

Moonee Valley Insight

JUNE 2011

Welcome

This is the sixth edition of Moonee Valley Insight, a quarterly newsletter providing interesting facts, development and property data and information on specific trends and issues.

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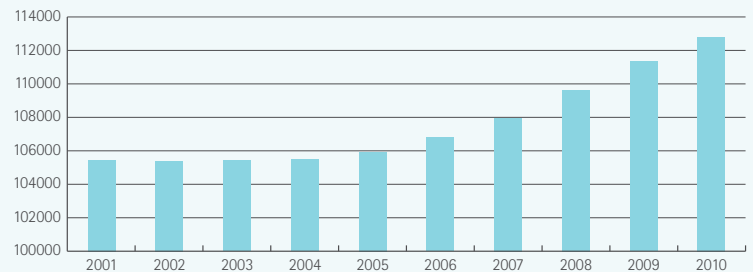
If you would like any further information on Moonee Valley Insight, please contact Bridget Schajermann, Strategic Research and Planning officer on 9243 8814 or email bschajermann@mvcc.vic.gov.au

Estimated residential population

The population of Moonee Valley continues to increase steadily. Between 2009 and 2010 there was an increase of 1.3 per cent or around 1,400 new residents.

The population of Moonee Valley is now close to 114,000.

The chart below demonstrates the steady population increase over recent years.

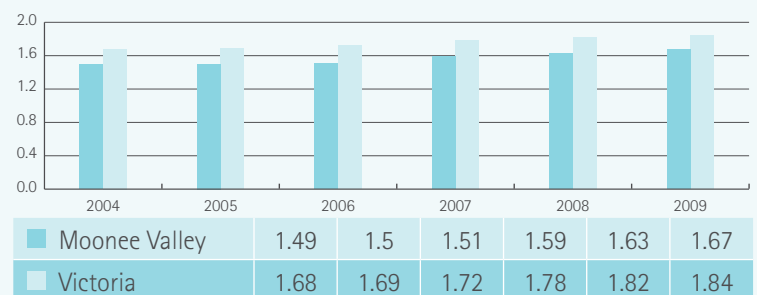


Source: *Regional Population Growth Australia, 2009-10* abs.gov.au

Registered births in Moonee Valley

In 2009 a total of 1,400 births were registered.

This number was consistent with the previous year, with 1,438 births recorded in 2008. The fertility rate for Moonee Valley has been consistently slightly lower than the figure for Victoria overall.



Source: *Births Australia, 2009* abs.gov.au

Water use in Moonee Valley

Water use between 2001-02 and 2008-09 declined substantially, with 4,361 less megalitres used per year. There was a further albeit smaller decline from 2008-09 and 2009-10 of 373 megalitres.

Land ownership	Baseline year	Baseline	2008-2009	2008-2009	2009-2010	09/10
	2001-2002 MI/yr	(litres/person/day)	MI/yr	(litres/person/day)	MI/yr	(litres/person/day)
Residential	10658	265	7353	180	7045	173
Non residential	2669	NA	1613	NA	1548	NA
Total	13327	NA	8966	NA	8593	NA

