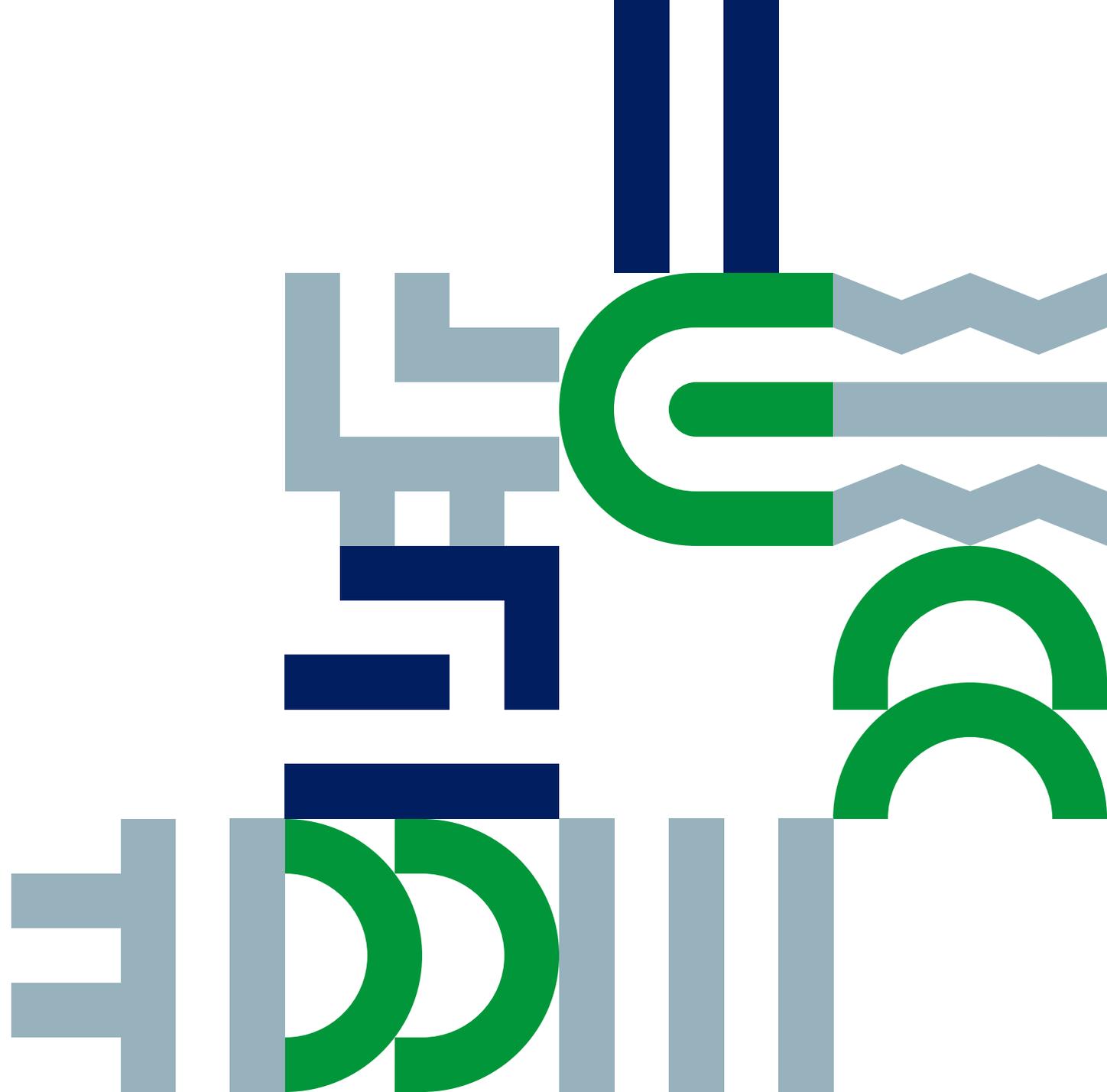


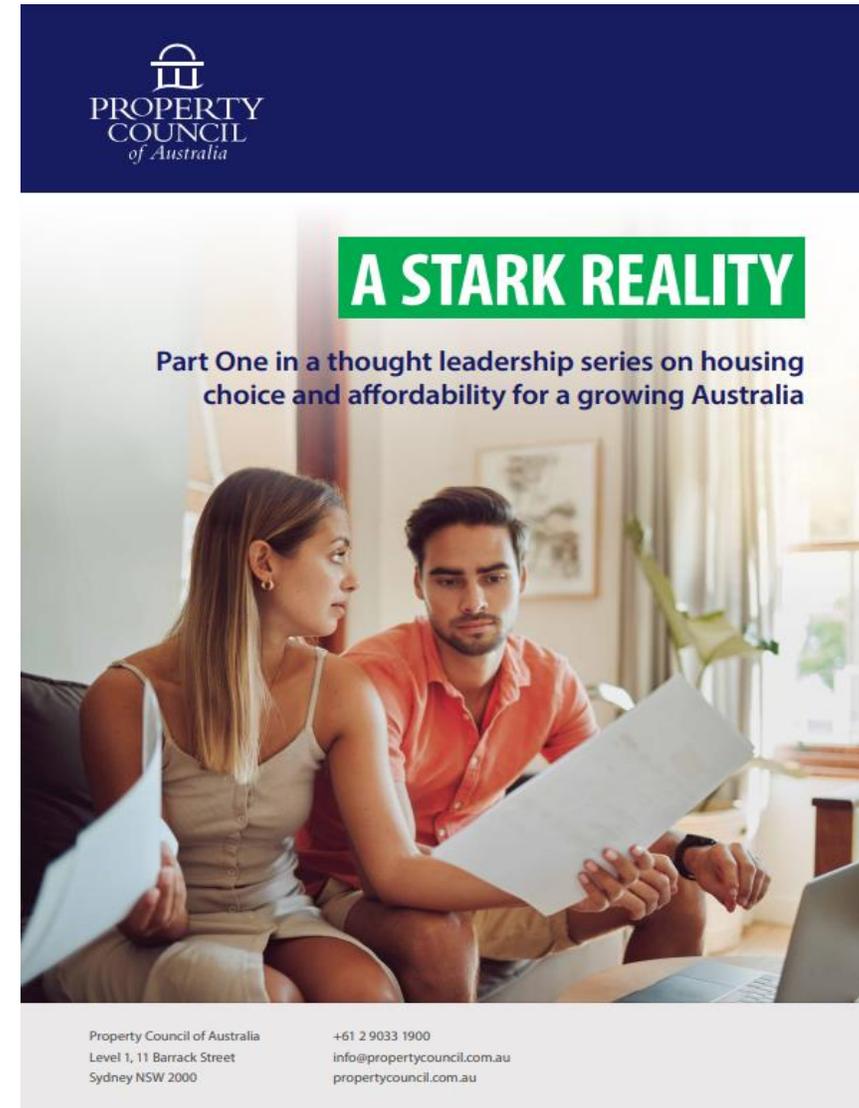


Sunshine Coast

September 23

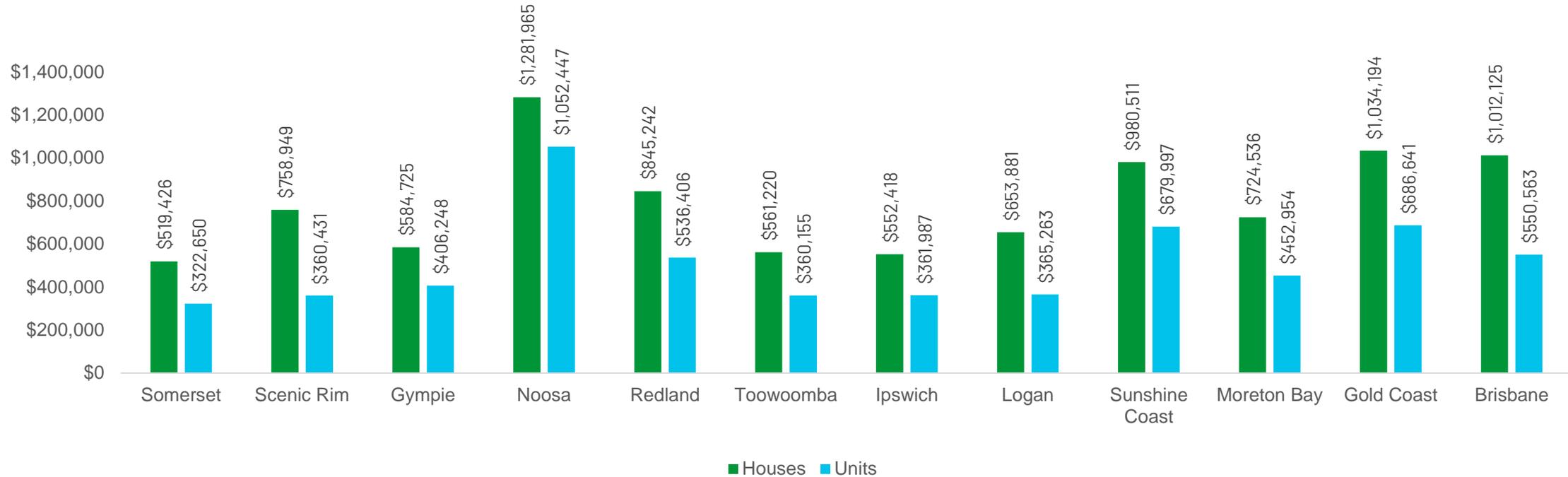


We've reached crisis point



Median house and unit values

Median house and unit values, SEQ LGA's



Rental vacancies



RENTER HUNGER GAMES

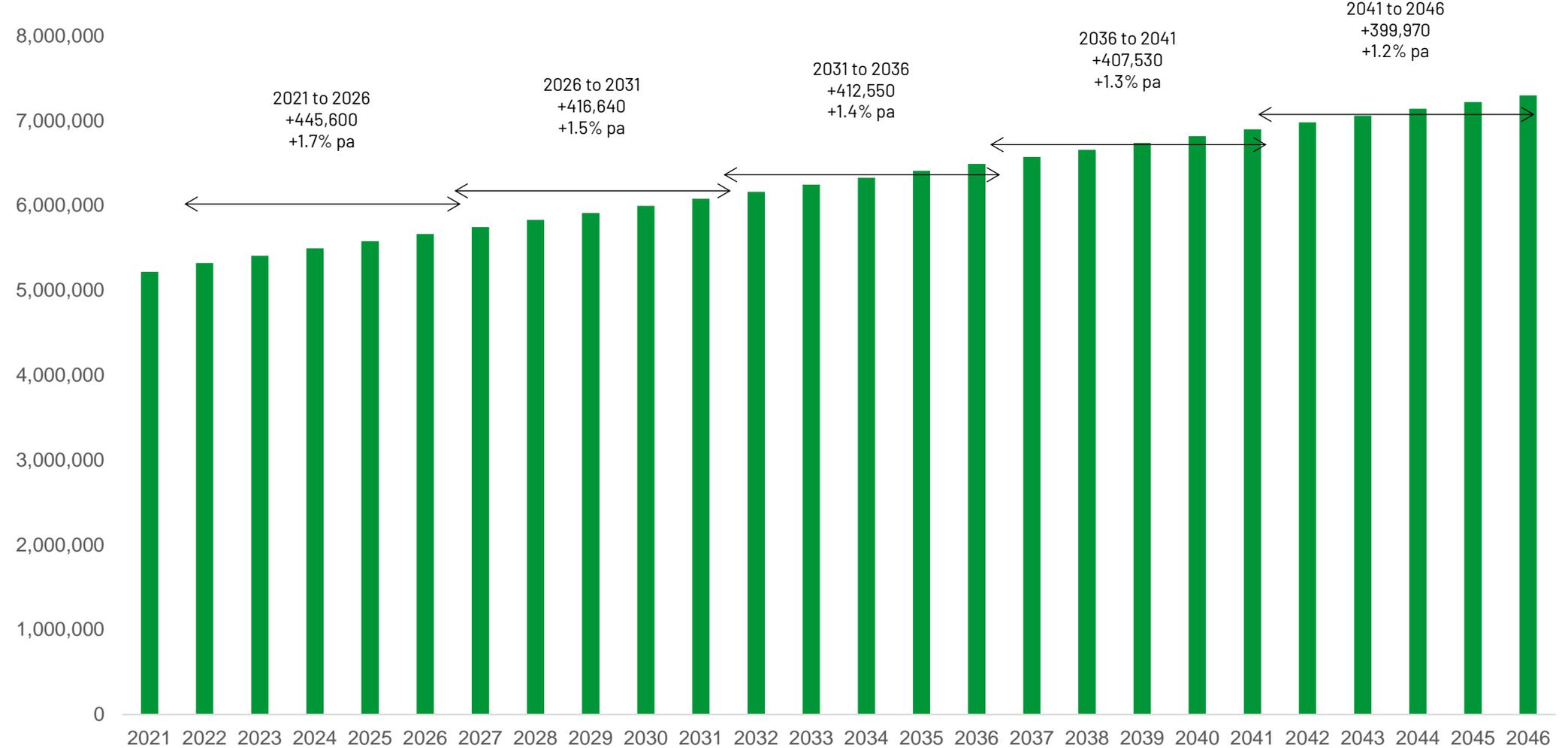
QLD VACANCY RATES AUGUST 2023:

● Moreton Bay – South Brisbane	0.52
● Cairns Rest of Qld	0.6
● Toowoomba Rest of Qld	0.62
● Moreton Bay North Brisbane	0.72
● Brisbane North Brisbane	0.74
● Ipswich Brisbane	0.75
● Brisbane South Brisbane	0.79
● Darling Downs Maranoa Rest of Qld	0.8
● Townsville Rest of Qld	0.9
● Brisbane – East Brisbane	0.93
● Sunshine Coast Rest of Qld	0.93
● Brisbane Inner City Brisbane	0.94
● Logan – Beaudesert Brisbane	0.97
● Gold Coast Rest of Qld	0.97
● Brisbane – West Brisbane	1.15
● Mackay – Isaac – Whitsunday Rest of Qld	1.34
● Central Queensland Rest of Qld	1.39
● Queensland – Outback Rest of Qld	2.26

(SOURCE: PropTrack)

