Disclaimer

The comprehensive review of each of Tasmania's regional land use strategies (RLUSs) – the Southern Tasmania Regional Land Use Strategy, the Northern Tasmania Regional Land Use Strategy and the Cradle Coast Regional Land Use Strategy – has commenced in each of the respective regions.

The Tasmanian Government committed significant funds to each of the three regions for REMPLAN to undertake the residential demand and supply studies. The work was critical to the comprehensive review of the RLUSs and the preparation of their respective settlement strategies by providing a baseline context for housing across each region.

The RDSSs have been prepared on the basis of assumptions and policy directions provided for under the existing RLUSs. The RDSS provide baseline data only. The strategy and policy outcomes in each of the RLUSs will need to be determined based on sound and objective strategic planning processes that incorporate a range of matters beyond just residential demand and supply analysis. The residential demand and supply studies alone are not intended to inform the settlement strategies, growth policies or other outcomes that will arise as a result of the comprehensive reviews of each RLUS.

The RDSSs are comprehensive regional assessments of residential supply and demand and will help to inform both regional and local settlement planning. Given the regional scope of the residential demand and supply studies, more localised work may be required to better understand specific growth areas and to inform planning at a local level.

State Planning Office

Southern Regional Tasmania Residential Demand and Supply Study:

Market Demand Report

FINAL

Project undertaken for the Tasmanian Government's State Planning Office
December 2023

Southern Regional Tasmania Residential Demand and Supply Study: Market Demand Report

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Disclaimer

This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data, nor the conclusions drawn from this information. A decision to pursue any suggestions mentioned in the report is wholly the responsibility of the party concerned. REMPLAN advises any party to conduct detailed feasibility studies and seek professional advice before proceeding with any action and accept no responsibility for the consequences of pursuing any of the findings or actions discussed in the document.

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Glossary of Terms

Acronyms

AAGR	Annual Average Growth Rate
ABS	Australian Bureau of Statistics
CBOS	Consumer Building & Occupational Services
DTF	Department of Treasury & Finance
ERP	Estimated Resident Population
LGA	Local Government Area
OHC RDSS	Outer Hobart Councils Residential Demand and Supply Study
PPR	Primary Place of Residence.
POUR	Place of Usual Residence
SPO	State Planning Office
SRA RDSS	Southern Regional Areas Residential Demand and Supply Study
SRT	Southern Regional Tasmania
STRLUS	Southern Tasmania Regional Land Use Strategy
SA1	Statistical Area 1
UGB	Urban Growth Boundary

Definitions

Affordable Housing
The term 'housing affordability' refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. The concept of housing affordability is different to the concept of 'affordable housing'. 'Affordable housing' refers to a spectrum of housing delivery models which focus on providing housing at financially sustainable costs to tenants or purchasers. Where rent or mortgage repayments are less than 30% of household income, housing is considered to be affordable.

Construction Certificate
After a development application is approved, a Construction Certificate is issued prior to building commencement of construction. A Construction Certificate is an approval that ensures compliance with the Building Code of Australia (BCA), the consent and any conditions.

Detached Dwelling
This subclass includes detached dwellings that are constructed using traditional methods, such as brick veneer or masonry (double-brick). This subclass excludes those houses which are identified to meet the criteria to be coded as kit houses or transportable/relocatable houses.

Family
A family is defined by the ABS as two or more persons, one of whom is at least 15 years of age, who are related by blood, marriage (registered or de facto), adoption, step or fostering, and who are usually resident in the same household. Each separately identified couple relationship, lone parent-child relationship or other blood relationship forms the basis of a family. Some households contain more than one family.

High Density (dwelling type)
A high density dwelling is considered to be one of the following: Flat, unit or apartment in a 4+ storey block; Flat, unit or apartment in a 3 storey block

Household
A household is defined as one or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling. Under this definition, all occupants of a dwelling form a household and complete one Census form. Some households contain more than one family.

Medium Density (dwelling type)
A medium density dwelling is considered to be one of the following: Semi-detached, row or terrace house, townhouse etc with 1 storey; Flat, unit or apartment in a 1, 2 storey block ; Semi-detached, row or terrace house, townhouse etc with 2+ storeys; Flat, unit or apartment attached to a house.

Place of usual residence (POUR)
POUR is the place where a person usually lives. It may or may not be the place where the person was counted on Census night. Each person is required to state his/her address of usual residence in a question on the Census. Census counts compiled on this basis are less likely to be influenced by seasonal factors such as school holidays and provide information about the usual residents of an area.

Separate House
This is a house which is separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (the flat is categorised under Flat or apartment).

Statistical Area 1 (SA1)
SA1s generally have a population of 200 to 800 people, and an average population of about 400 people.

Unconstrained Forecasts
Unconstrained forecasts assume that supply will generally be available to meet demand, which is not always the case. However, unconstrained forecasts provide a true indication of demand, and are therefore preferable over 'supply informed' forecasts for the purpose of this report.

1 Introduction

1.1 Background

Southern Regional Tasmania has experienced significant population growth in recent years – a fact confirmed by official 'rebased' population data recently released from the Australian Bureau of Statistics (ABS). This growth is expected to have contributed to the high demand for dwellings and residential land that many local governments have recently experienced. This report examines this issue in greater detail to enable a better understanding of the drivers of residential development and to provide evidence and up to date data to assist in developing future policy responses.

This project is focused on the Southern Regional Tasmania (SRT) region, which is comprised of the following 10 municipalities:

- Brighton Council
- Central Highlands Council
- Clarence City Council (excluding land within the Urban Growth Boundary)
- Derwent Valley Council
- Glamorgan Spring Bay Council
- Huon Valley Council
- Kingborough Council (excluding land within the Urban Growth Boundary)
- Sorell Council
- Southern Midlands Council
- Tasman Council

It is worth highlighting that the SRT region does not include metropolitan Hobart as it has recently been investigated as part of the Greater Hobart Plan. Metropolitan Hobart includes the municipalities of Hobart City Council, Glenorchy City Council, and the metropolitan parts (areas within the Urban Growth Boundary) of Clarence City Council and Kingborough Council.

The State Planning Office (SPO) has engaged REMPLAN to work collaboratively with the 10 councils mentioned above to develop an evidence-based assessment of residential supply and demand for the region. It is intended that the project's outputs will be used to inform a review of the *Southern Tasmania Regional Land Use Strategy* (STRLUS), and by local government planners to inform future strategic plans and strategies.

While this report is titled the "Southern Regional Tasmania Residential Demand and Supply Study", in essence it is a combination of two discrete projects – the Outer Hobart Councils Residential Demand and Supply Study (OHC RDSS), and the Southern Regional Areas Residential Demand and Supply Study (SRA RDSS).

The OHC RDSS was initiated first and had a primary focus on fully serviced settlements within a 30–35-minute drive of central Hobart, many of which were seeing significant growth and were understood to be running low on vacant residential land. It involved seven of the 10 Local Government Authorities (LGAs) listed above. The SRA RDSS was then initiated to ensure that all of southern regional Tasmania would be investigated. It included the more distant parts of the Outer Hobart Councils, and added the municipalities of Central Highlands, Glamorgan Spring Bay, and Tasman (bringing the total to 10 LGAs).

For clarity and consistency, this report primarily refers to the SRT area - the 10 LGAs listed above but excluding Hobart's metropolitan areas. At times it has been necessary to include metropolitan Hobart data to allow comparison with Australian Bureau of Statistics (ABS) data. Where this occurs, every effort has been made to ensure that it is clear which geography is being referred to.

1.2 Report objectives

The objective of this report is to establish a baseline context for housing demand across the region. The report aims to identify aspects relevant to housing demand, including factors such as:

- Population growth, housing needs and household characteristics
- Proximity to Hobart, or areas of high natural amenity
- Settlement size and function
- Changing housing products
- Sale and rental trends
- Housing affordability
- Industry insights

The report aims to provide a quantitative and qualitative evidence base that will identify key issues relevant to market demand as well as establishing the level of variation and differentiation that exists across the region.

Not every issue will be discussed for every place. However, relevant data for all areas is provided in the appendices.

Note: This report uses 'unconstrained' forecasts to determine future demand. Unconstrained forecasts assume that supply will generally be available to meet demand, which is not always the case. However, unconstrained forecasts provide a true indication of demand, and are therefore preferable over 'supply informed' forecasts for the purpose of this report. Supply informed forecasts recognise the constraints that limited supply might have (on dampening or facilitating demand in specific areas) and are therefore a more accurate forecast and of broader application for local government use. Supply informed forecasts will be provided for each LGA separately to this report.

1.3 Regions of analysis

The SRT area includes the 10 LGAs of Brighton, Central Highlands, Clarence City (in part), Derwent Valley, Glamorgan Spring Bay, Huon Valley, Kingborough (in part), Sorell, Southern Midlands and Tasman.

Data presented in this report will relate primarily to the SRT region, but at times it will be presented for individual LGAs, and sometimes for the smaller 'planning areas', which are selected settlements identified in consultation with each LGA.

While the focus of the project is regional, analysis of the different geographies will help to identify and understand differences that are based on location, settlement size and the availability of services. The planning areas identified with LGAs are loosely based on the larger settlements in STRLUS, however they are not linked in any way to the growth strategies listed in STRLUS.

The following three figures show the different geographies referred to above. Figure 1 shows the SRT region and the 10 LGAs that combined to form it, while Figure 2 provides an example of a planning area that has been made by combining several SA1 areas, and Figure 3 provides examples of custom geographies that have been created for some of the larger settlements.

Figure 1: The Southern Regional Tasmania study area

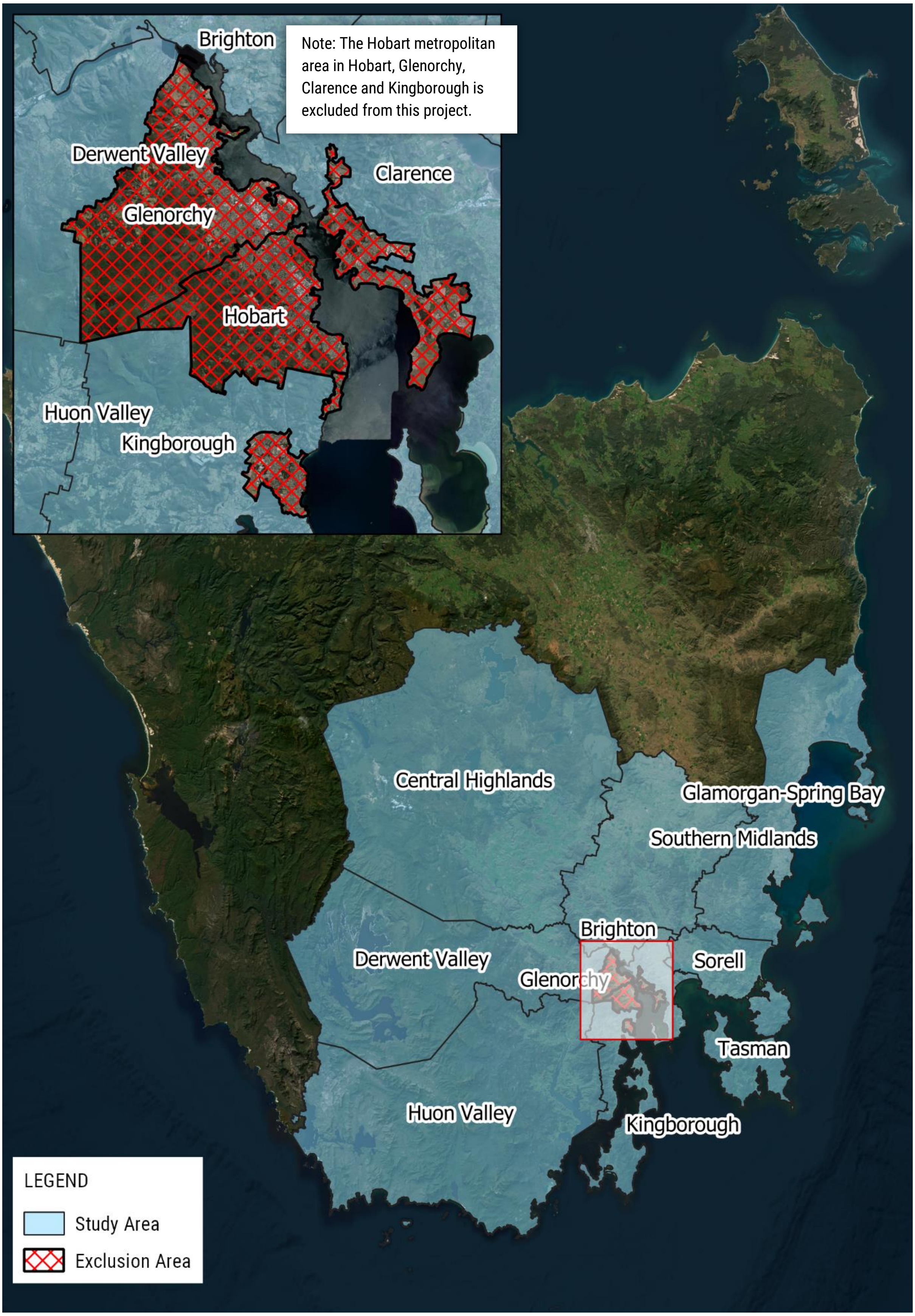
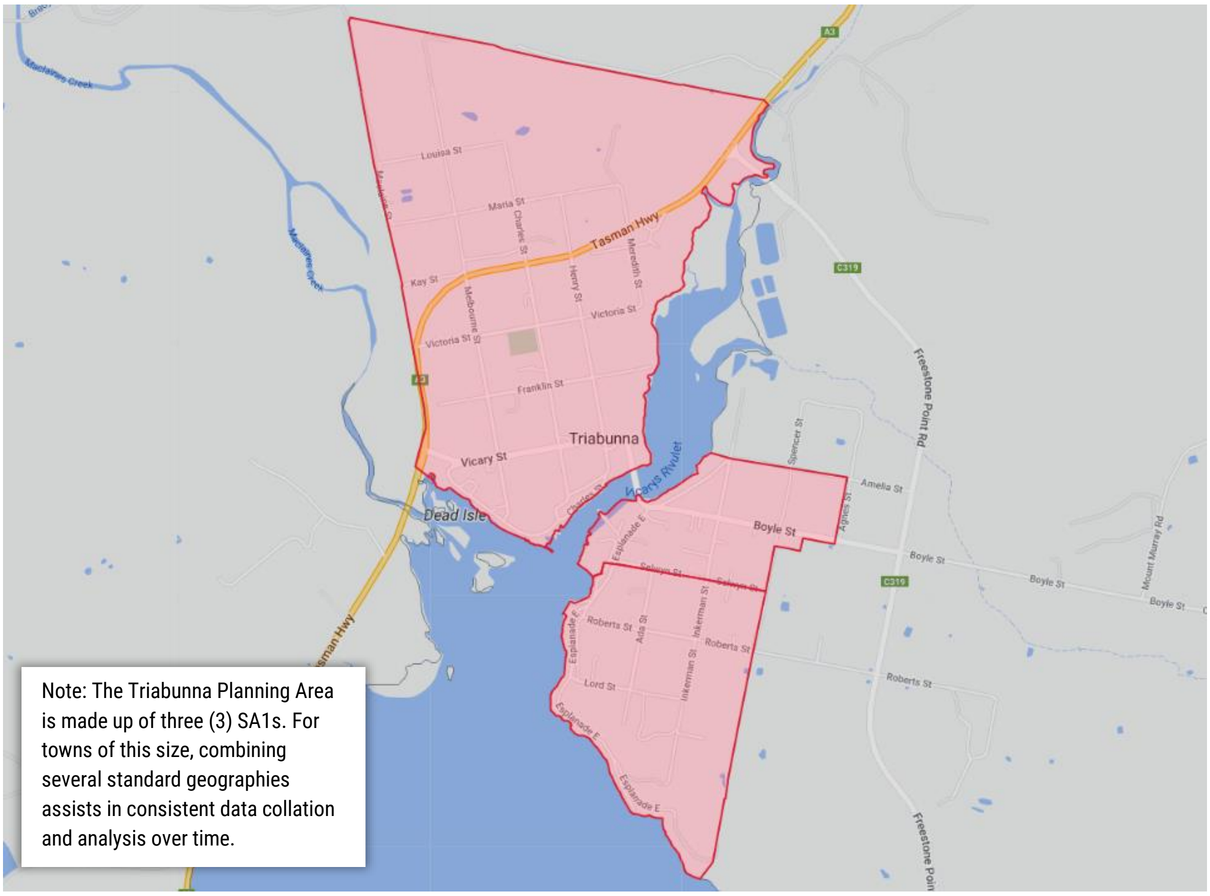
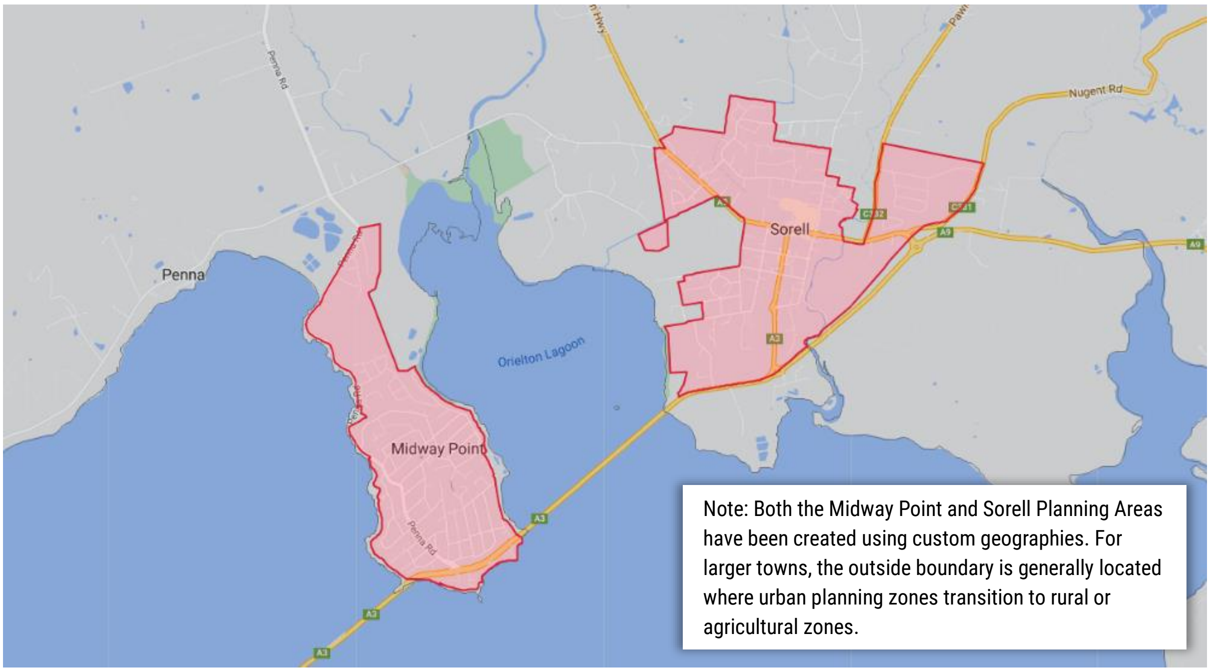


Figure 2: An example of a planning area using combined SA1s



Source: https://remplan.co/40JzsWe

Figure 3: An example of two planning areas created using custom geographies



Source: https://remplan.co/3VcH1mU

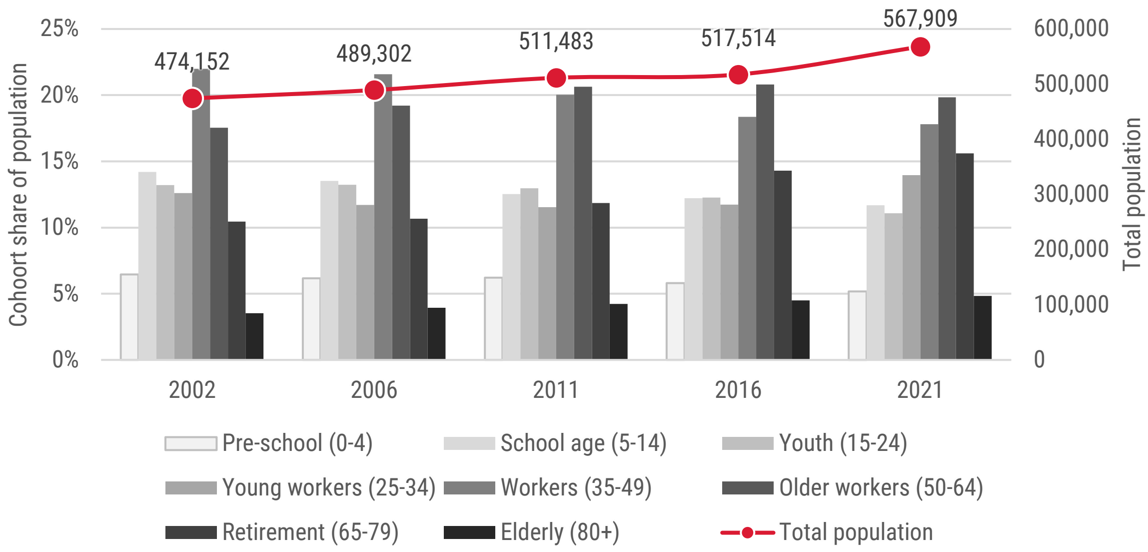
2 Regional Housing context

2.1 Tasmania's historic population growth

In recent years, Tasmania has experienced a period of strong population growth. This has been part of a longer-term period of steady growth that began around the turn of the century. As a result, Tasmania's estimated resident population has grown by almost 100,000 since 2001, increasing from 473,668 in 2001 to 571,540 in 2022. In addition to getting bigger, like much the rest of Australia, the population of Tasmania has also been getting older. The average age of a Tasmanian is now 42 years; the oldest of all States and Territories, and four years older than the average Australian (average ages: Tas - 42, SA - 41, NSW - 39, Aust / Qld / WA / Vic - 38, ACT - 35 and NT - 33).

Figure 4 demonstrates how Tasmania's population has slowly aged, with a gradual decline in the proportion of people in younger age cohorts and an increase in the proportion of people in the older age cohorts. In part this is the result of the 'Baby Boomer' generation moving through the age profile.

Figure 4: Change in population and life stage age cohorts, Tasmania

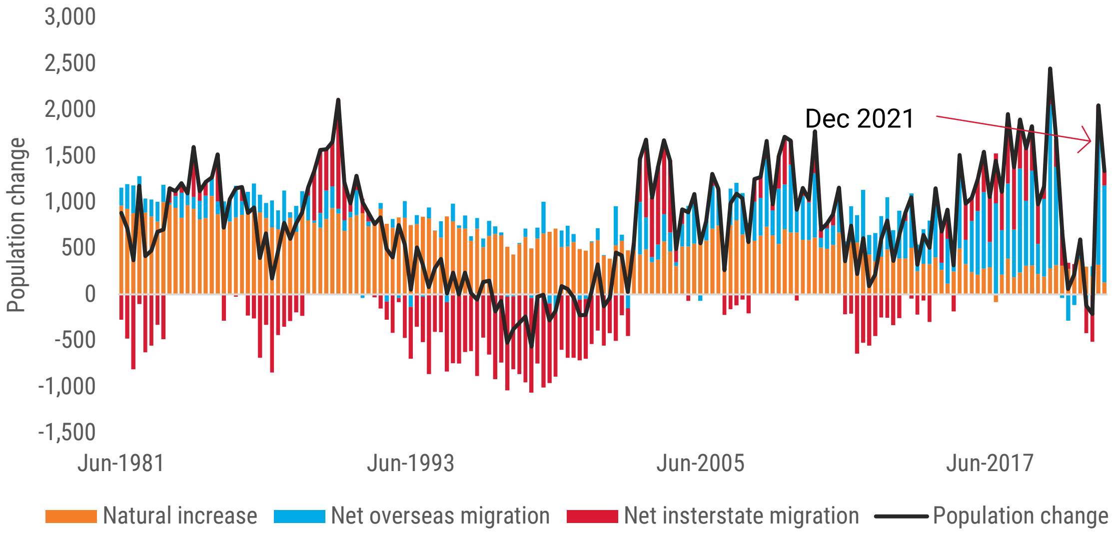


Source: ABS Regional Population

Population growth (or decline) is made up of three key components – Natural change (births less deaths), Net interstate migration (interstate arrivals less departures) and Net overseas migration (overseas arrivals less departures).

Figure 5 shows that net interstate migration has historically been cyclical and has gone through many peaks and troughs that generally last for a few years, with the exception of the extended period of net loss during the 1990s recession. While this makes it difficult to get a feel for a 'normal' level of net interstate migration based on history, feedback from LGA officers suggests that they believe that the current positive contribution will continue for some time. They believe there is a growing cohort of people moving to Tasmania not only for its natural environment, comparative affordability, and evolving arts, culture and food scene, but also to escape the impacts of climate change on the mainland.

Figure 5: Tasmanian population growth by component, June 1981 - Mar 2022

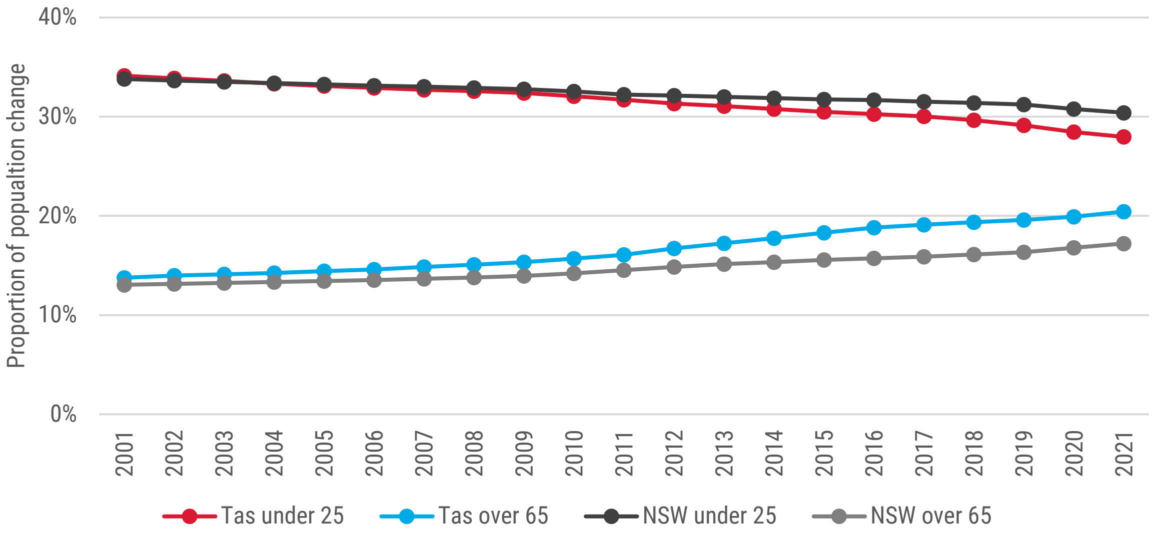


Source: ABS, National, State and Territory Population

Net overseas migration on the other hand has been a reliable contributor to population growth, particularly since 2002. This is influenced in part by migration levels determined by the Federal Government, but also to State based policies such as regional incentives for skilled migrants and international students (Hobart is designated as a Category 2 'Cities and Major Regional Centre', while the rest of Tasmania is designated as a Category 3 'Regional Centres and Other Regional Areas'. Both designations offer regional incentives for skilled migrants). Clearly, the national border closures associated with the Covid-19 pandemic impacted on net overseas migration. However, the years on either side of the border closures has net overseas migration as the main contributor to Tasmania's growth.

Figure 5 also demonstrates that the third component of population growth, natural increase, has been on a long-term downward trajectory. The Australian Government's Centre for Population projects that natural change will continue this decline, and by 2030, it will making a negative contribution to population growth as deaths outnumber births. Declining natural change is primarily a result of Tasmania's ageing population. As a share of the total population, Tasmania has the highest percentage of people over 65 and the smallest percentage under 25 (of all States and Territories). Figure 6 shows the changing proportion of these age cohorts in Tasmania compared to New South Wales.

Figure 6: Share of population under 25 and over 65, Tasmania and New South Wales



Source: ABS Regional Population

2.2 Southern Regional Tasmania key demographics

Drilling down from Tasmania to the SRT region (remembering that this excludes all of Hobart's metropolitan areas), we can see that it is currently home to 116,732 people, or approximately 20.9% of Tasmania's total population. For reference, if Hobart's metropolitan areas were included, Southern Tasmania's population is estimated to be 296,173 people, or around 51.8% of Tasmania's population.

2.2.1 Historic population growth

Table 1 shows the Estimated Resident Population (ERP) for the SRT region and its 10 LGAs. Across the 2011 – 2021 period, the region's population grew by 18.4%. The spread of growth has not been even, with Tasman increasing by the smallest proportion (8.2%), while Sorell grew by over a quarter (27.2%).

In terms of numbers, both Brighton and Sorell increased by over 3,500 people, while Central Highlands and Tasman grew by around 200 people. The size of a place and its growth is relative. Therefore, care needs to be taken when referring to population numbers as they alone do not reflect the importance of a place to the region or its capacity to accommodate future growth.

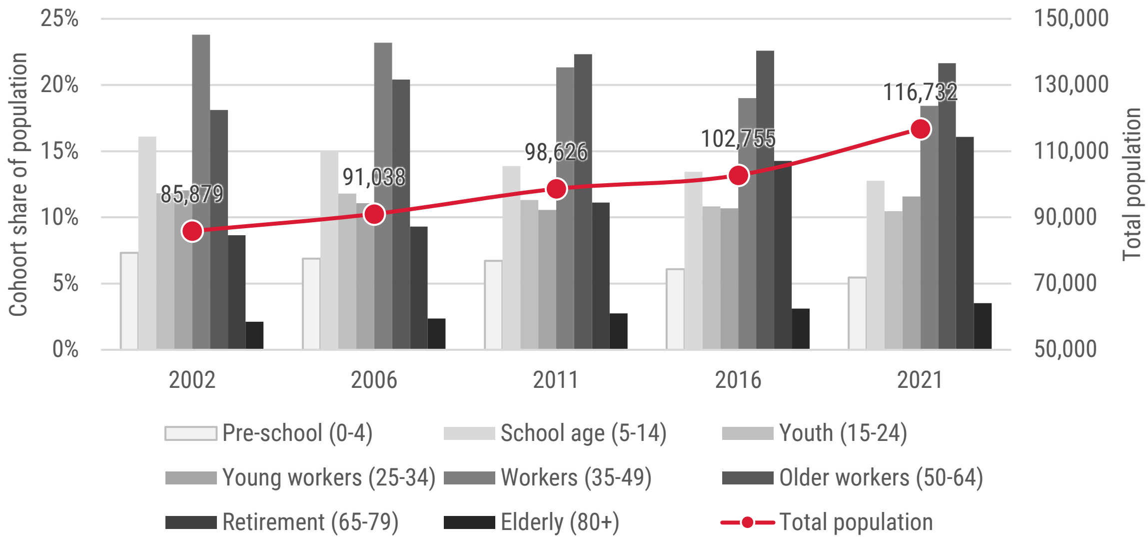
Table 1: Estimated Resident Population Southern Regional Tasmania 2011, 2016 & 2021

	2011	2016	2021
Southern Regional Tasmania	98,626	102,755	116,732
Brighton	15,685	16,669	19,263
Central Highlands	2,357	2,169	2,580
Clarence City (Excl. Metro)	14,826	15,620	17,622
Derwent Valley	9,946	10,087	11,114
Glamorgan Spring Bay	4,419	4,451	5,118
Huon Valley	15,905	16,563	18,809
Kingborough (Excl. Metro)	13,434	14,242	15,770
Sorell	13,346	14,482	16,975
Southern Midlands	6,265	6,083	6,838
Tasman	2,443	2,389	2,643

Source: ABS Regional Population

Figure 7 illustrates the SRT regions population growth and life stage changes over the longer period of two decades. It has similarities to the Tasmanian chart (Figure 4), with the SRT regions population growing steadily before an uptick between 2016 and 2021. At the same time, the population has also been getting older, with an increasing proportion of people in the older life stages and less in the younger life stages.

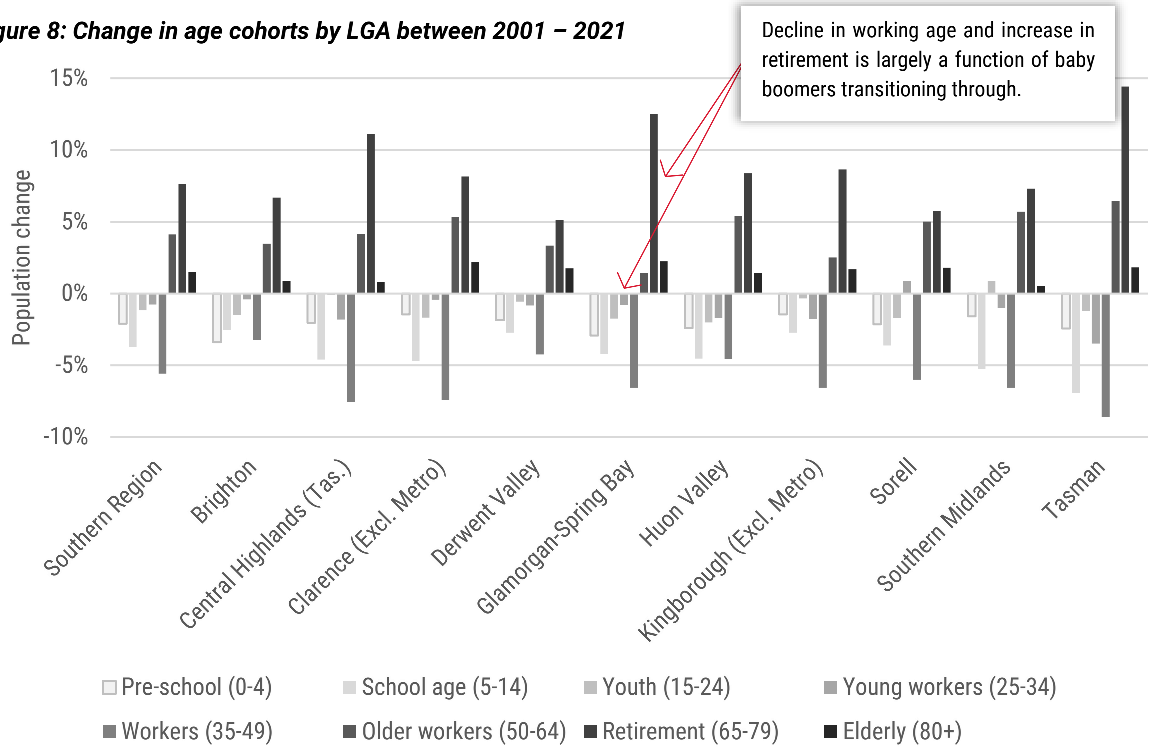
Figure 7: Change in population and 'life stage' age cohorts, Southern Regional Tasmania



Source: ABS Regional Population

Figure 8 shows the life stage 'change' for each LGA. While the broader trends are similar, people that live in areas that are more remote from Hobart tend to be where the change is most pronounced. This is likely to be a combination of the appeal of these areas as places to retire, and a result of younger workers gravitating towards larger centres to pursue education and employment opportunities.

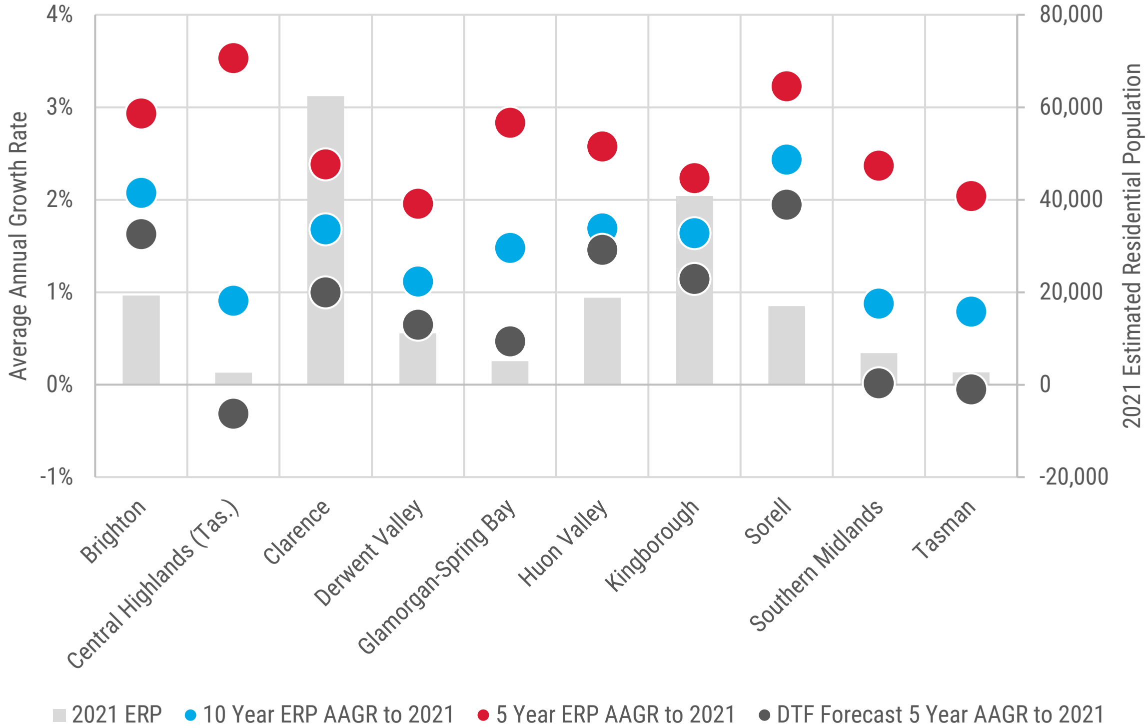
Figure 8: Change in age cohorts by LGA between 2001 – 2021



Source: ABS Regional Population

Further demonstrating the recent population growth is the Average Annual Growth Rates (AAGR). Across all 10 LGAs (including the metropolitan parts of Clarence and Kingborough in this instance) the AAGR has exceeded the official projections by the Department of Treasury and Finance (DTF). These figures confirm what people were thinking – that growth has been higher in recent times compared to longer term averages.

Figure 9: Estimated residential population growth rates vs official growth rates



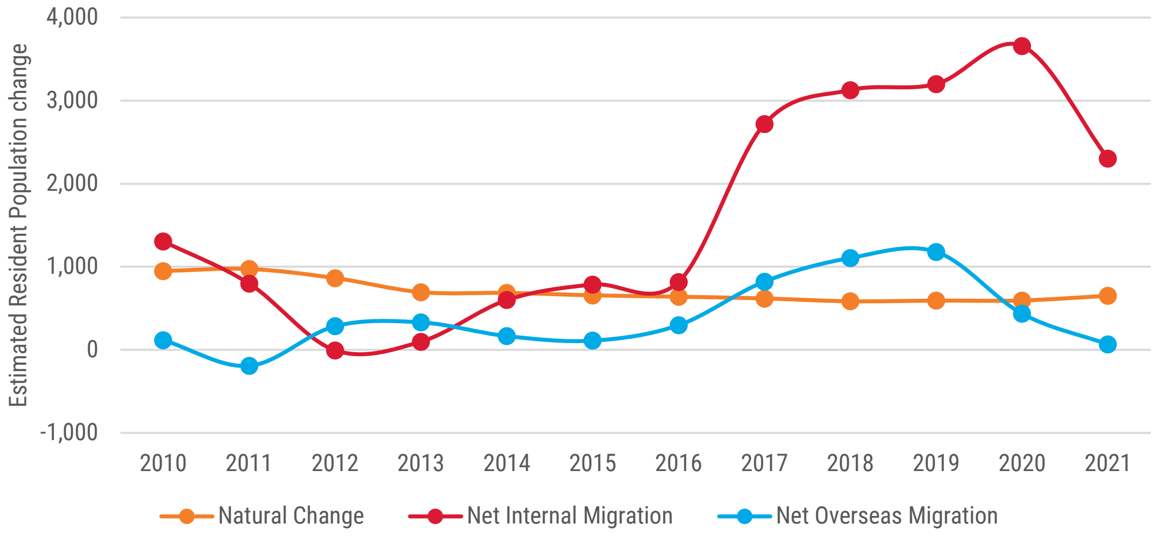
Sources: REMPLAN and ABS Regional Population; Tasmanian Department of Treasury and Finance 2019

The higher growth rates of the 2016-21 period have largely been driven by net internal migration (see Figure 10). This is slightly different to Tasmania overall, where both net internal and net overseas migration are contributors. This suggests that overseas immigrants are most likely settling in Tasmania's largest cities on arrival, and then may look to relocate and establish further out. While overseas migration was impacted by the pandemic, recent overseas migration levels are much higher than pre-pandemic levels and may remain so for several years before returning to normal levels. Essentially, overseas migration is in a quick catch-up phase and when combined with the growing number of internal arrivals, positive migration will likely continue to create a level of demand for housing that may not have been present prior to 2016.

The declining contribution of natural change witnessed across Tasmania appears to have steadied in SRT. This is likely to be due to an increase in the number of younger people moving to the area rather than an increase in births.

Population data for all LGAs, including components of change, is included in Appendix A. Note that while the ABS has rebased headline population estimates from 2017 following the 2021 Census, the components have not been updated. Migration will likely increase across all regions once the components are updated.

Figure 10: Components of population change, SRT region (including Metropolitan Clarence and Kingborough)

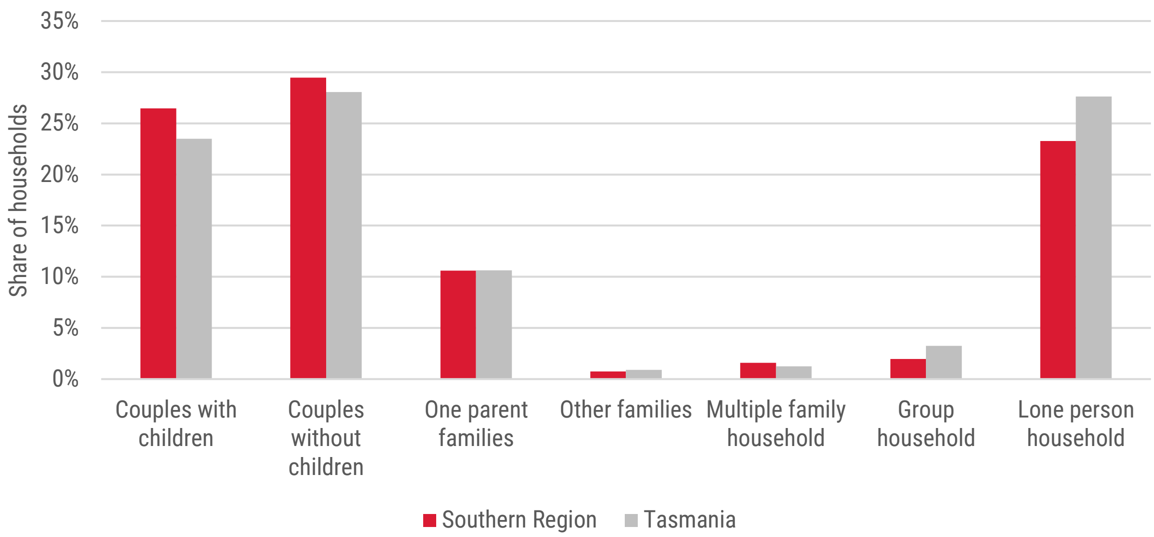


Source: ABS Deaths, Australia; ABS Births, Australia; ABS Net internal and overseas migration estimates by region.

2.2.2 Household formation

Household formation relates to the people living in a dwelling and their relationship to one another. While there are several household types, the key categories relating to housing policy are 'Couples with children', 'Couples without children', and 'Lone person households'. While Couples with children was the largest category in the SRT region for many decades, it has seen a gradual decline in proportion over time (31% in 2011, 27% in 2016 and 26% in 2021). In the SRT region, Couples with children was overtaken by Couples without children in 2016 and the gap has widened slightly since (30% in 2011, 29% in 2016 and 29% in 2021). Lone person households remained relatively steady at 22% in 2011, 23% in 2016 and 23%in 2021. With an ageing population it is likely that the SRT region will follow other parts of Australia and see an increase in the proportion of households with only one or two people living in them in the future.

Figure 11: Household formation, SRT and Tasmania, 2021



Source: ABS Census of Population and Housing

While Figure 11 indicates that the household composition of the SRT area is not dissimilar to that of the rest of Tasmania, when looking at household formation at an LGA level, notable differences start to emerge.

Couples with children vary from highs of 34% in Clarence and 33% in Kingborough, down to lows of 13% in Tasman and 14% in Glamorgan Spring Bay. Couples without children range from a high of 38% in Glamorgan Spring Bay to a low of 23% in Brighton. One parent families in Brighton is 18%, which is significantly higher than all other LGAs, while Lone person households range from a high of 33% in both Central Highlands and Tasman, down to a low of 19% in both Clarence and Kingborough.

Table 2: SRT region Household Formation 2021

	Couples with children (%)	Couples without children (%)	One parent families (%)	Lone person household (%)
Southern Regional Tasmania	26	29	11	23
Brighton	28	23	18	21
Central Highlands	18	26	6	33
Clarence City (Excl. Metro)	34	32	7	19
Derwent Valley	24	27	12	25
Glamorgan Spring Bay	14	38	6	28
Huon Valley	24	31	9	25
Kingborough (Excl. Metro)	33	31	8	19
Sorell	24	29	11	25
Southern Midlands	27	30	10	23
Tasman	13	31	7	33

Source: ABS Census of Population and Housing

2.2.3 Household size

While there is a relationship between Household formation and Household size[1], the latter provides the average number of people living in each occupied dwelling. It is useful to help understand broad demographic shifts, but it needs to be considered alongside other data when a more nuanced understanding of demographic change is needed.

At its simplest, as household size decreases, more dwellings will be required to accommodate the same number of people, and conversely, when household size increases, less houses will be needed to house the same number of people.

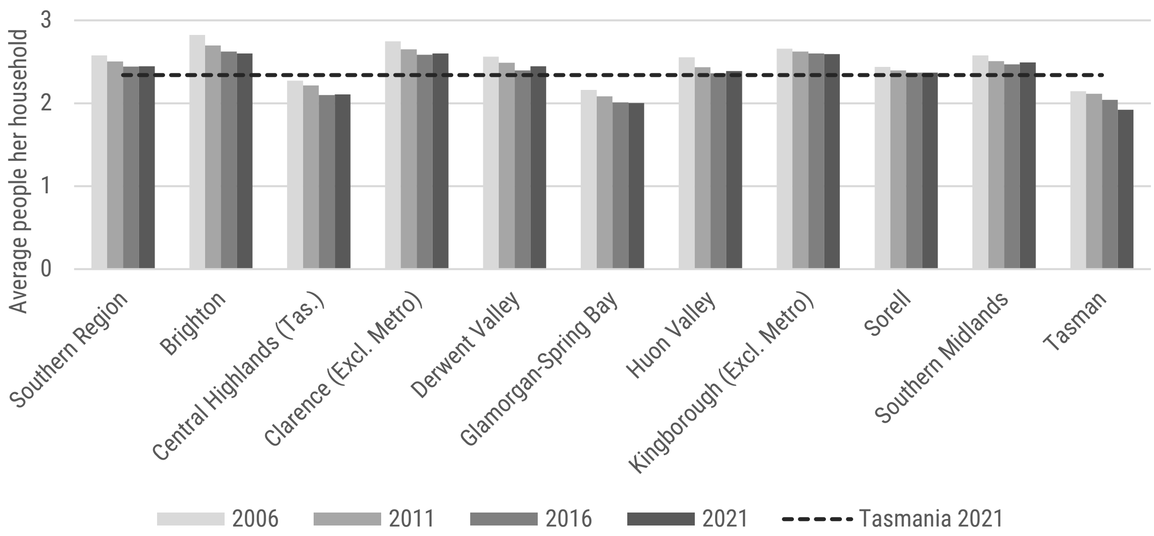
While the trend of decreasing household size has been occurring across Australia and Tasmania for several decades, recent data indicates that the decline has slowed, and household size may be close to ‘bottoming-out’. In some cases, there has even been a very slight increase, but it is too early to tell if this is pandemic related, cost of living related, or just a result of household size getting as low as it is likely to.

As with other measures, the SRT region’s average household size is similar to Tasmania’s. However, at an LGA level there are differences between those that are closer to Hobart compared to those that are more remote (Figure 12). Brighton, Clarence and Kingborough are all around 2.60 people per household, while Southern Midlands and Derwent Valley are 2.49 and 2.45 respectively, and at the lower end of the

[1] Average household size has been calculated as the total number of persons usually resident in occupied private dwellings divided by the total number of occupied private dwellings.

scale are the more remote LGAs of Tasman (1.92), Glamorgan Spring Bay (2.00) and Central Highlands (2.11).

Figure 12: Average household size, SRT region, 2006-2021



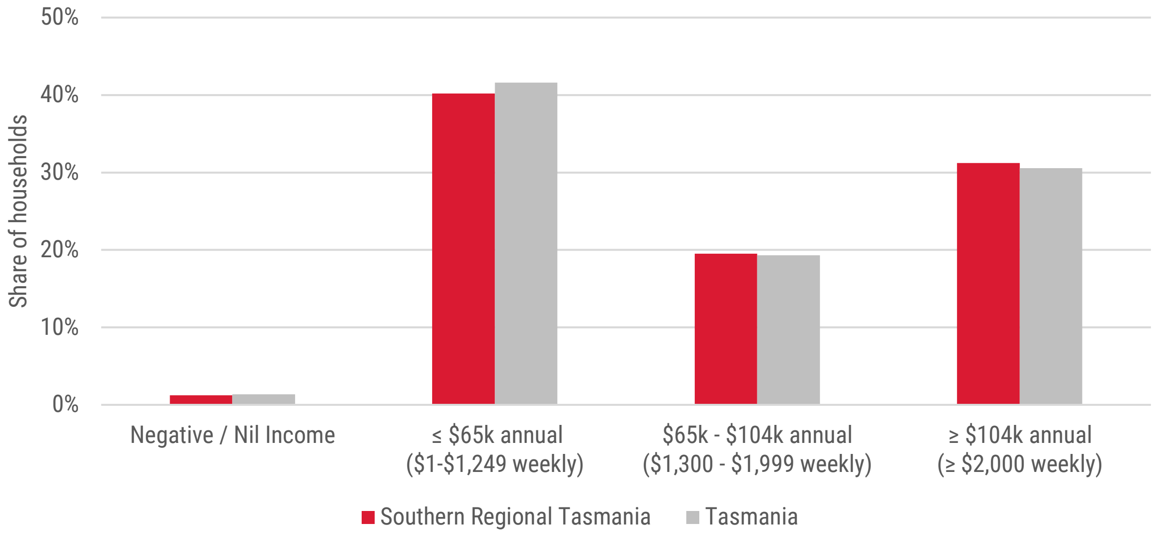
Source: ABS Census of Population and Housing

2.2.4 Household income

Another of the key household characteristics relates to Household income. Once again, the SRT region is not dissimilar to Tasmania overall, with around 40% of households earning between $1-$1,249 per week, and another 30% of households earning over $2,000 per week (see Figure 13).

Table includes LGA data and shows that Brighton, Sorell and Southern Midlands are all very similar to the SRT average. Glamorgan Spring Bay and Tasman have most of their households earning between $1-$1,249 per week, while Clarence and Kingborough have significantly more households in the top earning wage bracket (45% and 40% respectively). Given the age profiles and household formation of these LGAs, it is not surprising that areas with more older people (including retirees) and lone person households would have a lower average household income, when compared to areas with more couple family households where more than one income may be contributing to household income levels.

Figure 13: Household Income, SRT Region and Tasmania, 2021



Source: ABS Census of Population and Housing

Table 3: Household Income, SRT region, 2021

	Negative / Nil Income (%)	≤$65k annual ($1-$1,249 weekly) (%)	$65k-$104k annual ($1,300-$1,999 weekly) (%)	≥$104k annual (≥$2,000 weekly) (%)
Southern Regional Tasmania	1	40	20	31
Brighton	1	42	20	29
Central Highlands	2	48	20	22
Clarence City (Excl. Metro)	1	28	18	45
Derwent Valley	1	45	20	26
Glamorgan Spring Bay	1	51	17	21
Huon Valley	2	45	19	26
Kingborough (Excl. Metro)	1	32	20	40
Sorell	1	40	21	31
Southern Midlands	2	41	19	29
Tasman	2	57	16	15

Source: ABS Census of Population and Housing

When combined, the above characteristics of population growth, age structure, household formation and household income start to provide some insight into the differences occurring across the region, and what their housing preferences might be. However, it is still far too early to make any conclusions on this issue. The next section looks at dwelling characteristics across the SRT region.

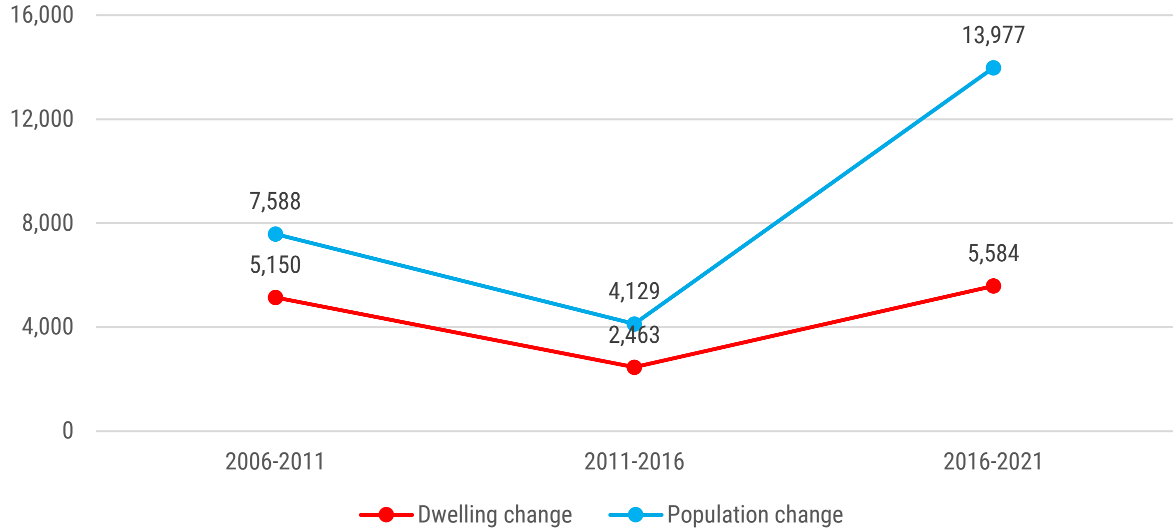
2.3 Southern Regional Tasmania dwelling characteristics

The following section relates to the dwellings (or homes) that people are living in. Figures relate to 'private dwellings' as defined by the ABS. The ABS notes that a private dwelling is most often a house or flat but can also include occupied caravans, houseboats, or rooms above a shop. It should be noted that figures exclude 'non-private dwellings' which provide a communal or transitory type of accommodation and include hotels, guest houses, prisons, religious and charitable institutions, and boarding schools. Therefore, the analysis is focussed on the number of dwellings which provide, or could provide, permanent or semi-permanent forms of accommodation in the SRT region.

As mentioned earlier, the five years between 2016 and 2021 saw the SRT regions population grow by 13,977 people. During the same period, an additional 5,584 dwellings were added to housing stock numbers. With an average household size of 2.45 people per dwelling (in 2021), it is estimated that around 5,700 additional dwellings would've been needed to accommodate the corresponding population growth.

While Figure 14 shows that the number of additional dwellings was close to matching the demand generated from population growth, the previous two census periods delivered more dwellings than were needed to match the population growth. However, that does not necessarily mean that there is a surplus of dwellings, as there are several other factors that influence dwelling availability. A declining household size (where more dwellings are needed to accommodate the same population), a time lag between earlier demand and delivery of supply, and the changing nature of holiday homes and short-stay accommodation, particularly in areas of high natural amenity will influence this balance.

Figure 14: Count of additional population and dwellings between Census periods, SRT region



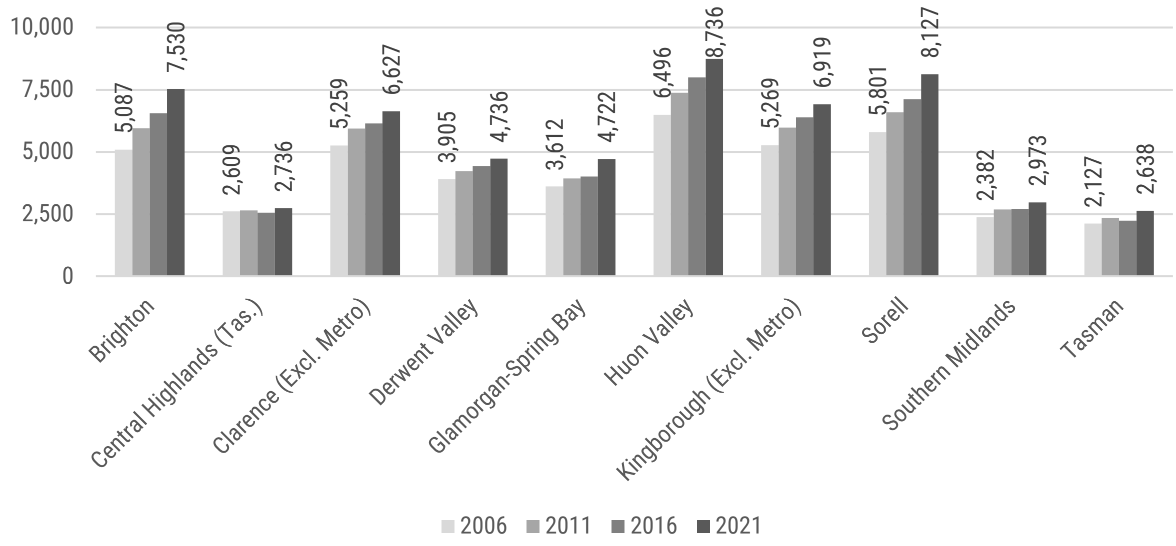
Source: ABS Census of Population and Housing

2.3.1 Occupied and unoccupied private dwellings

Looking at data at an LGA level, we can see in Figure 15 that those municipalities closest to Hobart with the largest populations have also seen some of the largest increases in dwelling numbers. This is to be expected given they are also the places that are fully serviced and have generally been developed at contemporary residential densities.

On a proportional basis, Brighton has seen the largest change, increasing its number of dwellings by almost one-third (32%). Sorell is not far behind, with a total increase of around 29%. Huon Valley has increased by around 26%, Kingborough and Glamorgan Spring Bay by 24%, Clarence by 21%, Southern Midlands by 20%, Tasman by 19 %, Derwent Valley by 18% and Central Highlands by around 5%.

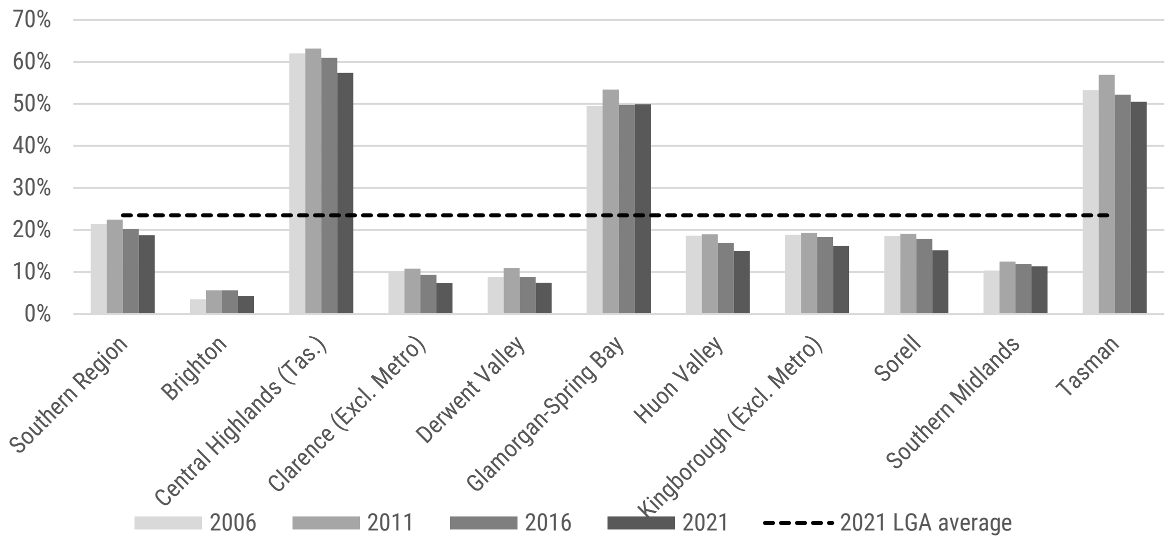
Figure 15: Number of private dwellings (occupied and unoccupied), SRT LGAs, 2006-2021



Source: ABS Census of Population and Housing

When we break down the figures to 'Occupied private dwellings' and 'Unoccupied private dwellings[2]', we can see how the region starts to differ from the Tasmanian average. Across Tasmania, the unoccupied private dwelling average sits at around 11% while the SRT area is closer to 19%. Both have dropped by a couple of percentage points in recent years. While a higher percentage of unoccupied dwellings is expected in some parts of the SRT area compared to others, Figure 16 shows that in Central Highlands, Glamorgan Spring Bay and Tasman, there are as many, or more, unoccupied private dwellings as there are occupied private dwellings!

Figure 16: Unoccupied dwellings share of total private dwellings, SRT LGAs, 2006-2021



Source: ABS Census of Population and Housing

Not only do the rates of unoccupied private dwellings vary across LGAs, but they also vary greatly within. For example, within Central Highlands, the township of Bothwell has a relatively low rate of unoccupied

[2] An 'Unoccupied' private dwelling is most often a separate house, townhouse, apartment or flat, with no one staying there on Census night. In addition to the above, unoccupied private dwellings also include 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, and dwellings to let. It does not include unoccupied dwellings in caravan or residential parks.

dwellings of 11%, while the overall LGA rate is 57%. Closer to Hobart, the settlement of Midway Point in the Sorell LGA has an unoccupied dwelling rate of around 5%, while its Southern Beaches area has an unoccupied private dwelling rate that is close to 24%. Once again, these findings are not unexpected given the location and role of each settlement or area, but they do contribute to our understanding of the differences across the SRT region.

Figure 16 also shows that there has been a slight decline in the proportion of unoccupied private dwellings over the past couple of census periods. It will be interesting to see if this is a permanent change or a short-term blip related to the pandemic. During the pandemic, interest in regional areas increased significantly and some holiday homes became permanent residences or were sold or added to the long-term rental market[3].

Regardless, of the long-term implications, having a high level of holiday homes may not necessarily be contributing to housing shortages, particularly if they have been a holiday home or short-term rentals for an extended period. While Figure 16 shows that in the Glamorgan Spring Bay area the proportion of unoccupied dwellings has stabilised, it has occurred while the total number has grown (see Table). Between 2016 and 2021, Glamorgan Spring Bay added 363 unoccupied dwellings, 350 occupied dwellings and its population grew by 612 people. How the unoccupied dwellings are being used is what would add to the narrative around housing demand and supply.

Regardless, many LGAs that have high levels of unoccupied private dwellings have also identified the challenge in servicing communities with variable populations across the year. They note that the services needed to support peak periods are difficult to maintain during off-peak periods. Key worker accommodation availability is one of the more common issues raised once you move beyond commuting distance of Hobart.

Table 4: Number of Unoccupied Dwellings, SRT region, 2011-2021

	2011	2016	2021
Southern Regional Tasmania	10,708	10,173	10,431
Brighton	335	366	324
Central Highlands	1,674	1,562	1,570
Clarence City (Excl. Metro)	641	576	488
Derwent Valley	465	387	354
Glamorgan Spring Bay	2,100	1,995	2,358
Huon Valley	1,399	1,351	1,311
Kingborough (Excl. Metro)	1,156	1,170	1,123
Sorell	1,262	1,273	1,231
Southern Midlands	336	322	338
Tasman	1,340	1,171	1,334

Source: ABS Census of Population and Housing

[3] AFR 2020, Holiday home owners look to long-term renters to ease pain; Domain 2020, Short-term holiday lets back in rental market as tourists disappear amid coronavirus.

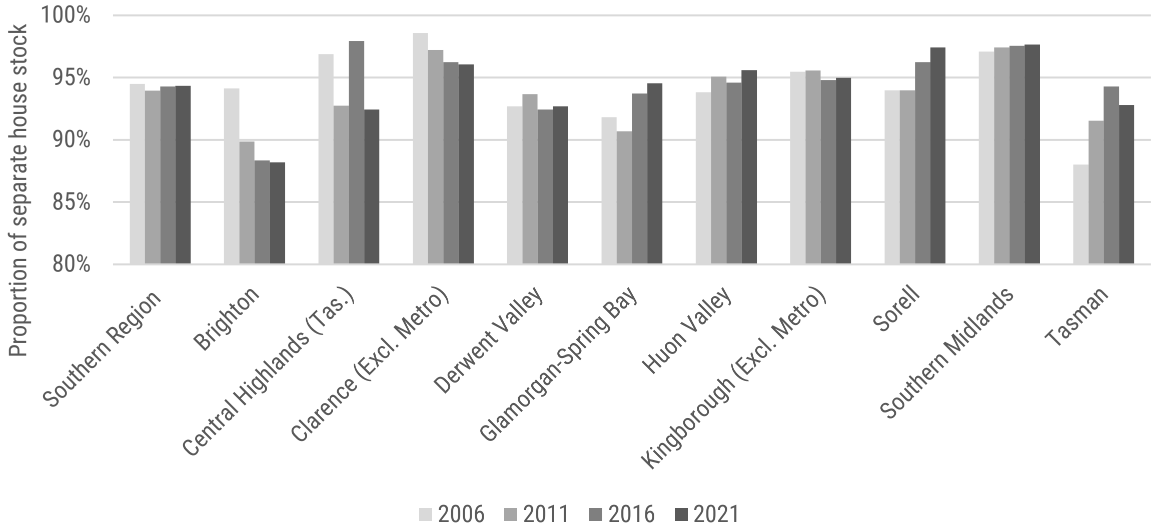
2.3.2 Dwelling structure

The next important housing characteristic relates to 'Dwelling structure'. In essence, this is the type of housing available and whether it is a separate house (a detached dwelling), medium density[4], high density[5], or a caravan, cabin, or houseboat. No reference is made to Title or ownership structure, whether multiple dwellings are present on a lot, or to the land area accommodating the dwellings. For example, a 'separate house' located on a 1,000sqm freehold title is classified the same as a 'separate house' on a 200sqm strata titled lot.

Of the 55,886 dwellings in the SRT region, 94.7% of them are categorised as separate houses, with only 3.3% medium density, 1.6% caravans, cabins and houseboats, and everything else accounting for 0.4%. Only seven dwellings have been classified as high density. The high proportion of separate houses and low number of high-density housing is expected given this project is focused on the non-metropolitan parts of Southern Tasmania.

Figure 17 and Figure 18 show the percentage of dwellings that are categorised as separate houses and medium density dwellings. While across the region, proportions have remained relatively steady (apart from a slight increase in medium density), the LGA data shows the most notable trends have once again been in the LGAs that are closest to, and furthest from, Hobart.

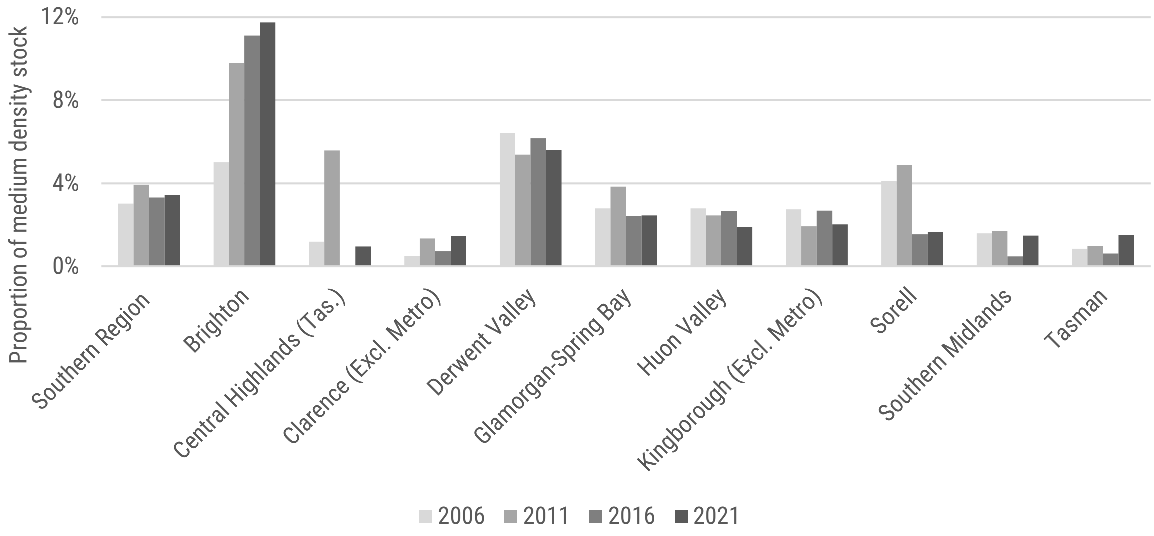
Figure 17: Separate house as a share of total private dwellings, SRT region, 2006-2021



Source: ABS Census of Population and Housing

[4] A medium density dwelling is a combination of ABS categories being any single or double storey semi-detached, row or terrace house, a flat or apartment in a 1 or 2 storey block, and any flat or unit attached to a house.
[5] High density is defined as any flat, unit or apartment in a block 3 storeys or higher.

Figure 18: Medium density dwellings as share of total private dwellings, SRT region, 2006-2021



Source: ABS Census of Population and Housing

Brighton LGA has seen a shift away from separate houses and growth in medium density dwellings. It is the LGA that is closest to the Tasmanian average for separate houses and medium density dwellings. The change has played out on the ground primarily through small scale unit development, where a larger lot has been developed with a small number of semi-detached units.

Sorell LGA is another interesting example of a municipality that has been gradually increasing its proportion of separate houses and decreasing its proportion of medium density dwellings. This is largely a result of the greenfield residential estates that have been rolled out in Midway Point and Sorell, combined with the incremental growth of the low-density Southern Beaches settlements. While at first glance this could be interpreted as facilitating low density development, the reality is that the average lot sizes that have been delivered in Midway Point and Sorell are some of the lowest in the region, and are similar with metropolitan style development. In the future this may change as the Sorell town centre grows and provides a greater range of services that some segments of the community will place a premium on being close to, rather than being in a low-density setting. This is expected to drive the demand for some well-located medium density development.

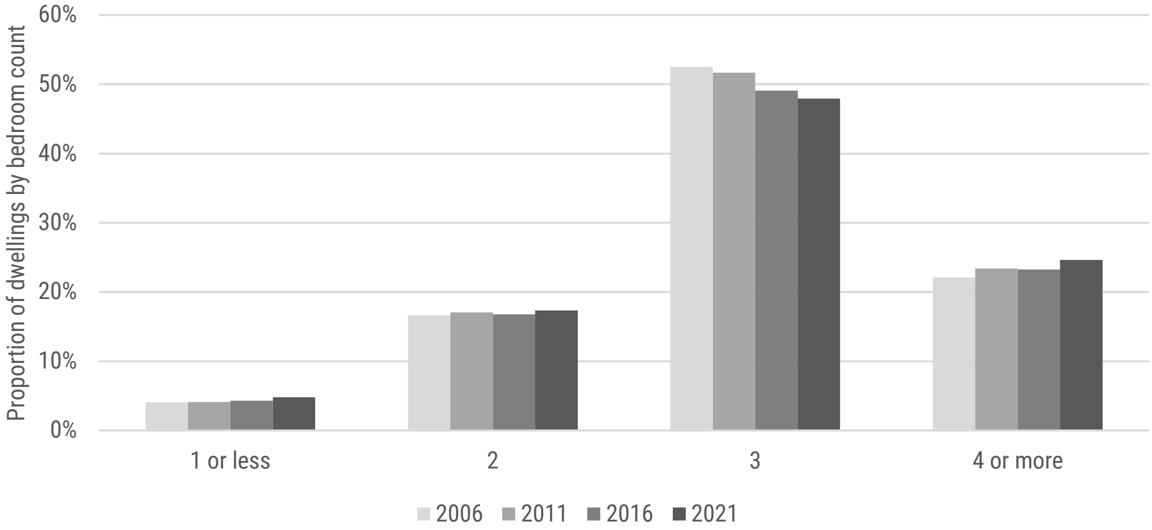
Glamorgan Spring Bay and Tasman have also seen increases in their proportion of separate houses but are not necessarily seeing a corresponding decrease in medium density dwellings. In both LGAs there has been a halving of the number of caravans, cabins, and houseboats over the past 15 years, which may be a result of caravans and cabins being replaced by a more substantial (and permanent) dwelling. Meanwhile, when it comes to caravans, cabins and houseboats, Central Highlands has been the big mover, having increased its number from 34 in 2006 to 158 in 2021 (an increase from 1.3% to 5.8%).

2.3.3 Number of bedrooms

Along with dwelling structure, the number of bedrooms is another criterion used to understand housing stock. The number of bedrooms in a dwelling is often compared to household formation or household size to see if there is a match, or relationship, between them. This might be useful at a regional scale, but the focus should not be on trying to find a perfect fit, as this fails to recognise the unique needs and preferences of smaller areas or individual households. For example, a lone person or couple household may technically only need a one-bedroom dwelling. However, they may also require dedicated workspaces, a room to accommodate visiting family or friends, may be looking to increase the size of their family in the near future, or they could be in the family home and have a long-held sentimental connection to it. Often people who have been living in an area for a long period are also in locations that have access to the range of services that they need, and there may be very few opportunities to better match their housing needs in the same neighbourhood.

Across the SRT region, three-bedroom dwellings account for just under half of all housing (Figure 19). Since 2006, the proportional shift has seen three-bedroom dwellings decline (from 53% to 48%) while 'four or more' bedroom dwellings have increased (from 22% to 25%). Despite this trend, three-bedroom dwellings still saw the largest absolute increase across the region between 2016 and 2021 with an additional 1,927 dwellings being counted. By comparison, an additional 1,832 four or more-bedroom dwellings were added (and 506 additional one-bedroom and 1,199 additional two-bedroom dwellings).

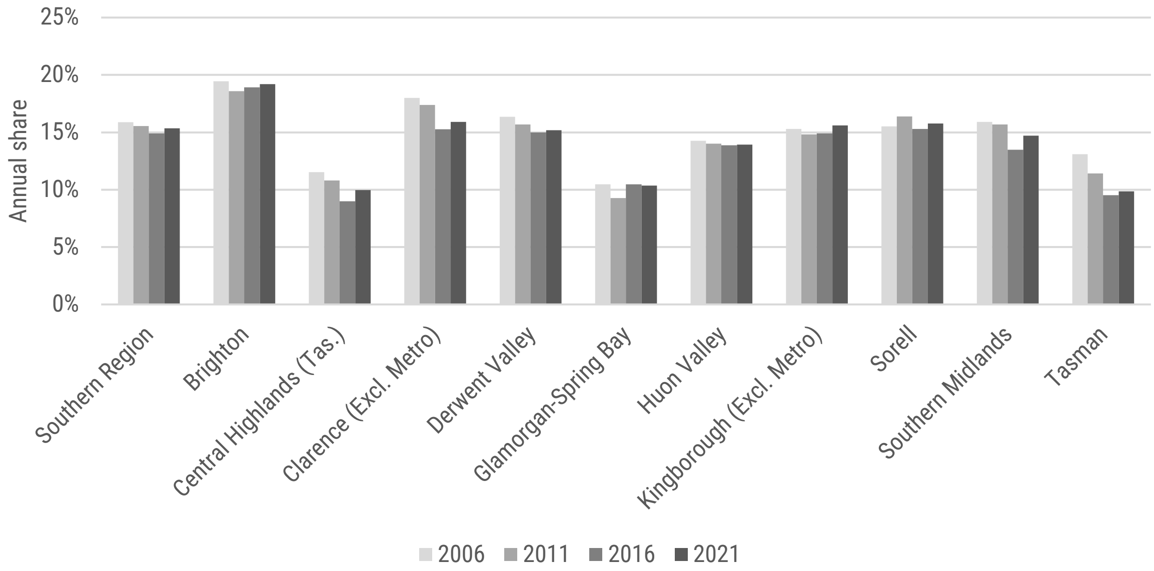
Figure 19: Share of bedrooms per occupied dwelling, SRT region, 2006-2021



Source: ABS Census of Population and Housing

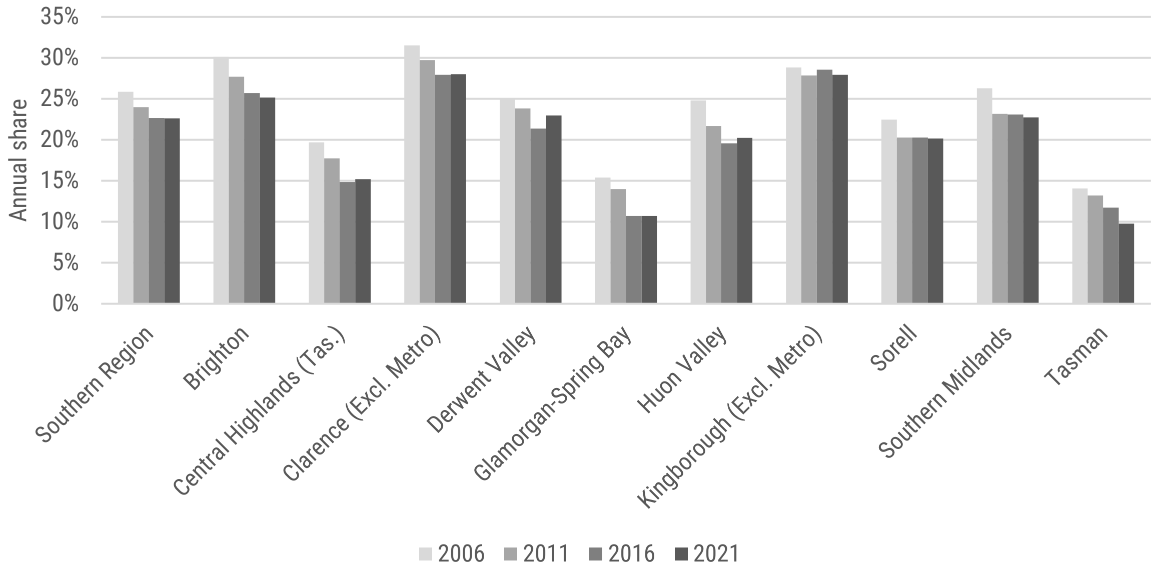
The trend towards less 3-bedroom and more 4 or more-bedroom dwellings is relatively consistent across the SRT regions LGAs. However, there are a few anomalies. Sorell LGA appears to be maintaining its proportion of 3-bedroom dwellings, while Clarence and Kingborough lead the way in proportion and growth of 4 or more-bedroom dwellings (remembering that in these LGAs it relates to non-metropolitan areas). Central Highlands is the only LGA to see a decrease in proportion of 4 or more-bedroom dwellings, but as we have seen earlier this is most likely a result of low dwelling growth overall, with much of it being 1-bedroom or less dwellings, most likely in close proximity to the lakes areas.

Figure 20: Proportion of 3-bedroom dwellings, SRT region, 2006-2021



Source: ABS Census of Population and Housing

Figure 21: Proportion of 4 or more-bedrooms, SRT region, 2006-2021



Source: ABS Census of Population and Housing

2.3.4 Ownership

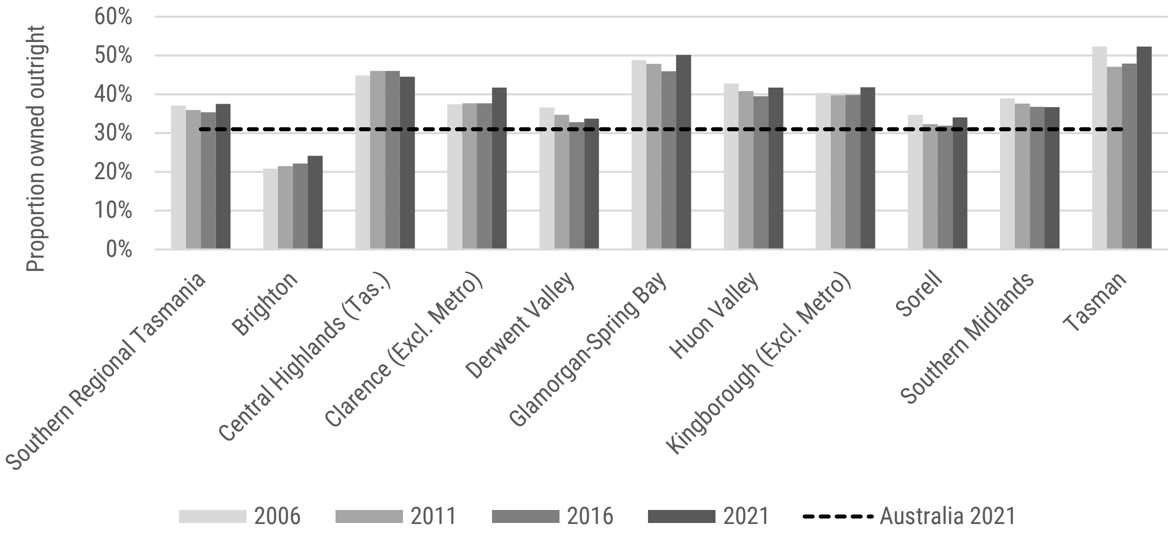
Ownership describes whether occupied dwellings are owned ('owned outright' or 'owned with a mortgage'), rented or are under another type of tenure.

Over the last four census periods there has been very little change in ownership of occupied dwellings across the SRT region. Occupied dwellings that are owned outright has increased marginally to 38%, Owned with a mortgage has decreased slightly to 37% and Rented has remained at around 18%. There are slightly more households in the SRT region that own outright, or own with a mortgage, and less households that rent when compared to Tasmania (36%, 32% and 26% respectively). These differences are even more marked when compared to Australia overall, where it is around 30% owned outright, 33% owned with a mortgage, and 30% rented.

While the SRT region has a higher rate of home ownership and lower rate of rentals compared to Australia, Brighton LGA stands out as the only SRT LGA that is below the Australian average on home ownership and above the average with rentals.

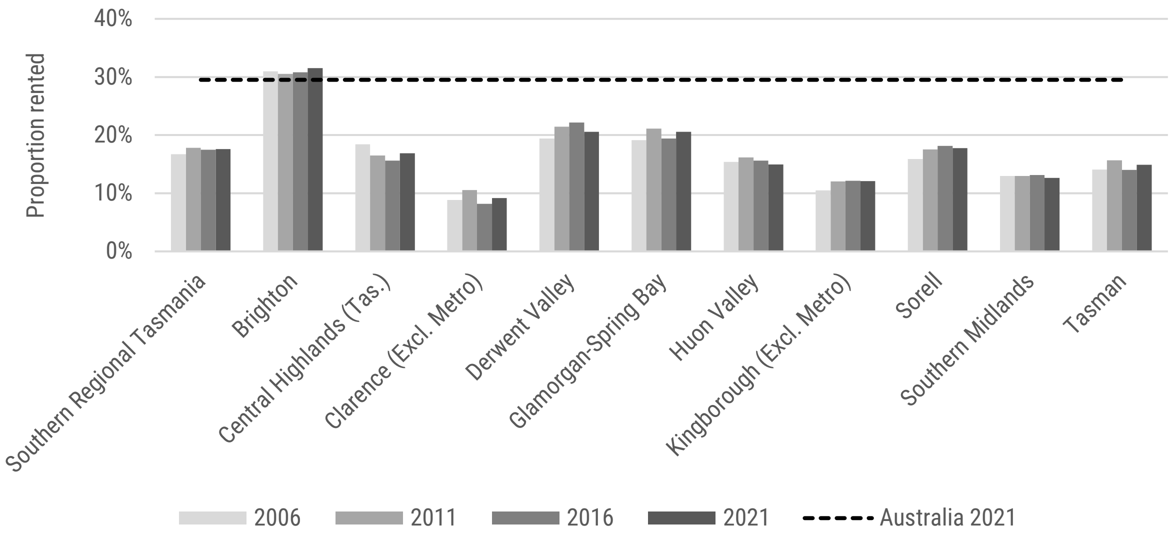
Figure 22 also shows that the three remote LGAs (from Hobart) of Central Highlands, Glamorgan Spring Bay and Tasman once again have something in common, in this case, much higher than average levels of Owned outright dwellings.

Figure 22: Proportion of dwellings that are Owned outright, SRT region, 2006-2021



Source: ABS Census of Population and Housing

Figure 23: Proportion of dwellings that are Rented, SRT region, 2006-2021



Source: ABS Census of Population and Housing

2.4 Housing market and affordability

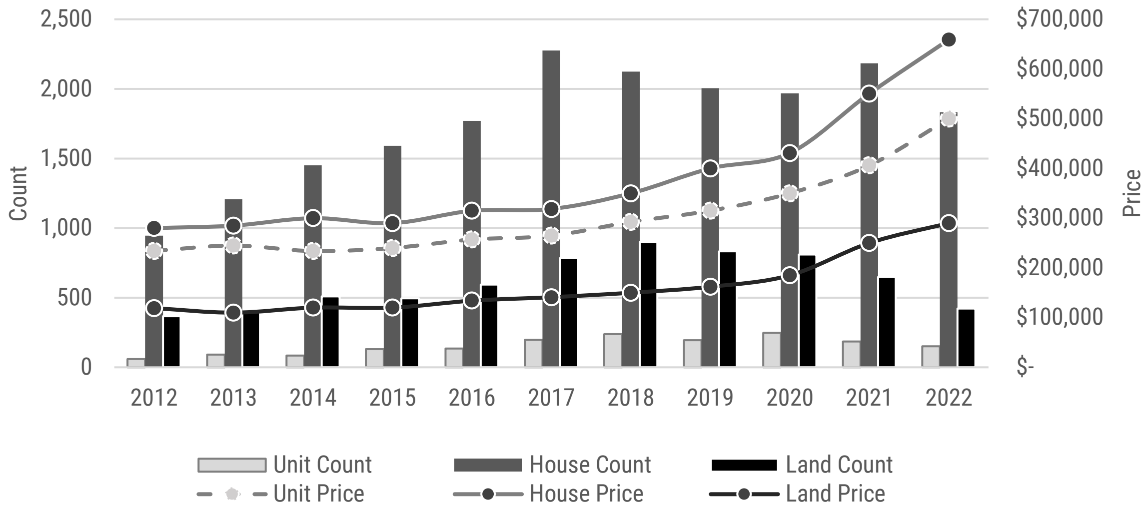
2.4.1 Sale Price

Median sale price is an important metric of the housing market and an indicator of the relative affordability. The median sale price, being the middle value of all recorded sale prices in ascending order, helps to explain trends in property markets through prices (an important metric that influences and is influenced by demand).

Figure 24 shows the median prices and counts (number of sales) of Units, Houses, and Land sold across the SRT region between 2012 and 2022. While the number of sales may have plateaued and/or declined in recent years, the median sale prices have continued to grow, particularly over the 2017 to 2022 period (and even more quickly during the height of the pandemic between 2020 and 2022).

The median price in 2022 for Units was $500,000 (from 152 sales), for Houses it was $659,000 (from 1,832 sales) and for Land it was $290,000 (from 422 sales). The number of sales is included in brackets, as it is important to know if the median price is based on a just a handful of properties, or if it is based on a larger, hopefully more representative sample of properties. At a region scale this is not an issue, but at a planning area scale it can be. This is particularly the case for unit and land sales (as there may not be many to start with, let alone sold during the relevant year).

Figure 24: Count and median prices of units, land and houses sold, SRT region, 2012-2022



Source: REMPLAN Housing

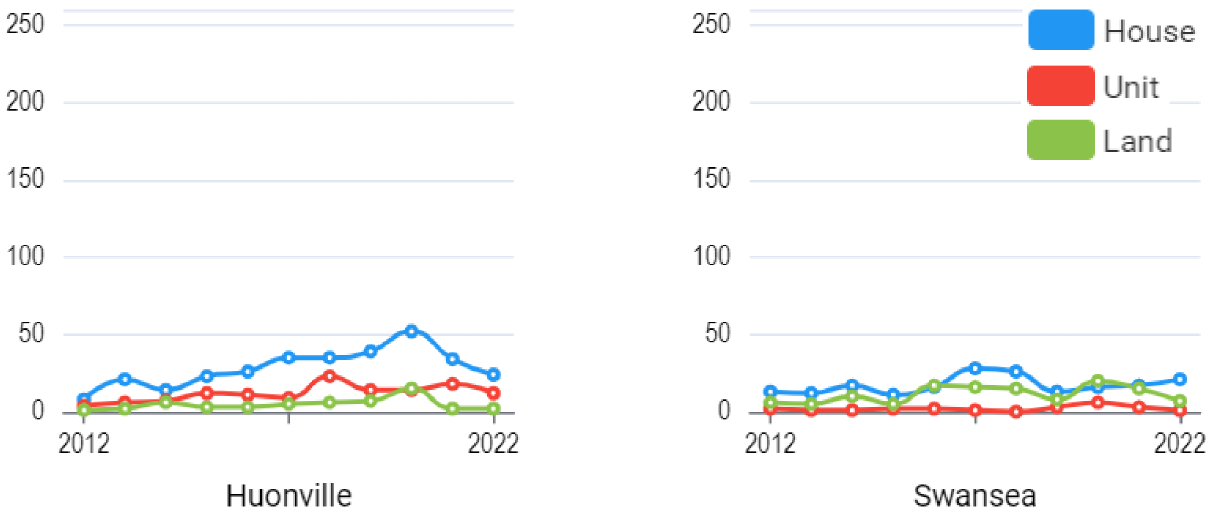
Across all planning areas, the 'Clarence Balance area' had the highest 2022 median house price of $1.15M (from 131 sales) and the 'Central Highlands Balance area' had the lowest median house price of $326,000 (from 81 sales). As the 'balance areas' are made up of the full LGA minus any specific planning areas within the LGA (which are usually the main settlements of interest), it is likely that some of the data is for properties that are immediately adjacent to, and influenced by, an LGAs settlements. Given the uneven spread of settlements across different LGAs, this section of the report has chosen to focus on a selection of settlements, rather than balance areas. All areas are included in the appendices.

Demonstrating some of the challenges when looking at the data for small areas, Figure 25 includes two graphs that indicate that in Huonville land prices have skyrocketed and are getting close to the price of houses, while in Swansea, the price of units has passed that of houses. While in 2022 this may have been the case, when you consider the low number of land sales in Huonville and unit sales in Swansea (see the two graphs in Figure 26), those sales may not be reflective of the average property in each example. While sales data has been filtered to remove 'price' outliers, the potential impact of a low number of sales always needs to be acknowledged and the two elements (price and count) should be looked at concurrently.

Figure 25: Selected House, Unit and Land Median Sales Price 2022

Source: REMPLAN Housing

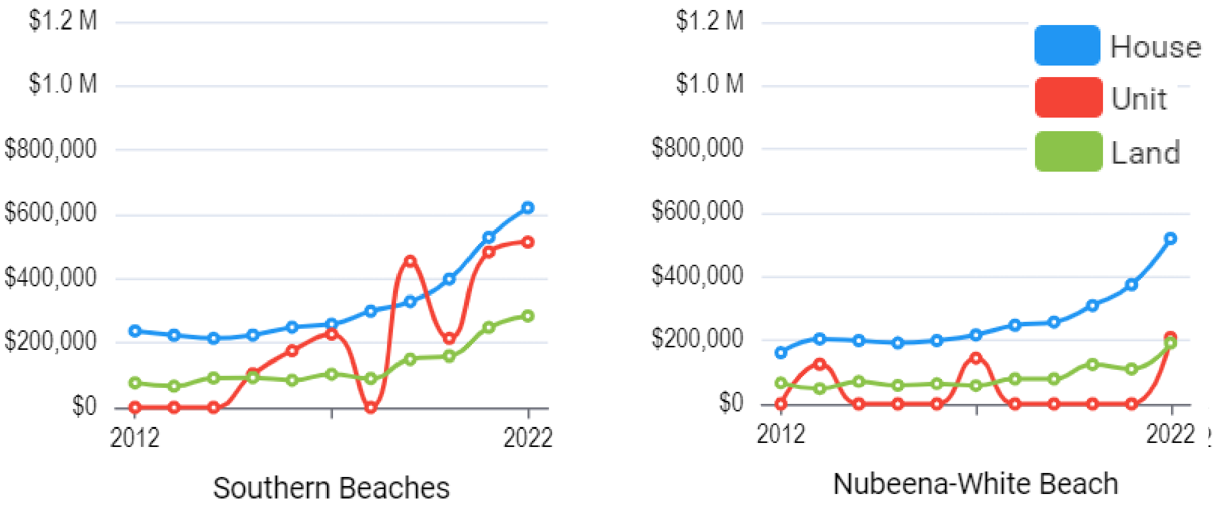
Figure 26: Selected House, Unit and Land Sales Count 2022



Source: REMPLAN Housing

However, in some small planning areas there has been sufficient volume of sales to be able to get a good sense of the median House and Land price (Unit sales volume will generally be too low in all regional planning areas). The following examples of the Southern Beaches settlements (Sorell LGA) and Nubeena – White Beach (Tasman LGA) are both based on consistent sales numbers, and both tend to follow the broader SRT regional price trends.