Source: City West Water

Statistics on further ways to reduce water use

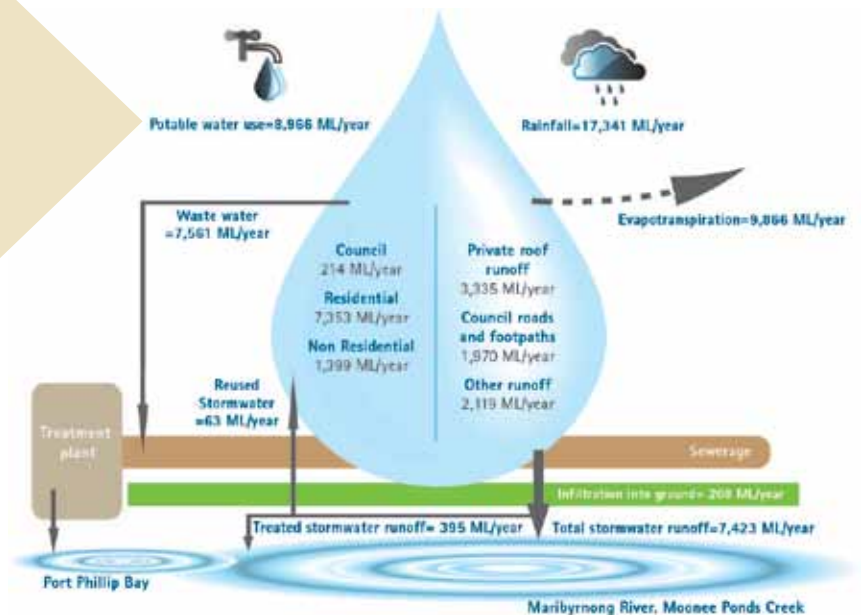
- Upgrading to a water efficient washing machine could save up to 100 litres per wash
- Taking shorter showers will save up to nine litres per minute (for a water efficient showerhead) or 20 litres per minute (for a standard showerhead)
- Swapping a single flush toilet to a dual flush toilet will save at least nine litres per flush (on a half flush)
- Fixing a leaking tap could save up to two litres per hour

How water flows through the Municipality

The following diagram shows the amount of water received in rainfall in Moonee Valley in 2008-09. It then shows how the water flows throughout the Municipality.

Summary of statistics from diagram

- 8,966 MI/year of drinking water is being used in Moonee Valley. Most is residential (7,353 MI/year)
- 17,341 MI/year of rainfall lands in Moonee Valley. Most rainfall lands on private roofs.
- 7,423 MI/year of stormwater enters our waterways, almost all of it still carrying the pollutants along the way
 - o 395 MI/year of stormwater is treated through WSUD treatments
 - o 63 MI/year of stormwater is harvested for reuse



Water pollution

When it rains, different surfaces (such as roofs, roads, driveways) contribute different levels of pollution to local waterways through stormwater.

Pollutants measured in Moonee Valley are:

- Total suspended solids (TSS)
- Total nitrogen (TN)
- Total phosphorus (TP)
- Litter

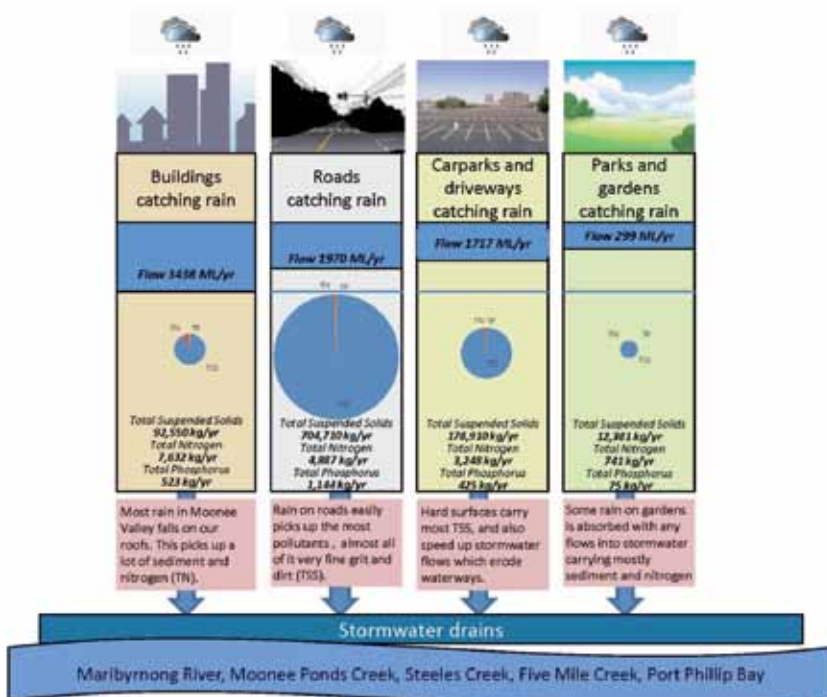
Over 100,000 kilograms annually of total suspended solids (eg dirt, grit, car tyre residue) are removed from stormwater entering Moonee Valley's waterways

