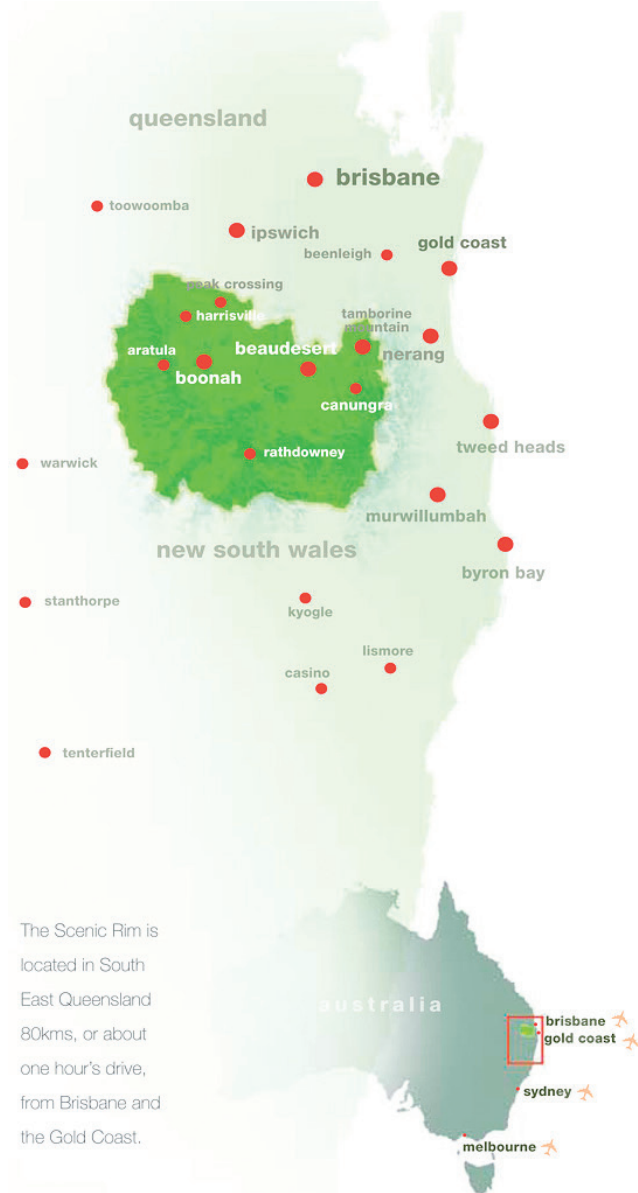


## Introduction

The Scenic Rim Region is located about one hour's drive south of Brisbane and west of the Gold Coast. The region is home to the thriving country towns of Beaudesert, Boonah, Canungra, Kalbar, Kooralbyn, Rathdowney, Tamborine Mountain and Aratula. The region boasts Lake Maroon and Lake Moogerah, which lay nestled in the foothills of the Great Dividing Range, and Wyaralong Dam located on Teviot Brook downstream from Boonah.

The region covers 4,238 square kilometres and is home to almost 41,000 people. Residents enjoy the relaxed, hospitable lifestyle afforded by the small country towns and villages which features fantastic scenery and great outdoors as well as a mix of traditional and alternative forms of rural business and industry.

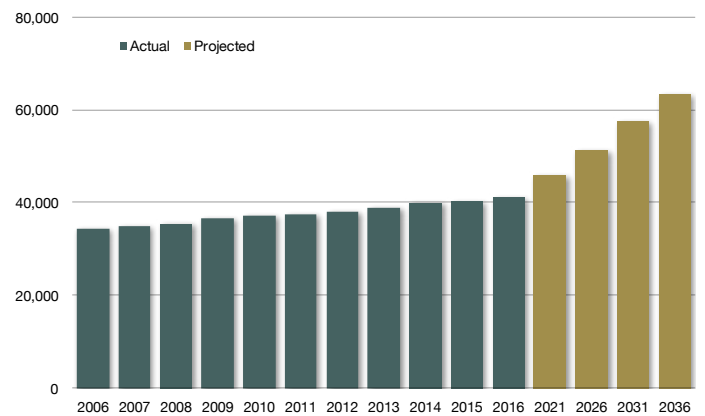


## Population

There were approximately 40,975 persons residing in the Scenic Rim Region in 2016, representing an increase of 664 persons, or 1.7% from the level in 2015, which was slightly lower than the growth rate for West Moreton (2.0%) but similar to Queensland (1.7%).

### Population

Scenic Rim



Source: ABS 3218.0, QGSO, Lawrence Consulting

Over the past five years, the population of the Scenic Rim Region has grown by 3,538 persons, or an average annual rate of 1.8%, higher than the average for Queensland (1.6%).

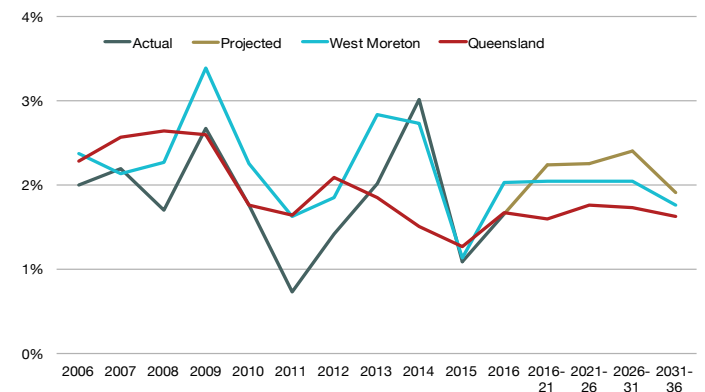
### Population

	Level 2016	Ann % chg	Avg ann % chg (2011-16)	Level 2036	Avg ann % chg (2016-36)
Scenic Rim	40,975	1.7%	1.8%	63,336	2.2%
Beaudesert	14,242	2.3%	2.3%	31,530	4.1%
Boonah	12,081	1.3%	1.6%	15,857	1.4%
Tamborine-Canungra	14,652	1.3%	1.6%	15,910	0.4%
West Moreton	105,634	2.0%	2.0%	156,076	2.0%
Queensland	4,848,877	1.7%	1.6%	6,763,153	1.7%

Source: ABS 3218.0, QGSO, Lawrence Consulting

### Population Growth

Scenic Rim



Note: Changes are average annual % changes for 2016-36  
Source: ABS 3218.0, QGSO, Lawrence Consulting

# Business Activity

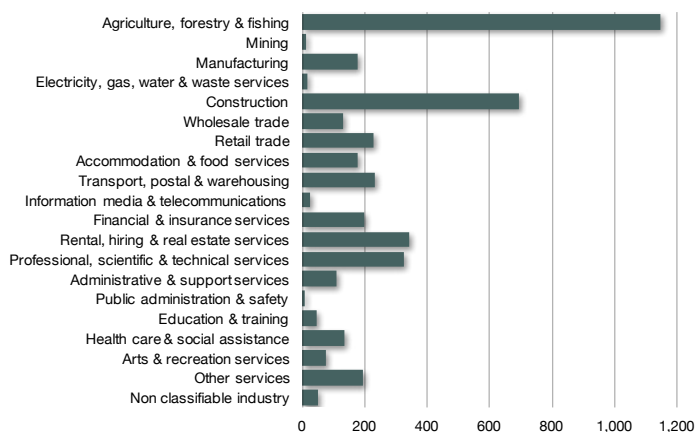
## Business Numbers

The most recent Australian Business Register indicated there were an estimated 4,301 local businesses (i.e. actively trading and registered for GST) operating in the Scenic Rim in June 2016, which represented an annual increase of 75 businesses, or 1.8%.

In terms of business numbers by industry, the Agriculture, Forestry & Fishing sector was the largest, with 26.7% of total businesses, followed by Construction (16.1%), Rental, Hiring & Real Estate Services (7.9%) and Professional, Scientific & Technical Services (7.5%).

### Businesses by Industry

Scenic Rim, June 2016



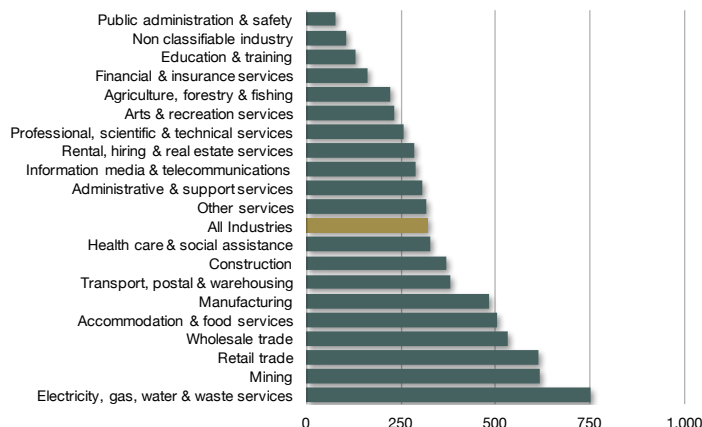
Source: ABS 8165.0, Lawrence Consulting

The estimated total turnover of all local industry in the Scenic Rim was \$1.4 billion in 2015/16, representing an annual increase of 4.0%, whilst the average turnover of all businesses was approximately \$320,800 (up 2.2%).

