

Queensland Government dwelling projections, 2023 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). These dwelling projections align with the broader suite of Queensland Government projections, which also include population¹ and household projections. A [methodology paper](#)² is also available which provides further information on the methods used to compile these projections. Detailed data tables for [Queensland](#)³, [SA4s](#)⁴ and [LGAs](#)⁵ 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.

Future changes in the number of dwellings are closely related to projections of the population and households. Nonetheless, the demographic futures underpinning population 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 2021, there were 2.14 million private dwellings in Queensland (Table 1). These are projected to increase to between 2.77 million and 3.44 million dwellings by 2046.

Queensland's overall occupancy rate in 2021 was 2.43 persons per dwelling. By 2046, this rate is projected to decline under all three series: to 2.31 in the low series; 2.37 in the medium series, and 2.41 in the high series.

SA4 level

There is significant spatial variation in the projected change in dwelling numbers over the 2021 to 2046 time period at the SA4 level. Under the medium series, dwelling growth in Greater Brisbane Greater Capital City Statistical Area (GCCSA) is projected to be 1.7% per year, on average, over the 25-year horizon. This equates to an additional 514,700 dwellings in the region to reach 1.52 million by 2046, accounting for 55.2% of Queensland's projected dwelling growth (Figure 1).

Among the remaining SA4s, the largest dwelling increases are projected to occur in Gold Coast (160,200) and Sunshine Coast (93,500). The smallest increases are projected in Queensland - Outback (900) and Darling Downs - Maranoa (3,600).

Gold Coast (1.9%) and Sunshine Coast (1.7%) are also projected to experience the fastest average annual increases in dwellings among the remaining SA4s. Dwelling growth in all other SA4s is projected to be lower than the Queensland average (1.5%).

Table 1 Projected dwellings, Greater Brisbane and rest of Queensland SA4s (medium series)

Region	Dwellings		Change	
	2021	2046	2021 to 2046	
	— 000s —		000s	% ^(a)
Greater Brisbane GCCSA	1,009.1	1,523.8	514.7	1.7%
Rest of Queensland	1,134.5	1,552.7	418.2	1.3%
Cairns	110.0	144.1	34.1	1.1%
Darling Downs - Maranoa	58.8	62.4	3.6	0.2%
Central Queensland	100.7	127.2	26.5	0.9%
Gold Coast	273.2	433.4	160.2	1.9%
Mackay - Isaac - Whitsunday	76.8	101.3	24.5	1.1%
Queensland - Outback	33.6	34.5	0.9	0.1%
Sunshine Coast	173.8	267.3	93.5	1.7%
Toowoomba	67.4	87.0	19.6	1.0%
Townsville	101.0	130.5	29.5	1.0%
Wide Bay	139.3	165.1	25.8	0.7%
Queensland	2,143.6	3,076.5	932.9	1.5%

(a) Average annual.

1 www.qgso.qld.gov.au/statistics/theme/population/population-projections/overview

2 www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/overview#current-release-qld-government-dwelling-projections-methodology

3 www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/state#current-release-projected-dwellings-series-qld

4 www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/regions#current-release-projected-dwellings-series-sa4-qld

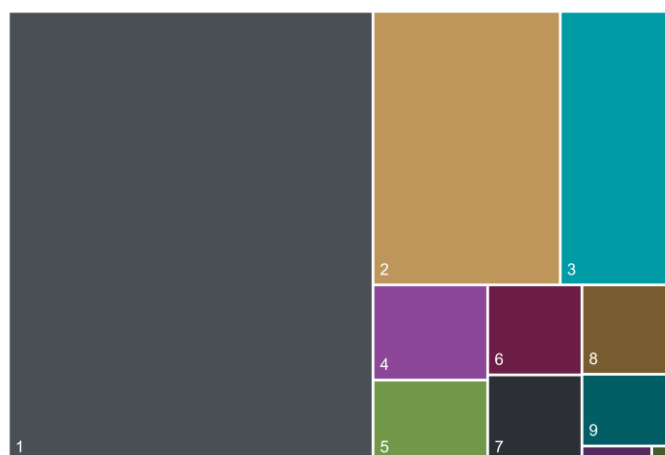
5 www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/regions#current-release-projected-dwellings-series-local-government-area-qld

Greater Brisbane GCCSA had an overall occupancy rate per dwelling of 2.55 persons in 2021. By 2046, this is projected to decrease to 2.46 persons per dwelling (Table 2). Similarly, decreases in occupancy rates are projected for all remaining SA4s, with the largest change expected in Queensland - Outback (–0.12 persons per dwelling).