Year	Total suspended solids removed from stormwater entering Moonee Valley waterways
2008-09	102,573 kg/year
2009-10	134,268 kg/year

Source: Moonee Valley City Council Draft Water Strategy 2011

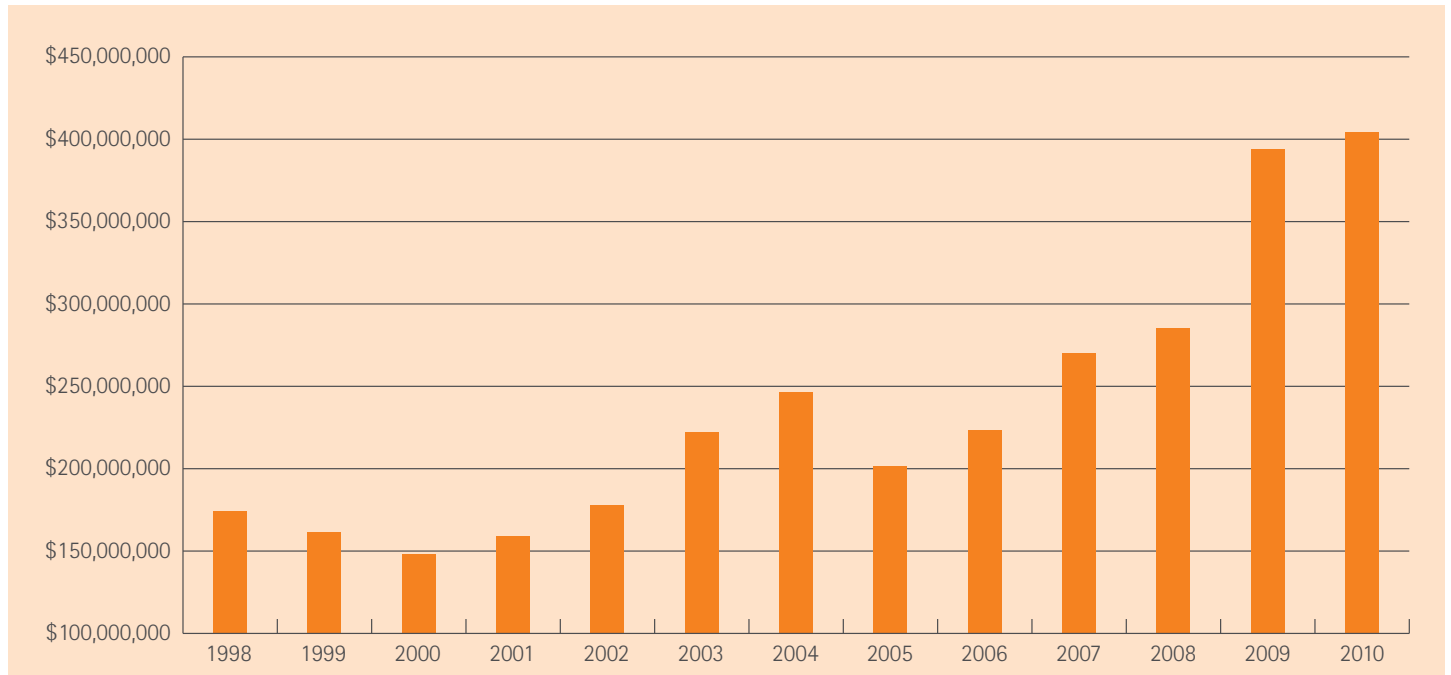
Amount and source of pollutants entering stormwater each year in Moonee Valley

The following diagram outlines the catchment of stormwater and its flow through Moonee Valley.