The largest proportion of businesses recorded annual turnover in the \$0-\$99,999 range (46.3%), followed by the \$100,000-\$199,999 (20.4%) and \$200,000-\$499,999 (19.2%) turnover ranges.

## Average Industry Turnover

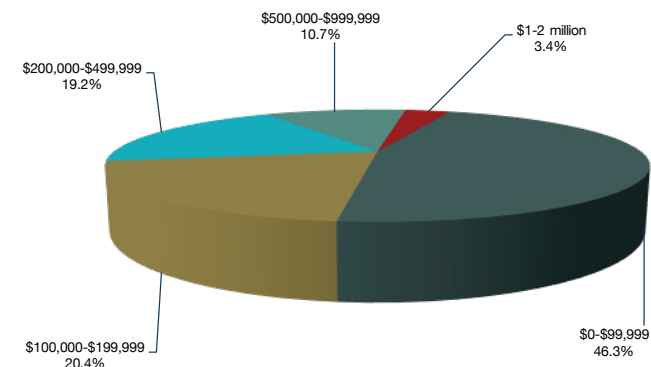
Scenic Rim, 2015/16 (\$'000)



Source: ABS 8165.0

## Businesses by Turnover

Scenic Rim, 2015/16



Source: ABS 8165.0

## Businesses by Industry

Industry	Count June 2016	% of total	Annual % change	Total industry turnover (\$m)	% of total	Avg. turnover (\$'000s)
Agriculture, forestry & fishing	1,149	26.7	-1.9	252.7	18.3	219.9
Mining	12	0.3	-33.3	7.4	0.5	616.7
Manufacturing	178	4.1	3.5	85.8	6.2	482.2
Electricity, gas, water & waste services	16	0.4	-11.1	12.0	0.9	750.0
Construction	694	16.1	3.4	255.1	18.5	367.6
Wholesale trade	130	3.0	-5.8	69.1	5.0	531.5
Retail trade	226	5.3	-4.2	138.4	10.0	612.2
Accommodation & food services	174	4.0	15.2	87.6	6.3	503.2
Transport, postal & warehousing	229	5.3	-3.0	87.3	6.3	381.1
Information media & telecommunications	25	0.6	13.6	7.2	0.5	287.0
Financial & insurance services	199	4.6	10.6	32.3	2.3	162.3
Rental, hiring & real estate services	340	7.9	5.6	96.9	7.0	284.9
Professional, scientific & technical services	324	7.5	4.9	83.0	6.0	256.3
Administrative & support services	108	2.5	22.7	33.0	2.4	305.3
Public administration & safety	6	0.1	-40.0	0.5	0.0	75.0
Education & training	46	1.1	17.9	6.0	0.4	129.3
Health care & social assistance	133	3.1	-5.7	43.6	3.2	328.0
Arts & recreation services	74	1.7	10.4	17.1	1.2	230.4
Other services	191	4.4	-1.0	60.4	4.4	316.1
Non classifiable industry	47	1.1	6.8	4.9	0.4	104.3
<b>Total, 2015/16</b>	<b>4,301</b>	<b>100.0</b>	<b>1.8</b>	<b>1,380.0</b>	<b>100.0</b>	<b>320.8</b>
Total, 2014/15	4,226			1,326.4		313.9
Annual % change	1.8			4.0		2.2

Source: ABS 8165.0

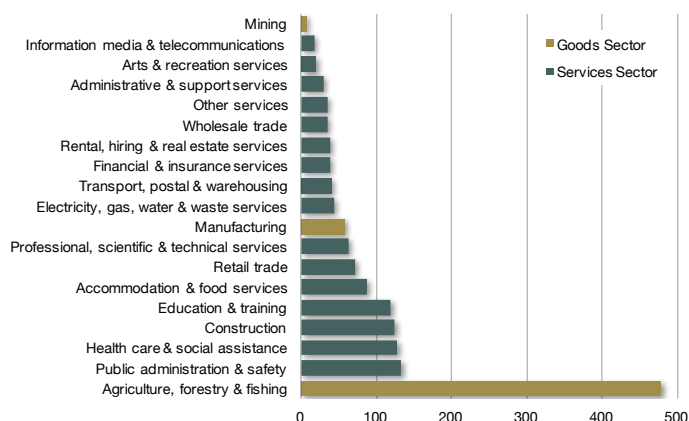
# Business Activity

## Gross Regional Product

The estimated Gross Regional Product (GRP) for the Scenic Rim Region was \$1.9 billion in 2016/17, which represented a contribution of 42.3% and 0.6%, respectively, to the gross regional / state product of West Moreton (\$4.4 billion) and Queensland (\$327.0 billion). The Scenic Rim recorded significant annual growth in real GDP of 8.2% in 2016/17, which was higher than the average increase for West Moreton (up 3.3%) and Queensland (1.8%).

### Gross Regional Product

Scenic Rim, 2016/17 (\$ million)



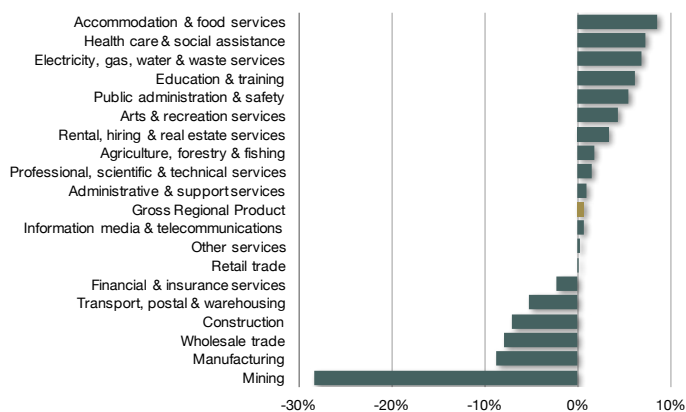
Source: Lawrence Consulting

With regard to industry, the largest contribution was made by the Agriculture, Forestry & Fishing industry, with approximately 25.7% of the total GRP of the Scenic Rim. Other significant contributors were the Public Administration & Safety (7.1%), Health Care & Social Assistance (6.8%) and Construction (6.7%) sectors.

Over the past five years, the economy of the Scenic Rim Region increased at an average annual rate of 0.7%, with the Accommodation & Food Services industry experiencing the highest average annual increase (8.5%), followed by Health Care & Social Assistance (7.3%), Electricity, Gas, Water & Waste Services (6.9%) and Education & Training (6.1%).

### Industry Value Added, Average Annual Growth

Scenic Rim, 2011/12-2016/17



Source: Lawrence Consulting

The Scenic Rim Region received a relatively higher industry contribution to total GRP from the Agriculture, Forestry & Fishing; Accommodation & Food Services; Public Administration & Safety; Education & Training; Arts & Recreation Services; and Other Services sectors than Queensland in 2016/17.

## Gross Regional Product

Industry	Scenic Rim			West Moreton		Queensland	
	Level (\$m) 2016/17	% of total	Annual % change	Level (\$m) 2016/17	% of total	Level (\$m) 2016/17	% of total
Agriculture, forestry & fishing	478.6	25.7	48.3	1,253.4	28.4	11,136	3.4
Mining	0.6	0.4	-34.8	23.8	0.5	29,854	9.1
Manufacturing	57.4	3.1	-8.2	280.5	6.4	19,613	6.0
Electricity, gas, water & waste services	43.8	2.3	19.4	63.6	1.4	9,786	3.0
Construction	124.9	6.7	-19.4	266.1	6.0	26,965	8.2
Wholesale trade	35.5	1.9	-13.9	98.3	2.2	11,601	3.5
Retail trade	72.9	3.9	-19.1	185.4	4.2	14,859	4.5
Accommodation & food services	88.4	4.7	1.3	165.9	3.8	8,257	2.5
Transport, postal & warehousing	41.3	2.2	-7.2	151.8	3.4	15,004	4.6
Information media & telecommunications	18.7	1.0	-34.1	27.0	0.6	4,765	1.5
Financial & insurance services	38.9	2.1	-0.5	48.9	1.1	20,072	6.1
Rental, hiring & real estate services	38.4	2.1	-22.6	81.1	1.8	9,758	3.0
Professional, scientific & technical services	62.7	3.4	9.1	104.0	2.4	19,670	6.0
Administrative & support services	31.0	1.7	14.9	56.7	1.3	9,401	2.9
Public administration & safety	132.4	7.1	8.6	219.2	5.0	17,435	5.3
Education & training	119.7	6.4	4.9	373.7	8.5	16,204	5.0
Health care & social assistance	127.5	6.8	15.3	204.1	4.6	23,685	7.2
Arts & recreation services	19.6	1.0	5.7	35.3	0.8	2,393	0.7
Other services	35.1	1.9	20.9	73.4	1.7	5,855	1.8
<b>Total Industry Value Added</b>	<b>1,574.9</b>	<b>84.5</b>	<b>8.5</b>	<b>3,712.2</b>	<b>84.2</b>	<b>276,313</b>	<b>84.5</b>
Ownership of dwellings	151.0	8.1	8.8	370.8	8.4	26,491	8.1
Taxes less subsidies on production and imports	119.5	6.4	7.9	282.7	6.4	20,964	6.4
Statistical discrepancy	18.4	1.0		43.5	1.0	3,227	1.0
<b>Gross Regional Product</b>	<b>1,863.7</b>	<b>100.0</b>	<b>8.2</b>	<b>4,409.2</b>	<b>100.0</b>	<b>326,995</b>	<b>100.0</b>

