



Queensland Regional Profiles

Resident Profile - people who live in the region

Custom region

Compared with Queensland

4 October 2019

Queensland Government Statistician's Office

Queensland Treasury

<http://www.qgso.qld.gov.au>

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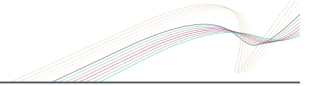
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Region overview

The resident profiles provide details on a range of topics for people who live in the region. For some topics, more detailed data are available through the [Queensland Regional Database](#) (also known as QRSIS), developed and maintained by the Queensland Government Statistician's Office, Queensland Treasury.

Custom region comprises the two local government areas of Torres (S) and Torres Strait Island (R).

Custom region has a total land area of 1,373.8 km², with an average daily temperature range of 23.8°C to 29.8°C and an average annual rainfall of 1,735 mm.

Data for Custom region are based on Australian Bureau of Statistics (ABS), Australian Statistical Geography Standard (ASGS), July 2016. In some cases these data have been concorded from other geographical boundaries.

Queensland has a total land area of 1,730,172.1 km², with an average daily temperature range of 16.4°C to 30.0°C and an average annual rainfall of 636 mm.

Data for Queensland are based on Australian Bureau of Statistics (ABS), Australian Statistical Geography Standard (ASGS), July 2016.

This profile should be read in conjunction with the abbreviations and explanatory notes provided at the end of the profile.

Demography

Household composition

In the context of the 2016 Census of Population and Housing, 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. Household composition describes the type of household within a dwelling, whether a family is present or not and whether or not other unrelated household members are present. This is based on occupied private dwellings.

The percentage of one family households in Custom region was

62.7%

Custom region

- 1,900 households
- 62.7% of total households were one family households
- Within the region, Torres Strait Island (R) LGA had the largest percentage of one family households

Queensland

- 1,656,831 households
- 70.0% of total households were one family households

Table 1 Household composition by LGA, Custom region and Queensland, 2016

Custom region / LGA / State	One family households		Multiple family households		Group households		Lone person households		Total households ^(a)
	number	%	number	%	number	%	number	%	
Custom region	1,192	62.7	207	10.9	82	4.3	418	22.0	1,900
Torres (S)	554	60.9	57	6.3	69	7.6	222	24.4	910
Torres Strait Island (R)	638	64.4	150	15.2	13	1.3	196	19.8	990
Queensland	1,159,697	70.0	30,156	1.8	77,899	4.7	389,078	23.5	1,656,831

(a) Excludes visitors only and other not classifiable households.

Source: ABS, Census of Population and Housing, 2016, unpublished data (occupied private dwellings)

Dwellings by dwelling structure

In general terms, a dwelling is a structure which is intended to have people live in it, and which is habitable on Census Night. The dwelling structure variable classifies the structure of private dwellings enumerated in the 2016 Census of Population and Housing. This information is determined by the Census collector and is based on occupied private dwellings.

The percentage of total occupied private dwellings in Custom region which were separate houses was

86.7%

Custom region

- 1,644 occupied private dwellings (or 86.7%) were separate houses
- Within the region, Torres Strait Island (R) LGA had the largest number of separate houses with 922
- Within the region, Torres (S) LGA had the largest percentage of apartments with 11.0%

Queensland

- 1,269,653 occupied private dwellings (or 76.6%) were separate houses

Table 2 Occupied private dwellings^(a) by dwelling structure and LGA, Custom region and Queensland, 2016

Custom region / LGA / State	Separate house		Semi-detached ^(b)		Apartment ^(c)		Caravan ^(d)		Other ^(e)		Total ^(f) number
	number	%	number	%	number	%	number	%	number	%	
Custom region	1,644	86.7	112	5.9	108	5.7	5	0.3	19	1.0	1,896
Torres (S)	722	79.5	61	6.7	100	11.0	5	0.6	19	2.1	908
Torres Strait Island (R)	922	93.3	51	5.2	8	0.8	0	0.0	0	0.0	988
Queensland	1,269,653	76.6	174,984	10.6	186,778	11.3	13,226	0.8	3,583	0.2	1,656,831

(a) Excludes visitors only and other not classifiable households.