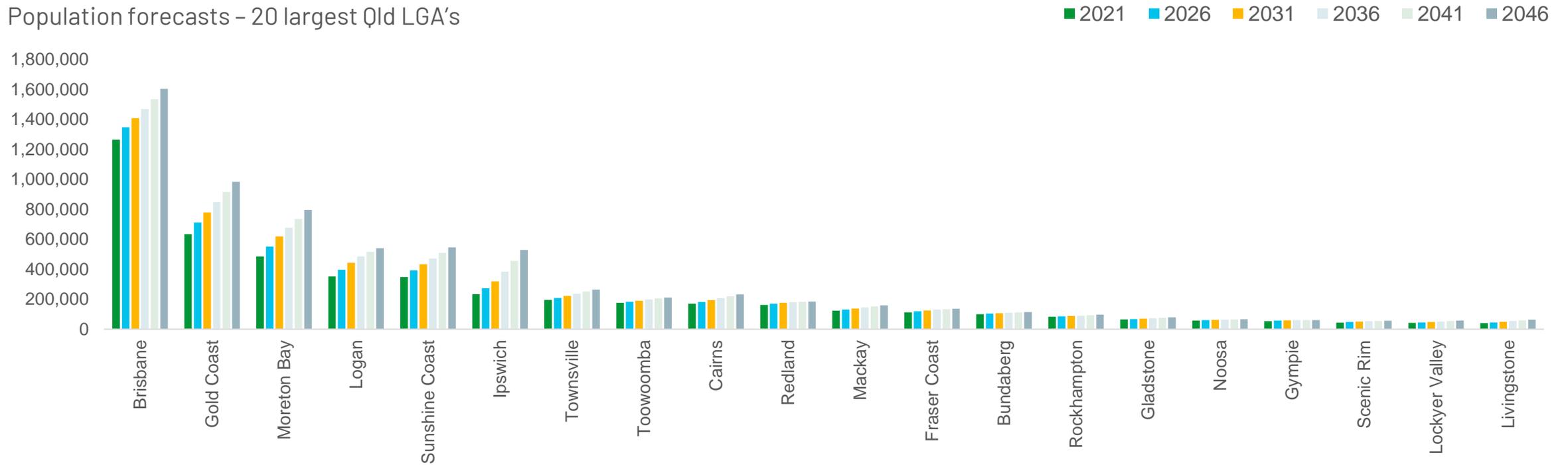
SEQ population forecast

Qld population projections to 2046



Forecast by LGA

Population forecasts - 20 largest Qld LGA's



Federal Government



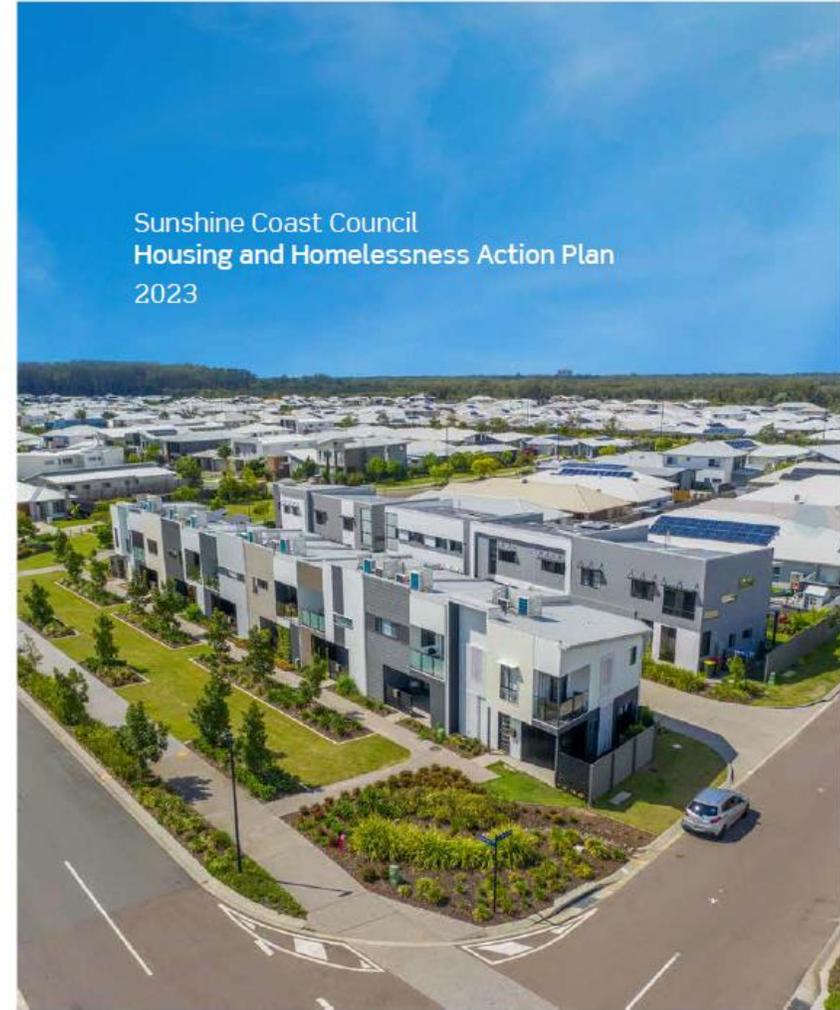
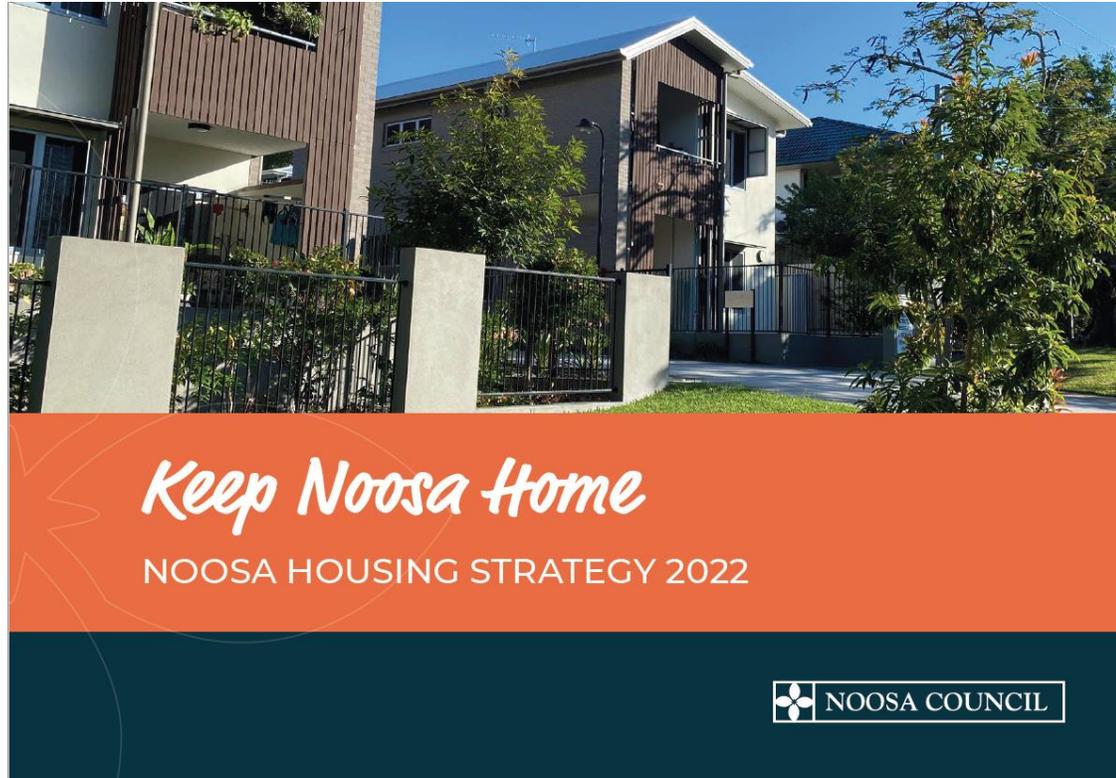
Housing Australia Future Fund set to pass parliament after deal with Greens

