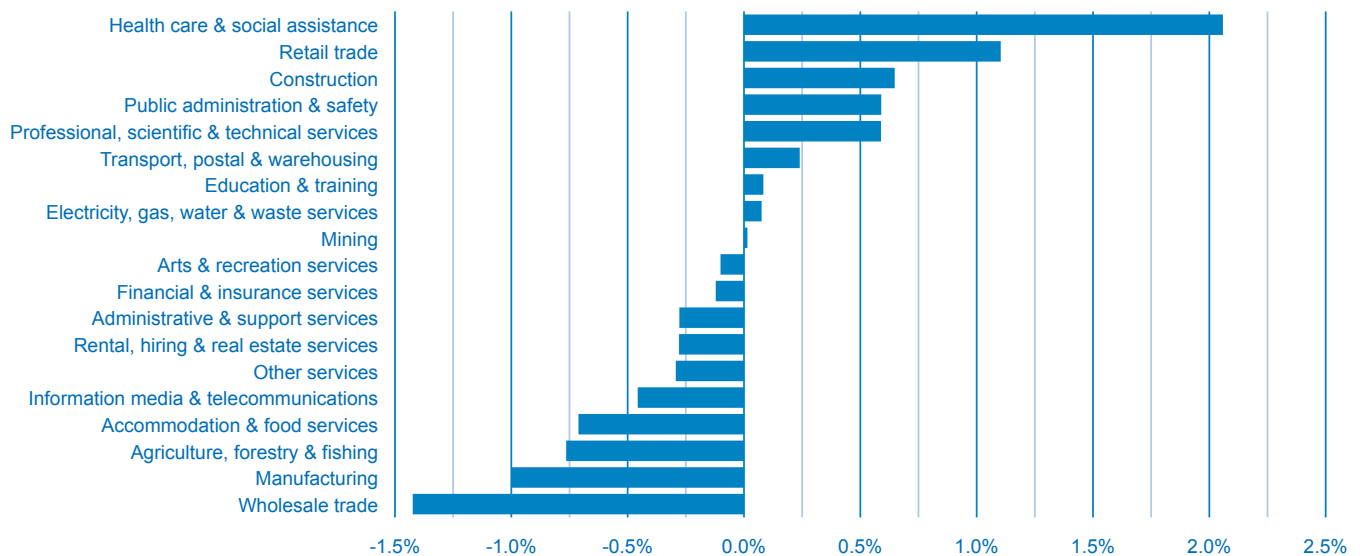
EMPLOYMENT

Employment by Industry

The number of employed residents in Coffs Harbour, as at the 2006 Census, was approximately 26,145 persons, of which the largest industry employment share was Retail Trade (15.6%), followed by Health Care & Social Assistance (12.9%) and Accommodation & Food Services (10.6%). Coffs Harbour had a higher proportion of resident employment share in the Retail Trade; Accommodation & Food Services; Rental, Hiring & Real Estate Services; Education & Training; Arts & Recreation Services; and Other Services industries than both the Mid-North Coast and New South Wales in 2006.

Industry Employment Share

% change 2001-06, Coffs Harbour



Source: ABS 2006 Census

Between 2001 and 2006, the Health Care & Social Assistance industry recorded the largest increase in industry employment share (up 2.1 percentage points), followed by Retail Trade (up 1.1 percentage points) and Construction (up 0.6 percentage points).

Employment by Industry, 2006

Industry	Coffs Harbour		Mid-North Coast	New South Wales
	No.	% of total	% of total	% of total
Agriculture, forestry & fishing	980	3.7	5.1	2.7
Mining	28	0.1	0.2	0.7
Manufacturing	1,575	6.0	7.7	9.6
Electricity, gas, water & waste services	199	0.8	1.6	1.0
Construction	2,151	8.2	8.5	7.3
Wholesale trade	834	3.2	3.0	4.7
Retail trade	4,076	15.6	14.7	11.1
Accommodation & food services	2,779	10.6	8.9	6.5
Transport, postal & warehousing	938	3.6	4.0	5.0
Information media & telecommunications	347	1.3	1.3	2.4
Financial & insurance services	638	2.4	2.1	5.0
Rental, hiring & real estate services	529	2.0	1.9	1.7
Professional, scientific & technical services	1,158	4.4	3.8	7.3
Administrative & support services	743	2.8	2.7	3.1
Public administration & safety	1,519	5.8	5.8	6.0
Education & training	2,224	8.5	8.2	7.6
Health care & social assistance	3,363	12.9	13.1	10.5
Arts & recreation services	409	1.6	1.3	1.4
Other services	1,102	4.2	4.0	3.8
Total	26,145	100.0	100.0	100.0

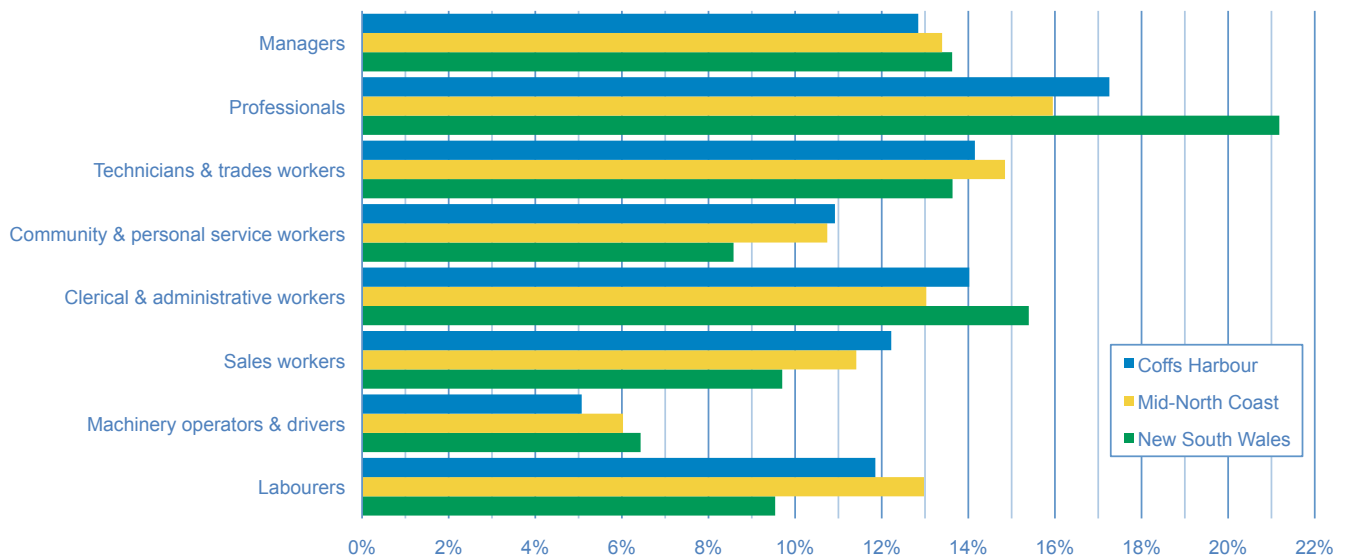
Source: ABS 2006 Census

EMPLOYMENT

Employment by Occupation

The most common occupational grouping amongst employed residents in Coffs Harbour in 2006 was Professionals, accounting for 17.3% of total employment, followed by Technicians & Trades Workers (14.2%) and Clerical & Administrative Workers (14.0%). In 2006, Coffs Harbour had a proportionately larger occupational share of Technicians & Trades Workers; Community & Personal Service Workers; Sales Workers; and Labourers than New South Wales.

Employment by Occupation
2006



Source: ABS 2006 Census

Between 2001 and 2006, the Professionals occupation class recorded the largest increase in proportional share of resident employment (up 1.8 percentage points), followed by Community & Personal Service Workers (up 1.2 percentage points) and Labourers (up 0.8 percentage points).

Employment by Occupation, 2006

Occupation	Coffs Harbour		Mid-North Coast	New South Wales
	No.	% of total	% of total	% of total
Managers	3,358	12.8	13.4	13.6
Professionals	4,512	17.3	16.0	21.2
Technicians & trades workers	3,700	14.2	14.8	13.6
Community & personal service workers	2,855	10.9	10.7	8.6
Clerical & administrative workers	3,666	14.0	13.0	15.4
Sales workers	3,195	12.2	11.4	9.7
Machinery operators & drivers	1,326	5.1	6.0	6.4
Labourers	3,099	11.9	13.0	9.5
Inadequately described/Not stated	434	1.7	1.6	1.9
Total	26,145	100.0	100.0	100.0

Source: ABS 2006 Census

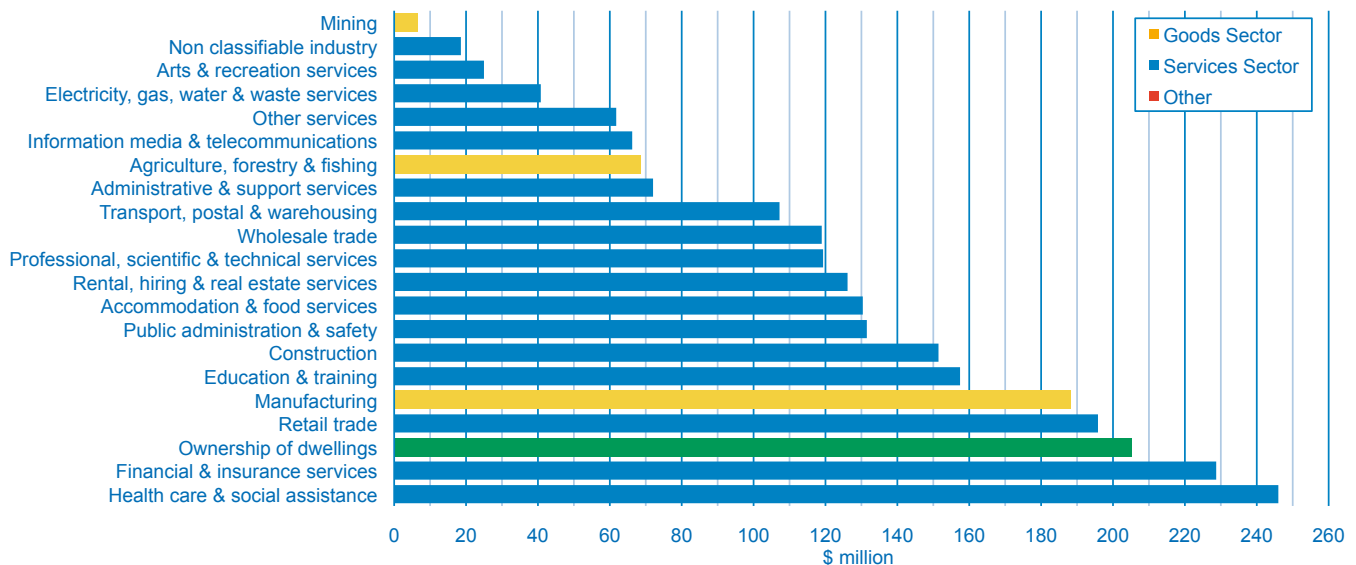
BUSINESS INVESTMENT

Gross Regional Product

The Gross Regional Product (GRP) of Coffs Harbour was estimated at approximately \$2,659.2 million in 2008/09, representing an increase of 7.2% from the level recorded in 2007/08 (\$2,481.3 million). Coffs Harbour contributed 25.1% and 0.7%, respectively, to the gross regional / state products of the Mid-North Coast (\$10.6 billion) and New South Wales (\$402.3 billion) in 2008/09. With regard to industry, the largest contribution was made by the Health Care & Social Assistance sector, with approximately 9.3% of the total GRP for Coffs Harbour, followed by Financial & Insurance Services (8.6%), Retail Trade (7.4%) and Manufacturing (7.1%).

