A demographic study of Inner Brisbane's population change

March 2010
Minister’s message

Queensland’s capital city has always had a distinctive style. Sometimes characterised as more of a big country town, Brisbane has nevertheless forged a bright national and international profile due to its vitality, dynamism, economic opportunities and ever-popular climate. It is a beautiful city with a unique personality, and it befits our state perfectly.

Now bigger things are in store. Brisbane is at the centre of Australia’s fastest growing region and the effects are obvious. As the title of this report heralds, the inner city is leading in style as our big country town reinvents itself. The city is becoming more than just a place to work—from the Woolsheds at Newstead to multicultural West End, inner city residents are enjoying an urban lifestyle with all the cultural, recreational and retail trappings. There are more people making their home in the city than ever before, and there are many more on the way. The Queensland Government is well aware of the challenges this growth brings.

While there’s much to be excited about our re-invented city, opportunities like the Queensland growth management summit are an opportunity for new ideas that can help shape the future. Our capital city should express our civic identity and be a source of pride for all Queenslanders. Importantly, it should reflect the ideals of sustainability and liveability that we hold dear.

I commend this informative report as essential information as we enter into this major public debate about planning for and managing the impacts of growth and the future of communities in Brisbane and right across the State.

Hon Andrew Fraser MP
Treasurer and Minister for Employment and Economic Development
Executive summary

Strong population growth
Continuing growth over the past 15 years had led to a population of nearly 100,000 people in Inner Brisbane (up more than 50 per cent since 1996). Within Inner Brisbane, the CBD accounted for 43 per cent of recent growth.

Population projections
The Inner Brisbane population is projected to increase by over 40,000 people to around 140,000 by 2031. As land supplies in the CBD and Inner North East are exhausted, growth will be increasingly concentrated in the Inner South.

Age distribution
The age structure of the Inner Brisbane population is distinctly different from that of the broader metropolitan area. It has a significantly larger proportion of young working age adults and a significantly smaller proportion of children and teenagers.

Overseas in-migration
Inner Brisbane has a high proportion of residents born overseas. At 45 per cent, this proportion was more than double the equivalent figure for the broader metropolitan area at 2006, after growing by more then twice the rate in the 10 years prior. For both areas, the United Kingdom and New Zealand continue to be the largest sources of overseas migration.

Education and qualifications
Consistent with the age profile, there are significantly smaller proportions of pre-, primary and secondary school students and a larger proportion of post-school students in Inner Brisbane than across Brisbane as a whole. Post-school qualifications are skewed towards university degrees and away from technical qualifications.

Households
Also consistent with the population age profile of Inner Brisbane is its household structure, where ‘couples without children’ and ‘lone person’ households are predominant. With the exception of the largely non-resident ‘other’ households, these types also recorded the largest growth in the 10 years to 2006. The proportion of ‘couple families’ in Inner Brisbane with children is only around one third that of Brisbane as a whole.
Types of dwellings
While the number of detached dwellings in Inner Brisbane rose slightly in the 10 years to 2006, the proportion of that type fell sharply from 45 per cent to 30 per cent. The number of flats, units and apartments doubled in that period and represented nearly two thirds of all dwellings at 2006. This profile is significantly different from that of the broader Brisbane area, where 80 per cent of all dwellings were detached at 2006.

Households
Nearly three quarters of households in Inner Brisbane were of one or two people at 2006, which is higher than the comparative figure of around 55 per cent for the broader metropolitan area. Two-person households were the most common in both areas at 2006, and showed the greatest proportional increase for both areas in the 10 years prior.

Dwelling tenure and rents
Renting is by far the most common dwelling tenure type in Inner Brisbane. Despite a proportional fall from 2001, half of all dwellings in Inner Brisbane were being rented at 2006. In comparison, approximately equal numbers of dwellings were fully owned, being purchased or being rented across Brisbane as a whole. Rents in Inner Brisbane are significantly higher than the Brisbane average.

Industries of employment
Reflecting the economic function of the CBD, Inner Brisbane had larger concentrations of resident workers in the professional, scientific and technical services; accommodation and food; and finance and insurance services industries than the Brisbane average. Manufacturing was significantly underrepresented in Inner Brisbane.

Occupations
Professional occupations were by far the most common for residents of Inner Brisbane, accounting for more than twice as many employees as managerial and clerical occupations, which were the next most common. This predominance of professional occupations was similar but far less pronounced across Brisbane as a whole.
Technical notes

1. For the purposes of this report, the area defined as ‘Inner Brisbane’ is composed of a number of statistical local areas (SLAs), as identified in the Australian Bureau of Statistics’ Australian Standard Geographical Classification 2007 edition. These SLAs are: Bowen Hills, City – Inner, City – Remainder, Dutton Park, East Brisbane, Fortitude Valley, Herston, Highgate Hill, Kangaroo Point, Kelvin Grove, Milton, New Farm, Newstead, Paddington, Red Hill, South Brisbane, Spring Hill, West End and Woolloongabba.

2. For certain pieces of analysis, data was examined at a finer level of detail. Five regions, composed of the constituent SLAs of Inner Brisbane were identified. These were:
   a. Brisbane CBD, composed of the SLAs of City – Inner, City – Remainder, Fortitude Valley and Spring Hill
   b. Inner North East, composed of the SLAs of Bowen Hills, Herston, New Farm and Newstead
   c. Inner North West, composed of the SLAs of Kelvin Grove, Milton, Paddington and Red Hill
   d. Inner South, composed of the SLAs of Dutton Park, Highgate Hill, South Brisbane and West End and
   e. Inner South East, composed of the SLAs of East Brisbane, Kangaroo Point and Woolloongabba.

3. In Section 2 of the report, in order to obtain comparable figures as to what constitutes the Inner City in the three different cities, a radius method was used. Areas primarily within five kilometers of the city centre post office were designated as forming the ‘Inner Suburbs’.
   a. In Brisbane, the Inner Suburbs included all the SLAs within Inner Brisbane, as well as Albion, Annerley, Ascot, Ashgrove, Balmoral, Bardon, Bulimba, Coorparoo, Fairfield, Grange, Greenslopes, Hamilton, Hawthorne, Lutwyche, Morningside, Newmarket, Norman Park, St Lucia, Taringa, Toowong, Wilston, Windsor and Yeronga.
   b. In Sydney, the Inner Suburbs included the SLAs of Canada Bay (A) – Drummoyne, Hunters Hill (A), Lane Cove (A), Leichhardt (A), Marrickville (A), Mosman (A), North Sydney (A), Sydney (C) – Inner, Sydney (C) – East, Sydney (C) – South, Sydney (C) – West, Waverley (A) and Woollahra (A).
   c. In Melbourne, the Inner Suburbs included the SLAs of Melbourne (C) – Inner, Melbourne (C) – S’Bank-D’Lands, Melbourne (C) – Remainder, Port Phillip (C) – St Kilda, Port Phillip (C) – West, Stonnington – Prahran, Yarra (C) – North and Yarra (C) – Richmond.
1. Inner Brisbane

1.1. Population change in Inner Brisbane

Over the past two decades, Inner Brisbane has experienced significant population growth. Apart from a small decline recorded between 1986 and 1991 (approximately 2,000 people), the population has consistently grown over the past 15 years. In 1996, the population of Inner City Brisbane was 65,300 people. By 2001, this had increased to 73,200. By 2008 the population had jumped even further to 98,700, a total increase of 51.2 per cent on the population in 1996 (Figure 1.1).

Figure 1.1: Estimated resident population, Inner Brisbane, years to 30 June 1996 to 2008

Population growth in Inner Brisbane peaked in 2003, when the population increased by 5,800 people over the previous year. This peak represented a significant increase on annual growth figures recorded in the late 1990s and early new millennium. Since the peak in 2003, population growth has slowed. In the year to June 2008, Inner Brisbane grew by 1,687 people.

Source: ABS Cat No 3218.0, and PiFU calculations
The rate of population change spiked significantly in 2003 at 7.5 per cent, before slowing to 4.8 per cent in 2004 and 4 per cent in 2005. In 2006, the growth rate rose slightly (to 4.5 per cent), before again slowing to 1.7 per cent in 2008, in line with Brisbane City. The significant spike in population growth in the year to June 2003 can be partly attributed to Brisbane City Council’s Urban Renewal program, the impacts of which will be discussed more in Section 1.2. For the 1997 to 2008 period, the average annual growth rate was 3.5 per cent (Figure 1.2).

**Figure 1.2: Average annual population growth rate, Inner Brisbane and Brisbane statistical division, year to 30 June 1997 to 2008**

Source: ABS Cat No 3218.0
1.2. Population change in areas of Inner Brisbane

Figure 1.3: Estimated resident population, Inner Brisbane areas, years to 30 June 1996, 2001 and 2008

Within Inner Brisbane, a number of areas of distinct character can be identified. These areas are characterised by a range of different patterns of growth, which are presented below.

The Brisbane CBD, incorporating the statistical local areas (SLAs) of City – Inner, City – Remainder, Fortitude Valley and Spring Hill, experienced strong population change between 1996 and 2007. In 1996, the Brisbane CBD was home to just over 6,000 people, while by 2008 the population had risen to over 20,000, equaling the size of many of the more-established residential areas in Inner Brisbane (Figure 1.3).

Within the Brisbane CBD, strong growth was recorded over the 1996 to 2001 period, particularly within Fortitude Valley, which was one of the key beneficiaries from Brisbane City Council's Urban Renewal program. Between 1996 and 2001, Fortitude Valley's population more than doubled, rising from 1,500 people to 3,100 people and recording an average annual growth rate of 14.8 per cent. Significant growth was also recorded in the City – Inner SLA, where the population nearly trebled from just 345 people to 1,000. Between 2001 and 2008, the population of City – Inner more than trebled, with an average annual growth rate of 18.4 per cent per annum, to just under 3,500 people. Fortitude Valley continued to record

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1 The Urban Renewal program in Brisbane City undertakes the redevelopment of inner-urban brownfield sites in order to revitalise and stimulate less active areas. To date, much of the program’s activity has been in the Fortitude Valley and Newstead areas. For more information, contact Brisbane City Council.
strong growth (increasing by 3,000 people or 10.2 per cent on average per annum) as did City – Remainder, which recorded an average annual growth rate of 16 per cent and grew by 3,300 people between 2001 and 2008.