By political reporter [Georgia Roberts](#)

State Government

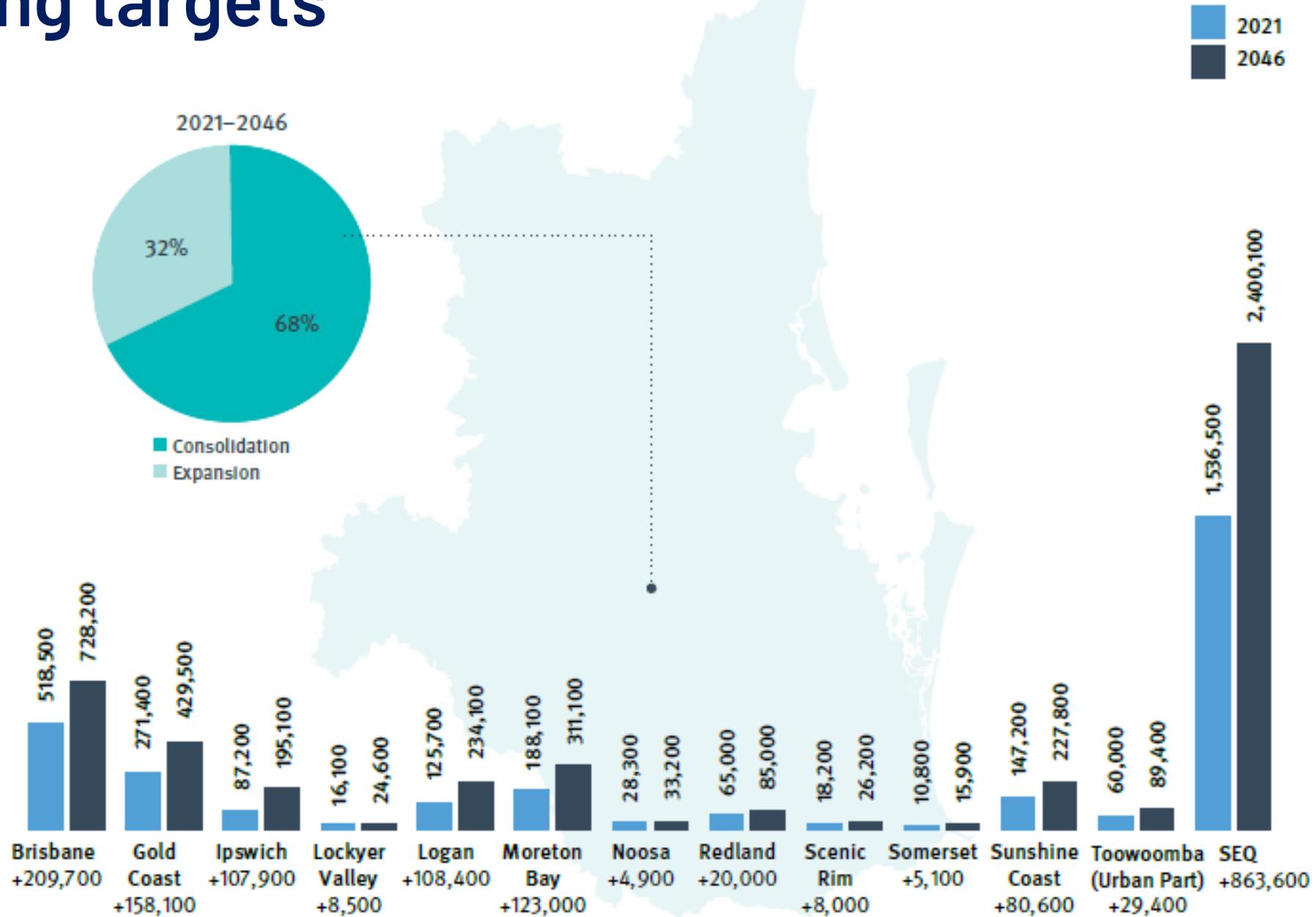


Local Government



Dwelling targets

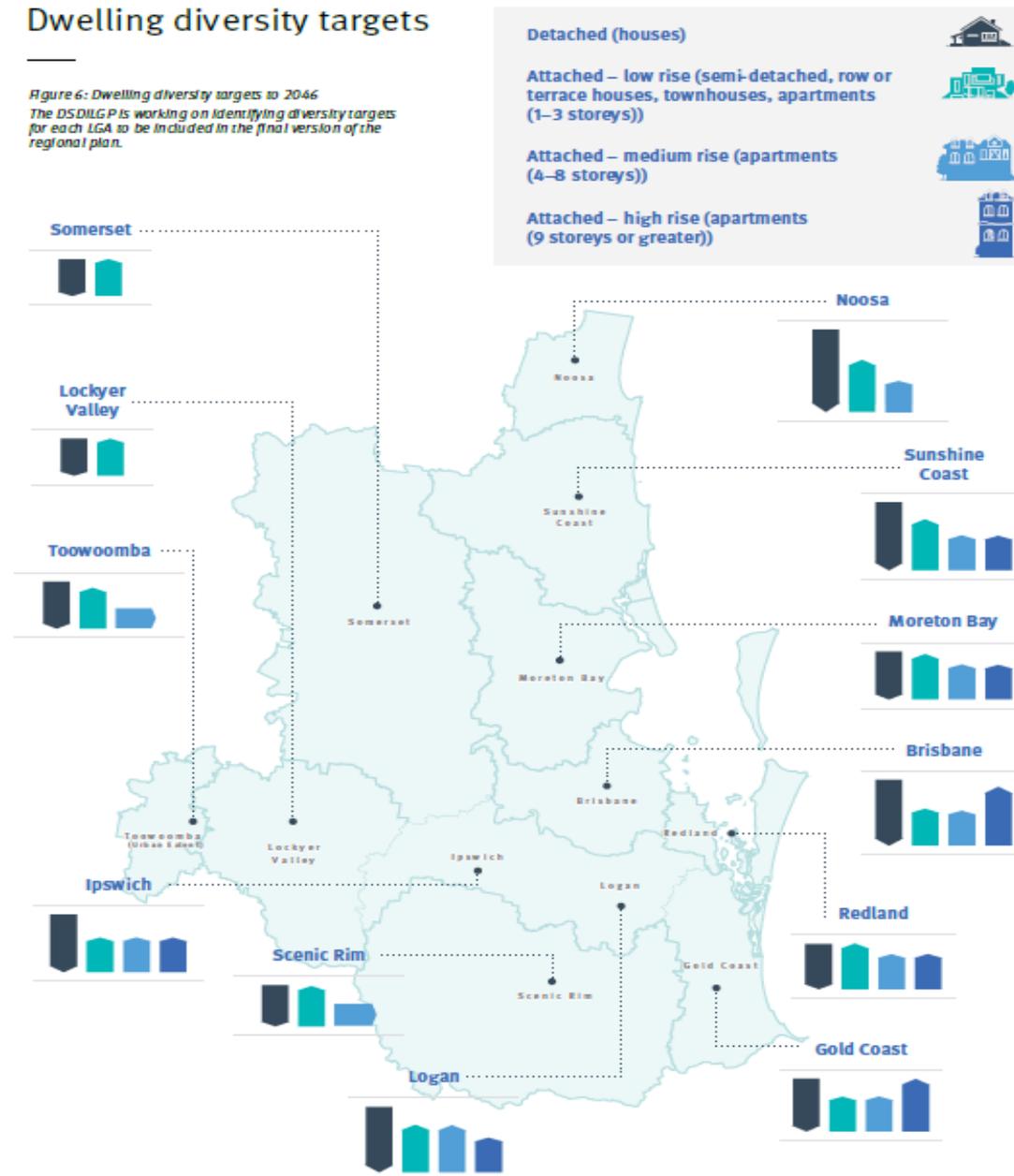
SEQ's current and projected dwelling target



Diversity targets

Dwelling diversity targets

Figure 6: Dwelling diversity targets to 2046
The DSDILGP is working on identifying diversity targets for each LGA to be included in the final version of the regional plan.



Historical averages

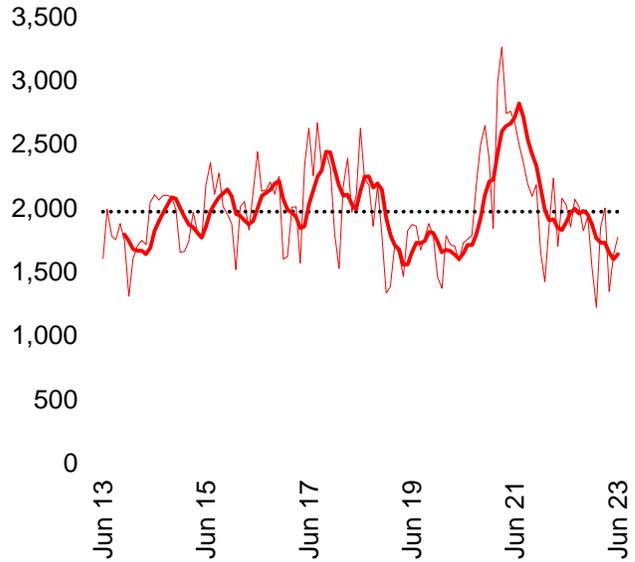
Table 5-5 Number of Lot Registrations in SEQ by Allotment Type, Year Ended September 2011 to Year Ended September 2022

Year Ended September	Attached	Standard	Low Density	Total
2011	6,646	9,180	1,208	17,034
2012	6,883	7,421	804	15,108
2013	6,300	6,482	742	13,524
2014	8,494	10,577	920	19,991
2015	8,996	13,695	1,187	23,878
2016	13,527	14,716	1,268	29,511
2017	16,495	14,154	1,473	32,122
2018	12,336	13,525	1,355	27,216
2019	8,975	11,430	1,098	21,503
2020	8,883	9,811	1,152	19,846
2021	6,591	10,375	1,132	18,098
2022	6,320	10,078	1,111	17,509
10yr Average	9,692	11,484	1,144	22,320
5yr Average	8,621	11,044	1,170	20,834
3yr Average	7,265	10,088	1,132	18,484

