

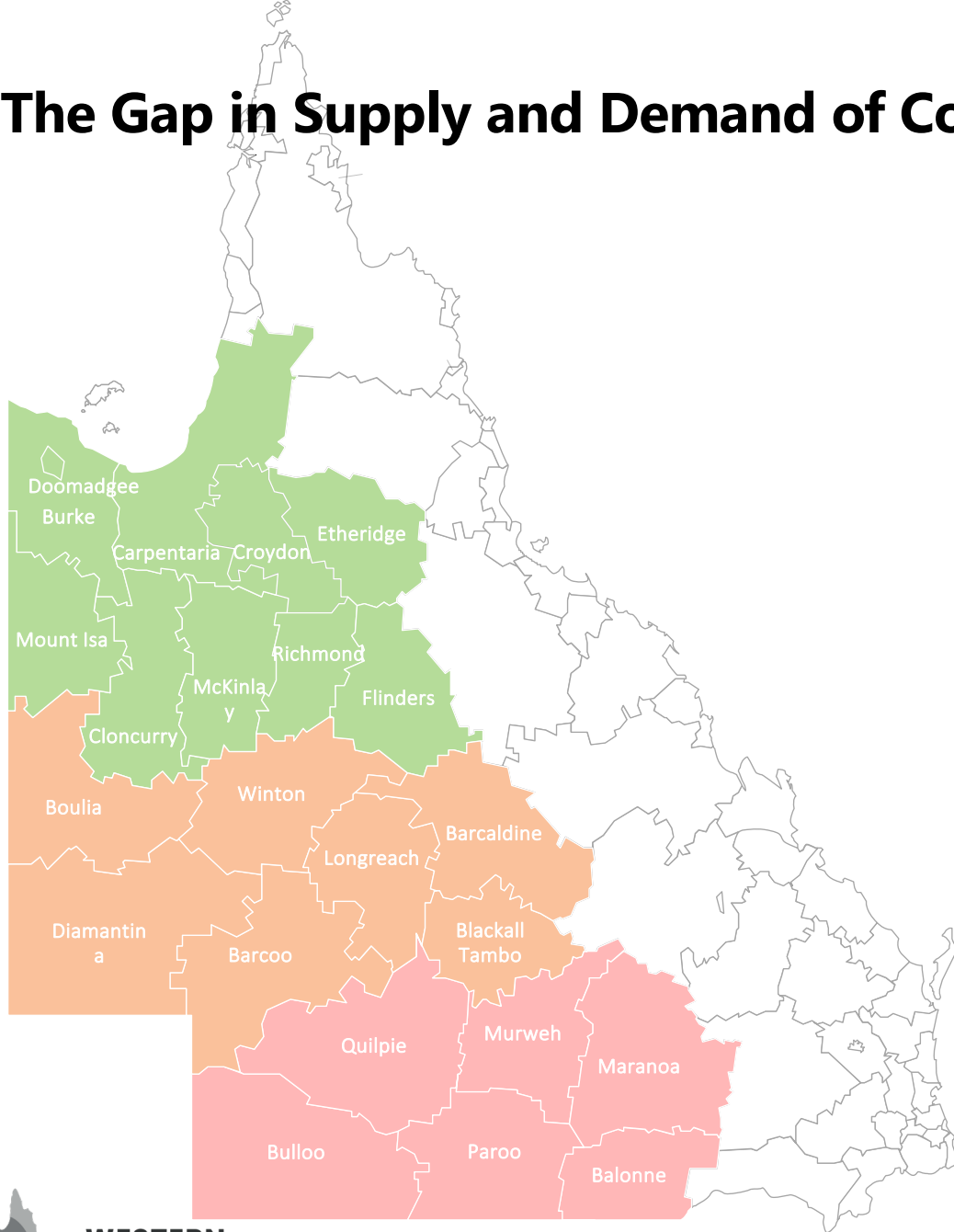


Estimating the Housing Gap across Western Queensland

Western Queensland Alliance of Councils
(WQAC)

November 2023

The Gap in Supply and Demand of Council Housing across WQAC



Overview

Western Queensland Alliance of Councils (WQAC) surveyed all 23 member councils across three types of housing:

- Council funded
- State funded
- Residential and/or private dwellings

The results from the survey have been collated to show patterns of housing need across the region.

Limitations

Insights drawn are limited by availability of data. Not all councils have been able to provide figures. Those that have provided figures have relied on a range of source information.