The Inner North East area, composed of New Farm, Newstead, Herston and Bowen Hills SLAs, also benefited from the Urban Renewal program, primarily in Newstead. Capturing more than half (58.8 per cent) of the area’s growth from 1996 to 2001, Newstead’s population increased by 1,500 people to 2,900 or 16.3 per cent on average annually. The more established residential area of New Farm captured a further 34.5 per cent of the area’s growth, recording a population increase of 900 people between 1996 and 2001. In a pattern repeated across Inner Brisbane, the areas most-removed from the CBD (Bowen Hills and Herston) recorded comparatively limited growth, with increases of 56 and 116 people respectively.

Between 2001 and 2008, while Newstead and New Farm continued to experience strong growth (2,600 and 1,500 people and 9.7 per cent and 2 per cent change on average per annum respectively), Bowen Hills recorded a significant increase in population change. Over the seven years between 2001 and 2008, an average annual growth rate of 10 per cent and a total of 855 new residents were recorded in Bowen Hills. In contrast, growth in Herston slowed to 115 people. Overall average annual population change in the Inner North East rose to 4.1 per cent between 2001 and 2007, from 3.7 per cent between 1996 and 2001. It is also worth noting that the two inner CBD areas (City – Inner and City – Remainder) and the two primary urban renewal areas (Fortitude Valley and Newstead) accounted for nearly half (44.3 per cent) of all growth within the 19 SLAs of Inner Brisbane (Figure 1.4).
The Inner North West area, comprising the SLAs of Milton, Kelvin Grove, Red Hill and Paddington, was, in 1996, the largest of the areas of Inner Brisbane in terms of population. Over the 11 years to 2007, the Inner North West experienced the smallest change in population, increasing in population size by just 2,460 people. More traditionally residential, the Inner North West experienced minimal growth in the 1996 to 2001 period (Milton’s population actually declined by 0.8 per cent) and recorded an average annual growth rate of 0.3 per cent. However, growth strengthened in the 2001 to 2008 period, particularly in the CBD-adjacent areas of Milton (which grew by 3 per cent or 365 people, up from -0.8 per cent) and Kelvin Grove (which grew by 3 per cent or 950 people, up from 0.6 per cent between 1996 and 2001). Overall, the Inner North West grew by 2.2 per cent on average per annum between 2001 and 2008.

Very similar patterns of growth were evident in two regions of Inner Brisbane. Both the Inner South, composed of West End, South Brisbane, Highgate Hill and Dutton Park, and the Inner South East, including Woolloongabba, East Brisbane and Kangaroo Point, recorded relatively modest average annual growth rates between 1996 and 2001, 0.9 per cent and 1.6 per cent respectively. Below the regional level, however, clear patterns can be observed. Strong growth was recorded in the riverside SLAs immediately adjacent to the CBD: South Brisbane grew by 740 people (more than the net growth of 674 people in the entire Inner
South, due to a decline in other areas) while Kangaroo Point grew by 1,044 (compared with 1,066 for the Inner South West) over the 1996 to 2001 period. Small growth was recorded in the next layer of SLAs out from the CBD, West End, Highgate Hill and East Brisbane growing by 55, 27 and 113 people respectively, while small declines were recorded in the outermost fringes, Dutton Park (-148 people) and Woolloongabba (-91 people).

Between 2001 and 2008, a similar pattern was evident although growth accelerated. Average annual growth rates rose to 3.1 per cent per annum in the Inner South, and 2.5 per cent per annum in the Inner South East, and growth in the riverside SLAs increased: Kangaroo Point grew by 1,600, South Brisbane by 1,850 (an increase of more than 1,000 on growth in the previous five year period). Larger growth was also recorded in West End (1,200 people), Highgate Hill (551) and East Brisbane (858). The SLAs most-removed from the CBD have reversed their growth patterns; where previously they recorded declines, between 2001 and 2008, growth of 106 people was recorded in Dutton Park and just over 300 in Woolloongabba.
1.3. Age and sex distribution

Figure 1.5: Population by age and sex, Inner Brisbane, years to 30 June 1996, 2001 and 2006

Between 1996 and 2006, population growth was recorded in all age groups younger than 70 years in Inner Brisbane. The largest net changes were recorded in people of younger working age; people aged 20–24 (an increase of 4,700), 25–29 (4,400) and 30–34 (3,800) years. Increases were also recorded in the older population: the number of people aged 50–54 years increased by 2,200 and 55–59 years by 2,600. In contrast there was a decline in people aged 65 years and older (325 people).

Over the decade to 2006, proportional increases were largest in the older middle-age groups (people in their fifties) and younger working people (in their twenties and early thirties). Despite modest increases in absolute terms, the proportion of both dependent children (people aged less than 15 years) and older adolescents (15–19 years) declined. In line with the population change noted above, the proportion of the population 65 years and over also declined (Figure 1.5).
When compared with the Brisbane metropolitan region (Brisbane SD), Inner Brisbane’s age profile was distinctly different (Figure 1.6). Inner Brisbane recorded a significantly lower share of children than did Brisbane SD, with just 8.6 per cent of the population aged younger than 15 years, compared with 20.3 per cent in the Brisbane SD. In contrast however, nearly half the population of Inner Brisbane was aged between 20–39 years (47.6 per cent), compared with less than one third of the population of Brisbane SD (29.9 per cent).

As can be seen above, the share of older persons was relatively similar across the two areas. Slightly larger shares of people were recorded aged 65 and older in Brisbane SD than in Inner Brisbane, however Inner Brisbane recorded a slightly higher share of elderly females (aged older than 85 years), than in Brisbane SD (1.5 per cent, compared with 1.4 per cent respectively). It can also be observed that while there was minimal difference in the share of males aged between 40–80 years, Inner Brisbane was underrepresented by females between those ages.
In Australia, inner city areas have traditionally had diverse populations. Inner Brisbane is no exception with the share of the population born outside Australia significantly above that recorded in Brisbane SD in every census since 1996 (Figure 1.7). In Inner Brisbane, between 1996 and 2006, the overseas-born population grew by 5.6 per cent on average per annum, more than twice the rate of the Australian born population (2.3 per cent). The overseas-born population increased by 20,000 people by 2006, nearly twice the amount recorded by Australian born people (11,800) and an increase of 72.6 per cent from 1996 levels. The proportion of inner city Brisbane’s population who were born overseas increased from 37.6 per cent in 1996 to 45.3 per cent in 2006.

In both Inner Brisbane and Brisbane SD, the two largest sources of migrants, from 1996 through to 2006, were the United Kingdom and New Zealand in that order. In Inner Brisbane, until 2006, the next largest contributors to migration were the traditional European sources of Italy and Greece. In 2006 however, Italy and Greece were displaced by the Republic of South Korea and China as the next largest contributors to migration. In contrast, Brisbane SD recorded Vietnam as the third largest source of migration in 1996 and 2001. By 2006, however, South Africa had become the third largest source of migration to Brisbane SD.
1.5. Educational participation

Two out of every five people (40.5 per cent) in Inner Brisbane were attending an educational institution in 2006. This share rose from 1996, when the equivalent figure was 33.9 per cent. Inner Brisbane has consistently had a higher proportion of people engaged in study than Brisbane SD. In 2006 for example, 40.5 per cent of Inner Brisbane residents were studying compared with 32.2 per cent Brisbane SD.

The composition of students in Inner Brisbane remained relatively stable between 1996 and 2006. The majority (52.6 per cent) of students living in Inner Brisbane were university students in 2006, up from 49.4 per cent in 1996. A further third (30.3 per cent) were attending pre-school, primary or secondary school. This pattern is in contrast to that of Brisbane SD, where only one in five students (20.5 per cent) were attending university, while more than two thirds (68.8 per cent) were attending pre-school, primary or secondary school (Figure 1.8).

Figure 1.8: Population attending educational institutions, Inner Brisbane and Brisbane statistical division, 2006

Source: ABS, 2006 Census, BCP Table 14 - Type of educational institution attending (full/part-time student status by age)
1.6. Educational qualifications

Figure 1.9: Population by types of non-school qualifications, Inner Brisbane and Brisbane statistical division, 2006

Reflecting the higher level of educational participation in Inner Brisbane, more residents held higher level tertiary qualifications. While a significantly lower share of the population of Inner Brisbane (14.8 per cent) held certificates than in Brisbane SD as a whole (40 per cent), nearly one third (32.7 per cent) of Inner Brisbane residents held a bachelor degree, 3.3 per cent held graduate diplomas and 9 per cent held postgraduate degrees. These figures compare with one fifth of residents of Brisbane SD (20.5 per cent) who held a bachelor degree, 2 per cent who held graduate diplomas and 5.9 per cent who held postgraduate qualifications (Figure 1.9).

Both regions recorded significant increases in the share of the population holding both bachelor (2.5 percentage points each) and postgraduate degrees (3.2 percentage points in Inner Brisbane and 1.6 percentage points in Brisbane SD) between 1996 and 2006. Declines were recorded in the share of the population holding other qualifications.
All household types in Inner Brisbane experienced growth between 1996 and 2006 (Figure 1.10). The largest growth was recorded in the number of ‘other’ non-family households (including visitor-only households, or other unclassifiable households), which more than tripled in size, growing by 5,700 households over the 10 year period, or 305.8 per cent. ‘Couple families without children’ also recorded large growth, increasing by 81.2 per cent from just over 5,000 households in 1996 to nearly 10,000 in 2006. Significant increases were also recorded in the number of ‘lone person’ households, the most common household type in Inner Brisbane. More than 2,300 new ‘lone person’ households were recorded in 2006 than in 1996, an increase of 21.8 per cent.

