

Queensland Government dwelling projections, 2025 edition: Methodology

Introduction

The Queensland Government compiles projections of private residential dwellings concurrently with, and incorporating, the 2025 edition of the Queensland Government population and household projections.

Dwelling projections at the State and SA4 levels are informed by assumptions in the household projections about living arrangements and demographic propensities for household formation, as well as by the core assumptions of fertility, mortality and migration underlying the population projections. For more information and details of the assumptions that underpin the 2025 edition of Queensland Government population projections, see the [Queensland Government population projections: Methodology and assumptions paper](#), and for the household projections, see the [Queensland Government household projections: Methodology paper](#).

Population and dwelling change in the major urban local government areas (LGAs) are more likely to be driven by available land supply and constraints, and resulting dwelling construction, than by demographic factors alone. The distribution of land supply geographically, and over time, arises from regional planning schemes and planning policies available when the projections are modelled. These schemes and policies are subject to change and review. The rate at which the available land supply is used depends on a broad range of market forces including economic conditions and disruptions, as well as decisions made by the relevant business communities and government agencies.

Given the additional assumptions required in the production of the dwelling projections, the degree of uncertainty in the timing and magnitude is greater than for the population projections. This uncertainty also increases as the projection horizon extends and the geographic area becomes smaller.

Defining dwellings

The Australian Bureau of Statistics (ABS) definition of estimated resident population, and the population projections, include people living in both **private** and **non-private** dwellings. However, the dwelling projections cover **private residential dwellings only**.

A **private residential dwelling** is a structure intended for people to live in that does not share amenities or facilities with another dwelling. Examples of a private dwelling include a house, townhouse, flat or apartment. Temporary dwellings, such as tents, are not included.

Non-private dwellings provide communal or transitory accommodation and are excluded from dwelling projections. Examples include hotels, hospitals, boarding schools and mining camps.

Both **occupied** and **vacant** private dwellings are included in the dwelling projections. The ABS defines an 'occupied' private dwelling as a private dwelling occupied by one or more people on Census Night. An 'unoccupied' private dwelling is most often a separate house, townhouse, apartment or flat, with no one staying there on the night of the Census of Population and Housing. In addition to the above, the following are also counted as unoccupied private dwellings:

- holiday homes (for owner's use only or those rented out commercially)
- huts and cabins (unless accommodation for seasonal workers' quarters)
- newly completed dwellings
- habitable dwellings which are due for demolition or repair

- dwellings to let.

Specifications

The 2025 edition of the Queensland Government projections uses the 2021 final rebased estimated resident population as the base population and incorporates data from multiple ABS Censuses of Population and Housing, including the 2021 Census.

Dwelling projections are released for the following geographic boundaries:

- the State of Queensland
- Greater Brisbane Greater Capital City Statistical Area (GCCSA) and Queensland's 10 remaining Statistical Areas Level 4 (SA4s)
- Local Government Areas (LGAs).

The geographical boundaries are sourced from the 2021 Australian Statistical Geography Standard published by the ABS¹, and as per 2021 Queensland LGA boundaries.

The base year for the 2025 edition is 2021. Dwelling projections are available at five-year projection intervals (i.e., 2026, 2031, 2036, 2041, and 2046) for each of the low, medium, and high projection series.

Model methodologies

State, Greater Brisbane GCCSA and remaining SA4 projections

The 2025 edition of the Queensland Government dwelling projections for the State, Greater Brisbane GCCSA and remaining SA4s are compiled by making assumptions about the future distribution of household type by dwelling type. Dwelling types include attached (e.g., apartments, townhouses, terraces) and detached (separate house) dwellings. This distribution is then applied to the Queensland Government household projections, 2025 edition, by household type.

The future distribution of household type by dwelling type was developed by trending forward the changes observed from multiple ABS Censuses of Population and Housing, including the 2021 Census.

The SA4 results sum to the state-level dwelling projections.

Local government area projections

Medium series dwelling projections for LGAs are derived by summing dwelling projections at the SA2 level, or by splitting SA2 dwelling projections into LGAs (in the few cases where LGAs are smaller than SA2s).

Medium series dwelling projections at the SA2 level are generated interdependently with the [modelling of projected populations at the SA2 level](#)². The medium SA2 dwelling projections are not published, and are only used to inform development of the low, medium, and high series LGA dwelling projections. Small-area dwelling projections rely on future dwelling supply information drawn from local government planning schemes which are subject to revision over time. The rate at which the available dwelling supply is taken up in future is contingent upon economic conditions and decisions made by the business community and is subject to uncertainty. Given this uncertainty, only a medium projection series is produced for dwellings and population at the SA2 level.

Low and high series LGA dwelling projections are developed using a share of dwelling change model. This model calculates the medium series dwelling change for each SA2 as a share of regional (Greater Brisbane

¹ ABS [Australian Statistical Geography Standard \(ASGS\) Edition 3, July 2021 – June 2026](#); (abs.gov.au)

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

GCCSA and remaining Queensland SA4s) dwelling change, then applies this to the regional dwelling change in each of the low and high series.

Caution should be exercised when using the low and high series dwelling projections. While the medium series dwelling projections in LGAs with 'urban' SA2s are directly informed by dwelling supply data from council planning schemes, information from Economic Development Queensland Priority Development Areas, and building approvals data, the low and high series dwelling projections for these LGAs are calibrated to lower or higher growth assumptions at the Greater Brisbane GCCSA and SA4 level, which may not be reflected in council planning schemes.

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