



- **1 THOUGHT LEADERS - BULL AND BEAR ECONOMICS**
Attachment 1 Presentation - Thought Leaders (Bull and Bear Economics) 3

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IPSWICH THOUGHT LEADERSHIP WORKSHOP 2- HOUSING AND COMMUNITIES

Ipswich City Council
Marcus Brown

What drives the type of housing we see delivered?

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- Demographics and life cycle:
 - Singles, Couples, Families, Empty Nesters (with and without means)
- Market preferences: expectations relating to type of housing (or what people want)
- Planning controls: determines where and what type of housing can be developed
 - Local planning schemes
 - Shaping SEQ
- Ease of delivery and developer background
- Lenders and valuers

Did you know the national average size of a new house is 236 sqm?

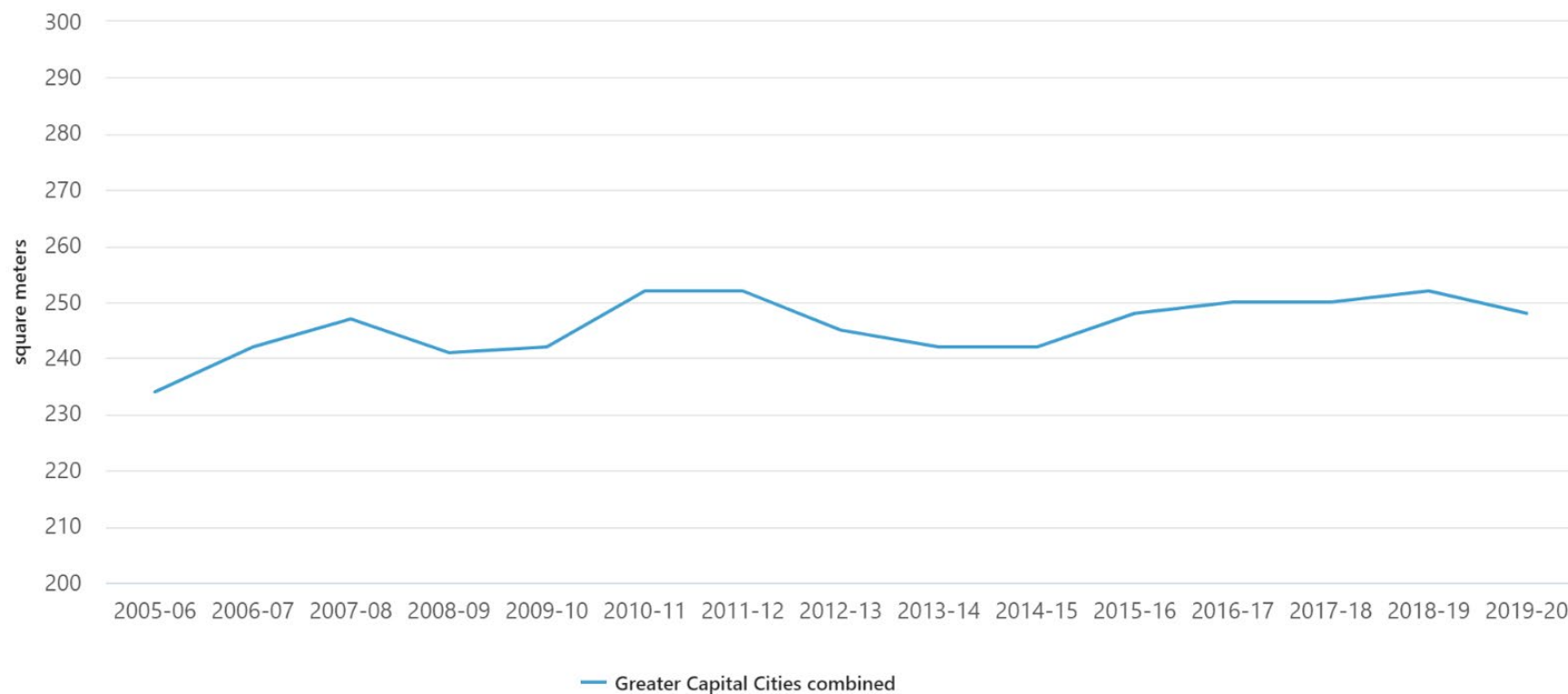
Did you know the national average size of a new residential lot is 467 sqm?