Gross Regional Product

Coffs Harbour, 2008/09



Source: Lawrence Consulting

Gross Regional Product, 2008/09

Industry	Coffs Harbour			Mid-North Coast		New South Wales	
	Level (\$m)	% of GRP	Ann % chg	Level (\$m)	% of GRP	Level (\$m)	% of GRP
Agriculture, forestry & fishing	\$68.6	2.6	23.0	\$371.4	3.5	\$6,089	1.5
Mining	\$6.6	0.2	-3.6	\$51.3	0.5	\$12,265	3.0
Manufacturing	\$188.3	7.1	9.4	\$987.5	9.3	\$34,770	8.6
Electricity, gas, water & waste services	\$40.8	1.5	-3.8	\$355.5	3.3	\$7,979	2.0
Construction	\$151.4	5.7	3.8	\$592.9	5.6	\$26,212	6.5
Wholesale trade	\$119.0	4.5	11.8	\$453.6	4.3	\$18,583	4.6
Retail trade	\$195.8	7.4	7.8	\$730.4	6.9	\$16,521	4.1
Accommodation & food services	\$130.4	4.9	12.3	\$431.9	4.1	\$9,881	2.5
Transport, postal & warehousing	\$107.2	4.0	13.9	\$445.5	4.2	\$21,187	5.3
Information media & telecommunications	\$66.2	2.5	16.0	\$249.5	2.4	\$16,338	4.1
Financial & insurance services	\$228.7	8.6	7.2	\$780.3	7.4	\$56,763	14.1
Rental, hiring & real estate services	\$126.1	4.7	7.4	\$434.7	4.1	\$11,246	2.8
Professional, scientific & technical services	\$119.3	4.5	2.6	\$396.9	3.7	\$26,480	6.6
Administrative & support services	\$72.0	2.7	5.6	\$258.8	2.4	\$11,469	2.9
Public administration & safety	\$131.5	4.9	-0.8	\$545.2	5.1	\$17,192	4.3
Education & training	\$157.4	5.9	7.8	\$601.2	5.7	\$15,200	3.8
Health care & social assistance	\$246.0	9.3	10.0	\$942.1	8.9	\$22,737	5.7
Arts & recreation services	\$25.0	0.9	-0.9	\$86.6	0.8	\$3,746	0.9
Other services	\$61.8	2.3	15.3	\$222.6	2.1	\$7,337	1.8
Non classifiable industry	\$18.6	0.7	9.1	\$84.8	0.8		
Total Industry Factor Income	\$2,260.8	85.0	8.1	\$9,022.8	85.0	\$341,995	85.0
Ownership of dwellings	\$205.3	7.7	10.3	\$819.3	7.7	\$31,055	7.7
Taxes less subsidies on production and imports	\$204.5	7.7	0.7	\$816.2	7.7	\$30,937	7.7
Statistical discrepancy (I)	-\$11.4	-0.4	-	-\$45.4	-0.4	-\$1,721	-0.4
Gross Regional Product (\$m)	\$2,659.2	100.0	7.2	\$10,612.9	100.0	\$402,262	100.0

Source: Lawrence Consulting

BUSINESS INVESTMENT

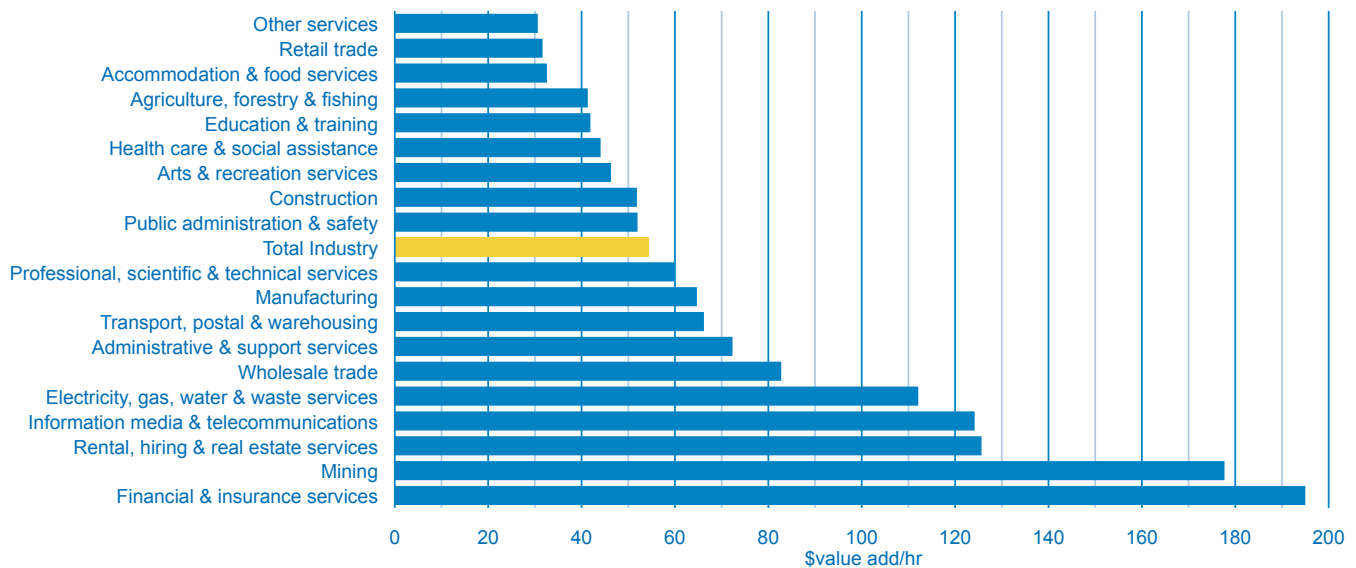
Productivity

Productivity is a key component of economic growth and is a measure of the efficiency of production within a region. Dividing the GRP of a region by total hours worked will measure the labour productivity within that region, i.e. the average amount of output produced by an hour worked by a person within that region.

Coffs Harbour recorded total industry productivity (or industry value added per hour worked) of approximately \$54.39 in 2008/09, which represented an increase of 5.2% from the average productivity for 2007/08 (\$51.72). Coffs Harbour recorded a lower total industry productivity average than New South Wales (\$68.74) in 2008/09, whilst the annual increase in productivity was marginally lower than the State (5.5%).

Industry Productivity

Coffs Harbour, 2008/09



Source: Lawrence Consulting

Productivity, 2008/09

Industry Division	Coffs Harbour			New South Wales		
	Level (\$ value added/hr)	Ann chg (\$)	Ann % chg	Level (\$ value added/hr)	Ann chg (\$)	Ann % chg
Agriculture, forestry & fishing	41.34	+6.80	19.7	39.46	+4.36	12.4
Mining	177.69	-11.64	-6.1	292.15	+56.48	24.0
Manufacturing	64.70	+3.91	6.4	65.27	+0.02	0.0
Electricity, gas, water & waste services	112.11	-7.68	-6.4	140.17	+15.91	12.8
Construction	51.85	+0.50	1.0	67.50	+1.18	1.8
Wholesale trade	82.76	+6.67	8.8	70.27	+4.75	7.3
Retail trade	31.64	+1.47	4.9	33.76	-0.18	-0.5
Accommodation & food services	32.58	+2.78	9.3	37.24	+1.69	4.8
Transport, postal & warehousing	66.21	+6.49	10.9	78.17	+6.12	8.5
Information media & telecommunications	124.19	+14.18	12.9	126.77	+19.39	18.1
Financial & insurance services	195.00	+7.99	4.3	202.90	+10.90	5.7
Rental, hiring & real estate services	125.65	+5.42	4.5	121.42	+0.52	0.4
Professional, scientific & technical services	59.80	-0.07	-0.1	66.47	+1.56	2.4
Administrative & support services	72.33	+1.92	2.7	78.70	+1.90	2.5
Public administration & safety	51.98	-1.88	-3.5	55.34	+3.39	6.5
Education & training	41.89	+1.97	4.9	42.46	+1.26	3.1
Health care & social assistance	44.08	+2.89	7.0	47.40	+3.51	8.0
Arts & recreation services	46.29	-1.73	-3.6	61.81	+3.09	5.3
Other services	30.63	+3.33	12.2	37.50	+1.85	5.2
Total Industry	54.39	+2.67	5.2	68.74	+3.60	5.5

Source: Lawrence Consulting



BUSINESS INVESTMENT

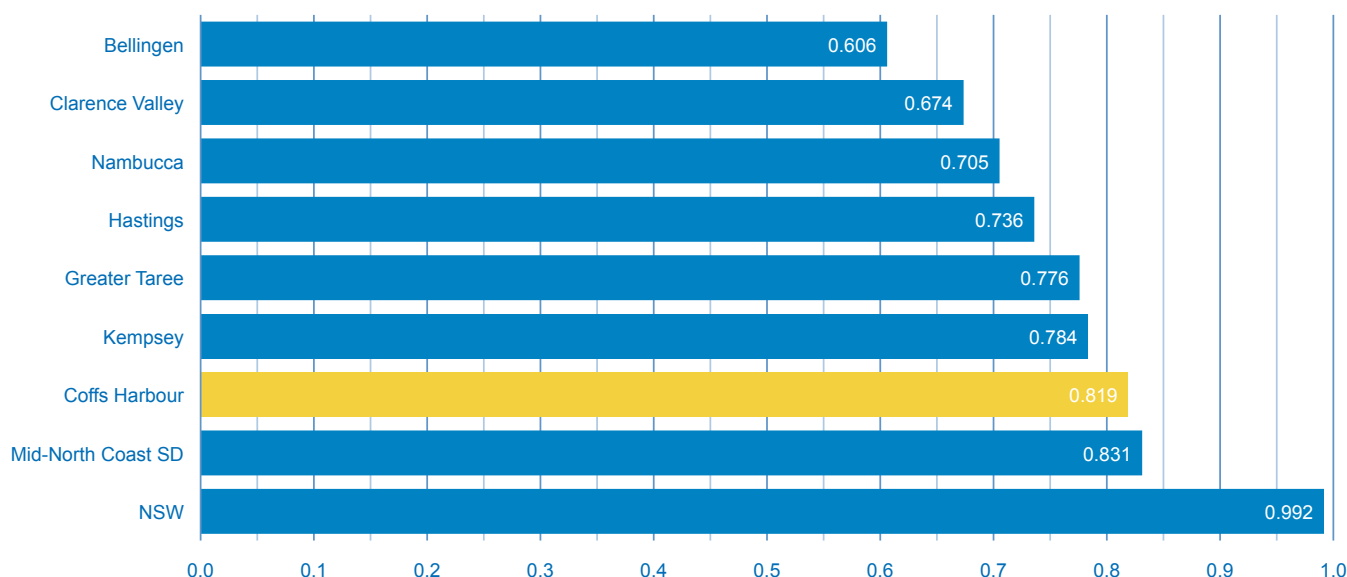
Economic Diversity

The Regional Index of Economic Diversity measures economic or industrial diversity within a region by determining the degree to which the region's industry mix differs from that of the nation. When the index value is close to one, the industrial profile of a region mirrors that of the national economy and is considered more diverse.

The index value for Coffs Harbour is 0.819, which ranks highest of all seven LGAs comprising the Mid-North Coast SD, followed by Port Macquarie Hastings (0.784) and Greater Taree (0.776). By comparison, the index values for the Mid-North Coast and New South Wales are 0.831 and 0.992, respectively.

When the index is calculated using the State economy as the comparative benchmark, Coffs Harbour has an index value of 0.804, which again is the highest of all LGAs comprising the Mid-North Coast, the index value for which was also 0.804.