(b) Includes row or terrace house, townhouse etc.

(c) Includes flat or units.

(d) Includes cabin and houseboat.

(e) Includes improvised home, tent, sleepers out; house or flat attached to a shop, office, etc.

(f) Includes dwelling structures not stated.

Source: ABS, *Census of Population and Housing, 2016, General Community Profile - G32*

Dwellings by tenure type

In general terms, a dwelling is a structure which is intended to have people live in it, and which is habitable on Census Night. The tenure type variable describes whether a household rents or owns the dwelling in which they were enumerated on Census Night 2016, or whether the household occupies it under another arrangement. This is based on occupied private dwellings.

The percentage of total occupied private dwellings in Custom region which were fully owned was

5.6%

Custom region

- 107 occupied private dwellings (or 5.6%) were fully owned
- Within the region, Torres (S) LGA had the largest number of fully owned dwellings with 76
- Within the region, Torres Strait Island (R) LGA had the largest percentage of rented dwellings with 91.8%

Queensland

- 471,407 occupied private dwellings (or 28.5%) were fully owned

Table 3 Occupied private dwellings^(a) by tenure type and LGA, Custom region and Queensland, 2016

Custom region / LGA / State	Fully owned		Being purchased ^(b)		Rented ^(c)		Other ^(d)		Total ^(e)
	number	%	number	%	number	%	number	%	number
Custom region	107	5.6	35	1.8	1,553	81.9	24	1.3	1,896
Torres (S)	76	8.4	35	3.9	646	71.1	6	0.7	908
Torres Strait Island (R)	31	3.1	0	0.0	907	91.8	18	1.8	988
Queensland	471,407	28.5	558,439	33.7	566,478	34.2	15,566	0.9	1,656,831

(a) Excludes visitors only and other not classifiable households.

(b) Includes dwellings being purchased under a shared equity scheme.

(c) Includes renting from a real estate agent, state housing authority, person not in the same household, housing co-op/community/church, other and not stated.

(d) Includes dwellings being occupied under a life tenure scheme.

(e) Includes tenure type not stated.

Source: ABS, *Census of Population and Housing, 2016, General Community Profile - G33*

Homeless persons

Homelessness is a lack of one or more elements that represent 'home'. When a person does not have suitable accommodation alternatives, the ABS defines someone as homeless if their current living arrangement:

- is a dwelling that is inadequate,
- has no tenure, or if their initial tenure is short and not extendable,
- or
- does not allow them to have control of, and access to, space for social relations.

These counts are based on place of enumeration.

Custom region

- 300 homeless persons
- 360.8 homeless persons per 10,000 persons
- Within the region, Torres Strait Island (R) LGA had the highest rate of homelessness (430.1 persons per 10,000 persons)

Queensland

- 21,715 homeless persons
- 45.6 homeless persons per 10,000 persons

The rate of homeless persons for Custom region in 2016 was

360.8 per 10,000 persons

Table 4 Homeless persons by LGA, Custom region and Queensland, 2016

Custom region / LGA / State	Homeless persons		Total persons
	number	rate ^(a)	number
Custom region	300	360.8	8,316
Torres (S)	108	280.4	3,852
Torres Strait Island (R)	192	430.1	4,464
Queensland	21,715	45.6	4,760,598

Refer to explanatory notes for additional information.

(a) Rate per 10,000 persons.

Source: ABS, Census of Population and Housing, 2016, Place of Enumeration Profile - G03 and ABS 2049.0, *Census of Population and Housing: Estimating homelessness, 2016*

Economy

Median rent

Median rent estimates have been derived by Queensland Treasury using rental bond lodgements sourced by the Residential Tenancies Authority (RTA). Medians are only calculated where there are 10 or more lodgements over the 12 month period. Data are updated quarterly with a release approximately 3 months after the reporting period. The next planned update is in October 2019.

