

UPPER HUNTER ECONOMIC INDICATORS

Presented by Dr Anthea Bill
Hunter Research Foundation Centre
14 March



**HUNTER RESEARCH
FOUNDATION CENTRE**

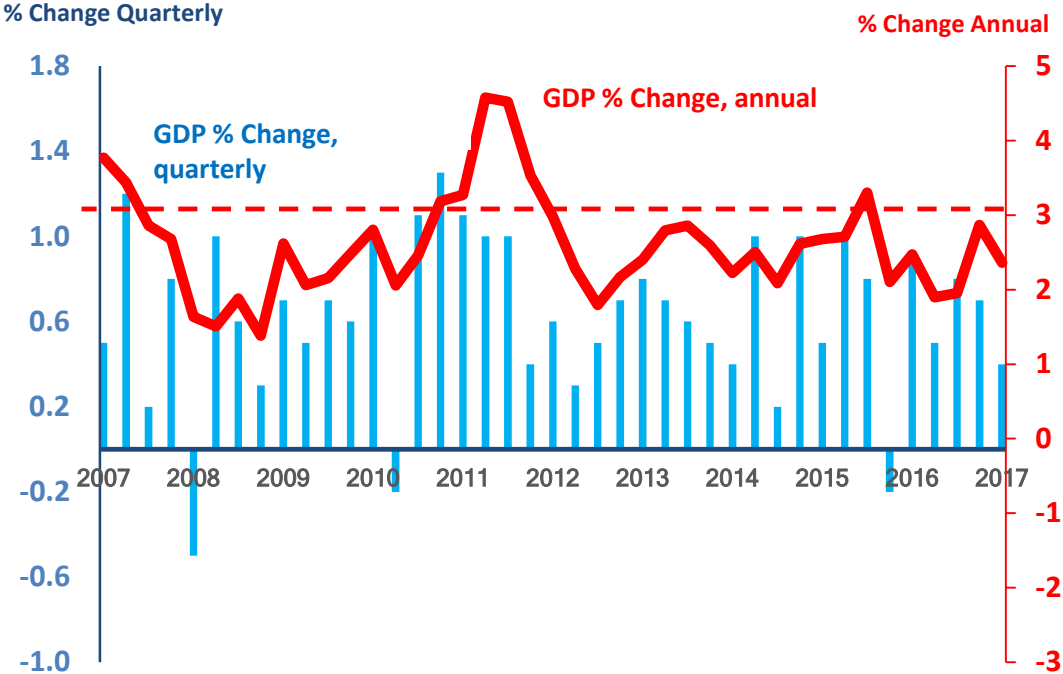


**THE UNIVERSITY OF
NEWCASTLE
AUSTRALIA**

PRESENTATION OUTLINE

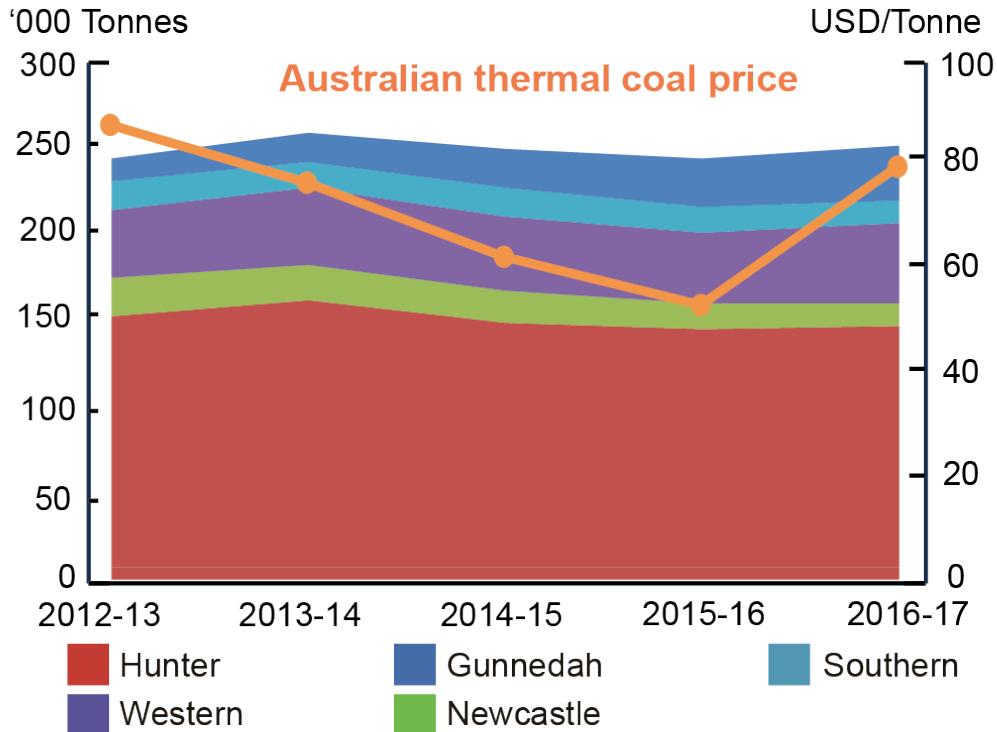
- **National context:** positive signals, but consumer sentiment subdued.
- **Upper Hunter:** recovery sustained, business performance and confidence jump.