Index of Economic Diversity



Source: Lawrence Consulting

Index of Economic Diversity

LGA	Diversity Index (Australia)	Rank (Mid-North Coast)	Diversity Index (New South Wales)	Rank (Mid-North Coast)
Coffs Harbour	0.819	1	0.804	1
Bellingen	0.606	7	0.574	7
Clarence Valley	0.674	6	0.626	6
Greater Taree	0.776	3	0.695	4
Hastings	0.784	2	0.756	2
Kempsey	0.705	5	0.663	5
Nambucca	0.736	4	0.733	3
Mid-North Coast	0.831		0.804	
NSW	0.992		-	

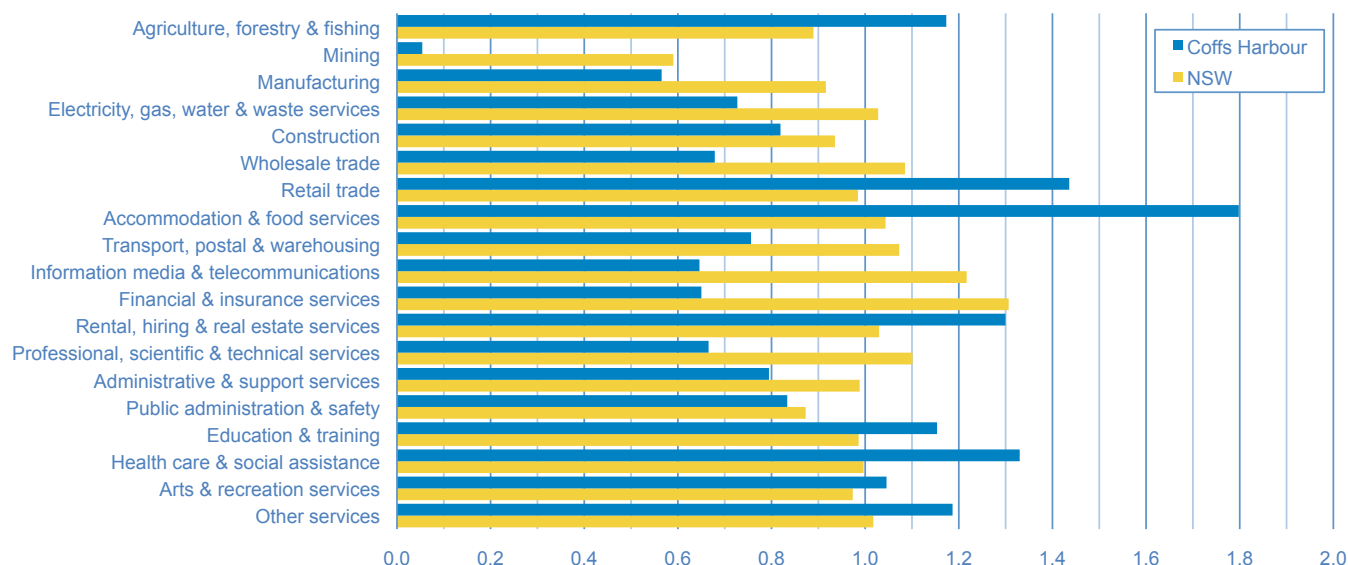
Source: Lawrence Consulting

BUSINESS INVESTMENT

Location Quotients

Coffs Harbour has a greater industry concentration (i.e. location quotient greater than 1) than the national economy – and therefore, is considered to have net exports – in the Accommodation & Food Services (1.80), Retail Trade (1.44), Health Care & Social Assistance (1.33), Rental, Hiring & Real Estate Services (1.30), Other Services (1.19), Agriculture, Forestry & Fishing (1.17), Education & Training (1.15) and Arts & Recreation Services (1.05) sectors.

Location Quotients



Source: ABS 2006 Census

Coffs Harbour has higher location quotients in the Retail Trade; Accommodation & Food Services; Rental, Hiring & Real Estate Services; Education & Training; Health Care & Social Assistance; Arts & Recreation Services; and Other Services industries than both the Mid-North Coast SD and New South Wales.

Location Quotients

Industry Division	Coffs Harbour	Mid-North Coast SD	New South Wales
Agriculture, forestry & fishing	1.173	1.626	0.890
Mining	0.054	0.108	0.590
Manufacturing	0.565	0.758	0.916
Electricity, gas, water & waste services	0.727	1.621	1.028
Construction	0.819	0.820	0.936
Wholesale trade	0.679	0.662	1.085
Retail trade	1.436	1.370	0.985
Accommodation & food services	1.798	1.524	1.044
Transport, postal & warehousing	0.756	0.804	1.073
Information media & telecommunications	0.646	0.623	1.217
Financial & insurance services	0.650	0.567	1.306
Rental, hiring & real estate services	1.300	1.146	1.030
Professional, scientific & technical services	0.666	0.566	1.101
Administrative & support services	0.795	0.730	0.988
Public administration & safety	0.834	0.884	0.873
Education & training	1.154	1.127	0.986
Health care & social assistance	1.330	1.303	0.997
Arts & recreation services	1.046	0.927	0.974
Other services	1.187	1.094	1.017

Source: ABS 2006 Census

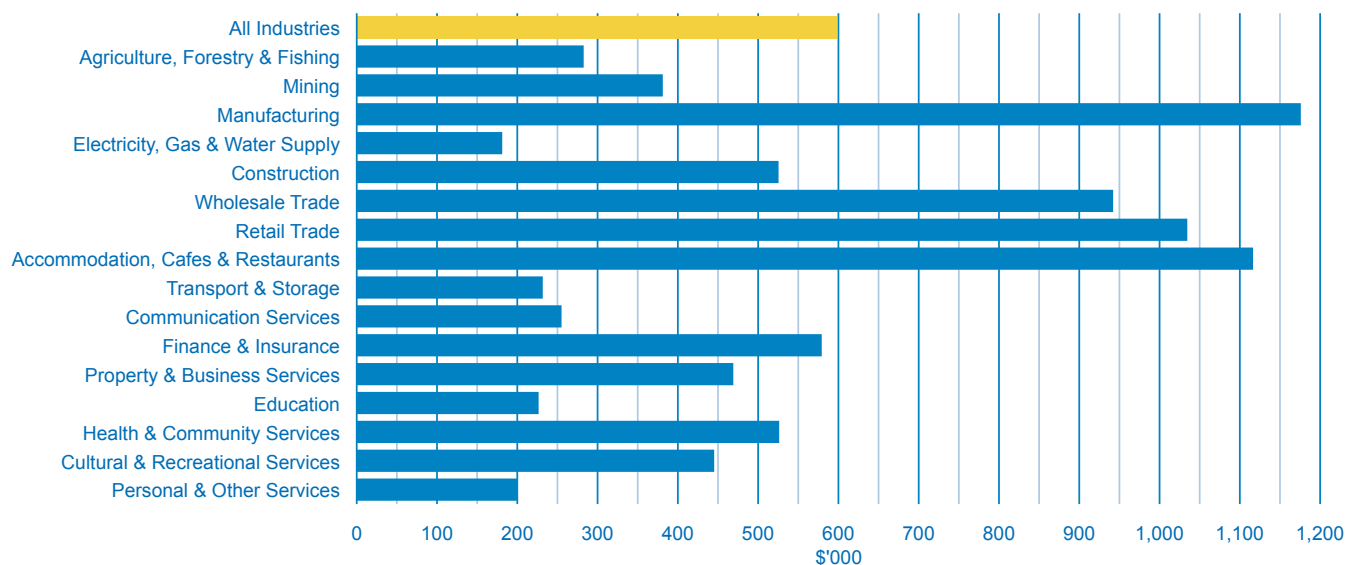
BUSINESS INVESTMENT

Businesses by Industry

The most recent Australian Business Register indicated there were an estimated 5,568 businesses operating in Coffs Harbour in June 2007. In terms of business numbers by industry, the Property & Business Services sector was the largest, with 21.3% of total businesses, followed by the Construction (18.9%), Retail Trade (12.2%) and Agriculture, Forestry & Fishing (11.1%) industries.

Average Industry Turnover

Coffs Harbour, 2006/07



Source: ABS Australian Business Register – June 2007

The estimated total turnover of all industry in Coffs Harbour was \$3.3 billion in 2006/07, whilst the average turnover of all businesses was approximately \$597,800. The largest proportion of businesses recorded annual turnover in the \$0-\$99,999 range (45.7%), followed by the \$200,000-\$499,999 (19.1%) and \$100,000-\$199,999 (16.9%) turnover ranges. Approximately 9.5% of businesses in Coffs Harbour recorded annual turnover in excess of \$1 million in 2006/07.

Business Numbers by Industry & Average Turnover, June 2007

Industry Division	No.	% of total	Total turnover (\$m)	% of total	Avg. turnover (\$'000)
Agriculture, Forestry & Fishing	618	11.1	174.7	5.2	282.7
Mining	6	0.1	2.3	0.1	381.3
Manufacturing	273	4.9	321.0	9.6	1,176.0
Electricity, Gas & Water Supply	12	0.2	2.2	0.1	181.3
Construction	1,053	18.9	553.3	16.6	525.4
Wholesale Trade	192	3.4	180.9	5.4	942.2
Retail Trade	678	12.2	701.4	21.1	1,034.6
Accommodation, Cafes & Restaurants	294	5.3	328.2	9.9	1,116.5
Transport & Storage	240	4.3	55.6	1.7	231.7
Communication Services	66	1.2	16.8	0.5	255.1
Finance & Insurance	312	5.6	180.7	5.4	579.2
Property & Business Services	1,188	21.3	557.3	16.7	469.1
Education	48	0.9	10.9	0.3	226.6
Health & Community Services	273	4.9	143.7	4.3	526.2
Cultural & Recreational Services	150	2.7	66.8	2.0	445.3
Personal & Other Services	165	3.0	33.0	1.0	200.0
Total	5,568	100.0	3,328.8	100.0	597.8

Note: The number of businesses in the Government Administration & Defence industry classification was not available for publication.

Source: ABS Australian Business Register – June 2007

BUSINESS INVESTMENT

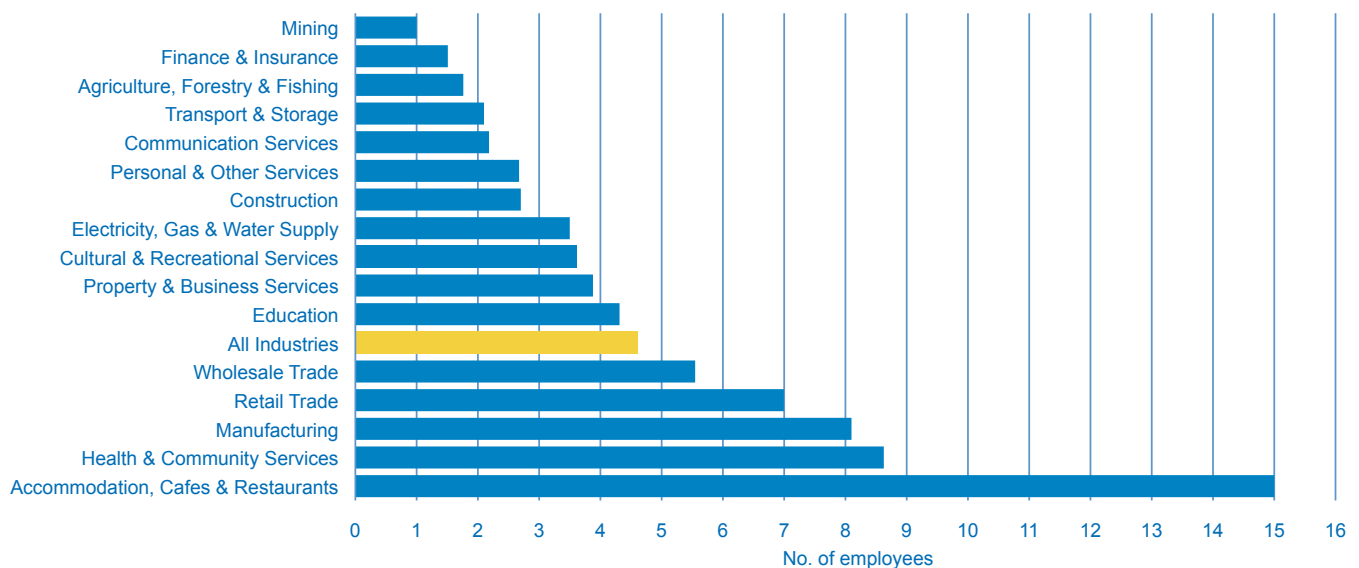
Businesses by Workforce Size

Of the 5,568 businesses operating in Coffs Harbour in June 2007, the largest proportion were non-employing (i.e. business owners only, no additional staff), with 54.3%, followed by businesses with workforces of 0-4 (27.9%) and 5-19 (14.1%).