Inner Brisbane was dominated by ‘lone person’ households and ‘couple families without children’. These two household types represented more than half the total households in Inner Brisbane. While ‘couple families without children’ also accounted for a large proportion of households in Brisbane SD in 2006, ‘lone person’ households accounted for a significantly lower share than in Inner Brisbane. In contrast, ‘couple families with children’ represented three times the share of the population in Brisbane SD (31.8 per cent) as they did in Inner Brisbane (10.9 per cent) (Figure 1.11).
Over the 10 year period to 2006, only two household types increased their share of total households in Inner Brisbane: ‘couple families without children’ and ‘other’ non-family households. The share of households classified ‘other’ increased by 10.8 percentage points between 1996 and 2006 and the share of ‘couple families without children’ by 3.1 percentage points from 18.2 per cent of all households in 1996 to 21.3 per cent of all households in 2006. Both these increases were significantly larger than the increases recorded in the same household categories in Brisbane SD (2.7 and 1.1 percentage points respectively).

Between 1996 and 2006 the share of ‘lone person’ households declined by 8.2 per cent, and ‘one parent families’ by 1.2 per cent in Inner Brisbane, while in the Brisbane SD, in contrast, the share of ‘lone person’ households remained steady and the share of one-parent families increased slightly. The share of ‘couple families with children’ also declined across both areas. The fact that proportional decline is concentrated in family types that generally have lower disposable incomes suggests that affordable accommodation options for these groups have become less available in the inner city over the 10 years from 1996 to 2006.
1.8. Dwelling type

Figure 1.12: Dwelling types, Inner Brisbane, 1996, 2001 and 2006

Source: ABS, 2006 Census, TSP Table 14 - Dwelling structure by household composition\(^{(a)}\) and family composition\(^{(b)}\) for time series

\(^{(a)}\) The 'Household Composition' variable replaced 'Household Type', which was used in 1996 and 2001
\(^{(b)}\) The 'Family Composition' variable replaced 'Family Type', which was used in 1996 and 2001

There was an increase in the number of flats, units and apartments in Inner Brisbane between 1996 and 2006 (Figure 1.12). Over 14,600 additional dwellings were recorded in 2006 compared with 1996; an increase of 113.9 per cent in the total number of flats, units and apartments. In 1996, flats, units and apartments accounted for just under half (45.2 per cent) of all dwellings in Inner Brisbane; by 2006, they accounted for nearly two thirds (62.4 per cent).

This increase came primarily at the expense of separate houses. The absolute number of separate houses increased by approximately 700 dwellings, but by 2006 the share of dwellings classified as separate houses dropped to 30.9 per cent from 45.3 in 1996. While this trend is also evident in Brisbane SD, separate houses represent a far greater share of all dwellings (80 per cent in 2006) than in Inner Brisbane.
1.9. Household size

In 2006, the bulk of dwellings in Inner Brisbane were occupied by two people (Figure 1.13). A similar pattern was evident in Brisbane SD, where one and two person households also represented the largest share of all dwellings, although these household sizes were not as dominant as in Inner Brisbane. Larger households represented a significantly smaller proportion of all households in Inner Brisbane than in Brisbane SD. While the share of three person households in Inner Brisbane was similar to that recorded for Brisbane SD (13 per cent, compared with 16.7 per cent in Brisbane SD in 2006), the disparity increased with household size. Four person households represented just 7.7 per cent of all households in Inner Brisbane, less than half the share recorded for Brisbane SD (16.3 per cent).

**Figure 1.13: Household size, Inner Brisbane and Brisbane statistical division, 2006**

![Bar chart showing household size distribution](chart.png)

In 1996, lone person households were the most common in Inner Brisbane, accounting for two in every five households (41.1 per cent). By 2006 however, this proportion had dropped to 36.5 per cent, and two person households had risen from 33.7 per cent to 39.1 per cent to become the most common household type in the area. In contrast, Brisbane SD recorded a slight growth in one person households (0.6 percentage points, compared with the decline of 4.5 percentage points in Inner Brisbane) and a smaller growth (1.5 percentage points) in two person households than in Inner Brisbane (5.4 percentage points). The share of households occupied by more than five people declined between 1996 and 2006, as did the share of

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(a) Includes up to 3 residents who were temporarily absent on Census Night

Source: ABS, 2006 Census, TSP Table 15 - Dwelling structure by number of persons usually resident for time series
three person households. Four person households recorded a slight increase in Inner Brisbane (0.6 percentage points), however a decline was recorded in BSD (0.4 percentage points) (Figure 1.14).

Figure 1.14: Change in shares of household size, Inner Brisbane and Brisbane statistical division, 10 years to 2006

Source: ABS, 2006 Census, TSP Table 15 - Dwelling structure by number of persons usually resident(a) for time series

(a) Includes up to 3 residents who were temporarily absent on Census Night
1.10. Tenure

Figure 1.15: Dwelling stock by tenure, Inner Brisbane, 1996, 2001 and 2006

Just under half (49.7 per cent) of all dwellings in Inner Brisbane were rented in 2006. This share is a decline from levels recorded in 1996 and 2001, when renting accounted for 54.1 per cent of all dwellings (Figure 1.15). Renting however, is still the primary tenure type in Inner Brisbane by a large margin and the number of rented dwellings increased by approximately 6,500 between 1996 and 2006.

Outright ownership declined in Inner Brisbane between 1996 and 2006. In 1996, just under a quarter (24.2 per cent) of all dwellings were owned outright, however by 2006, this proportion had declined to just 15.6 per cent. In contrast, the share of dwellings being purchased increased by 4.3 percentage points to 17.9 per cent over the 10 year period. This corresponds with a 103.3 per cent increase in the number of dwellings being purchased between 1996 and 2006.
Inner Brisbane varied significantly from Brisbane SD with regard to tenure (Figure 1.16). As noted, Inner Brisbane was dominated by rental dwellings, with just under half of the total dwellings rented at 2006. In contrast, the greatest share of dwellings in Brisbane SD (34.6 per cent) were being purchased in 2006. Rented dwellings, the next largest tenure type, accounted for 29.9 per cent, while outright ownership accounted for 28.4 per cent of all dwellings in Brisbane SD.

Source: ABS, 2006 Census, TSP Table 16 - Tenure type and landlord type by dwelling structure for time series
1.11. Rents

Figure 1.17: Dwellings by weekly rent, Inner Brisbane, 1996, 2001 and 2006

Source: ABS, 2006 Census, TSP Table 17 - Rent (weekly) by landlord type for time series

Significant changes can be observed in Inner Brisbane’s rental market between 1996 and 2006. In 1996, almost one third of rented dwellings cost under $100 per week, more than half cost less than $140 and 85.2 per cent cost less than $225. By 2006, however, these proportions had dropped to 8 per cent costing under $100 per week, 14.4 per cent under $140 and 34.4 per cent under $225. Accordingly, by 2006, almost half of all rental dwellings (48.1 per cent) cost more than $275 and more than one quarter (26.7 per cent) of rental dwellings cost more than $350 per week (Figure 1.17).

Inner Brisbane recorded significantly larger shares of rented dwellings in the highest price ranges than did Brisbane SD. Dwellings with rents of more than $275, which, as noted, accounted for nearly half of all dwellings in Inner Brisbane accounted for less than a quarter of total rental dwellings in Brisbane SD. Dwellings in the two highest rental price ranges ($450–$549 and over $550 per week) accounted for more than 10 per cent of Inner Brisbane’s rental dwellings, compared with just 3.2 per cent in Brisbane SD.
1.12. Industry of employment

Table 1.1: Industry of employment, Inner Brisbane and Brisbane statistical division, 1996, 2001 and 2006

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Source: ABS, 2006 Census, TSP Table 25 - Industry of employment(a) by sex for time series

(a) Industry of employment was coded to the 2006 Australian and New Zealand Standard Industrial Classification (ANZSIC) edition. This has replaced the 1993 ANZSIC edition. Data for 1996 and 2001 have been concorded.

Noticeable differences in the industries of employment for residents of Inner Brisbane and Brisbane SD can be observed (Table 1.1). Inner Brisbane recorded a significantly higher concentration of people employed in the ‘professional, scientific and technical service’ industries; in 2006 twice as high a share of the population of Inner Brisbane (14.6 per cent) were employed in these industries than in Brisbane SD, where the corresponding figure was 7.4 per cent. The Inner Brisbane area also recorded a slightly higher share of people working in ‘accommodation and food services’ industries, and ‘finance and insurance services’.

In contrast, a number of industries of employment were comparatively underrepresented in Inner Brisbane. ‘Manufacturing’, which accounted for 11 per cent of employed people in Brisbane SD, accounted for half that (5.5 per cent) in Inner Brisbane. ‘Construction’ accounted for 8 per cent in Brisbane SD, but just 4.7 per cent in Inner Brisbane and ‘retail trade’11.2 per cent of Brisbane SD, compared with 8.7 per cent in Inner Brisbane.
Table 1.2: Change in shares of industry of employment, Inner Brisbane and Brisbane statistical division, 10 years to 2006