Table 2 Projected dwelling occupancy rates, Greater Brisbane and rest of Queensland SA4s (medium series)

Region	Rate		Change
	2021	2046	2021 to 2046
	— persons per dwelling —		
Greater Brisbane GCCSA	2.55	2.46	–0.08
Cairns	2.34	2.32	–0.02
Darling Downs - Maranoa	2.21	2.13	–0.08
Central Queensland	2.30	2.22	–0.07
Gold Coast	2.38	2.31	–0.07
Mackay - Isaac - Whitsunday	2.39	2.33	–0.05
Queensland - Outback	2.43	2.31	–0.12
Sunshine Coast	2.32	2.29	–0.03
Toowoomba	2.44	2.35	–0.09
Townsville	2.35	2.32	–0.03
Wide Bay	2.23	2.18	–0.05
Queensland	2.43	2.37	–0.06

Figure 1 Projected dwelling change, Greater Brisbane and remaining SA4s, (medium series), 2021 to 2046



- 1 Greater Brisbane: 514,673
- 2 Gold Coast: 160,240
- 3 Sunshine Coast: 93,470
- 4 Cairns: 34,108
- 5 Townsville: 29,531
- 6 Central Queensland: 26,511
- 7 Wide Bay: 25,792
- 8 Mackay - Isaac - Whitsunday: 24,458
- 9 Toowoomba: 19,591
- 10 Darling Downs - Maranoa: 3,590
- 11 Queensland - Outback: 907

Local Government Areas

Under the medium series, Gold Coast is projected to experience the largest increase in dwellings (up by 159,700) between 2021 and 2046, followed closely by Brisbane (up 145,900) and Moreton Bay (up 141,500). Combined, these three LGAs account for nearly one-half of the entire projected dwelling growth in Queensland over the 25-year horizon. Large increases are also projected for Ipswich (up 122,600), Sunshine Coast (up 88,700) and Logan (up 73,900).

Nine of the top 20 projected growth areas are outside of SEQ, with 27,900 additional dwellings projected for Townsville, and 22,900 dwellings projected for Cairns over the 25 years to 2046 (Table 3). Mackay, Fraser Coast, Livingstone, Gladstone, Rockhampton, Bundaberg and Whitsunday are each projected to add at least 6,000 dwellings over the same period.

Among these top 20 growth LGAs, the fastest average annual growth is projected to occur in Ipswich (3.6%), followed by Moreton Bay (2.3%), Sunshine Coast, Gold Coast, and Logan (all at 1.9%).

These five LGAs are projected to have a faster growth rate than whole of Queensland (1.5%) (see Table 1). The only other LGA among the top 20, where dwelling growth is projected to be faster than Queensland, is Livingstone at 1.8% per year, on average.

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

LGA	Dwellings		Change	
	2021	2046	2021 to 2046	
	— Number —		Number	per cent ^(b)
Gold Coast	266,977	426,628	159,651	1.9%
Brisbane	515,572	661,436	145,864	1.0%
Moreton Bay	186,039	327,578	141,539	2.3%
Ipswich	86,758	209,404	122,646	3.6%
Sunshine Coast	145,694	234,421	88,727	1.9%
Logan	125,200	199,142	73,942	1.9%
Townsville	81,634	109,524	27,890	1.2%
Cairns	70,476	93,370	22,894	1.1%
Toowoomba	73,081	90,962	17,881	0.9%
Redland	64,740	81,411	16,671	0.9%
Mackay	50,596	66,845	16,249	1.1%
Fraser Coast	50,408	60,973	10,565	0.8%
Livingstone	16,708	25,852	9,144	1.8%
Gladstone	28,515	35,940	7,425	0.9%
Rockhampton	35,144	42,178	7,034	0.7%
Bundaberg	43,974	50,918	6,944	0.6%
Lockyer Valley	15,924	22,768	6,844	1.4%
Whitsunday	15,919	22,117	6,198	1.3%
Scenic Rim	17,992	23,952	5,960	1.2%
Noosa	28,141	32,883	4,742	0.6%

(a) Based on projected change in dwellings between 2021 and 2046.

(b) Average annual.