

## CM14.6. Economic Indicators February 2019 Update

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### Purpose of Report

To present the Albury Economic Indicators Report (February 2019) and provide an overview of Albury's economic, demographic and development indicators and trends.

### Background

The Albury Economic Indicators Report has been produced by AlburyCity for the past 10 years.

The Report is reviewed annually following the release of updated data including Gross Regional Product (GRP), population forecasts, construction statistics and property trends. It is an important source of timely and relevant statistical data and provides local businesses, support services, potential investors, key stakeholders and Council with access to insightful statistical information.

The information contained in the Albury Economic Indicators is provided for the Albury Local Government Area (LGA) and the combined LGAs of Albury and Wodonga. Where appropriate, these datasets are benchmarked against other major regional LGAs in New South Wales, Victoria, Queensland and Tasmania.

Other sources informing the Report include:

- Australian Bureau of Statistics' (ABS) 2016 Census of Population and Housing;
- Australian Government Department of Employment - Small Area Labour Markets Report (September Quarter 2018);
- REMPLAN Regional Economic Modelling software (November 2018);
- Forecast ID (population forecasting software);
- AlburyCity Construction Statistics;
- Taylor Byrne Valuers & Property Consultants; and
- Charles Sturt University and La Trobe University.

### Issues

Key findings from the February 2019 edition are as follows:

#### *Gross Regional Product (GRP)*

- As at November 2018, the Albury and Wodonga LGAs had a combined GRP valued at approximately \$6.93 billion. This represents a \$615 million, or 1% increase compared to December 2017.
- As at November 2018, the Albury LGA had a GRP valued at approximately \$3.69 billion, representing a \$113 million increase compared to December 2017.
- The Albury Wodonga economy is dominated by the 'Public Administration & Safety', 'Rental, Hiring & Real Estate Services' and 'Health Care & Social Assistance' sectors in terms of value added.
- All sectors across the local economy remained relatively consistent in the 12 months to November 2018 with the largest growth experienced in the 'Accommodation & Food Services' (9.1%) and 'Wholesale Trade' (7.5%) sectors.

#### *Employment*

- As at June 2018, Albury's labour force was 24,322 compared to 22,893 in June 2017, an increase of 6.2%.

#### *Population*

- As at 2017, the combined LGAs of Albury and Wodonga had an estimated resident population of 93,768. This represents an annual average increase of 1.5% since 2011.
- As at 2017, the Albury LGA had an estimated resident population of 52,949. This represents an annual average increase of 1.1% since 2011.
- Albury's population is expected to reach 67,427 by 2036, while Wodonga's population is expected to reach nearly 57,314 over the same period.

#### *Demographics*

- An upward trend in the tertiary qualifications obtained should continue, with a 2.8% increase of student enrolments across Albury and Wodonga universities in the last five years.

#### *Property & Construction*

- In 2017/18 the value of construction for Albury was estimated at approximately \$190 million, up from \$179 million in 2016/17. This represents an annual average increase of 2.8% over the last five years. Non-residential construction more than doubled from \$32.8 million in 2013/14 to \$68.2 million in 2017/18.
- Residential projects outweighed commercial construction with a combined 742 construction certificates and complying development certificates issued through the year at a value of \$122 million.
- Residential property prices and sales volumes continued to steadily increase, with 949 sales and the median house price fetching \$339,000 in the 2017/18 financial year.
- The number of units sold for the 2017/18 financial year softened slightly, decreasing by 1.1% to 265, alongside a decrease of 2.3% in the median price to \$206,000.
- While the number of vacant land sales dropped by 7.2% for the year, the median price increased by 2.0% to \$142,750 for the 2017/18 financial year.

## **Albury 2030**

The attached Albury Economic Indicators Report contributes to achieving Outcome 1.3 'Plan and cater for increased population growth' and Outcome 1.5 'Promote Albury for industry and business' through the provision of statistical information to support investment decision making. Data pertinent to this outcome includes Gross Regional Product (GRP), population growth and labour force participation.

## **Two Cities One Community**

The report incorporates information to measure the achievement of Goal 1.1 'We have managed the growth and development of our community for the betterment of all' and Goal 1.3 'We promote business, investment and jobs' through the provision of combined Albury Wodonga data. The data helps identify opportunities for potential investment and growth areas for existing businesses.

## **Risk**

- **Business Risk** – The Albury Economic Indicators Report (February 2019) provides a valuable tool to key stakeholders, the local business community and those considering investing in the region. Failure to publish the Report will deny these stakeholders with easy access to economic, demographic and property information, specific to the Albury LGA.

This report provides the only single source of economic data for the Albury LGA and without its publication, local businesses may experience additional costs in terms of lost opportunity, time and effort.

- **Corporate Risk** – Council has committed to growing the local economy and the provision of economic data is essential to supporting business decisions made in the region. Failure by Council to publish the Albury Economic Indicators Report could prove contrary to its economic growth assertions, thereby harming Council's reputation.

## **Community Engagement**

The Albury Economic Indicators Report will be published to the Invest Albury Wodonga website <http://investalburywodonga.com.au/resources/ecodev-reports>.

Additionally, the availability of the report will be promoted through the Invest Albury Wodonga Insight electronic newsletter, which is distributed to more than 8,000 subscribers and promoted through Council's social media channels.

## **Options**

1. Receive and note this Report; or
2. Request further information in relation to the Albury Economic Indicators (February 2019).

**Conclusion**

The latest edition of the Albury Economic Indicators Report contains important statistical information for a range of users including Council, local business and other key stakeholder groups.

The Albury Economic Indicators Report is a valuable and free resource published by Council for use by the wider community, providing access to insightful and localised economic, demographic and development data.

**Recommendation**

That Council receive and note the release of the Albury Economic Indicators – February 2019.

**Attachment**

Albury Economic Indicators – February 2019 (DOC19/15016).