Note: All values are in current prices, whilst annual changes are in chain volume measures. Gross Regional Product is the market value of all final goods and services produced by all firms (as distinguished from goods still in the process of production that are purchased by one firm from another for further processing and resale, which are included in total turnover). Source: Lawrence Consulting

# Business Activity

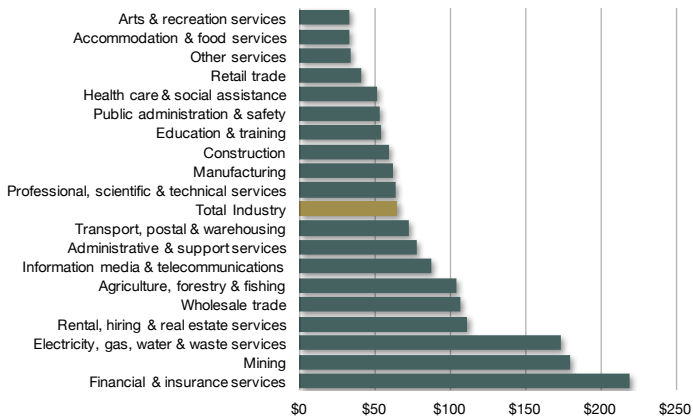
## Productivity

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.

The Scenic Rim Region recorded total industry productivity (or industry value added per hour worked) of \$64.86 in 2016/17, which was slightly higher than the average for Queensland (\$64.22). The Scenic Rim recorded significant annual growth of 7.3% in industry productivity in 2016/17, which was higher than the increase for Queensland (up 2.4%).

### Industry Productivity

Scenic Rim, 2016/17 (\$value added/hour worked)



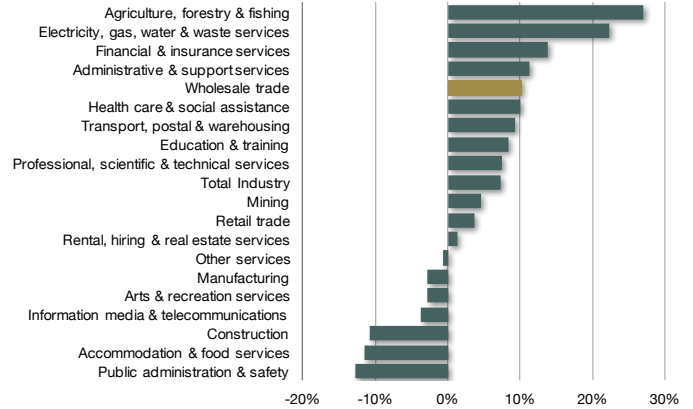
Source: Lawrence Consulting

The Financial & Insurance Services sector recorded the highest industry productivity level (\$218.90) in the Scenic Rim in 2016/17, followed by Mining (\$179.36), Electricity, Gas, Water & Waste Services (\$173.85) and Rental, Hiring & Real Estate Services (\$110.84).

The Agriculture, Forestry & Fishing sector recorded the highest real industry productivity growth rate of 27.0% in 2016/17, followed by Electricity, Gas, Water & Waste Services (22.3%), Financial & Insurance Services (13.8%), Administrative & Support Services (11.4%) and Wholesale Trade (10.2%).

### Productivity, Annual Industry Growth

Scenic Rim, 2016/17



Source: Lawrence Consulting

The Scenic Rim Region recorded higher industry productivity in the Agriculture, Forestry & Fishing; Mining; Manufacturing; Construction; Wholesale Trade; Retail Trade; Transport, Postal & Warehousing; Information Media & Telecommunications; Financial & Insurance Services; Rental, Hiring & Real Estate Services; Professional, Scientific & Technical Services; Administrative & Support Services; Education & Training; Health Care & Social Assistance; and Other Services sectors than Queensland in 2016/17.

## Productivity

Industry	Level (\$GRP/hr worked) 2016/17	Scenic Rim Annual change (\$)	Annual % change	Level (\$GRP/hr worked) 2016/17	Queensland Annual change (\$)	Annual % change
Agriculture, forestry & fishing	104.44	22.20	27.0	102.85	21.93	27.1
Mining	179.36	7.88	4.6	153.31	3.39	2.3
Manufacturing	62.35	-1.75	-2.7	58.26	-2.06	-3.4
Electricity, gas, water & waste services	173.85	31.70	22.3	196.77	41.89	27.0
Construction	59.23	-7.08	-10.7	56.64	-6.87	-10.8
Wholesale trade	106.96	9.94	10.2	96.21	7.93	9.0
Retail trade	40.91	1.43	3.6	39.50	1.42	3.7
Accommodation & food services	33.34	-4.32	-11.5	34.89	-3.08	-8.1
Transport, postal & warehousing	72.92	6.18	9.3	62.37	3.57	6.1
Information media & telecommunications	87.69	-3.34	-3.7	78.74	-4.05	-4.9
Financial & insurance services	218.90	26.47	13.8	168.13	15.86	10.4
Rental, hiring & real estate services	110.84	1.42	1.3	105.34	1.88	1.8
Professional, scientific & technical services	63.95	4.46	7.5	58.09	3.99	7.4
Administrative & support services	77.54	7.91	11.4	72.23	6.85	10.5
Public administration & safety	52.86	-7.69	-12.7	54.49	-7.83	-12.6
Education & training	53.84	4.17	8.4	53.25	3.88	7.9
Health care & social assistance	51.11	4.62	9.9	48.94	4.76	10.8
Arts & recreation services	33.18	-0.99	-2.9	37.47	-0.39	-1.0
Other services	33.74	-0.20	-0.6	33.64	-0.03	-0.1
<b>Total Industry</b>	<b>64.86</b>	<b>4.40</b>	<b>7.3</b>	<b>64.22</b>	<b>1.48</b>	<b>2.4</b>

Note: All values are in current prices, whilst annual changes are in chain volume measures.

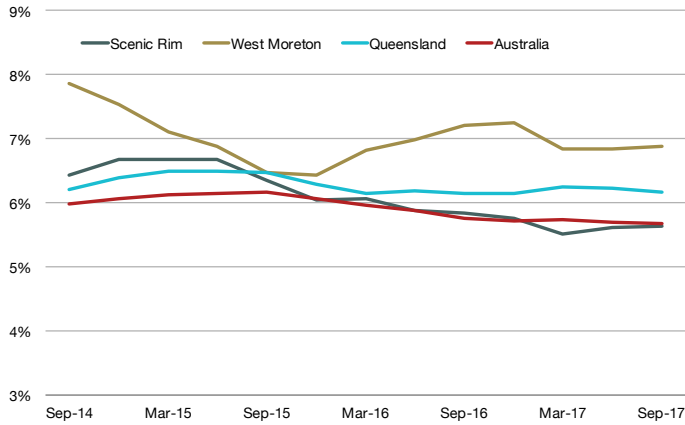
Source: Lawrence Consulting

# Employment

## Labour Market

The estimated number of employed persons in the Scenic Rim Region increased by 1.4% to 18,778 in the September Quarter 2017, which also represented annual growth of 717 persons, or 4.0% from the level recorded in the September Quarter 2016.