Topics for Today

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- Age profile of residents
- Projected population and Dwellings
- Ethnicity
- Average Household Size
- Dwelling Structure
- Median House Prices
- Housing Affordability
- Bedroom Breakdown
- Proportion of Residents Living in the Same Area
- Median Residential Lot Size

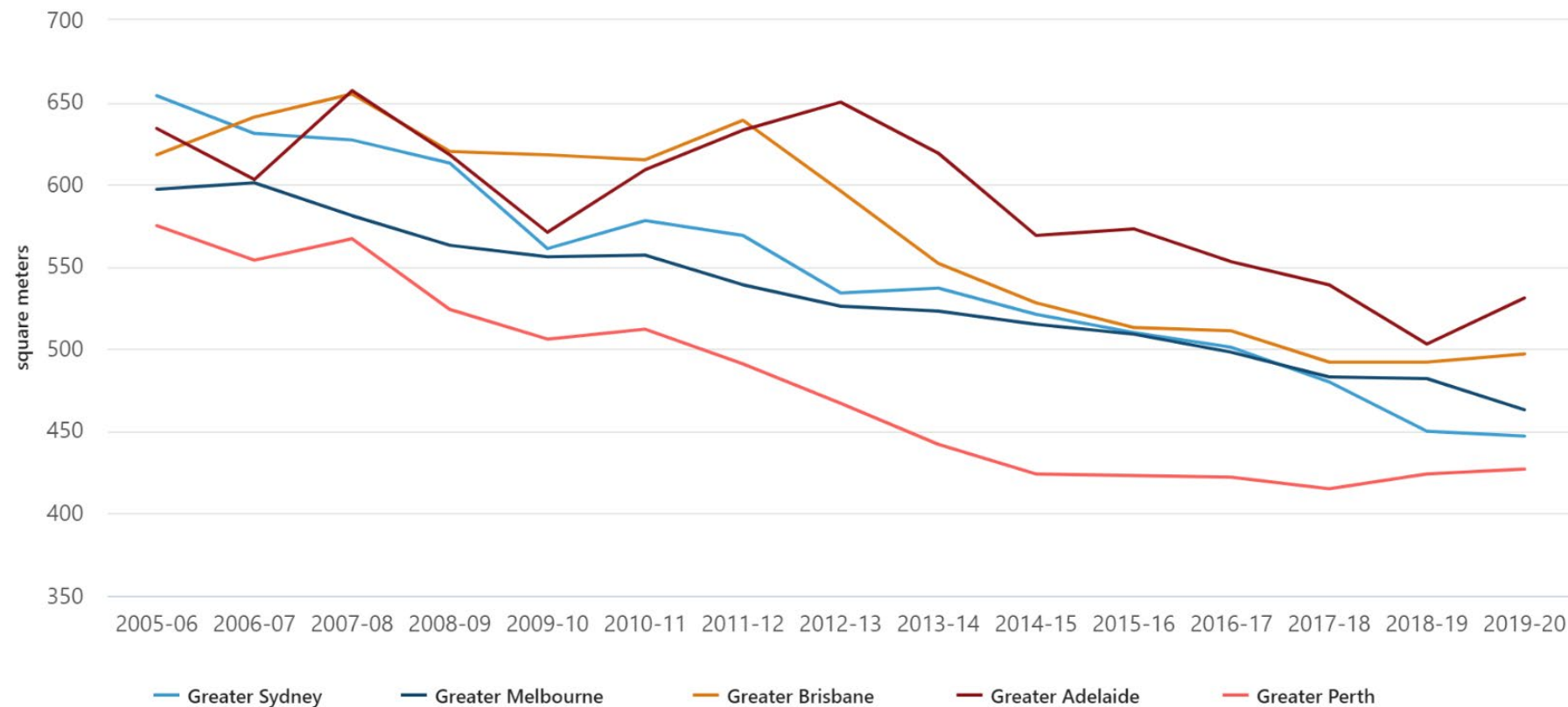
Graph 3. Average floor area of house approvals, Australia's capital cities (a), 2005-06 to 2019-20



(a) Greater Capital City Statistical Areas of Sydney, Melbourne, Brisbane, Adelaide and Perth combined.

Source: Australian Bureau of Statistics, Australians building houses on smaller blocks 8/09/2020

