

forecast.id hotspots

Sample report

Brisbane & surrounds

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National forecasts highlights

The population of Australia in 2021 was 25.69 million. The population by 2046 is forecast to grow by 9.17 million persons to reach a population of 34.86 million.

This growth is primarily driven by overseas migration, which after two years of closed borders is expected to return to pre-Covid levels of 235,000 persons per annum. In FY 21/22, overseas migration hit 400,000 persons - a historic high, which is more a correction in overseas migration after having borders closed.

Over the past 10 years, Australia has had a relatively high growth rate of between 1.5% and 2.0%, which is forecast to decline to less than 1% by the early 2040s. Declining population growth rates come from a larger population base and the ageing of the population.

In terms of how each State performs, Victoria and New South Wales return to being the dominant states for overseas migrants, with 31% and 26% share of overseas migration collectively over the forecast period.

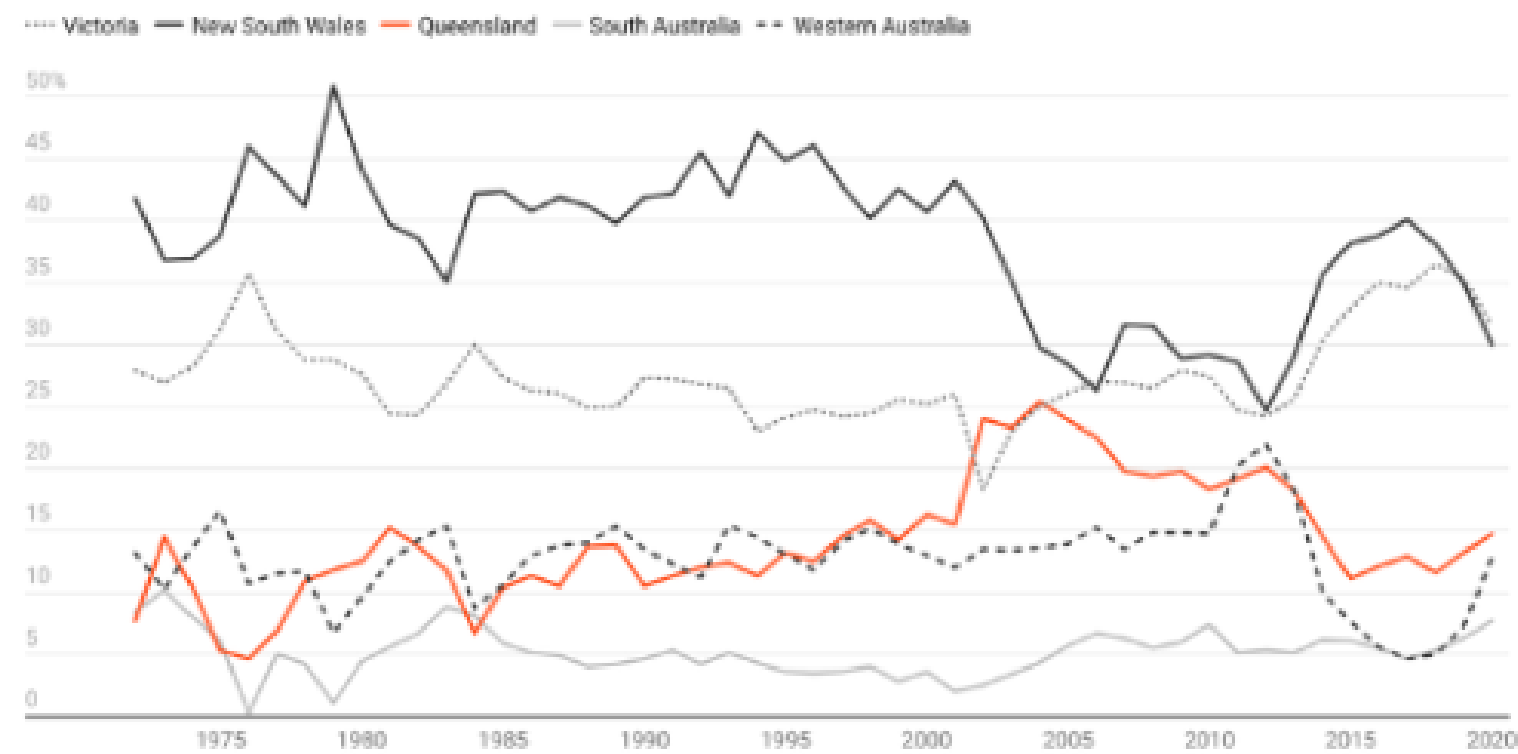
Lockdowns resulted in less movement overall, while migration out of Victoria and NSW reached 40-year highs. Movement between states is returning to historic trends.