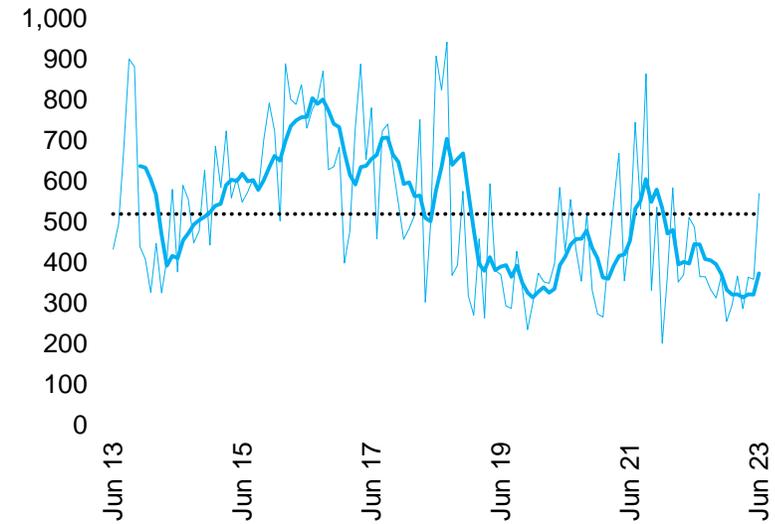
Source: QGSO (2022)

