



SOUTH WEST TRENDS REPORT



MAY 2009

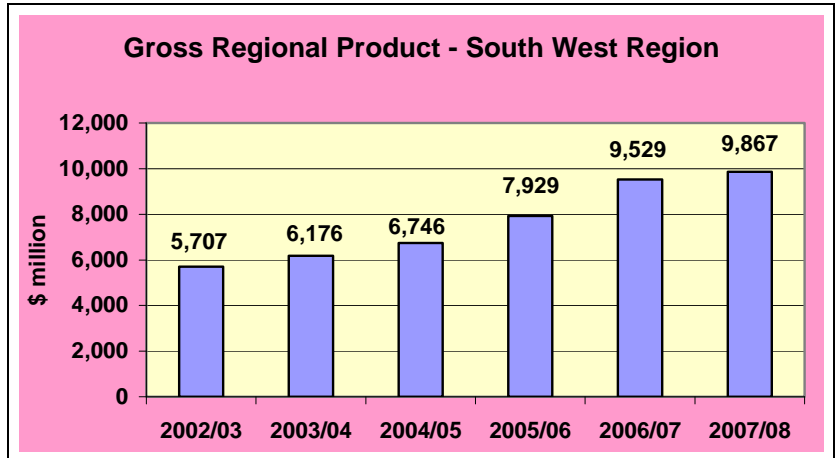
Statistical trends for the South West of Western Australia

GROSS REGIONAL PRODUCT

The South West's Gross Regional Product was estimated at \$9.867 billion for the financial year 2007/08. This represents an increase of 3.5 per cent on the previous year and a 72.8 per cent increase over the past five years.

The mining, construction and manufacturing industries are the main contributors to economic production in the region at 25.9 per cent, 15.1 per cent and 11.9 per cent of total production respectively.

In terms of State production, the South West Region accounted for 6.7 per cent of the Gross State Product.



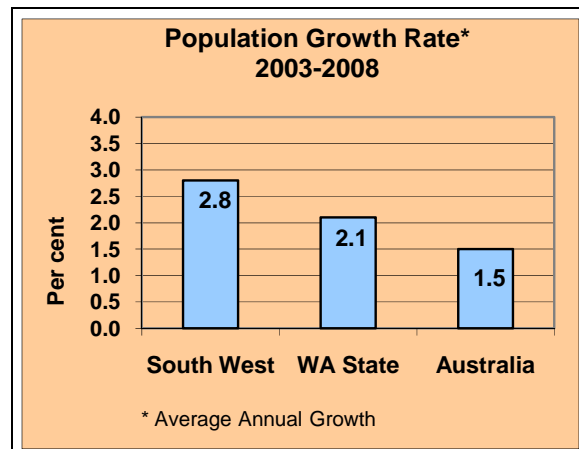
Source: GRP data is synthesised by the Department of Local Government and Regional Development from the Australian Bureau of Statistics National Accounts Data.

POPULATION

Figures released by the ABS show that over the past five years the South West's average annual growth rate was 2.8 per cent resulting in an extra 19,812 people living in the region since 2003. This five-year growth rate is greater than the state and national growth rates for the same period of 2.1 per cent and 1.5 per cent respectively. The population of the South West Region was estimated at 152,087 in 2008.

Rapid population growth for the region has continued to occur along the coastal fringe while inland areas have generally remained stable in terms of population. Greater Bunbury, which includes the City of Bunbury and the adjacent suburban areas in the shires of Capel, Dardanup and Harvey, grew at an average annual growth rate of 4.2 per cent for the period 2003-2008.

Source: Regional Population Growth, ABS, April 2009.



Population Growth - South West Region							
				Change 2003-2008		Change 2007-2008	
	2003	2007	2008	%(a)	No.	%	No.
Preston							
Bunbury	30,438	32,037	32,841	1.5	2,403	2.5	804
Capel	8,020	11,415	11,935	8.3	3,915	4.6	520
Collie	9,222	9,079	9,151	-0.2	-71	0.8	72
Dardanup	9,431	11,613	12,167	5.2	2,736	4.8	554
Donnybrook-Balingup	4,669	5,101	5,198	2.2	529	1.9	97
Harvey	18,386	21,550	22,529	4.1	4,143	4.5	979
Total Preston	80,166	90,795	93,821	3.2	13,655	3.3	3,026
Vasse							
Augusta-Margaret River	10,658	11,608	11,830	2.1	1,172	1.9	222
Busselton	24,314	27,893	29,183	3.7	4,869	4.6	1,290
Total Vasse	34,972	39,501	41,013	3.2	6,041	3.8	1,512
Blackwood							
Boyup Brook	1,639	1,581	1,594	-0.6	-45	0.8	13
Bridgetown n-Greenbushes	4,168	4,258	4,339	0.8	171	1.9	81
Manjimup	10,091	9,875	9,995	-0.2	-96	1.2	120
Nannup	1,239	1,297	1,325	1.4	86	2.2	28
Total Blackwood	17,137	17,011	17,253	0.1	116	1.4	242
Total South West	132,275	147,307	152,087	2.8	19,812	3.2	4,780

(a) Average Annual Growth Rate

Source : Regional Population Growth, ABS, April 2009.

