



# Stats Talk WA

June Quarter, 2008

Edition #26 (cat. no. 1304.5)

Stats Talk WA: June Quarter, 2008 - Edition #26 (cat. no. 1304.5)

**REAL ESTATE!**

**USING ABS  
STATISTICS TO  
WATCH THE  
MARKET.**

**A View From The Top**  
*From the Regional Director*

Where are our future statisticians? Why are enrollments in University level mathematics falling? Why is it important?

In a world of evidence based policy making, the ability to understand and interpret statistics is increasingly critical to effective government decision making. Yet, across the public sector, it is an area where our skills appear to be declining. For the ABS this is a serious issue. Statistically literate people are critical for effective policy development. They know how to find data and most importantly how to use it effectively. With them, the large volume of data produced by the ABS is an effective aid to government policy making. Without them, we just have "lies, damned lies and statistics".

The Australian Bureau of Statistics is not just a huge repository of data. Part of our mission is to develop statistical literacy across the community so that the repository can be used to maximum advantage for Government. Here in WA we are looking at ways to build the statistical community through networks, placing our skilled people in external agencies and training people in using the data that we and others produce. If you think you can benefit from our knowledge, skills and expertise and help build statistical literacy in WA we would like to hear from you. You can contact us at the ABS in Perth on (08) 9360 5945.



Michael Tindall,  
Government Statistician and  
ABS Regional Director,  
Western Australia

# STATS TALK



*If you're interested in Australia's booming real estate market, the ABS can help you keep track of house prices in every State and territory.*

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# 2008 Western Australia at a glance

Re-Issue



Cottesloe Beach, Perth's Sunset Coast. Picture courtesy of Tourism Western Australia

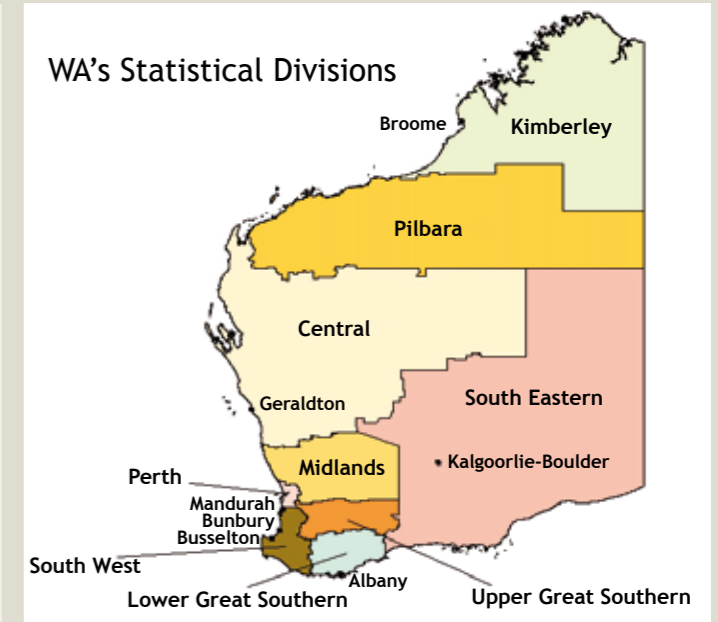
## 2008 Western Australia at a glance (cat. no. 1306.5)

This exciting brochure contains a wide range of statistics on Western Australia, including physical data, population, vital statistics, employment and wages, price indexes, mineral production, manufacturing, building, foreign trade, tourism and more.

First released in 1979, the Western Australia at a Glance brochure was designed to provide the community with a statistical snapshot of the status of the WA economy and demographic information related to the people who reside there.

For further information about this annual release, please contact the National Information Referral Service (NIRS) on 1300 135 070.

