

October 2025

Tasmanian Housing Strategy

Housing Projections



Executive Summary

Housing Projections 2025 update commissioned by Homes Tasmania

The 2025 update of Tasmania's housing projections to 2051 was commissioned by Homes Tasmania and undertaken by SGS Economics and Planning to inform ongoing work under the Tasmanian Housing Strategy. The projections update the [2022 report](#), providing insight into how Tasmania's housing needs will change over time, supporting long-term planning for population growth, housing demand and affordability.

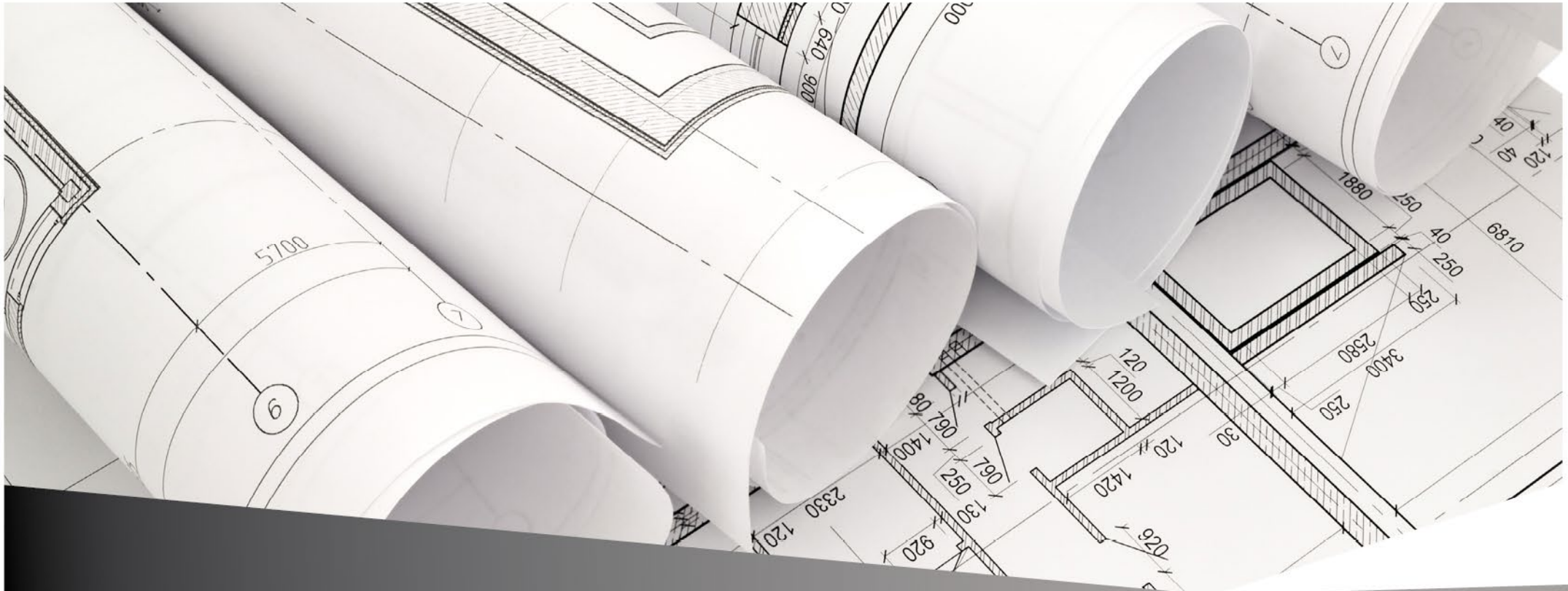
This report provides regional level analysis using local government level data and complements the [Future Populations Network](#) work being undertaken in collaboration between LGAT and the Department of State Growth.

Key findings (Medium Series)

- Tasmania's population is projected to increase by **19 557 people**, with the South growing most strongly (**+18.8 %**), followed by the North (**+7.2 %**) and North-West (**+4.2 %**).
- Dwelling demand is projected to rise by **10 804 homes** compared with previous modelling, reflecting population and household change.
- The **strongest population and housing growth** remains in southern Tasmania, while growth in the North and North-West will be more modest.
- There is a **growing demand for smaller dwellings (1–2 bedrooms)** in the earlier years of the projection period.
- Demand for **social housing** remains stable but persistent, with an estimated **41 490 households** likely to require assistance for **social and affordable housing** by 2051 if market conditions remain unchanged.

The projections were prepared using data from the **ABS 2021 Census** and **Tasmanian Treasury 2024 population projections**, providing a guide for policy development and future investment planning under the Tasmanian Housing Strategy.

Introduction and Disclaimers



Introduction

To assist the development of the Tasmanian Housing Strategy (the Strategy), Homes Tasmania commissioned modelling on Tasmania's projected housing demand through to 2051. These represent a 2nd version of modelling with updated projections from the ABS Census and Department of Treasury and Finance (Treasury) population projections.

The purpose of this modelling is to understand the projected demand for housing by type, number of bedrooms and location across each region of Tasmania over the next 30 years. The modelling also estimates the number of low-income households by their housing tenure, the number of those renting that will be in rental stress and the projected demand for social housing (based on number of households experiencing homelessness and households living in social housing, adjusted to consider the number of people on the Housing Register). It includes additional information on affordable housing projections.

The following pages describe the methodologies, limitations and results of the modelling that has been undertaken.

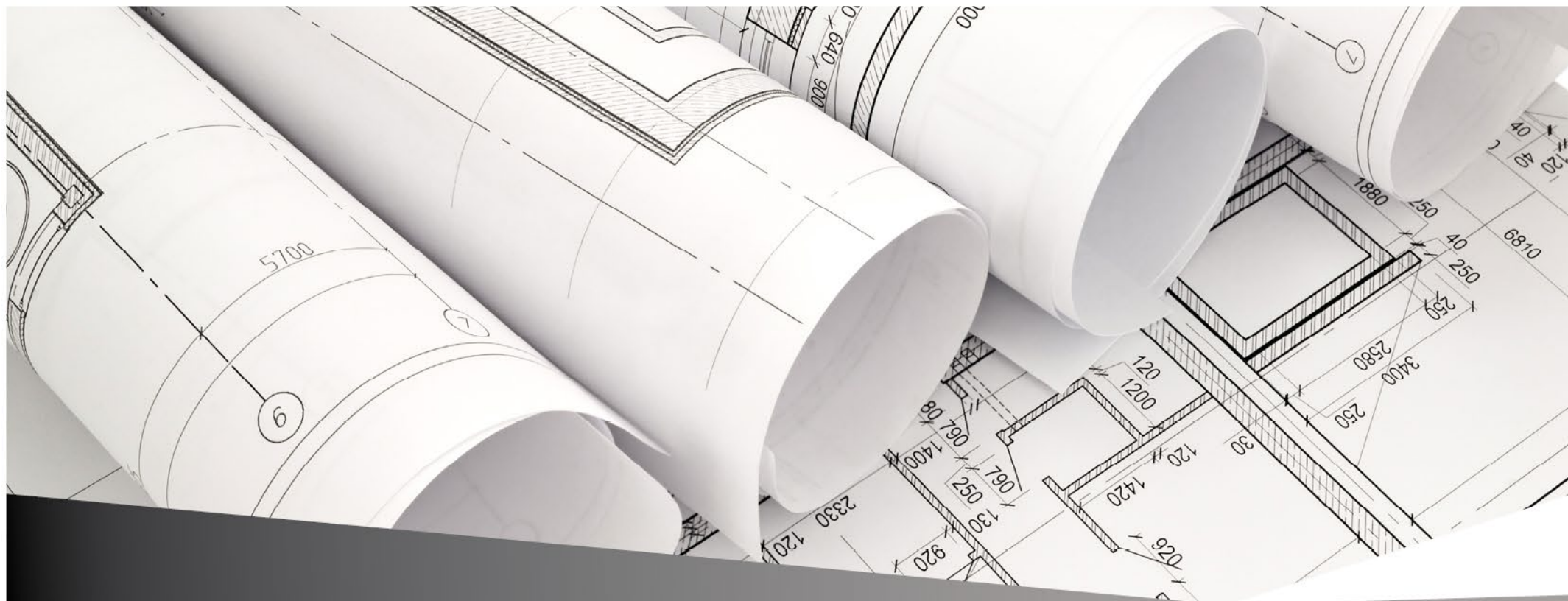
Limitations and Disclaimers

Care has been taken to produce modelling that is fair and accurate, however there are limitations to any modelling. The limitations to the modelling published here are:

- Inputs are based on trends from the Census and Homes Tasmania data, which can change over time.
- COVID-19 has resulted in atypical policies and behaviours (such as borders, migration patterns, interest rates) and the full impacts of these are unknown.
- Projections are made at each future Census point so limited to five-yearly intervals.
- The modelling is subject to the same limitations as the Tasmanian population projections.

DISCLAIMER: These projections provide a guide for planning, any decisions on investment and projects are carefully considered within the context of each local community.

Population Projections



Methodologies and sources: Population Projections

Tasmania's population projections are produced by Treasury and published on their website at:

<https://www.treasury.tas.gov.au/economy/population-projections>

These projections are published every five years for Tasmania and Local Government Areas (LGA's). The 2024 Population Projections were released on 17 May 2024.

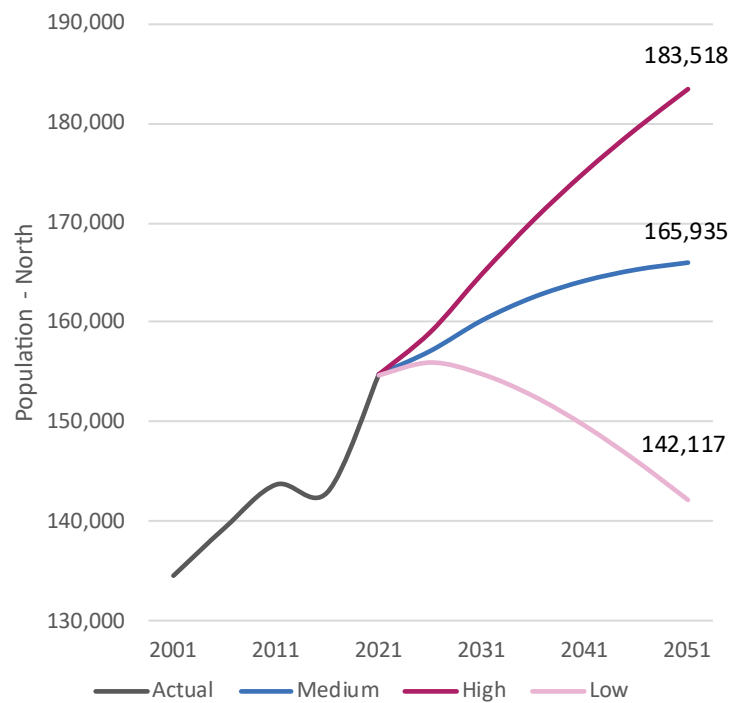
These Housing Projections show the actual population based on Estimated Resident Population figures. Future projections are then illustrated using low, medium and high projections in five-yearly intervals until 2051.

All data is sourced from Treasury population projections.

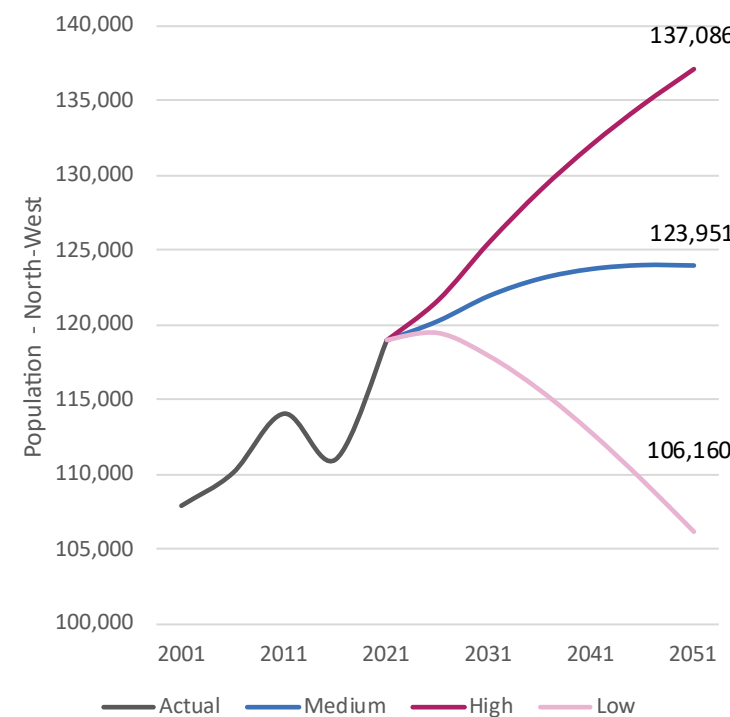
Population Projections

All Series | Tasmanian Regions

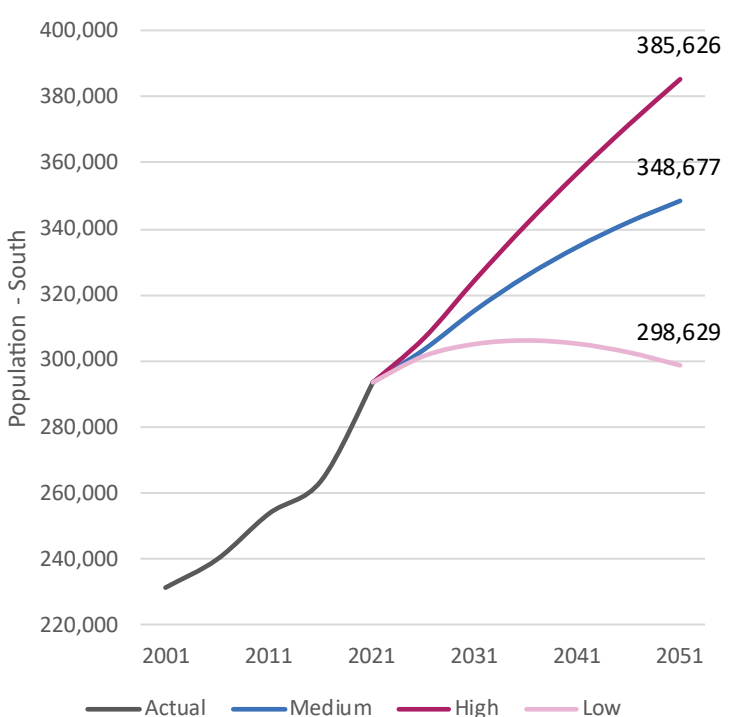
North Region Population



North-West Region Population



South Region Population



Methodologies and sources: Population Projections

Dwelling demand projections have been produced by SGS – Economics and Planning through the SGS Housing Demand Model (HDM). The HDM estimates *implied* demand for dwellings of each type, by analysing the likelihood (or propensity) of various age groups forming different household types, and then the likelihood of those household types residing in different dwelling forms and sizes.

To create household and dwelling projections, the HDM extends and applies trends in household formation and dwelling preferences found in historic Census data (2006 – 2021). It then applies these trends to the 2024 Treasury population projections. The trends found in the Census are *implied* meaning that they represent what has been observed historically. The actual preferences of households may be slightly different given different housing stock availability and affordability.

Densification Scenario

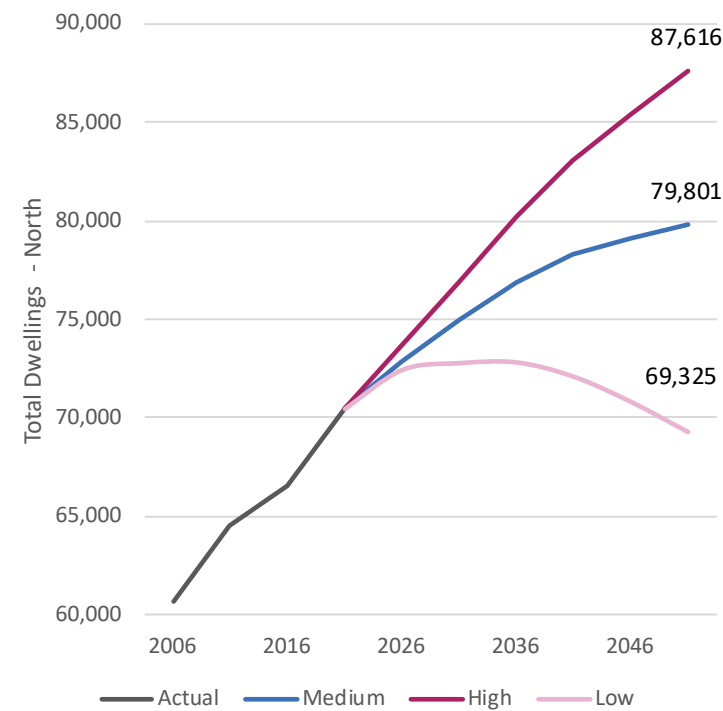
Given the population and dwelling growth in Tasmania, the dwelling preferences may need to shift to better spatially accommodate the new amount of dwellings, or to fit into new dwelling type offerings. To meet housing demands, there may need to be a larger offering of smaller high-density dwellings.

To represent this shift, a densification scenario has been created. This scenario shifts housing preferences in Greater Hobart and Launceston LGAs to be closer to similarly sized higher density LGAs in other regions nationally. There is no change to the density in the North-West.

