

Regional Movers Index

Sep 2024 Quarter Report

Powered by:

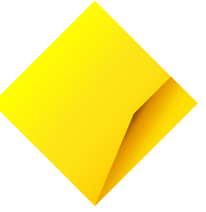


**Commonwealth
Bank**



**REGIONAL
AUSTRALIA
INSTITUTE**

What is the Regional Movers Index?



The **Regional Movers Index** presents fresh analysis of movements between Australia's capital cities and regions.

The **Index** is a partnership between Commonwealth Bank of Australia (CBA) and the Regional Australia Institute (RAI), powered by analysis of proprietary data to create an up-to-date and granular picture of a large sample of relocations.

Released quarterly, the RMI was established at the height of the COVID-19 pandemic to track the movement of capital city people to the regions, the RMI publication also highlighted that regional people were tending to stay in the regions to avoid those severe capital-city lockdowns. Housing and cost of living pressures are continuing to influence the patterns of movement within Australia, and the RMI publication has been refined to focus on the net migration flows to give current information on the extent to which regional populations are either growing or shrinking. See pp 20-22 in the appendix for details on the various revisions to the methodology that focuses on these net flows.

-
- The **Index** is powered by CBA data from relocations amongst its 13 million customers.
 - Quarterly and annual changes are presented in the **Index**.
 - This **Index** is an invaluable resource for both the public and private sectors. By tracking people's movements it enables early identification of growth trends, and flags places emerging as hotspots needing fresh thinking on housing and infrastructure.

Regional Movers Index

Demand for regional living remains high as Regional Movers Index climbs

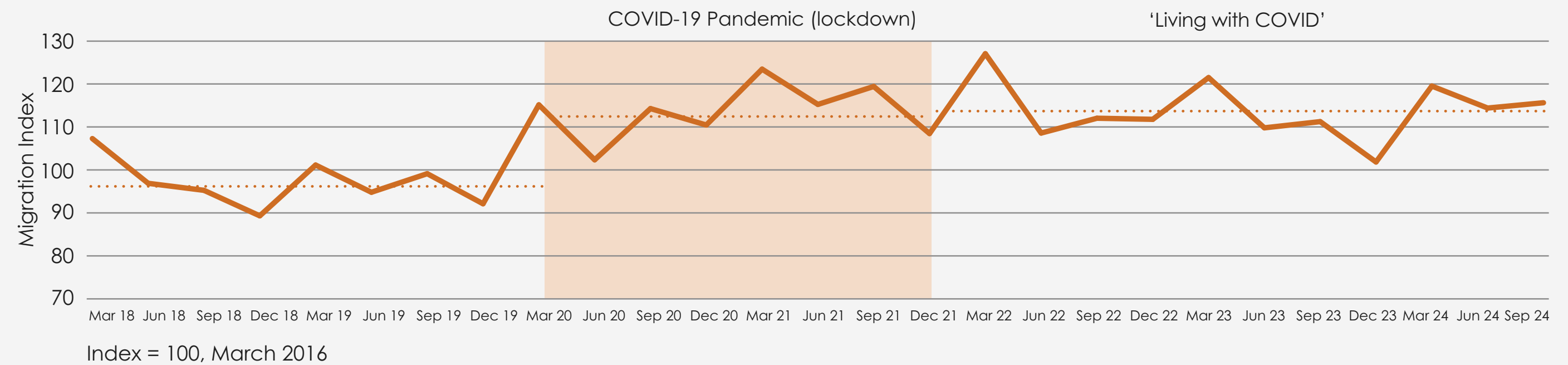
The lure of regional living remains strong, with 35.6 per cent more people moving from capital cities to regional areas than back in the opposite direction.

This trend was accentuated in the latest September quarter, with city to regional migration – as measured by the Regional Movers Index (RMI) – rising by 1.1 per cent. In contrast, migration from regional areas to capital cities fell by 5 per cent over the same period.

As a result, city to regional migration now accounts for an 11.3 per cent share of all internal migration flows, compared to 8.3 per cent for regional-to-capital movers.

The recent uptick in city to regional migration has pushed the RMI around 1.8 per cent above the average levels recorded during the height of COVID lockdowns and 19.8 per cent higher than pre-pandemic times.

Regional Movers Index: Population flows from capital cities to regional Australia



Breakdown of total major relocations

To

12 months to September 2024

		Regional Australia	Capital Cities
		From	
Regional Australia		11.8%	8.3%
Capital Cities		11.3%	68.6%

See pg 22: Note on methodology: definitions of inter-regional, inter-capital, region-to-capital and capital-to-region migration, which discusses the shares under this breakdown of total major relocations.

Net Internal Migration to Regional Australia

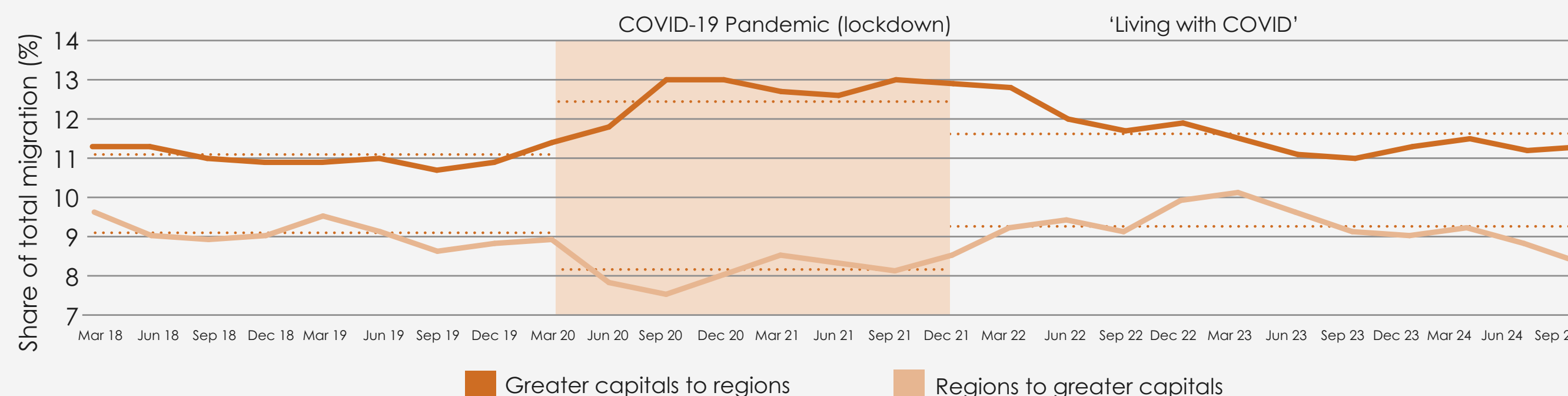
Net migration to regional areas at two-year high

Internal migration shows no sign of falling to pre-pandemic levels, with capital to regional migration flows tracking above their 2018 and 2019 average. Whereas the share of migration flows from regional areas to capitals has steadily declined and is now at its lowest level in three years.

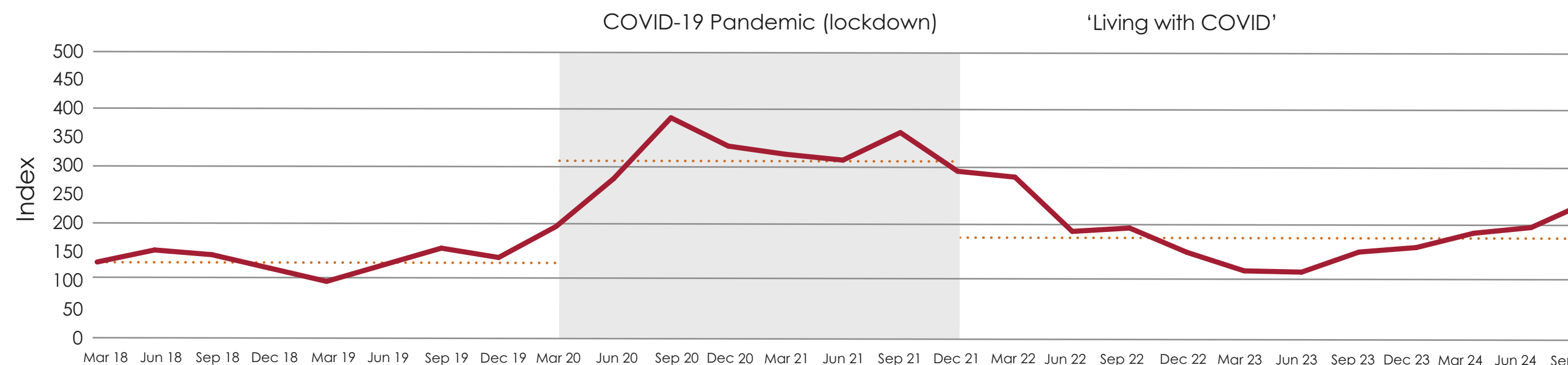
This divergence in internal migration flows has resulted in a 23.4 per cent increase in the Net Migration Index to regional areas, marking its fifth consecutive rise to its highest level since March-2022. As such, the index is tracking 80 per cent above the pre-COVID average, although it remains 22.3 per cent below the peak observed during the height of the pandemic.

The decline in migration flows from regional areas to the cities may indicate the impact of rising living costs and tightening urban housing and job markets. With regional job vacancies rising in September 2024 to 75,742, their first increase since March, this reflects steady and robust demand for jobs in regional areas.

Regional migration - share of all internal migration



Net migration to regional areas – indexed



Migration Patterns By State

Eastern states lead regional relocations

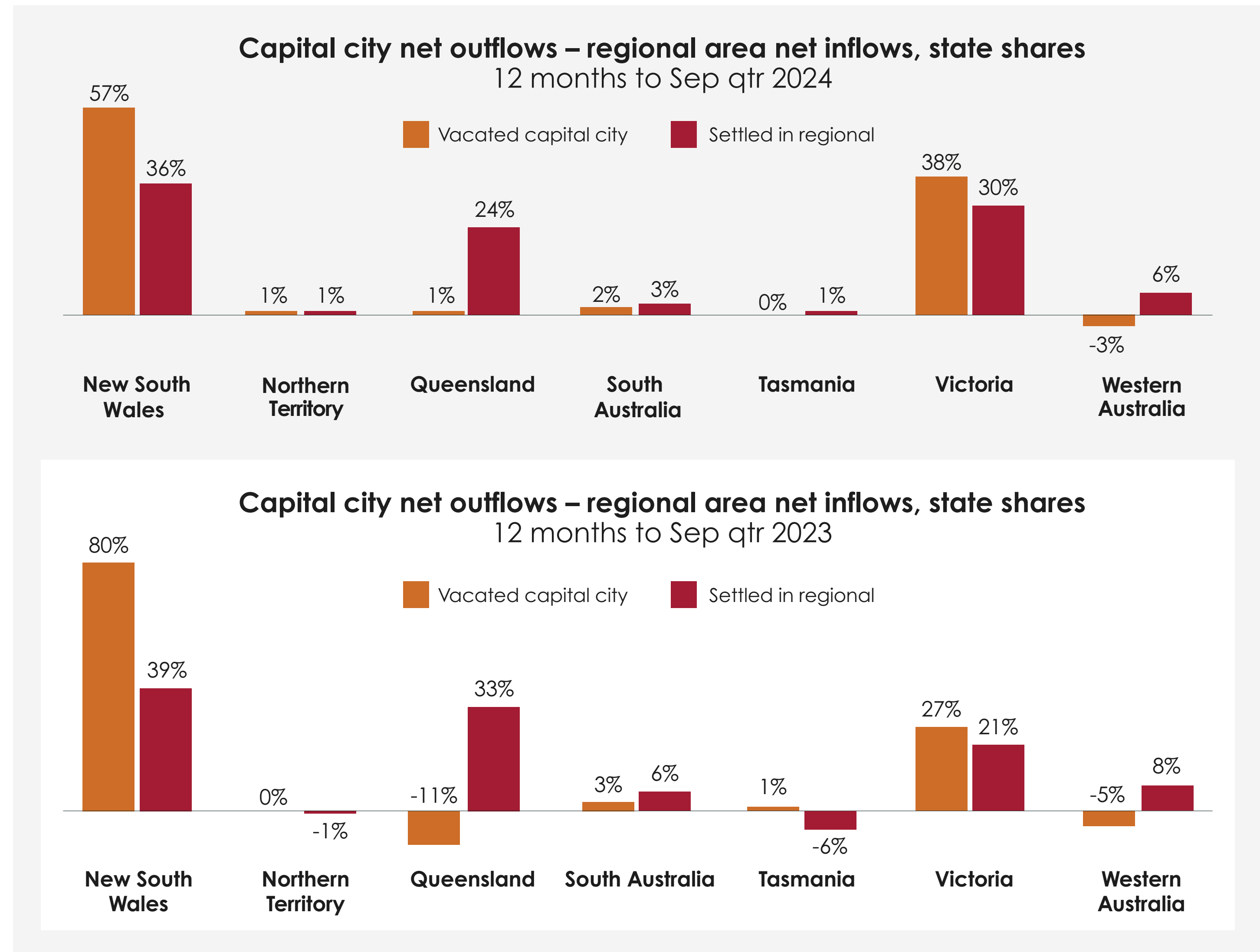
The charts opposite show the breakdown of net migration on a state by state basis in terms of the share of net migration out of capital cities and the net migration into regional areas.