GDP GROWTH: INVESTMENT



Source: HRF Centre; Reserve Bank of Australia; Indexmundi
* Seasonally adjusted, June

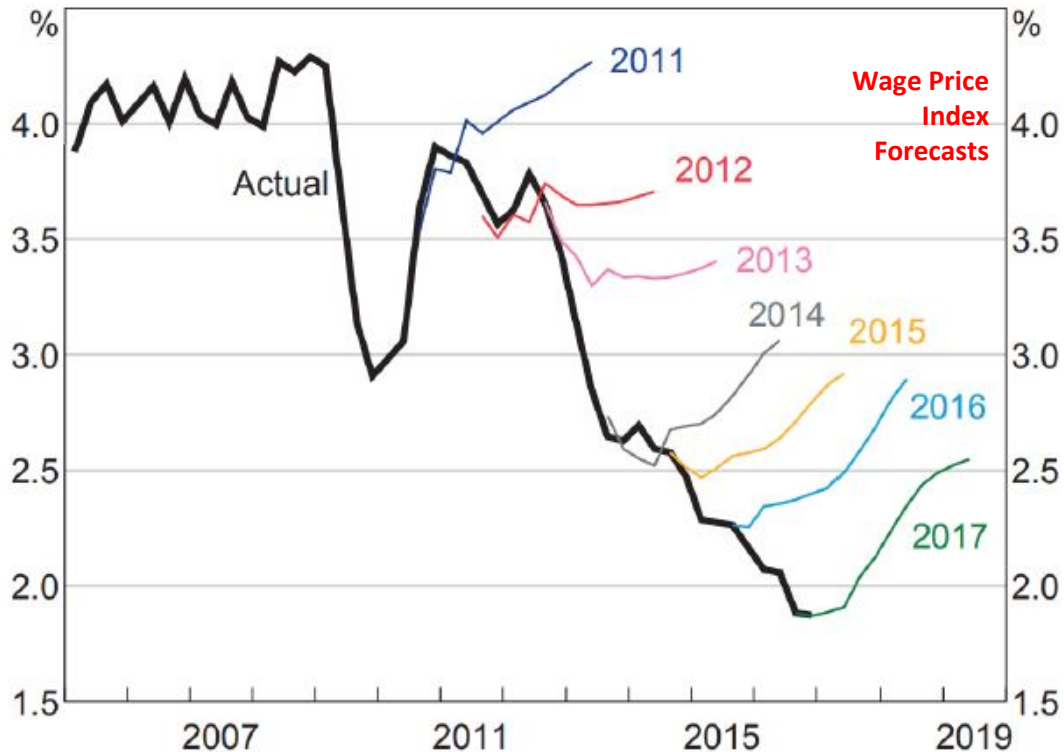
NSW: RESOURCES CYCLE



Source: HRF Centre; Coal Services Australia and Index Mundi

*Average Australian thermal coal price..

WAGES: STILL SLUGGISH



Source: Bishop and Cassidy, Reserve Bank Bulletin, March 2017.

SUMMARY

MACRO TRENDS



**Labour market
firming up –
full-time jobs
growth**



**Business
confidence –
buoyant, private
investment
increases**



**Housing –
momentum
is slowing**

SUMMARY

MACRO TRENDS



**Household
sector –
spending picks
up but subdued
over longer-
term**



**International –
growth picks
up pace;
broad based
improvement**



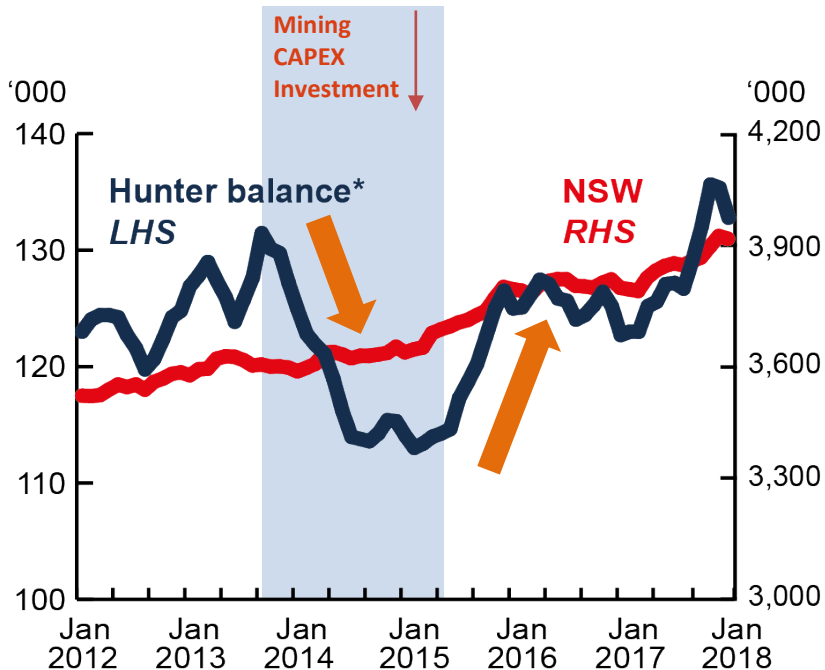
**Coal prices –
recovery
sustained**

A black and white photograph of a rural landscape. In the foreground, there are tall, dry grasses and a fence line. The middle ground shows a valley with a town or village in the distance, surrounded by fields and trees. The background features rolling hills under a clear sky. The text 'UPPER HUNTER ECONOMY' is overlaid on the top left, and 'Recovery sustained' is in a white box in the lower middle.