Impact of COVID-19 on Net Overseas Migration (NOM) has been deeper than first thought, but the recovery has been faster and stronger than expected.

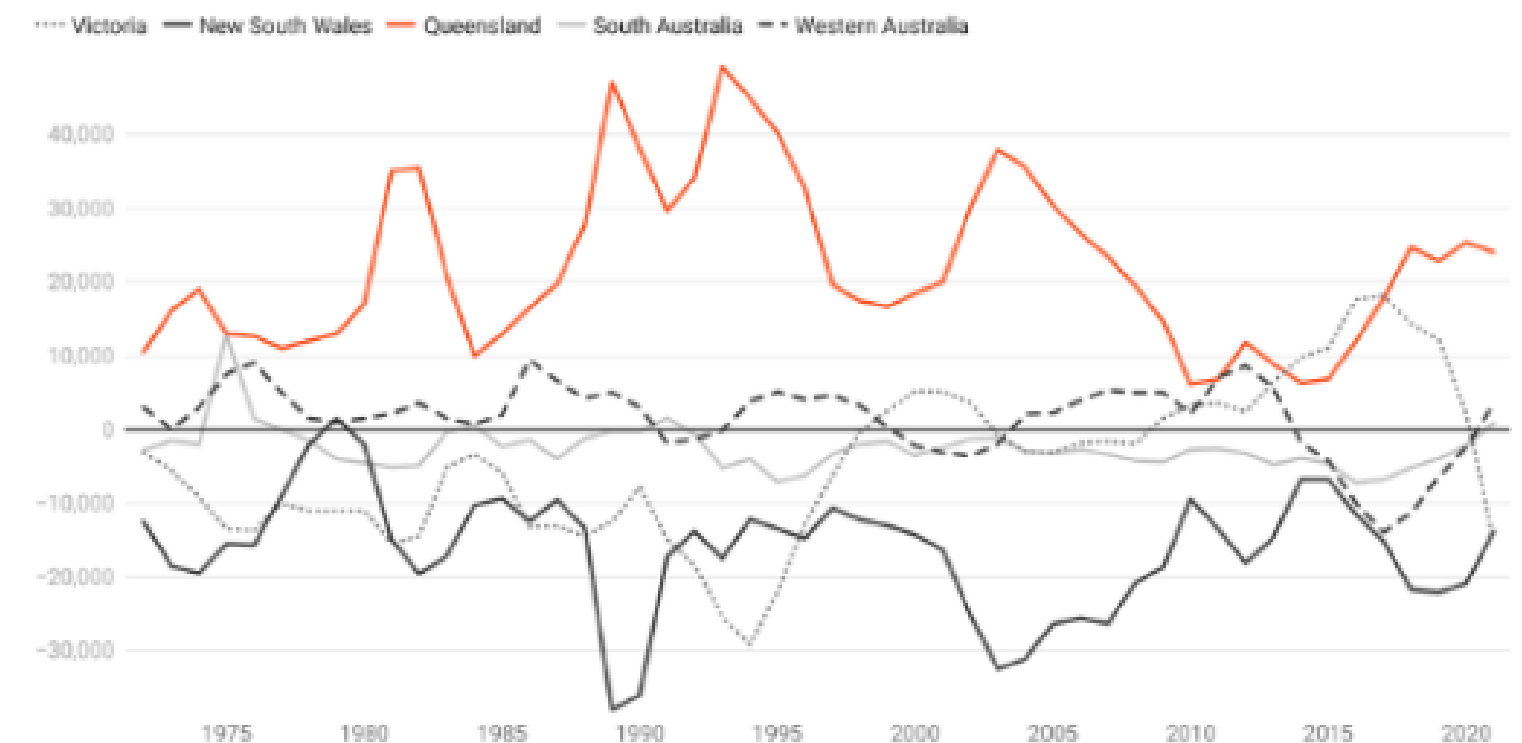
Queensland in the Australian context

- Historical patterns show us that overseas migration to Australia impacts different part of Australia to varying degrees, with the share of new arrivals going to each state and territory fluctuating year-to-year.
- In recent times, QLD's share has declined as the share of overseas arrivals going to VIC and NSW has increased.
- Like overseas migration, net population movements between the states and territories are a significant driver of population change, Historically, QLD has enjoyed the strongest levels of net interstate migration of any state or territory, and while this slowed in the 2000's, it has recovered in recent years.
- Our forecasts assume this pattern of strong inter-state migration to QLD continues, particularly with the 2032 Olympics and strong economic conditions related to a burgeoning renewal energy industry and defence spending, as well as State government planning and development goals that are supported by sufficient land identified for that development to occur.