There were 5,358 small businesses (i.e. workforce smaller than 20, including non-employing) in Coffs Harbour in June 2007, or 96.2% of the total. Medium-sized businesses (i.e. 20-199 employees) accounted for 3.6% of total businesses, whilst only 0.2% were large (greater than 200 employees).

Average Workforce Size by Industry

Coffs Harbour, 2006/07



Source: ABS Australian Business Register – June 2007

The average workforce size across all businesses in Coffs Harbour was 4.6 persons in 2006/07. The Accommodation, Cafes & Restaurants sector had the highest average workforce size of 15.0 in 2006/07, followed by the Health & Community Services (8.6), Manufacturing (8.1) and Retail Trade (7.0) industries.

Businesses by Workforce Size (% of total), 2006/07

Industry	Small							Total	Avg workforce
	Micro Non-employing	1-4	5-19	20-49	Medium 50-99	100-199	Large 200+		
Agriculture, Forestry & Fishing	69.9	21.8	6.8	1.5	0.0	0.0	0.0	618	1.8
Mining	50.0	50.0	0.0	0.0	0.0	0.0	0.0	6	1.0
Manufacturing	44.0	29.7	20.9	3.3	0.0	1.1	1.1	273	8.1
Electricity, Gas & Water Supply	50.0	25.0	25.0	0.0	0.0	0.0	0.0	12	3.5
Construction	59.0	30.2	9.4	1.1	0.0	0.0	0.3	1,053	2.7
Wholesale Trade	45.3	28.1	18.8	7.8	0.0	0.0	0.0	192	5.5
Retail Trade	35.0	34.5	24.3	4.0	1.8	0.4	0.0	678	7.0
Accommodation, Cafes & Restaurants	22.4	29.6	31.6	9.2	5.1	1.0	1.0	294	15.0
Transport & Storage	57.5	30.0	12.5	0.0	0.0	0.0	0.0	240	2.1
Communication Services	36.4	54.5	9.1	0.0	0.0	0.0	0.0	66	2.2
Finance & Insurance	74.0	18.3	6.7	1.0	0.0	0.0	0.0	312	1.5
Property & Business Services	64.4	22.2	10.1	2.0	0.5	0.8	0.0	1,188	3.9
Education	50.0	31.3	12.5	6.3	0.0	0.0	0.0	48	4.3
Health & Community Services	34.1	40.7	19.8	2.2	1.1	1.1	1.1	273	8.6
Cultural & Recreational Services	52.0	26.0	20.0	2.0	0.0	0.0	0.0	150	3.6
Personal & Other Services	60.0	25.5	12.7	1.8	0.0	0.0	0.0	165	2.7
Total	3,024	1,551	783	141	36	21	12	5,568	4.6
% of total	54.3	27.9	14.1	2.5	0.6	0.4	0.2	100.0	-

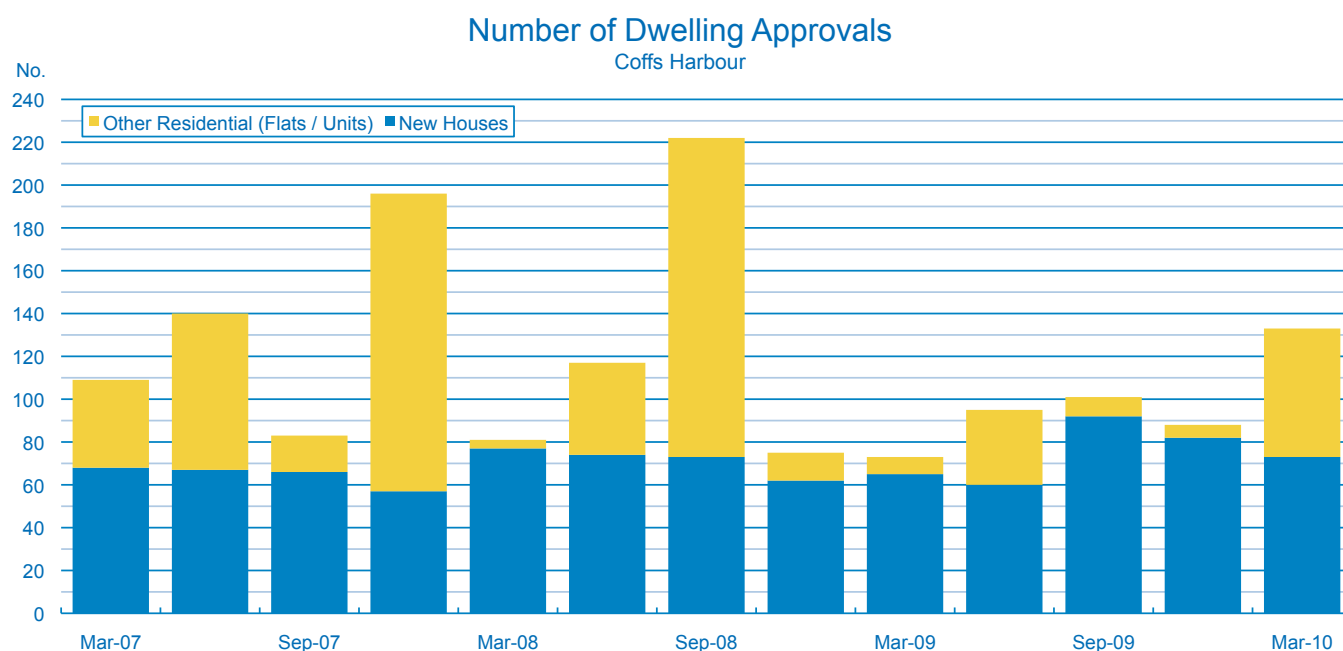
Note: The number of businesses in the Government Administration & Defence industry classification was not available for publication.

Source: ABS Australian Business Register – June 2007

BUILDING & CONSTRUCTION

Dwelling Approvals

The total number of residential building (or dwelling) approvals in Coffs Harbour was 417 in the year to March 2010, representing a decrease of 14.4% from the total number of dwelling approvals recorded in the year to March 2009 (487). The total number of dwelling approvals in Coffs Harbour constituted 25.0% of all dwelling approvals in the Mid-North Coast in the year to March 2010 (1,667). In contrast to total dwelling approvals, the number of new house approvals in Coffs Harbour (307) increased annually by 12.0% over the year to March 2010.



Source: ABS 8731.1

The total value of residential building approvals in Coffs Harbour in the year to March 2010 was approximately \$117.7 million, a decrease of 12.7% from the level recorded in the year to March 2009 (\$134.9 million). The annual decrease in the total value of dwelling approvals in Coffs Harbour in the year to March 2010 was due to falls in the values of other residential building approvals (down 55.0% to \$23.3 million). In contrast, the value of new house approvals and alterations and additions increased by 11.8% and 21.8%, respectively, in the year to March 2010.

Dwelling Approvals

	Coffs Harbour		Mid-North Coast		New South Wales	
	Level Yr to Mar 2010	Ann % chg	Level Yr to Mar 2010	Ann % chg	Level Yr to Mar 2010	Ann % chg
Number						
New houses	307	12.0	1,146	16.6	16,451	20.7
Other dwellings	110	-48.4	521	35.7	13,677	26.3
Total dwelling approvals	417	-14.4	1,667	21.9	30,128	23.2
Value (\$'000)						
New houses	76,575	11.8	258,437	13.2	4,419,063	17.5
Other dwellings	23,258	-55.0	131,891	51.8	2,983,720	25.8
Alts & adds	17,905	21.8	52,666	10.0	1,833,346	6.0
Total residential	117,738	-12.7	442,996	22.0	9,236,130	17.5

Source: ABS 8731.1

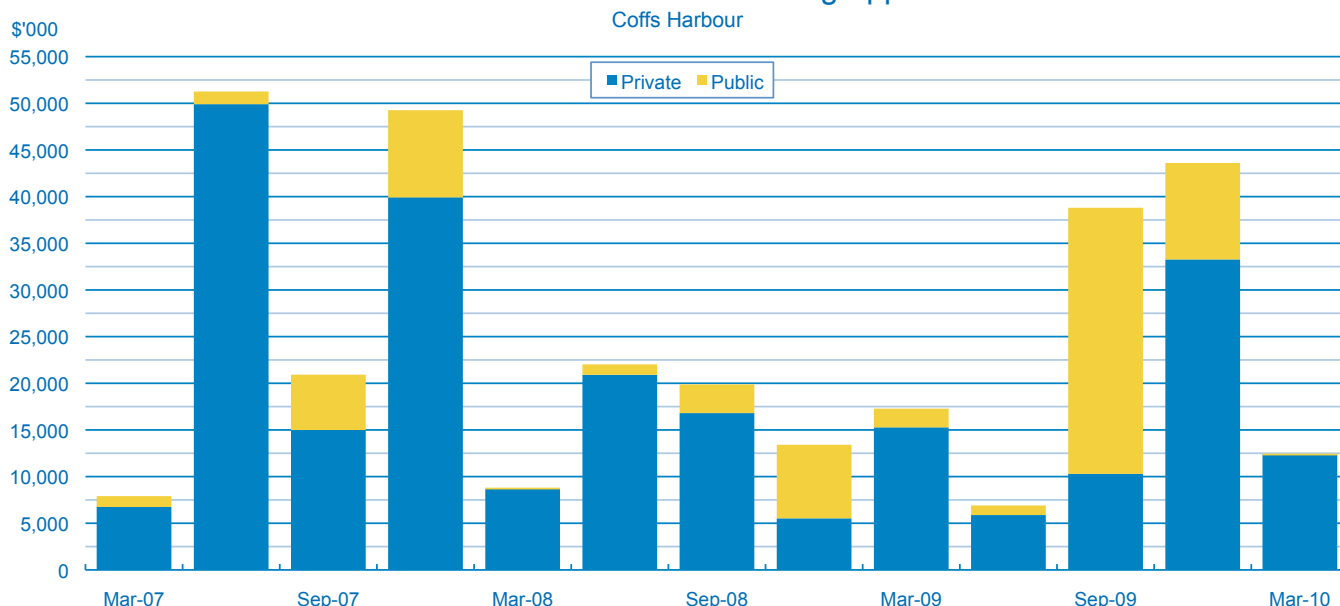
BUILDING & CONSTRUCTION

Construction

The total value of non-residential building approvals in Coffs Harbour was approximately \$101.8 million in the year to March 2010, representing a substantial annual increase of 40.2% from the level recorded in the year to March 2009 (\$72.6 million). The significant growth in the value of non-residential building approvals was due to a 183.5% rise in public sector approvals and a smaller 5.7% rise in private sector approvals, and was higher than the average growth in approvals across New South Wales for the same period (22.5%).

Coffs Harbour contributed 27.6% to the total value of dwelling approvals in the Mid-North Coast (\$368.6 million) in the year to March 2010, the value of which increased by 80.8% from the level recorded in the year to March 2009. The positive growth in the value of private sector approvals in Coffs Harbour in the year to March 2010 was in contrast to negative growth in both the Mid-North Coast SD (down 1.1%) and New South Wales (down 21.9%) over the same period.

