

Queensland Government dwelling projections, 2018 edition

Introduction

This report provides an overview of Queensland's projected dwellings for the state, statistical areas level 4 (SA4s) and local government areas (LGAs). A [methodology paper](#)¹ is also available which provides further information on the methods used to compile these projections. Detailed data tables for [Queensland](#)², [SA4s](#)³ and [LGAs](#)⁴ are also available.

Background

These projections include occupied and vacant private dwellings only. Private dwellings include structural dwellings (e.g. houses, flats, townhouses) but exclude temporary dwellings (e.g. tents, caravans). Non-private dwellings (e.g. hotels, hospitals, boarding schools, mining camps) are excluded.

The future change in the number of dwellings is closely related to projections of the population and households. The demographic futures underpinning [population](#)⁵ and household projections, and therefore dwelling projections, are still largely uncertain. To account for this uncertainty, three projection series (low, medium, high) have been developed, to provide a range of outcomes for the possible future number of dwellings.

Occupancy rates have been calculated by dividing the total population (including those in non-private dwellings) by the number of private dwellings (occupied and vacant).

State level

In 2016, there were 1.93 million private dwellings in Queensland. These are projected to increase to between 2.72 million and 3.13 million dwellings by 2041.

The occupancy rate in 2016 was 2.51 persons per dwelling. By 2041, this rate is projected to decline to 2.40 in the low series and 2.46 in the medium series. The occupancy rate is projected to increase marginally to 2.52 persons per dwelling in the high series.

SA4 level

There is significant spatial variation in the projected change in dwelling numbers over the 2016 to 2041 time period at the SA4 level. In the medium series, the largest dwelling increases are projected to occur in Ipswich (166,000), Gold Coast (152,000), Sunshine Coast (98,000) and Logan–Beaudesert (91,000). The smallest increases are projected in Queensland–Outback (2,000) and Darling Downs–Maranoa (8,000).

The fastest average annual increases in dwellings are projected in Ipswich (3.6%), Logan–Beaudesert (2.4%) and Moreton Bay–North (2.3%). Additionally, rates of dwelling growth in the Sunshine Coast and Gold Coast (both 2.0%), Brisbane Inner City (1.8%) and Moreton Bay–South (1.7%) are also projected to be faster than the Queensland average (1.7%). Dwelling growth in all other SA4s was projected to be lower than the rate for Queensland.

Table 1 Projected dwellings, by SA4, Queensland (medium series)

SA4	Dwellings		Change	
	2016	2041	2016 to 2041	
	— 000s —		000s	% ^(a)
Brisbane – East	88.5	114.6	26.1	1.0
Brisbane – North	86.6	110.1	23.6	1.0
Brisbane – South	129.8	168.4	38.7	1.0
Brisbane – West	67.7	78.6	10.9	0.6
Brisbane Inner City	117.7	184.1	66.3	1.8
Ipswich	119.2	285.3	166.1	3.6
Logan – Beaudesert	114.4	205.9	91.5	2.4
Moreton Bay – North	95.7	170.2	74.6	2.3
Moreton Bay – South	71.5	108.8	37.3	1.7
Cairns	103.3	142.5	39.2	1.3
Darling Downs – Maranoa	56.2	63.9	7.7	0.5
Central Queensland	96.0	124.7	28.8	1.1
Gold Coast	240.4	392.5	152.1	2.0
Mackay – Isaac – Whitsunday	73.2	95.1	21.9	1.1
Queensland – Outback	31.8	34.2	2.4	0.3
Sunshine Coast	151.9	250.3	98.4	2.0
Toowoomba	61.6	81.3	19.7	1.1
Townsville	96.9	134.6	37.7	1.3
Wide Bay	128.9	163.0	34.1	0.9
Queensland	1,931.1	2,908.0	976.9	1.7

(a) Average annual.

1 <http://www.qgso.qld.gov.au/subjects/demography/household-dwelling-projections/reports/qld-govt-dwelling-proj-methodology/index.php>

2 <http://www.qgso.qld.gov.au/subjects/demography/household-dwelling-projections/tables/proj-dwlngs-series-qld/index.php>

3 <http://www.qgso.qld.gov.au/subjects/demography/household-dwelling-projections/tables/proj-dwlngs-series-sa4-qld/index.php>

4 <http://www.qgso.qld.gov.au/subjects/demography/household-dwelling-projections/tables/proj-dwlngs-series-lga-qld/index.php>

5 <http://www.qgso.qld.gov.au/subjects/demography/population-projections/reports/qld-govt-pop-proj/index.php>



In 2016, the highest occupancy rates per dwelling at the SA4 level were in Logan–Beaudesert (2.87 persons), Moreton Bay–South (2.82), Ipswich (2.80), Brisbane–West (2.76) and Brisbane–South (2.75) (Table 2). In contrast, the lowest occupancy rates were recorded in Brisbane Inner City (2.25), Wide Bay (2.27) and Darling Downs–Maranoa (2.29).