The number of lodgements in Custom region for a 3 bedroom house in the 12 months ending 30 June 2019 was

3 lodgements

Custom region

- 5 lodgements for a 2 bedroom flat/unit in the 12 months ending 30 June 2019
- 3 lodgements for a 3 bedroom house

Queensland

- Median rent of \$370 per week for a 2 bedroom flat/unit in the 12 months ending 30 June 2019
- Median rent of \$360 per week for a 3 bedroom house

Table 5 Lodgements and median rent by dwelling type by LGA, Custom region and Queensland, 12 months ending 30 June 2019

Custom region / LGA / State	Lodgements				Median rent			
	1 bedroom flat/unit	2 bedroom flat/unit	3 bedroom house	4 bedroom house	1 bedroom flat/unit	2 bedroom flat/unit	3 bedroom house	4 bedroom house
	— number —				— \$ per week —			
Custom region	0	5	3	0	n.a.	n.a.	n.a.	n.a.
Torres (S)	0	5	3	0	n.a.	n.a.	n.a.	n.a.
Torres Strait Island (R)	0	0	0	0	n.a.	n.a.	n.a.	n.a.
Queensland	27,996	54,840	48,745	50,314	319	370	360	430

Refer to explanatory notes for additional information.

Median rent has not been calculated for the customised region.

Source: Residential Tenancies Authority, Rental Bonds data (Queensland Government Statistician's Office derived)

Industry and development

Building approvals

Information on building approvals are compiled by the ABS, and are collected from sources such as local government authorities and other principal certifying authorities. The estimates for any month may be revised or corrected in later months. This can occur as a result of corrections made by a provider of data, the late provision of approval records and, occasionally, by approvals being identified after construction work has commenced. Data are updated monthly with a release approximately 2 months after the reporting period. The next planned update is in October 2019.

Custom region

- 0 approved new houses in the 12 months ending 31 July 2019
- \$9.2 million of building value in residential building approvals
- Within the region, Torres (S) LGA had the largest value of residential building approvals with \$9.2 million
- Within the region, Torres Strait Island (R) LGA had the largest value of non-residential building approvals with \$0.6 million

Queensland

- 21,061 approved new houses in the 12 months ending 31 July 2019
- \$11,554.1 million of building value in residential building approvals

The number of new houses approved in Custom region in the 12 months ending 31 July 2019 was

0 approvals

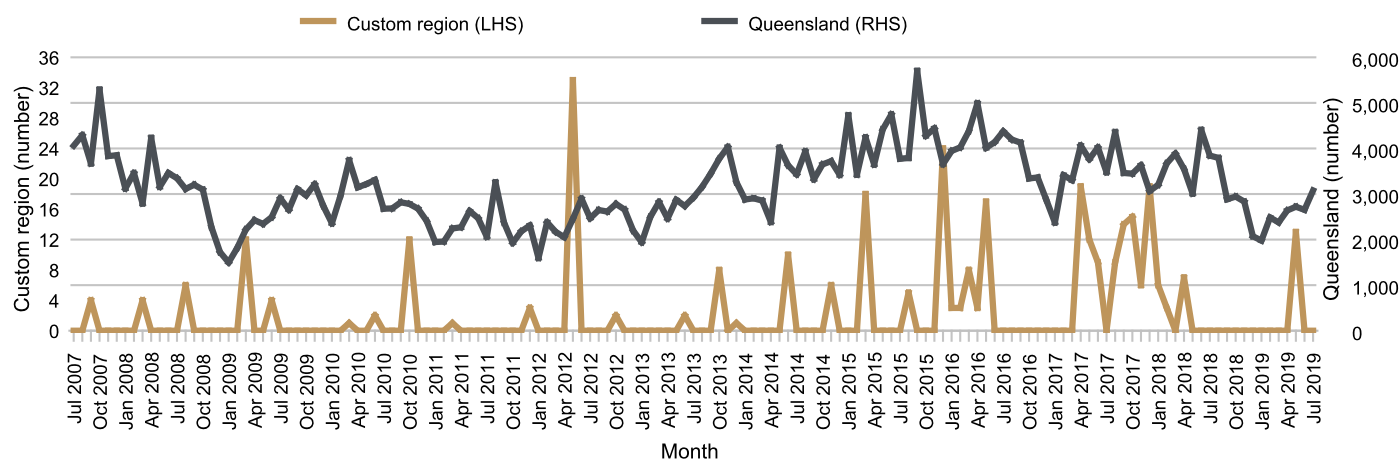
Table 6 Residential and non-residential building approvals by LGA, Custom region and Queensland, 12 months ending 31 July 2019