Figure 27: Selected House, Unit and Land Median Sale Price 2022

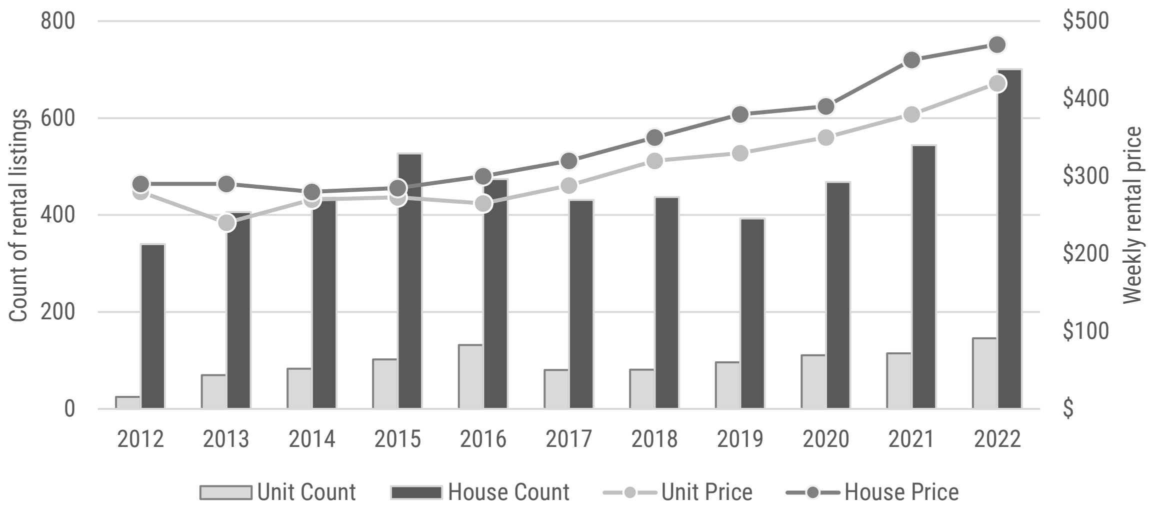


Source: REMPLAN Housing

2.4.2 Rental prices and count

Rising sales prices are important indicators of market demand, and while they can make it harder for some people to buy a house in a certain area, the issue of rising rents can have more immediate issues on households, particularly those on lower incomes. This is not only a social issue but can have economic impacts for businesses if workers cannot find affordable housing close to places of work. Figure 28 shows the median weekly rental price and count of rental properties listed online in the SRT region between 2012-2021.

Figure 28: Median weekly rental price and rental listing count, SRT region, 2012-2022



Source: REMPLAN Housing

Like median sales prices, the median weekly rental price was relatively stable through the period of 2012 to 2016, but then started to steadily increase through to 2022. While there has been an increase in the number of listings, feedback from real estate agents indicated that the rental market was so tight that they barely needed to advertise. While the number of listings has increased, this may not necessarily relate to an increase in supply, but rather, just a higher number of rentals being advertised.

Some of the increase in number may be rental properties that would've previously been 'rolled over' into a new lease for existing tenants but have recently been advertised to achieve a higher rent due to high demand.

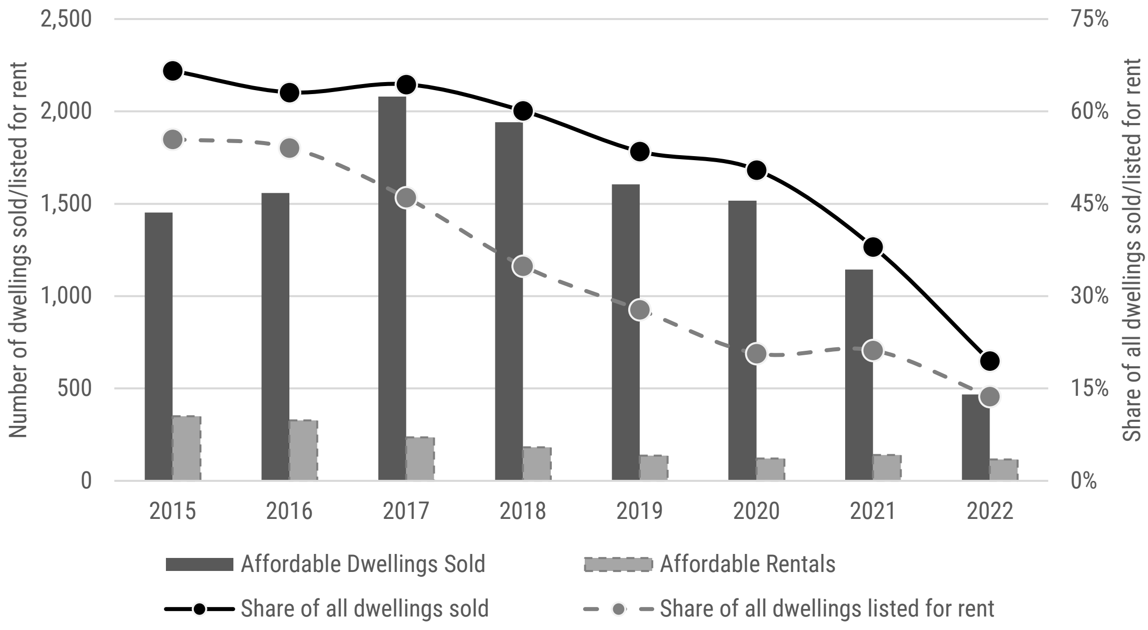
Across the planning areas, Kettering had the highest median rental price for houses at $630pw (based on 4 listings), with Lauderdale close behind at $620pw (based on 17 listings). The planning area of Orford had the lowest median weekly rent for houses at $320pw (based on 5 listings). As with sales data, we need to be very mindful of the count, as it may not be providing an accurate account of the average weekly rental price.

2.4.3 Housing affordability

The term housing affordability refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and gross household incomes[6]. Affordability analysis in this report assesses the level of housing that would be affordable for households on specified income range, in this case, the household median income for the 'Rest of Tasmania GCCSA[7]'. It is not an assessment of what actual households are paying and whether they are in housing stress.

The widely adopted benchmark in determining housing affordability is if expenditure on housing is less than 30% of gross household income. As such, the number of dwellings that are affordable has a strong relationship with income. The lower a household's income, the fewer homes that would be considered affordable to rent or buy. While the details of what are included in housing expenditure can vary, figures in this report only include rental and mortgage payments and do not include other expenses such as maintenance, rates, or utilities.

Figure 29: Number & share of dwellings that would be considered affordable, SRT region, 2015-2022



Source: REMPLAN Housing

[6] The concept of housing affordability is different to the concept of 'affordable housing' which is not addressed in this report. Affordable housing refers to low income or social housing that includes a spectrum of housing delivery models which focus on providing housing at financially sustainable costs to tenants or purchasers.

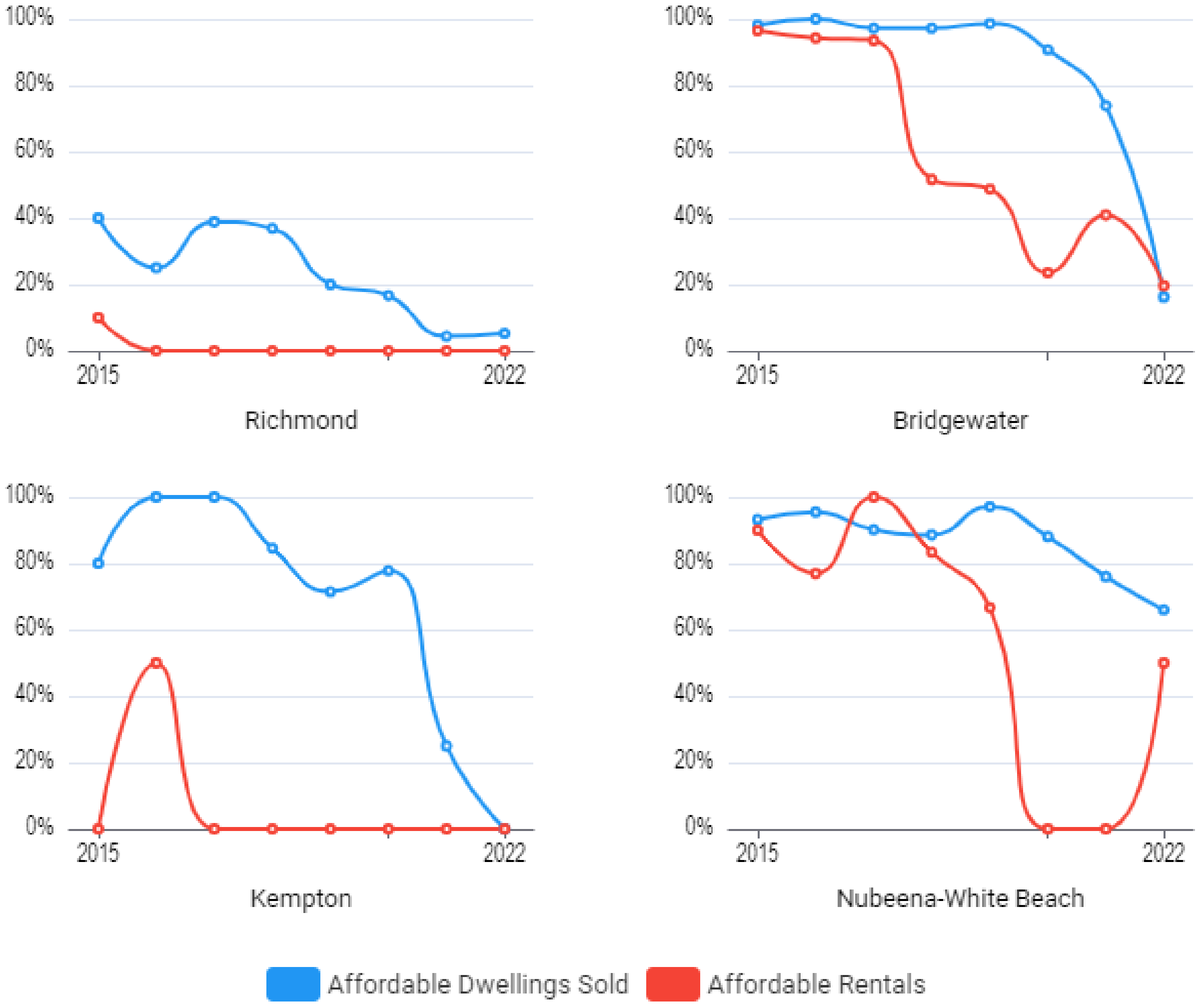
[7] Link to region geography - https://remplan.co/3zLNFaG. Income is derived from the median income from the 2016 Census, indexed to the official wage price index.

In 2015 there were 1,453 affordable dwellings sold in the SRT region, which represented 67% of all dwelling sales. By 2022 this had decreased to 468 affordable dwellings, or 19% of all dwellings sold.

In 2015 there were 349 affordable dwellings rented in the SRT region, which represented 55% of all rentals. This decreased to 116 affordable dwellings rented in 2022, or only 14% of all rentals.

Given the link to income, which varies across the region, it is not surprising that affordability is also variable. Some planning areas have only seen a small decline, but these are invariably the areas where affordable housing was in short supply to start with. By contrast, most planning areas have seen a dramatic drop in the proportion of affordable dwellings sold and affordable rentals listed. The following four charts show the share of affordable dwellings sold and affordable rentals for Richmond, Bridgewater, Kempton and Nubeena-White Beach. Data for all planning areas is available in the Southern Tasmania Housing Profile online and in Appendix H.

Figure 30: Affordable Dwelling Breakdown for selected SRT planning areas



Source: REMPLAN Housing

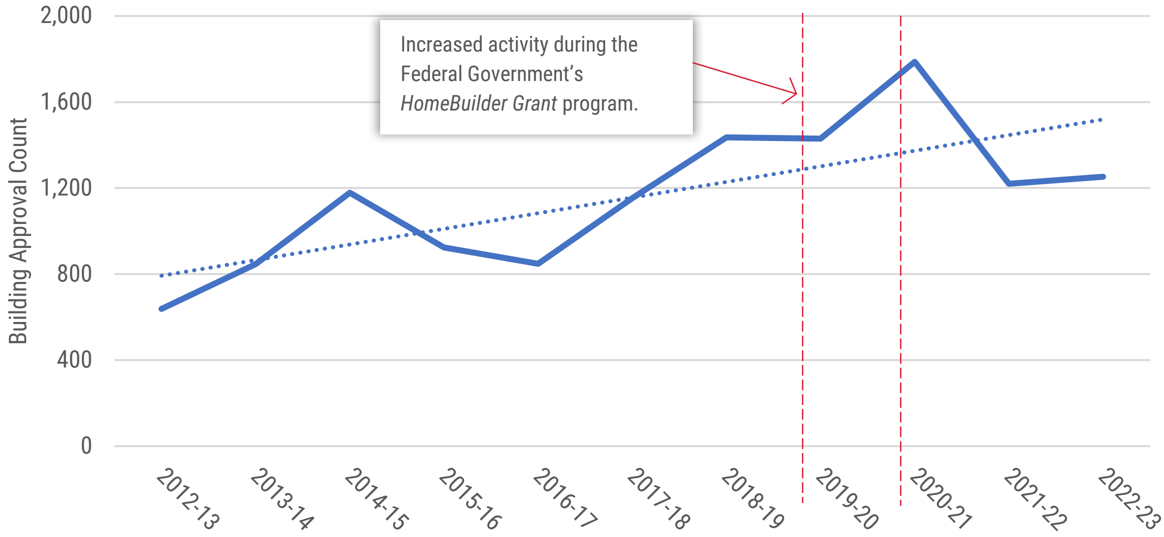
2.5 Housing Approvals

This section relates to Building Approvals (for new houses only) across the region and in each LGA for the past decade. It should be noted that this data includes the Building Approvals in the metropolitan parts of Clarence and Kingborough.

Housing approvals are typically considered a lead indicator for supply of new dwellings but can also indicate levels of demand within a region. While not all dwelling approvals translate into completed dwellings[8], approvals are often used as an indicator of the strength of consumer and investor confidence. Housing approvals here relate to building permit approvals rather than planning permit approvals. As not all dwellings require planning approval, the total level of activity would not be captured if reporting on planning approvals.

Figure 31 illustrates the number of new dwelling approvals within the region over the past few years. As indicated in the chart, there was a substantial increase in the number of approvals during the Federal Government's *HomeBuilder* grant period which ran from June 2020 to March 2021, after which approvals returned to previous levels.

Figure 31: New House Building Approvals, SRT region (including metropolitan areas), 2012-2023



Source: ABS Building Approvals

If we look at the numbers for each LGA we can see that the timing of the peak, and the extent of the following dip shows some subtle variations. Figure 32 and Figure 33 have group the LGAs that generally have more than 100 new house building approvals each year, and those that generally have less than 100.

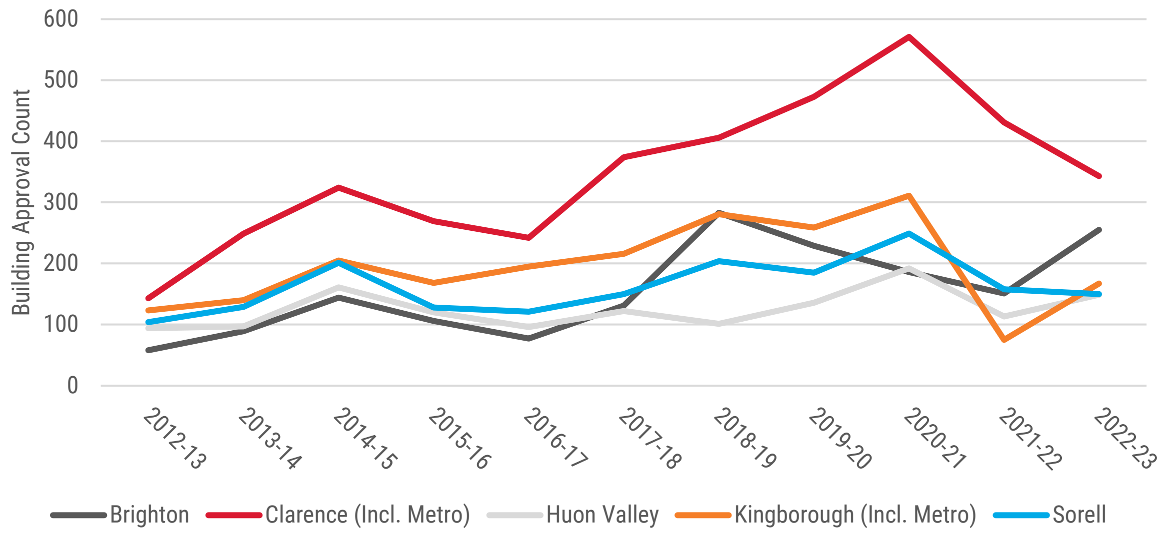
In the larger LGAs, the peak in approvals was in 2020-21 in all LGAs other than Brighton. Brighton peaked in 2018-19 and has bounced back strongly, almost returning to its previous peak number. The link to the Homeowner Grants may not be as strong in Brighton, as it has a lower home ownership rate compared to the other LGAs. Clarence and Kingborough have seen the largest dips following the 2020-21 peak, with Kingborough recovering slightly in 2022-23. Clarence continued to decline in new house approvals, but it is still the highest when comparted to other LGAs.

[8] Completions will typically lag behind commencements by 12 months, which in turn lag behind approvals by around 3 months. See Appendix I for assessment of dwelling approvals, commencements and completions for Tasmania.

In the smaller LGAs, both Derwent Valley and Glamorgan Spring Bay had their peak a year later than the other LGAs. Derwent Valley experienced two years of significant increases which was followed by a similar sized decrease. While it is noticeable on the chart, the reality is that it has returned to a level that is close to where it might've been expected to be had the rapid rise and fall not occurred.

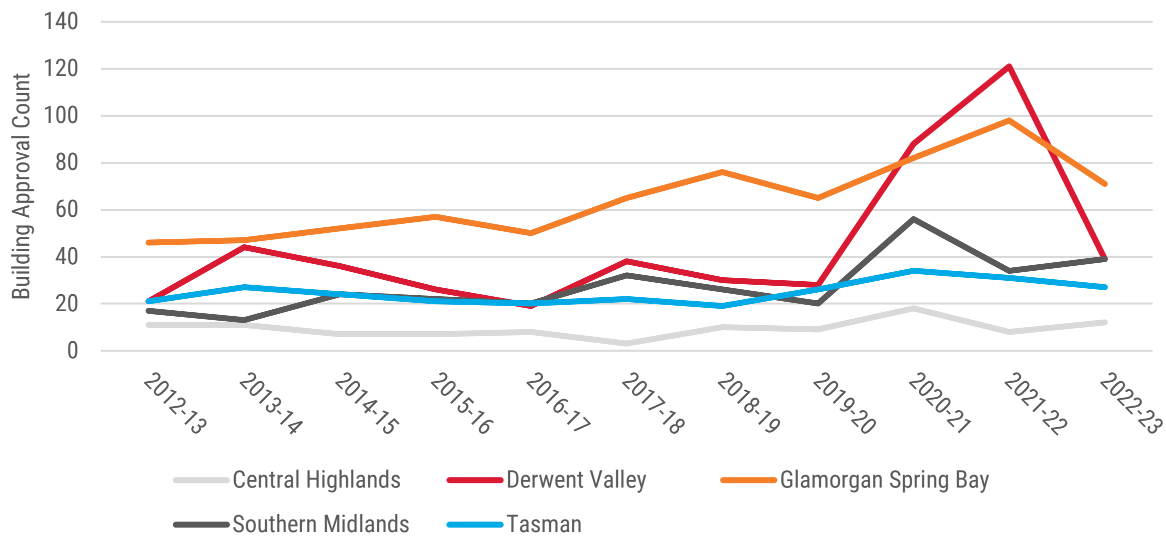
While it appears as though the new houses approvals have returned to a normal level, or perhaps slightly below what might've been expected, it will be interesting to see what impact the recent interest rate rises, the high demand for housing, and the better availability of building supplies has in the coming years. Anecdotally, many (but not all), LGAs have mentioned that development approval applications have dropped off.

Figure 32: Building Approvals (new houses) for selected SRT LGAs (including metropolitan areas), 2012-2023



Source: ABS Building Approvals

Figure 33: Building Approvals (new houses) for selected SRT LGAs, 2012-2023



Source: ABS Building Approvals

2.6 Other market factors

The dynamics of the housing market are driven by a range of factors, most of which are beyond the direct influence of local government. Where local and State government has the most influence is in facilitating supply side factors, ensuring that the market can adequately respond when demand increases.

While supply analysis is not part of this report, this can include activities related to local government functions such as:

- developing and administering an efficient and effective planning system,
- completing investigations, feasibilities and due diligence to de-risk specific projects or sites,
- appropriate asset management and infrastructure upgrade planning,
- facilitation of affordable or key worker housing, or in a limited number of cases
- directly investing in housing provision for key cohorts.

Of course, the relationship between supply and demand is not linear as limitations on supply can dampen demand and vice versa. While demand side factors often sit outside the control of local government, it is also important to monitor these elements to understand when and where demand might eventuate.

Some of these demand side aspects of the housing market include broader macroeconomic factors such as interest rates, confidence in the economy which supports levels of investment, and income growth. While interest rates receive a lot of attention as a driver of housing demand, a related and equally important factor are lending standards that determine the ease with which households and investors can access credit.

Demographic trends, rates of employment and housing prices are other major demand-side factors in the housing market dynamic. The following sections outline a few locally specific market influences, focussed on economic factors of employment, the live-work relationships of workers in the region, and the visitor economy.

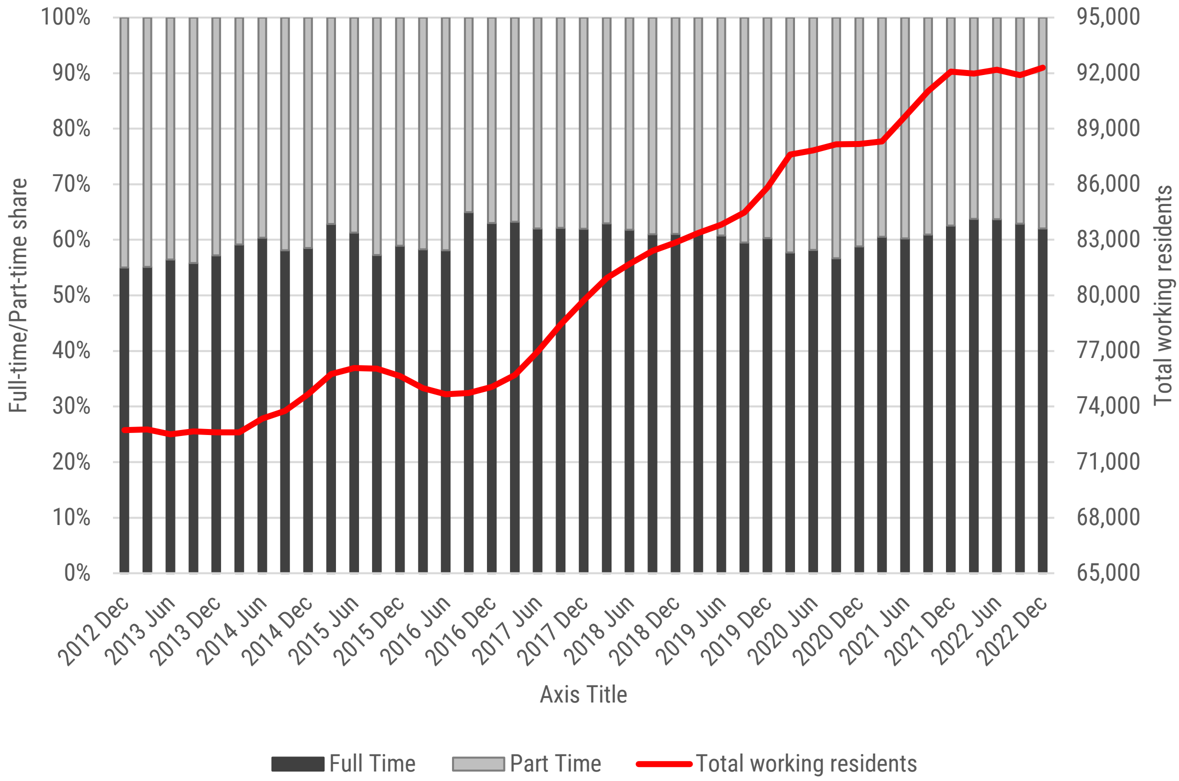
2.6.1 Labour force

Viewing changes in the employment status of residents within a region provides an understanding of the local job market and, in turn, broader economic conditions. This section provides analysis across three key metrics, employment status, participation rates, and unemployment.

Broadly speaking, when considering the latter two metrics, a high participation rate combined with low unemployment is representative of a strong job market. It is important to note that labour force data refers to the people living in the region with no regard to where they work.

<u>Employment status (full-time and part-time employment)</u>
Workers are defined as part-time if they usually work less than 35 hours per week. Full-time workers are any worker who is not classified as part-time. While the majority of part-time workers are likely to be working part-time hours voluntarily, there is likely to be a pool of part-time workers who want to, and can, work additional hours.

Figure 34: Status of employment, SRT region (including metropolitan areas), 2012-2022

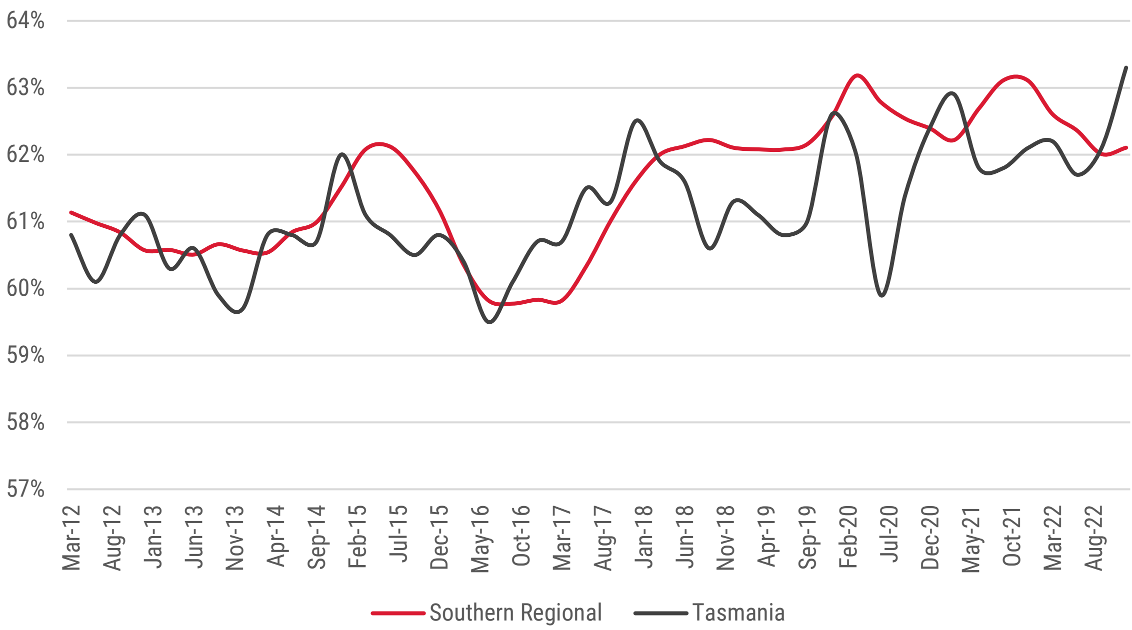


Source: ABS Labour Force, Detailed

<u>Participation rate</u>

The participation rate is expressed as the labour force (people in work or looking for work) as a percentage of the working-age population. As the participation rate includes both employed and unemployed persons, it is an important indicator of the actual pool of labour.

Figure 35: Participation rates, Tasmania and SRT region, 2012-2022



Source: ABS Labour Force, Detailed – REMPLAN Small Area Labour Force (SALF) Analysis

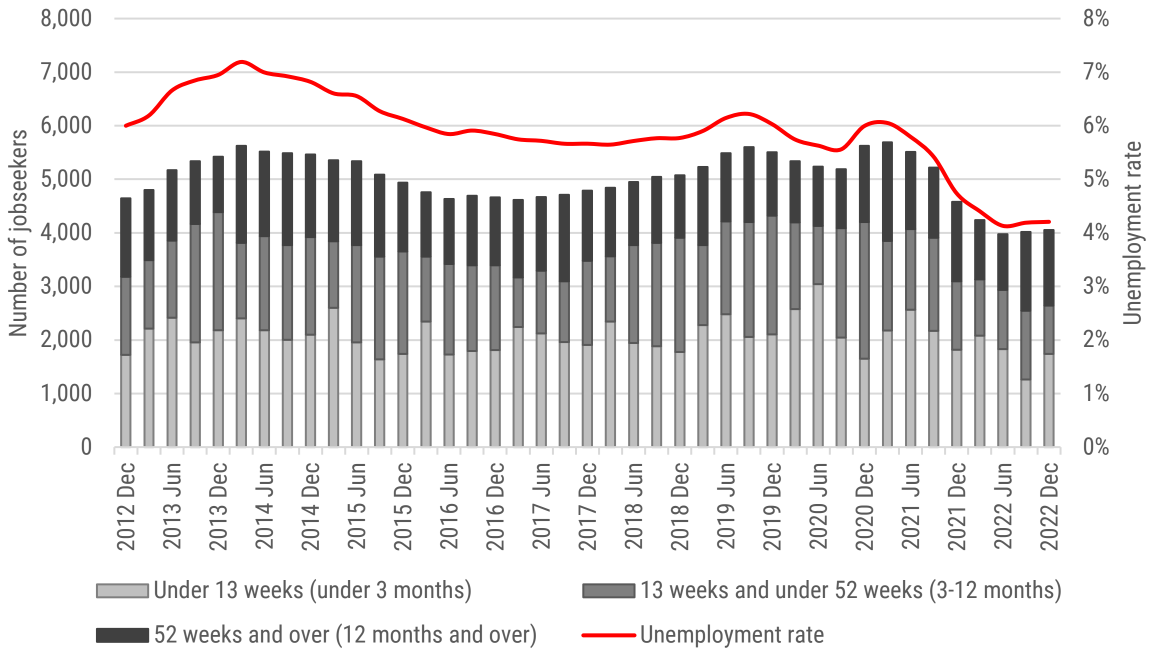
<u>Unemployment</u>

Figure 36 below includes the unemployment rate along with length of time in unemployment. The unemployment rate is a widely utilised indicator which demonstrates the proportion of working age residents that are actively looking for work. As this figure is provided as a rate (percentage) it does not indicate whether there is an increase or decrease in the number of unemployed people. It is therefore important to consider other metrics such as the participation rate. Long-term unemployment (12 months or more) can result in many social and economic consequences. Generally speaking the longer a person is unemployed the harder it may be to find a job. For individuals, this can result in loss of skills and networks, reduced income and increased financial stress.

The SRT region has experienced relatively steady growth in the number of people employed over the past decade, increasing by around 20,000 people (from around 72,000 to now over 92,000). This period was accompanied by an increase in the proportion of people employed full-time (from 55% up to 62%), however the bulk of this change occurred earlier in the decade.

Consistent with the rest of the nation, the unemployment rate across the SRT region has been trending downwards since the peak of the Covid-19 pandemic in 2020. Combined with a relatively high participation rate, this low unemployment is indicative of a robust labour market within the region.

Figure 36: Length of time in unemployment and unemployment rate, SRT region, 2012-2022



Source: ABS Labour Force, detailed (note: periods are monthly, not quarterly)

2.6.2 Live-work relationships

The relationship between where people live and where they work is important to the efficient functioning of a city or region. Settlement hierarchies classify settlements based on their existing or planned scale, their catchment, and the types of services provided. This then influences the range of employment opportunities that are present or expected to eventuate.

Tasmania has comparatively good road infrastructure and most parts of the SRT region are easily accessible. Significant investment and improvements have recently, or are currently, being made to the

Southern Outlet (between Hobart and Kingston), the Tasman Highway (between Hobart and Sorell) and the Midland Highway (between Brighton and Oatlands). These improvements are intended to improve traffic safety and reduce travel times. Inadvertently, they also increase the 'range' that some people are willing to commute into and out of Hobart.

While live-work relationships have been disrupted to varying degrees by the pandemic, they are not broken. While rates of people working from home in the SRT region has almost doubled between 2011 and 2021, it still only accounts for 9.0% of the workforce. The ability to work remotely is relatively restricted to a select number of occupations and industries. This being the case, it is unlikely that pre-COVID live-work patterns will fundamentally change for most of the working population.

Anecdotal evidence suggests that people have been returning to pre-pandemic commuting patterns and those occupations that are capable of doing so are hybridising work so that employees may only need to commute a few days a week. As such, access to employment centres, and services that the employment is supporting, will continue to be a key determinant in where people live.

In larger cities, distinct and specialised employment precincts can be geographically dispersed but attract specific types of workers from very large catchments. In southern Tasmania, Hobart performs this function and is accessible to much of the region's population through its relatively good road infrastructure. Although, there is very little redundancy built into the road network, as demonstrated earlier in 2023 when an accident on the Tasman Bridge caused significant traffic disruption across metropolitan Hobart.

While the choice of where to live is a result of a broad and complex range of decisions by individuals and households, cost and affordability is usually the most important consideration. People will typically look at where they can afford to live and then begin the process of balancing a range of very personalised push and pull factors.

Table provides data on the distance to work that people indicated on the 2021 Census. This table includes metropolitan data for Clarence and Kingborough. The shading indicates the lowest percentage in light blue and the highest in light red for each distance category.

Table 5 Distance to work, SRT region, 2021

	Nil	0-1 km	1-2.5 km	2.5-5 km	5-10 km	10-20 km	20-30 km	30-50 km	50-100 km	>100 km
Southern Regional Tasmania	5.4	4.0	4.1	5.6	15.1	29.0	17.5	12.8	3.9	2.7
Brighton	2.8	3.1	2.6	3.8	7.4	38.5	32.4	7.0	1.0	1.5
Central Highlands	11.0	7.0	4.4	3.9	7.2	6.1	7.0	12.4	29.7	11.3
Clarence City	4.3	3.4	3.4	5.6	27.7	35.4	12.8	4.5	0.8	2.0
Derwent Valley	3.5	3.8	7.6	6.3	8.1	8.3	19.6	35.2	5.6	1.9
Glamorgan Spring Bay	9.6	13.4	8.3	10.3	12.3	5.4	5.1	11.8	15.7	8.2
Huon Valley	9.1	5.0	4.8	6.2	8.4	12.0	12.6	26.5	12.0	3.5
Kingborough	6.0	3.7	4.8	7.0	10.0	39.5	17.9	7.0	1.3	2.8
Sorell	5.1	3.7	3.4	4.1	6.7	12.4	26.6	29.7	5.8	2.5
Southern Midlands	8.3	4.1	2.3	1.8	3.0	9.3	16.2	39.8	12.5	2.6
Tasman	10.5	7.9	6.0	4.6	8.2	21.7	9.3	7.3	15.6	9.0

Source: REMPLAN Community

As can be seen, there is once again a trend for the remote LGAs to be different from the inner LGAs. Central Highlands, Glamorgan Spring Bay and Tasman have around 1 in 5 workers travelling 1km or less to work, which is much higher than the inner LGAs (of Brighton, Clarence and Kingborough), but they also have a much higher proportion of workers travelling long distances of 50kms or more. Not surprisingly, if you live in these remote LGAs you will rarely have the opportunity for a medium sized commute to work.

Sorell is an interesting example, where most of their workers are travelling between 10 and 50kms to work. Once again, this could be expected given the focus of the LGA in recent decades has been on providing relatively affordable family focussed housing, and with regular road upgrades, the commute to metropolitan Hobart is a relatively easy one. Derwent Valley is in a similar situation, and despite having a large self-sufficient town centre at New Norfolk, it sees over half of its workers travelling between 20-50kms to work, many are presumed to be traveling into Hobart.

Huon Valley and Southern Midlands have a similar distance to work profile, which reflects the level of self-sufficiency that some of their larger settlements have, and the distance that they are from Hobart.

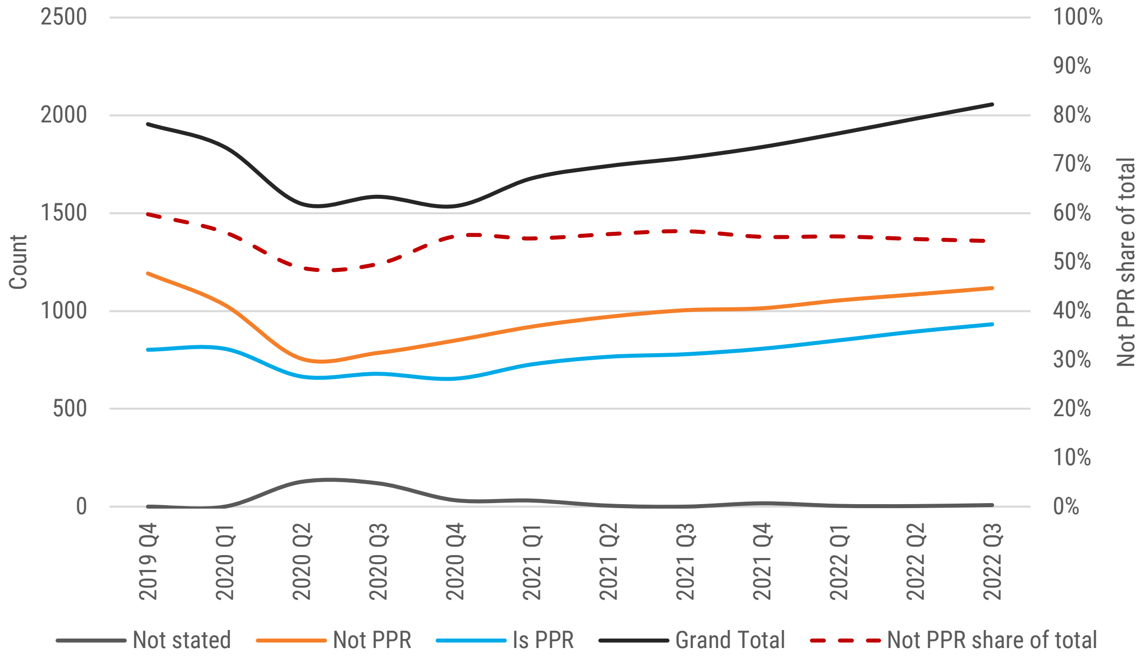
2.7 Housing and the visitor economy

The rise of accommodation 'sharing' platforms has added to the mix of accommodation options available to visitors for many regions in Tasmania. For some areas that have limited provision of traditional visitor accommodation, such as motels and hostels, these platforms have enabled new avenues to attract visitors to stay in their local region. Even for areas with more comprehensive provision of traditional accommodation, the properties listed on these platforms often provide visitors with a notably different experience to that of a hotel.

While some properties are still occupied by the owners as their principal place of residence, many dwellings are being used solely for the purpose of commercial short or medium-term visitor accommodation. Some communities are now considering the influence of the so-called 'Airbnb effect' on local housing markets which has grown into a significant cause for concern, particularly when looking at its impacts on availability of housing for long-term (permanent) rentals and prices.

Figure 37 shows the amount of short-stay accommodation across the SRT region. The grand total includes short-stay accommodation that is shared (staying with hosts) and those that are entire properties. The dashed red line estimates the proportion that are entire properties. PPR refers to Primary Place of Residence.

Figure 37: Short stay accommodation, Southern Regional Tasmania



Source: Consumer Building and Occupational Services (CBOS) 2022

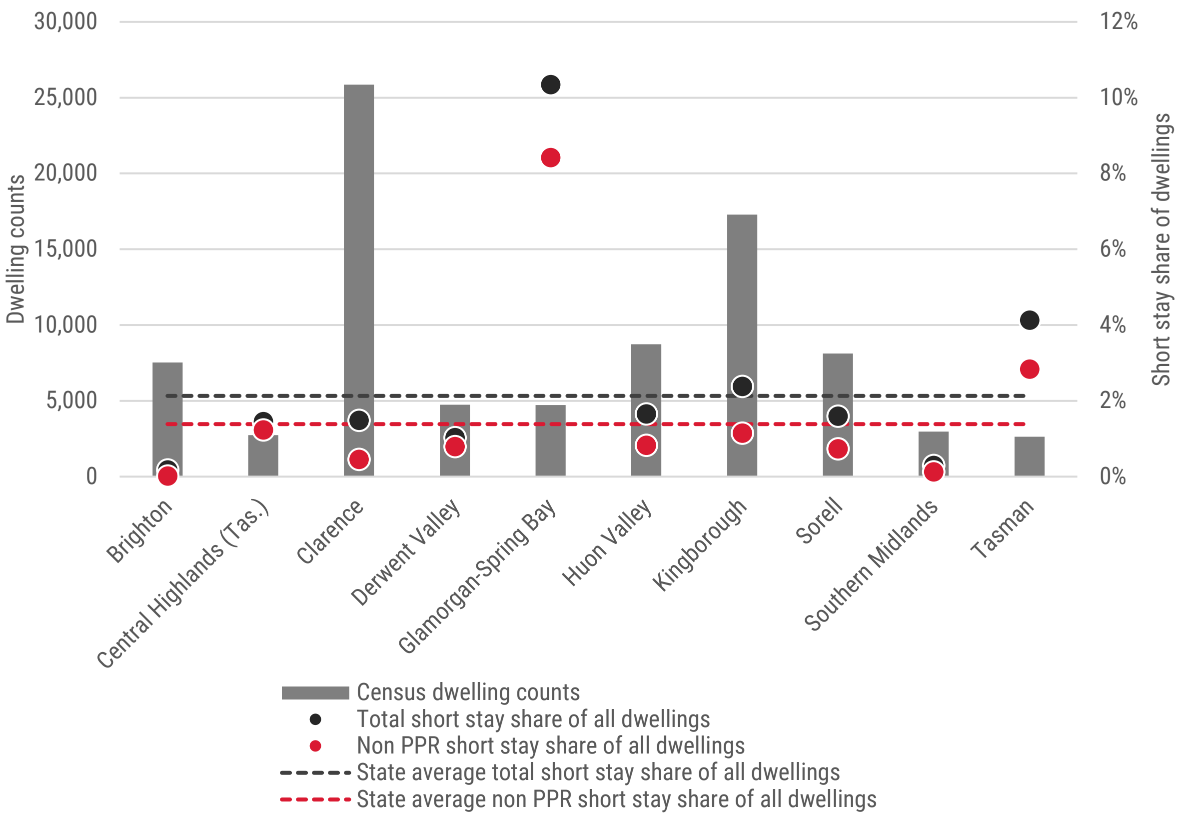
While data is reported at a local government area level, it is important to note that this may not capture all short-stay premises[9]. However, the ubiquity of accommodation platforms means that the data will be relatively comprehensive.

The first release of this data was timely, in that it captured a pre-pandemic snapshot of the market, the dip that occurred during the pandemic, and the ultimate recovery. Across the region there was a contraction in the number of short-stay listings beginning in the first quarter (Q1) of 2020, which increased notably in Q2. The recovery started in Q1 2021, but it has been mixed with Brighton, Derwent Valley, Huon Valley, Southern Midlands and Tasman all still slightly down on pre-pandemic numbers. Glamorgan Spring Bay has returned to its (quite high) pre-pandemic number, while Central Highlands, Clarence, Kingborough and Sorell have all increased their number of short-stay listings. Quarterly tables and charts for all SRT LGAs are provided in Appendix K.

The following section compares the short stay data provided by Consumer Building and Occupational Services (CBOS) with official counts of private dwelling[10] from the recent 2021 Census. Short stay data from the Q3 2021 period has been used to align as closely as possible to the Census date which occurred in August 2021. It is important to note, however, that these two datasets vary in their collection period with short stay accommodation data covering a three-month period, while Census is a snapshot on a single day. Despite this, the exercise is useful to gain an understanding of the proportion of dwellings in a region that are being used for short stay accommodation.

[9] The *Short Stay Accommodation Act 2019* provides detail on which premises are included (and by deduction which are excluded) in the reporting.
[10] Counts include both occupied and unoccupied private dwellings but excludes non-private dwellings. Holiday homes for owner's use or those rented out commercially are counted as private dwellings. Non-private dwellings provide a communal or transitory type of accommodation such as hotels, prisons, hospitals, etc.

Figure 38: Short stay dwellings share of total private dwellings, 2021

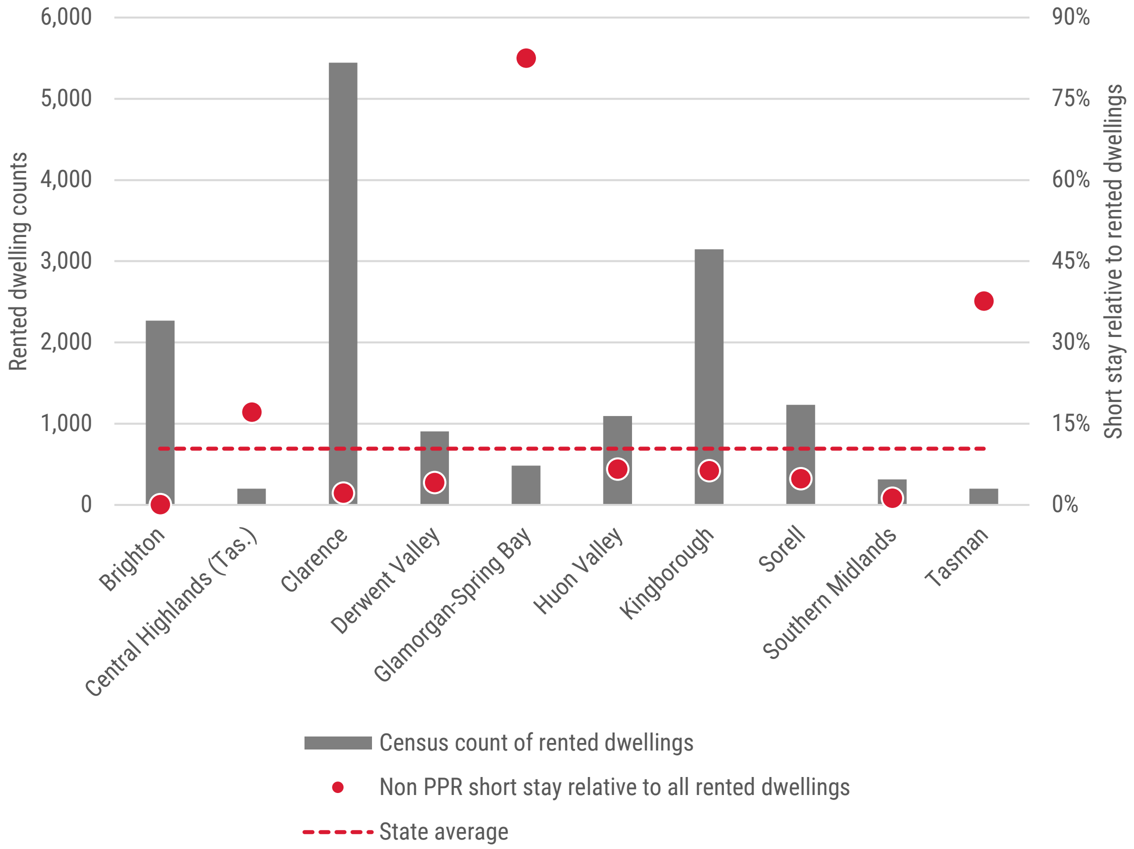


Sources: CBOS Short Stay Accommodation data Q3 2021; ABS Census of Population and Housing 2021

Figure 38 shows the total number of short stay premises in each of the SRT LGAs and the breakdown of premises as being a PPR or not. As the data includes the metropolitan parts of Clarence and Kingborough, unsurprisingly the dwelling counts for these two areas are significantly larger than other LGAs, however that does not necessarily translate into a higher share of short stay premises, as that honour goes to Glamorgan Spring Bay, where 10.4% of all dwellings are estimated to be used for short-stay accommodation. The State average is 2.1%.

Figure 39 compares the number of short stay premises to the number of private dwellings that were rented on Census night. It is important to note that these figures are not mutually exclusive as a short stay premises that was being occupied on Census night would be included in the count of rented dwellings as Census does not capture the type of rental tenure. Again, while this is not a perfect comparison it is considered a useful indicator of the demand generated by short stay rentals relative to the overall rental market.

Figure 39: Short stay dwellings share of total rented private dwellings, 2021



Sources: CBOS Short Stay Accommodation data Q3 2021; ABS Census of Population and Housing 2021

While Figure 38 and Figure 39 show similar trends, it is worth noting the scale on the right hand side of Figure 39, as this really demonstrates the differences across the SRT region. With 82.6% of rented properties potentially being used for short-stay accommodation in Glamorgan Spring Bay compared to 0.1% in Brighton, or 4.9% in Sorell, you can see that the market demand for rental properties will be considerably different across LGAs. Table 6 below includes both the count of rented dwellings and percentage expected to be exclusively used for short-stay accommodation for each LGA.

Table 6: Short stay dwellings relative to number of rented private dwellings in Southern Region, 2021

	Census count of rented dwellings	Non PPR short stay relative to all rented dwellings
Brighton	2,269	0.1%
Central Highlands	198	17.2%
Clarence	5,445	2.2%
Derwent Valley	907	4.2%
Glamorgan Spring Bay	482	82.6%
Huon Valley	1,095	6.7%
Kingborough	3,147	6.4%
Sorell	1,232	4.9%
Southern Midlands	313	1.3%
Tasman	199	37.7%
State average	2,035	10.4%

Sources: CBOS Short Stay Accommodation data Q3 2021; ABS Census of Population and Housing 2021

3 Market engagement

3.1 Engagement approach

While it was expected that local government officers involved in planning, subdivision and building would have a very good understanding of what was happening in their LGAs, it was agreed that it would also be important to engage with other parts of the planning, development and real estate sectors to get some different perspectives and insights into what was happening across the region. This proved to be more difficult that first expected, and in the end, there were only a small number of private sector participants that were willing to have a conversation or fill out a survey. This is not uncommon, as even though responses would be confidential, there is often a hesitancy around commenting on processes or outcomes that relate to government processes and procedures, particularly when they are reliant on navigating the same processes and with the same public servants for future approvals. As a result, the most likely respondents were real estate agents. Following initial contact, most were sent a follow up survey, which given the real estate agent focus was focused on real estate purchasers.

In reading the summary it is important to consider these are the opinions of a limited number of participants across a large region and it should be remembered that the primary purpose of the engagement was to gain feedback that was qualitative rather than quantitative. The survey questions are included as Appendix J.

3.2 Engagement results

The summary of responses outlined below are prefaced with the question that was asked and an introduction as to its purpose.

Why are people buying in the region?

Answers included the following options: availability / affordability / location / close to work or school or services / other

This question is trying to get to the main motivation of real estate purchasers. Half (50%) of the respondents commented that the primary reason people are buying the region was due to availability. Others commented that people were moving for lifestyle reasons or affordability. In summary, people could find properties that generally met their needs at a price they could afford. There were several comments made around people purchasing the first property they could find to avoid missing out.

Are they purchasing as an?

Answers included the following options: owner occupier / an investment / a holiday home / a developer / other

This question related to the purpose of the purchase, with 75% of respondents indicating that most purchasers were purchasing as an 'owner occupier'. There was some interest in investment properties and holiday homes, but it was thought that the recent price rises may have impacted on demand for holiday homes.

Who are the buyers? Is there a particular cohort attracted to certain areas?

Answers included the following options: singles / young couples / young families / retirees / not specific / other

There was no specific cohort of buyers identified, other than in one area (Sorell) where 'young families' were identified as being active in the market. Another respondent commented that there is a cross section of people attracted to regional areas now that there is more work around, and families have confidence to move knowing that they will get work, and retirees are moving to areas that have access to services.

What locations are the most popular (i.e. where is the highest demand)?

With a low number of responses, this question really came down to the location where the relevant respondent was active. Sorell was mentioned by multiple respondents, with Southern Beaches, Richmond, Brighton, Kingston, Huonville / Ranelagh, Cygnet and Dover all identified as being popular. In the Southern Midlands, a respondent commented that Oatlands is popular because of its school, hospital, cafes and sporting facilities, with people gravitating towards hubs.

What locations are least popular (i.e. where is the lowest demand)?

Not all respondents answered this question, with one respondent commenting that Bridgewater, Gagebrook and Clarendon Vale were less popular. New Norfolk and Geeveston were also mentioned as being less popular.

Why do you think people are buying outside of the Hobart metropolitan area?

Almost all comments related to affordability and the lack of availability and affordability in Hobart. However, there were also comments relating to the lifestyle opportunities in rural areas, good access to schools and a sense of community.

What type of housing product are the looking for?

Answers included the following options: 1-bedroom / 2-bedroom / 3-bedroom / 4+bedroom / Unit or apartment / Low maintenance / Rural lifestyle / Farm / Coastal / Other

Three-bedroom family homes were the most popular response, however the opportunity for a rural or coastal outlook also featured. One respondent said that there was demand for units suite to retirees or the elderly, but most people wanted enough space for fruit trees, veggie patches and chickens.

Are there segments of the residential market that are not being met?

Once again, units or low maintenance properties suited to retirees was mentioned, as was the demand for larger lifestyle lots.

Have you seen any changes in what people are looking for?

Answers included the following options: larger / smaller / closer to or further from town / etc

Half of the respondents commented that there is greater demand for smaller properties, suited to retirees that are close to services, while the other half commented that there is greater demand for larger lifestyle driven lots.

Has the pandemic impacted the level of demand or type of housing people are after?

Half of the respondents commented that the pandemic has increased the interest in the regions and what people are after, while others commented that it hasn't really changed what people are after, although the demand might be stronger. One comment was made in respect to the pandemic increasing the demand for affordable / social housing for those wanting to enter the housing market.

How strong is the rental demand in your area?

"Very", "huge demand for rental" and "extremely strong" were all mentioned. Additional comments related to the demand has come from owner occupiers, rather than investors, and that even with a lack of rental supply, the housing market and land releases haven't been able to respond quickly enough to the rapid change.

Thinking about your experience, what do you think are the biggest issues impacting on getting land/housing delivered?

The lack of zoned land was mentioned on multiple occasions, as was the lack of housing options. There was a comment on the need to allow greater flexibility for temporary housing such as caravans and tiny homes to help address immediate needs and provide choice. There were several comments on STRLUS being out of date and limiting opportunities for development. Related to this was a comment on the Greater Hobart Plan and its unrealistic targets.

3.3 Engagement summary

While it is acknowledged that there was very little engagement from outside of the public sector, the feedback that has been provided was relatively consistent and confirms what has been said by local government officers involved with the project. Also, it must also be acknowledged that most of the private sector feedback has been provided by real estate agents who work in a particular part of the region, and as such it is difficult to get a sense of any regional differences. Their contributions are also informed by what they have sold or rented in the past, and sometimes the demand side of the equation can be a little biased by what is on offer. For example, someone might want a smaller low maintenance property, but if there are none available, then they may purchase something else, which could influence the perception of the demand.

Regardless, the primary outcome has been an acknowledgement that availability and affordability are the key motivations of all property purchasers, regardless of what type of property they are looking for, and that a move to a regional location is also related to a desire to have a larger home or property (compared to what can be purchased closer to Hobart).

4 Population and dwelling projections

This section of the report provides a summary of the unconstrained 'population' and 'total private dwelling' forecasts that have been prepared for the SRT region and its 10 LGAs. The individual planning areas will be discussed in Section 5.

These unconstrained forecasts have not been reconciled with detailed land supply, which will be presented in the final report, so in essence they provide an indication of future demand *assuming* supply is generally available to meet demand.

Unconstrained forecasts are useful to provide an indication of expected demand which can be used to inform different scenarios during policy development. Importantly, the forecasts also provide insight into future demographic changes, particularly around population age structure. This is particularly important for service delivery planning. However, for the purpose of this report we will primarily focus on the headline numbers and the forecast change between 2021 and 2046.

4.1 Southern Regional Tasmania forecasts

The total population for the SRT region's 10 LGAs (including the metropolitan parts of Clarence and Kingborough to enable easier comparison) in 2021 was 186,551. REMPLAN's unconstrained forecast for this region sees the population grow to 219,229 people by 2042, an increase of 32,678 people at an annual average growth rate (AAGR) of 0.74%. During the same period, the number of Total Private Dwellings is forecast to increase from 88,724 to 108,928 (an additional 20,204 dwellings), and the Average Household Size is expected to decrease from 2.43 to 2.30 people per household.

When compared to the Department of Treasury and Finance (DTF) projections, which were first published in 2019 and updated in 2022 (using high, medium and low growth scenarios), REMPLAN's forecast sits between the medium and high growth scenarios. For reference, the DTF medium growth projection has the region's population increasing by 25,972 people between 2021 and 2042, and the high growth projection sees an increase of 42,679 people. The DTF low growth projection sees an increase of just 15,340 people for the region.

The REMPLAN forecast and DTF projections are shown in Figure 40. It should be noted that while REMPLAN's forecasts do extend to 2046, 2042 has been used to allow direct comparison to the DTF projections (which currently extend to 2042).

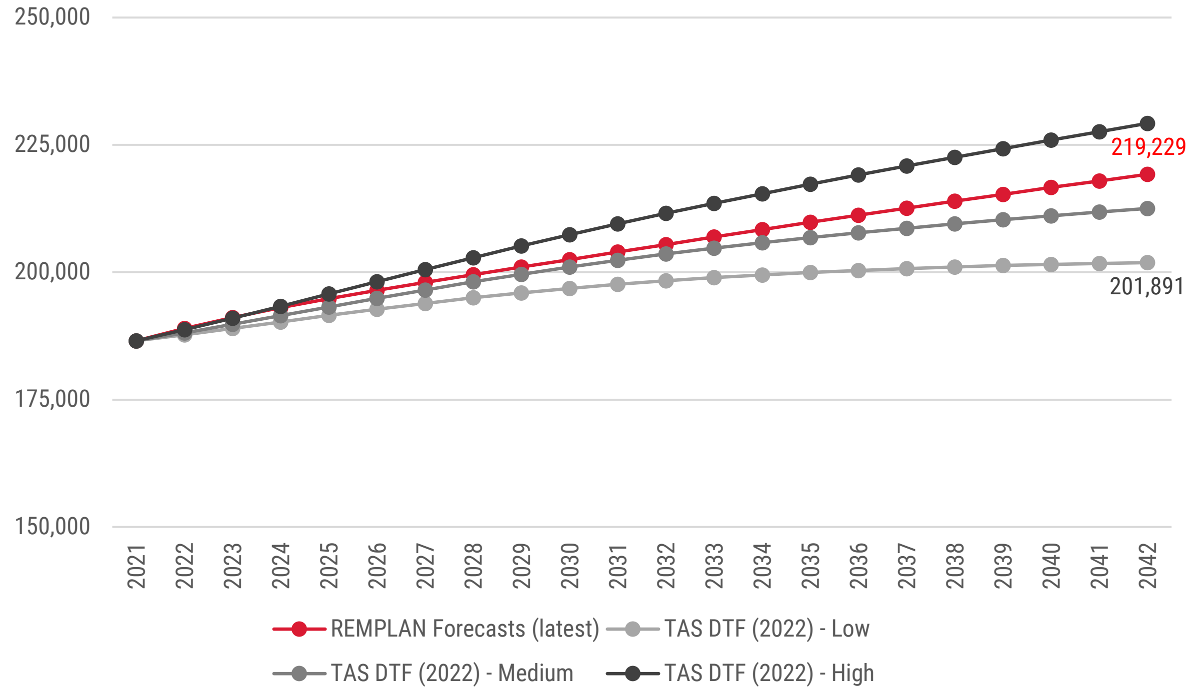
REMPLAN has also prepared forecasts that exclude the metropolitan parts of Clarence and Kingborough. In this scenario, the 2021 population is forecast to grow from 116,732 people to 138,726 people in 2042, or an increase of 21,994 people.

A simple comparison of the REMPLAN forecasts that include and exclude the metropolitan parts of Clarence and Kingborough indicate that two-thirds of growth across the 10 SRT LGAs will occur outside of the metropolitan areas and around one-third will occur within metropolitan Clarence and Kingborough[11].

Extrapolating the above figures to 2050 and using the Greater Hobart Plan estimates of an additional 60,000 people by 2050, we can see that the metro / non-metro split for Southern Tasmania's additional population growth is around 60% metro and 40% non-metro. While not related to this project, it may provide a useful starting point for STRLUS review discussions.

[11] Note that this still excludes Hobart and Glenorchy LGAs.

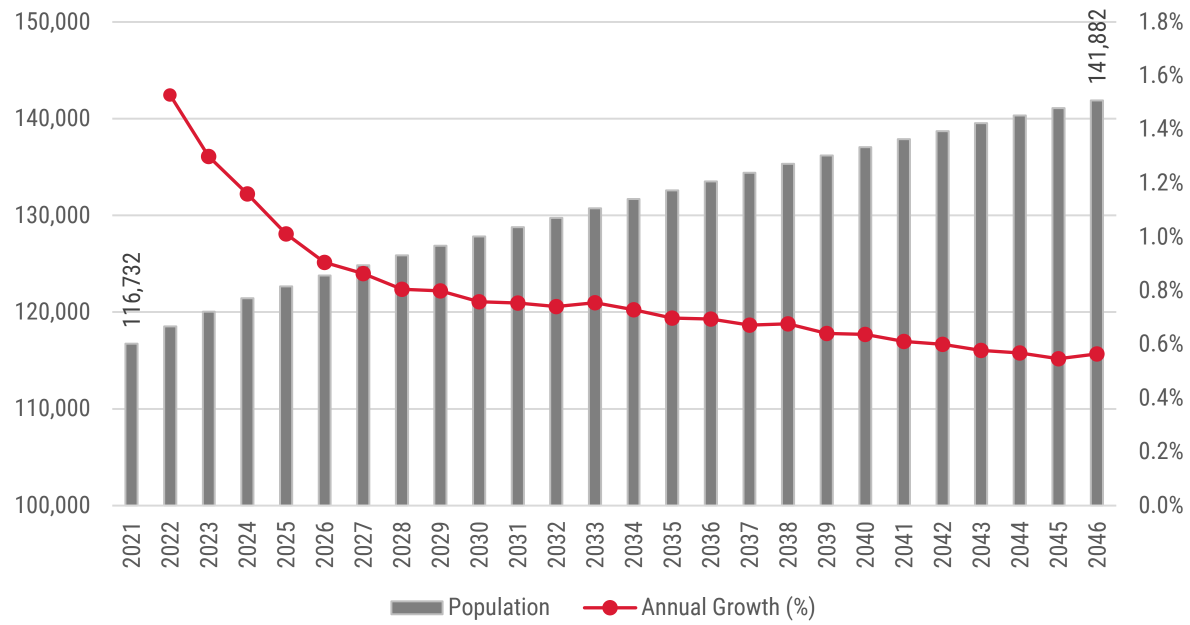
Figure 40: Southern Regional Tasmania (incl. metro) forecast and projections, 2021-2042



Source: REMPLAN Forecast

As can be seen in Figure 41, the annual growth rate is expected to come down from its recent higher than average levels to a more a manageable level and sit between 0.6% and 0.9% for much of the forecast period. As discussed in earlier sections of this report, the components of Tasmania's population growth are pointing towards a slower growth rate, with some components being cyclical (net interstate migration), while others declining (natural increase). Regardless, growth is still forecast, but at more manageable levels.

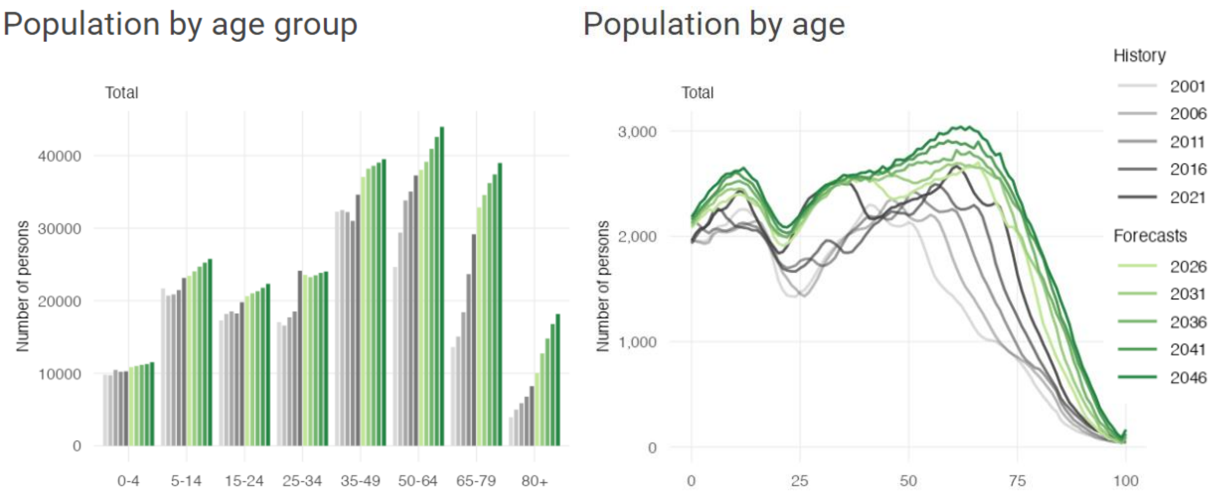
Figure 41: Southern Regional Tasmania (excl. metro) population forecast and growth rates, 2021-2046



Source: REMPLAN Forecast

While the size and growth rate of the forecast population is important, it is also useful to get a sense of its age structure and how it is expected to change over time. Figure 42 includes two graphs which demonstrate this. The graph on the left shows that the population is increasing in all age groups, other than the 25-34 age cohort, while the graph on the right provides a representation as to how the population will continue to get older, as the curve in the second half of the graph moves further to the right.

Figure 42: SRT region forecast population by age and age group



Source: REMPLAN Forecast

4.2 Local Government Area forecasts

To assist in comparisons with other data, and to be more meaningful for Clarence and Kingborough, the following forecasts are based on the 'full LGA' and includes their metropolitan areas.

Table 7: SRT LGAs provides a high-level snapshot of the level of change that is expected to occur across the region's LGAs. While all LGAs are forecast to grow in population and dwelling number, there is a significant range that varies from an increase of 101 people in Central Highlands, to over 12,000 in Clarence. Comparisons between LGAs are not overly useful, as in reality they have different relationships to one another and to Hobart. There are of course some interesting observations that can be seen in this high-level data.

For example, the three remote LGAs of Central Highlands, Glamorgan Spring Bay and Tasman, are all expected to increase their number of dwellings faster than their population. This is relatively uncommon (over a prolonged period), as it is far more usual for dwelling increases to be about half that of population. However, as has been discussed earlier in this report, this reflects these LGAs demographic being older and with a higher proportion of single and couple households, and of course due to them being popular holiday destinations with a high proportion of second homes and short-term rentals.

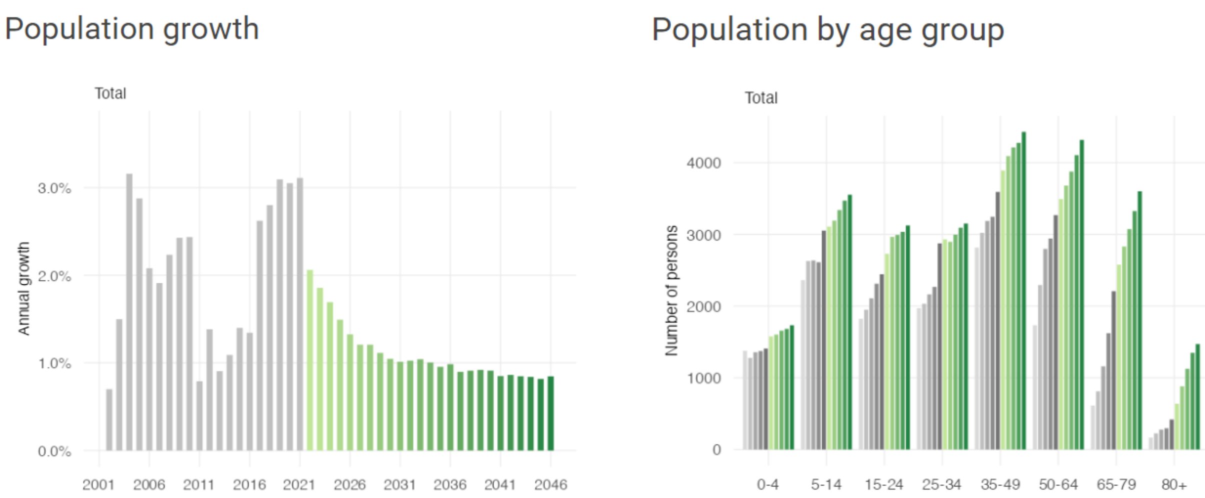
Table 7: SRT LGAs Population and total private dwelling change 2021 to 2046

	2021 Population	2021 Total Private Dwellings	2046 Population	2046 Total Private Dwellings	Change 2021-46 Population	Change 2021-46 Tot. Private Dwellings
Brighton	19,263	7,694	25,378	10,978	+6,115	+3,284
Central Highlands	2,580	2,880	2,681	3,092	+101	+212
Clarence City (Incl. Metro)	62,396	26,771	74,558	33,467	+12,162	+6,696
Derwent Valley	11,114	4,858	12,542	5,775	+1,428	+917
Glamorgan Spring Bay	5,118	5,044	6,079	6,765	+961	+1,721
Huon Valley	18,809	9,183	23,029	11,754	+4,220	+2,571
Kingborough (Incl. Metro)	40,815	18,006	48,298	22,330	+7,483	+4,324
Sorell	16,975	8,442	20,959	10,927	+3,984	+2,485
Southern Midlands	6,838	3,094	7,838	3,765	+1,000	+671
Tasman	2,643	2,752	2,948	3,120	+305	+368

Source: REMPLAN Forecast

As with the regional level data, it is necessary to look a bit deeper into the data and get a sense of the population profile. Two graphs will be shown for each LGA, which when viewed together, should start to provide a greater insight into how the LGAs and any sub-regions are expected to change. While the graphs may look similar, care should be taken to check the scale on the vertical axis as this can change between LGAs.

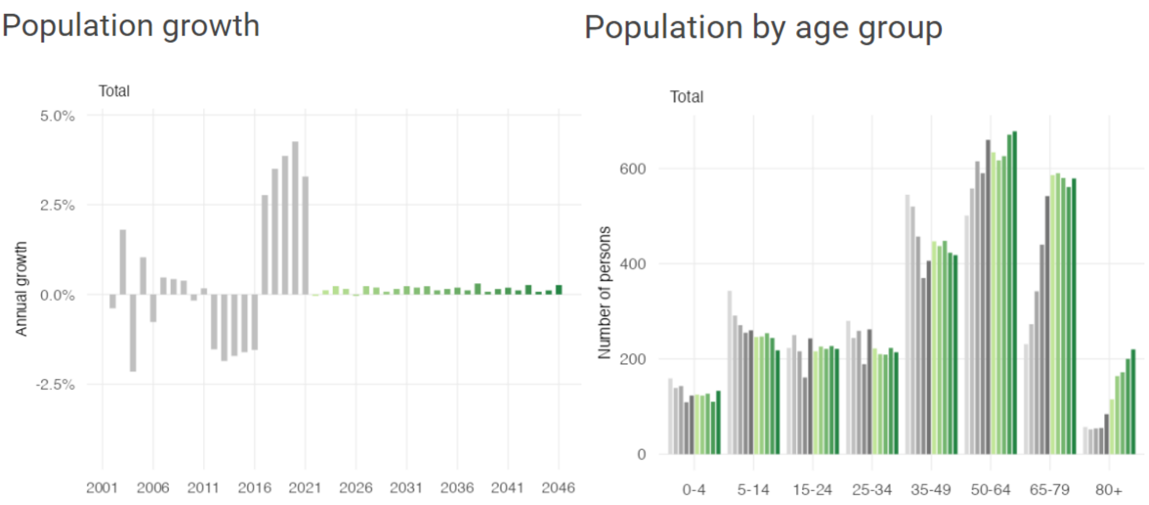
Figure 43 Brighton LGA Population growth summary



Source: REMPLAN Forecast

Unlike most LGAs, Brighton is expected to see growth across all age cohorts. However, similar to most LGAs, it is expected to see the most rapid growth in older age cohorts, particularly from 50 years and over.

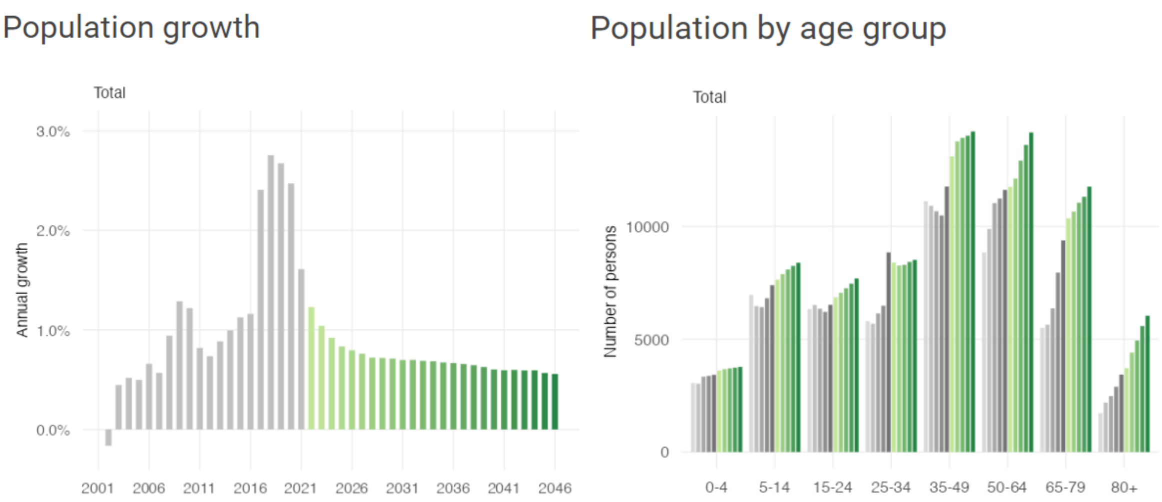
Figure 44 Central Highlands LGA Population growth summary



Source: REMPLAN Forecast

Central Highlands is expected to see relatively flat growth across the age cohorts under 50 years of age, and an increase in the 65-79 and 80+ age cohorts.

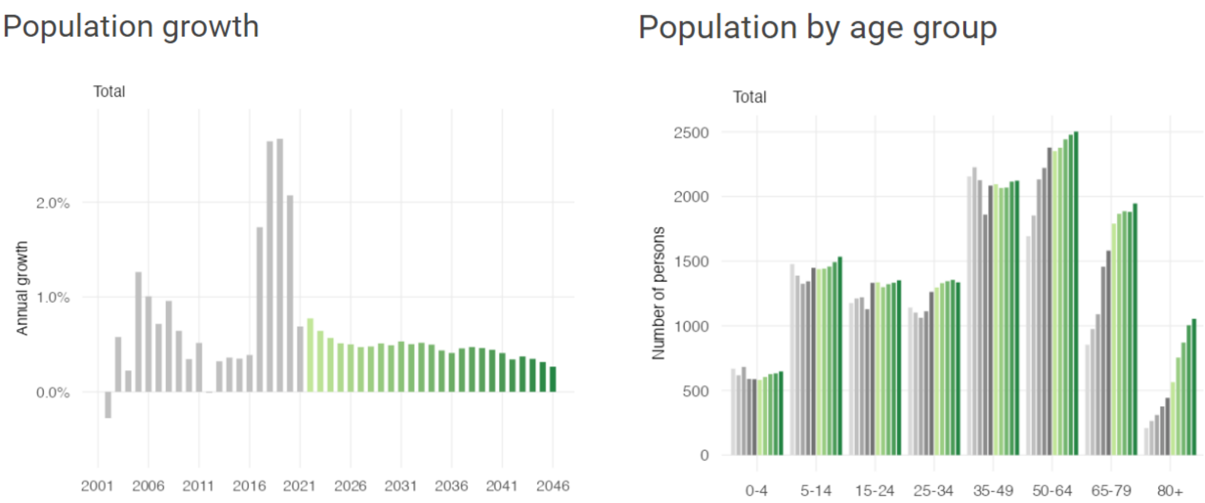
Figure 45 Clarence City LGA Population growth summary



Source: REMPLAN Forecast

Clarence is expected to return to more normal levels of growth and is forecast to see increases in all but the 25-34 year age bracket. It is worth noting that the 25-34 year age bracket had a large increase between 2016 and 2021, and while it is not forecast to increase, it is much higher than it would've been had the recent increase not occurred.

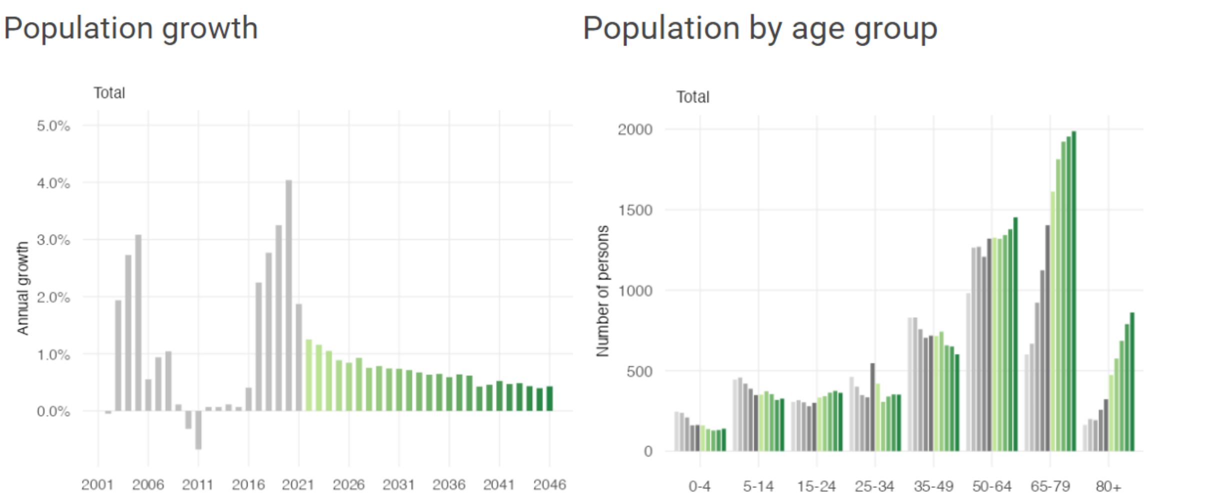
Figure 46 Derwent Valley LGA Population growth summary



Source: REMPLAN Forecast

Derwent Valley is also forecast to see growth in its 50 years and over age cohorts, with the fastest growth expected in the 80+ age cohort. Similar to some of the other larger LGAs, Derwent Valley does have a slightly 'flatter' age profile compared to several other LGAs, with a good percentage of population in the under 35 years of age cohorts.

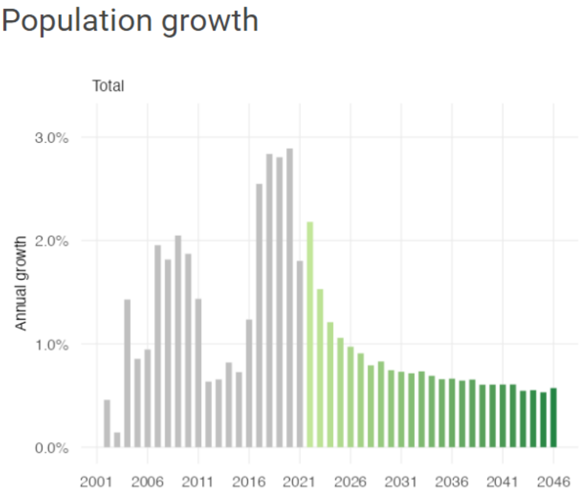
Figure 47 Glamorgan Spring Bay LGA Population growth summary

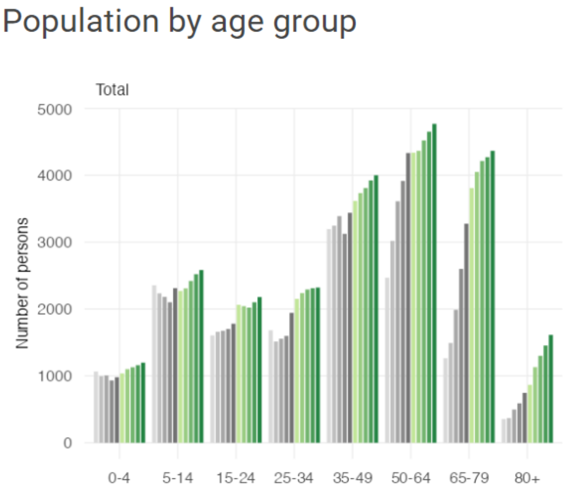


Source: REMPLAN Forecast

Glamorgan Spring Bay is forecast to see much of its growth in the 65-79 and 80+ age cohorts. It has an age profile with the smallest proportion of younger people in it, which is reflective of its location and role as a popular place to holiday in or retire.

Figure 48 Huon Valley LGA Population growth summary

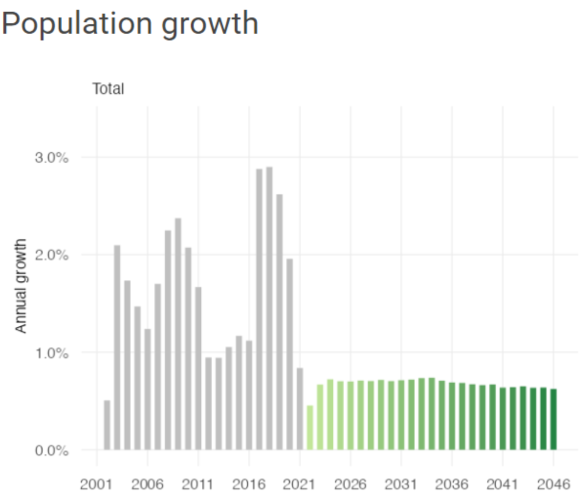


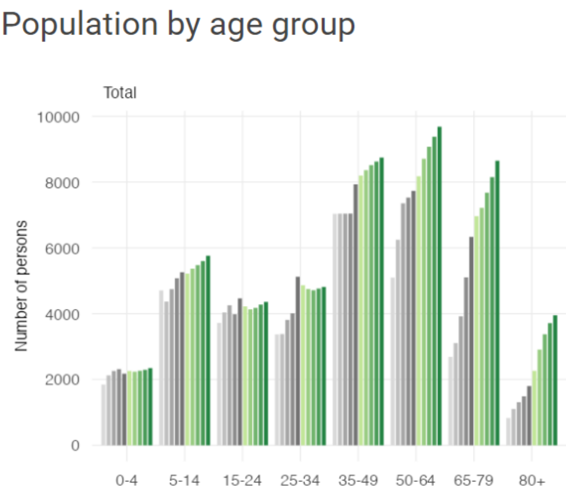


Source: REMPLAN Forecast

Huon Valley is forecast to see good growth occurring across all age cohorts, including in younger age groups. Given the size of the LGA, it is expected that much of the growth will be occurring in its larger settlements that are closer to Hobart.

Figure 49 Kingborough LGA Population growth summary

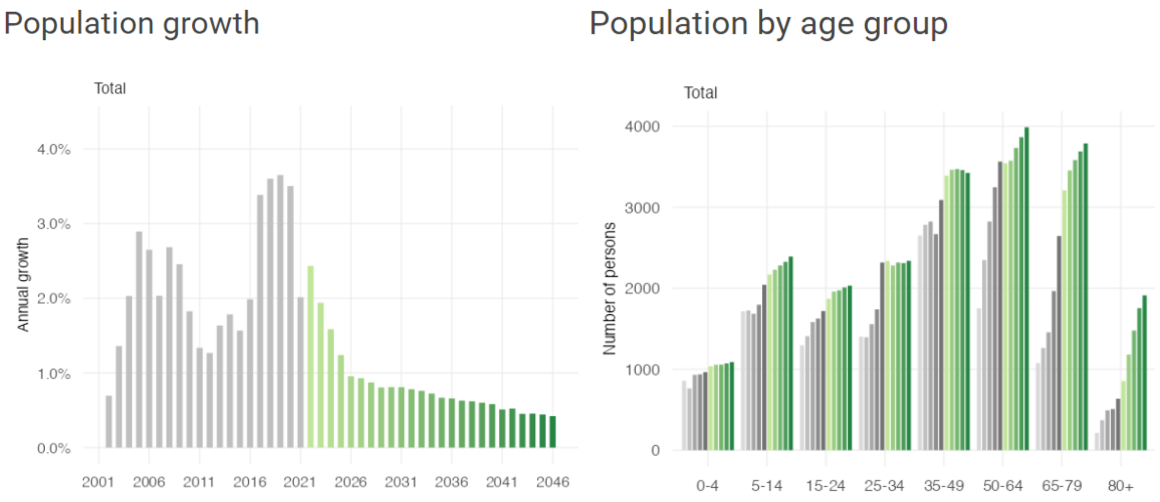




Source: REMPLAN Forecast

Kingborough's growth rate is expected to drop below its long-term average, however it is still expected to grow consistently into the future. Notably, Kingborough is expected to add more children in the 5-14 age bracket, which is also linked to adding more people in the 35-49 age bracket (their parents). As with other LGAs, there is also strong growth in the 50 and over age brackets.

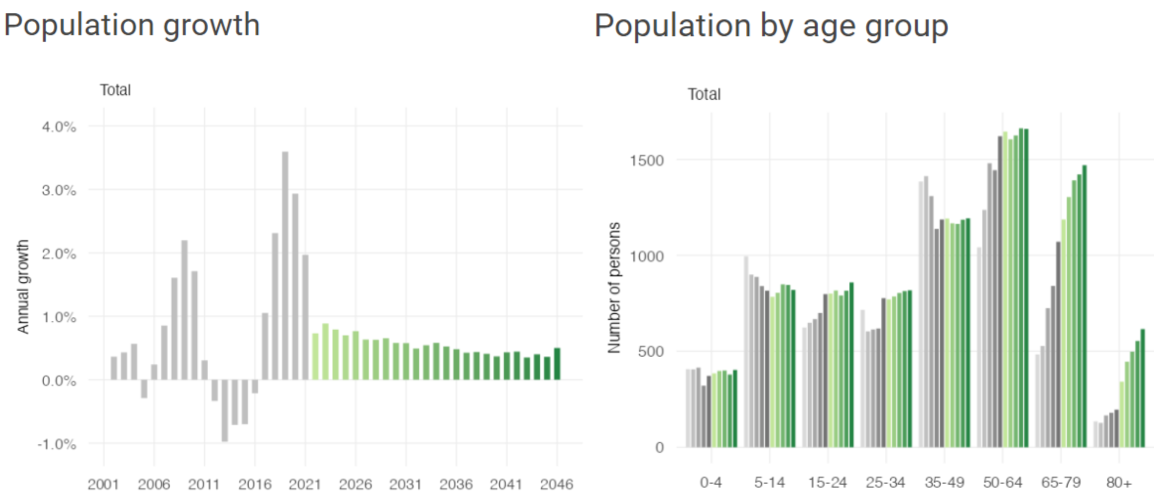
Figure 50 Sorell LGA Population growth summary



Source: REMPLAN Forecast

Sorell's forecast age structure demonstrates the ongoing impacts of attracting young families, with increases in all age cohorts forecast, especially those that relate to young and maturing families. Once again, there are large increases in the oldest population cohorts, which may be related to Sorell's other key residential product, of low-density beachside settlements in the Southern Beaches area.

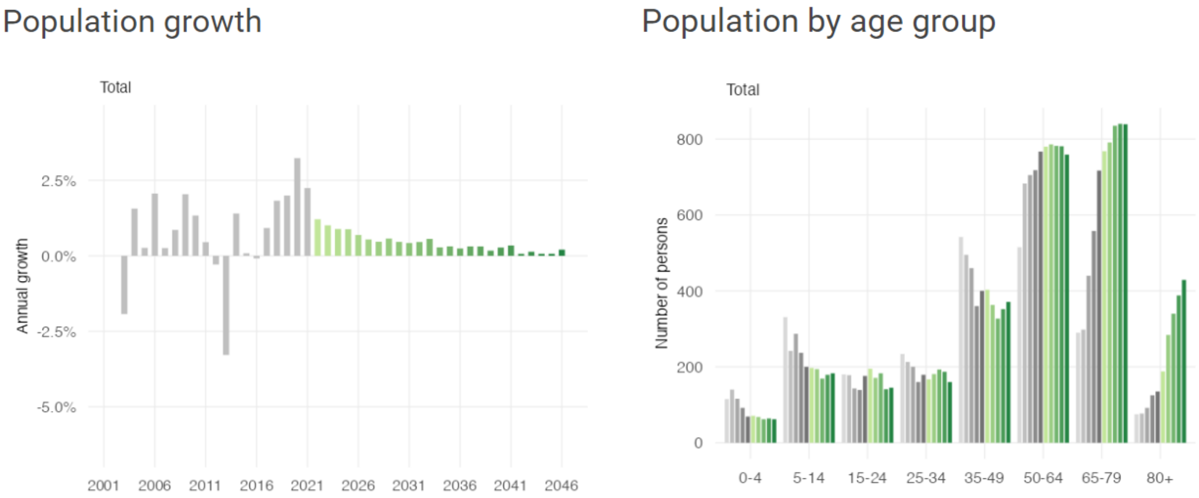
Figure 51 Southern Midlands LGA Population growth summary



Source: REMPLAN Forecast

The forecasts for Southern Midlands indicate growth in the older age cohorts, while maintaining population in the younger age cohorts. Given the proximity of settlements such as Bagdad and Campania to Hobart, it will be interesting to see how these areas develop in the future. Recent subdivision approvals indicate a preference for standard density development, which may prove popular for first home buyers and young families.

Figure 52 Tasman LGA Population growth summary



Source: REMPLAN Forecast

Tasman is forecast to see a continuation of the recent decline in its younger population and an increase in its older population. As with other LGAs that are more remote from Hobart, the population profile may vary across the LGA as you move further from the capital city. Given the high levels of natural amenity in Tasman, it is expected to continue to be a popular nature based tourism destination, and a place to retire.

4.3 Forecast population growth summary

While growth is forecast for all LGAs, you can see that historically, some areas have had negative growth on occasion. However, most of the LGAs with easy access to Hobart that have catered to the young family homeowner market have tended to have had more stable historic growth.

You can also see that the recent growth spurt is not forecast to continue. A decline in growth rates was starting to occur towards the end of the pandemic and this trend has influenced the forecasts.

5 Planning Area forecast demand

The following section looks at the planning areas that were identified in partnership with each LGA. In total there are 42 planning areas, which includes 32 settlements of various sizes and 10 balance areas. Balance areas are the full LGA minus any settlement planning areas.

It is worth noting that not every settlement was designated as a planning area, as the original intent was for them to be the larger centres where population growth was likely or could be accurately estimated. These are the areas that were understood to be doing the 'heavy lifting' in terms of providing serviced residential land and dwellings. However, when the project extended to include regional settlements, the next level of smaller planning areas was then created. While not every settlement is designated as a planning area, and therefore have not had forecast demand estimated, all settlements in the SRT region have demographic data available for them and all are included in the land supply assessment.