### Unemployment Rate



Source: DoE, Lawrence Consulting

### Labour Market

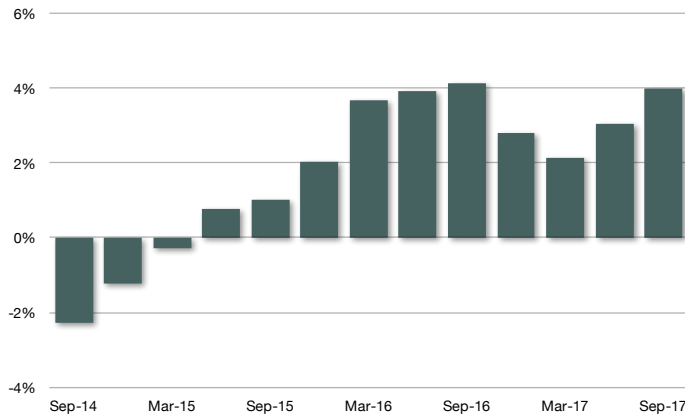
	Level Sep Qtr 2017	Qtrly % chg	Ann % chg
Employed persons (no.)	18,778	1.4	4.0
Unemployed (no.)	1,123	2.1	0.2
Unemployment rate <sup>(a)</sup> (%)	5.6	0.0	-0.2
Labour force (no.)	19,901	1.5	3.7

Note: (a) Unemployment rate changes are percentage point changes.  
Source: DoE, Lawrence Consulting

The unemployment rate in the Scenic Rim Region was 5.6% in the September Quarter 2017, which represented an annual decrease of 0.2 percentage points. Unemployment in the Scenic Rim was well below the averages for West Moreton (6.9%) and Queensland (6.2%).

### Annual Employment Growth

Scenic Rim

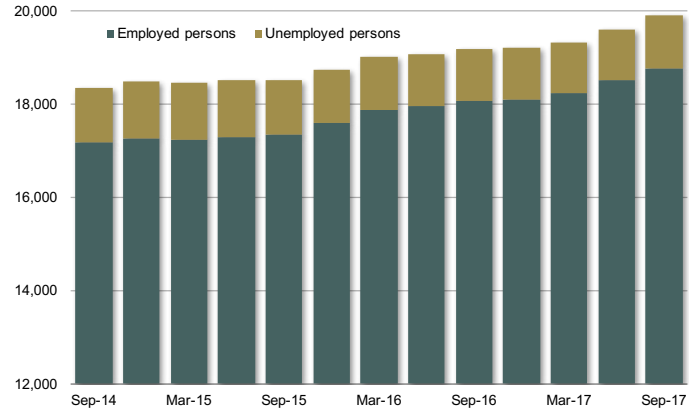


Source: DoE, Lawrence Consulting

The size of the labour force in the Scenic Rim Region was approximately 19,901 persons in the September Quarter 2017, representing an annual increase of 3.7% from the level recorded in the September Quarter 2016, whilst the number of unemployed persons increased marginally by 0.2%.

### Labour Force

Scenic Rim

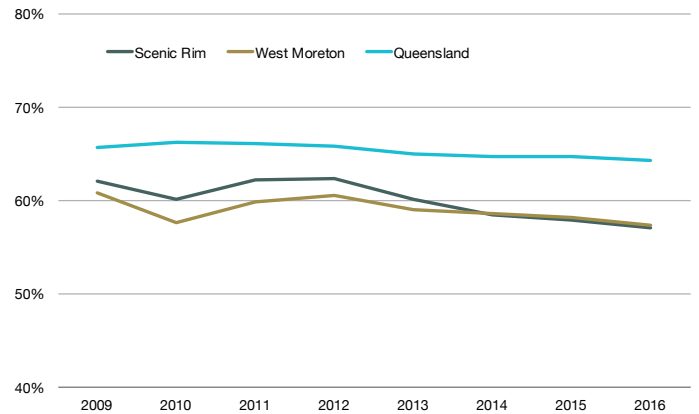


Source: DoE, Lawrence Consulting

### Participation Rate

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in the Scenic Rim Region was estimated at 57.0% in 2016, which was below the averages for West Moreton (57.3%) and Queensland (64.3%). The participation rate in the Scenic Rim decreased annually by 0.9 percentage points from the level recorded in 2015 (57.9%).

### Participation Rate



Source: ABS 3235.0, DoE & Lawrence Consulting

### Participation Rate

	Level (%) 2016	Level (%) 2015	Ann % chg <sup>(a)</sup>
Scenic Rim	57.0	57.9	-0.9
West Moreton	57.3	58.2	-1.0
Queensland	64.3	64.7	-0.4

Note: (a) Changes are percentage point changes.  
Source: ABS 3235.0, DoE & Lawrence Consulting



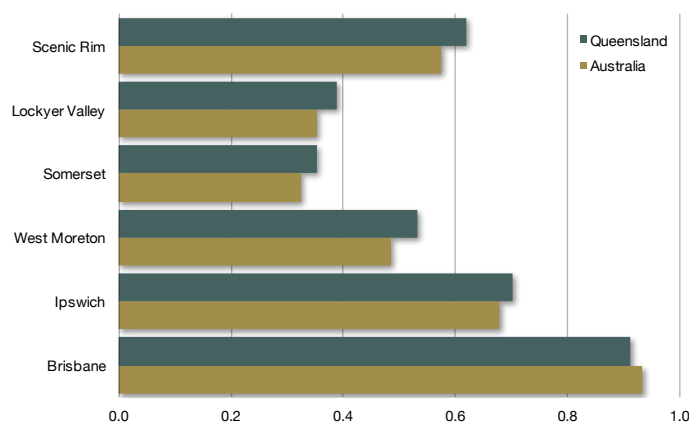
# Regional Industry

## Economic Diversity

The 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 national economy. 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 the Scenic Rim Region when compared to the national economy is 0.575. By comparison, the index values for Brisbane and the West Moreton region are 0.933 and 0.484, respectively. When the index is calculated using the Queensland economy as the comparative benchmark, the Scenic Rim has an index value of 0.619.

### Index of Economic Diversity

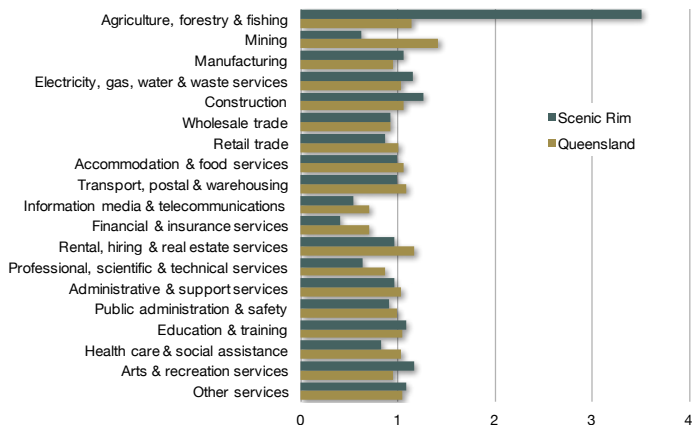


Source: Lawrence Consulting

## Location Quotients

The Scenic Rim has a greater industry concentration (i.e. location quotient greater than 1) than the national economy – and therefore has net exports of services from the region – in the Agriculture, Forestry & Fishing (3.51); Construction (1.26); Arts & Recreation Services (1.16); Electricity, Gas, Water & Waste Services (1.15); Education & Training (1.08); Other Services (1.08); and Manufacturing (1.06) sectors.

### Location Quotients



Source: Lawrence Consulting

## Labour Supply

The working population of the Scenic Rim Region (i.e. the number of persons whose place of employment is within the region) was approximately 16,932 persons as at the 2016 Census. The largest industry employer in the Scenic Rim was the Construction sector with 10.8% of the total working population, followed by Health Care & Social Assistance (10.5%), Education & Training (9.4%), Agriculture, Forestry & Fishing (8.8%) and Retail Trade (8.6%).

### Employment by Industry, Working Population

Industry	Scenic Rim		Queensland	
	Total 2016	% of total	Total 2016	% of total
Construction	1,822	10.8	191,326	9.0
Health care & social assistance	1,777	10.5	276,939	13.0
Education & training	1,586	9.4	192,136	9.0
Agriculture, forestry & fishing	1,483	8.8	60,621	2.8
Retail trade	1,454	8.6	211,774	9.9
Accommodation & food services	1,163	6.9	156,638	7.3
Manufacturing	1,147	6.8	128,771	6.0
Public administration & safety	1,031	6.1	140,177	6.6
Transport, postal & warehousing	785	4.6	108,076	5.1
Professional, scientific & technical services	776	4.6	133,661	6.3
Other services	685	4.0	83,467	3.9
Administrative & support services	556	3.3	75,302	3.5
Wholesale trade	451	2.7	56,362	2.6
Arts & recreation services	325	1.9	33,677	1.6
Rental, hiring & real estate services	278	1.6	42,501	2.0
Financial & insurance services	244	1.4	54,305	2.5
Electricity, gas, water & waste services	211	1.2	23,884	1.1
Mining	174	1.0	49,993	2.3
Information media & telecommunications	155	0.9	25,271	1.2
Not stated	836	4.9	91,504	4.3
<b>Total</b>	<b>16,932</b>	<b>100.0</b>	<b>2,136,450</b>	<b>100.0</b>

Source: ABS 2016 Census

## Transport & Logistics

Scenic Rim Regional Council assisted major Australian rail and transport provider, SCT Logistics, to establish a \$30 million freight precinct, adjacent the Sydney-to-Brisbane rail line in the Bromelton SDA. This development represents the area's first intermodal freight precinct and is the largest single private sector investment in the 15,000 hectare SDA. The new facility offers domestic rail line haulage services, as well as warehousing/property solutions. The freight precinct commenced operations in January 2017, providing seamless rail connection between Victoria and Queensland.

