



NOOSA AFFORDABLE HOUSING AND CURRENT HOUSING CRISIS





- Co-founder of Altum Property Group.
- Altum has successfully developed hundreds of dwellings in Queensland, with many being affordable houses.
- Currently in the pipeline are:
 - 70 affordable dwellings Beerwah, in collaboration with community housing provider Blue CHP
 - 17 townhouses in Cooroy.
- Altum has delivered the greatest number of dwellings in Noosa shire of any other developer in the last five years and is committed to bring more housing supply to the Noosa market.

A SNAPSHOT OF THE NOOSA SHIRE HOUSING CRISIS

Housing



- Noosa is the most expensive LGA in the State
- Detached Housing median price \$1,295,000
- Units median price: \$960,000
- Current Dwellings 2021: 28,300, Projected Dwellings 2046: 33,200

Population



- Current Population 2021: 56,900, Expected Population 2041: 65,000
- A High percentage of Noosa housing is occupied by retirees and people employed outside the region.
- Proportion of housing available to Noosa workers continues to decline

Economy



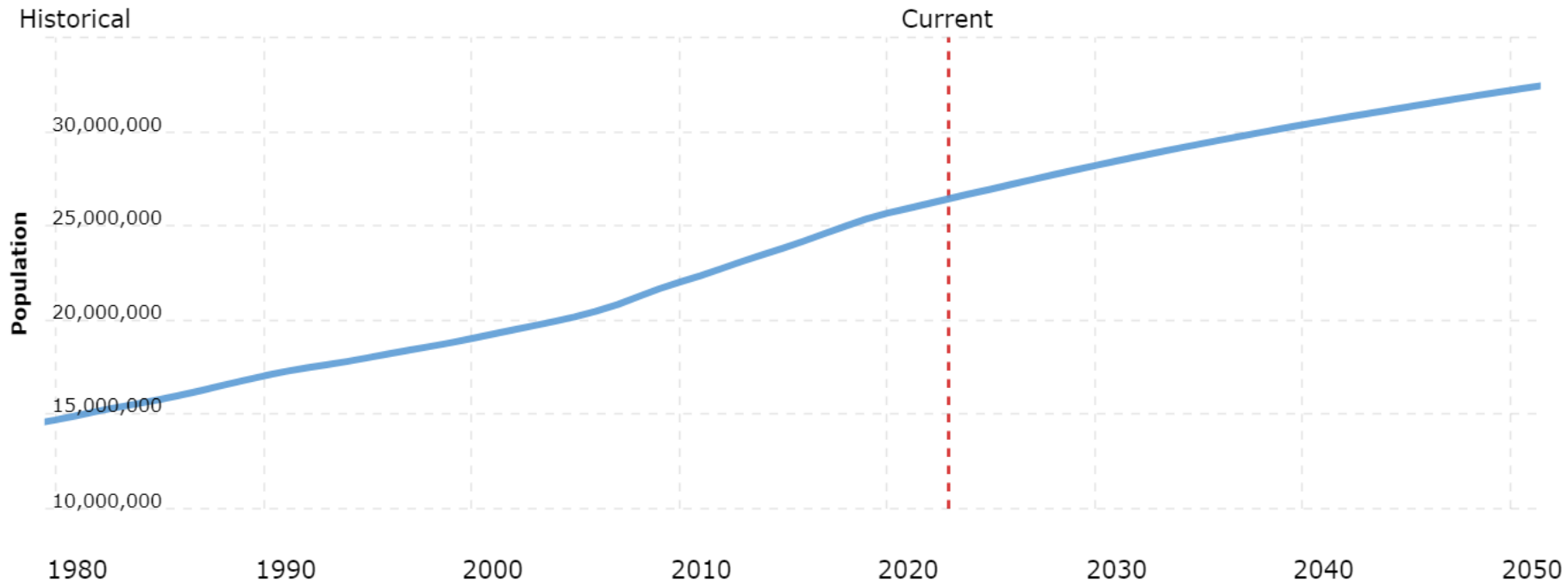
- Noosa has an imbalance between lower paid jobs and higher housing cost.
- Many employers face challenges of attracting and retaining staff due to lack of affordable housing

