

Current Dwelling Types

The majority of the existing housing supply in the Kiama LGA is in the form of separate dwelling houses (8,063, or 74%). There is some medium density (18%) and very minimal high density development (6%). The average household size is 2.5 persons.

Key Statistics

- 41% of dwellings are 4 bedrooms.
- 38% of dwellings are 3 bedrooms.
- 14% of dwellings are 2 bedrooms.
- 3% of dwellings are 0-1 bedrooms.

Relative to NSW, the Kiama LGA has a high proportion of unoccupied dwellings and therefore a lower average occupancy rate, reflecting its role in tourism and as a coastal holiday home destination.

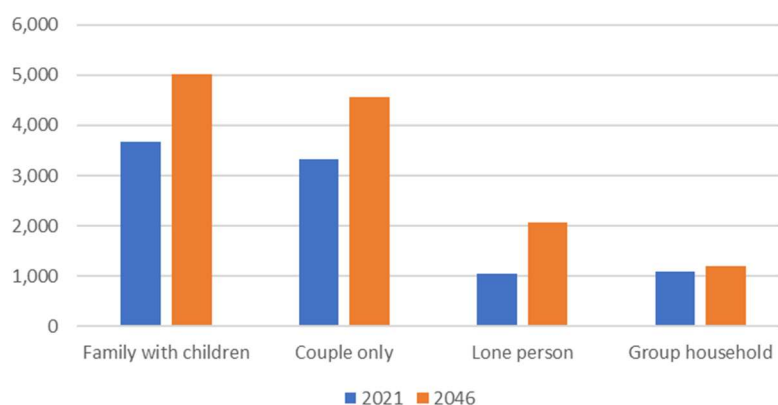
Forecast Dwelling Types

The number of dwellings in the Kiama LGA is forecast to grow by 3,971 (or 37%) from 10,851 in 2021 to 14,822 in 2046. To achieve the 25 year forecast, an average of 159 additional dwellings are required per year. The new dwellings are expected to occur in both existing urban areas (infill), the redevelopment of sites (brownfield), and new urban release areas (greenfield).

| 2021-2046 Dwelling Forecasts | 2021 | 2026 | 2031 | 2036 | 2041 | 2046 |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Separate houses | 8,063 | 8,221 | 8,429 | 9,247 | 10,038 | 10,468 |
| Medium density | 1,990 | 2,129 | 2,283 | 2,649 | 2,909 | 3,069 |
| High density | 694 | 802 | 902 | 998 | 1,089 | 1,179 |
| Other | 92 | 91 | 91 | 91 | 91 | 91 |
| Non-private dwellings | 12 | 13 | 14 | 14 | 15 | 15 |
| Total | 10,851 | 11,256 | 11,719 | 12,999 | 14,142 | 14,822 |

Household Types

- In 2046, households without children will represent the largest proportion of the population at 51%.
- The lone person households will have the largest change, with an increase of 1,015 (97%).



Future trends

A substantial portion of our existing housing mix is separate dwellings of 3 or more bedrooms. With the forecast dwelling types resulting in a reduction in household size, there is a need for greater housing diversity in the Kiama LGA.

Source: This information was prepared in March 2024 based on data from REMPLAN, 2023.