### WA's Statistical Divisions



WA in relation to Australia	% of Australian Total
Area	32.9
Coastline	34.0
<b>Demography</b>	
Estimated resident population	10.0
<b>Labour Force</b>	
Employed Persons (Dec 2007)	10.6
Unemployed Persons (Dec 2007)	7.6

# WASI

## WESTERN AUSTRALIAN STATISTICAL INDICATORS (cat. no. 1367.5)



**Migration & Mobility in WA**  
Migration has been the most influential component of population growth in WA over the last ten years.

Between June 1996 and June 2006, net migration (both overseas and inter-state) accounted for 53.4% of WA's population growth, a net increase of 85,939 persons. At the time of the 2006 Census, 43.8% of persons (aged 5 years or more) living in WA had moved between the 2001 and 2006 Census. Of these, 12.6% had moved from overseas and 7.9% from inter-state.

### Overseas Migration

Since 2000, overseas migration has been the largest contributor to population growth in WA, due to the current economic boom and associated employment opportunities. Overseas migration contributed 53.1% of WA's population growth in 2006.

Of the 93,527 recent arrivals that were counted as living in WA at

the time of the 2006 Census, 31.5% were born in North-West Europe, 17% were born in South-East Asia and 16.6% were born in Sub-Saharan Africa.

### Inter-state Migration

Net inter-state migration has fluctuated over the last twenty years, though from 2003, WA has had a positive net flow of people from other states and territories. There were 62,930 persons who moved to WA from another state or territory between the 2001 and 2006 Census. The majority came from NSW (29.5%) and Victoria (23.8%).

As a proportion of the total number of people who moved in each region of WA, the Kimberley had the highest proportion of people moving from inter-state (20.5%), followed by the Pilbara region (16.7%). The resources boom has been an influential factor in the high proportion of inter-state movers to the Pilbara region, but to a lesser extent to the Kimberley.

### Internal Mobility

Of the people who lived in WA between the 2001 and 2006 Censuses, more than two-fifths had moved within WA over the five year period (42.2%), and 37.8% had moved within the same Statistical Local Area (SLA).

Employees in the Pilbara and South Eastern regions of WA were highly mobile; 48.1% of employed people counted in the Pilbara region had moved in the five years prior to the 2006 Census and 42.5% of employed people in the South Eastern region (compared to 39.5% for WA).

The Western Australian Statistical Indicators (cat. no. 1367.5) publication will be released 16 July 2008. For more information, please contact Trevor Draper on 9360 5394.

COMPONENTS OF POPULATION GROWTH, Western Australia



# DEMOGRAPHY

## POPULATION OBSERVATION

### The Demography Program

The ABS Demography section and those who staff it are interested in three main areas that directly affect population change - fertility, mortality and migration.

While many issues of demography are common across states, others are particular to one or two states. In WA, key areas of interest include the growth associated with the resources boom, interstate and international migration to ease the skills shortage, the effects of an ageing and increasingly urbanised population, and the different life outcomes experienced by the state's Indigenous people.

Program management for the ABS Demography section is in Central Office in Canberra. Each state office has a staff member with Demography responsibility who focuses population issues within their region. Deborah Wade-Marshall currently fills this role in the WA Office.

### A State Statistical Priority

Improving demographic statistics at the local level has recently been identified as a statistical priority. Activities currently underway in the WA Office that align with this focus include the development of a regional engagement strategy for Census 2011, an analysis of migration into the state, and a review of long distance commuting, including fly-in/fly-out practices, associated with the mining and construction industries.

### A Publication and a Course

The ABS is also trying to improve clients' awareness of demography. A recently released publication and a forthcoming course can assist this process.

The publication is titled *Population Concepts* (cat. no. 3107.0.55.006)

and explains that while population may be simply defined, issues associated with its measurement are increasingly complex.

The paper discusses six different population concepts, highlights the differences between them and identifies some to the measurement issues associated with them. In response to rising interest in service populations, various definitions, conceptual clarifications and issues associated with service populations are discussed. The publication can be downloaded free of charge from the ABS website - [www.abs.gov.au](http://www.abs.gov.au).

The course is a redeveloped one day learning event, *Understanding Demographic Data*, which we intend to offer in Perth in November 2008.