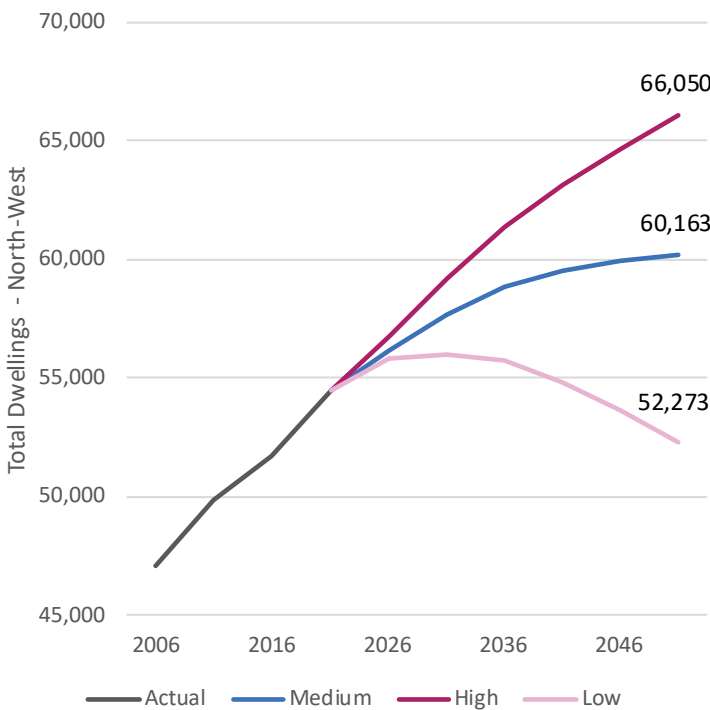
Dwelling Projections

All Series | Standard Densification | Tasmanian Regions

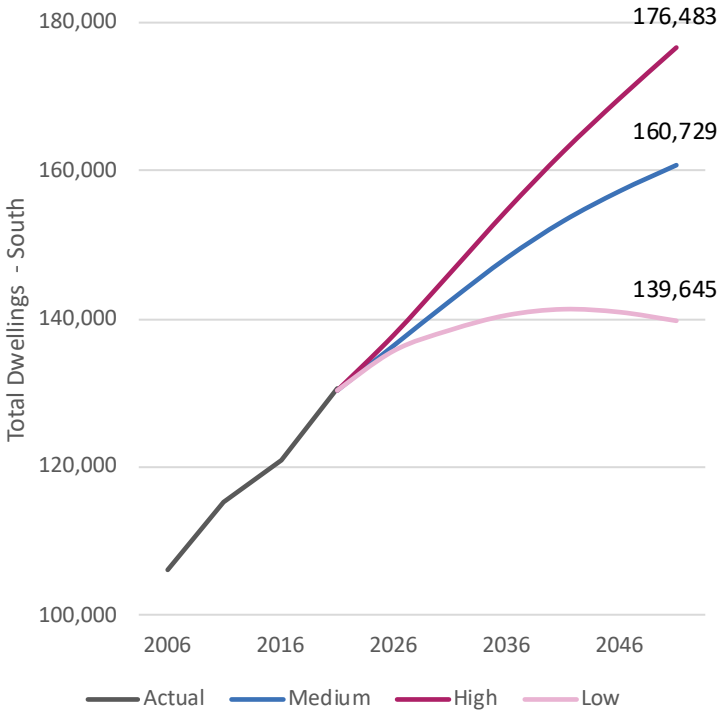
North Region Population



North-West Region Population



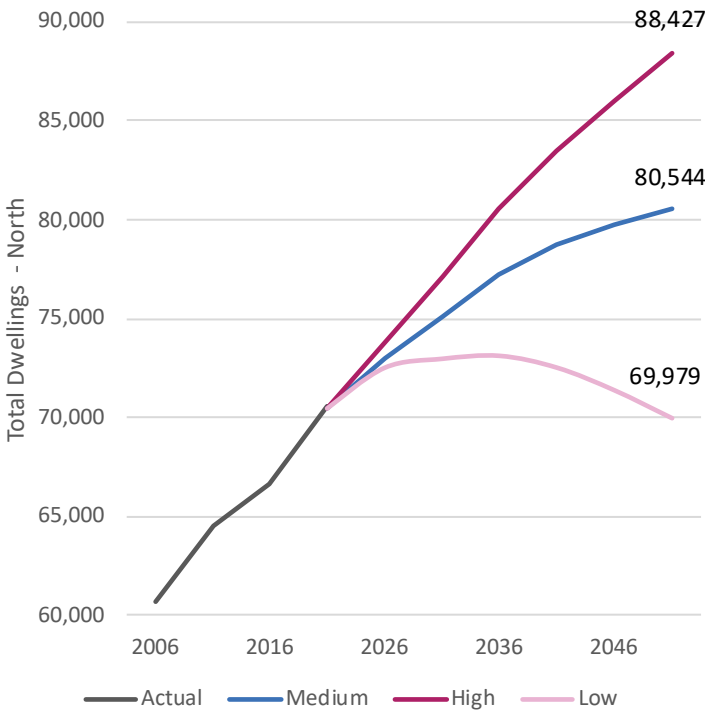
South Region Population



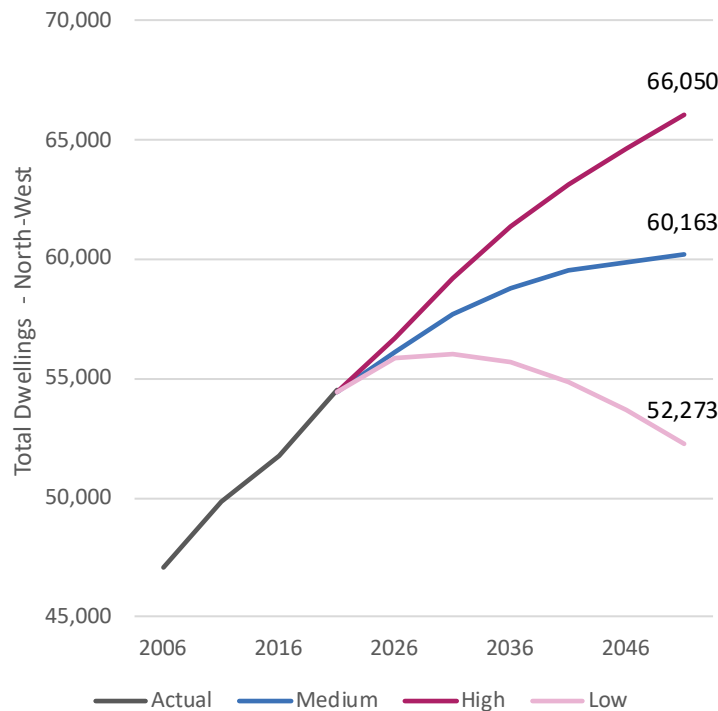
Dwelling Projections

All Series | Increased Densification Scenario | Tasmanian Regions

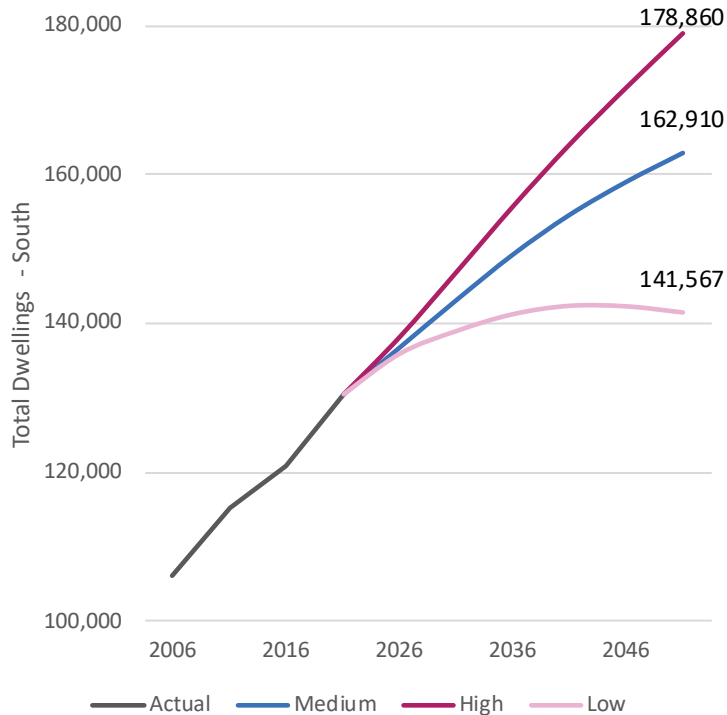
North Region Population



North-West Region Population

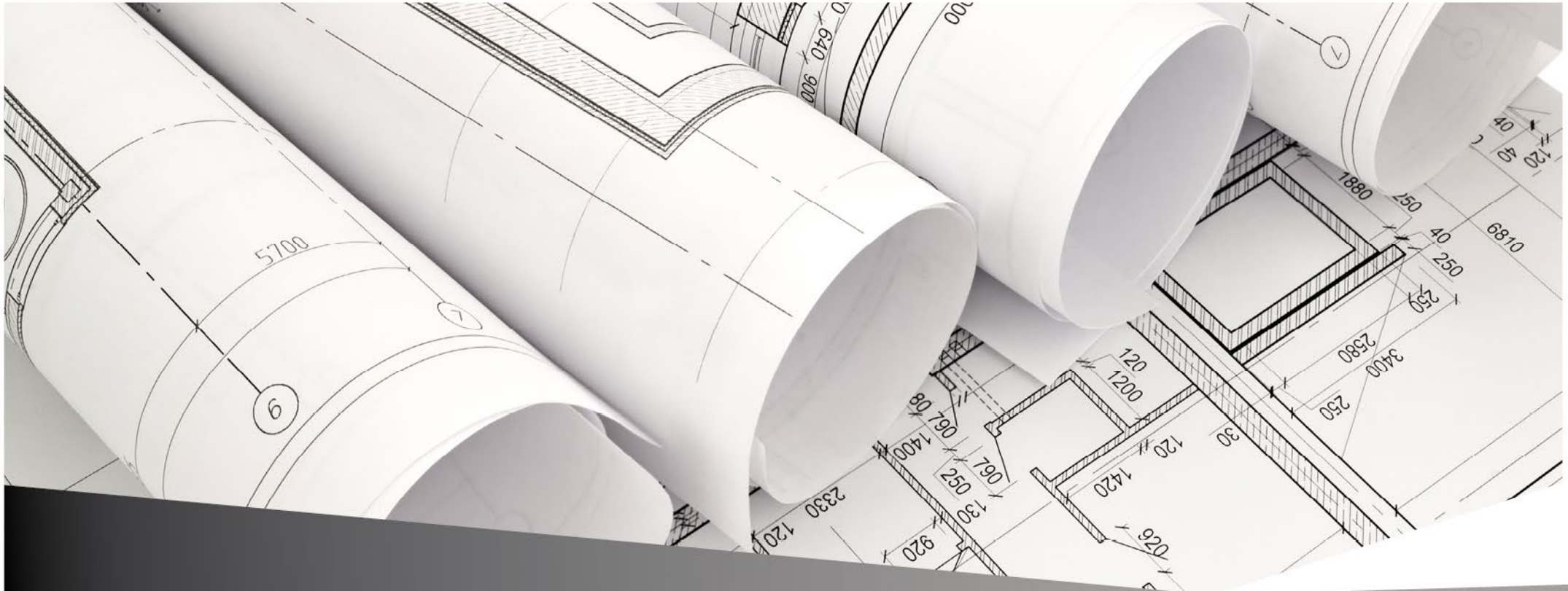


South Region Population



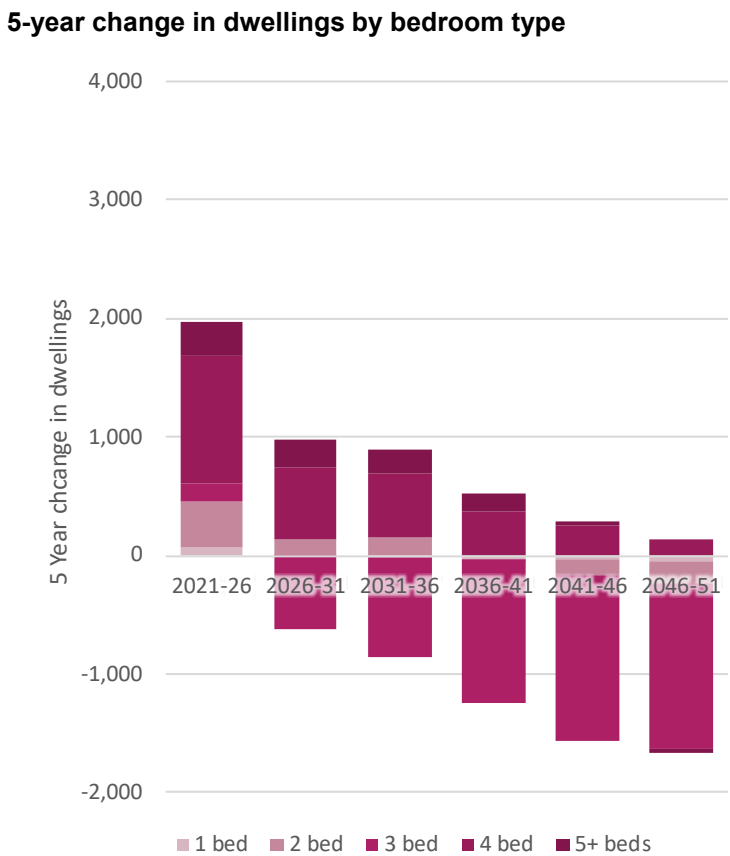
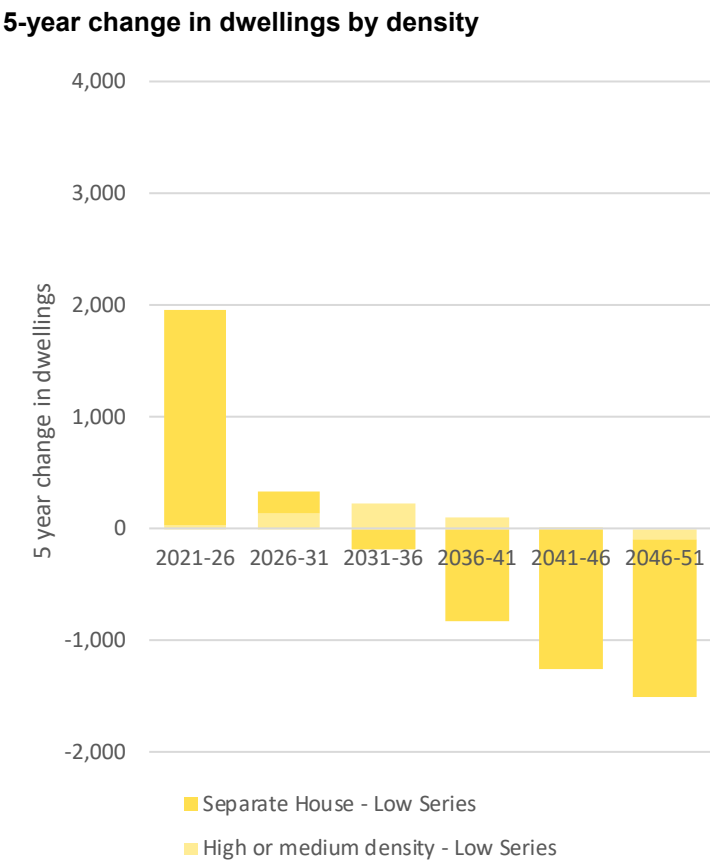
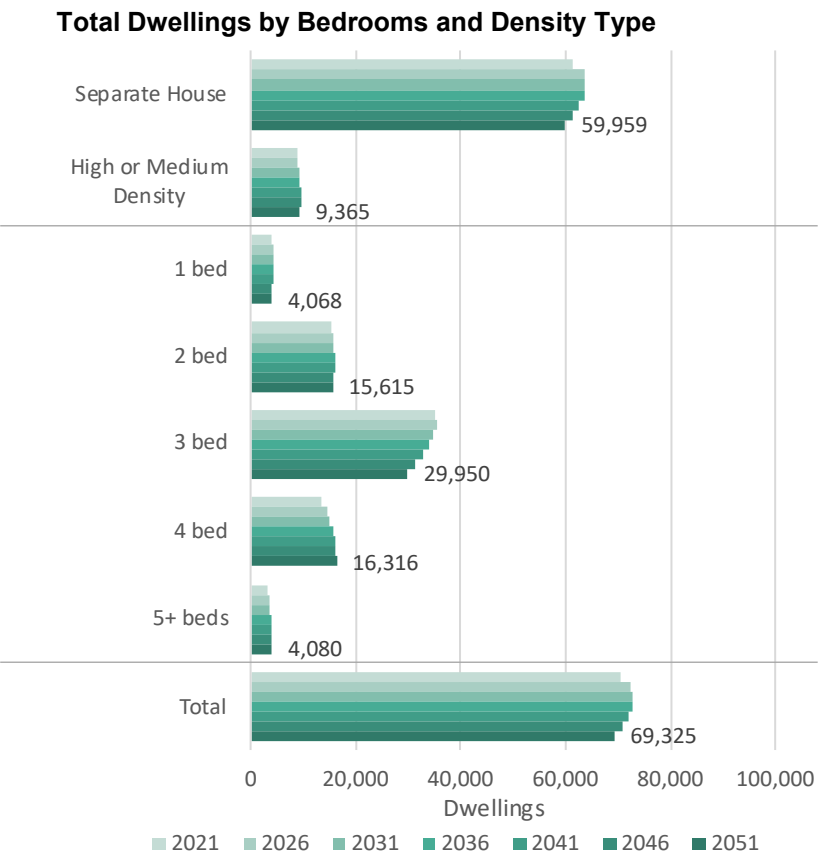
Dwelling Demand Projections

North Region of Tasmania



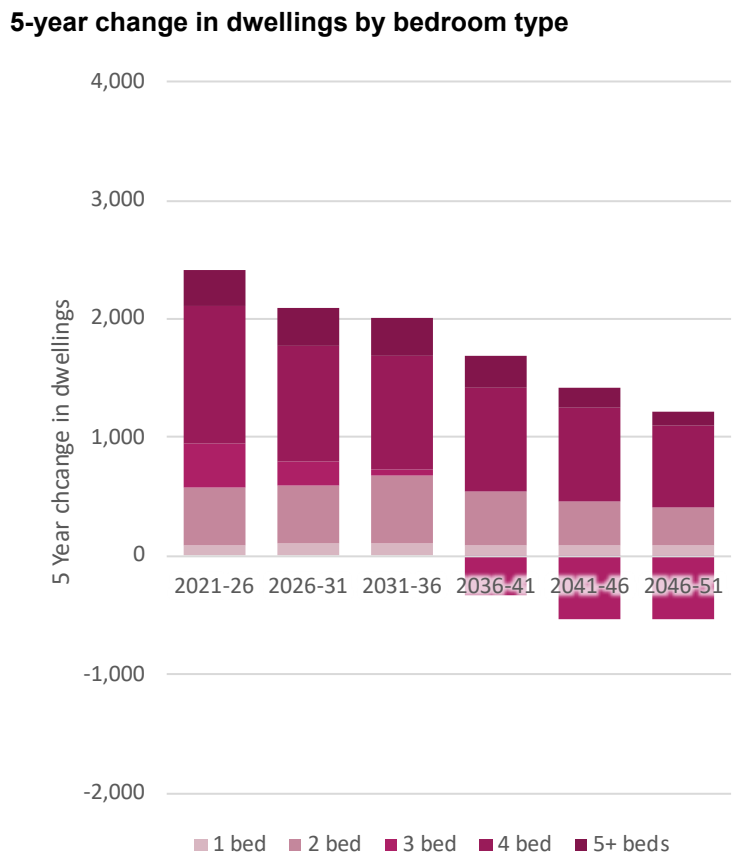
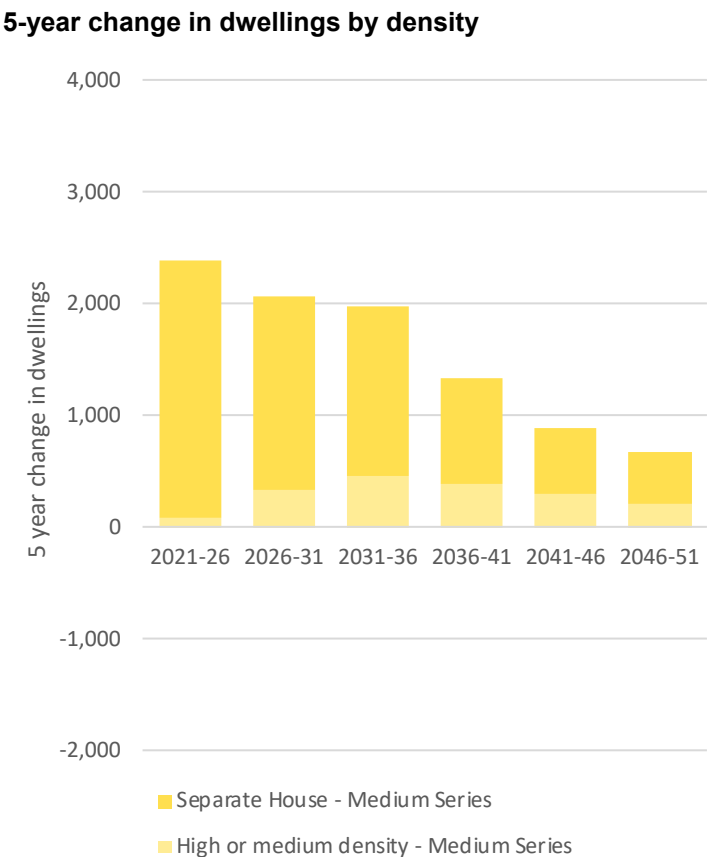
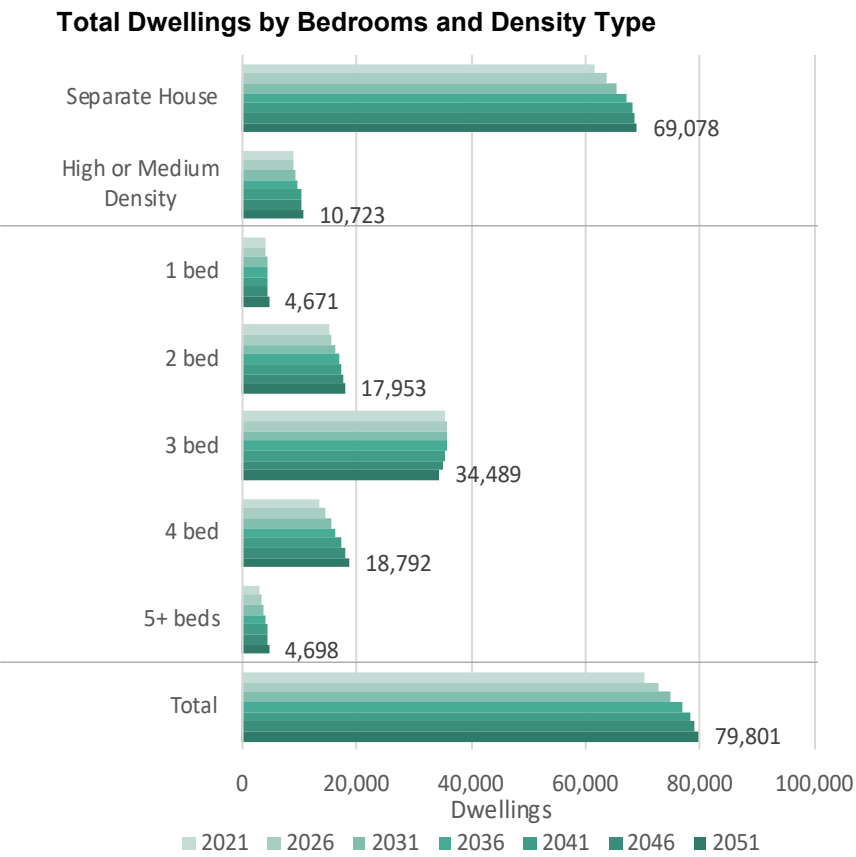
Dwelling Projections

Low series | Standard Densification | North Tasmania



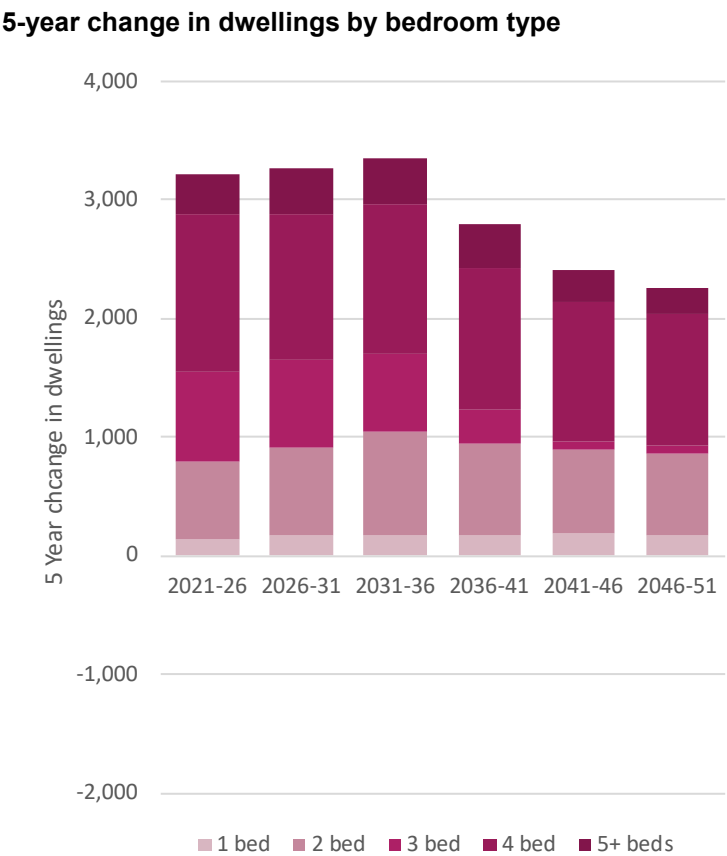
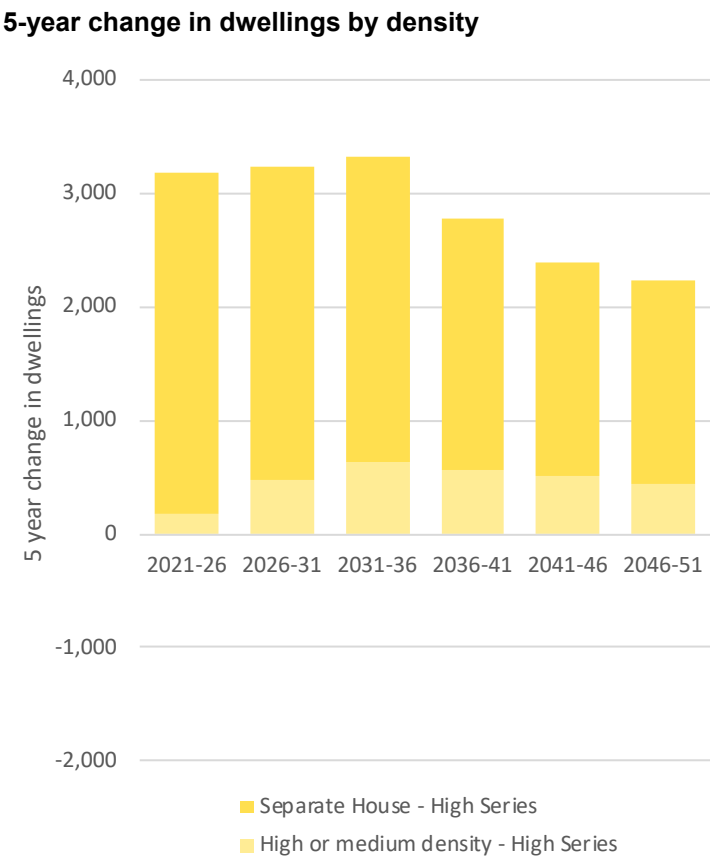
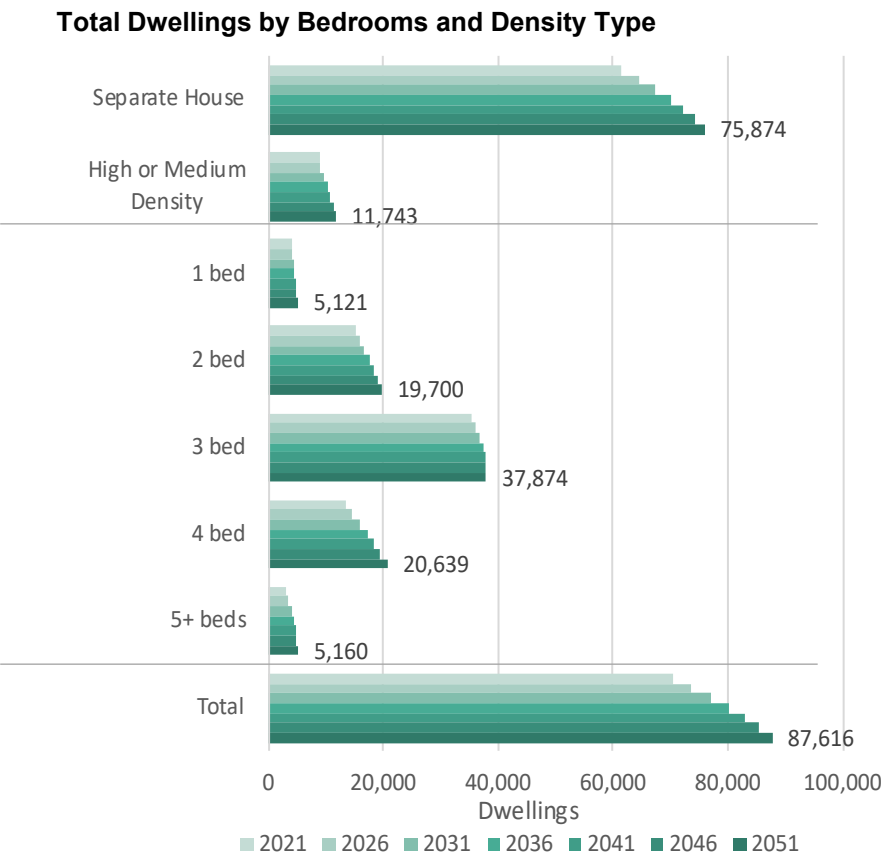
Dwelling Projections