Jobs



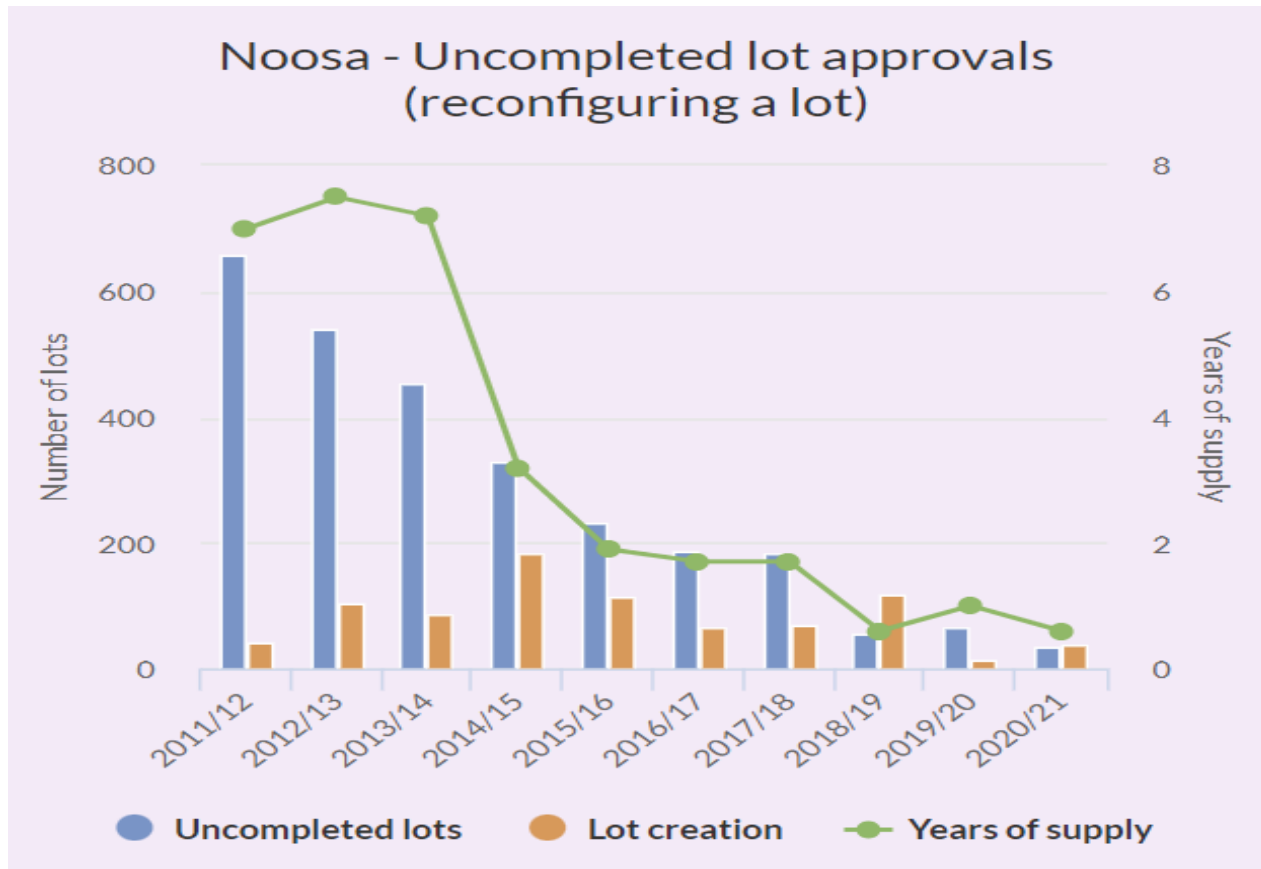
- In current crisis, many key worker in Noosa are unable to afford or find accommodation.
- Key workers are the backbone of our community, as well as trades and hospitality staff.
- Different houses types are urgently needed to provide choice and ensure all people housing needs are catered for regardless of age, mobility, household size and budget.