Monthly dwelling approvals

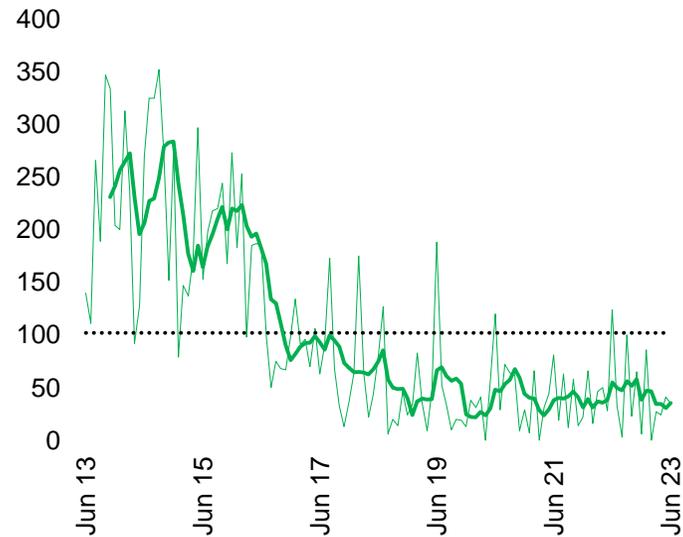
Old Houses



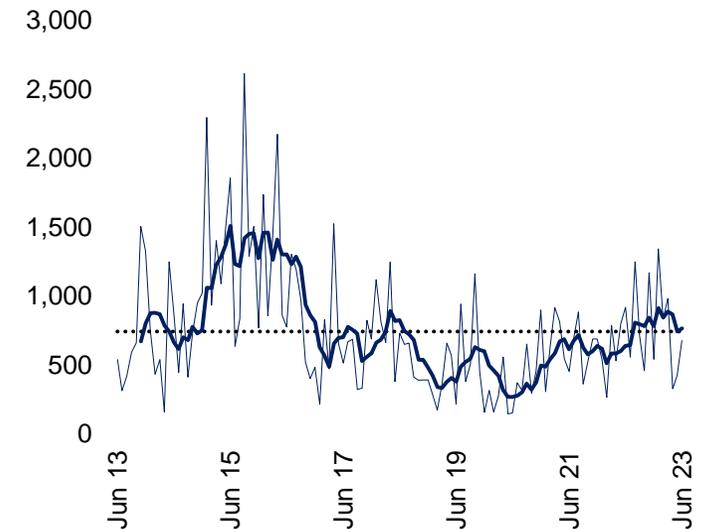
Old Townhouses



Old Low-rise units

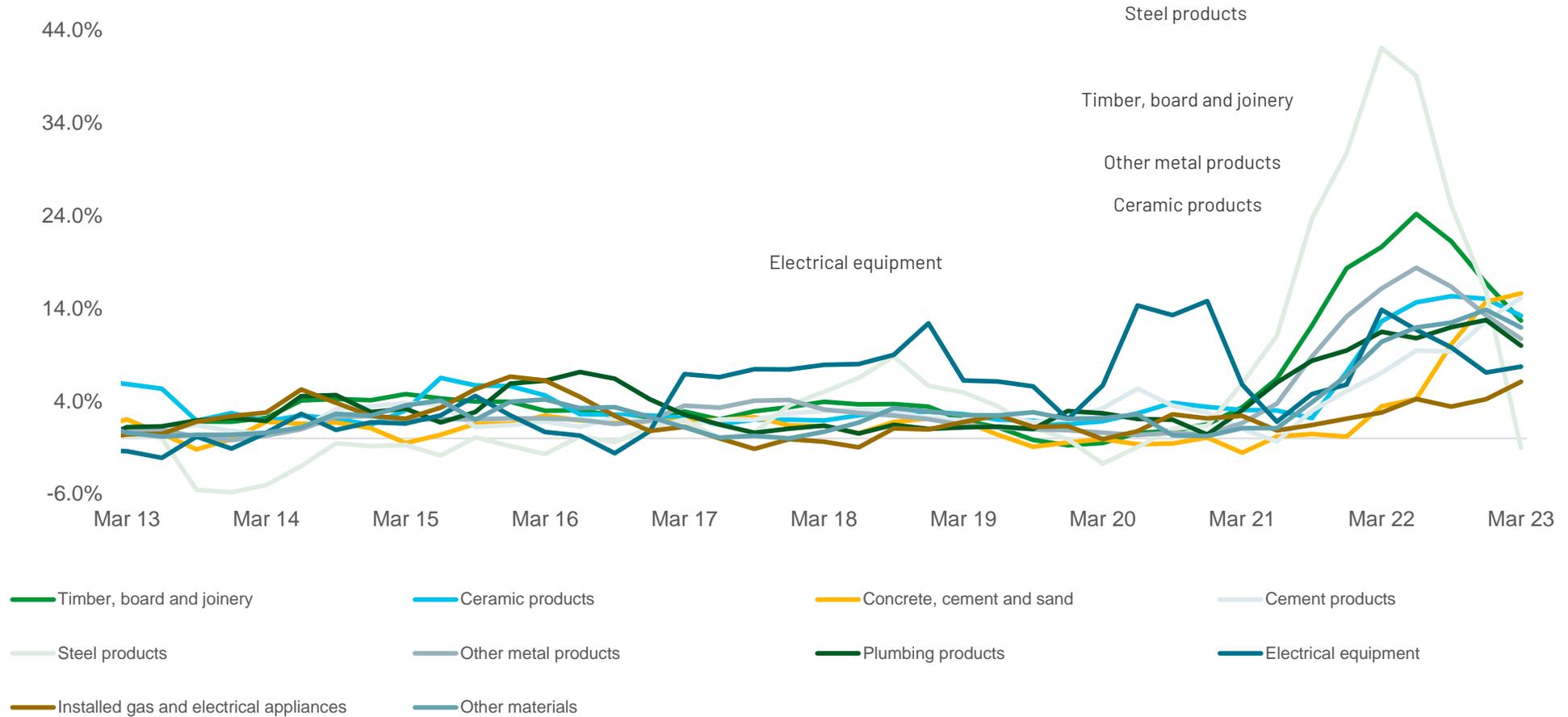