Medium series | Standard Densification | North Tasmania



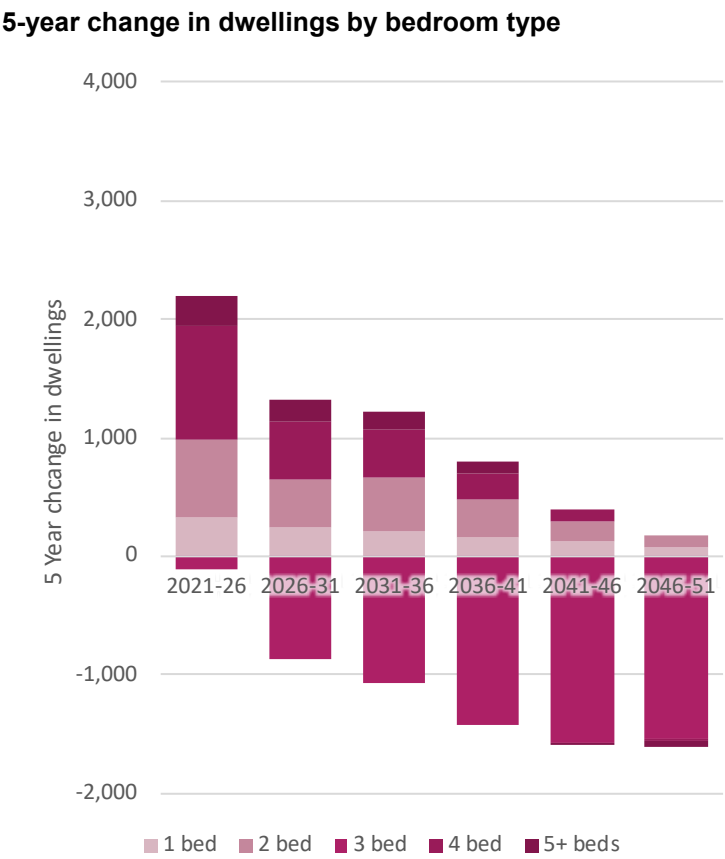
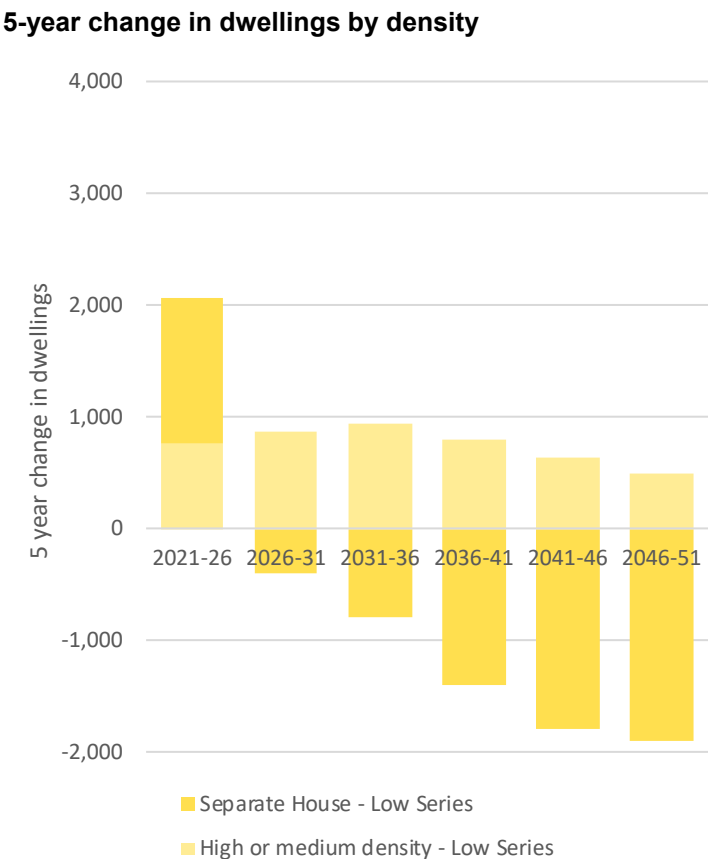
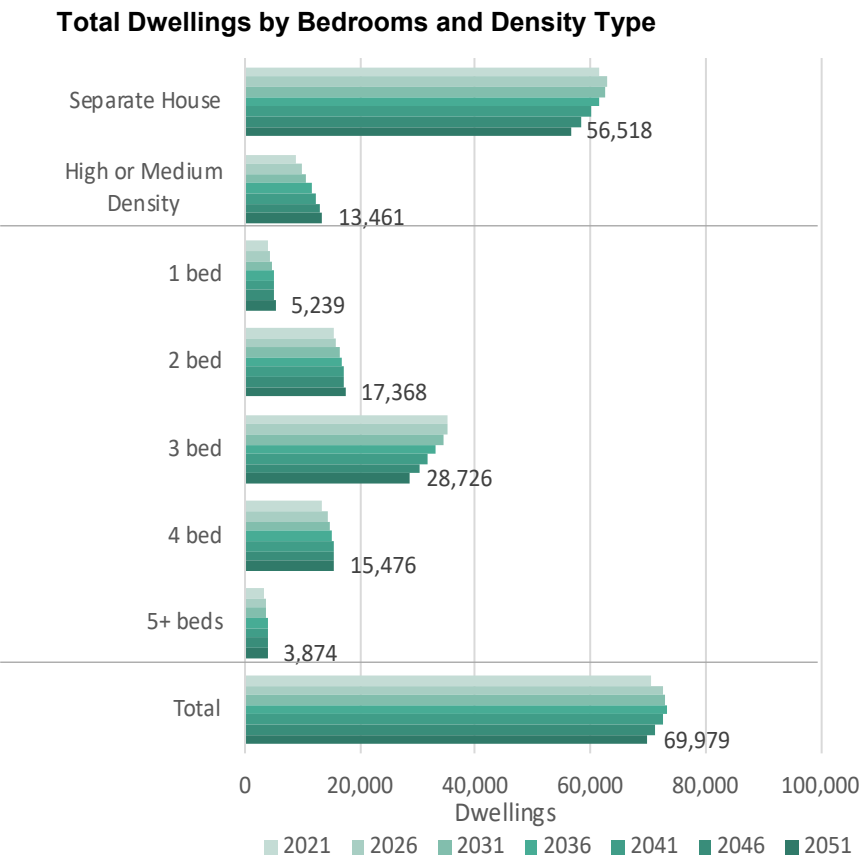
Dwelling Projections

High series | Standard Densification | North Tasmania



Dwelling Projections

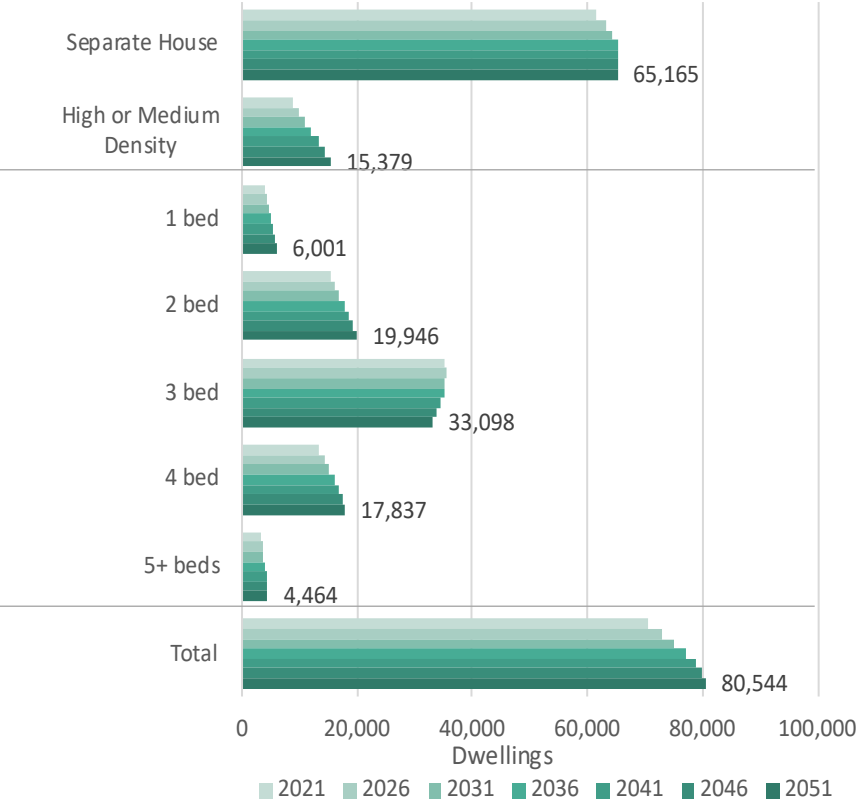
Low series | Increased Densification Scenario | North Tasmania



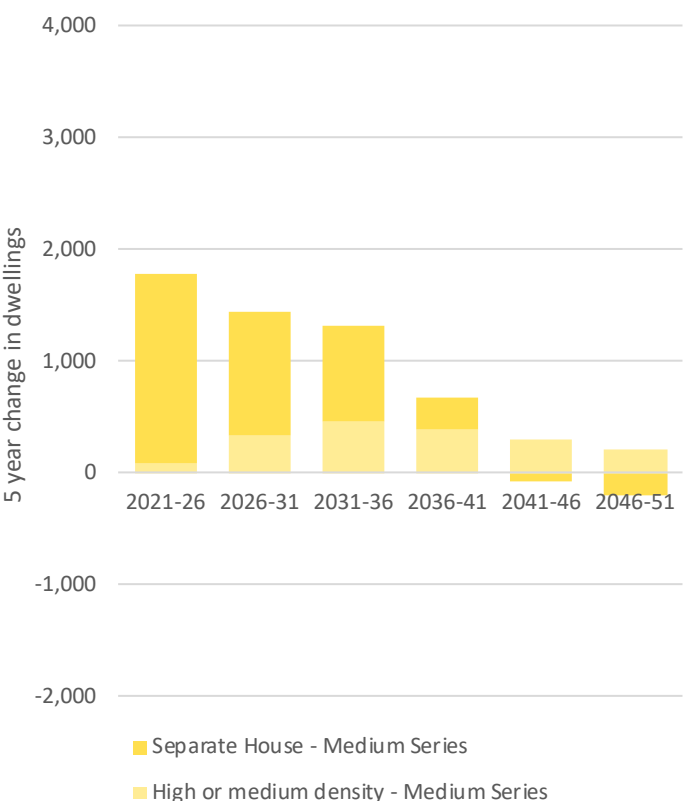
Dwelling Projections

Medium series | Increased Densification Scenario | North Tasmania

Total Dwellings by Bedrooms and Density Type



5-year change in dwellings by density

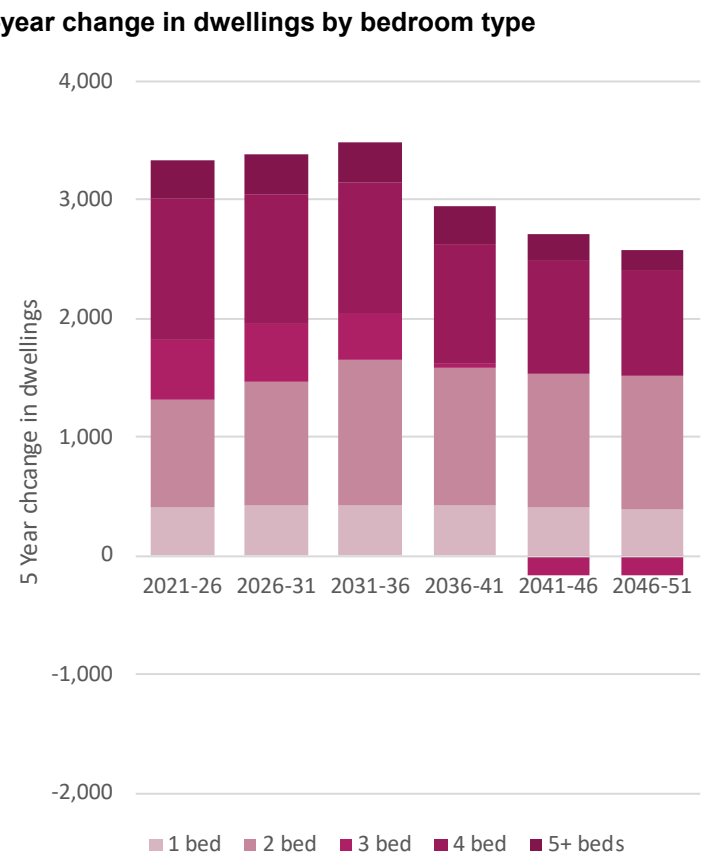
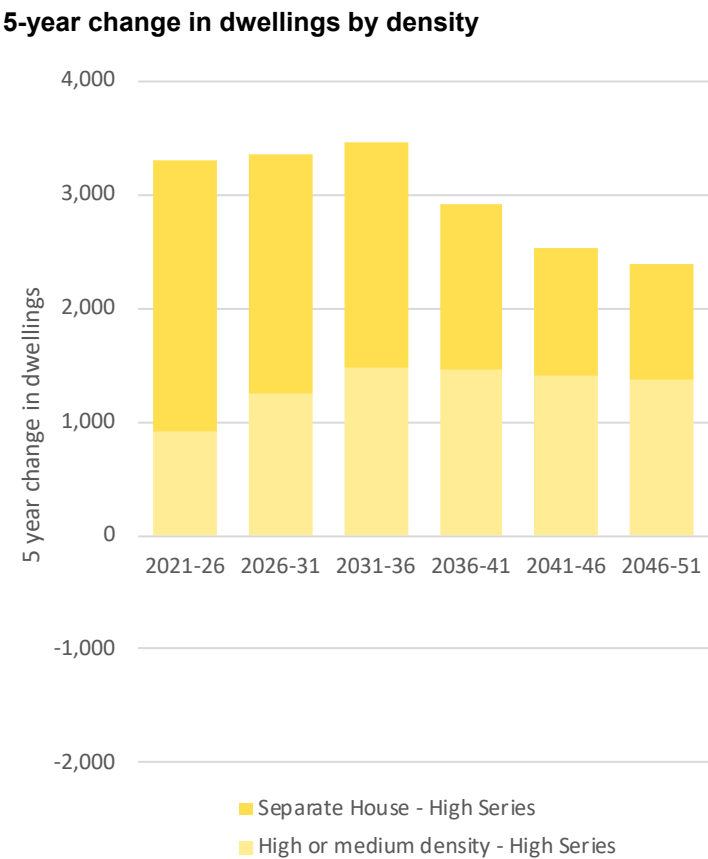
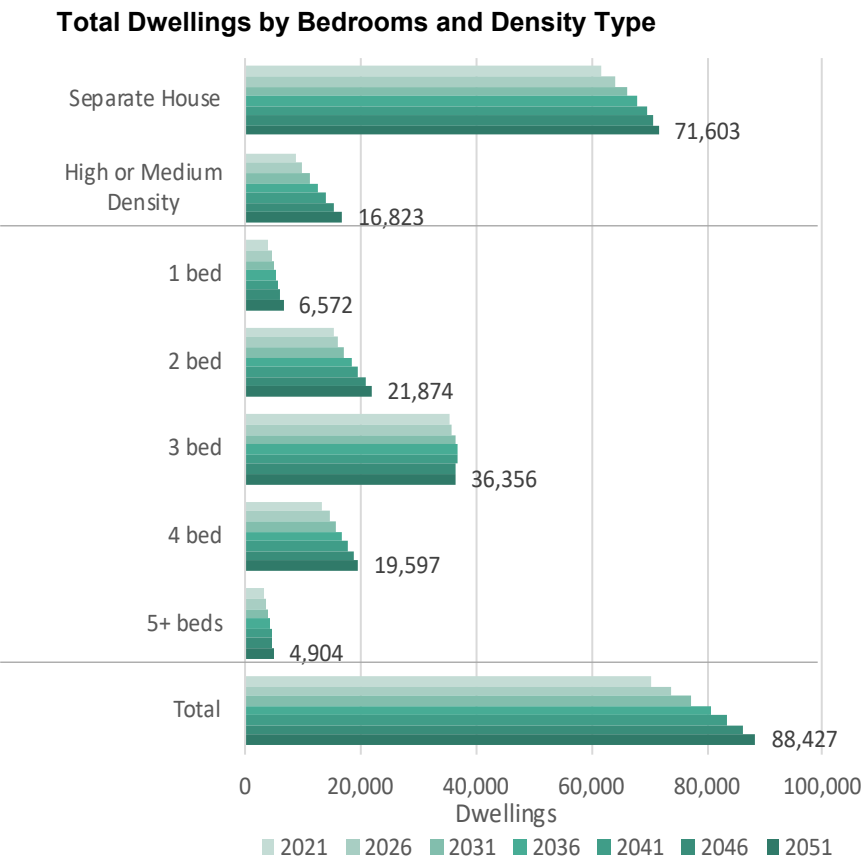


5-year change in dwellings by bedroom type

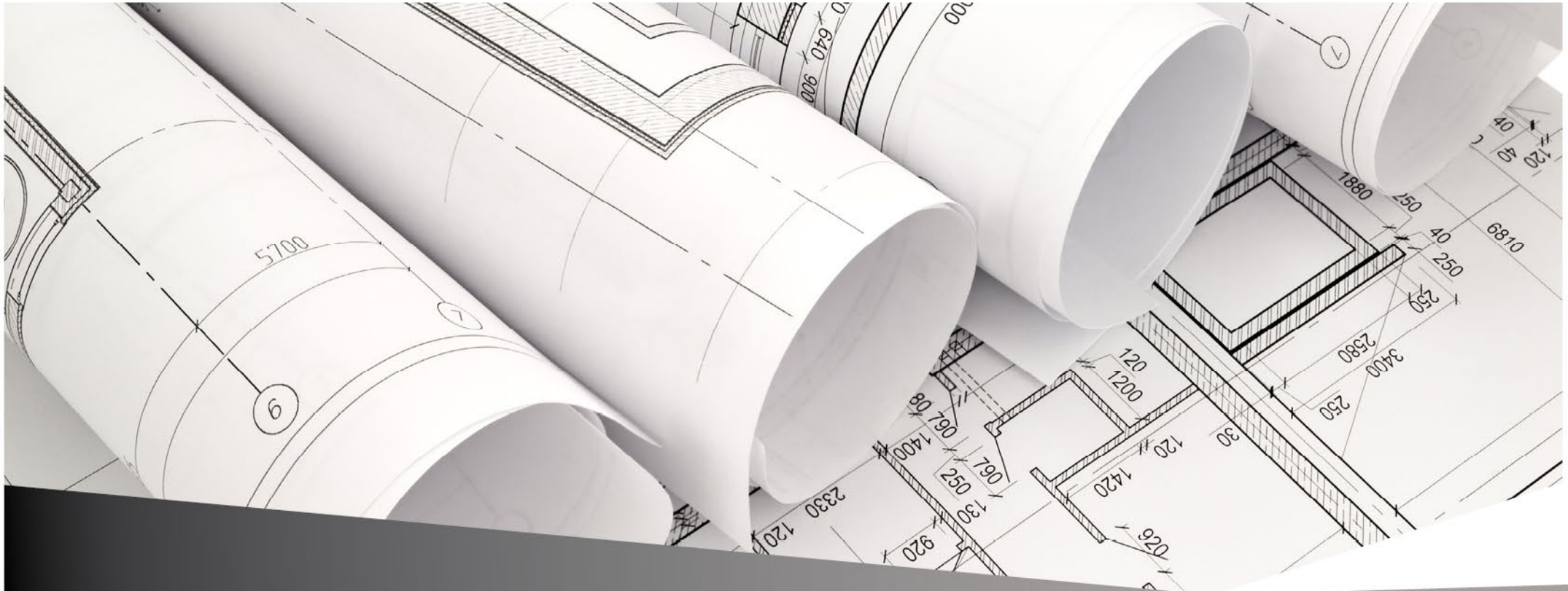


Dwelling Projections

High series | Increased Densification Scenario | North Tasmania

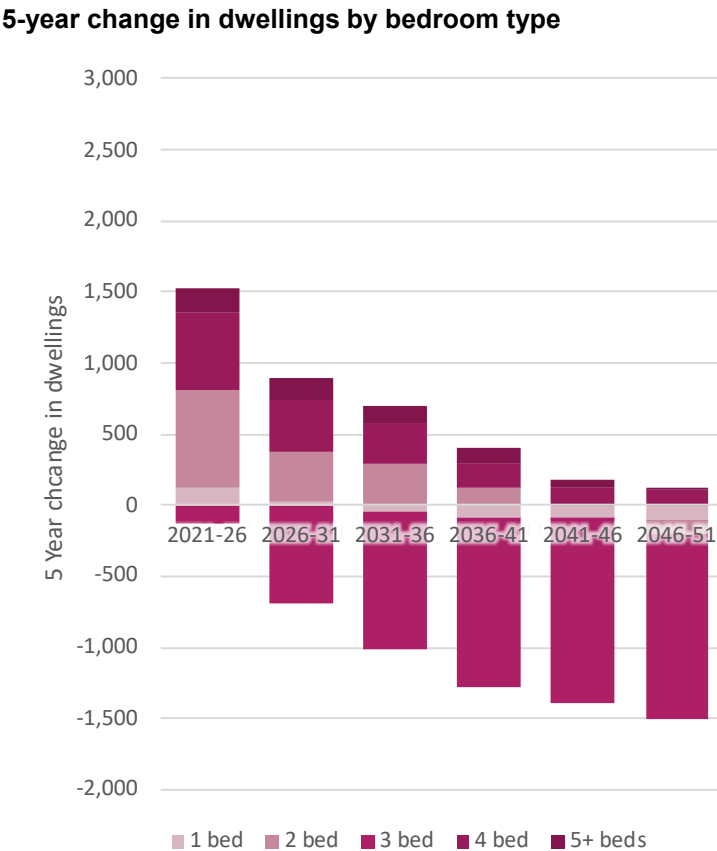
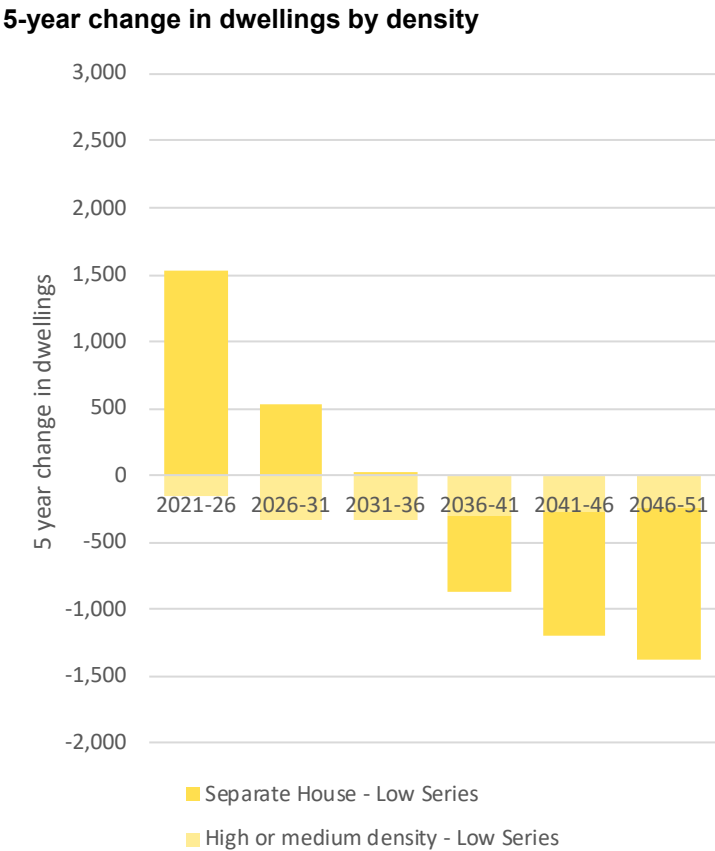
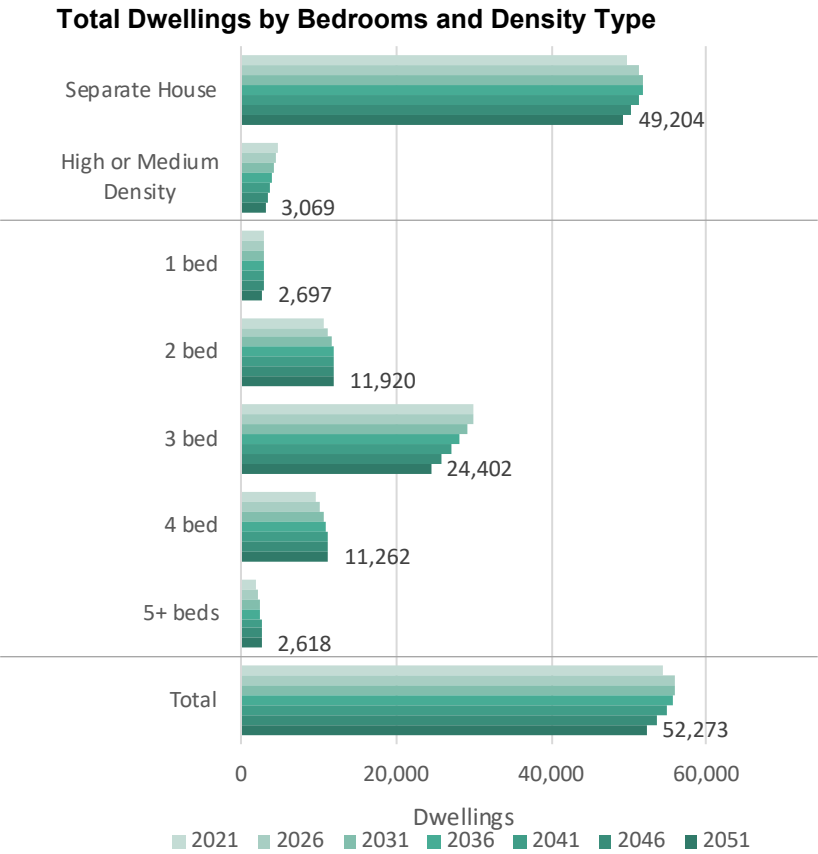