Value of Non-Residential Building Approvals



Source: ABS 8731.1

Value of Non-Residential Building Approvals (\$'000)

	Coffs Harbour		Mid-North Coast		New South Wales	
	Level Yr to Mar 2010	Ann % chg	Level Yr to Mar 2010	Ann % chg	Level Yr to Mar 2010	Ann % chg
Private Sector	61,849	5.7	168,508	-1.1	4,874,735	-21.9
Public Sector	39,927	183.5	200,070	497.5	4,946,273	178.4
Total	101,775	40.2	368,580	80.8	9,821,008	22.5

Source: ABS 8731.1

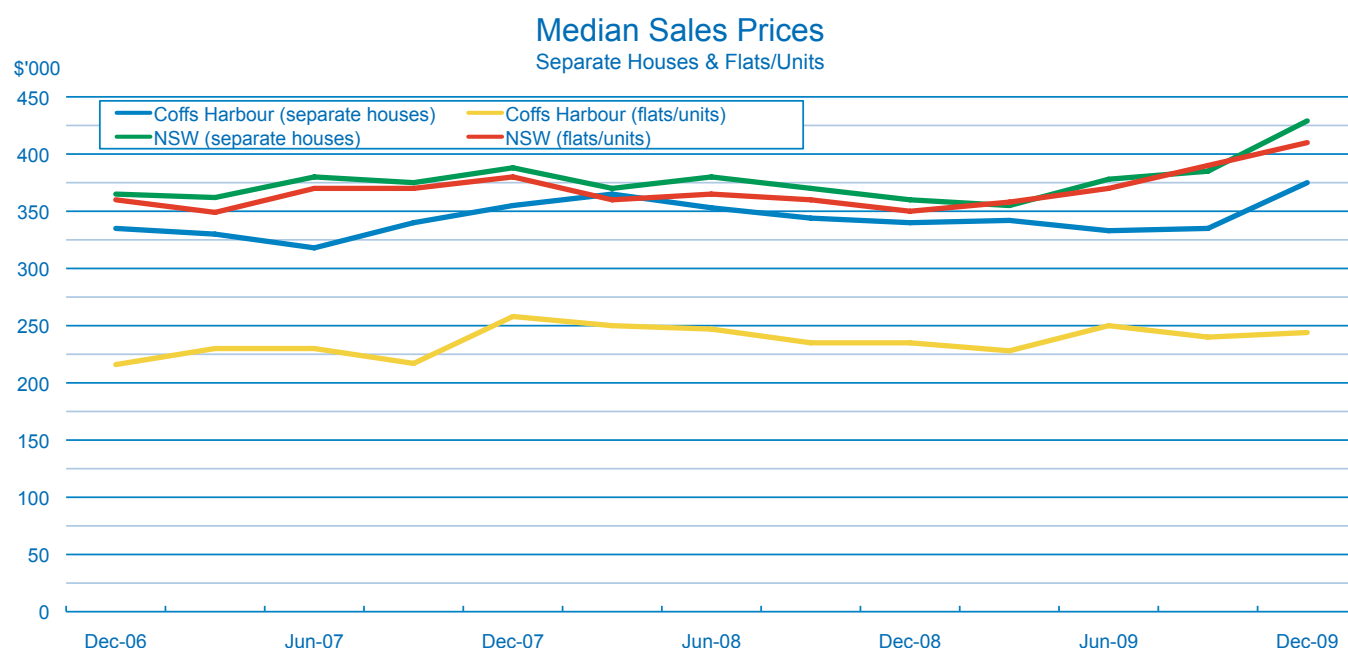


PROPERTY & LAND

Dwelling Prices

The median sales prices for all dwelling types in Coffs Harbour was \$340,000 in the December Quarter 2009, representing a significant annual increase of 17.2% when compared to the figure for the December Quarter 2008. The median sales price for all dwellings in Coffs Harbour in the December Quarter 2009 was lower than the averages for the Sydney region (\$498,000) and New South Wales (\$420,000).

In the December Quarter 2009, Coffs Harbour recorded a median sales price for flats / units of \$244,000, below the averages for the Sydney region (\$438,000) and New South Wales (\$410,000). Coffs Harbour experienced an increase in median flat / unit prices of 3.8% over the year to the December Quarter 2009, which was lower than the average growth for the Sydney region (16.8%) and New South Wales (15.5%).



Source: ABS 8731.1

Coffs Harbour recorded a median sales price for separate houses of \$375,000 in the December Quarter 2009, representing an annual increase by 10.6%, which was lower than the average increases experienced by the Sydney region and New South Wales of 24.3% and 17.5%, respectively.

The median dwelling price index for Coffs Harbour in the December Quarter 2009 was 68.3 when compared to Sydney (index of 100), indicating that dwelling prices in Coffs Harbour are approximately 31.7% below those in the Sydney region. The median dwelling price index for Coffs Harbour decreased by 3.2 percentage points over the year to the December Quarter 2009, which was less than the average decline for New South Wales, which fell by 3.8 percentage points.

Median Sales Prices (\$'000)

	All Dwellings		Separate Houses		Flats/Units	
	Level Dec Qtr 2009	Ann % chg	Level Dec Qtr 2009	Ann % chg	Level Dec Qtr 2009	Ann % chg
Coffs Harbour	340	17.2	375	10.6	244	3.8
Sydney	498	21.3	571	24.3	438	16.8
New South Wales	420	16.7	429	17.5	410	15.5

Source: NSW Dept of Housing

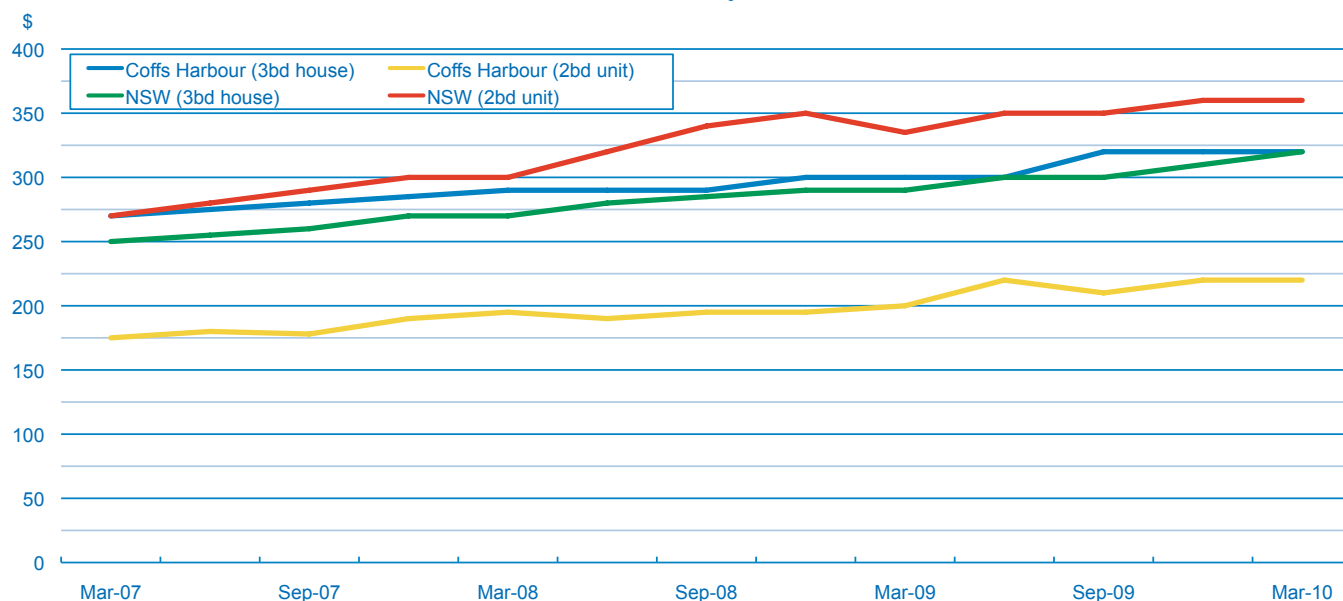
PROPERTY & LAND

Rental Property

Median weekly rental prices for all dwellings in Coffs Harbour were higher in the March Quarter 2010 when compared to the March Quarter 2009. Rental prices for flats / units in Coffs Harbour are significantly lower than the corresponding averages for New South Wales, whilst prices for separate houses are similar to the State averages.

The median weekly rental prices for three bedroom separate houses and two bedroom flats / units in Coffs Harbour were \$320 (an annual increase of 6.7%) and \$220 (up 10.0%), respectively, in the March Quarter 2010. By comparison, the median weekly rents for three bedroom separate houses and two bedroom flats / units in New South Wales were \$320 and \$360, respectively, in the March Quarter 2009.

Median Weekly Rents



Source: NSW Dept of Housing

Median Weekly Rents

	Coffs Harbour		New South Wales	
	Level (\$)	Ann % chg	Level (\$)	Ann % chg
	Mar Qtr 2010		Mar Qtr 2010	
All Dwellings				
One bedroom	180	5.9	325	8.3
Two bedroom	240	9.1	350	9.4
Three bedroom	320	6.7	345	7.8
Four+ bedroom	395	3.9	425	6.3
Separate Houses				
Two bedroom	265	1.9	265	6.0
Three bedroom	320	6.7	320	10.3
Flats and Units				
One bedroom	180	n.a.	350	7.7
Two bedroom	220	10.0	360	7.5

Source: NSW Dept of Housing

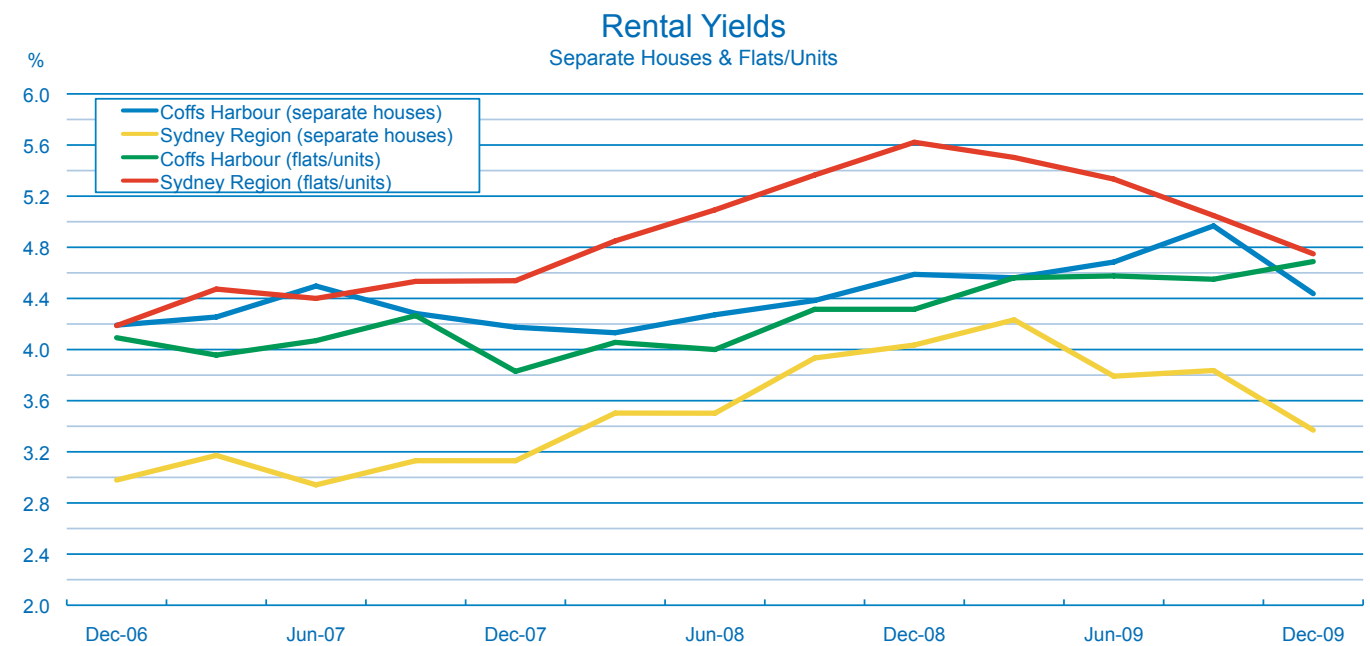


PROPERTY & LAND

Residential Yields

Gross rental yields are calculated using the median weekly rent for three bedroom houses and two bedroom units and the median sales prices for separate houses and flat / units. The rental yield for separate houses in Coffs Harbour was 4.4% in the December Quarter 2009, which was 0.2 percentage points lower than the average yield recorded in the December Quarter 2008. The rental yield for flats / units in Coffs Harbour was 4.7% in the December Quarter 2009, which was 0.4 percentage points higher than the average yield recorded in the December Quarter 2008. Residential property yields for separate houses in Coffs Harbour were significantly higher than those in Sydney in the December Quarter 2009 (3.4%) and similar to the yields for flats / units (4.7%).