The Vasse Region also has continued its strong growth with the shires of Busselton and Augusta - Margaret River growing at 3.7 per cent per annum and 2.1 per cent per annum respectively over the same period (2003-2008).

An encouraging trend in the Warren Blackwood Region was that while the shires of Manjimup, Boyup Brook and Bridgetown - Greenbushes increased in population between 2003-2008 by only 0.1 per cent per annum, over the past year (2007/08) they increased their combined population by 1.4 per cent.

POPULATION PROJECTIONS

The South West is expected to grow to 175,000 people by 2021 according to population projections released by the Department for Planning and Infrastructure.

Most of the projected growth is forecast to occur along the coastal strip, with the biggest population increase expected for the Shire of Busselton. By 2021, the Shire of Busselton will have overtaken the City of Bunbury as the most highly populated local government area in the South West Region.

Source: Western Australia Tomorrow, Department for Planning and Infrastructure, October 2005.

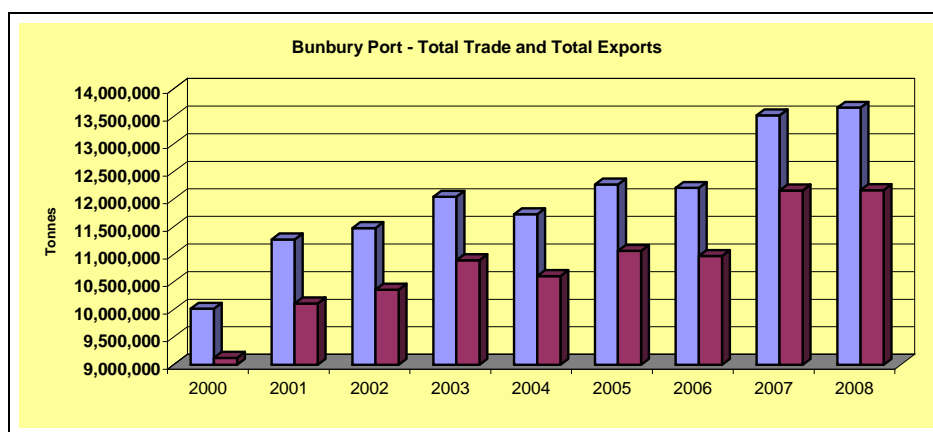
Population Projections - South West Region			
	2011	2016	2021
Preston			
Bunbury	32,500	33,400	34,000
Capel	13,300	15,200	16,200
Collie	9,000	8,900	8,700
Dardanup	12,700	14,900	17,000
Donnybrook-Balingup	5,000	5,300	5,500
Harvey	20,900	22,600	24,000
Vasse			
Augusta-Margaret River	13,400	15,000	16,600
Busselton	30,100	33,300	36,500
Blackwood			
Boyup Brook	1,500	1,500	1,400
Bridgetown-Greenbushes	4,100	4,100	4,000
Manjimup	10,100	10,000	9,900
Nannup	1,200	1,200	1,200
Total South West	153,800	165,400	175,000

PORT TRADE

New trade data for the Bunbury Port shows total throughput at 13.6 million tonnes for 2007/08, a slight increase of 1.0 per cent on the previous year. Exports accounted for approximately 90 per cent of trade through the Port, the major commodity exported being alumina at 9,315,589 tonnes.

For the major exports both alumina and woodchips increased in 2007/08 while there was a slight decline in the export of mineral sands. Notable also was the decrease in exports of both silica sand and spodumene in 2007/08.

Bunbury Port - Total Trade (Tonnes)					
Year Ended 30 June	2004	2005	2006	2007	2008
Alumina	8,435,401	8,469,142	8,531,913	9,127,092	9,315,589
Mineral Sands	806,308	852,912	1,014,241	1,113,234	1,096,167
Woodchips	734,705	1,212,621	966,090	1,283,402	1,347,925
Silica Sand	348,810	334,532	257,105	289,045	135,141
Spodumene	121,683	126,300	140,124	272,341	204,365
General	9,246	20,047	12,724	11,505	16,122
Timber	130,312	39,129	50,445	63,853	43,015
Vegetable Oils	2,524	504	-	-	-
Talc	9,367	-	-	-	-
Iron Oxide	8,437	9,174	-	-	7,607
TOTAL EXPORTS	10,606,793	11,064,361	10,972,642	12,160,472	12,165,931
TOTAL IMPORTS	1,121,383	1,202,565	1,232,389	1,361,864	1,492,817
BUNKERS - OIL	425	292	135	55	192
TOTAL TRADE	11,728,601	12,267,218	12,205,166	13,522,391	13,658,940



Imports through the Port reached a record 1.492 million tonnes for 2007/08, an increase of 10 per cent on the previous year. Caustic soda was the most significant import in 2007/08 with 1,149,597 tonnes passing through the Bunbury Port.

Source: Bunbury Port Authority Trade Statistics, June 2008.

RETAIL INDUSTRY

Retail turnover in the South West Region was estimated at \$1,626 million in 2007/08, an increase of 8.5 per cent over the previous year. This indicates that the South West retail sector is continuing its strong growth record over the last decade, driven mainly by population growth.