The eastern states remain the top destination for city dwellers relocating to regional areas, with regional New South Wales, Victoria and Queensland accounting for 90 per cent of all net regional inflows. That said, Sydney and Melbourne are the biggest contributors to these inflows, reflecting the likely intrastate movement of many residents.

Regional Victoria experienced the largest surge in popularity amongst city dwellers, with its share of net regional area inflows increasing from 21 per cent a year ago, to 30 per cent in the 12 months to September 2024. While regional New South Wales (at 36 per cent, down from 39 per cent previously) and Queensland (at 24 per cent, down from 33 per cent) both posted a drop-off in their respective shares. Regional Western Australia accounted for 6 per cent of net migration into regional areas, while South Australia's regional share dipped to 3 per cent.

Sydney-siders continued to lead the exodus out into the regions, making up 57 per cent of net city outflows, although this was well down from 80 per cent in the previous 12-month period. While Melbournians are also increasingly relocating to regional areas, accounting for 38 per cent of net city outflows, up from 27 per cent a year ago.

Conversely, Brisbane and Darwin proved enticing for those moving from other capital cities, each accounting for a 1 per cent share of net capital city outflows, while Perth recorded a net inflow of 3 per cent from the other capitals.



Regional Hotspots by Share

Top Five LGAs: the largest net internal migration inflows

Popular coastal centres continue to attract the largest share of movers, with the Sunshine Coast, Greater Geelong and Lake Macquarie securing the top three spots by net internal migration inflows. However, there are signs people are moving further afield, with Maitland making its first appearance on this Top Five list. This quarter also saw a shake-up in the leaderboard, with the Gold Coast dropping from its firmly held Top Five position into eighth place.

The Sunshine Coast, however, retained its leading position to account for an 11.6 per cent share of net internal migration. This came despite a 26.6 per cent drop-off in quarterly growth and a relatively stable annual growth rate of 1.7 per cent.

Greater Geelong held onto second place with an 8.6 per cent share, underpinned by a solid annual growth rate of 49.7 per cent.

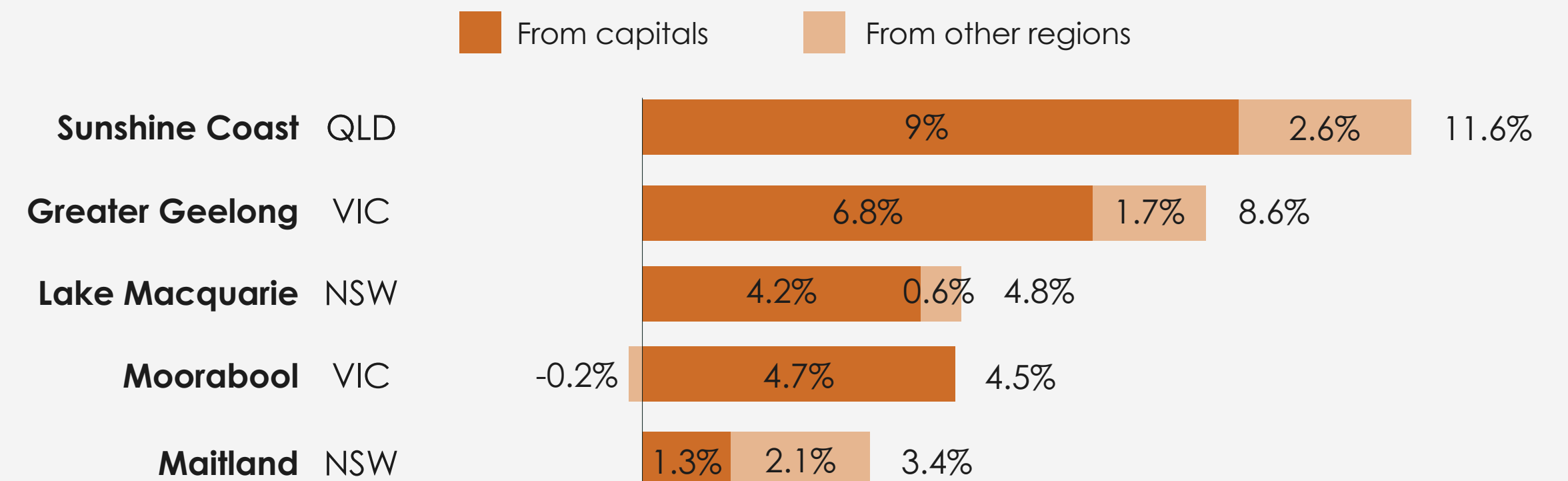
Lake Macquarie, which entered the Top Five last quarter, solidified its position by moving into third with a 4.8 per cent share, recording the highest annual growth rate among the Top Five at 55.8 per cent.

Meanwhile, city dwellers continued to pour into Moorabool, which came in fourth with a 4.5 per cent share, despite experiencing small net outflows to other regions.

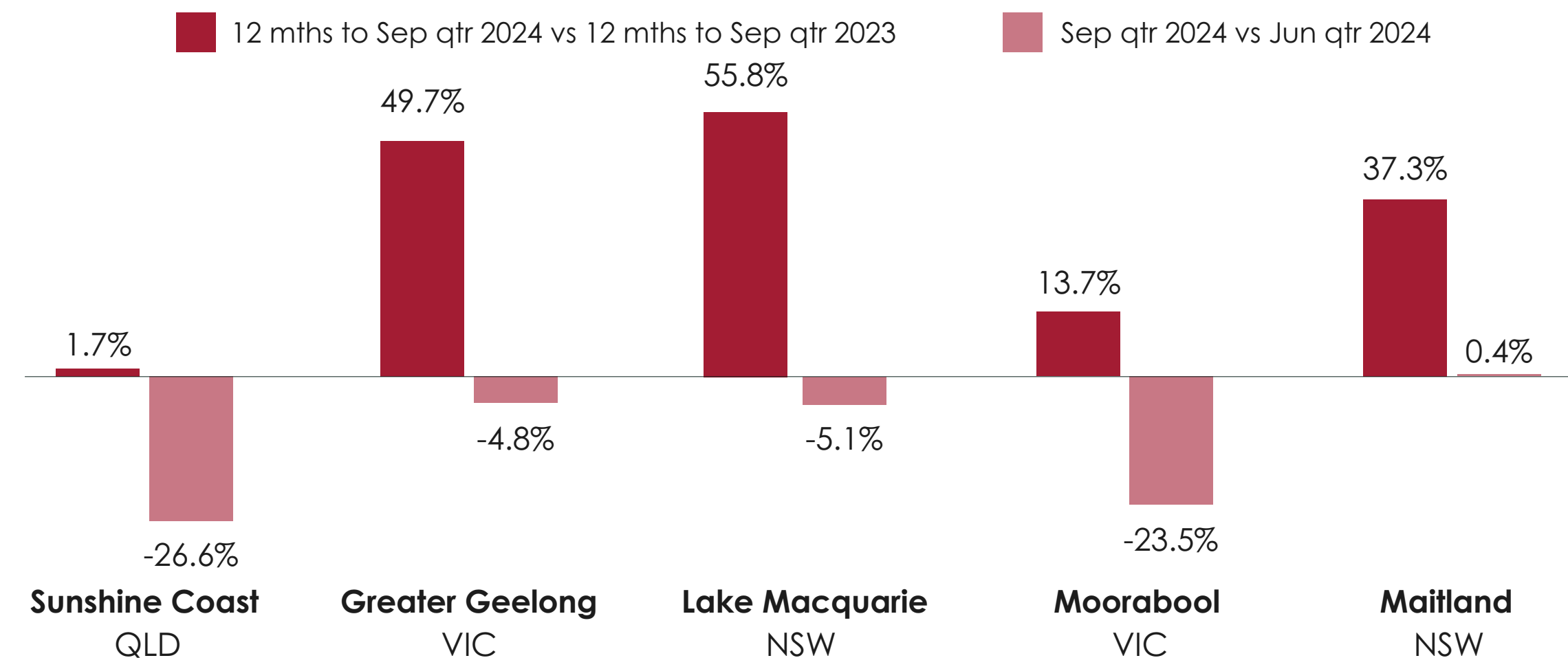
Newcomer Maitland rounded out the Top Five with a 3.4 per cent share of all net internal migration flows, with regional movers particularly drawn to the Hunter LGA.

It should be noted that net internal migration inflows are: net flows (inflows – outflows) from capitals to regions + net flows (inflows – outflows) from region to region.