AUSTRALIA'S GROWING POPULATION



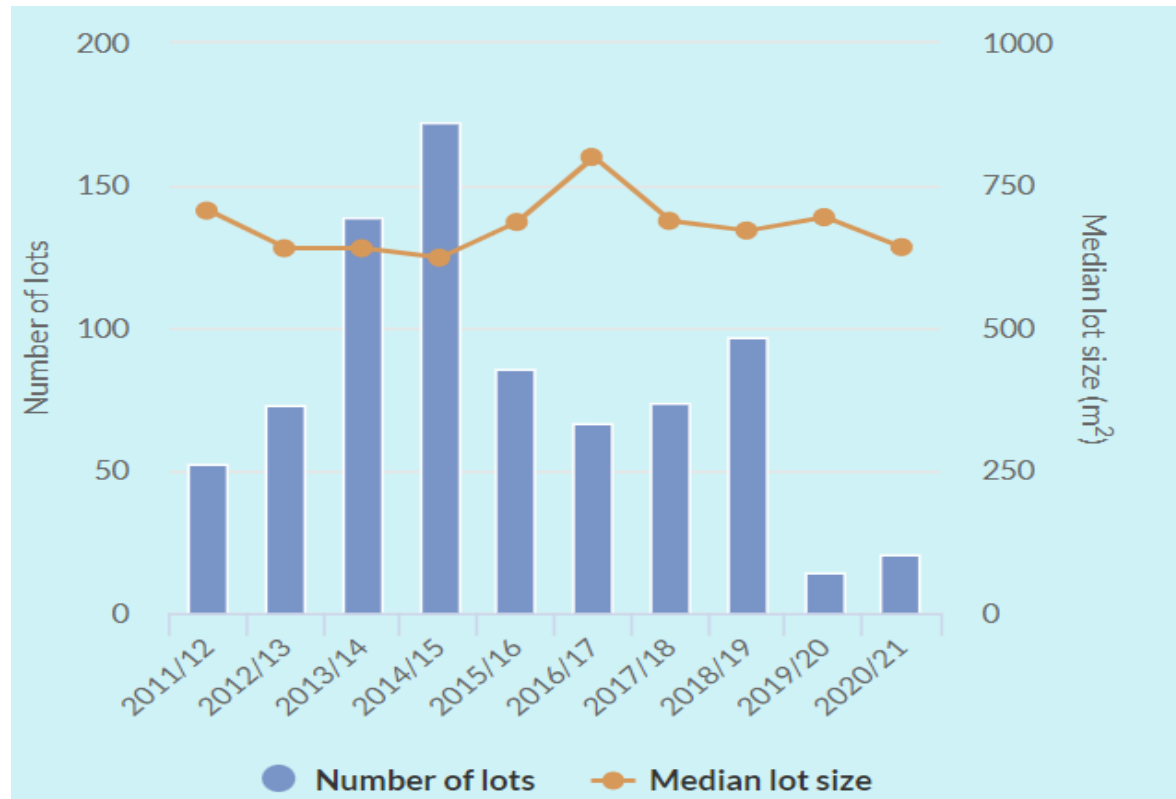
- Since 1980, Australia's population has experienced significant growth, nearly doubling from 14.7 million to an estimated 32.3 million people projected for 2050.
- This surge in population is attributed to a combination of factors including immigration, improved healthcare, and a growing birthrate.
- The increasing population poses challenges and opportunities for the nation, impacting areas such as infrastructure development, urban planning, social services and housing .

NOOSA'S APPROVED SUPPLY



- In 2020/21 there was about 0.6 years of supply of uncompleted lot approvals in the Noosa overall –
- As there were only 33 uncompleted lot approvals as at 2020/21.
- This is significantly less than the target sought by Shaping SEQ. of a minimum of 4 years
- The total number of uncompleted lot approvals In Noosa has also been declining since 2011/12