UPPER HUNTER ECONOMY

Recovery sustained

EMPLOYMENT: FULL-TIME JOB GROWTH

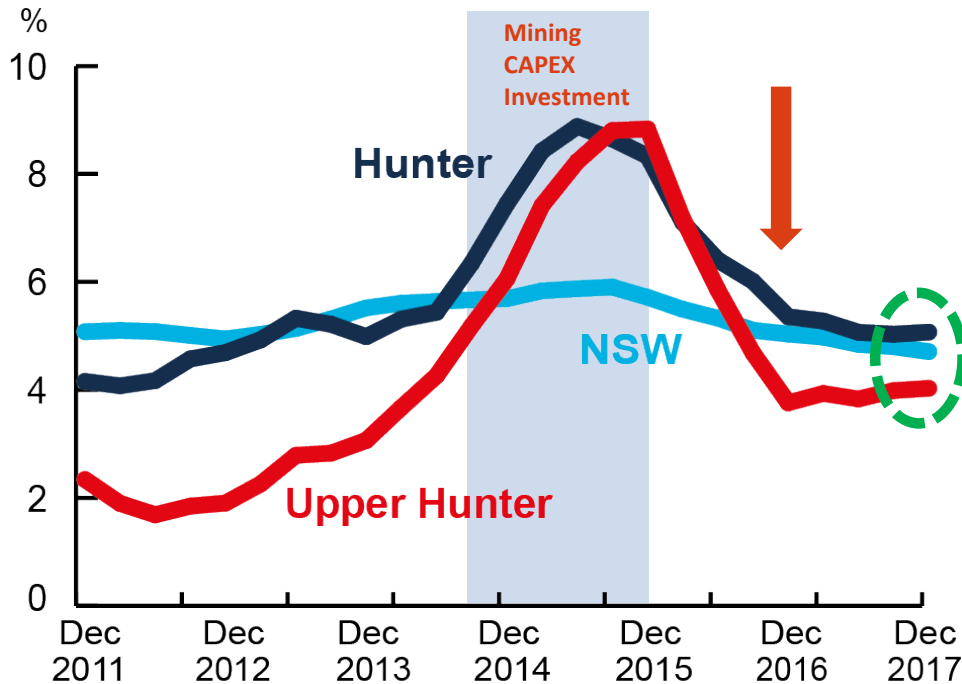


Hunter Balance:

Port Stephens,
Cessnock,
Maitland,
Muswellbrook,
Dungog, Singleton
and Upper Hunter

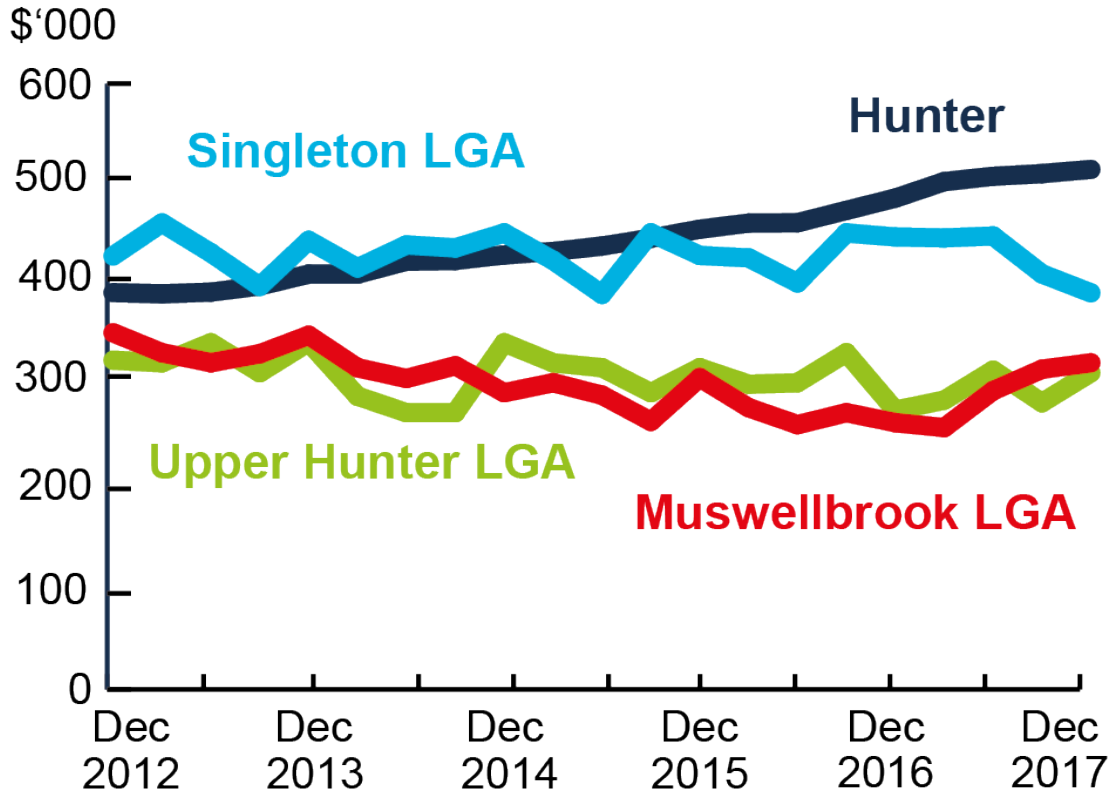
Source: ABS Labour Force Statistics; HRF Centre
3-month Moving Average