North–West Region of Tasmania



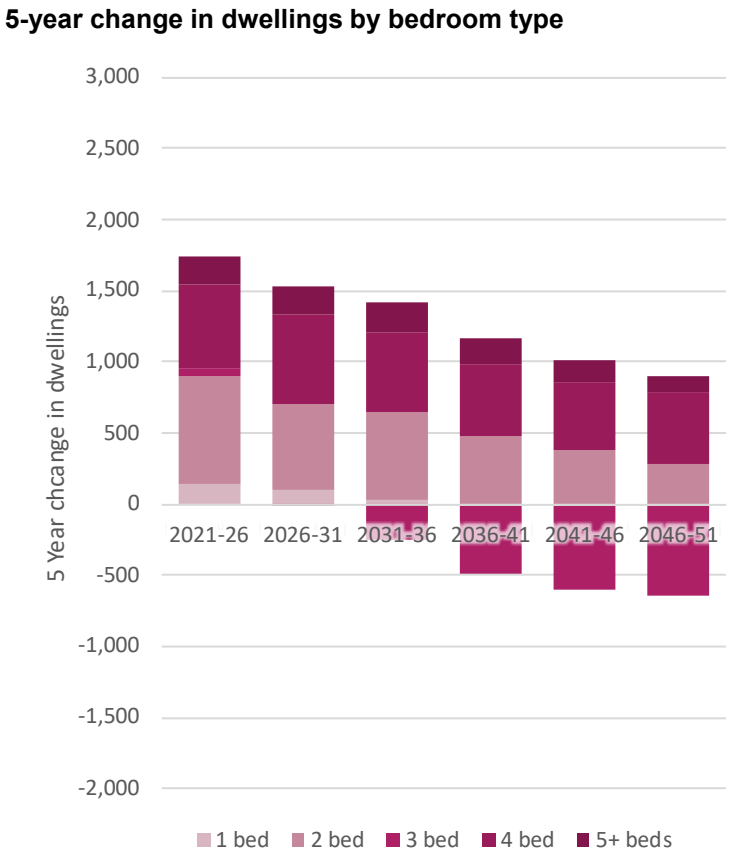
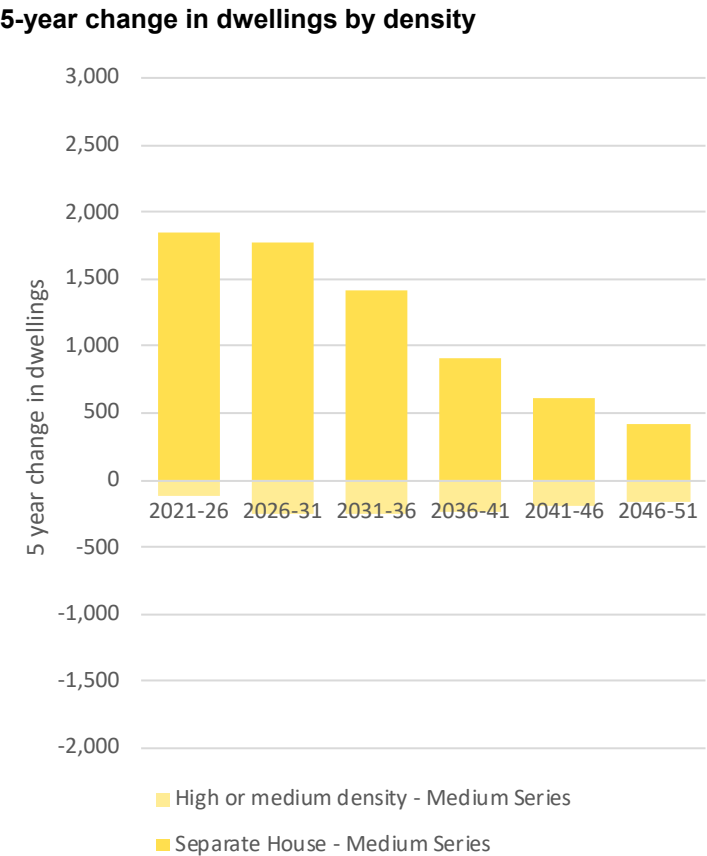
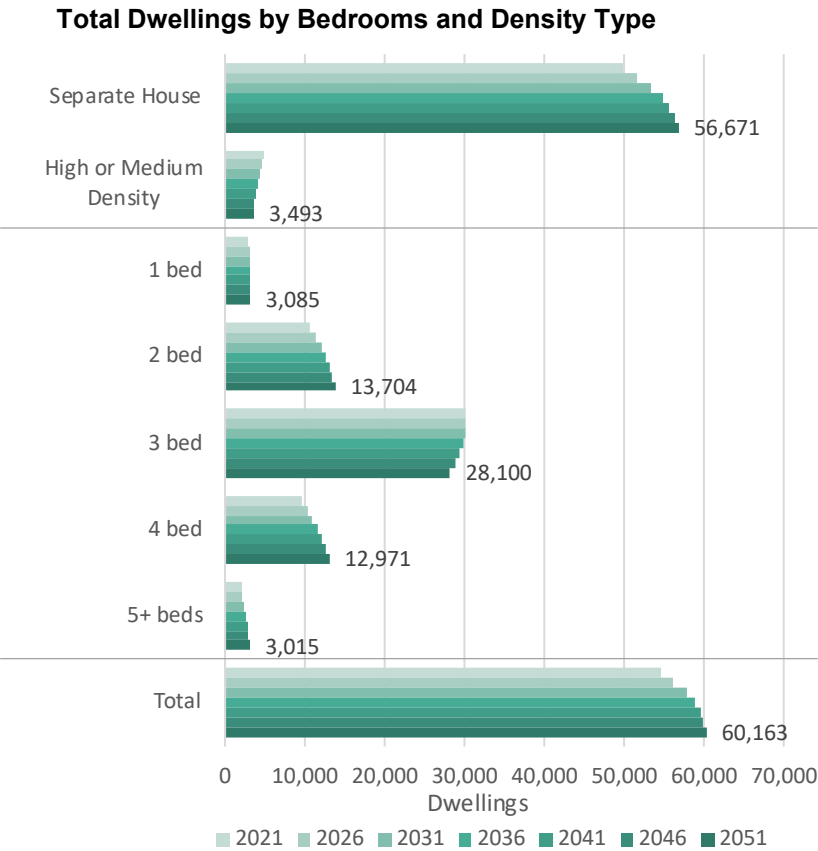
Dwelling Demand Projections

Low series | Standard Densification | North-West Tasmania



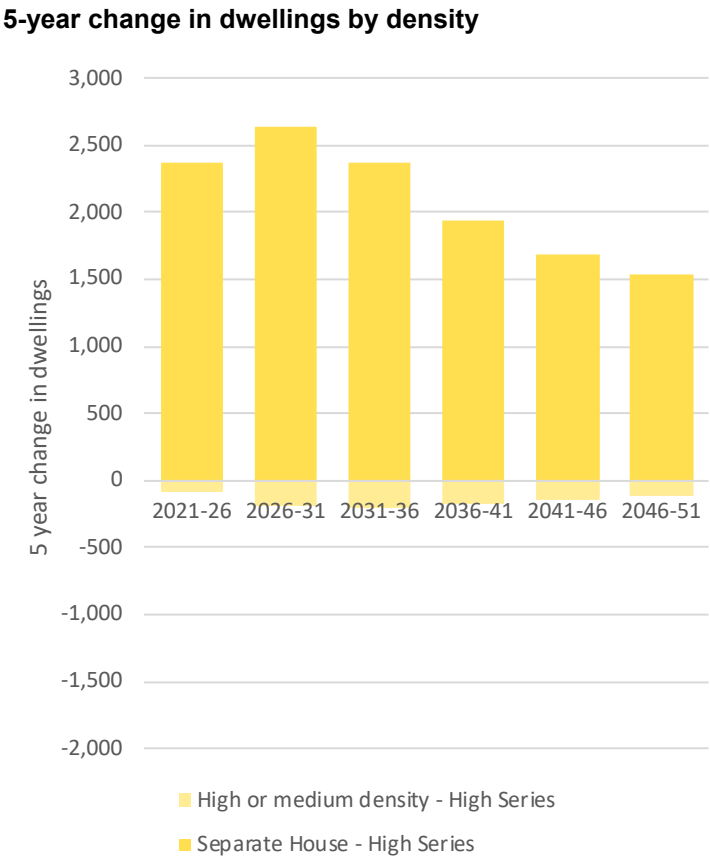
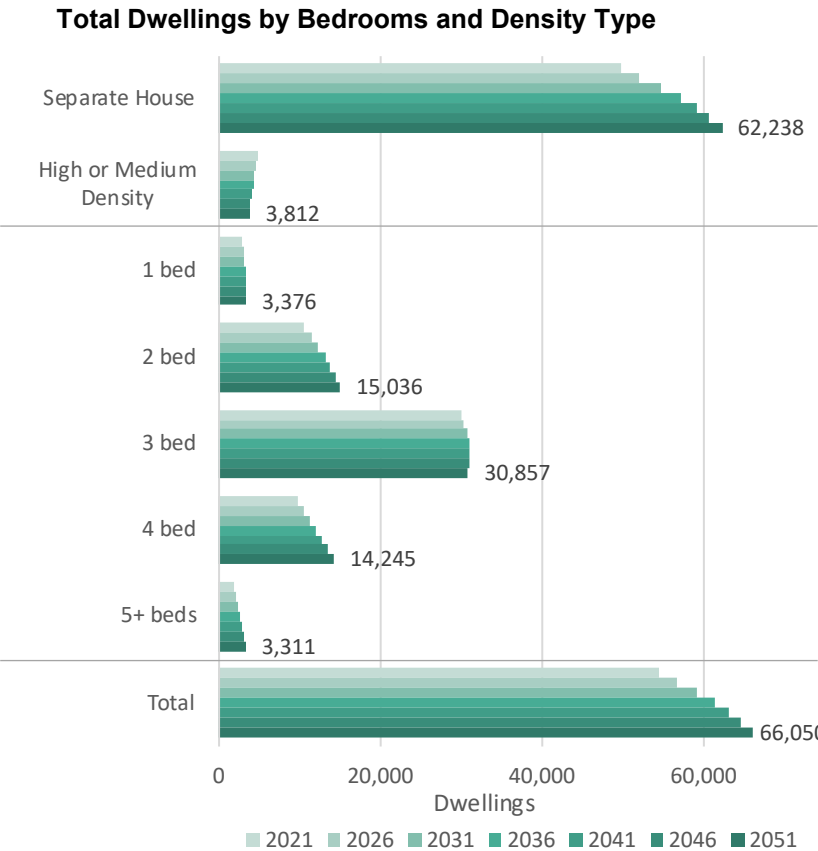
Dwelling Demand Projections

Medium series | Standard Densification | North-West Tasmania



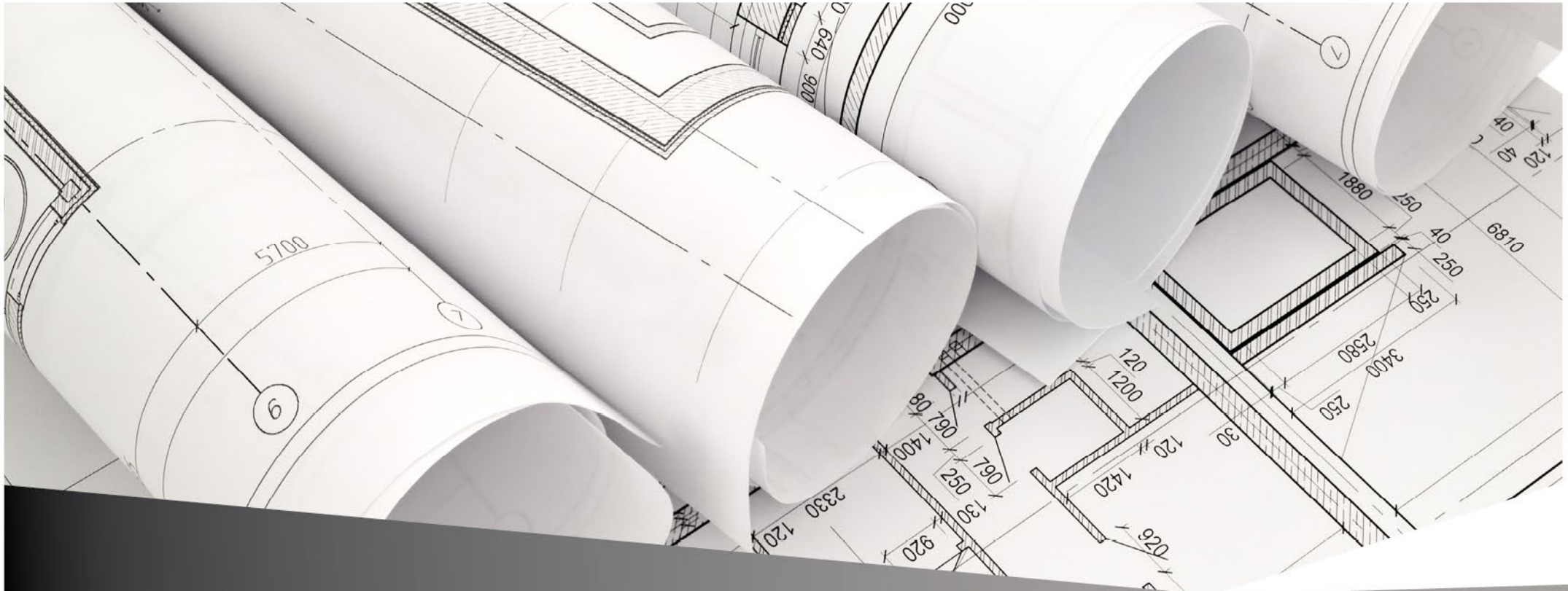
Dwelling Demand Projections

High series | Standard Densification | North-West Tasmania



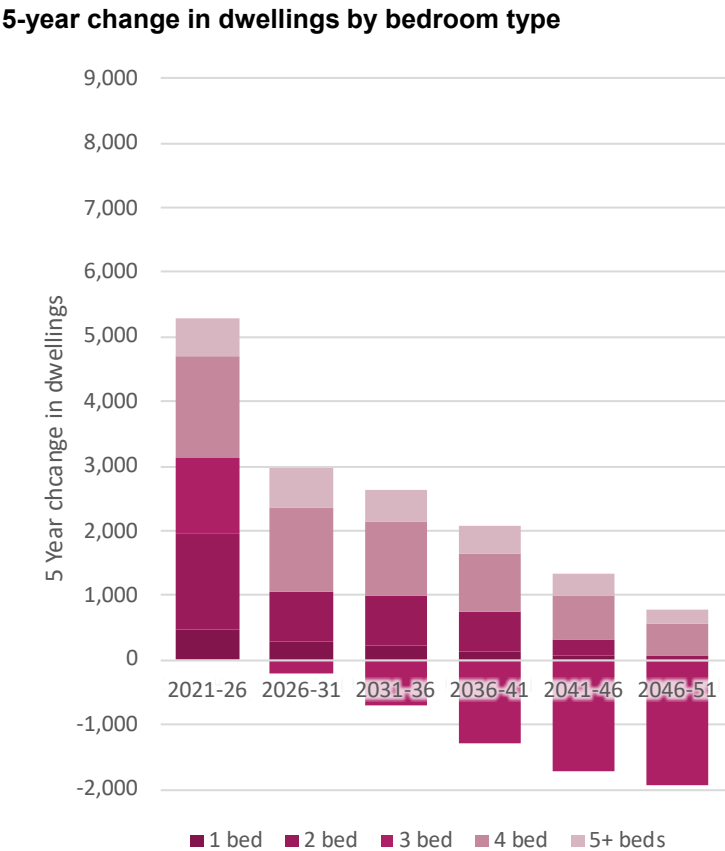
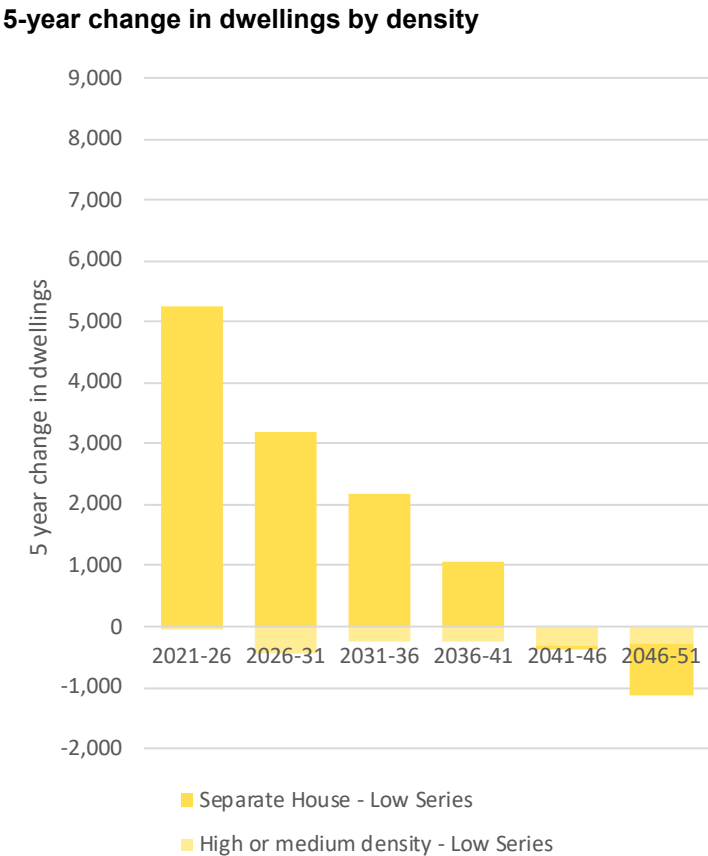
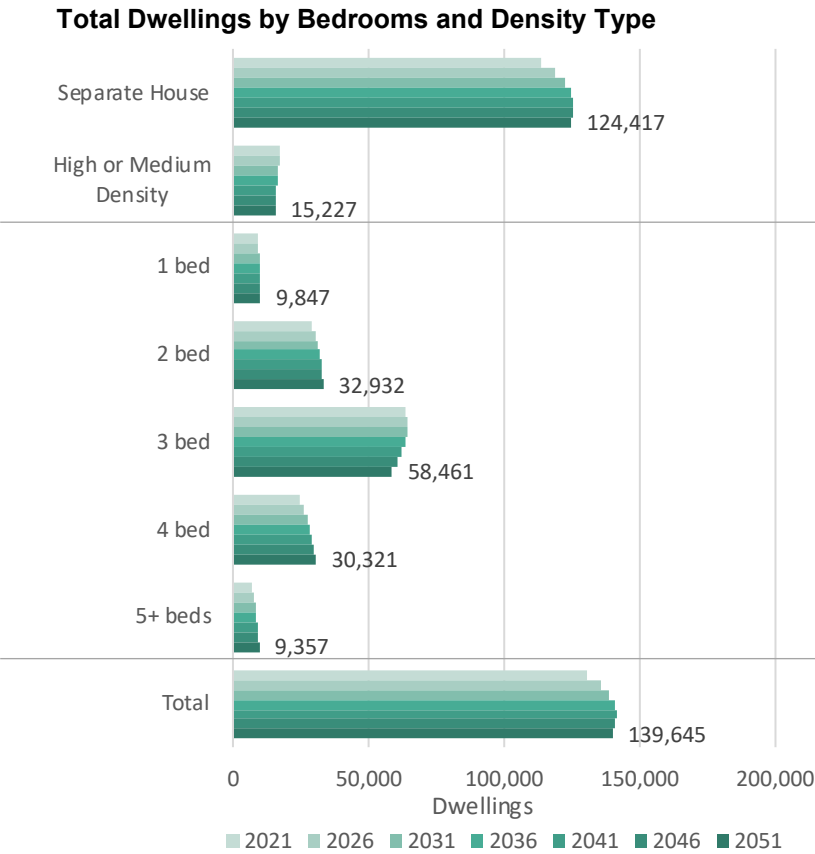
Dwelling Demand Projections

South Region of Tasmania



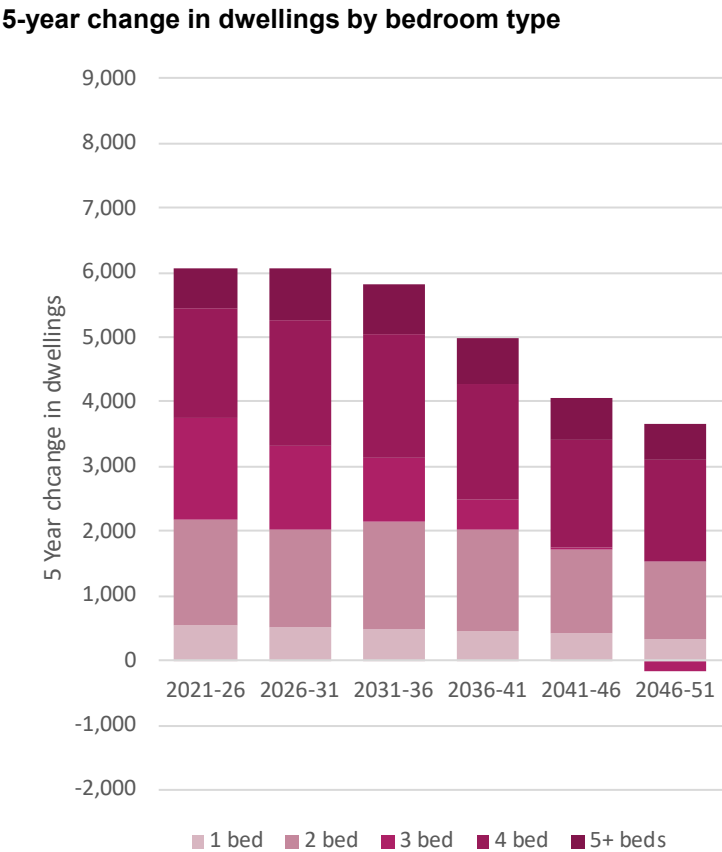
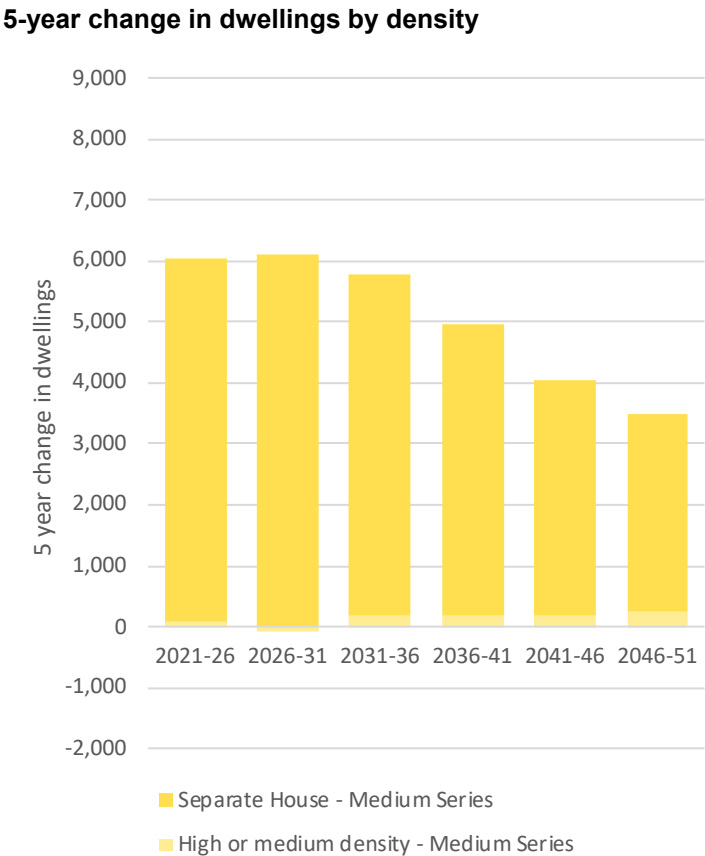
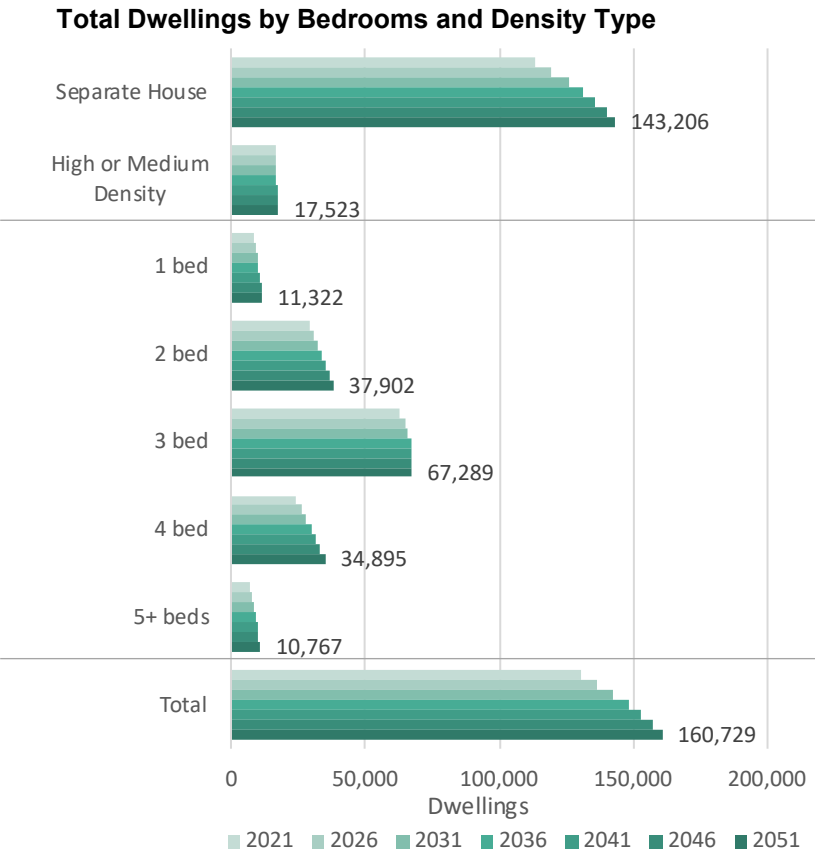
Dwelling Demand Projections