The gap identified is representative of the data sets provided where both a current and a demand estimate was provided. The total gap is not intended to provide an exact figure but instead to provide a picture that is indicative of the WQAC housing market.

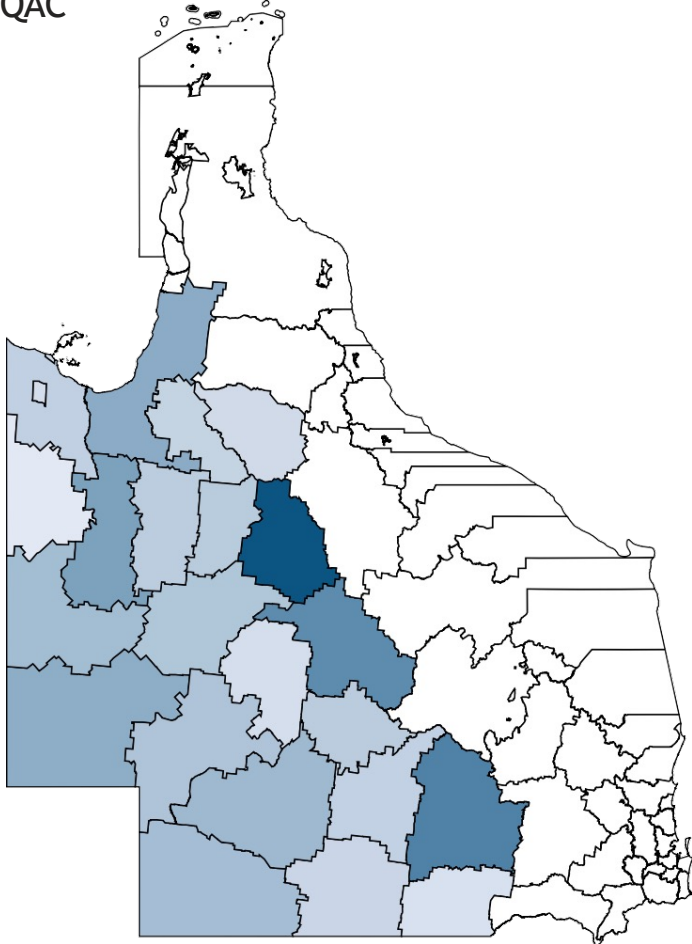


Council Housing

Data received has been collated into initial results for discussion, ongoing monitoring and updating.

The Gap in Supply and Demand of Council Housing across WQAC

Total demand for council housing across WQAC



Local Government Area Boundaries (2022). Darker LGAs represent a higher estimated values with lighter LGAs representing a lower estimated value.

The current supply of council by LGA properties is...

951

Council houses

The demand for council properties across WQAC is...