Topics covered in the course include population components: births, deaths, overseas and interstate migration, population estimates, small area population projections and population projections. The challenges involved in producing estimates and projections of the Aboriginal and Torres Strait Islander Australians are also

covered. At the completion of the course participants will have a basic understanding of demography, how demographic statistics are produced, quality issues and concerns with source data, and the outputs that are produced by the ABS.

### Regular Demography Publications

Along with the rest of the Bureau, the Demography work program is sharing the challenge of continuing to provide a high quality statistical service within its budget appropriation for 2008-09. The focus has been on removing duplication and improving efficiency without compromising the quality and availability of data.

Most of our regular products will continue to be released without change; others are being reviewed and will be released with reduced content.

For Further information regarding the Demography Program operating from the ABS WA office, please contact Deborah Wade-Marshall on (08) 9360 5389. For demographic statistics, please contact the National Information Referral Service on 1300 135 070.



# RIDING THE BOOM

## THE POWER OF THE HOUSE PRICE INDEX

If you're interested in Australia's booming real estate market, the ABS can help you keep track of house prices in every State and territory. In fact, if you'd been doing it over the past few years, and you were prepared to move with the market, you would be surprised by the results!

The ABS has a large range of housing related information freely available from its website ([www.abs.gov.au](http://www.abs.gov.au)) that can be used to keep track of the fluctuations in Australia's Housing Market.

Building Approvals (cat. no. 8731.0) data comes out monthly and gives breakdowns by regions down to local government area. It also splits out private and public housing and the types of dwelling units provided. Data covers the number of approvals and their value.

Building Activity (cat. no. 8752.0) which presents statistics relating to the construction of new buildings and alterations and additions to existing buildings.

Dwelling Unit Commencements (cat. no. 8750.0) provides data on the number and value of building commencements through to completions. It is available at state level.

Housing Finance (cat. no. 5609.0) presents statistics of housing finance commitments made by significant lenders. This includes secured finance commitments for the construction or purchase of owner occupied dwellings and finance commitments for the construction or purchase of dwellings for rent or resale (investment housing). Also included are the outstanding values of housing loan assets to individuals held by lenders at the end of each reference month.



Producer Price Indexes (cat. no. 6427.0) contains a specific index covering materials used in house building and is issued on a quarterly basis for each capital city.

The Housing Occupancy and Costs collection (cat. no. 4130.0.55.001) relates these variables to characteristics of occupants and dwellings such as tenure, family composition of household, dwelling structure, age, income etc.

If you're an alert real estate watcher, you would have realised that the ABS began tracking quarterly house movements with its House Price Index (cat. no. 6416.0) in the June quarter of 2002.

If you were happy to move interstate to take advantage of the rising markets around Australia - and timed your buying and selling well - you could have used ABS statistics to assist you to make the most of the real estate booms occurring in different states and territories. If you owned a house in Sydney, you would have noticed that in the March 2002 quarter, the me-

dian house price for Sydney was \$422,000, according to the Real Estate Institute of Australia.

According to the House Price Index, house prices rose 7.5% in Sydney for the June 2002 quarter, resulting in the worth of that house rising to \$453,650 in value. If you were to retain this house until March quarter 2008, it would have been worth \$562,637, an increase of 33.3% or \$140,637.

But what if, back in March 2002, you had assumed that the Sydney housing market, which had been the nation's fastest growing, was due to come back to the pack? And you had also had the good foresight to pick the next emerging market?