Top Five LGAs by share of total net internal migration to regional Australia 12 months to Sep qtr 2024



Changes in total net internal migration inflows to Top Five LGAs



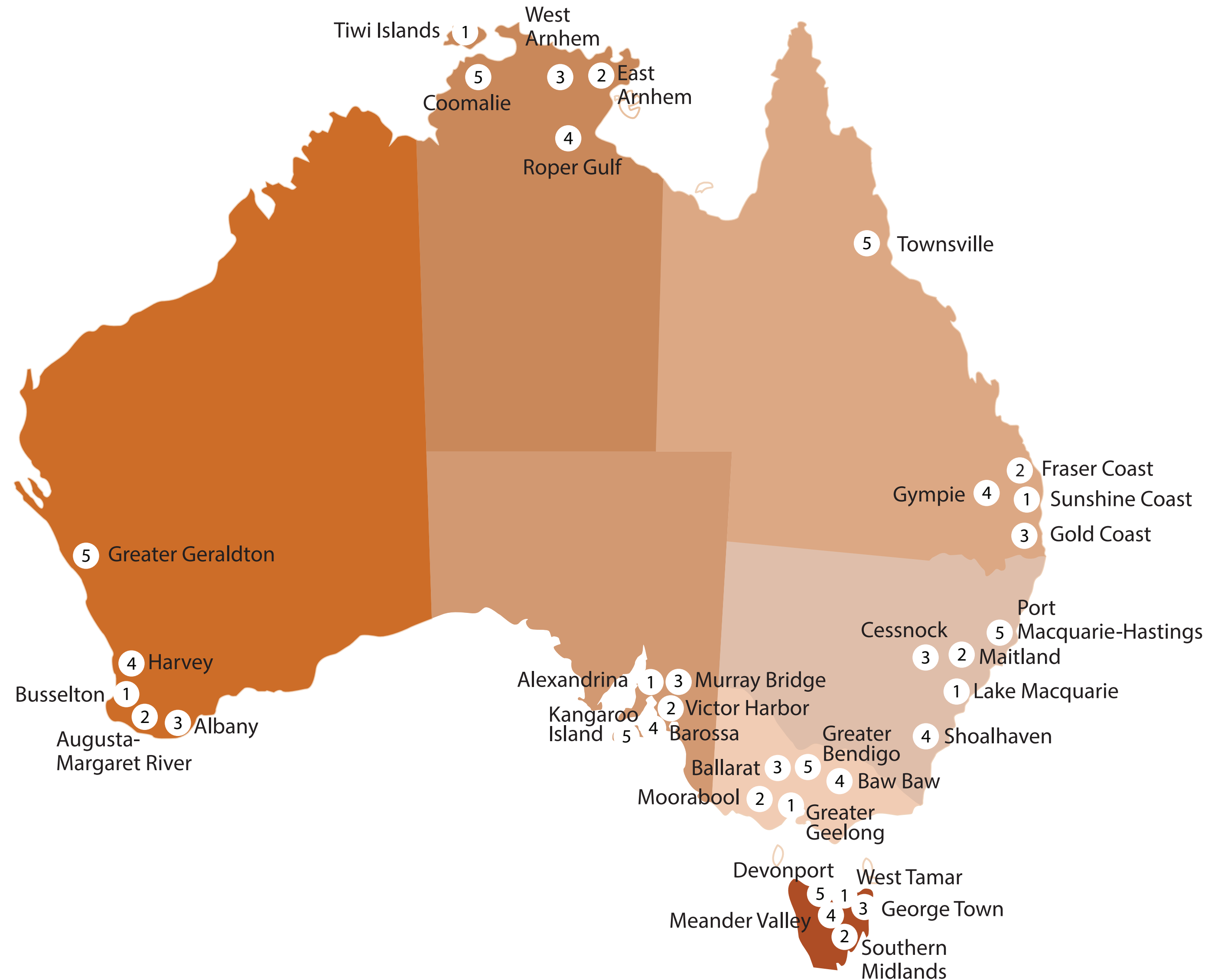
State of the Nation: Top Five by Share

In this slide, we examine which regional LGAs are attracting the largest share of internal movers on a state-by-state basis.

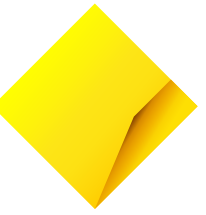
Calculating the share of net regional migration (i.e. the inflows from capitals to regions, and regions to regions, minus their respective outflows) this map highlights the Top Five regional LGAs in each state that are proving most attractive to city and regional movers, alike.

This quarter saw the rise of some increasingly popular regional LGAs, with Gympie and Townsville in Queensland, Greater Bendigo in Victoria, West Tamar, Southern Midlands, Meander Valley and Devonport in Tasmania, Kangaroo Island in South Australia and Tiwi Islands and West Arnhem in the Northern Territory making the Top Five in their respective states.

The share of net internal migration by state is detailed on page 19 of the appendix.



Regional Hotspots by Growth



Top Five LGAs: greatest growth in net internal migration inflows

Regional Victoria has emerged as home to some of the fastest-growing regional centres, claiming four of the Top Five LGAs by annual growth in net internal migration inflows. With the Bega Valley, which made its debut on the list last quarter, the only non-Victorian LGA to make the Top Five.

The north-eastern Victorian LGA of Wangaratta emerged as the new regional growth 'hotspot', with a near seven-fold increase in net migration inflows in the 12 months to September 2024. Quarterly growth was also high, at 246.2 per cent, with both regional and city dwellers contributing to the LGA's stellar growth rate.

Queenscliffe also made the Top Five for the first time, recording a five-fold increase in net internal migration, with regional movers leading the charge to this coastal LGA. While quarterly growth was up by 42.9 per cent, the second highest quarterly growth rate of the Top Five.

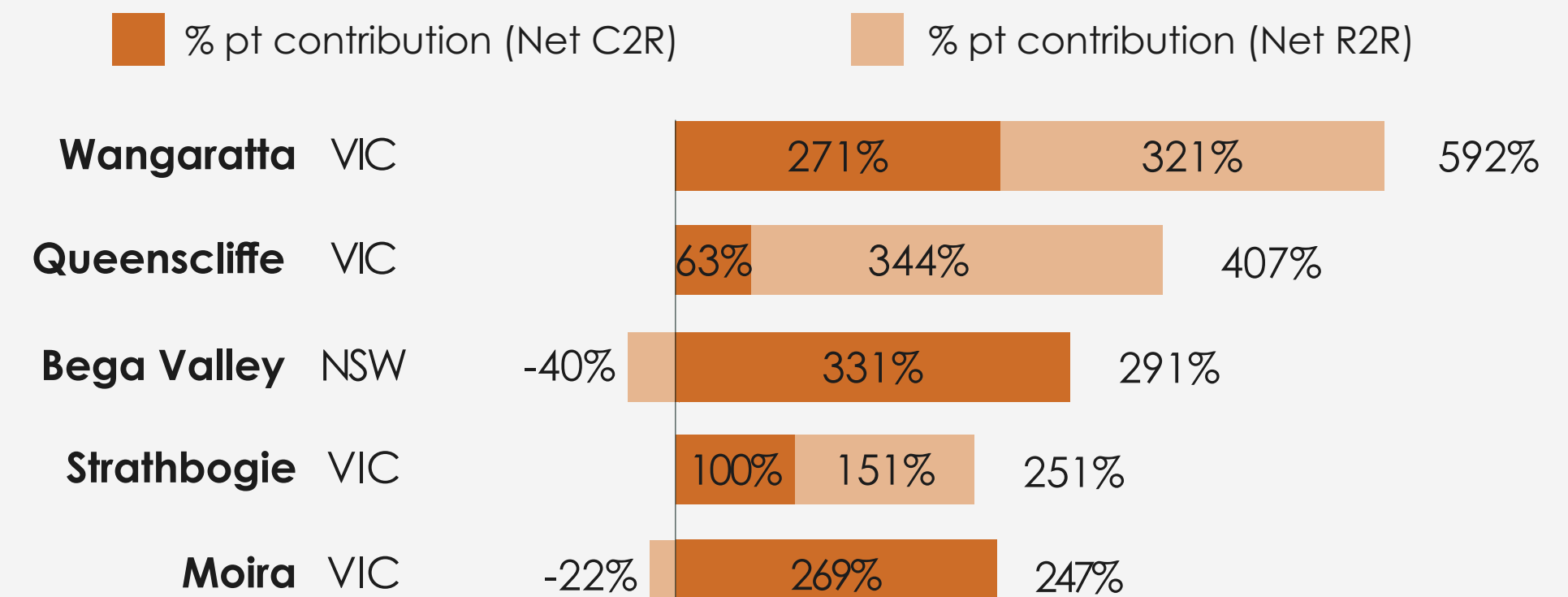
The Bega Valley kept its foothold in the Top Five with a near four-fold increase in annual growth on the back of its popularity amongst city movers. This came despite a small net outflow to other regional areas.

The central Victorian LGA of Strathbogie also retained its Top Five status, with a more than three-fold increase in annual net internal migration inflows, with regional movers the key contributors to this growth.

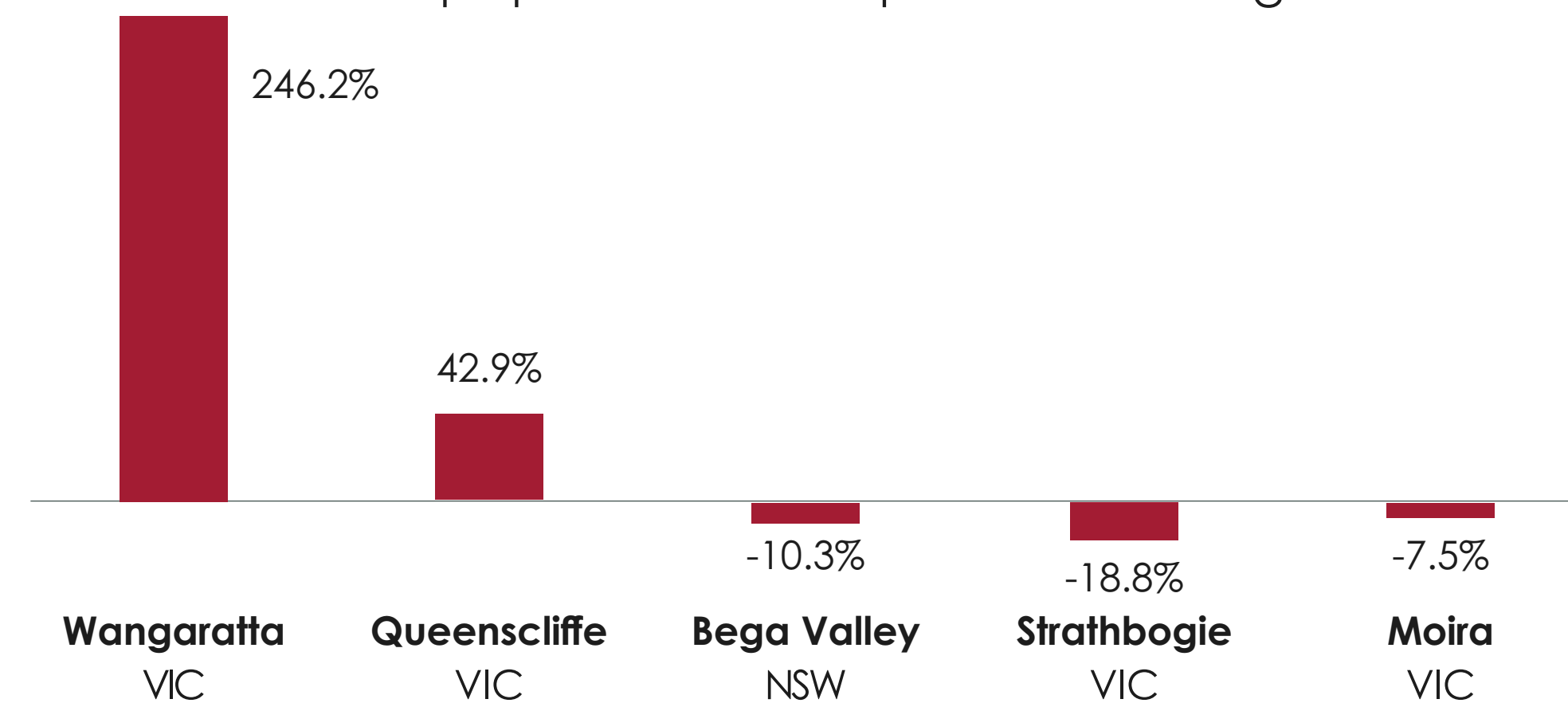
Completing the Top Five, Moira in northern Victoria recorded a three-fold rise in net migration inflows, largely due to its appeal among city movers.