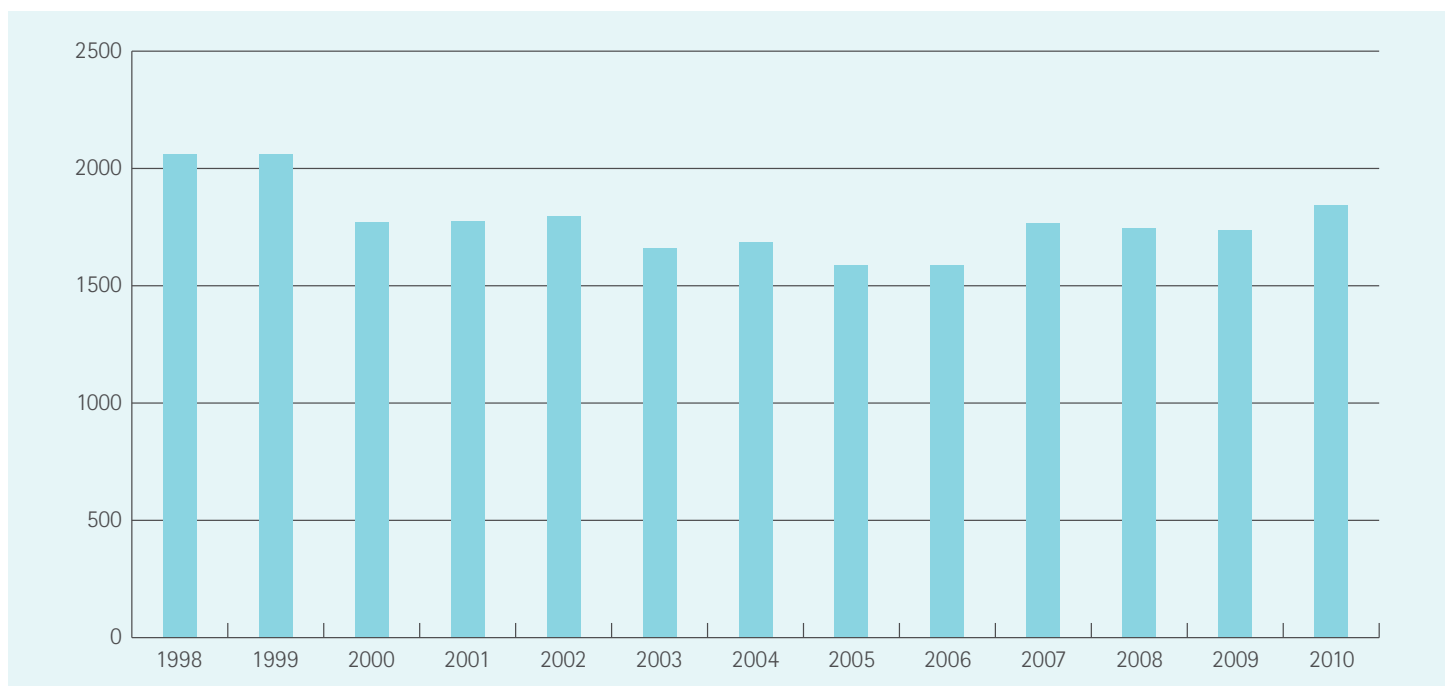
Building approvals

The total value of building approvals has increased in recent years, with an annual growth of three per cent from 2009 to 2010.



Source: Building Commission buildingcommission.com.au/pulse

The number of building permits issued each year in Moonee Valley has remained relatively stable. According to building commission data, over 1,800* building permits were issued in 2010.



*This includes all building permits issued not just new development
Source: Building Commission buildingcommission.com.au/pulse

Property prices

The greatest median annual house price increase was in Niddrie with an increase of 29.9 per cent, followed by Airport West at 14 per cent. There were small declines in the median house prices in Essendon (4.8 per cent and Moonee Ponds 4.7 per cent).