The SCT precinct will have an annual capacity of 1.3 million tonnes and targets the North South freight corridor currently dominated by the road industry. The total road freight movements into Queensland from southern states was estimated at 16.2 million tonnes in 2014, whilst the total tonnes carried by road from Queensland to New South Wales and Victoria was approximately 13.0 million tonnes.

The SCT precinct represents an initial direct employment impact of approximately 120 FTEs, with an associated direct contribution to gross regional product of an estimated \$30 million; the flow-on employment impact is a further 340 FTEs and additional economic contribution of \$52 million (Lawrence Consulting).

# Regional Industry

## Tourism

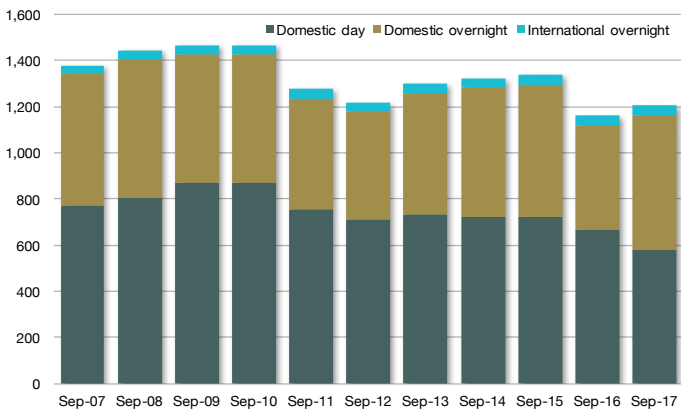
The total number of visitors to the Scenic Rim Region in the year to September 2017 was approximately 1,660,000 persons, which represented a significant annual increase of 15.3% from the level for the year to the September Quarter 2016 (1,440,000). The number of visitor nights spent in the region increased annually by 30.9% to approximately 1,045,000 in the year to September 2017, with an average length of stay of 2.5 days.

### Tourism Indicators

Visitor Numbers	Level Yr to Sep 2017	Annual % change
<b>Visitors ('000s):</b>		
Domestic day	397	36.9
Domestic overnight	15	21.4
International overnight	1,248	9.8
<b>Total visitors</b>	<b>1,660</b>	<b>15.3</b>
Visitor nights (no.)	1,045	30.9
Average length of stay (days)	2.5	-3.9

### Annual Visitor Numbers

Scenic Rim, Year Ending ('000)

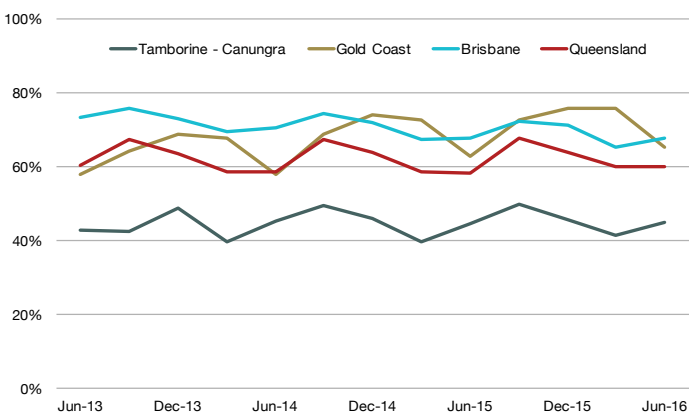


Source: Tourism Research Australia

The room occupancy rate for all establishments with 15 or more rooms in the Tamborine-Canungra area within the Scenic Rim Region was 44.7% in the June Quarter 2016. Total takings from accommodation in Tamborine-Canungra were approximately \$2.2 million in the June Quarter 2016, representing a significant annual increase of 33.1%.

### Occupancy Rate

Hotels, Motels & Serviced Apartments (15+ rooms)



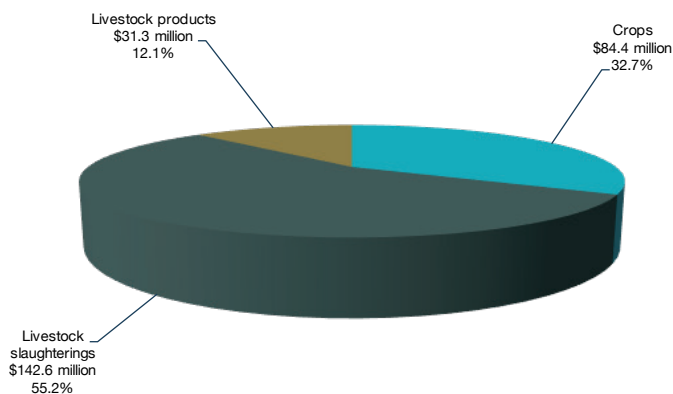
Source: ABS 8635.3

## Agricultural Production

The total gross value of agricultural production in the Scenic Rim Region was approximately \$258.2 million in 2015/16, which comprised 2.0% of the total for Queensland (\$13.2 billion). Livestock slaughtering recorded the highest value of production in the Scenic Rim in 2015/16, with \$142.6 million or 55.2% of total agricultural production, followed by crops (\$84.4 million or 32.7%) and livestock products (\$31.3 million, or 12.1%).

### Value of Agricultural Production

Scenic Rim, 2015/16



Source: ABS 7125.0

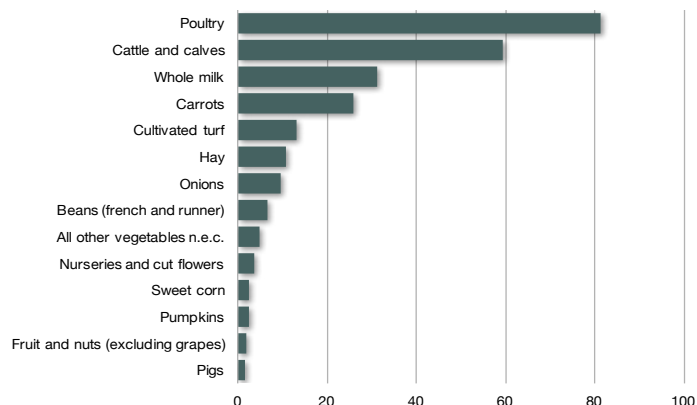
### Gross Value of Production

	Value (\$m) 2015/16	% of total	% of QLD production
<b>Crops:</b>			
Hay	10.7	4.2	7.7
Nurseries and cut flowers and cultivated turf	16.6	6.4	6.1
Beans (incl. french and runner)	6.4	2.5	6.6
Carrots	25.8	10.0	83.4
Onions	9.7	3.7	35.6
Pumpkins	2.3	0.9	6.5
Sweet corn	2.4	0.9	2.7
Fruit and nuts	2.0	0.8	0.2
Other crops	8.5	3.3	0.2
<b>Crops total</b>	<b>84.4</b>	<b>32.7</b>	<b>1.4</b>
<b>Livestock slaughtering:</b>			
Cattle and calves	59.4	23.0	1.0
Poultry	81.4	31.5	13.8
<b>Livestock slaughtering total</b>	<b>142.6</b>	<b>55.2</b>	<b>2.1</b>
<b>Livestock products:</b>			
Whole milk	31.2	12.1	13.2
<b>Livestock products total</b>	<b>31.3</b>	<b>12.1</b>	<b>6.1</b>
<b>Total Agriculture Production</b>	<b>258.2</b>	<b>100.0</b>	<b>2.0</b>

Source: ABS 7125.0

### Value of Agricultural Production

Major Commodities, Scenic Rim, 2015/16 (\$ million)



Source: ABS 7125.0

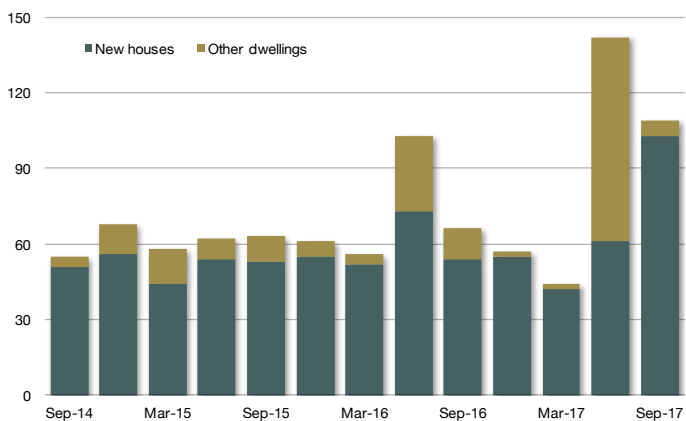
# Housing & Construction

## Dwelling Approvals

The number of dwellings approved in the Scenic Rim Region was 352 in the year to the September Quarter 2017, which represented a significant annual increase of 23.1% from the level recorded in the year to the September Quarter 2016 (286).