UNEMPLOYMENT: BELOW NSW



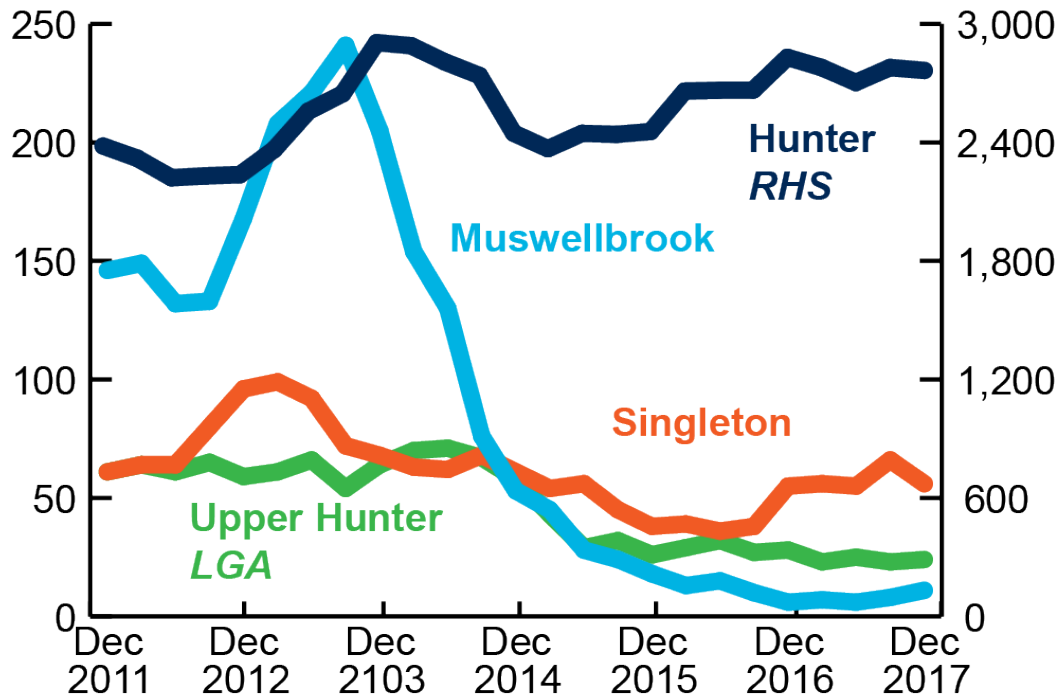
Source: Department of Employment, SALM.
3-Month Moving Average, July

HOUSING: MIXED RESULTS



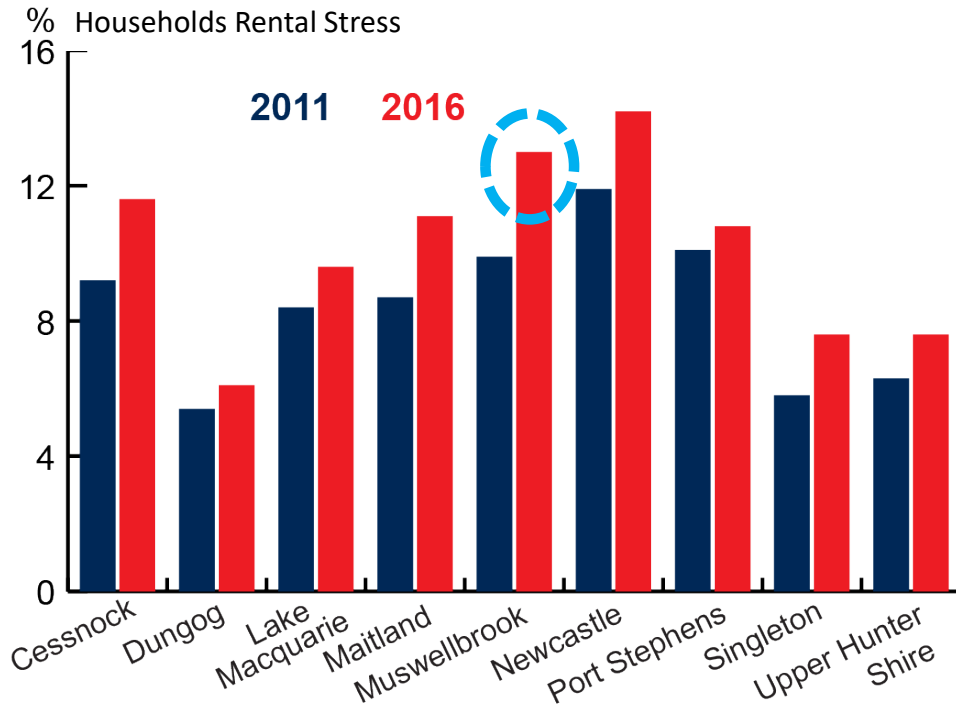
Source: REINSW.

