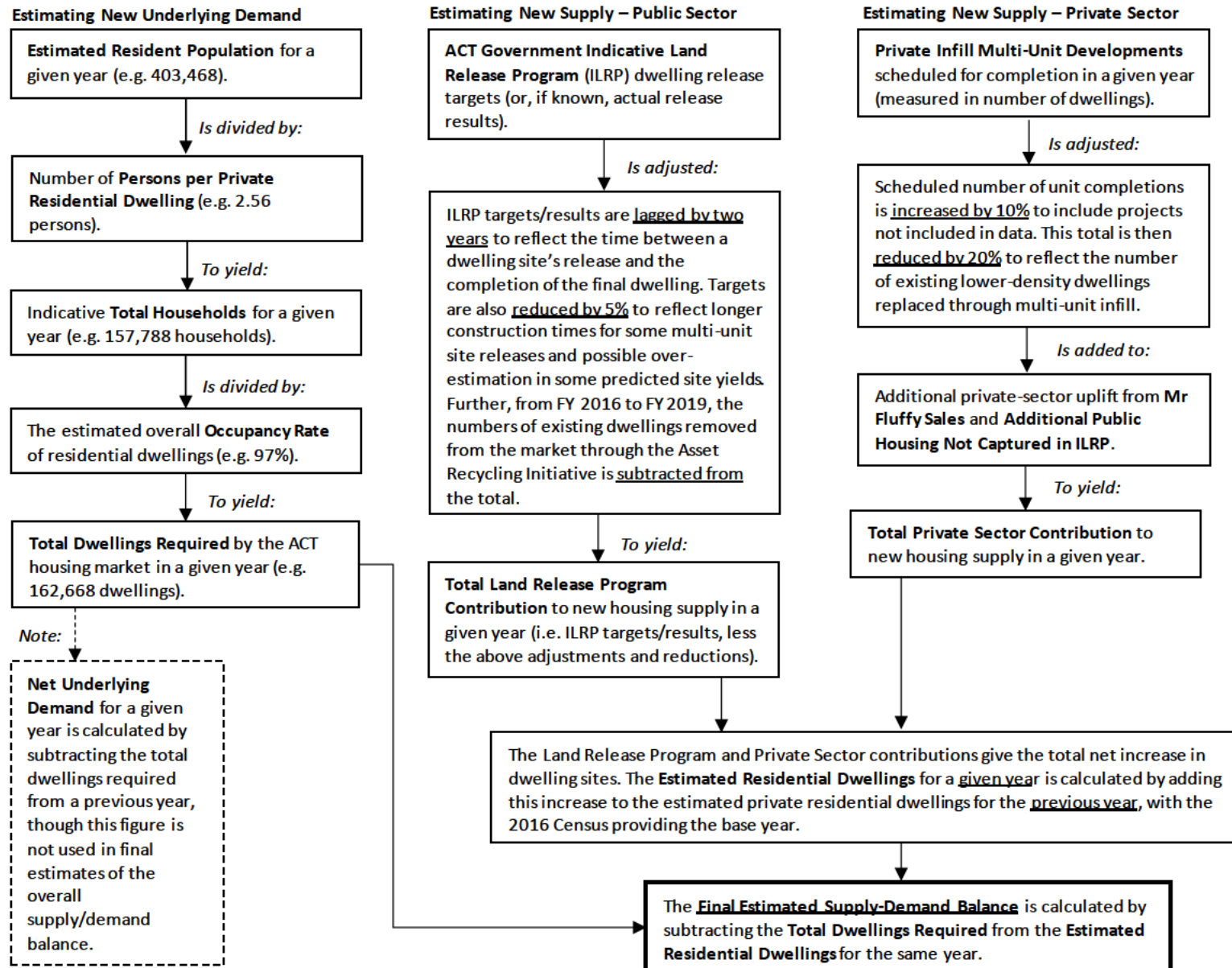


Attachment B: Outline of Steps of Residential Supply and Demand Model, January 2018



The model uses a range of input data sourced from the Australian Bureau of Statistics, Colliers Australia and various ACT Government directorates. The sources of data for each input are outlined in *Table 1*.

Table 1: Data Sources for Residential Supply and Demand Model

Demographic Inputs		
Input	Base Year Source	Future Years Source
Estimated Residential Population	ABS 3101.0 <i>Australian Demographic Statistics</i> . This series is based on Census population results, but is subject to additional checks and adjustments by the ABS.	Base year figure multiplied by the estimated population growth rate. This rate is sourced from ACT Treasury's most recent demographic projections.
Total Households	Total dwellings required multiplied by the assumed occupancy rate of all residential dwellings in the ACT. We assume an overall occupancy rate of 97%.	Estimated residential population for given year divided by persons per private residential dwelling for the same year.
Total Dwellings Required	2016 Census figure for all residential dwellings in the ACT, exclusive of the "other dwellings" category (e.g. improvised dwellings, houseboats, caravans).	Total households divided by the assumed occupancy rate of all residential dwellings in the ACT. We assume an overall occupancy rate of 97%.
Persons per Private Residential Dwelling	Base year ERP divided by total households. Note this figure should not be considered an indicator of average household size in the ACT. This is because a substantial number of ACT residents do not live in private accommodation (they may, for example, live in residential halls or aged care facilities). These residents cannot be reliably excluded from the ERP. We therefore include these residents in this figure, and assume that residents in this category will increase at the same rate as the general population.	Same as base year – assumed to be constant for all years.
Dwelling Supply Inputs		
Input	Base Year Source	Future Years Source
ACT Government Land Release Program	Actual number of dwellings released in 2013–14.	Actual number of dwellings released where known. ILRP release targets used for later years. Placeholder of 4,000 used in 2024.
Existing Dwellings Replaced Through ARI	Actual results sourced from EPSDD Land Release and Economics team.	
Private Infill Multi-Unit Developments	Estimated dwelling numbers and completion dates sourced from Colliers Australia. Placeholder estimates based on 2016-17 and 2017-18 results used from 2018-19 onwards.	
Infill Through Mr Fluffy Sales	Based on uplift information supplied by Asbestos Response Taskforce.	
Public Housing Uplift Not Captured in ILRP	Based on estimate from Community Services Directorate.	