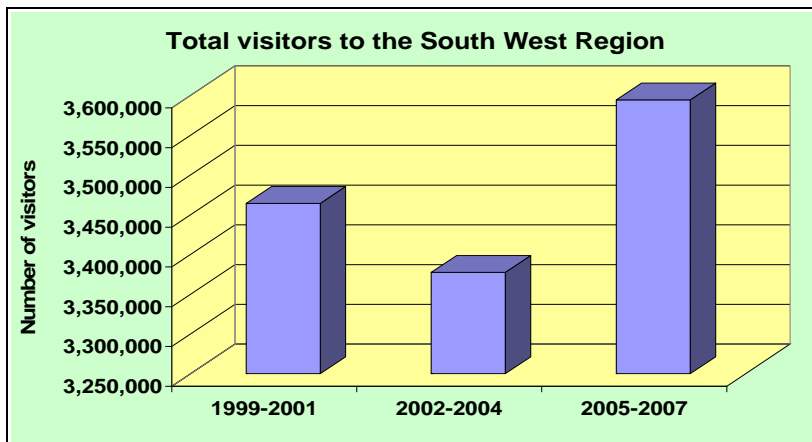
The South West Region's percentage of overall State retail turnover also increased, up from 6.19 per cent in 2006/07 to 6.58 per cent in 2007/08. This reinforces the strength of the local retail sector relative to the rest of Western Australia.

Comparison of Retail Turnover			
Year	South West \$ million	Western Australia \$ million	South West % of State Retail
1997/98	\$786	\$13,576	5.79%
1998/99	\$842	\$14,281	5.89%
1999/00	\$899	\$15,020	5.99%
2000/01	\$920	\$15,212	6.05%
2001/02	\$1,003	\$16,570	6.05%
2002/03	\$1,051	\$17,487	6.01%
2003/04	\$1,143	\$18,961	6.03%
2004/05	\$1,237	\$20,252	6.11%
2005/06	\$1,322	\$21,630	6.11%
2006/07	\$1,498	\$24,194	6.19%
2007/08	\$1,626	\$24,728	6.58%

TOURISM INDUSTRY

New data released by Tourism WA showed for the years 2005, 2006 and 2007 the South West Region received approximately 3.6 million tourists annually (both overnight visitors and day trippers) who directly contributed \$569 million into the South West economy. In terms of visitor numbers there has been a modest 6.4 per cent increase on the previous years (2002-2004) level.

Annually there were 1,930,000 day trippers to the region and they represented approximately 54 per cent of total visitors. The remaining 46 per cent of visitors were overnight visitors, the majority of which were domestic (from other parts of Australia).



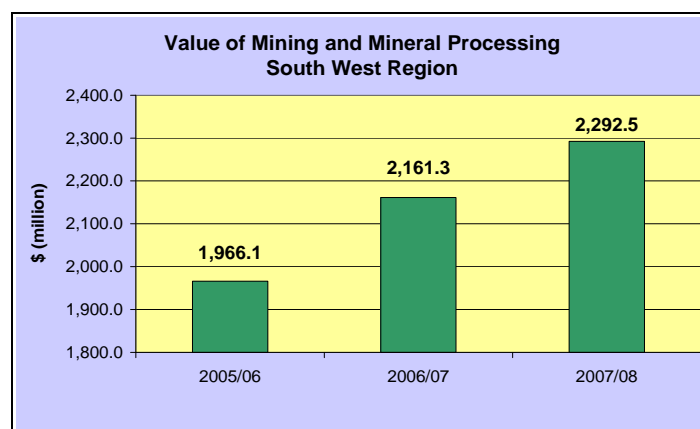
Year	1999-2001	2002-2004	2005-2007
Tourist Expenditure in the South West Region			
Domestic			
Total Domestic tourist expenditure in the South West Region (\$) (1)	n/a	n/a	513,000,000
International			
International visitor expenditure (\$) (1)	n/a	n/a	56,000,000
Total visitor expenditure (\$) (1)	n/a	n/a	569,000,000
Visitor numbers to the South West Region			
Domestic			
Overnight Domestic Visitors	1,492,000	1,624,000	1,566,000
Day Domestic Visitors	1,878,000	1,660,000	1,930,000
Total Domestic visitors to the South West Region	3,370,000	3,284,000	3,496,000
International			
Overnight International Visitors	94,200	93,300	98,200
Total visitors to the South West Region	3,464,200	3,377,300	3,594,200

Note: All figures are based on a 3 year annual average. For example, the 2005, 2006 and 2007 figures have been added and then divided by 3 to provide an averaged figure to increase the sample size and increase reliability of the data. (1) 3 year annual average based on the financial years 2004/05, 2005/06 and 2006/07.

Source: Tourism Western Australia, South West Tourism Fact Sheet 2007.

MINING INDUSTRY

Mining continues to be a key economic driver for the South West Region. Latest estimates show that mining and mineral processing was valued at \$2.292 billion for the financial year 2007/08, an increase of 6.1 per cent from the previous year. Alumina production, valued at \$1.652 billion in 2007/08, was the largest commodity in terms of value. The current expansion of the Worsley alumina refinery will see alumina production increase through expanded mining operations, additional refining capacity and upgraded port facilities. This will result in the refinery's current capacity of 3.5 million tonnes per annum increasing to 4.7 million tonnes per annum. The expansion's construction phase has begun and first production is expected in 2011.