HOUSING PIPELINE: PLATEAUED



Source: Building Approvals, Australia.

HOUSING AFFORDABILITY: RENTAL STRESS

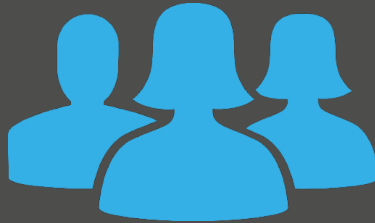


Source: ABS, Census of Population and Housing, 2011 and 2016.

PULSE SURVEYS



**Phone
surveys**

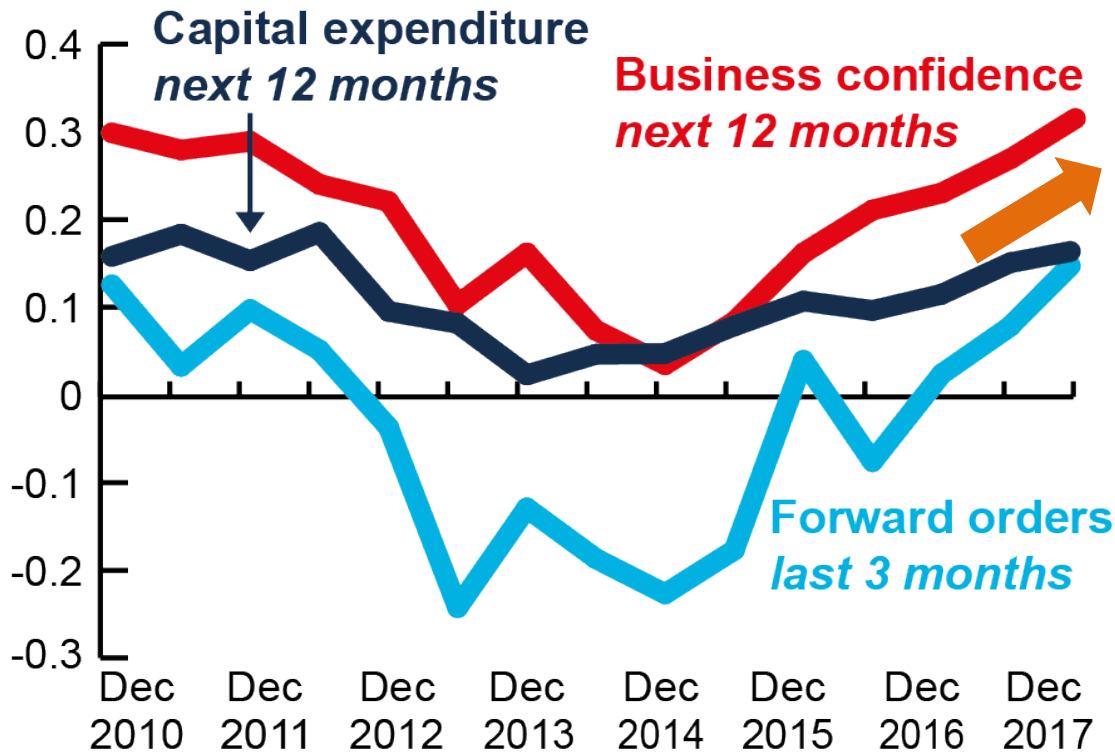


**300
Households**



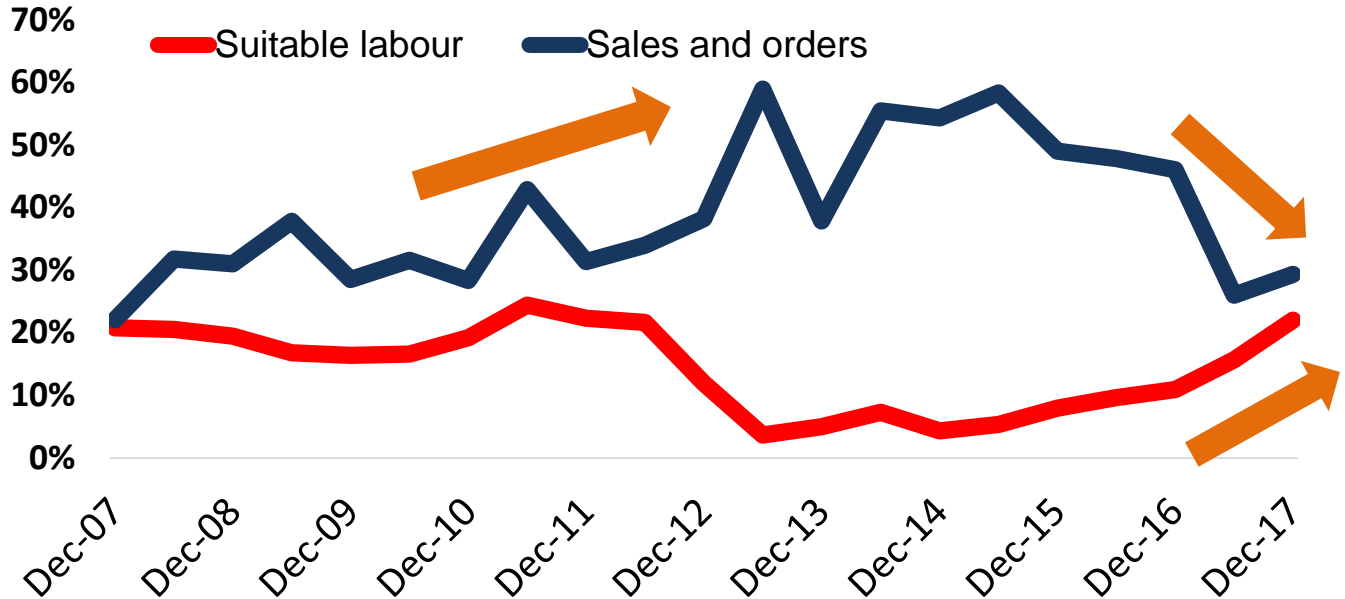
**300
Businesses**

BUSINESS: BOUYANT



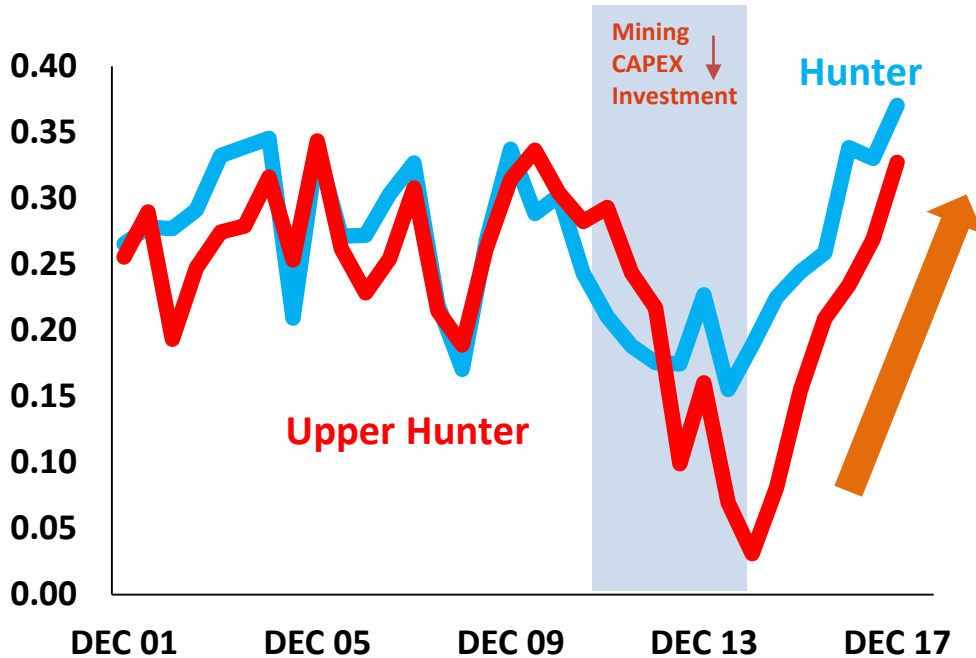
Source: HRF Centre, Upper Hunter Business Pulse.