Planning areas have been grouped into four categories using two criteria – whether they are within / beyond a 30-35-minute drive of central Hobart, and if they have / don't have an existing town centre with a diverse range of goods and services. As expected, the planning areas in the first two categories closely align with the OHC RDSS (which was based on distance), whilst the planning areas in the third and fourth categories closely align with the SRA RDSS. The planning area categories have no status or relationship to any formal settlement hierarchy and have only been used in this project to help with the analysis and discussion.

Categories of planning areas:

Within a 30-35-minute drive of central Hobart

1. **Major Centres** – Bridgewater, Brighton, Huonville, Margate, New Norfolk and Sorell.
2. **Commuter / Residential Settlements** – Bagdad, Cambridge, Campania, Gagebrook, Kettering, Lauderdale, Midway Point, Old Beach, Ranelagh, Richmond and Snug.

Beyond a 35-minute drive of central Hobart

3. **District Towns** – Bicheno, Bothwell, Cygnet, Geeveston-Port Huon, Nubeena-White Beach, Oatlands, Swansea and Triabunna.
4. **Small Towns and Settlements** – Dover, Eaglehawk Neck, Franklin, Kempton, Orford, South Arm-Opossum Bay and Southern Beaches.

As with other parts of this report, this section will only discuss the key themes and issues that emerge from the data and LGAs have access to various online resources should they want to delve a little deeper into each of their planning areas.

It must also be stressed that the forecasts provided in this section of the report are unconstrained forecasts and assume that supply will generally be available to meet demand. This report is not advocating for planning areas to necessarily accommodate the forecast population and dwelling demand, but rather the forecasts provide a starting point for future settlement planning for the region.

5.1 Major Centres

These are the larger localities that are within a 30-35-minute drive time of central Hobart that also have well-functioning town centres. It includes the localities of Bridgewater, Brighton, Huonville, Margate, New Norfolk and Sorell.

Major Centres, such as Huonville and New Norfolk, have large town centres that reflect the era in which they were developed, when there was a need to be relatively self-sufficient and service large regional catchments radiating away from Hobart. Other Major Centres such as Sorell have similar characteristics, but the bulk of its town centre is relatively new and is only just starting to reach the size where it is becoming a hub for people living east and north of the Hobart Airport.

The residential areas in Major Centres have largely been developed to 'standard' residential densities of around 10-12 dwellings per hectare[12]. Lots are generally fully serviced with reticulated water, sewer, electricity and gas but there are some exceptions.

From a land use planning perspective, the majority of Major Centres use a relatively conventional land use planning framework. The town centre is generally located centrally and is zoned General Business. The town centre is then surrounded by residential areas zoned General Residential with pockets of Community Purpose, Industrial and Recreation and other zoned land.

Many also have land identified for future residential growth that is zoned Future Urban or Particular Purpose – Urban Growth Zone. Margate is the exception to this, where its residential areas are currently zoned Low Density Residential despite having been developed to higher densities due to access to some reticulated services. It is understood that Margate's zoning regime will be updated to be more consistent with other Major Centres shortly. This is in part a result of having been connected to a sewerage treatment plant with much greater capacity.

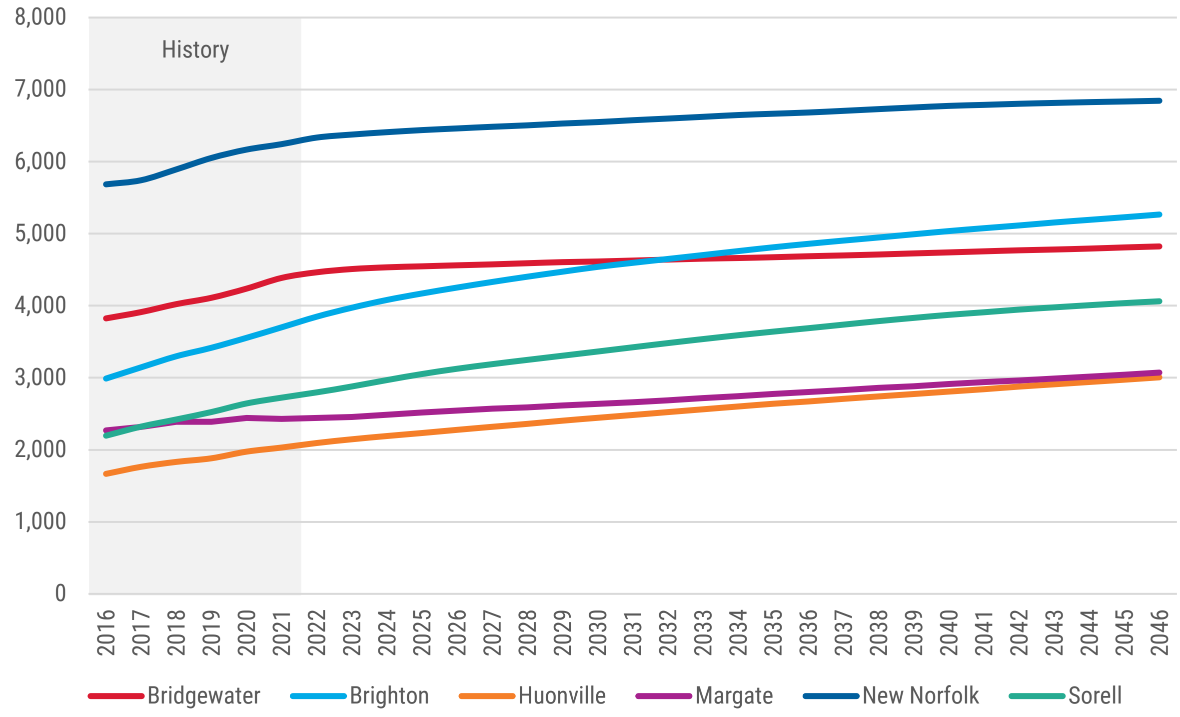
Brighton provides an interesting example, as in its case it is surrounded by developed Rural Living zoned land. This limits outward expansion, as Rural Living land is difficult to redevelop in a way that substantially increases residential yields in most cases. It is understood that Brighton LGA is investigating this issue, particularly in the Old Beach area. However, it may be that this constraint has in fact been one of the drivers of infill development in Brighton.

Bridgewater has similar constraints, with a Future Urban area to its west, which would be separated from the main settlement by main roads, a rural living precinct and a significant amount of General Industrial land to its north. In these areas, questions could be asked as to what capacity they might have, and what their role is within the settlement hierarchy. Some of these places may have a greater role to play in providing employment land for the region rather than residential land.

As can be seen in Figure 53, all Major Centres have experienced an uptick in growth in recent years and are forecast to continue to grow. Margate is a slight outlier, with its population growth fluctuating during the 2016-21 period. This may be a result of a lack of easily developable land, or water treatment capacity constraints, or related to the lag that follows infrastructure upgrades. Now that Margate is connected to the Blackmans Bay sewerage treatment plant, all indications suggest that it is an area that is being considered for future growth.

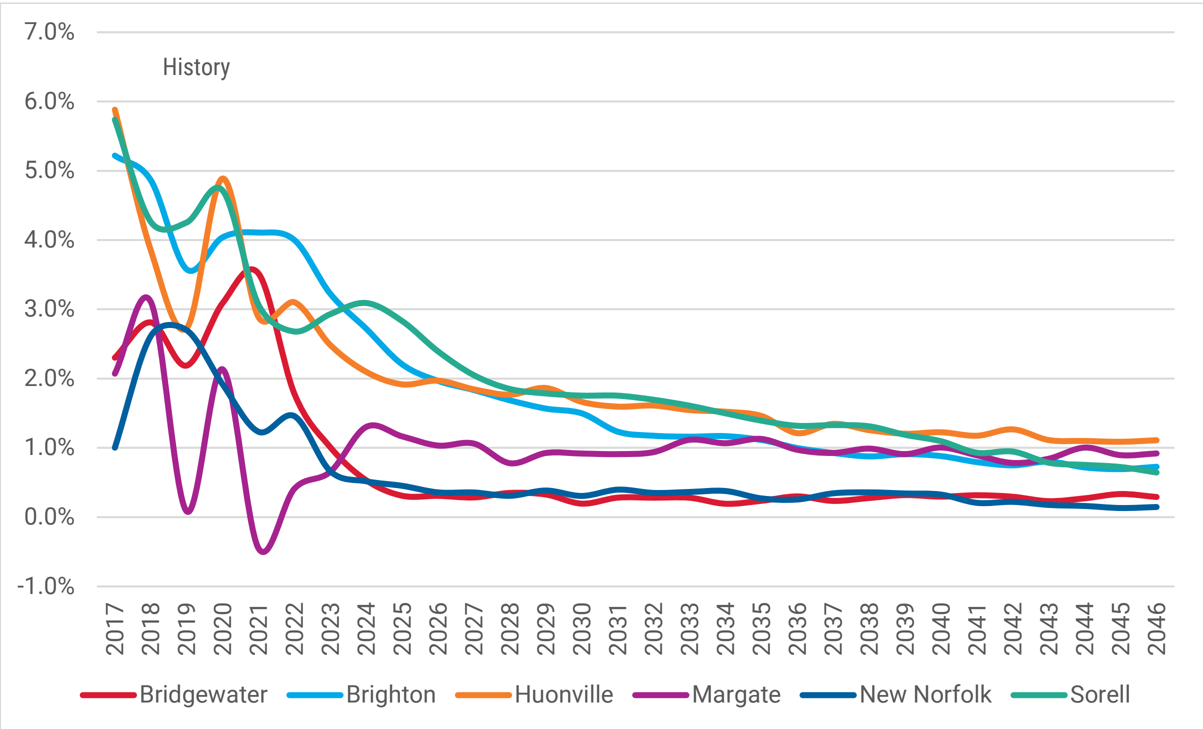
[12] Originally around the 800sqm size but gradually decreasing in size over time to around the current 600-800sqm range

Figure 53: Major Centres forecast population (unconstrained)



Source: REMPLAN Forecast

Figure 54: Major Centres forecast population annual average growth rate



Source: REMPLAN Forecast

Table 8: Major Centres population and dwelling change 2021-2046

	2021 Population	2021 Total Private Dwellings	2046 Population	2046 Total Private Dwellings	Change 2021-46 Population	Change 2021-46 Tot. Private Dwellings
Bridgewater	4386	1830	4823	2216	+437	+386
Brighton	3700	1569	5266	2471	+1566	+902
Huonville	2031	920	3006	1449	+975	+529
Margate	2430	935	3072	1283	+642	+348
New Norfolk	6243	2798	6845	3159	+602	+361
Sorell	2724	1294	4062	2007	+1338	+713

Source: REMPLAN Forecast

As can be seen in Table 8, the region's Major Centres are forecast to accommodate 5,560 more people by 2046, which is around 25% of the population growth forecast for the SRT region (excluding metropolitan areas). The Major Centres are also forecast to increase dwelling supply by 3,239, which is around 20% of the forecast growth for the SRT region.

5.2 Commuter / Residential Settlements

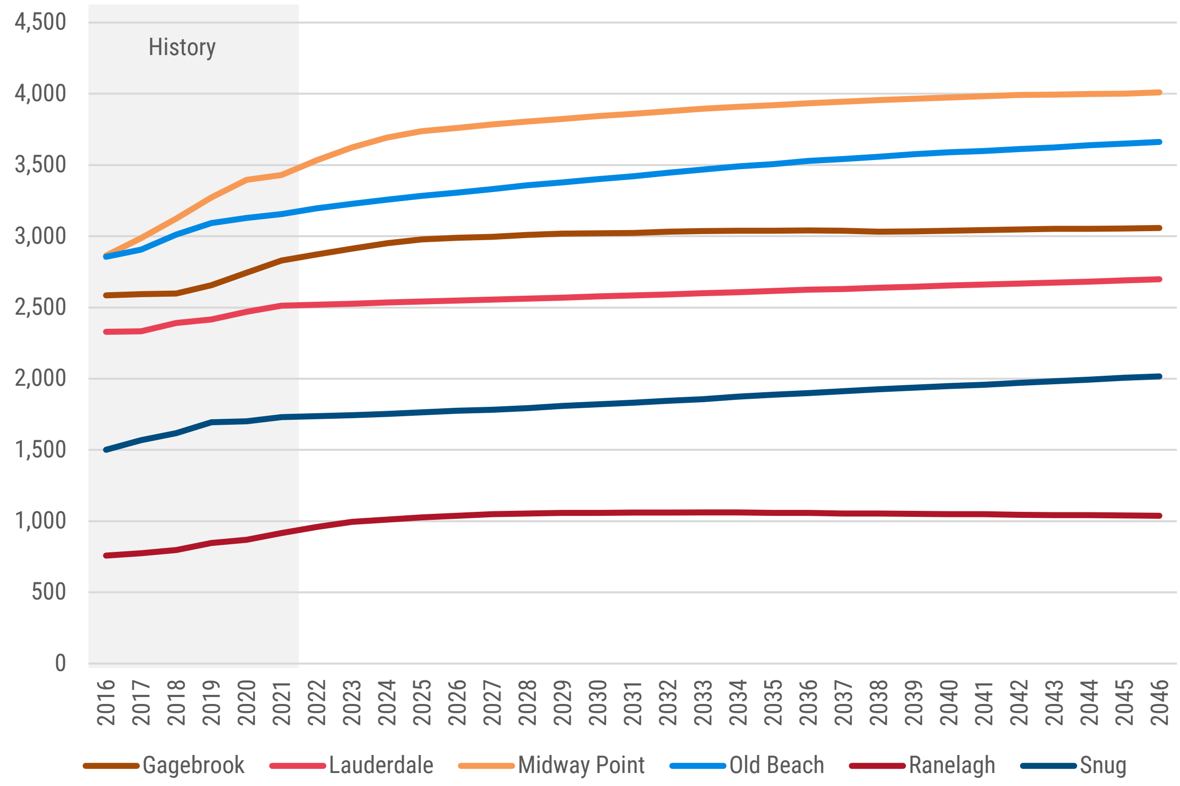
These are residential settlements and smaller towns that are within a 30-35-minute drive time of central Hobart but have limited town centre services. While many will have some facilities, most will rely on larger centres for their weekly and higher order retail, commercial and community needs. This category includes Bagdad, Cambridge, Campania, Gagebrook, Kettering, Lauderdale, Midway Point, Old Beach, Ranelagh, Richmond and Snug.

Commuter / Residential Settlements vary in size and the lifestyle options that they offer to residents. Midway Point is the largest community in this category and has largely been developed to standard residential densities, whereas Richmond, with its historic core, caters to a high number of tourists, and has been slowly adding more people. Kettering has the smallest population in this category and is a low-density waterfront community that has a very stable population for a long time.

From a land use planning perspective, the Commuter / Residential Settlements tend to have a very small amount of commercially zoned land surrounded by residential zoned land. However, in many cases these settlements have used the Village zone, to cater for the mix of residential, business and other complementary uses that have developed over time. Snug sits in the middle of the range in terms of population size, and it is in a similar planning position to Margate, in that much of its residential areas are zoned Low Density, but have been developed to standard densities and are likely to be reviewed in the near future.

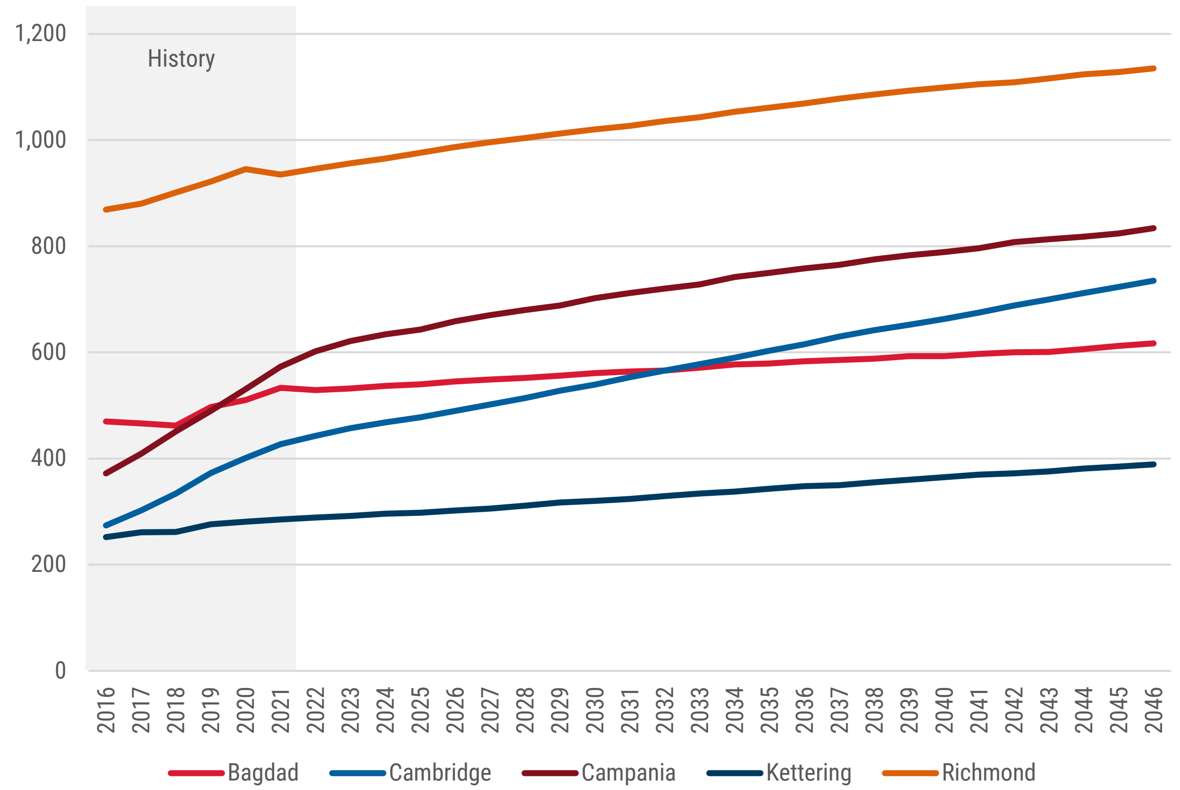
As with other settlements, the role of commuter / residential settlements may change over time as they grow to sizes that support a greater range of goods and services.

Figure 55: Commuter / Residential Settlements forecast population (unconstrained) – Part 1



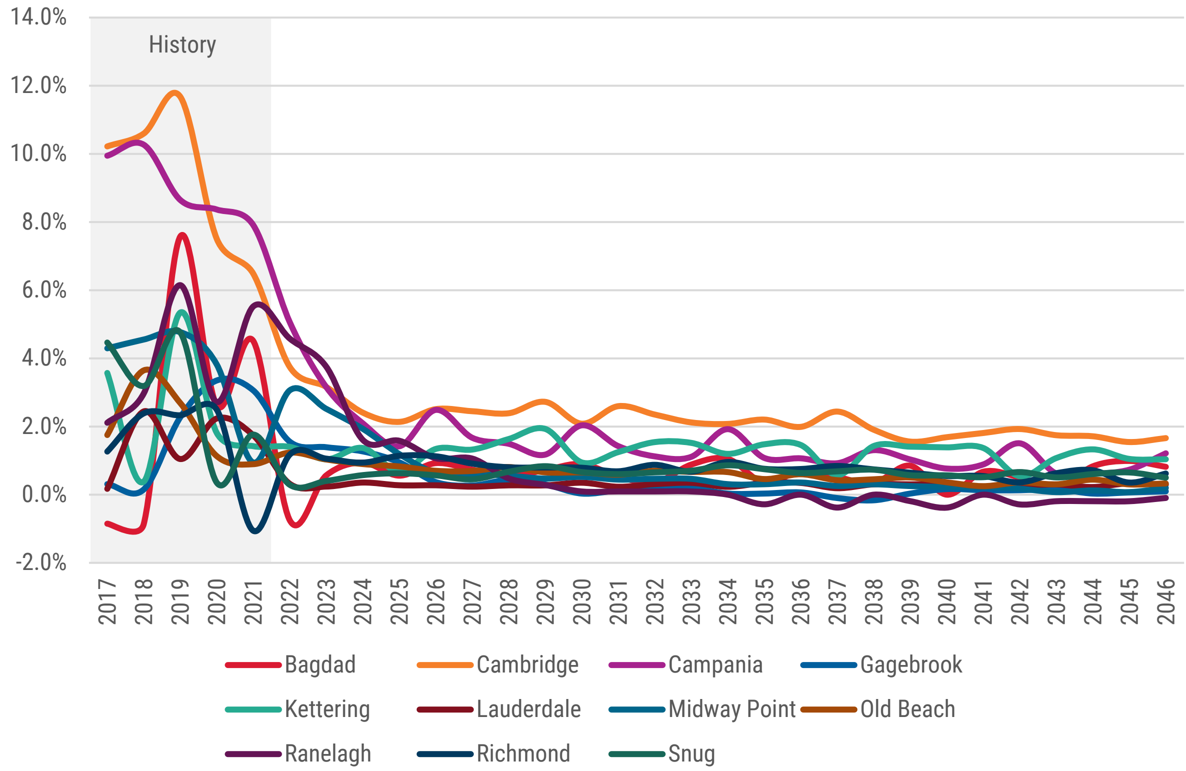
Source: REMPLAN Forecast

Figure 56: Commuter / Residential Settlements forecast population (unconstrained) – Part 2



Source: REMPLAN Forecast

Figure 57: Commuter / Residential Settlements forecast population annual growth rate



Source: REMPLAN Forecast

Table 9: Commuter / Residential Settlements population and dwelling change 2021-2046

	2021 Population	2021 Total Private Dwellings	2046 Population	2046 Total Private Dwellings	Change 2021-46 Population	Change 2021-46 Tot. Private Dwellings
Bagdad	533	196	617	244	+84	+48
Cambridge	427	174	735	308	+308	+134
Campania	573	228	834	403	+261	+175
Gagebrook	2829	1135	3058	1390	+229	+255
Kettering	285	140	389	189	+104	+49
Lauderdale	2512	1026	2698	1126	+186	+100
Midway Point	3429	1397	4010	1733	+581	+336
Old Beach	3156	1252	3662	1513	+506	+261
Ranelagh	917	347	1038	435	+121	+88
Richmond	935	457	1135	555	+200	+98
Snug	1731	680	2016	832	+285	+152

Source: REMPLAN Forecast

As can be seen in Figure 57 the historic growth rate of different Commuter / Residential Settlements has varied greatly. Part of this is due to their smaller size, where a single comparatively large development can create a spike that might be followed by a dip a year or two later. Of all planning areas, Cambridge is forecast to have the highest growth rate into the future. As mentioned earlier, this assumes that there will be supply to meet demand, which may or may not be the case. The Commuter / Residential Settlements are forecast to account for around 11% of forecast population and 11% dwelling growth between 2021 and 2046.

5.3 District Towns

This category includes the places that are beyond the 35-minute drive time to Hobart. In some cases, they are significantly further from Hobart. As a result, these places have developed over time to be relatively self-sufficient and service a large regional catchment. This category includes Bicheno, Bothwell, Cygnet, Geeveston-Port Huon, Nubeena-White Beach, Oatlands, Swansea and Triabunna.

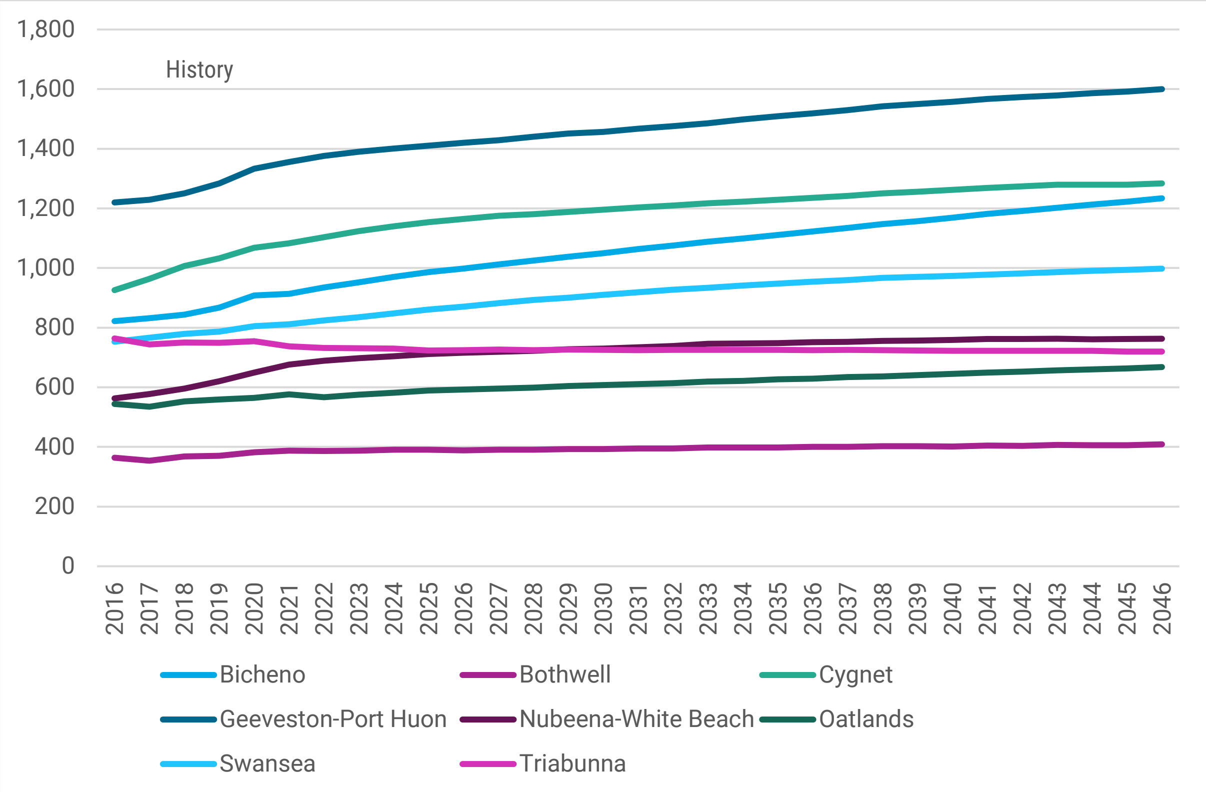
Geeveston-Port Huon, Cygnet, Bicheno and Swansea have all seen growth between 2016 and 2021, and are forecast to continue to steadily grow. Nubeena-White Beach also grew between 2016 and 2021, and while it too will continue to grow, it will be at a slower pace. Triabunna, Oatlands and Bothwell will remain relatively stable, with the population in Triabunna forecast to decrease slightly, while at the same time, it is forecast to add a small number of additional dwellings.

Table 10: District Towns population and dwelling change 2021-2046

	2021 Population	2021 Total Private Dwellings	2046 Population	2046 Total Private Dwellings	Change 2021-46 Population	Change 2021-46 Tot. Private Dwellings
Bicheno	913	702	1234	1068	+321	+366
Bothwell	388	204	409	216	+21	+12
Cygnet	1083	497	1284	630	+201	+133
Geeveston-Port Huon	1356	638	1600	819	+244	+181
Nubeena-White Beach	676	844	763	944	+87	+100
Oatlands	576	326	668	358	+92	+32
Swansea	812	801	998	1085	+186	+284
Triabunna	738	409	720	453	-18	+44

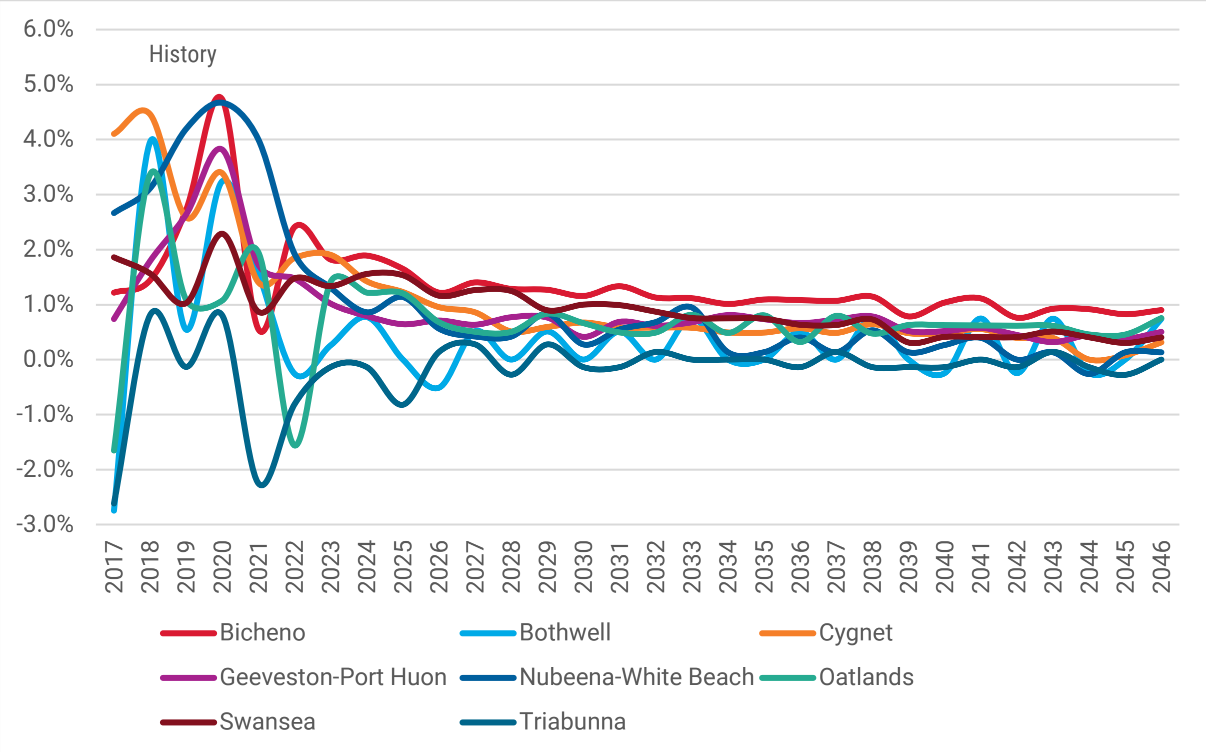
Source: REMPLAN Forecast

Figure 58: District Towns forecast population (unconstrained)



Source: REMPLAN Forecast

Figure 59: District Towns forecast population annual average growth rate



Source: REMPLAN Forecast

District Towns are forecast to contribute 4% of the SRT regions future population, and 7% of future dwellings.

5.4 Small Towns and Settlements

As with the District Towns category, these places are generally further from Hobart, but not always. The South Arm-Opossum Bay area is geographically very close to Hobart, but the drive to get there is comparatively long.

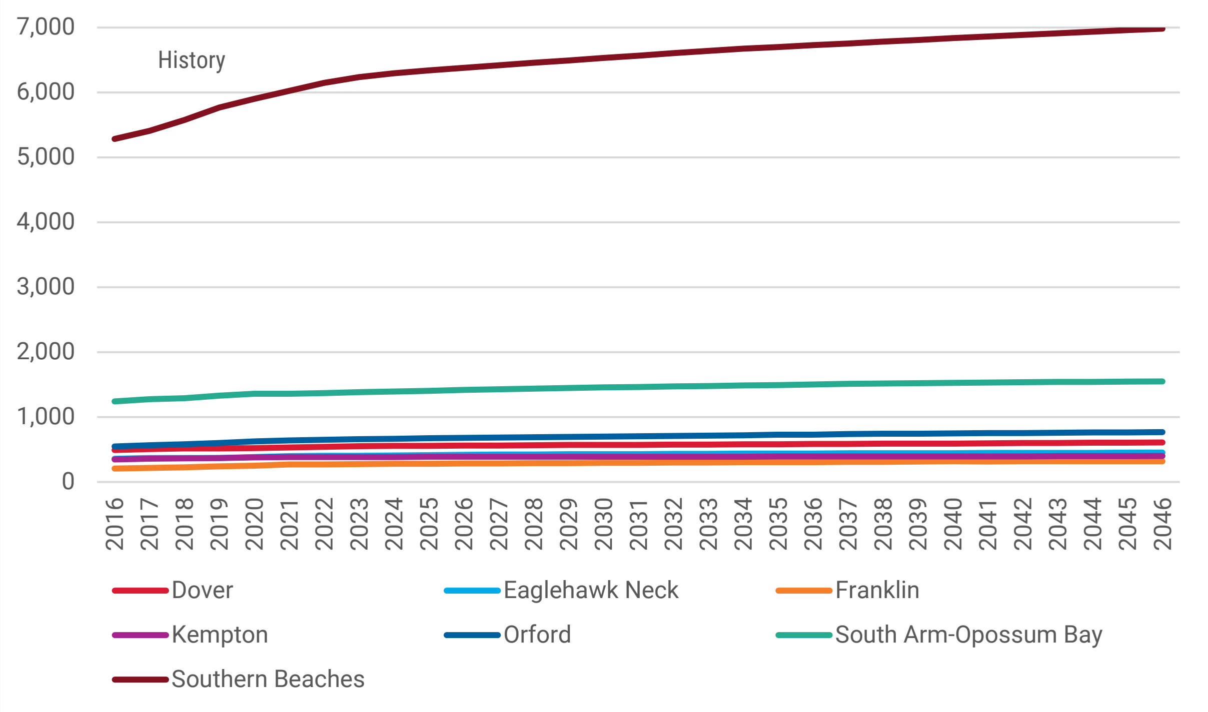
These settlements generally only have small town centres that might provide for some daily convenience needs, but not weekly or higher order services. Some have high numbers of holiday homes (many will contribute to the unoccupied private dwelling count), and most have relatively small and stable populations.

The Southern Beaches is an outlier in this category in terms of its size, but only because it is an aggregation of a number of smaller settlements (including Lewisham, Dodges Ferry and Primrose Sands). When the Southern Beaches area was defined, as part of the Outer Hobart project, it was to try and understand the contribution that this area was making to Sorell LGA's growth, which was understood to be significant, despite the servicing constraints of the area.

This category is comprised of Dover, Eaglehawk Neck, Franklin, Kempton, Orford, South Arm-Opossum Bay and the Southern Beaches.

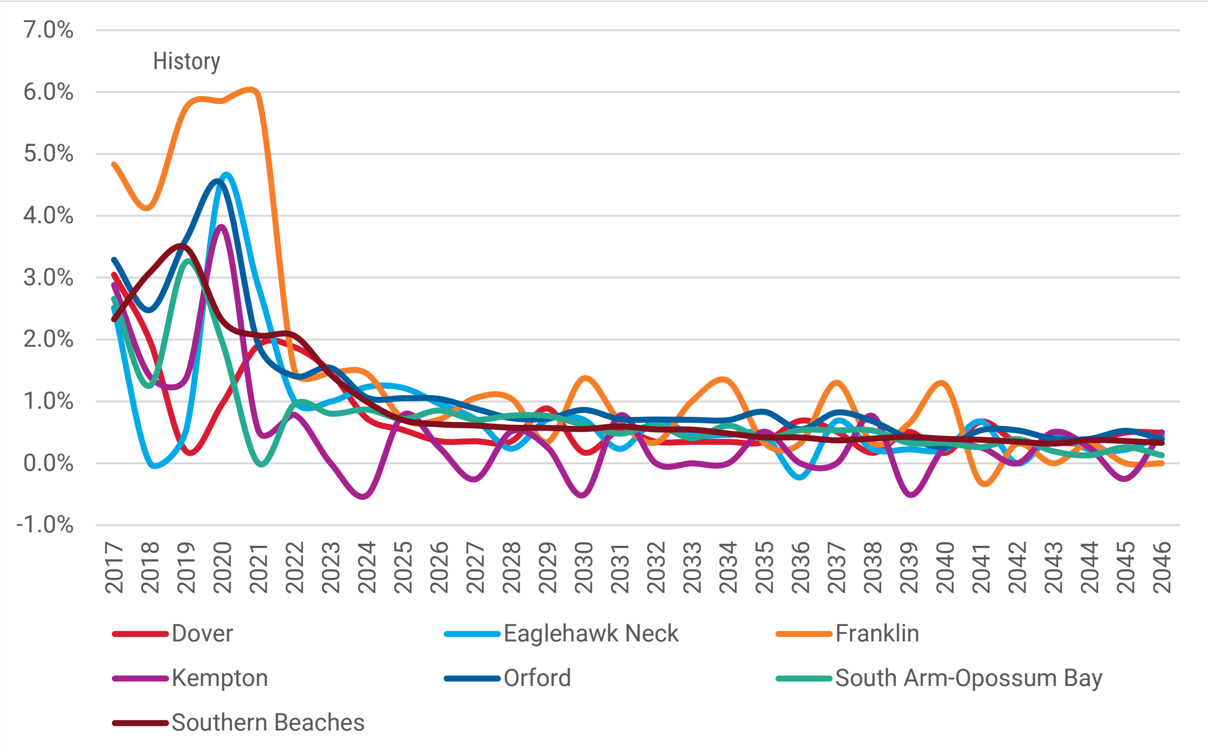
As with other smaller settlements, the annual average growth rate has historically jumped around quite a bit. Forecast growth rates for these areas are also expected to fluctuate, but this is primarily due to their small size.

Figure 60: Small Towns and Settlements forecast population (unconstrained)



Source: REMPLAN Forecast

Figure 61: Small Towns and Settlements forecast population annual average growth rate



Source: REMPLAN Forecast

Table 11: Small Towns and Settlements population and dwelling change 2021-2046

	2021 Population	2021 Total Private Dwellings	2046 Population	2046 Total Private Dwellings	Change 2021-46 Population	Change 2021-46 Tot. Private Dwellings
Dover	533	332	609	392	+76	+60
Eaglehawk Neck	397	448	453	522	+56	+74
Franklin	268	191	319	239	+51	+48
Kempton	383	180	400	197	+17	+17
Orford	639	997	768	1222	+129	+225
South Arm – Opossum Bay	1358	801	1549	966	+191	+165
Southern Beaches	6023	3583	6983	4325	+960	+742

Source: REMPLAN Forecast

The SRT regions Small Towns and Settlements are forecast to provide for 5% of future population growth, and 8% of future dwelling growth.

5.5 LGA Balance Areas

A list of the population and dwelling forecast demand for the 10 LGA Balance Areas is provided in Table 12 to ensure completeness of data, and to demonstrate the cumulative scale that development in very small settlements, rural areas, and areas on the fringes of settlements has had on future demand.

In most cases it will be preferable to use LGA scale data rather than Balance Area data, particularly if you are looking to compare issues across different LGAs. This is in part due to the relatively ad-hoc way in which planning areas were identified, and the fact that in some LGAs there are a significant number of small and very settlements that are included in their 'Balance Area', while others may have almost all of their settlements identified as planning areas. When planning areas were being identified, it was noted that there is very little value in doing forecasts for small areas, as the numbers can jump around too much to be useful. A population threshold was initially proposed around 300-400 people.

Combined, the Balance Areas account for 56% of forecast demand for population growth and 53% of dwelling growth.

Table 12: Balance Areas population and total private dwelling change 2021 to 2046

	2021 Population	2021 Total Private Dwellings	2046 Population	2046 Total Private Dwellings	Change 2021-46 Population	Change 2021-46 Tot. Private Dwellings
Brighton Balance	5192	1908	8569	3388	3377	1480
Central Highlands Balance	2192	2676	2272	2876	80	200
Clarence City Balance	12390	4646	15712	6059	3322	1413
Derwent Valley Balance	4871	2060	5697	2616	826	556
GSB Balance	2016	2135	2359	2937	343	802
Huon Valley Balance	12621	6258	15173	7790	2552	1532
Kingborough Balance	11324	5478	13171	6708	1847	1230
Sorell Balance	4799	2168	5904	2862	1105	694
Sth Midlands Balance	4773	2164	5319	2563	546	399
Tasman Balance	1570	1460	1732	1654	162	194

Source: REMPLAN Forecast

While the amount of forecast demand in Balance areas is significant, it does not mean that all of it will be provided in that exact location. As the forecast demand is informed by recent development, it has been influenced by the higher levels (than normal) of development on Low Density and Rural Living zoned land. Some of these subdivisions were created many years ago and it was only the recent spike in population that resulted in them being developed.

In some Balance areas it will not be possible to create enough supply to meet forecast demand, and in others it will be appropriate to create additional supply (as it does not align with policy directions for future residential growth). Some of the forecast demand in therefore expected to transfer to locations that provide a similar housing offer or are in locations that provide a different housing offer but are attractive due to availability and affordability. Essentially, future purchasers will make locational trade-offs based on these factors, as well as changing household preferences.

In some cases, the forecast demand will be satisfied in new growth areas that are currently just outside the boundaries of an adjacent settlement. This is expected to be the case in Brighton, where Greenfield Development Precincts have been identified to the west of Bridgewater and in Old Beach. These areas haven't contributed to the forecast demand, as there hasn't been development take place in them, and they are not included in land supply calculations due to their current zoning. Clarence is in a similar situation, where Droughty Point has been identified as a future Greenfield Development Precinct, which will create significant supply, some of which will be appealing to those looking to move to the area. Further detail on this issue will be provided in the final report for the project.

6 Conclusion

Southern Tasmania has experienced relatively steady growth since the turn of the 21st Century, and with a period of accelerated growth between 2016 and 2021, has seen it also increase its proportion of Tasmania's population from 48.8% in 2001 to 51.8% in 2021.

While growth rates are returning to more manageable levels, the SRT region (including the metropolitan parts of Clarence and Kingborough) is forecast to grow from its 2021 population of 186,551 to 224,261 people in 2046, an increase of 37,710 people at an AAGR of 0.74%. During the same period, the number of Total Private Dwellings is forecast to increase from 88,724 to 111,950 (an additional 23,226 dwellings).

When compared to the DTF projections that were updated in 2022, REMPLAN's forecast sits between the DTF medium and high growth scenarios.

Importantly, it must be remembered that unconstrained forecasts do not consider all land supply limitations and assume that supply will generally be provided to meet demand. Therefore, they provide an indication of the expected demand that is based on a range of assumptions, trends and modelling. They should not be interpreted that this is what the population or dwelling numbers will be, but rather what the demand is. Of course, if supply matches demand, then they are expected to be relatively accurate.

While demand has been forecast for the SRT region, it will not be equal across the region. On the following pages are three graphs that provide a snapshot of the forecast demand growth rates and quantum of population and dwelling change, sorted from highest to lowest across the different planning areas. The graphs are not intended to rank different planning areas, but rather to stimulate discussion amongst planners as they start to turn their minds to where the demand pressures are likely to be in the future and how they might respond. This information will be expanded upon in the next report produced as part of this project, where the demand forecasts presented in this report will be reconciled with land supply. That report will provide the final set of detailed data for the region that will be used as an input into the review of STRLUS and other sub-regional and local government planning.

Figure 62: SRT Planning Area Forecast Annual Average Growth Rate

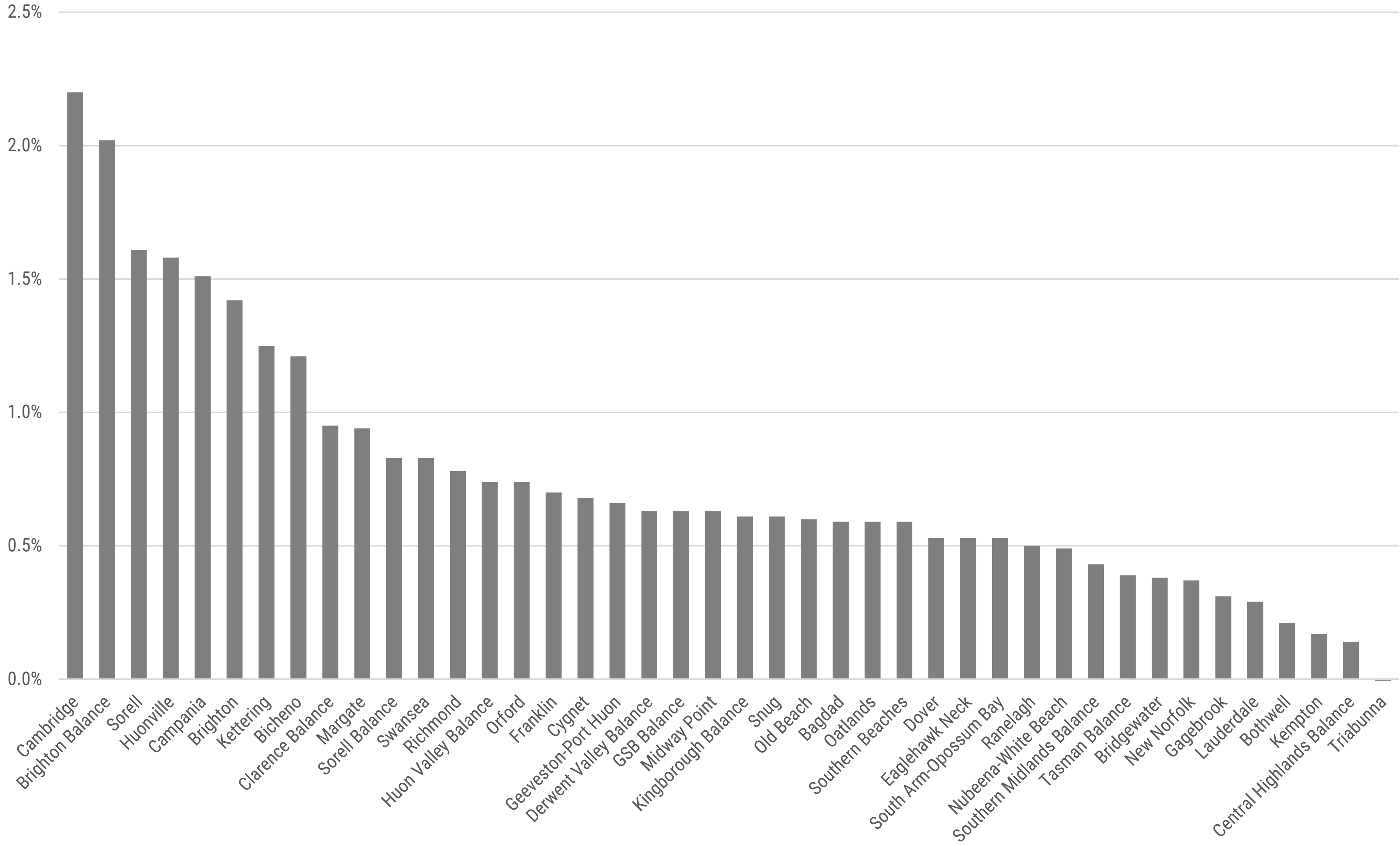


Figure 63: SRT Planning Area Forecast Population Change 2021-2046

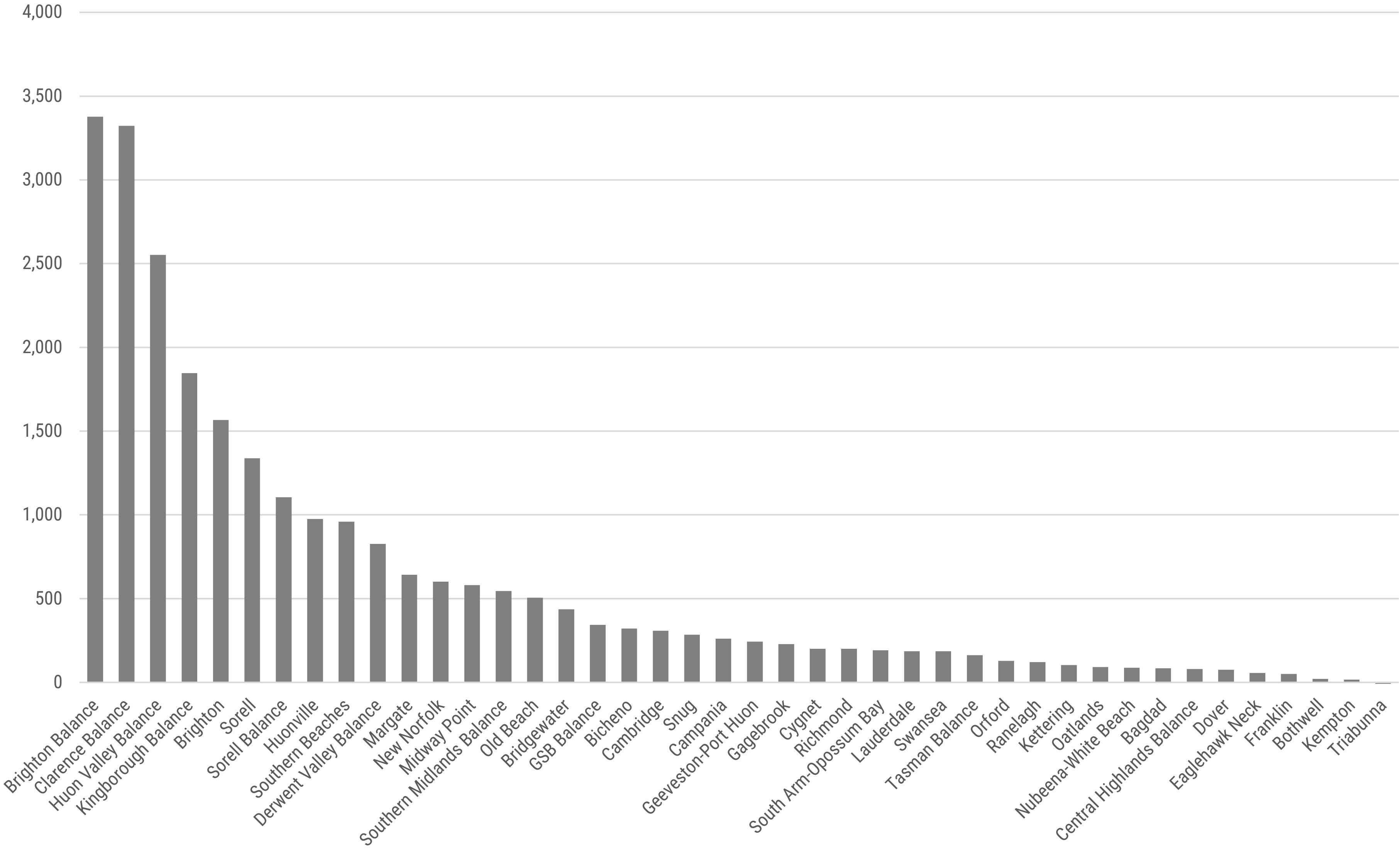
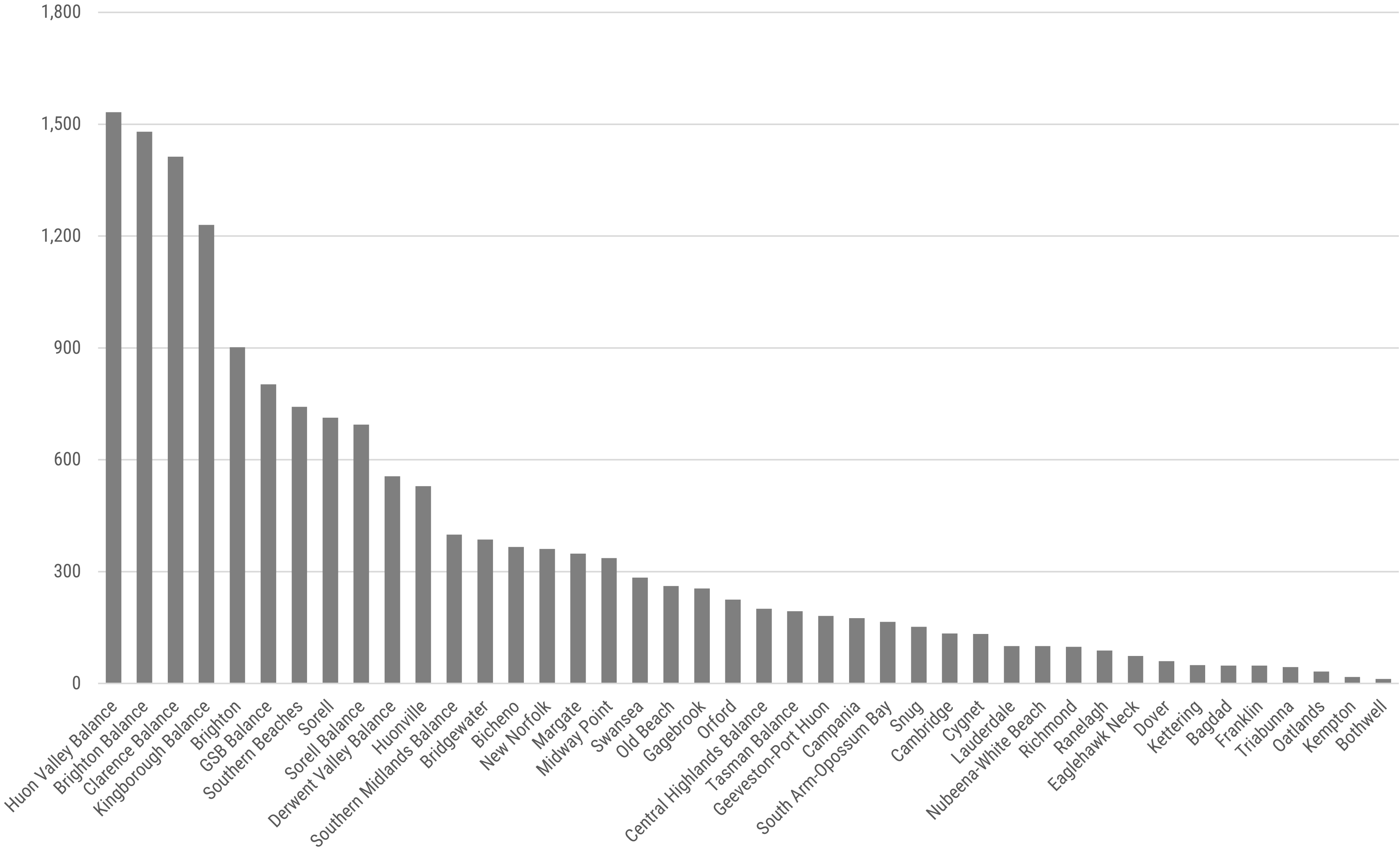
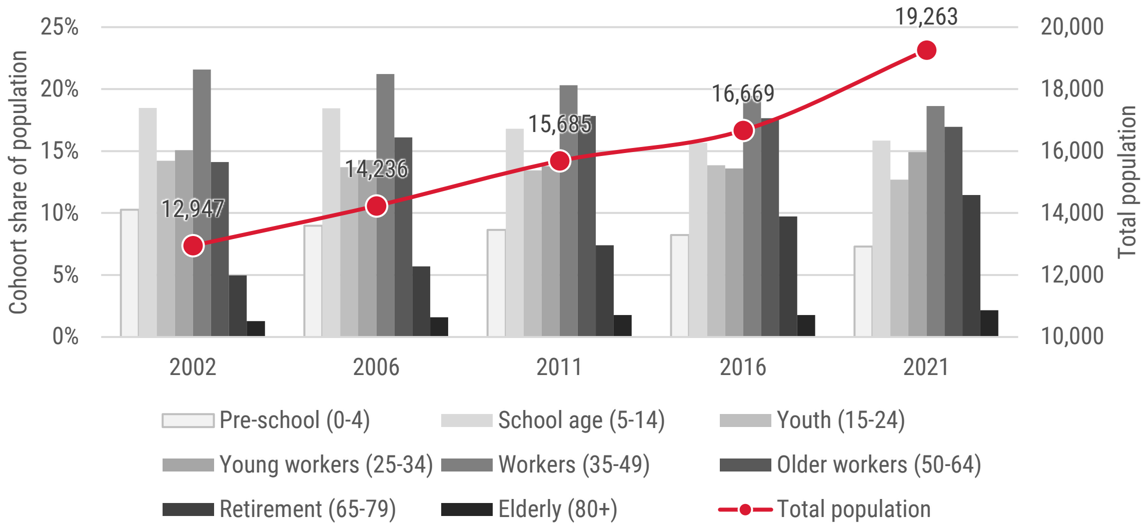


Figure 64: SRT Planning Area Forecast Dwelling Change 2021-2046

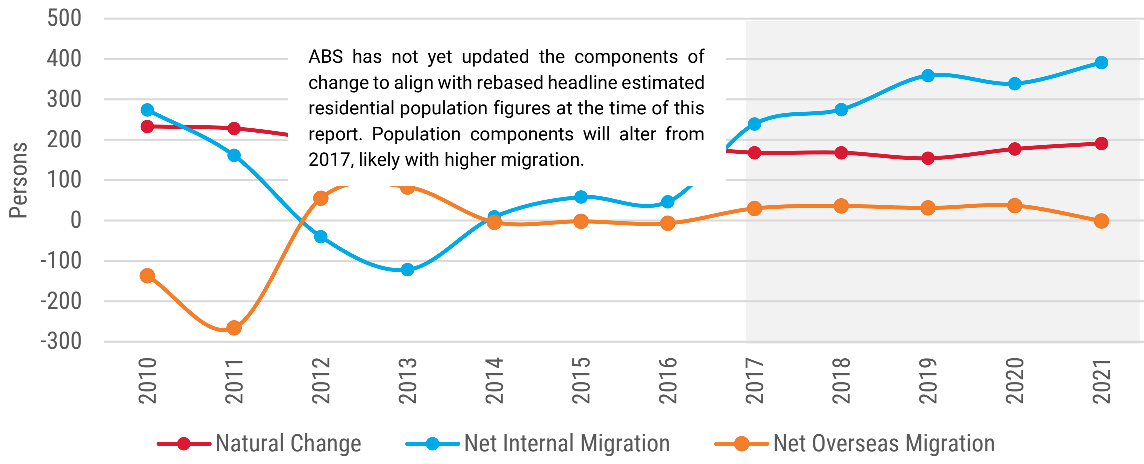


Appendix A - Estimated Residential Population

Brighton LGA



Source: ABS Regional Population



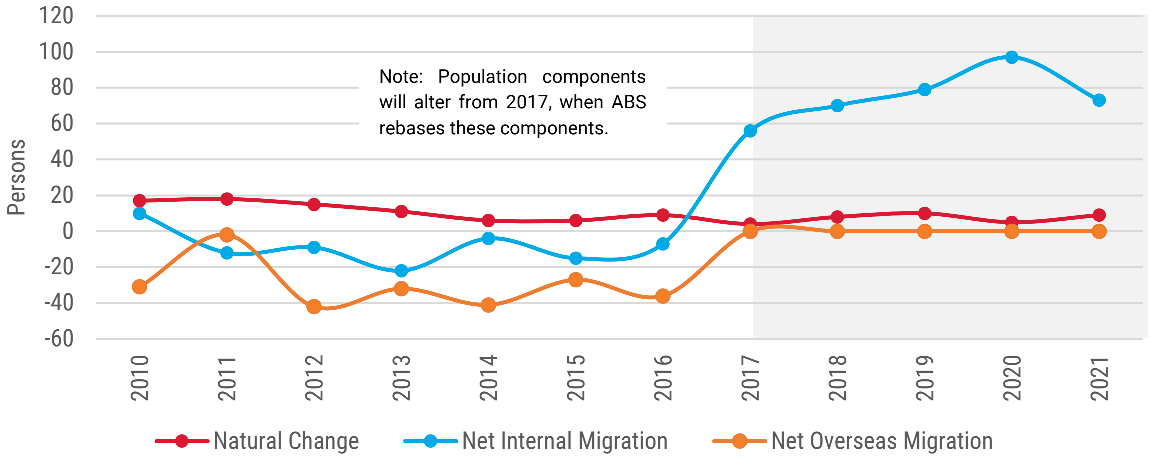
Source: ABS Regional Population

Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	9%	9%	8%	8%	8%	8%	8%	8%	8%	8%	7%
School age (5-14)	17%	16%	16%	16%	16%	16%	16%	16%	16%	16%	16%
Youth (15-24)	13%	14%	14%	14%	14%	14%	14%	14%	13%	13%	13%
Young workers (25-34)	14%	14%	14%	14%	14%	14%	14%	14%	15%	15%	15%
Workers (35-49)	20%	20%	20%	20%	19%	19%	19%	19%	19%	19%	19%
Older workers (50-64)	18%	18%	18%	18%	18%	18%	18%	17%	17%	17%	17%
Retirement (65-79)	7%	8%	8%	9%	9%	10%	10%	10%	11%	11%	11%
Elderly (80+)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Total population	15,685	15,902	16,046	16,221	16,448	16,669	17,106	17,585	18,129	18,682	19,263
Annual growth rate	0.8%	1.4%	0.9%	1.1%	1.4%	1.3%	2.6%	2.8%	3.1%	3.1%	3.1%

Source: ABS Regional Population

Central Highlands LGA

Source: ABS Regional Population

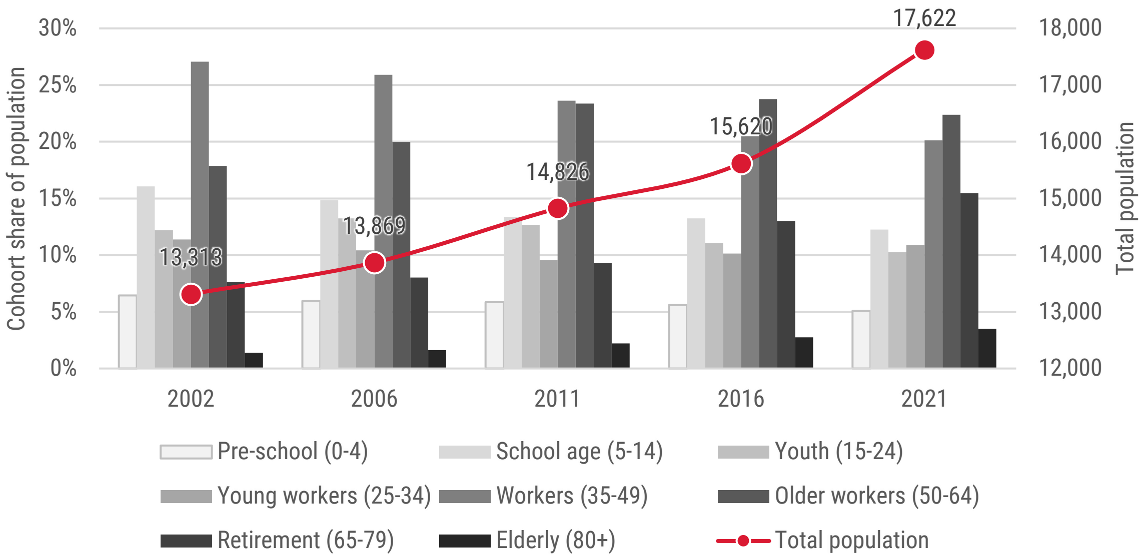


Source: ABS Regional Population

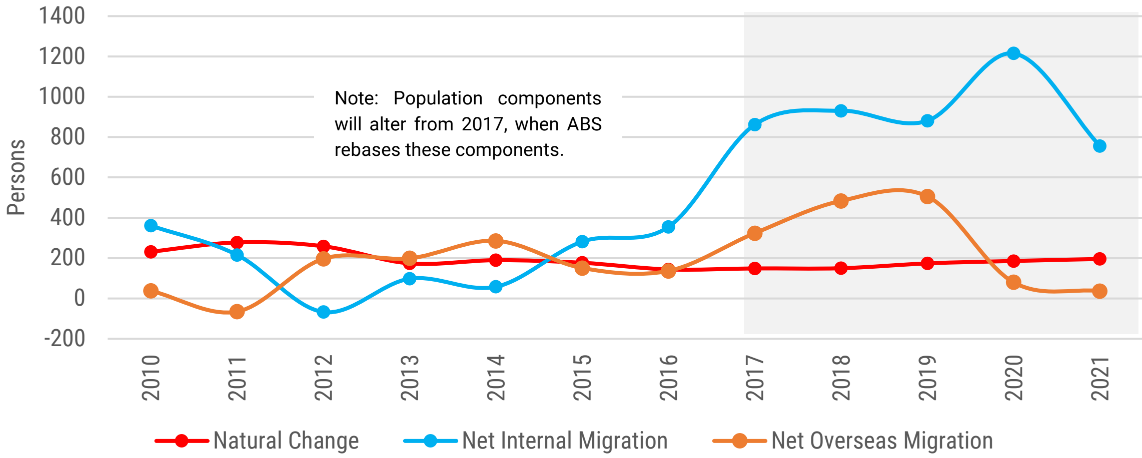
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	6%	7%	6%	5%	5%	5%	5%	4%	5%	4%	5%
School age (5-14)	11%	11%	12%	11%	11%	12%	12%	12%	11%	10%	10%
Youth (15-24)	9%	9%	8%	9%	9%	7%	8%	8%	9%	9%	9%
Young workers (25-34)	11%	10%	10%	9%	9%	9%	9%	10%	10%	10%	10%
Workers (35-49)	19%	19%	18%	19%	19%	17%	17%	16%	16%	16%	16%
Older workers (50-64)	26%	26%	27%	27%	26%	27%	27%	26%	26%	26%	26%
Retirement (65-79)	15%	15%	16%	17%	19%	20%	20%	20%	20%	20%	21%
Elderly (80+)	2%	2%	3%	2%	3%	3%	3%	3%	3%	3%	3%
Total population	2,357	2,321	2,278	2,239	2,203	2,169	2,229	2,307	2,396	2,498	2,580
Annual growth rate	0.2%	-1.5%	-1.9%	-1.7%	-1.6%	-1.5%	2.8%	3.5%	3.9%	4.3%	3.3%

Source: ABS Regional Population

Clarence (Excl. Metro) LGA



Source: ABS Regional Population

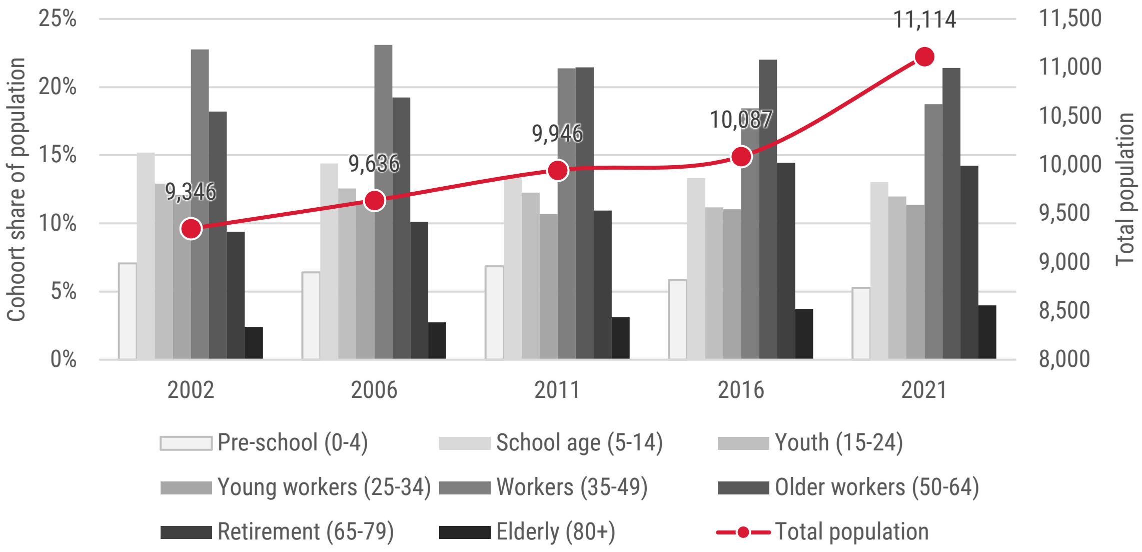


Source: ABS Regional Population

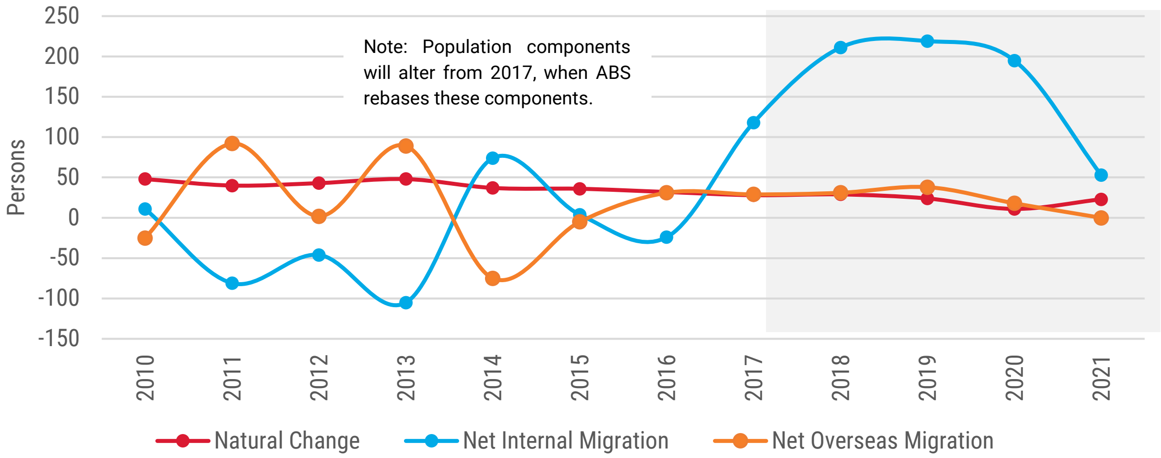
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	6%	6%	6%	6%	6%	6%	5%	5%	5%	5%	5%
School age (5-14)	13%	13%	13%	13%	13%	13%	13%	13%	13%	12%	12%
Youth (15-24)	13%	12%	12%	12%	11%	11%	11%	11%	11%	11%	10%
Young workers (25-34)	10%	10%	10%	10%	10%	10%	11%	11%	11%	12%	11%
Workers (35-49)	24%	23%	22%	22%	21%	20%	20%	20%	20%	20%	20%
Older workers (50-64)	23%	24%	24%	24%	24%	24%	23%	23%	22%	22%	22%
Retirement (65-79)	9%	10%	11%	12%	13%	13%	14%	14%	15%	15%	15%
Elderly (80+)	2%	2%	2%	3%	3%	3%	3%	3%	3%	3%	4%
Total population	14,826	14,945	15,107	15,277	15,436	15,620	15,953	16,400	16,839	17,312	17,622
Annual growth rate	0.6%	0.8%	1.1%	1.1%	1.0%	1.2%	2.1%	2.8%	2.7%	2.8%	1.8%

Source: ABS Regional Population

Derwent Valley LGA



Source: ABS Regional Population

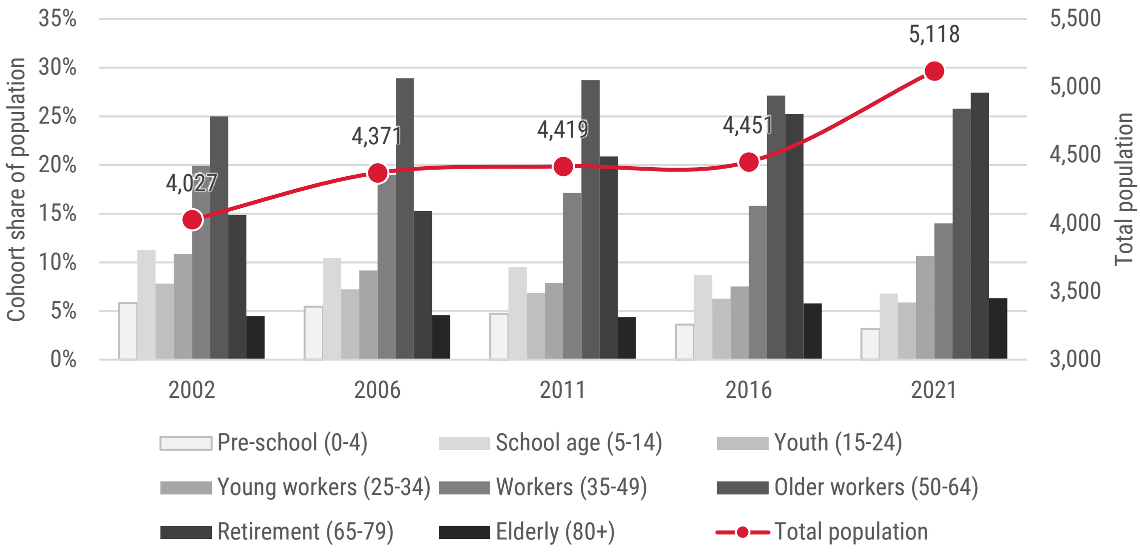


Source: ABS Regional Population

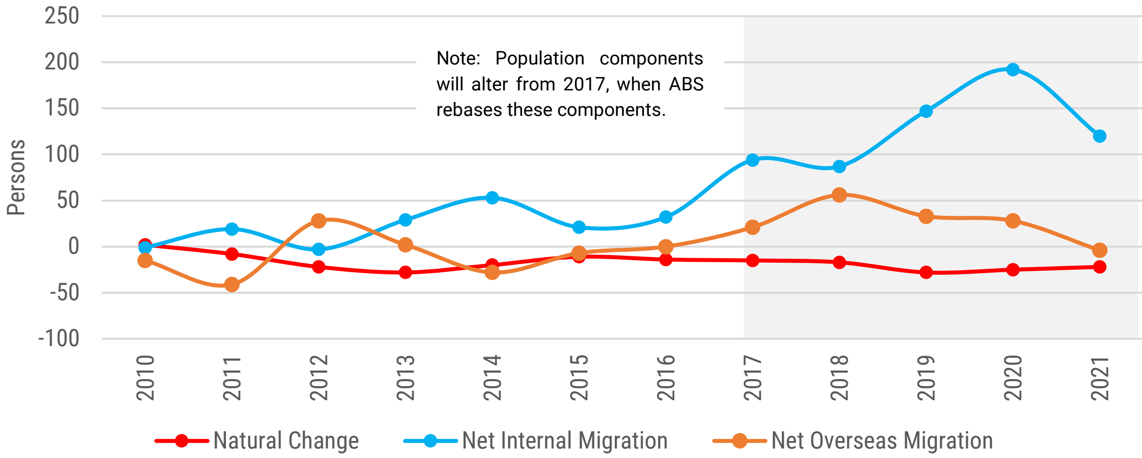
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	7%	7%	7%	6%	6%	6%	5%	5%	5%	5%	5%
School age (5-14)	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
Youth (15-24)	12%	12%	12%	12%	12%	11%	12%	12%	12%	12%	12%
Young workers (25-34)	11%	11%	11%	11%	11%	11%	11%	12%	12%	12%	11%
Workers (35-49)	21%	20%	20%	19%	18%	18%	18%	18%	18%	19%	19%
Older workers (50-64)	21%	22%	22%	22%	22%	22%	22%	21%	21%	21%	21%
Retirement (65-79)	11%	12%	13%	13%	14%	14%	14%	14%	14%	14%	14%
Elderly (80+)	3%	3%	3%	4%	4%	4%	4%	4%	4%	4%	4%
Total population	9,946	9,945	9,977	10,013	10,048	10,087	10,262	10,533	10,814	11,038	11,114
Annual growth rate	0.5%	0.0%	0.3%	0.4%	0.3%	0.4%	1.7%	2.6%	2.7%	2.1%	0.7%

Source: ABS Regional Population

Glamorgan Spring Bay LGA



Source: ABS Regional Population

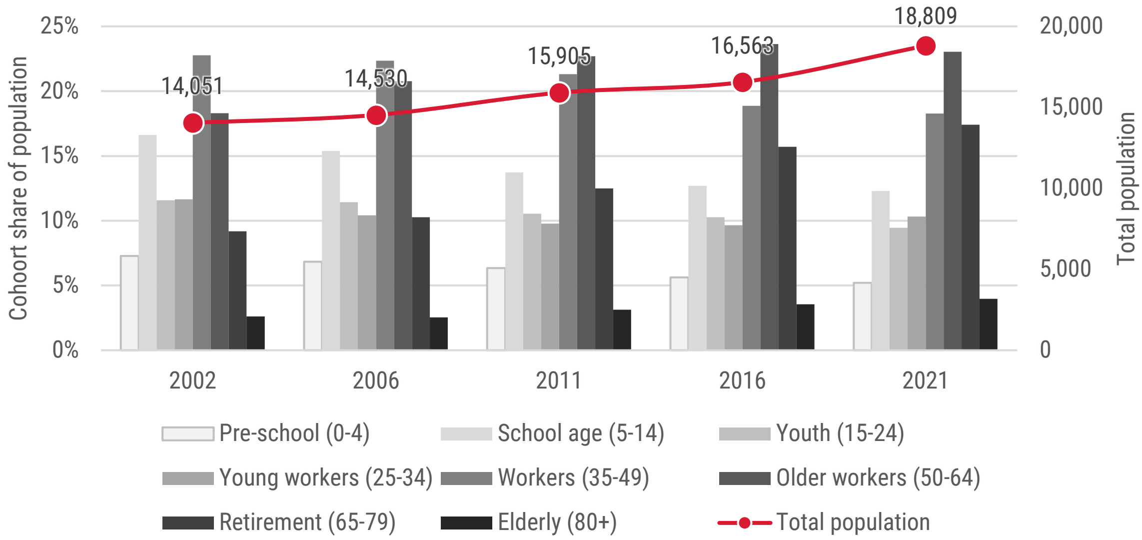


Source: ABS Regional Population

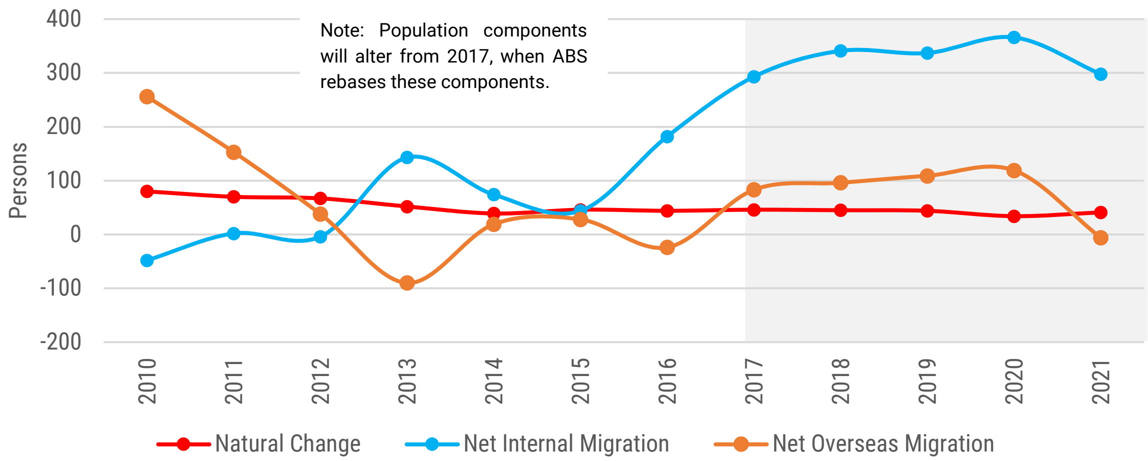
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	5%	5%	4%	4%	4%	4%	4%	4%	3%	3%	3%
School age (5-14)	9%	9%	9%	9%	9%	9%	8%	7%	7%	7%	7%
Youth (15-24)	7%	7%	7%	7%	7%	6%	7%	7%	7%	6%	6%
Young workers (25-34)	8%	8%	8%	7%	8%	8%	8%	9%	9%	10%	11%
Workers (35-49)	17%	16%	16%	16%	16%	16%	16%	15%	15%	14%	14%
Older workers (50-64)	29%	29%	28%	28%	27%	27%	26%	25%	26%	26%	26%
Retirement (65-79)	21%	22%	23%	24%	25%	25%	26%	27%	27%	27%	27%
Elderly (80+)	4%	4%	5%	5%	5%	6%	6%	6%	6%	6%	6%
Total population	4,419	4,422	4,425	4,430	4,433	4,451	4,551	4,677	4,829	5,024	5,118
Annual growth rate	-0.7%	0.1%	0.1%	0.1%	0.1%	0.4%	2.2%	2.8%	3.2%	4.0%	1.9%

Source: ABS Regional Population

Huon Valley LGA



Source: ABS Regional Population

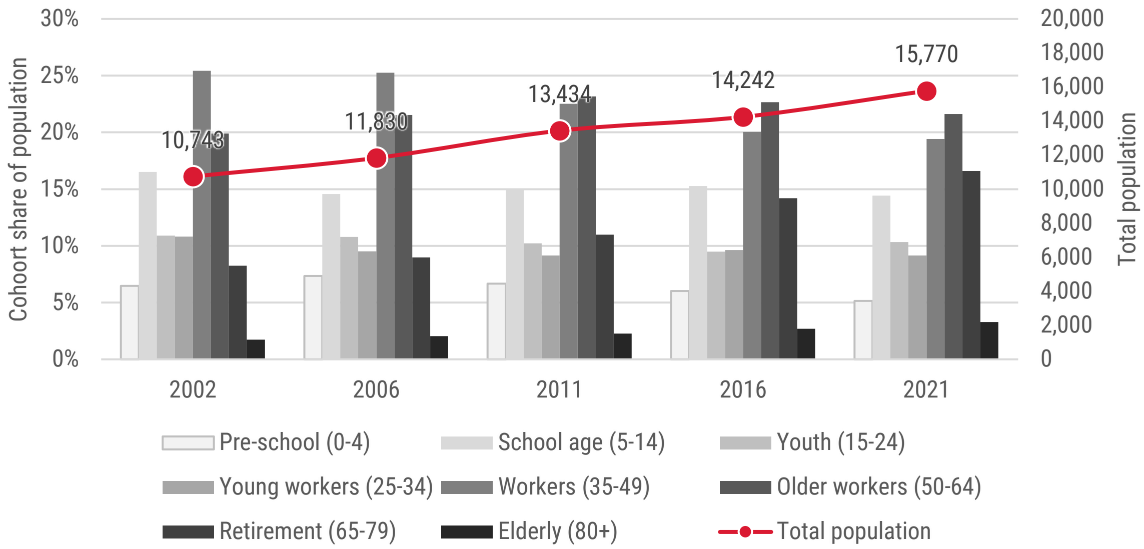


Source: ABS Regional Population

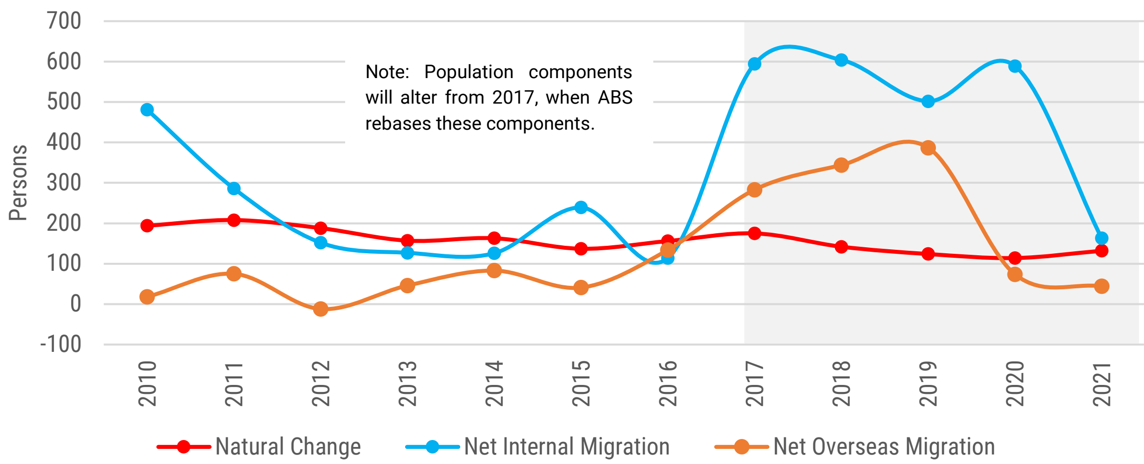
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	6%	6%	6%	6%	6%	6%	5%	5%	5%	5%	5%
School age (5-14)	14%	13%	13%	13%	13%	13%	12%	12%	12%	12%	12%
Youth (15-24)	11%	11%	11%	11%	11%	10%	10%	10%	10%	10%	9%
Young workers (25-34)	10%	10%	10%	10%	9%	10%	10%	10%	10%	11%	10%
Workers (35-49)	21%	21%	20%	20%	19%	19%	19%	19%	18%	18%	18%
Older workers (50-64)	23%	23%	23%	23%	24%	24%	23%	23%	23%	23%	23%
Retirement (65-79)	12%	13%	14%	15%	15%	16%	16%	16%	17%	17%	17%
Elderly (80+)	3%	3%	3%	3%	4%	4%	4%	4%	4%	4%	4%
Total population	15,905	16,006	16,111	16,243	16,361	16,563	16,985	17,467	17,957	18,476	18,809
Annual growth rate	1.4%	0.6%	0.7%	0.8%	0.7%	1.2%	2.5%	2.8%	2.8%	2.9%	1.8%

Source: ABS Regional Population

Kingborough (Excl. Metro) LGA



Source: ABS Regional Population

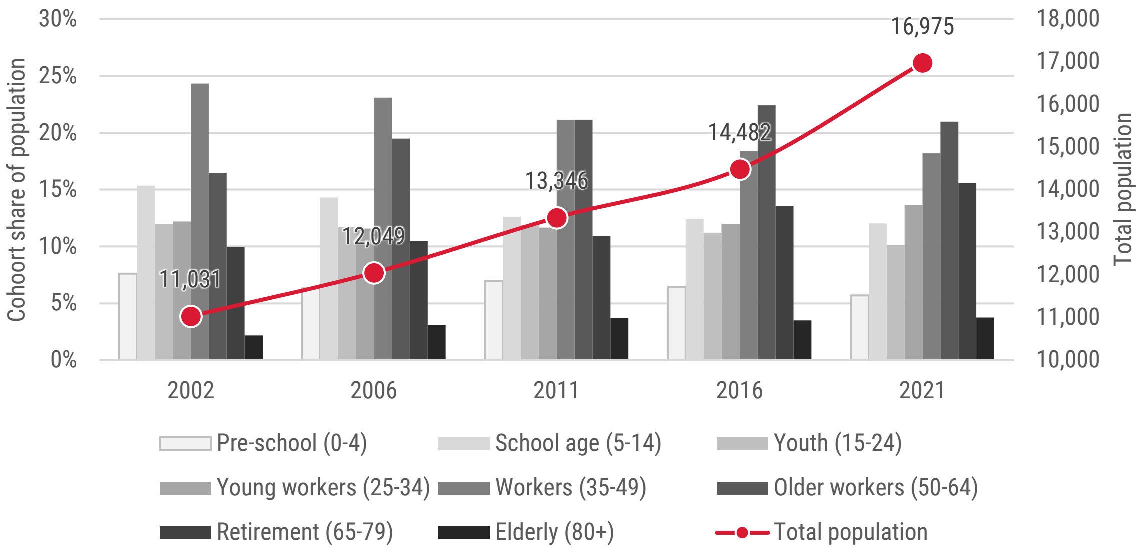


Source: ABS Regional Population

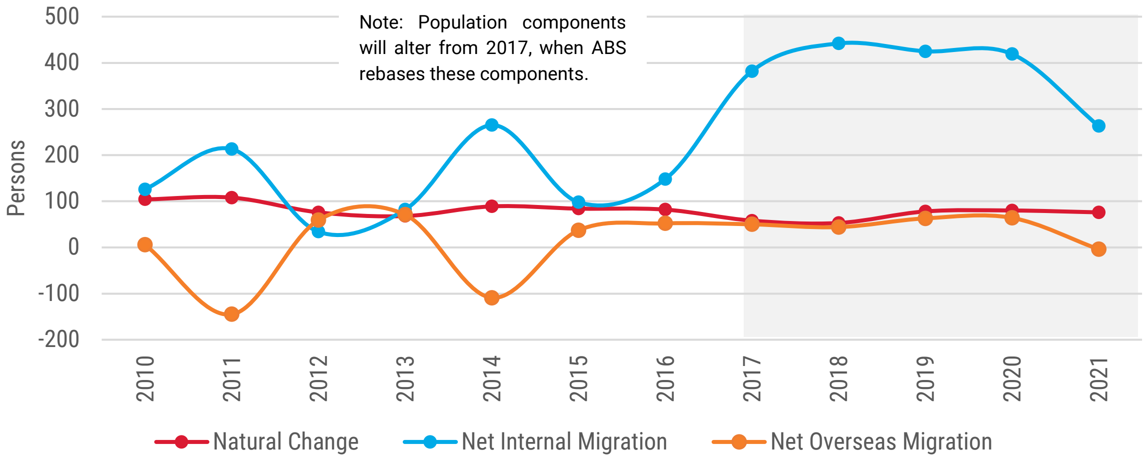
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	7%	7%	7%	6%	6%	6%	6%	6%	6%	6%	5%
School age (5-14)	15%	15%	15%	15%	15%	15%	15%	15%	15%	14%	14%
Youth (15-24)	10%	10%	10%	10%	10%	9%	10%	10%	10%	10%	10%
Young workers (25-34)	9%	9%	9%	9%	9%	10%	10%	10%	10%	10%	9%
Workers (35-49)	23%	22%	21%	21%	20%	20%	20%	20%	19%	19%	19%
Older workers (50-64)	23%	23%	23%	23%	23%	23%	22%	22%	21%	21%	22%
Retirement (65-79)	11%	12%	13%	13%	13%	14%	15%	15%	16%	16%	17%
Elderly (80+)	2%	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%
Total population	13,434	13,635	13,821	13,977	14,138	14,242	14,657	15,096	15,466	15,753	15,770
Annual growth rate	2.3%	1.5%	1.4%	1.1%	1.2%	0.7%	2.9%	3.0%	2.5%	1.9%	0.1%

Source: ABS Regional Population

Sorell LGA



Source: ABS Regional Population

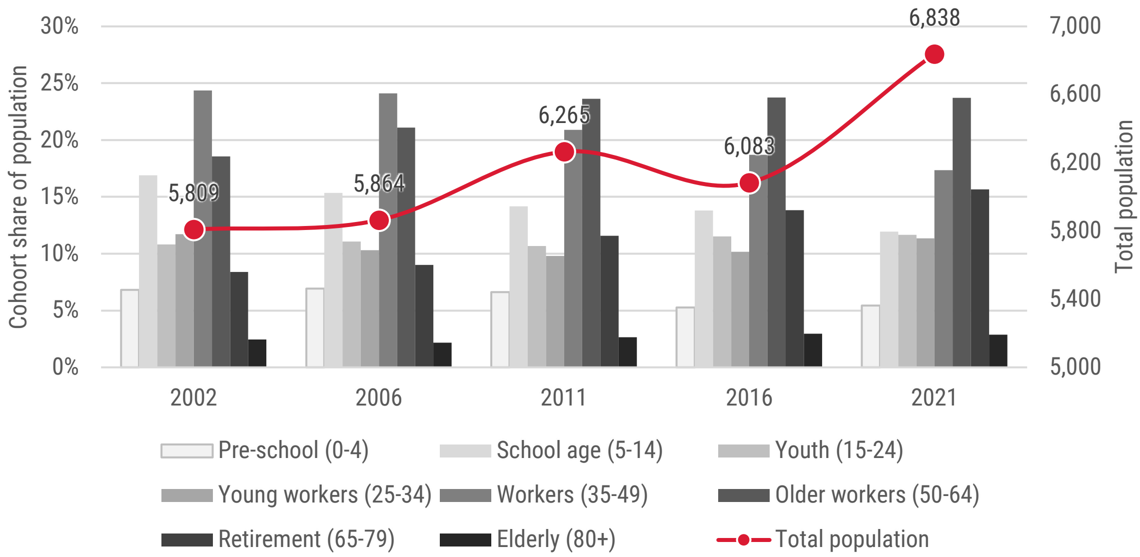


Source: ABS Regional Population

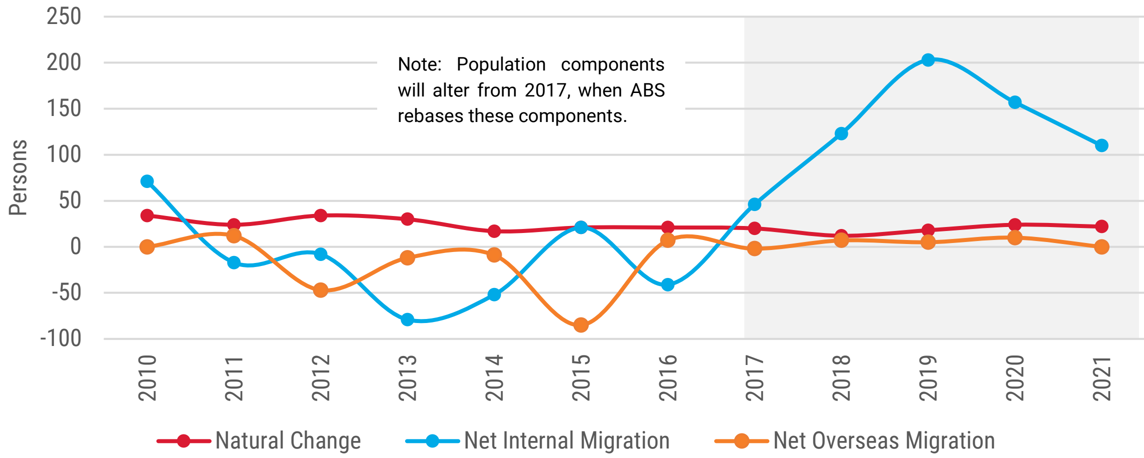
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	7%	7%	7%	7%	7%	6%	6%	6%	6%	6%	6%
School age (5-14)	13%	12%	12%	13%	12%	12%	12%	12%	12%	12%	12%
Youth (15-24)	12%	12%	12%	12%	11%	11%	11%	11%	10%	10%	10%
Young workers (25-34)	12%	12%	12%	12%	12%	12%	12%	13%	13%	14%	14%
Workers (35-49)	21%	21%	20%	19%	19%	18%	18%	18%	18%	18%	18%
Older workers (50-64)	21%	22%	22%	22%	22%	22%	22%	22%	21%	21%	21%
Retirement (65-79)	11%	11%	12%	12%	13%	14%	14%	14%	15%	15%	16%
Elderly (80+)	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
Total population	13,346	13,515	13,736	13,981	14,200	14,482	14,972	15,511	16,077	16,640	16,975
Annual growth rate	1.3%	1.3%	1.6%	1.8%	1.6%	2.0%	3.4%	3.6%	3.6%	3.5%	2.0%