Custom region / LGA / State	Residential Building Approvals				Building Value				
	New Houses	New Other ^(a)	Alterations, additions and conversions	Total	Residential		Non-residential		Total
	— number —				\$'000	%	\$'000	%	\$'000
Custom region	0	13	0	13	9,185	94.3	552	5.7	9,737
Torres (S)	0	13	0	13	9,185	100.0	0	0.0	9,185
Torres Strait Island (R)	0	0	0	0	0	0.0	552	100.0	552
Queensland	21,061	11,279	123	32,463	11,554,144	58.8	8,101,004	41.2	19,655,148

(a) Other residential buildings include: semidetached, row or terrace houses or townhouses; and flats, units or apartments.

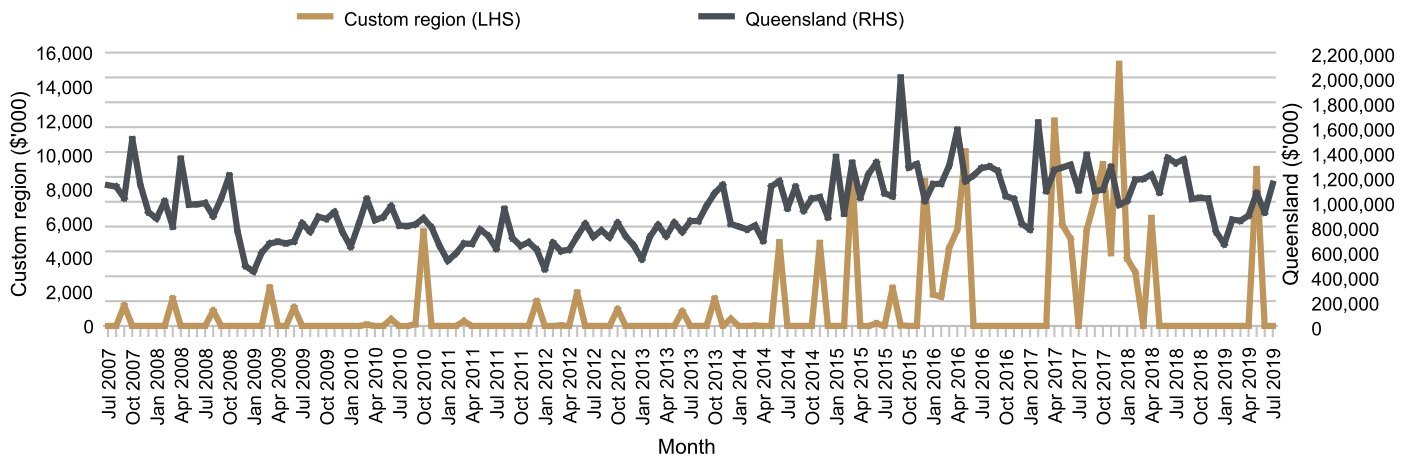
Source: ABS 8731.0, *Building Approvals, Australia*, various editions