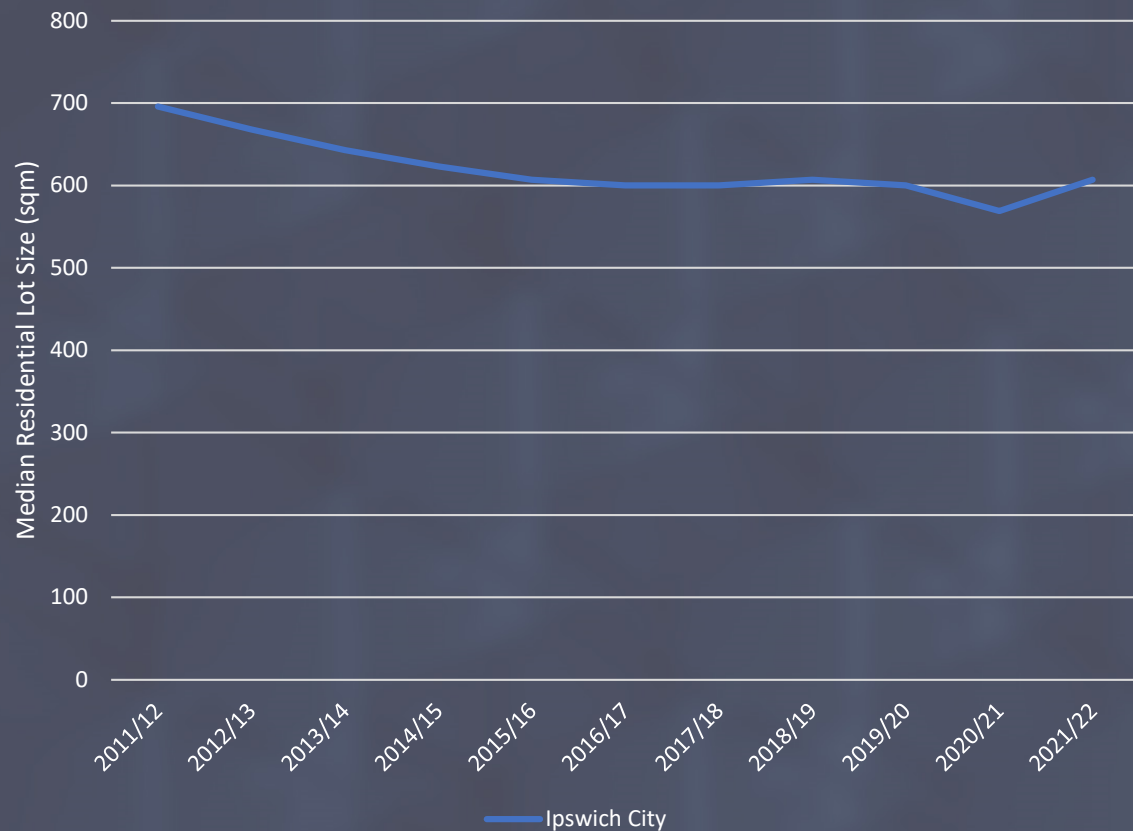
Graph 2. Average site area of house approvals in Australian capital cities, 2005-06 to 2019-20



Source: Australian Bureau of Statistics, Australians building houses on smaller blocks 8/09/2020

Median Lot Size of Residential Sales

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The SA2s with the largest median lot size for Residential property and land sales in 2021/22 were:

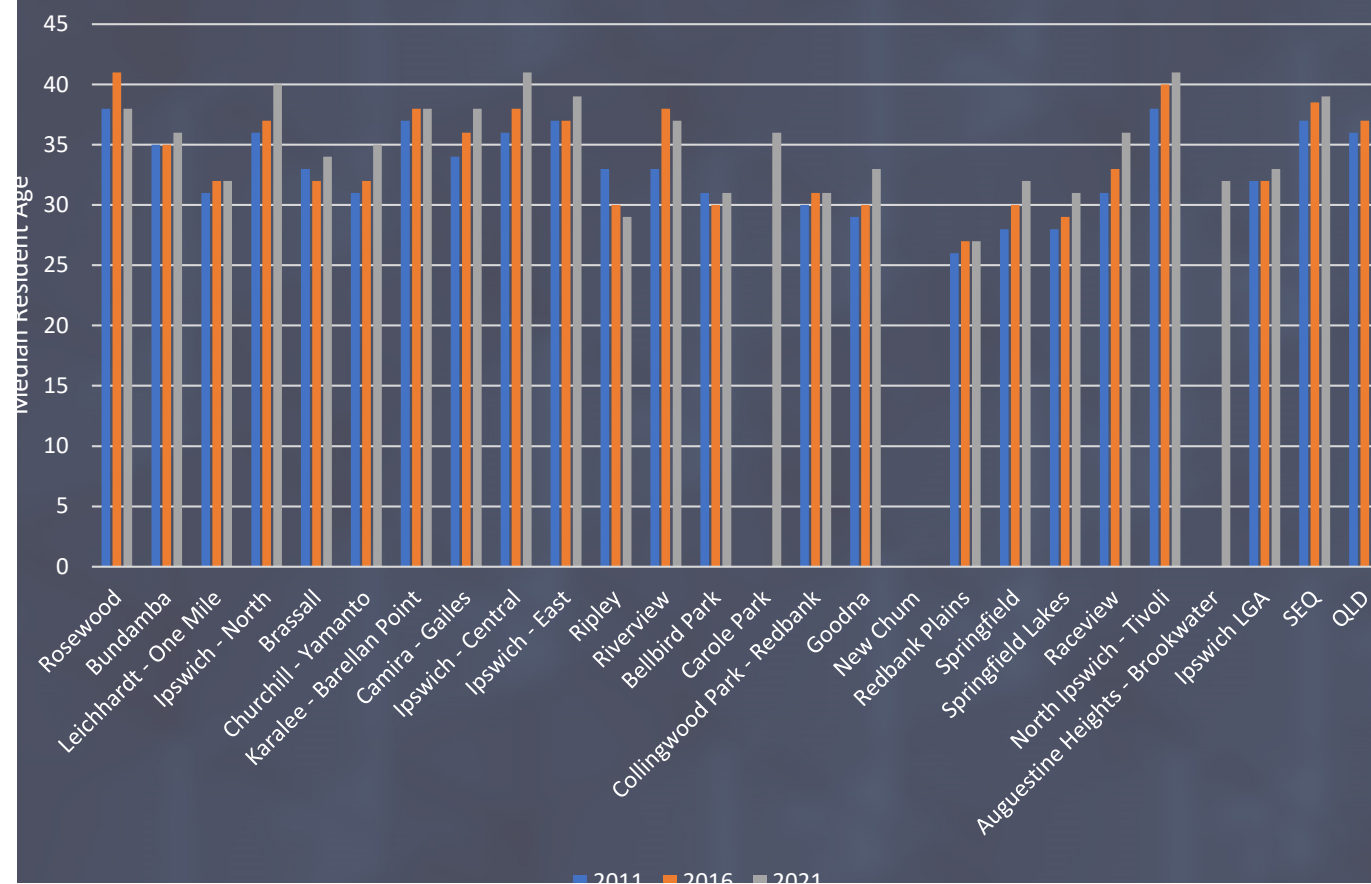
- Karalee – Barellan Point (4,023sqm, 3.9 bedrooms ave.);
- Rosewood (1,105sqm, 3.4 bedrooms ave.); and
- Ipswich – North (1,054sqm, 3.7 bedrooms ave.)