Over the three-year period between the December Quarter 2006 and the December Quarter 2009, rental yields for separate houses in Coffs Harbour averaged 4.4% and recorded a variance of 0.8 percentage points, whilst yields for flats / units averaged 4.3% with a variance of 0.9 percentage points.



Source: NSW Dept of Housing

Residential Yields (%)				
	Coffs Harbour		Sydney	
	Separate houses	Flats/units	Separate houses	Flats/units
Level – Dec Qtr 2009	4.4	4.7	3.4	4.7
Ann % chg ^(a)	-0.2	0.4	-0.7	-0.9
Period – Dec Qtr 2006 to Dec Qtr 2009				
% chg (3 years)	0.2	0.6	0.4	0.6
Min	4.1	3.8	2.9	4.2
Max	5.0	4.7	4.2	5.6
Avg	4.4	4.3	3.5	4.9
Var	0.8	0.9	1.3	1.4

Note: (a) Changes are percentage point changes.
Source: NSW Dept of Housing

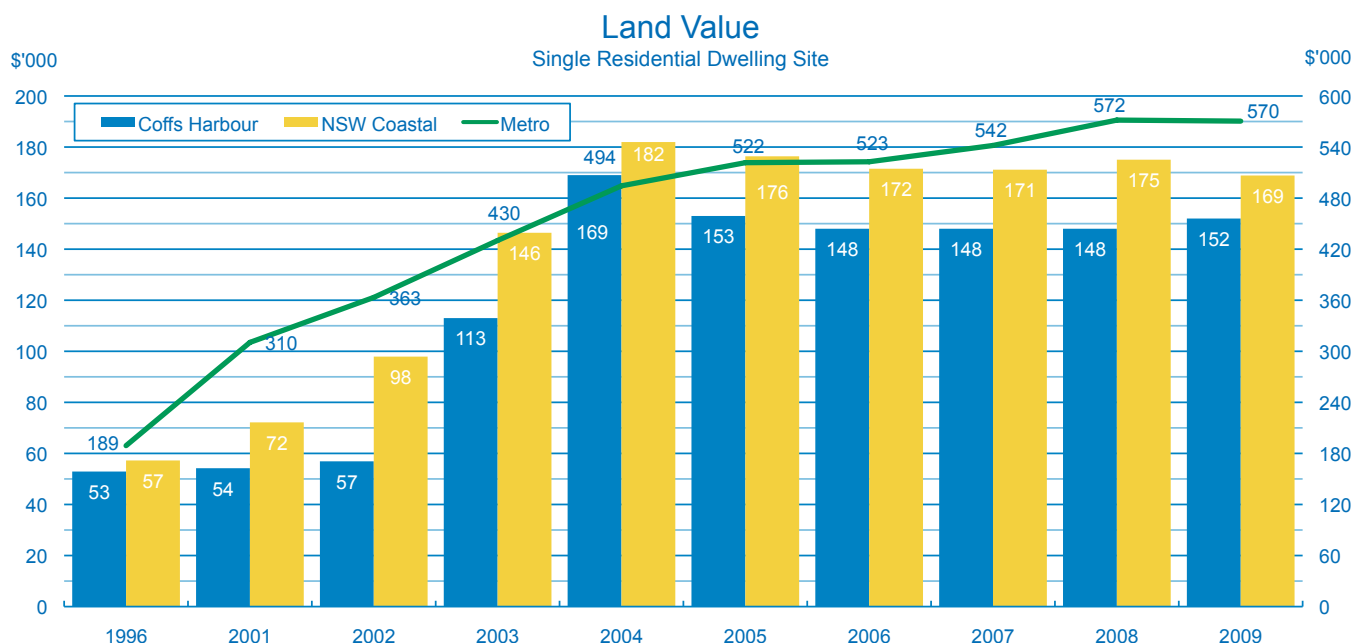
PROPERTY & LAND

Land Values

The average land value for a single dwelling residential site in Coffs Harbour was \$152,000 in 2009, which represented an increase of \$4,000, or 2.7% from the value in 2008 (\$148,000). The average residential land value in Coffs Harbour was below the average for New South Wales Coastal regions of \$168,850 in 2009. Over the past five years, the average value for residential land in Coffs Harbour decreased by 10.1% from the figure recorded in 2004.

The average land value for a single retail shop site in Coffs Harbour was \$490,000 in 2009, which was unchanged from the average in 2008. The average retail site land value in Coffs Harbour was significantly higher than the average for New South Wales Country regions of \$285,415 in 2009. The average value for a retail site in Coffs Harbour increased by 75.0% from the level recorded in 2004.

Of all other property types in Coffs Harbour, rural homesites recorded the only annual increase in average land values in 2009 (up 2.8%), with all other land types remaining unchanged. Since 2004, rural homesites have recorded the highest increase in land values (up 33.7%), followed by hobby farms (up 16.4%), small industrial sites (up 15.8%) and banana plantations (unchanged).



Source: NSW Department of Lands

Land Values

Type of site	Coffs Harbour			NSW Country			Metropolitan ^(a)		
	Level (\$) 2009	Ann % chg	5-yr % chg	Level (\$) 2009	Ann % chg	5-yr % chg	Level (\$) 2009	Ann % chg	5-yr % chg
Single dwelling	152,000	2.7	-10.1	168,850	-3.5	-7.2	570,455	-0.2	15.4
Retail shop	490,000	0.0	75.0	285,415	2.2	26.9	989,960	-0.6	28.7
Small industrial	183,000	0.0	15.8	208,171	3.1	65.6	1,005,550	-5.1	26.6
Rural homesites	254,000	2.8	33.7	324,552	0.6	30.6	800,600	-6.1	1.1
Hobby farms	291,000	0.0	16.4	477,615	0.2	28.8			
Banana plantations	369,000	0.0	0.0						

Note: (a) Figures for single dwelling site relate to Sydney Metropolitan Area. Figures for retail shop and small industrial include Sydney, Newcastle and Wollongong

Source: NSW Department of Lands



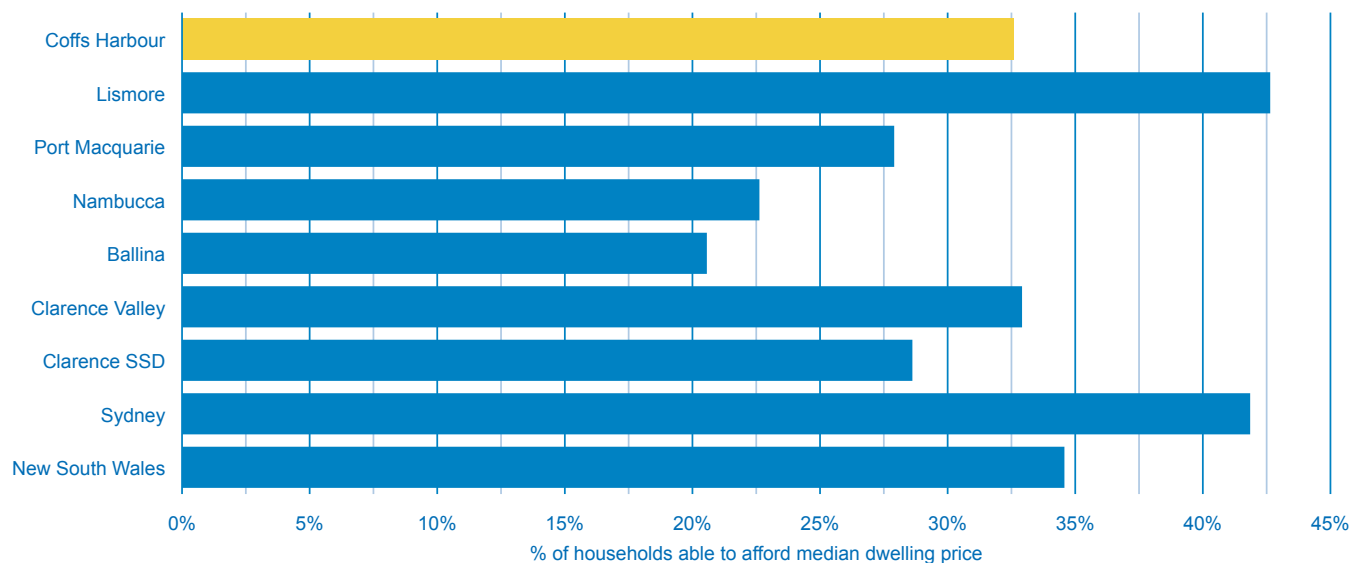
PROPERTY & LAND

Housing Affordability

Housing affordability can be measured by the number of households with the financial capacity to afford the purchase price of a dwelling equal to the median sales price for that particular region. The proportion of households in Coffs Harbour that were able to afford the median dwelling sales price of \$310,000 in the September Quarter 2009 was approximately 32.6%. This ratio was below the averages for the Sydney Region (41.9%) and New South Wales (34.6%).

Housing Affordability

March Quarter 2009



Source: ABS 2006 Census, ABS 6302.0, NSW Department of Housing, Lawrence Consulting

Housing Affordability

	Median dwelling price (\$) Sep Qtr 2009	% of households able to afford
Coffs Harbour	310,000	32.6%
Lismore	313,000	42.6%
Port Macquarie	330,000	27.9%
Nambucca	299,000	22.6%
Ballina	429,000	20.6%
Clarence Valley	276,000	32.9%
Clarence SSD	300,000	28.6%
Sydney	443,000	41.9%
New South Wales	386,000	34.6%

Source: ABS 2006 Census, ABS 6302.0, NSW Department of Housing, Lawrence Consulting

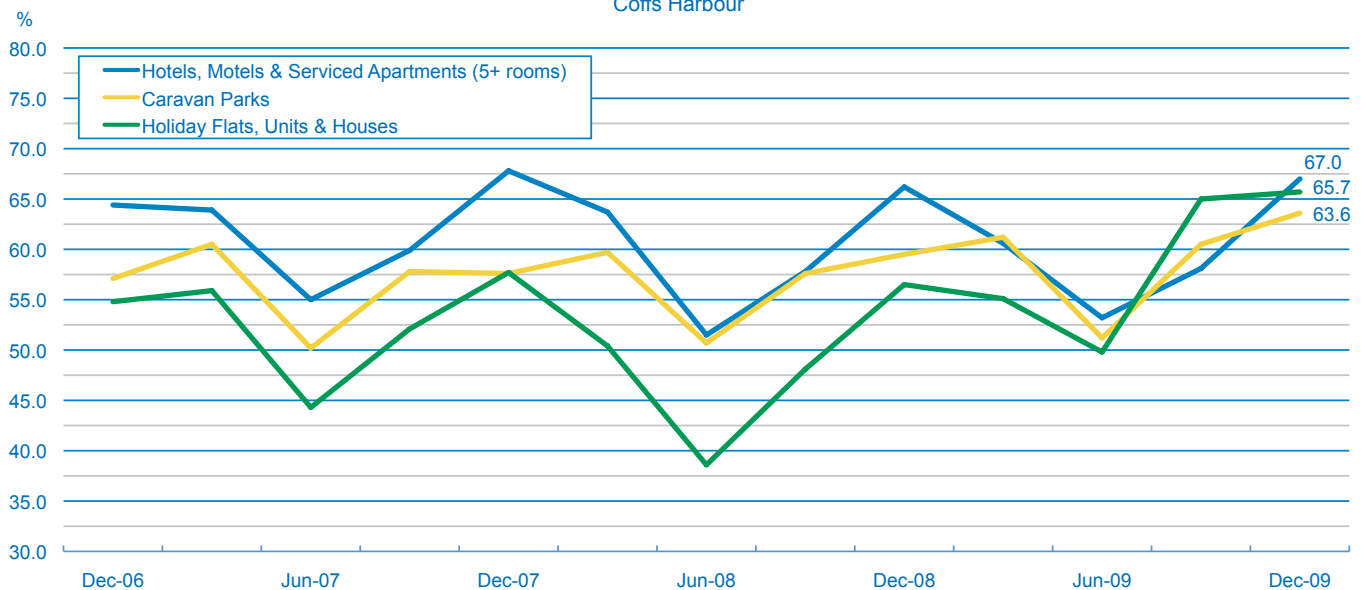
TOURISM

Tourism Demand

The room occupancy rate for all hotels, motels & serviced apartments with 5 or more rooms in Coffs Harbour increased annually by 0.8 percentage points to 67.0% in the December Quarter 2009. By comparison, the unit occupancy rate for holiday flats, units & houses rose annually by 9.2 percentage points to 65.7%, and the site occupancy rate for caravan parks in Coffs Harbour increased by 4.1 percentage points to 63.6% in the December Quarter 2009. There was a marginal annual decrease of 0.6% in total takings from accommodation in Coffs Harbour in the December Quarter 2009 (\$19.5 million) from the level recorded in the December Quarter 2008 (\$19.6 million).