If you had picked it right you could have sold out of Sydney and moved through five state and territory capital city markets over a six year period and seen the value of your investment rise by approximately 262% or roughly \$1,106,009. Let's assume you were literally on the money with your calls on when to get out of one market and into

### Example of Purchase Pattern

	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra
Mar-02	\$422,000							
Jun-02	\$453,650							\$440,041
Sep-02								\$467,763
Dec-02						\$460,686		\$495,361
Mar-03						\$518,272		
Jun-03						\$574,245		
Sep-03						\$658,659		
Dec-03						\$715,303		
Mar-04						\$731,755		
Jun-04						\$776,393	\$722,045	
Sep-04							\$758,147	
Dec-04							\$789,990	
Mar-05					\$783,180		\$842,129	
Jun-05					\$824,688			
Sep-05					\$859,325			
Dec-05					\$923,775			
Mar-06					\$996,753			
Jun-06					\$1,140,285			
Sep-06					\$1,266,857			
Dec-06		\$1,218,235			\$1,309,930			
Mar-07		\$1,238,945						
Jun-07		\$1,328,149						
Sep-07		\$1,395,885						
Dec-07		\$1,497,784						
Mar-08		\$1,559,193						
Final		\$1,528,009						

another and follow the trail.

Firstly, you would have correctly deduced that the Canberra established house market would overtake the Sydney market in growth terms, thus sold your Sydney house in June 2002 for \$453,650. Subtracting roughly 7% to cover costs such as stamp duty and agent's fees would have left you with around \$440,041 to reinvest in a Canberra house of that value.

By remaining in the Canberra market until December 2002 and then selling, you could have increased the value of your asset to \$495,361. This represents only a modest return, but nonetheless positive, with fees and charges eating into most of your profit.

Continuing your good run, you sell up in Canberra and with approximately \$460,686 left after subtracting fees and charges, purchase a house of that value in Hobart.

The Hobart market shows strong growth over the next 18 months and you could have retained your

asset there until in June 2004 and then sold it for \$776,393.

After paying out fees and charges you would have had roughly \$722,045 remaining which you could have invested in an established house in Darwin. If you kept your Darwin house until March 2005 you could have sold it for approximately \$842,149.

From here, you could have purchased an established house in Perth with roughly \$783,180 remaining after taking out costs. If you were to hang on to this Perth house you would have seen some spectacular gains in value. Between March 2005 and December 2006 the Perth house market rose 67% and your house would have risen to roughly \$1,309,930 in value.

Logic tells you the Perth market must abate at some point, so you sell out and you take your remaining \$1,218,235 and invest it into a house of that value in Melbourne.

If you were to hang on to your Melbourne house until March 2008, it would have been estimated to be

worth \$1,559,193. Time to realise your profit which, after selling this house, leaves you \$1,528,009, an increase of \$1,106,099 from the original price of the house that you bought in Sydney some 6 years before.

If you had lived in each of these houses there would have been no tax payable. If you had operated as an investor and paid on average 25% tax on the profits made from these transactions you would have made \$830,000.

Though Brisbane and Adelaide don't feature in the money trail above they also had periods of strong growth, though not as high or sustained as other markets.



Phil Smythe,  
Assistant Director,  
Client Liaison & Information Services,  
ABS Western Australia

# PERFORMING ARTS

## PERFORMING ARTS, AUSTRALIA, 2006-07 (cat. no. 8697.0)

Australia's performing arts earned \$733.4 million during the 2006-07 financial year as revealed by the Performing Arts, Australia, 2006-07 publication released by the Australian Bureau of Statistics on 28 May 2008.

### Summary of Operations

At the end of June 2007, there were 726 performing arts operation businesses/organisations in Australia. Of these, 180 were primarily involved in popular music production, 102 in symphony and choral production, 143 in drama production, 36 in dance production and 264 in other productions such as musical theatre, circuses, etc.

These 726 businesses/organisations comprised 381 for-profit businesses and 345 not-for-profit organisations. Collectively, these businesses/organisations employed 6,569 people at the end of June 2007. In addition to paid employment, there were 6,582 volunteers during the month of June 2007.

### Sources of Income

During 2006-07, businesses/organisations predominantly involved in performing arts operation generated \$733.4m in income.