The SA2s with the smallest median lot sizes were:

- Ripley (392sqm, 3.7 bedrooms ave.);
- Springfield Lakes (400sqm, 3.8 bedrooms ave.); and
- Redbank Plains (523sqm, 3.4 bedrooms ave.)

Median Resident Age

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SA2s with the highest median resident age:

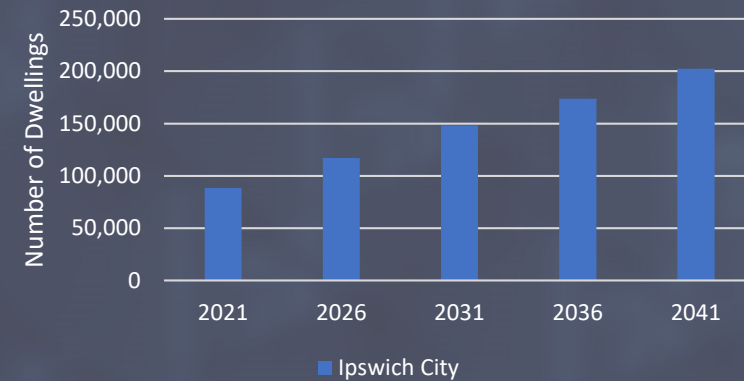
- Ipswich – Central (41 years old);
- North Ipswich – Tivoli (41 years old); and
- Ipswich – North (40 years old).

SA2s with the lowest median resident age:

- Redbank Plains (27 years old);
- Ripley (29 years old); and
- Springfield Lakes (31 years old).

Projected Population and Dwellings

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Average Annual Projected Growth Rates:

