In December quarter 2010, the vacancy rate for all types of residential rental accommodation was 4.2% in Queensland and 3.4% in Brisbane City (comprising Inner Brisbane and Remainder of Brisbane). Vacancy rates varied across the State (3.0−4.8%) with rates in Inner Brisbane lower than in other regions (see Figure 1).

Queensland’s vacancy rate for residential rental detached houses was 3.8%. The region with the highest vacancy rate was Brisbane Surrounds (5.0%). There was some variation among rates for all other regions (2.8−3.8%) (see Figure 2).

Queensland’s vacancy rate for residential rental units (including townhouses, apartments and duplexes) was 4.8%. The Rest of Queensland had the highest vacancy rate (6.1%), followed by the Gold Coast (5.9%), Brisbane Surrounds (4.1%), Remainder of Brisbane (3.9%) and Inner Brisbane (3.1%).

In comparison with the previous quarter, there was a 0.2% point decrease in the vacancy rate for Queensland. At the State level, there was a 0.2% point decrease in the vacancy rate for houses and a 0.2% point decrease for units. At the regional level, the largest vacancy rate decline was for units in Brisbane Surrounds (1.5% points), whereas the largest increase was for houses also for Brisbane Surrounds (0.9% point).

The mean number of residential rental houses managed per agency overall for Queensland was 91.6. The mean number of residential units managed per agency was 64.8 overall.

Around twice as many managers of residential rental accommodation in Queensland believed that the demand for residential rental accommodation in their area had decreased over the past 12 months (45.8%) than believed it had increased (21.4%). The remainder believed demand had remained the same (28.6%) or did not give an opinion (4.1%). See Figure 3 for the regional breakdown in the percentage of agencies that believed demand decreased in the past 12 months.

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1. Consists of suburbs wholly or mainly within 5 km of Brisbane GPO.
2. Consists of Moreton Bay Regional Council and Logan, Redland and Ipswich City Councils.
3. All figures given in this brief are derived from a sample survey and hence represent estimates only. Agencies holding fewer than 15 rental bonds were excluded for reasons of efficiency. These small agencies account for approximately 3% of all bonds.

* This estimate has a relative standard error of between 25% and 50% and should be used with caution.