1,095

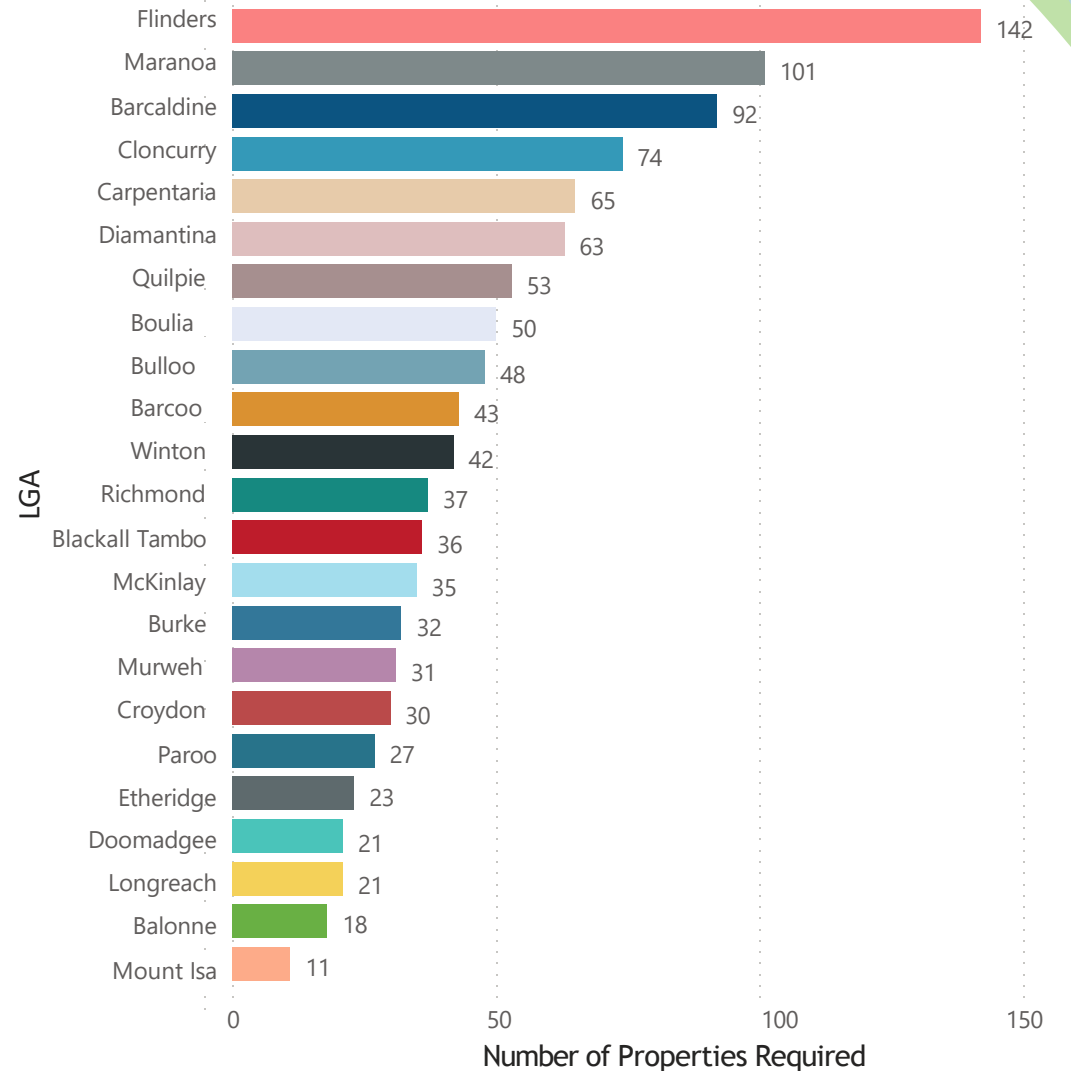
Council houses

Demand outstrips supply, leaving a gap of...

144

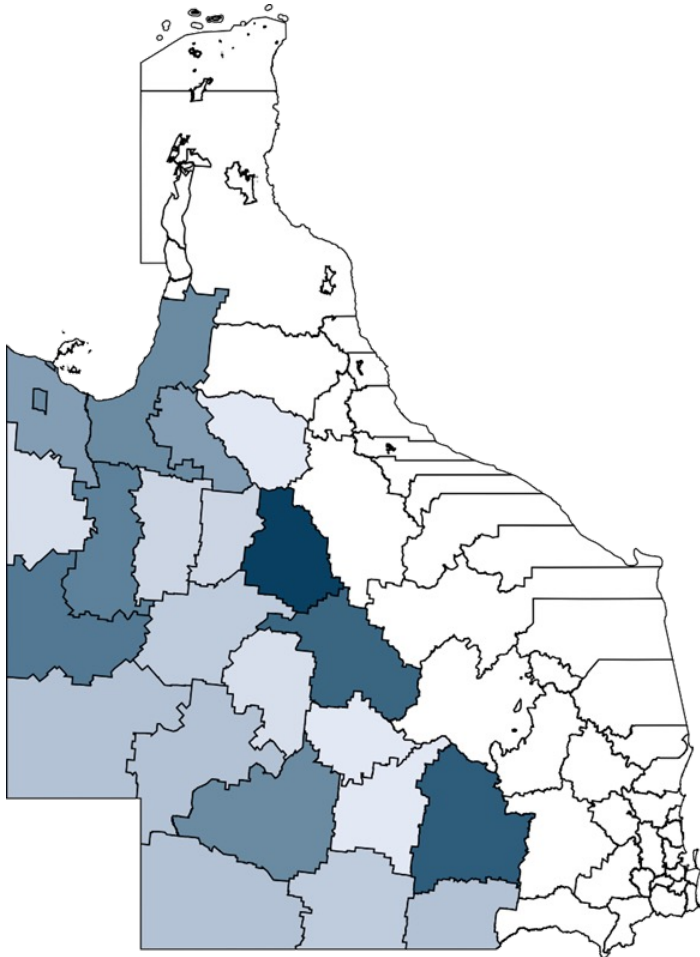
Council houses

Total demand for Council Housing



Examining the council housing gap more closely

Where is the gap for council housing greatest?