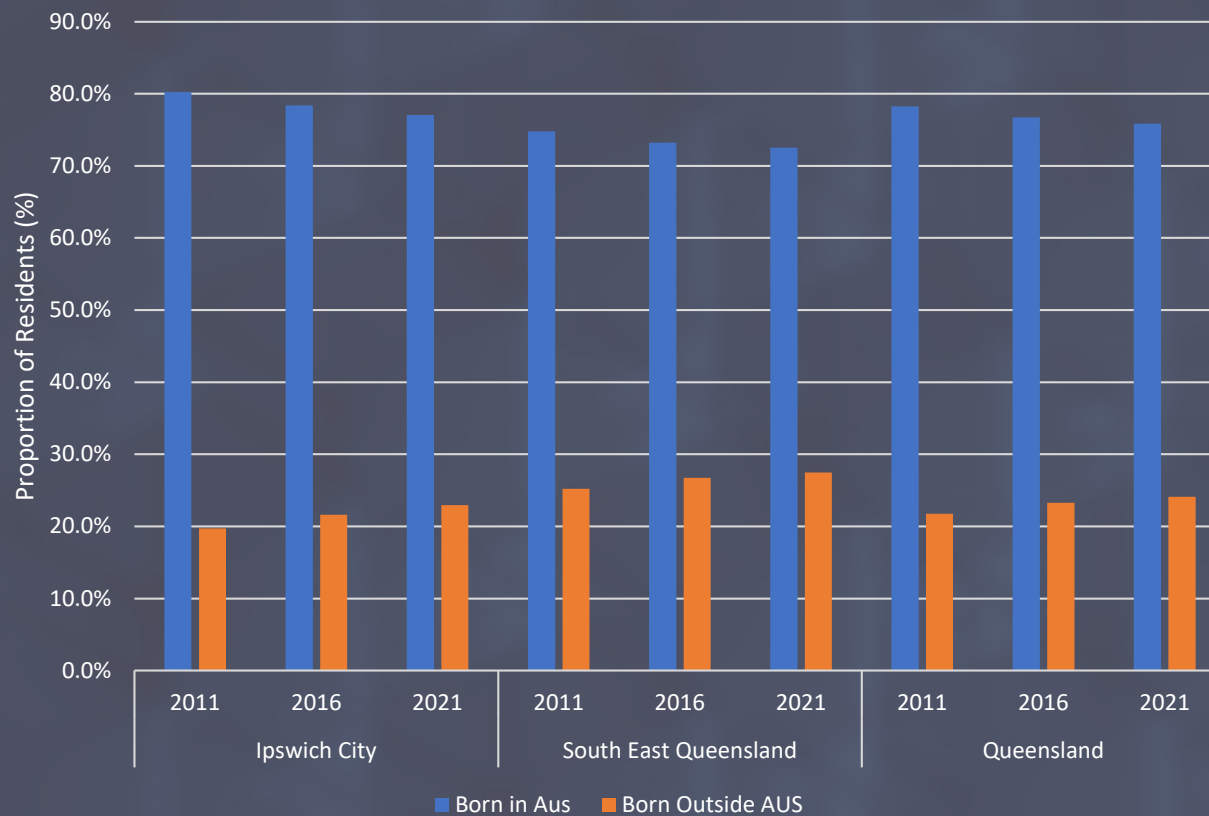
- Ipswich City: 4.2% per annum;
- South East Queensland: 1.8% per annum; and
- Queensland: 1.6% per annum.

The fastest growing SA2s are anticipated to be:

- Ripley: 11.0% per annum;
- Rosewood: 7.6% per annum; and
- Springfield Lakes: 6.5% per annum.

Ethnicity

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In 2021, the SA2s with the highest proportion of Residents born in Australia were:

- Rosewood (90.1% of Residents);
- Churchill – Yamanto (89.3% of Residents); and
- Raceview, North Ipswich – Tivoli, and Leichhardt – One Mile (87.8% of Residents).

Ethnicity

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Five Largest migrant communities within Ipswich City as of 2021 were:

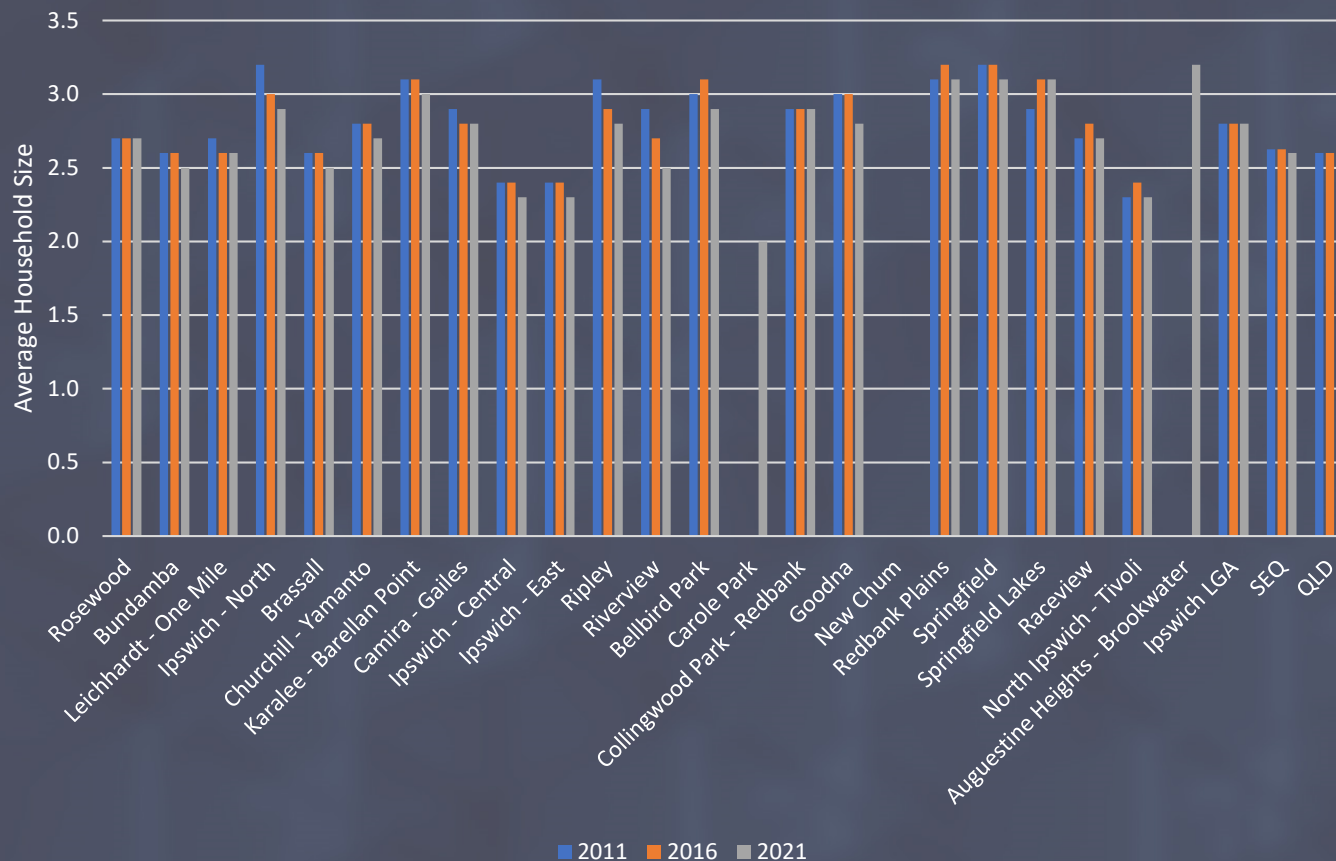
1. New Zealand (5.7% of Residents)
2. England (3.0% of Residents)
3. India (2.1 % of Residents)
4. Philippines (1.3% of Residents)
5. Samoa (1.0% of Residents)

