SYDNEY, MELBOURNE, CHURN & STUFFED

Regional population update
19th April 2016

It's important to track your catchment area – to determine whether population is expanding or declining – as well as determining whether there are other regions that represent development opportunities.

The ABS, around this time each year, provides population estimates by small areas (down to suburban level) across the country.

Our **two tables**, this issue, highlight some major trends. What stands out is the continued dominance of the capital cities – especially Sydney and Melbourne. Whilst Qld's rate of population growth is falling, the south east corner of the state remains robust, and in particular, both coasts. The 'churn' factor – people arriving and departing from nearby locales each year – is picking up momentum across SEQld, as people move around for work. In contrast, regional Qld is looking stuffed – for the time being, at least – when it comes to population growth and also new job opportunities.

Table 1
Annual population growth
Major urban areas

Melbourne	91,600	29%
Sydney	83,300	26%
Brisbane	35,200	11%
Perth	31,100	10%
Adelaide	12,100	4%
Canberra	5,400	2%
Darwin	2,600	1%
Hobart	1,700	1%
Capital Cities	**263,000**	**83%**
Gold Coast/Tweed	10,800	3%
Sunshine Coast	4,870	2%
Newcastle	3,960	1%
Wollongong	3,330	1%
Geelong	3,240	1%
Central Coast NSW	2,200	1%
Regional Australia	**54,000**	**17%**
Australia	**317,000**	**100%**

Table 2
Annual population growth
Select Queensland municipalities

Brisbane	18,870	32%
Gold Coast	9,760	17%
Moreton Bay	8,510	14%
Ipswich	5,040	9%
Sunshine Coast	4,840	8%
Logan	3,980	7%
Townsville	1,970	3%
Cairns	1,450	2%
Gladstone	1,390	2%
Toowoomba	1,330	2%
Redland	1,290	2%
Fraser Coast	725	1%
Livingston	640	1%
Lockyer Valley	500	1%
Noosa	480	1%
Mackay	390	1%
Queensland	**58,930**	**100%**

IMPORTANT NOTES

RISKS OF INVESTING IN PROPERTY

Direct investment in residential property, like all investments, involves a number of risks. If these eventuate, your income might be lower than expected. There may even be none. In addition, the capital value of your investment could fall.

The key risks of investing in property are outlined below:

- The property purchased may not provide the income or capital gains the asset was expected to produce.
- There is a risk that your property may, for periods of time, lie vacant and hence not generate income. Maintenance and repair costs are the investor's responsibility and can vary, and at times be significant. Such costs are sometimes recoverable from rental bonds or under insurance policies.
- There are a number of factors that affect the general property market including increases in supply and falls in demand; the cyclical nature of property values; increases in taxes and operating expenses; overall economic conditions; demographic changes; changes in town planning laws; casualty and condemnation losses; environmental risks; regulation on rents; detrimental new developments in the area; increases in interest rates; similarly, inflation and changes to bank funding policies.
- Gearing increases the volatility in the value of your investment. In the early stages of residential investment, a significant fall in the property's value may see balances fall to less than the total amount of borrowings.
- Increases in interest rates often increase the cost of borrowings.
- Changes in laws or their interpretations including taxation, superannuation and corporate regulatory laws, practice and policy could have an impact on your investment. You should seek professional tax advice before investing in residential property.

DISCLAIMER

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This report is valid for six (6) months.

TYPICAL DATA SOURCES

MPI; Qld Government; Qld RTA; REIA; REIQ; SQM Research; BCI Australia: ABS; realestate.com and RPData.