Local Government Area Boundaries (2022). Darker LGAs represent a higher estimated need with lighter LGAs representing a lower estimated need.

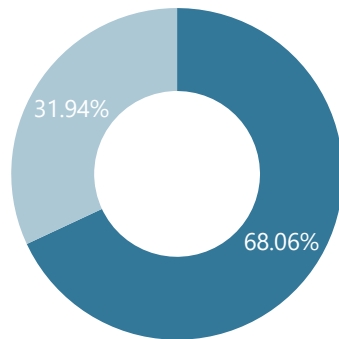
Councils have identified the gap between current supply and estimated demand for housing in the regions (primarily for staff housing purposes).

144

Estimated council housing gap

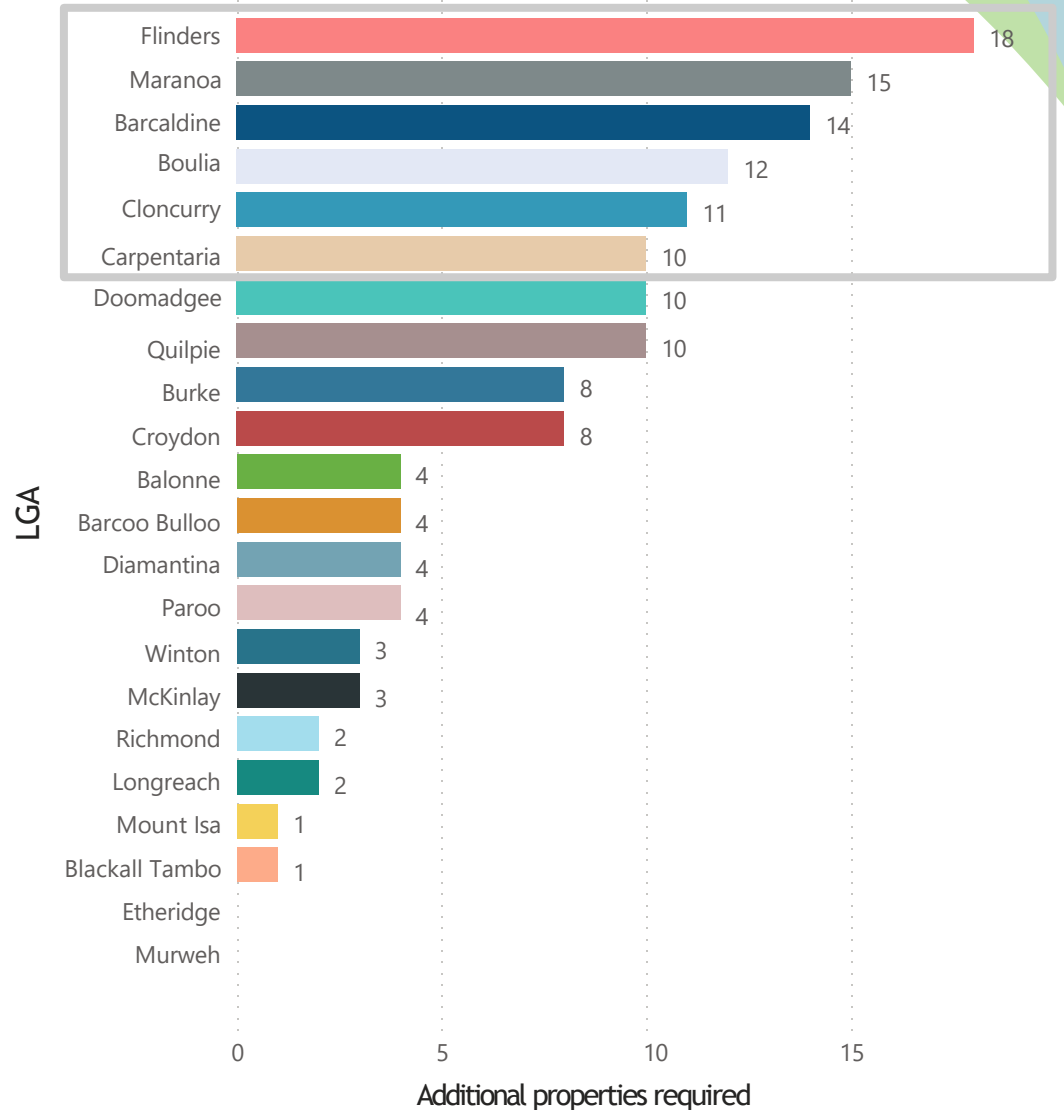
Six councils comprise **over 50%** of the region's council housing gap.