Low series | Standard Densification | South Tasmania



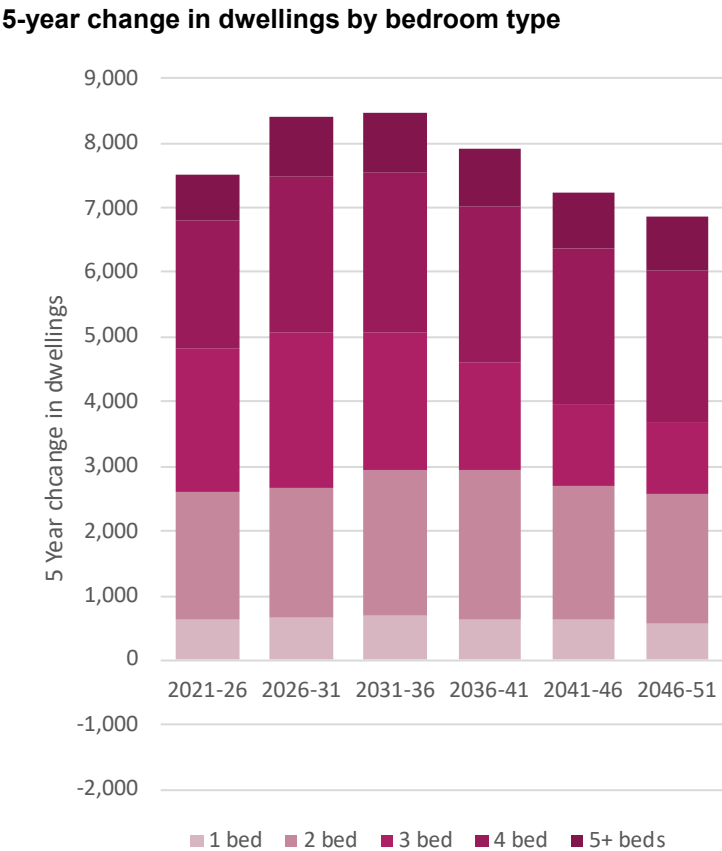
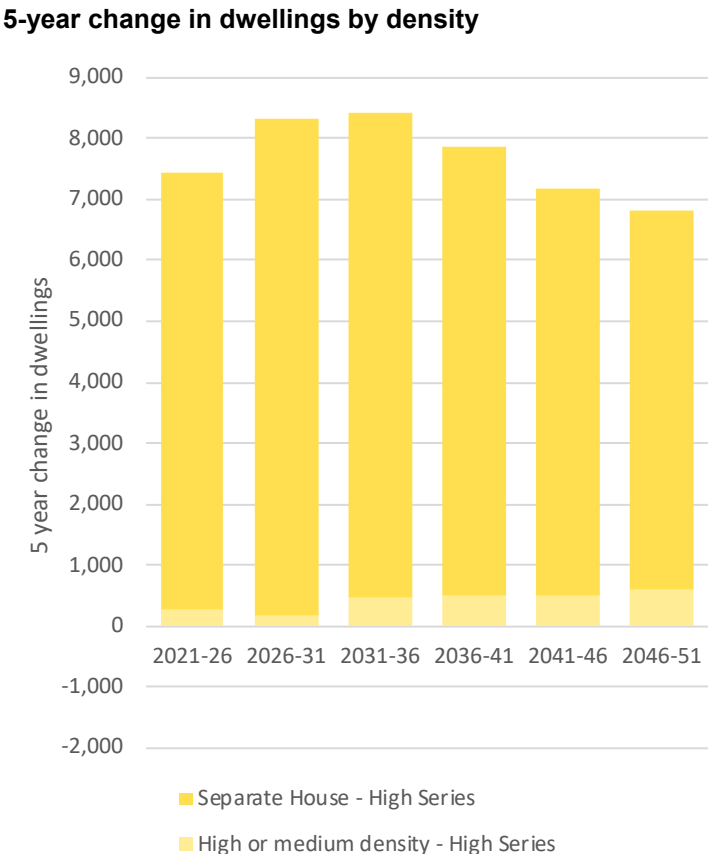
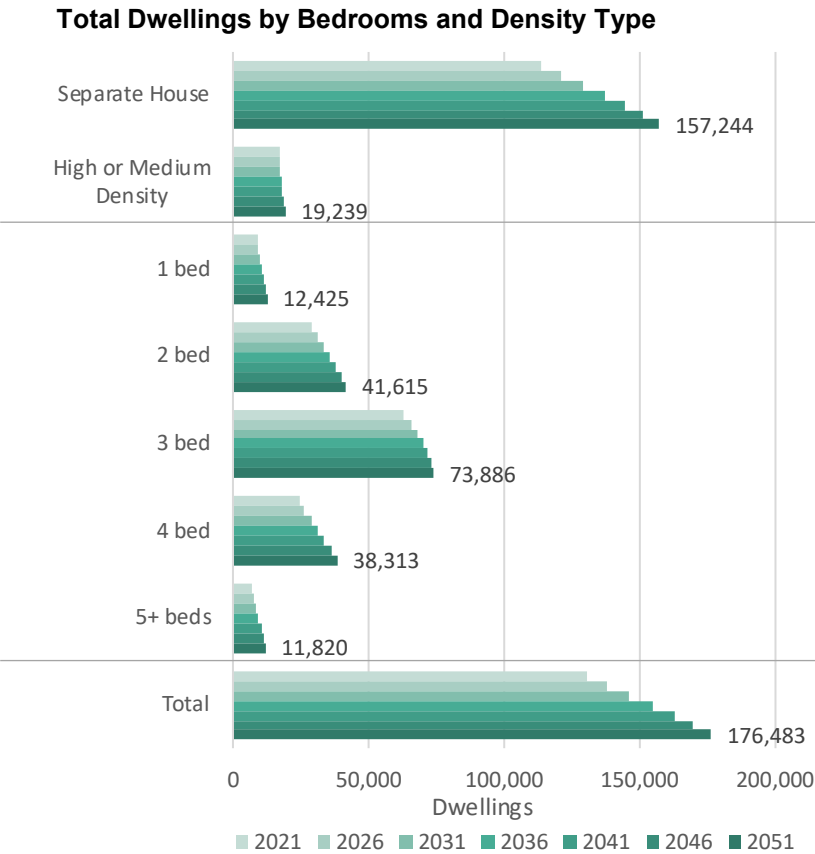
Dwelling Demand Projections

Medium series | Standard Densification | South Tasmania



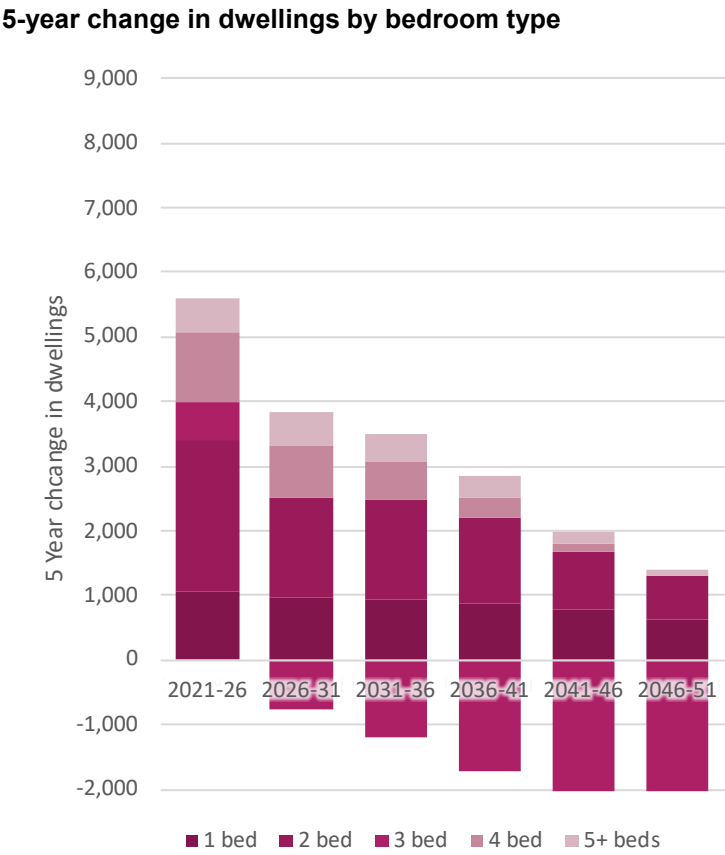
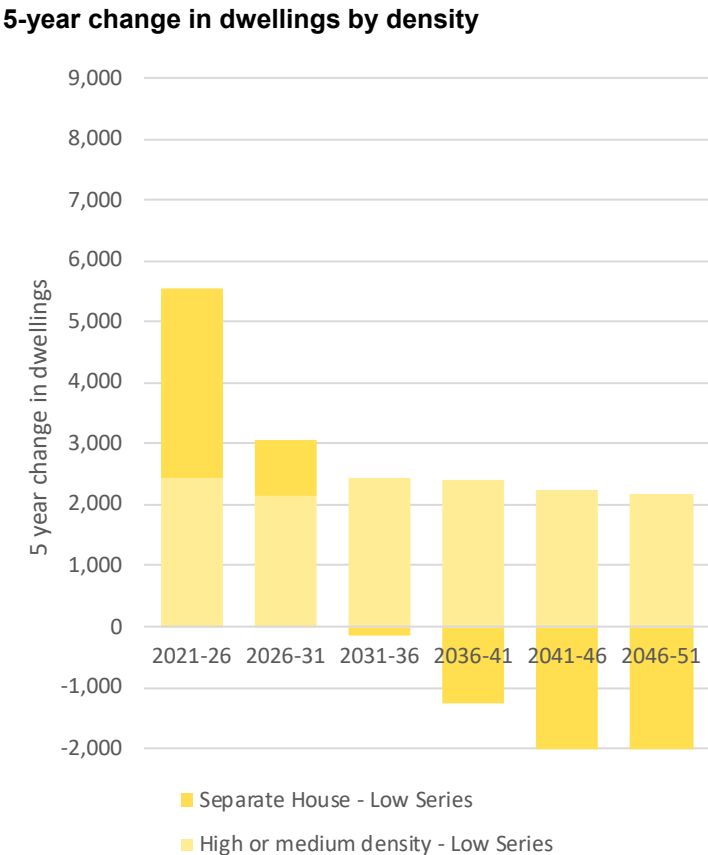
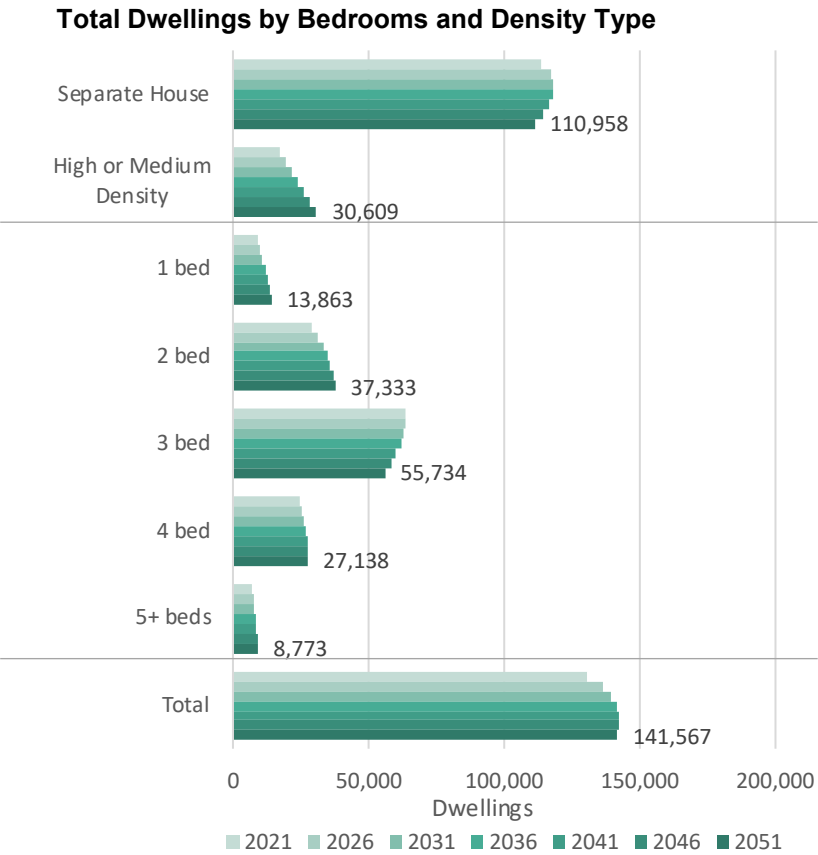
Dwelling Demand Projections

High series | Standard Densification | South Tasmania



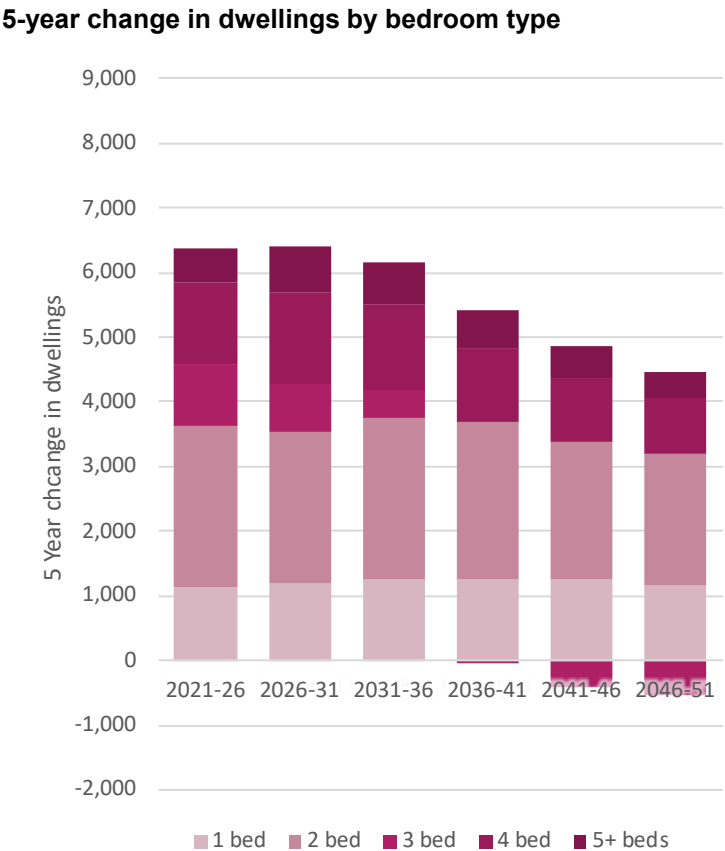
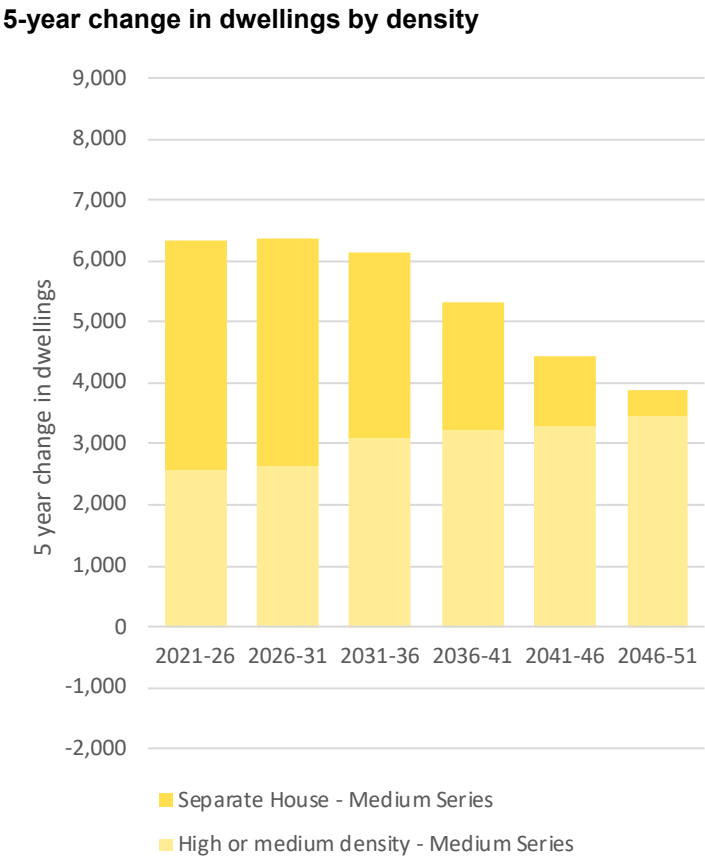
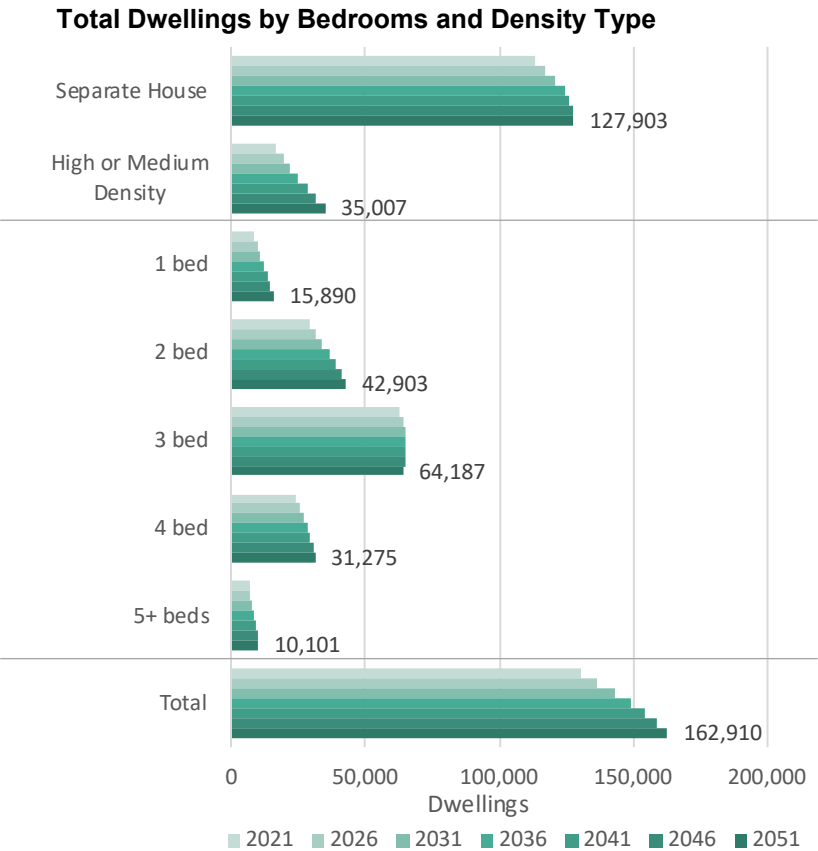
Dwelling Demand Projections

Low series | Increased Densification Scenario | South Tasmania



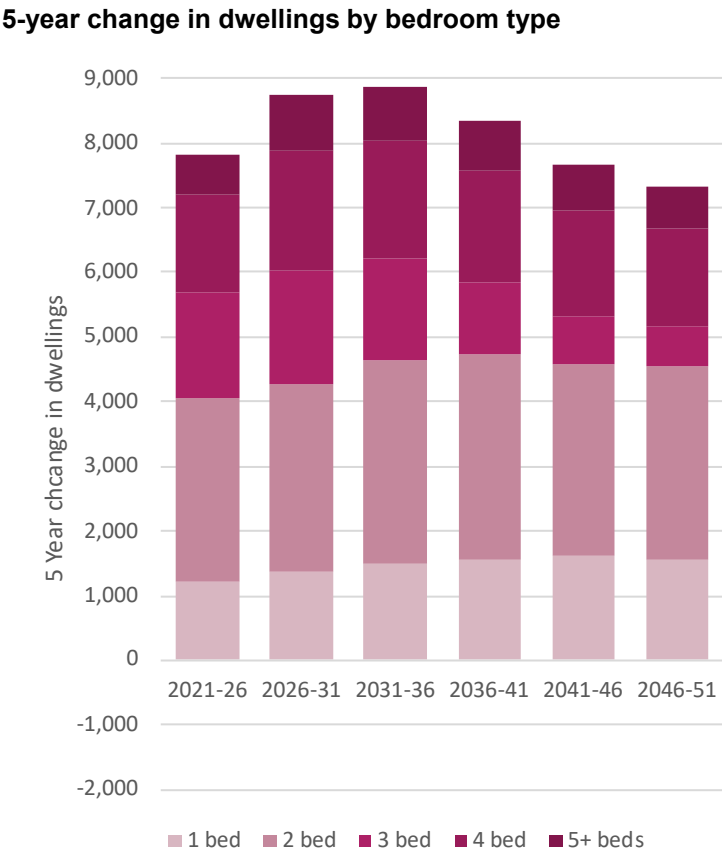
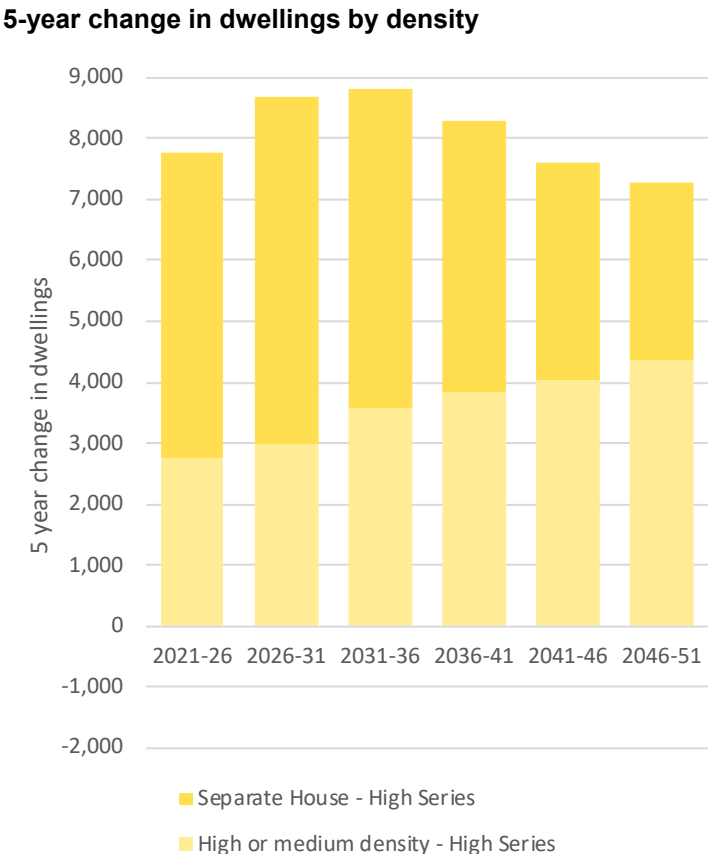
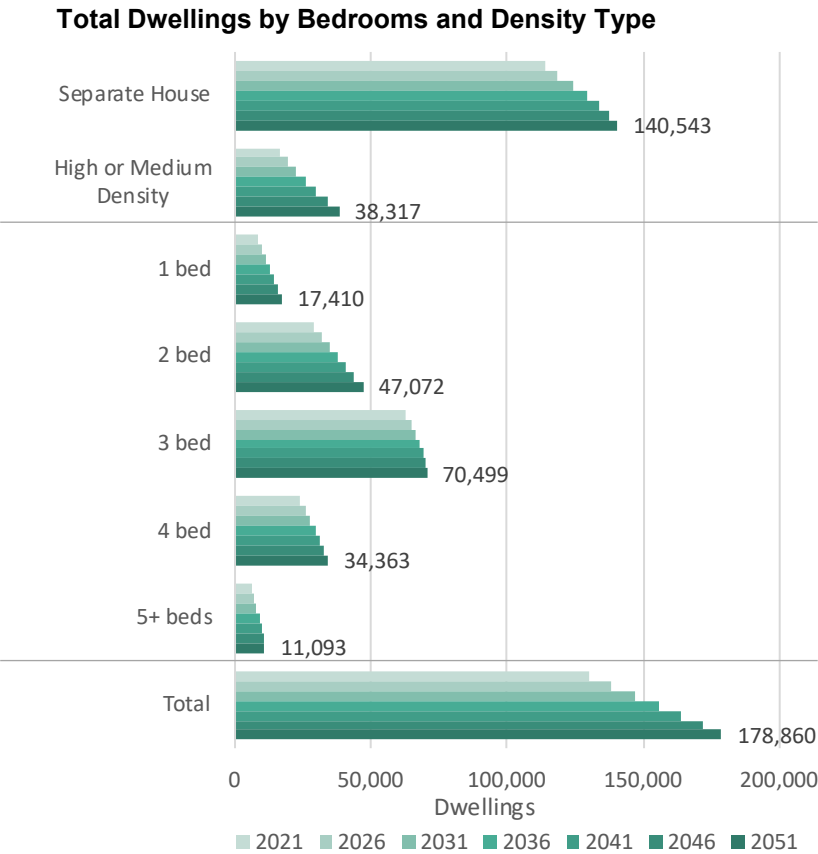
Dwelling Demand Projections