<table>
<thead>
<tr>
<th>Industry of Employment</th>
<th>Inner Brisbane</th>
<th>Brisbane SD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, forestry &amp; fishing</td>
<td>-0.3</td>
<td>-0.4</td>
</tr>
<tr>
<td>Mining</td>
<td>0.4</td>
<td>0.1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>-0.8</td>
<td>-0.5</td>
</tr>
<tr>
<td>Electricity, gas, water &amp; waste services</td>
<td>0.4</td>
<td>0.3</td>
</tr>
<tr>
<td>Construction</td>
<td>1.0</td>
<td>1.5</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>-1.4</td>
<td>-1.7</td>
</tr>
<tr>
<td>Retail trade</td>
<td>1.1</td>
<td>0.9</td>
</tr>
<tr>
<td>Accommodation &amp; food services</td>
<td>-1.2</td>
<td>-0.1</td>
</tr>
<tr>
<td>Transport, postal &amp; warehousing</td>
<td>-0.2</td>
<td>0.1</td>
</tr>
<tr>
<td>Information media &amp; telecommunications</td>
<td>-1.0</td>
<td>-0.8</td>
</tr>
<tr>
<td>Financial &amp; insurance services</td>
<td>1.3</td>
<td>-0.2</td>
</tr>
<tr>
<td>Rental, hiring &amp; real estate services</td>
<td>0.6</td>
<td>0.2</td>
</tr>
<tr>
<td>Professional, scientific &amp; technical services</td>
<td>2.2</td>
<td>0.1</td>
</tr>
<tr>
<td>Administrative &amp; support services</td>
<td>0.5</td>
<td>0.4</td>
</tr>
<tr>
<td>Public administration &amp; safety</td>
<td>0.9</td>
<td>0.3</td>
</tr>
<tr>
<td>Education &amp; training</td>
<td>-0.5</td>
<td>0.2</td>
</tr>
<tr>
<td>Health care &amp; social assistance</td>
<td>-1.3</td>
<td>1.0</td>
</tr>
<tr>
<td>Arts &amp; recreation services</td>
<td>-0.5</td>
<td>-0.1</td>
</tr>
<tr>
<td>Other services</td>
<td>-0.8</td>
<td>-0.8</td>
</tr>
</tbody>
</table>

Source: ABS, 2006 Census, TSP Table 25 - Industry of employment(\(a\)) by sex for time series

\(a\) Industry of employment was coded to the 2006 Australian and New Zealand Standard Industrial Classification (ANZSIC) edition. This has replaced the 1993 ASZSIC edition. Data for the 1996 and 2001 has been concorded.

Between 1996 and 2006, the largest growth sector in Inner Brisbane was ‘professional, scientific and technical services’, which increased its share of employed people by more than two percentage points (Table 1.2). Other service sectors such as finance and insurance also recorded significant increases in Inner Brisbane. Growth was also recorded in the shares of workers employed in the construction and retail sectors. ‘Manufacturing’ however, declined as an industry of employment across both areas.
1.13. Occupation

Figure 1.18: Employed persons by occupation, Inner Brisbane, 1996, 2001 and 2006, Brisbane statistical division, 2006

Residents of Inner Brisbane primarily worked as either ‘professionals’ or ‘managers’ in 2006. ‘Professionals’ represented more than one third (34.9 per cent) of Inner Brisbane and 20.6 per cent of employed people in Brisbane SD, while ‘managers’ accounted for 15.2 per cent of Inner Brisbane, compared with 11.4 per cent for Brisbane SD. In contrast however, ‘labourers’, ‘machinery operators and drivers’ and ‘technicians and trades workers’ were underrepresented in Inner Brisbane when compared with Brisbane SD (Figure 1.18).

In Inner Brisbane, the greatest increase between 1996 and 2006 was in the share of people working as ‘professionals’, which increased by 4.1 percentage points, compared with 2.5 in Brisbane SD. The share of ‘managers’ also increased, by 1.2 percentage points in Inner Brisbane compared with 0.3 in Brisbane SD. Across Inner Brisbane, declines were recorded in occupations already representing smaller proportions of Inner Brisbane’s population; ‘technicians and trades workers’, ‘machinery operators and drivers’ and ‘labourers’ (Figure 1.18).
1.14. Migration

Migration has been a major contributor to population change within Inner Brisbane, with significant movement between the inner city, the balance of Brisbane, intrastate and interstate (Table 1.3). In the five years to 2006, net migration to Inner Brisbane was over 37,000 people with around 90,000 people arriving and 53,000 departing. At the interstate level, New South Wales and Victoria are major contributors, with large net gains for Inner Brisbane (approximately 3,800 and 1,400 respectively) due to low numbers of people leaving Inner Brisbane for interstate. Between 2001 and 2006, more than 7,600 people moved to Inner Brisbane from interstate, while just over 1,000 people left Inner Brisbane for other states. At the intrastate level, Inner Brisbane recorded strong connections to both the Gold and Sunshine Coasts, with more than 4,500 people either coming to Inner Brisbane from or leaving Inner Brisbane for these areas between 2001 and 2006. There was also significant movement between Inner Brisbane and the greater Brisbane region (for example, Brisbane SD excluding Brisbane City). Approximately 5,800 people moved between Inner Brisbane and the greater Brisbane area over the five year period.

Within Brisbane, three areas can be identified as having a particularly strong connection to Inner Brisbane; Brisbane’s Middle Northern, Eastern and Western suburbs. These three areas represent the largest contributors of new arrivals to Inner Brisbane; more than 2,700 people moved from Brisbane Middle West, which includes suburbs such as Toowong, Taringa and St Lucia, to Inner Brisbane between 2001 and 2006. These three areas each include a number of suburbs in close proximity to a university campus, such as the above noted Toowong, Taringa and St Lucia in the Middle West, Mount Gravatt and Upper Mount Gravatt in the Middle East and Newmarket, Wilston and Windsor in the Middle North. These three areas were also the main destinations for people moving from the Inner City between 2001 and 2006. Brisbane Middle North and Middle East were very popular with people leaving the Inner City, with approximately 2,900 and 2,700 moving there respectively over the five years to 2006. The Middle Western suburbs, while the third largest destination for people leaving Inner Brisbane, recorded 1,900 people arriving from Inner Brisbane.
### Table 1.3: Arrivals, departures and net migration for Inner Brisbane, five years to 2006

<table>
<thead>
<tr>
<th>Region</th>
<th>Arrivals to Inner Brisbane</th>
<th>Departures from Inner Brisbane</th>
<th>Net Migration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brisbane Middle North</td>
<td>2,448</td>
<td>2,941</td>
<td>-493</td>
</tr>
<tr>
<td>Brisbane Middle East</td>
<td>2,105</td>
<td>2,694</td>
<td>-589</td>
</tr>
<tr>
<td>Brisbane Middle South</td>
<td>972</td>
<td>1,310</td>
<td>-338</td>
</tr>
<tr>
<td>Brisbane Middle West</td>
<td>2,695</td>
<td>1,874</td>
<td>821</td>
</tr>
<tr>
<td>Brisbane Outer North</td>
<td>681</td>
<td>501</td>
<td>180</td>
</tr>
<tr>
<td>Brisbane Outer North East</td>
<td>210</td>
<td>221</td>
<td>-11</td>
</tr>
<tr>
<td>Brisbane Outer East</td>
<td>829</td>
<td>598</td>
<td>231</td>
</tr>
<tr>
<td>Brisbane Outer South</td>
<td>1,067</td>
<td>755</td>
<td>312</td>
</tr>
<tr>
<td>Brisbane Outer South West</td>
<td>193</td>
<td>208</td>
<td>-15</td>
</tr>
<tr>
<td>Brisbane South West</td>
<td>460</td>
<td>344</td>
<td>116</td>
</tr>
<tr>
<td>Brisbane Outer West</td>
<td>380</td>
<td>190</td>
<td>190</td>
</tr>
<tr>
<td>Brisbane Outer North West</td>
<td>784</td>
<td>773</td>
<td>11</td>
</tr>
<tr>
<td>Balance of Brisbane SD</td>
<td>3,672</td>
<td>2,185</td>
<td>1,487</td>
</tr>
<tr>
<td>Gold Coast SD</td>
<td>1,384</td>
<td>1,088</td>
<td>296</td>
</tr>
<tr>
<td>Sunshine Coast SD</td>
<td>1,235</td>
<td>894</td>
<td>341</td>
</tr>
<tr>
<td>Balance of QLD</td>
<td>4,668</td>
<td>1,685</td>
<td>2,983</td>
</tr>
<tr>
<td>NSW</td>
<td>4,039</td>
<td>1,916</td>
<td>2,123</td>
</tr>
<tr>
<td>VIC</td>
<td>1,654</td>
<td>1,275</td>
<td>379</td>
</tr>
<tr>
<td>Balance of Australia</td>
<td>1,954</td>
<td>1,096</td>
<td>858</td>
</tr>
</tbody>
</table>

Source: 2006 Census

Over the five year period from 2001, Inner Brisbane recorded a net gain of almost 10,000 people aged between 20 and 24 years of age (Figure 1.19). Of the net migration to Inner Brisbane, more than half (53.1 per cent) was between 15 and 29 years old. This concentration of young people directly contrasted to the comparatively low numbers of persons over 65 years old (a net gain of about 1,900, or just 5.2 per cent of net migration) for Inner Brisbane. While about 2,900 children aged 5–9 years old arrived in Inner Brisbane between 2001 and 2006, this was nearly matched by the departure of around 2,600. Far more children left the inner city between 5–9 years of age than did between 0–4 years; the approximately 2,600 children aged 5–9 years compares to just 94 children aged 0–4. This difference suggests that the ageing of children is a major factor in many departures from Inner Brisbane.
Figure 1.19: Age profile of migration, Inner Brisbane, 2001 to 2006

Source: 2006 Census

The three industries that reported the largest net gain in workers due to migration were ‘retail trade’, ‘accommodation and food services’, and ‘professional, scientific and technical services’. This growth contrasts to net losses recorded in persons working in ‘manufacturing’, ‘construction’ and ‘wholesale trade’. This trend is also reflected in the occupations of migrants to Inner Brisbane; significant gains were recorded in ‘managers’, ‘professionals’ and ‘sales workers’, while decline was recorded in ‘technicians and tradespersons’.
1.15. Journey to work patterns

Brisbane’s Inner City serves as the primary employment hub for the South East Queensland region. In 2006, there were more than twice as many jobs in the Inner Brisbane area (approximately 200,000) as residents (approximately 97,000). More than half of these jobs (around 114,000) were located in the Brisbane CBD. About 23,000 were located in both the Inner North East and Inner South, a further 18,600 in the Inner North West and 17,000 in the Inner South East. Given Inner Brisbane’s status as a major regional employment centre, particularly for ‘white collar’ jobs as discussed earlier in the report, it is unsurprising that it attracts workers from a range of areas. The largest sources of workers in Inner Brisbane reflected the overall population distribution; areas with large populations, such as the SLAs in Ipswich City, Hills District, Dakabin-Kallangur-Murrumba Downs, Doolandella-Forest Lake, The Gap, Toowong and Coorparoo provided the largest number of workers.