Other rapidly growing LGAs include Albany in Western Australia, Victoria's Mansfield, North Burnett in Queensland and the New South Wales LGAs of Mid-Western Regional and Richmond Valley.

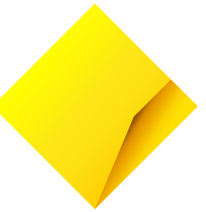
Top Five LGAs by annual growth in total net internal migration inflows 12 months to Sep qtr 2024 vs 12 months to Sep qtr 2023, % change



Quarterly change in total net internal migration to Top Five LGAs Sep qtr 2024 vs Jun qtr 2024 % Change



State of the Nation: Top Five by Growth

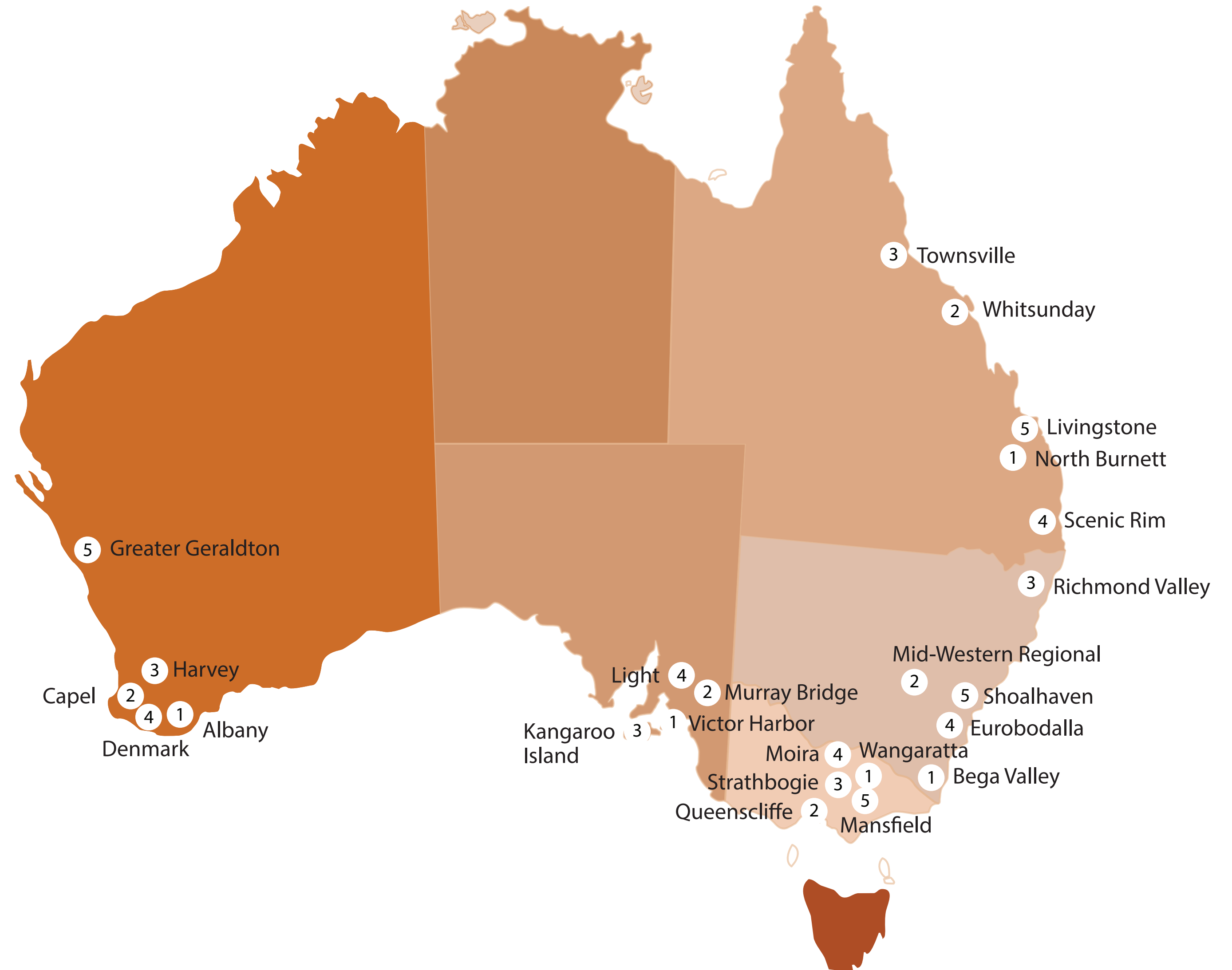


In this slide, we identify the fastest-growing regional LGAs in each state by annual growth in net internal migration.

Honing in on the Top Five LGAs in each state, the map highlights how these regional 'hotspots' tend to fall outside the commuter belt. With movers increasingly attracted to areas with thriving local economies built on industries such as agriculture, tourism and health care.

This quarter saw some new growth hotspots emerge, with Livingstone in Queensland, Shoalhaven in New South Wales, Wangaratta in Victoria, Victor Harbor, Kangaroo Island and Light in South Australia and Denmark in Western Australia making the Top Five in their respective states. While the Northern Territory and Tasmania were excluded from the Top Five as they did not meet the net internal migration criteria, Tiwi Islands and Meander Valley were the fastest growing LGAs, respectively.

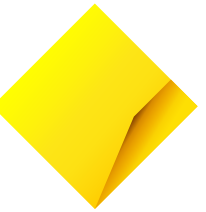
The growth rates of the Top Five LGAs by state are detailed on page 19 of the appendix.



In South Australia, four LGAs exhibited positive growth in net internal migration.

The Top Five LGAs by Growth for the Northern Territory and Tasmania did not meet the net internal migration criteria to be included in the RMI publication. This is to filter out significant outlier results associated with changes in small numbers. See A4 on p 21.

Most Attractive Places for Capital-City People



Top Five LGAs: largest net inflows from capitals

City dwellers relocating to the regions are consistently choosing the Sunshine Coast, Gold Coast, Greater Geelong, Moorabool and Lake Macquarie as their preferred destination for a regional lifestyle change.

In particular, the Sunshine Coast remains the regional LGA of choice, with its 9.1 per cent share of net capital to regional migration. Holding onto this title for the seventh consecutive quarter, despite a modest annual growth rate of 1.4 per cent.

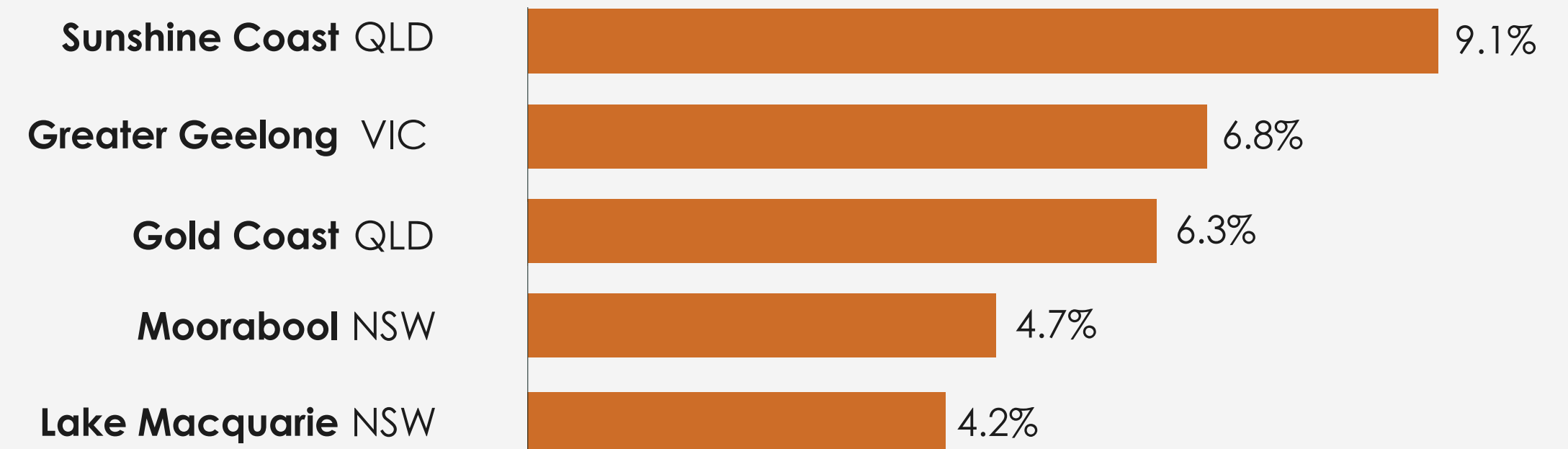
In a notable shift, Greater Geelong rose to second place, surpassing the Gold Coast with a 6.8 per cent share. This came on the back of the highest annual growth rate of the Top Five at 96.3 per cent, and solid quarterly growth of 10.6 per cent.

Edging down into third place, the Gold Coast recorded a 6.3 per cent share of net capital to regional migration. Achieving the highest quarterly growth rate of the Top Five at 188.8 per cent, its annual growth remained relatively flat at 0.3 per cent.

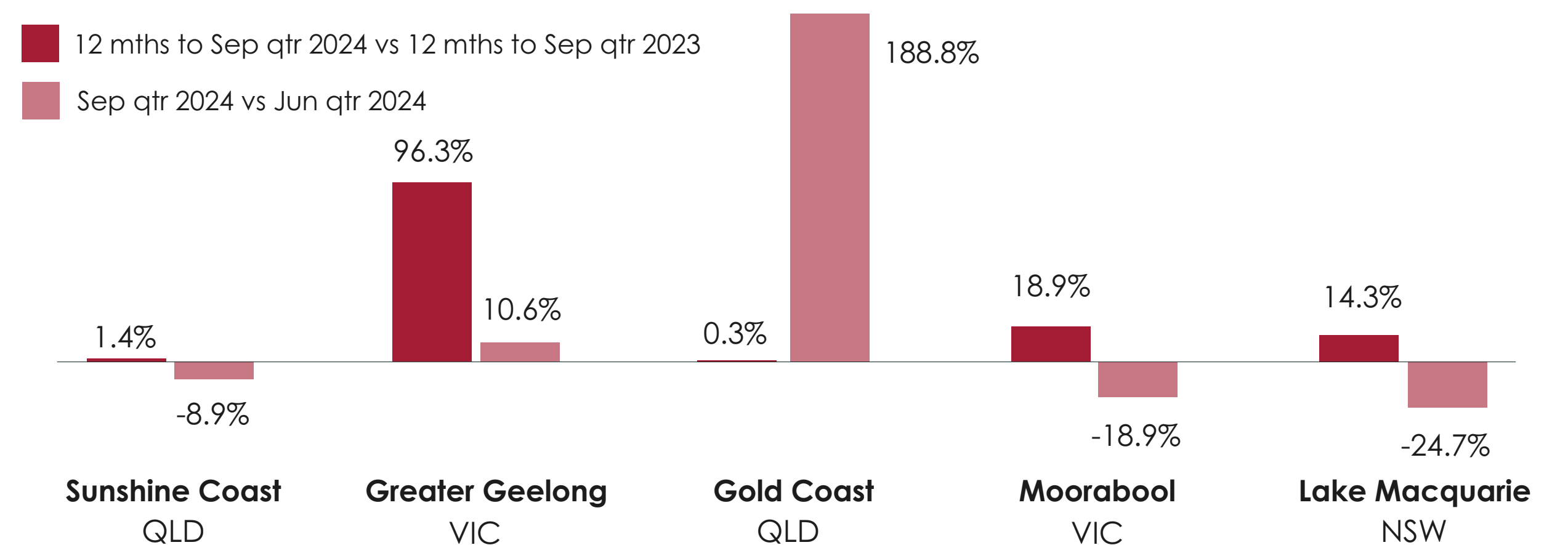
Moorabool retained its fourth position with a 4.7 per cent share, bolstered by an 18.9 per cent annual growth rate. While Lake Macquarie rounded out the Top Five with a 4.2 per cent share and 14.3 per cent growth in the 12 months to September 2024.