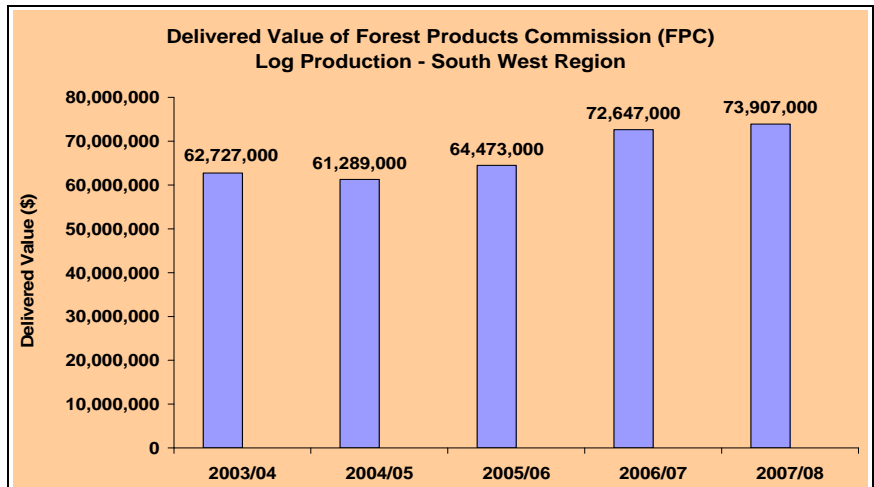


Estimated Value of Mining - South West Region (\$,000)			
Commodity	2005/06	2006/07	2007/08
Alumina	\$1,213,100	\$1,438,800	\$1,651,900
Heavy Mineral Sands	\$289,094	\$275,630	\$196,017
Coal	\$297,220	\$267,004	\$274,925
Tin, Tantalum and Spodumene	\$166,524	\$179,649	\$169,362
Other	\$150	\$206	\$253
Total	\$1,966,088	\$2,161,289	2,292,457

Source: Department of Local Government and Regional Development, January 2009

TIMBER INDUSTRY

Log production in the South West Region was valued at \$73.9 million in 2007/08, an increase of 1.7 per cent from the previous financial year. In total 1,065,000 cubic metres of logs were harvested in 2007/08. The increase in logs for 2007/08 was due to an increase in the level of hardwood production, which rose from 401,000 cubic metres in 2006/07 to 416,000 cubic metres in 2007/08. At the same time softwood production fell from 668,000 cubic metres in 2006/07 to 649,000 cubic metres in 2007/08. In 2007/08 softwood production represented 51 per cent of the region's logging value.



Forest Products Commission (FPC) Log Production - South West Region									
Year	HARDWOOD					SOFTWOOD			
	SAWLOGS	CHIPLOGS	OTHER (1)	OTHER RESIDUE (2)	TOTAL	SAWLOGS	PARTICLE-BOARD LOGS (4)	OTHER (3)	TOTAL
2003/04									
log volume (m3)	197,000	182,000	3,000	62,000	444,000	341,000	247,000	28,000	616,000
delivered value * (\$)	17,286,000	10,425,000	338,000	2,944,000	30,993,000	21,077,000	8,253,000	2,404,000	31,734,000
2004/05									
log volume (m3)	183,000	145,000	7,000	50,000	385,000	362,000	196,000	32,000	590,000
delivered value * (\$)	16,970,000	10,204,000	513,000	2,611,000	30,298,000	21,358,000	6,610,000	3,023,000	30,991,000
2005/06									
log volume (m3)	192,000	146,000	15,000	48,000	401,000	366,000	173,000	30,000	569,000
delivered value * (\$)	19,072,000	10,621,000	1,091,000	2,735,000	33,519,000	22,022,000	5,835,000	3,097,000	30,954,000
2006/07									
log volume (m3)	168,000	173,000	19,000	41,000	401,000	435,000	200,000	33,000	668,000
delivered value * (\$)	17,636,000	13,079,000	1,471,000	2,340,000	34,526,000	27,292,000	7,216,000	3,613,000	38,121,000
2007/08									
log volume (m3)	199,000	175,000	1,000	41,000	416,000	412,000	206,000	31,000	649,000
delivered value * (\$)	20,613,000	13,382,000	74,000	2,254,000	36,323,000	27,307,000	6,762,000	3,515,000	37,584,000

Source: FPC, South West FPC Log Production 2003/04 - 2007/08. The above figures cover log production from Crown land and some FPC produced private property. Notes: * Delivered Value (\$) = Sum of Royalty/Stumpage, Production & Delivery, Roading Charge, Inforest Costs, Administration and other. (1) Includes poles, piles, fencing material, mining logs, chopping logs etc. (2) Includes Industrial wood, particleboard logs, green and dry charcoal and firewood logs. (3) Includes pine rounds, poles etc. (4) Includes Industrial wood: woodchips.

AGRICULTURAL INDUSTRY

Figures released by the ABS show that total agricultural production in the South West Region was \$550.2 million in 2006/07, an increase of 7.7 per cent from the previous year. Since 2000 levels of agricultural production in the South West have remained stable with the total value of production reaching a peak in 2002/03.

