

**Main Features**

**Vacancy Rates**

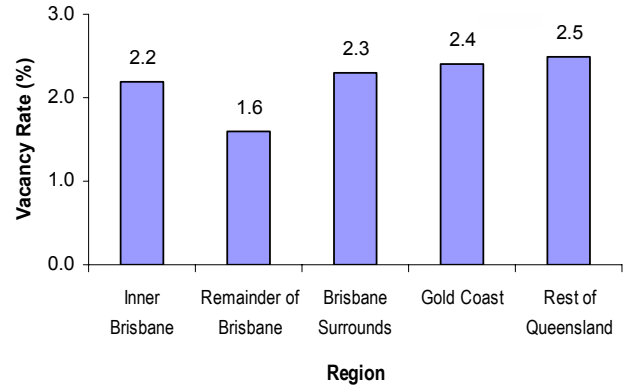
	Vacancy rate (%)
Queensland	2.3
Inner Brisbane <sup>1</sup>	2.2
Remainder of Brisbane	1.6
Brisbane Surrounds <sup>2</sup>	2.3
Gold Coast	2.4
Rest of Queensland	2.5

**Commentary**

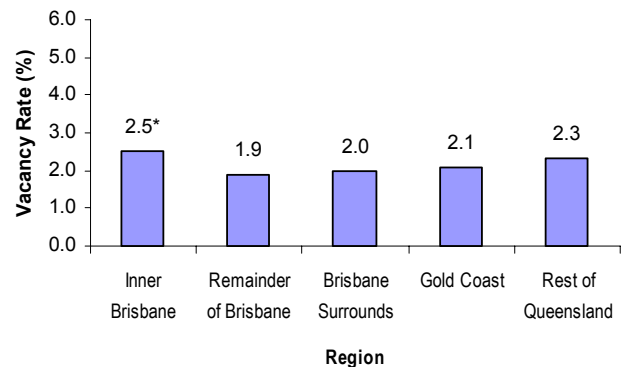
- In the December quarter of 2007, the vacancy rate for all types of residential rental accommodation was 2.3% in Queensland and 2.0% in Brisbane. Vacancy rates were fairly uniform across most of the state (2.2-2.5%), while Remainder of Brisbane had a lower rate (1.6%) (see Figure 1).
- Queensland's vacancy rate for residential rental detached houses was 2.2%. The region with the highest vacancy rate was Inner Brisbane (2.5%\*), Brisbane Surrounds and Remainder of Brisbane had the lowest rates (2.0% and 1.9%) (see Figure 2).
- Queensland's vacancy rate for residential rental units (includes townhouses, apartments and duplexes) was 2.5%. Rest of Queensland and Brisbane Surrounds had the highest vacancy rates (3.0% and 3.3%\*), followed by Gold Coast (2.8%). Inner Brisbane (2.1%) and Remainder of Brisbane (1.1%) had the lowest.
- The mean number of residential rental houses managed per agency was 93 for Queensland with the smaller agencies excluded (see note below). The mean number of residential units managed per agency was 66 for Queensland.
- The majority (74.0%) of all managers of residential rental accommodation in Queensland believed that the demand for residential rental accommodation in their area had increased over the past 12 months. The proportions of agencies that believed demand had remained the same or decreased were 19.4% and 3.7% respectively (Figure 3).
- The percentage of agencies that believed that demand for residential rental accommodation in their area had increased in the past 12 months was lowest in Inner Brisbane (63.5%) and on the Gold Coast (71.6%) and highest in Brisbane Surrounds (83.3%) and Remainder of Brisbane (77.2%).

**N.B. Note that all figures given in this brief are derived from a sample survey and hence represent estimates only. Agencies holding fewer than 15 rental bonds were excluded for reasons of efficiency, the justification being that these account for only 3.1% of all bonds.**

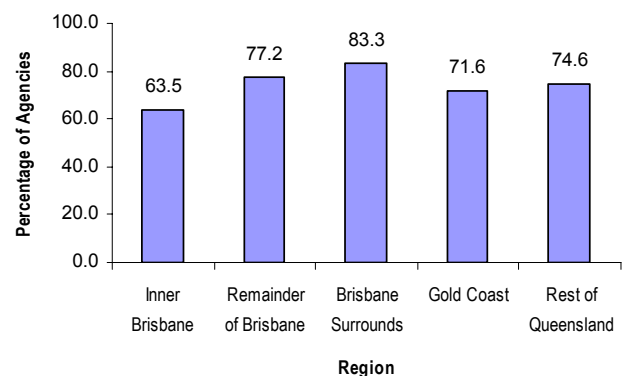
**Figure 1: Vacancy rates, by region**



**Figure 2: Detached houses vacancy rates, by region**



**Figure 3: Percentage of agencies that believe demand for accommodation in their area has increased in the past 12 months, by region**



- Consists of suburbs wholly or mainly within 5km of Brisbane GPO.
- Consists of Pine Rivers, Logan, Redcliffe, Redland, Ipswich, and Caboolture local government areas.

\*This estimate has a relative standard error of between 25% and 50% and should be used with caution. (\*\*Relative standard error > 50%: no reliance should be placed on this estimate)

Source: OESR Dec Qtr 2007 Vacancy Rates Survey