Source: ABS Regional Population

Southern Midlands LGA



Source: ABS Regional Population

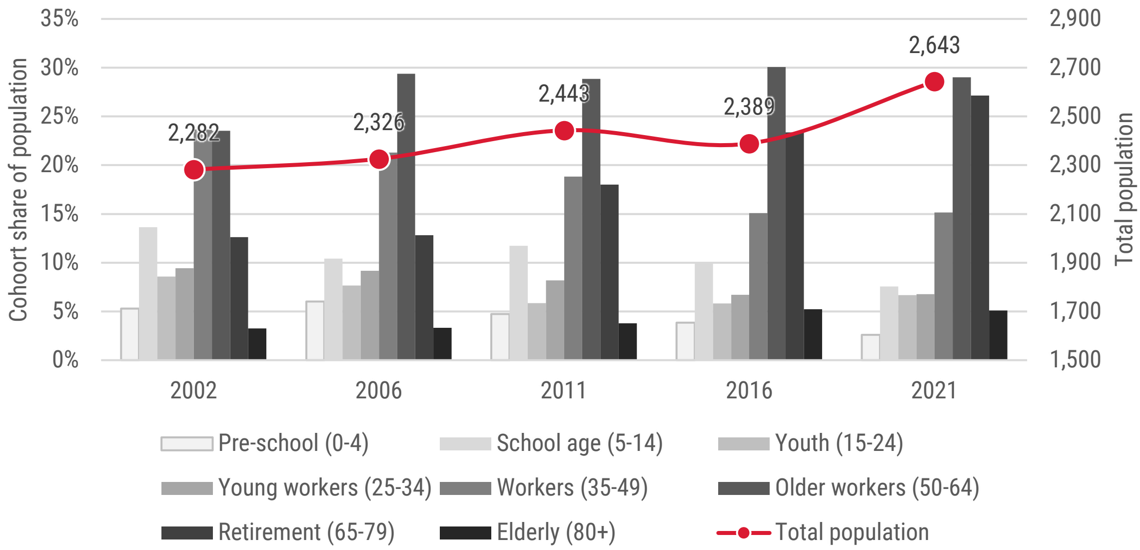


Source: ABS Regional Population

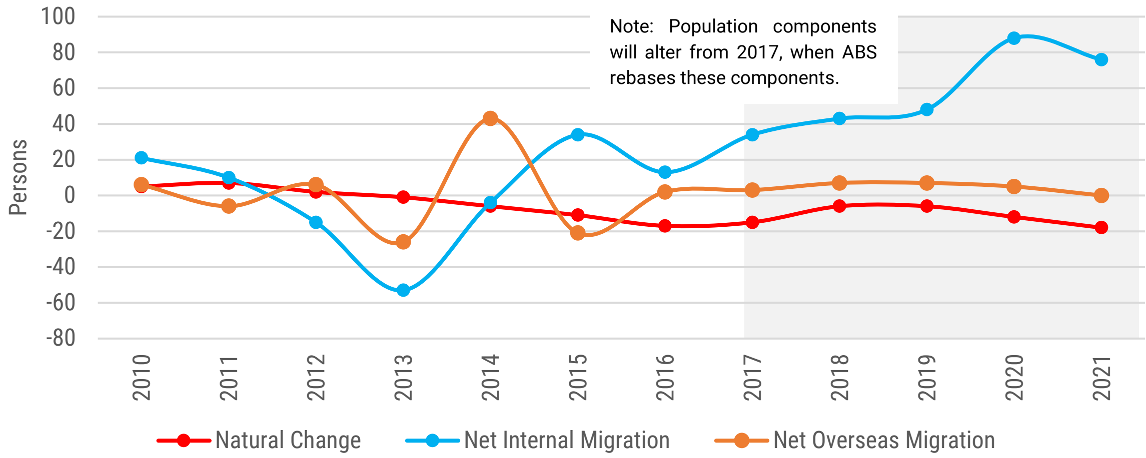
Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	7%	6%	6%	6%	5%	5%	5%	5%	5%	6%	5%
School age (5-14)	14%	14%	14%	14%	14%	14%	13%	13%	12%	12%	12%
Youth (15-24)	11%	11%	11%	11%	12%	12%	12%	12%	12%	12%	12%
Young workers (25-34)	10%	10%	10%	10%	10%	10%	10%	11%	11%	12%	11%
Workers (35-49)	21%	21%	20%	20%	19%	19%	18%	18%	18%	17%	17%
Older workers (50-64)	24%	24%	24%	24%	24%	24%	24%	23%	23%	23%	24%
Retirement (65-79)	12%	12%	13%	13%	13%	14%	14%	15%	15%	15%	16%
Elderly (80+)	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
Total population	6,265	6,244	6,183	6,139	6,096	6,083	6,147	6,289	6,515	6,706	6,838
Annual growth rate	0.3%	-0.3%	-1.0%	-0.7%	-0.7%	-0.2%	1.1%	2.3%	3.6%	2.9%	2.0%

Source: ABS Regional Population

Tasman LGA



Source: ABS Regional Population



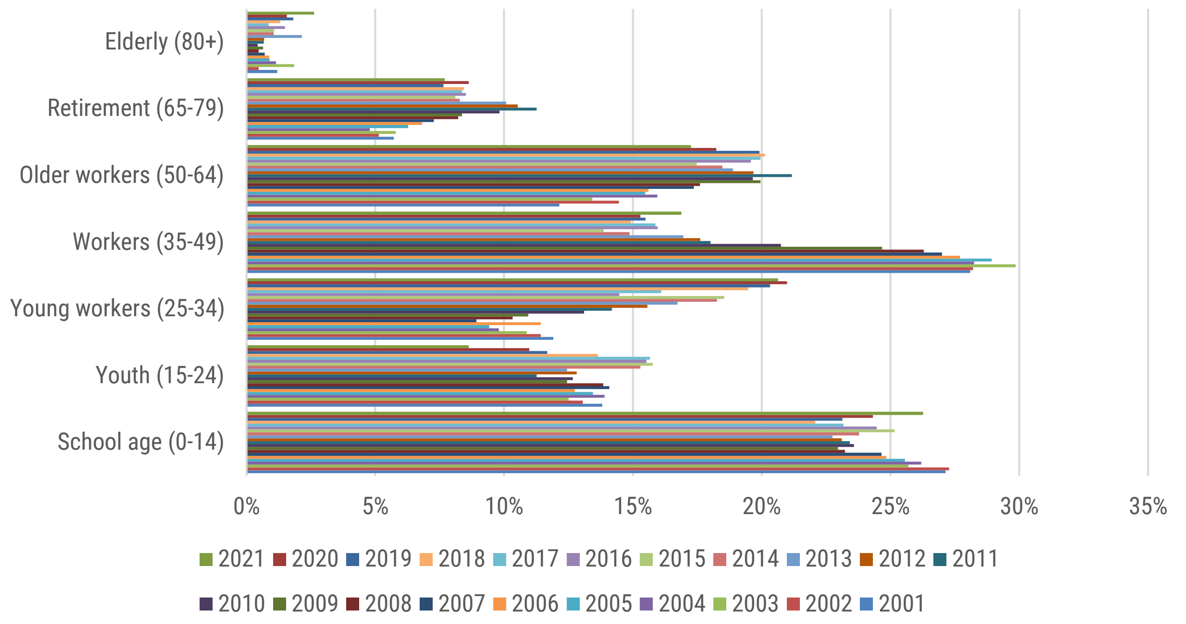
Source: ABS Regional Population

Age cohort ↓ Year→	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Pre-school (0-4)	5%	4%	4%	4%	3%	4%	4%	3%	3%	3%	3%
School age (5-14)	12%	12%	11%	11%	10%	10%	9%	9%	9%	8%	8%
Youth (15-24)	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	7%
Young workers (25-34)	8%	8%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Workers (35-49)	19%	18%	17%	17%	16%	15%	15%	15%	15%	15%	15%
Older workers (50-64)	29%	29%	31%	30%	31%	30%	30%	31%	30%	30%	29%
Retirement (65-79)	18%	19%	20%	21%	22%	23%	24%	24%	25%	26%	27%
Elderly (80+)	4%	4%	4%	5%	6%	5%	5%	5%	5%	5%	5%
Total population	2,443	2,436	2,356	2,389	2,391	2,389	2,411	2,455	2,504	2,585	2,643
Annual growth rate	0.5%	-0.3%	-3.3%	1.4%	0.1%	-0.1%	0.9%	1.8%	2.0%	3.2%	2.2%

Source: ABS Regional Population

__PLANNING AREA AGE PROFILES (in alphabetical order)__

Bagdad Planning Area

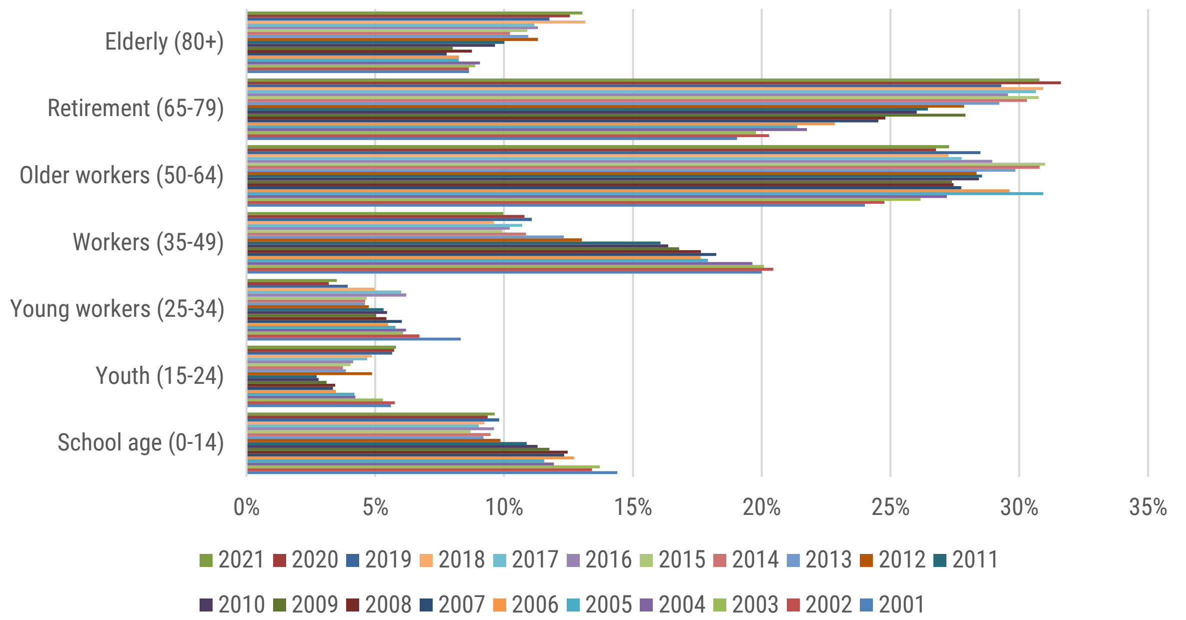


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	114	58	50	118	51	24	5	420
2002	117	56	49	121	62	22	2	429
2003	111	54	47	129	58	25	8	432
2004	115	61	43	124	70	21	5	439
2005	114	60	42	129	69	28	4	446
2006	113	58	52	126	71	31	4	455
2007	105	60	38	115	74	31	3	426
2008	99	59	44	112	75	35	2	426
2009	107	58	51	115	93	39	3	466
2010	108	58	60	95	90	45	2	458
2011	104	50	63	80	94	50	3	444
2012	101	56	68	77	86	46	3	437
2013	106	58	78	79	88	47	10	466
2014	112	72	86	70	87	39	5	471
2015	118	74	87	65	82	38	5	469
2016	115	73	68	75	92	40	7	470
2017	108	73	75	74	93	39	4	466
2018	102	63	90	69	93	39	6	462
2019	115	58	101	77	99	38	9	497
2020	124	56	107	78	93	44	8	510
2021	140	46	110	90	92	41	14	533

Source: ABS Regional Population

Bicheno Planning Area

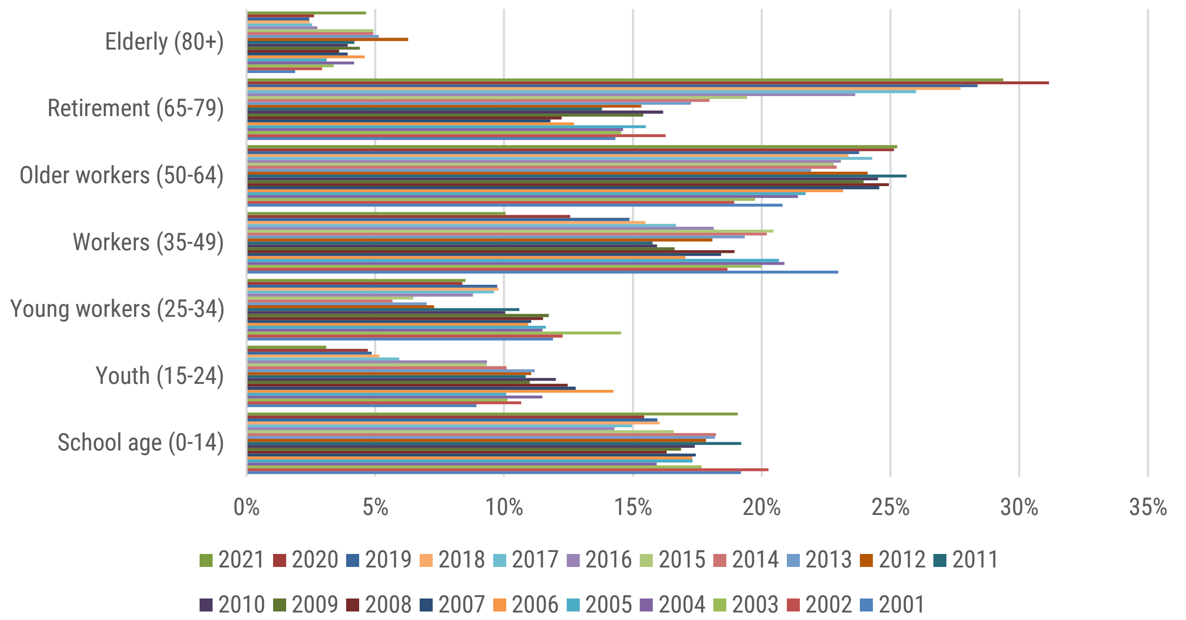


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	90	35	52	125	150	119	54	625
2002	84	36	42	128	155	127	54	626
2003	88	34	39	129	168	127	57	642
2004	79	28	41	130	180	144	60	662
2005	80	29	40	124	214	148	57	692
2006	88	24	38	122	205	158	57	692
2007	92	25	45	136	207	183	58	746
2008	94	26	41	133	207	187	66	754
2009	91	24	39	130	212	216	62	774
2010	89	22	43	129	224	205	76	788
2011	88	22	43	130	231	214	81	809
2012	81	40	39	107	233	229	93	822
2013	74	31	37	99	240	235	88	804
2014	76	30	37	87	247	243	82	802
2015	71	33	38	81	253	251	89	816
2016	79	34	51	84	238	243	93	822
2017	75	39	50	89	231	255	93	832
2018	78	41	42	81	230	261	111	844
2019	85	49	34	96	247	254	102	867
2020	85	52	29	98	243	287	114	908
2021	88	53	32	91	249	281	119	913

Source: ABS Regional Population

Bothwell Planning Area

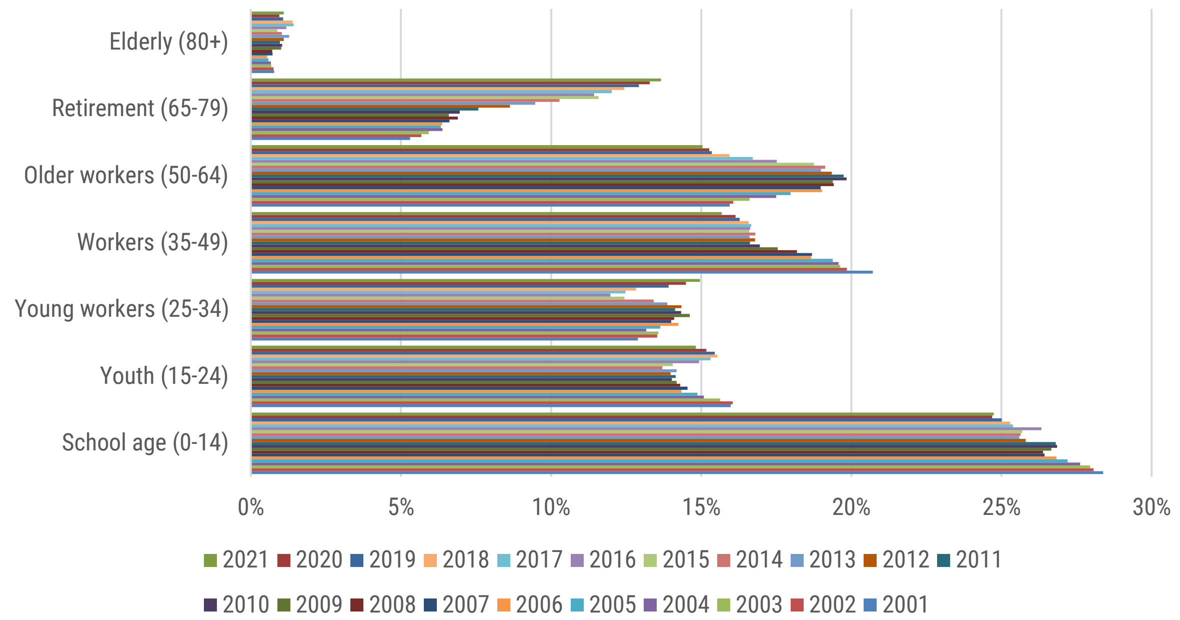


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	71	33	44	85	77	53	7	370
2002	76	40	46	70	71	61	11	375
2003	68	39	56	77	76	56	13	385
2004	61	44	44	80	82	56	16	383
2005	67	39	45	80	84	60	12	387
2006	68	56	43	67	91	50	18	393
2007	71	52	45	75	100	48	16	407
2008	68	52	48	79	104	51	15	417
2009	69	45	48	68	98	63	18	409
2010	71	49	41	65	100	66	16	408
2011	78	44	43	64	104	56	17	406
2012	71	44	29	72	96	61	25	398
2013	78	48	30	83	94	74	22	429
2014	74	41	23	82	93	73	20	406
2015	64	36	25	79	88	75	19	386
2016	52	34	32	66	84	86	10	364
2017	53	21	34	59	86	92	9	354
2018	59	19	36	57	86	102	9	368
2019	59	18	36	55	88	105	9	370
2020	59	18	32	48	96	119	10	382
2021	74	12	33	39	98	114	18	388

Source: ABS Regional Population

Bridgewater Planning Area

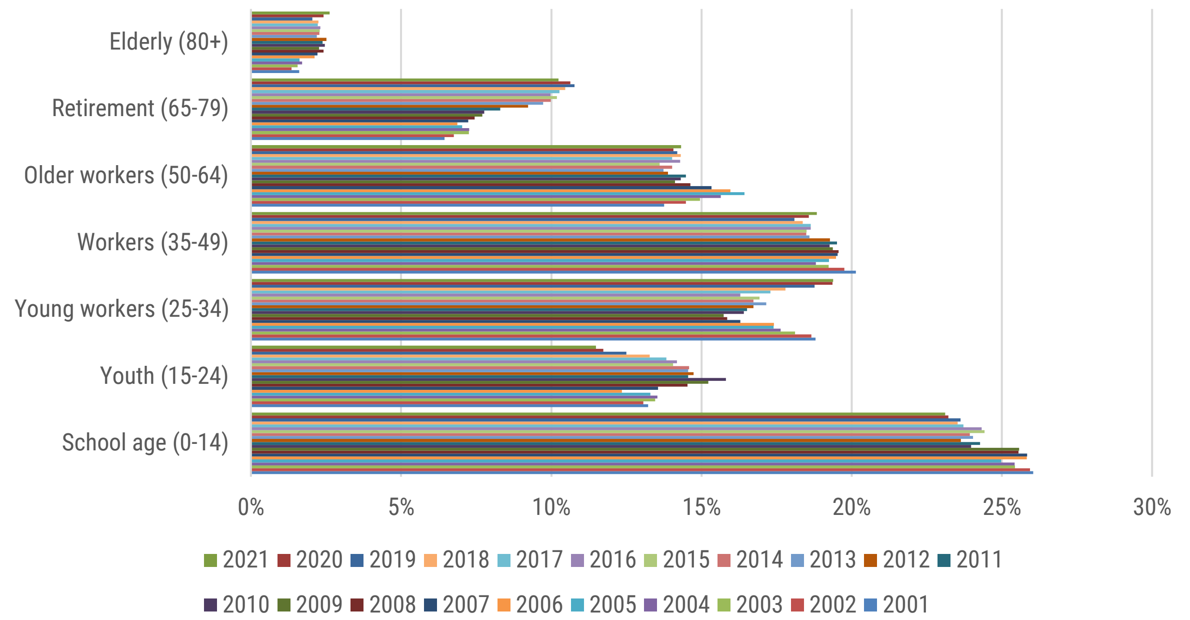


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	1,103	621	501	805	620	206	30	3,886
2002	1,083	619	522	766	620	219	29	3,858
2003	1,075	601	522	755	639	228	26	3,846
2004	1,078	589	514	764	683	249	26	3,903
2005	1,061	580	532	756	701	247	23	3,900
2006	1,044	558	554	726	740	248	21	3,891
2007	1,027	565	544	726	737	257	28	3,884
2008	1,033	560	552	712	760	270	28	3,915
2009	1,030	548	565	678	749	255	39	3,864
2010	1,053	550	562	665	778	273	41	3,922
2011	1,055	557	556	654	777	298	38	3,935
2012	1,008	546	560	656	756	337	43	3,906
2013	1,000	554	542	649	742	370	50	3,907
2014	992	530	519	650	740	398	40	3,869
2015	989	541	479	639	722	446	34	3,850
2016	1,007	571	458	636	670	437	45	3,824
2017	993	599	488	652	654	470	56	3,912
2018	1,017	625	516	667	641	500	56	4,022
2019	1,028	635	572	669	631	531	44	4,110
2020	1,046	643	614	684	647	563	40	4,237
2021	1,085	650	656	688	660	599	48	4,386

Source: ABS Regional Population

Brighton Planning Area

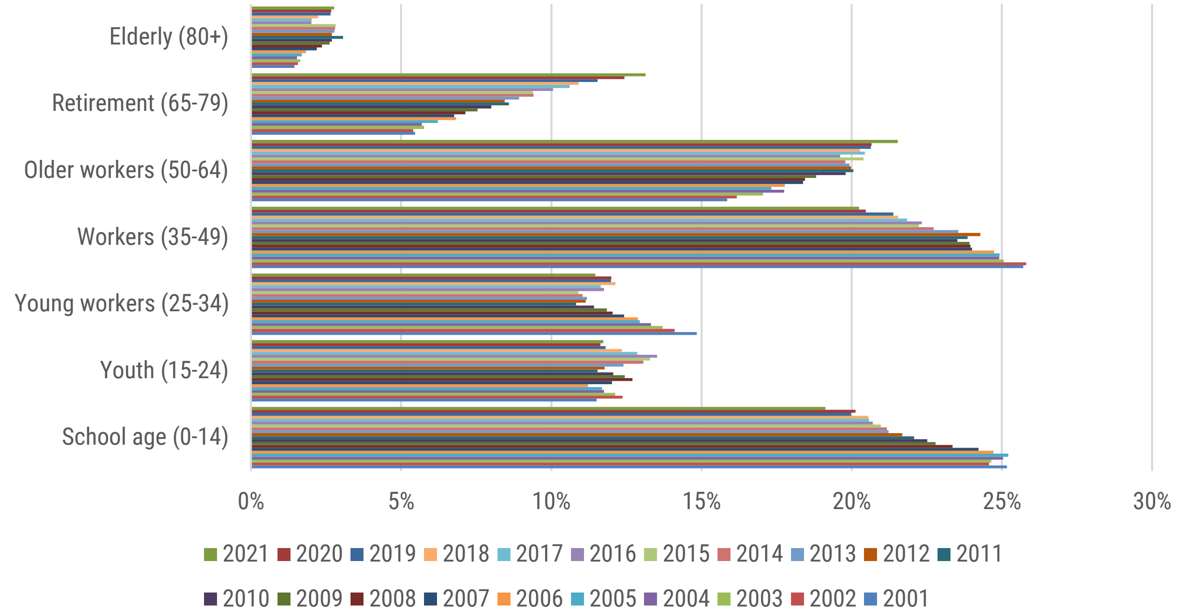


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	388	197	280	300	205	96	24	1,490
2002	403	203	290	307	225	105	21	1,554
2003	410	217	292	310	241	117	25	1,612
2004	434	231	301	321	267	124	29	1,707
2005	462	246	322	356	304	130	30	1,850
2006	500	239	337	377	309	133	41	1,936
2007	536	281	338	405	318	150	46	2,074
2008	559	318	347	428	320	163	53	2,188
2009	598	356	368	453	330	180	53	2,338
2010	605	399	414	486	361	196	62	2,523
2011	632	379	430	508	377	216	62	2,604
2012	640	399	453	522	376	250	68	2,708
2013	667	404	476	516	381	270	61	2,775
2014	681	415	476	526	399	284	65	2,846
2015	714	411	495	541	398	298	67	2,924
2016	727	424	487	557	427	298	69	2,989
2017	746	435	544	586	441	323	70	3,145
2018	776	438	587	606	472	345	74	3,298
2019	807	427	641	618	485	368	70	3,416
2020	825	417	688	660	500	378	86	3,554
2021	855	425	717	697	530	379	97	3,700

Source: ABS Regional Population

Brighton Balance Planning Area

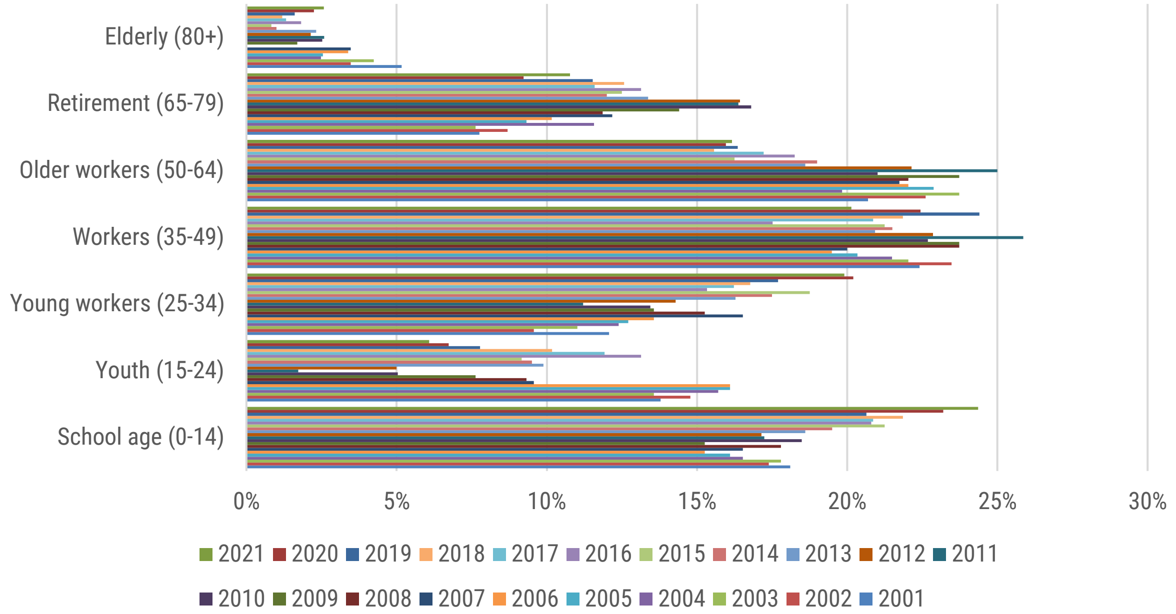


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	746	341	440	762	470	162	43	2,964
2002	737	371	423	774	485	162	47	2,999
2003	766	377	426	779	530	179	51	3,108
2004	818	384	435	814	580	186	50	3,267
2005	863	400	443	853	593	213	58	3,423
2006	879	399	458	880	632	243	65	3,556
2007	895	444	459	887	679	250	81	3,695
2008	890	484	459	913	703	272	90	3,811
2009	912	498	474	957	753	302	105	4,001
2010	920	493	467	961	809	327	110	4,087
2011	905	473	444	978	822	352	126	4,100
2012	901	489	463	1,009	830	351	112	4,155
2013	886	518	467	983	832	373	116	4,175
2014	900	555	469	966	841	400	119	4,250
2015	914	579	475	969	889	409	123	4,358
2016	914	597	519	986	866	444	89	4,415
2017	936	585	530	994	930	483	92	4,550
2018	957	575	565	1,003	944	508	104	4,656
2019	970	573	582	1,038	1,002	560	129	4,854
2020	1,010	584	602	1,027	1,037	624	134	5,018
2021	993	609	595	1,051	1,118	682	144	5,192

Source: ABS Regional Population

Cambridge Planning Area

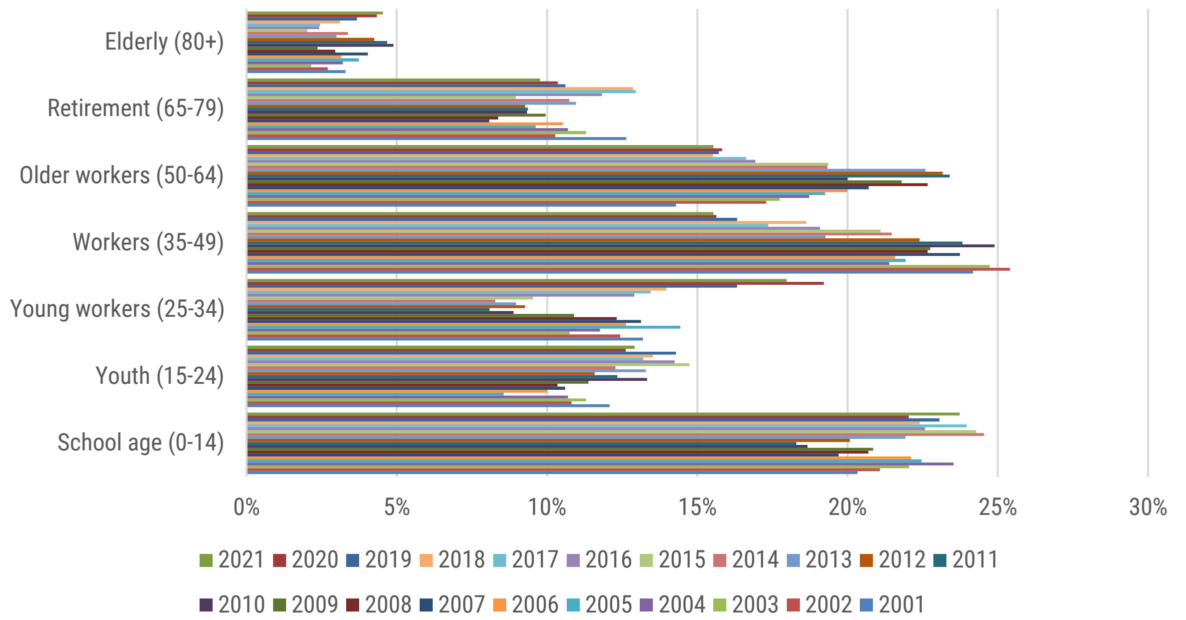


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	21	16	14	26	24	9	6	116
2002	20	17	11	27	26	10	4	115
2003	21	16	13	26	28	9	5	118
2004	20	19	15	26	24	14	3	121
2005	19	19	15	24	27	11	3	118
2006	18	19	16	23	26	12	4	118
2007	19	11	19	23	25	14	4	115
2008	21	11	18	28	26	14	0	118
2009	18	9	16	28	28	17	2	118
2010	22	6	16	27	25	20	3	119
2011	20	2	13	30	29	19	3	116
2012	24	7	20	32	31	23	3	140
2013	32	17	28	36	32	23	4	172
2014	39	19	35	43	38	24	2	200
2015	51	22	45	51	39	30	2	240
2016	57	36	42	48	50	36	5	274
2017	63	36	49	63	52	35	4	302
2018	73	34	56	73	52	42	4	334
2019	77	29	66	91	61	43	6	373
2020	93	27	81	90	64	37	9	401
2021	104	26	85	86	69	46	11	427

Source: ABS Regional Population

Campania Planning Area

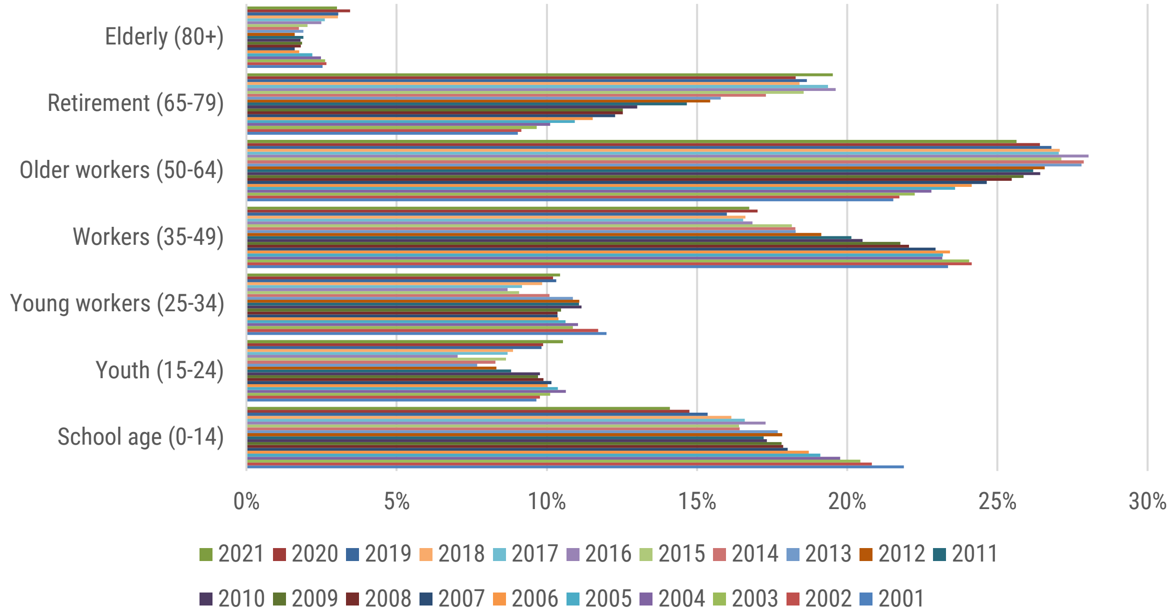


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	37	22	24	44	26	23	6	182
2002	39	20	23	47	32	19	5	185
2003	41	21	20	46	33	21	4	186
2004	44	20	22	40	35	20	6	187
2005	42	16	27	41	36	18	7	187
2006	42	19	24	41	38	20	6	190
2007	39	21	26	47	41	16	8	198
2008	42	21	25	46	46	17	6	203
2009	44	24	23	48	46	21	5	211
2010	42	30	20	56	45	21	11	225
2011	43	29	19	56	55	22	11	235
2012	52	30	24	58	60	24	11	259
2013	66	40	27	58	68	33	9	301
2014	80	40	27	70	63	35	11	326
2015	84	51	33	73	67	31	7	346
2016	84	53	48	71	63	44	9	372
2017	98	54	55	71	68	53	10	409
2018	101	61	63	84	70	58	14	451
2019	113	70	80	80	77	52	18	490
2020	117	67	102	83	84	55	23	531
2021	136	74	103	89	89	56	26	573

Source: ABS Regional Population

Central Highlands Balance Planning Area

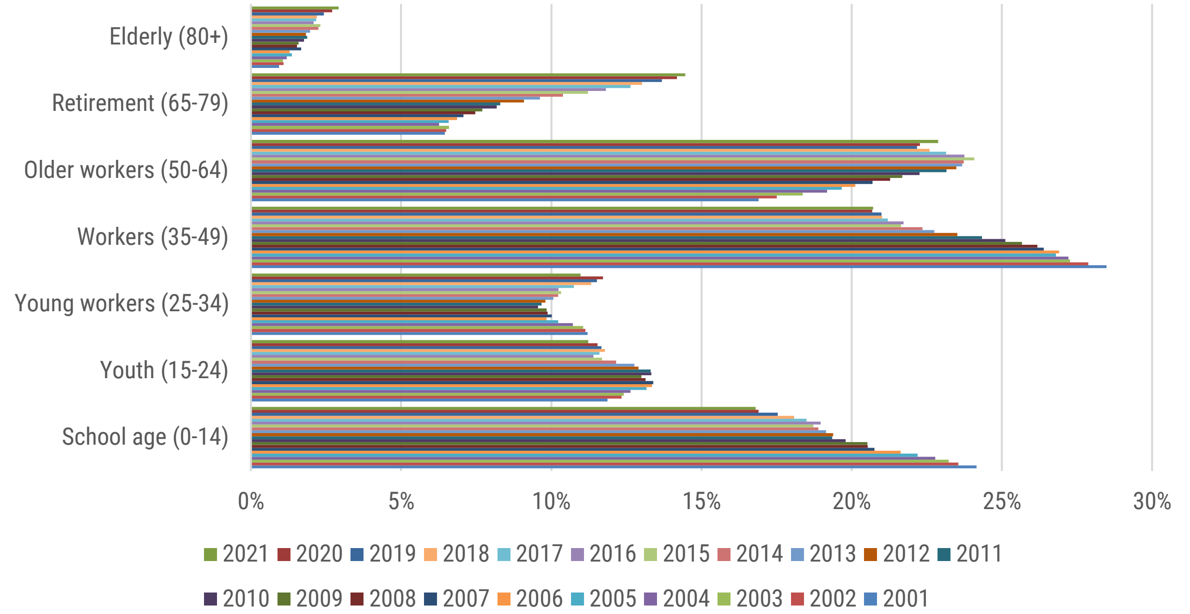


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	431	190	236	460	424	178	50	1,969
2002	407	191	229	472	425	179	52	1,955
2003	406	201	216	478	442	192	52	1,987
2004	383	206	214	449	442	196	48	1,938
2005	374	203	208	454	462	214	43	1,958
2006	362	194	201	453	467	223	34	1,934
2007	348	196	200	443	476	237	31	1,931
2008	345	191	200	426	492	242	35	1,931
2009	347	189	204	424	504	244	36	1,948
2010	337	190	217	399	514	253	35	1,945
2011	336	172	216	393	511	286	37	1,951
2012	343	160	213	368	511	297	31	1,923
2013	327	142	201	338	514	292	35	1,849
2014	301	152	185	335	511	317	32	1,833
2015	298	157	165	330	493	337	37	1,817
2016	312	127	157	304	506	354	45	1,805
2017	311	163	172	310	507	363	49	1,875
2018	313	172	191	322	525	357	59	1,939
2019	311	199	209	324	543	378	62	2,026
2020	312	209	216	360	559	387	73	2,116
2021	309	231	229	367	562	428	66	2,192

Source: ABS Regional Population

Clarence Balance Planning Area

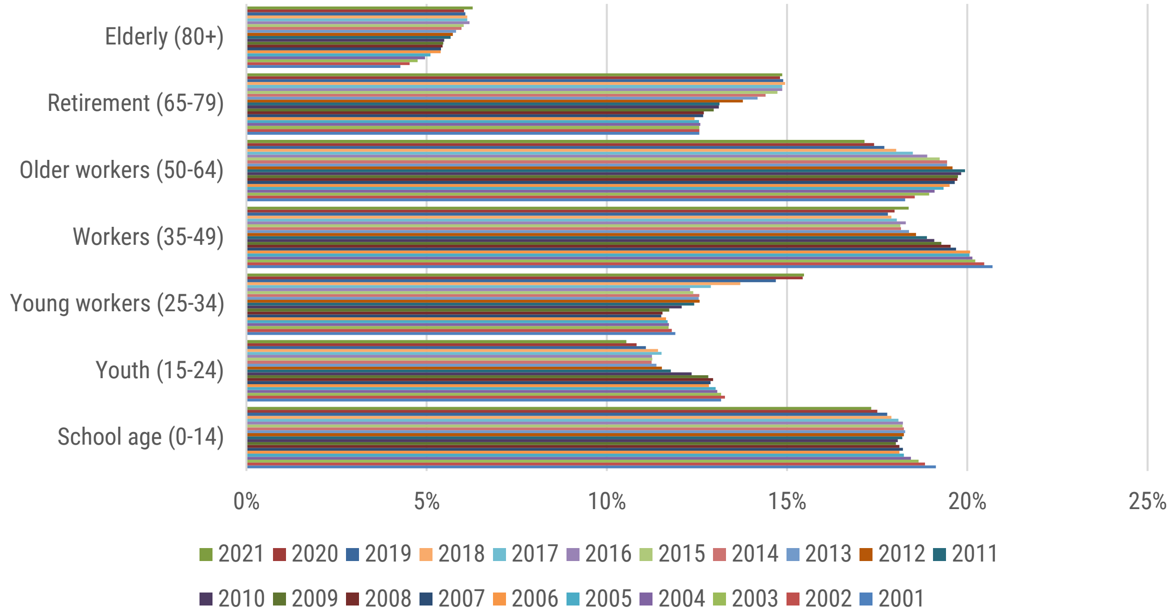


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	2,098	1,031	974	2,474	1,468	561	81	8,687
2002	2,073	1,086	980	2,453	1,541	572	96	8,801
2003	2,080	1,112	991	2,442	1,645	591	95	8,956
2004	2,078	1,153	978	2,483	1,750	572	109	9,123
2005	2,054	1,219	947	2,480	1,820	609	126	9,255
2006	2,024	1,249	921	2,518	1,883	642	121	9,358
2007	1,995	1,287	962	2,536	1,988	680	161	9,609
2008	2,013	1,288	968	2,566	2,086	732	150	9,803
2009	2,060	1,305	988	2,577	2,177	773	159	10,039
2010	2,016	1,357	973	2,557	2,267	833	180	10,183
2011	1,995	1,372	997	2,509	2,387	856	193	10,309
2012	2,019	1,344	1,021	2,450	2,447	947	191	10,419
2013	2,015	1,344	1,060	2,394	2,492	1,013	207	10,525
2014	2,013	1,296	1,090	2,382	2,529	1,107	240	10,657
2015	2,017	1,259	1,112	2,331	2,594	1,209	249	10,771
2016	2,069	1,244	1,117	2,370	2,590	1,289	228	10,907
2017	2,065	1,295	1,200	2,367	2,584	1,411	242	11,164
2018	2,077	1,353	1,301	2,413	2,594	1,495	252	11,485
2019	2,069	1,376	1,359	2,476	2,616	1,614	287	11,797
2020	2,051	1,401	1,423	2,511	2,704	1,721	328	12,139
2021	2,082	1,392	1,360	2,567	2,835	1,792	362	12,390

Source: ABS Regional Population

Clarence Metro (Internal Balance)

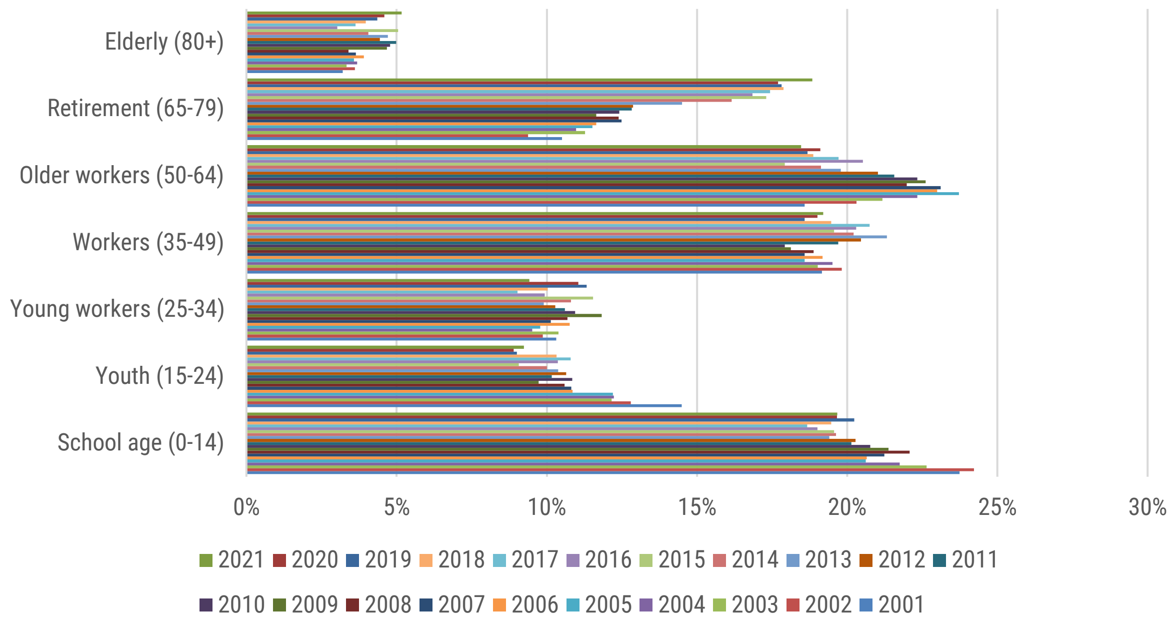


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	6,911	4,758	4,298	7,477	6,603	4,539	1,544	36,130
2002	6,771	4,775	4,245	7,365	6,670	4,521	1,629	35,976
2003	6,720	4,745	4,220	7,285	6,824	4,526	1,713	36,033
2004	6,661	4,719	4,236	7,276	6,897	4,550	1,789	36,128
2005	6,616	4,720	4,237	7,275	7,015	4,553	1,850	36,266
2006	6,608	4,680	4,246	7,324	7,117	4,533	1,967	36,475
2007	6,654	4,705	4,203	7,191	7,178	4,630	1,971	36,532
2008	6,660	4,761	4,245	7,184	7,251	4,667	2,000	36,768
2009	6,692	4,760	4,357	7,161	7,334	4,816	2,027	37,147
2010	6,804	4,649	4,546	7,186	7,465	4,936	2,067	37,653
2011	6,915	4,473	4,722	7,174	7,574	4,988	2,153	37,999
2012	6,981	4,411	4,812	7,108	7,495	5,269	2,193	38,269
2013	7,049	4,388	4,840	7,090	7,497	5,470	2,244	38,578
2014	7,101	4,376	4,893	7,072	7,568	5,607	2,325	38,942
2015	7,171	4,435	4,884	7,146	7,578	5,804	2,375	39,393
2016	7,256	4,484	4,902	7,288	7,526	5,924	2,465	39,845
2017	7,389	4,703	5,261	7,371	7,552	6,070	2,501	40,847
2018	7,508	4,792	5,751	7,509	7,563	6,270	2,572	41,965
2019	7,659	4,773	6,327	7,668	7,627	6,415	2,618	43,087
2020	7,718	4,772	6,806	7,930	7,677	6,528	2,664	44,095
2021	7,762	4,719	6,927	8,224	7,676	6,655	2,811	44,774

Source: ABS Regional Population

Cygnet Planning Area

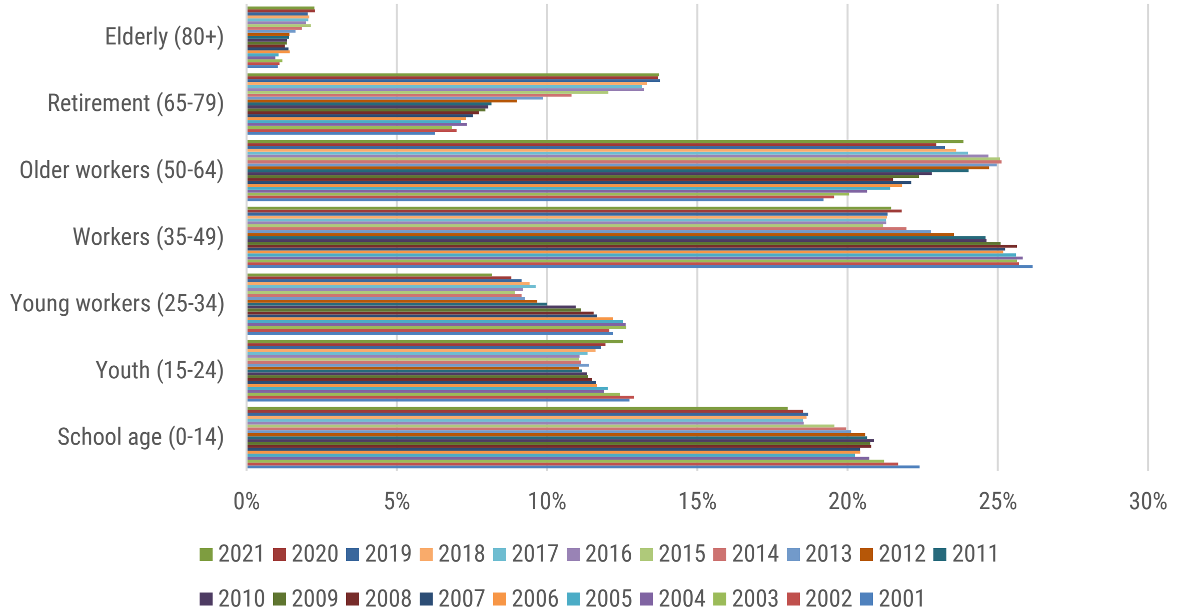


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	244	149	106	197	191	108	33	1,028
2002	248	131	101	203	208	96	37	1,024
2003	231	124	106	194	216	115	34	1,020
2004	224	126	98	201	230	113	38	1,030
2005	213	126	101	192	245	119	37	1,033
2006	211	111	110	196	235	119	40	1,022
2007	216	110	103	189	235	127	37	1,017
2008	221	106	107	189	220	124	34	1,001
2009	224	102	124	190	237	122	49	1,048
2010	226	118	119	195	243	135	52	1,088
2011	226	114	119	221	242	144	56	1,122
2012	219	115	111	221	227	139	48	1,080
2013	202	108	103	222	206	151	49	1,041
2014	198	101	109	204	193	163	41	1,009
2015	190	88	112	190	174	168	49	971
2016	176	96	92	188	190	156	28	926
2017	180	104	87	200	190	168	35	964
2018	196	104	101	196	190	180	40	1,007
2019	209	93	117	192	193	184	45	1,033
2020	210	95	118	203	204	189	49	1,068
2021	213	100	102	208	200	204	56	1,083

Source: ABS Regional Population

Derwent Valley Balance Planning Area

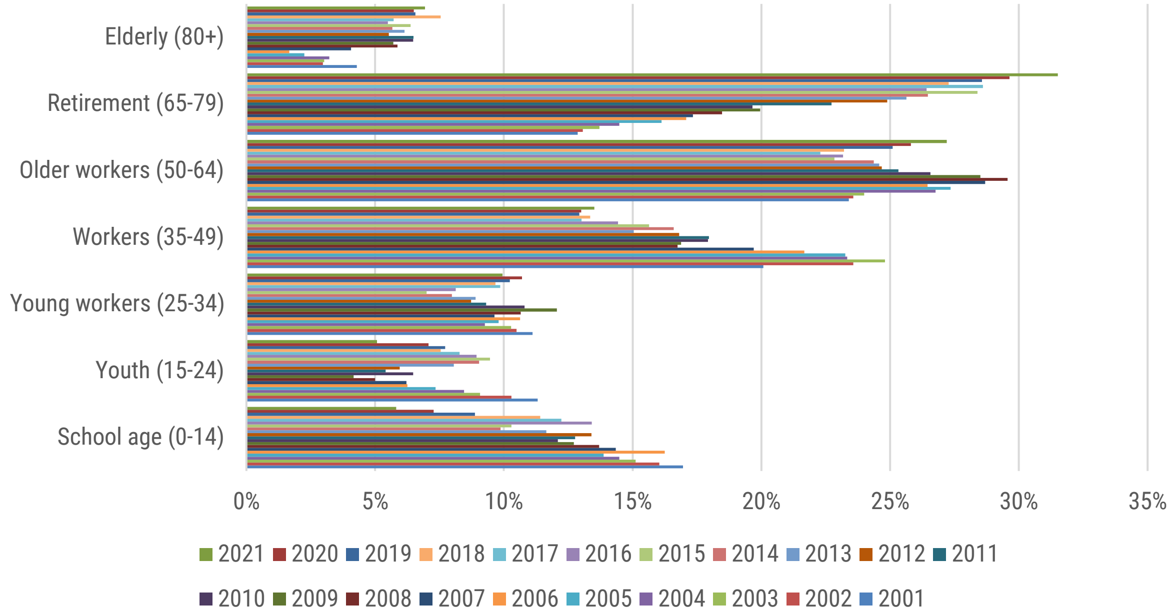


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	882	502	480	1,030	756	247	41	3,938
2002	853	507	475	1,011	769	275	43	3,933
2003	839	492	500	1,014	793	270	47	3,955
2004	820	471	499	1,022	817	290	38	3,957
2005	817	485	505	1,033	864	288	43	4,035
2006	841	480	502	1,037	898	301	59	4,118
2007	851	485	486	1,052	922	314	58	4,168
2008	882	488	490	1,088	913	328	54	4,243
2009	896	490	480	1,083	966	343	58	4,316
2010	913	496	479	1,077	997	352	59	4,373
2011	917	496	444	1,092	1,067	362	63	4,441
2012	909	489	427	1,039	1,091	397	63	4,415
2013	889	503	409	1,006	1,103	436	72	4,418
2014	876	489	402	964	1,103	475	81	4,390
2015	861	487	393	932	1,103	530	94	4,400
2016	816	488	405	937	1,087	582	87	4,402
2017	837	513	435	962	1,085	595	93	4,520
2018	865	539	437	989	1,096	618	97	4,641
2019	890	562	436	1,016	1,107	655	97	4,763
2020	902	582	429	1,062	1,118	667	111	4,871
2021	877	610	398	1,045	1,162	669	110	4,871

Source: ABS Regional Population

Dover Planning Area

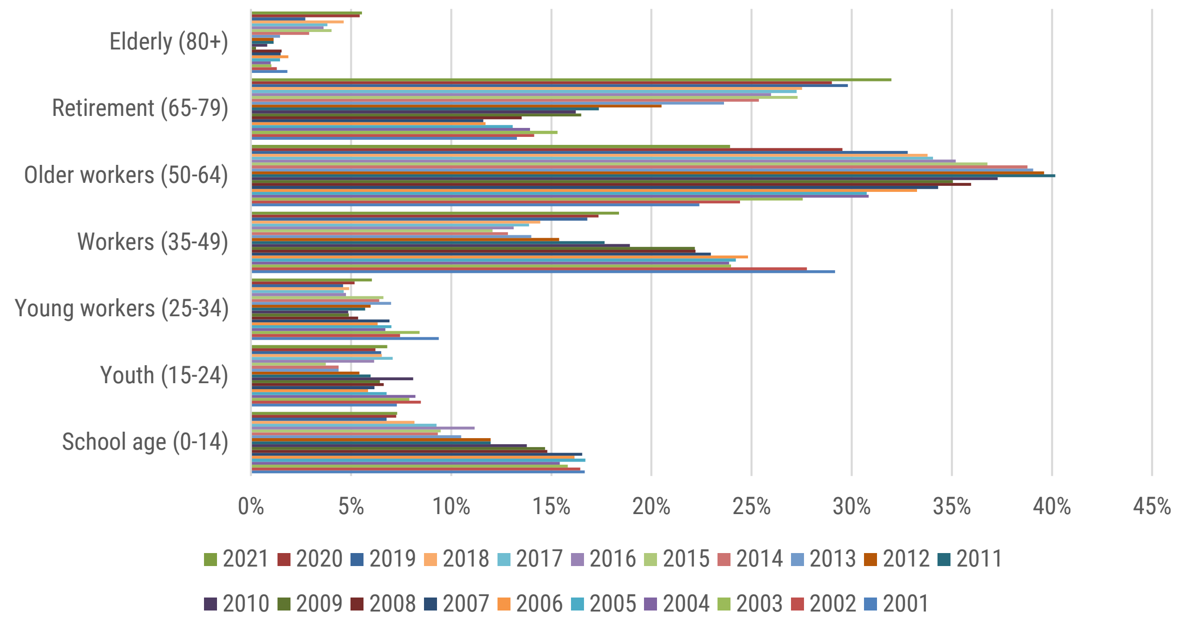


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	87	58	57	103	120	66	22	513
2002	81	52	53	119	119	66	15	505
2003	75	45	51	123	119	68	15	496
2004	72	42	46	116	133	72	16	497
2005	68	36	48	114	134	79	11	490
2006	78	30	51	104	127	82	8	480
2007	67	29	45	92	134	81	19	467
2008	63	23	49	77	136	85	27	460
2009	58	19	55	77	130	91	26	456
2010	56	30	50	83	123	91	30	463
2011	59	25	43	83	117	105	30	462
2012	63	28	41	79	116	117	26	470
2013	55	38	42	71	116	121	29	472
2014	47	43	38	79	116	126	27	476
2015	50	46	34	76	111	138	31	486
2016	66	44	40	71	114	130	27	492
2017	62	42	50	66	113	145	29	507
2018	59	39	50	69	120	141	39	517
2019	46	40	53	67	130	148	34	518
2020	38	37	56	68	135	155	34	523
2021	31	27	53	72	145	168	37	533

Source: ABS Regional Population

Eaglehawk Neck Planning Area

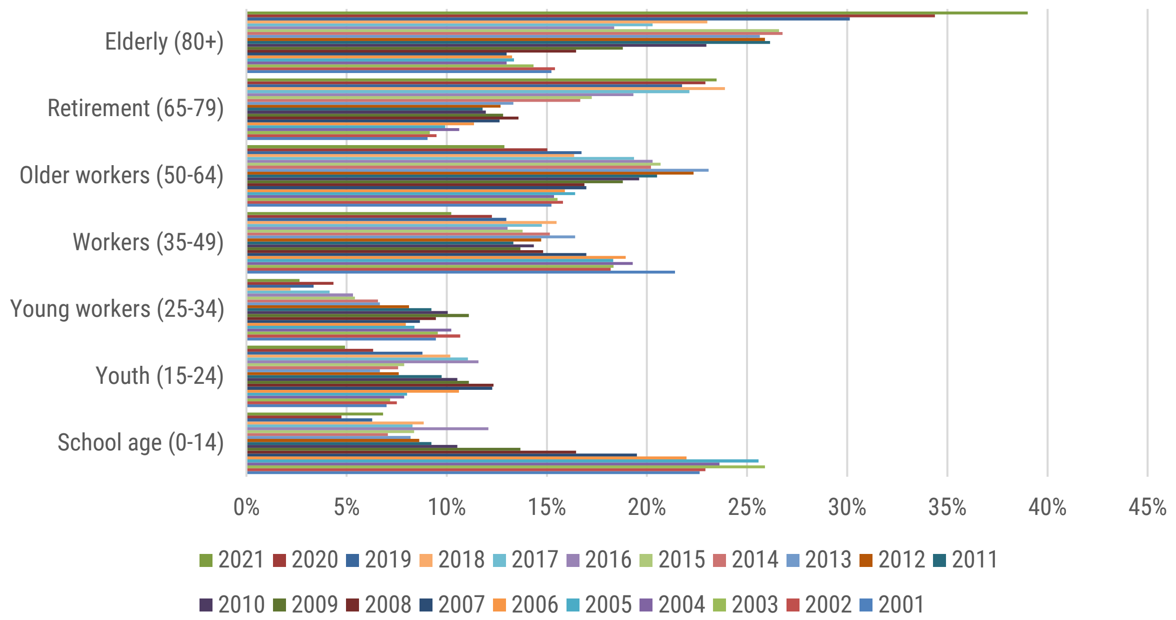


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	64	28	36	112	86	51	7	384
2002	64	33	29	108	95	55	5	389
2003	62	31	33	94	108	60	4	392
2004	62	33	27	96	124	56	4	402
2005	69	28	29	100	127	54	6	413
2006	69	25	27	106	142	50	8	427
2007	67	25	28	93	139	47	6	405
2008	58	26	21	87	141	53	6	392
2009	57	25	19	86	136	64	1	388
2010	51	30	18	70	138	60	3	370
2011	42	21	20	62	141	61	4	351
2012	42	19	21	54	139	72	4	351
2013	36	15	24	48	134	81	5	343
2014	32	15	22	44	133	87	10	343
2015	33	13	23	42	128	95	14	348
2016	40	22	17	47	126	93	13	358
2017	34	26	17	51	125	100	14	367
2018	30	24	18	53	124	101	17	367
2019	25	24	17	62	121	110	10	369
2020	28	24	20	67	114	112	21	386
2021	29	27	24	73	95	127	22	397

Source: ABS Regional Population

Franklin Planning Area

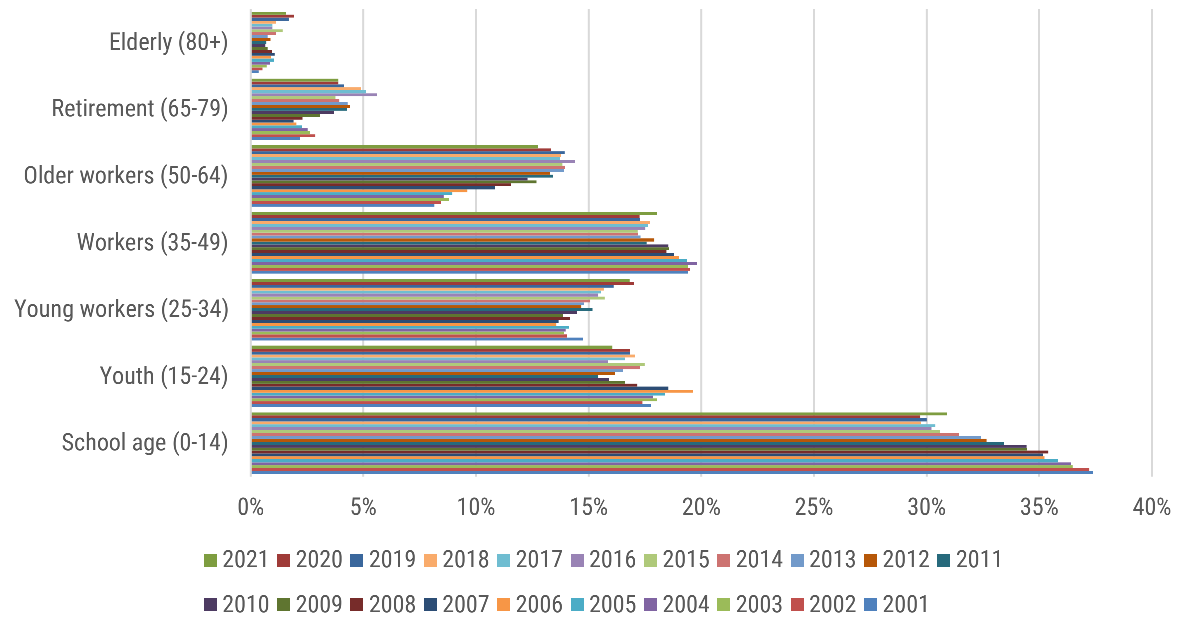


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	55	17	23	52	37	22	37	243
2002	58	19	27	46	40	24	39	253
2003	65	18	24	46	39	23	36	251
2004	60	20	26	49	39	27	33	254
2005	67	21	22	48	43	26	35	262
2006	58	28	21	50	42	30	35	264
2007	54	34	24	47	47	35	36	277
2008	40	30	23	36	41	33	40	243
2009	32	26	26	32	44	30	44	234
2010	22	22	21	30	41	25	48	209
2011	18	19	18	26	40	23	51	195
2012	17	15	16	29	44	25	51	197
2013	16	13	13	32	45	26	50	195
2014	14	15	13	30	40	33	53	198
2015	17	16	11	28	42	35	54	203
2016	25	24	11	27	42	40	38	207
2017	18	24	9	32	42	48	44	217
2018	20	23	5	35	37	54	52	226
2019	15	21	8	31	40	52	72	239
2020	12	16	11	31	38	58	87	253
2021	18	13	7	27	34	62	103	264

Source: ABS Regional Population

Gagebrook Planning Area

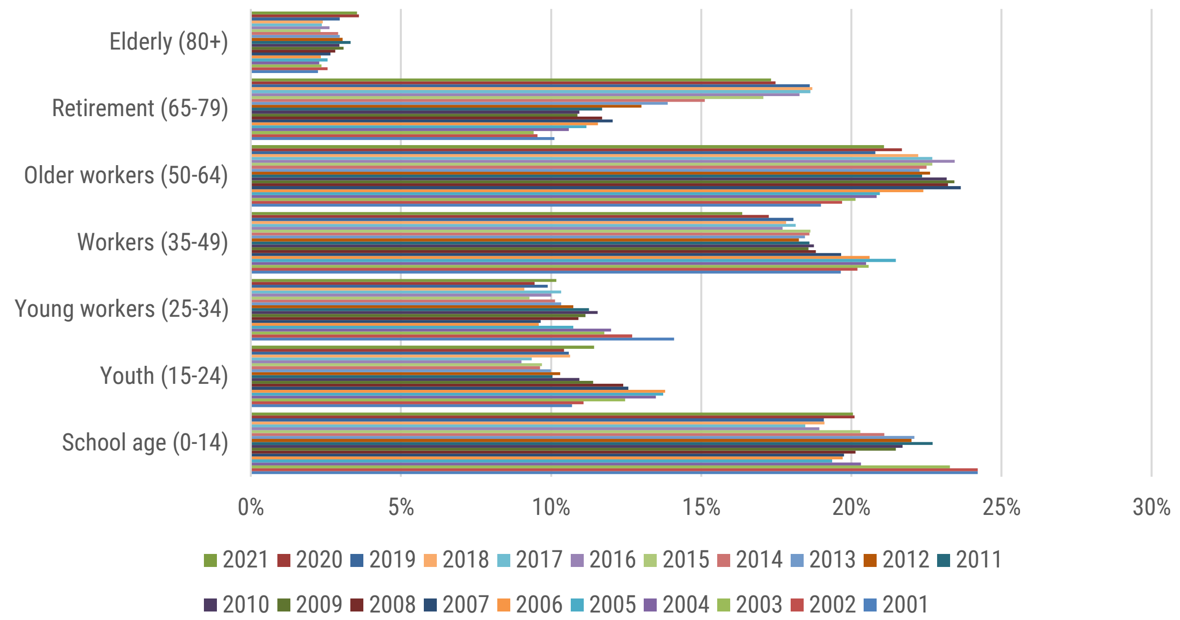


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	1,059	503	418	550	231	62	10	2,833
2002	1,053	492	397	552	239	81	15	2,829
2003	1,039	514	396	553	251	75	20	2,848
2004	1,054	517	405	574	248	73	25	2,896
2005	1,042	535	411	563	260	66	30	2,907
2006	1,023	570	394	552	279	59	26	2,903
2007	996	525	387	532	307	54	30	2,831
2008	984	477	394	513	321	64	26	2,779
2009	967	466	389	521	356	86	21	2,806
2010	953	440	401	513	340	102	18	2,767
2011	915	422	415	481	367	117	19	2,736
2012	890	441	400	488	362	120	24	2,725
2013	867	442	396	463	372	115	20	2,675
2014	832	457	399	455	369	104	30	2,646
2015	796	455	409	447	360	98	37	2,602
2016	781	410	399	453	372	145	25	2,585
2017	788	431	403	457	356	133	25	2,593
2018	773	443	407	460	358	127	29	2,597
2019	797	447	428	459	370	110	45	2,656
2020	816	462	467	474	366	107	53	2,745
2021	874	454	476	510	361	110	44	2,829

Source: ABS Regional Population

Geeveston – Port Huon Planning Area

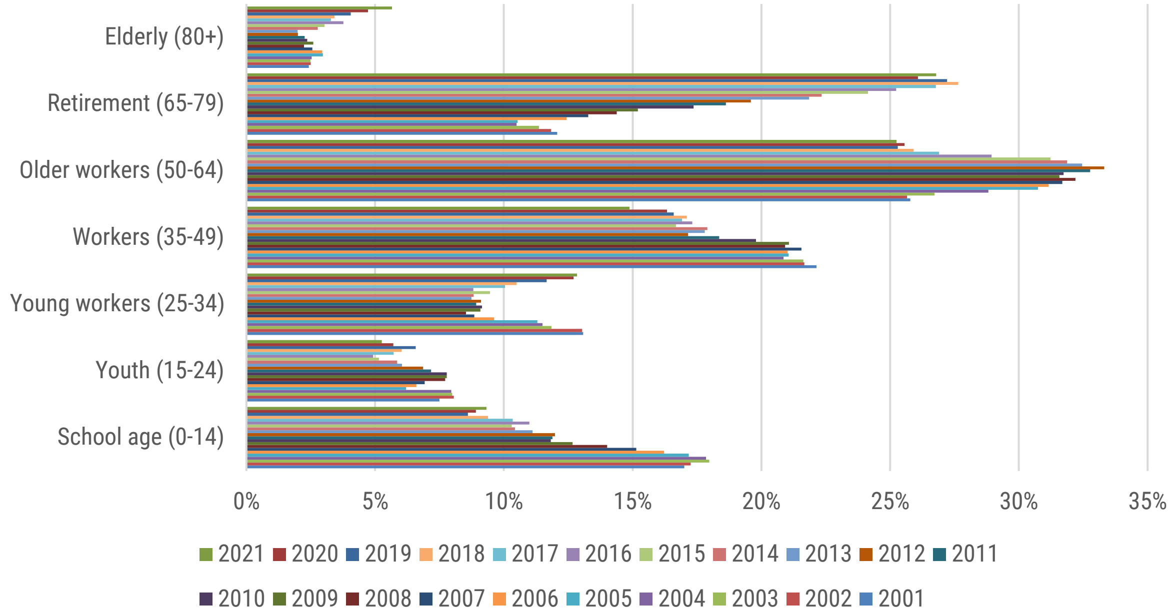


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	292	129	170	237	229	122	27	1,206
2002	284	130	149	237	231	112	30	1,173
2003	267	143	135	236	231	108	27	1,147
2004	232	154	137	234	238	121	26	1,142
2005	220	156	122	244	238	127	29	1,136
2006	220	154	107	230	250	129	26	1,116
2007	223	142	109	222	267	136	30	1,129
2008	229	141	124	214	264	133	32	1,137
2009	243	129	126	210	265	123	35	1,131
2010	250	126	133	216	267	126	34	1,152
2011	260	115	129	213	256	134	38	1,145
2012	252	118	123	209	259	149	35	1,145
2013	261	118	122	218	263	164	35	1,181
2014	254	116	122	224	271	182	35	1,204
2015	245	117	112	225	274	206	28	1,207
2016	231	110	122	216	286	223	32	1,220
2017	227	115	127	223	279	229	29	1,229
2018	239	133	114	223	278	234	30	1,251
2019	245	136	127	232	267	239	38	1,284
2020	268	139	126	230	289	233	48	1,333
2021	272	155	138	222	286	235	48	1,356

Source: ABS Regional Population

Glamorgan Spring Bay Balance

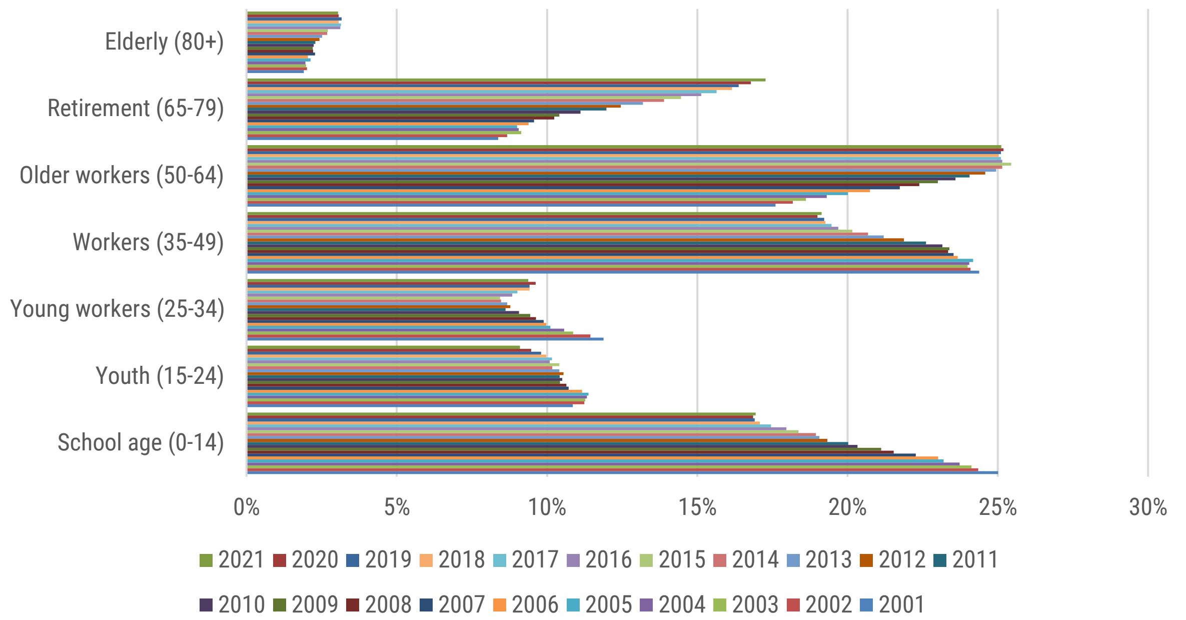


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	238	105	183	310	361	169	34	1,400
2002	242	113	183	304	360	166	35	1,403
2003	261	116	172	314	388	165	36	1,452
2004	267	119	172	312	431	157	38	1,496
2005	266	96	175	326	476	163	46	1,548
2006	253	103	150	328	486	194	46	1,560
2007	236	108	138	336	494	207	40	1,559
2008	225	124	137	336	517	231	36	1,606
2009	205	126	147	341	511	246	42	1,618
2010	190	125	147	318	510	279	38	1,607
2011	189	114	142	292	521	296	36	1,590
2012	192	110	146	275	534	314	32	1,603
2013	173	94	136	277	505	340	31	1,556
2014	162	91	137	278	495	347	43	1,553
2015	160	80	147	259	485	375	47	1,553
2016	172	77	138	271	453	395	59	1,565
2017	170	94	165	278	442	440	54	1,643
2018	162	104	181	295	447	477	59	1,725
2019	157	120	213	303	462	497	74	1,826
2020	172	110	245	315	493	503	91	1,929
2021	188	106	259	300	509	540	114	2,016

Source: ABS Regional Population

Huon Valley Balance Planning Area

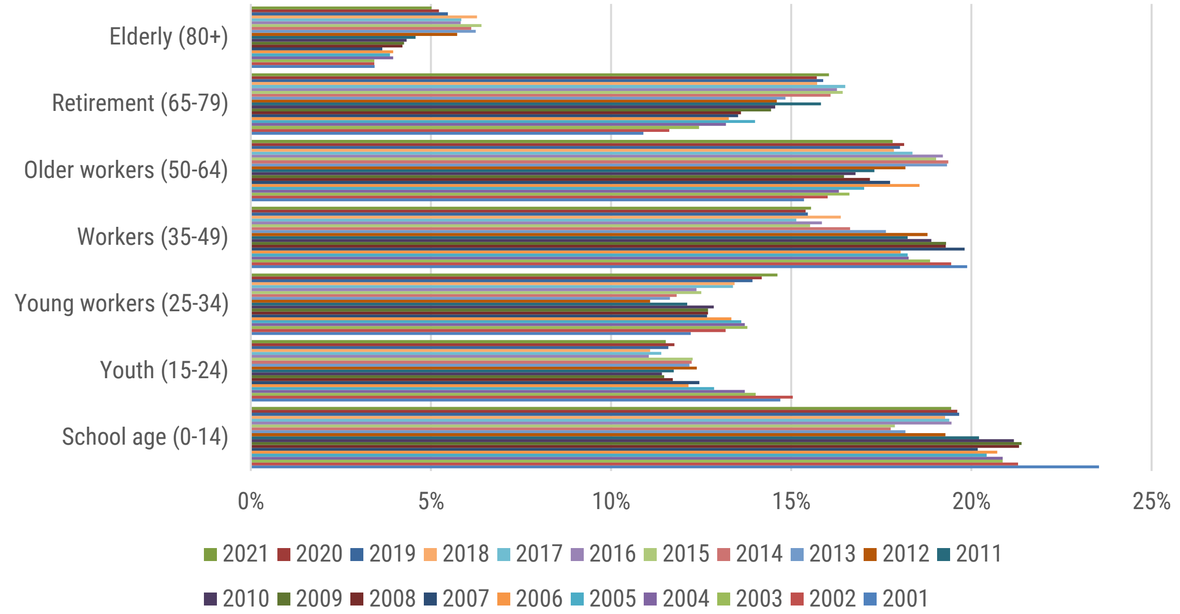


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	2,302	999	1,093	2,244	1,620	771	175	9,204
2002	2,269	1,047	1,066	2,245	1,694	808	188	9,317
2003	2,260	1,056	1,018	2,248	1,744	857	186	9,369
2004	2,263	1,080	1,008	2,294	1,841	864	187	9,537
2005	2,242	1,100	977	2,337	1,934	870	206	9,666
2006	2,255	1,094	977	2,319	2,033	920	200	9,798
2007	2,226	1,072	989	2,352	2,173	957	228	9,997
2008	2,215	1,095	991	2,401	2,302	1,053	228	10,285
2009	2,218	1,096	991	2,456	2,416	1,093	232	10,502
2010	2,168	1,120	967	2,469	2,515	1,185	239	10,663
2011	2,152	1,120	927	2,431	2,586	1,287	246	10,749
2012	2,097	1,144	953	2,373	2,667	1,352	264	10,850
2013	2,077	1,134	945	2,311	2,718	1,437	274	10,896
2014	2,077	1,115	928	2,267	2,756	1,523	294	10,960
2015	2,036	1,154	936	2,235	2,821	1,603	300	11,085
2016	2,029	1,140	999	2,224	2,840	1,709	353	11,294
2017	2,013	1,172	1,039	2,245	2,895	1,804	362	11,530
2018	2,022	1,181	1,115	2,281	2,963	1,912	363	11,837
2019	2,055	1,192	1,145	2,336	3,052	1,991	384	12,155
2020	2,100	1,180	1,199	2,367	3,137	2,091	382	12,456
2021	2,139	1,149	1,184	2,416	3,171	2,181	384	12,624

Source: ABS Regional Population

Huonville Planning Area

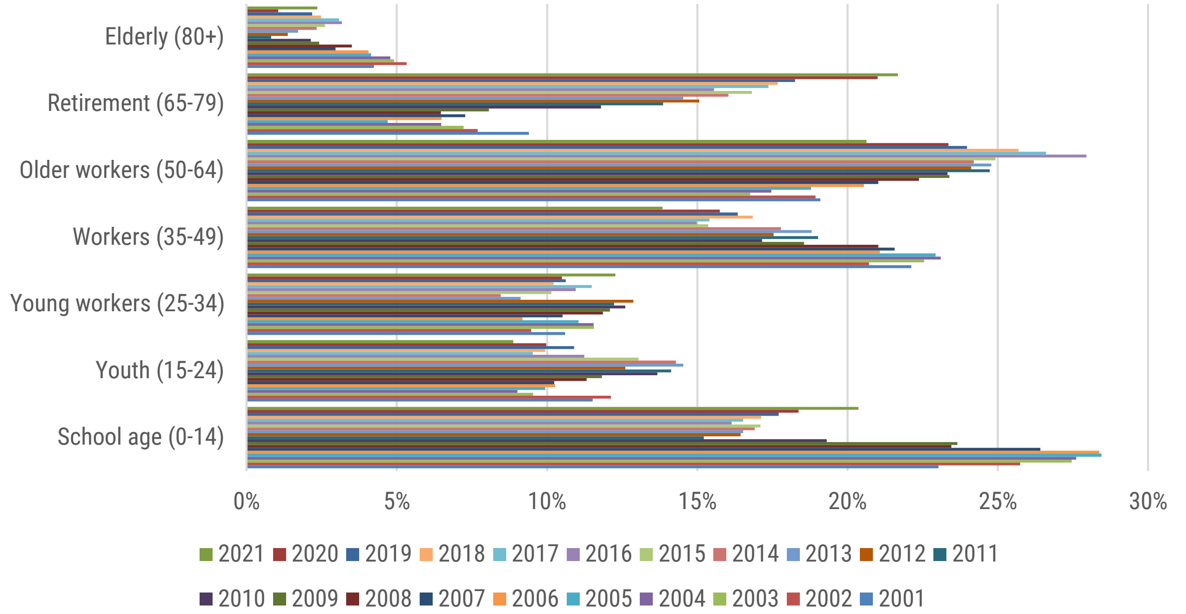


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	322	201	167	272	210	149	47	1,368
2002	286	202	177	261	215	156	46	1,343
2003	280	188	185	253	223	167	46	1,342
2004	280	184	184	245	219	177	53	1,342
2005	270	170	180	241	225	185	51	1,322
2006	278	163	179	242	249	178	53	1,342
2007	282	174	177	277	248	189	51	1,398
2008	304	167	181	275	245	194	60	1,426
2009	317	170	188	286	244	214	63	1,482
2010	323	174	196	288	256	222	66	1,525
2011	327	190	196	295	280	256	74	1,618
2012	313	201	180	305	295	237	93	1,624
2013	300	201	192	291	319	245	103	1,651
2014	299	206	199	280	326	271	103	1,684
2015	296	203	207	257	315	272	106	1,656
2016	324	184	206	264	320	271	97	1,666
2017	342	201	236	267	324	291	103	1,764
2018	353	203	246	300	327	288	115	1,832
2019	370	218	262	291	339	299	103	1,882
2020	387	232	280	304	358	310	103	1,974
2021	395	234	297	316	362	326	102	2,032

Source: ABS Regional Population

Kempton Planning Area

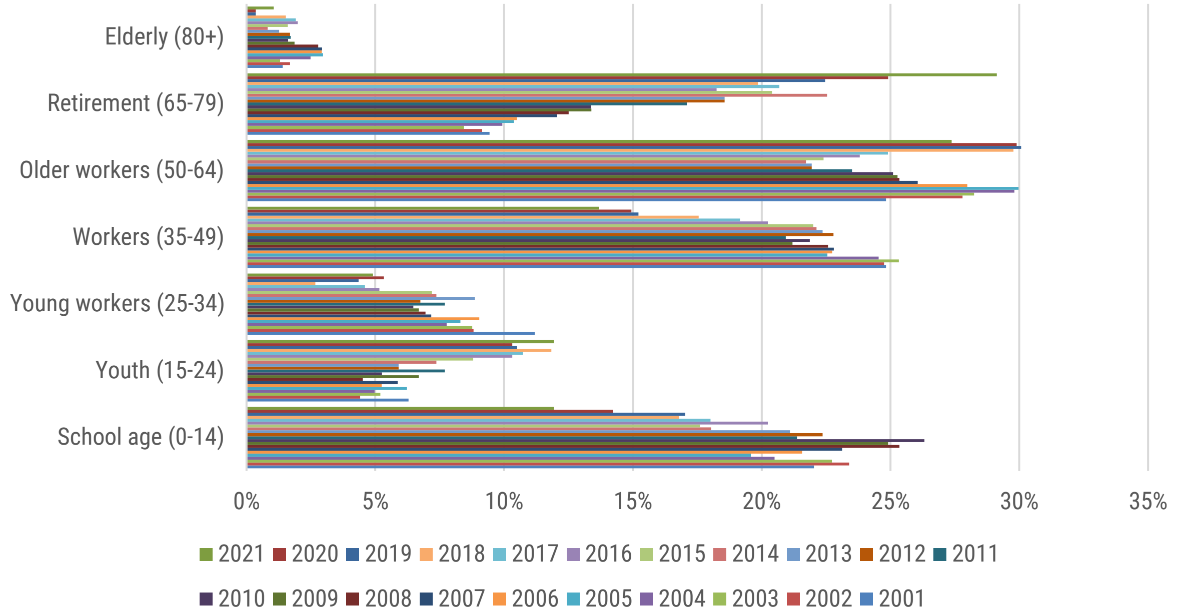


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	76	38	35	73	63	31	14	330
2002	87	41	32	70	64	26	18	338
2003	95	33	40	78	58	25	17	346
2004	98	32	41	82	62	23	17	355
2005	103	36	40	83	68	17	15	362
2006	105	38	34	78	76	24	15	370
2007	98	38	39	80	78	27	11	371
2008	87	42	44	78	83	24	13	371
2009	88	44	45	69	87	30	9	372
2010	72	51	47	64	87	44	8	373
2011	56	52	45	70	91	51	3	368
2012	60	46	47	64	88	55	5	365
2013	58	51	32	66	87	51	6	351
2014	58	49	29	61	83	55	8	343
2015	59	45	35	53	86	58	9	345
2016	56	39	38	52	97	54	11	347
2017	59	34	41	55	95	62	11	357
2018	62	36	37	61	93	64	9	362
2019	65	40	39	60	88	67	8	367
2020	70	38	40	60	89	80	4	381
2021	78	34	47	53	79	83	9	383

Source: ABS Regional Population

Kettering Planning Area

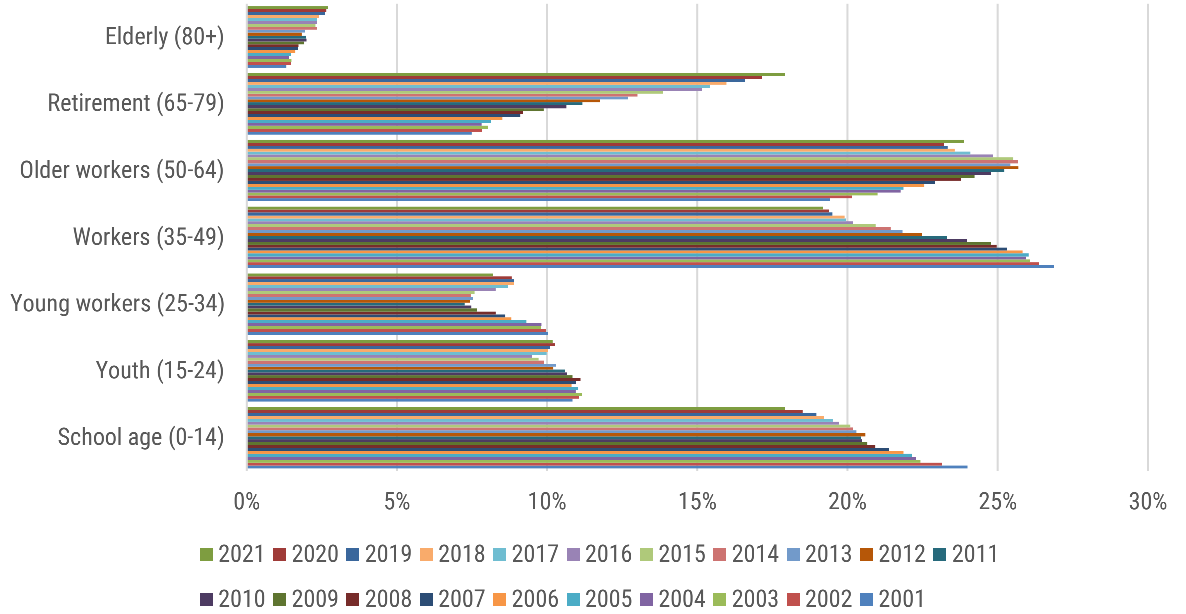


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	63	18	32	71	71	27	4	286
2002	69	13	26	73	82	27	5	295
2003	70	16	27	78	87	26	4	308
2004	66	16	25	79	96	32	8	322
2005	66	21	28	76	101	35	10	337
2006	74	18	31	78	96	36	10	343
2007	71	18	22	70	80	37	9	307
2008	73	13	20	65	73	36	8	288
2009	67	18	18	57	68	36	5	269
2010	65	13	16	54	62	33	4	247
2011	50	18	18	49	55	40	4	234
2012	53	14	16	54	52	44	4	237
2013	50	14	21	53	52	44	3	237
2014	44	18	18	54	53	55	2	244
2015	44	22	18	55	56	51	4	250
2016	51	26	13	51	60	46	5	252
2017	47	28	12	50	65	54	5	261
2018	44	31	7	46	78	52	4	262
2019	47	29	12	42	83	62	1	276
2020	40	29	15	42	84	70	1	281
2021	34	34	14	39	78	83	3	285

Source: ABS Regional Population

Kingborough Balance Planning Area

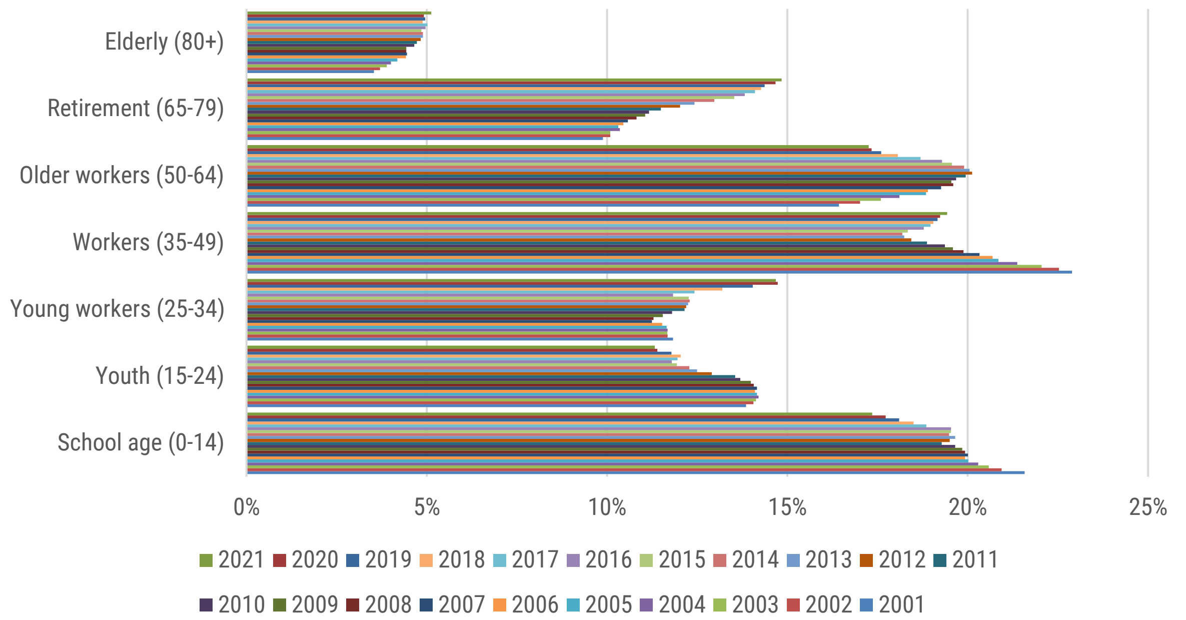


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	2,006	907	839	2,247	1,624	626	110	8,359
2002	1,957	935	842	2,231	1,704	662	124	8,455
2003	1,943	967	849	2,260	1,819	696	129	8,663
2004	1,965	966	866	2,288	1,920	690	125	8,820
2005	1,996	995	839	2,346	1,971	734	132	9,013
2006	1,996	987	804	2,358	2,059	777	148	9,129
2007	1,982	1,016	798	2,346	2,123	844	159	9,268
2008	1,981	1,052	785	2,364	2,251	872	163	9,468
2009	1,998	1,049	742	2,395	2,343	956	185	9,668
2010	2,010	1,046	734	2,353	2,432	1,045	196	9,816
2011	2,029	1,051	720	2,312	2,502	1,109	195	9,918
2012	2,060	1,021	743	2,249	2,570	1,177	183	10,003
2013	2,046	1,038	759	2,201	2,563	1,279	195	10,081
2014	2,042	1,001	755	2,169	2,597	1,316	236	10,116
2015	2,042	987	771	2,127	2,593	1,407	233	10,160
2016	2,016	970	847	2,063	2,538	1,548	238	10,220
2017	2,051	1,049	915	2,097	2,533	1,622	245	10,512
2018	2,080	1,086	964	2,155	2,552	1,730	261	10,828
2019	2,106	1,122	989	2,165	2,591	1,842	290	11,105
2020	2,097	1,162	1,000	2,197	2,630	1,944	300	11,330
2021	2,029	1,154	929	2,173	2,704	2,029	306	11,324