### Dwelling Approvals

Scenic Rim



Source: ABS 8731.3

### Building Approvals

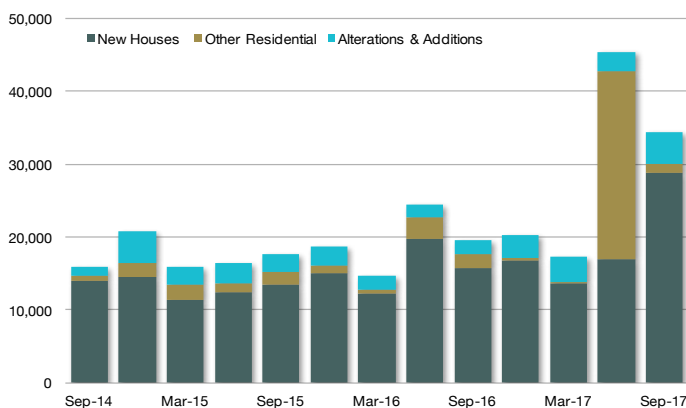
	Level – Sep Qtr 2017	Annual % change	Level – Yr to Sep-17	Annual % change
<b>Number</b>				
Dwellings:	109	65.2	352	23.1
New houses	103	90.7	261	11.5
Other dwellings	6	-50.0	91	75.0
<b>Value (\$'000)</b>				
Dwellings:	34,401	75.5	117,384	51.4
New houses	28,896	82.8	76,245	21.5
Other dwellings	1,131	-37.9	27,587	334.9
Alterations & additions	4,374	121.0	13,553	61.2
Non-dwelling	9,167	-20.1	89,976	188.4
<b>Total building</b>	<b>43,568</b>	<b>40.2</b>	<b>207,361</b>	<b>90.7</b>

Source: ABS 8731.3

The total value of residential buildings approved in the Scenic Rim was \$117.4 million in the year to the September Quarter 2017, representing substantial annual growth of 51.4%.

### Value of Dwelling Approvals

Scenic Rim (\$'000)



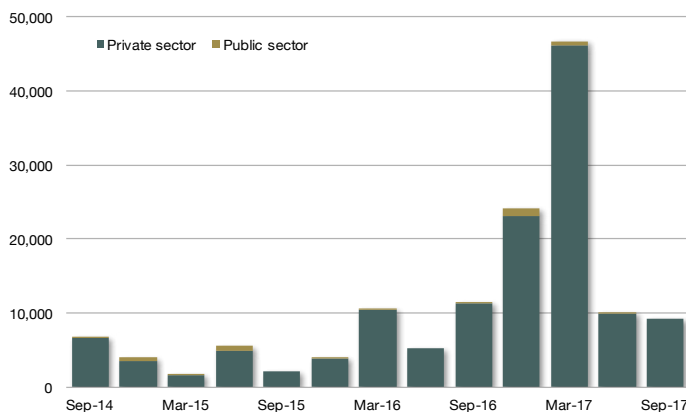
Source: ABS 8731.3

## Construction

The value of non-residential building approvals in the Scenic Rim Region was \$90.0 million in the year to the September Quarter 2017, which represented a substantial annual increase of 188.4% from the level recorded in the year to the September Quarter 2016 (\$31.2 million).

### Value of Non-Residential Building Approvals

Scenic Rim (\$'000)



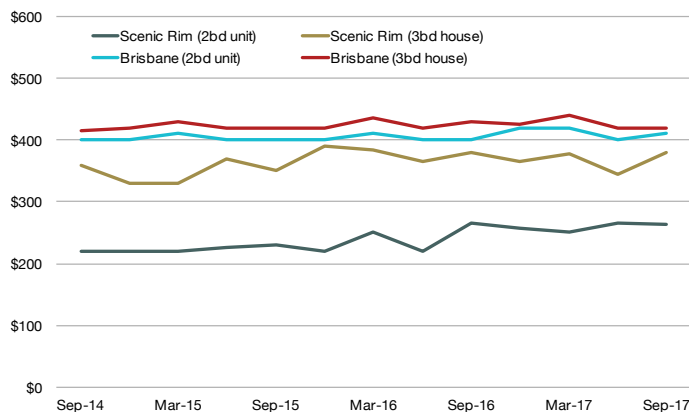
Source: ABS 8731.3

## Median Weekly Rents

Median weekly rental prices for three bedroom houses (\$380) in the Scenic Rim Region were unchanged over the year to the September Quarter 2017, whilst rents for two bedroom units (\$263) decreased slightly by 0.8%.

### Median Weekly Rents

Separate Houses & Flats/Units



Source: Residential Tenancies Authority

### Median Weekly Rents

	Scenic Rim		Brisbane	
	Level (\$) Sep Qtr 2017	Ann % chg	Level (\$) Sep Qtr 2017	Ann % chg
One bedroom units	202	-3.8	350	0.0
Two bedroom units	263	-0.8	410	2.5
Three bedroom units	315	5.0	495	-1.0
Two bedroom houses	300	-7.7	390	1.3
Three bedroom houses	380	0.0	420	-2.3
Four bedroom houses	400	9.6	510	2.0
Two bedroom townhouse	240	n.a.	375	-3.8

Source: Residential Tenancies Authority



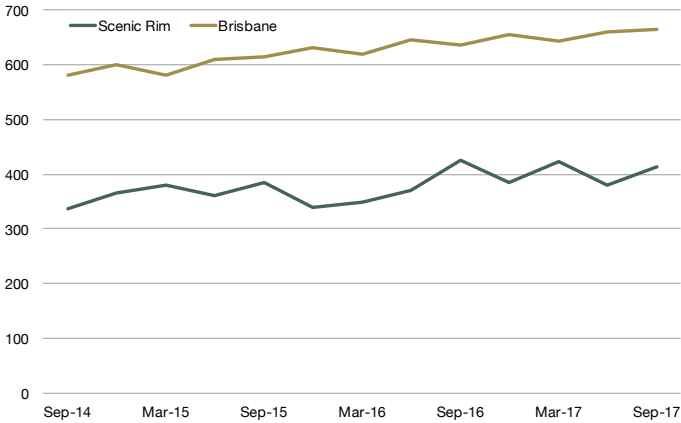
# Property Market

## House & Land Prices

The median house price in the Scenic Rim Region was \$414,000 in the September Quarter 2017, which represented a small annual decrease of 2.6% from the level recorded in the September Quarter 2016 (\$425,000).

### Median Sales Prices

Separate Houses (\$'000)



Source: REIQ

Over the year to September 2017, the median house price in the Scenic Rim Region was \$398,530, representing an annual increase of 10.4% from the average for the twelve months to September 2016. Over the past five years, the median house price in the Scenic Rim Region increased by 14.9%.

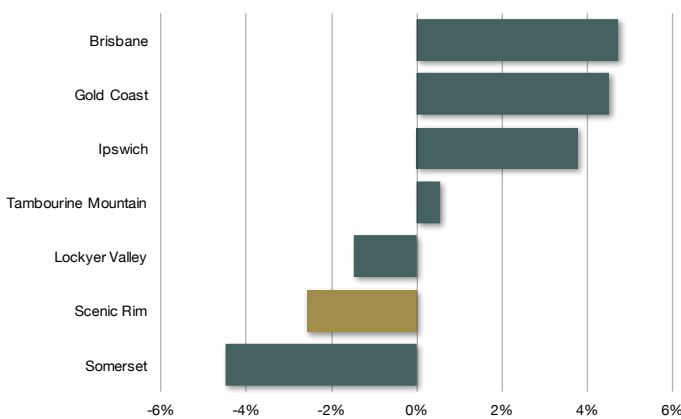
### Median House Prices

Suburb/Locality	Level (\$) Sep Qtr 2017	Ann % chg	Level (\$) Yr to Sep 2017	Ann % chg	5 yr % chg
Scenic Rim	414,000	-2.6	398,530	10.4	14.9
Beaudesert	n.a.	n.a.	320,000	2.6	0.0
Tambourine Mtn	462,500	0.5	495,000	6.0	23.8
Boonah	n.a.	n.a.	272,500	2.1	-0.9
Lockyer Valley	251,250	-1.5	252,250	0.9	0.9
Somerset	245,000	-4.5	240,000	0.0	-4.0
Ipswich	337,250	3.8	335,000	3.1	12.8
Gold Coast	605,000	4.5	606,000	7.3	33.2
Brisbane	665,000	4.7	660,000	3.1	29.8

Source: REIQ

### Median House Prices

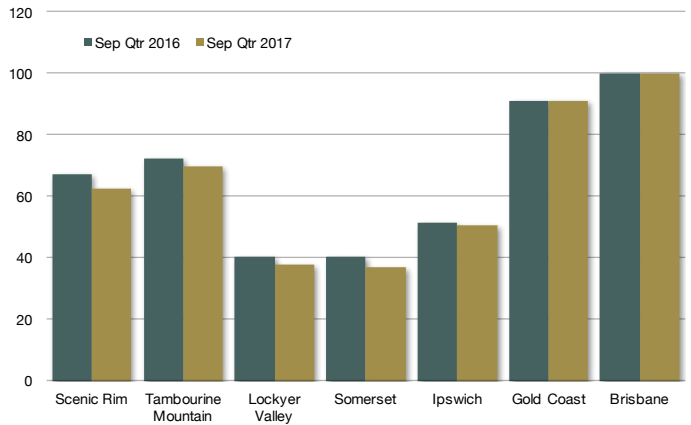
Annual Growth, Year to September Quarter 2017



Source: REIQ

The median dwelling price index for the Scenic Rim Region was 62.3 in the September Quarter 2017 when compared with Brisbane (index = 100). The index value for the Scenic Rim fell annually by 4.7 percentage points from the level recorded in the September Quarter 2016 (66.9).