When considering the employment patterns however, it is useful to consider the relative nature of concentrations of employment. One measure of the connection of an area to Inner Brisbane is the share of all workers employed in Inner Brisbane, compared to the average for Brisbane SD. This ratio, known as a location quotient, measures how strong the employment connection is from an SLA to Inner Brisbane: a ratio of one indicates a connection typical of the region, while higher ratios indicate stronger connections. The strongest employment connections (for example, the ratio of people from an area working in the Inner City, compared with the share of the Brisbane SD working in the Inner City) were within the Inner City regions as well as the surrounding Inner Suburbs (Figure 1.20). The closer a resident lived to the Inner City, the more likely they were to work in the Inner City: areas such as Wilston, Windsor, Newmarket, Moorooka and Annerley all recorded strong connections to Inner Brisbane. Affluent areas including Bulimba-Hawthorne-Balmoral and the western suburbs of Brookfield, Kenmore, Fig Tree Pocket, also recorded strong employment connections to the Inner City.

Also strongly evident, however, was the impact of other employment generating centres. While the Inner City is the primary employment hub of the region, other major activity nodes such as the University of Queensland at St Lucia, the Australia Trade Coast including the airport and Port of Brisbane land at Pinkenba-Eagle Farm, and established industrial areas in the South West Industrial Corridor and in the north at Strathpine each influenced local patterns of employment. In these locations, smaller than expected shares of workers had jobs in Inner Brisbane.
Inner Brisbane is a major regional activity centre and as such, recorded low levels of employment self-containment – that is, jobs in Inner Brisbane filled by people living within Inner Brisbane. There was some differentiation between the highest (the Inner North West, at 10.5 per cent) and lowest levels (Brisbane CBD, 4.5 per cent) of self-containment. Table 1.4 presents a summary of the number of jobs, employment self-containment, major industries of employment and employers for each of the Inner City regions.

Table 1.4: Journey to work summary, Inner Brisbane areas, 2006

<table>
<thead>
<tr>
<th>Region</th>
<th>Total jobs (number)</th>
<th>Employment self-containment (%)</th>
<th>Major industries of employment</th>
<th>Major employers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brisbane CBD</td>
<td>114,716</td>
<td>4.5</td>
<td>Public administration and safety (21.6%), Professional, scientific and technical services (19.3%), financial and insurance services (11.2%)</td>
<td>Queensland Government, Brisbane City Council</td>
</tr>
<tr>
<td>Inner North East</td>
<td>23,401</td>
<td>9.1</td>
<td>Healthcare and social assistance (35.8%) Professional, scientific and technical services (7.6%), Retail Trade (7%)</td>
<td>Royal Brisbane Hospital</td>
</tr>
<tr>
<td>Inner North West</td>
<td>18,651</td>
<td>10.5</td>
<td>Professional, Scientific and Technical Services (18.1%), Education and Training (11.2%), Construction (7.8%) and Financial and Insurance Services (7.8%)</td>
<td>Queensland University of Technology (Kelvin Grove)</td>
</tr>
<tr>
<td>Inner South</td>
<td>23,800</td>
<td>8.1</td>
<td>Health Care and Social Assistance (21.8%), Education and Training (10.8%), Professional, Scientific and Technical services (9%)</td>
<td>Mater Hospital, Griffith University (Southbank)</td>
</tr>
<tr>
<td>Inner South East</td>
<td>17,055</td>
<td>8.1</td>
<td>Health Care and Social Assistance (32.9%), Retail Trade (7.7%), Accommodation and Food Services (6.5%)</td>
<td>Princess Alexandra Hospital, Mt. Olivet Private Hospital</td>
</tr>
</tbody>
</table>

Source: 2006 Census
Figure 1.20: Location quotient of employment in the Brisbane CBD, 2006

<table>
<thead>
<tr>
<th>Employment in Brisbane CBD</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2 to 5 (18)</td>
<td></td>
</tr>
<tr>
<td>1.5 to 2 (29)</td>
<td></td>
</tr>
<tr>
<td>1.1 to 1.5 (36)</td>
<td></td>
</tr>
<tr>
<td>0.9 to 1.1 (16)</td>
<td></td>
</tr>
<tr>
<td>0.5 to 0.9 (43)</td>
<td></td>
</tr>
<tr>
<td>0 to 0.5 (59)</td>
<td></td>
</tr>
</tbody>
</table>

Note: values above 1 indicate a higher than average contribution to employment in the Brisbane CBD.
1.16. Population projections

Between 2006 and 2031, the 2008 edition Queensland Government Population Projections (medium series) forecast an increase of over 40,000 people in Inner Brisbane. The population of the region was forecast to rise to 120,000 by 2016, and 134,000 by 2026.

**Figure 1.21: Projected population growth, Inner Brisbane areas, five years to 30 June 2011, 2016, 2021, 2026 and 2031**

Growth is not expected to be evenly distributed across the region. The Inner South East and Inner North West are expected to capture just 5,000 and 2,600 people over the 20 year period; while in contrast, the Brisbane CBD, Inner North East and Inner South are expected to attract nearly 10,000 people each (Figure 1.21). Growth in the Inner Brisbane regions is expected to be strongest in the first decade, with nearly two thirds (63.8 per cent) of the region’s growth over the 20 years expected to occur before 2016. Brisbane CBD and the Inner North East are expected to account for 55 per cent (or 14,100 people) of growth in Inner Brisbane before 2016, with the Inner South to capture a further 22.6 per cent of growth (about 5,800 people).

Between 2016 and 2026, growth is forecast to slow across Inner Brisbane. In particular, growth is forecast to slow in the CBD as suitable land stock is exhausted. The Brisbane CBD is expected to attract 3,200 people or 21.9 per cent of Inner Brisbane’s growth (compared
with 6,700 and 26.1 per cent of the region’s growth over the 2006 to 2016 period). While
growth is also expected to slow in the Inner North East and Inner South, dropping to 5,200
and 4,400 respectively from 7,400 and 5,800, these areas are expected to continue to
capture a large share of Inner Brisbane’s growth. Between 2016 and 2026, 35.6 per cent of
all population growth in Inner Brisbane is expected to take place in the Inner North East,
30.1 per cent in the Inner South.

It is important to appreciate that current projections reflect existing planning documents and
land supply. The provisions within planning schemes and the capacity they offer for both
greenfield and infill-development are considered in the projections. As such, any change to
the planning scheme provisions will result in a different population outcome. Effectively,
growth may only happen where plans allow it to happen.
2. Inner Brisbane, Sydney and Melbourne

2.1. Population change

Reflecting the difference in the overall population sizes of the three cities, the Sydney Inner Suburbs were the largest of the three areas, home to approximately 597,000 people in 2008 (Figure 2.1). The Melbourne Inner Suburbs were home to approximately 309,000 and the Brisbane Inner Suburbs, 264,000 in 2008. Between 1996 and 2008, growth was recorded across all three inner city areas. The Sydney Inner Suburbs experienced the largest growth, with the population increasing by approximately 85,000 people. The Melbourne Inner Suburbs have grown by nearly as much, despite their smaller size, increasing by 82,000 people. This growth was significantly larger than in the Brisbane Inner Suburbs, which grew by 59,000 over the 12 year period. Please refer to technical note 3 for definitions of the “Inner Suburbs” areas analysed in this section.

Figure 2.1: Estimated resident population, Brisbane, Sydney and Melbourne Inner Suburbs, 30 June 1996, 2001 and 2008

While the Brisbane Inner Suburbs have not recorded population change as large as in the Sydney or Melbourne Inner Suburbs, the rate at which Brisbane has been growing since 1996 is significant. The large size of Sydney’s Inner Suburbs has meant that its growth rate has not exceeded two per cent in the last decade. In contrast, the Melbourne and Brisbane Inner Suburbs have both experienced comparatively rapid growth, both peaking in 2003 when the Brisbane Inner Suburbs grew by 3.9 per cent and Melbourne Inner Suburbs by 3.6
per cent. This rate corresponded with Brisbane’s largest population growth over the last decade, 8,900 people—a figure just slightly smaller than either Sydney (9,800) or Melbourne (9,200) in the same year, and disproportionately large, given Brisbane’s smaller size.

**Figure 2.2: Population growth rate, Brisbane, Sydney and Melbourne Inner Suburbs, year to 30 June 1997 to 2008**

Since the peak in 2003, growth in the Inner Suburbs of Brisbane has slowed significantly, dropping sharply from 3.9 per cent in 2003 to 2.9 per cent in 2004 and continuing to slow, reaching 1.5 per cent in 2008. While the growth rate in Melbourne’s Inner Suburbs has also decreased, it has not fallen as far, diminishing to 2.2 per cent in 2008 (Figure 2.2).

In 2006, visitors accounted for a greater proportion of Melbourne’s inner city population (5.9 per cent) than they did in either Brisbane (5 per cent) or Sydney (3.4 per cent). All three cities recorded peaks in visitor numbers in the 2006 Census. In the Inner Suburbs of Sydney and Melbourne, the share of the population visiting declined slightly between the peak in 2001 and 2006 (4.2 per cent to 3.4 per cent in Sydney, 4.2 per cent to 4 per cent in Melbourne), however the share of visitors in Brisbane’s Inner Suburbs increased between 2001 and 2006, from 3.5 per cent to 3.8 per cent. In absolute terms, however, the Inner Suburbs of both Brisbane and Melbourne recorded growth in visitor numbers from 2001, while Sydney recorded a slight decline.
2.2. Age-sex structure

Figure 2.3: Population by age group and sex, Brisbane, Sydney and Melbourne Inner Suburbs, year to 30 June 2006

Some variation in the age distribution of the populations of inner city areas in 2006 can be observed in Figure 2.3 above. A higher share of population of Brisbane’s Inner Suburbs was composed of dependent children (12.3 per cent) than in the Inner Suburbs of either Sydney (11.6 per cent) or Melbourne (8.4 per cent). In contrast, the Melbourne Inner Suburbs recorded over half their population (51.9 per cent) in the younger working age groups (20–39). The Inner Suburbs of Brisbane recorded the next highest share (47.1 per cent) and Sydney the lowest (44.4 per cent). People in older age groups were more common in the Sydney Inner Suburbs than in the Inner Suburbs of either Brisbane or Melbourne however; 29.4 per cent of the population of Sydney’s Inner Suburbs was of older working age (31–64 years), compared with 26.9 per cent in the Brisbane Inner Suburbs and 26.3 per cent in Melbourne’s Inner Suburbs. More than one in every 10 people (11.2 per cent) in Inner Sydney was recorded as being over 65 years of age, compared with 9.8 per cent in the Inner Suburbs of Brisbane and 9.3 per cent in Melbourne.