It should be noted that the net migration inflows from capitals are: inflows from capitals minus outflows to capitals.

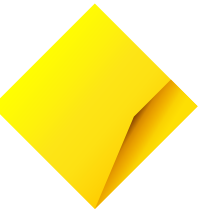
Top Five LGAs by share of net capital-regional migration
12 months to Sep qtr 2024



Quarterly and annual change in net capital-regional migration inflows to Top Five LGAs



Increasingly Attractive Places for Capital-City People



Top Five LGAs: greatest growth in net inflows from capitals

The fastest-growing regional LGAs, gauged by net inflows from capital cities, are increasingly situated further afield, with notable growth seen in areas such as Bunbury in the west, Scenic Rim in the east and Murray Bridge in the south.

Bunbury, which leaped from fourth place into the top position, experienced a four-fold increase in net capital to regional migration. This came off the back of the highest quarterly growth rate of the Top Five at 59.3 per cent.

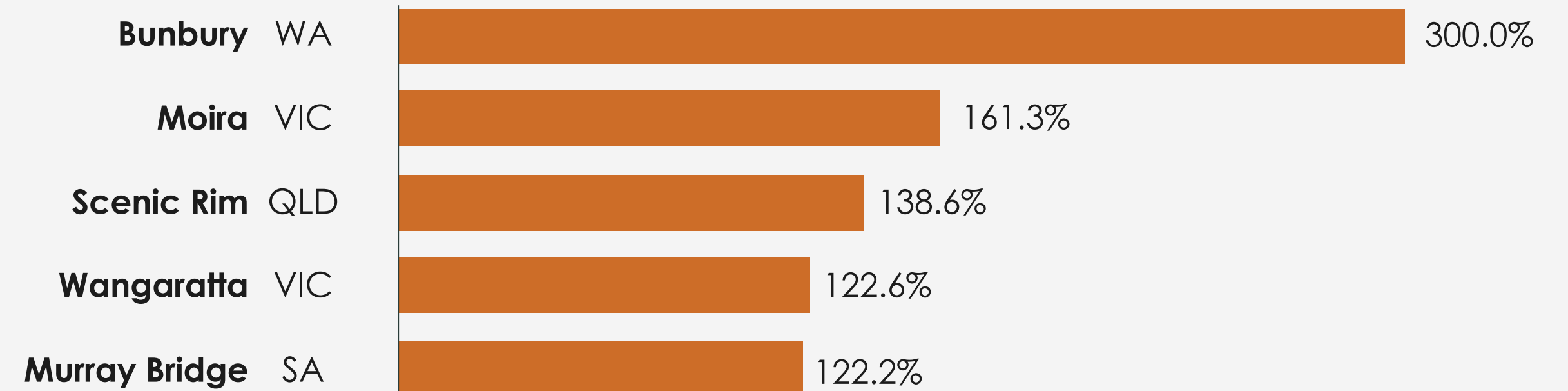
Moira in Victoria proved popular amongst city dwellers, debuting in second place by also recording positive quarterly growth of 25 per cent.

Queensland's Scenic Rim joined the ranks as a newcomer, recording a two-fold increase despite a cooling in quarterly growth of 45.2 per cent.

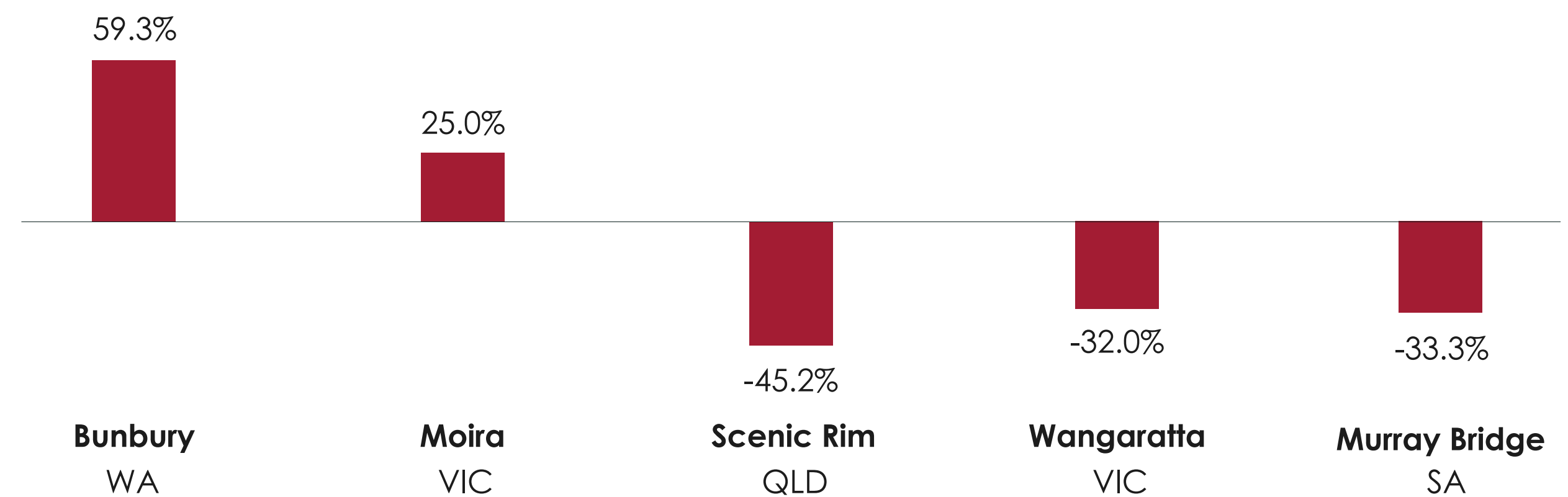
Victoria's Wangaratta and Murray Bridge in South Australia rounded out the Top Five, with both achieving a two-fold increase in annual growth. While quarterly growth for both LGAs was down by more than 30 per cent.

Other notable growth hotspots include Livingstone in Queensland, South Australia's Victor Harbor, Greater Bendigo, Wellington, Greater Geelong, Mansfield, Ballarat and Pyrenees in Victoria, and Maitland in New South Wales.

Top Five LGAs by annual growth in net capital-regional migration
12 months to Sep qtr 2024 vs 12 months to Sep qtr 2023, % change



Quarterly change in net capital-regional migration inflows to Top Five LGAs
Sep qtr 2024 vs Jun qtr 2024 % change



Inter-Regional Migration

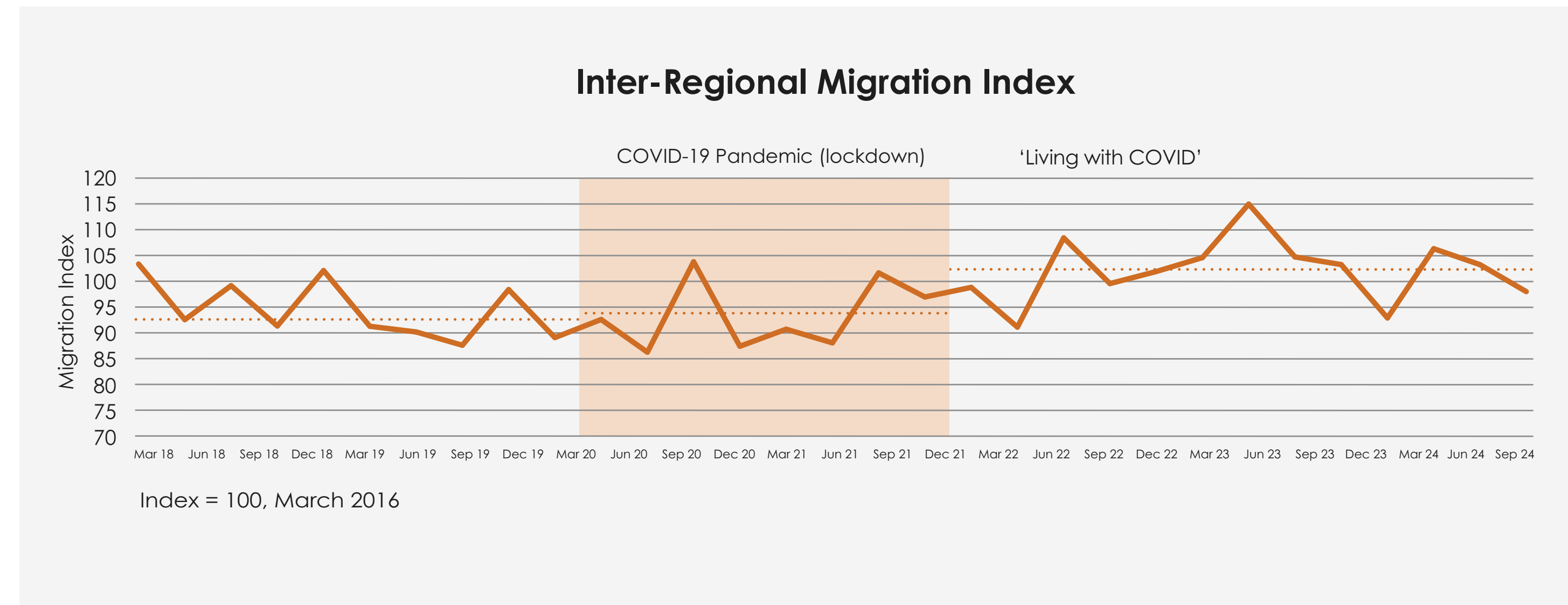
Inter-regional migration shows signs of cooling

Inter-regional migration has been tracking higher in the aftermath of COVID, but recent data shows signs of a slowdown, with the Inter-Regional Migration Index falling by 5.1 per cent in the latest September quarter. This decline marks the largest fall for a September quarter, a period that typically records an average increase of 0.6 per cent.

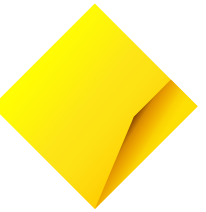
This downward shift starkly contrasts with the rise in capital-to-regional migration this quarter, indicating that while city dwellers continue to move, regional movers have tempered their mobility.

Despite this slowdown, inter-regional mobility remains above pre-pandemic levels, in the vicinity of 6.3 per cent, to account for an 11.8 per cent share of net internal migration flows. However, the recent decline suggests that more regional movers are staying put amidst rising living costs and tight housing markets.

Many regional centres are bucking this trend, however, and recording annual increases in growth. These include the northern New South Wales' coastal LGAs of Port Stephens, Port Macquarie-Hastings, Ballina and Tweed and further south Murray River as well as, North Burnett and Whitsunday in Queensland, Capel and Harvey in Western Australia and East Gippsland in Victoria.



Attractive Places for Regional People



Top Five LGAs: largest net inflows from regions

Large regional hubs are proving most attractive for regional movers, with centres such as Maitland, Greater Geelong and Toowoomba attracting the largest share of net inflows from other regions.