Medium series | Increased Densification Scenario | South Tasmania

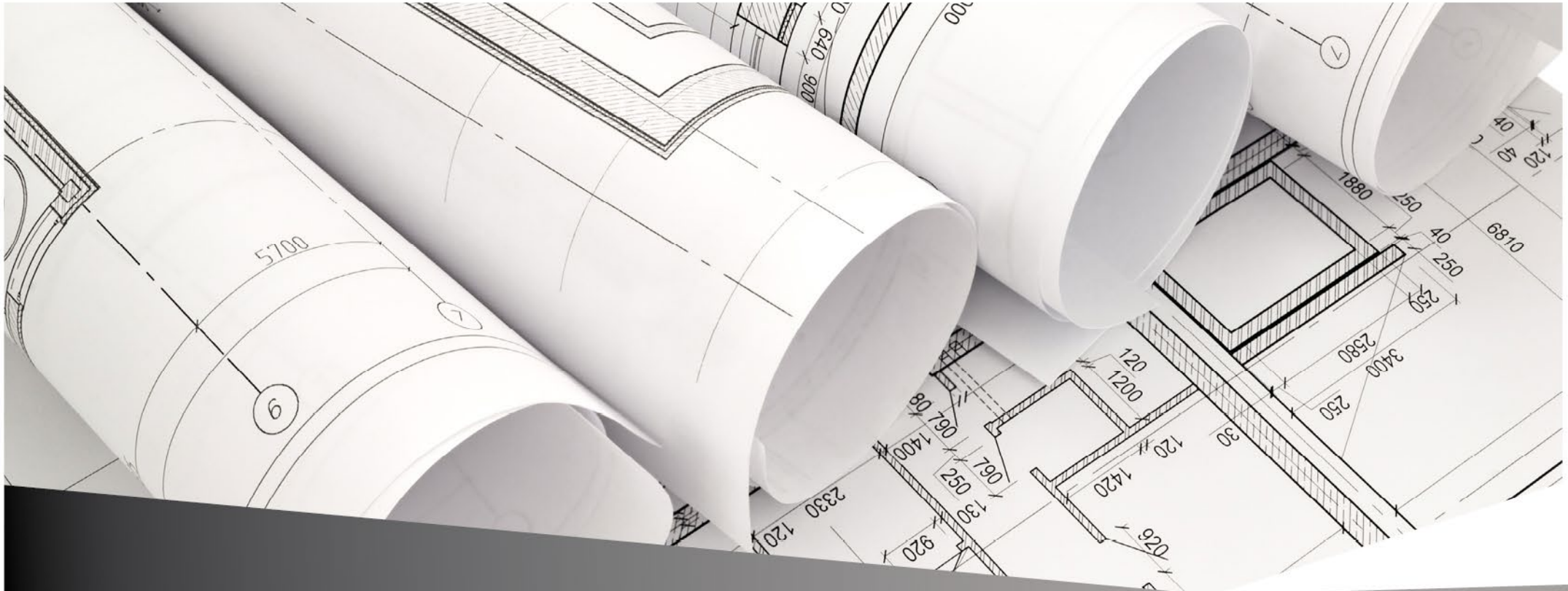


Dwelling Demand Projections

High series | Increased Densification Scenario| South Tasmania



Social and Affordable Housing Demand Projections



Methodologies and sources: Social Housing Demand Projections

Social housing demand projections have been produced by SGS Economics and Planning.

The current and future statewide expressed demand for social housing is found through the SGS Housing Assistance Demand model (HAD). This model estimates the number of households that are experiencing homelessness (acute need of housing assistance) and living in social housing (who would be in rental stress if they did not receive housing assistance) through Census data. These numbers are then adjusted to match the total number of clients currently within the assisted housing system, and the number of people awaiting assistance on the Housing Register.

These metrics are projected into the future, assuming that a constant proportion of the population will require social or affordable housing relative to the total population.

Methodologies and sources: Affordable Housing Demand Projections

Affordable housing demand projections have been produced by SGS Economics and Planning.

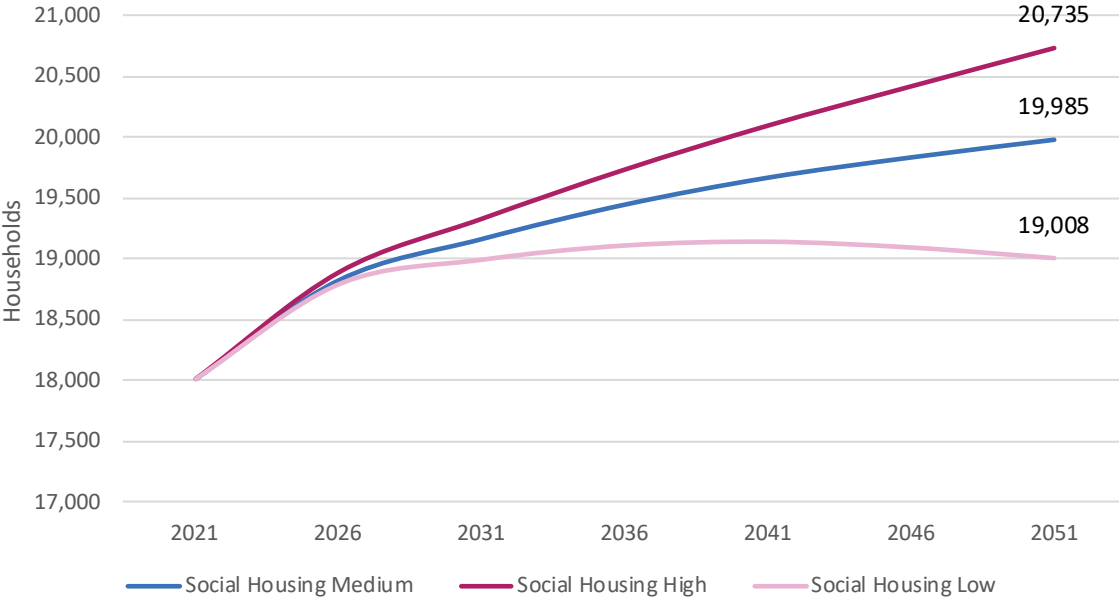
Affordable housing demand is found by looking at the intersection of income bands and rental stress. Households are in demand for affordable housing if they are in very-low to low-income bands (lowest 20th to 40th percentile) and are in rental stress (spending more than 30 per cent of household income on rent).

These metrics are projected into the future, assuming that a constant proportion of the population will require social or affordable housing relative to the total population.

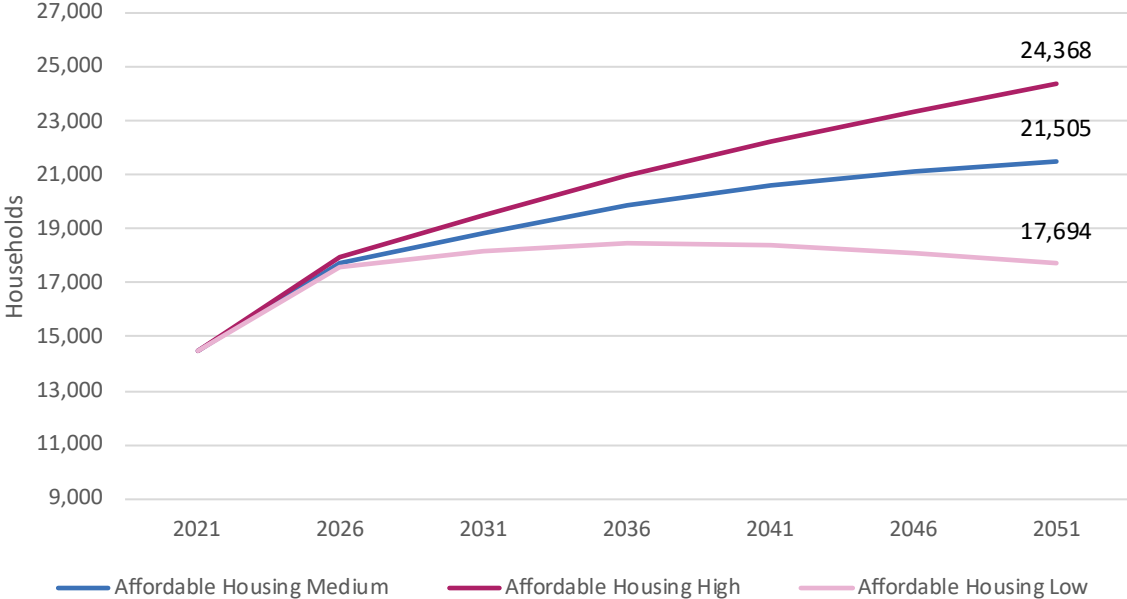
Social and Affordable Housing Demand

All Population Series

Social Housing Demand by Population Series



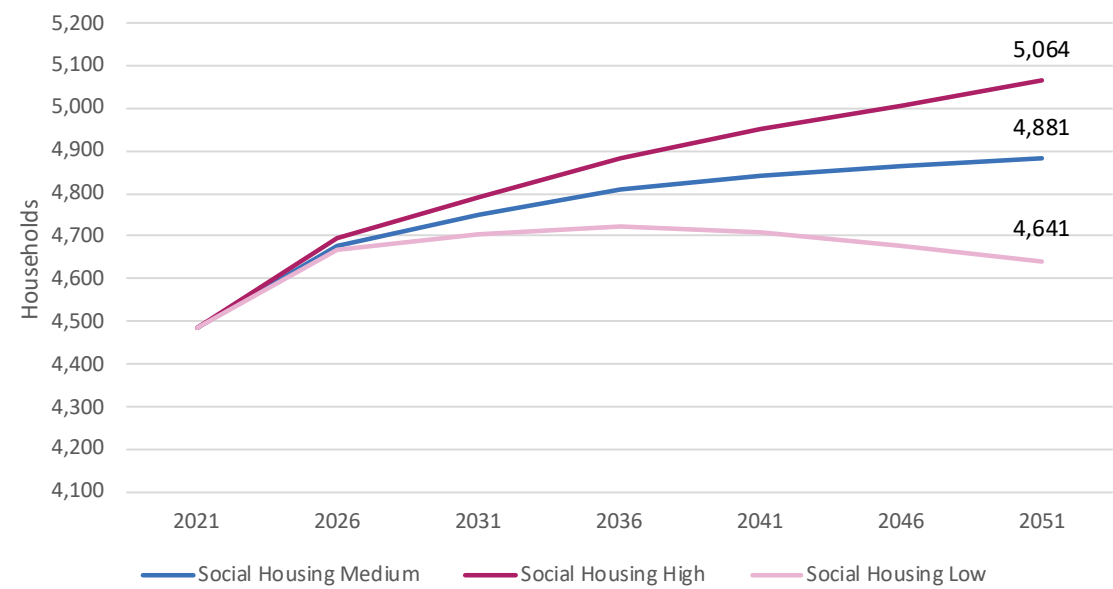
Affordable Housing Demand by Population Series



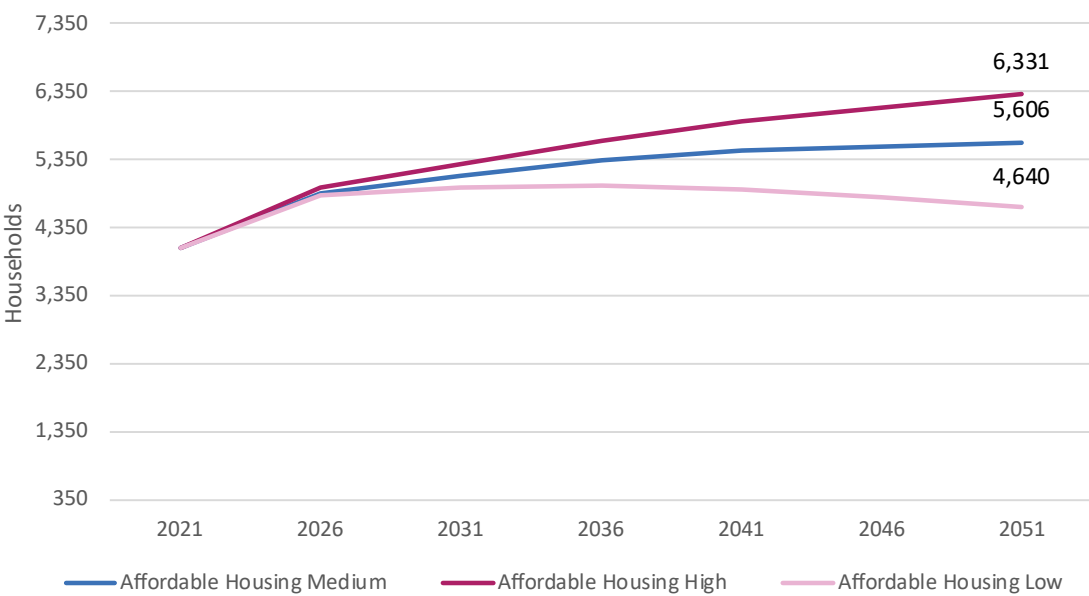
Social Housing Demand

All Population Series | North

Social Housing Demand by Population Series



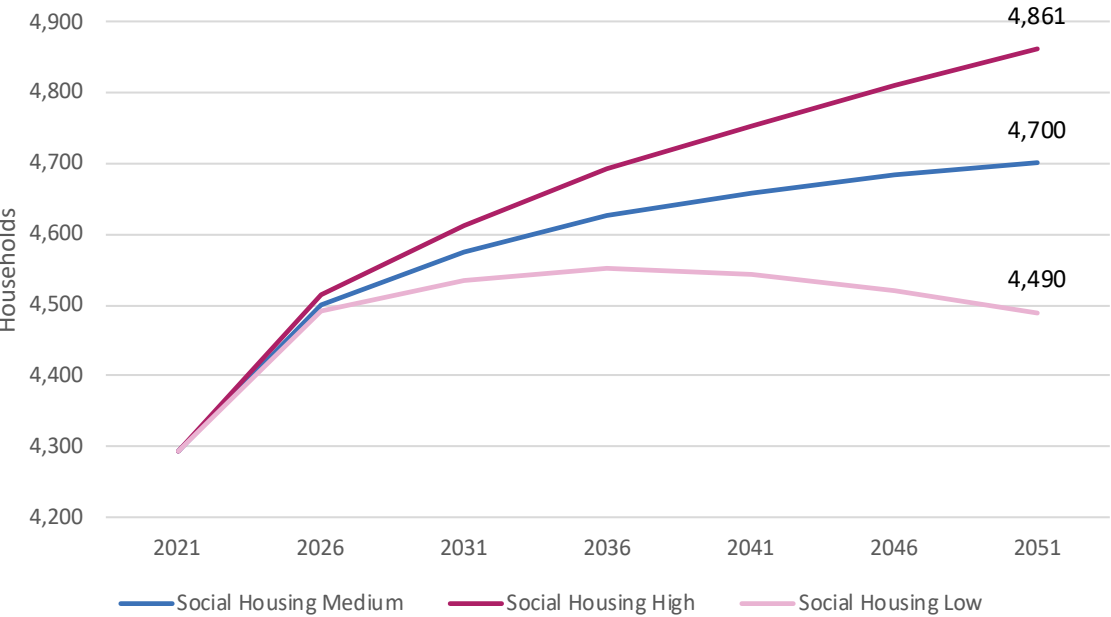
Affordable Housing Demand by Population Series



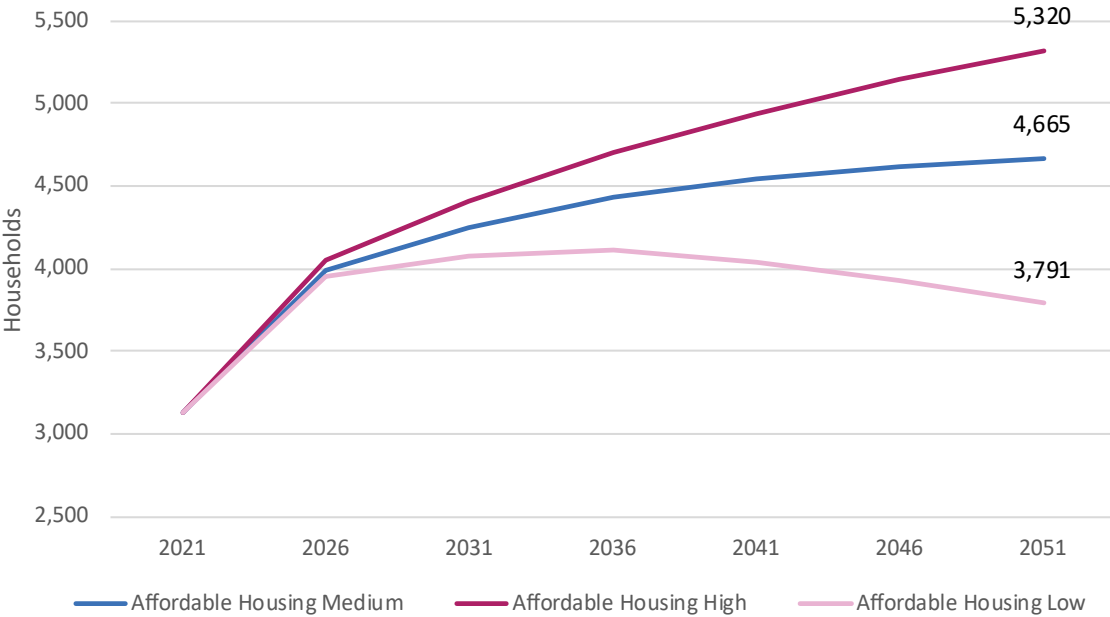
Social and Affordable Housing Demand

All Population Series | North-West

Social Housing Demand by Population Series



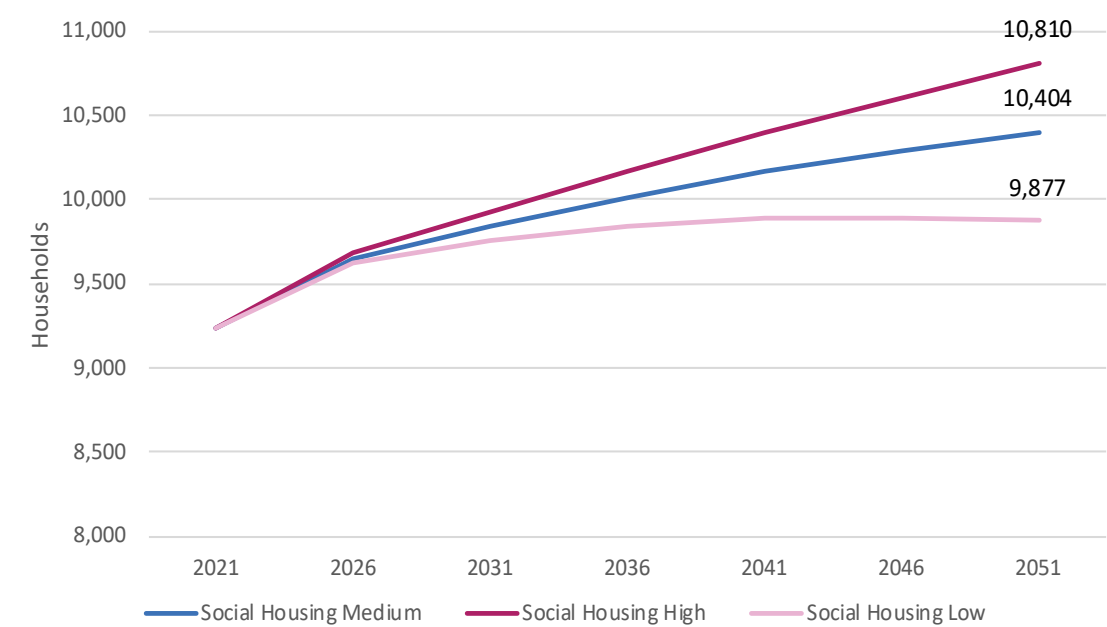
Affordable Housing Demand by Population Series



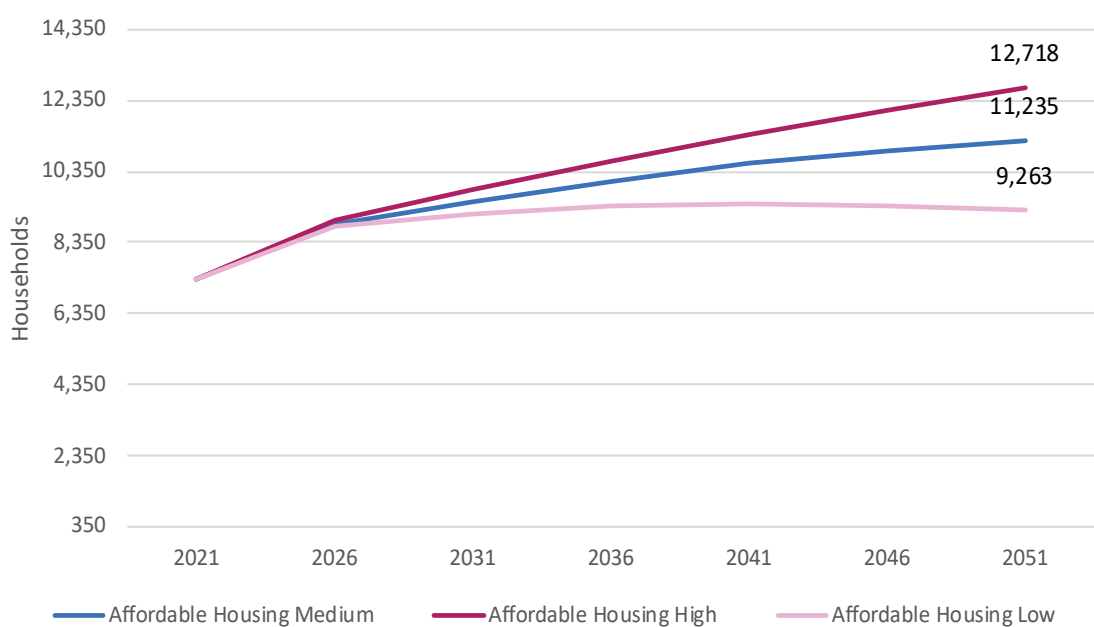
Social Housing Demand

All Population Series | South

Social Housing Demand by Population Series

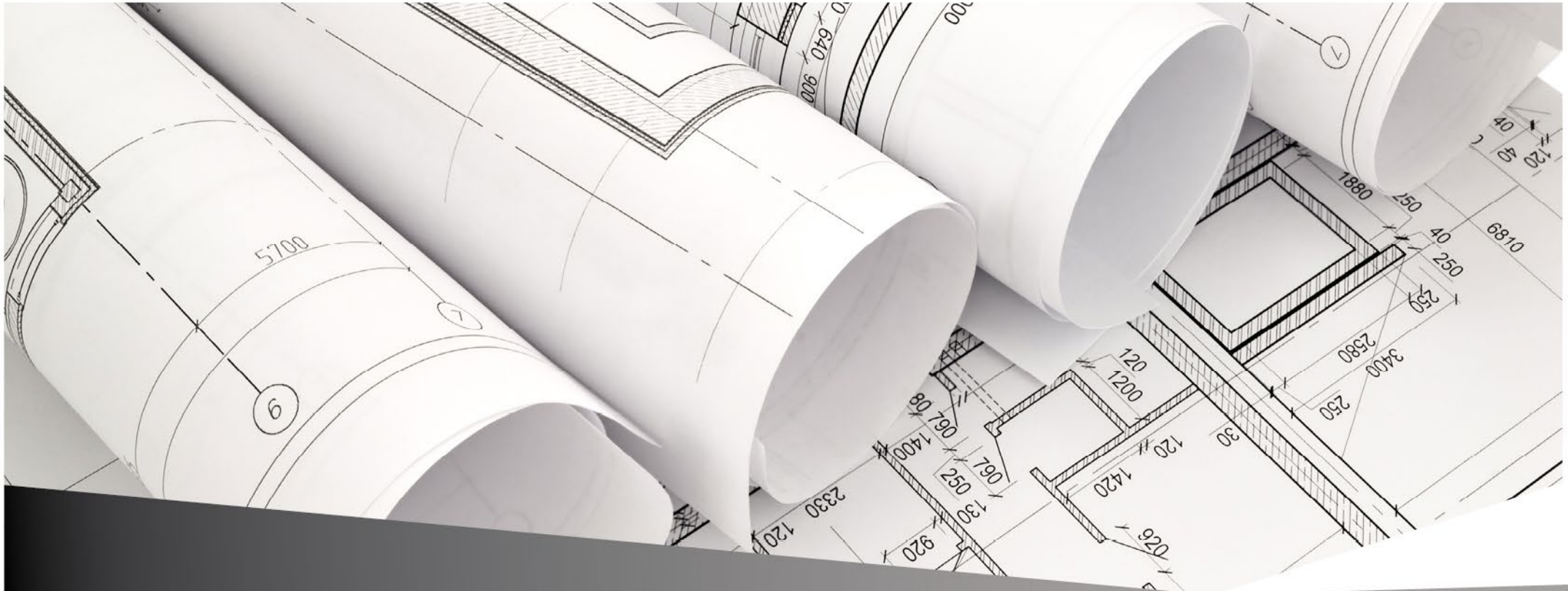


Affordable Housing Demand by Population Series



Low Income Rental Stress & Tenure Projections

Methodology



Methodologies and sources:

Low Income Households Rental Stress Projections

Low-income households in rental stress projections were produced by SGS Economics and Planning.