BUSINESS: MAIN CONSTRAINT



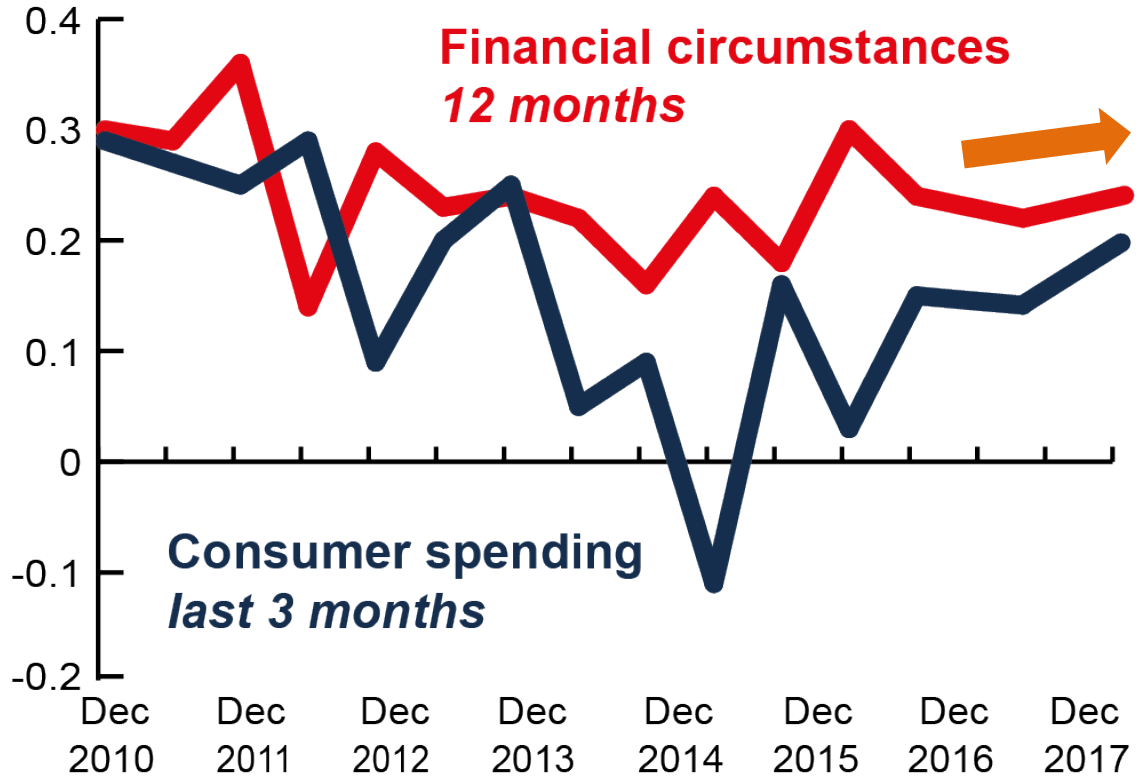
Source: HRF Centre, Upper Hunter Business Pulse Surveys

