

Queensland's future LGA dwellings

Queensland Government dwelling projections, 2025 edition

Sources: Queensland Government population, household and dwelling projections, 2025 edition

More detailed information on the projected total dwellings for Queensland's local government areas (LGAs) is available in [Projected dwellings, by series, by local government area](#)¹.

The dwelling projections encompass occupied and vacant private residential dwellings only. Private residential 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. A [methodology paper](#)² is also available which provides further information on the methods used to compile these projections.

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

Main findings

Over the 25 years to 2046, according to the medium series, the greatest increase in residential dwellings is projected to occur in Brisbane, followed by Gold Coast and Moreton Bay (Table 1). The number of dwellings in Ipswich is projected to more than double, from 86,760 in 2021 to 190,840 in 2046.

Of Queensland's top 10 LGAs by projected dwellings in 2046, eight are in South East Queensland. The remaining two LGAs, Townsville and Cairns, are in regional Queensland.

Most of Queensland's LGAs are projected to experience a decrease in occupancy rates over time, including nine of the top 10 largest dwelling growth LGAs (Table 2).

Table 1 Projected increase in dwellings, 10 largest LGAs^(a), Queensland

LGA	2046	Change over 2021 to 2046		
	Medium	Low	Medium	High
	Dwellings	— increase in dwellings —		
Brisbane	706,998	163,641	191,426	225,442
Gold Coast	419,388	123,336	152,411	188,108
Moreton Bay	307,863	95,689	121,824	153,622
Ipswich	190,836	71,494	104,078	143,921
Sunshine Coast	230,371	62,798	84,677	110,163
Logan	208,236	60,064	83,036	110,718
Cairns	95,571	17,695	25,096	34,898
Toowoomba	97,323	17,241	24,243	33,745
Redland	85,352	16,557	20,612	25,515
Townsville	101,332	15,541	19,698	24,829

(a) Ranked according to the projected dwelling number in 2046, medium series.

Table 2 Projected occupancy rates, 10 largest LGAs^(a), Queensland, medium series

LGA	2021	2046	Change
	— persons per dwelling —		
Brisbane	2.45	2.36	-0.09
Gold Coast	2.37	2.28	-0.09
Moreton Bay	2.60	2.47	-0.13
Ipswich	2.69	2.52	-0.17
Sunshine Coast	2.38	2.24	-0.14
Logan	2.80	2.81	0.01
Cairns	2.40	2.28	-0.12
Toowoomba	2.40	2.25	-0.15
Redland	2.50	2.40	-0.10
Townsville	2.39	2.34	-0.05

(a) Ranked according to projected dwelling growth between 2021 and 2046, medium series.

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¹ <https://www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/regions#current-release-projected-dwellings-series-local-government-area-qld>

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