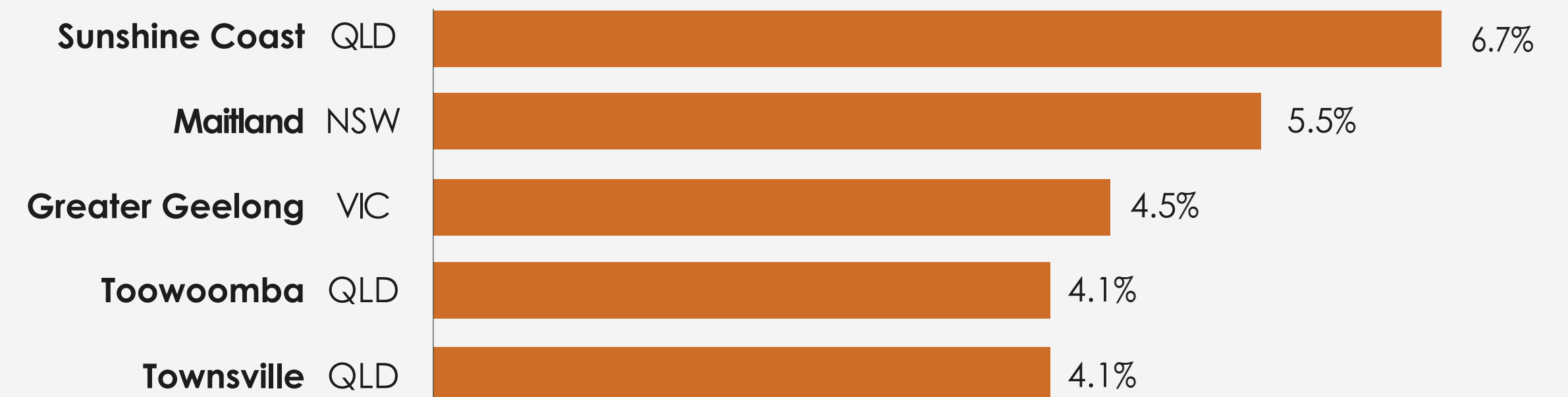
But it was the Sunshine Coast that remained most popular with the largest share, at 6.7 per cent, of net inter-regional migration. This came despite a steep drop-off in quarterly growth, of 94.1 per cent, and a modest annual growth rate of 2.5 per cent.

Maitland secured second place with a 5.5 per cent share, achieving the highest annual growth among the Top Five at 16 per cent, though quarterly growth dipped by 2.1 per cent.

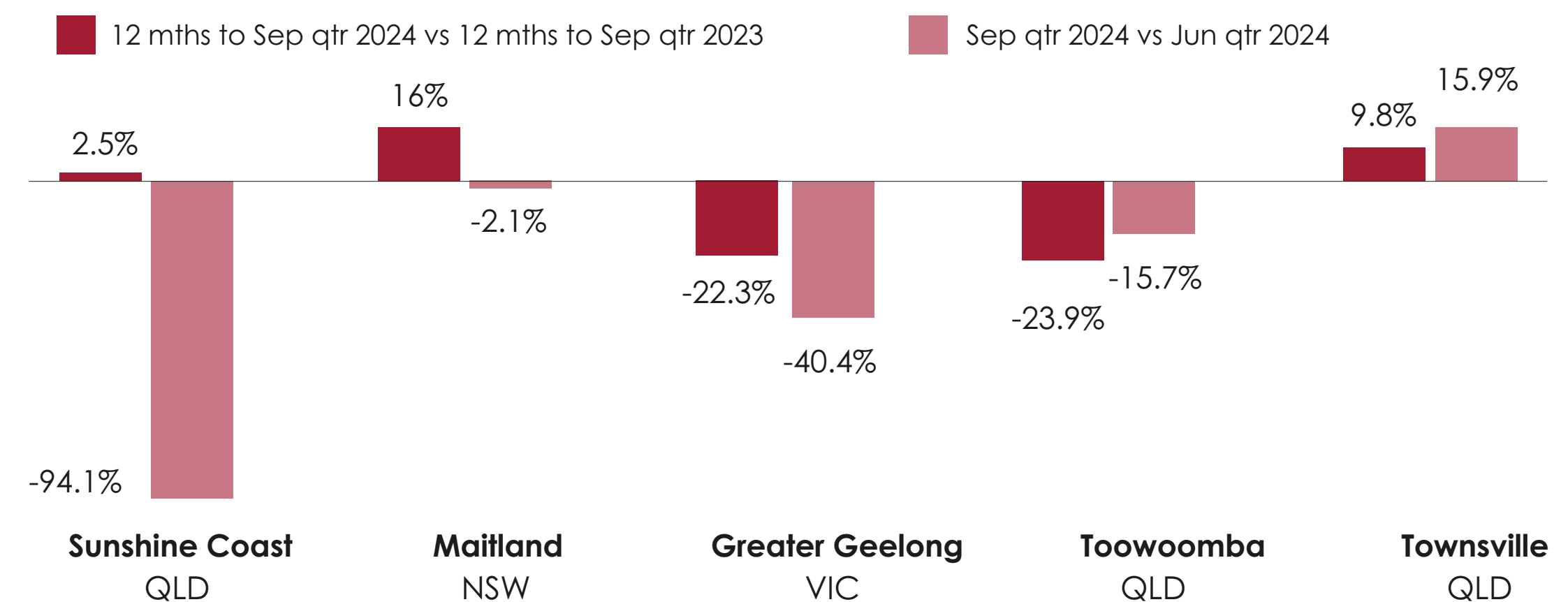
Greater Geelong held steady in third with a 4.5 per cent share, despite a cooling in quarterly and annual growth in the vicinity of -40.4 and -22.3 per cent, respectively.

Toowoomba re-entered the Top Five for the first time since late-2023, claiming fourth with a 4.1 per cent share. While its Queensland counterpart, Townsville rounded out the Top Five on the back of solid annual (9.8 per cent) and quarterly (15.9 per cent) growth.

Top Five LGAs by share of net regional-regional migration
12 months to Sep qtr 2024



Quarterly and annual change in net regional-regional migration inflows to Top Five LGAs



Increasingly Attractive Places for Regional People

Top Five LGAs: greatest growth in net inflows from regions

The fastest growing hotspots for regional movers all hug the eastern coastline, with the northern New South Wales LGAs of Port Stephens, Port Macquarie-Hastings and Ballina recording some of the highest annual growth in net region-to-region migration. While those moving further north chose destinations like North Burnett and Whitsunday in Queensland.

Port Stephens emerged as the most sought-after destination for inter-regional movers, achieving an eight-fold annual increase in net inflows from the regions in the 12 months to September 2024. This came despite a drop-off in quarterly growth of 95.2 per cent.

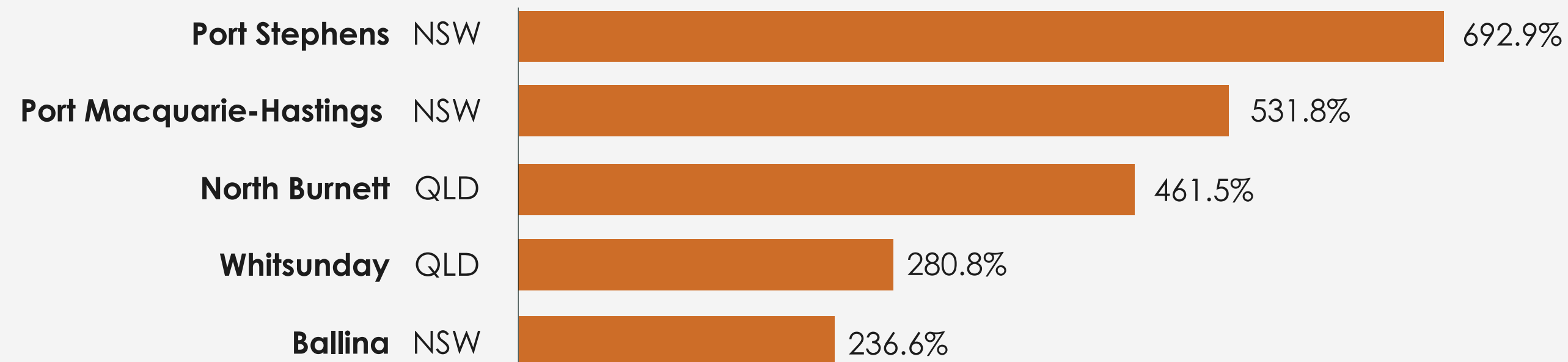
Port Macquarie-Hastings slipped into second place after topping the list last quarter, with a six-fold annual increase. The net regional-regional inflows for Port Macquarie-Hastings on a quarterly basis were very small which resulted in an outlier growth rate. For this reason its quarterly growth rate has been removed from the results.

Queensland's North Burnett also proved popular amongst regional movers with a six-fold increase in annual growth and quarterly growth up by 100 per cent.

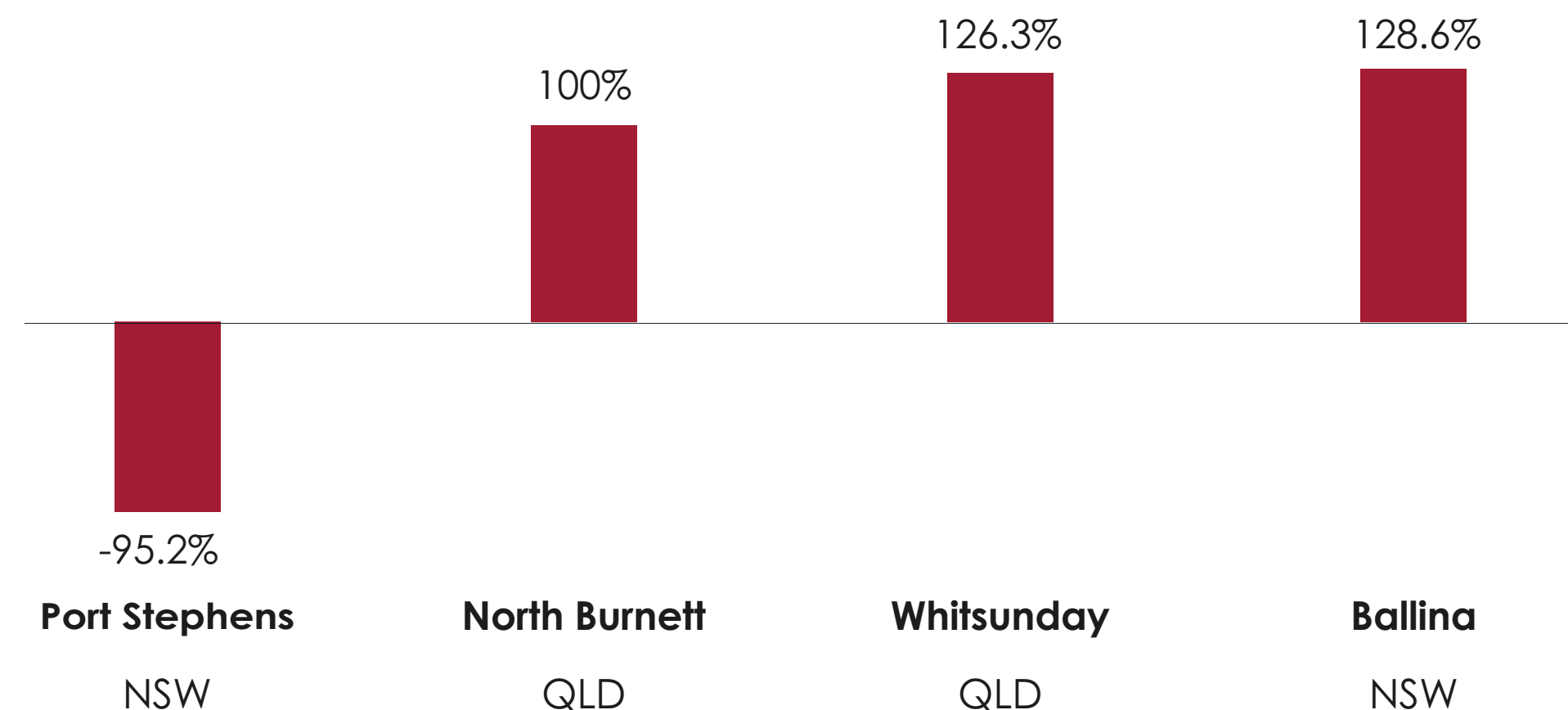
Whitsunday, which previously made the Top Five list in March-2024, posted a four-fold increase, with quarterly growth also up by 126.3 per cent.