The major contributors to agricultural production in 2006/07 were cattle (\$105.4 million), milk (\$93.5 million), vegetables (\$77.3 million), viticulture (\$63.9 million), fruit (\$58.9 million) and hay production (\$56.1 million). The shires of Harvey, Manjimup and Busselton were the largest in the region in terms of overall value of agricultural production.

Agricultural Production - South West Region (\$,000)										
	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Cattle	77,923	85,690	95,480	111,209	104,810	101,097	108,613	130,154	n/a	105,426
Sheep	9,712	13,155	14,383	14,191	17,587	32,164	24,213	20,018	n/a	15,130
Pigs / Poultry	36	n/a	n/a	n/a	n/a	4,299	3,917	2,511	n/a	6,117
Other	2,130	2,770	2,163	4,223	2,233	-	95	180	n/a	421
Total Livestock Disposal	89,801	101,615	112,026	129,623	124,630	137,560	136,838	152,863	n/a	127,094
Milk	129,416	128,087	119,930	81,826	98,219	94,031	95,881	92,006	n/a	93,536
Wool	27,590	23,761	22,864	21,705	23,684	47,879	28,342	25,338	n/a	32,756
Other	667	640	47	871	4	-	-	-	n/a	869
Total Live Produce	157,673	152,488	142,841	104,402	121,907	141,910	124,223	117,344	n/a	127,161
Barley	4,328	3,553	4,412	4,635	3,388	8,969	5,391	5,262	n/a	7,404
Oats	2,651	1,629	1,678	2,045	2,249	6,012	3,454	2,970	n/a	4,373
Wheat	1,572	4,412	1,150	2,301	2,249	16,674	3,915	2,627	n/a	2,147
Lupins	459	658	194	-	380	2,080	439	464	n/a	450
Other Grains	180	28	13	-	-	526	47	634	n/a	459
Hay, Pastures & Grasses	32,543	40,468	40,414	50,006	58,990	67,148	56,373	30,384	n/a	56,103
Fruit	41,468	54,911	43,807	48,791	50,002	50,893	59,369	49,076	n/a	58,942
Grapes	15,560	17,373	31,366	58,550	57,668	60,051	75,246	65,347	n/a	63,922
Vegetables	69,146	69,402	67,801	65,782	74,284	75,751	72,793	56,975	n/a	77,317
All Other Crops	15,913	20,755	27,633	26,676	20,715	21,457	18,687	17,274	n/a	24,832
Total Crops	183,820	213,189	218,468	258,786	269,925	309,561	295,714	231,013	n/a	295,949
Total Value of Agriculture	431,294	467,292	473,335	492,811	516,462	589,031	556,775	501,220	510,748	550,204

n/a = not available.

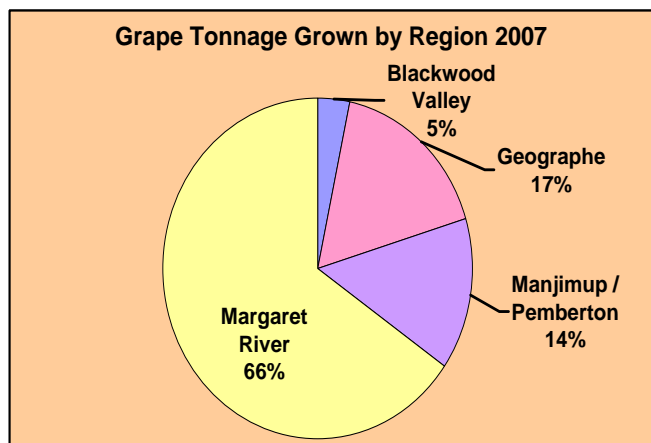
Source: Department of Local Government and Regional Development (based on Australian Bureau of Statistics data).

VITICULTURE INDUSTRY

Viticulture production in the South West Region had an estimated value of \$67.1 million in 2007 with 48,544 tonnes of grapes crushed. The production levels for 2007 are significantly up from the previous year with a 36.9 per cent increase in the tonnage of grapes crushed and a 35.2 per cent increase in the estimated value of production.

Region	Tonnes (crushed)		
	Red	White	Total
Blackwood Valley	1,036	573	1,609
Geographe	5,059	3,125	8,184
Manjimup / Pemberton	2,144	4,887	7,031
Margaret River	15,581	16,139	31,720
Total	23,820	24,724	48,544

Source: Wine Grape Utilisation Survey, 2002-2007.