Source: ABS Cat No 3218.0
Between 1996 and 2006, there were distinct changes in the age distribution of inner city populations. Across all three areas, there was a decline in the share of dependent children and young people (Figure 2.4). In the Inner Suburbs of Sydney, decline was recorded across all age groups younger than 30 years except young children (aged 0–4 years). Melbourne’s Inner Suburbs in contrast, recorded significant decline in young children, even as it was the only area to record growth in the share of young adults (ages 20–29 years). In the Brisbane Inner Suburbs there was a significant loss of people aged 15–19 years between 1996 and 2006.

Growth was recorded in the shares of people in their 30s and 50s, across all three cities. In particular, the Brisbane Inner Suburbs recorded strong growth in people in their 50s. All three cities recorded a decline (sharpest in the Inner Suburbs of Brisbane) in people aged 65 years and older. Sydney’s Inner Suburbs, however, recorded a slight increase in the share of people aged older than 85 years.
2.3. Ethnic composition

Since 1996, the Inner Suburbs of Brisbane have recorded a lower share of persons born overseas than the Inner Suburbs of either Sydney or Melbourne. While the share of persons born overseas increased between 1996 and 2006 in all three areas, the share rose to just 36.1 per cent in Brisbane’s Inner Suburbs, compared to nearly half the population in both the Sydney Inner Suburbs (49.2 per cent) and Melbourne Inner Suburbs (46.9 per cent) (Figure 2.5).

Figure 2.5: Population born in Australian and overseas, Brisbane, Sydney and Melbourne Inner Suburbs, 1996, 2001 and 2006

Source: ABS, 2006 Census, TSP Table 1 - Selected person characteristics for time series

The United Kingdom and New Zealand were the two largest source countries for persons born overseas living in the inner city suburbs of all three areas in 2006. Traditional European source nations—Greece in Melbourne, Italy in Sydney and Brisbane—were the third greatest sources for overseas born residents in 1996. By 2006 however, China had risen to become the third largest source nation for overseas born residents in all three cities (Table 2.1).
### Table 2.1: Top five source countries of overseas births, Brisbane, Sydney and Melbourne Inner Suburbs, 1996, 2001 and 2006

| Ranking | Brisbane Inner Suburbs | | Sydney Inner Suburbs | | Melbourne Inner Suburbs | |
|---------|------------------------|------------------|-------------------|-------------------|-------------------|
| 1       | United Kingdom         | United Kingdom   | United Kingdom    | United Kingdom    | United Kingdom    | United Kingdom    | United Kingdom    | United Kingdom    | United Kingdom    |
| 2       | New Zealand            | New Zealand      | New Zealand       | New Zealand       | New Zealand       | New Zealand       | New Zealand       | New Zealand       | New Zealand       |
| 3       | Italy                  | Italy            | China(a)          | Italy             | China(a)          | Italy             | China(a)          | Greece            | China(a)          |
| 4       | Viet Nam               | China(a)         | Italy             | China(a)          | China(a)          | South Africa      | Italy             | New Zealand       | Malaysia          |
| 5       | China(a)               | Singapore        | Korea, Republic of (South) | Greece | South Africa | Italy | China(a) | Malaysia | Greece |

Source: ABS, 2006 Census, TSP Table 8 – Country of birth(b) of persons by sex for time series

(a) Excludes SARs and Taiwan Province

(b) This list of countries consists of the most common responses for Country of Birth reported in the 2001 Census
2.4. Educational composition

Between 1996 and 2006, across all three cities, the proportion of the population engaged in study increased (Figure 2.6). Brisbane and Melbourne, in 1996, had approximately equal proportions of the population engaged in study (31.2 per cent and 31.1 per cent respectively), a share which increased over the 10 years to 2006. The two areas remained relatively comparable, with 34 per cent of the residents of Brisbane’s Inner Suburbs engaged in study, and 34.2 per cent in Melbourne’s Inner Suburbs. In contrast, the Inner Suburbs of Sydney recorded a distinctly lower proportion of residents engaged in study—just 28.3 per cent in 1996, reflecting the Sydney Inner Suburbs relatively older population. However, by 2006, students had come to represent more than one in every three residents of inner city Sydney (33.6 per cent).

Figure 2.6: Persons studying, Brisbane, Sydney and Melbourne Inner Suburbs, 1996, 2001 and 2006

![Bar chart showing the share of persons studying in Brisbane, Sydney, and Melbourne Inner Suburbs from 1996 to 2006]

While the share of the total population studying grew slightly, but remained relatively equal between the three cities, the composition of students changed significantly. In the Inner Suburbs of Sydney and Melbourne, there were increases in students attending pre-school (just over one per cent each), but significantly larger changes in the proportion of students attending university or another tertiary institution. The share of students at university increased by more than 5 percentage points in Sydney’s Inner Suburbs, and by 7.2 in
Melbourne’s. By contrast, the Brisbane Inner Suburbs experienced relatively small growth in the share of students studying at university (0.8 percentage points). All three areas recorded a decline in the share of students studying at both secondary schools or Tertiary and Further Education (TAFE). The Brisbane Inner Suburbs recorded increases in the share of preschoolers and also in the share of students attending primary schools, which increased by one percentage point (Figure 2.7).

Figure 2.7: Population attending educational institutions, Brisbane, Sydney and Melbourne Inner Suburbs, 10 years to 2006

Despite relatively small growth in Brisbane, university students still remain the most common type of students in all three inner cities, accounting for 46.8 per cent in Brisbane, 53.8 per cent in Melbourne and 36.1 per cent in Sydney’s Inner Suburbs. Brisbane and Sydney also both recorded a significantly higher proportion of students attending primary and secondary schools than Melbourne. Primary school students represented over one fifth of both Brisbane and Sydney’s student populations but just 13.5 per cent in Melbourne, while secondary school students accounted for 15.6 per cent of Brisbane’s student population, 19.2 per cent in Sydney and 12 per cent in Melbourne. Collectively, Sydney recorded the highest proportion of dependent students (students attending pre-school, primary or secondary school), accounting for 46.9 per cent, closely followed by Brisbane (40.8 per cent). In Melbourne, by contrast, dependent students represented less than one third (29.6 per cent) of all students.
2.5. Household type

Figure 2.8: Family and household composition, Brisbane, Sydney and Melbourne Inner Suburbs, 2006

Source: ABS, 2006 Census, TSP Table 14 - Dwelling structure by household composition(a) and family composition(b) for time series

(a) The 'Household Composition' variable replaced 'Household Type', which was used in 1996 and 2001
(b) The 'Family Composition' variable replaced 'Family Type', which was used in 1996 and 2001

There was some differentiation in the distribution of family types within each region. In the Melbourne Inner Suburbs, there were a distinctly lower proportion of households occupied by 'couple families with children' in 2006, just 11.6 per cent, compared with 17 per cent in the Inner Suburbs of Sydney and 17.4 per cent in the Inner Suburbs of Brisbane. In contrast however, a higher proportion of households in Melbourne’s Inner Suburbs were occupied by lone people (33 per cent in 2006) than were in either Brisbane’s (29.2 per cent) or Sydney’s (29.8 per cent) (Figure 2.8).

The Inner Suburbs of both Brisbane and Melbourne recorded significantly higher proportions of ‘group households’ (11.3 per cent and 12 per cent respectively) than were recorded in the Inner Suburbs of Sydney (8 per cent). This difference reflects the larger share of the population in these two cities who are university students and younger people than in Sydney’s Inner Suburbs.
Across all three regions, the largest proportional growth was recorded in ‘other’ households (which are composed of visitor-only and non-classifiable households). ‘Couple families without children’, often referred to as the ‘double income, no kids’ (DINKs) also recorded growth, most significantly in the Melbourne Inner Suburbs, where the share of couple family households without children rose by 3.2 per cent over the 10 year period (Figure 2.9).

Declines were recorded across all three areas in single income households. The share of ‘lone person’ households shrank significantly, particularly in the Inner Brisbane and Melbourne Suburbs, where ‘lone person’ households dropped by 5.1 per cent and 4.8 per cent respectively to account for just 29.2 per cent and 4.8 per cent in Melbourne’s Inner Suburbs, and 33 per cent in Melbourne. One parent families also became less common over the 10 years in all three areas, with the largest decline occurring in the Melbourne Inner Suburbs.
2.6. Dwelling type

Between 1996 and 2006, flats, units and apartments represented the most common dwelling type in both the Sydney and Melbourne Inner Suburbs. There were more households living in flats, units or apartments in 2006 in the Sydney Inner Suburbs (140,000) than there were dwellings in either the Melbourne or Brisbane Inner Suburbs. In the Melbourne Inner Suburbs, there were more than 80,000 flats which, as in the Sydney Inner Suburbs, far exceeded the number of either terrace houses or separate dwellings.