The main source of income for these businesses/organisations was box office income (\$356m), which accounted for just under half (48.5%) of total income. Government funding accounted for 23.7% (or \$173.8m) of total income, and contract performance fees 9% (or \$66.2m). Not-for-profit organisations accounted for almost two-thirds of total income (61% or \$447.5m).

Of the \$733.4 million earned during the 2006-07 financial year, \$44.8 million (6.1%) derived from WA.

### Expenses

Australian Performing arts operation businesses/organisations collectively incurred \$682.7m in expenses during 2006-07. Labour costs were the most significant expense (37.4% of total expenses or \$255.2m).

Rent, leasing and hiring accounted for 10.7% (or \$72.9m) and contract payments to performers/artists and artistic support 8.4% (or \$57.3m) of total expenses. Most of the \$57.3m in contract payments to performers/artists and artistic support were paid to Australian residents (72.1% or \$41.3m) with the remainder paid to non-residents (27.9% or \$16m).

As a proportion of total expenses, not-for-profit organisations incurred higher labour costs (46.7% or \$198.9m) than for-profit businesses (21.9% or \$56.3m).

For-profit businesses incurred higher rent, leasing and hiring expenses (13.2% or \$33.9m), royalties (5.7% or \$14.6m) and other contract, sub-contract and commission expenses (6.1% or \$15.8m) compared to not-for-profit organisations (9.1% or

\$38.9m, 2% or \$8.5m and 3.7% or \$15.8m respectively).

### Performances and Attendances

During 2006-07, the 726 performing arts operation businesses/organisations reported 43,460 paid performances (of which 5.2% or 2,280 were performed overseas) and 12.3 million paid attendances (of which 7.3% or 899,200 were at productions performed overseas).

Drama production accounted for the largest proportion of total paid performances (33.1% or 14,368) followed by popular music (15.7% or 6,813) and musical theatre (13.3% or 5,799).

Drama production also accounted for the largest share of paid attendances (25.7% or 3.1 million), followed by symphony and choral production (18.1% or 2.2 million) and musical theatre (16.1% or 2 million).

For further information regarding statistics that are published in the Performing Arts, Australia, 2006-07 publication, please contact the National Information Referral Service on 1300 135 070.



# STATISTICAL NEWS

## DEVELOPMENTS IN ABS STATISTICS

### Agricultural Commodities

Released on 6 June 2008, the Agricultural Commodities: Small Area Data, Australia, 2006-07 (cat. no. 7125.0) publication presents final commodity and livestock estimates from the 2006-07 Agricultural Survey at the standard ABS geography of Statistical Division (SD).

The ABS Agricultural Survey collects area and production data for a wide range of agricultural commodities, but not all commodities are collected in each state; rather, commodities appropriate to agriculture in each state are collected. For example, data for tropical and subtropical fruit are collected in the northern states, such as Queensland, while data for temperate fruit are collected in the southern states such as Tasmania.

For further information contact Linda Falzari in Hobart on (03) 6222 5939.

### Experimental Estimates of Indigenous Australians

Experimental Estimates of Indigenous Australians, 2006 (cat. no. 3238.0.55.001) is scheduled for release on 19 August 2008.

This will contain final estimates of the resident Australian Indigenous and non-Indigenous populations as at 30 June 2006, for various geographies. Estimates will be disaggregated by age (5-year age groups) and sex for state and territory, Remoteness Areas and Indigenous Regions. Estimates for Statistical Local Areas will be available for total ages.

### New Information Paper Series

On 27 March 2008, an information paper on persons whose main source of income is from own unincorporated business (and associated data cubes) were released.

This release introduced a new series created using administrative by product data obtained from the Australian Taxation Office and included data down to the Statistical Local Area for all Australia for the years 1996-97 to 2003-04.

See Information Paper: Persons with Main Source of Income from Own Unincorporated Business, Experimental Estimates for Small Areas, Australia (cat. no. 6225.0) or Persons with Main Source of Income from Own Unincorporated Business, Experimental Estimates for Small Areas - Data Cubes (cat. no. 6225.0.55.001).

