



# FUTURE OF OFFICER

## KEY POPULATION FACTS

It is expected to increase by over 14,200 people to 16,141 by 2026, at an average annual growth rate of 15.49%. This is based on an increase of over 4,500 households during the period, with the average number of persons per household rising from 3.03 to 3.07 by 2026.

The largest increase between 2011 and 2026 is forecast to be in Couple families with dependents, which will increase by 1,871 households and account for 41.6% of all households.

[Source: forecast.id.com.au/cardinia]

## HOUSING SUPPLY

There are also significant differences in the supply of residential property within the Shire which will also have a major influence in structuring different population and household futures over the next five to twenty years. Large new 'greenfield' opportunities have been identified in the growth corridor area, notably Pakenham Precinct, Cardinia Road Precinct, Cardinia Road Employment, Officer Precinct and Pakenham East Precinct.

[Source: forecast.id.com.au/cardinia]

## OFFICER MIGRATION

The shire has been able to provide affordable home owning opportunities for families and prospective families from the south-eastern suburbs of Melbourne. After a number of decades of more incremental growth, the importance of the Shire within the south-eastern suburban housing market of Melbourne is set to increase dramatically.

The first factor is the declining amount of easily developable 'greenfield' land in the Casey to the west, where residential development opportunities in the Narre Warren South-Berwick area have been predominantly exploited. The second factor is the significant demand for new housing from new young families and couples from within Casey, as well as areas to the west, such as Dandenong, Keysborough and Rowville. This is based on the fact that many of these areas developed in the 1970s and 1980s, with strong demand from the new generation wishing to build their own households. In addition, the City of Greater Dandenong is a major 'port' for overseas migrants, some of whom would be expected to settle within Cardinia over the coming decades.

[Source: forecast.id.com.au/cardinia]

OFFICER	FORECAST		
Summary	2016	2021	2026
Population	3,170	8,053	16,141
Change in population (5yrs)	1,309	4,884	8,088
Average annual change	11.3%	20.5%	14.9%
Households	1,022	2,617	5,188
Average household size	3.06	3.04	3.07
Dwellings	1,069	2,737	5,425
Dwelling occupancy rate	95.60	95.62	95.63