New to the list, Ballina rounded out the Top Five with a three-fold annual increase on the back of the second highest quarterly growth rate of the Top Five.

Top Five LGAs by annual growth in net regional-regional migration 12 months to Sep qtr 2024 vs 12 months to Sep qtr 2023, % change



Quarterly change in net regional-regional migration inflows to Top Four LGAs* Sep qtr 2024 vs Jun qtr 2024, % change

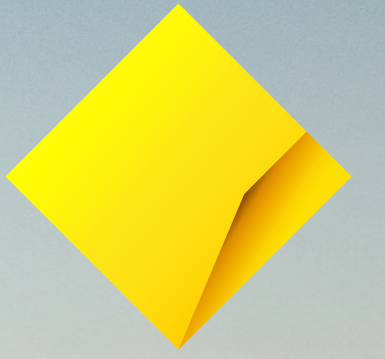


*Port-Macquarie Hastings removed from this quarterly change graph due to outlier results.

Appendix

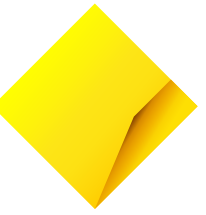


REGIONAL
AUSTRALIA
INSTITUTE



A1: Regional Movers Index

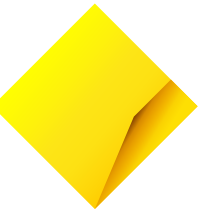
Methodology Notes



- 1 CBA-RAI Regional Movers Index is defined as movement of CBA personal customers from capital cities to regional areas (see A1.2). Index = 100, June 2016 quarter.
- 2 Customer movement or population flows refers to CBA personal customers changing their address as stored in CBA technological systems. Customers must have stayed at one address for 6 months (prior to moving) to be counted.
- 3 Capital cities/Regional areas defined through ABS 1270.0.55.001 GCCSA boundaries. Capital cities go by the GCCSA_NAMES of: Greater Sydney, Greater Melbourne, Greater Brisbane, Greater Adelaide, Greater Perth, Greater Hobart, Greater Darwin and Australian Capital Territory. Regional areas go by the GCCSA_NAMES of: Rest of NSW, Rest of Vic, Rest of QLD, Rest of SA, Rest of TAS, Rest of NT. Offshore and 'No usual address' GCCSA_NAMES excluded. ACT has no regional areas.
- 4 Relocations within capitals and within regions are those that are across different LGAs. That is, relocations WITHIN a given LGA are not considered or counted as a relocation. See p19, Note on methodology: definitions of inter-regional, inter-capital, region-capital and capital-region migration
- 5 The Net regional migration index is calculated as movement from capital areas to regional less movement from regional areas to capital cities. Index = 100, June 2016 quarter.
- 6 LGAs are defined through ABS 1270.0.55.003 ASGS Volume 3 – Non ABS Structures.
- 7 To be listed on the RMI appendix – and considered for the various Top 5 rankings – an LGA must:
 - Have had net internal migration inflows in 2024 of 50 or more people
 - Have had a base of net internal migration, net capital-region or net region-region inflows of more than 10 people. This is to filter out significant outlier results associated with changes in small numbers. Significant outlier growth rates are not published or ranked.
- 8 14 LGAs have a percentage of their constituency defined as Capital and the other percentage defined as Regional. These LGAs include Scenic Rim (R), Light (RegC), Barossa (DC), Yarra Ranges (S), Lockyer Valley (R), Kingborough (M), Murrindindi (S), Derwent Valley (M), Murray (S), Mallala (DC), Moorabool (S), Mitchell (S), Macedon Ranges (S), Unincorporated NT.].
- 9 Unincorporated LGAs have been excluded from the Top 5 rankings but are included, where they meet the above-mentioned criteria, in the RMI appendix.
- 10 The proportion of CBA customers in each state as percentage of total customers is representative of overall Australian population (ABS National, state and territory population released 18th June 2021 for December 2020 reference period).
- 11 The Business Banking business unit of the Commonwealth Bank of Australia ABN 48 123 123 124 AFSL 234945 (Bank) has prepared this report. References to the “Group” are to the Bank and its subsidiaries (including Commonwealth Securities Limited ABN 60 067 254 300 AFSL 238814, Commonwealth Australia Securities LLC and CBA Europe Ltd) and includes the directors, employees and representatives of the Bank and its subsidiaries.

A2: All LGAs

Share of Migration, Changes in Total Net Internal Migration



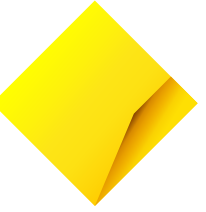
LGA	State	Share of TOTAL NIM (%)	Share of NET C2R Migration (%)	Share* of NET R2R Migration (%)	12 months to Sep 2024 vs 12 months to Sep 2023 (%)
Sunshine Coast	QLD	11.6%	9.1%	6.7%	1.7%
Greater Geelong	VIC	8.6%	6.8%	4.5%	49.7%
Lake Macquarie	NSW	4.8%	4.2%	1.5%	55.8%
Moorabool	VIC	4.5%	4.7%	-0.4%	13.7%
Maitland	NSW	3.4%	1.3%	5.5%	37.3%
Fraser Coast	QLD	3.4%	1.9%	3.7%	-24.8%
Cessnock	NSW	2.8%	1.4%	3.6%	11.7%
Gold Coast	QLD	2.6%	6.3%	-9.5%	-53.5%
Ballarat	VIC	2.5%	2.0%	1.2%	19.3%
Shoalhaven	NSW	2.5%	2.4%	0.4%	91.6%
Port Macquarie-Hastings	NSW	2.4%	1.8%	1.5%	8.0%
Mid-Coast	NSW	2.4%	2.1%	0.7%	33.3%
Shellharbour	NSW	2.3%	1.3%	2.6%	33.4%
Port Stephens	NSW	2.2%	1.8%	1.2%	59.2%
Gympie	QLD	2.2%	0.8%	3.7%	23.9%
Baw Baw	VIC	2.2%	2.6%	-1.1%	-18.9%
Townsville	QLD	2.0%	0.5%	4.1%	71.9%
Tweed	NSW	2.0%	1.3%	1.8%	42.9%
Mackay	QLD	1.8%	0.2%	3.9%	-18.0%
Bundaberg	QLD	1.8%	0.7%	2.7%	-42.7%
Greater Bendigo	VIC	1.7%	1.2%	1.4%	-0.2%
Bass Coast	VIC	1.7%	1.7%	0.0%	-9.1%
Busselton	WA	1.6%	1.0%	1.5%	-3.2%
Toowoomba	QLD	1.5%	-0.1%	4.1%	-16.4%
Livingstone	QLD	1.5%	0.6%	2.3%	48.8%
Clarence Valley	NSW	1.4%	0.2%	3.2%	12.6%
Ballina	NSW	1.3%	0.8%	1.5%	89.6%
Gladstone	QLD	1.2%	0.2%	2.6%	3.5%
Whitsunday	QLD	1.2%	0.8%	1.1%	89.9%
Augusta-Margaret River	WA	1.1%	0.8%	0.7%	14.7%
East Gippsland	VIC	1.0%	0.7%	0.7%	4.2%
Scenic Rim	QLD	0.9%	0.4%	1.2%	70.8%
Surf Coast	VIC	0.9%	1.3%	-0.9%	0.9%
Queanbeyan-Palerang Regional	NSW	0.8%	1.6%	-1.8%	60.6%
Mid-Western Regional	NSW	0.8%	0.8%	-0.1%	173.6%
Snowy Valleys	NSW	0.8%	1.1%	-0.8%	-22.8%
Albany	WA	0.8%	0.5%	0.8%	237.9%
Bega Valley	NSW	0.8%	0.7%	0.3%	291.7%
Alexandrina	SA	0.8%	0.7%	0.2%	-41.1%
Golden Plains	VIC	0.7%	0.3%	1.2%	-16.9%
Harvey	WA	0.7%	0.2%	1.4%	110.7%
Noosa	QLD	0.7%	2.0%	-3.3%	-39.3%

* a negative share of Net Regional-Regional Migration indicates the LGA experienced a net outflow of people to other regions; the percentage listed is the percent this LGA's outflows represents out of the sum of outflows from all LGAs that experienced a net outflow of people to other regions

* a positive share of Net Regional-Regional Migration indicates the LGA experienced a net inflow of people from other regions; the percentage listed is the percent this LGA's inflows represents out of the sum of inflows to all LGAs that experienced a net inflow of people from other regions. See p19 on the Appendix A3 for definitions and methodology.

A2: All LGAs

Share of Migration, Changes in Total Net Internal Migration



LGA	State	Share of TOTAL NIM (%)	Share of NET C2R Migration (%)	Share* of NET R2R Migration (%)	12 months to Sep 2024 vs 12 months to Sep 2023 (%)
Greater Geraldton	WA	0.7%	0.1%	1.4%	40.0%
Moira	VIC	0.6%	0.8%	-0.4%	246.7%
Southern Downs	QLD	0.6%	0.5%	0.2%	-46.7%
Eurobodalla	NSW	0.6%	0.7%	-0.4%	101.4%
Victor Harbor	SA	0.6%	0.5%	0.1%	64.0%
Murray River	NSW	0.6%	0.2%	0.9%	77.6%
Murray Bridge	SA	0.5%	0.2%	0.7%	28.1%
Strathbogie	VIC	0.5%	0.4%	0.3%	251.4%
Wellington	VIC	0.5%	0.8%	-0.8%	76.8%
Kempsey	NSW	0.5%	0.4%	0.3%	14.2%
South Burnett	QLD	0.5%	0.5%	-0.1%	-58.1%
Bunbury	WA	0.5%	0.4%	0.2%	-15.3%
Mansfield	VIC	0.4%	0.4%	0.0%	186.8%
Barossa	SA	0.4%	0.4%	0.1%	-32.9%
Goulburn Mulwaree	NSW	0.4%	0.4%	0.0%	-1.9%
Capel	WA	0.4%	0.0%	1.2%	133.3%
Mount Alexander	VIC	0.4%	0.7%	-0.6%	23.5%
North Burnett	QLD	0.4%	0.1%	0.8%	180.0%
Wangaratta	VIC	0.4%	0.3%	0.3%	592.9%