In 2021, the SA2s with the highest proportion of Residents born outside of Australia were:

1. Springfield lakes (38.3% of Residents);
 1. India (8.4% of residents), New Zealand (7.5% of residents), England (3.2% of residents), Philippines (2.3% of residents), and South Africa (1.3% of residents).
2. Carole Park (37.5% of Residents); and
 2. Philippines (37.5% of residents). Note as of the 2021 Census, Carole Park had a population of 9 residents.
3. Goodna (36.9% of Residents).
 3. New Zealand (8.6% of residents), Samoa (4.0% of residents), Vietnam (3.7% of residents), Philippines (2.6% of residents), and England (2.1% of residents).

Average Household Size

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As of 2021, the SA2s with the largest average household size:

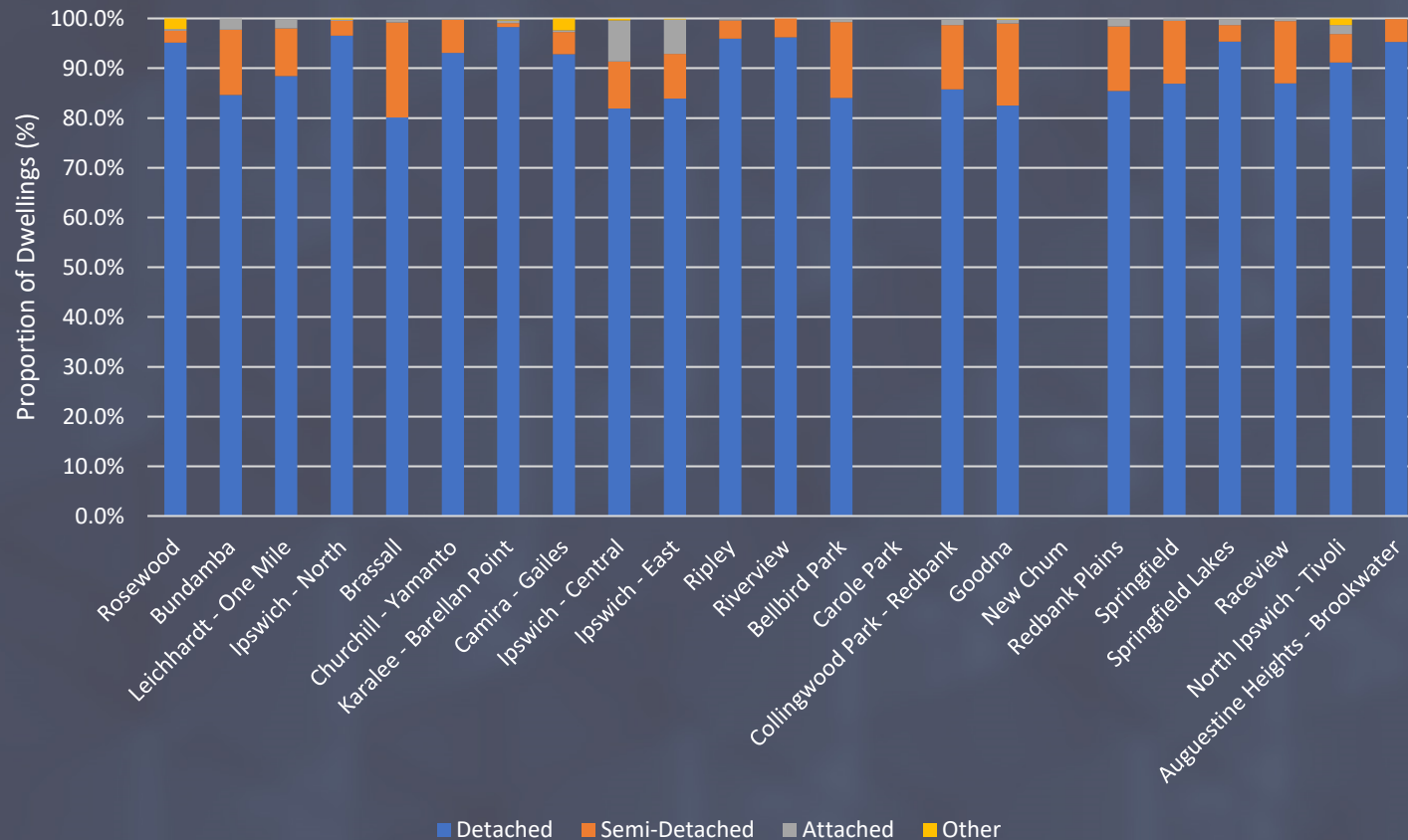
- Augustine Heights – Brookwater (3.2 residents);
- Springfield Lakes (3.1 Residents); and
- Springfield (3.1 residents).