BUSINESS CONFIDENCE: HUNTER VS UPPER HUNTER



Source: HRF Centre, Upper Hunter Business Pulse Surveys

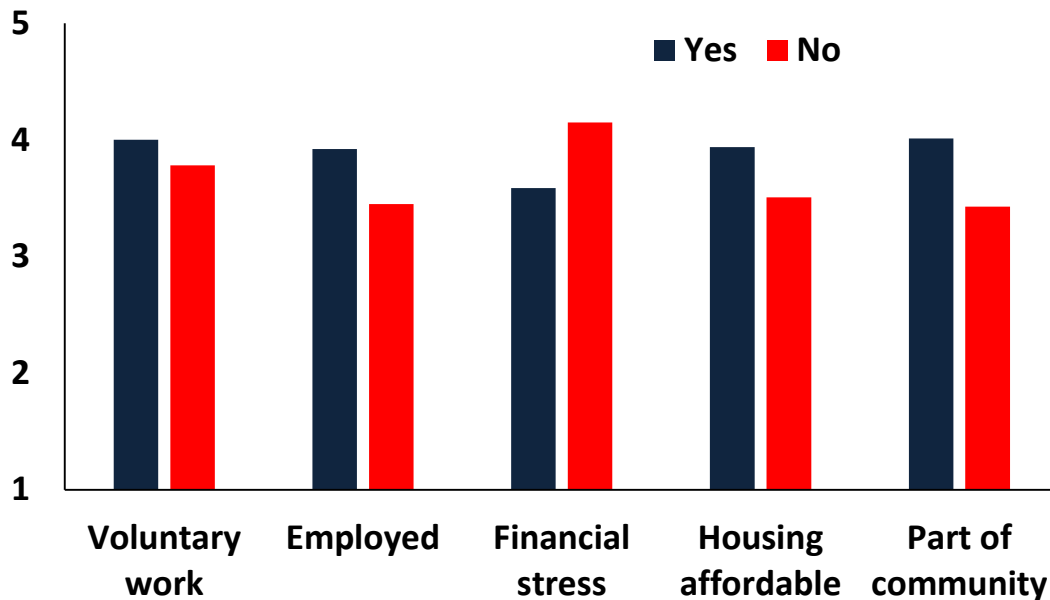
HOUSEHOLDS: IMPROVED



Source: HRF Centre, Upper Hunter Household Pulse Surveys

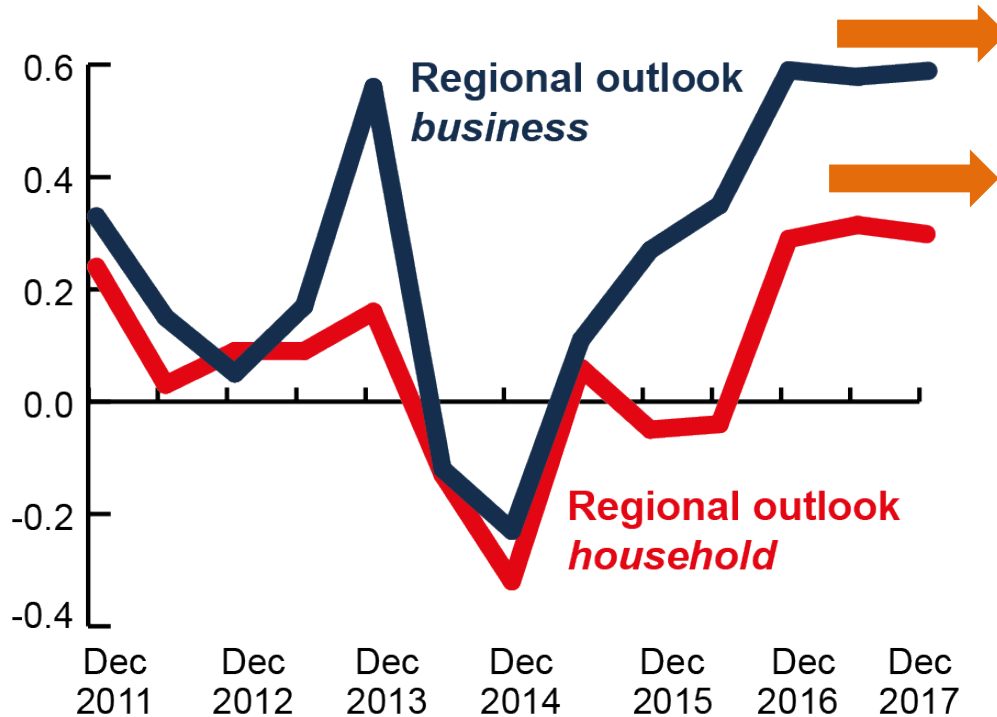
ECONOMY & WELL-BEING

Mean well-being score



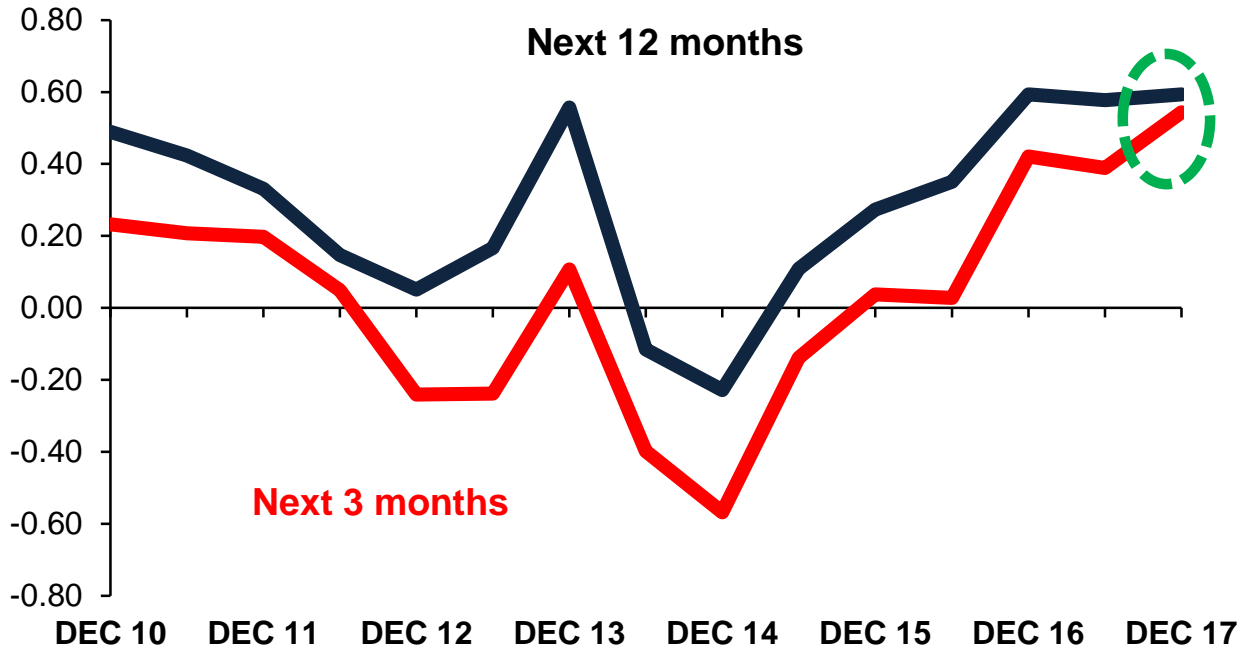
Source: HRF Centre 2016, Upper Hunter.

REGIONAL OUTLOOK: OPTIMISM CONTINUES



Source: HRF Centre, Upper Hunter Business and Household Pulse Surveys

OUTLOOK: BUSINESS



Source: HRF Centre, Upper Hunter Business Pulse Surveys

SUMMARY



- **Business confidence and performance**
- **Labour market**
- **Housing and rental market
(Muswellbrook & Upper Hunter)**
- **Short-term confidence in regional economy**



- **Consumer spending subdued long term**
- **New housing approvals plateau**
- **Long-term confidence – regional diversification?**

THANK YOU

HRF Centre's latest

Upper Hunter Economic Indicators

available as you leave