Share of Net Overseas Migration (NOM), Major states of Australia, 1972-2020



Net inter-state migration, Major states of Australia, 1972-2021





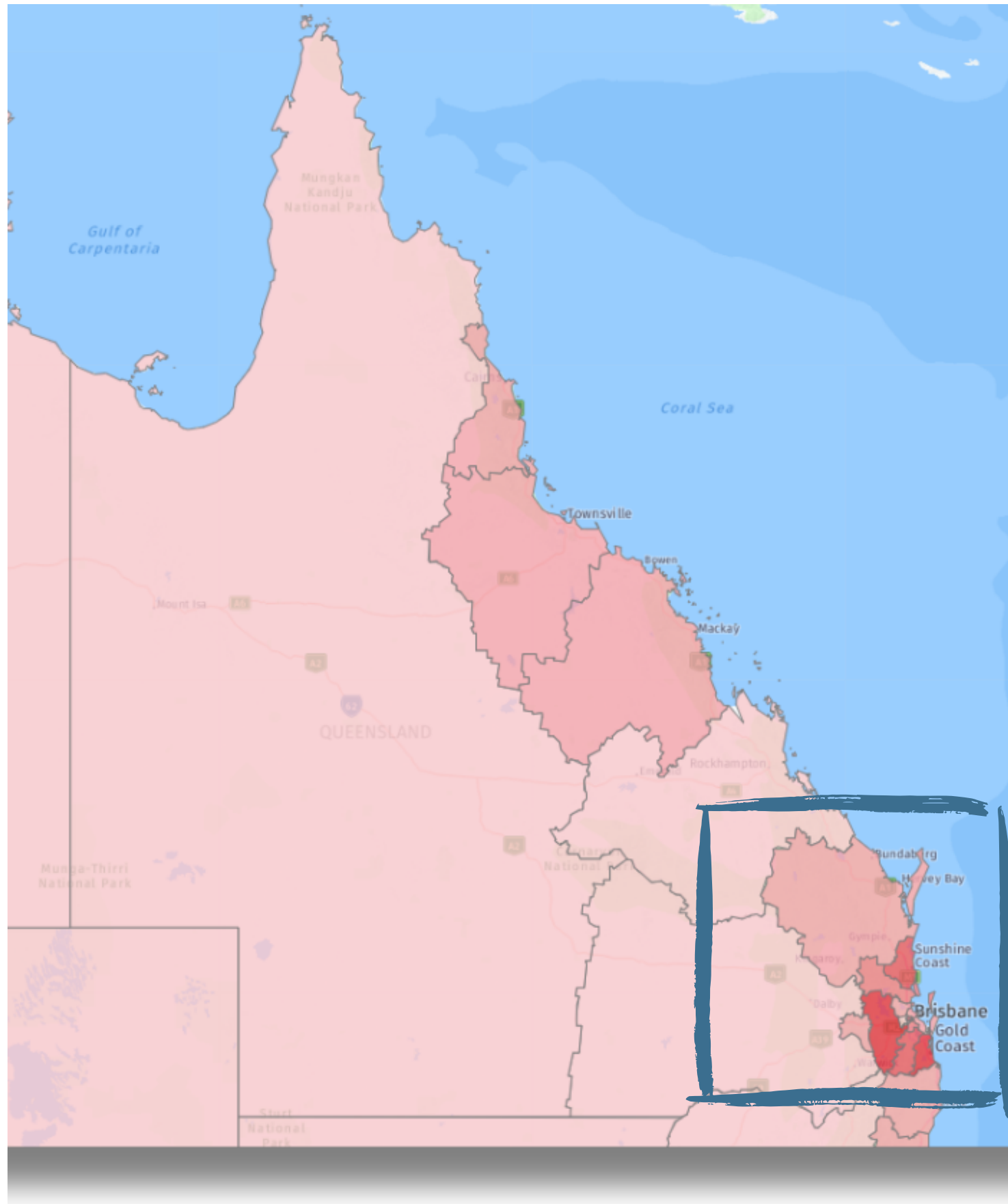
The Queensland story



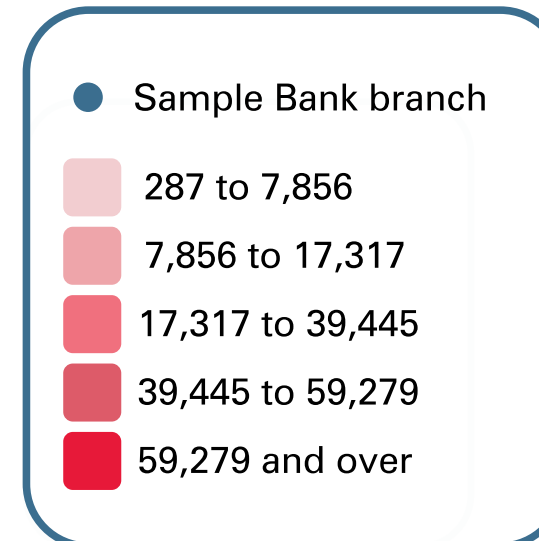
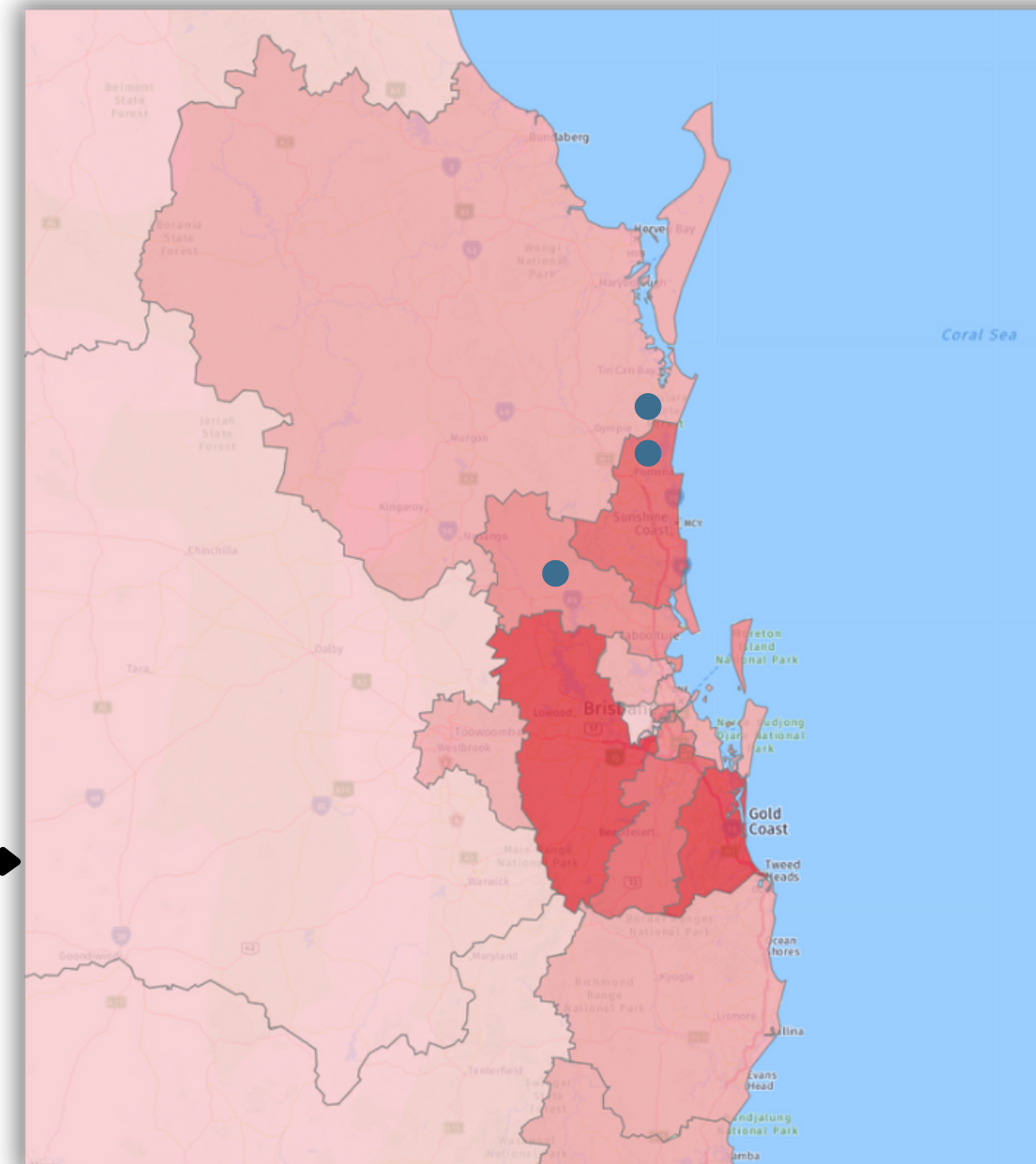
- Population growth in QLD has been serviced by a steady stream of housing development that's seen the green wedges between Brisbane and the coasts narrow and the outer reaches of the Greater Brisbane stretch the the North, South and West.
- And there is no end in sight. QLD is forecast to add around the same number of people in the next 20 years as it has in the last 20 years.
- Housing affordability remains a painful challenge, with the supply of new dwellings fighting to meet demand driven by population growth amid global pressures constricts supply chains, inflation and other macro-economic pressures tightening homebuyers' budgets and climate change now posing questions about the viability of development in some areas.