As of 2021, the SA2s with the smallest average household size:

- Carole Park (2.0 residents);
- Ipswich – Central (2.3 residents); and
- Ipswich – East (2.3 residents).

Dwelling Structure

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Highest proportion of each Dwelling Type:

Detached Dwellings:

- Ipswich – North (96.6% of Dwellings);

Semi – Detached Dwellings:

- Brassall (19.1% of Dwellings);

Attached Dwellings:

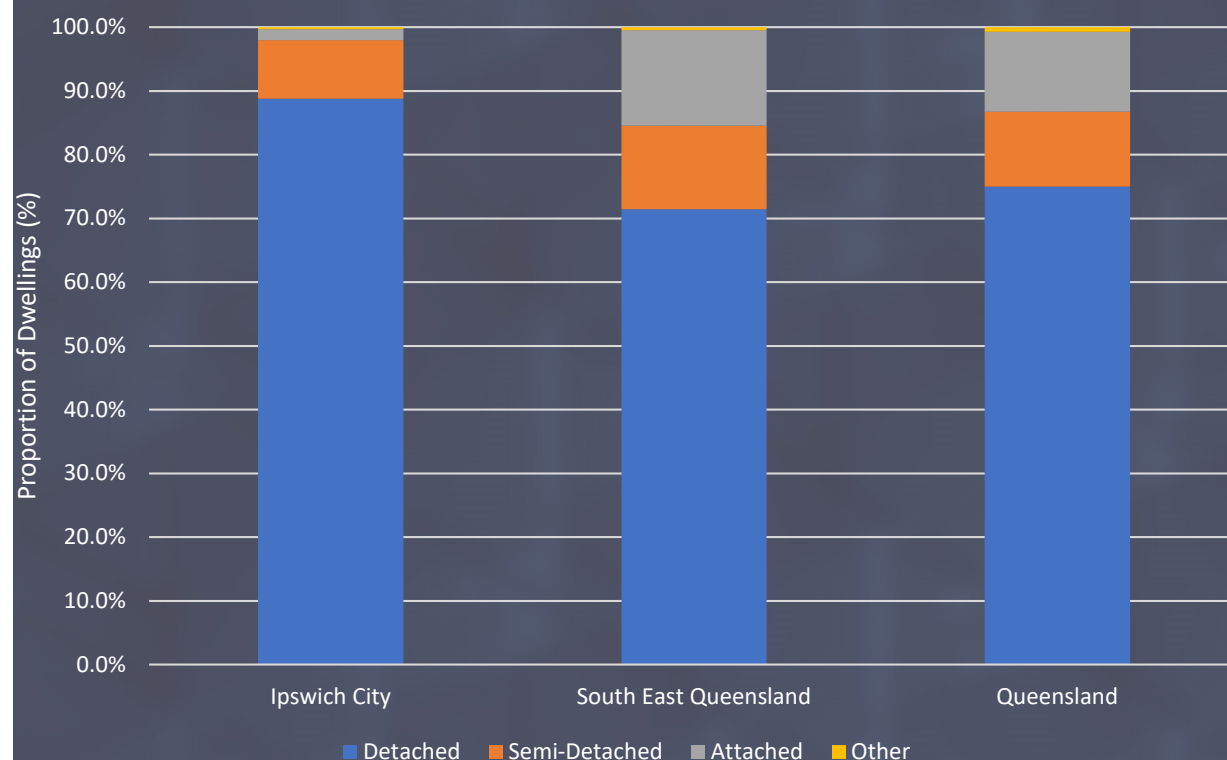
- Ipswich – Central (8.3% of Dwellings);

Other Dwellings:

- Camira – Gaiies (2.4% of Dwellings)

Dwelling Structure

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- The highest proportion of detached dwellings was recorded within Ipswich City (88.8% of Dwellings);
- The highest proportion of semi-detached dwellings was recorded within South East Queensland (13.1% of Dwellings);
- The highest proportion of attached dwellings was recorded within South East Queensland (15.0% of Dwellings); and
- The highest proportion of other dwellings was recorded within Queensland (0.7% of Dwellings).