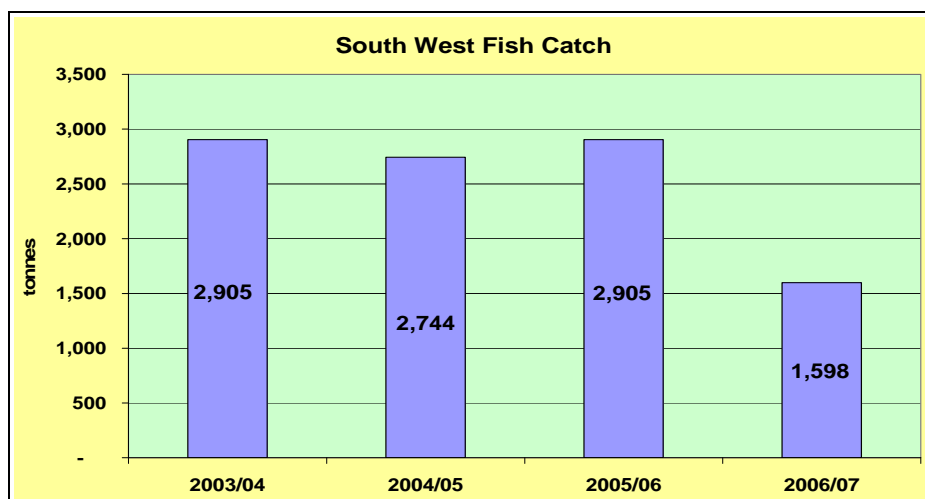


The Margaret River Wine Region accounts for most of the viticulture production in the South West, with 65.3 per cent of the total tonnage of production (70.9 per cent of the \$ value) coming from the area. Though the Margaret River Wine Region is the dominant region of production in the South West, over recent years other wine regions have grown significantly in terms of their output. The Geographe and Manjimup/Pemberton regions increased their levels of grapes crushed from 2006 by 76.2 per cent (8,184 tonnes in 2007) and 68.5 per cent (7,031 tonnes) respectively. The South West viticulture industry produces both red and white grape varieties, the red and white grape crush being 23,820 tonnes and 24,724 tonnes respectively in 2007.

Source: Wine Grape Utilisation Survey, 2002-2007.

FISHING INDUSTRY

According to latest figures released fishing production in the South West fell substantially in the financial year 2006/07, due mainly to a drop in the lobster catch for that period. In 2006/07 there was a total catch of 1,598 tonnes worth \$9.4 million, down from the previous year's total of 2,905 tonnes worth \$18.3 million. The trend over the last four years has also been one of decline in terms of the value of production, once again driven mainly by the decreasing value of the lobster catch.



	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Fish	2,786	2,900	3,755	3,747	3,478	3,700	4,203	4,758	3,317
Crabs	181	183	189	92	186	110	147	139	99
Lobsters	2,109	4,720	5,946	11,419	11,607	15,537	13,826	9,613	3,027
Molluscs	3,183	3,737	4,444	4,307	3,036	3,792	3,749	3,825	2,955
Total	8,259	11,540	14,334	19,565	18,307	23,139	21,925	18,335	9,398

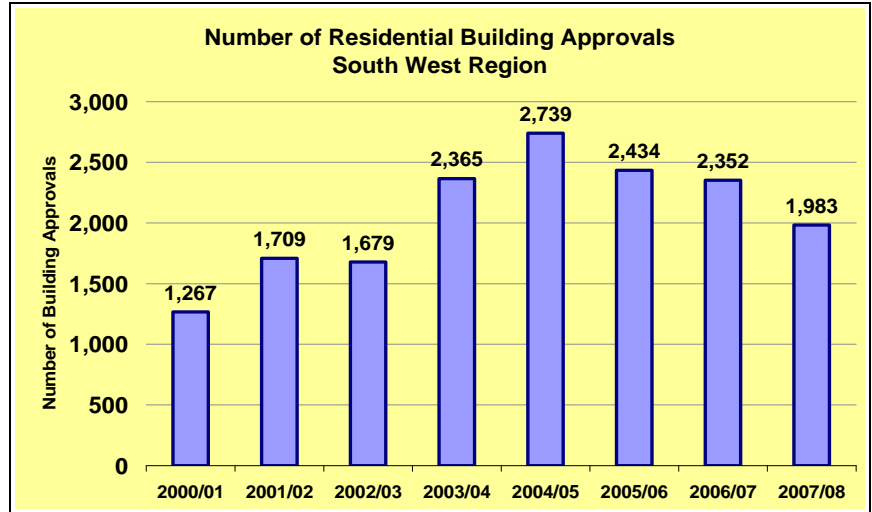
The reason for the significant decline in the lobster catch in the year 2006/07 is due to environmental conditions resulting in lower levels of lobster recruitment in the South West area.

Source: Department of Local Government and Regional Development, March 2008.

BUILDING APPROVALS

The value of building approvals in the South West Region reached a record \$803 million in 2007/08, an increase of 17.7 per cent from the previous financial year (\$682 million). The growth in the value of building approvals was due to a significant increase in non-residential approvals in the local government areas of Bunbury, Capel and Collie.

The growth in non-residential approvals for Bunbury and Capel is due to a number of large retail and tourism projects planned for these areas while the large increase for Collie is due to the construction of the Bluewaters Power Station project.



In contrast residential approvals for the region fell during 2007/08, from \$558 million in 2006/07 to \$533 million in 2007/08, a decrease of 4.4 per cent. In terms of numbers of residential building approvals there were 1,983 in 2007/08 compared to 2,352 in 2006/07. Though there has been a downward trend in the residential building sector over the past few years the numbers and value of approvals are still relatively high compared to pre 2003/04 levels.