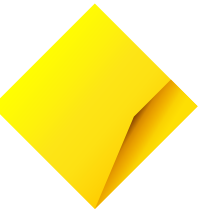
LGA	State	Share of TOTAL NIM (%)	Share of NET C2R Migration (%)	Share* of NET R2R Migration (%)	12 months to Sep 2024 vs 12 months to Sep 2023 (%)
Northam	WA	0.4%	0.3%	0.3%	26.7%
Richmond Valley	NSW	0.4%	0.0%	0.9%	155.9%
Tablelands	QLD	0.3%	0.1%	0.7%	-52.2%
Queenscliffe	VIC	0.3%	0.2%	0.3%	406.3%
Kangaroo Island	SA	0.3%	0.2%	0.3%	13.0%
Indigo	VIC	0.3%	0.2%	0.3%	42.6%
Nambucca Valley	NSW	0.3%	0.2%	0.2%	-1.3%
Denmark	WA	0.3%	0.2%	0.2%	60.9%
Hindmarsh	VIC	0.3%	0.5%	-0.5%	-57.1%
Pyrenees	VIC	0.3%	0.2%	0.1%	22.8%
Light	SA	0.3%	0.2%	0.1%	11.5%
Toodyay	WA	0.3%	0.3%	0.0%	-6.8%
Chittering	WA	0.3%	0.4%	-0.2%	-41.6%
Exmouth	WA	0.3%	0.1%	0.3%	29.4%
Mid Murray	SA	0.3%	0.2%	0.1%	-28.6%
Yorke Peninsula	SA	0.3%	0.2%	0.3%	-12.2%
Ceduna	SA	0.3%	0.3%	0.0%	-20.7%
Gingin	WA	0.2%	0.1%	0.3%	11.1%
Waroona	WA	0.2%	0.2%	0.0%	-53.2%
Unincorporated SA	SA	0.2%	0.1%	0.2%	354.5%

* a negative share of Net Regional-Regional Migration indicates the LGA experienced a net outflow of people to other regions; the percentage listed is the percent this LGA's outflows represents out of the sum of outflows from all LGAs that experienced a net outflow of people to other regions

* a positive share of Net Regional-Regional Migration indicates the LGA experienced a net inflow of people from other regions; the percentage listed is the percent this LGA's inflows represents out of the sum of inflows to all LGAs that experienced a net inflow of people from other regions. See p19 on the Appendix A3 for definitions and methodology.

A3: Top 5 LGAs by State

Share of Net Internal Migration, Growth in Net Internal Migration



Top 5 LGAs by Share of Net Internal Migration by respective states

New South Wales		Queensland		South Australia		Victoria		Western Australia		Northern Territory		Tasmania	
Lake Macquarie	14.5%	Sunshine Coast	35.3%	Alexandrina	25.4%	Greater Geelong	29.6%	Busselton	27.4%	Tiwi Islands	27.7%	West Tamar	31.9%
Maitland	10.4%	Fraser Coast	10.2%	Victor Harbor	19.4%	Moorabool	15.7%	Augusta-Margaret River	18.3%	East Arnhem	23.4%	Southern Midlands	19.4%
Cessnock	8.5%	Gold Coast	8.0%	Murray Bridge	16.9%	Ballarat	8.7%	Albany	13.5%	West Arnhem	22.3%	George Town	17.7%
Shoalhaven	7.7%	Gympie	6.7%	Barossa	14.9%	Baw Baw	7.5%	Harvey	12.2%	Roper Gulf	13.8%	Meander Valley	16.5%
Port Macquarie-Hastings	7.3%	Townsville	6.2%	Kangaroo Island	10.7%	Greater Bendigo	6.0%	Greater Geraldton	11.1%	Coomalie	12.8%	Devonport	14.5%

Top 5 LGAs by Growth in Net Internal Migration

New South Wales		Queensland		South Australia*		Victoria		Western Australia		Northern Territory**		Tasmania***	
Bega Valley	291.7%	North Burnett	180.0%	Victor Harbor	64.0%	Wangaratta	592.9%	Albany	237.9%				
Mid-Western Regional	173.6%	Whitsunday	89.9%	Murray Bridge	28.1%	Queenscliffe	406.3%	Capel	133.3%				
Richmond Valley	155.9%	Townsville	71.9%	Kangaroo Island	13.0%	Strathbogie	251.4%	Harvey	110.7%				
Eurobodalla	101.4%	Scenic Rim	70.8%	Light	11.5%	Moirra	246.7%	Denmark	60.9%				
Shoalhaven	91.6%	Livingstone	48.8%			Mansfield	186.8%	Greater Geraldton	40.0%				

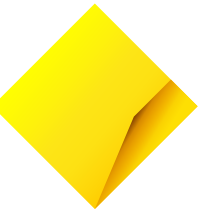
* In South Australia, four LGAs exhibited positive growth in net internal migration.

** The Top Five LGAs by Growth for the Northern Territory did not meet the net internal migration criteria to be included in the RMI publication. See methodology on p 21. NB the fastest growing Northern Territory LGA based on net internal migration is Tiwi Islands.

*** The Top Five LGAs by Growth for Tasmania did not meet the net internal migration criteria to be included in the RMI publication. See methodology on p 21. NB the fastest growing LGA in Tasmania based on net internal migration is Meander Valley.

A4: Note on methodology

Net migration and population growth



The Regional Movers Index publication was established at the height of the COVID-19 pandemic to answer the pertinent question at the time: were capital city people fleeing to the regions? The RMI showed this to be well and truly the case. It also highlighted that regional people were tending to stay in regions and avoid those severe capital-city lockdowns.

Now that Australia is living with COVID and population flows from regions to capitals have resumed, the RMI publication is honing its focus to understand the NET migration inflows that Australia's regions are continuing to experience. That is, the RMI is now not only considering the one-way flow of population movements from capitals to regions, but it is also considering the population movements in the other direction, by focusing on net flows. The RMI publication is also now considering the breakdown of net migration flows into the various regional LGAs: net migration from capital cities and net migration from other regions. Together, this provides an invaluable source of information on a key driver of local population changes: net internal migration.

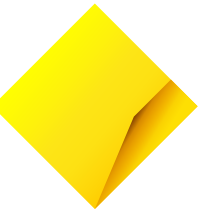
A region's population will change according to changes in:

- Its **natural increase** – local births minus deaths
- Its **net overseas migration** – overseas people moving in minus local people moving overseas
- Its **net internal migration** – people from other regions (within Australia) moving in minus local people moving to other regions (within Australia)
- Calculated as:
Total Net internal migration = net flows (inflows - outflows) from capital to region + Net flows (inflows - outflows) from region to region

The RMI's reporting on net internal migration sheds much-needed light on this notorious swing variable underneath total population changes. It will also provide policymakers, industry and communities with the added understanding of local population dynamics driven by capital city versus regional migration patterns.

A4: Note on methodology

Ranking the Top Five LGAs



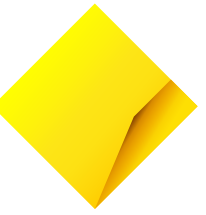
In considering net internal migration – and its constituent parts of net migration from capitals and net migration from other regions – this edition of the RMI ranks regions accordingly, i.e. based on:

- (1) **Total Net Internal Migration** – the report identifies the top five regional local government areas receiving the largest net internal migration inflows (irrespective of whether these inflows are from capitals or other regions) during the 12 months to the September quarter 2024. It also identifies the top five regional LGAs that have experienced the most significant growth in net internal migration inflows (again, irrespective of whether these inflows are from capitals or other regions).
- (2) **Net Capital-to-Regional Migration** – the report identifies the top five regional LGAs receiving the largest net migration inflows **from capital cities**. It does so by identifying and ranking the regions that have received the greatest share of total net migration inflows from all capitals to all regional LGAs. It also identifies the top five regional LGAs that have experienced the most significant growth in net migration inflows from capital cities.
- (3) **Net Region-to-Region Migration** – the report identifies the top five regional LGAs receiving the largest net migration inflows **from regional areas**. It does so by identifying the regions that have experienced the greatest share of total net migration inflows **among the regional LGAs that have experienced net inflows**. The report also identifies the top five regional LGAs that have experienced the most significant growth in net migration inflows from regional areas.

Regarding the ranking of regions experiencing the most significant growth in net migration inflows, the RMI has sought to filter out – and not include in the rankings – significant outlier results due to changes in small numbers. There are many regional LGAs with small populations prone to experiencing small net internal migration flows and therefore large percentage changes in growth rates. These places are not included in the RMI rankings. Specifically, an LGA must meet two criteria to be considered and ranked in the RMI publication:

1. The LGA must have experienced total net internal migration inflows in the previous 12 months of 50 or more people
2. The LGA must have experienced net internal migration inflows from either capitals or other regions of more than 10 people in the base period. Specifically:
 - a) LGAs where the net migration **inflows from either capitals or regions were 10 people or less in the base period** were not ranked among the regions experiencing the most significant growth in total net migration inflows.
 - b) LGAs where the net migration **inflows from capitals were 10 people or less in the base period** were not ranked among the regions experiencing the most significant growth in net migration **inflows from capitals**.
 - c) And LGAs where the net **migration inflows from other regions were 10 people or less in the base period** were not ranked among the regions experiencing the most significant growth in net migration inflows **from regions**.

A4: Note on methodology



Definitions of inter-regional, inter-capital, region-to-capital and capital-to-region migration

The Regional Movers Index publication focuses on migration (as indicated by CBA customer relocations) from capital cities to regions. Specifically, the relocations from capital-city Local Government Areas to regional LGAs. Since December 2022 the publication also considers (but previously hadn't focused on) migration in the other direction – from regional LGAs to capital-city LGAs. These relocations are necessarily between different LGAs (with some exceptions noted in Appendix A1).

Other relocations that occur during any given quarter are those within and between capital-cities and also those within and between regions. In addition to relocations between different LGAs, a significant number of relocations in any given quarter are within a given LGA – households changing their homes, but remaining within their overall community. Until December 2022 the RMI publication **included** these relocations within its overall analytical framework. Including these gives a higher number of relocations than excluding and this influences the numbers in the RMI report up to that issue showing the shares that each type of relocation accounts for out of all relocations. These shares are highlighted typically at the beginning of each quarter's publication (see. Table, **Breakdown of total internal migration** on p3 of December 2022 edition). Under that analytical framework, of all relocations:

- those within regional Australia have accounted for roughly 22 per cent;
- those from regional Australia to capitals have accounted for around 4 per cent;
- those from capitals to regional Australia have accounted for around 6 per cent, and
- those within and between capitals have accounted for around 68 per cent each quarter.

From December 2022 the Regional Movers Index publication includes additional detailed analysis on inter-regional migration – migration within and between Australia's regions. This is to provide an indication of another key source of population growth at the LGA level (beyond the inflows from capital-city LGAs). Relocations within a given regional LGA will not affect that LGA's overall population, and excluding these moves does not affect the RMI analysis of capital to regional flows or regional to capital flows. To get more accurate results of relocations between regions, the RMI now uses a revised analytical framework to **exclude** relocations that occur within any given LGA. We have applied this framework across the relevant elements of the publication for internal consistency. Under this revised analytical framework, we are analysing fewer but what might be called major relocations (see Table, **Breakdown of total major relocations** of p3 of this edition). Reducing the base number of relocations has changed the relative shares:

- those within regional Australia account for roughly 13 per cent;
- those from regional Australia to capitals account for around 10 per cent;
- those from capitals to regional Australia account for around 11 per cent, and
- those within and between capitals account for around 66 per cent this latest quarter.

Rebasing the analysis does not change the historical pattern of **capital city to regional** flows or **regional to capital** flows that underpin the RMI net migration index.