ABS Census data was used to find the proportion of low-income households in each Tasmanian region that were in rental stress at the time of the Census. A household is in rental stress if the household's rental costs are greater than 30 per cent of their household income. A low-income household is in the bottom two quintiles for household income (the bottom 40 per cent of household incomes). These have been adjusted in the future assuming that incomes have remained stable since the Census while rents have increased since 2021.

The results of this analysis were then applied to the medium and high series of the interim population projections published by Treasury in May 2024 to show the projected number of low-income households in rental stress across the projection period if these proportions continued at the same rate.

Methodologies and sources:

Low Income Households Tenure Type Projections

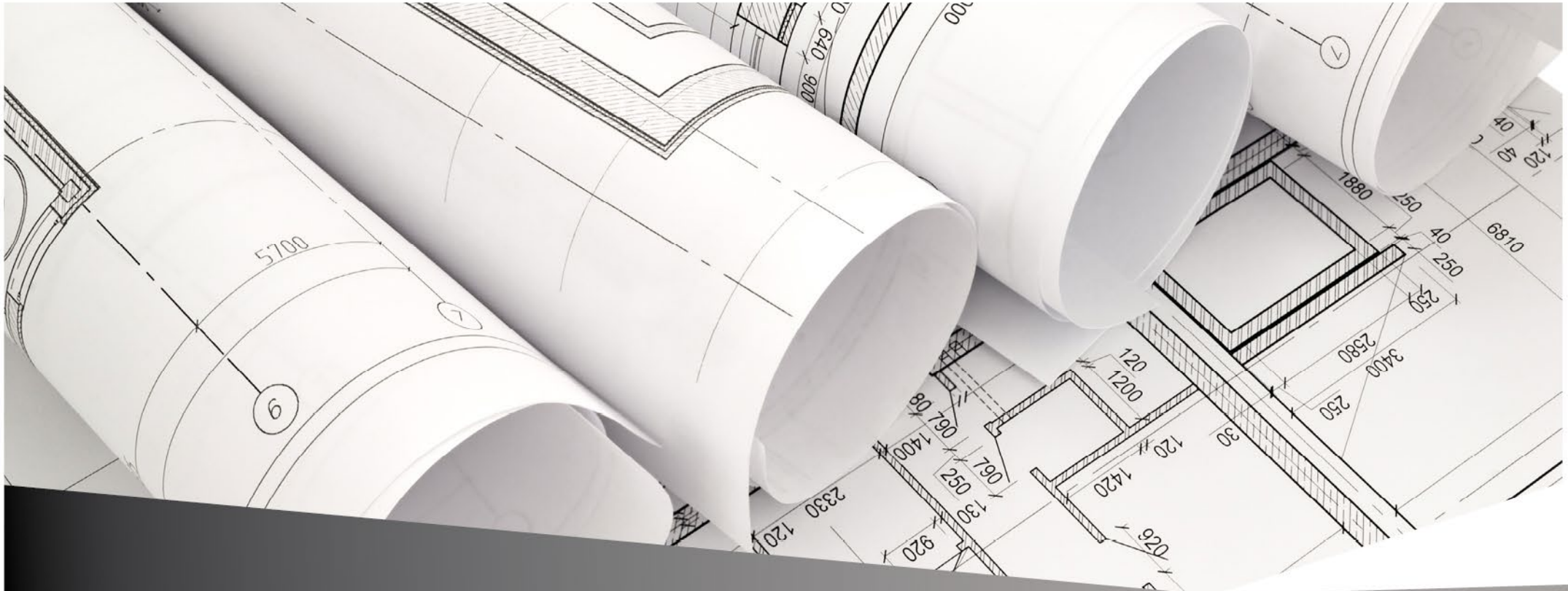
The low-income households by tenure type were produced by SGS Economics and Planning.

ABS Census data was used to find the proportion of low-income households in each Tasmanian region in different household tenure types. The three main household types considered were owning with a mortgage, owning without a mortgage and those in private rentals. Low-income households were identified by considering only those households in the bottom two quintiles for household income (the bottom 40 per cent of household incomes).

The results of this analysis were then applied to the medium and high series of the population projections published by Treasury in May 2024 to show the projected number of low income households in rental stress across the projection period if these proportions continued at the same rate.