Figure 2 Number of residential building approvals, Custom region and Queensland



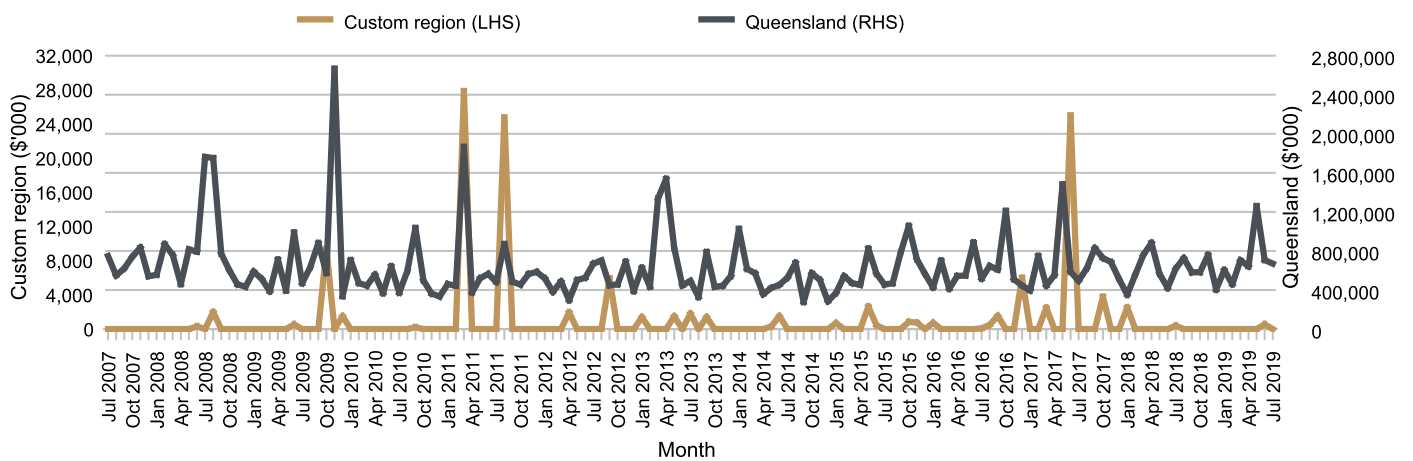
Source: ABS 8731.0, *Building Approvals, Australia*, various editions

Figure 3 Value of residential building approvals, Custom region and Queensland



Source: ABS 8731.0, *Building Approvals, Australia*, various editions

Figure 4 Value of non-residential building approvals, Custom region and Queensland



Source: ABS 8731.0, *Building Approvals, Australia*, various editions

Residential dwelling sales

Residential dwelling sales data are sourced from the Queensland Valuation and Sales (QVAS) database as collected and maintained by the Queensland Department of Natural Resources and Mines. Medians are only calculated where there are ten or more sales over the time period. All figures are preliminary and are subject to further revision. Data are updated quarterly with a release approximately 4 months after the reporting period. The next planned update is in November 2019.

A median sale price has not been calculated for Custom region

Custom region

- 6 residential dwelling sales in the 12 months ending 31 March 2019
- A median sale price has not been calculated for Custom region
- Median sale price has not been calculated for the regions within Custom region

Queensland

- 99,812 residential dwelling sales in the 12 months ending 31 March 2019
- Median sale price of \$452,500

Table 7 Residential dwelling sales by LGA, Custom region and Queensland, 12 months ending 31 March 2019

Custom region / LGA / State	Number of sales			Median sale price		
	Detached dwellings	Attached dwellings	Total dwellings	Detached dwellings	Attached dwellings	Total dwellings
	— number —			— \$ —		
Custom region	4	2	6	n.a.	n.a.	n.a.
Torres (S)	4	2	6	n.a.	n.a.	n.a.
Torres Strait Island (R)	0	0	0	n.a.	n.a.	n.a.
Queensland	68,918	30,894	99,812	485,000	400,000	452,500

Refer to explanatory notes for additional information.