Forecast population change by region (SA4), 2025-2030

Queensland

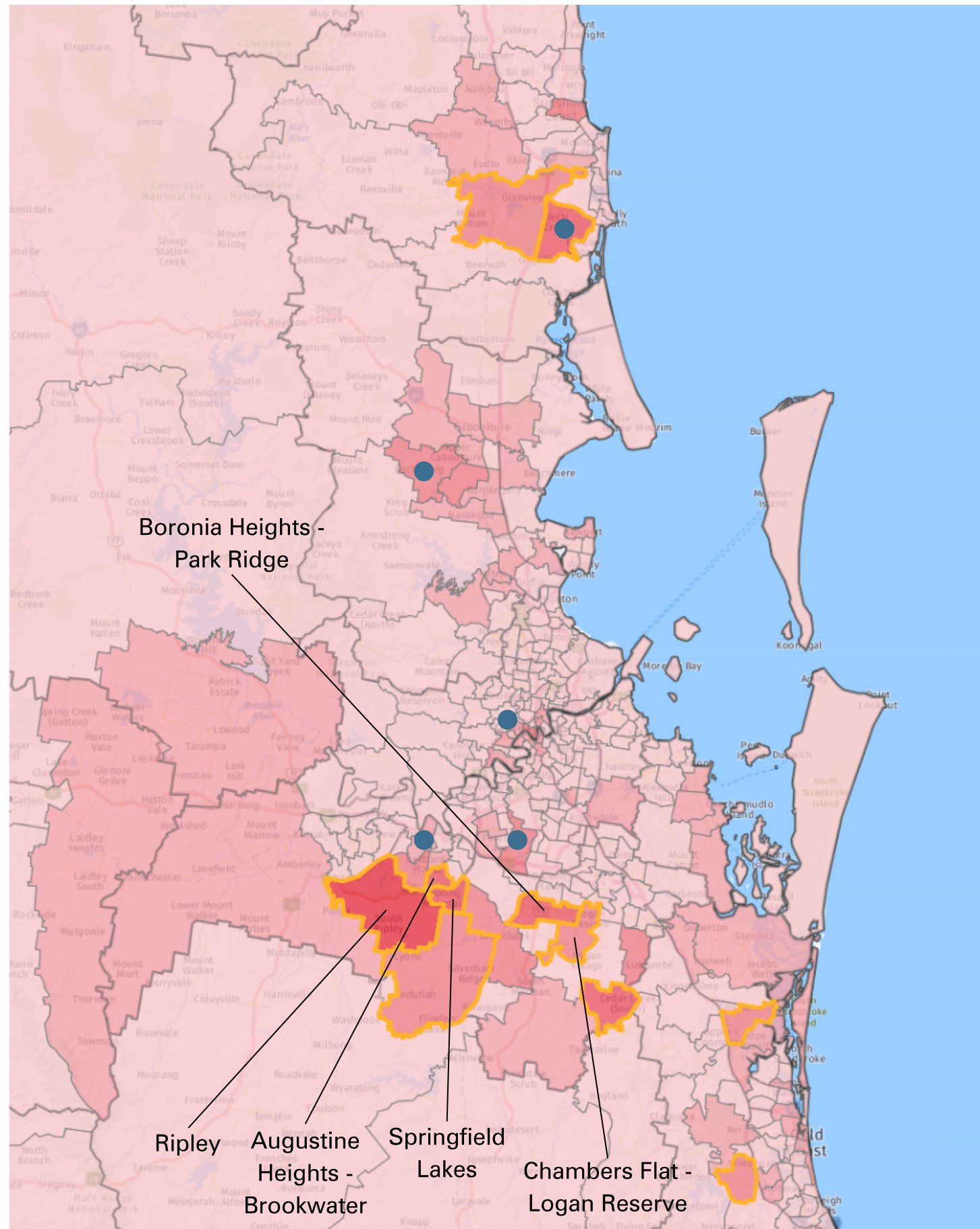


- .id forecast the vast majority of population growth to occur in South East Queensland.
- Population growth on the Gold Coast contributed the lion's share of growth in the early stages of the last twenty years. In the last few years, large greenfield developments such as the Aura Estate on the Sunshine Coast and Springfield in the Ipswich region have made a significant contribution to growth in South East QLD.