Houses

	Mar-11	Mar-10	Annual change %
Aberfeldie	NA	NA	NA
Airport West*	\$605,000	\$530,553	14.03%
Ascot Vale	\$775,000	\$750,000	3.33%
Avondale Heights	\$560,250	\$552,000	1.49%
Essendon North	NA	NA	NA
Essendon West	NA	NA	NA
Essendon	\$900,000	\$945,000	-4.76%
Flemington	NA	NA	NA
Keilor East	\$640,000	\$602,500	6.22%
Moonee Ponds	\$810,000	\$850,000	-4.71%
Niddrie	\$841,500	\$652,750	28.92%
Strathmore	\$922,000	\$872,500	5.67%
Strathmore Heights	NA	NA	NA
Travancore	NA	NA	NA

Source: Real Estate Institute Victoria reiv.com.au

Units/Apartments

	Mar-11	Mar-10	Annual change %
Aberfeldie	NA	NA	NA
Airport West	\$488,675	\$441,000	10.81%
Ascot Vale	\$492,500	\$427,500	15.20%
Avondale Heights	NA	NA	NA
Essendon North	NA	NA	NA
Essendon West	NA	NA	NA
Essendon	\$419,694	\$522,500	-19.68%
Flemington	\$440,000	NA	NA
Keilor East	NA	\$542,000	NA
Moonee Ponds	\$538,000	\$440,500	22.13%
Niddrie	NA	NA	NA
Strathmore	NA	NA	NA
Strathmore Heights	NA	NA	NA
Travancore	NA	NA	NA

Source: Real Estate Institute Victoria reiv.com.au

*Small number of sales recorded. Results should be interpreted with caution.

Dwelling type	Median rent	Annual % change
1 Bedroom Flat	\$240	0.0%
2 Bedroom Flat	\$340	6.7%
2 Bedroom House	\$380	2.7%
3 Bedroom House	\$371	3.1%

Source: Rental report December quarter 2010 housing.vic.gov.au

Rental Affordability

Rental affordability in Moonee Valley remains low, with only 1 per cent of rental dwellings considered affordable.* Across North Western Melbourne, this figure is higher at 5.6 per cent and it is even higher across Metropolitan Melbourne at 8.7 per cent.

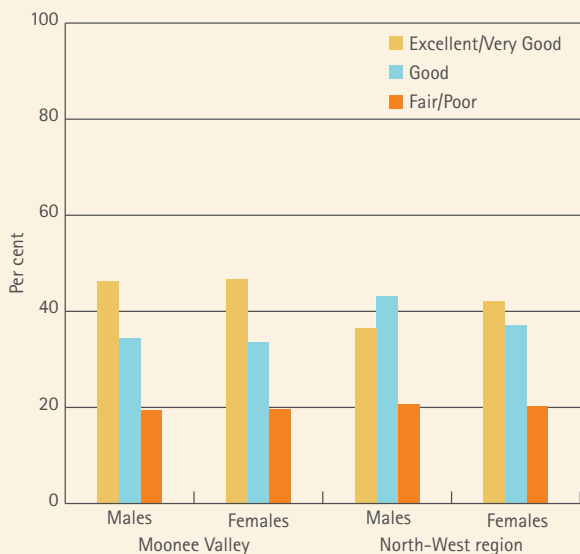
*Rental affordability is calculated based on Centrelink incomes; affordable weekly rent is based on \$130 for 1 bedroom, \$210 for 2 bedrooms, \$275 for 3 bedrooms and \$345 for 4+ bedrooms.

Health of Moonee Valley Residents

The Victorian Population Health Survey is a state-wide survey which collects information on the adult population (18 years and over). It provides valuable information on various health and lifestyle issues such as alcohol consumption, body weight and intake of fruit and vegetables. In 2008, the survey was expanded to undertake approximately 34,000 interviews to enable local government analysis.