Old High-rise units

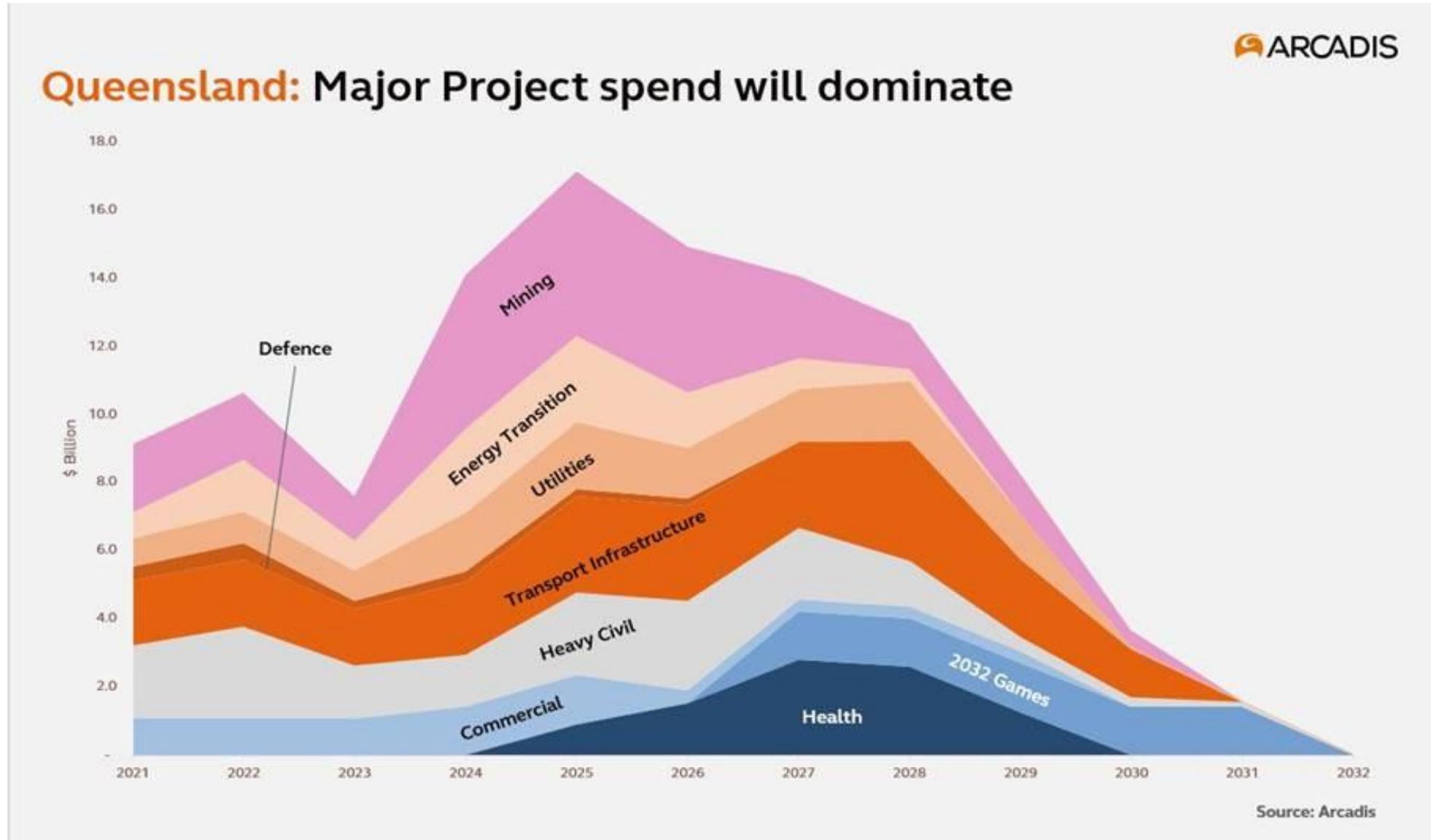


Construction costs remain elevated

ABS Produce Prices, residential construction inputs



Industry is stretched



Local Government