Source: ABS Regional Population

Kingborough Metro (Internal Balance)

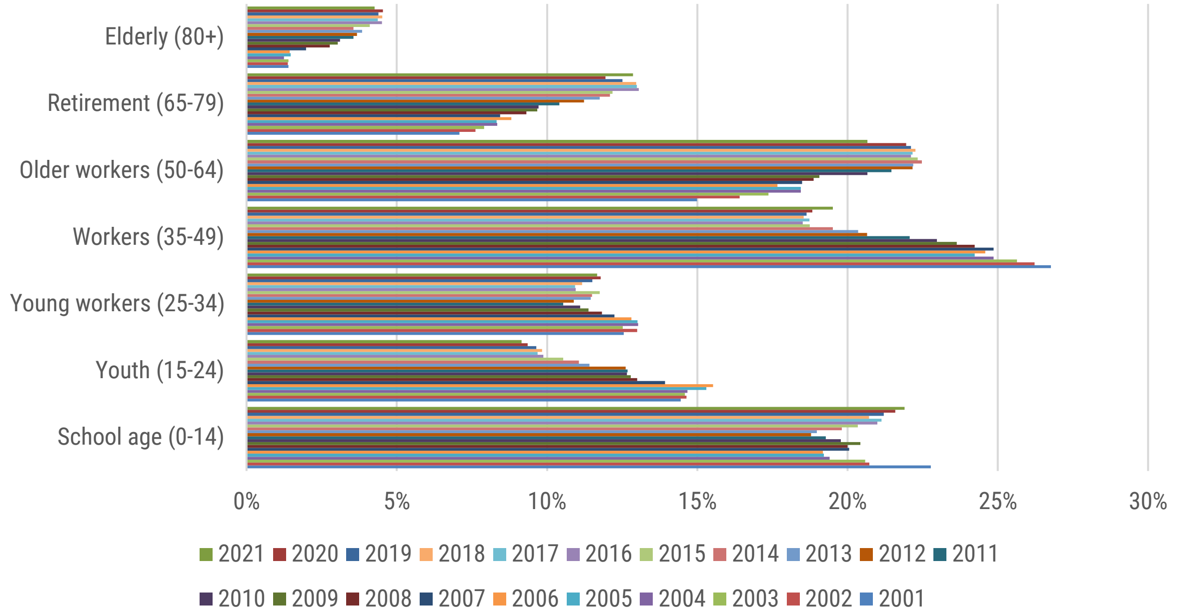


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	4,031	2,588	2,209	4,277	3,069	1,846	660	18,680
2002	3,913	2,627	2,183	4,211	3,179	1,885	692	18,690
2003	3,919	2,689	2,222	4,197	3,348	1,921	741	19,037
2004	3,919	2,743	2,256	4,128	3,497	1,999	774	19,316
2005	3,897	2,756	2,269	4,059	3,669	2,007	814	19,471
2006	3,900	2,760	2,256	4,049	3,699	2,045	865	19,574
2007	3,962	2,803	2,227	4,026	3,815	2,094	881	19,808
2008	4,021	2,839	2,278	4,012	3,955	2,183	894	20,182
2009	4,094	2,886	2,382	4,042	4,032	2,280	914	20,630
2010	4,124	2,874	2,477	4,065	4,131	2,343	977	20,991
2011	4,098	2,880	2,582	4,012	4,239	2,443	1,005	21,259
2012	4,170	2,759	2,608	3,942	4,303	2,572	1,032	21,386
2013	4,231	2,690	2,636	3,927	4,317	2,675	1,054	21,530
2014	4,236	2,671	2,673	3,954	4,328	2,821	1,063	21,746
2015	4,298	2,625	2,698	4,035	4,304	2,975	1,067	22,002
2016	4,357	2,629	2,638	4,189	4,301	3,082	1,106	22,302
2017	4,324	2,742	2,850	4,351	4,288	3,234	1,150	22,939
2018	4,364	2,840	3,113	4,494	4,260	3,366	1,153	23,590
2019	4,386	2,856	3,402	4,643	4,264	3,482	1,200	24,233
2020	4,381	2,817	3,641	4,756	4,285	3,627	1,216	24,723
2021	4,346	2,836	3,677	4,866	4,320	3,717	1,283	25,045

Source: ABS Regional Population

Lauderdale Planning Area

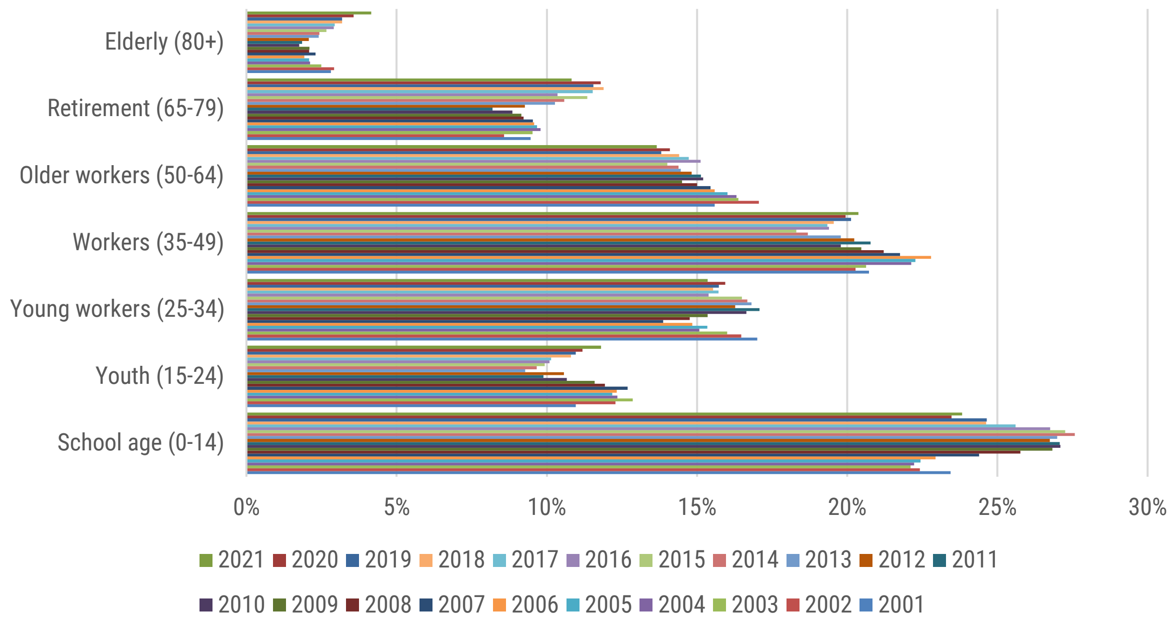


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	588	373	324	691	387	183	36	2,582
2002	528	373	331	668	418	194	35	2,547
2003	518	367	315	645	437	199	35	2,516
2004	484	366	325	620	460	208	31	2,494
2005	471	375	319	594	452	204	36	2,451
2006	466	377	311	597	429	214	35	2,429
2007	475	330	290	589	438	200	47	2,369
2008	477	310	282	578	450	222	66	2,385
2009	492	308	274	569	459	233	73	2,408
2010	470	301	264	546	491	231	74	2,377
2011	450	296	246	515	501	243	83	2,334
2012	435	292	252	478	513	260	85	2,315
2013	444	267	268	476	519	275	90	2,339
2014	462	258	268	455	524	282	83	2,332
2015	471	244	272	434	517	282	95	2,315
2016	489	230	255	431	515	304	105	2,329
2017	493	226	255	437	517	303	102	2,333
2018	495	235	267	443	532	310	108	2,390
2019	512	233	278	450	534	302	106	2,415
2020	533	231	291	465	542	295	112	2,469
2021	550	230	293	490	519	323	107	2,512

Source: ABS Regional Population

Margate Planning Area

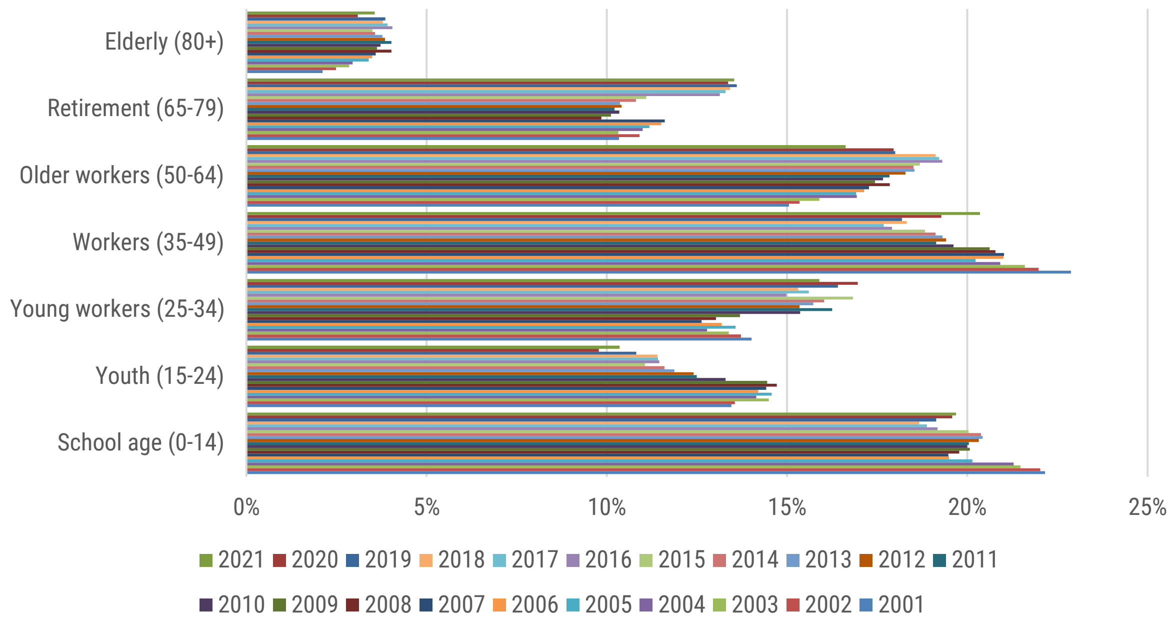


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	233	109	169	206	155	94	28	994
2002	230	126	169	208	175	88	30	1,026
2003	239	139	173	223	177	103	27	1,081
2004	252	140	171	251	185	111	24	1,134
2005	269	146	184	267	192	116	25	1,199
2006	309	166	200	307	210	129	26	1,347
2007	371	193	211	331	235	145	35	1,521
2008	419	194	240	345	244	150	34	1,626
2009	472	204	270	360	255	161	37	1,759
2010	508	200	312	371	285	166	33	1,875
2011	542	198	342	416	303	164	37	2,002
2012	554	219	337	419	307	192	43	2,071
2013	573	197	357	420	307	218	51	2,123
2014	602	211	364	408	314	231	53	2,183
2015	615	224	372	413	316	256	60	2,256
2016	607	229	349	440	343	235	66	2,269
2017	593	235	364	448	341	267	68	2,316
2018	588	258	371	467	344	284	76	2,388
2019	589	262	376	481	330	276	76	2,390
2020	573	273	389	487	344	288	87	2,441
2021	579	287	373	495	332	263	101	2,430

Source: ABS Regional Population

Midway Point Planning Area

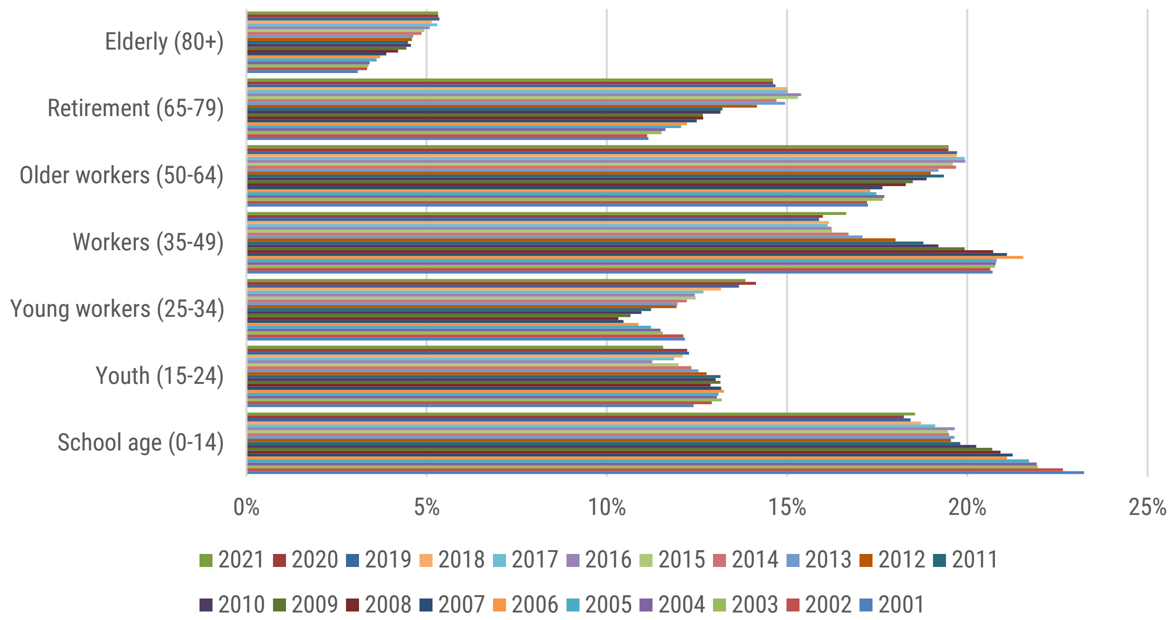


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	555	337	351	573	377	259	53	2,505
2002	541	333	337	540	377	268	61	2,457
2003	520	351	324	523	385	250	69	2,422
2004	513	341	308	504	408	265	71	2,410
2005	481	348	324	483	404	267	81	2,388
2006	464	338	314	500	408	274	83	2,381
2007	478	354	310	516	424	285	88	2,455
2008	492	366	324	517	444	245	100	2,488
2009	504	363	344	518	438	254	91	2,512
2010	522	347	401	512	461	270	97	2,610
2011	528	329	428	504	470	269	106	2,634
2012	539	329	407	515	485	276	102	2,653
2013	552	321	425	522	501	280	102	2,703
2014	566	322	445	531	514	300	99	2,777
2015	562	310	472	528	524	311	98	2,805
2016	549	328	429	513	553	376	116	2,864
2017	564	341	466	528	574	397	117	2,987
2018	583	356	478	572	597	419	118	3,123
2019	626	354	537	595	589	445	126	3,272
2020	665	332	576	655	610	454	105	3,397
2021	675	355	545	698	570	464	122	3,429

Source: ABS Regional Population

New Norfolk Planning Area

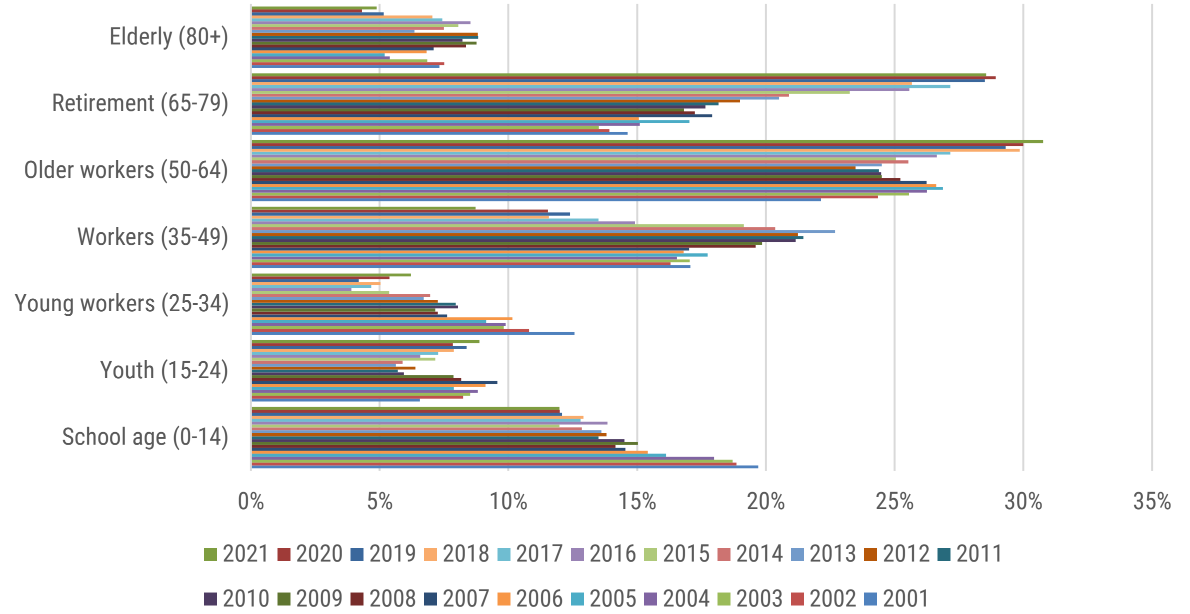


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	1,263	674	661	1,125	937	606	168	5,434
2002	1,226	699	656	1,117	932	602	181	5,413
2003	1,195	718	629	1,131	961	627	184	5,445
2004	1,198	713	628	1,136	967	635	187	5,464
2005	1,195	721	618	1,146	962	664	199	5,505
2006	1,164	731	600	1,189	955	674	205	5,518
2007	1,177	729	579	1,168	977	692	215	5,537
2008	1,162	715	573	1,151	1,016	704	234	5,555
2009	1,147	729	591	1,105	1,025	702	246	5,545
2010	1,118	719	605	1,060	1,042	726	252	5,522
2011	1,090	724	618	1,034	1,065	727	247	5,505
2012	1,081	706	660	996	1,050	783	254	5,530
2013	1,092	697	665	950	1,067	831	257	5,559
2014	1,096	694	687	939	1,107	827	273	5,623
2015	1,099	677	704	918	1,107	864	279	5,648
2016	1,117	640	707	923	1,134	875	289	5,685
2017	1,097	681	728	926	1,144	862	304	5,742
2018	1,103	713	776	952	1,161	884	303	5,892
2019	1,115	743	827	961	1,193	888	324	6,051
2020	1,125	754	872	986	1,201	901	328	6,167
2021	1,158	722	864	1,039	1,216	912	332	6,243

Source: ABS Regional Population

Nubeena-White Beach Planning Area

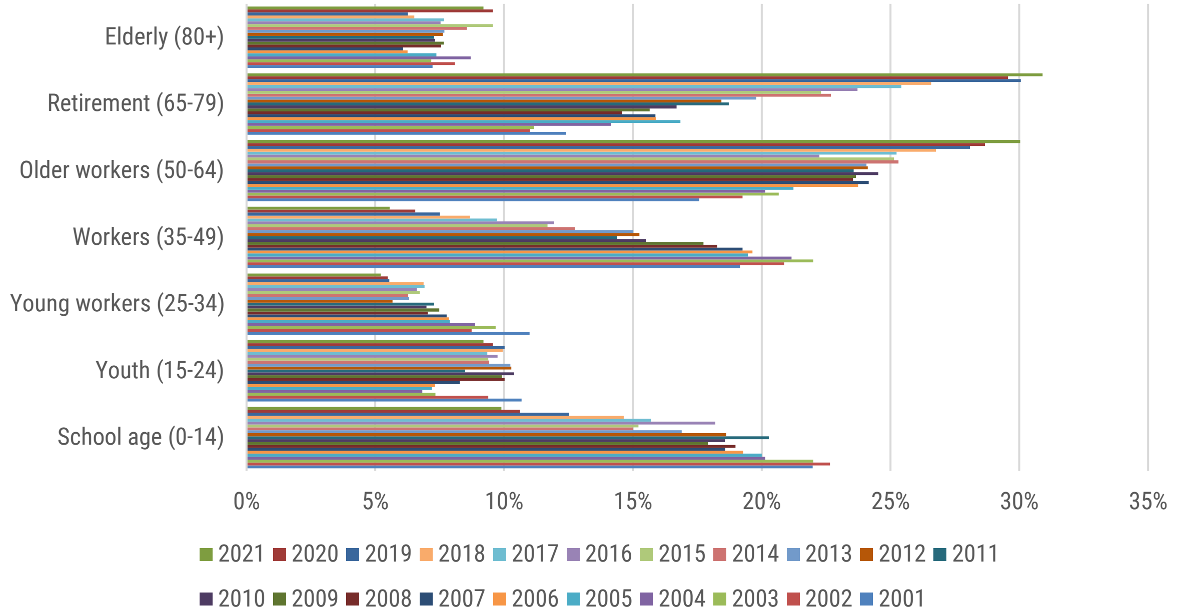


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	105	35	67	91	118	78	39	533
2002	103	45	59	89	133	76	41	546
2003	101	46	53	92	138	73	37	540
2004	100	49	55	92	146	84	30	556
2005	90	44	51	99	150	95	29	558
2006	88	52	58	96	152	86	39	571
2007	82	54	43	96	148	101	40	564
2008	78	45	40	108	139	95	46	551
2009	84	44	40	111	137	94	49	559
2010	83	34	46	121	140	101	47	572
2011	78	33	46	124	141	105	51	578
2012	80	37	42	123	136	110	51	579
2013	75	31	37	125	135	113	35	551
2014	72	33	39	114	143	117	42	560
2015	67	40	30	107	140	130	45	559
2016	78	37	22	84	150	144	48	563
2017	74	42	27	78	157	157	43	578
2018	77	47	30	69	178	153	42	596
2019	75	52	26	77	182	177	32	621
2020	78	51	35	75	195	188	28	650
2021	81	60	42	59	208	193	33	676

Source: ABS Regional Population

Oatlands Planning Area

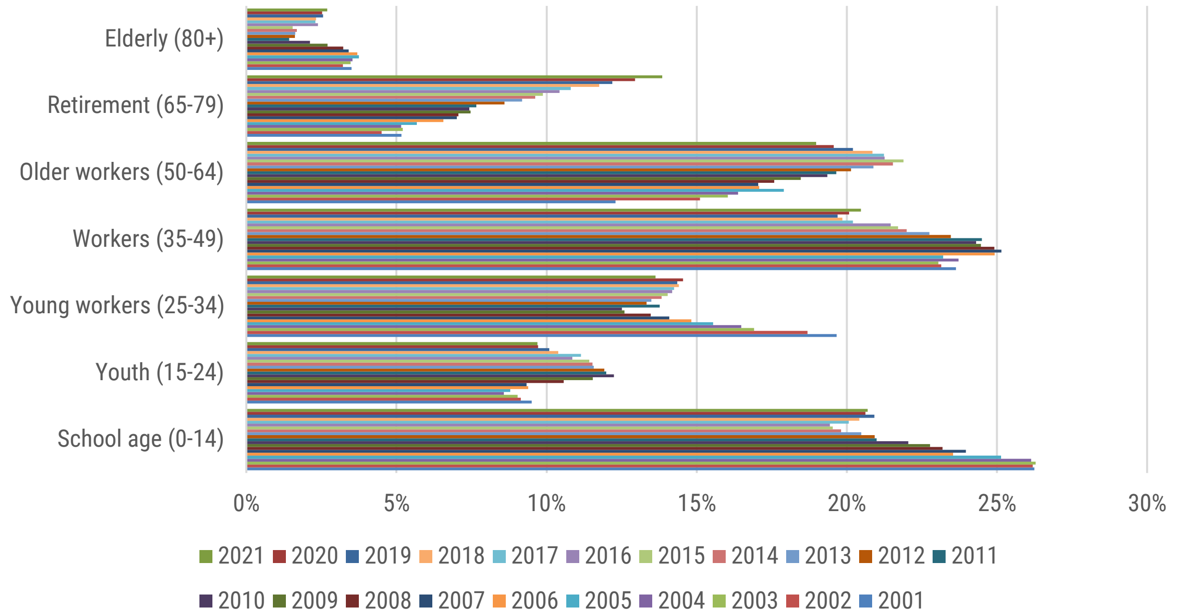


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	140	68	70	122	112	79	46	637
2002	140	58	54	129	119	68	50	618
2003	132	44	58	132	124	67	43	600
2004	118	40	52	124	118	83	51	586
2005	114	41	45	111	121	96	42	570
2006	108	41	44	110	133	89	35	560
2007	110	49	46	114	143	94	36	592
2008	108	57	40	104	134	83	43	569
2009	103	57	43	102	136	90	44	575
2010	109	61	41	91	144	98	43	587
2011	117	49	42	83	136	108	42	577
2012	105	58	32	86	136	104	43	564
2013	99	60	37	88	141	116	45	586
2014	86	54	36	73	145	130	49	573
2015	86	53	38	66	142	126	54	565
2016	99	53	36	65	121	129	41	544
2017	84	50	37	52	135	136	41	535
2018	81	55	38	48	148	147	36	553
2019	70	56	31	42	157	168	35	559
2020	60	54	31	37	162	167	54	565
2021	57	53	30	32	173	178	53	576

Source: ABS Regional Population

Old Beach Planning Area

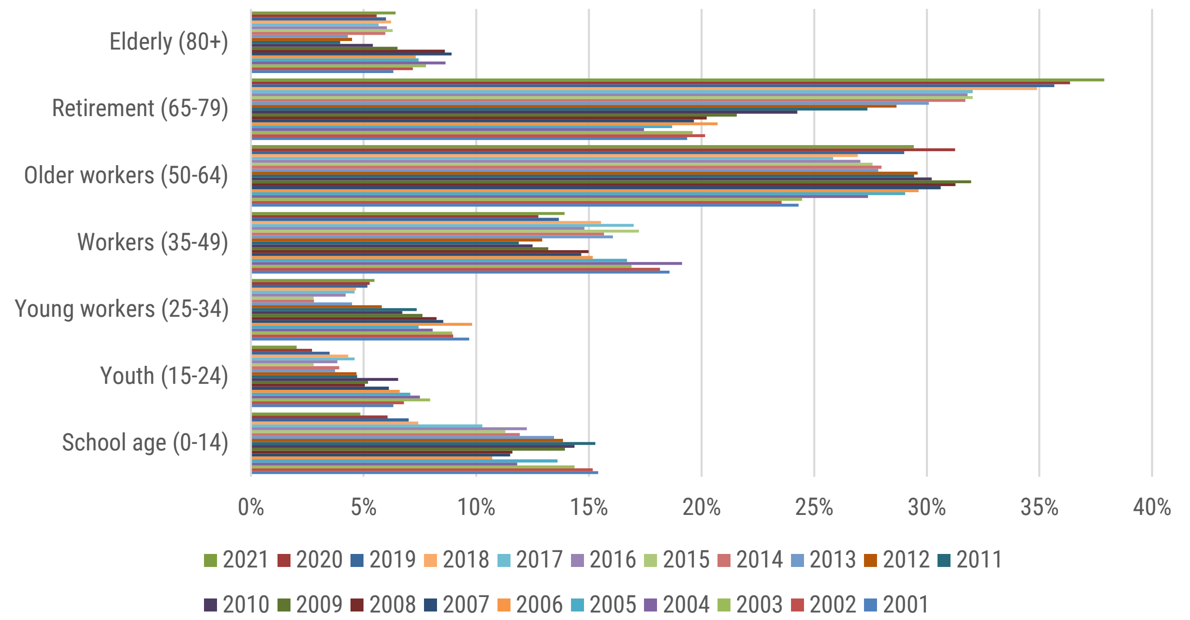


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	442	160	331	398	207	87	59	1,684
2002	447	156	319	395	258	77	55	1,707
2003	454	156	292	398	277	90	60	1,727
2004	466	153	294	423	292	92	63	1,783
2005	469	164	290	433	334	106	70	1,866
2006	459	183	289	486	333	128	72	1,950
2007	485	189	285	509	345	142	69	2,024
2008	496	226	288	533	376	151	69	2,139
2009	497	252	275	534	403	163	59	2,183
2010	499	277	283	550	438	168	48	2,263
2011	485	277	318	566	454	177	33	2,310
2012	504	287	321	565	485	207	39	2,408
2013	515	291	339	572	525	231	41	2,514
2014	517	301	361	574	562	251	44	2,610
2015	530	310	381	589	594	268	42	2,714
2016	555	310	405	613	607	298	68	2,856
2017	583	324	414	587	617	314	67	2,906
2018	615	313	434	598	628	354	70	3,012
2019	647	312	444	609	625	377	79	3,093
2020	645	304	455	628	612	405	79	3,128
2021	653	306	430	646	599	437	85	3,156

Source: ABS Regional Population

Orford Planning Area

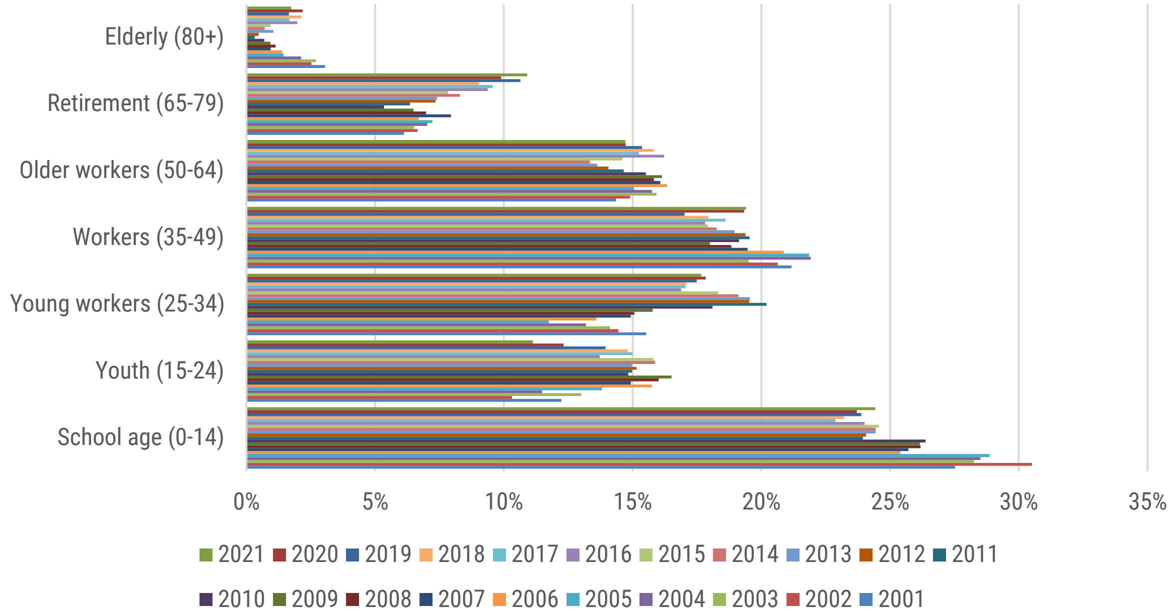


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	78	32	49	94	123	98	32	506
2002	76	34	45	91	118	101	36	501
2003	74	41	46	87	126	101	40	515
2004	63	40	43	102	146	93	46	533
2005	75	39	41	92	160	103	41	551
2006	60	37	55	85	166	116	41	560
2007	62	33	46	79	165	106	48	539
2008	62	27	44	80	167	108	46	534
2009	75	28	41	71	172	116	35	538
2010	77	35	36	67	162	130	29	536
2011	81	25	39	63	156	145	21	530
2012	74	25	31	69	158	153	24	534
2013	72	20	24	86	149	161	23	535
2014	64	21	15	84	150	170	32	536
2015	61	15	15	93	149	173	34	540
2016	67	21	23	81	148	174	33	547
2017	58	26	26	96	146	181	32	565
2018	43	25	27	90	156	202	36	579
2019	42	21	31	82	174	214	36	600
2020	38	17	33	80	196	228	35	627
2021	31	13	35	89	188	242	41	639

Source: ABS Regional Population

Ranelagh Planning Area

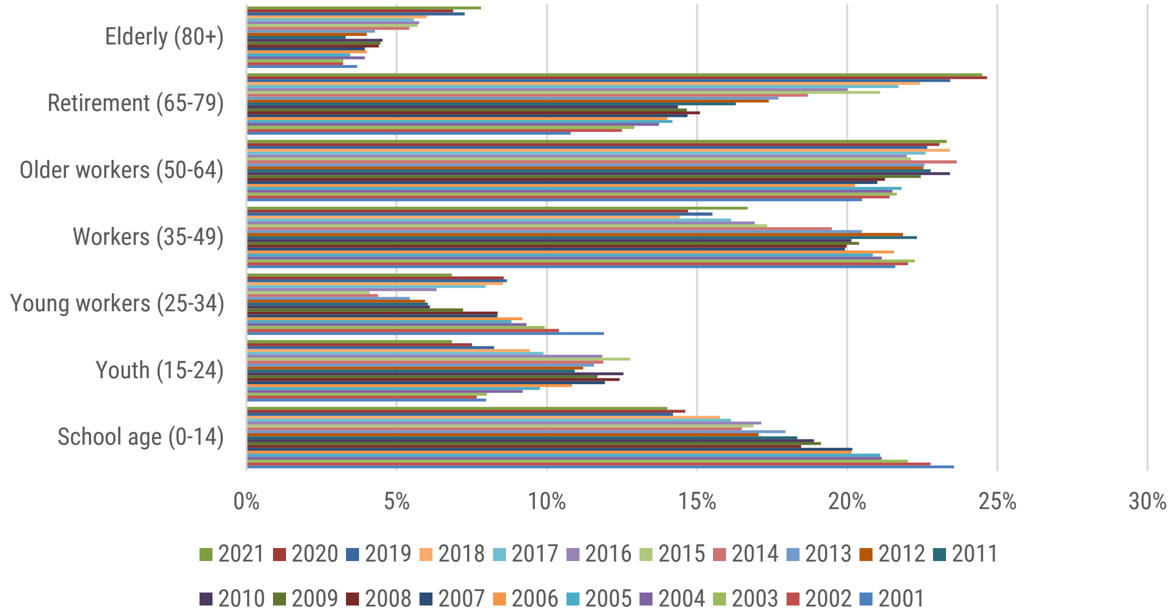


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	117	52	66	90	61	26	13	425
2002	133	45	63	90	65	29	11	436
2003	126	58	63	87	71	29	12	446
2004	134	54	62	103	74	33	10	470
2005	140	67	57	106	73	35	7	485
2006	129	80	69	106	83	34	7	508
2007	136	79	79	103	85	42	5	529
2008	139	85	80	100	84	37	6	531
2009	141	89	85	97	87	35	5	539
2010	153	86	105	111	90	31	4	580
2011	147	92	124	120	90	39	2	614
2012	154	97	125	124	90	47	3	640
2013	165	101	132	128	92	50	7	675
2014	174	113	136	130	95	59	5	712
2015	185	119	138	135	110	59	7	753
2016	182	104	128	135	123	71	15	758
2017	177	116	132	144	118	74	13	774
2018	185	118	136	143	126	72	17	797
2019	202	118	148	144	130	90	14	846
2020	206	107	155	168	128	86	19	869
2021	224	102	162	178	135	100	16	917

Source: ABS Regional Population

Richmond Planning Area

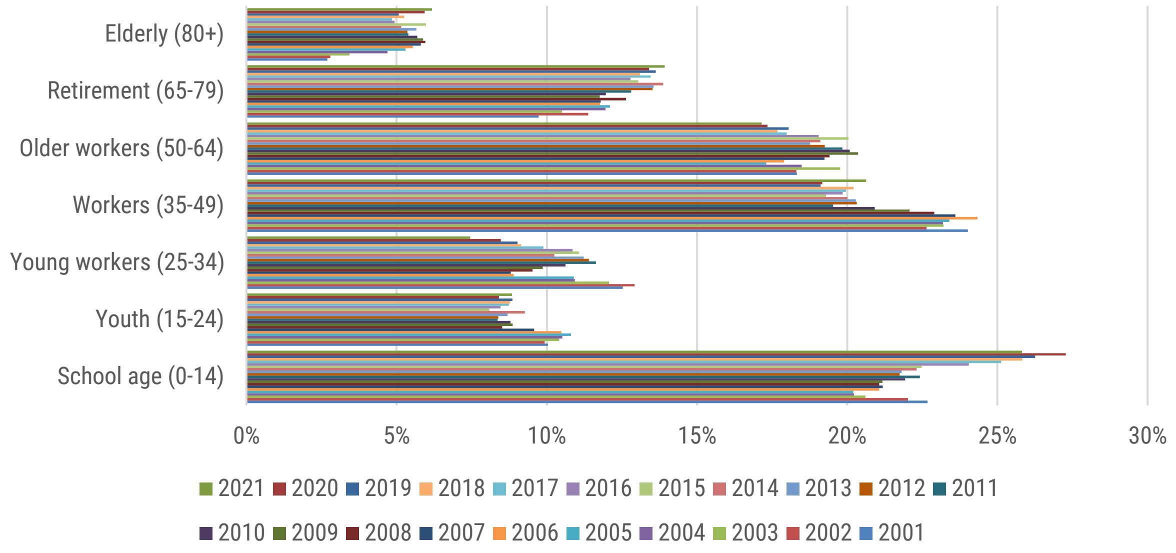


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	192	65	97	176	167	88	30	815
2002	184	62	84	178	173	101	26	808
2003	184	67	83	186	181	108	27	836
2004	177	77	78	177	180	115	33	837
2005	177	82	74	175	183	119	29	839
2006	171	92	78	183	172	119	34	849
2007	169	100	70	167	176	123	33	838
2008	159	107	72	172	183	130	38	861
2009	167	102	63	178	196	128	39	873
2010	167	111	54	178	207	127	40	884
2011	161	96	53	196	200	143	29	878
2012	149	98	52	191	197	152	35	874
2013	155	100	47	177	195	153	37	864
2014	143	103	38	169	205	162	47	867
2015	148	112	36	152	194	185	50	877
2016	149	103	55	147	191	174	50	869
2017	142	87	70	142	199	191	49	880
2018	142	85	77	130	211	202	54	901
2019	131	76	80	143	209	216	67	922
2020	138	71	81	139	218	233	65	945
2021	131	64	64	156	218	229	73	935

Source: ABS Regional Population

Snug Planning Area

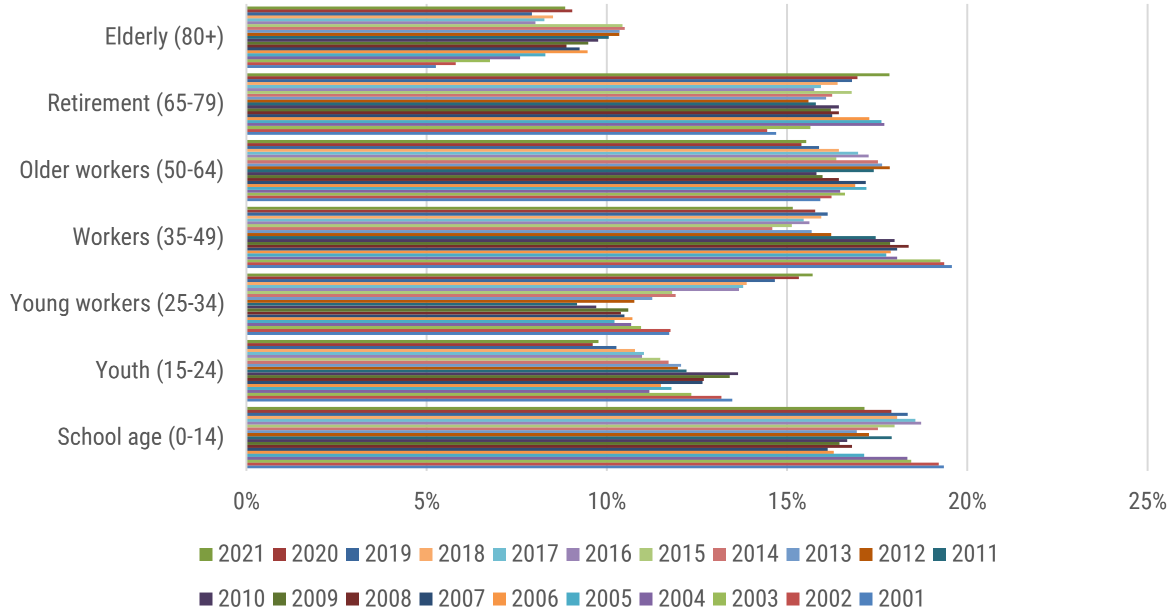


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	219	97	121	232	177	94	26	966
2002	213	96	125	219	177	110	27	967
2003	198	100	116	223	190	101	33	961
2004	198	103	107	227	181	117	46	979
2005	202	108	109	234	173	121	53	1,000
2006	213	106	90	246	181	119	56	1,011
2007	219	99	91	244	199	122	60	1,034
2008	230	93	104	250	212	138	65	1,092
2009	234	98	109	244	225	130	65	1,105
2010	262	105	127	250	240	143	68	1,195
2011	287	107	149	250	254	164	69	1,280
2012	288	111	151	269	255	179	71	1,324
2013	301	120	155	280	259	187	78	1,380
2014	320	133	147	287	274	199	74	1,434
2015	331	119	163	284	295	192	88	1,472
2016	361	127	163	298	286	192	74	1,501
2017	394	137	155	313	282	211	76	1,568
2018	418	142	148	327	286	212	85	1,618
2019	445	150	153	324	306	231	86	1,695
2020	464	143	144	326	295	228	101	1,701
2021	447	153	129	357	297	241	107	1,731

Source: ABS Regional Population

Sorell Planning Area

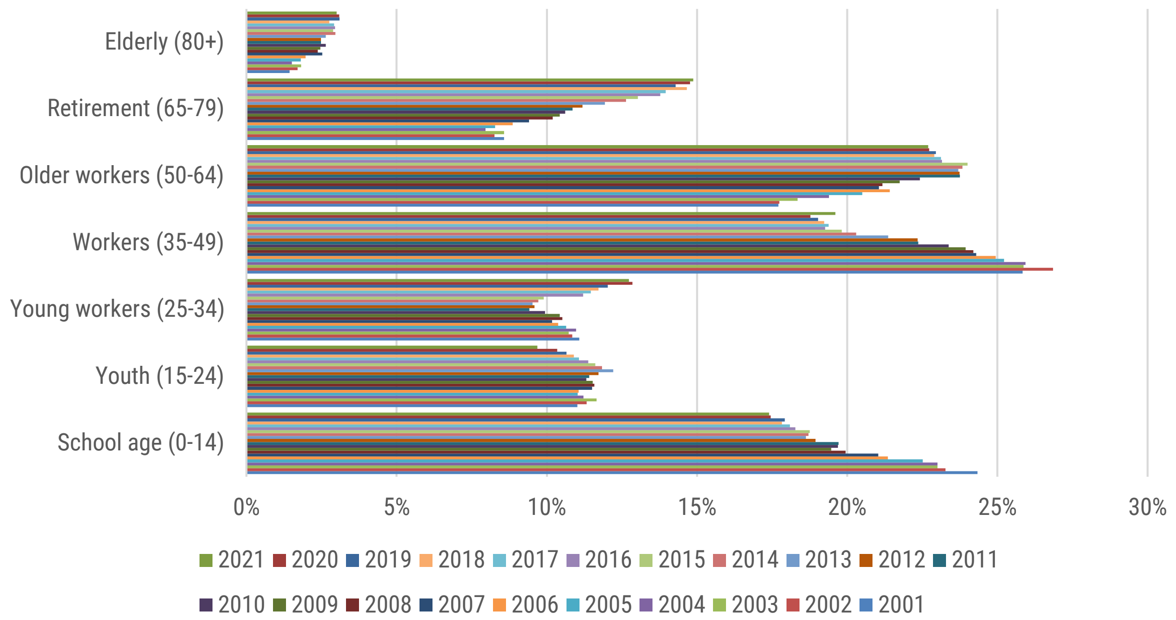


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	254	177	154	257	209	193	69	1,313
2002	258	177	158	260	218	194	78	1,343
2003	251	168	149	262	226	213	92	1,361
2004	256	156	149	252	230	247	106	1,396
2005	250	172	149	259	251	257	121	1,459
2006	248	175	163	272	257	263	144	1,522
2007	260	204	169	291	277	262	149	1,612
2008	278	210	172	304	272	272	147	1,655
2009	281	229	181	305	273	277	162	1,708
2010	292	239	170	315	277	288	171	1,752
2011	324	221	166	316	315	286	182	1,810
2012	329	228	205	309	340	297	197	1,905
2013	337	240	224	312	351	320	206	1,990
2014	359	240	244	299	359	333	215	2,049
2015	379	242	249	319	345	354	220	2,108
2016	411	241	300	343	379	346	176	2,196
2017	431	256	320	359	394	370	192	2,322
2018	437	261	336	386	398	397	206	2,421
2019	463	259	370	407	401	424	200	2,524
2020	473	254	405	417	407	448	239	2,643
2021	467	266	428	413	423	486	241	2,724

Source: ABS Regional Population

Sorell Balance Planning Area

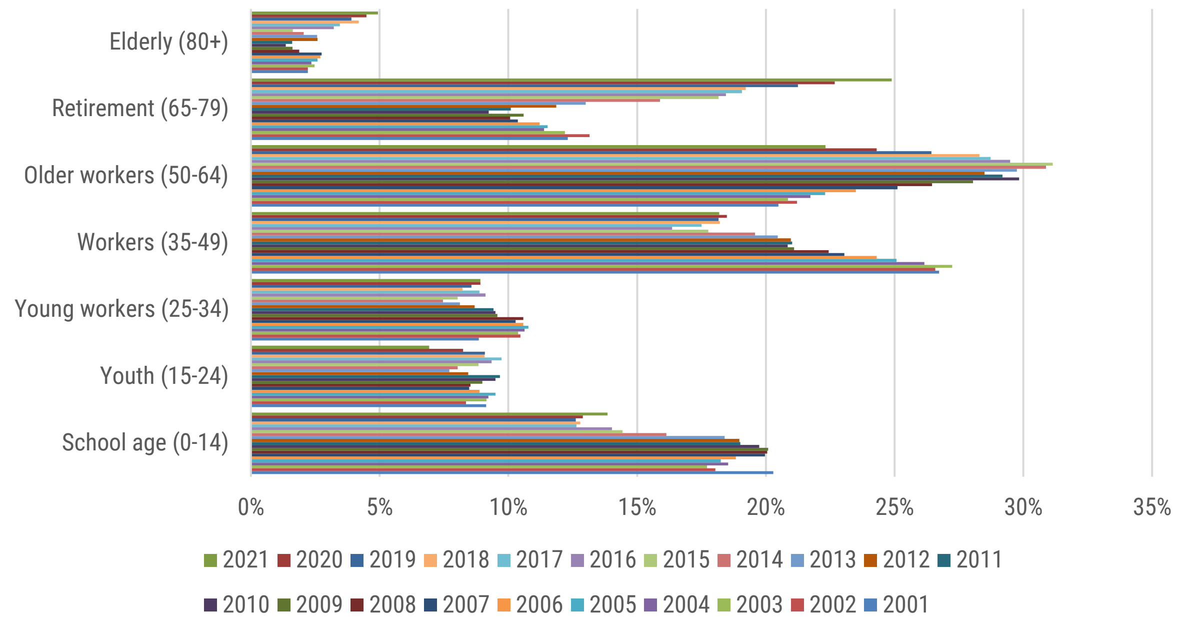


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	760	344	346	807	553	268	45	3,123
2002	736	358	343	849	561	261	54	3,162
2003	746	378	348	839	595	278	59	3,243
2004	763	372	364	860	643	264	50	3,316
2005	772	378	365	865	703	284	62	3,429
2006	749	388	364	875	751	311	69	3,507
2007	742	406	359	857	743	332	89	3,528
2008	732	425	386	888	777	374	87	3,669
2009	743	440	398	914	830	398	94	3,817
2010	759	436	383	901	864	409	102	3,854
2011	772	447	369	876	930	425	97	3,916
2012	747	462	378	881	936	441	98	3,943
2013	741	486	379	850	943	475	105	3,979
2014	757	479	393	821	964	511	120	4,045
2015	767	475	405	811	982	533	118	4,091
2016	756	471	464	797	958	570	122	4,138
2017	770	471	488	825	984	594	124	4,256
2018	783	479	515	845	1,006	644	121	4,393
2019	809	481	543	859	1,036	645	140	4,513
2020	820	486	604	882	1,068	694	145	4,699
2021	835	465	611	941	1,089	714	144	4,799

Source: ABS Regional Population

South Arm-Opossum Bay Planning Area

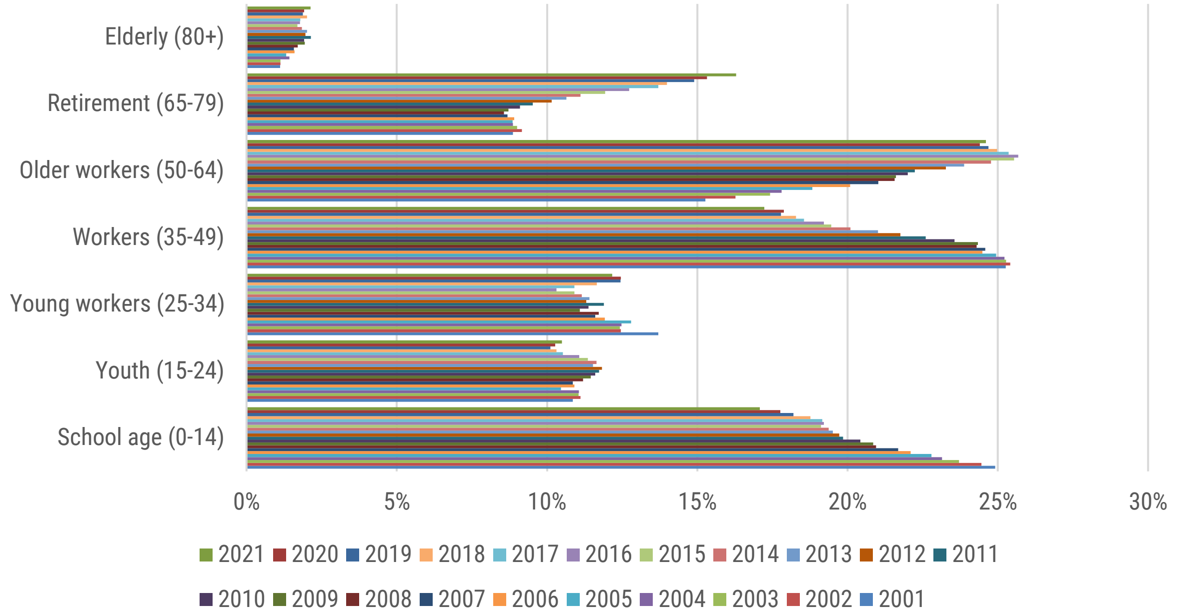


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	211	95	92	278	213	128	23	1,040
2002	188	87	109	277	221	137	23	1,042
2003	186	96	109	286	219	128	26	1,050
2004	197	98	113	278	231	121	25	1,063
2005	198	103	117	272	242	125	28	1,085
2006	210	99	118	271	262	125	30	1,115
2007	233	99	120	269	293	121	32	1,167
2008	235	100	124	263	310	118	22	1,172
2009	237	106	113	249	331	125	19	1,180
2010	233	112	112	246	352	109	16	1,180
2011	226	115	112	250	347	120	19	1,189
2012	227	101	104	251	341	142	31	1,197
2013	222	93	98	247	359	157	31	1,207
2014	197	98	91	239	377	194	25	1,221
2015	178	109	99	219	384	224	20	1,233
2016	174	116	113	203	366	229	40	1,241
2017	161	124	113	223	366	243	44	1,274
2018	165	117	106	235	365	248	54	1,290
2019	168	121	114	242	352	283	52	1,332
2020	175	112	121	251	330	308	61	1,358
2021	188	94	121	247	303	338	67	1,358

Source: ABS Regional Population

Southern Beaches Planning Area

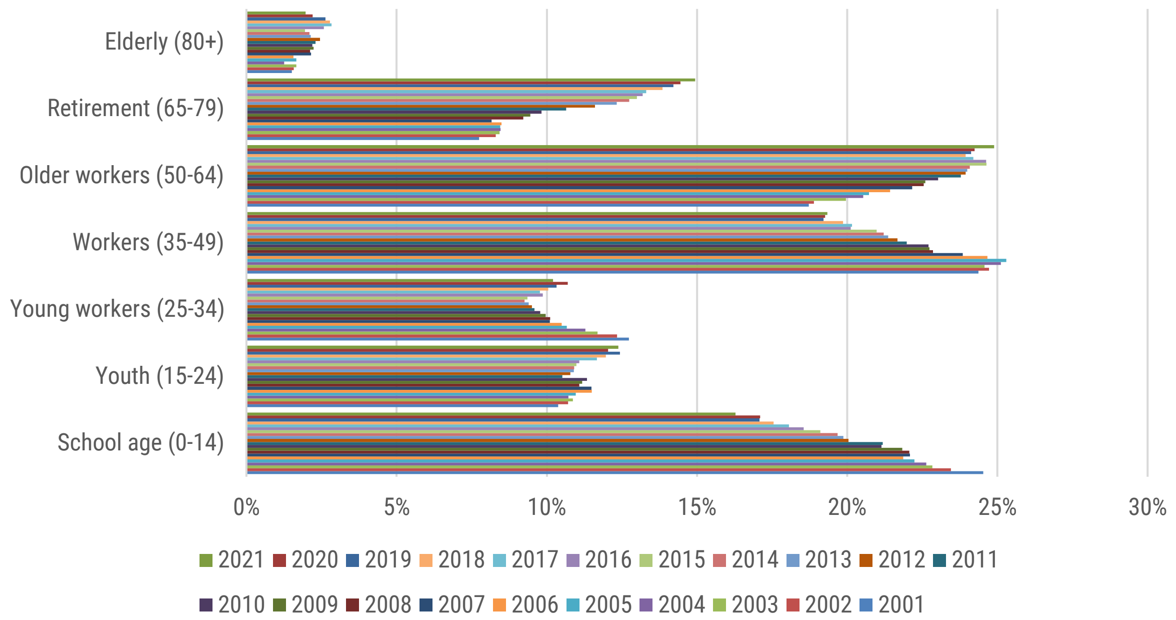


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	1,000	436	550	1,014	613	356	45	4,014
2002	995	452	507	1,034	662	373	46	4,069
2003	985	459	516	1,050	724	374	47	4,155
2004	992	474	535	1,081	763	380	61	4,286
2005	1,017	467	571	1,113	840	395	59	4,462
2006	1,025	506	553	1,136	932	413	74	4,639
2007	1,019	510	545	1,155	988	408	74	4,699
2008	1,008	539	564	1,169	1,038	412	82	4,812
2009	1,021	561	543	1,192	1,058	427	95	4,897
2010	1,012	575	564	1,167	1,090	451	95	4,954
2011	990	585	593	1,127	1,109	475	107	4,986
2012	989	593	567	1,091	1,167	509	98	5,014
2013	988	584	578	1,064	1,209	539	102	5,064
2014	990	595	570	1,027	1,266	568	94	5,110
2015	993	590	567	1,011	1,327	620	88	5,196
2016	1,015	585	545	1,015	1,357	673	94	5,284
2017	1,036	569	590	1,003	1,371	741	97	5,407
2018	1,046	575	650	1,019	1,392	780	112	5,574
2019	1,050	583	718	1,026	1,424	859	108	5,768
2020	1,048	606	735	1,055	1,440	904	113	5,901
2021	1,029	632	733	1,038	1,482	981	128	6,023

Source: ABS Regional Population

Southern Midlands Balance Planning Area

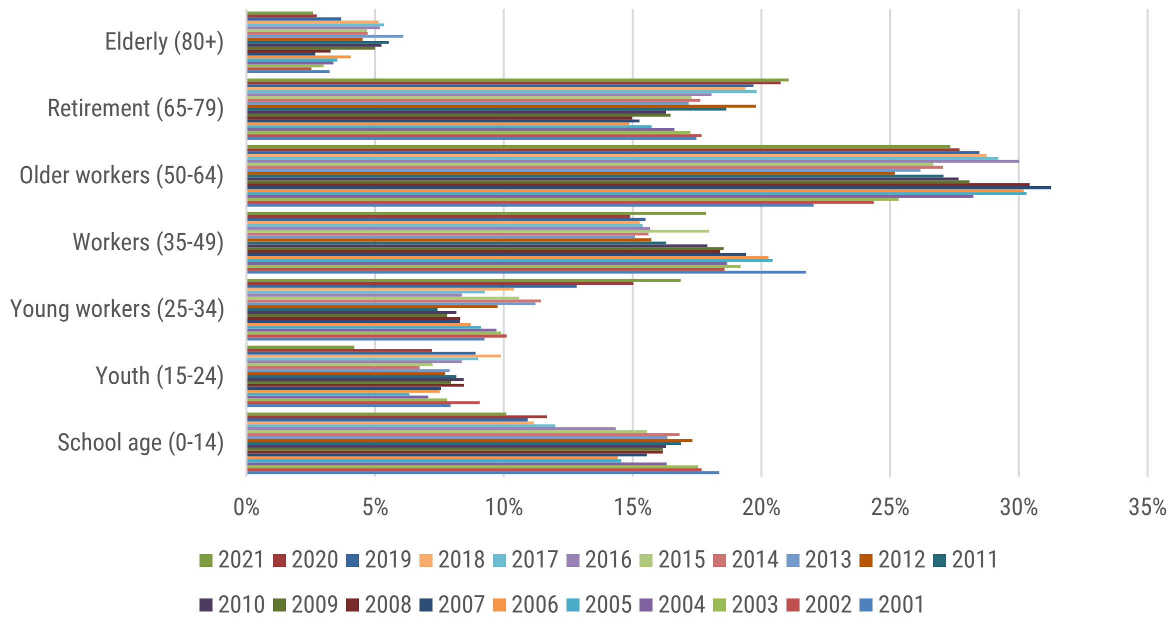


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	1,035	438	537	1,028	790	327	64	4,219
2002	994	454	523	1,048	801	352	67	4,239
2003	975	464	499	1,049	852	360	71	4,270
2004	973	461	485	1,080	883	364	54	4,300
2005	953	470	457	1,084	888	362	71	4,285
2006	938	493	450	1,058	919	364	67	4,289
2007	956	497	437	1,032	959	353	93	4,327
2008	980	492	449	1,015	1,001	409	94	4,440
2009	986	505	450	1,027	1,021	427	101	4,517
2010	973	522	450	1,045	1,060	452	101	4,603
2011	983	488	445	1,020	1,104	494	107	4,641
2012	926	498	439	1,001	1,106	536	113	4,619
2013	890	488	421	957	1,075	552	96	4,479
2014	871	483	410	939	1,066	564	93	4,426
2015	835	480	409	917	1,077	568	85	4,371
2016	807	482	429	875	1,071	574	112	4,350
2017	791	511	428	883	1,060	583	124	4,380
2018	783	534	448	886	1,068	618	124	4,461
2019	786	572	475	884	1,110	654	121	4,602
2020	807	568	505	909	1,144	682	104	4,719
2021	777	591	487	923	1,188	713	94	4,773

Source: ABS Regional Population

Swansea Planning Area

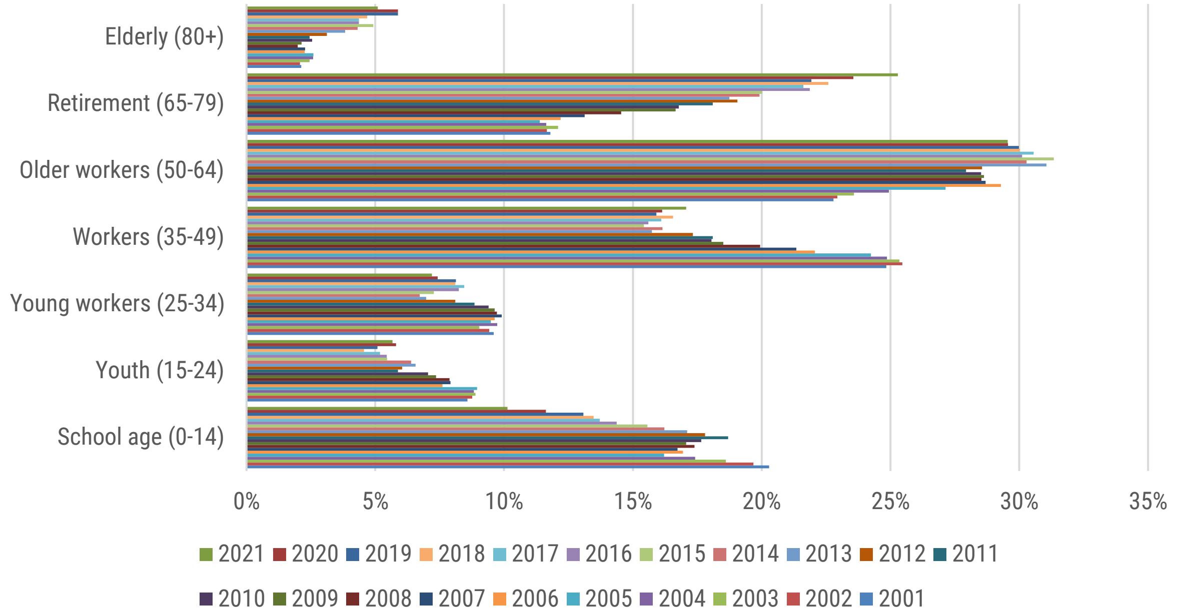


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	125	54	63	148	150	119	22	681
2002	119	61	68	125	164	119	17	673
2003	117	52	66	128	169	115	20	667
2004	111	48	66	127	192	113	23	680
2005	99	43	62	139	206	107	24	680
2006	96	50	58	135	201	99	27	666
2007	105	51	56	131	211	103	18	675
2008	109	57	56	124	205	101	22	674
2009	110	54	53	126	191	112	34	680
2010	112	58	56	123	190	112	36	687
2011	116	56	51	112	186	128	38	687
2012	119	53	67	108	173	136	31	687
2013	118	57	81	109	189	124	44	722
2014	125	50	85	116	201	131	35	743
2015	116	54	79	134	199	129	35	746
2016	108	63	63	118	226	136	39	753
2017	92	69	71	118	224	152	41	767
2018	87	77	81	119	224	151	40	779
2019	86	70	101	122	224	155	29	787
2020	94	58	121	120	223	167	22	805
2021	82	34	137	145	222	171	21	812

Source: ABS Regional Population

Tasman Balance Planning Area

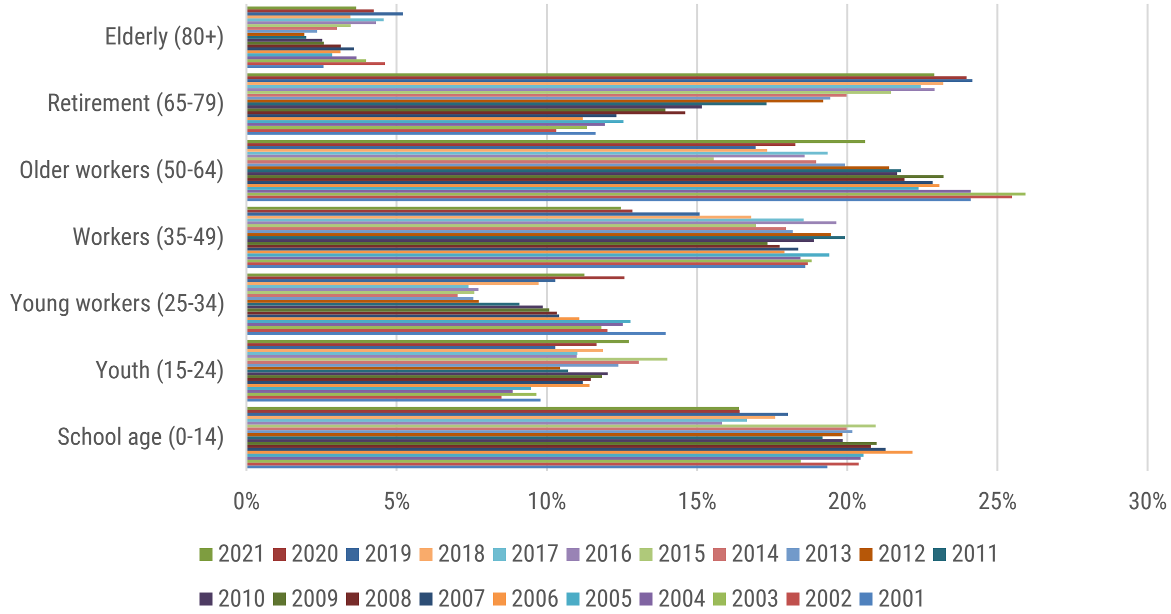


Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	277	117	131	339	311	161	29	1,365
2002	265	118	127	343	309	157	28	1,347
2003	243	116	118	331	308	158	32	1,306
2004	229	116	128	327	328	153	34	1,315
2005	212	117	124	317	355	149	34	1,308
2006	225	101	128	293	389	162	30	1,328
2007	228	108	135	291	391	179	31	1,363
2008	245	111	137	281	402	205	28	1,409
2009	248	107	140	269	416	242	31	1,453
2010	263	105	140	269	425	250	38	1,490
2011	283	89	134	274	423	274	37	1,514
2012	268	91	122	261	430	287	47	1,506
2013	250	96	102	230	454	274	56	1,462
2014	241	95	100	240	450	296	64	1,486
2015	231	81	108	229	465	297	73	1,484
2016	211	80	121	229	442	321	64	1,468
2017	201	76	124	236	448	317	64	1,466
2018	201	68	121	247	448	337	70	1,492
2019	198	77	123	241	454	332	89	1,514
2020	180	90	115	250	458	365	91	1,549
2021	159	89	113	268	464	397	80	1,570

Source: ABS Regional Population

Triabunna Planning Area



Source: ABS Regional Population

	School age (0-14)	Youth (15-24)	Young workers (25-34)	Workers (35-49)	Older workers (50-64)	Retirement (65-79)	Elderly (80+)	Total
2001	158	80	114	152	197	95	21	817
2002	168	70	99	154	210	85	38	824
2003	153	80	98	156	215	94	33	829
2004	173	75	106	156	204	101	31	846
2005	180	83	112	170	196	110	25	876
2006	198	102	99	160	206	100	28	893
2007	190	100	93	164	204	110	32	893
2008	185	102	92	158	195	130	28	890
2009	179	101	86	148	198	119	22	853
2010	165	100	82	157	180	126	21	831
2011	154	86	73	160	175	139	16	803
2012	154	81	60	151	166	149	15	776
2013	163	100	61	147	161	157	19	808
2014	159	104	56	143	151	159	24	796
2015	163	109	59	132	121	167	27	778
2016	121	84	59	150	142	175	33	764
2017	124	82	55	138	144	167	34	744
2018	132	89	73	126	130	174	26	750
2019	135	77	77	113	127	181	39	749
2020	124	88	95	97	138	181	32	755
2021	121	94	83	92	152	169	27	738

Source: ABS Regional Population

Appendix B – Dwelling count and occupancy

LGA counts 2006-2021

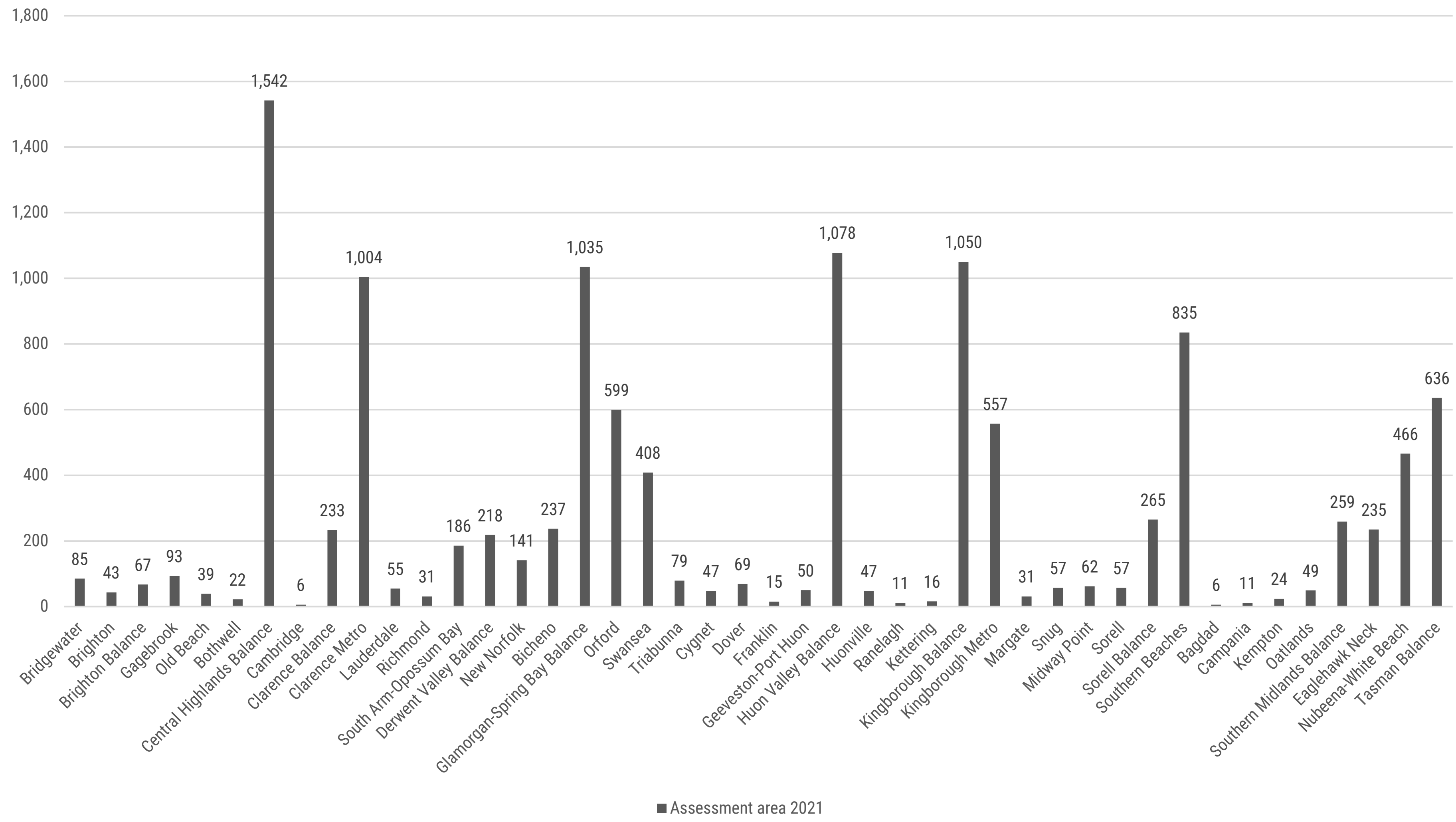
		Southern Region	Brighton	Central Highlands	Clarence (Excl. Metro)	Derwent Valley	Glamorgan Spring Bay	Huon Valley	Kingborough (Excl. Metro)	Sorell	Southern Midlands	Tasman
Occupied private dwellings	2021	45,313	7,206	1,166	6,139	4,382	2,364	7,425	5,796	6,896	2,635	1,304
	2016	39,987	6,184	998	5,564	4,049	2,014	6,650	5,223	5,847	2,386	1,072
	2011	36,989	5,621	975	5,300	3,770	1,828	5,983	4,819	5,328	2,352	1,013
	2006	33,435	4,911	991	4,735	3,561	1,822	5,284	4,274	4,729	2,135	993
Unoccupied private dwellings	2021	10,431	*324*	1,570	488	354	2,358	1,311	1,123	1,231	338	1,334
	2016	10,173	366	1,562	576	387	1,995	1,351	1,170	1,273	322	1,171
	2011	10,708	335	1,674	641	465	2,100	1,399	1,156	1,262	336	1,340
	2006	9,112	176	1,618	524	344	1,790	1,212	995	1,072	247	1,134
Total	2021	55,744	7,530	2,736	6,627	4,736	4,722	8,736	6,919	8,127	2,973	2,638
	2016	50,160	6,550	2,560	6,140	4,436	4,009	8,001	6,393	7,120	2,708	2,243
	2011	47,697	5,956	2,649	5,941	4,235	3,928	7,382	5,975	6,590	2,688	2,353
	2006	42,547	5,087	2,609	5,259	3,905	3,612	6,496	5,269	5,801	2,382	2,127

Source: ABS Census of Population and Housing (2021)

		Southern Region	Brighton	Central Highlands	Clarence (Excl. Metro)	Derwent Valley	Glamorgan Spring Bay	Huon Valley	Kingborough (Excl. Metro)	Sorell	Southern Midlands	Tasman
Occupied private dwellings	2021	81%	96%	43%	93%	93%	50%	85%	84%	85%	89%	49%
	2016	80%	94%	39%	91%	91%	50%	83%	82%	82%	88%	48%
	2011	78%	94%	37%	89%	89%	47%	81%	81%	81%	88%	43%
	2006	79%	97%	38%	90%	91%	50%	81%	81%	82%	90%	47%
Unoccupied private dwellings	2021	19%	4%	57%	7%	7%	50%	15%	16%	15%	11%	51%
	2016	20%	6%	61%	9%	9%	50%	17%	18%	18%	12%	52%
	2011	22%	6%	63%	11%	11%	53%	19%	19%	19%	13%	57%
	2006	21%	3%	62%	10%	9%	50%	19%	19%	18%	10%	53%

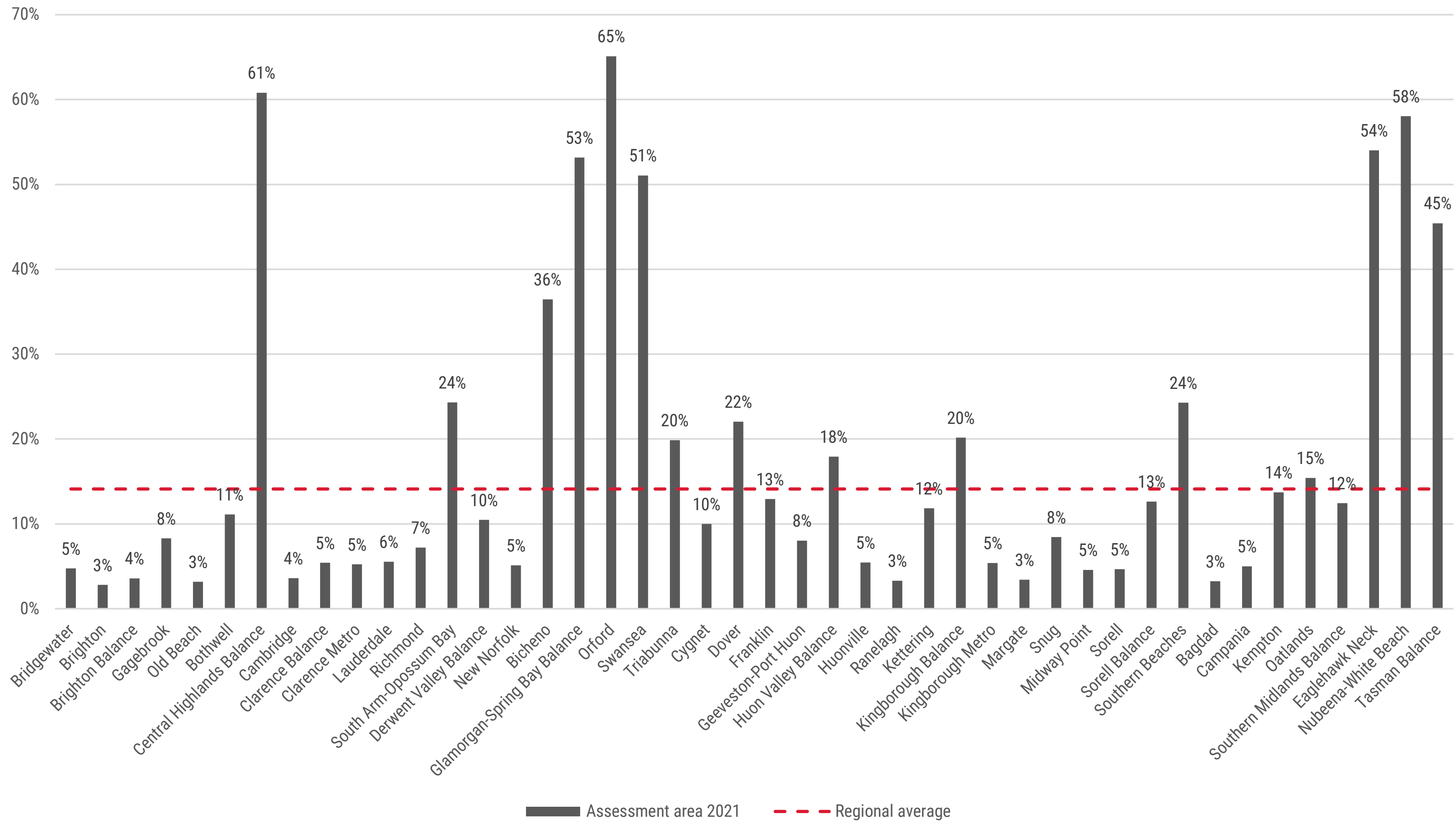
Source: ABS Census of Population and Housing (2021)

Assessment area counts of unoccupied private dwellings in 2021



Source: ABS Census of Population and Housing (2021)

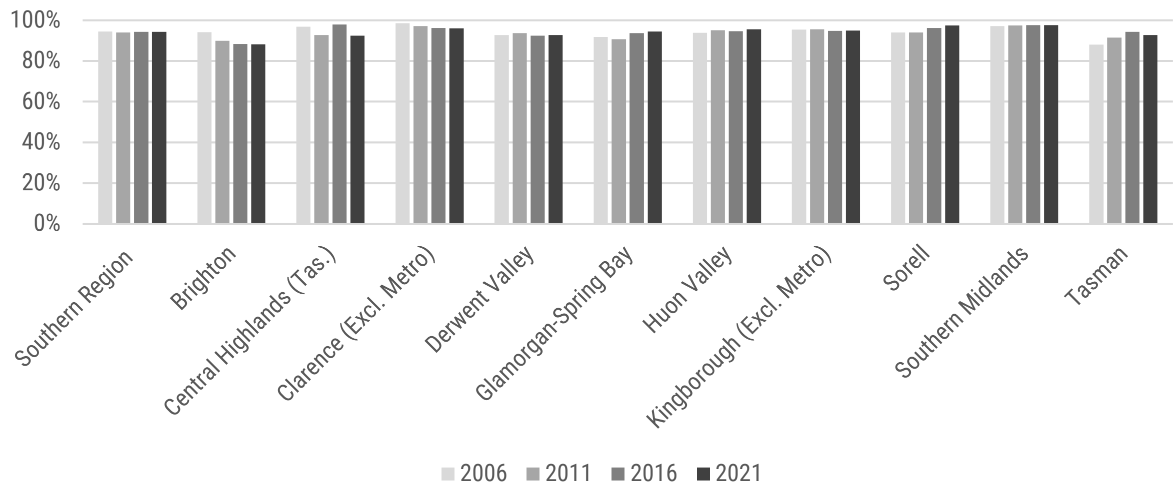
Assessment area share of unoccupied private dwellings of all private dwellings in 2021



Source: ABS Census of Population and Housing (2021)

Appendix C – Dwelling structure

Proportion of Dwellings that are a Separate house 2006-2021



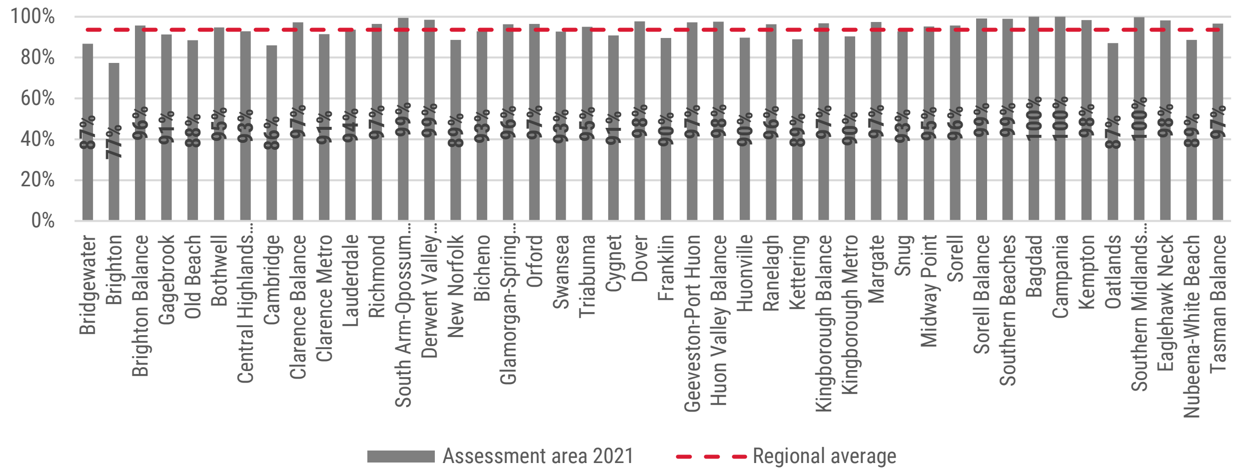
Source: ABS Census of Population and Housing

Number of Dwellings that are a Separate house 2006-2021

	2021		2016		2011		2006	
Southern Region	52,568	94.3%	47,301	94.3%	44,810	93.9%	40,203	94.5%
Brighton	6,641	88.2%	5,787	88.4%	5,352	89.9%	4,788	94.1%
Central Highlands	2,529	92.4%	2,507	97.9%	2,457	92.8%	2,529	96.9%
Clarence (Excl. Metro)	6,356	96.1%	5,910	96.3%	5,780	97.2%	5,186	98.6%
Derwent Valley	4,390	92.7%	4,101	92.4%	3,965	93.7%	3,621	92.7%
Glamorgan Spring Bay	4,464	94.5%	3,757	93.7%	3,560	90.7%	3,315	91.8%
Huon Valley	8,351	95.6%	7,568	94.6%	7,020	95.1%	6,097	93.8%
Kingborough (Excl. Metro)	6,567	95.0%	6,061	94.8%	5,711	95.6%	5,030	95.5%
Sorell	7,918	97.4%	6,853	96.3%	6,193	94.0%	5,452	94.0%
Southern Midlands	2,903	97.6%	2,642	97.6%	2,619	97.4%	2,313	97.1%
Tasman	2,449	92.8%	2,115	94.3%	2,153	91.5%	1,872	88.0%

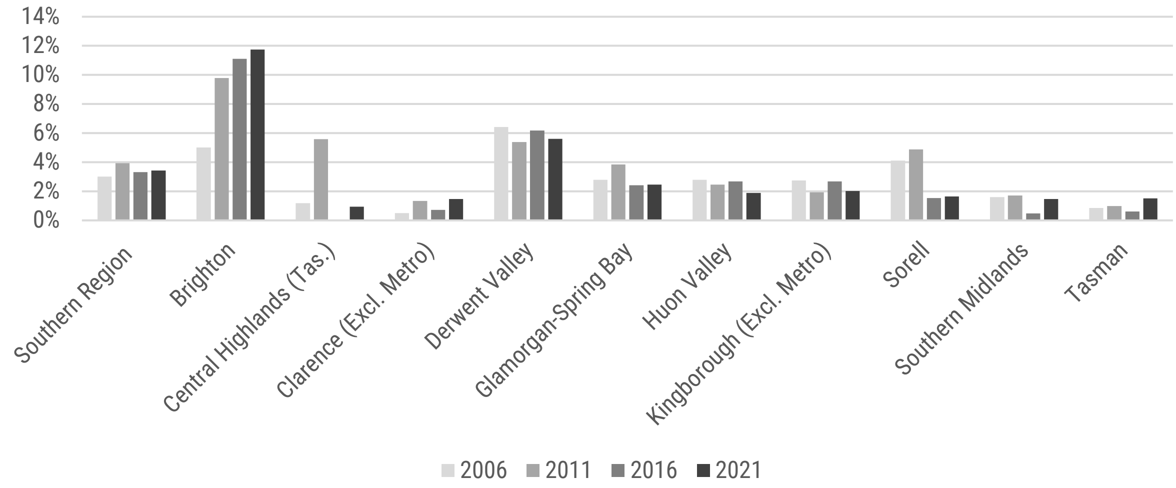
Source: ABS Census of Population and Housing

Proportion of Dwellings that are a Separate house 2021



Source: ABS Census of Population and Housing

Proportion of Dwellings that are Medium density 2006-2021



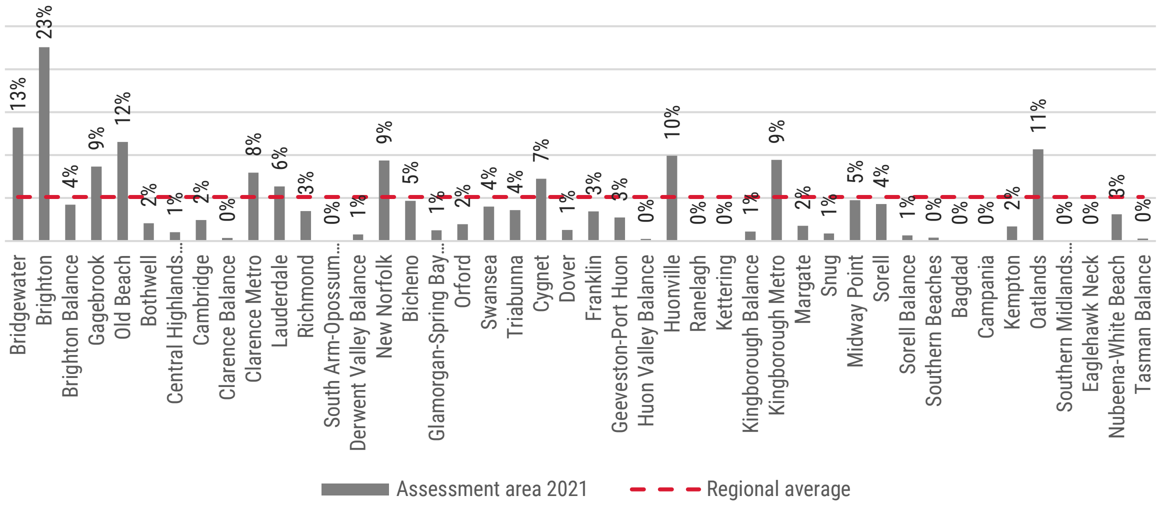
Source: ABS Census of Population and Housing

Number of Dwellings that are Medium density 2006-2021

	2021		2016		2011		2006	
Southern Region	1,914	3.4%	1,667	3.3%	1,876	9.8%	1,284	3.0%
Brighton	885	11.8%	728	11.1%	583	5.6%	255	5.0%
Central Highlands	26	1.0%	0	0.0%	148	5.6%	31	1.2%
Clarence (Excl. Metro)	97	1.5%	45	0.7%	80	1.3%	26	0.5%
Derwent Valley	266	5.6%	274	6.2%	228	5.4%	251	6.4%
Glamorgan Spring Bay	116	2.5%	97	2.4%	151	3.8%	101	2.8%
Huon Valley	166	1.9%	214	2.7%	181	2.5%	181	2.8%
Kingborough (Excl. Metro)	140	2.0%	172	2.7%	115	1.9%	145	2.8%
Sorell	134	1.6%	110	1.5%	321	4.9%	238	4.1%
Southern Midlands	44	1.5%	13	0.5%	46	1.7%	38	1.6%
Tasman	40	1.5%	14	0.6%	23	1.0%	18	0.8%

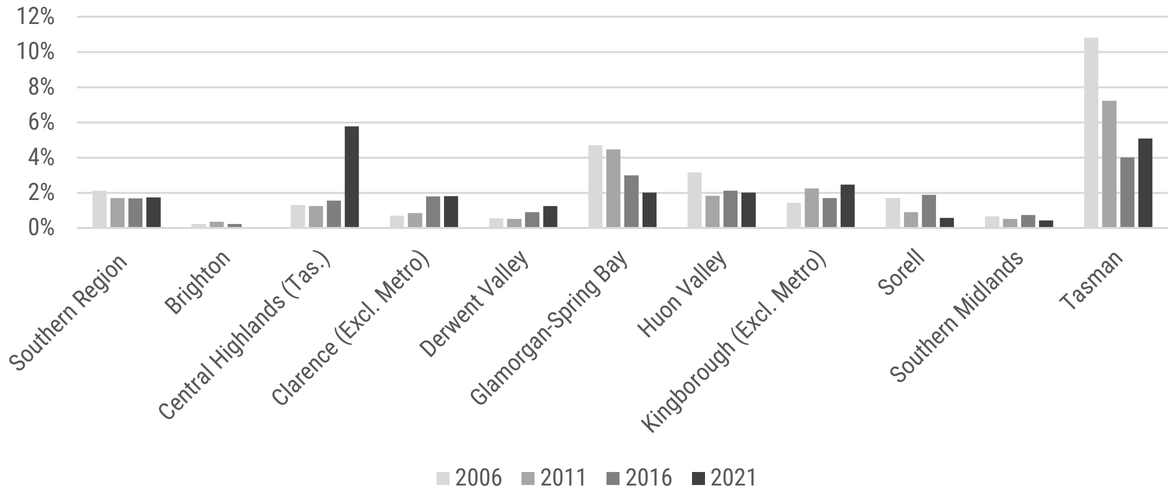
Source: ABS Census of Population and Housing

Proportion of Dwellings that are Medium density 2021



Source: ABS Census of Population and Housing

Proportion of Dwellings that are a Cabin, caravan or houseboat 2006-2021



Source: ABS Census of Population and Housing

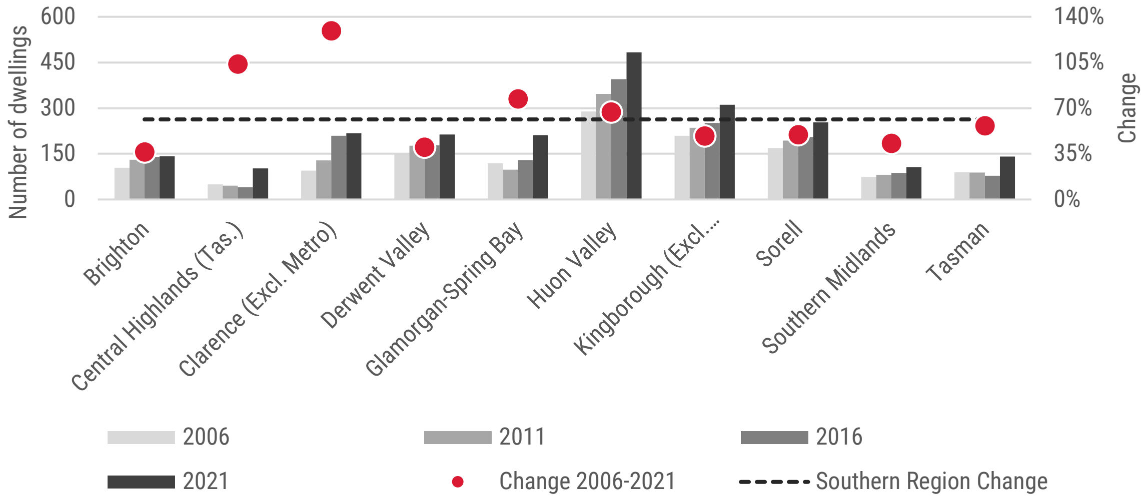
Number of Dwellings that are a Cabin, caravan or houseboat 2006-2021