Wage and Salary Earners 2004-05 On 4 April 2008, 14 data cubes for an existing series on persons whose main source of income is from wage and salaries were released.

These data cubes contain information on the characteristics of these persons including age, sex, occupation, income ranges etc.

This is a regular release of the Rural and Regional Statistics National Centre for which data are available at the Statistical Local Area and above for all Australia.

Services for Local Government Local Government users of the ABS website can now access information designed to help find data and other resources of interest to Local Government.

Called 'Services We Provide to Local Government', these new information pages include: How to find data for Local Government Areas; How to keep informed about ABS releases and developments; and Information about resources and services available to help you use data.

The pages include ABS releases that contain data at Local Government Area level, and information about ABS training available to Local Government clients.

Find these new pages by clicking on this link 'Services We Provide to Local Government', or go to the ABS website <www.abs.gov.au> and on the Home Page, click on 'Services We Provide', then follow the link to 'Local Government'.



# CLIENT LIAISON

## SUMMARY OF EVENTS

### ESCG & SSCG Meetings

During the June quarter, the ABS held meetings with clients from State Government agencies.

The Social Statistics Consultative Group (SSCG) met on 2 April and listened to a presentation by Andrew Middleton from the ABS's National Migrant Statistics Unit (NMSU) regarding Migration in WA and the role the NMSU plays in improving access to, and quality and relevance of, ABS and non-ABS migrant related statistics.

The Economic Statistics Consultative Group (ESCG) met on 3 June and listened to presentations by Trevor Draper (ABS) on the Retail Industry in WA, with emphasis on the impact of retail trading hours and by Richard McKenzie who looked at how the main economic indicators produced by the ABS compare to those in other developed countries around the world, as analysed by the OECD.



SSCG Meeting



ESCG Meeting

### Bizlinks Seminars

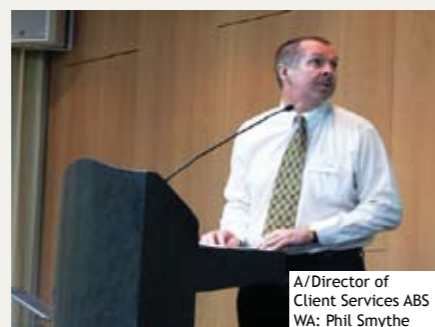
The ABS has been involved in the organisation and conducting of Bizlinks, a seminar designed to assist small businesses during the initial stages of their start-up and development.

Bizlinks seminars incorporate presentations delivered by a collection of Government agencies. These include the Small Business Development Corporation (SBDC), the Australian Taxation Office (ATO), the Australian Competition and Consumer Commission (ACCC), the Department of Treasury and Finance (DTF), the Department of Consumer and Employment Protection (DOCEP) and the State Library of WA.

The first Bizlinks seminar is being held at 5.30pm - 8pm on Wednesday July 30 2008 at the State Library of WA. To register your interest, please contact Bodi Ledwij on (08) 9360 5125.



State Library WA



A/Director of Client Services ABS WA: Phil Smythe

### Survey Program 2008-09

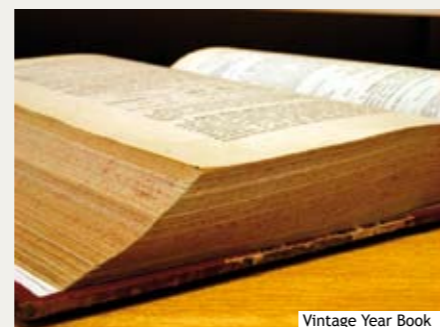
The ABS has been facing a tightening financial situation as the costs of conducting survey programs have been rising. Similar to other Federal Government agencies the ABS has been asked to deliver an additional two per cent efficiency dividend.

Savings have been identified across the organisation including both statistical and administrative areas, and will involve a reduction in staff of around 180 people, which will be achieved primarily through a combination of natural attrition, a temporary recruitment freeze and redeployment.