Self-reported health

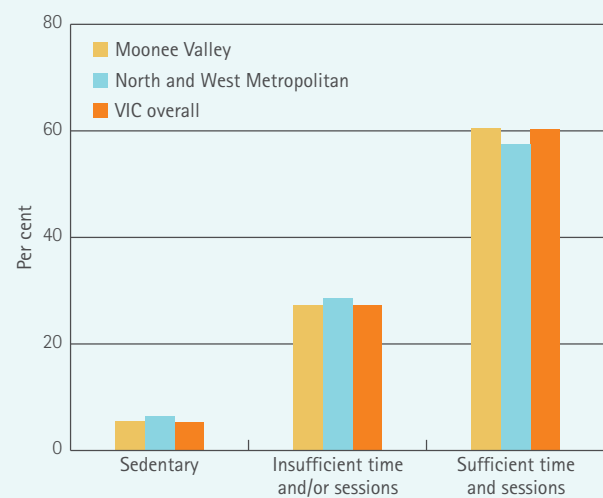
Respondents were asked to provide an assessment of their health. Self-reported health in Moonee Valley is higher than for across the North-West region overall. In Moonee Valley, 46.3 per cent of males and 46.7 per cent of females report their health as excellent/very good. This is compared with 36.5 per cent and 42.2 per cent of males and females respectively in the North-West region.



Source: Victorian population health survey 2008 health.vic.gov.au

Physical activity levels

In North West Metropolitan Melbourne, 57.5 per cent of those surveyed exercised with a sufficient time and intensity of sessions, with 6.5 per cent of the population being sedentary. Compared with North West Metropolitan Melbourne, a higher proportion of Moonee Valley residents exercised with sufficient time and intensity of sessions, at 60.5 per cent.



Source: Victorian population health survey 2008 health.vic.gov.au

Prevalence of health conditions

The prevalence of certain health conditions including heart disease and osteoarthritis is lower across the Municipality than in the North West region overall.

	Moonee Valley			North and West Metropolitan		
	Males	Females	Persons	Males	Females	Persons
Prevalence of heart disease	5.4*	5.2*	5.3	8.2	5.8	6.9
Prevalence of stroke	NA	NA	NA	2.9	2.5	2.7
Prevalence of cancer	5.1*	4.9*	5.2	5.1	6.1	5.6
Prevalence of osteoporosis	NA	8.8	NA	2.0	8.0	5.2
Prevalence of osteoarthritis	8.6	15.2	12.4	10.4	16.0	13.2

*Estimate has a relative standard error of between 25 and 50 per cent and should be interpreted with caution

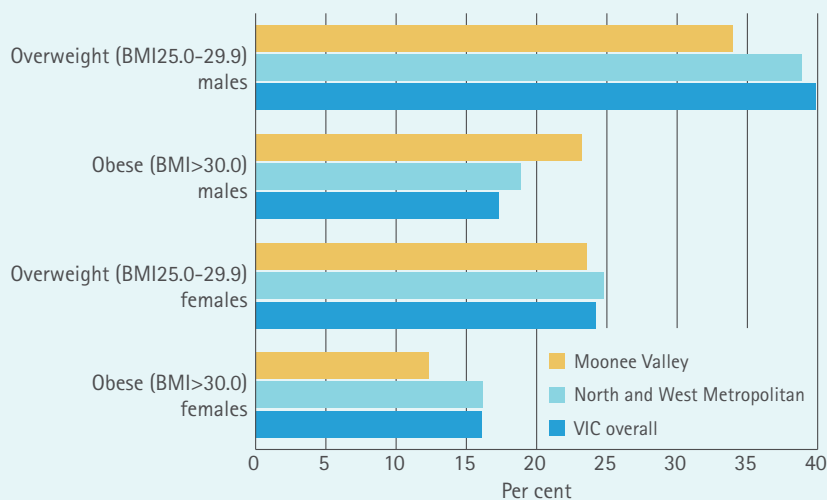
Source: Victorian population health survey 2008 health.vic.gov.au

Obesity

Based on Body Mass Index (BMI) to determine obesity, Moonee Valley has a higher proportion of males than females considered to be overweight or obese. This pattern was similar to the North West region and Victoria overall.

In 2008, 23.2 per cent of males and 12.3 per cent of females were classified as obese in Moonee Valley.