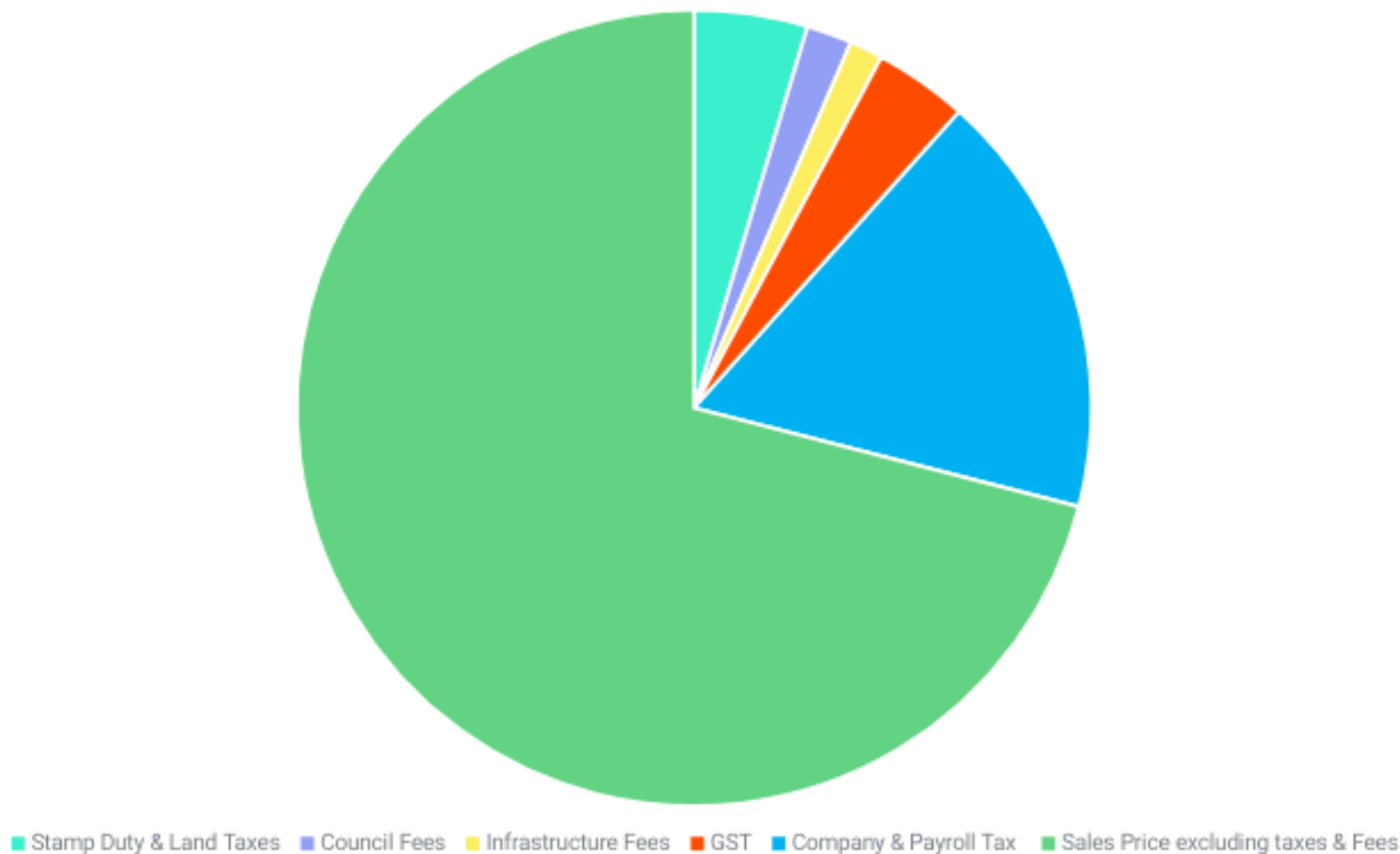
NOOSA – LOT REGISTRATIONS AND MEDIAN LOT SIZE



Elysium and Noosa North Rise contributed to significantly to the 2012-2015 spikes.

- Whilst the number of Lots registered increased in 2020/21 from the previous year the number of approvals is significantly less than in past
- In 2020/21 there was only 21 lots registered in Noosa
- The median lot size in Noosa is continue to decline year over year since the last peek in 2014/15
- The median lot size in 2020/21 was 642

GOVERNMENT FEES, CHARGES AND TAXES



- A \$800,000 dwelling attracts over \$230, 000 in Government Fees, Charges and Taxes (29%)
- Without these levies the developer could sell them for around \$570,000 making them much more affordable

COUNCIL CALL TO ACTION

- Review the Noosa Plan to ensure it can facilitate good development outcomes by not mandating overly prescriptive or specific provisions thus ensuring flexibility and room for appropriate compromise.
- Investigate incentives to encourage the additional supply of housing in particular needy locations.
- Introduce a performance-based approach for Council staff working on development assessments.
- Ensure that staff are adequately resourced to assess development applications in a timely way.
- Support initiatives to improve access to social and emergency housing for vulnerable people.
- Implement clear, measurable outcomes including a minimum number of affordable dwellings to be developed annually as a key performance indicator.
- Require industry training so Council planning staff understand the basics of development finance.
- Obtain industry feedback on policy or planning settings to determine the viability of affordable housing outcomes



15 PEAR TREE LANE, COOROY