Source: Department of Natural Resources and Mines, Office of the Valuer-General, Property Sales

New house and vacant land sales

New house and vacant land sales data are sourced from the Queensland Valuation and Sales (QVAS) database as collected and maintained by the Queensland Department of Natural Resources and Mines. Medians are only calculated where there are ten or more sales over the time period. All figures are preliminary and are subject to further revision. Data are updated quarterly with a release approximately 4 months after the reporting period. The next planned update is in November 2019.

A median sale price for a new house has not been calculated for Custom region

Custom region

- 0 new house sales in the 12 months ending 31 March 2019
- A median new house sale price has not been calculated for Custom region
- 7 vacant land sales
- A median vacant land sale price has not been calculated for Custom region
- Median new house sale price has not been calculated for the regions within Custom region
- Median vacant land sale price has not been calculated for the regions within Custom region

Queensland

- 2,722 new house sales in the 12 months ending 31 March 2019
- 11,477 vacant land sales
- Median new house sale price of \$469,500
- Median vacant land sale price of \$235,100

Table 8 New house and vacant land sales by LGA, Custom region and Queensland, 12 months ending 31 March 2019

Custom region / LGA / State	Number of sales		Median sale price	
	New houses	Vacant land	New houses	Vacant land
	— number —		— \$ —	
Custom region	0	7	n.a.	n.a.
Torres (S)	0	7	n.a.	n.a.
Torres Strait Island (R)	0	0	n.a.	n.a.
Queensland	2,722	11,477	469,500	235,100

Refer to explanatory notes for additional information.

Source: Department of Natural Resources and Mines, Office of the Valuer-General, Property Sales

Residential lot registrations

Lot registrations data provide an indication of the volume of new lots developed and intended for residential purposes. Once a subdivisional plan has been certified by local government, it is lodged with the Department of Natural Resources and Mines (DNRM) for registration of title. For more information refer to the [Residential land development activity profiles](#).

Data are updated quarterly with a release approximately 2 months after the reporting period. The next planned update is in November 2019.

The number of residential lot registrations in Custom region in the 12 months ending 30 June 2019 was

103 registrations

Custom region

- 103 residential lot registrations in the 12 months ending 30 June 2019
- 101 urban residential lot registrations
- Within the region, Torres Strait Island (R) LGA had the largest number of residential lot registrations with 103

Queensland

- 25,319 residential lot registrations in the 12 months ending 30 June 2019
- 23,465 urban residential lot registrations

Table 9 Residential lot registrations by LGA, Custom region and Queensland, 12 months ending 30 June 2019

Custom region / LGA / State	Urban residential lot registrations			Low density lot registrations ^(c)	Total lot registrations
	Standard lots ^(a)	Unit and townhouse lots ^(b)	Total urban lots		
	— number —			number	number
Custom region	101	0	101	2	103
Torres (S)	0	0	0	0	0
Torres Strait Island (R)	101	0	101	2	103
Queensland	13,616	9,849	23,465	1,854	25,319

Refer to explanatory notes for additional information.

(a) Lots between 60m² to <2,500m² on a standard format plan intended for detached dwellings, including lots intended for detached dwellings in a community title scheme.

(b) Lots on a building format plan or standard format plan that represent attached dwellings within a community title scheme.

(c) Lots between 2,500m² to 5ha on standard format plans.

Source: Queensland Government Statistician's Office, Queensland Treasury.

Abbreviations

..	not applicable
ABS	Australian Bureau of Statistics
ASGS	Australian Statistical Geography Standard
LGA	local government area
LHS	left-hand side
n.a.	not available
R	Regional Council
RHS	right-hand side
S	Shire

Explanatory notes

Profile explanatory notes

Australian Statistical Geography Standard (ASGS)

A geographical framework covering all spatial areas of Australia and its external territories. The ASGS was developed by the Australian Bureau of Statistics (ABS) to allow statistics from different collections to be spatially comparable. The ASGS replaced the Australian Standard Geographical Classification (ASGC).