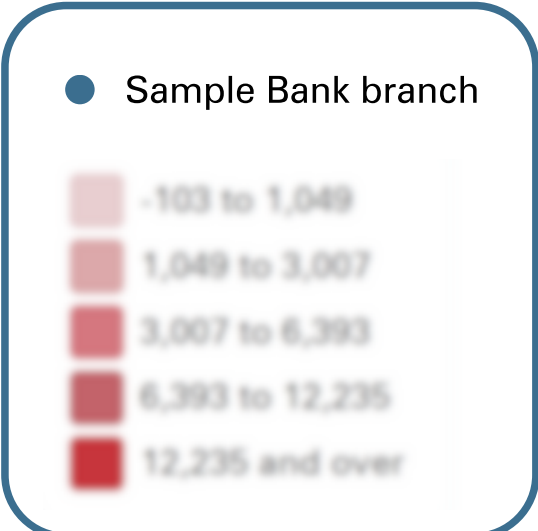


Forecast population change by suburb (SA2), 2025-2030

Top ten areas by absolute population growth

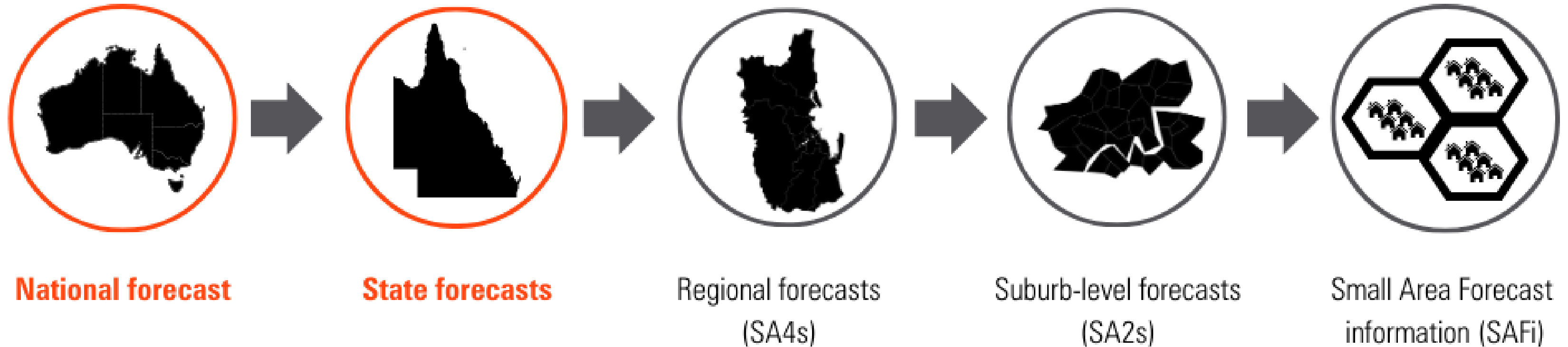


Location (SA2)	2025	2030	Change (no.)
Ripley	28,146	37,278	9,132
Caloundra West - Baringa	26,808	36,846	10,038
Springfield Lakes	26,728	37,132	10,404
Boronia Heights - Park Ridge	18,008	28,046	10,038
Augustine Heights - Brookwater	12,288	22,326	10,038
Yarrabilba	-	-	-
Coomera	-	-	-
Chambers Flat - Logan Reserve	-	-	-
Worongary - Tallai	-	-	-
Flagstone (West) - New Beith	-	-	-



Appendicies

Our methodology



.id's forecasts provide local detail in a regional and national context. In this way, our National and State forecasts do two jobs. Firstly, it provides a 'constraint' for our forecasts at lower levels of geography (regions, and local area forecasts). Our national forecasts are apportioned to the states, and local forecasts add up to the national total.

Secondly, by understanding what's driving population change at a national level, we can develop better forecasts for local areas. For example, overseas migration is a significant driver of population change in Australia, but it doesn't affect all areas equally. In reality this source of population growth affects CBDs and growth areas more than regional areas.

forecast.id Hotspots

Hotspot report \$9k + GST

1. Area of interest - choose what geographic area you would like to .id to analyse. e.g. a region (Hunter NSW), a single state (NSW), multiple states (NSW, VIC, QLD), Australia
2. Forecast time period - choose what time period you would like to .id to analysis the data for. You can choose any start and end year between 2021 and 2041 (e.g. 2024-2030)

Hotspot report - custom, from \$12k + GST

Area of interest - choose what geographic area you would like to .id to analyse. e.g. a region (Hunter NSW), a single state (NSW), multiple states (NSW, VIC, QLD), Australia

Forecast time period - choose what time period/s you would like to .id to analysis the data for. You can choose any start and end year between 2021 and 2041 (e.g. 2024-2030)

Overlay your points of presence - choose if you would like .id to geocode and map your points of presence (e.g. branch locations, ATM locations) and overlay these points on your hotspot maps. This step is useful to understand how well you are geographically located compared to future demand/opportunity and evn locations you may want to consider rationalising.

Number of hotspot locations - choose if you would like .id to identify more than 10 hotspot locations (e.g. top 20 across Australia, top 10 in each state)

Hotspot type - choose if you would like .id to identify hotspot locations based on areas with greatest percentage population change, or top areas for population decline

Age group - choose if you would like .id to idenitfy hotspots for a particlar age cohort (e.g. 30-49 year olds)