In the 25 years to 2041, except for Brisbane–South and Mackay–Isaac–Whitsunday, occupancy rates are projected to decline in all SA4s. The largest declines are projected to occur in Moreton Bay–South (–0.23 persons per dwelling), Queensland–Outback (–0.21) and Ipswich (–0.17).

Table 2 Projected dwelling occupancy rates, by SA4, Queensland (medium series)

SA4	Rate		Change
	2016	2041	2016 to 2041
	— persons per dwelling —		
Brisbane–East	2.61	2.48	–0.12
Brisbane–North	2.48	2.44	–0.04
Brisbane–South	2.75	2.75	0.00
Brisbane–West	2.76	2.67	–0.09
Brisbane Inner City	2.25	2.21	–0.05
Ipswich	2.80	2.63	–0.17
Logan–Beaudesert	2.87	2.85	–0.02
Moreton Bay–North	2.54	2.45	–0.09
Moreton Bay–South	2.82	2.60	–0.23
Cairns	2.40	2.38	–0.02
Darling Downs – Maranoa	2.29	2.19	–0.10
Central Queensland	2.36	2.24	–0.12
Gold Coast	2.46	2.45	–0.01
Mackay–Isaac–Whitsunday	2.38	2.41	0.04
Queensland–Outback	2.59	2.38	–0.21
Sunshine Coast	2.35	2.33	–0.02
Toowoomba	2.49	2.42	–0.07
Townsville	2.43	2.41	–0.02
Wide Bay	2.27	2.21	–0.06
Queensland	2.51	2.46	–0.05

LGA level

Under the medium series, the Brisbane LGA is projected to experience the largest increase in dwellings (up 155,000) between 2016 and 2041, followed closely by Gold Coast (up 151,000) and Ipswich (up 145,000). These three LGAs account for nearly one-half of the entire projected dwelling growth in Queensland. Large increases are also projected for Moreton Bay (up 110,000), Sunshine Coast (up 92,000) and Logan (up 83,000). All six of these LGAs are located in South East Queensland (SEQ).

Outside SEQ, the largest increases in dwelling numbers are projected to occur in Townsville (up 35,000), closely followed by Cairns (up 29,000). Rockhampton, Mackay and Fraser Coast are all projected to grow by 12,000 dwellings in the 25 years to 2041.

Within the top 20 largest-growth LGAs (Table 3), the fastest average annual growth is projected to occur in Ipswich (4.5%), followed by Logan (2.3%), Sunshine Coast (2.2%), Scenic Rim and Moreton Bay (both 2.1%). Cairns, Townsville and Lockyer Valley are all projected to grow at an annual average rate of 1.5%.

Compared with the projected average annual dwelling growth rate of 1.7% in Queensland (see Table 1), there were only six LGAs in Table 3 with higher growth rates – Ipswich, Logan, Sunshine Coast, Scenic Rim, Moreton Bay and Gold Coast.

Table 3 Projected dwellings by LGA, top 20^(a), Queensland (medium series)

LGA	Dwellings		Change	
	2016	2041	2016 to 2041	
	— 000s —		000s	per cent ^(a)
Brisbane (C)	458.4	613.1	154.6	1.2
Gold Coast (C)	234.6	385.6	150.9	2.0
Ipswich (C)	72.1	217.5	145.5	4.5
Moreton Bay (R)	164.7	274.6	109.9	2.1
Sunshine Coast (R)	126.0	217.8	91.8	2.2
Logan (C)	108.8	191.6	82.8	2.3
Townsville (C)	78.1	113.6	35.5	1.5
Cairns (R)	66.3	95.1	28.8	1.5
Redland (C)	59.0	79.8	20.8	1.2
Toowoomba (R)	67.2	85.5	18.2	1.0
Rockhampton (R)	33.9	46.2	12.3	1.2
Mackay (R)	48.7	60.9	12.2	1.1
Fraser Coast (R)	45.3	57.2	11.9	1.0
Bundaberg (R)	41.7	53.2	11.5	1.0
Scenic Rim (R)	16.3	27.3	11.0	2.1
Lockyer Valley (R)	14.3	22.7	8.4	1.5
Livingstone (S)	15.3	23.4	8.1	1.6
Whitsunday (R)	14.3	21.2	7.0	1.1
Noosa (S)	25.9	32.4	6.5	1.0
Somerset (R)	10.1	16.6	6.5	1.4
Queensland	1931.1	2908.0	976.9	1.7

C = City, R = Regional Council, S = Shire

(a) Based on projected change in dwellings between 2016 and 2041.

(b) Average annual.