

Redlands 2030

creating our future



Housing in the Redlands

Now	The Future – In 2030
What types of dwellings do we live in?	
<ul style="list-style-type: none"> In 2006, the majority of people (91.1%) in the Redlands lived in a separate house 6.2% lived in semi-detached housing 564 individuals considered caravans, cabins or houseboats as their homes 	A growing population will increase the demand for housing, impacting on the environment, choice of housing and the provision of services and facilities.
How many people live in each household?	
8,610 (19%) of households in the Redlands were lone person in 2006.	Population trends indicate that the number of lone person households will increase to 20,000.
In 2006, 37.5% of households in the Redlands were couple families with children and 28.9% were couple families without children.	By 2026, it is estimated that couple families without children will be higher (33.5%) than couple families with children (25.9%).
How much do we pay for the dwelling places we live in?	
The median house price in Redland City in June 2008 was \$450,000.00. The lowest median prices were on Russell Island and the highest in Ormiston.	Increasing demand and constraints in supply could create an upward pressure on house prices.
23.1% of dwellings in the Redlands were rented properties compared to 32.3% in Queensland in 2007.	State and Federal government continue to introduce initiatives to improve housing purchase and rental affordability.
51% of households with indigenous persons lived in rented properties. Only 14% of households with indigenous persons fully owned their homes as compared to 33% of other households in the Redlands.	Improving housing accessibility for indigenous persons will be one of the challenges as the city deals with constraints in housing supply and rise in population.
In 2006, more than half of rental properties (61%) in the Redlands catered to the \$500-\$1,199 weekly income range.	With factors like rising population, low rental vacancy rate and longer tenancies it is projected that the rent will increase in the future.

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How many new houses are being approved?	
There were 774 new residential dwelling approvals during the financial year 2007/08.	A growing population will bring an increasing demand on land and housing availability.
How ecologically sound are our homes?	
Households' energy consumption is increasing. Statistics from ABS indicate that between 1987-88 and 2006-07, residential energy consumption grew by 49% or an average of 2.6% per year.	Housing will continue to impact on the natural environment as people use resources through water and energy consumption while producing waste and greenhouse gases.
What about housing on the islands?	
Between 2001 and 2006, there was a decrease in the number of family households and an increase in lone person households in North Stradbroke Island (NSI).	Projections tend to show that there will be more lone person households and will likely have an influence on housing options.
Most households on the Southern Moreton Bay Islands (SMBI) are comprised of people living alone or families without children.	This trend will have an implication on housing choices and design.
There are a large proportion of households on NSI paying higher rental compared to Redland City (\$450 per week or more) and a large proportion paying low rental payments (less than \$140 per week).	Demand and supply factors indicate upward pressure on rental prices.
35.9% of residents on NSI are renting while 33.8% owned their homes.	
In 2006, a large number of households on the SMBI are earning less than \$500 a week and median rent is approximately \$150 per week. With these figures, housing stress could be a significant issue.	Rising housing costs and availability of employment are factors that influence housing affordability.
Are there homeless people in the Redlands?	
People who are homeless may be sleeping rough, "couch surfing" or accessing other temporary shelters. At least 348 people were counted as homeless in the Redlands in 2001. Others were living in boarding houses, supported accommodation or with friends.	The Federal and State governments have set homeless reduction targets to halve overall homelessness by 2020 and offer supported accommodation to all rough sleepers who need it. Initiatives include improving and expanding intervention and support services, and breaking the cycle so homeless people move quickly from the crisis system to stable housing

Implications of these trends

Housing affordability

- Housing is considered affordable if low income households are not spending more than 30% of their income on mortgage or rental payments.
- Affordability may also be affected by public infrastructure costs as well as the availability of land.

Housing stress

- Housing stress is an emerging concern in the current financial crisis, where housing costs can become an increasing burden on family budgets.
- Households and individuals facing financial hardship resulting from loss of employment create increasing demand on welfare and relief services.

Ageing population

- An ageing population would bring significant challenges and opportunities in relation to housing. There is a need to think about:
 - Appropriateness of existing housing, land use, service and transport infrastructure
 - Cost and benefit of using private housing as home-based care for seniors
 - Accessibility, safety and security of dwellings for older people

Change in household and family composition

- The shift in household composition will have an impact on the type of housing needed. More lone person households and couple families without children could cause a change in the type of dwelling required for the Redlands.



People with Disabilities

- People with disabilities have unique housing needs. They often have lower incomes, experience transport difficulties and have fewer housing options that are appropriate to their needsⁱ. Responses may involve:
 - Community based housing and support services
 - Flexibility of housing types that allow for modification that suit the needs of people with a disability
 - Clustering of support services in areas to improve accessibility

ⁱ Australian Institute of Health and Welfare, *Housing assistance in Australia*, 2008, p.50



Homelessness

- Homelessness is a symbol of social exclusion and is caused by a complex combination of social, economic and personal factors. It is important to consider interventions that:
 - Respond to the needs for emergency or crisis accommodations.
 - Offer a wide range of services that cater to the complex needs of homeless people.
 - Provide long term sustainable housing opportunities responsive to individual family situations

Sustainable Homes

- The Redlands community is committed to balancing ecologically sustainable development and the protection of the natural environment. The key challenge is planning and building sustainable homes that are more energy efficient and cost-effective. Ways to achieve this would be to:
 - Design houses that contribute to cleaner and healthier environment.
 - Reduce household energy use and invest in energy reduction options
 - Reduce building footprint

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