Bedrooms by Dwelling Type

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	Ipswich City		South East Queensland		Queensland	
	Mode	Average	Mode	Average	Mode	Average
Detached	4	3.5	4	3.6	4	3.5
Semi-Detached	3	2.5	3	2.6	3	2.5
Attached	2	1.8	2	2.0	2	2.0
Other	1	1.7	1	1.5	1	1.5

SA2 with the largest average number of bedrooms by Dwelling Type:

Detached Dwellings:

- Augustine Heights – Brookwater (4.0 Bedrooms)

Semi-detached Dwellings:

- Springfield (3.3 Bedrooms)

Attached Dwellings:

- Ripley (2.8 Bedrooms); and

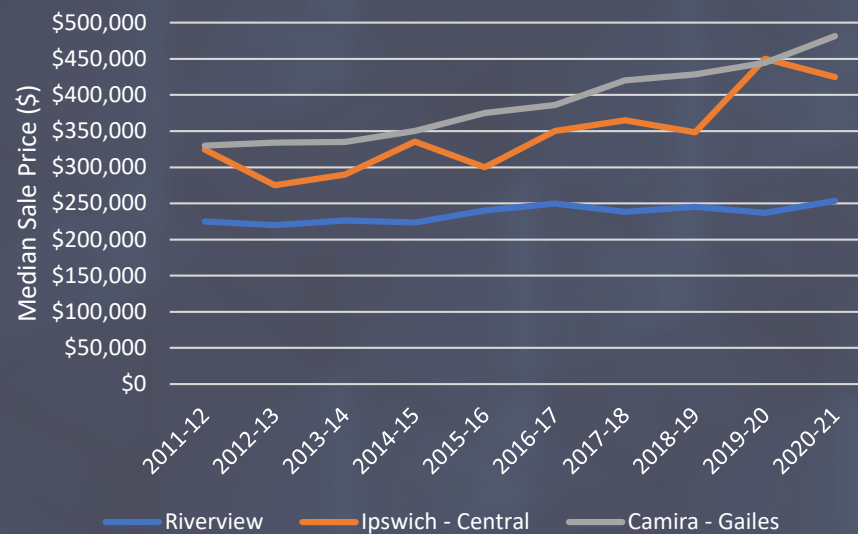
Other Dwellings:

- Ipswich – North and Ipswich – Central (4.0 Bedrooms).

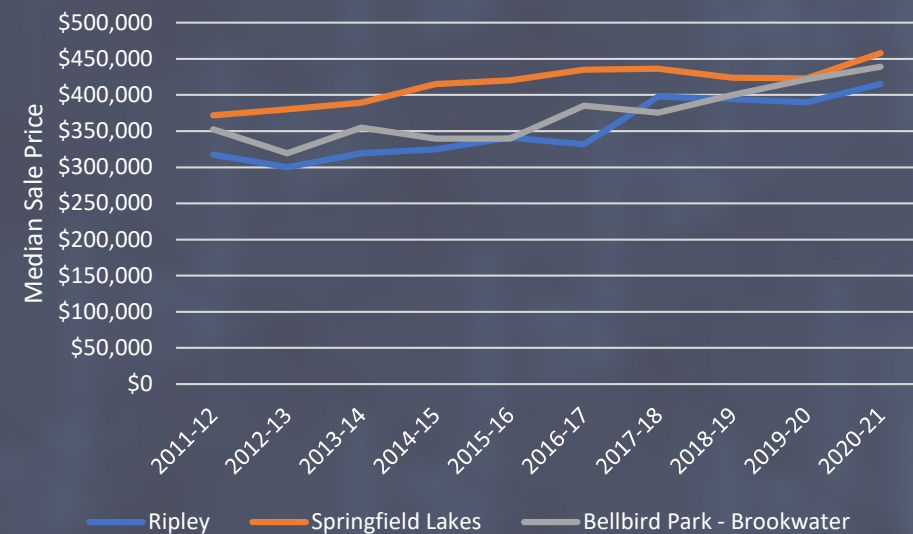
Median House Prices

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Slowest Growing SA2s (based on Historic Population)



Fastest Growing SA2s (based on Historic Population)



Housing Affordability

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