Cell confidentialisation

This profile utilises two types of data confidentialisation.

1. Source data confidentialisation - This refers to datasets that have been confidentialised by the data custodians. For example census data supplied by the ABS have small cell counts of 1 or 2 confidentialised to 0 or 3 and a small random adjustment made to all data to avoid any risk of releasing identifiable information. Caution should therefore be used when interpreting data where the cell count is small.
2. Concordance confidentialisation - This refers to datasets that have been concorded to a new geography and the resulting cell count is small. No reliance should be placed on these cell counts and as such have been confidentialised. Tables utilising this type of confidentialisation will report the cell as less than a specific value (for example <5).

Census 2016 data

Census data have 'small random adjustments' to ensure no data are released which could risk identifying individuals. As such, cells containing very small counts should be treated with extreme caution. Therefore discrepancies may occur between the sum of the component items and total.

Census undercount

Due to the size and complexity of the Census of Population and Housing, whenever a Census is conducted it is inevitable that some people will be missed and some will be counted more than once. After each Census, the Australian Bureau of Statistics conduct a Post Enumeration Survey to estimate the number of people who should have been counted in the Census and the actual Census counts. It is important to note, that all Census data reported in this profile do not have any adjustments made for Census undercount and readers should keep this in mind when making inferences from the data.

Land area

Land area, as stated in the Region overview, are based on the Australian Albers Equal Area projection (EPSG 3577).

Local government area (LGA)

A geographical area under the responsibility of a local government council or an Indigenous government council. There are 78 LGAs in Queensland.

Region overview

Statistics in the profile overview have been derived from data sourced to the Bureau of Meteorology and aggregated to administrative boundaries. Land area are based on the Australian Albers Equal Area projection (EPSG 3577).

Rounding

Figures are rounded to nearest whole number. Calculations (such as percentages and rates) are based on pre-rounded figures.

Topic explanatory notes

Homeless persons

The prevalence estimates of homelessness cover usual residents in Australia on Census night and do not include:

- overseas visitors,
- people who were enumerated in offshore, shipping or migratory regions,
- people on an overnight journey by train or bus.

Median rent

Medians for regions with less than 10 lodgements in the 12 month period have not been reported.

Median rents do not include lodgements listed with \$0 rent.

Rental bonds data published by QGSO may not be directly comparable with data published by the Residential Tenancies Authority (RTA) due to geocoding of Rental Bonds data by QGSO and updates to bond records, including where additional bond forms are processed by RTA after quarterly data are supplied to QGSO.

New house and vacant land sales

Vacant residential land have been defined as vacant - large house sites, vacant urban land and vacant rural land between 140m² and 2,500m² within planning zones. New house and land have been defined as a single unit dwelling or dwelling large house site on a newly registered block of land between 140m² and 2,500m². All reporting periods are based on the contract date and not the settlement date.

Residential dwelling sales

Medians are only calculated where there are ten or more sales over the time period.

Attached dwellings

Attached dwellings include multi-unit dwellings (flats), building units or group titles within planning zones.

Detached dwellings

Detached dwellings include single unit dwellings or large house sites.

Residential dwelling sales

Residential dwelling sales include both new and established dwellings and all reporting periods are based on the contract date and not the settlement date.

Residential lot registrations

Lot registration is the final stage in the development of new residential lots, and it is only after the title is registered that a lot legally exists. Lot registrations data provide an indication of the volume of new lots developed and intended for residential purposes.

The Queensland Government Statistician's Office applies a range of filters to DNRM's computer inventory of survey plans data, such as parcel size and zoning information, to extract the lots registered for residential purposes. 'Urban residential' lots include standard lots typically for detached houses (60m² to <2,500m²) and lots under community titles schemes for units and townhouses. For this monitoring program, 'low density residential' lots are defined as standard lots between 2,500m² and 5 hectares in size.