Occupancy Rates

Coffs Harbour



Source: ABS 8635.1

Tourism Demand Indicators

	Coffs Harbour		North Coast Tourism Region		Coffs Harbour as % of TR
	Level Dec Qtr 2009	Ann % chg	Level Dec Qtr 2009	Ann % chg	
Hotels, Motels & Serviced Apartments (5+ rooms)					
Room occupancy (%)	67.0	0.8	59.3	1.3	n.a.
Room nights	102,060	-0.8	372,419	-1.1	27.4
Guest arrivals	121,802	3.3	410,700	1.3	29.7
Guest nights	215,942	-6.5	815,186	-2.1	26.5
Average stay (nights)	1.8	-10.0	2.0	-4.8	n.a.
Takings from accommodation (\$'000)	12,127.1	-5.9	49,468.3	-3.6	24.5
Takings per room night occupied (\$)	118.82	-5.2	132.83	-2.5	n.a.
Caravan Parks					
Site nights occupied	165.1	2.4	903.3	1.4	18.3
Site occupancy (%)	63.6	4.1	61.0	2.0	n.a.
Takings from accommodation (\$'000)	5,419	1.4	26,463	5.9	20.5
Takings per site night occupied (\$)	32.82	-1.0	29.30	4.5	n.a.
Holiday Flats, Units & Houses					
Unit nights occupied	15,238	22.7	147,159	12.1	10.4
Unit occupancy (%)	65.7	9.2	47.5	5.5	n.a.
Average stay (nights)	2.5	4.2	5.2	10.6	n.a.
Takings from accommodation (\$'000)	1,958.9	41.1	17,904.8	11.1	10.9
Takings per site night occupied (\$)	128.55	15.0	121.67	-0.9	

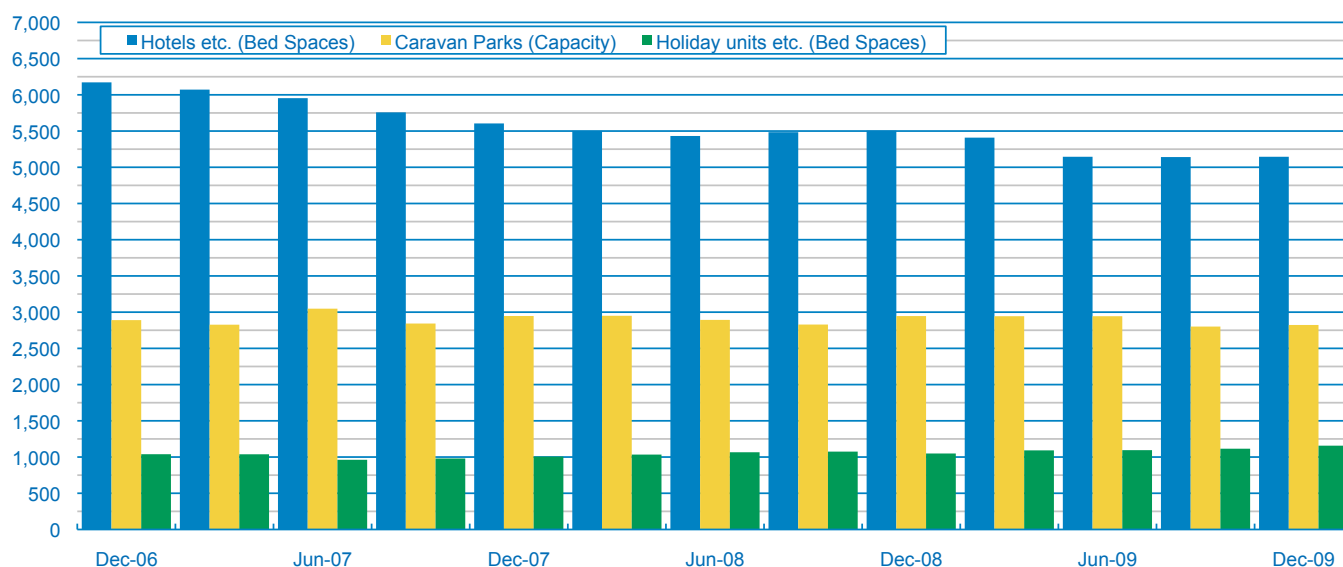
Source: ABS 8635.1

TOURISM

Tourism Supply

The number of hotels, motels & serviced apartments in Coffs Harbour decreased by 3 over the year to the December Quarter 2009, whilst the number of caravan parks fell by 1; in contrast, there was an annual increase of 5.4% in the number of holiday flats, units & houses. Tourism capacity in the region fell marginally over the year to the December Quarter 2009, with an increase in the number of bed spaces available in holiday flats, units & houses (up 10.3%) offset by decreases in the number of bed spaces available in hotels, motels & serviced apartments (down 2.0%) and the total capacity of caravan parks (down 4.2%).

Tourism Capacity Coffs Harbour



Source: ABS 8635.1

Tourism Supply Indicators

	Coffs Harbour		North Coast Tourism Region		Coffs Harbour as % of TR
	Level Dec Qtr 2009	Ann % chg	Level Dec Qtr 2009	Ann % chg	
Hotels, Motels & Serviced Apartments (5+ rooms)					
Establishments	55	-5.2	242	-3.2	22.7
Guest rooms	1,656	-2.0	6,821	-3.3	24.3
Bed spaces	5,145	-6.5	20,684	-4.3	24.9
Employment	770	-9.4	2,724	-3.4	28.3
Caravan Parks					
Establishments	20	-4.8	103	-1.0	19.4
Total capacity	2,823	-4.2	16,097	-2.0	17.5
Employment	237	-8.8	840	-1.3	28.2
Holiday Flats, Units & Houses					
Total holiday flats, units and houses	252	5.4	3,368	-0.9	7.5
Bed spaces	1,157	10.3	19,304	4.6	6.0
Employment	54	35.0	147	8.9	36.7

Source: ABS 8635.1



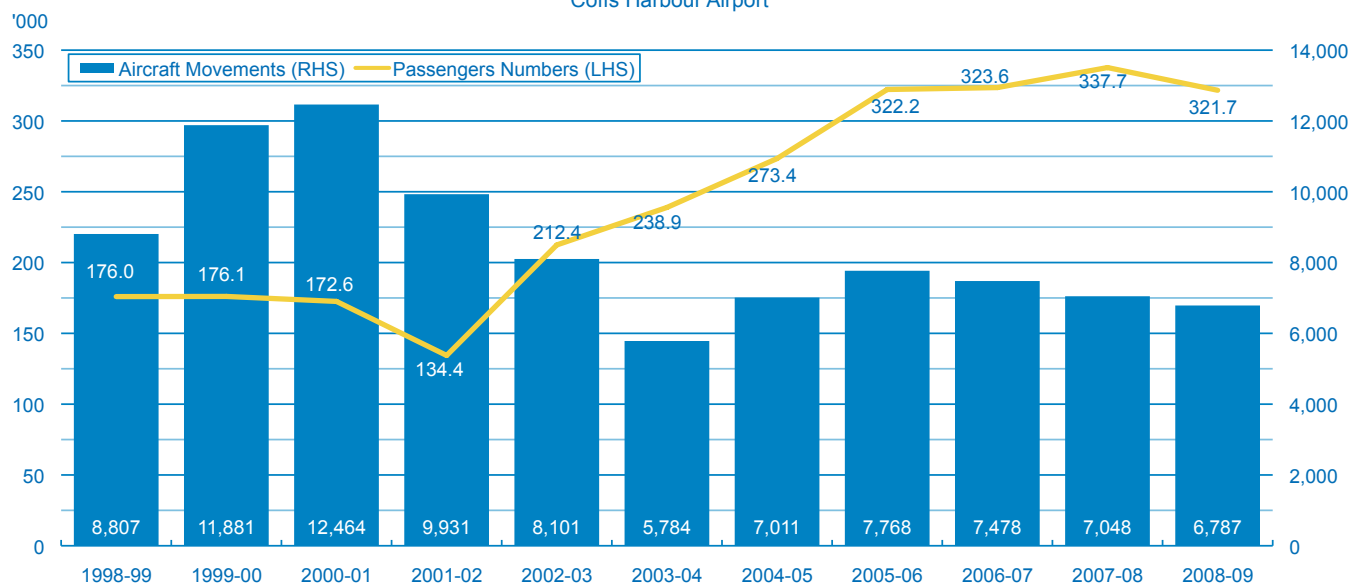
Transport

Air Travel

In 2008/09, the terminal at Coffs Harbour Airport recorded 321,678 passenger movements, a small decrease of 4.7% from the level recorded in 2007/08 (337,698 passengers). Annual passenger movements through Coffs Harbour Airport have increased at an average annual rate of 6.1% since 2008/09. Total aircraft movements at Coffs Harbour Airport amounted to 6,787 in 2008/09, an annual decrease of 3.7%.

Passenger Numbers & Aircraft Movement

Coffs Harbour Airport



Source: Bureau of Infrastructure, Transport & Regional Economics

Aircraft and Passenger Statistics, Coffs Harbour Airport

	2008/09	2007/08	Ann % chg	Avg ann % chg 2003/04-2008/09
Aircraft movements	6,787	7,048	-3.7	3.2
Passenger movements	321,678	337,698	-4.7	6.1

Source: Bureau of Infrastructure, Transport & Regional Economics

Petrol Prices

The average price of petrol in Coffs Harbour during March 2010 was 128.1c/L, marginally higher than the average for Sydney Metropolitan (128.0c/L). The average price of petrol in Coffs Harbour in March 2010 was 3.6% higher than the average for March 2009 (123.6c/L), and only 1.2% higher than the average for March 2007 (126.6c/L).