	2006/07			2007/08		
	Residential	Non-Residential	Total	Residential	Non-Residential	Total
Bunbury	84,920	58,225	143,145	59,097	105,552	164,649
Capel	61,401	5,803	67,204	67,388	31,635	99,023
Collie	10,388	740	11,128	17,327	62,824	80,151
Dardanup	39,957	3,310	43,267	27,359	4,395	31,754
Donnybrook-Balingup	18,190	167	18,357	17,953	309	18,262
Harvey	63,966	6,804	70,770	63,109	12,041	75,150
Total Preston	278,822	75,049	353,871	252,233	216,756	468,989
Augusta-Margaret River	52,320	17,646	69,966	42,077	8,077	50,154
Busselton	195,660	27,914	223,574	207,839	41,892	249,731
Total Vasse	247,980	45,560	293,540	249,916	49,969	299,885
Boyup Brook	2,267	569	2,836	2,933	58	2,991
Bridgetown-Greenbushes	11,629	499	12,128	10,723	357	11,080
Manjimup	14,697	540	15,237	13,948	1,937	15,885
Nannup	2,809	1,775	4,584	3,699	250	3,949
Total Blackwood	31,402	3,383	34,785	31,303	2,602	33,905
Total South West	558,204	123,992	682,196	533,452	269,327	802,779

Source: Department of Local Government and Regional Development based on ABS data, August 2008.

PROPERTY VALUES

	Total	Minimum	Maximum	Average
	Sales No.	Sale Price (\$)	Sale Price (\$)	Sale Price (\$)
Preston				
Bunbury	879	103,000	2,500,000	391,548
Capel	238	165,000	1,140,000	439,525
Collie	218	75,000	435,000	210,663
Dardanup	225	175,000	630,000	377,442
Donnybrook-Balingup	67	120,000	760,000	297,882
Harvey	466	100,000	1,325,000	385,006
Vasse				
Augusta-Margaret River	318	228,000	1,850,000	488,281
Busselton	841	220,000	5,000,000	578,987
Blackwood				
Boyup Brook	26	95,000	295,000	164,231
Bridgetown-Greenbushes	119	62,500	489,000	281,492
Manjimup	192	76,000	485,000	207,161
Nannup	9	210,000	370,000	280,000
South West	3,598	\$62,500	\$5,000,000	\$417,249

Source: Department of Land Administration, 2007.

Figures released by the Valuer General for 2006 showed property values in the South West surging. The average sale value for a dwelling in the region was \$417,249, up from \$308,972 in 2005 and more than double the 2003 figure of \$189,364. The Shire of Busselton had the highest average sale value while the Shire of Boyup Brook had the lowest.

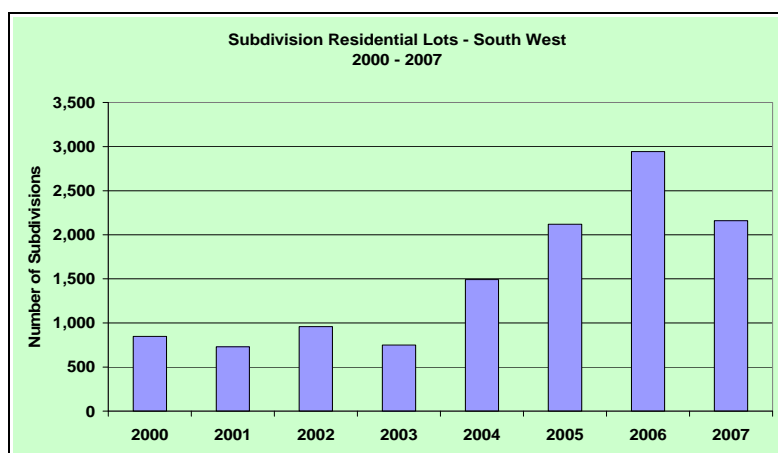
Also of interest was that the number of dwellings sold in 2006 (3,598) was down 9.9 per cent on the previous year (3,993 in 2005). This may indicate that the high cost of housing in the South West is deterring a significant number of buyers from entering the market.

LAND SUBDIVISION

Figures released by the Department for Planning and Infrastructure show that in 2007 there were 2,160 residential lots subdivided in the South West, a decrease of 27 per cent from the previous year's record number of 2,945.

This decrease is a result of a slowdown in the local housing construction industry, a slowdown which is reflected in the decreasing number of building approvals in the South West Region since 2005/06.

Subdivision Residential Lots - South West								
	2000	2001	2002	2003	2004	2005	2006	2007
Bunbury	157	142	233	49	82	133	299	296
Capel	187	269	305	76	243	359	541	312
Collie	6	1	0	0	2	5	34	23
Dardanup	130	113	60	88	131	230	340	72
Donnybrook-Balingup	3	5	1	3	2	3	22	11
Harvey	112	37	56	93	242	451	700	332
Total Preston	595	567	655	309	702	1,181	1,936	1,046
Augusta-Margaret River	72	78	182	228	142	271	360	211
Busselton	173	72	70	207	646	660	578	869
Total Vasse	245	150	252	435	788	931	938	1,080
Boyup Brook	2	2	0	0	1	0	0	0
Bridgetown-Greenbushes	1	6	3	3	0	5	68	2
Manjimup	1	6	48	1	0	2	1	5
Nannup	4	0	0	2	2	1	2	27
Total Blackwood	8	14	51	6	3	8	71	34
Total South West	848	731	958	750	1,493	2,120	2,945	2,160
State Total	9,256	7,856	11,481	13,603	18,806	18,251	21,705	20,351
South West % of State	9.16%	9.30%	8.34%	5.51%	7.94%	11.62%	13.57%	10.61%



The number of lots subdivided in the City of Bunbury and the surrounding shires of Dardanup, Harvey and Capel all decreased substantially during 2007. This decrease was notably large for the surrounding shires and the localities contained within, those being Eaton, Australind and Dalyellup. In contrast, subdivisions in the Vasse Region increased by 15 per cent to 1,080 lots in 2007. This growth is driven by major land developments like Vasse Newtown and Provence, which are catering for the growing housing demand in the Busselton Shire.