	2021		2016		2011		2006	
Southern Region	971	1.7%	848	1.7%	814	0.4%	900	2.1%
Brighton	0	0.0%	15	0.2%	21	1.2%	12	0.2%
Central Highlands	158	5.8%	40	1.6%	33	1.2%	34	1.3%
Clarence (Excl. Metro)	120	1.8%	110	1.8%	50	0.8%	37	0.7%
Derwent Valley	59	1.2%	40	0.9%	22	0.5%	22	0.6%
Glamorgan Spring Bay	95	2.0%	120	3.0%	175	4.5%	170	4.7%
Huon Valley	176	2.0%	170	2.1%	135	1.8%	205	3.2%
Kingborough (Excl. Metro)	170	2.5%	109	1.7%	134	2.2%	75	1.4%
Sorell	46	0.6%	134	1.9%	60	0.9%	99	1.7%
Southern Midlands	13	0.4%	20	0.7%	14	0.5%	16	0.7%
Tasman	134	5.1%	90	4.0%	170	7.2%	230	10.8%

Source: ABS Census of Population and Housing

Appendix D – Bedrooms per dwelling

Proportion of dwellings that are Bedsitters and one-bedroom dwellings



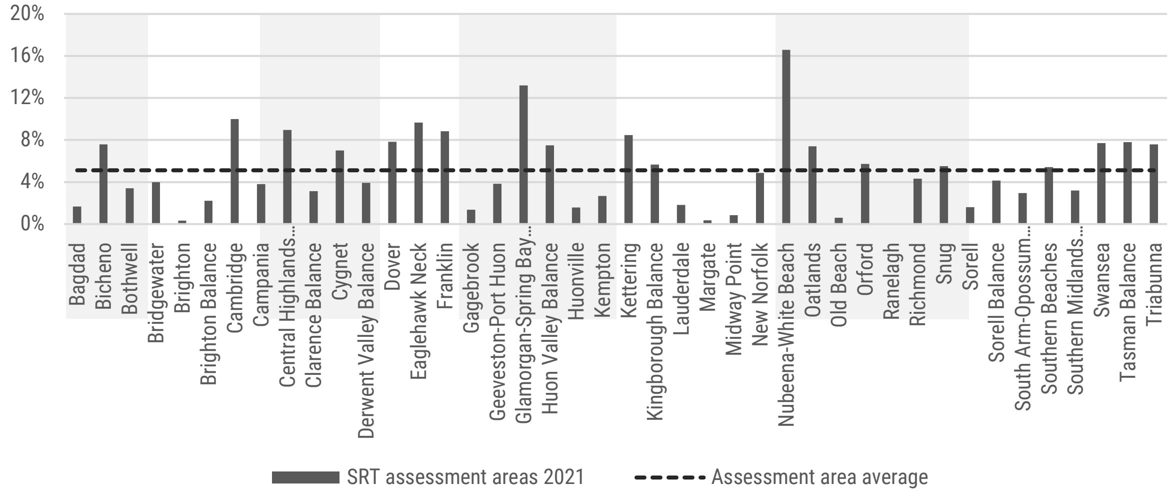
Source: ABS Census of Population and Housing

Number of dwellings that are Bedsitters and one-bedroom dwellings

	2021	2016	2011	2006	Change 2006-2021
Southern Region	2,180	1,712	1,524	1,351	61%
Brighton	142	140	131	104	37%
Central Highlands	102	40	45	50	104%
Clarence (Excl. Metro)	218	209	128	95	129%
Derwent Valley	213	178	177	152	40%
Glamorgan Spring Bay	211	129	98	119	77%
Huon Valley	483	395	347	289	67%
Kingborough (Excl. Metro)	311	251	235	209	49%
Sorell	253	205	194	169	50%
Southern Midlands	106	87	81	74	43%
Tasman	141	78	88	90	57%

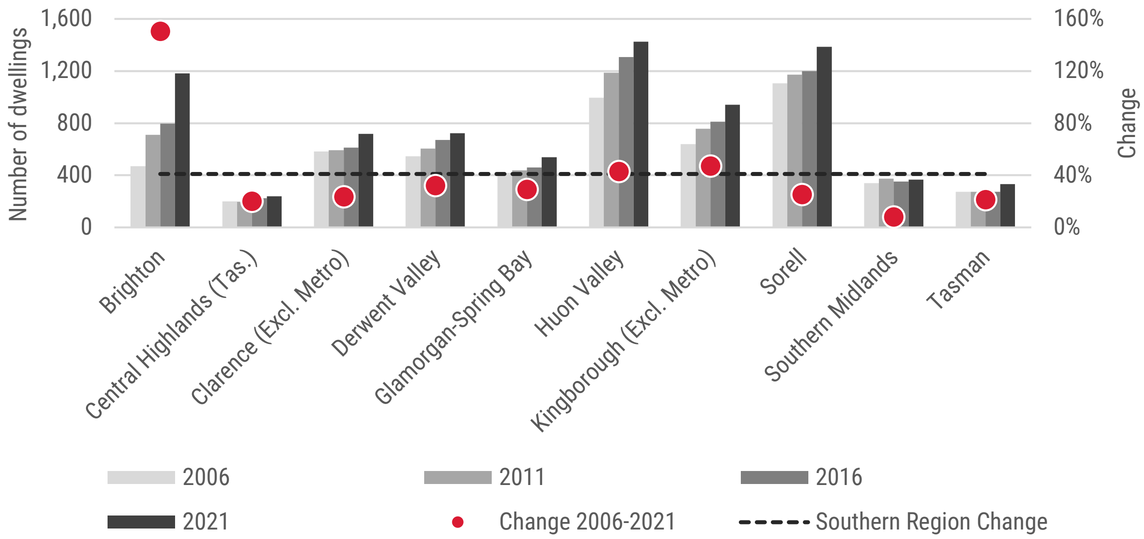
Source: ABS Census of Population and Housing

Proportion of dwellings that are Bedsitters and one-bedroom dwellings



Source: ABS Census of Population and Housing

Proportion of dwellings that are Two-bedroom dwellings



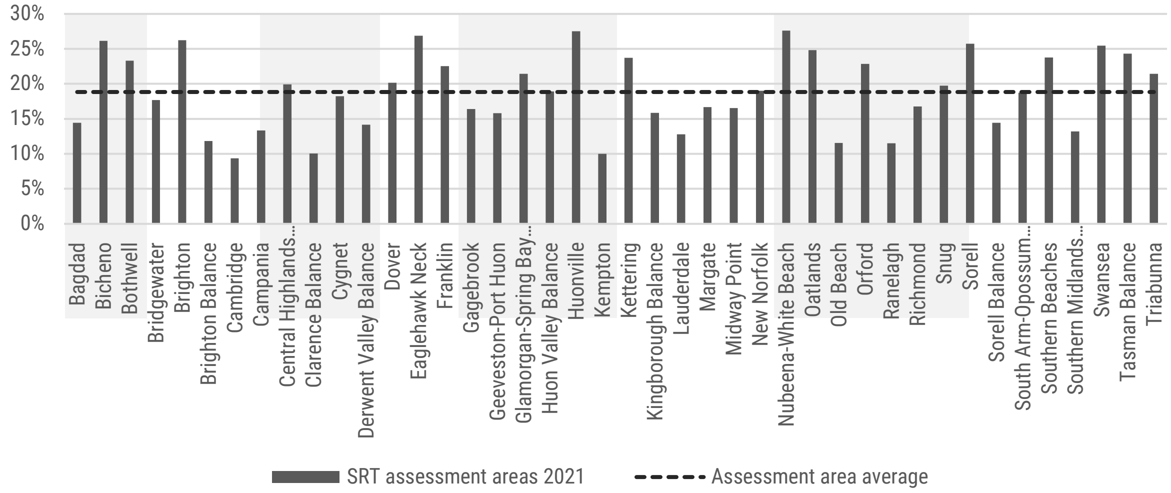
Source: ABS Census of Population and Housing

Number of dwellings that are Two-bedroom dwellings

	2021	2016	2011	2006	Change 2006-2021
Southern Region	7,854	6,706	6,310	5,570	41%
Brighton	1,181	796	710	471	151%
Central Highlands	239	223	198	199	20%
Clarence (Excl. Metro)	719	612	592	582	24%
Derwent Valley	722	672	606	546	32%
Glamorgan Spring Bay	539	460	438	417	29%
Huon Valley	1,425	1,307	1,188	996	43%
Kingborough (Excl. Metro)	942	810	757	640	47%
Sorell	1,387	1,200	1,173	1,106	25%
Southern Midlands	367	352	374	339	8%
Tasman	333	274	274	274	22%

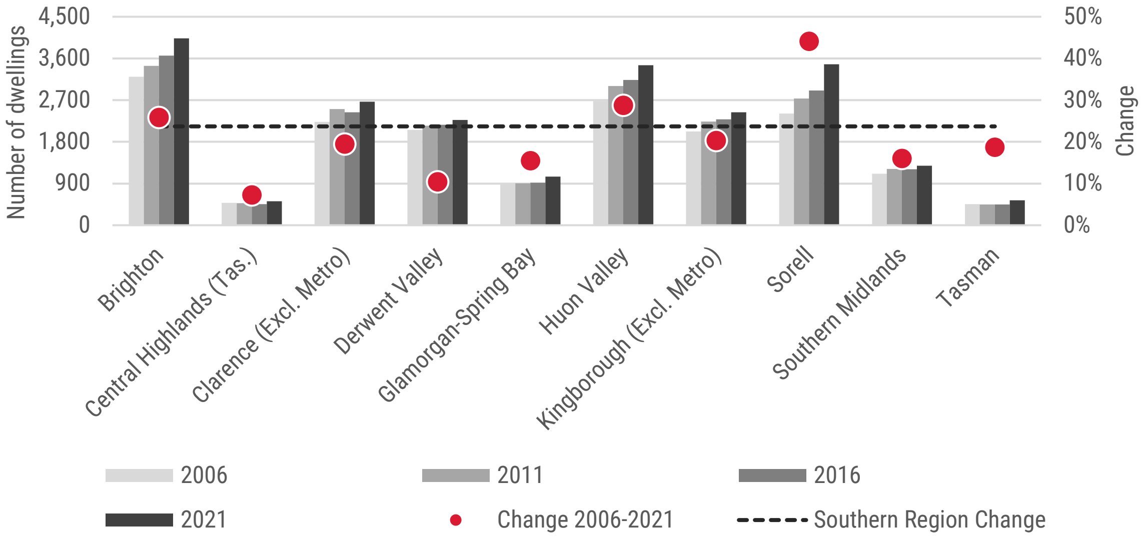
Source: ABS Census of Population and Housing

Proportion of dwellings that are Two-bedroom dwellings



Source: ABS Census of Population and Housing

Proportion of Dwellings that are a Three-bedroom dwellings 2006-2021



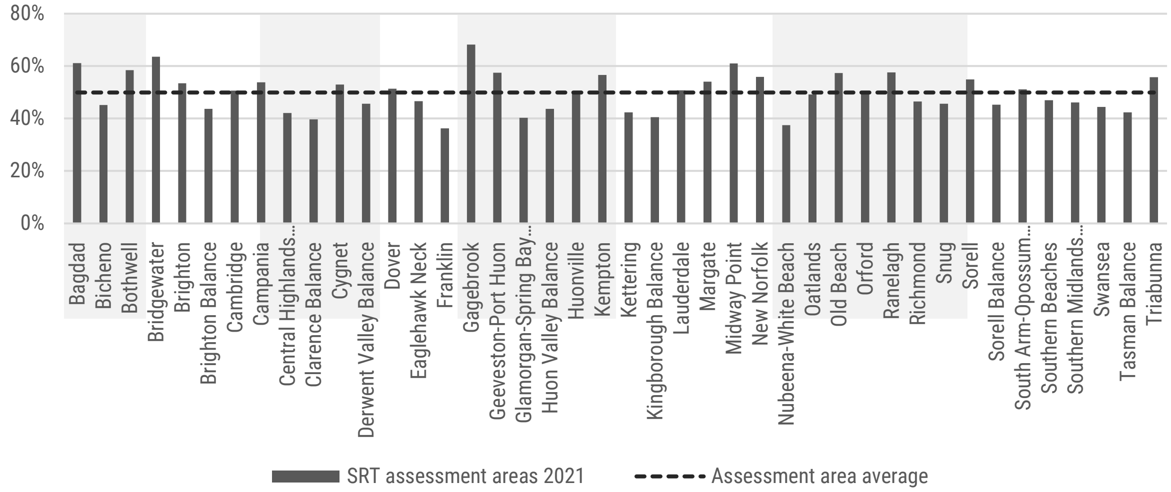
Source: ABS Census of Population and Housing

Number of Dwellings that are a Three-bedroom dwellings 2006-2021

	2021	2016	2011	2006	Change 2006-2021
Southern Region	21,726	19,638	19,117	17,563	24%
Brighton	4,033	3,664	3,440	3,204	26%
Central Highlands	516	458	477	481	7%
Clarence (Excl. Metro)	2,663	2,441	2,508	2,229	19%
Derwent Valley	2,271	2,167	2,150	2,057	10%
Glamorgan Spring Bay	1,052	919	905	911	15%
Huon Valley	3,452	3,134	3,005	2,681	29%
Kingborough (Excl. Metro)	2,438	2,289	2,240	2,026	20%
Sorell	3,475	2,909	2,734	2,411	44%
Southern Midlands	1,287	1,210	1,212	1,109	16%
Tasman	539	447	446	454	19%

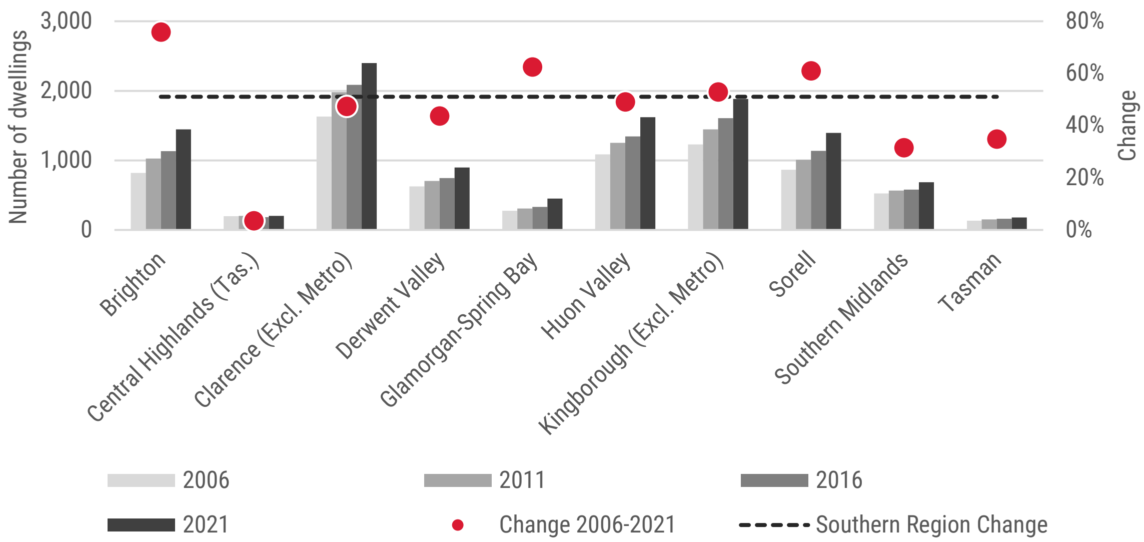
Source: ABS Census of Population and Housing

Proportion of Dwellings that are a Three-bedroom dwellings 2021



Source: ABS Census of Population and Housing

Proportion of Dwellings that are Four or more-bedroom dwellings 2006-2021



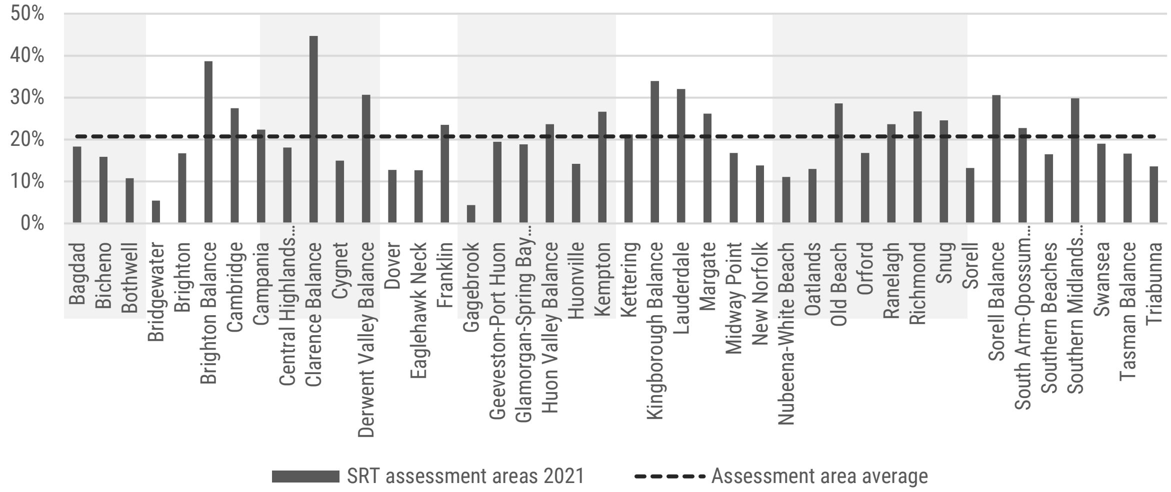
Source: ABS Census of Population and Housing

Number of Dwellings that are Four or more-bedroom dwellings 2006-2021

	2021	2016	2011	2006	Change 2006-2021
Southern Region	11,156	9,306	8,647	7,385	51%
Brighton	1,444	1,133	1,029	821	76%
Central Highlands	204	184	203	197	4%
Clarence (Excl. Metro)	2,399	2,085	1,980	1,628	47%
Derwent Valley	898	745	704	625	44%
Glamorgan Spring Bay	450	332	306	277	62%
Huon Valley	1,620	1,344	1,253	1,086	49%
Kingborough (Excl. Metro)	1,881	1,605	1,447	1,230	53%
Sorell	1,394	1,138	1,006	866	61%
Southern Midlands	688	581	566	523	32%
Tasman	178	159	153	132	35%

Source: ABS Census of Population and Housing

Proportion of Dwellings that are Four or more-bedroom dwellings 2021



Source: ABS Census of Population and Housing

Appendix E – People per dwelling and household mix

Average household size - LGA

	2021	2016	2011	2006
Southern Region	2.5	2.4	2.5	2.6
Brighton	2.6	2.6	2.7	2.8
Central Highlands	2.1	2.1	2.2	2.3
Clarence (Excl. Metro)	2.6	2.6	2.7	2.8
Derwent Valley	2.5	2.4	2.5	2.6
Glamorgan Spring Bay	2.0	2.0	2.1	2.2
Huon Valley	2.4	2.4	2.4	2.6
Kingborough (Excl. Metro)	2.6	2.6	2.6	2.7
Sorell	2.4	2.4	2.4	2.4
Southern Midlands	2.5	2.5	2.5	2.6
Tasman	1.9	2.0	2.1	2.1

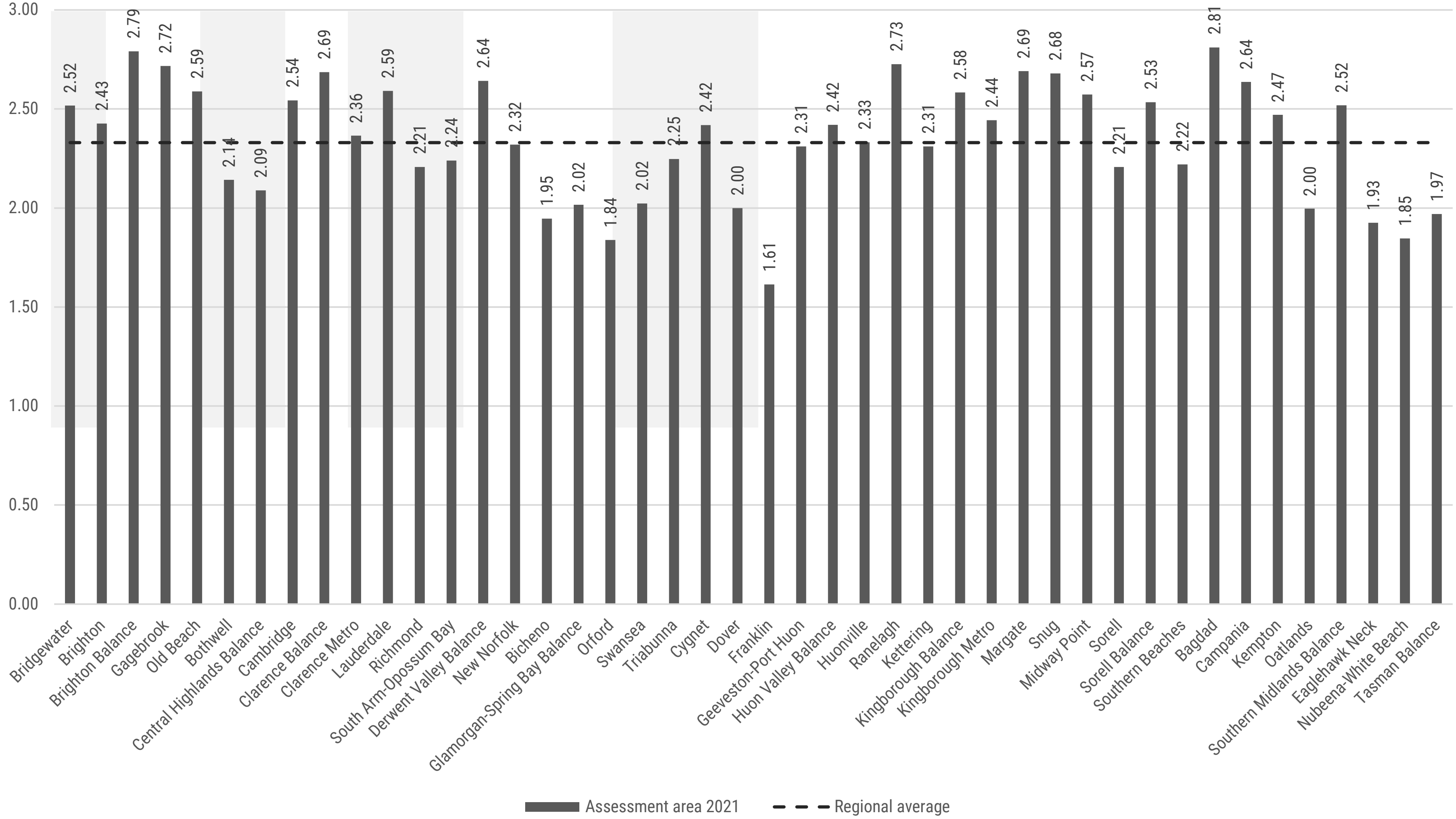
Source: ABS Census of Population and Housing (2021)

Average household size – Assessment areas

	2011	2016	2021
Bridgewater	2.6	2.6	2.5
Brighton	2.5	2.5	2.4
Brighton Balance	2.9	2.8	2.8
Gagebrook	2.9	2.7	2.7
Old Beach	2.6	2.5	2.6
Bothwell	2.2	2.1	2.1
Central Highlands Balance	2.2	2.1	2.1
Cambridge	2.5	2.4	2.5
Clarence Balance	2.7	2.7	2.7
Clarence Metro	2.3	2.3	2.4
Lauderdale	2.6	2.5	2.6
Richmond	2.5	2.3	2.2
South Arm-Opossum Bay	2.3	2.1	2.2
Derwent Valley Balance	2.6	2.5	2.6
New Norfolk	2.4	2.3	2.3
Bicheno	1.9	1.9	1.9
Glamorgan Spring Bay Balance	2.0	2.0	2.0
Orford	2.0	1.9	1.8
Swansea	2.1	2.0	2.0
Triabunna	2.4	2.2	2.2
Cygnet	2.5	2.3	2.4
Dover	2.1	2.2	2.0
Franklin	1.6	1.6	1.6
Geeveston-Port Huon	2.5	2.3	2.3
Huon Valley Balance	2.5	2.4	2.4
Huonville	2.3	2.2	2.3
Ranelagh	2.9	2.7	2.7
Kettering	2.3	2.4	2.3
Kingborough Balance	2.6	2.6	2.6
Kingborough Metro	2.5	2.4	2.4
Margate	2.8	2.7	2.7
Snug	2.6	2.7	2.7
Midway Point	2.4	2.4	2.6
Sorell	2.2	2.2	2.2
Sorell Balance	2.7	2.6	2.5
Southern Beaches	2.3	2.3	2.2
Bagdad	2.6	2.7	2.8
Campania	2.3	2.4	2.6
Kempton	2.4	2.3	2.5
Oatlands	2.0	2.0	2.0
Southern Midlands Balance	2.6	2.5	2.5
Eaglehawk Neck	1.9	1.9	1.9
Nubeena-White Beach	2.1	2.0	1.8
Tasman Balance	2.2	2.1	2.0

Source: ABS Census of Population and Housing (2021)

Average household size – Assessment areas



Source: ABS Census of Population and Housing (2021)

Assessment area – Couple family with children

	2011	2016	2021	2011	2016	2021
Bridgewater	344	330	396	23%	22%	23%
Brighton	315	371	446	31%	32%	32%
Brighton Balance	634	643	772	44%	41%	40%
Gagebrook	236	179	215	25%	19%	20%
Old Beach	333	378	454	39%	35%	35%
Bothwell	27	33	32	15%	20%	19%
Central Highlands Balance	177	150	174	23%	19%	20%
Cambridge	15	30	55	16%	13%	15%
Clarence Balance	1,523	1,479	1,456	21%	20%	17%
Clarence Metro	3,946	4,229	4,660	13%	13%	12%
Lauderdale	323	284	343	18%	16%	18%
Richmond	116	116	85	17%	16%	11%
South Arm-Opossum Bay	122	107	156	12%	11%	13%
Derwent Valley Balance	662	535	554	38%	31%	29%
New Norfolk	595	573	559	27%	24%	22%
Bicheno	54	40	52	17%	11%	12%
Glamorgan Spring Bay Balance	113	91	125	19%	15%	16%
Orford	29	15	37	13%	6%	13%
Swansea	43	44	59	15%	14%	17%
Triabunna	95	82	57	31%	24%	18%
Cygnet	118	89	83	27%	23%	19%
Dover	33	38	32	17%	19%	15%
Franklin	11	13	19	21%	21%	27%
Geeveston-Port Huon	136	105	124	27%	21%	20%
Huon Valley Balance	1,218	1,190	1,295	30%	27%	26%
Huonville	158	158	185	23%	22%	25%
Ranelagh	87	103	113	42%	36%	33%
Kettering	18	30	28	20%	32%	21%
Kingborough Balance	1,324	1,311	1,388	37%	34%	31%
Kingborough Metro	2,554	2,639	2,793	30%	30%	29%
Margate	272	321	327	38%	38%	38%
Snug	170	206	214	37%	38%	36%
Midway Point	311	317	378	14%	13%	13%
Sorell	173	208	269	11%	12%	12%
Sorell Balance	495	501	514	17%	16%	14%
Southern Beaches	545	526	574	13%	12%	11%
Bagdad	57	61	70	35%	36%	35%
Campania	27	47	65	23%	31%	33%
Kempton	44	42	45	31%	30%	29%
Oatlands	51	32	38	20%	13%	17%
Southern Midlands Balance	586	517	522	34%	30%	29%
Eaglehawk Neck	26	21	25	18%	13%	13%
Nubeena-White Beach	39	28	35	17%	11%	11%
Tasman Balance	133	108	115	22%	18%	18%

Source: ABS Census of Population and Housing (2021)

Assessment area – Couple family with no children

	2011	2016	2021	2011	2016	2021
Bridgewater	262	273	331	18%	18%	19%
Brighton	259	294	357	26%	25%	26%
Brighton Balance	435	479	581	30%	30%	30%
Gagebrook	119	135	164	13%	14%	15%
Old Beach	294	362	439	34%	33%	34%
Bothwell	61	64	59	34%	39%	35%
Central Highlands Balance	263	271	248	35%	35%	29%
Cambridge	17	40	52	18%	17%	14%
Clarence Balance	1,128	1,295	1,374	16%	17%	16%
Clarence Metro	4,354	4,722	5,276	14%	14%	14%
Lauderdale	273	282	306	15%	16%	16%
Richmond	121	119	139	18%	16%	17%
South Arm-Opossum Bay	177	197	234	18%	20%	20%
Derwent Valley Balance	560	620	593	32%	36%	32%
New Norfolk	584	628	680	27%	26%	27%
Bicheno	136	167	193	42%	46%	45%
Glamorgan Spring Bay Balance	273	273	348	45%	46%	45%
Orford	113	134	127	51%	54%	46%
Swansea	116	112	139	41%	37%	39%
Triabunna	99	96	97	32%	28%	31%
Cygnet	119	108	118	27%	28%	27%
Dover	74	79	87	37%	39%	41%
Franklin	14	19	18	26%	31%	26%
Geeveston-Port Huon	176	199	196	35%	39%	32%
Huon Valley Balance	1,396	1,585	1,727	34%	36%	35%
Huonville	189	191	209	28%	27%	28%
Ranelagh	55	91	96	27%	32%	28%
Kettering	36	37	52	41%	39%	39%
Kingborough Balance	1,266	1,387	1,445	35%	36%	32%
Kingborough Metro	2,411	2,593	2,841	29%	29%	29%
Margate	222	231	224	31%	27%	26%
Snug	140	160	176	30%	30%	30%
Midway Point	319	367	429	14%	15%	15%
Sorell	232	282	350	15%	16%	15%
Sorell Balance	478	538	545	16%	17%	15%
Southern Beaches	586	623	811	14%	14%	16%
Bagdad	52	46	46	32%	27%	23%
Campania	41	33	56	35%	22%	28%
Kempton	40	47	47	29%	34%	31%
Oatlands	72	82	78	29%	33%	35%
Southern Midlands Balance	538	562	595	31%	33%	33%
Eaglehawk Neck	61	68	82	41%	43%	43%
Nubeena-White Beach	66	85	107	30%	33%	33%
Tasman Balance	249	241	258	41%	41%	41%

Source: ABS Census of Population and Housing (2021)

Assessment area – One parent family

	2011	2016	2021	2011	2016	2021
Bridgewater	422	426	438	28%	28%	25%
Brighton	178	199	205	18%	17%	15%
Brighton Balance	112	135	139	8%	9%	7%
Gagebrook	328	372	383	35%	39%	36%
Old Beach	83	100	103	10%	9%	8%
Bothwell	40	7	12	22%	4%	7%
Central Highlands Balance	51	59	66	7%	8%	8%
Cambridge	3	14	27	3%	6%	7%
Clarence Balance	288	270	323	4%	4%	4%
Clarence Metro	2,127	2,091	2,507	7%	6%	7%
Lauderdale	92	100	113	5%	6%	6%
Richmond	19	31	29	3%	4%	4%
South Arm-Opossum Bay	59	33	57	6%	3%	5%
Derwent Valley Balance	122	128	173	7%	7%	9%
New Norfolk	321	365	422	15%	15%	17%
Bicheno	13	14	29	4%	4%	7%
Glamorgan Spring Bay Balance	25	33	35	4%	6%	5%
Orford	5	11	8	2%	4%	3%
Swansea	29	29	27	10%	10%	8%
Triabunna	21	40	55	7%	12%	18%
Cygnet	56	45	67	13%	12%	15%
Dover	21	14	24	11%	7%	11%
Franklin	9	6	10	17%	10%	14%
Geeveston-Port Huon	47	41	56	9%	8%	9%
Huon Valley Balance	365	335	437	9%	8%	9%
Huonville	122	114	118	18%	16%	16%
Ranelagh	24	23	32	12%	8%	9%
Kettering	15	3	9	17%	3%	7%
Kingborough Balance	253	226	365	7%	6%	8%
Kingborough Metro	1,082	1,072	1,142	13%	12%	12%
Margate	76	99	107	11%	12%	12%
Snug	36	49	51	8%	9%	9%
Midway Point	155	148	212	7%	6%	7%
Sorell	101	99	194	7%	6%	8%
Sorell Balance	149	142	172	5%	5%	5%
Southern Beaches	263	285	316	6%	6%	6%
Bagdad	16	24	34	10%	14%	17%
Campania	14	18	29	12%	12%	15%
Kempton	17	13	16	12%	9%	10%
Oatlands	24	30	32	10%	12%	14%
Southern Midlands Balance	162	164	167	9%	10%	9%
Eaglehawk Neck	4	5	6	3%	3%	3%
Nubeena-White Beach	24	26	33	11%	10%	10%
Tasman Balance	50	54	58	8%	9%	9%

Source: ABS Census of Population and Housing (2021)

Assessment area – Other family

	2011	2016	2021	2011	2016	2021
Bridgewater	10	27	21	1%	2%	1%
Brighton	0	3	2	0%	0%	0%
Brighton Balance	0	3	2	0%	0%	0%
Gagebrook	8	22	17	1%	2%	2%
Old Beach	3	4	3	0%	0%	0%
Bothwell	0	0	1	0%	0%	1%
Central Highlands Balance	12	0	8	2%	0%	1%
Cambridge	0	3	4	0%	1%	1%
Clarence Balance	4	13	25	0%	0%	0%
Clarence Metro	134	126	218	0%	0%	1%
Lauderdale	4	0	6	0%	0%	0%
Richmond	0	0	3	0%	0%	0%
South Arm-Opossum Bay	0	0	6	0%	0%	1%
Derwent Valley Balance	4	4	9	0%	0%	0%
New Norfolk	26	23	29	1%	1%	1%
Bicheno	0	0	1	0%	0%	0%
Glamorgan Spring Bay Balance	0	0	3	0%	0%	0%
Orford	0	5	2	0%	2%	1%
Swansea	0	5	6	0%	2%	2%
Triabunna	0	0	0	0%	0%	0%
Cygnet	5	3	7	1%	1%	2%
Dover	4	9	1	2%	4%	0%
Franklin	1	0	1	2%	0%	1%
Geeveston-Port Huon	4	3	7	1%	1%	1%
Huon Valley Balance	13	7	26	0%	0%	1%
Huonville	3	7	13	0%	1%	2%
Ranelagh	0	0	2	0%	0%	1%
Kettering	2	0	1	2%	0%	1%
Kingborough Balance	20	11	21	1%	0%	0%
Kingborough Metro	50	65	94	1%	1%	1%
Margate	9	7	8	1%	1%	1%
Snug	4	0	6	1%	0%	1%
Midway Point	9	3	10	0%	0%	0%
Sorell	6	4	13	0%	0%	1%
Sorell Balance	0	7	10	0%	0%	0%
Southern Beaches	7	11	32	0%	0%	1%
Bagdad	0	6	1	0%	4%	0%
Campania	0	3	3	0%	2%	2%
Kempton	0	0	1	0%	0%	1%
Oatlands	0	0	0	0%	0%	0%
Southern Midlands Balance	9	1	15	1%	0%	1%
Eaglehawk Neck	6	0	0	4%	0%	0%
Nubeena-White Beach	4	0	0	2%	0%	0%
Tasman Balance	0	0	0	0%	0%	0%

Source: ABS Census of Population and Housing (2021)

Assessment area – Lone person

	2011	2016	2021	2011	2016	2021
Bridgewater	371	402	475	25%	26%	27%
Brighton	205	250	296	20%	21%	21%
Brighton Balance	183	240	284	13%	15%	15%
Gagebrook	180	206	243	19%	22%	23%
Old Beach	119	193	228	14%	18%	17%
Bothwell	54	56	55	30%	34%	33%
Central Highlands Balance	216	261	330	29%	34%	38%
Cambridge	9	30	16	9%	13%	4%
Clarence Balance	478	546	435	7%	7%	5%
Clarence Metro	4276	4786	2797	14%	14%	7%
Lauderdale	176	206	70	10%	11%	4%
Richmond	79	95	70	12%	13%	9%
South Arm-Opossum Bay	119	143	58	12%	14%	5%
Derwent Valley Balance	327	365	446	19%	21%	24%
New Norfolk	605	732	643	27%	31%	26%
Bicheno	107	127	123	33%	35%	29%
Glamorgan Spring Bay Balance	177	164	236	28%	28%	31%
Orford	68	77	93	30%	31%	34%
Swansea	89	103	110	31%	34%	31%
Triabunna	88	108	93	28%	32%	30%
Cygnet	122	122	131	28%	31%	30%
Dover	54	55	52	27%	27%	25%
Franklin	16	19	20	30%	31%	29%
Geeveston-Port Huon	116	129	207	23%	26%	33%
Huon Valley Balance	896	1054	1208	22%	24%	24%
Huonville	179	225	141	26%	32%	19%
Ranelagh	33	52	57	16%	18%	17%
Kettering	17	22	26	19%	23%	19%
Kingborough Balance	608	690	1017	17%	18%	23%
Kingborough Metro	2030	2180	2332	24%	24%	24%
Margate	112	155	140	16%	18%	16%
Snug	100	112	93	22%	21%	16%
Midway Point	274	309	177	12%	13%	6%
Sorell	230	252	153	15%	14%	7%
Sorell Balance	292	299	254	10%	10%	7%
Southern Beaches	564	658	350	14%	15%	7%
Bagdad	28	27	37	17%	16%	18%
Campania	31	44	32	26%	29%	16%
Kempton	36	38	35	26%	27%	23%
Oatlands	98	97	71	39%	39%	32%
Southern Midlands Balance	363	369	425	21%	22%	23%
Eaglehawk Neck	41	54	65	28%	34%	34%
Nubeena-White Beach	79	104	131	35%	41%	41%
Tasman Balance	157	173	185	26%	29%	29%

Source: ABS Census of Population and Housing (2021)

Assessment area – Group household

	2011	2016	2021	2011	2016	2021
Bridgewater	31	31	45	2%	2%	3%
Brighton	24	30	44	2%	3%	3%
Brighton Balance	30	19	28	2%	1%	1%
Gagebrook	16	21	31	2%	2%	3%
Old Beach	10	18	26	1%	2%	2%
Bothwell	0	5	4	0%	3%	2%
Central Highlands Balance	13	26	26	2%	3%	3%
Cambridge	2	0	17	2%	0%	5%
Clarence Balance	34	49	468	0%	1%	6%
Clarence Metro	401	411	2864	1%	1%	8%
Lauderdale	6	24	75	0%	1%	4%
Richmond	5	4	74	1%	1%	9%
South Arm-Opossum Bay	4	7	62	0%	1%	5%
Derwent Valley Balance	31	26	31	2%	1%	2%
New Norfolk	38	47	44	2%	2%	2%
Bicheno	8	7	9	2%	2%	2%
Glamorgan Spring Bay Balance	22	21	18	4%	4%	2%
Orford	8	3	7	4%	1%	3%
Swansea	6	11	8	2%	4%	2%
Triabunna	0	13	7	0%	4%	2%
Cygnet	7	18	12	2%	5%	3%
Dover	8	5	5	4%	2%	2%
Franklin	2	2	2	4%	3%	3%
Geeveston-Port Huon	20	14	19	4%	3%	3%
Huon Valley Balance	88	115	111	2%	3%	2%
Huonville	21	13	13	3%	2%	2%
Ranelagh	6	6	5	3%	2%	1%
Kettering	0	3	3	0%	3%	2%
Kingborough Balance	47	63	119	1%	2%	3%
Kingborough Metro	195	225	272	2%	3%	3%
Margate	16	11	16	2%	1%	2%
Snug	6	3	11	1%	1%	2%
Midway Point	29	23	186	1%	1%	6%
Sorell	5	26	157	0%	1%	7%
Sorell Balance	29	31	261	1%	1%	7%
Southern Beaches	48	49	358	1%	1%	7%
Bagdad	1	2	3	1%	1%	1%
Campania	4	0	2	3%	0%	1%
Kempton	3	0	3	2%	0%	2%
Oatlands	0	6	5	0%	2%	2%
Southern Midlands Balance	38	37	32	2%	2%	2%
Eaglehawk Neck	7	5	6	5%	3%	3%
Nubeena-White Beach	11	9	11	5%	4%	3%
Tasman Balance	9	14	15	1%	2%	2%

Source: ABS Census of Population and Housing (2021)

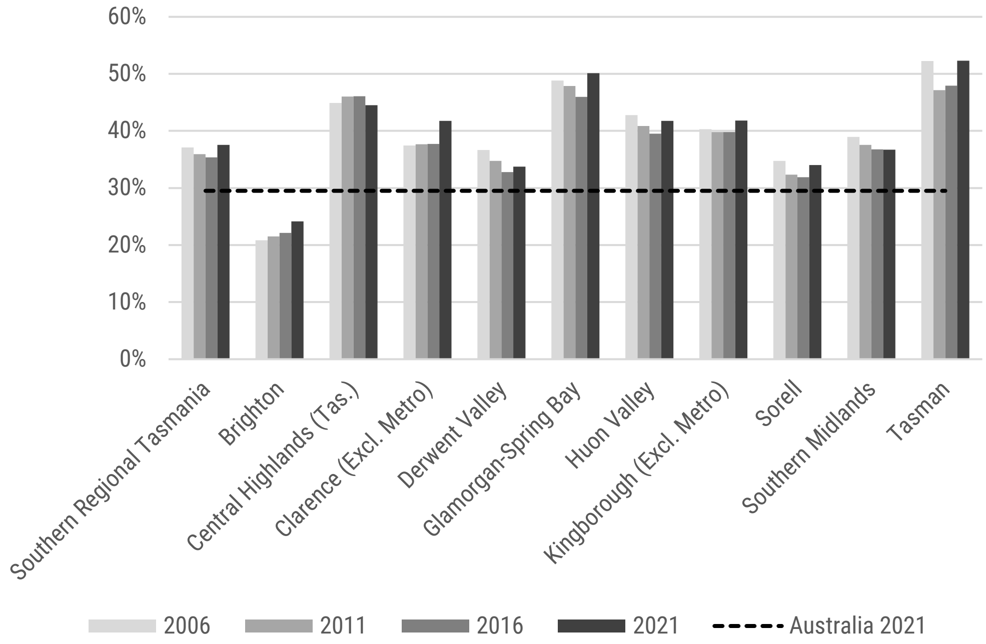
Assessment area – Multiple family

	2011	2016	2021	2011	2016	2021
Bridgewater	50	31	51	3%	2%	3%
Brighton	26	20	33	3%	2%	2%
Brighton Balance	49	62	101	3%	4%	5%
Gagebrook	48	12	20	5%	1%	2%
Old Beach	21	35	57	2%	3%	4%
Bothwell	0	0	6	0%	0%	4%
Central Highlands Balance	22	10	12	3%	1%	1%
Cambridge	2	0	11	2%	0%	3%
Clarence Balance	103	135	170	1%	2%	2%
Clarence Metro	284	262	500	1%	1%	1%
Lauderdale	15	13	41	1%	1%	2%
Richmond	3	5	0	0%	1%	0%
South Arm-Opossum Bay	12	9	19	1%	1%	2%
Derwent Valley Balance	37	63	74	2%	4%	4%
New Norfolk	34	21	110	2%	1%	4%
Bicheno	3	9	21	1%	2%	5%
Glamorgan Spring Bay Balance	3	9	6	0%	2%	1%
Orford	0	3	3	0%	1%	1%
Swansea	0	0	3	0%	0%	1%
Triabunna	7	0	4	2%	0%	1%
Cygnet	12	4	15	3%	1%	3%
Dover	4	5	10	2%	2%	5%
Franklin	0	2	0	0%	3%	0%
Geeveston-Port Huon	9	14	9	2%	3%	1%
Huon Valley Balance	74	122	135	2%	3%	3%
Huonville	7	4	58	1%	1%	8%
Ranelagh	0	8	33	0%	3%	10%
Kettering	0	0	15	0%	0%	11%
Kingborough Balance	82	123	147	2%	3%	3%
Kingborough Metro	137	159	244	2%	2%	3%
Margate	12	21	37	2%	2%	4%
Snug	4	9	37	1%	2%	6%
Midway Point	29	34	46	1%	1%	2%
Sorell	15	16	22	1%	1%	1%
Sorell Balance	37	55	73	1%	2%	2%
Southern Beaches	31	50	73	1%	1%	1%
Bagdad	10	3	10	6%	2%	5%
Campania	0	5	13	0%	3%	7%
Kempton	0	0	7	0%	0%	5%
Oatlands	7	0	0	3%	0%	0%
Southern Midlands Balance	32	50	64	2%	3%	4%
Eaglehawk Neck	3	4	5	2%	3%	3%
Nubeena-White Beach	0	3	4	0%	1%	1%
Tasman Balance	11	2	2	2%	0%	0%

Source: ABS Census of Population and Housing (2021)

Appendix F – Ownership

Owned outright

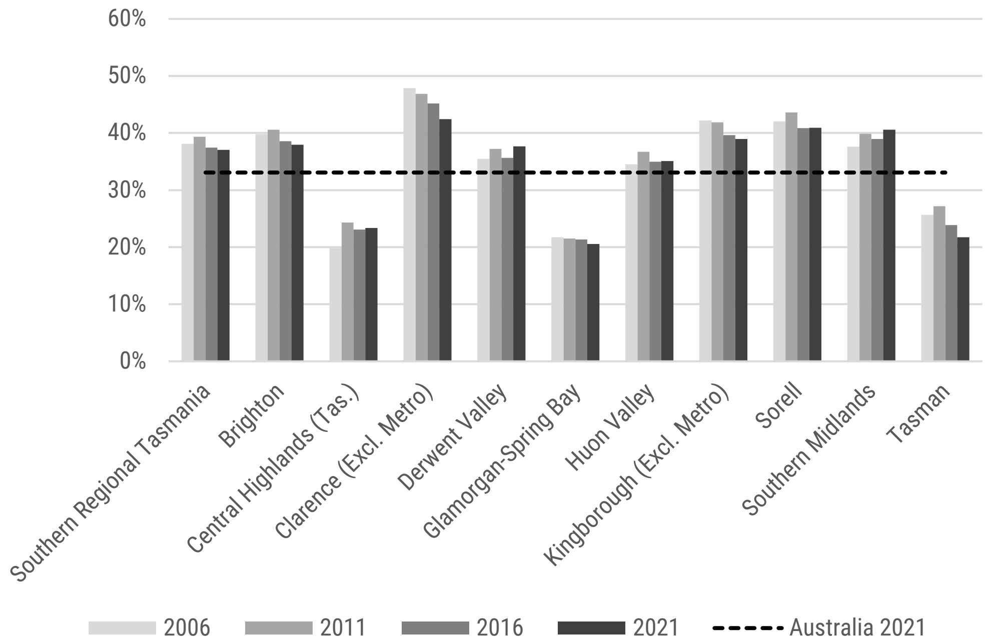


Source: ABS Census of Population and Housing (2021)

	2021	2016	2011	2006	2006-2021 Growth
Southern Region	17,011	14,160	13,280	12,405	37%
Brighton	1,740	1,369	1,208	1,022	70%
Central Highlands	518	457	449	446	16%
Clarence (Excl. Metro)	2,570	2,101	1,991	1,769	45%
Derwent Valley	1,477	1,330	1,310	1,306	13%
Glamorgan Spring Bay	1,186	927	873	890	33%
Huon Valley	3,102	2,628	2,444	2,260	37%
Kingborough (Excl. Metro)	2,422	2,089	1,920	1,718	41%
Sorell	2,347	1,866	1,725	1,644	43%
Southern Midlands	968	877	885	833	16%
Tasman	681	516	475	517	32%

Source: ABS Census of Population and Housing (2021)

Owned with a mortgage

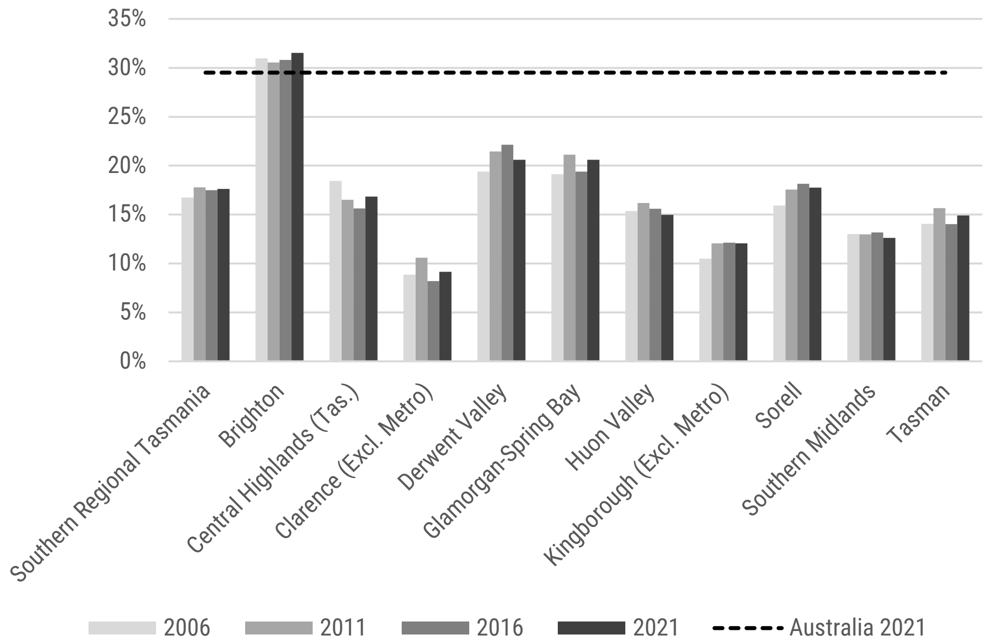


Source: ABS Census of Population and Housing (2021)

	2021	2016	2011	2006	2006-2021 Growth
Southern Region	16,795	14,988	14,548	12,742	32%
Brighton	2,735	2,385	2,279	1,953	40%
Central Highlands	272	229	237	197	38%
Clarence (Excl. Metro)	2,613	2,518	2,478	2,261	16%
Derwent Valley	1,648	1,447	1,405	1,264	30%
Glamorgan Spring Bay	487	431	392	396	23%
Huon Valley	2,604	2,324	2,197	1,824	43%
Kingborough (Excl. Metro)	2,257	2,080	2,020	1,798	26%
Sorell	2,825	2,388	2,327	1,990	42%
Southern Midlands	1,071	929	939	805	33%
Tasman	283	257	274	254	11%

Source: ABS Census of Population and Housing (2021)

Rented

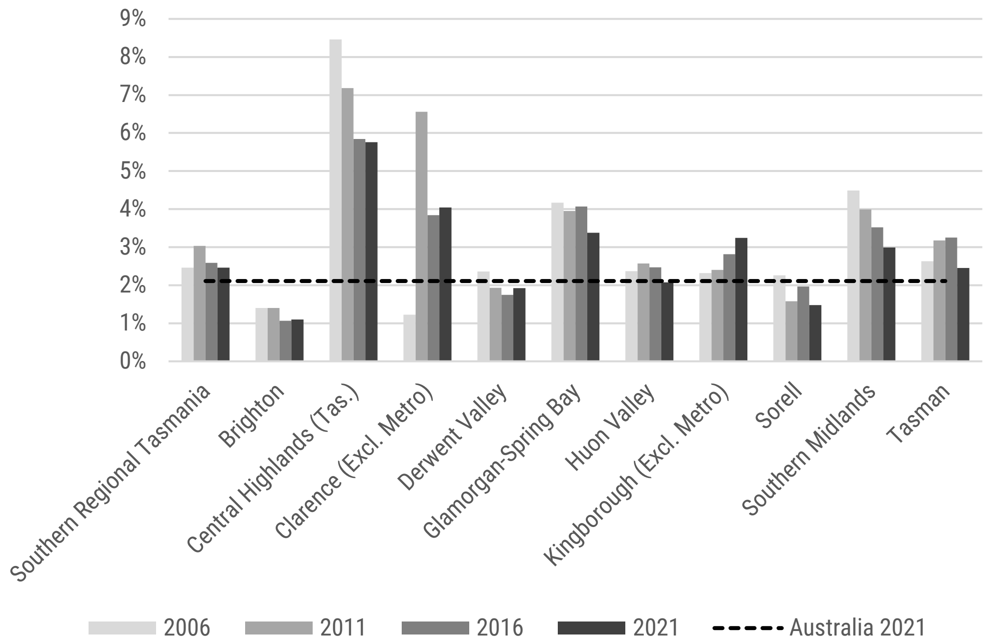


Source: ABS Census of Population and Housing (2021)

	2021	2016	2011	2006	2006-2021 Growth
Southern Region	7,980	7,005	6,579	5,590	43%
Brighton	2,271	1,906	1,716	1,520	49%
Central Highlands	196	155	161	183	7%
Clarence (Excl. Metro)	563	456	559	418	35%
Derwent Valley	901	898	809	691	30%
Glamorgan Spring Bay	487	391	385	349	40%
Huon Valley	1,112	1,036	967	812	37%
Kingborough (Excl. Metro)	699	637	582	447	56%
Sorell	1,224	1,061	936	753	63%
Southern Midlands	333	314	306	278	20%
Tasman	194	151	158	139	40%

Source: ABS Census of Population and Housing (2021)

Other tenure type



Source: ABS Census of Population and Housing (2021)

	2021	2016	2011	2006	2006-2021 Growth
Southern Region	1,114	1,037	1,121	824	35%
Brighton	79	66	79	69	14%
Central Highlands	67	58	70	84	-20%
Clarence (Excl. Metro)	249	214	347	58	329%
Derwent Valley	84	71	73	84	0%
Glamorgan Spring Bay	80	82	72	76	5%
Huon Valley	154	164	154	125	23%
Kingborough (Excl. Metro)	188	148	116	99	90%
Sorell	102	115	84	107	-5%
Southern Midlands	79	84	94	96	-18%
Tasman	32	35	32	26	23%

Source: ABS Census of Population and Housing (2021)

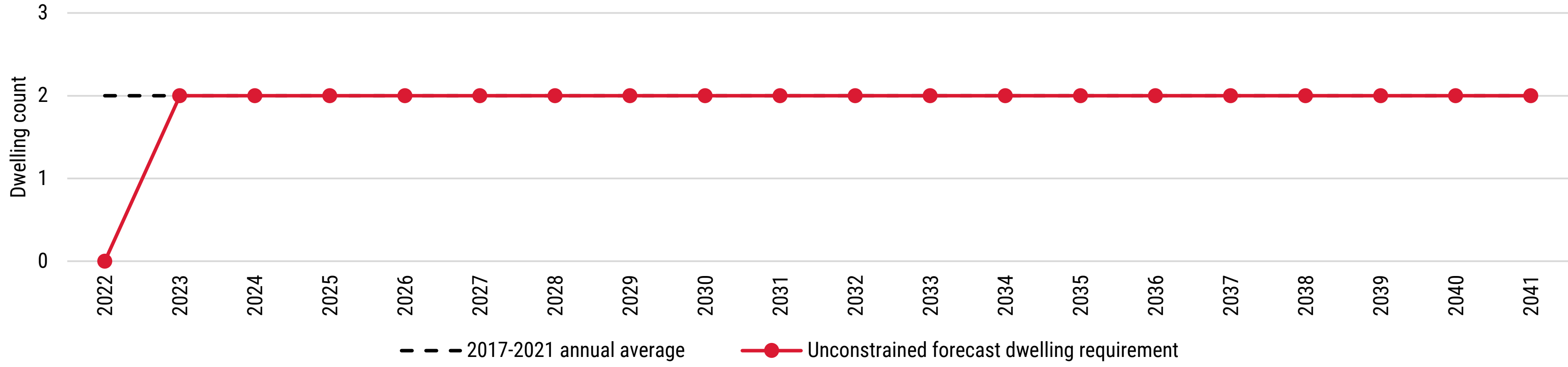
Appendix G – Unconstrained planning area population forecasts

Data and charts presented below includes selected results for the planning areas. The charts illustrate unconstrained forecast dwelling demand against a five-year average. The five-year annual average has been determined based on Census counts of private dwellings.

Bagdad Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	533	529	532	537	540	545	549	552	556	561	564	566	571	577	579	583	586	588	593	593	597
Net migration	18	-9	-2	1	-1	1	0	-1	0	1	-1	-2	1	2	-2	0	-1	-2	1	-4	-2
Natural change	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	6
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	196	196	198	200	202	204	206	208	210	212	214	216	218	220	222	224	226	228	230	232	234
Occupied	190	188	190	192	194	196	198	200	202	204	206	208	210	212	214	216	218	220	222	224	226
Unoccupied	6	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

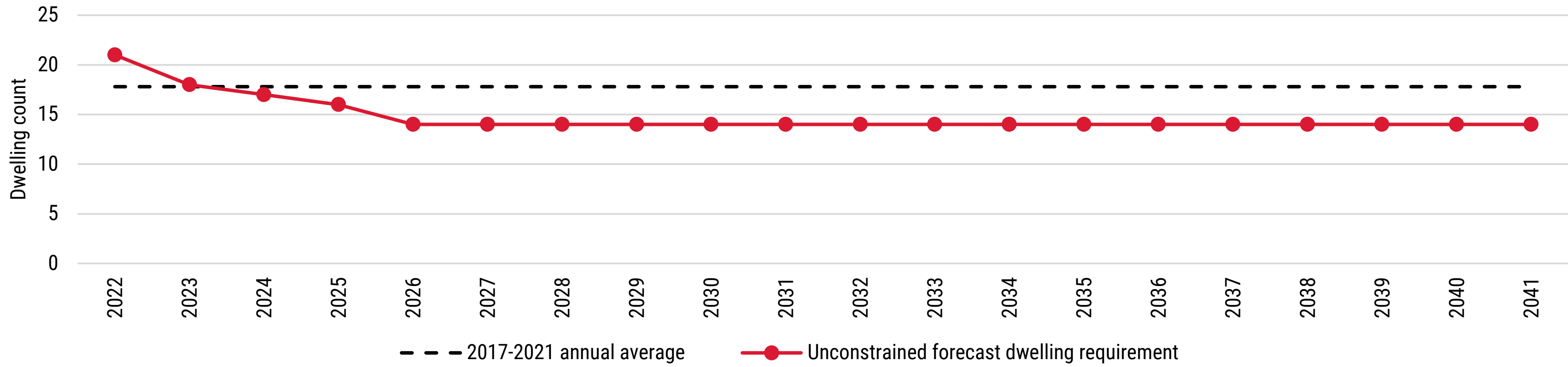


Source: REMPLAN Forecast

Bicheno Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	913	935	952	970	986	998	1,012	1,025	1,038	1,050	1,064	1,076	1,088	1,099	1,111	1,123	1,135	1,148	1,157	1,169	1,182
Net migration	19	36	31	32	31	28	29	27	28	28	30	27	28	27	28	28	29	31	27	31	31
Natural change	-14	-14	-14	-14	-15	-16	-15	-14	-15	-16	-16	-15	-16	-16	-16	-16	-17	-18	-18	-19	-18
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	702	723	741	758	774	788	802	816	830	844	858	872	886	900	914	928	942	956	970	984	998
Occupied	446	459	470	481	491	500	509	518	527	536	545	554	563	572	581	590	599	608	617	626	635
Unoccupied	256	264	271	277	283	288	293	298	303	308	313	318	323	328	333	338	343	348	353	358	363
Non-private dwellings	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Source: REMPLAN Forecast

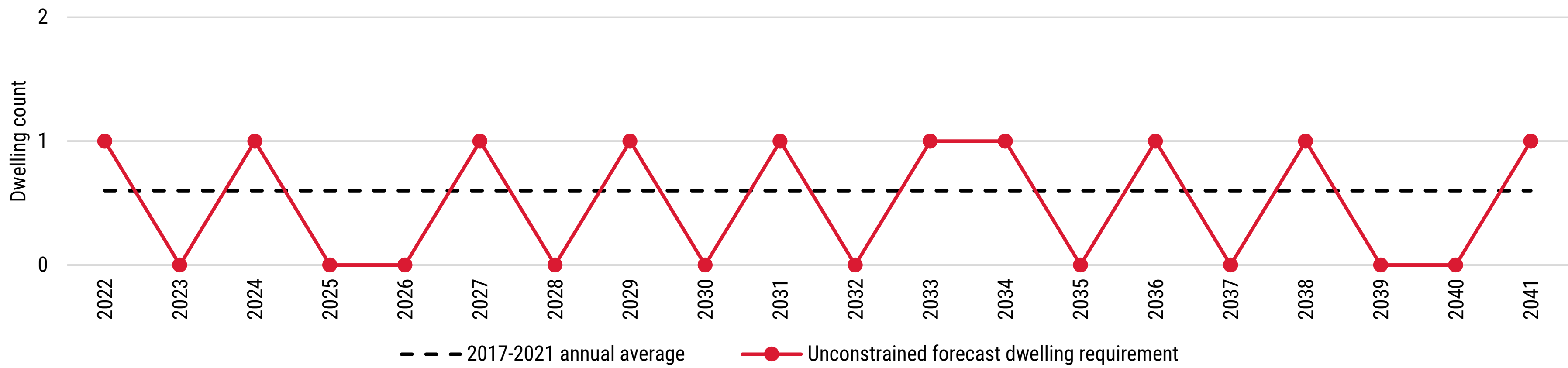


Source: REMPLAN Forecast

Bothwell Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	388	387	388	391	391	389	391	391	393	393	395	395	398	398	398	400	400	403	403	402	405
Net migration	6	1	4	6	2	0	4	2	4	1	3	1	4	0	1	2	0	3	1	-1	3
Natural change	0	-2	-3	-3	-2	-2	-2	-2	-2	-1	-1	-1	-1	0	-1	0	0	0	-1	0	0
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	204	205	205	206	206	206	207	207	208	208	209	209	210	211	211	212	212	213	213	213	214
Occupied	181	181	181	182	182	182	183	183	184	184	185	185	186	187	187	188	188	189	189	189	190
Unoccupied	23	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

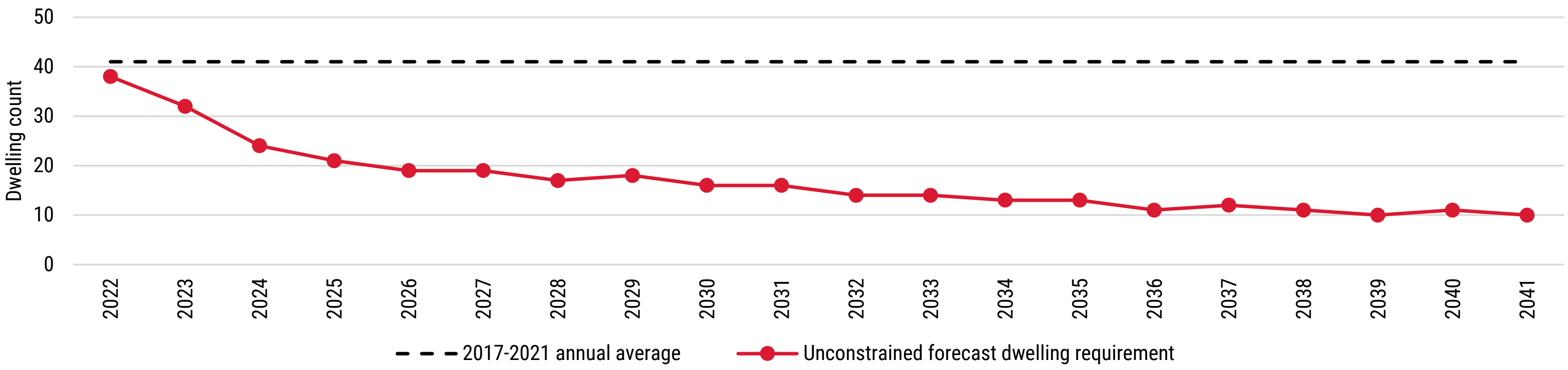


Source: REMPLAN Forecast

Bridgewater Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	4,386	4,464	4,509	4,533	4,547	4,561	4,574	4,590	4,605	4,614	4,627	4,640	4,653	4,662	4,673	4,687	4,698	4,711	4,726	4,740	4,755
Net migration	97	21	-12	-30	-38	-35	-33	-27	-27	-32	-26	-25	-23	-26	-22	-19	-21	-19	-15	-15	-14
Natural change	52	57	57	54	52	49	46	43	42	41	39	38	36	35	33	33	32	32	30	29	29
Persons per dwelling	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	1,830	1,868	1,900	1,924	1,945	1,964	1,983	2,000	2,018	2,034	2,050	2,064	2,078	2,091	2,104	2,115	2,127	2,138	2,148	2,159	2,169
Occupied	1,743	1,779	1,809	1,832	1,852	1,870	1,887	1,904	1,921	1,937	1,952	1,966	1,979	1,991	2,003	2,014	2,025	2,035	2,045	2,055	2,065
Unoccupied	87	89	91	92	93	94	96	96	97	97	98	98	99	100	101	101	102	103	103	104	104
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

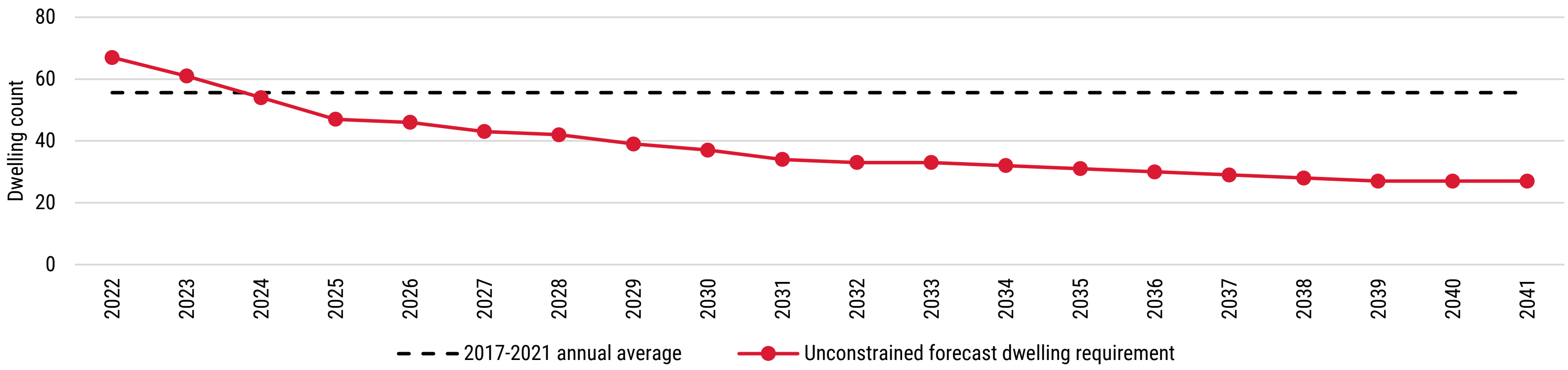


Source: REMPLAN Forecast

Brighton Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	3,700	3,848	3,972	4,080	4,170	4,252	4,330	4,403	4,472	4,539	4,595	4,649	4,703	4,758	4,811	4,859	4,904	4,947	4,992	5,036	5,076
Net migration	100	102	75	59	41	33	30	25	22	20	9	8	7	8	6	1	-2	-4	-2	-4	-7
Natural change	46	46	49	49	49	49	48	48	47	47	47	46	47	47	47	47	47	47	47	48	47
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	1,569	1,636	1,697	1,751	1,798	1,844	1,887	1,929	1,968	2,005	2,039	2,072	2,105	2,137	2,168	2,198	2,227	2,255	2,282	2,309	2,336
Occupied	1,525	1,590	1,649	1,702	1,748	1,792	1,834	1,874	1,912	1,948	1,982	2,014	2,046	2,077	2,107	2,136	2,164	2,191	2,218	2,244	2,270
Unoccupied	44	46	48	49	50	52	53	55	56	57	57	58	59	60	61	62	63	64	64	65	66
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

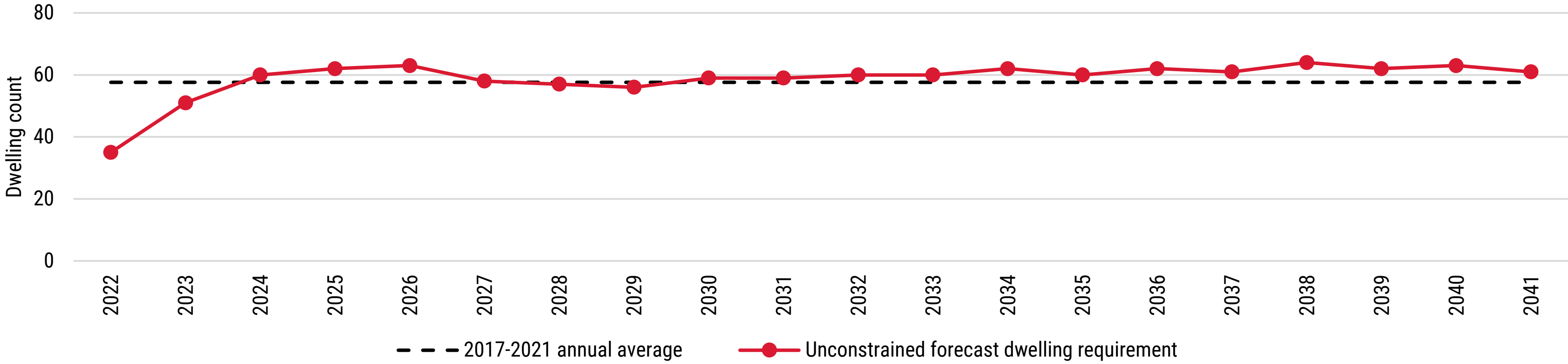


Source: REMPLAN Forecast

Brighton Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	5,192	5,280	5,403	5,544	5,689	5,833	5,964	6,091	6,215	6,343	6,472	6,601	6,738	6,877	7,014	7,156	7,297	7,444	7,583	7,725	7,862
Net migration	141	54	88	105	108	106	93	90	87	94	95	94	102	105	104	108	109	116	108	112	107
Natural change	33	34	35	36	37	38	38	37	37	34	34	35	35	34	33	34	32	31	31	30	30
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	1,908	1,943	1,994	2,054	2,116	2,179	2,237	2,294	2,350	2,409	2,468	2,528	2,588	2,650	2,710	2,772	2,833	2,897	2,959	3,022	3,083
Occupied	1,840	1,874	1,923	1,981	2,041	2,101	2,157	2,212	2,267	2,324	2,381	2,439	2,497	2,556	2,614	2,673	2,732	2,793	2,853	2,913	2,972
Unoccupied	68	69	71	73	75	78	80	82	83	85	87	89	91	94	96	99	101	104	106	109	111
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

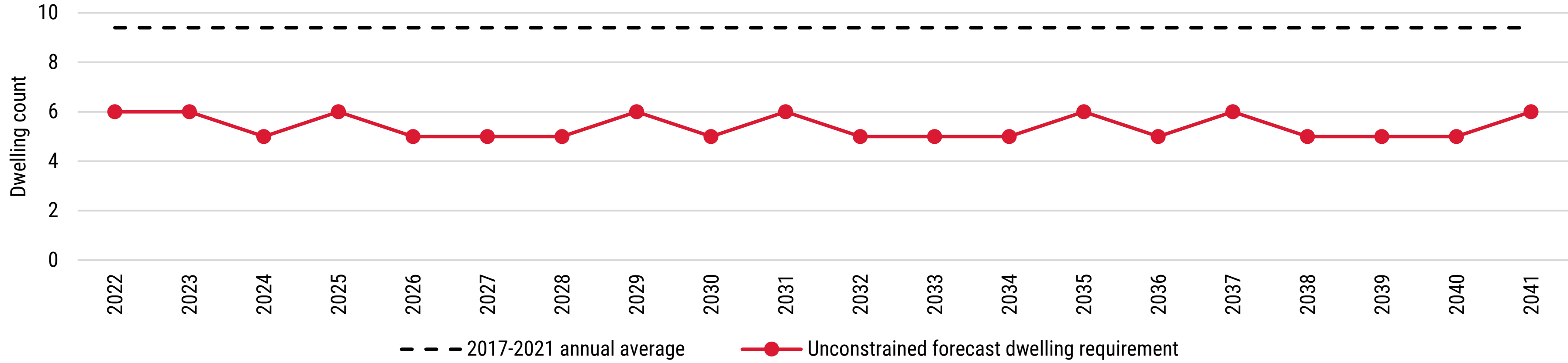


Source: REMPLAN Forecast

Cambridge Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	427	443	457	468	478	490	502	514	528	539	553	566	578	590	603	615	630	642	652	663	675
Net migration	23	12	10	7	6	8	8	9	11	9	12	11	10	9	10	9	12	9	8	9	10
Natural change	3	4	4	4	4	4	4	3	3	2	2	2	2	3	3	3	3	3	2	2	2
Persons per dwelling	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	174	180	186	191	197	202	207	212	218	223	229	234	239	244	250	255	261	266	271	276	282
Occupied	168	174	180	185	191	196	201	206	212	217	223	228	233	238	244	249	255	260	265	270	276
Unoccupied	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

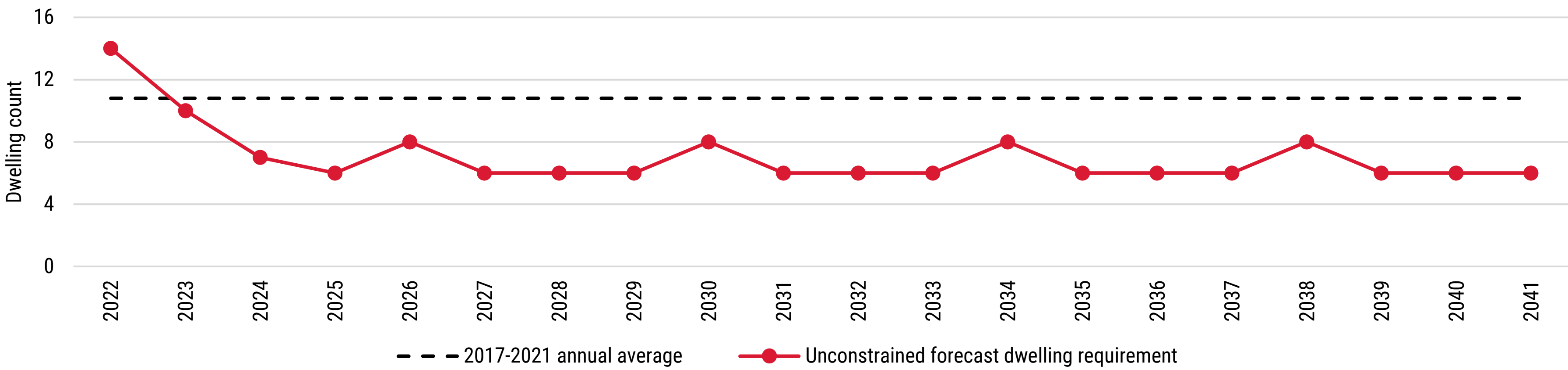


Source: REMPLAN Forecast

Campania Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	573	602	621	634	643	659	670	680	688	702	712	720	728	742	750	758	765	775	783	789	796
Net migration	39	26	15	9	4	12	7	5	6	14	8	8	8	15	8	8	8	11	9	6	8
Natural change	3	3	4	4	5	4	4	5	2	0	2	0	0	-1	0	0	-1	-1	-1	0	-1
Persons per dwelling	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	228	242	252	259	265	273	279	285	291	299	305	311	317	325	331	337	343	351	357	363	369
Occupied	217	230	239	246	252	260	266	272	278	286	292	298	304	312	318	324	330	338	344	350	356
Unoccupied	11	12	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

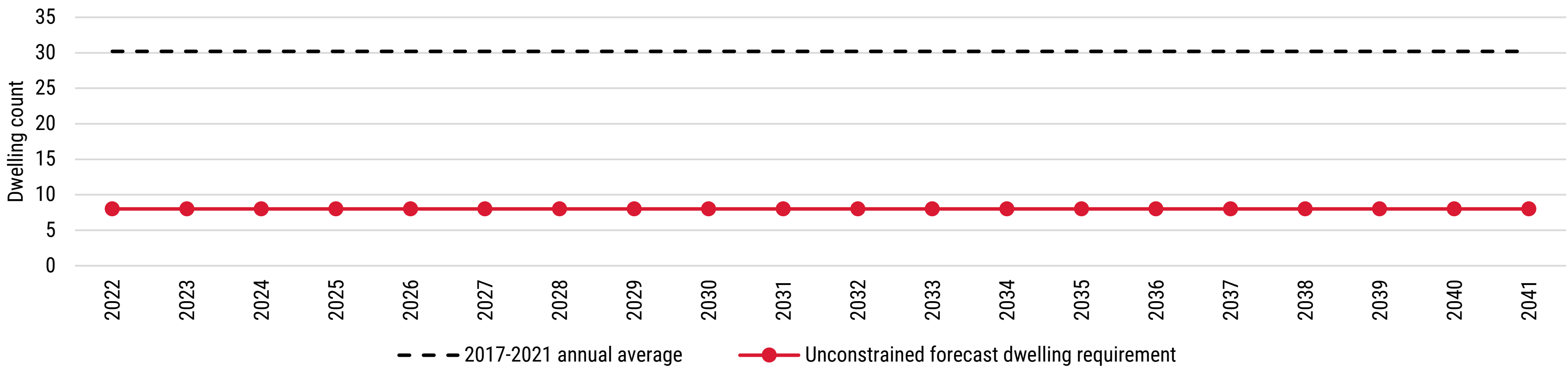


Source: REMPLAN Forecast

Central Highlands Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,192	2,192	2,194	2,197	2,201	2,202	2,206	2,211	2,211	2,215	2,219	2,224	2,227	2,230	2,234	2,237	2,240	2,245	2,247	2,252	2,254
Net migration	67	-8	-5	-2	1	-1	2	3	-1	3	4	4	3	4	6	3	3	6	3	6	2
Natural change	9	8	7	5	3	2	2	2	1	1	0	1	0	-1	-2	0	0	-1	-1	-1	0
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	2,676	2,684	2,692	2,700	2,708	2,716	2,724	2,732	2,740	2,748	2,756	2,764	2,772	2,780	2,788	2,796	2,804	2,812	2,820	2,828	2,836
Occupied	1,049	1,049	1,050	1,052	1,054	1,056	1,061	1,066	1,071	1,076	1,081	1,085	1,089	1,093	1,097	1,101	1,105	1,109	1,113	1,117	1,121
Unoccupied	1,627	1,635	1,642	1,648	1,654	1,660	1,663	1,666	1,669	1,672	1,675	1,679	1,683	1,687	1,691	1,695	1,699	1,703	1,707	1,711	1,715
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

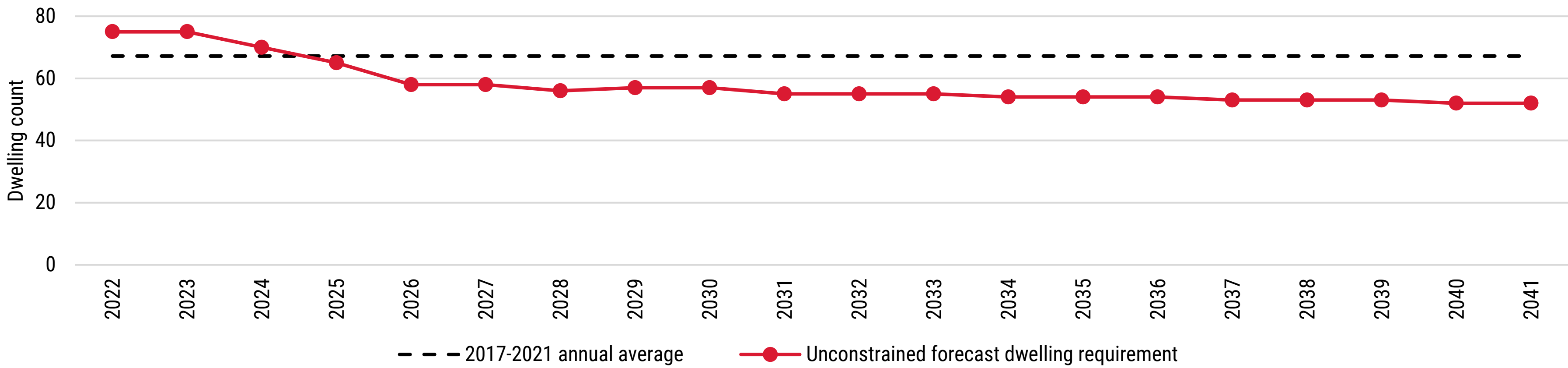


Source: REMPLAN Forecast

Clarence Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	12,390	12,576	12,763	12,936	13,093	13,234	13,375	13,492	13,615	13,737	13,861	13,982	14,108	14,232	14,357	14,483	14,604	14,728	14,854	14,977	15,102
Net migration	190	128	125	111	96	82	82	58	69	68	70	69	74	75	77	79	74	77	81	80	84
Natural change	61	58	62	62	61	59	59	59	54	54	54	52	52	49	48	47	47	47	45	43	41
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	4,646	4,721	4,796	4,866	4,931	4,989	5,047	5,103	5,160	5,217	5,272	5,327	5,382	5,436	5,490	5,544	5,597	5,650	5,703	5,755	5,807
Occupied	4,395	4,466	4,537	4,603	4,664	4,719	4,774	4,827	4,881	4,935	4,987	5,039	5,091	5,142	5,193	5,244	5,294	5,344	5,394	5,443	5,492
Unoccupied	251	255	259	263	267	270	273	276	279	282	285	288	291	294	297	300	303	306	309	312	315
Non-private dwellings	2	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3

Source: REMPLAN Forecast

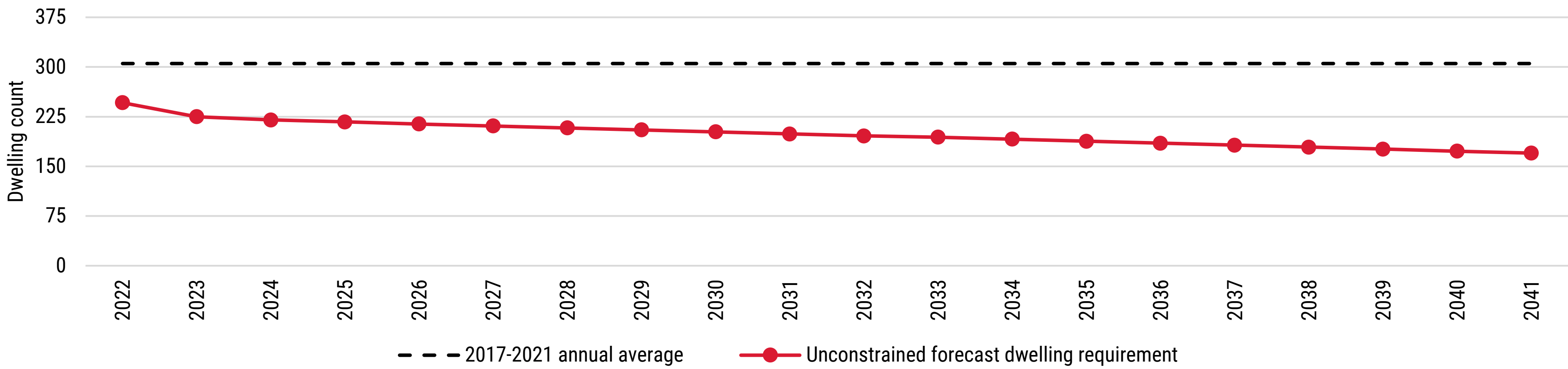


Source: REMPLAN Forecast

Clarence Metro Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	44,774	45,307	45,736	46,109	46,451	46,784	47,104	47,425	47,739	48,056	48,368	48,682	48,993	49,303	49,608	49,910	50,214	50,510	50,800	51,078	51,353
Net migration	557	412	309	255	225	215	203	207	200	204	202	205	204	201	198	200	207	201	197	186	179
Natural change	122	121	120	118	117	118	117	114	114	113	110	109	107	109	107	102	97	95	93	92	96
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	19,667	19,913	20,138	20,358	20,575	20,789	21,000	21,208	21,413	21,615	21,814	22,010	22,204	22,395	22,583	22,768	22,950	23,129	23,305	23,478	23,648
Occupied	18,640	18,873	19,086	19,295	19,501	19,704	19,904	20,101	20,295	20,486	20,675	20,861	21,045	21,226	21,404	21,579	21,751	21,921	22,088	22,252	22,413
Unoccupied	1,027	1,040	1,052	1,063	1,074	1,085	1,096	1,107	1,118	1,129	1,139	1,149	1,159	1,169	1,179	1,189	1,199	1,208	1,217	1,226	1,235
Non-private dwellings	10	10	10	10	10	10	10	11	11	11	11	11	12	11	12	12	12	12	12	12	12

Source: REMPLAN Forecast

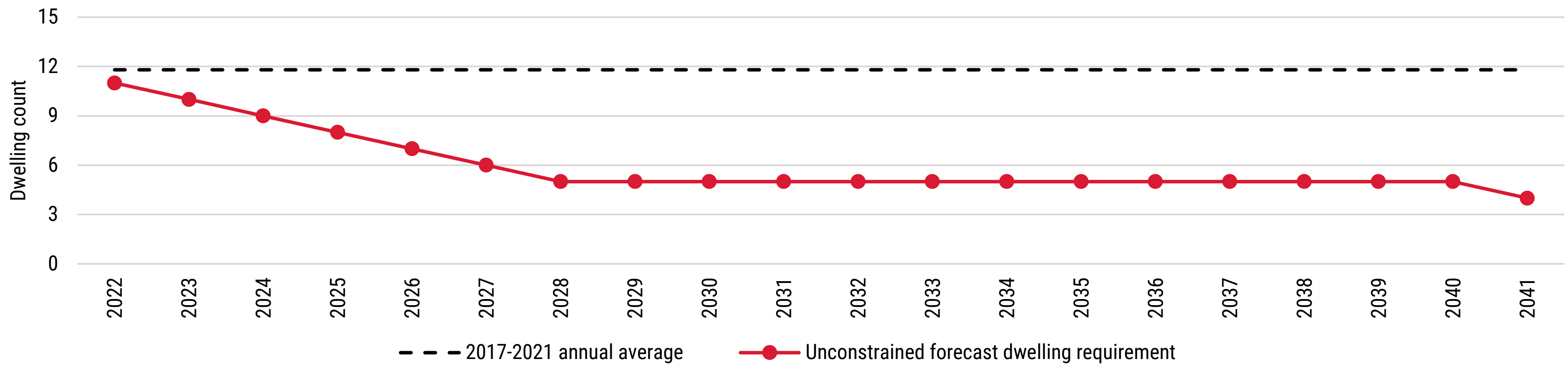


Source: REMPLAN Forecast

Cygnet Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	1,083	1,103	1,124	1,140	1,154	1,165	1,175	1,181	1,188	1,196	1,203	1,210	1,217	1,223	1,229	1,236	1,242	1,250	1,256	1,262	1,269
Net migration	14	19	20	15	12	10	8	4	5	6	5	6	7	5	6	7	6	7	5	4	5
Natural change	1	1	1	1	2	1	2	2	2	2	2	1	0	1	0	0	0	1	1	2	2
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	497	508	518	527	535	542	548	553	558	563	568	573	578	583	588	593	598	603	608	613	617
Occupied	447	457	466	474	481	487	492	496	500	504	508	512	516	520	524	528	532	536	540	544	548
Unoccupied	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	69
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

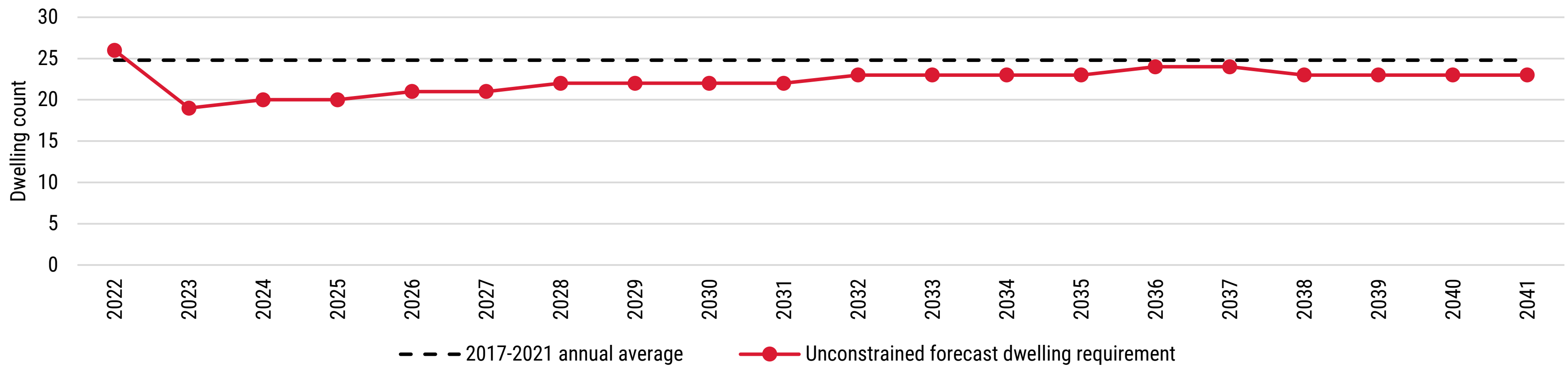


Source: REMPLAN Forecast

Derwent Valley Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	4,871	4,917	4,944	4,975	5,006	5,039	5,071	5,105	5,140	5,175	5,209	5,244	5,280	5,314	5,351	5,386	5,419	5,452	5,487	5,519	5,553
Net migration	-13	37	16	19	20	22	23	24	24	25	23	25	26	25	29	27	26	26	29	27	31
Natural change	13	9	11	12	11	11	9	10	11	10	11	10	10	9	8	8	7	7	6	5	3
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2
Total private dwellings	2,060	2,086	2,105	2,125	2,145	2,166	2,187	2,209	2,231	2,253	2,275	2,298	2,321	2,344	2,367	2,391	2,415	2,438	2,461	2,484	2,507
Occupied	1,844	1,867	1,884	1,902	1,920	1,939	1,958	1,978	1,998	2,018	2,038	2,059	2,080	2,101	2,122	2,143	2,164	2,185	2,206	2,227	2,248
Unoccupied	216	219	221	223	225	227	229	231	233	235	237	239	241	243	245	248	251	253	255	257	259
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

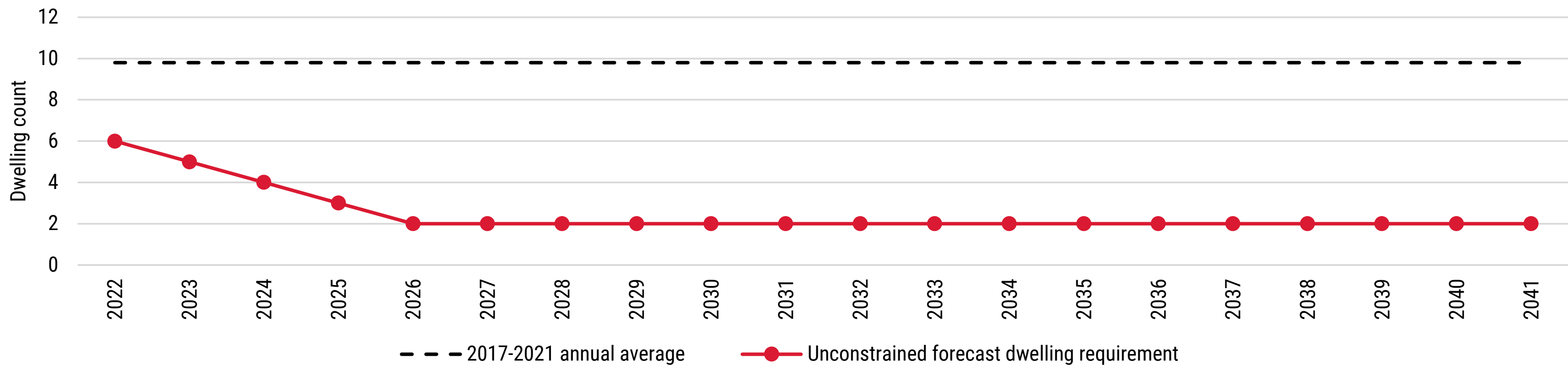


Source: REMPLAN Forecast

Dover Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	533	543	551	555	558	560	562	564	569	570	573	575	577	579	581	585	588	589	592	593	597
Net migration	18	15	13	9	8	7	6	6	9	5	7	6	6	5	5	8	8	6	8	6	8
Natural change	-8	-5	-5	-5	-5	-5	-4	-4	-4	-4	-4	-4	-4	-3	-3	-4	-5	-5	-5	-5	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	332	338	343	347	350	352	354	356	358	360	362	364	366	368	370	372	374	376	378	380	382
Occupied	259	264	268	271	273	275	277	279	281	283	285	287	289	291	293	295	297	299	301	303	305
Unoccupied	73	74	75	76	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