In Brisbane, the dominant dwelling type in 1996 was the separate house, which accounted for more than half (55 per cent) of dwellings in Brisbane’s Inner Suburbs (Figure 2.10). By 2006 however, significant increase in the numbers of flats, units and apartments in Brisbane’s Inner Suburbs meant that they accounted for 47.1 per cent of Brisbane’s dwellings (up from 37.3 per cent in 1996), while limited development of separate houses meant that they accounted for just 45 per cent. Semi-detached dwellings such as row or terrace houses remained significantly less common in the Inner Brisbane Suburbs than in either Sydney or Melbourne’s Inner Suburbs. While the number of semi-detached dwellings nearly doubled, to approximately 7,700, the increase in the number of flats, units and apartments was five times the size of the increase in semi-detached dwellings.

While the share of semi-detached dwellings in the Inner Brisbane Suburbs recorded a small increase over the 10 years to 2006, the same share recorded a decline in both the Sydney and Melbourne Inner Suburbs, falling to under a quarter (24.7 per cent in 2006) in the Melbourne Inner Suburbs and under one fifth (19.6 per cent) in the Sydney Inner Suburbs.
Figure 2.10: Dwelling types, Brisbane, Sydney and Melbourne Inner Suburbs, 1996, 2001 and 2006

As can be seen in Figure 2.11 below, strong growth was recorded in the shares of flats, units and apartments across all three cities. This growth was largest in the Inner Suburbs of Melbourne (10.3 percentage points), but was also high in both Brisbane’s and Sydney’s Inner Suburbs (9.8 and 8.3 percentage points respectively). The only other dwelling type to record any growth between 1996 and 2006 was semi-detached dwellings in the Brisbane Inner Suburbs, which increased by 2.5 percentage points.

As noted above, the Inner Brisbane Suburbs recorded a significant decline of 10 percentage points in the share of separate houses, which dropped to 45 per cent. Despite smaller declines in the Sydney and Melbourne Inner Suburbs, separate houses represented a significantly smaller share of dwellings in those two areas in 2006 than they did in Brisbane (down slightly in both areas to 22.8 per cent and 14.2 per cent respectively).
Figure 2.11: Change in shares of dwelling types, Brisbane, Sydney and Melbourne Inner Suburbs, 10 years to 2006

Source: ABS, 2006 Census, TSP Table 14 - Dwelling structure by household composition\(^{\text{a}}\) and family composition\(^{\text{b}}\) for time series

\(^{\text{a}}\) The 'Household Composition' variable replaced 'Household Type', which was used in 1996 and 2001

\(^{\text{b}}\) The 'Family Composition' variable replaced 'Family Type', which was used in 1996 and 2001
2.7. Household size

Figure 2.12: Household size, Brisbane, Sydney and Melbourne Inner Suburbs, 2006

Smaller households dominated the inner city suburbs across all three areas, with each city recording more than a third of households in the inner city suburbs occupied by one person, and an additional third by two people (Figure 2.12). A larger proportion of people lived alone in the Melbourne Inner Suburbs (38.1 per cent) than in either the Sydney (34.9 per cent) or Brisbane (32.9 per cent) Inner Suburbs, and while the Inner Suburbs of Brisbane and Sydney recorded very similar shares of two person households (37.3 per cent apiece) Melbourne again recorded a higher share of 39.5 per cent.

In both the Brisbane and Sydney Inner Suburbs, larger households of four or more people were more common than three person households, accounting for 14.4 per cent in Sydney and 15.9 per cent in Brisbane. In the Inner Suburbs of Melbourne, only one in every 10 (10.1 per cent) households was occupied by more than four people in 2006.

Source: ABS, 2006 Census, TSP Table 15 - Dwelling structure by number of persons usually resident\(^{(a)}\) for time series

\(^{(a)}\) Includes up to 3 residents who were temporarily absent on Census Night
Over the 10 years to 2006, the share of one person households declined across all three areas' inner city suburbs (Figure 2.13). While the decline was largest in Brisbane (2.9 percentage points), it was also significant (2.2 percentage points) in Melbourne, which had the highest share of lone person households (40.3 per cent) in 1996. In the Sydney Inner Suburbs, by contrast, which recorded a similar share of lone person households to the Inner Brisbane Suburbs in 1996 (35.7 per cent), decline was just 0.7 percentage points.

All three areas also saw a significant rise in the share of two person households. This increase was largest in the Inner Suburbs of Melbourne, where growth of 4.8 percentage points allowed it to surpass the Brisbane Inner Suburbs as having the highest share of two person households.

Larger households all recorded decline in the suburbs of inner Sydney and Melbourne, however the Inner Brisbane Suburbs saw an increase of 1.4 percentage points in the share of houses occupied by four or more people. The Brisbane Inner Suburbs also experienced only a small loss in the share of three person households (Figure 2.13).
2.8. Tenure

Figure 2.14: Dwelling stock by tenure, Brisbane, Sydney and Melbourne Inner Suburbs, 2006

A higher proportion of dwellings in the Inner Suburbs of Melbourne were rented (49.8 per cent) than in either Brisbane (44.6 per cent) or Sydney’s (40.6 per cent) Inner Suburbs (Figure 2.14). Since 1996 however, the share of dwellings being rented has declined across all areas. This change was steepest in Sydney’s Inner Suburbs, where the share of rented dwellings dropped by over four percentage points (Figure 2.14 and 2.15).

In contrast, there was an increase in the proportion of dwellings being purchased across all areas between 1996 and 2006. The number of dwellings being purchased—which accounted for just under a quarter (23 per cent) of dwellings in the Brisbane Inner Suburbs, compared with 21.2 per cent in the Inner Suburbs of Sydney and 18.5 per cent in Melbourne—increased across all areas as well.

In spite of this shift, there was a decrease in the number of homes owned outright in inner city areas in both absolute and percentage terms. In percentage terms, the decline in outright ownership was sharpest in Brisbane, where it dropped by 10.8 points from 31.4 per cent to 20.6 per cent. Sydney, however, was close behind, dropping by 9.3 points from 31.3
per cent to 21.9 per cent. While Melbourne recorded the smallest decline (6.5 points), it also recorded the lowest levels of outright ownership, just 17.9 per cent in 2006.

**Figure 2.15: Change in shares of tenure types, Brisbane, Sydney and Melbourne Inner Suburbs, 10 years to 2006**

Source: ABS, 2006 Census, TSP Table 16 - Tenure type and landlord type by dwelling structure for time series
2.9. Rents

Sydney’s Inner Suburbs recorded distinctly higher proportions of high-cost rented dwellings (over $350 per week) in 2006 than the Inner Suburbs of either Brisbane or Melbourne (Figure 2.16). Nearly one quarter (22.6 per cent) of all rented dwellings in Sydney’s Inner Suburbs cost over $450 per week, compared with just 9.8 per cent in the Inner Suburbs of Melbourne and 7.2 per cent in Brisbane. The Brisbane Inner Suburbs recorded a higher share of rentals costing between $100–$274 per week than did the Inner Suburbs of either Melbourne or Sydney. However, Melbourne’s Inner Suburbs recorded the highest share of rental dwellings costing $275–$349, 21.3 per cent, compared with 20.5 per cent in Brisbane and 19.6 per cent in Sydney’s Inner Suburbs.

Figure 2.16: Dwellings by weekly rent, Brisbane, Sydney and Melbourne Inner Suburbs, 2006

Between 1996 and 2006, significant decline was recorded in less expensive rental dwellings (Figure 2.17). The proportion of low-cost rental dwellings in the Inner Suburbs of Brisbane and Melbourne declined particularly significantly. In Brisbane, the share of dwellings costing $140–$179 per week declined by 15.9 per cent (10.4 per cent in Sydney’s Inner Suburbs, 8.8 per cent in Melbourne’s), while in the Inner Suburbs of Melbourne, the share of $100–$139 dwellings declined by 17.7 per cent (16.2 per cent in Brisbane’s Inner Suburbs, 5.7 per cent in Sydney’s). The comparatively small declines in Sydney’s Inner Suburbs can be attributed to the smaller numbers of dwellings rented for lower prices at 1996.
In contrast, significant increases have been recorded in higher cost rentals. The Inner Suburbs of Sydney in particular recorded increases in high-cost rentals; dwellings costing over $450 per week recorded a 17.5 per cent increase in the share of rental market, from 5.1 per cent to 22.6 per cent as noted. This compared to an increase of 7.9 per cent in Melbourne’s Inner Suburbs from 1.9 per cent to 9.8 per cent and a jump of 6.6 per cent from 0.6 per cent to 7.2 per cent in Brisbane’s.

**Figure 2.17: Change in share of weekly rent, Brisbane, Sydney and Melbourne Inner Suburbs, 10 years to 2006**

In the Inner Suburbs of Brisbane and Melbourne, there were significant increases recorded in rental properties costing between $225–$449 per week. In Brisbane’s Inner Suburbs, the market share of these properties increased 42.2 per cent, while in Melbourne’s Inner Suburbs, the share increased by 35.6 per cent. In the Inner Suburbs of Sydney, the similar share increased by just 15.2 per cent of total rentals. In Brisbane’s Inner Suburbs, these dwellings (costing between $225–$449 per week) represented over half (51.3 per cent) of all rental dwellings, compared with just 9.1 per cent in 1996. A similar situation is evident in Melbourne’s Inner Suburbs, where such dwellings again account for over half (51.5 per cent) of the rental market, up from 15.9 per cent.
2.10. Non-school qualifications

All three inner city areas recorded increases in the share of the population holding non-school qualifications between 1996 and 2006. Overall, Inner Melbourne recorded the highest proportion of people holding non-school qualifications in 2006 (37.9 per cent), followed by Sydney (36.1 per cent) and Brisbane’s (35.5 per cent) Inner Suburbs (Figure 2.18).

Figure 2.18: Population by non-school qualifications, Brisbane, Sydney and Melbourne Inner Suburbs, 1996, 2001 and 2006

Across all three areas, bachelor degrees were the most common qualification, held by 22.4 per cent of the population of Melbourne’s Inner Suburbs, 20.3 per cent of Sydney’s and 19 per cent of Brisbane’s. Certificates, the next most common qualification, were held by a larger share of the population of Brisbane’s Inner Suburbs (9.2 per cent) than in Sydney (7.5 per cent) or Melbourne (6.8 per cent).