Source: Department for Planning and Infrastructure, September 2008.

LABOUR FORCE

	Number Unemployed	Labour Force	Unemployment Rate	Employment Rate
Bunbury	700	19,680	3.6%	96.4%
Capel	112	4,771	2.3%	97.7%
Collie	250	5,128	4.9%	95.1%
Dardanup	172	6,055	2.8%	97.2%
Donnybrook-Balingup	82	2,973	2.8%	97.2%
Harvey	300	11,917	2.5%	97.5%
Augusta-Margaret River	165	6,908	2.4%	97.6%
Busselton	424	14,226	3.0%	97.0%
Boyup Brook	16	1,078	1.5%	98.5%
Bridgetown-Greenbushes	75	2,632	2.8%	97.2%
Manjimup	203	6,828	3.0%	97.0%
Nannup	24	776	3.1%	96.9%
South West	2,523	82,972	3.0%	97.0%

The South West Region's rate of unemployment stands at 3.0 per cent as at December 2008 (down from 3.3 per cent for the previous September 2008 quarter).

The Shire of Nannup recorded the largest decrease in unemployment over the quarter, down 0.6 percentage points resulting in a 3.1 per cent unemployment rate.

Source: DEEWR Small Area Labour Markets - Australia, December Qtr 2008.

AVERAGE TAXABLE INCOME

	Mean Taxable Income					
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
Augusta-Margaret River (S)	29,887	30,575	31,756	33,741	37,836	38,787
Boyup Brook (S)	30,459	33,996	39,818	38,868	37,129	38,778
Bridgetown-Greenbushes (S)	32,890	34,033	34,845	36,696	38,484	41,209
Bunbury (C)	35,317	36,334	38,235	40,652	44,017	46,731
Busselton (S)	31,458	32,272	34,146	36,258	39,831	43,023
Capel (S)	34,236	36,153	37,781	39,904	42,826	46,557
Collie (S)	40,200	41,343	43,458	45,620	47,319	50,316
Dardanup (S)	35,239	36,569	37,778	40,324	43,060	46,054
Donnybrook-Balingup (S)	31,193	31,390	33,057	35,921	38,649	41,848
Harvey (S)	35,705	36,862	36,359	40,543	44,226	47,825
Manjimup (S)	30,984	31,034	32,257	34,053	35,452	37,849
Nannup (S)	31,270	31,054	32,089	35,742	35,955	39,061
SW Average Taxable Income	33,867	34,788	36,192	38,640	41,681	45,375
Regional WA	35,834	37,150	39,254	41,427	44,226	46,256
Western Australia	37,302	38,331	40,155	42,695	45,659	49,562

Source: Australian Bureau of Statistics & Australian Taxation Office.

Average taxable income in the South West was \$45,375 for the financial year 2005/06, a nominal increase in taxable income of 34 per cent over the last five years.

The South West figure was below the State average of \$49,562 as well as the WA regional average of \$46,256. The Shire of Collie was the highest taxable income earning area in the South West.

INDIGENOUS INDICATORS

In the recently released South West Demographic Profile the Department of Indigenous Affairs estimates the current Indigenous population of the South West Region at 2,770. This represents 2.1 per cent of the total South West population.

All sub-regions in the South West Region have a similar young age profile, highlighted by the fact that across the South West almost 60 per cent of the Indigenous population were less than 25 years of age. In comparison only one third of the non-Indigenous population were less than 25 years of age.

Notes:

(a) Population counts have been adjusted by reallocating the not stated responses into Indigenous and non-Indigenous based on the observed ratio of Indigenous to non-Indigenous people.

b) Based on place of usual residence – ABS Census of Population and Housing 2006, Indigenous Profiles.

Source: South West Demographic Profile, March 2008, Department of Indigenous Affairs.

South West Indigenous Indicators		2006
Population		134,734
Unemployment rate		14%
Median individual weekly income (gross)		\$296
Median household weekly income (gross)		\$788
Educational attainment (Year 12)		16%
Average number of persons per household		3.3
Proportion of Indigenous households renting		57%
Percentage of dwellings being purchased or fully owned		39%

South West Region Population (2006)					
	Indigenous		Non-Indigenous		All Persons
	No.	%	No.	%	No.
Blackwood	335	2.1	15,539	97.9	15,874
Bunbury	1,944	2.3	81,208	97.7	83,152
Vasse	491	1.4	35,217	98.6	35,708
South West	2,770	2.1	131,964	97.9	134,734