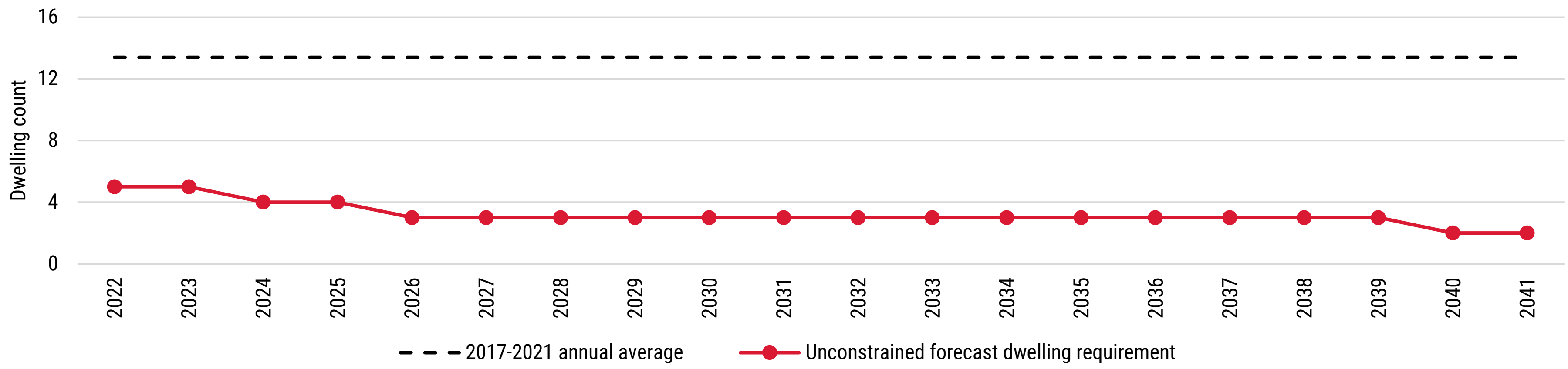


Source: REMPLAN Forecast

Eaglehawk Neck Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	397	401	405	410	415	419	422	423	426	429	430	433	435	437	439	438	441	442	443	444	447
Net migration	14	7	7	8	8	7	7	4	6	6	4	7	6	6	6	2	6	4	5	4	6
Natural change	-3	-3	-3	-3	-3	-3	-4	-3	-3	-3	-3	-4	-4	-4	-4	-3	-3	-3	-4	-3	-3
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	448	453	458	462	466	469	472	475	478	481	484	487	490	493	496	499	502	505	508	510	512
Occupied	206	208	210	212	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230
Unoccupied	242	245	248	250	252	254	256	258	260	262	264	266	268	270	272	274	276	278	280	281	282
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

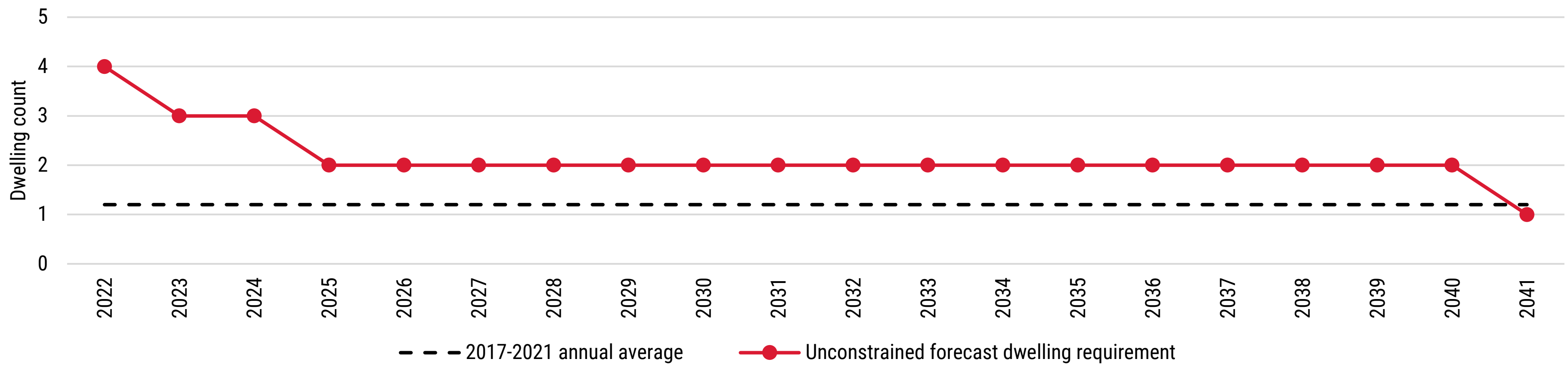


Source: REMPLAN Forecast

Franklin Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	268	272	276	280	282	284	287	290	291	295	297	298	301	305	306	307	311	312	314	318	317
Net migration	8	9	8	8	6	6	7	7	5	8	6	4	6	8	5	5	8	5	6	8	3
Natural change	-5	-5	-4	-4	-4	-4	-4	-4	-4	-4	-4	-3	-3	-4	-4	-4	-4	-4	-4	-4	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	191	195	198	201	203	205	207	209	211	213	215	217	219	221	223	225	227	229	231	233	234
Occupied	160	163	166	169	171	173	175	177	179	181	183	185	187	189	191	193	195	197	199	201	202
Unoccupied	31	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
Non-private dwellings	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Source: REMPLAN Forecast

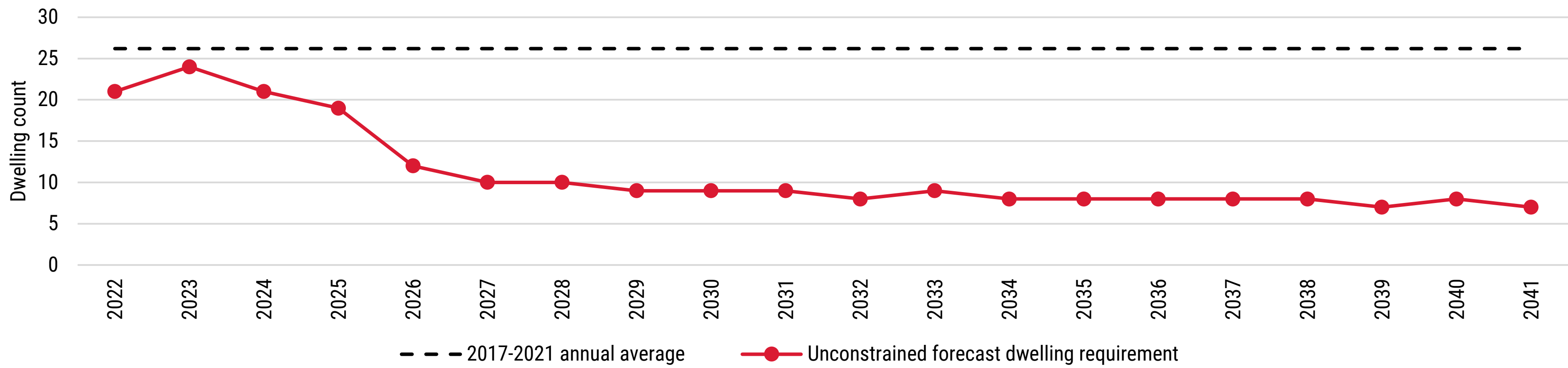


Source: REMPLAN Forecast

Gagebrook Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,829	2,873	2,913	2,950	2,978	2,989	2,997	3,010	3,019	3,020	3,024	3,031	3,037	3,038	3,039	3,041	3,038	3,033	3,034	3,039	3,043
Net migration	43	5	-1	-3	-14	-32	-34	-30	-35	-43	-40	-37	-37	-42	-41	-40	-45	-48	-42	-37	-37
Natural change	41	39	41	40	42	43	42	43	44	44	44	44	43	43	42	42	42	43	43	42	41
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2
Total private dwellings	1,135	1,156	1,180	1,201	1,220	1,232	1,242	1,252	1,261	1,270	1,279	1,287	1,296	1,304	1,312	1,320	1,328	1,336	1,343	1,351	1,358
Occupied	1,041	1,060	1,082	1,102	1,119	1,130	1,139	1,148	1,156	1,164	1,172	1,180	1,188	1,195	1,202	1,209	1,216	1,223	1,230	1,237	1,243
Unoccupied	94	96	98	99	101	102	103	104	105	106	107	107	108	109	110	111	112	113	113	114	115
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

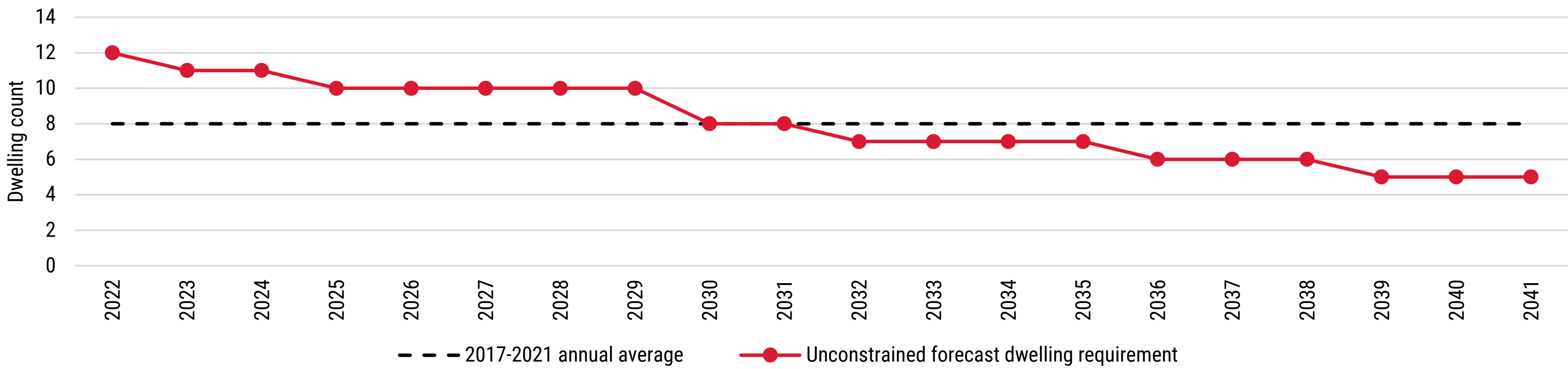


Source: REMPLAN Forecast

Geeveston-Port Huon Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	1,356	1,376	1,390	1,401	1,410	1,420	1,429	1,440	1,451	1,457	1,467	1,476	1,486	1,498	1,509	1,519	1,530	1,542	1,550	1,558	1,567
Net migration	18	16	10	8	6	7	6	8	8	4	7	7	8	10	9	8	9	10	6	6	7
Natural change	5	4	4	3	3	3	3	3	3	2	3	2	2	2	2	2	2	2	2	2	2
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	638	650	661	672	682	692	702	712	722	730	738	745	752	759	766	772	778	784	789	794	799
Occupied	587	598	608	618	627	636	645	654	663	670	677	683	689	695	701	707	713	719	724	729	734
Unoccupied	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	65	65	65	65	65	65
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

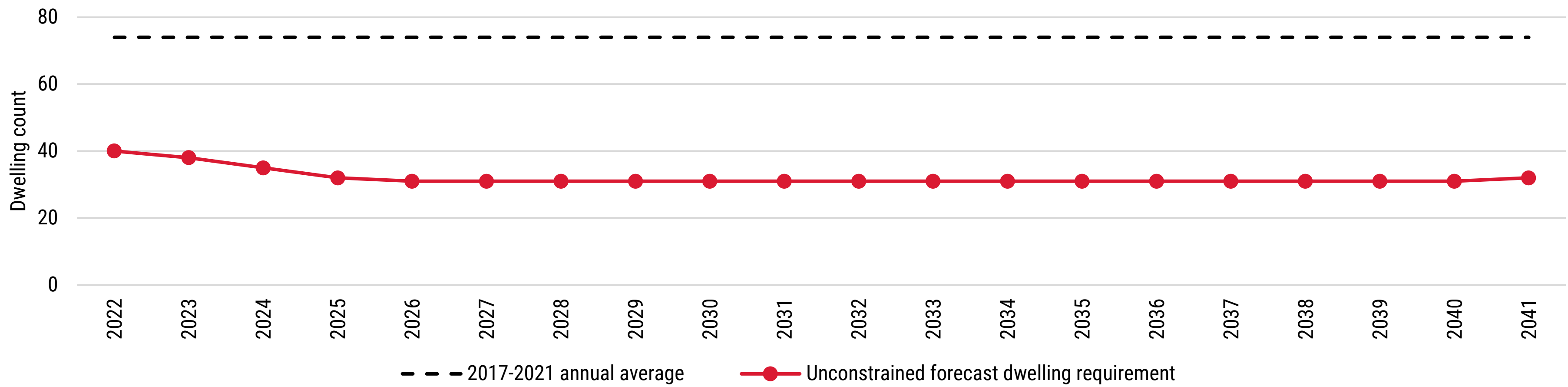


Source: REMPLAN Forecast

Glamorgan-Spring Bay Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,016	2,043	2,066	2,084	2,101	2,116	2,133	2,147	2,162	2,177	2,191	2,205	2,219	2,232	2,244	2,257	2,269	2,281	2,292	2,302	2,312
Net migration	91	30	28	26	27	24	27	26	27	29	30	28	30	30	29	31	32	32	31	31	32
Natural change	-4	-3	-5	-8	-10	-9	-10	-12	-12	-14	-16	-14	-16	-17	-17	-18	-20	-20	-20	-21	-22
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	2,135	2,175	2,213	2,248	2,280	2,311	2,342	2,373	2,404	2,435	2,466	2,497	2,528	2,559	2,590	2,621	2,652	2,683	2,714	2,745	2,777
Occupied	1,000	1,019	1,037	1,053	1,068	1,083	1,098	1,113	1,128	1,143	1,158	1,173	1,188	1,203	1,218	1,233	1,248	1,263	1,278	1,293	1,308
Unoccupied	1,135	1,156	1,176	1,195	1,212	1,228	1,244	1,260	1,276	1,292	1,308	1,324	1,340	1,356	1,372	1,388	1,404	1,420	1,436	1,452	1,469
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

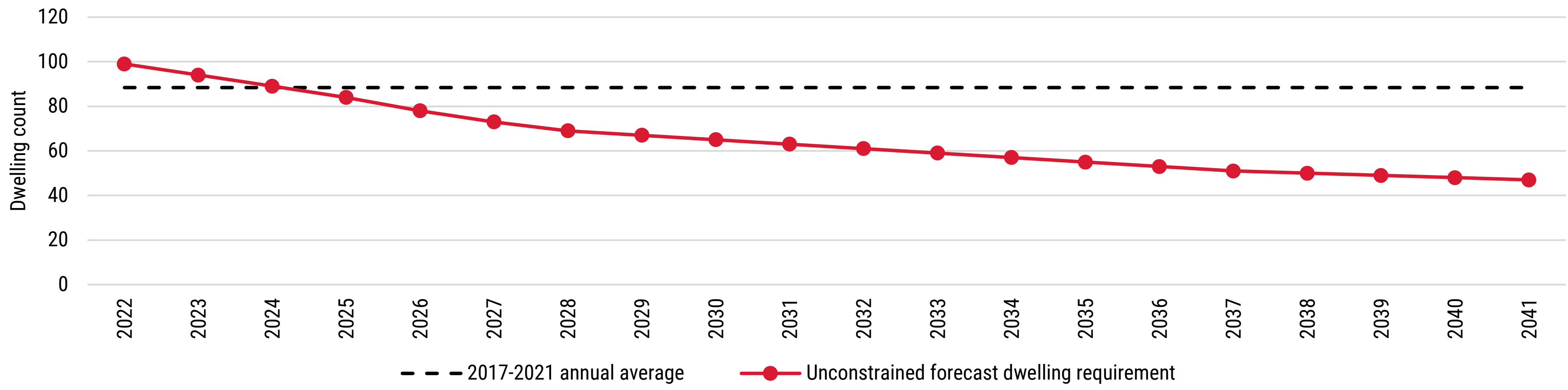


Source: REMPLAN Forecast

Huon Valley Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	12,621	12,872	13,031	13,171	13,294	13,408	13,514	13,607	13,706	13,800	13,890	13,980	14,073	14,157	14,243	14,332	14,416	14,503	14,586	14,671	14,754
Net migration	145	225	126	105	83	72	63	50	57	53	48	50	52	45	45	49	46	48	45	46	44
Natural change	32	26	33	35	40	42	43	43	42	41	42	40	41	39	41	40	38	39	38	39	39
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	6,258	6,357	6,451	6,540	6,624	6,702	6,775	6,844	6,911	6,976	7,039	7,100	7,159	7,216	7,271	7,324	7,375	7,425	7,474	7,522	7,569
Occupied	5,136	5,242	5,320	5,393	5,462	5,526	5,586	5,642	5,697	5,751	5,802	5,852	5,901	5,947	5,992	6,036	6,077	6,118	6,158	6,198	6,237
Unoccupied	1,122	1,115	1,131	1,147	1,162	1,176	1,189	1,202	1,214	1,225	1,237	1,248	1,258	1,269	1,279	1,288	1,298	1,307	1,316	1,324	1,332
Non-private dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5

Source: REMPLAN Forecast

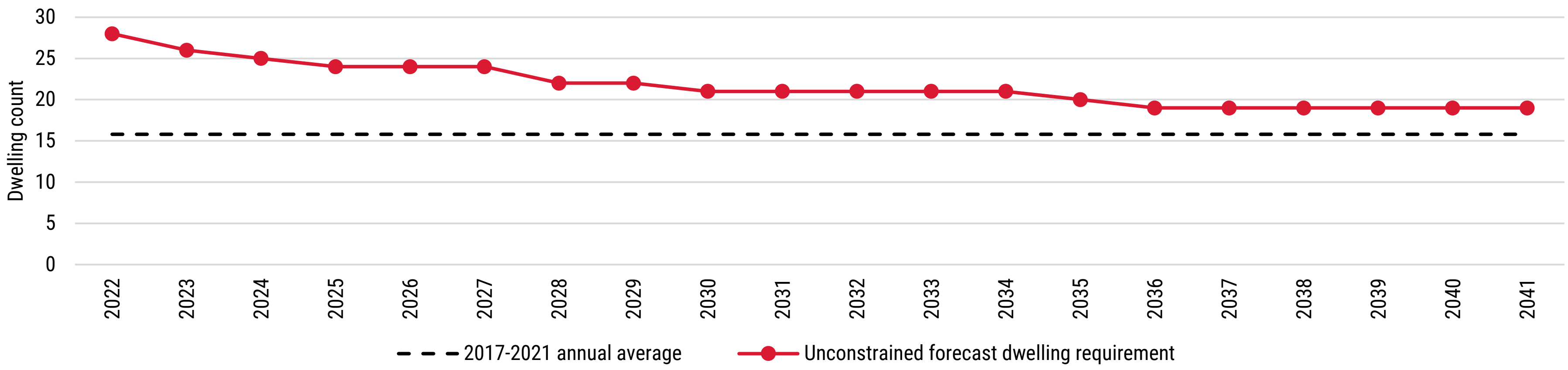


Source: REMPLAN Forecast

Huonville Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,031	2,094	2,146	2,191	2,233	2,277	2,319	2,360	2,404	2,444	2,483	2,523	2,562	2,601	2,639	2,671	2,707	2,741	2,774	2,808	2,841
Net migration	49	56	45	38	34	36	35	33	37	33	32	32	32	31	31	24	28	26	25	25	24
Natural change	8	7	7	7	8	8	7	8	7	7	7	8	7	8	7	8	8	8	8	9	9
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	920	948	974	999	1,023	1,047	1,071	1,093	1,115	1,136	1,157	1,178	1,199	1,220	1,240	1,259	1,278	1,297	1,316	1,335	1,354
Occupied	870	896	921	945	968	991	1,014	1,035	1,056	1,076	1,096	1,116	1,136	1,156	1,175	1,193	1,211	1,229	1,247	1,265	1,283
Unoccupied	50	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

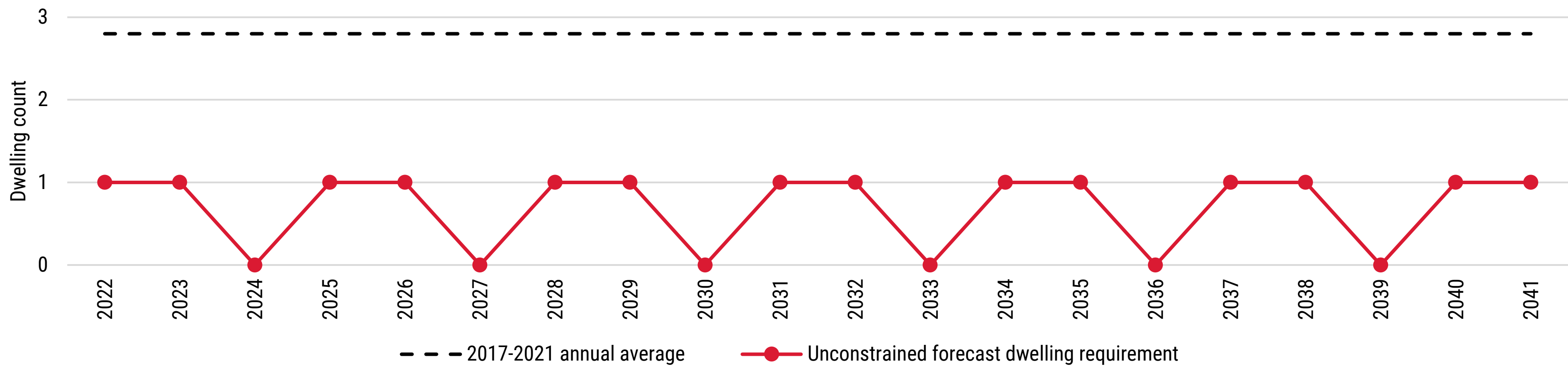


Source: REMPLAN Forecast

Kempton Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	383	386	386	384	387	388	387	389	390	388	391	391	391	391	393	393	393	396	394	395	396
Net migration	0	1	-2	-4	1	-1	-3	1	0	-3	2	-1	-1	-1	1	-2	-1	2	-3	-1	-1
Natural change	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	2	1	1	1	2	2
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	180	181	182	182	183	184	184	185	186	186	187	188	188	189	190	190	191	192	192	193	194
Occupied	155	156	157	157	158	159	159	160	161	161	162	163	163	164	165	165	166	167	167	168	169
Unoccupied	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

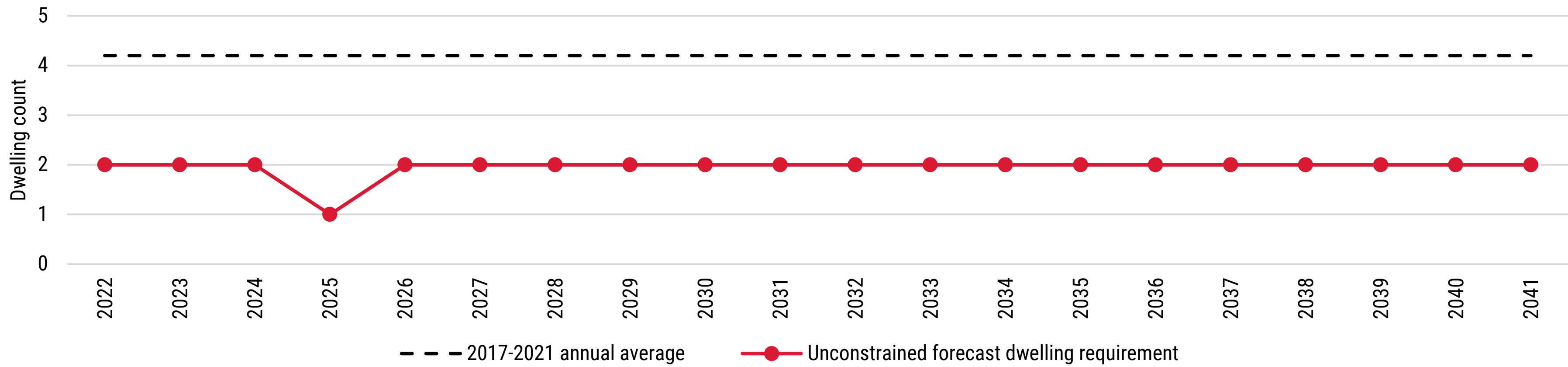


Source: REMPLAN Forecast

Kettering Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	285	289	292	296	298	302	306	311	317	320	324	329	334	338	343	348	350	355	360	365	370
Net migration	3	4	2	2	0	2	2	3	5	1	2	3	3	0	0	0	-3	1	0	-1	-1
Natural change	1	0	1	2	2	2	2	2	1	2	2	2	2	4	5	5	5	4	5	6	6
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	140	142	144	146	147	149	151	153	155	157	159	161	163	165	167	169	171	173	175	177	179
Occupied	123	125	127	129	130	132	134	136	138	140	142	144	146	148	150	152	154	156	158	160	162
Unoccupied	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

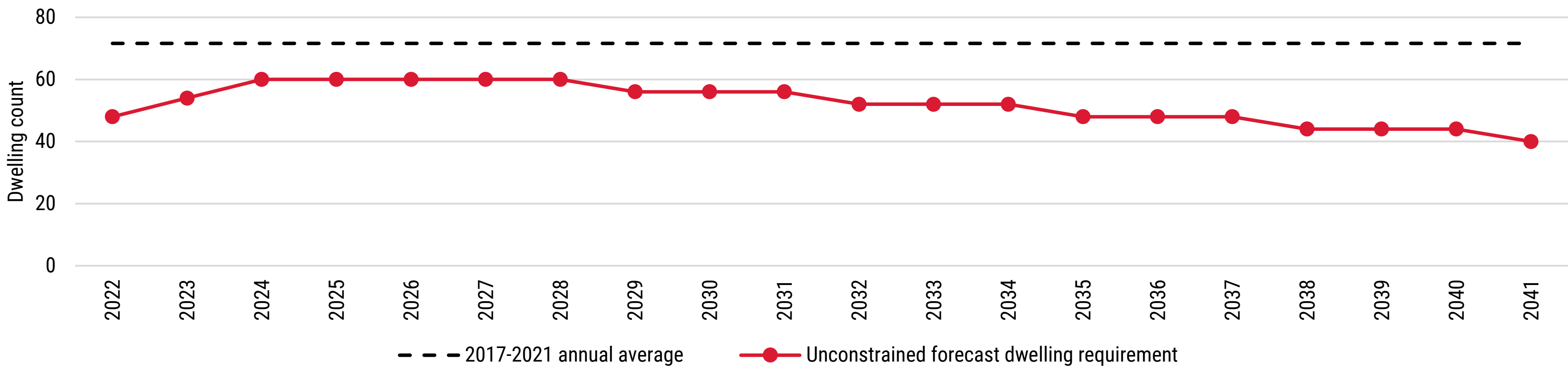


Source: REMPLAN Forecast

Kingborough Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	11,324	11,403	11,470	11,543	11,616	11,688	11,763	11,839	11,910	11,983	12,058	12,130	12,206	12,285	12,362	12,444	12,532	12,610	12,688	12,767	12,838
Net migration	-43	47	34	41	41	43	47	49	47	53	56	57	62	65	66	74	82	75	77	79	73
Natural change	37	32	33	32	32	29	28	27	24	20	19	15	14	14	11	8	6	3	1	0	-2
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	5,478	5,526	5,580	5,640	5,700	5,760	5,820	5,880	5,936	5,992	6,048	6,100	6,152	6,204	6,252	6,300	6,348	6,392	6,436	6,480	6,520
Occupied	4,373	4,411	4,454	4,502	4,550	4,598	4,646	4,694	4,739	4,784	4,829	4,871	4,913	4,955	4,993	5,031	5,069	5,104	5,139	5,174	5,206
Unoccupied	1,105	1,115	1,126	1,138	1,150	1,162	1,174	1,186	1,197	1,208	1,219	1,229	1,239	1,249	1,259	1,269	1,279	1,288	1,297	1,306	1,314
Non-private dwellings	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Source: REMPLAN Forecast



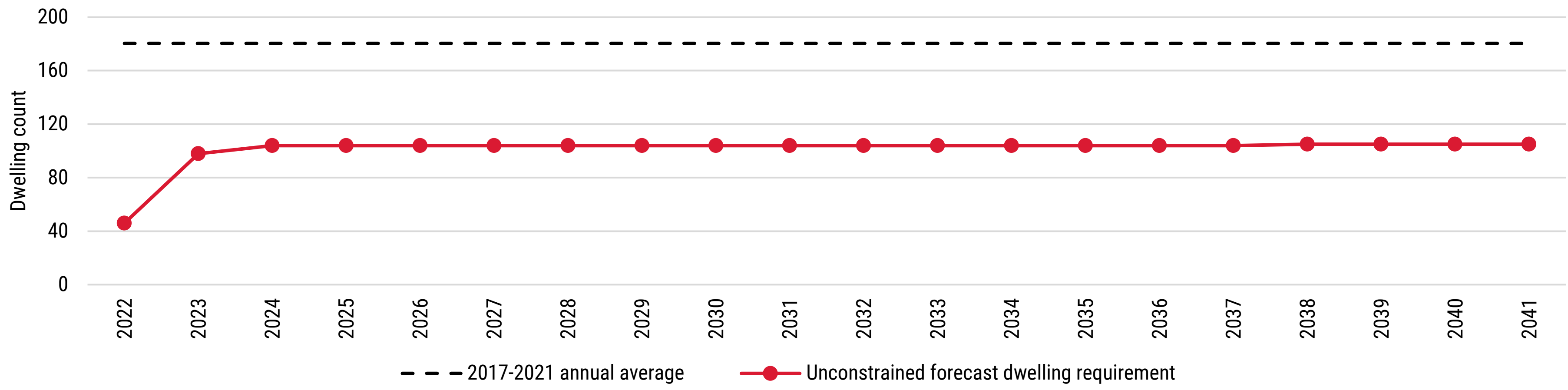
Source: REMPLAN Forecast

REMPLAN

Kingborough Metro Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	25,045	25,132	25,313	25,492	25,669	25,850	26,035	26,221	26,411	26,602	26,797	26,997	27,196	27,395	27,584	27,768	27,949	28,130	28,314	28,499	28,683
Net migration	238	7	104	111	113	123	135	139	150	154	163	171	173	176	173	174	173	176	181	188	191
Natural change	84	80	77	68	64	58	50	47	40	37	32	29	26	23	16	10	8	5	3	-3	-7
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	10,773	10,819	10,917	11,021	11,125	11,229	11,333	11,437	11,541	11,645	11,749	11,853	11,957	12,061	12,165	12,269	12,373	12,478	12,583	12,688	12,793
Occupied	10,194	10,238	10,331	10,429	10,527	10,625	10,723	10,821	10,919	11,017	11,115	11,213	11,311	11,409	11,507	11,605	11,703	11,802	11,901	12,000	12,099
Unoccupied	579	581	586	592	598	604	610	616	622	628	634	640	646	652	658	664	670	676	682	688	694
Non-private dwellings	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Source: REMPLAN Forecast

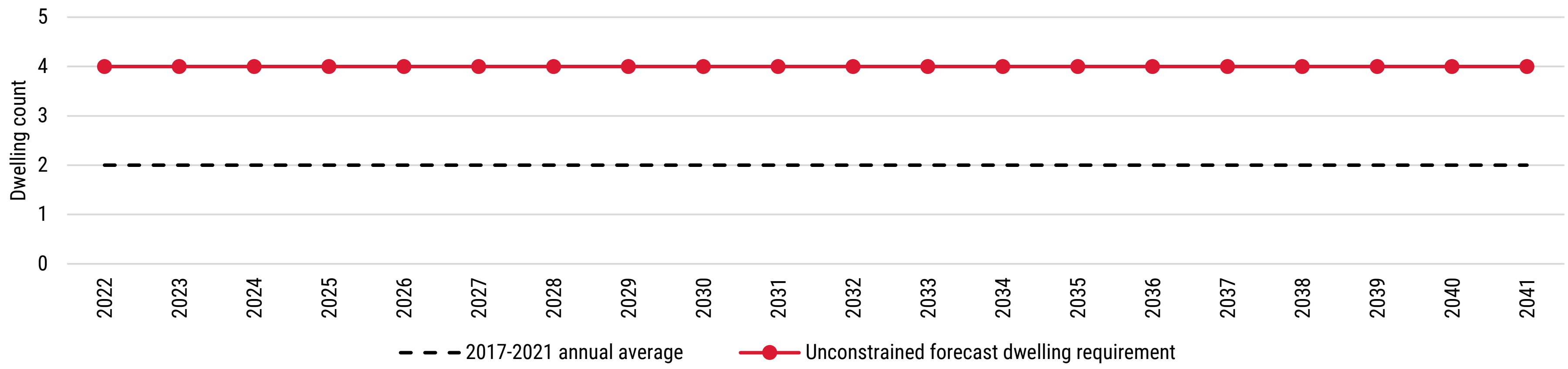


Source: REMPLAN Forecast

Lauderdale Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,512	2,520	2,526	2,535	2,542	2,549	2,555	2,562	2,569	2,578	2,584	2,592	2,601	2,607	2,616	2,625	2,630	2,638	2,646	2,654	2,660
Net migration	34	2	-1	3	0	2	1	3	1	3	1	4	5	3	8	8	4	5	5	7	4
Natural change	9	6	7	6	7	5	5	4	6	6	5	4	4	3	1	1	1	3	3	1	2
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	1,026	1,030	1,034	1,038	1,042	1,046	1,050	1,054	1,058	1,062	1,066	1,070	1,074	1,078	1,082	1,086	1,090	1,094	1,098	1,102	1,106
Occupied	969	973	977	981	985	989	993	997	1,001	1,005	1,009	1,013	1,017	1,021	1,025	1,029	1,033	1,037	1,041	1,045	1,049
Unoccupied	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

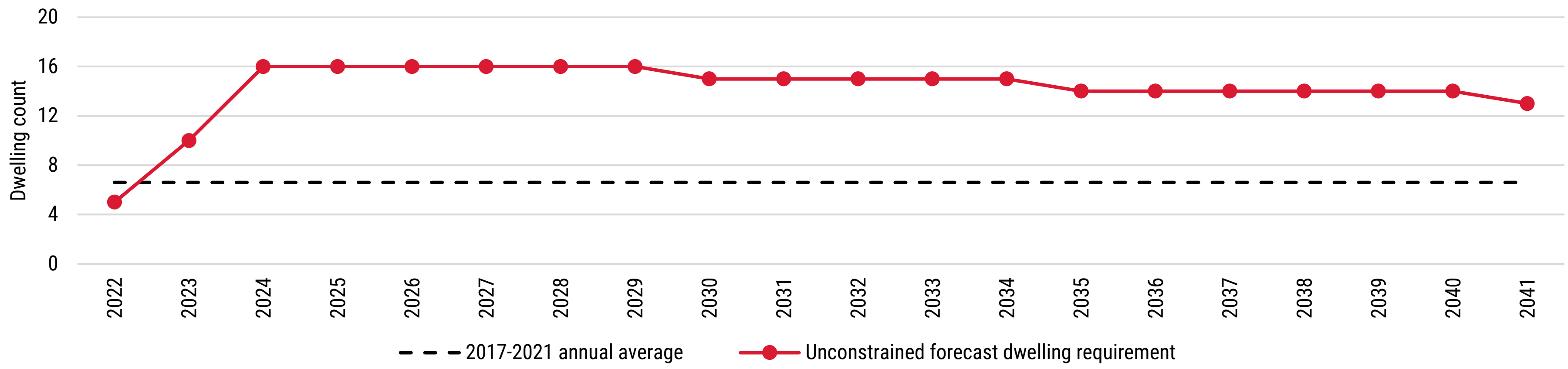


Source: REMPLAN Forecast

Margate Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,430	2,440	2,456	2,488	2,517	2,543	2,570	2,590	2,614	2,638	2,662	2,687	2,717	2,746	2,777	2,804	2,830	2,858	2,884	2,913	2,939
Net migration	-24	-2	6	23	22	18	21	14	18	18	19	19	24	24	27	21	20	23	21	24	21
Natural change	13	12	10	9	7	8	6	6	6	6	5	6	6	5	4	6	6	5	5	5	5
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	935	940	950	966	982	998	1,014	1,030	1,046	1,061	1,076	1,091	1,106	1,121	1,135	1,149	1,163	1,177	1,191	1,205	1,218
Occupied	903	908	918	933	948	963	978	993	1,008	1,022	1,036	1,050	1,064	1,078	1,092	1,106	1,120	1,134	1,148	1,162	1,175
Unoccupied	32	32	32	33	34	35	36	37	38	39	40	41	42	43	43	43	43	43	43	43	43
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

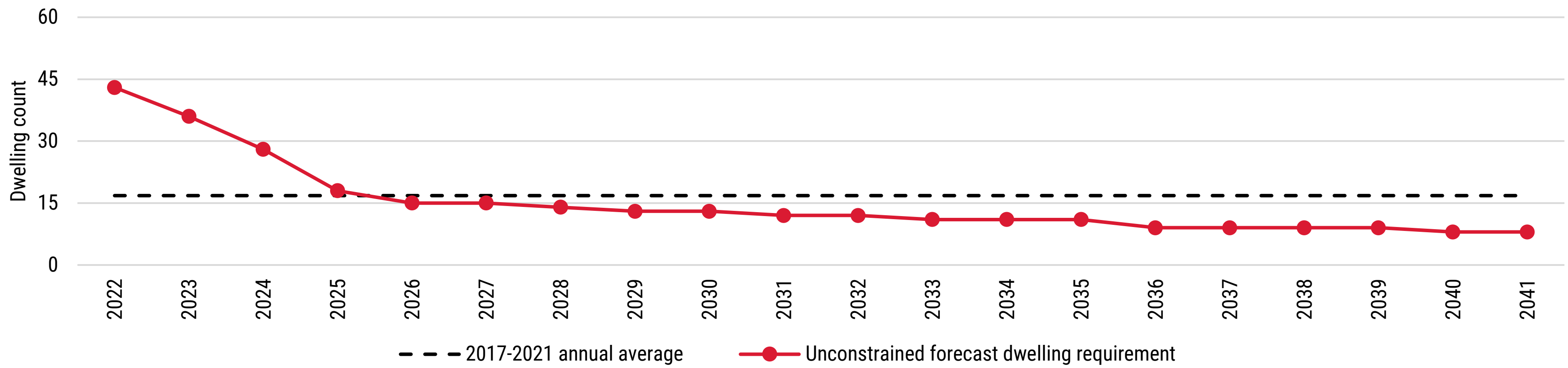


Source: REMPLAN Forecast

Midway Point Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	3,429	3,534	3,623	3,693	3,737	3,761	3,784	3,805	3,823	3,843	3,860	3,878	3,896	3,908	3,920	3,934	3,944	3,956	3,966	3,975	3,984
Net migration	9	83	66	47	20	1	0	-2	-3	-2	-3	-3	-2	-7	-9	-6	-8	-5	-6	-8	-7
Natural change	23	22	23	23	24	23	23	23	21	22	20	21	20	19	21	20	18	17	16	17	16
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2
Total private dwellings	1,397	1,440	1,476	1,504	1,522	1,537	1,552	1,566	1,579	1,592	1,604	1,616	1,627	1,638	1,649	1,658	1,667	1,676	1,685	1,693	1,701
Occupied	1,333	1,374	1,408	1,435	1,452	1,466	1,480	1,493	1,505	1,517	1,528	1,539	1,549	1,559	1,569	1,578	1,587	1,596	1,605	1,613	1,621
Unoccupied	64	66	68	69	70	71	72	73	74	75	76	77	78	79	80	80	80	80	80	80	80
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

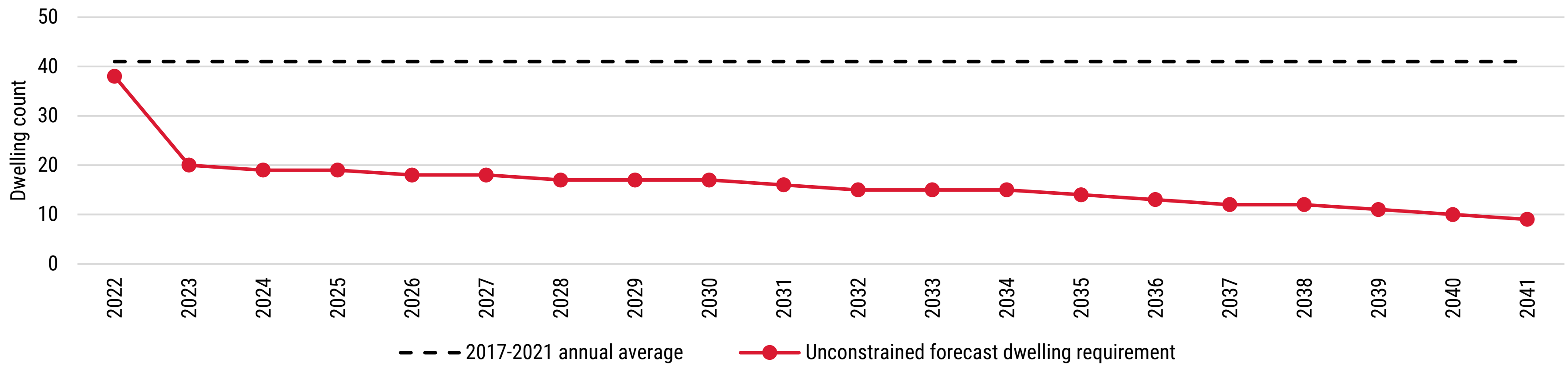


Source: REMPLAN Forecast

New Norfolk Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	6,243	6,334	6,376	6,409	6,438	6,461	6,484	6,504	6,529	6,549	6,575	6,598	6,622	6,647	6,665	6,682	6,705	6,729	6,752	6,774	6,788
Net migration	66	90	40	34	32	28	30	31	40	36	43	42	41	43	37	36	43	45	46	47	39
Natural change	10	1	2	-1	-3	-5	-7	-11	-15	-16	-17	-19	-17	-18	-19	-19	-20	-21	-23	-25	-25
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	2,798	2,836	2,856	2,875	2,894	2,912	2,930	2,947	2,964	2,981	2,997	3,012	3,027	3,042	3,056	3,069	3,081	3,093	3,104	3,114	3,123
Occupied	2,655	2,691	2,710	2,728	2,746	2,763	2,780	2,796	2,812	2,828	2,843	2,857	2,871	2,885	2,898	2,910	2,921	2,932	2,942	2,951	2,960
Unoccupied	143	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	163
Non-private dwellings	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Source: REMPLAN Forecast

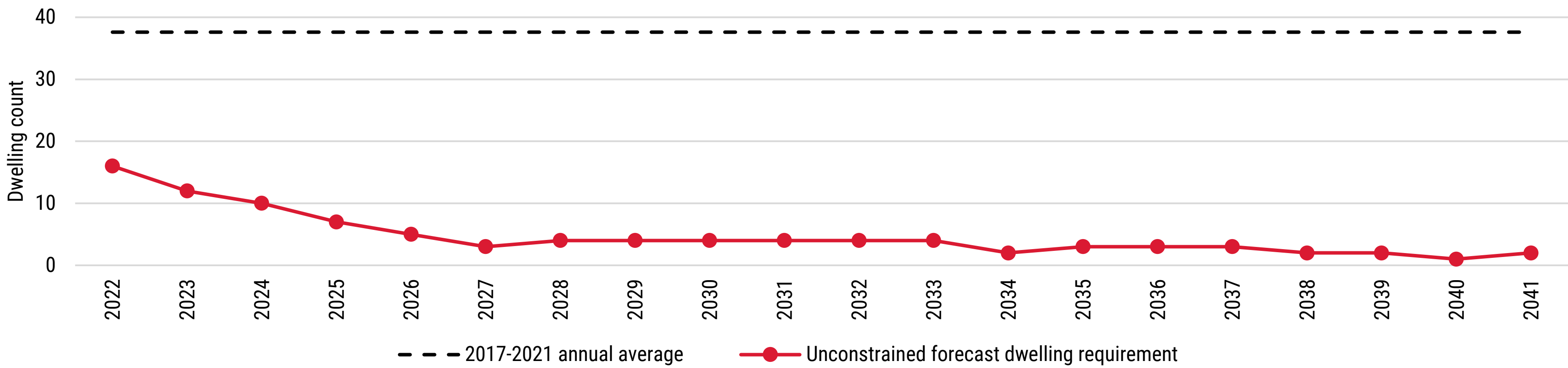


Source: REMPLAN Forecast

Nubeena-White Beach Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	676	689	698	704	712	716	719	722	728	730	734	739	746	747	748	751	752	756	757	759	762
Net migration	31	16	11	8	10	8	7	6	9	7	9	10	13	7	7	9	7	10	7	8	10
Natural change	-5	-3	-2	-2	-2	-4	-4	-3	-3	-5	-5	-5	-6	-6	-6	-6	-6	-6	-6	-6	-7
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	844	860	872	882	889	894	897	901	905	909	913	917	921	923	926	929	932	934	936	937	939
Occupied	354	361	366	370	373	375	377	379	381	383	385	387	389	390	391	392	393	394	395	396	397
Unoccupied	490	499	506	512	516	519	520	522	524	526	528	530	532	533	535	537	539	540	541	541	542
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

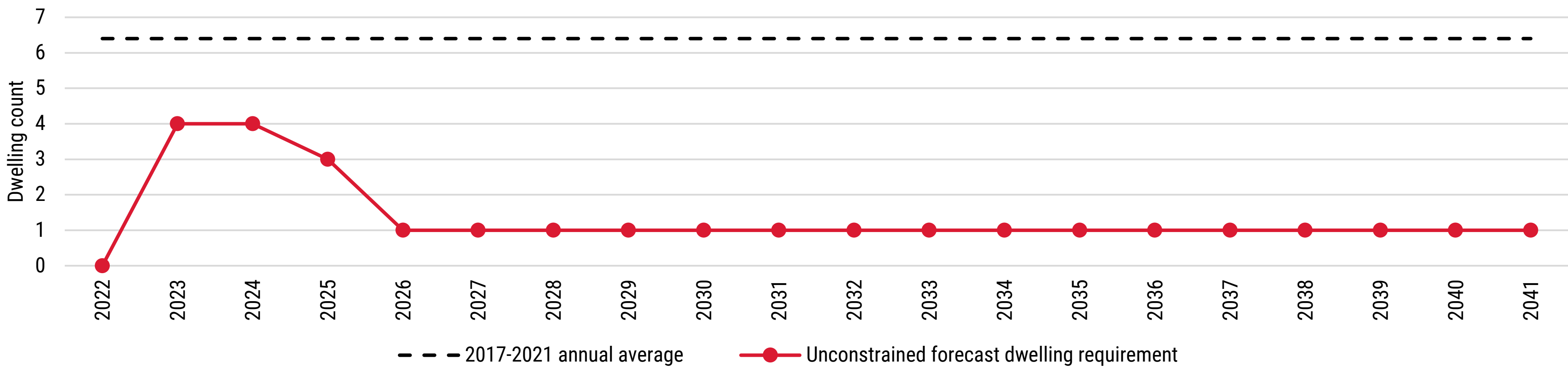


Source: REMPLAN Forecast

Oatlands Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	576	567	575	582	589	593	596	599	604	608	611	614	619	622	627	629	634	637	641	645	649
Net migration	19	-2	14	14	12	10	8	9	11	9	9	8	9	8	9	8	11	9	10	11	10
Natural change	-8	-7	-6	-7	-5	-6	-5	-6	-6	-5	-6	-5	-4	-5	-4	-6	-6	-6	-6	-7	-6
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	326	326	330	334	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353
Occupied	276	270	273	276	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295
Unoccupied	50	56	57	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58	58
Non-private dwellings	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Source: REMPLAN Forecast

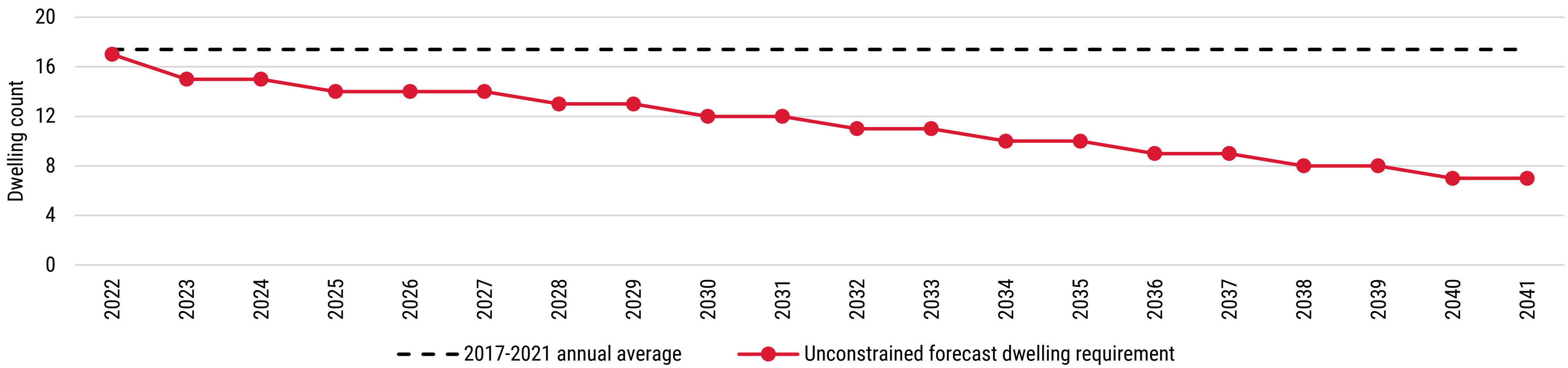


Source: REMPLAN Forecast

Old Beach Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	3,156	3,195	3,228	3,257	3,284	3,307	3,330	3,357	3,379	3,401	3,421	3,445	3,468	3,491	3,507	3,528	3,543	3,559	3,577	3,590	3,599
Net migration	9	21	15	11	8	5	6	10	6	7	7	12	11	12	5	12	7	7	9	5	2
Natural change	19	18	18	18	19	18	17	17	16	15	13	12	12	11	11	9	8	9	9	8	7
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	2	2
Total private dwellings	1,252	1,269	1,284	1,299	1,313	1,327	1,341	1,354	1,367	1,379	1,391	1,402	1,413	1,423	1,433	1,442	1,451	1,459	1,467	1,474	1,481
Occupied	1,212	1,228	1,243	1,257	1,271	1,285	1,298	1,311	1,323	1,335	1,346	1,357	1,367	1,377	1,386	1,395	1,403	1,411	1,419	1,426	1,433
Unoccupied	40	41	41	42	42	42	43	43	44	44	45	45	46	46	47	47	48	48	48	48	48
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

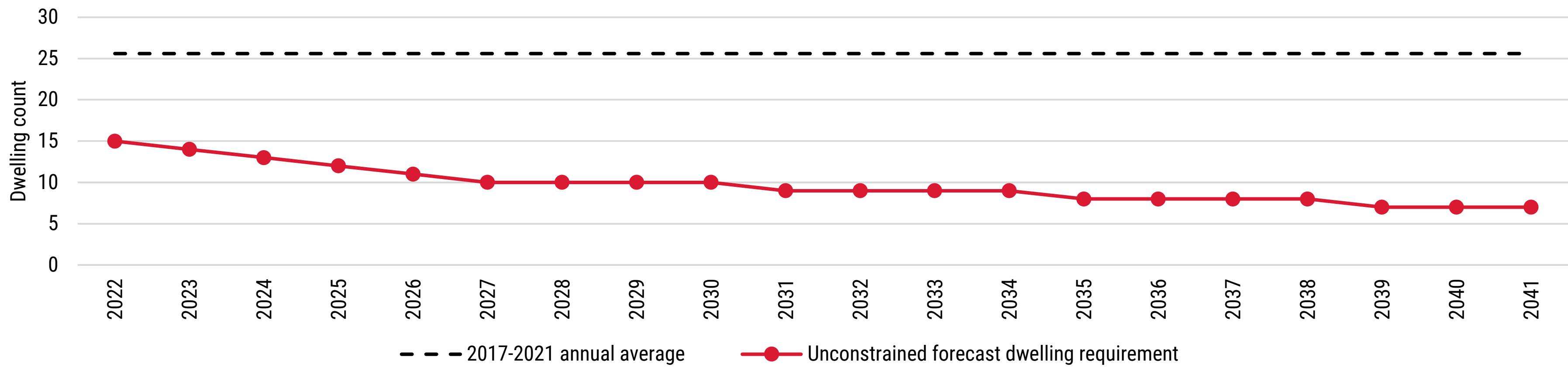


Source: REMPLAN Forecast

Orford Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	639	648	658	665	672	679	685	690	695	701	706	711	716	721	727	731	737	742	745	747	751
Net migration	16	12	13	11	11	11	11	10	11	11	10	10	11	11	12	9	12	11	10	8	10
Natural change	-4	-3	-3	-4	-4	-4	-5	-5	-6	-5	-5	-5	-6	-6	-6	-5	-6	-6	-7	-6	-6
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	997	1,012	1,026	1,039	1,051	1,062	1,072	1,082	1,092	1,102	1,111	1,120	1,129	1,138	1,146	1,154	1,162	1,170	1,177	1,184	1,191
Occupied	348	353	358	363	367	371	374	377	380	383	386	389	392	395	398	401	404	407	409	411	413
Unoccupied	649	659	668	676	684	691	698	705	712	719	725	731	737	743	748	753	758	763	768	773	778
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

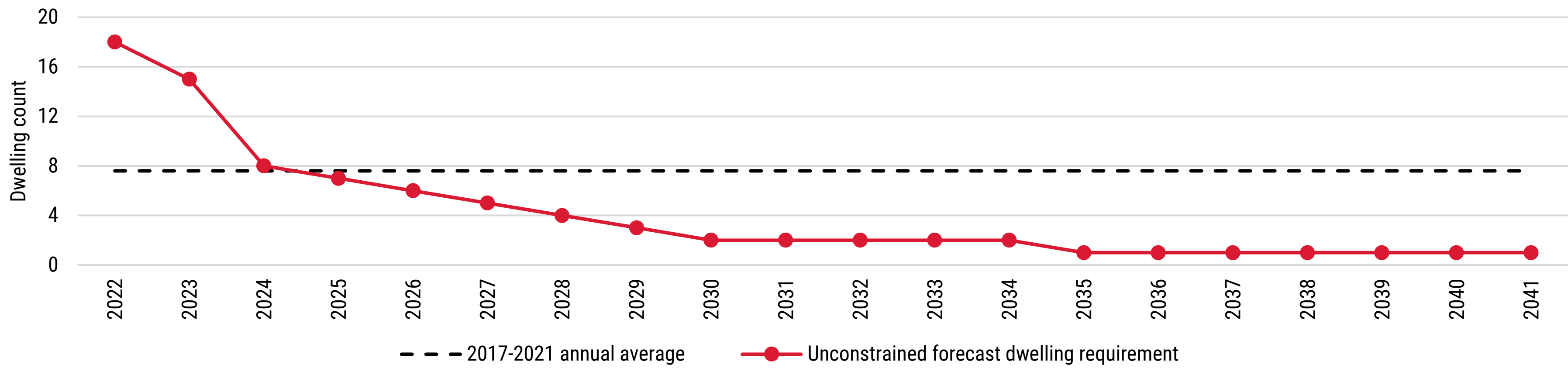


Source: REMPLAN Forecast

Ranelagh Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	917	959	995	1,011	1,027	1,038	1,049	1,054	1,057	1,058	1,059	1,060	1,061	1,061	1,058	1,058	1,054	1,054	1,052	1,048	1,048
Net migration	40	33	27	6	6	0	1	-5	-6	-8	-8	-8	-7	-9	-11	-7	-11	-7	-9	-11	-7
Natural change	8	9	9	10	10	11	10	10	9	9	9	9	8	9	8	7	7	7	7	7	7
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	347	365	380	388	395	401	406	410	413	415	417	419	421	423	424	425	426	427	428	429	430
Occupied	336	353	368	376	383	389	394	398	401	403	405	407	409	411	412	413	414	415	416	417	418
Unoccupied	11	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

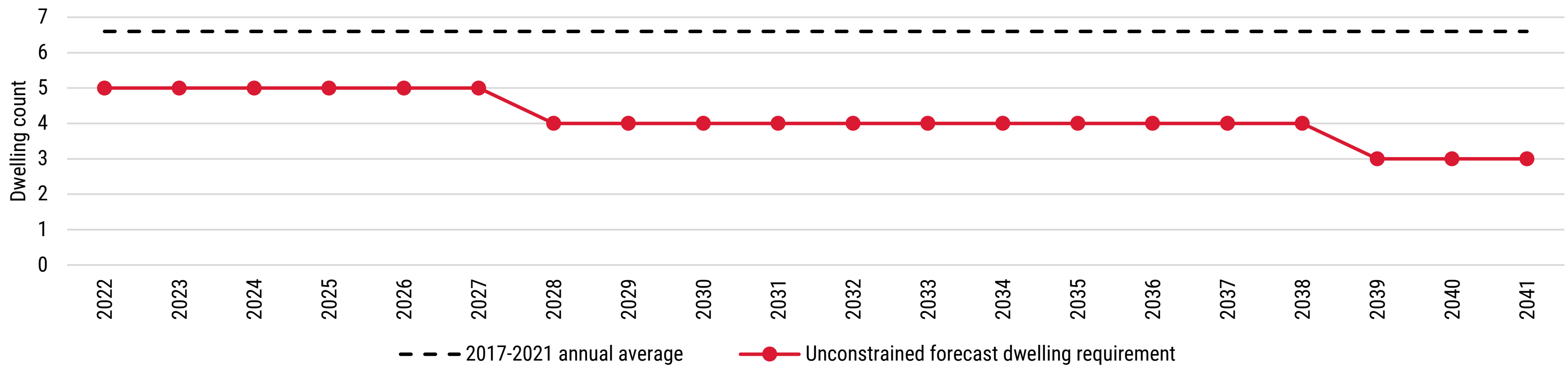


Source: REMPLAN Forecast

Richmond Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	935	946	956	965	976	987	996	1,004	1,012	1,020	1,027	1,036	1,043	1,053	1,061	1,069	1,078	1,086	1,093	1,099	1,105
Net migration	-8	13	12	11	14	14	13	12	12	12	10	14	11	16	14	14	16	15	13	13	14
Natural change	-2	-2	-2	-2	-3	-3	-4	-4	-4	-4	-3	-5	-4	-6	-6	-6	-7	-7	-6	-7	-8
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	457	462	467	472	477	482	487	491	495	499	503	507	511	515	519	523	527	531	534	537	540
Occupied	424	429	434	439	444	449	454	458	462	466	470	474	478	482	486	490	494	498	501	504	507
Unoccupied	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33	33
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

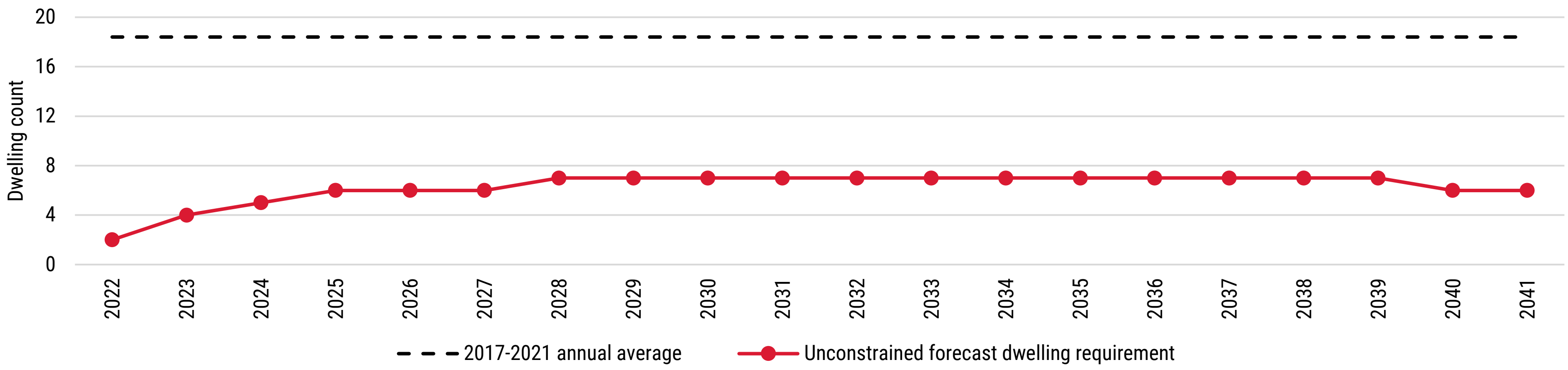


Source: REMPLAN Forecast

Snug Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	1,731	1,736	1,743	1,753	1,764	1,774	1,782	1,794	1,809	1,821	1,832	1,844	1,857	1,873	1,887	1,899	1,912	1,926	1,937	1,948	1,958
Net migration	33	9	10	13	14	12	10	13	17	13	12	14	16	19	18	16	18	18	14	14	14
Natural change	-3	-4	-3	-3	-3	-2	-2	-1	-2	-1	-1	-2	-3	-3	-4	-4	-5	-4	-3	-3	-4
Persons per dwelling	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Total private dwellings	680	682	686	691	697	703	709	716	723	730	737	744	751	758	765	772	779	786	793	799	805
Occupied	623	625	629	634	639	644	649	655	661	667	673	679	685	691	697	703	709	715	721	726	731
Unoccupied	57	57	57	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

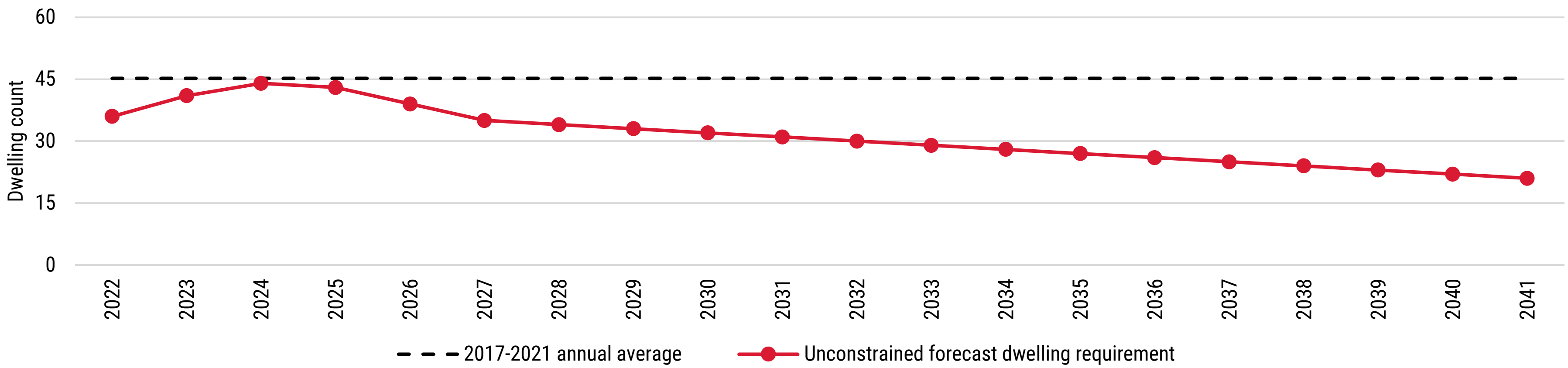


Source: REMPLAN Forecast

Sorell Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	2,724	2,797	2,879	2,968	3,052	3,125	3,189	3,248	3,306	3,364	3,423	3,481	3,537	3,590	3,640	3,688	3,737	3,786	3,831	3,873	3,909
Net migration	83	71	81	89	84	74	67	63	63	65	67	67	65	62	61	60	62	63	60	57	53
Natural change	-2	2	1	0	0	-1	-3	-4	-5	-7	-8	-9	-9	-9	-11	-12	-13	-14	-15	-15	-17
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	1,294	1,330	1,371	1,415	1,458	1,497	1,532	1,566	1,599	1,631	1,662	1,692	1,721	1,749	1,776	1,802	1,827	1,851	1,874	1,896	1,917
Occupied	1,234	1,268	1,307	1,349	1,390	1,427	1,460	1,492	1,523	1,554	1,584	1,613	1,641	1,668	1,694	1,719	1,743	1,766	1,788	1,809	1,829
Unoccupied	60	62	64	66	68	70	72	74	76	77	78	79	80	81	82	83	84	85	86	87	88
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

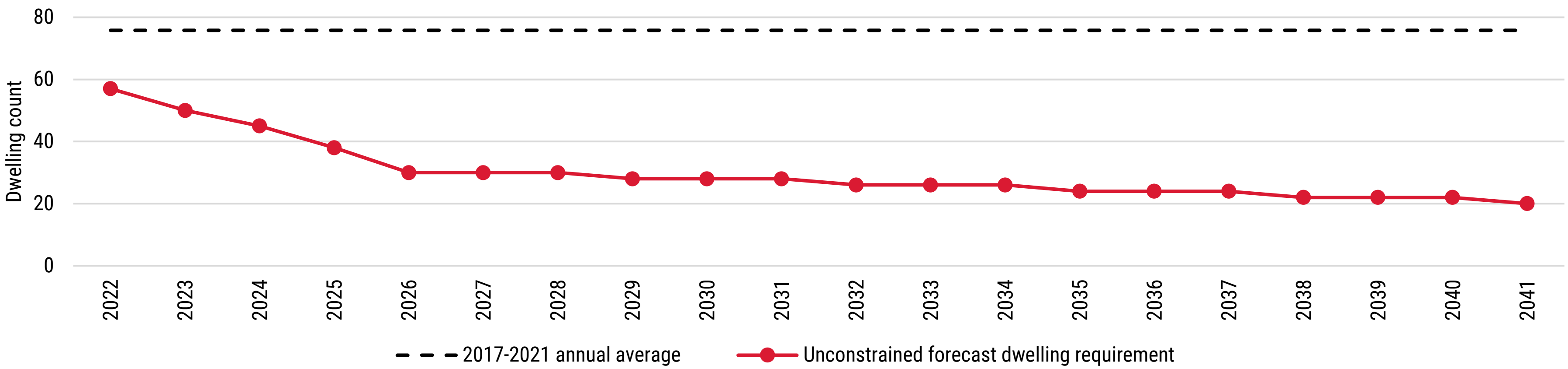


Source: REMPLAN Forecast

Sorell Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	4,799	4,910	4,988	5,048	5,099	5,136	5,181	5,226	5,264	5,303	5,342	5,380	5,417	5,461	5,502	5,542	5,583	5,619	5,656	5,696	5,729
Net migration	77	88	54	35	26	13	21	21	16	18	20	21	22	31	28	27	27	23	25	28	23
Natural change	23	23	24	25	25	24	24	24	22	21	19	17	15	13	13	13	14	13	12	12	10
Persons per dwelling	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	2,168	2,225	2,275	2,320	2,358	2,388	2,418	2,448	2,476	2,504	2,532	2,558	2,584	2,610	2,634	2,658	2,682	2,704	2,726	2,748	2,768
Occupied	1,894	1,944	1,988	2,027	2,060	2,086	2,112	2,138	2,162	2,186	2,210	2,233	2,256	2,279	2,300	2,321	2,342	2,361	2,380	2,399	2,416
Unoccupied	274	281	287	293	298	302	306	310	314	318	322	325	328	331	334	337	340	343	346	349	352
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

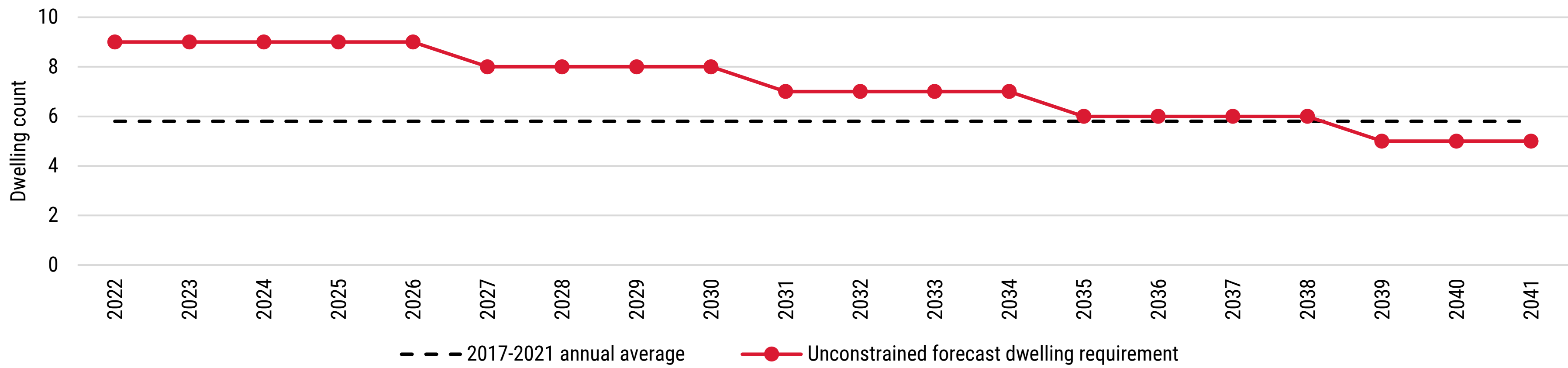


Source: REMPLAN Forecast

South Arm-Opossum Bay Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	1,358	1,371	1,382	1,394	1,404	1,416	1,426	1,437	1,448	1,457	1,464	1,473	1,479	1,488	1,494	1,502	1,510	1,518	1,523	1,528	1,532
Net migration	-3	10	7	9	9	11	10	12	12	10	9	11	8	12	10	11	12	12	10	10	8
Natural change	3	3	4	3	1	1	0	-1	-1	-1	-2	-2	-2	-3	-4	-3	-4	-4	-5	-5	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	801	810	819	828	837	846	854	862	870	878	885	892	899	906	912	918	924	930	935	940	945
Occupied	606	613	620	627	634	641	647	653	659	665	670	675	680	685	690	695	700	705	709	713	717
Unoccupied	195	197	199	201	203	205	207	209	211	213	215	217	219	221	222	223	224	225	226	227	228
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

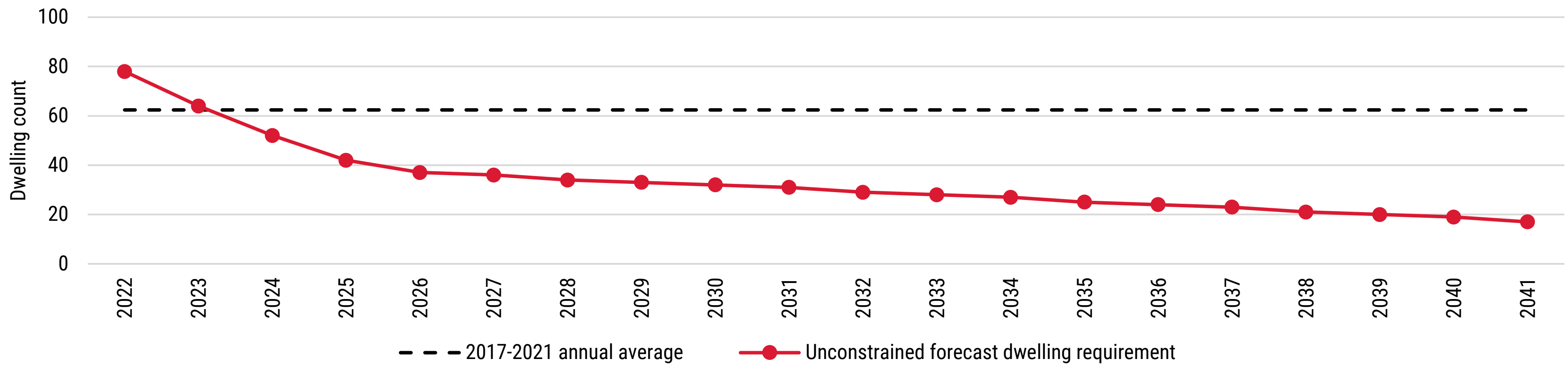


Source: REMPLAN Forecast

Southern Beaches Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	6,023	6,147	6,235	6,297	6,341	6,381	6,420	6,457	6,494	6,530	6,569	6,605	6,641	6,673	6,701	6,729	6,754	6,781	6,810	6,837	6,863
Net migration	90	94	58	34	16	12	14	13	15	17	22	22	22	20	16	16	16	19	21	21	21
Natural change	32	30	30	28	28	28	25	24	22	19	17	14	14	12	12	12	9	8	8	6	5
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	3,583	3,661	3,725	3,777	3,819	3,856	3,892	3,926	3,959	3,991	4,022	4,051	4,079	4,106	4,131	4,155	4,178	4,199	4,219	4,238	4,255
Occupied	2,713	2,772	2,820	2,859	2,891	2,919	2,946	2,972	2,997	3,021	3,044	3,066	3,087	3,107	3,126	3,144	3,161	3,177	3,192	3,206	3,219
Unoccupied	870	889	905	918	928	937	946	954	962	970	978	985	992	999	1,005	1,011	1,017	1,022	1,027	1,032	1,036
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

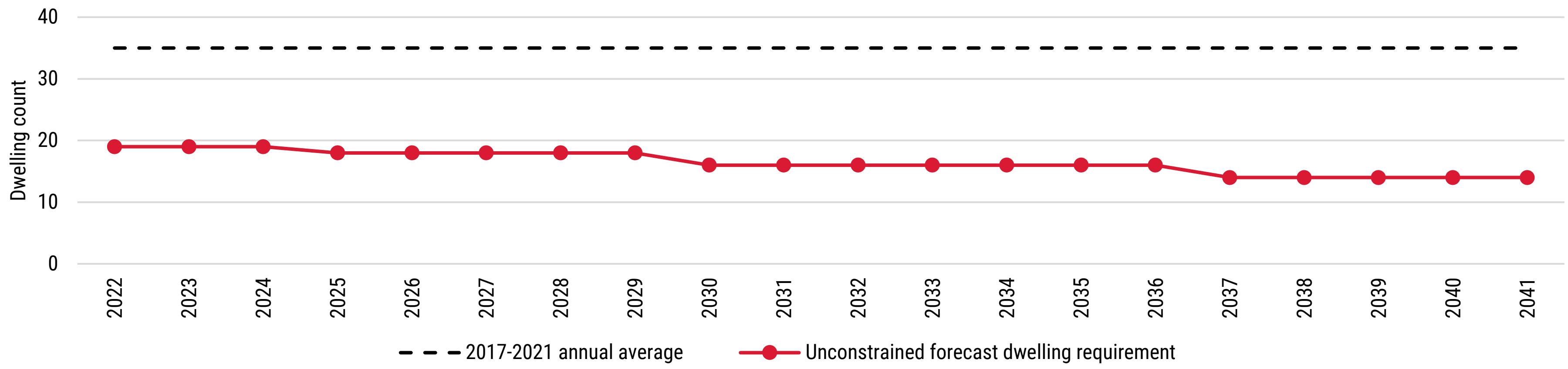


Source: REMPLAN Forecast

Southern Midlands Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	4,773	4,804	4,835	4,867	4,894	4,922	4,950	4,977	5,006	5,027	5,050	5,073	5,095	5,115	5,137	5,159	5,176	5,191	5,207	5,224	5,241
Net migration	34	10	9	12	8	10	11	11	14	6	8	7	6	4	9	9	4	1	1	5	6
Natural change	20	21	22	20	19	18	17	16	15	15	15	16	16	16	13	13	13	14	15	12	11
Persons per dwelling	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	2,164	2,183	2,202	2,221	2,239	2,257	2,275	2,293	2,311	2,327	2,343	2,359	2,375	2,391	2,407	2,423	2,437	2,451	2,465	2,479	2,493
Occupied	1,895	1,912	1,929	1,946	1,962	1,978	1,994	2,010	2,026	2,040	2,054	2,068	2,082	2,096	2,110	2,124	2,136	2,148	2,160	2,172	2,184
Unoccupied	269	271	273	275	277	279	281	283	285	287	289	291	293	295	297	299	301	303	305	307	309
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

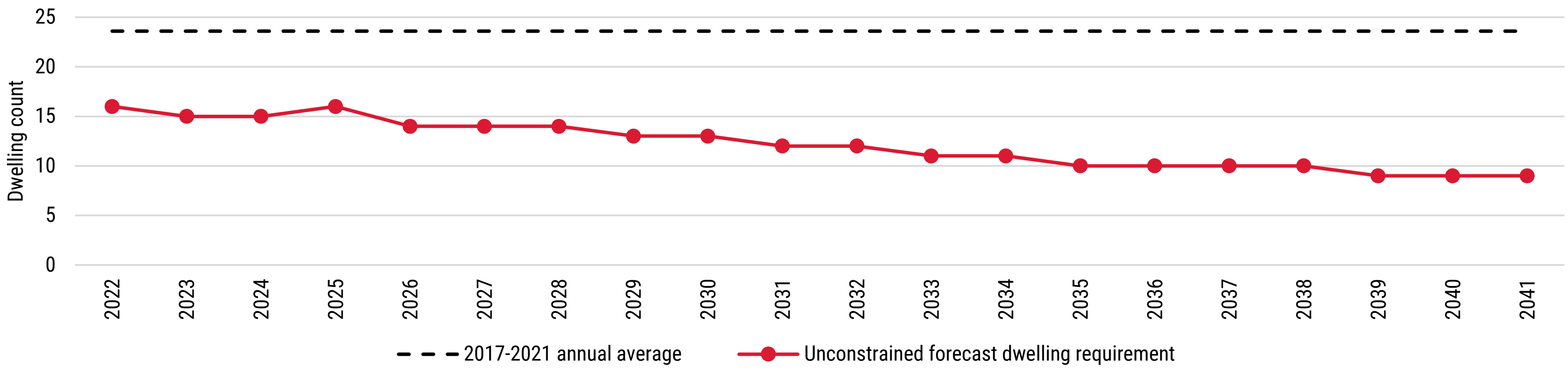


Source: REMPLAN Forecast

Swansea Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	812	824	835	848	861	871	882	893	901	910	919	927	934	941	948	954	960	967	970	974	978
Net migration	5	10	9	12	14	11	13	14	11	14	14	13	12	10	10	12	11	13	7	8	8
Natural change	2	2	2	1	-1	-1	-2	-3	-3	-5	-5	-5	-5	-3	-3	-6	-5	-6	-4	-4	-4
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	801	817	832	847	863	877	891	905	918	931	943	955	966	977	987	997	1,007	1,017	1,026	1,035	1,044
Occupied	392	400	407	414	422	429	436	443	449	455	461	467	472	477	482	487	492	497	501	505	509
Unoccupied	409	417	425	433	441	448	455	462	469	476	482	488	494	500	505	510	515	520	525	530	535
Non-private dwellings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Source: REMPLAN Forecast

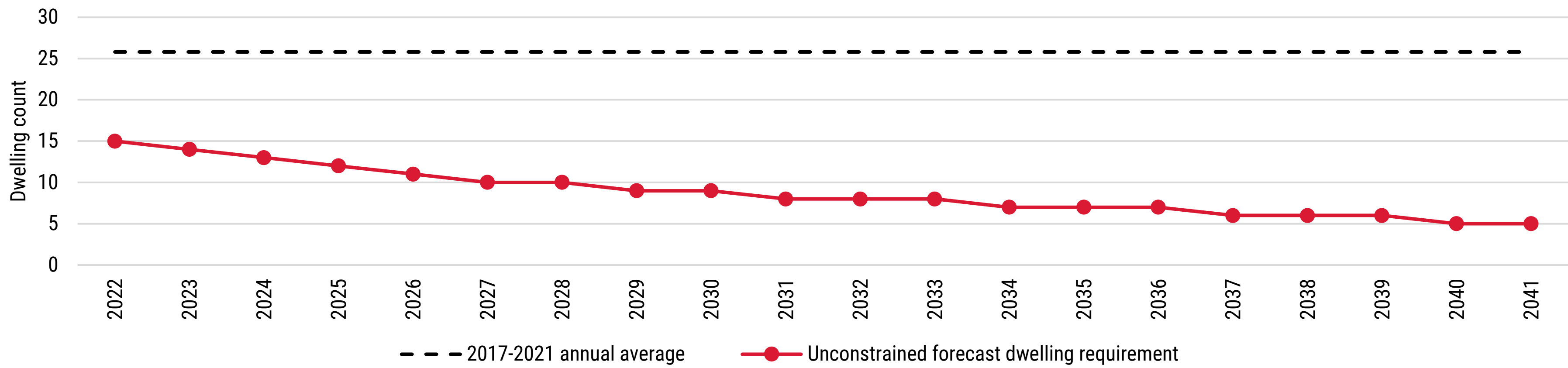


Source: REMPLAN Forecast

Tasman Balance Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	1,570	1,585	1,599	1,612	1,623	1,634	1,643	1,652	1,659	1,667	1,674	1,679	1,686	1,691	1,697	1,702	1,707	1,711	1,714	1,719	1,723
Net migration	31	25	24	23	21	22	20	21	19	21	21	20	22	22	25	24	24	24	23	26	25
Natural change	-10	-10	-10	-10	-10	-11	-11	-12	-12	-13	-14	-15	-15	-17	-19	-19	-19	-20	-20	-21	-21
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	1,460	1,475	1,489	1,502	1,514	1,525	1,535	1,545	1,554	1,563	1,571	1,579	1,587	1,594	1,601	1,608	1,614	1,620	1,626	1,631	1,636
Occupied	797	805	813	820	827	833	838	843	848	853	857	861	865	869	873	877	880	883	886	889	892
Unoccupied	663	670	676	682	687	692	697	702	706	710	714	718	722	725	728	731	734	737	740	742	744
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast

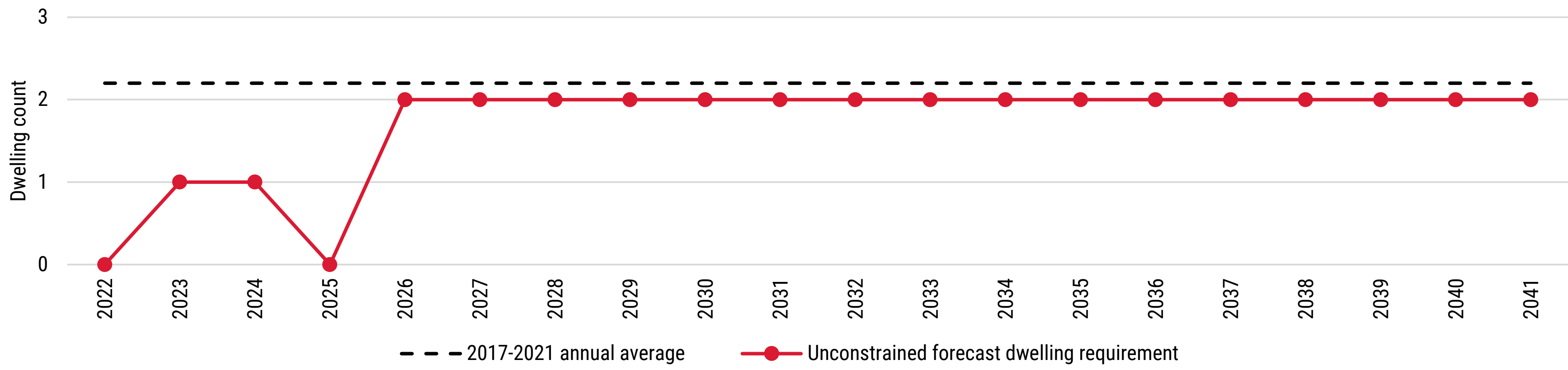


Source: REMPLAN Forecast

Triabunna Planning Area

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Population	738	732	731	730	724	725	727	725	727	726	725	726	726	726	726	725	726	725	724	723	723
Net migration	-15	-5	0	0	-5	2	4	0	6	3	4	6	3	3	4	3	4	4	2	2	3
Natural change	-2	-1	-1	-1	-1	-1	-2	-2	-4	-4	-5	-5	-3	-3	-4	-4	-3	-5	-3	-3	-3
Persons per dwelling	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Total private dwellings	409	409	410	411	411	413	415	417	419	421	423	425	427	429	431	433	435	437	439	441	443
Occupied	328	328	329	330	330	332	334	336	338	340	342	344	346	348	350	352	354	356	358	360	362
Unoccupied	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81	81
Non-private dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: REMPLAN Forecast



Source: REMPLAN Forecast

Appendix H – Sales, rentals and affordability

Count of house sales by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	946	1,208	1,452	1,592	1,770	2,276	2,125	2,004	1,969	2,184	1,832
Bagdad	1	5	2	6	10	9	12	8	8	14	11
Bicheno	20	15	12	24	22	34	38	22	26	54	24
Bothwell	2	5	5	6	4	7	8	8	12	14	3
Bridgewater	12	22	20	41	36	64	58	55	60	68	55
Brighton	37	31	30	48	56	88	72	75	64	50	52
Brighton Balance	35	49	50	58	55	87	52	67	67	43	41
Cambridge	3	7	16	11	12	11	4	6	7	5	6
Campania	1	2	3	13	10	11	12	10	7	11	6
Central Highlands Balance	42	42	52	49	64	79	83	81	93	102	81
Clarence Balance	82	121	156	141	152	141	135	150	132	121	131
Cygnet	5	13	16	19	25	24	22	16	21	25	21
Derwent Valley Balance	35	38	46	63	59	84	72	54	76	93	55
Dover	3	9	14	11	11	10	8	23	10	14	14
Eaglehawk Neck	6	6	10	11	16	9	20	23	14	8	11
Franklin	1	2	5	3	3	3	6	6	3	4	5
Gagebrook	10	8	13	24	25	50	60	29	25	36	33
Geeveston-Port Huon	19	15	25	23	24	35	25	30	32	37	33
Glamorgan-Spring Bay Balance	37	36	45	39	48	58	55	53	60	67	53
Huon Valley Balance	119	140	165	184	191	222	224	238	224	252	227
Huonville	8	21	14	23	26	35	35	39	52	34	24
Kempton	7	3	1	8	2	4	10	7	5	8	5
Kettering	1	2	4	4	7	6	8	9	3	4	1
Kingborough Balance	87	121	167	141	158	215	173	155	153	187	161
Lauderdale	15	34	28	36	41	36	44	33	31	42	37
Margate	31	26	29	30	30	34	25	42	23	32	27
Midway Point	23	37	47	47	68	84	67	53	67	75	68
New Norfolk	34	47	50	58	74	107	123	118	103	149	119
Nubeena-White Beach	17	13	13	25	23	36	36	31	25	24	20
Oatlands	7	9	6	5	8	17	19	10	15	14	13
Old Beach	21	41	51	44	59	68	55	51	53	58	44
Orford	9	15	24	27	27	31	33	20	28	36	18
Ranelagh	3	9	16	15	15	21	21	20	8	24	9
Richmond	6	13	15	17	11	16	12	20	13	21	16
Snug	18	29	22	25	27	20	24	25	24	14	24
Sorell	21	22	42	34	41	79	74	67	57	50	47
Sorell Balance	41	50	45	48	73	81	77	68	60	74	41
South Arm-Opossum Bay	18	16	25	31	26	38	28	32	35	21	33
Southern Beaches	69	93	93	128	125	194	164	161	164	159	147
Southern Midlands Balance	23	29	44	53	57	74	79	51	58	72	49
Swansea	13	12	17	11	16	28	26	13	16	17	21
Tasman Balance	17	19	30	22	48	43	55	37	36	44	37
Triabunna	5	7	12	18	12	14	16	20	18	18	8

Source: REMPLAN Housing

Count of unit sales by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	60	91	84	131	135	198	238	195	247	185	152
Bagdad	0	0	2	1	0	0	1	1	0	3	1
Bicheno	1	0	1	1	1	6	2	3	4	5	4
Bothwell	0	0	0	0	0	0	0	0	0	0	0
Bridgewater	0	3	2	3	5	7	12	8	15	16	9
Brighton	8	11	14	23	19	27	43	41	38	25	22
Brighton Balance	2	0	1	0	2	3	5	5	3	4	5
Cambridge	3	0	4	3	2	5	5	3	5	2	0
Campania	0	0	1	2	0	1	0	1	0	2	0
Central Highlands Balance	0	1	0	1	1	1	1	0	1	2	0
Clarence Balance	1	2	0	3	2	2	5	2	5	1	3
Cygnet	0	3	3	3	1	5	4	4	7	5	3
Derwent Valley Balance	0	0	0	0	0	1	2	0	0	0	1
Dover	0	0	0	0	1	0	0	1	0	0	0
Eaglehawk Neck	0	1	0	0	0	0	0	0	0	0	0
Franklin	0	0	0	0	1	0	0	0	0	2	1
Gagebrook	0	0	0	1	0	1	1	2	0	2	0
Geeveston-Port Huon	0	0	1	1	1	0	0	2	0	2	1
Glamorgan-Spring Bay Balance	3	5	2	1	4	8	2	1	1	5	6
Huon Valley Balance	0	1	3	1	0	4	0	0	1	1	0
Huonville	4	6	7	12	11	9	23	14	14	18	12
Kempton	0	0	0	0	0	0	1	0	1	0	0
Kettering	0	0	0	0	0	0	0	0	0	0	0
Kingborough Balance	2	0	2	5	6	2	5	3	3	1	5
Lauderdale	2	1	2	3	2	1	1	0	3	1	0
Margate	7	18	7	15	9	15	14	20	11	9	9
Midway Point	4	4	5	5	11	18	16	6	16	15	13
New Norfolk	11	6	8	11	10	26	25	12	22	15	13
Nubeena-White Beach	0	4	0	0	0	1	0	0	0	0	1
Oatlands	1	1	0	1	0	1	0	1	2	1	0
Old Beach	4	6	7	5	13	18	12	12	22	13	11
Orford	1	1	0	7	3	5	2	3	3	2	5
Ranelagh	0	0	0	1	1	1	1	4	9	2	2
Richmond	0	0	2	2	2	0	2	6	4	1	2
Snug	0	1	1	4	0	2	5	2	4	4	1
Sorell	4	13	9	14	22	24	44	34	38	17	20
Sorell Balance	0	1	0	1	1	0	0	0	0	0	0
South Arm-Opossum Bay	0	1	0	0	0	0	0	0	0	0	0
Southern Beaches	0	0	0	1	2	1	0	1	2	2	1
Southern Midlands Balance	0	0	0	0	0	0	1	0	1	0	0
Swansea	2	1	1	2	2	1	0	3	6	3	1
Tasman Balance	0	0	0	0	0	0	1	1	5	2	0
Triabunna	1	1	0	0	2	3	4	2	2	2	0

Source: REMPLAN Housing

Count of land sales by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	366	396	510	496	595	784	899	833	810	650	422
Bagdad	1	2	4	0	0	1	2	0	6	3	5
Bicheno	6	6	16	12	12	14	14	10	20	12	3
Bothwell	0	0	2	1	0	0	3	5	3	1	0
Bridgewater	3	2	8	9	4	4	2	8	9	4	4
Brighton	8	9	12	8	10	16	36	40	12	2	2
Brighton Balance	10	22	27	21	33	28	37	24	34	8	9
Cambridge	1	4	8	9	5	6	0	0	1	1	0
Campania	1	2	7	1	4	3	5	6	1	2	0
Central Highlands Balance	26	15	23	22	27	35	45	37	55	47	35
Clarence Balance	24	10	25	19	29	48	36	36	34	32	11
Cygnet	0	1	5	7	11	13	2	6	4	10	6
Derwent Valley Balance	17	17	14	14	19	27	32	37	29	28	21
Dover	3	3	3	8	4	6	15	8	8	11	7
Eaglehawk Neck	0	0	2	5	10	11	5	9	12	10	6
Franklin	0	0	1	2	2	1	1	0	1	0	2
Gagebrook	5	3	5	1	4	3	10	5	4	3	4
Geeveston-Port Huon	3	8	3	12	12	9	18	15	9	16	4
Glamorgan-Spring Bay Balance	20	15	28	32	28	45	70	46	58	39	24
Huon Valley Balance	69	80	79	84	97	122	131	133	106	97	65
Huonville	1	2	6	3	3	5	6	7	15	2	2
Kempton	0	2	1	2	0	1	2	0	3	0	0
Kettering	0	0	0	1	2	3	5	4	2	0	1
Kingborough Balance	39	36	39	41	70	90	89	85	69	71	37
Lauderdale	0	2	1	3	3	3	1	4	0	0	0
Margate	1	2	3	1	2	5	2	4	0	1	0
Midway Point	4	3	14	11	10	12	13	15	17	6	2
New Norfolk	6	19	14	10	8	7	23	17	29	20	6
Nubeena-White Beach	11	5	14	19	23	35	34	39	43	26	26
Oatlands	1	1	1	1	0	2	3	5	3	5	2
Old Beach	9	16	14	14	13	11	10	11	8	7	4
Orford	10	14	13	20	10	21	14	16	16	14	5
Ranelagh	1	6	5	4	0	1	1	3	5	0	0
Richmond	0	6	0	1	0	2	5	4	1	1	1
Snug	3	3	3	6	7	2	3	3	4	2	0
Sorell	9	6	15	3	16	13	31	18	20	5	10
Sorell Balance	14	14	25	22	23	40	39	36	37	23	18
South Arm-Opossum Bay	4	1	5	6	3	3	10	13	17	8	4
Southern Beaches	20	15	23	22	27	56	68	43	51	52	48
Southern Midlands Balance	15	15	12	13	18	25	25	31	19	31	16
Swansea	6	5	10	5	17	16	15	8	20	15	7
Tasman Balance	10	19	17	17	27	36	31	42	32	32	20
Triabunna	5	5	3	4	2	4	12	7	3	3	5