Significant change was recorded between 1996 and 2006 across all three areas in the shares of the population holding either bachelor or postgraduate degrees. The Inner Suburbs of both Brisbane and Melbourne nearly doubled the share of the population holding postgraduate degrees.
### 2.11. Industry of employment

Table 2.2: Industry of employment, Brisbane, Sydney and Melbourne Inner Suburbs, 1996, 2001 and 2006

<table>
<thead>
<tr>
<th>Industry of Employment</th>
<th>Brisbane Inner Suburbs</th>
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<tr>
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</table>

Source: ABS, 2006 Census, TSP Table 25 - Industry of employment\(^{(a)}\) by sex for time series

\(^{(a)}\) Industry of employment was coded to the 2006 Australian and New Zealand Standard Industrial Classification (ANZSIC) edition. This has replaced the 1993 ANZSIC edition. Data for 1996 and 2001 have been concorded.

All three areas recorded concentrations of people working in the ‘professional, scientific and technical services’. This concentration was most pronounced in Melbourne’s Inner Suburbs, where 16.4 per cent of the population was working in the professional service sector. One in every 10 people (10 per cent) in Sydney’s Inner Suburbs worked in finance and insurance, significantly outstripping either Melbourne (7.6 per cent) or Brisbane’s (5.1 per cent) Inner Suburbs. There was a particular concentration of ‘healthcare and social assistance’ workers in Brisbane’s Inner Suburbs (11.8 per cent), which outstripped either Sydney (9.1 per cent) or Melbourne (9.6 per cent) (Table 2.2).
Between 1996 and 2006, the dominance of certain industries in the employment of inner city residents was reinforced. Strong growth was recorded in ‘professional, scientific and technical services’ and ‘finance and insurance services’ (Figure 2.19). In the Inner Suburbs of Brisbane and Melbourne, the retail and construction sectors also recorded growth; however in Sydney’s Inner Suburbs, growth in those sectors was comparatively minimal. Significant decline took place in the ‘manufacturing’ sector (particularly in the Inner Suburbs of Melbourne, where employment in manufacturing declined by 2.7 percentage points) and in wholesale trade (in Brisbane’s Inner Suburbs, wholesale trade employment declined by 1.3 percentage points).
2.12. Occupation

All three inner city areas were dominated by professionals in 2006 (Figure 2.20). The Inner Suburbs of Melbourne recorded the highest share of its inner city population working as ‘professionals’ (38.3 per cent), followed by Sydney’s (37.2 per cent) and then Brisbane’s (34.2 per cent) Inner Suburbs. In Sydney and Melbourne’s Inner Suburbs, ‘managers’ were the next largest occupational grouping, accounting for 18.2 per cent and 17.2 per cent respectively. In Brisbane’s Inner Suburbs, ‘managers’ accounted for 13.8 per cent, however ‘clerical and administrative workers’ counted a larger share: 15 per cent. This share was higher than in either the Sydney (14.3 per cent) or Melbourne (13.7 per cent) Inner Suburbs.

Figure 2.20: Employed persons by occupation, Brisbane, Sydney and Melbourne Inner Suburbs, 2006

Source: ABS, 2006 Census, TSP Table 26 - Occupation\(^{(a)}\) by sex for time series

\(^{(a)}\) ‘Occupation’ was coded to the 2006 Australian and New Zealand Standard Classification of Occupations (ANZSCO). This has replaced the 1996 Australian Standard Classification of Occupations (ASCO) Second Edition.
Between 1996 and 2006, in the Brisbane and Sydney Inner Suburbs the shares of just two occupational groups increased: ‘professionals’ and ‘managers’ (Figure 2.21). In percentage terms the greatest increase was recorded in the share of the population working as professionals; 5.5 points in Sydney’s Inner Suburbs, 4.5 points in Melbourne’s and 4 points in Brisbane’s. The share of ‘managers’ increased by 2.2 points in the Sydney Inner Suburbs, 1.9 points in Melbourne’s and 1.5 points in Brisbane’s. Outside these two occupational groups, the only other group to record any increase in its share of the inner city population was a minor increase (0.3 percentage points) in the share of ‘sales workers’ living in the Inner Suburbs of Melbourne.

Figure 2.21: Change in shares of occupations, Brisbane, Sydney and Melbourne Inner Suburbs, 10 years to 2006

Source: ABS, 2006 Census, TSP Table 26 - Occupation(a) by sex for time series

(a) ‘Occupation’ was coded to the 2006 Australian and New Zealand Standard Classification of Occupations (ANZSCO). This has replaced the 1996 Australian Standard Classification of Occupations (ASCO) Second Edition.

(b) In 1996 and 2001 ‘Technicians & trades workers’ includes Engineering, Information and Communications Technology and Science Technicians and Tradspersons.
3. Conclusion

3.1. Key findings and implications

This report has profiled the changing composition of the population and dwellings of Inner Brisbane. Inner Brisbane experienced rapid population growth over the last 12 years. While growth has slowed slightly since 2003, change remains significant, comparable to that observed in the Inner Suburbs of Sydney and Melbourne. Within Inner Brisbane, growth was concentrated in the core CBD, Inner Brisbane urban renewal areas such as Newstead and Fortitude Valley, and CBD-adjacent riverfront areas such as Kangaroo Point and South Brisbane.

Residents of Inner Brisbane had a distinct age profile; the area contains a high proportion of younger working age people aged between 20 and 30 years. While the concentration of younger working age people has been increasing, so too has the concentration of older working aged people (aged 50–60 years). The proportion of dependent children and adolescents has declined in Inner Brisbane and consequently, the population has aged. Ageing of the population can change the character of an area, impacting on the need for services and infrastructure and the types of retail and activities the area plays host to. With the exception of persons between 20–30 years of age, the population of the Inner City is becoming increasingly homogenised in the 45–60 year old age bracket.

The way people live in Inner Brisbane has also changed in the last decade. Separate houses, which once accounted for the bulk of dwellings in the Inner City, now account for just one third, while flats, units and apartments account for the majority of the remaining two thirds. Accordingly, households in Inner Brisbane are significantly smaller than those in outer areas, where larger dwellings are more common. In spite of this contrast, people in Inner Brisbane are less likely to live alone than they were in 1996; couple only and two person households are beginning to dominate the Inner City.

Households in the Inner City are also becoming less likely to own their own homes. While home ownership has traditionally been lower in the Inner City, it has declined significantly over the last decade. More households are engaged in purchasing their dwellings than own their homes outright. Renting, however, still remains the most common tenure in the Inner City—approximately half of all homes were rented in 2006. Rents have also risen in the Inner City, and there has been a significant increase in high-rent dwellings; rents over $350
accounted for less than five per cent in 2006, but now a full quarter of dwellings in the Inner City cost over $350 per week.

The Inner City is becoming an increasingly white-collar employment centre. Managers and professionals are progressively becoming the most common occupations in the Inner City (followed by clerical and administrative workers) while the share of lower-skilled occupations such as machinery operators and drivers, labourers and technicians and tradespersons all declined over the decade to 2006. Increasingly, residents of the Inner City were employed in professional, scientific and technical service industries, as well as finance and insurance.

Migration continues to be a major driver of population change in Inner Brisbane, as well as a major driver of demographic change. People moving into the city not only outnumber those moving out, but are also more likely to be younger or older workers, to be employed in the professional, scientific and technical service industries and to be managers or professionals. Migration strongly connects Inner Brisbane to the middle-ring of suburbs and the more affordable fringe areas of the Brisbane region, such as Logan and Pine Rivers. Interstate migration is also a significant component of population change, primarily from New South Wales and Victoria.

Population projections forecast continued growth for Inner Brisbane; by 2026, growth of 40,000 is predicted, for the population to reach 134,000. The pattern of this growth is clear: as land available for residential development through infill and intensification, or brownfield revitalisation is consumed, growth in the Brisbane CBD and the Inner North East will slow. Population growth, particularly from 2016 to 2026, will be concentrated south of the river, and further to the north of the CBD core area.

Many of the changes occurring in Inner Brisbane are acting to make the city more similar to Sydney and Melbourne in socio-demographic terms. The cost of renting in Inner Brisbane is almost identical to that of Melbourne and not far below Sydney; home ownership is now similarly low across all three cities after a drop in Brisbane over the last decade; the share of advanced service workers in Brisbane is increasing to match that of Sydney and Melbourne. Brisbane however, retains a number of characteristics that differentiate it from the inner cities to the south. Children and teenagers represent a larger share of the inner city in Brisbane than in Sydney or Melbourne. Separate houses are still more common, especially in Brisbane’s Inner Suburbs, than in either Sydney or Melbourne, and townhouse development is still comparatively rare. Brisbane is maturing as a city, but retains some key differences.
3.2. The challenge of the future

A growing population is a major driver of economic growth, but may also cause significant challenges. Accommodating population growth remains a major challenge, in both Inner Brisbane and Queensland as a whole. Maintaining the qualities which make Inner Brisbane desirable to migrants (who drive population growth) requires the efficient provision of infrastructure and services, ranging from transport options to health services to entertainment. Comparisons show that, in many ways, Brisbane is following in the footsteps of Sydney and Melbourne. The opportunity exists to learn from past experience in these cities.

This report also sets out a forecast for the future population. It must be recognised that these population projections reflect current patterns of development, including the availability of land supply and the activities of Brisbane City Council through its planning scheme and initiatives such as Urban Renewal Brisbane, and that these patterns may change with the requirements and preferences of Brisbane’s population. Currently, Inner Brisbane’s character is homogenising; as the inner city becomes more expensive, first home owners and young families are leaving the area for more affordable parts of the region and blue collar workers are being priced out. Planning controls on land availability, density, urban form and heritage are key contributors to how people live their lives, how the ageing of the population is accommodated, what social mix occurs in an area and how growth is managed. It is these responses and controls, along with input from residents, that will determine the future character of Inner Brisbane.