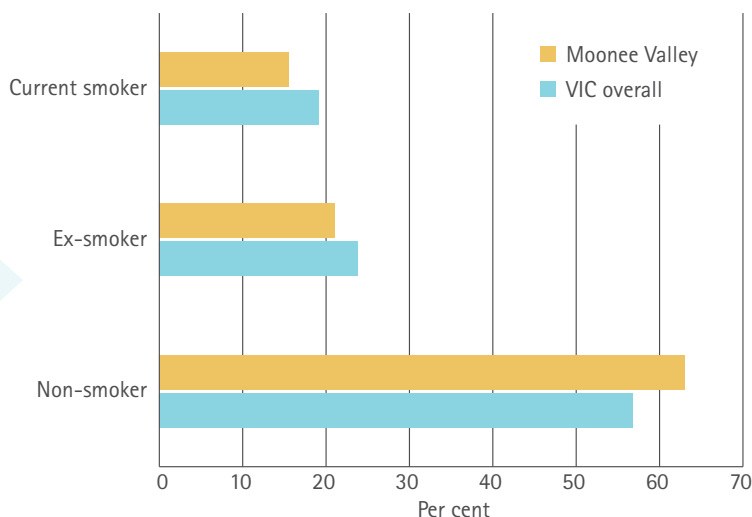
Compared with the North West region, a higher proportion of males and a lower proportion of females were classified as obese in Moonee Valley.



Source: Victorian population health survey 2008 health.vic.gov.au

Smoking Status

The proportion of current smokers was slightly lower in Moonee Valley, at 15.5 per cent, compared with 19.1 per cent for Victoria overall. The proportion of current male smokers was higher than female smokers in Moonee Valley, the North West region and Victoria overall.



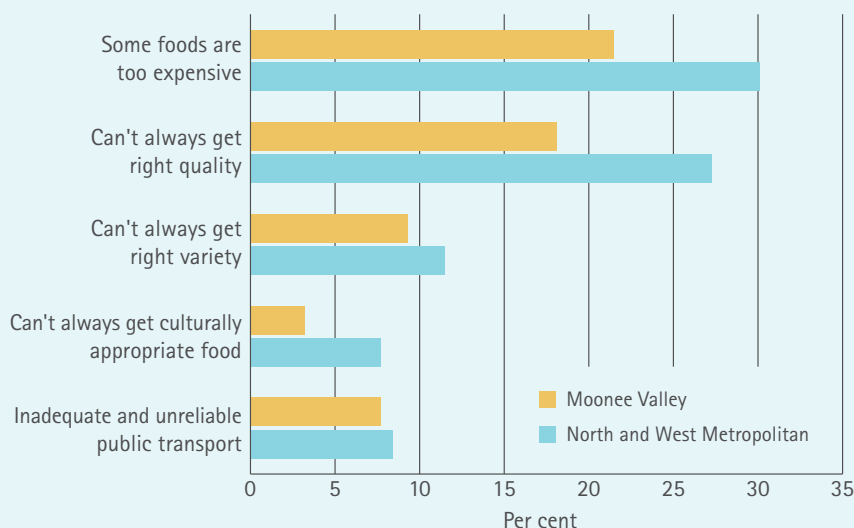
Source: Victorian population health survey 2008 health.vic.gov.au

Access to food

Respondents were asked the reasons why they do not always have access to the variety and quality of food they are after.

Overall in Moonee Valley, residents were less likely to have a problem with obtaining the types of foods they want, compared with the North West Metropolitan Region overall.

The most commonly cited reason why people indicated they could not get the quality and variety of foods they were after was because 'some foods were too expensive'.