### Median House Price Index



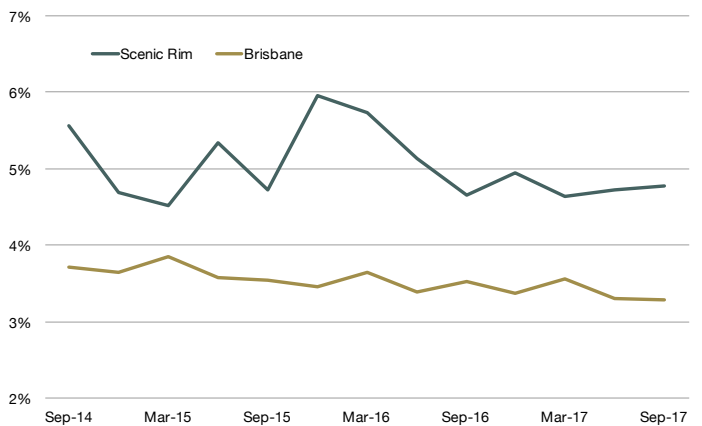
Source: REIQ

## Rental Yields

The average gross housing rental yield in the Scenic Rim Region was 4.8% in the September Quarter 2017, which was significantly higher than the average for Brisbane (3.3%).

### Rental Yields

Separate Houses



Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

### Gross Rental Yields

	Scenic Rim	Brisbane
Level (%), Sep Qtr 2017	4.8	3.3
Annual % change <sup>(a)</sup>	0.1	-0.2
<b>Period - 3 years to Sep Qtr 2017</b>		
% chg from Sep Qtr 2014 <sup>(a)</sup>	-0.8	-0.4
Minimum	4.5	3.3
Maximum	6.0	3.9
Average	5.0	3.5
Variance	1.4	0.6

Note: (a) Changes are percentage point changes.

Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

# Population & Income

## Key Demographic Indicators, 2016 Census

	Scenic Rim		Queensland		Australia	
	No.	% of total	No.	% of total	No.	% of total
<b>Person Characteristics</b>						
Total persons (excluding overseas visitors)	40,069	-	4,703,197	-	23,401,886	-
Males	19,761	49.3	2,321,889	49.4	11,546,638	49.3
Females	20,308	50.7	2,381,308	50.6	11,855,248	50.7
Median age						
<b>Selected Characteristics</b>						
Country of birth – Australia	30,799	76.9	3,343,657	71.1	15,614,835	66.7
Language spoken at home – English only	35,640	89.0	3,820,632	81.2	17,020,417	72.7
Weekly income (people aged 15 years and over):						
Median individual income (\$)	569	-	660	-	662	-
Median household income (\$)	1,222	-	1,402	-	1,438	-
Median family income (\$)	1,417	-	1,661	-	1,734	-
<b>Family Characteristics</b>						
Total families	10,902	-	1,221,151	-	6,070,313	-
Couple families with children	4,873	44.7	481,451	39.4	2,291,987	37.8
Couple families without children	4,296	39.4	518,494	42.5	2,716,224	44.7
One parent families	1,614	14.8	201,308	16.5	959,543	15.8
Other families	119	1.1	19,898	1.6	102,559	1.7
<b>Dwelling Characteristics</b>						
Total private dwellings (includes unoccupied private dwellings)	15,549	-	1,852,398	-	9,325,947	-
Occupied private dwellings:						
Fully owned	5,090	36.2	471,407	28.5	2,565,695	31.0
Being purchased	5,042	35.9	558,439	33.7	2,855,222	34.5
Rented	3,422	24.4	566,478	34.2	2,561,302	30.9
Other tenure type	107	0.8	15,566	0.9	78,994	1.0
Median rent (\$/weekly)	290	-	330	-	335	-
Median housing loan repayments (\$/monthly)	1,670	-	1,733	-	1,755	-

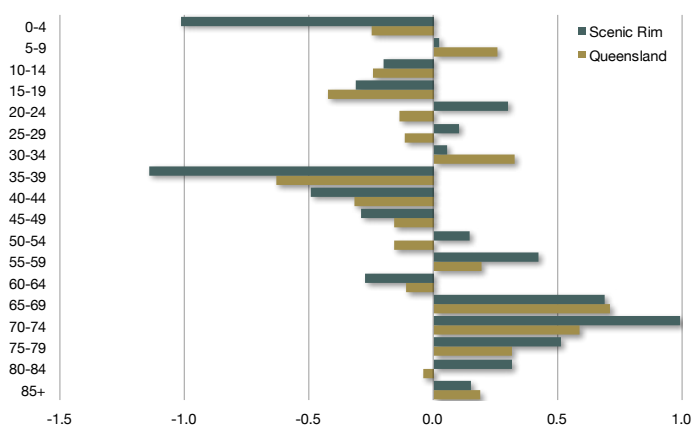
Source: ABS 2016 Census

## Age Distribution

The average age of Scenic Rim residents was 41.2 years in 2016, which represented an annual increase of 0.5 years and a rise of 1.4 years since 2011. In contrast, the average age for Queensland increased by 0.8 years since 2011 to 37.7 years in 2016.

### Age Distribution

Change in % share, 2011-16



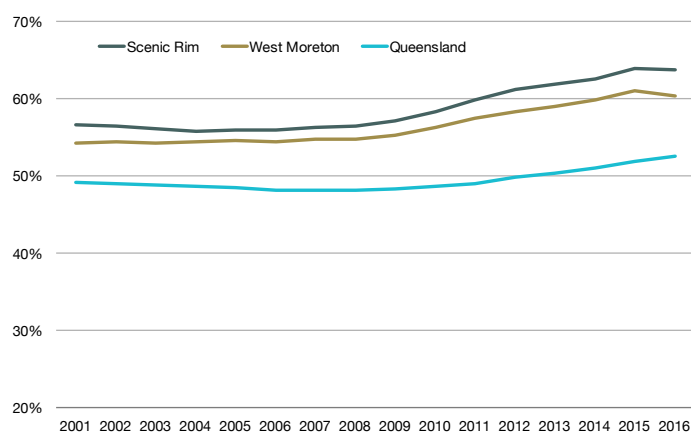
Source: ABS 3235.0

## Dependency Ratio

The dependency ratio is the ratio of the economically dependent proportion of the population (i.e. individuals under the age of 15 and over the age of 65) to the productive part (ages 15-64).

The dependency ratio in the Scenic Rim was 63.6% in 2016, which was higher than the average for West Moreton (60.3%) and Queensland (52.5%). Over the past five years, the dependency ratio in the Scenic Rim increased by 3.9 percentage points, which was slightly higher than the increase for Queensland (3.5 percentage points).

### Dependency Ratio



Source: ABS 3235.0

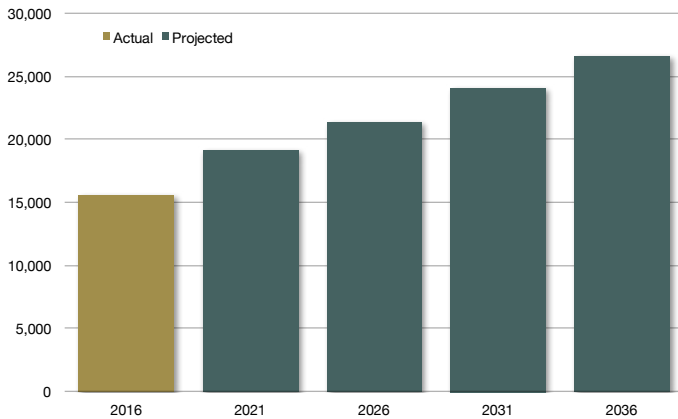
# Population & Income

## Household Projections

Projections to the year 2036 indicate that the number of dwellings in the Scenic Rim Region will increase from 15,460 in 2016 to an estimated level of 26,545 in 2036, representing a total increase of 10,996 dwellings, or an average annual increase of 2.2% over the period. Growth in the number of dwellings in the Scenic Rim over the period to 2036 is higher than West Moreton (2.0%) and Queensland (1.8%).