Low Income Rental Stress & Tenure Projections

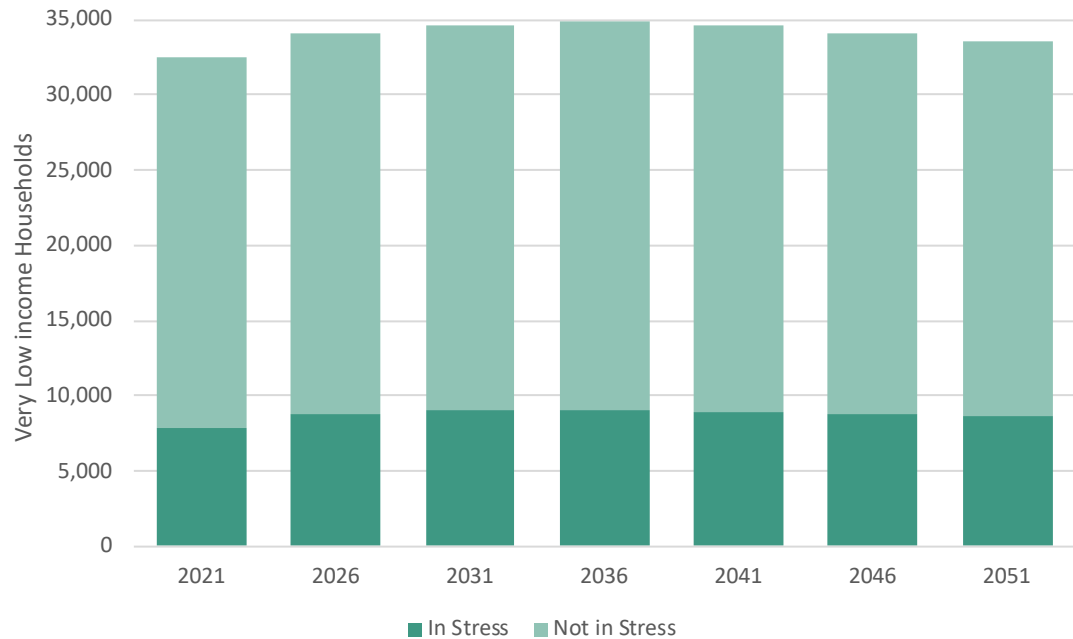
North Region of Tasmania



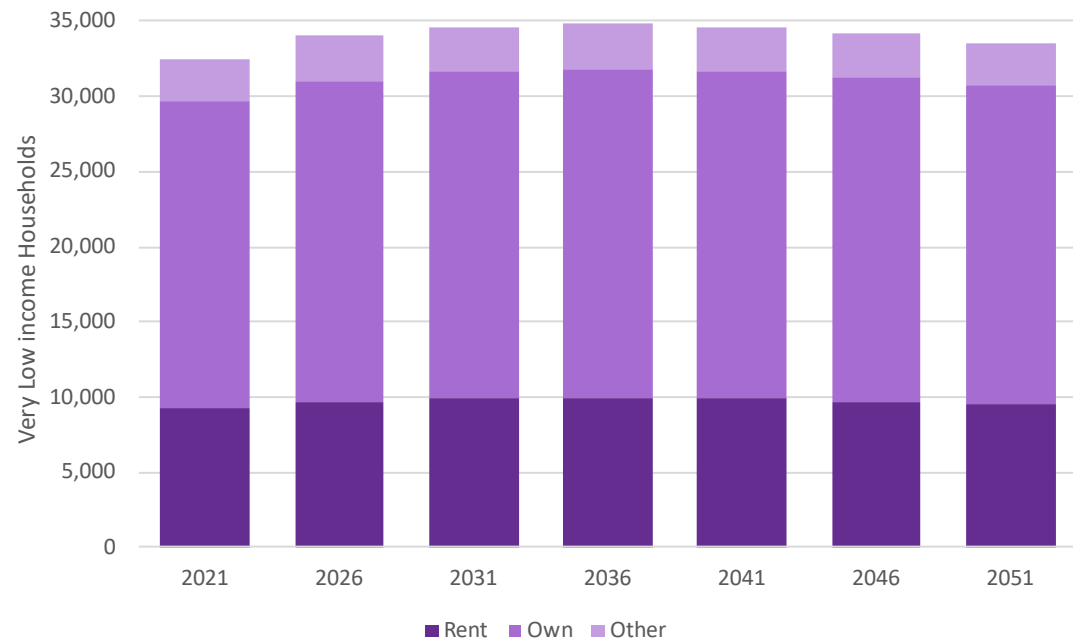
Low Income Households Projections

Rental Stress and Tenure | Low Series | North Tasmania

Low-income households by rental stress



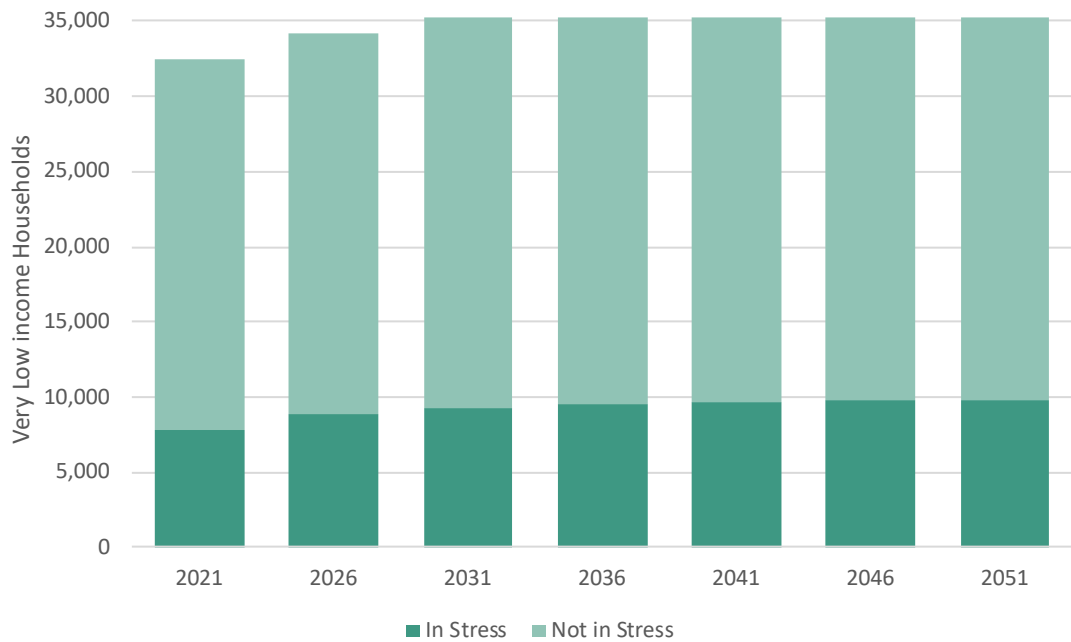
Low-income households by tenure



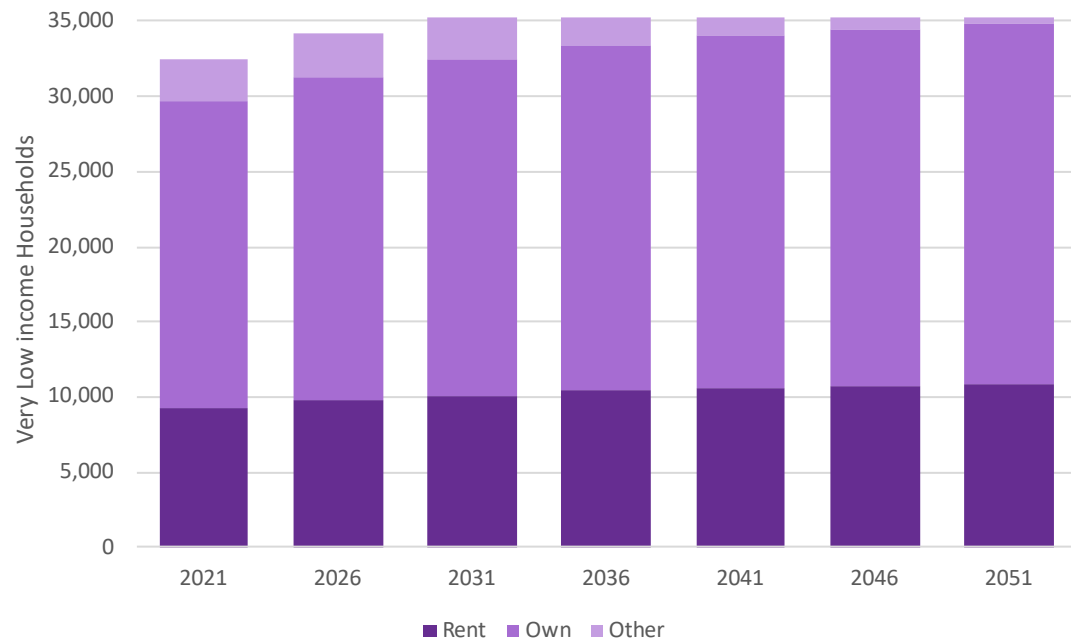
Low Income Households Projections

Rental Stress and Tenure | Medium Series | North Tasmania

Low-income households by rental stress



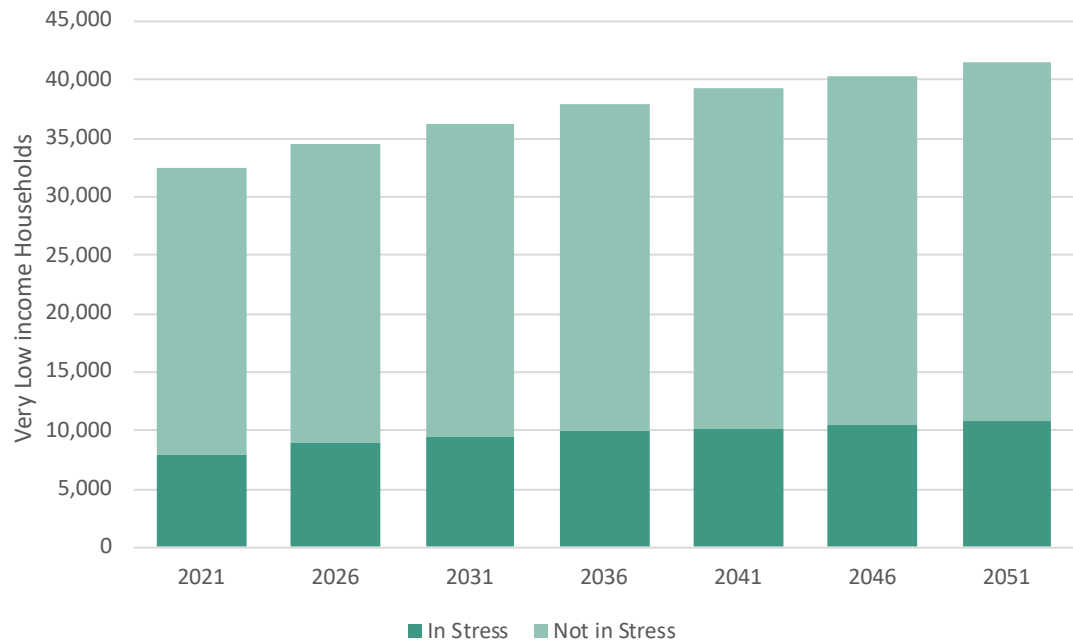
Low-income households by tenure



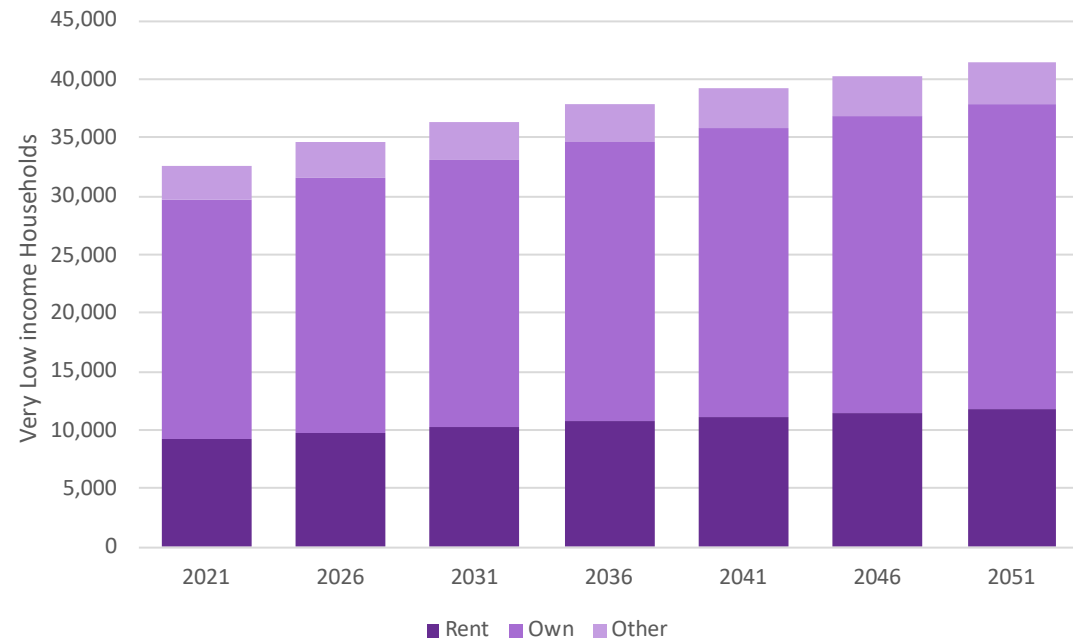
Low Income Households Projections

Rental Stress and Tenure | High Series | North Tasmania

Low-income households by rental stress

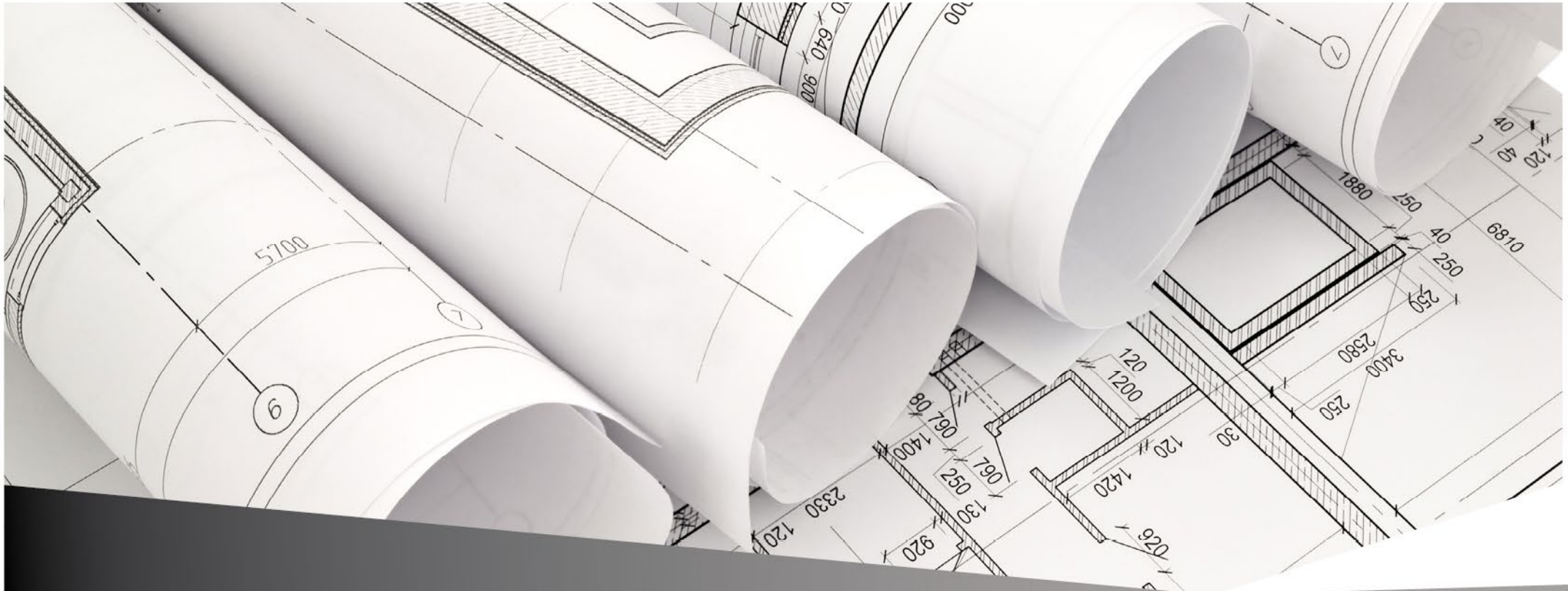


Low-income households by tenure



Low Income Rental Stress & Tenure Projections

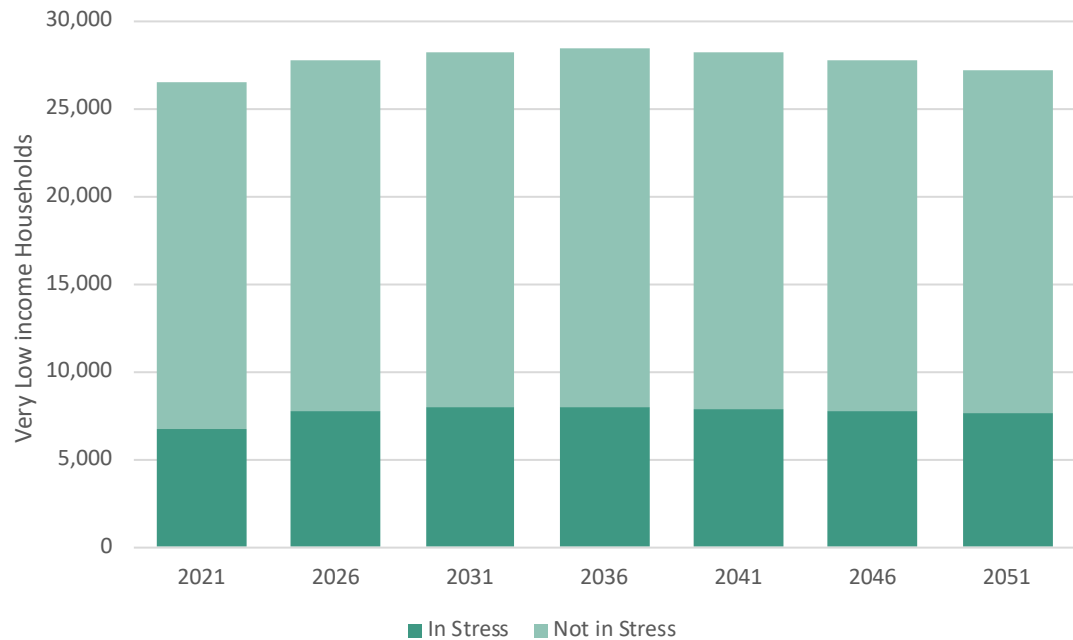
North-West Region of Tasmania



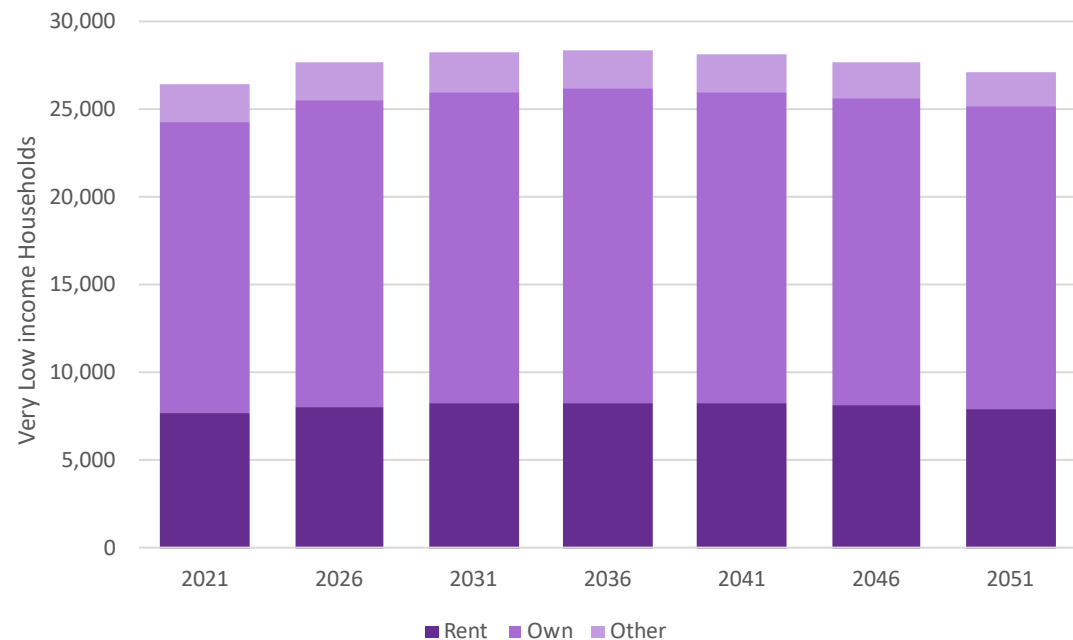
Low Income Households Projections

Rental Stress and Tenure | Low Series | North–West Tasmania

Low-income households by rental stress



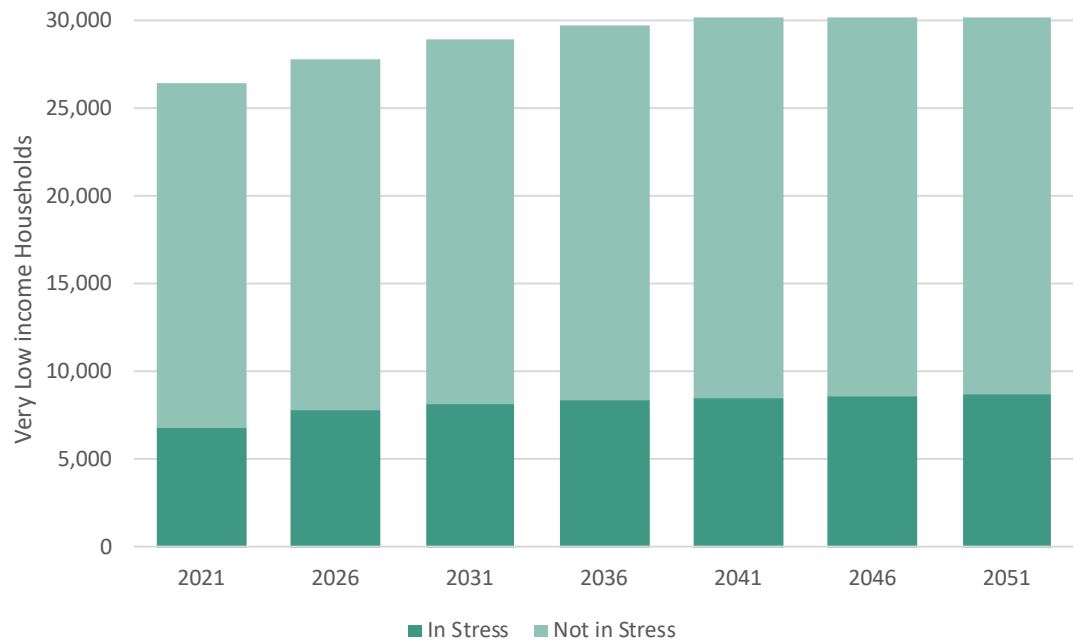
Low-income households by tenure



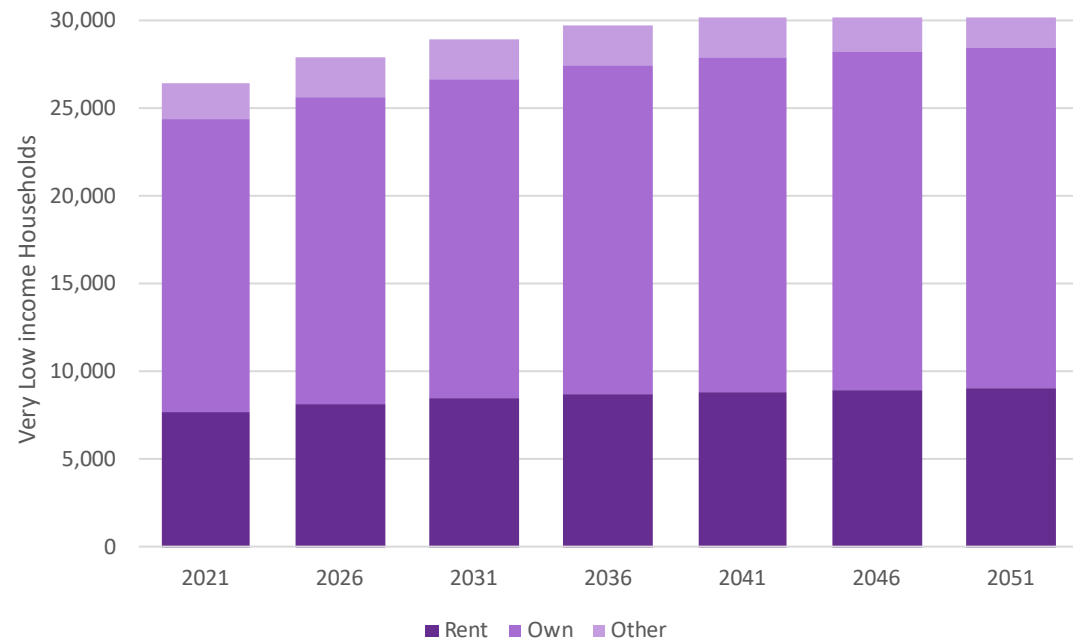
Low Income Households Projections

Rental Stress and Tenure | Medium Series | North–West Tasmania

Low-income households by rental stress



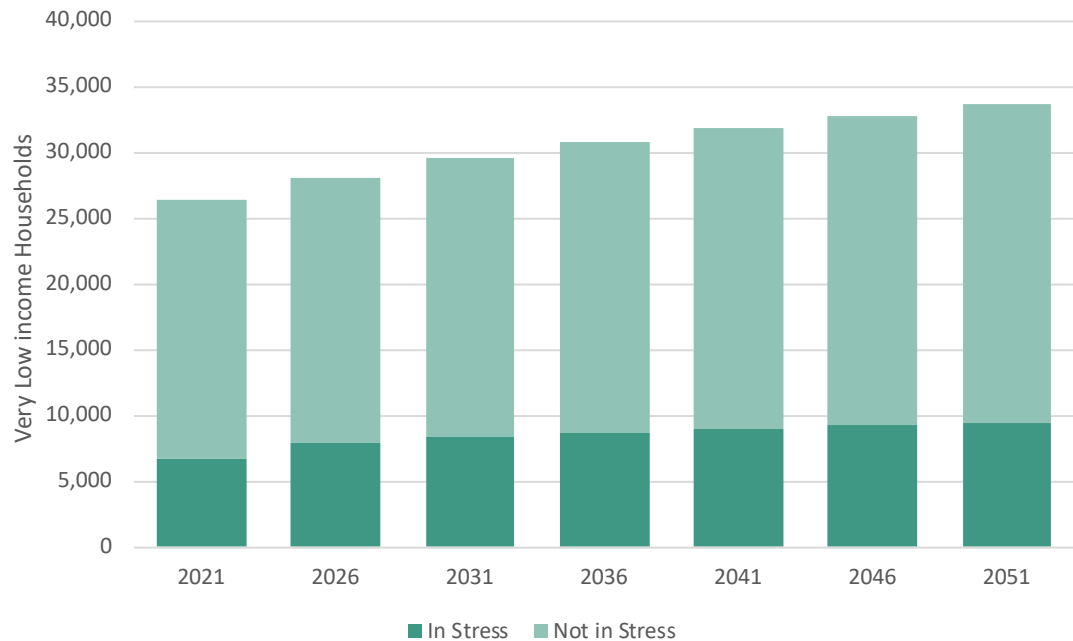
Low-income households by tenure



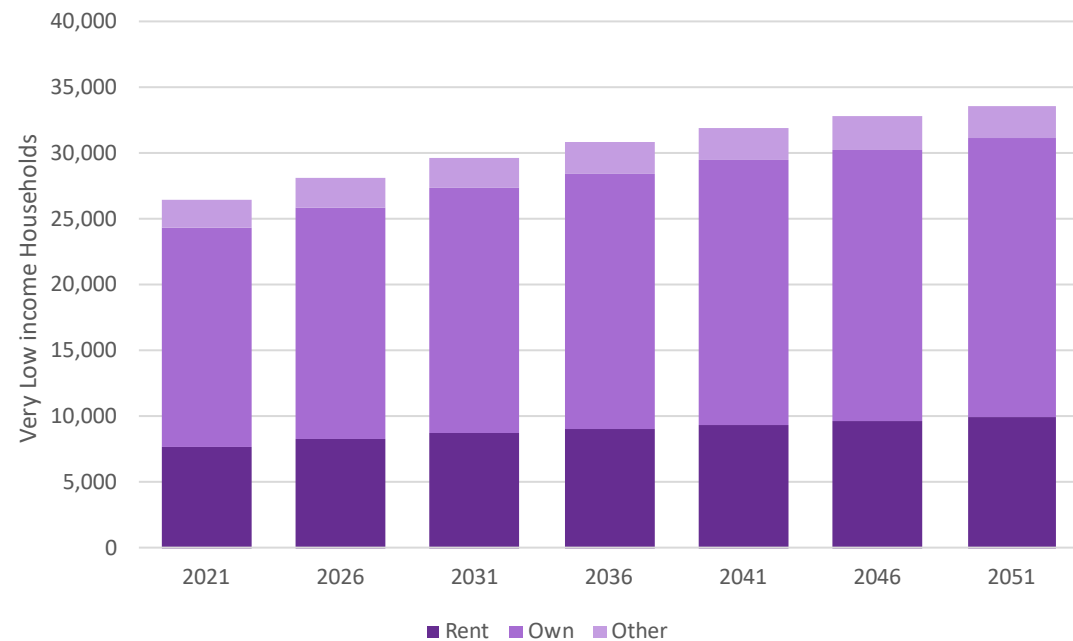
Low Income Households Projections

Rental Stress and Tenure | High Series | North-West Tasmania

Low-income households by rental stress

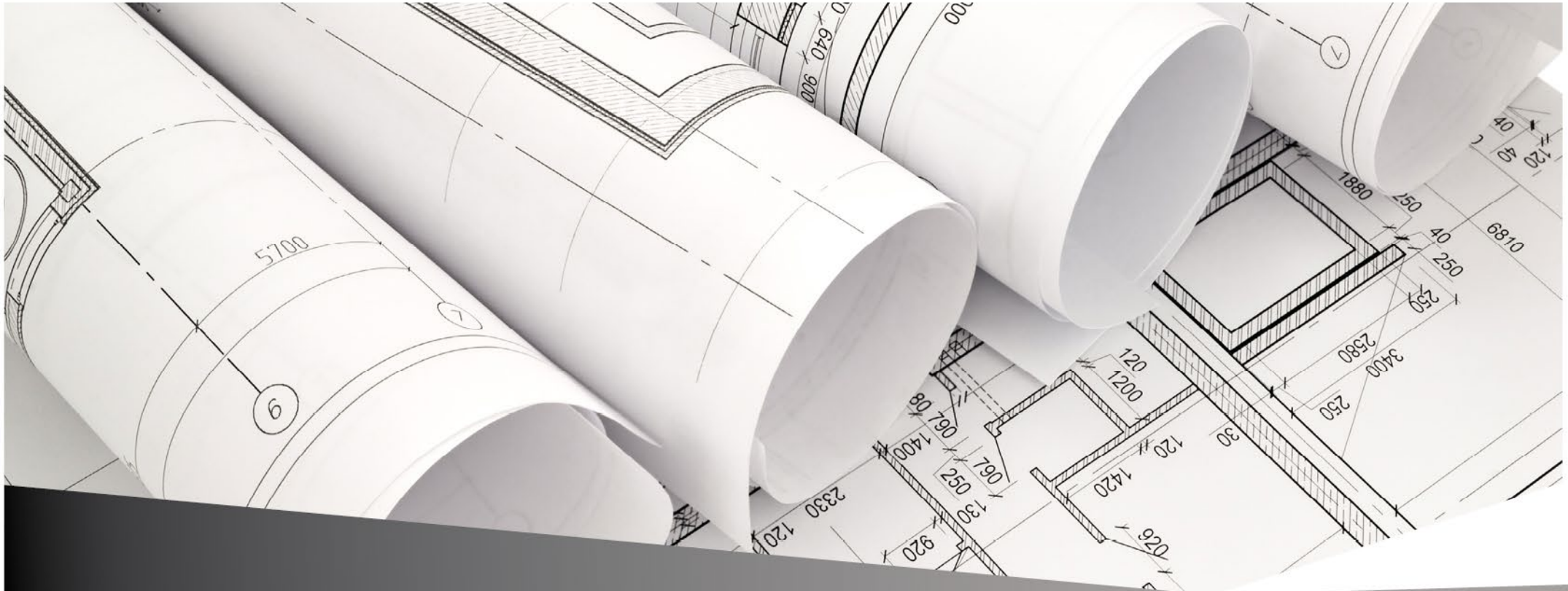


Low-income households by tenure



Low Income Rental Stress & Tenure Projections

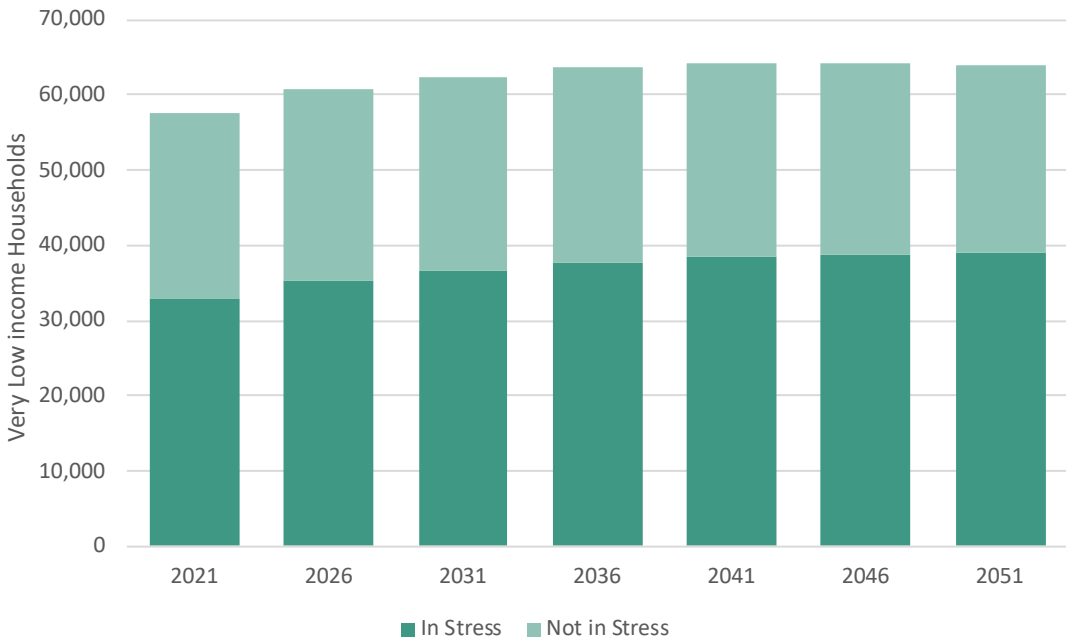
South Region of Tasmania



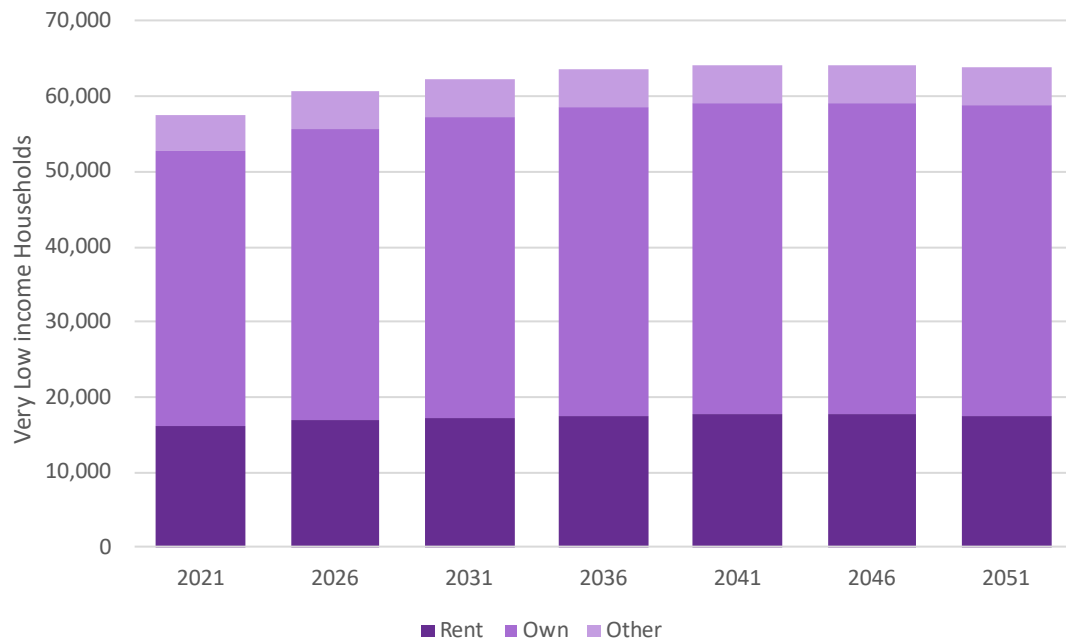
Low Income Households Projections

Rental Stress and Tenure | Low Series | South Tasmania

Low-income households by rental stress



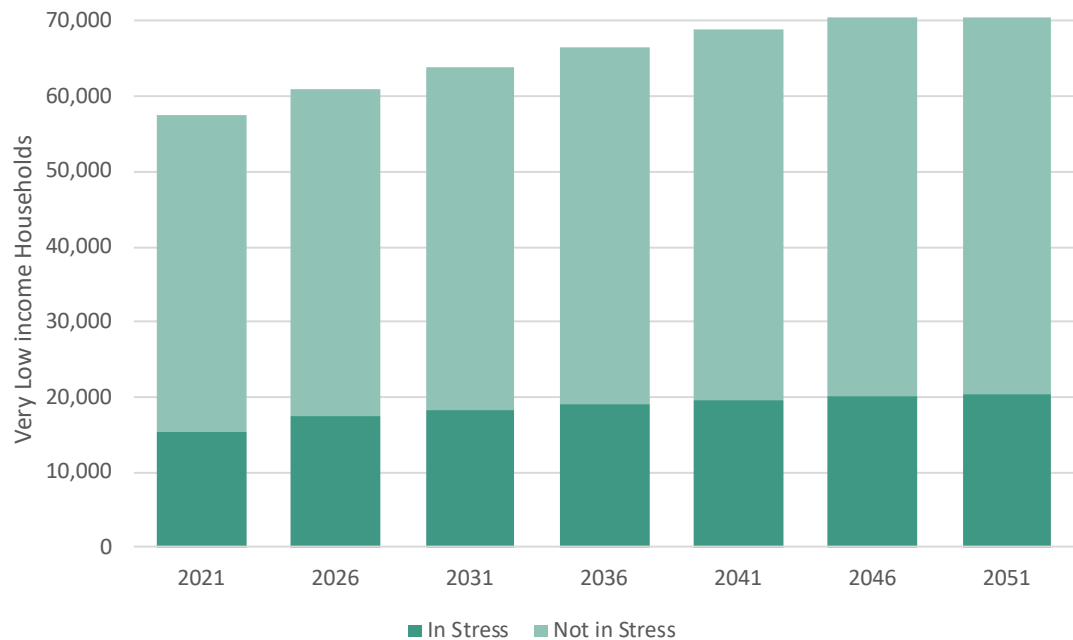
Low-income households by tenure



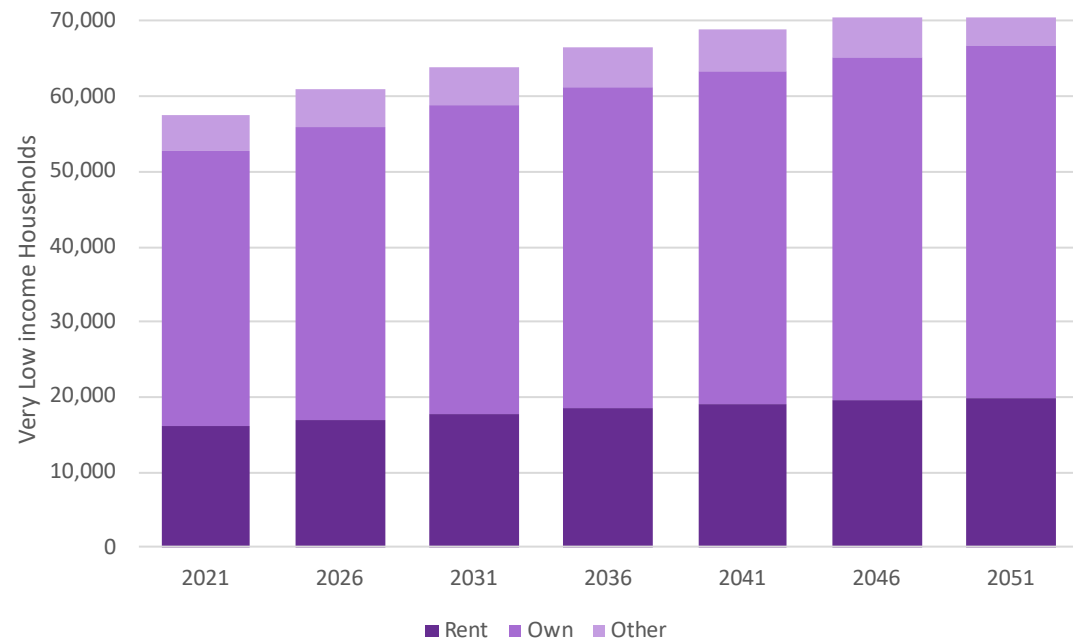
Low Income Households Projections

Rental Stress and Tenure | Medium Series | South Tasmania

Low-income households by rental stress



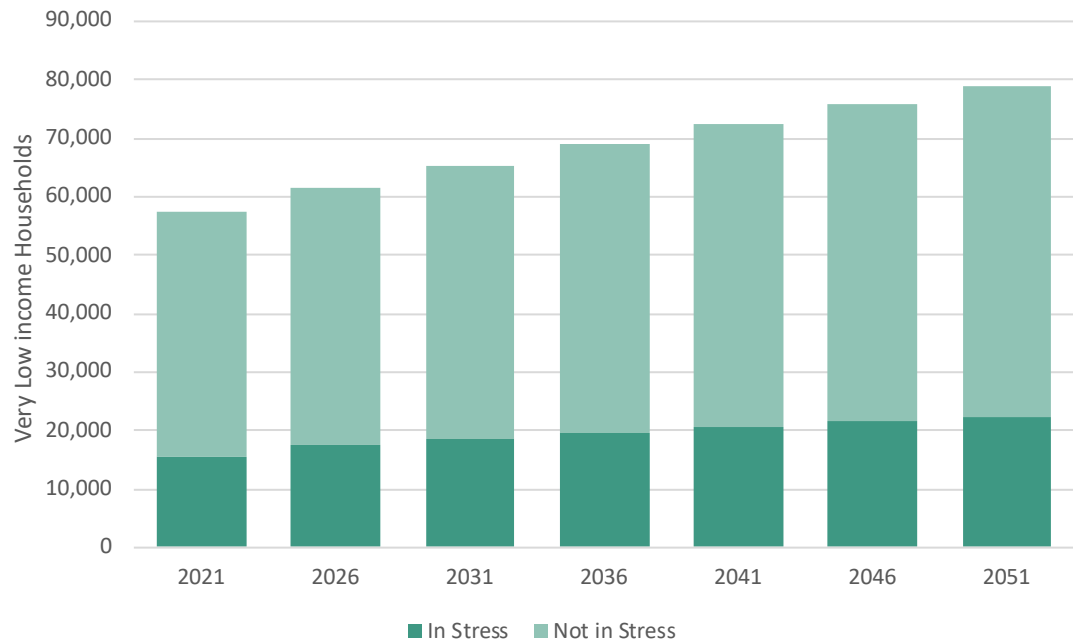
Low-income households by tenure



Low Income Households Projections

Rental Stress and Tenure | High Series | South Tasmania

Low-income households by rental stress



Low-income households by tenure