Source: REMPLAN Housing

Median house price by planning area

$'000	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	$280	$285	$300	$290	$315	$319	$350	$400	$431	$550	$659
Bagdad	$250	$212	$215	$261	$270	$270	$306	$417	$285	$410	$580
Bicheno	$223	$220	$278	$274	$290	$355	$363	$409	$430	$613	$713
Bothwell	$165	$155	$155	$138	$215	$145	$231	$140	$210	$302	$530
Bridgewater	$160	$141	$164	$158	$17	$196	$235	$255	$300	$375	$485
Brighton	$260	$270	$280	$264	$280	$305	$326	$323	$405	$520	$590
Brighton Balance	$361	$355	$363	$365	$425	$390	$479	$503	$570	$751	$845
Cambridge	$200	$140	$159	$149	$154	$410	$274	$545	$580	$745	$806
Campania	$240	$216	$232	$160	$228	$172	$248	$250	$440	$472	$481
Central Highlands Balance	$124	$131	$113	$100	$125	$139	$142	$156	$150	$249	$326
Clarence Balance	$470	$420	$442	$499	$520	$560	$675	$67	$740	$920	$1,150
Cygnet	$315	$250	$245	$300	$278	$318	$358	$405	$480	$533	$680
Derwent Valley Balance	$200	$245	$285	$250	$260	$288	$307	$363	$390	$455	$500
Dover	$225	$289	$274	$300	$245	$275	$293	$298	$308	$439	$525
Eaglehawk Neck	$280	$295	$245	$285	$240	$360	$375	$402	$388	$527	$700
Franklin	$440	$182	$240	$395	$360	$375	$333	$474	$450	$772	$825
Gagebrook	$128	$129	$127	$132	$135	$161	$208	$222	$264	$346	$385
Geeveston-Port Huon	$255	$250	$259	$255	$278	$280	$300	$375	$385	$456	$593
Glamorgan-Spring Bay Balance	$320	$273	$330	$320	$303	$392	$435	$410	$425	$650	$785
Huon Valley Balance	$280	$277	$341	$325	$350	$359	$409	$428	$478	$610	$702
Huonville	$284	$250	$243	$260	$280	$340	$326	$399	$417	$528	$660
Kempton	$240	$280	$459	$260	$230	$232	$313	$212	$340	$468	$610
Kettering	$830	$384	$423	$400	$440	$345	$468	$605	$783	$1,126	$1,100
Kingborough Balance	$400	$390	$395	$425	$473	$443	$555	$580	$675	$800	$925
Lauderdale	$390	$328	$363	$355	$350	$438	$499	$525	$575	$735	$840
Margate	$308	$342	$350	$366	$372	$433	$465	$488	$515	$684	$750
Midway Point	$240	$285	$280	$265	$266	$318	$365	$420	$471	$557	$640
New Norfolk	$200	$206	$197	$193	$198	$216	$250	$280	$335	$420	$479
Nubeena-White Beach	$162	$205	$200	$193	$200	$218	$248	$258	$310	$376	$520
Oatlands	$115	$180	$261	$175	$198	$230	$250	$238	$300	$361	$525
Old Beach	$332	$283	$271	$300	$335	$369	$420	$450	$450	$644	$735
Orford	$223	$270	$290	$285	$340	$351	$410	$381	$455	$544	$760
Ranelagh	$250	$275	$270	$305	$312	$360	$365	$458	$450	$535	$660
Richmond	$392	$420	$390	$398	$365	$398	$518	$513	$621	$700	$770
Snug	$303	$325	$333	$331	$340	$459	$513	$485	$533	$615	$890
Sorell	$260	$292	$275	$275	$320	$320	$360	$411	$426	$549	$670
Sorell Balance	$320	$315	$340	$329	$345	$375	$460	$479	$528	$761	$895
South Arm-Opossum Bay	$325	$345	$325	$430	$376	$380	$465	$503	$590	$685	$795
Southern Beaches	$238	$225	$215	$225	$250	$259	$300	$330	$399	$530	$621
Southern Midlands Balance	$220	$270	$293	$235	$280	$303	$325	$375	$363	$453	$595
Swansea	$250	$210	$275	$230	$308	$274	$298	$405	$410	$525	$593
Tasman Balance	$210	$252	$228	$189	$243	$235	$306	$298	$400	$445	$487
Triabunna	$160	$165	$180	$191	$178	$208	$225	$255	$253	$361	$683

Source: REMPLAN Housing

Note: areas with small count of sales can have larger fluctuations in median prices

Median unit price by planning area

$'000	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	$234	$245	$234	$240	$257	$265	$293	$315	$350	$406	$500
Bagdad	$	$	$227	$69	$	$	$225	$251	$	$373	$420
Bicheno	$147	$	$130	$327	$160	$245	$210	$348	$473	$320	$522
Bothwell	$	$	$	$	$	$	$	$	$	$	$
Bridgewater	$	$155	$249	$170	$170	$180	$193	$221	$270	$320	$362
Brighton	$198	$212	$210	$205	$220	$240	$270	$299	$325	$420	$500
Brighton Balance	$379	$	$365	$	$375	$330	$275	$270	$307	$356	$480
Cambridge	$270	$	$292	$320	$240	$330	$365	$418	$500	$325	$
Campania	$	$	$275	$210	$	$220	$	$265	$	$416	$
Central Highlands Balance	$	$90	$	$110	$98	$260	$105	$	$180	$173	$
Clarence Balance	$432	$825	$	$379	$217	$579	$500	$335	$495	$599	$550
Cygnet	$	$188	$175	$185	$182	$264	$275	$435	$360	$380	$495
Derwent Valley Balance	$	$	$	$	$	$185	$710	$	$	$	$453
Dover	$	$	$	$	$380	$	$	$97	$	$	$
Eaglehawk Neck	$	$250	$	$	$	$	$	$	$	$	$
Franklin	$	$	$	$	$295	$	$	$	$	$293	$300
Gagebrook	$	$	$	$146	$	$138	$100	$193	$	$365	$
Geeveston-Port Huon	$	$	$95	$200	$60	$	$	$276	$	$440	$550
Glamorgan-Spring Bay Balance	$320	$400	$380	$332	$316	$760	$573	$367	$330	$800	$640
Huon Valley Balance	$	$500	$349	$495	$	$282	$	$	$300	$410	$
Huonville	$237	$210	$190	$238	$245	$275	$335	$283	$310	$398	$490
Kempton	$	$	$	$	$	$	$250	$	$190	$	$
Kettering	$	$	$	$	$	$	$	$	$	$	$
Kingborough Balance	$234	$	$290	$315	$323	$505	$440	$461	$280	$540	$620
Lauderdale	$234	$615	$298	$340	$455	$250	$460	$	$571	$625	$
Margate	$230	$286	$320	$299	$290	$311	$344	$374	$385	$510	$520
Midway Point	$298	$302	$280	$233	$264	$280	$280	$303	$381	$440	$500
New Norfolk	$210	$197	$205	$235	$233	$188	$215	$255	$300	$412	$450
Nubeena-White Beach	$	$126	$	$	$	$145	$	$	$	$	$210
Oatlands	$180	$200	$	$250	$	$170	$	$215	$257	$255	$
Old Beach	$250	$245	$249	$317	$290	$288	$337	$363	$388	$470	$545
Orford	$225	$295	$	$160	$237	$330	$433	$348	$288	$599	$425
Ranelagh	$	$	$	$325	$550	$293	$305	$359	$387	$495	$580
Richmond	$	$	$260	$335	$334	$	$334	$330	$545	$720	$703
Snug	$	$280	$280	$290	$	$308	$357	$451	$390	$525	$646
Sorell	$269	$270	$260	$243	$280	$285	$300	$348	$368	$413	$516
Sorell Balance	$	$250	$	$630	$325	$	$	$	$	$	$
South Arm-Opossum Bay	$	$255	$	$	$	$	$	$	$	$	$
Southern Beaches	$	$	$	$105	$176	$228	$	$455	$215	$484	$515
Southern Midlands Balance	$	$	$	$	$	$	$300	$	$416	$	$
Swansea	$243	$215	$330	$233	$220	$320	$	$315	$347	$296	$610
Tasman Balance	$	$	$	$	$	$	$398	$385	$210	$315	$
Triabunna	$180	$135	$	$	$310	$194	$210	$250	$210	$325	$

Source: REMPLAN Housing

Note: areas with small count of sales can have larger fluctuations in median prices

Median land price by planning area

$'000	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	$119	$110	$120	$120	$134	$141	$150	$162	$185	$250	$290
Bagdad	$105	$150	$73	$	$	$15	$245	$	$130	$585	$290
Bicheno	$83	$100	$110	$111	$135	$149	$193	$239	$208	$369	$512
Bothwell	$	$	$52	$65	$	$	$52	$175	$60	$205	$
Bridgewater	$79	$88	$61	$50	$170	$158	$82	$143	$200	$458	$188
Brighton	$233	$115	$123	$109	$105	$125	$143	$150	$178	$283	$465
Brighton Balance	$220	$134	$145	$130	$185	$187	$205	$218	$251	$600	$500
Cambridge	$500	$142	$150	$148	$400	$207	$	$	$180	$380	$
Campania	$73	$59	$83	$73	$0.78	$96	$135	$143	$148	$135	$
Central Highlands Balance	$65	$76	$60	$95	$57	$50	$38	$40	$59	$75	$110
Clarence Balance	$260	$237	$230	$240	$272	$291	$380	$374	$438	$440	$600
Cygnet	$	$70	$78	$108	$107	$125	$200	$157	$323	$260	$385
Derwent Valley Balance	$0.82	$78	$127	$113	$98	$130	$123	$130	$181	$190	$222
Dover	$65	$60	$45	$59	$95	$95	$120	$88	$108	$130	$190
Eaglehawk Neck	$	$	$174	$230	$160	$175	$119	$130	$192	$248	$292
Franklin	$	$	$65	$168	$209	$137	$190	$	$133	$	$305
Gagebrook	$50	$50	$47	$50	$43	$49	$70	$73	$84	$100	$158
Geeveston-Port Huon	$50	$85	$20	$78	$104	$81	$115	$100	$110	$278	$125
Glamorgan-Spring Bay Balance	$150	$108	$143	$150	$170	$190	$200	$218	$172	$305	$370
Huon Valley Balance	$120	$125	$125	$135	$135	$145	$160	$173	$193	$255	$275
Huonville	$81	$65	$122	$290	$165	$125	$160	$140	$162	$378	$578
Kempton	$	$66	$272	$113	$	$75	$53	$	$100	$	$
Kettering	$	$	$	$100	$241	$368	$317	$288	$288	$	$535
Kingborough Balance	$155	$183	$160	$155	$192	$195	$205	$225	$255	$360	$385
Lauderdale	$	$168	$165	$637	$170	$233	$250	$305	$	$	$
Margate	$120	$177	$150	$140	$320	$190	$583	$287	$	$658	$
Midway Point	$140	$250	$127	$126	$145	$132	$152	$160	$198	$420	$460
New Norfolk	$94	$235	$65	$70	$72	$98	$90	$99	$138	$377	$219
Nubeena-White Beach	$67	$49	$71	$59	$64	$58	$80	$80	$125	$111	$193
Oatlands	$15	$50	$50	$55	$	$88	$51	$62	$150	$120	$208
Old Beach	$153	$105	$119	$114	$115	$125	$164	$181	$170	$265	$285
Orford	$91	$93	$95	$90	$122	$135	$162	$184	$168	$190	$200
Ranelagh	$82	$83	$79	$225	$	$290	$145	$170	$150	$	$
Richmond	$	$208	$	$135	$	$129	$225	$383	$190	$345	$355
Snug	$170	$145	$140	$154	$335	$624	$329	$425	$423	$323	$
Sorell	$132	$149	$105	$99	$230	$155	$148	$183	$190	$235	$350
Sorell Balance	$125	$136	$125	$178	$175	$188	$185	$202	$240	$285	$425
South Arm-Opossum Bay	$150	$117	$340	$217	$170	$176	$243	$250	$270	$280	$602
Southern Beaches	$77	$67	$92	$94	$85	$104	$91	$150	$160	$249	$285
Southern Midlands Balance	$42	$85	$80	$80	$68	$105	$140	$160	$150	$150	$283
Swansea	$173	$120	$148	$120	$142	$114	$138	$122	$169	$255	$435
Tasman Balance	$84	$73	$100	$95	$112	$126	$125	$118	$117	$256	$269
Triabunna	$52	$125	$60	$78	$168	$86	$155	$130	$130	$180	$375

Source: REMPLAN Housing

Note: areas with small count of sales can have larger fluctuations in median prices

Count of house rental listings by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	340	406	436	527	474	431	437	393	468	544	701
Bagdad	0	0	1	3	0	0	0	0	2	2	3
Bicheno	0	5	7	8	6	5	1	3	14	20	11
Bothwell	2	0	5	2	1	2	0	1	0	1	0
Bridgewater	12	18	23	23	23	36	31	30	20	24	39
Brighton	18	18	9	13	16	13	10	16	29	24	27
Brighton Balance	9	12	10	17	15	6	6	6	6	10	8
Cambridge	0	0	2	0	3	0	3	0	2	4	3
Campania	1	3	0	2	2	3	0	4	3	0	2
Central Highlands Balance	4	3	0	8	3	6	3	0	2	5	7
Clarence Balance	29	26	34	24	39	22	21	21	23	31	40
Cygnet	2	4	11	6	11	7	12	9	6	9	6
Derwent Valley Balance	10	6	13	11	14	15	12	4	11	6	13
Dover	2	3	3	0	8	2	3	4	3	3	5
Eaglehawk Neck	0	4	1	3	1	3	3	3	3	3	2
Franklin	2	1	2	0	0	0	4	1	3	2	3
Gagebrook	10	8	12	13	19	22	32	18	21	22	34
Geeveston-Port Huon	6	7	11	4	8	12	7	5	13	7	14
Glamorgan-Spring Bay Balance	8	8	12	7	3	5	3	6	3	8	6
Huon Valley Balance	32	38	55	48	46	55	51	45	57	62	65
Huonville	5	4	16	16	12	15	6	7	16	16	12
Kempton	0	1	0	1	2	0	0	1	0	0	0
Kettering	2	2	1	2	0	3	1	2	2	2	4
Kingborough Balance	22	45	36	24	33	28	37	31	34	38	33
Lauderdale	9	17	13	13	10	7	14	7	11	14	18
Margate	10	13	8	16	17	11	14	13	10	20	27
Midway Point	13	10	15	36	23	27	26	25	20	42	44
New Norfolk	26	29	23	36	45	34	31	33	37	31	47
Nubeena-White Beach	1	2	2	10	14	3	6	4	5	1	4
Oatlands	2	3	2	4	4	1	0	0	1	3	3
Old Beach	17	18	8	20	11	15	12	14	17	26	21
Orford	7	4	4	3	4	2	5	3	5	6	5
Ranelagh	4	2	5	3	3	2	2	4	6	3	6
Richmond	3	4	1	9	3	4	3	6	6	5	9
Snug	5	10	8	6	5	4	6	5	9	5	10
Sorell	5	8	10	21	13	16	16	13	23	30	31
Sorell Balance	9	10	11	21	14	12	17	10	10	20	18
South Arm-Opossum Bay	10	12	11	8	13	11	10	7	8	12	11
Southern Beaches	28	29	41	107	34	43	48	51	37	59	89
Southern Midlands Balance	6	6	7	12	4	6	4	5	7	7	4
Swansea	3	8	5	3	2	0	0	1	4	5	6
Tasman Balance	4	5	7	14	8	4	8	6	11	6	9
Triabunna	2	2	3	1	3	3	6	4	4	3	1

Source: REMPLAN Housing

Count of unit rental listings by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	25	70	83	102	132	80	81	96	111	115	146
Bagdad	0	0	0	0	1	2	0	0	0	0	2
Bicheno	1	1	2	2	1	2	2	0	5	1	7
Bothwell	0	0	0	0	0	0	0	0	0	0	0
Bridgewater	0	0	1	8	13	4	4	11	1	5	12
Brighton	3	9	19	17	21	6	12	13	19	18	14
Brighton Balance	0	0	0	2	1	0	3	2	2	0	1
Cambridge	0	0	0	2	1	2	0	1	1	1	3
Campania	0	0	1	1	1	0	0	1	0	0	0
Central Highlands Balance	0	0	0	0	0	0	0	0	0	0	0
Clarence Balance	1	0	5	3	3	1	1	2	4	2	1
Cygnet	0	2	2	2	0	0	1	1	2	2	7
Derwent Valley Balance	0	0	0	0	0	0	0	0	0	1	0
Dover	0	0	0	0	0	0	0	0	0	0	0
Eaglehawk Neck	0	0	0	0	0	0	0	0	0	0	0
Franklin	0	0	0	0	0	1	0	0	0	1	0
Gagebrook	0	1	0	1	6	1	0	0	2	2	0
Geeveston-Port Huon	0	0	0	0	0	1	0	1	0	0	1
Glamorgan-Spring Bay Balance	0	1	0	0	1	0	2	0	0	0	1
Huon Valley Balance	0	0	0	0	3	0	0	0	1	1	0
Huonville	1	1	7	7	11	5	8	9	12	14	16
Kempton	0	0	0	0	0	0	0	1	0	0	0
Kettering	0	0	0	0	0	0	0	0	0	0	0
Kingborough Balance	2	2	3	7	2	9	4	1	2	4	3
Lauderdale	1	0	0	3	1	0	0	1	2	0	2
Margate	0	4	10	7	6	12	6	4	8	6	15
Midway Point	4	4	3	15	13	4	13	9	8	16	9
New Norfolk	3	26	9	6	16	17	5	7	8	10	12
Nubeena-White Beach	0	0	0	0	0	0	0	0	0	0	0
Oatlands	0	0	0	0	0	0	0	1	1	0	1
Old Beach	4	5	7	6	10	6	5	4	10	11	11
Orford	0	0	1	1	4	1	1	1	2	1	2
Ranelagh	1	0	0	1	1	1	5	1	0	1	0
Richmond	0	1	3	2	1	0	0	2	0	3	1
Snug	0	2	4	3	2	2	1	4	2	3	3
Sorell	4	6	7	11	12	9	12	16	20	14	17
Sorell Balance	0	0	0	0	1	0	0	0	0	0	1
South Arm-Opossum Bay	0	0	0	0	0	0	0	0	0	0	0
Southern Beaches	0	1	1	2	1	1	0	1	2	0	1
Southern Midlands Balance	0	0	0	0	0	0	0	0	0	0	0
Swansea	0	4	2	0	1	0	0	2	1	2	1
Tasman Balance	0	0	0	0	0	0	0	0	1	0	0
Triabunna	0	0	0	1	1	0	1	2	1	1	2

Source: REMPLAN Housing

Median rental price for house listings by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	$0	$0	$220	$240	$0	$0	$0	$0	$400	$443	$450
Bagdad	$0	$210	$210	$235	$1,098	$240	$0	$375	$345	$440	$1,450
Bicheno	$175	$0	$155	$210	$155	$165	$0	$230	$0	$420	$0
Bothwell	$243	$233	$260	$260	$270	$263	$310	$340	$355	$373	$430
Bridgewater	$320	$320	$300	$315	$310	$360	$365	$415	$390	$450	$480
Brighton	$350	$385	$395	$390	$370	$410	$470	$470	$500	$530	$575
Brighton Balance	$0	$0	$403	$0	$400	$0	$390	$0	$463	$495	$590
Cambridge	$280	$340	$0	$298	$298	$320	$0	$343	$400	$0	$450
Campania	$195	$210	$0	$188	$220	$205	$140	$0	$345	$400	$430
Central Highlands Balance	$375	$393	$388	$368	$420	$420	$495	$540	$450	$550	$558
Clarence Balance	$233	$260	$270	$238	$295	$285	$325	$350	$350	$400	$423
Cygnet	$250	$225	$280	$270	$255	$250	$260	$400	$305	$400	$380
Derwent Valley Balance	$200	$190	$270	$0	$243	$315	$285	$325	$370	$330	$410
Dover	$0	$303	$230	$230	$195	$195	$280	$0	$390	$420	$363
Eaglehawk Neck	$485	$270	$260	$0	$0	$0	$300	$400	$360	$415	$450
Franklin	$210	$213	$218	$230	$240	$250	$295	$330	$320	$360	$420
Gagebrook	$215	$225	$250	$273	$250	$280	$270	$300	$330	$380	$400
Geeveston-Port Huon	$218	$220	$185	$260	$400	$210	$260	$288	$295	$365	$385
Glamorgan-Spring Bay Balance	$275	$260	$265	$263	$273	$300	$330	$315	$350	$400	$470
Huon Valley Balance	$250	$290	$270	$285	$310	$320	$293	$400	$383	$408	$463
Huonville	$0	$270	$0	$315	$480	$0	$0	$375	$0	$0	$0
Kempton	$370	$258	$395	$275	$0	$550	$440	$200	$0	$478	$630
Kettering	$365	$340	$350	$350	$355	$415	$440	$510	$480	$500	$595
Kingborough Balance	$340	$350	$340	$360	$358	$420	$450	$480	$480	$510	$610
Lauderdale	$360	$360	$360	$343	$380	$420	$365	$430	$460	$480	$530
Margate	$300	$300	$300	$300	$330	$360	$390	$390	$440	$485	$518
Midway Point	$250	$250	$260	$260	$270	$275	$310	$355	$365	$380	$440
New Norfolk	$190	$210	$270	$200	$245	$270	$283	$240	$330	$0	$398
Nubeena-White Beach	$175	$200	$240	$225	$120	$250	$0	$0	$280	$290	$460
Oatlands	$320	$315	$385	$390	$390	$400	$445	$450	$470	$498	$530
Old Beach	$220	$273	$230	$185	$253	$255	$320	$415	$260	$393	$320
Orford	$340	$273	$285	$315	$300	$325	$360	$365	$405	$450	$488
Ranelagh	$370	$318	$350	$395	$395	$395	$550	$460	$460	$550	$520
Richmond	$290	$350	$325	$320	$315	$373	$335	$420	$420	$550	$555
Snug	$320	$345	$345	$320	$330	$368	$400	$420	$420	$473	$520
Sorell	$320	$325	$290	$330	$323	$420	$370	$410	$413	$450	$488
Sorell Balance	$325	$325	$295	$300	$300	$330	$380	$440	$410	$490	$495
South Arm-Opossum Bay	$288	$270	$265	$250	$298	$310	$338	$365	$375	$400	$440
Southern Beaches	$290	$305	$260	$240	$300	$140	$380	$400	$350	$380	$400
Southern Midlands Balance	$275	$245	$220	$250	$50	$0	$0	$230	$298	$340	$450
Swansea	$245	$240	$220	$210	$245	$305	$335	$325	$310	$340	$385
Tasman Balance	$253	$240	$200	$220	$250	$250	$265	$275	$290	$260	$395
Triabunna	$0	$0	$220	$240	$0	$0	$0	$0	$400	$443	$450

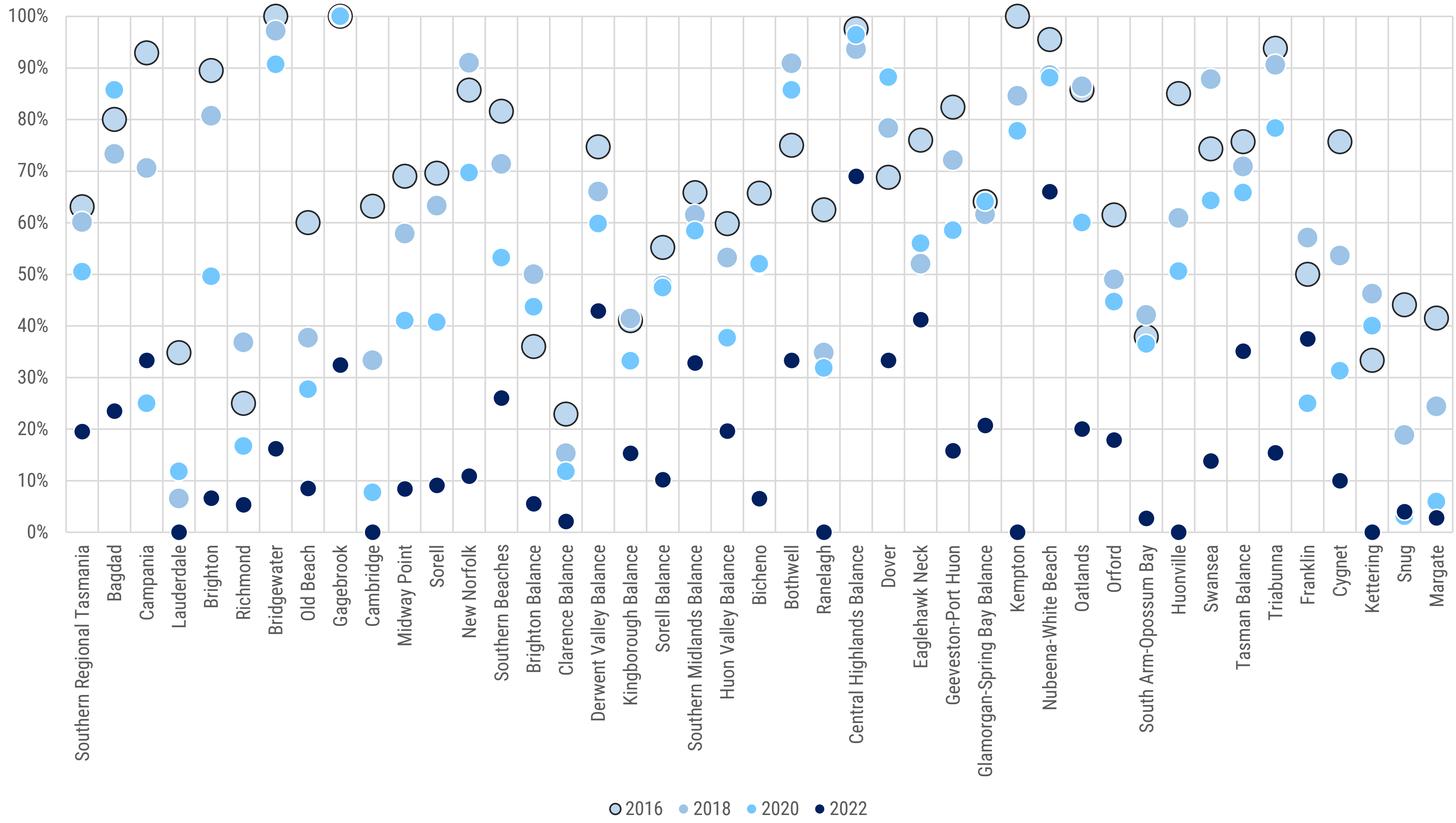
Source: REMPLAN Housing

Median rental price for unit listings by planning area

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	$0	$0	$0	$0	$220	$255	$0	$0	$0	$0	$370
Bagdad	$195	$165	$83	$130	$185	$93	$110	$0	$270	$325	$960
Bicheno	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Bothwell	$0	$0	$215	$225	$210	$228	$250	$280	$280	$335	$368
Bridgewater	$245	$260	$265	$260	$275	$280	$305	$340	$350	$380	$435
Brighton	$0	$0	$0	$325	$360	$0	$320	$360	$390	$0	$510
Brighton Balance	$0	$0	$0	$368	$330	$385	$0	$450	$350	$490	$560
Cambridge	$0	$0	$260	$180	$225	$0	$0	$300	$0	$0	$0
Campania	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central Highlands Balance	$350	$0	$230	$250	$320	$260	$370	$375	$448	$530	$400
Clarence Balance	$0	$255	$641	$290	$0	$0	$260	$300	$275	$353	$380
Cygnet	$0	$0	$0	$0	$0	$0	$0	$0	$0	$400	$0
Derwent Valley Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dover	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Eaglehawk Neck	$0	$0	$0	$0	$0	$310	$0	$0	$0	$330	$0
Franklin	$0	$200	$0	$215	$218	$110	$0	$0	$295	$318	$0
Gagebrook	$0	$0	$0	$0	$0	$260	$0	$275	$0	$0	$425
Geeveston-Port Huon	$0	$190	$0	$0	$2,800	$0	$315	$0	$0	$0	$350
Glamorgan-Spring Bay Balance	$0	$0	$0	$0	$240	$0	$0	$0	$210	$330	$0
Huon Valley Balance	$245	$255	$255	$250	$265	$280	$315	$325	$288	$355	$380
Huonville	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kempton	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kettering	$230	$285	$260	$290	$238	$330	$310	$450	$0	$445	$395
Kingborough Balance	$250	$0	$0	$280	$270	$0	$0	$730	$440	$0	$533
Lauderdale	$0	$293	$308	$300	$295	$310	$335	$360	$370	$418	$440
Margate	$295	$250	$280	$320	$270	$300	$350	$300	$323	$385	$445
Midway Point	$185	$176	$176	$235	$205	$180	$245	$295	$298	$288	$378
New Norfolk	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Nubeena-White Beach	$0	$0	$0	$0	$0	$0	$0	$300	$330	$0	$350
Oatlands	$300	$290	$320	$343	$310	$350	$360	$360	$365	$450	$460
Old Beach	$0	$0	$200	$0	$215	$200	$235	$280	$313	$0	$765
Orford	$300	$0	$0	$265	$300	$275	$320	$320	$0	$350	$0
Ranelagh	$0	$390	$250	$148	$400	$0	$0	$385	$0	$440	$490
Richmond	$0	$270	$270	$310	$300	$340	$0	$288	$405	$375	$390
Snug	$305	$286	$280	$260	$280	$275	$340	$350	$360	$380	$420
Sorell	$0	$0	$0	$0	$270	$0	$0	$0	$0	$0	$330
Sorell Balance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
South Arm-Opossum Bay	$0	$210	$390	$218	$215	$320	$0	$450	$320	$0	$370
Southern Beaches	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southern Midlands Balance	$0	$233	$218	$0	$235	$0	$0	$260	$250	$293	$310
Swansea	$0	$0	$0	$0	$0	$0	$0	$0	$380	$0	$0
Tasman Balance	$0	$0	$0	$200	$155	$0	$250	$235	$300	$220	$288
Triabunna	$0	$0	$0	$0	$220	$255	$0	$0	$0	$0	$370

Source: REMPLAN Housing

Affordable dwellings sold by planning area



Source: REMPLAN Housing

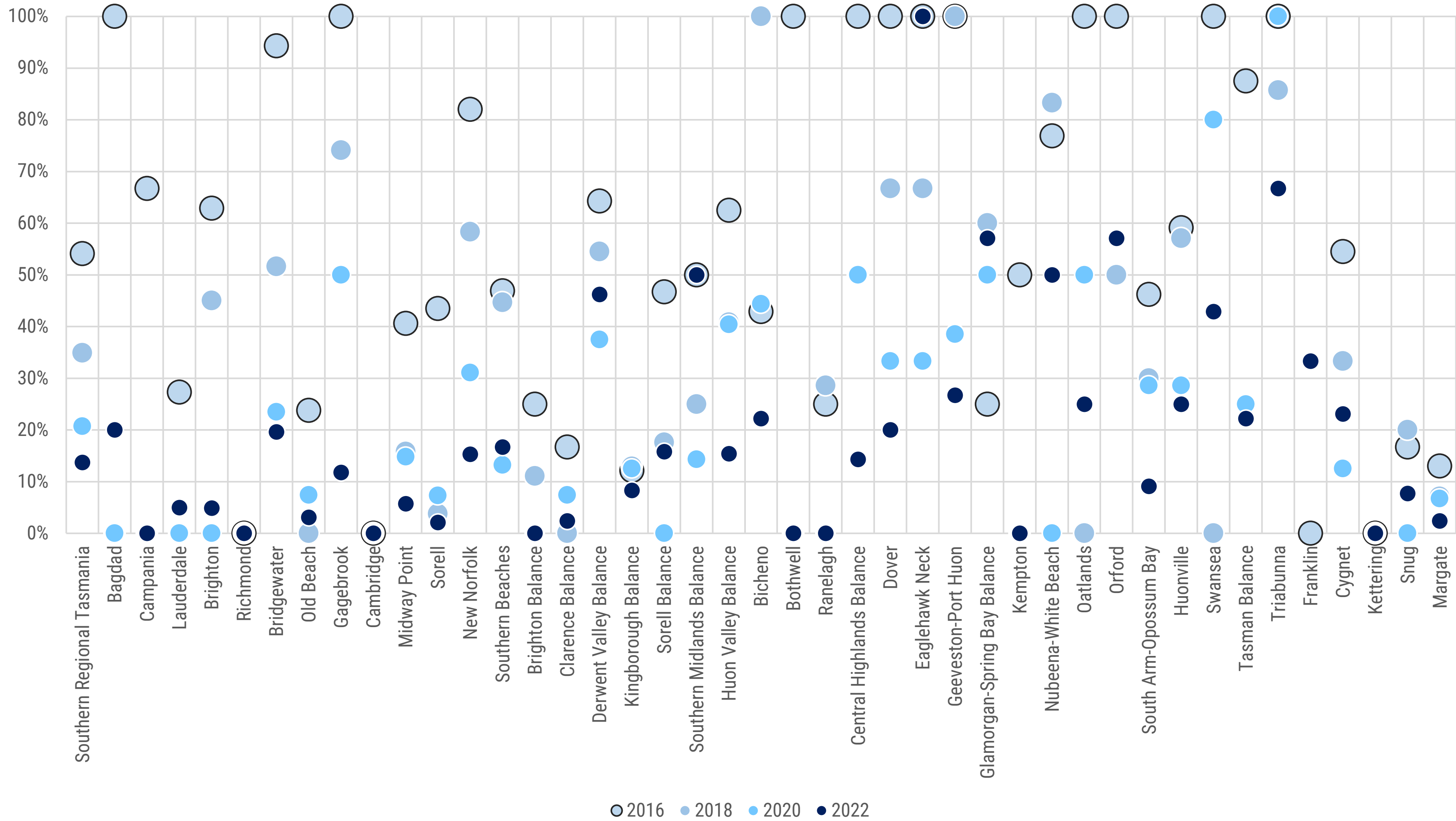
Affordable Dwellings Sold								
	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	1,453	1,559	2,080	1,941	1,605	1,517	1,144	468
Bagdad	7	8	9	11	4	12	11	4
Bicheno	28	23	31	27	17	26	17	2
Bothwell	7	3	6	10	13	12	14	1
Bridgewater	51	44	70	69	70	78	65	11
Brighton	70	77	105	121	121	56	23	5
Brighton Balance	35	32	60	46	37	45	8	3
Cambridge	20	12	9	3	0	1	3	0
Campania	14	13	12	12	13	2	8	2
Central Highlands Balance	58	81	96	103	95	132	128	80
Clarence Balance	38	41	63	27	26	20	12	3
Cygnet	20	28	28	15	6	10	17	3
Derwent Valley Balance	58	56	79	68	54	61	63	33
Dover	14	11	13	18	25	15	15	7
Eaglehawk Neck	10	19	13	13	18	14	12	7
Franklin	3	3	2	4	1	1	2	3
Gagebrook	25	27	51	70	36	28	36	12
Geeveston-Port Huon	25	28	28	31	28	24	26	6
Glamorgan-Spring Bay Balance	50	50	64	77	54	75	42	17
Huon Valley Balance	162	171	205	184	172	122	105	57
Huonville	32	34	30	39	31	41	12	0
Kempton	8	2	5	11	5	7	2	0
Kettering	1	3	4	6	3	2	0	0
Kingborough Balance	77	94	152	109	84	74	62	31
Lauderdale	12	16	7	3	6	4	2	0
Margate	19	17	19	10	10	2	2	1
Midway Point	51	60	76	55	33	41	22	7
New Norfolk	66	78	128	152	118	106	78	15
Nubeena-White Beach	41	42	64	62	67	59	38	31
Oatlands	7	6	16	19	16	12	16	3
Old Beach	40	51	50	29	21	23	13	5
Orford	40	24	37	24	23	21	21	5
Ranelagh	10	10	8	8	7	7	5	0
Richmond	8	3	7	7	6	3	1	1
Snug	21	15	5	6	2	1	2	1
Sorell	45	55	72	93	49	46	14	7
Sorell Balance	43	53	62	54	50	45	27	6
South Arm-Opossum Bay	17	11	17	16	17	19	8	1
Southern Beaches	118	124	187	165	137	115	82	51
Southern Midlands Balance	48	48	63	64	43	45	56	21
Swansea	16	26	38	36	12	27	17	4
Tasman Balance	30	56	63	61	63	48	43	20
Triabunna	22	15	21	29	25	18	18	2

Source: REMPLAN Housing

Affordable Dwellings as Share of All Dwellings Sold								
	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	67%	63%	64%	60%	54%	51%	38%	20%
Bagdad	100%	80%	100%	73%	44%	86%	55%	24%
Bicheno	80%	66%	59%	52%	49%	52%	24%	7%
Bothwell	100%	75%	86%	91%	100%	86%	93%	33%
Bridgewater	98%	100%	97%	97%	99%	91%	74%	16%
Brighton	89%	90%	81%	81%	78%	50%	30%	7%
Brighton Balance	45%	36%	51%	50%	39%	44%	15%	6%
Cambridge	87%	63%	41%	33%	0%	8%	38%	0%
Campania	100%	93%	80%	71%	77%	25%	53%	33%
Central Highlands Balance	97%	98%	91%	94%	91%	96%	87%	69%
Clarence Balance	24%	23%	33%	15%	14%	12%	8%	2%
Cygnet	71%	76%	67%	54%	23%	31%	43%	10%
Derwent Valley Balance	76%	75%	71%	66%	61%	60%	53%	43%
Dover	74%	69%	81%	78%	78%	88%	60%	33%
Eaglehawk Neck	63%	76%	65%	52%	56%	56%	67%	41%
Franklin	60%	50%	50%	57%	20%	25%	33%	38%
Gagebrook	100%	100%	100%	100%	100%	100%	90%	32%
Geeveston-Port Huon	78%	82%	64%	72%	64%	59%	48%	16%
Glamorgan-Spring Bay Balance	69%	64%	58%	62%	55%	64%	38%	21%
Huon Valley Balance	62%	60%	60%	53%	48%	38%	30%	20%
Huonville	84%	85%	63%	61%	52%	51%	22%	0%
Kempton	80%	100%	100%	85%	71%	78%	25%	0%
Kettering	20%	33%	44%	46%	23%	40%	0%	0%
Kingborough Balance	42%	41%	50%	41%	35%	33%	24%	15%
Lauderdale	29%	35%	18%	7%	16%	12%	5%	0%
Margate	41%	42%	35%	24%	15%	6%	5%	3%
Midway Point	81%	69%	67%	58%	45%	41%	23%	8%
New Norfolk	85%	86%	91%	91%	81%	70%	42%	11%
Nubeena-White Beach	93%	96%	90%	89%	97%	88%	76%	66%
Oatlands	100%	86%	80%	86%	100%	60%	80%	20%
Old Beach	64%	60%	52%	38%	28%	28%	17%	9%
Orford	76%	62%	65%	49%	59%	45%	40%	18%
Ranelagh	50%	63%	35%	35%	26%	32%	19%	0%
Richmond	40%	25%	39%	37%	20%	17%	4%	5%
Snug	60%	44%	21%	19%	7%	3%	10%	4%
Sorell	88%	70%	62%	63%	42%	41%	19%	9%
Sorell Balance	61%	55%	53%	48%	51%	47%	28%	10%
South Arm-Opossum Bay	46%	38%	42%	42%	39%	37%	28%	3%
Southern Beaches	79%	82%	75%	71%	67%	53%	39%	26%
Southern Midlands Balance	79%	66%	66%	62%	55%	58%	55%	33%
Swansea	89%	74%	84%	88%	50%	64%	49%	14%
Tasman Balance	88%	76%	83%	71%	81%	66%	57%	35%
Triabunna	100%	94%	100%	91%	86%	78%	78%	15%

Source: REMPLAN Housing

Affordable rental listings



Source: REMPLAN Housing

Affordable Rental Listing								
	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	349	328	235	181	136	120	140	116
Bagdad	1	1	2	0	0	0	0	1
Bicheno	3	3	4	1	0	8	6	4
Bothwell	2	1	0	0	1	0	0	0
Bridgewater	27	33	29	16	19	4	9	10
Brighton	17	22	8	9	3	0	3	2
Brighton Balance	3	4	0	1	0	0	1	0
Cambridge	0	0	0	0	0	0	0	0
Campania	2	2	0	0	3	0	0	0
Central Highlands Balance	8	3	6	1	0	1	1	1
Clarence Balance	5	7	2	0	0	2	0	1
Cygnet	5	6	6	4	2	1	4	3
Derwent Valley Balance	6	9	8	6	2	3	2	6
Dover	0	8	1	2	2	1	2	1
Eaglehawk Neck	1	1	1	2	1	1	0	2
Franklin	0	0	0	1	0	1	1	1
Gagebrook	14	24	18	20	7	9	12	4
Geeveston-Port Huon	4	7	9	7	5	5	3	4
Glamorgan-Spring Bay Balance	6	1	3	3	4	1	4	4
Huon Valley Balance	29	30	31	20	26	23	20	10
Huonville	14	13	10	8	6	8	11	7
Kempton	0	1	0	0	0	0	0	0
Kettering	1	0	0	0	0	0	0	0
Kingborough Balance	10	4	7	4	2	4	3	3
Lauderdale	3	3	0	0	0	0	0	1
Margate	3	3	3	1	0	1	1	1
Midway Point	13	13	4	6	5	4	8	3
New Norfolk	34	50	40	21	13	14	16	9
Nubeena-White Beach	9	10	3	5	2	0	0	2
Oatlands	4	2	1	0	1	1	2	1
Old Beach	1	5	0	0	1	2	1	1
Orford	2	8	3	3	2	4	2	4
Ranelagh	2	1	2	2	1	0	2	0
Richmond	1	0	0	0	0	0	0	0
Snug	1	1	0	1	3	0	2	1
Sorell	10	10	5	1	3	3	4	1
Sorell Balance	8	7	2	3	1	0	3	3
South Arm-Opossum Bay	2	6	4	3	0	2	1	1
Southern Beaches	74	15	17	21	12	5	6	15
Southern Midlands Balance	7	2	2	1	0	1	0	2
Swansea	3	2	0	0	3	4	7	3
Tasman Balance	12	7	1	2	1	2	1	2
Triabunna	2	3	3	6	5	5	2	2

Source: REMPLAN Housing

Affordable Rental Listings as Share of All Rental Listings								
	2015	2016	2017	2018	2019	2020	2021	2022
Southern Regional Tasmania	56%	54%	46%	35%	28%	21%	21%	14%
Bagdad	50%	100%	100%	0%	0%	0%	0%	20%
Bicheno	67%	67%	0%	0%	60%	0%	0%	0%
Bothwell	20%	27%	0%	0%	0%	0%	0%	5%
Bridgewater	65%	63%	44%	45%	11%	0%	8%	5%
Brighton	10%	0%	0%	0%	0%	0%	0%	0%
Brighton Balance	96%	94%	94%	52%	49%	24%	41%	20%
Cambridge	5%	24%	0%	0%	6%	7%	3%	3%
Campania	100%	100%	100%	74%	41%	50%	60%	12%
Central Highlands Balance	0%	0%	0%	0%	0%	0%	0%	0%
Clarence Balance	29%	41%	13%	16%	16%	15%	15%	6%
Cygnet	36%	44%	22%	4%	11%	7%	10%	2%
Derwent Valley Balance	87%	82%	83%	58%	35%	31%	42%	15%
Dover	74%	47%	41%	45%	26%	13%	13%	17%
Eaglehawk Neck	16%	25%	0%	11%	0%	0%	10%	0%
Franklin	20%	17%	9%	0%	0%	7%	0%	2%
Gagebrook	60%	64%	53%	55%	50%	38%	33%	46%
Geeveston-Port Huon	33%	12%	20%	13%	7%	13%	8%	8%
Glamorgan-Spring Bay Balance	38%	47%	17%	18%	11%	0%	18%	16%
Huon Valley Balance	64%	50%	67%	25%	0%	14%	0%	50%
Huonville	64%	63%	56%	41%	61%	40%	33%	15%
Kempton	50%	43%	80%	100%	0%	44%	29%	22%
Kettering	100%	100%	0%	0%	100%	0%	0%	0%
Kingborough Balance	50%	25%	67%	29%	20%	0%	50%	0%
Lauderdale	100%	100%	100%	50%	0%	50%	25%	14%
Margate	0%	100%	50%	67%	50%	33%	67%	20%
Midway Point	50%	100%	50%	67%	100%	33%	0%	100%
New Norfolk	100%	100%	69%	100%	83%	39%	43%	27%
Nubeena-White Beach	86%	25%	100%	60%	80%	50%	50%	57%
Oatlands	0%	50%	0%	0%	0%	0%	0%	0%
Old Beach	90%	77%	100%	83%	67%	0%	0%	50%
Orford	100%	100%	100%	0%	100%	50%	67%	25%
Ranelagh	100%	100%	100%	50%	50%	57%	33%	57%
Richmond	29%	46%	36%	30%	0%	29%	8%	9%
Snug	67%	59%	50%	57%	38%	29%	37%	25%
Sorell	100%	100%	0%	0%	100%	80%	100%	43%
Sorell Balance	86%	88%	33%	25%	25%	25%	25%	22%
South Arm-Opossum Bay	100%	100%	100%	86%	83%	100%	67%	67%
Southern Beaches	0%	0%	0%	33%	0%	33%	33%	33%
Southern Midlands Balance	83%	55%	86%	33%	20%	13%	36%	23%
Swansea	50%	0%	0%	0%	0%	0%	0%	0%
Tasman Balance	11%	17%	0%	20%	38%	0%	25%	8%
Triabunna	15%	13%	14%	7%	0%	7%	4%	2%

Source: REMPLAN Housing

Affordability by household income group

The tables and charts below expands on the charts/tables above. Whereas data above is based on median gross income, the tables and charts below indicate the number of houses sold, and rentals listed, that would be affordable to households on low and moderate incomes. As would be anticipated, the lower the income, the fewer dwellings would be affordable to purchase or rent. The income types, very low, low and moderate are defined as 50%, 80% and 120% respectively of the median weekly gross household income the 'Rest of Tasmania GCCSA', which is all areas outside metropolitan Hobart.

Counts of affordable dwellings provided in the proceeding charts are inclusive of lower income ranges.

Affordability Definitions

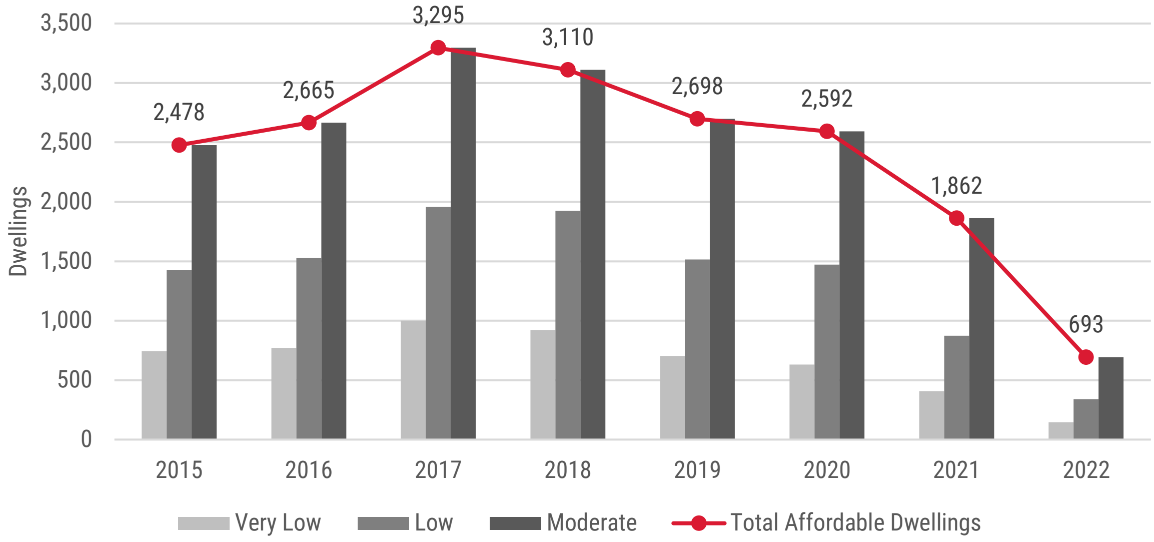
Term	Definition
Housing Affordability	The relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes. If housing costs are less than 30% of a household's income, then they are "affordable".
Very Low Income Group	Single: Up to $16,960 Couple (no dependent): Up to 27,130 Family (with dependent children): Up to $40,700
Low Income Group	Single: $16,961 to $25,430 Couple (no dependent): $27,131 to $40,690 Family (with dependent children): $40,701 to $61,040
Moderate Income Group	Single: $25,431 to $35,600 Couple (no dependent): $40,691 to $56,970 Family (with dependent children): $61,041 to $85,450

Number of Affordable Dwellings Sold and Rentals by Income Bracket, Southern Tasmania

Income Type	Stock Type	2015	2016	2017	2018	2019	2020	2021	2022
Very Low	Affordable Dwellings Sold	744	770	1,001	923	705	632	407	145
	Affordable Rentals	9	7	13	6	2	3	5	0
Low	Affordable Dwellings Sold	1,426	1,529	1,957	1,924	1,514	1,471	873	341
	Affordable Rentals	176	145	91	54	32	30	42	25
Moderate	Affordable Dwellings Sold	2,478	2,665	3,295	3,110	2,698	2,592	1,862	693
	Affordable Rentals	879	810	641	552	438	518	622	541

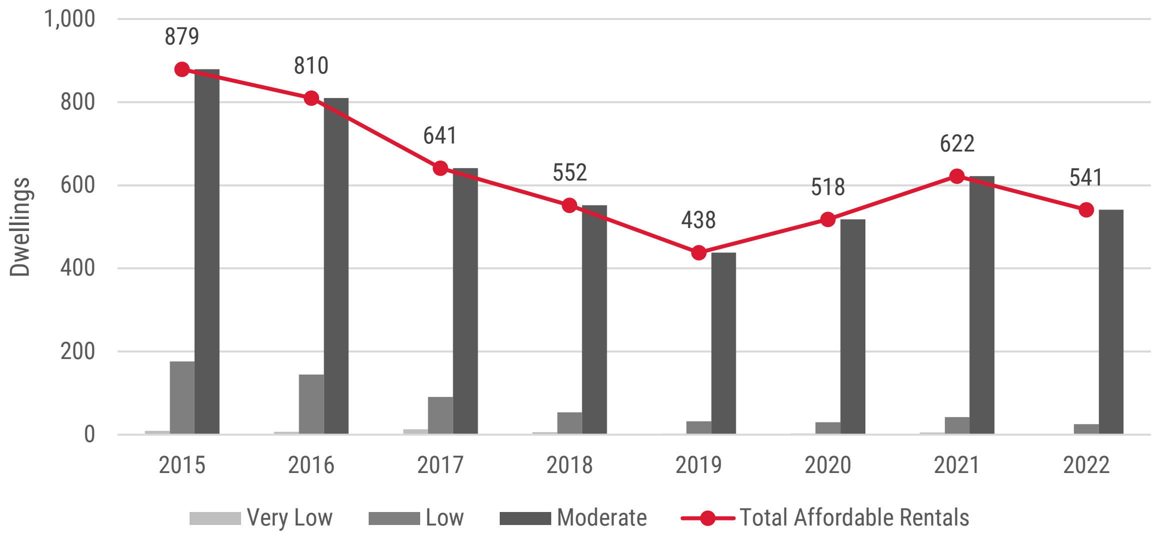
Source: REMPLAN Housing

Number of Affordable Dwellings Sold by Family Types on Very Low Income, Southern Tasmania



Source: REMPLAN Housing

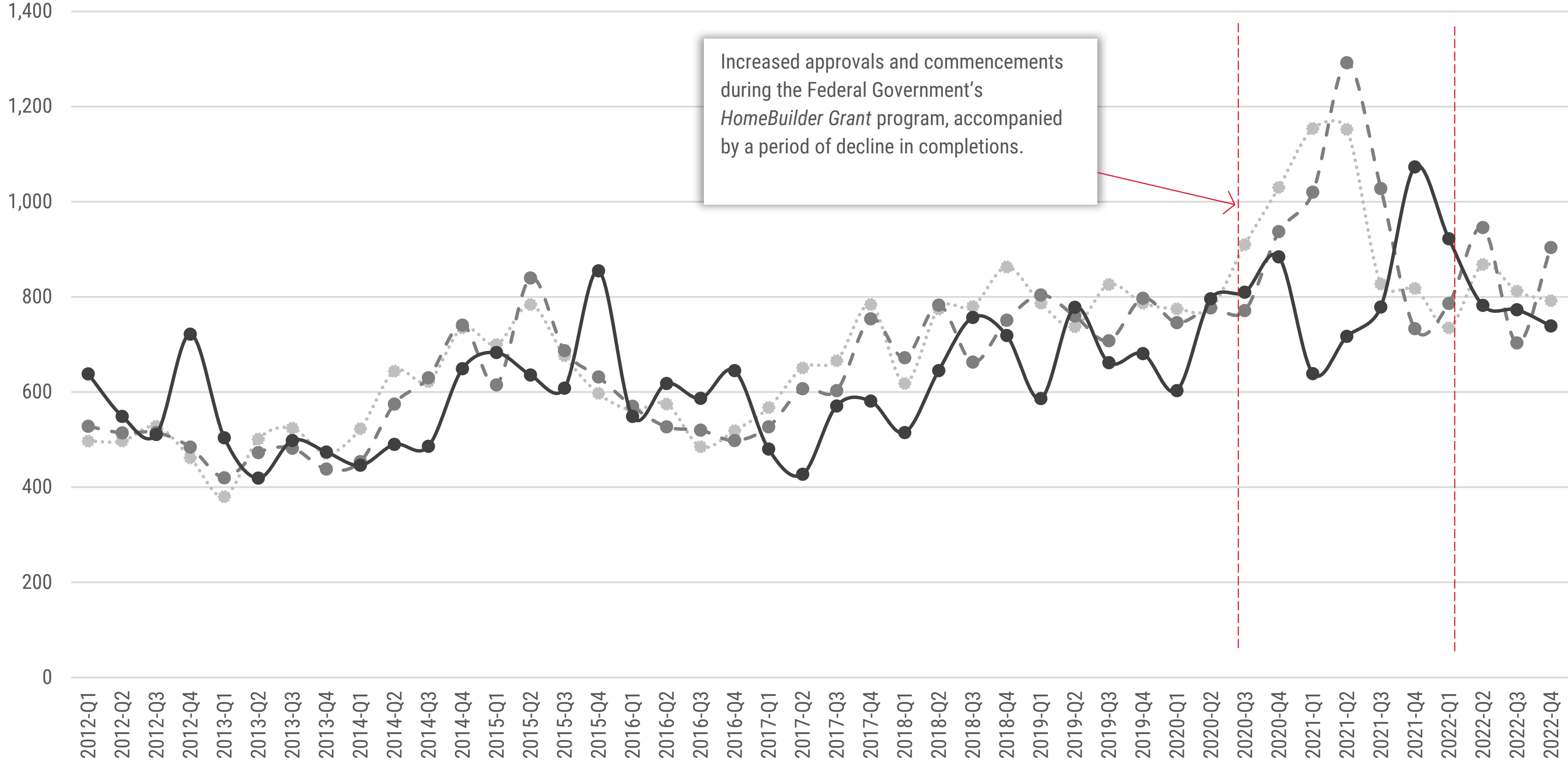
Number of Affordable Rentals by Family Types on Very Low Income, Southern Tasmania



Source: REMPLAN Housing

Appendix I – Housing approvals

New dwelling approvals, commencements and completions, Tasmania



Source: ABS Building Approvals, ABS Building Activity

New residential building approvals by SA2 region

SA2 Region	2017	2018	2019	2020	2021	2022
Bellerive - Rosny	16	23	38	16	18	18
Bridgewater - Gagebrook	37	107	123	55	57	109
Brighton - Pontville	41	74	96	147	68	60
Bruny Island - Kettering	33	34	33	36	19	15
Cambridge	42	82	49	31	52	47
Central Highlands	8	5	8	17	13	5
Cygnet	33	28	41	40	36	50
Derwent Valley	5	4	9	8	5	10
Dodges Ferry - Lewisham	63	75	63	61	71	66
Forestier - Tasman	18	29	28	23	39	22
Geeveston - Dover	21	35	38	50	30	25
Geilston Bay - Risdon	24	5	6	10	54	36
Howrah - Tranmere	57	89	82	106	80	43
Huonville - Franklin	45	53	51	82	68	63
Kingston - Huntingfield	128	131	172	171	160	46
Kingston Beach - Blackmans Bay	46	78	67	55	37	40
Lindisfarne - Rose Bay	34	40	53	24	22	15
Margate - Snug	32	48	29	39	26	26
Mornington - Warrane	30	33	13	31	40	29
New Norfolk	42	27	23	41	128	48
Old Beach - Otago	44	60	45	58	31	74
Risdon Vale	34	31	21	17	22	32
Rokeby	79	180	136	186	229	168
Sorell - Richmond	94	127	151	152	181	85
Southern Midlands	31	24	29	38	43	34
Taroona - Bonnet Hill	7	11	11	10	17	38
Triabunna - Bicheno	63	78	61	70	102	88
Wilderness - East	NB	NB	NB	NB	NB	NB
South Arm	NB	NB	NB	NB	NB	NB

Source: ABS Building Approvals.

NB – No data for Wilderness and East and South Arm

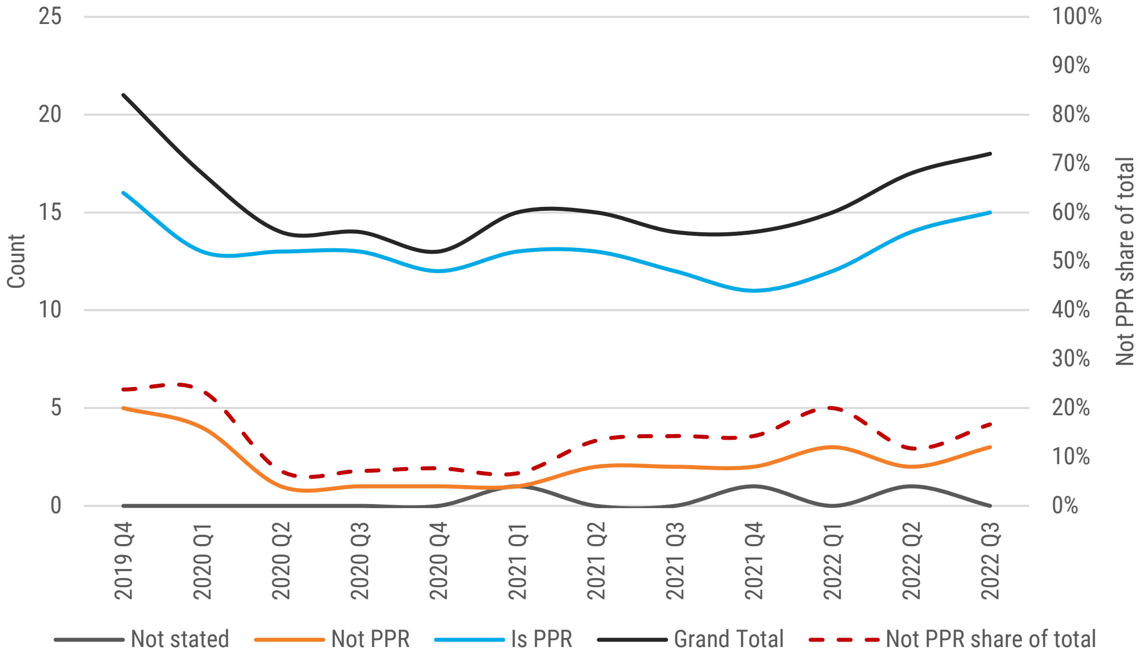
Appendix J – Market engagement survey questions

Survey questions

1. Why are people buying in the region?
    a. Availability
    b. Affordability
    c. Location
    d. Close to work/school/services
    e. Other
2. Are they purchasing as an?
    a. Owner occupier
    b. An investor
    c. A holiday home
    d. A developer
    e. Other
3. Who are the buyers? Is there a particular cohort attracted to certain areas?
    a. Singles
    b. Young couples
    c. Young families
    d. Retirees
    e. Not specific
    f. Other
4. What locations are the most popular (i.e. where is the highest demand)?
5. What locations are least popular (i.e. where is the lowest demand)?
6. Why do you think people are buying outside of the Hobart metropolitan area?
7. What type of housing product are the looking for?
    a. 1-bedroom
    b. 2-bedroom
    c. 3-bedroom
    d. 4+bedroom
    e. Unit of apartment
    f. Low maintenance
    g. Rural lifestyle
    h. Farm
    i. Coastal
    j. Other
8. Are there segments of the residential market that are not being met?
9. Have you seen any changes in what people are looking for?
    a. Larger
    b. Smaller
    c. Closer to town
    d. Further from town
    e. Other
10. Has the pandemic impacted the level of demand or type of housing people are after?
11. How strong is the rental demand in your area?
12. Thinking about your experience, what do you think are the biggest issues impacting on getting land/housing delivered?

Appendix K – Short stay accommodation

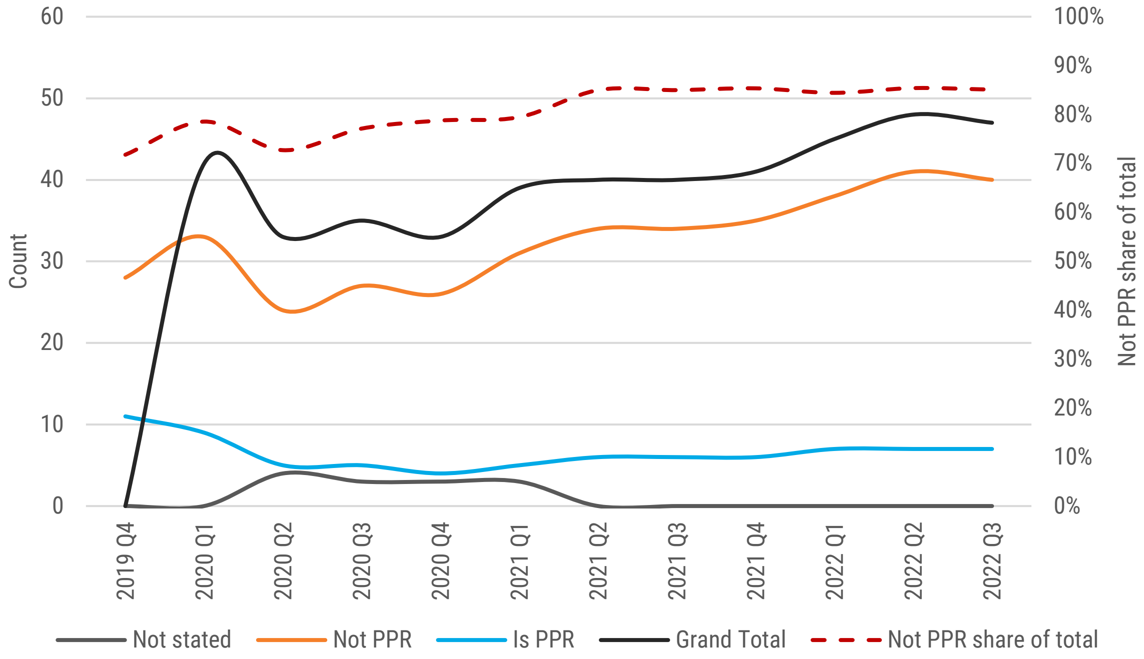
Brighton LGA– Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	5	16	21	23.8%
2020 Q1	0	4	13	17	23.5%
2020 Q2	0	1	13	14	7.1%
2020 Q3	0	1	13	14	7.1%
2020 Q4	0	1	12	13	7.7%
2021 Q1	1	1	13	15	6.7%
2021 Q2	0	2	13	15	13.3%
2021 Q3	0	2	12	14	14.3%
2021 Q4	1	2	11	14	14.3%
2022 Q1	0	3	12	15	20.0%
2022 Q2	1	2	14	17	11.8%
2022 Q3	0	3	15	18	16.7%

Source: Consumer Building and Occupational Services

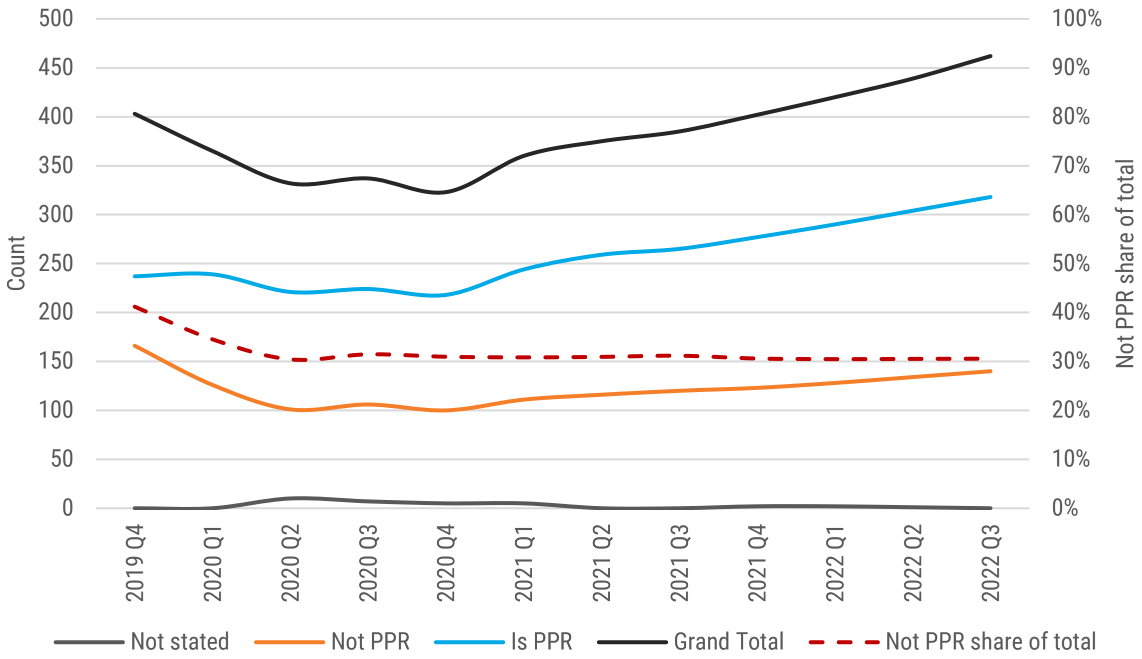
Central Highlands LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	28	11	0	71.8%
2020 Q1	0	33	9	42	78.6%
2020 Q2	4	24	5	33	72.7%
2020 Q3	3	27	5	35	77.1%
2020 Q4	3	26	4	33	78.8%
2021 Q1	3	31	5	39	79.5%
2021 Q2	0	34	6	40	85.0%
2021 Q3	0	34	6	40	85.0%
2021 Q4	0	35	6	41	85.4%
2022 Q1	0	38	7	45	84.4%
2022 Q2	0	41	7	48	85.4%
2022 Q3	0	40	7	47	85.1%

Source: Consumer Building and Occupational Services

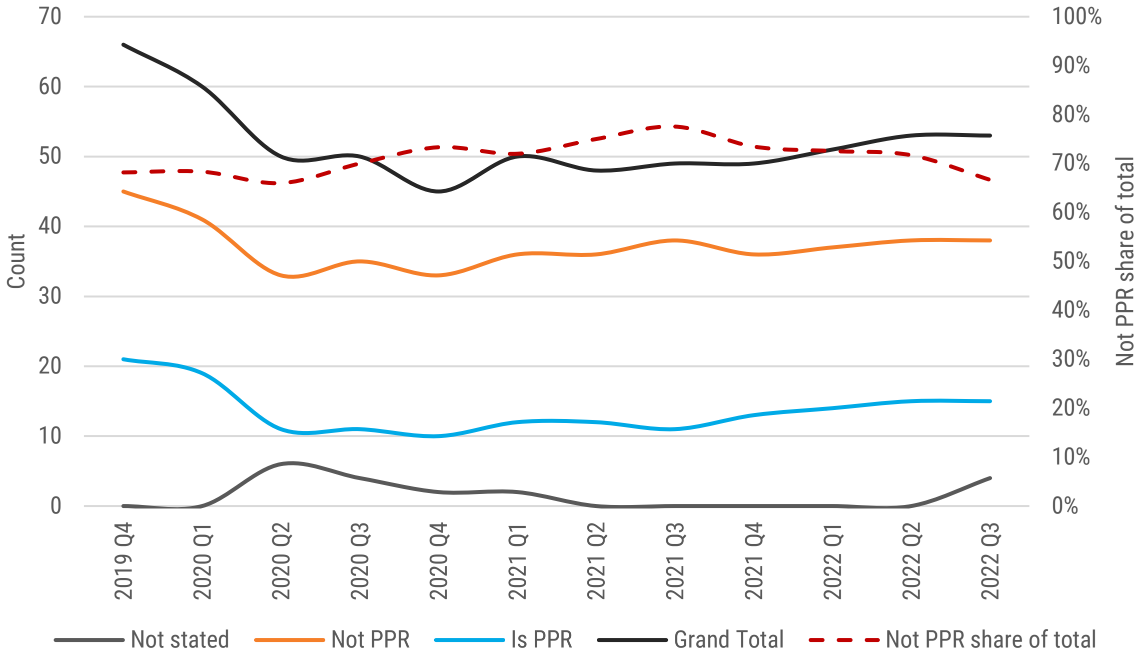
Clarence LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	166	237	403	41.2%
2020 Q1	0	126	239	365	34.5%
2020 Q2	10	101	221	332	30.4%
2020 Q3	7	106	224	337	31.5%
2020 Q4	5	100	218	323	31.0%
2021 Q1	5	111	244	360	30.8%
2021 Q2	0	116	259	375	30.9%
2021 Q3	0	120	265	385	31.2%
2021 Q4	2	123	277	402	30.6%
2022 Q1	2	128	290	420	30.5%
2022 Q2	1	134	304	439	30.5%
2022 Q3	0	140	318	462	30.6%

Source: Consumer Building and Occupational Services

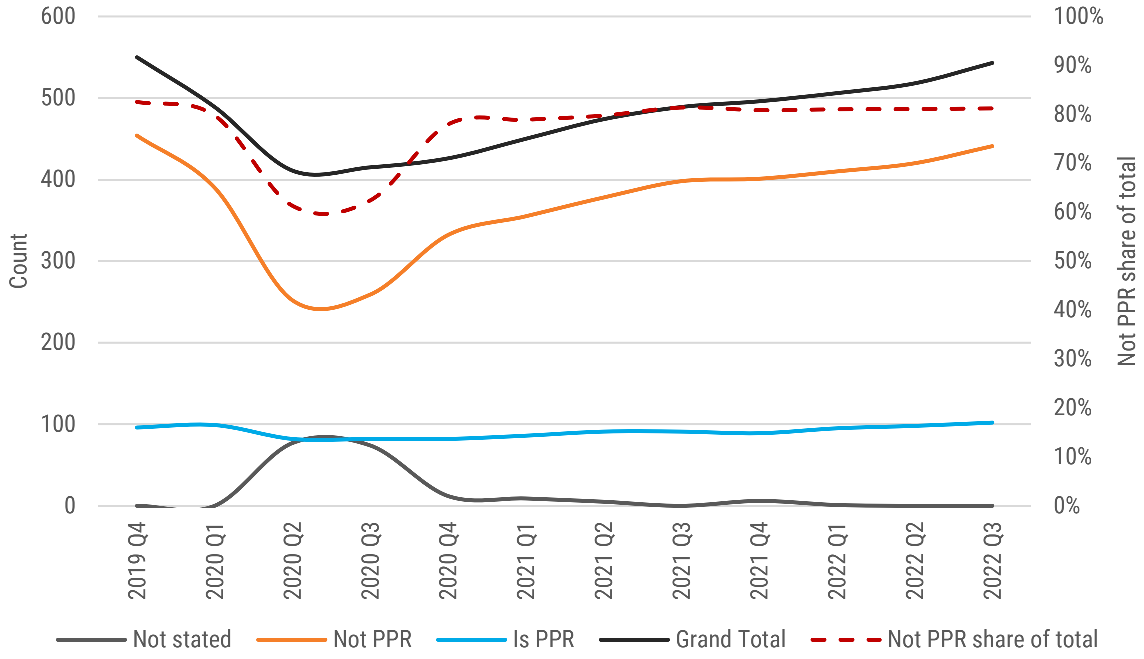
Derwent Valley LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	45	21	66	68.2%
2020 Q1	0	41	19	60	68.3%
2020 Q2	6	33	11	50	66.0%
2020 Q3	4	35	11	50	70.0%
2020 Q4	2	33	10	45	73.3%
2021 Q1	2	36	12	50	72.0%
2021 Q2	0	36	12	48	75.0%
2021 Q3	0	38	11	49	77.6%
2021 Q4	0	36	13	49	73.5%
2022 Q1	0	37	14	51	72.5%
2022 Q2	0	38	15	53	71.7%
2022 Q3	4	38	15	53	66.7%

Source: Consumer Building and Occupational Services

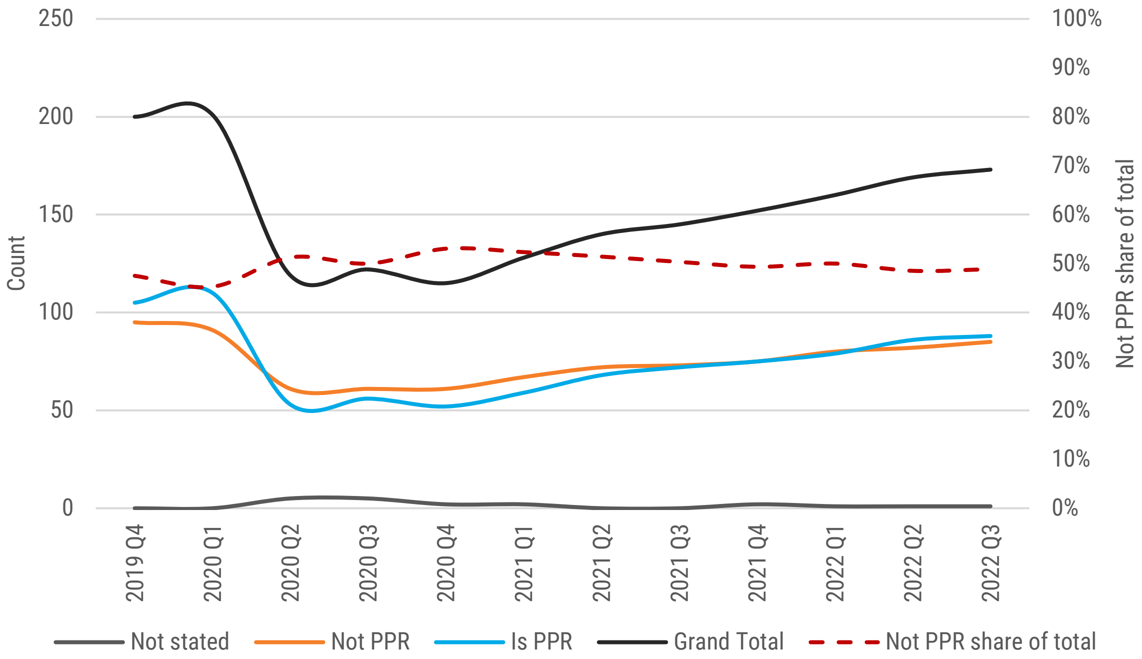
Glamorgan Spring Bay LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	454	96	550	82.5%
2020 Q1	0	390	99	489	79.8%
2020 Q2	77	252	82	411	61.3%
2020 Q3	74	259	82	415	62.4%
2020 Q4	12	332	82	426	77.9%
2021 Q1	9	355	86	450	78.9%
2021 Q2	5	378	91	474	79.7%
2021 Q3	0	398	91	489	81.4%
2021 Q4	6	401	89	496	80.8%
2022 Q1	1	410	95	506	81.0%
2022 Q2	0	420	98	518	81.1%
2022 Q3	0	441	102	543	81.2%

Source: Consumer Building and Occupational Services

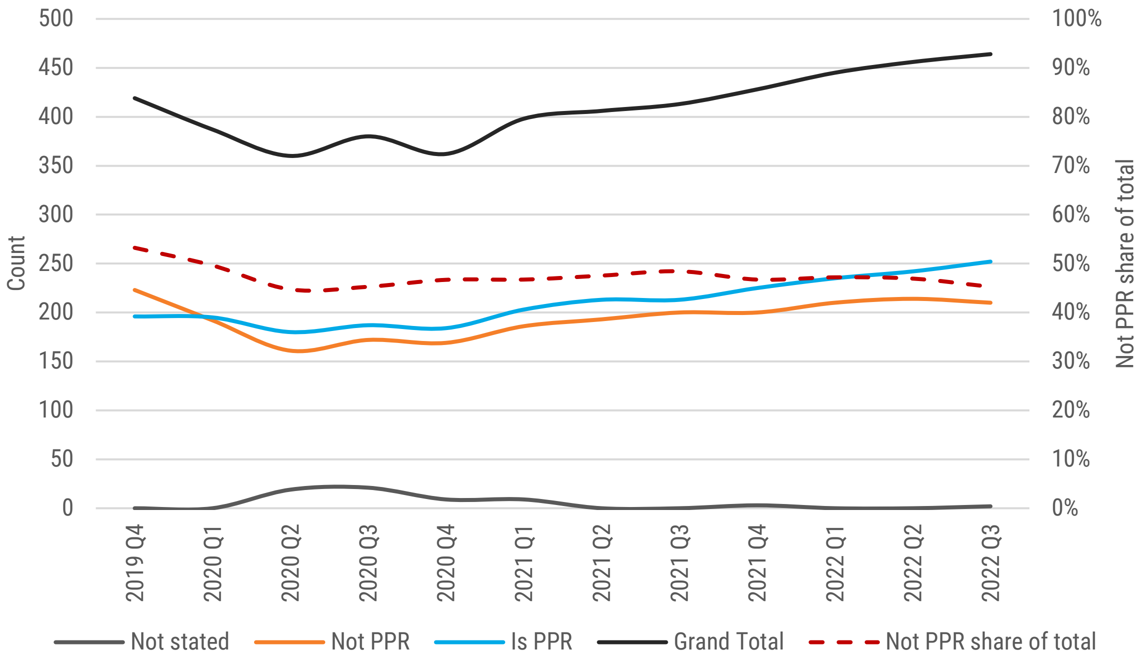
Huon Valley LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	95	105	200	47.5%
2020 Q1	0	91	110	201	45.3%
2020 Q2	5	61	53	119	51.3%
2020 Q3	5	61	56	122	50.0%
2020 Q4	2	61	52	115	53.0%
2021 Q1	2	67	59	128	52.3%
2021 Q2	0	72	68	140	51.4%
2021 Q3	0	73	72	145	50.3%
2021 Q4	2	75	75	152	49.3%
2022 Q1	1	80	79	160	50.0%
2022 Q2	1	82	86	169	48.5%
2022 Q3	1	85	88	173	48.9%

Source: Consumer Building and Occupational Services

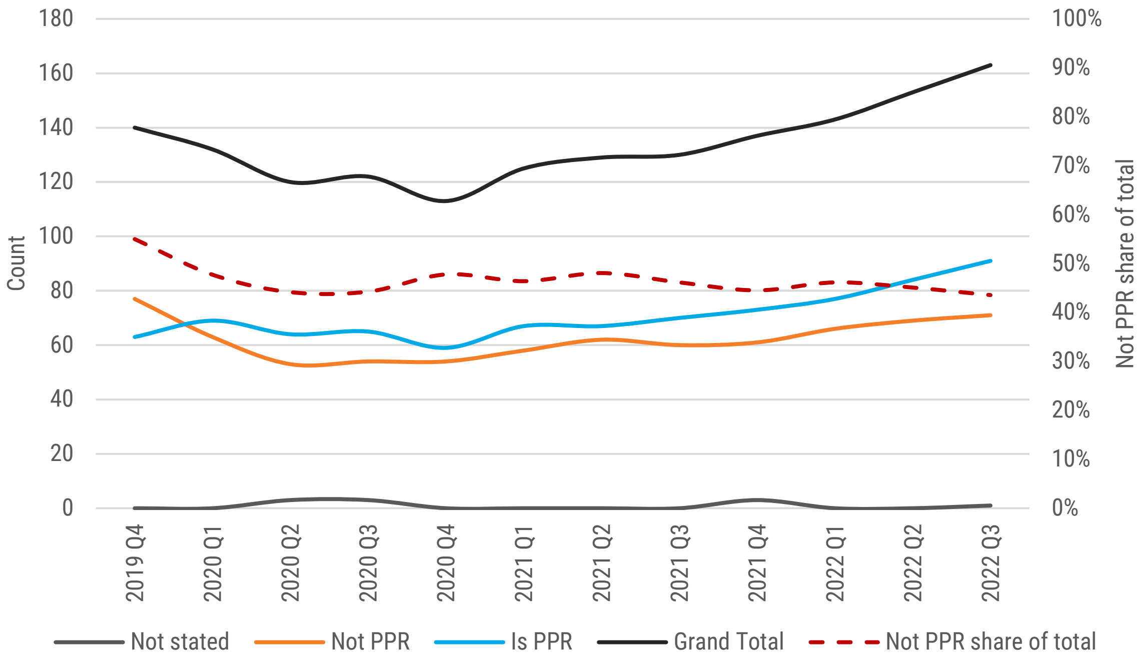
Kingborough LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	223	196	419	53.2%
2020 Q1	0	192	195	387	49.6%
2020 Q2	19	161	180	360	44.7%
2020 Q3	21	172	187	380	45.3%
2020 Q4	9	169	184	362	46.7%
2021 Q1	9	186	203	398	46.7%
2021 Q2	0	193	213	406	47.5%
2021 Q3	0	200	213	413	48.4%
2021 Q4	3	200	225	428	46.7%
2022 Q1	0	210	235	445	47.2%
2022 Q2	0	214	242	456	46.9%
2022 Q3	2	210	252	464	45.3%

Source: Consumer Building and Occupational Services

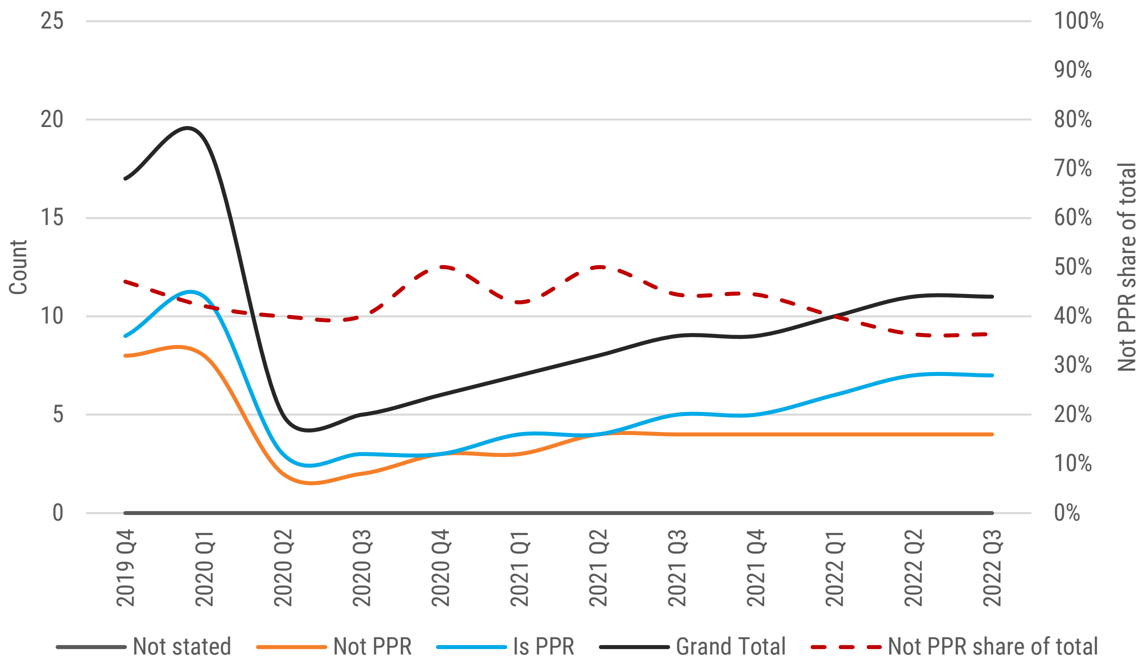
Sorell LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	77	63	140	55.0%
2020 Q1	0	63	69	132	47.7%
2020 Q2	3	53	64	120	44.2%
2020 Q3	3	54	65	122	44.3%
2020 Q4	0	54	59	113	47.8%
2021 Q1	0	58	67	125	46.4%
2021 Q2	0	62	67	129	48.1%
2021 Q3	0	60	70	130	46.2%
2021 Q4	3	61	73	137	44.5%
2022 Q1	0	66	77	143	46.2%
2022 Q2	0	69	84	153	45.1%
2022 Q3	1	71	91	163	43.6%

Source: Consumer Building and Occupational Services

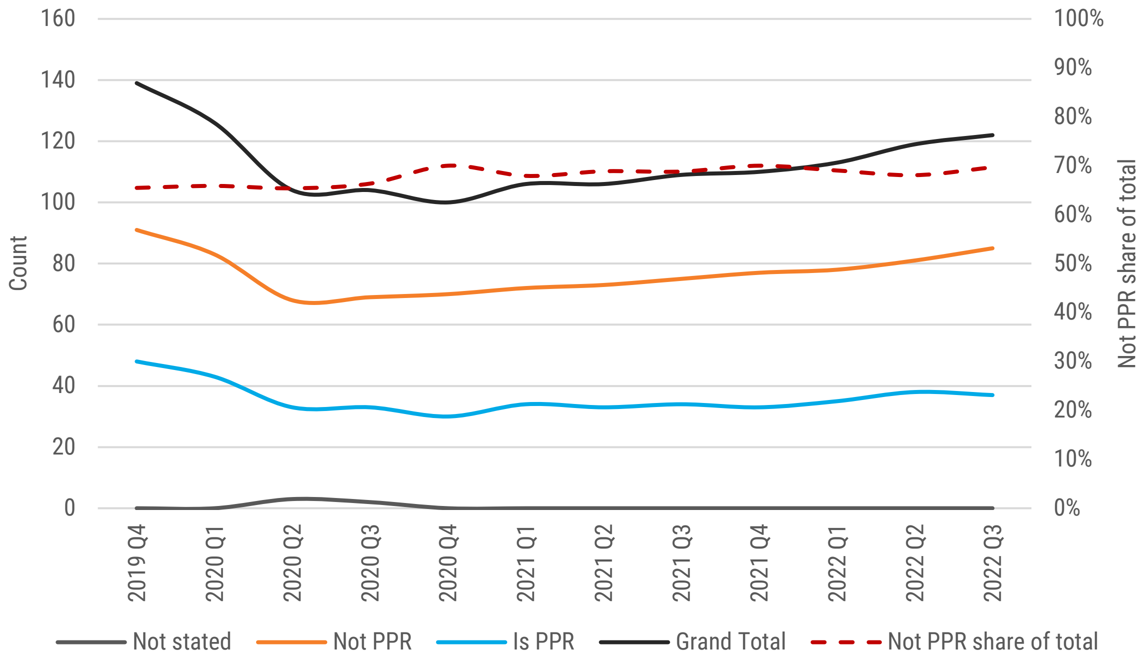
Southern Midlands LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	8	9	17	47.1%
2020 Q1	0	8	11	19	42.1%
2020 Q2	0	2	3	5	40.0%
2020 Q3	0	2	3	5	40.0%
2020 Q4	0	3	3	6	50.0%
2021 Q1	0	3	4	7	42.9%
2021 Q2	0	4	4	8	50.0%
2021 Q3	0	4	5	9	44.4%
2021 Q4	0	4	5	9	44.4%
2022 Q1	0	4	6	10	40.0%
2022 Q2	0	4	7	11	36.4%
2022 Q3	0	4	7	11	36.4%

Source: Consumer Building and Occupational Services

Tasman LGA – Short stay accommodation quarterly listings (PPR = Principal Place of Residence)



	Not stated	Not PPR	Is PPR	Grand Total	Not PPR share of total
2019 Q4	0	91	48	139	65.5%
2020 Q1	0	83	43	126	65.9%
2020 Q2	3	68	33	104	65.4%
2020 Q3	2	69	33	104	66.3%
2020 Q4	0	70	30	100	70.0%
2021 Q1	0	72	34	106	67.9%
2021 Q2	0	73	33	106	68.9%
2021 Q3	0	75	34	109	68.8%
2021 Q4	0	77	33	110	70.0%
2022 Q1	0	78	35	113	69.0%
2022 Q2	0	81	38	119	68.1%
2022 Q3	0	85	37	122	69.7%

Source: Consumer Building and Occupational Services

Short stay dwellings share of total private dwellings in all Tasmanian LGAs, 2021

	Census private dwelling count	Total short stay share of all dwellings	Non PPR short stay share of all dwellings
Break O'Day	4,830	6.2%	4.7%
Brighton	7,530	0.2%	0.0%
Burnie	9,242	0.6%	0.4%
Central Coast	10,402	1.0%	0.4%
Central Highlands	2,736	1.5%	1.2%
Circular Head	4,035	1.3%	0.9%
Clarence	25,857	1.5%	0.5%
Derwent Valley	4,736	1.0%	0.8%
Devonport	12,048	0.8%	0.4%
Dorset	3,937	3.8%	3.0%
Flinders	683	3.7%	3.1%
George Town	3,675	1.0%	0.6%
Glamorgan Spring Bay	4,722	10.4%	8.4%
Glenorchy	21,853	0.8%	0.2%
Hobart	24,744	4.6%	1.7%
Huon Valley	8,736	1.7%	0.8%
Kentish	2,890	1.2%	0.6%
King Island	886	2.6%	1.8%
Kingborough	17,279	2.4%	1.2%
Latrobe	5,798	0.9%	0.6%
Launceston	31,281	1.5%	0.9%
Meander Valley	9,257	1.0%	0.4%
Northern Midlands	6,425	0.8%	0.4%
Sorell	8,127	1.6%	0.7%
Southern Midlands	2,973	0.3%	0.1%
Tasman	2,638	4.1%	2.8%
Waratah-Wynyard	6,894	1.3%	0.8%
West Coast	3,103	2.4%	1.9%
West Tamar	11,293	1.7%	0.9%
State average	8,918	2.1%	1.4%

Sources: CBOS Short Stay Accommodation data Q3 2021; ABS Census of Population and Housing 2021

Short stay dwellings relative to number of rented private dwellings in all Tasmanian LGAs, 2021

	Census count of rented dwellings	Non PPR short stay relative to all rented dwellings
Break O'Day	627	36.4%
Brighton	2,269	0.1%
Burnie	2,622	1.3%
Central Coast	1,954	2.3%
Central Highlands	198	17.2%
Circular Head	697	5.0%
Clarence	5,445	2.2%
Derwent Valley	907	4.2%
Devonport	3,480	1.3%
Dorset	566	20.7%
Flinders	113	18.6%
George Town	812	2.7%
Glamorgan Spring Bay	482	82.6%
Glenorchy	7,210	0.6%
Hobart	7,844	5.4%
Huon Valley	1,095	6.7%
Kentish	324	5.2%
King Island	187	8.6%
Kingborough	3,147	6.4%
Latrobe	1,106	3.0%
Launceston	9,508	2.8%
Meander Valley	1,710	2.0%
Northern Midlands	1,149	2.3%
Sorell	1,232	4.9%
Southern Midlands	313	1.3%
Tasman	199	37.7%
Waratah-Wynyard	1,432	4.1%
West Coast	563	10.5%
West Tamar	1,831	5.4%
State average	2,035	10.4%

Sources: CBOS Short Stay Accommodation data Q3 2021; ABS Census of Population and Housing 2021