### Number of Dwellings

Scenic Rim



Source: ABS Census 2016, QGSO

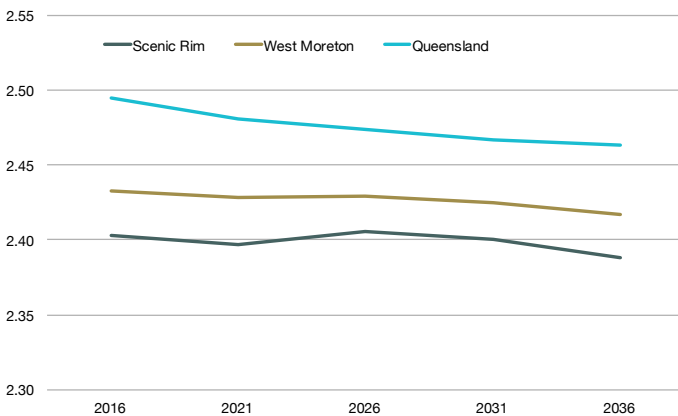
### Household Projections

	Level 2016	Level 2036	Avg ann % chg 2016-36
Couple without children	4,873	7,735	2.3
Couple family with children	4,296	6,770	2.3
One parent family	1,614	2,825	2.8
Other family	119	214	3.0
Lone person	3,093	5,969	3.3
Group households	359	612	2.7
Non-occupied dwellings	1,493	2,094	1.7
<b>Total dwellings</b>	<b>15,549</b>	<b>26,545</b>	<b>2.7</b>
<b>Occupancy rate</b>			
Scenic Rim	2.40	2.39	0.0
West Moreton	2.43	2.42	0.0
Queensland	2.49	2.46	-0.1

Source: ABS Census 2016, QGSO

### Occupancy Rate

Private Dwellings



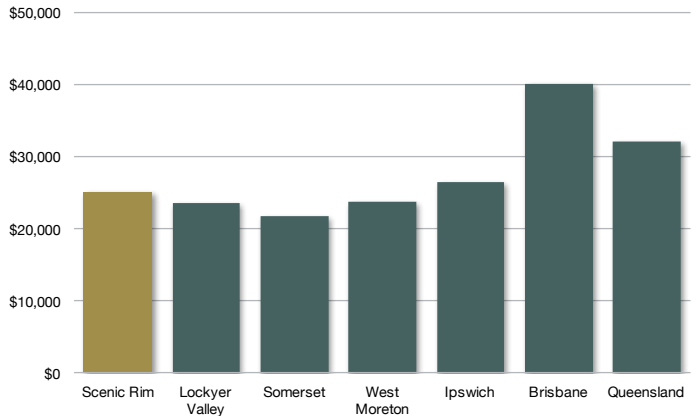
Source: QGSO

## Personal Income

Per capita income for the Scenic Rim Region was estimated at \$25,008 in 2014/15, representing an annual increase of \$470, or 1.9% from the level recorded in 2013/14. The average wage and salary income for the Scenic Rim increased annually by 1.8% to \$48,866 in 2014/15.

### Per Capita Income

2014/15



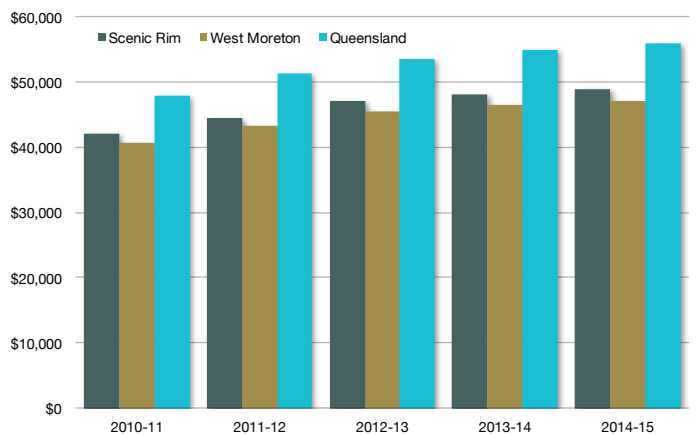
Source: ABS 6524.0, Lawrence Consulting

### Personal Income

	Level 2014/15	Annual % change	Average annual % change Last 5 years
<b>Total income (\$ million)</b>			
Scenic Rim	997.8	5.0	6.0
West Moreton	2,436.5	3.9	6.4
Queensland	151,508.8	4.7	6.2
<b>Per capita income (\$)</b>			
Scenic Rim	25,008	1.9	4.1
West Moreton	23,711	1.1	4.1
Queensland	32,069	3.2	4.3
<b>Average wage &amp; salary income (\$)</b>			
Scenic Rim	48,866	1.8	3.8
West Moreton	47,186	1.3	3.8
Queensland	55,972	2.0	4.0

Source: ABS 6524.0, Lawrence Consulting

### Average Wages & Salaries Income



Source: ABS 6524.0

# Summary

## Summary of Key Economic Indicators

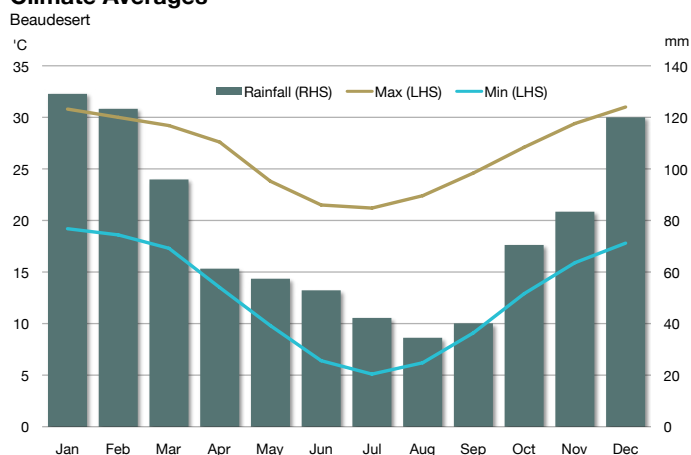
	Period	Level	Level – 12 mths ago	Change	Annual % change
<b>Population &amp; Income</b>					
Estimated resident population	2016	40,975	40,331	+644	1.7%
Projected population	2036	63,336	n.a.	+22,361	2.2%
Projected households	2036	33,232	n.a.	+17,772	3.1%
Per capita income (\$)	2014/15	25,008	24,538	+470	1.9%
Average wages income (\$)	2014/15	48,866	48,021	+845	1.8%
<b>Employment</b>					
Employed persons (no.)	Sep Qtr 2017	18,778	18,061	+717	4.0%
Unemployment rate (%) <sup>(a)</sup>	Sep Qtr 2017	5.6	5.8	-0.2	-0.2%
Labour force (persons)	Sep Qtr 2017	19,901	19,182	+719	3.7%
Participation rate (%) <sup>(a)</sup>	2016	57.0	57.9	-0.9	-0.9%
<b>Business Investment</b>					
Gross regional product (\$ million)	2016/17	1,863.7	1,669.6	+194.1	8.2%
Real GRP per capita (\$)	2016/17	44,083	41,399	+2,685	6.5%
Productivity (\$value added/hr worked)	2016/17	64.86	60.46	+4.40	7.3%
No. of businesses	June 2016	4,301	4,226	+75	1.8%
Total industry turnover (\$ million) <sup>(b)</sup>	2015/16	1,380.0	1,326.4	+53.6	4.0%
Average industry turnover (\$'000) <sup>(b)</sup>	2015/16	320.8	313.9	+7.0	2.2%
<b>Building &amp; Construction</b>					
No. of dwelling approvals	Yr to Sep 2017	352	286	+66	23.1%
Value of dwelling approvals (\$'000)	Yr to Sep 2017	117,384	77,520	+39,864	51.4%
Value of non-dwelling approvals (\$'000)	Yr to Sep 2017	89,976	31,193	+58,783	188.4%
<b>Property Market</b>					
Median sales price – houses (\$)	Sep Qtr 2017	414,000	425,000	-11,000	-2.6%
Median weekly rent – 3bd house (\$/week)	Sep Qtr 2017	380	380	0	0.0%
Median weekly rent – 2bd unit (\$/week)	Sep Qtr 2017	263	265	-2	-0.8%
Rental yield – separate houses (%) <sup>(a)</sup>	Sep Qtr 2017	4.8	4.6	+0.1	0.1%

Note: (a) Changes are percentage point changes.

## Climate

The average mean maximum temperature for Beaudesert ranges from 21.2°C in July to 31.0°C in December, whilst the mean minimum temperature ranges from 5.1°C in July to 19.2°C in January. Average annual rainfall in Beaudesert is 907.1mm, with January typically being the wettest month (129.1mm).

### Climate Averages



Source: Bureau of Meteorology

## For More Information

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