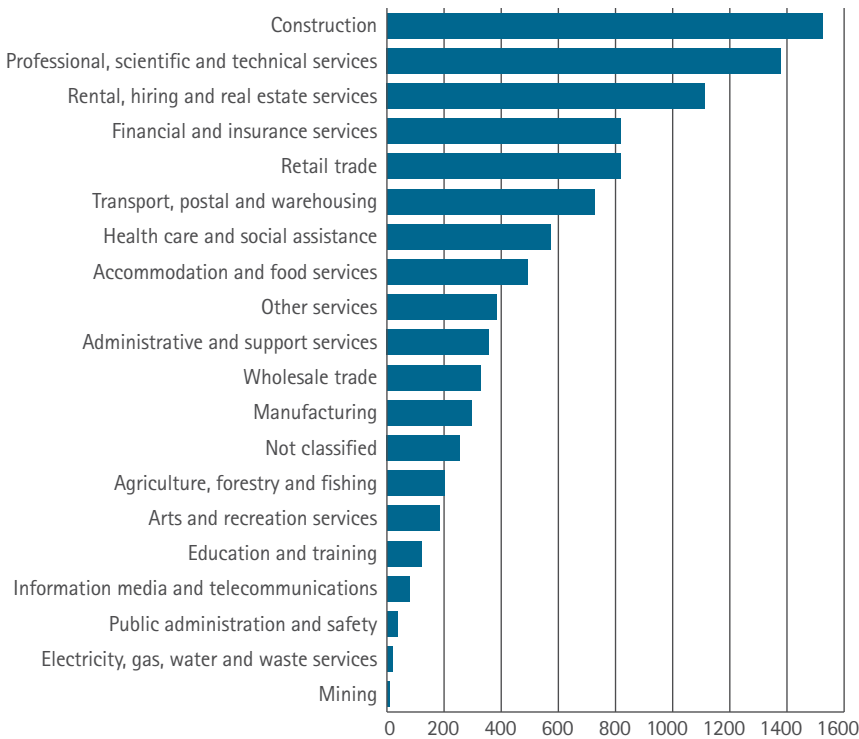
Source: Victorian population health survey 2008 health.vic.gov.au

Business in Moonee Valley

Number of Businesses

The City of Moonee Valley has close to 10,000 businesses.

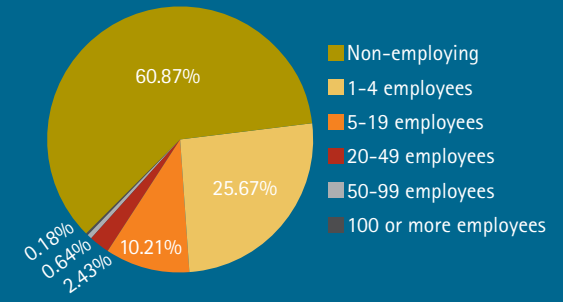
The top three categories in which Moonee Valley businesses are classified include; Construction, Professional, Scientific and Technical Services and Rental, Hiring and Real Estate Services.



Source: Counts of Australian Businesses, including Entries and Exits, June 2007 to June 2009 abs.gov.au

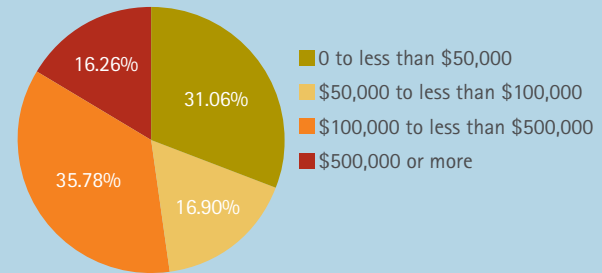
Business size

Businesses are predominantly small in the Municipality, with 85 per cent employing less than five employees.



Business turnover

Half of all businesses in the Municipality have a turnover of less than \$100,000. However, 16 per cent of businesses earn in excess of \$500,000 annually.



Moonee Valley Language Line

عربي	Arabic	9280 0738	Ελληνικά	Greek	9280 0741	Español	Spanish	9280 0744
中文	Cantonese	9280 0739	Italiano	Italian	9280 0742	Türkçe	Turkish	9280 0745
Hrvatski	Croatian	9280 0740	Somali	Somali	9280 0743	Việt-ngữ	Vietnamese	9280 0746

All other languages 9280 0747

Hearing Assistance 133 677

Moonee Valley City Council

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