The ABS will continue to provide a very wide range of statistics of high quality and integrity, which are used by governments, businesses and individuals in planning and decision making.



Australian Statistician: Brian Pink



Vintage Year Book

# RECENT RELEASES

## PUBLICATIONS OF INTEREST

Publication Title	ABS Catalogue Number
Western Australia at a Glance, 2008	1306.5
Western Australian Statistical Indicators	1367.5
Australian Demographic Statistics	3101.0
Information Paper: Population Concepts, 2008	3107.0.55.006
Population by Age and Sex, Australian States & Territories	3201.0
Overseas Arrivals and Departures	3401.0
Housing Occupancy and Costs	4130.0.55.001
Housing Finance	5609.0
Regional Wage and Salary Earner Statistics	5673.0.55.003
Labour Force	6202.0.55.001
House Price Indexes	6416.0
Producer Price Indexes	6427.0
Building Approvals	8731.0
Performing Arts	8697.0
Dwelling Unit Commencements	8750.0

## SIZZLING STATISTICS

### International Trade

WA exported \$48,610m worth of goods and services in the 9 months to March 2008, 38% of the national total. WA imported \$19,490m worth of goods and services in that same period, 13% of the national total.

### House Price Index

Perth's house price index has stalled, rising only 0.6% over the year to March 2008. This is in contrast to the year to March 2007 when it increased 32%.

### Consumer Price Index

The CPI rose 4.3% in the 12 months to March 2008, virtually identical to the national rise of 4.2%.

### Building Approvals

As at March 2008, private sector housing had fallen for 25 consecutive months. The trend estimate for total dwelling unit construction has flattened out after peaking.

### Job Vacancies

As at February 2008 there were 27,100 job vacancies in WA, up from 23,900 in February 2007, 20,600 in February 2006 and 15,800 in February 2005.

### Industrial Disputes

In the 6 months to February 2008, 0.73 working days were lost per 1000 employees in WA compared to 10.73 recorded in the previous 6 months.

### Sales of New Motor Vehicles

Around 10,000 new motor vehicles have been sold monthly in WA during the 12 months to April 2008. The trend figure has risen slowly over that period, consistent with most other states.

### Average Weekly Earnings

As of February 2008, WA male wage and salary earners were the highest paid in the nation at \$1,247.50 per week. This represented an 11% increase in the 12 months to February 2008.

# About Our Courses

## ABS Statistical Training

### Statistical Skills for Better Decision-Making.

As Australia's national statistical agency, the ABS holds an international reputation for accuracy, reliability and objectivity. We are dedicated to helping users meet their statistical objectives and refine their statistical skills.

The ABS provides a range of statistical training courses for developing the skills needed to undertake high quality statistical collections and analyses.

The WA office of the ABS is currently in the process of scheduling Statistical Training Sessions for the remainder of the 2008 Calendar year. Courses that are expected to be held include:

#### Two-day Courses

- Analysing Survey Data Made Simple.
- Turning Data into Information.

#### One-day Course

- Making Quality Informed Decisions.

#### Half-day Workshops

- Using ABS Datacubes in SuperTable.
- Time Series Made Simple.

#### Free Workshops

- Easy Access to FREE ABS Data.

Contact Bodi Ledwij on (08) 9360 5125 for more information.

These training courses teach practical skills through formal presentations and interactive discussion, combined with the involvement of participants in individual and group exercises.

In addition to statistical training, the ABS provides a professional consultancy service in survey and statistical methods, modelling and analysis.

For further information about our consultancy services contact Mike Thomas on 9360 5205.



“The course content increased my understanding of statistics”

Stats Talk:	Bodi Ledwij	(08) 9360 5125
Consultancies:	Mike Thomas	(08) 9360 5205
Census Products:	Howard Garner	(08) 9360 5105
Regional Stats:	Darryl Malam	(08) 9360 5932
Info Skills Program:	Marg Garner	(08) 9360 5127

National Information Referral Service 1300 135 070