Petrol Prices

	Average Pump Price (c/L) March 2010	Ann % chg	% chg from March 2007
Coffs Harbour	128.1	3.6	1.2
Sydney Metropolitan	128.0	10.0	3.2

Source: FuelTrac

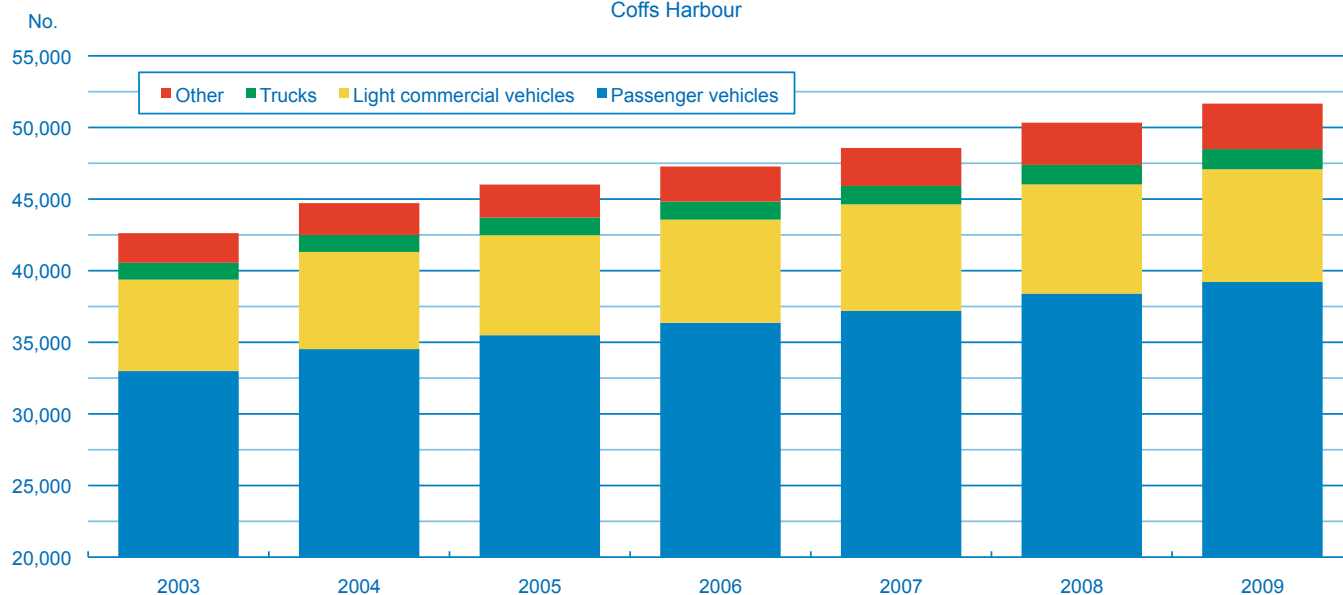
TRANSPORT

Motor Vehicle Registrations

According to the ABS Motor Vehicle Census, there were an estimated 51,666 registered motor vehicles in the Coffs Harbour region as at 31 March 2009, an increase of 1,332 vehicles, or 2.6% from the total recorded as at 31 March 2008 (50,334). By comparison, the number of registered motor vehicles in New South Wales increased by 1.0% to 4,567,386 in 2009.

Motor Vehicle Registrations

Coffs Harbour



Source: ABS Motor Vehicle Census, 31 March 2009

Motor Vehicle Registrations

	Coffs Harbour Level 2009	Ann % chg	New South Wales Level 2009	Ann % chg
Passenger vehicles	39,209	2.1	3,602,556	0.6
Light commercial vehicles	7,874	3.3	630,947	1.5
Trucks:				
Light rigid trucks	344	4.6	36,810	2.9
Heavy rigid trucks	878	3.7	82,056	0.3
Articulated trucks	162	1.9	16,893	0.9
Non-freight carrying trucks	24	-4.0	3,599	0.7
Total Trucks	1,408	3.5	139,358	1.1
Other:				
Buses	296	5.3	22,401	3.4
Motor cycles	2,611	9.0	162,836	9.8
Campervans	268	-1.8	9,288	5.0
Total Other	3,175	7.7	194,525	8.8
Total	51,666	2.6	4,567,386	1.0

Note: Motor vehicle registrations are by postcode. The postcodes counted as part of the Coffs Harbour LGA are 2441, 2450, 2452 and 2456 and for this reason the number of registrations is an estimate only.

Source: ABS Motor Vehicle Census, 31 March 2009

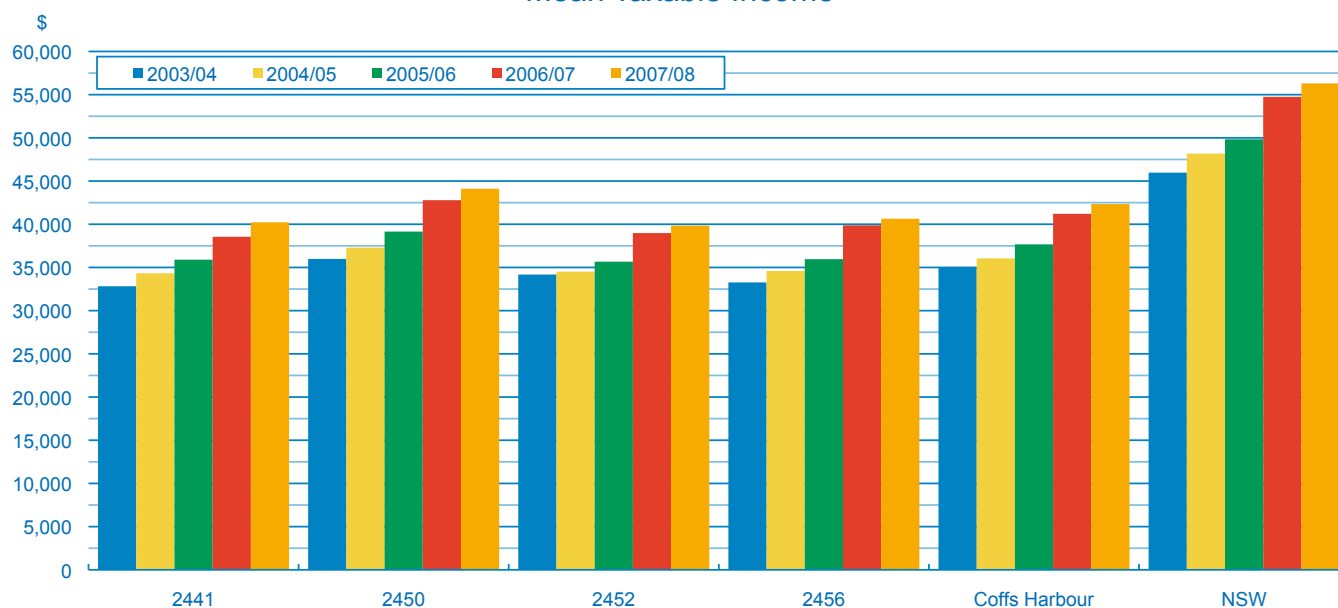
LIFESTYLE

Mean Taxable Income

The mean taxable income for Coffs Harbour was \$42,336 in 2007/08, representing an increase of 2.7% from the level recorded in 2006/07 (\$41,208) and an average annual increase of 4.9% from the level recorded in 2003/04 (\$34,967). By comparison, the mean taxable income for New South Wales increased annually by 2.8% to \$56,301 in 2007/08.

Coffs Harbour also recorded a significant annual increase in total salaries and wages in 2007/08 (up 11.7% to \$947.3 million), but experienced a decrease of 24.7% in the average net capital gain (\$1,392).

Mean Taxable Income



Source: Australian Taxation Office

Taxation Statistics

	Level 2007/08	Annual change	Ann % chg	Avg Ann % chg 2003/04-2007/08
Mean taxable income (\$)				
2441	40,225	+1,674	4.3%	5.2%
2450	44,105	+1,318	3.1%	5.2%
2452	39,843	+863	2.2%	3.9%
2456	40,637	+763	1.9%	5.1%
Coffs Harbour	42,336	+1,128	2.7%	4.9%
New South Wales	56,301	+1,555	2.8%	5.2%
Salary & wages, total (\$ million)				
Coffs Harbour	947.3	+98.9	11.7%	8.1%
New South Wales	141,900.3	+15,820.7	12.5%	7.7%
Average net capital gain (\$)				
Coffs Harbour	1,392	-456	-24.7%	7.0%
New South Wales	2,115	-445	-17.4%	14.1%

Source: Australian Taxation Office

LIFESTYLE

Retail Expenditure

The average retail expenditure per capita in Coffs Harbour was approximately \$7,908 in 2009, which was higher than the average for the Mid-North Coast (\$7,616), but lower than New South Wales (\$10,132). Total annual retail expenditure in Coffs Harbour was estimated at \$566.8 million in 2009, which represented a share of 24.0% and 0.8%, respectively, of the total retail expenditure across the Mid-North Coast (\$2.4 billion) and New South Wales (\$70.8 billion).

Retail Spending

	Coffs Harbour	Mid-North Coast	New South Wales
Avg wkly household income	\$1,010.20	\$951.53	\$1,374.15
Ann household retail exp	\$21,843	\$20,575	\$29,713
Avg retail exp per capita	\$7,908	\$7,616	\$10,132
Total retail expenditure (\$m)	\$566.8	\$2,357.9	\$70,762.9

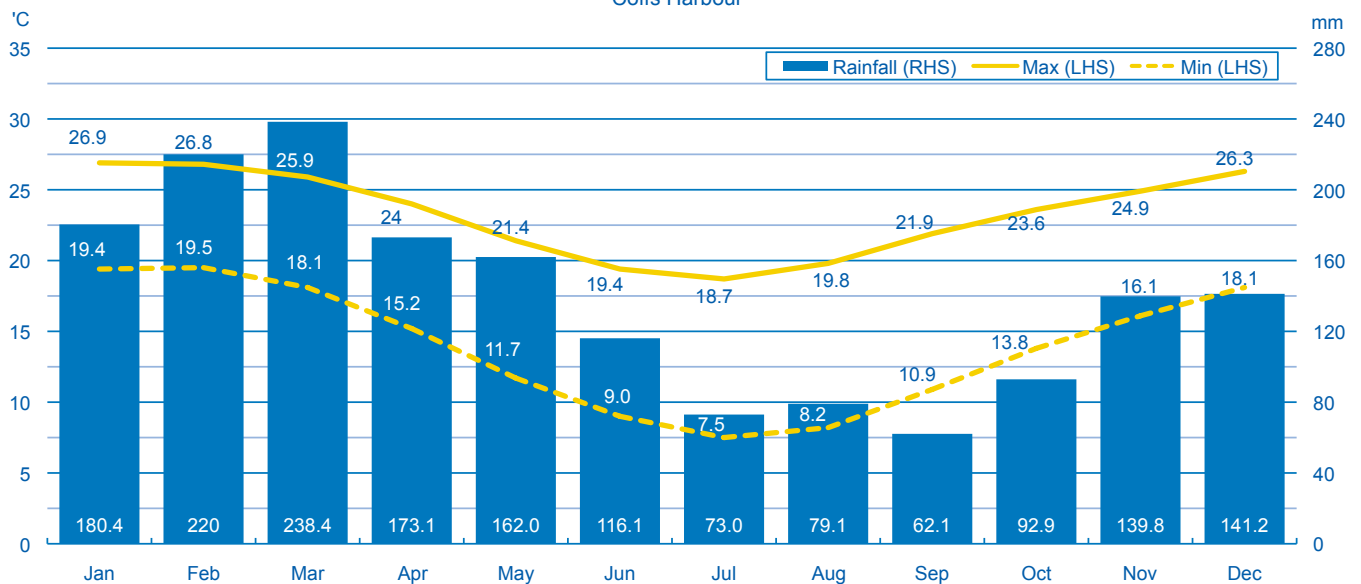
Source: ABS 2003/2004 Household Expenditure Survey, ABS 2006 Census and Lawrence Consulting

Climate

The mean maximum temperature for Coffs Harbour ranges from 18.7°C in July to 26.9°C in December, whilst the mean minimum temperature ranges from 7.5°C in July to 19.5°C in February. Average annual rainfall in Coffs Harbour is 1,677.9mm, with March typically being the wettest month (238.4mm).

Average Monthly Temperature and Rainfall

Coffs Harbour



Source: Bureau of Meteorology

Climate Averages, Coffs Harbour

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean max. temperature (°C)	26.9	26.8	25.9	24.0	21.4	19.4	18.7	19.8	21.9	23.6	24.9	26.3	23.3
Mean min. temperature (°C)	19.4	19.5	18.1	15.2	11.7	9.0	7.5	8.2	10.9	13.8	16.1	18.1	14.0
Mean annual rainfall (mm)	180.4	220.0	238.4	173.1	162.0	116.1	73.0	79.1	62.1	92.9	139.8	141.2	1,677.9

Source: Bureau of Meteorology