Primarily, the gap is required to meet demand for council staff housing.



● Council staff ● Community /organisation

Additional council housing required to meet demand



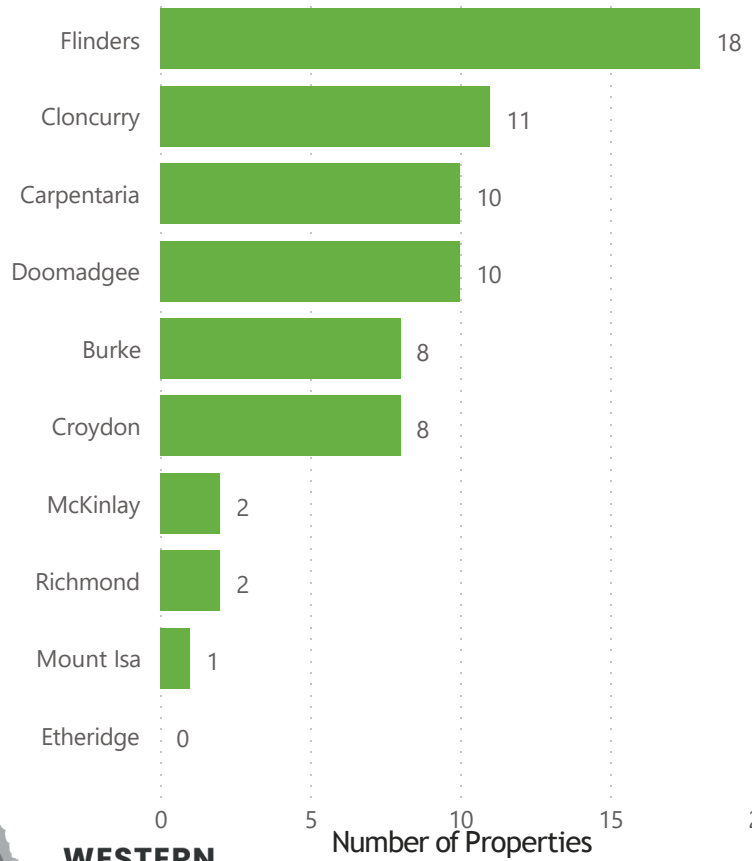
The Gap Across Each Region of WQAC

70

Estimated Council Gap

NWQROC

LGA

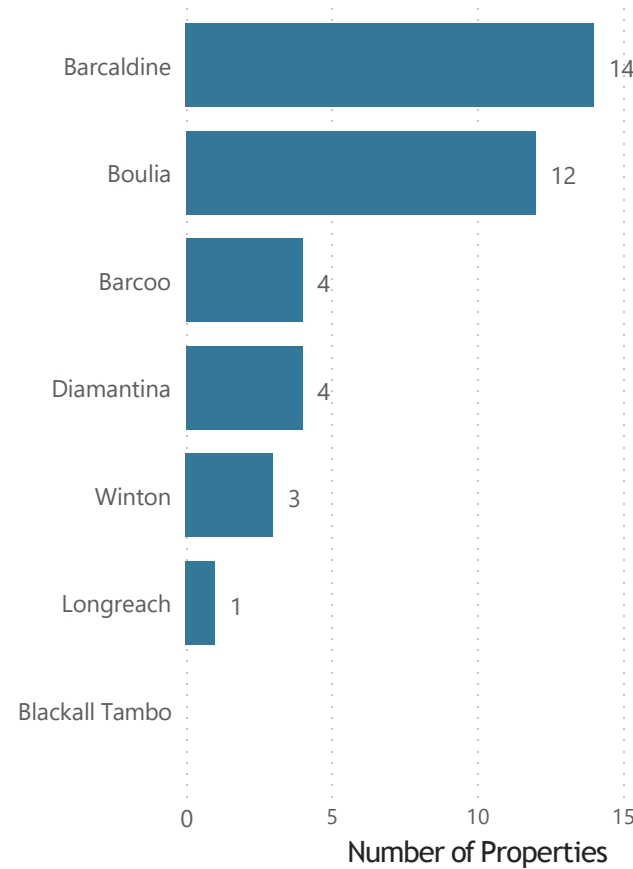


38

Sum of Council Gap

RAPAD

LGA

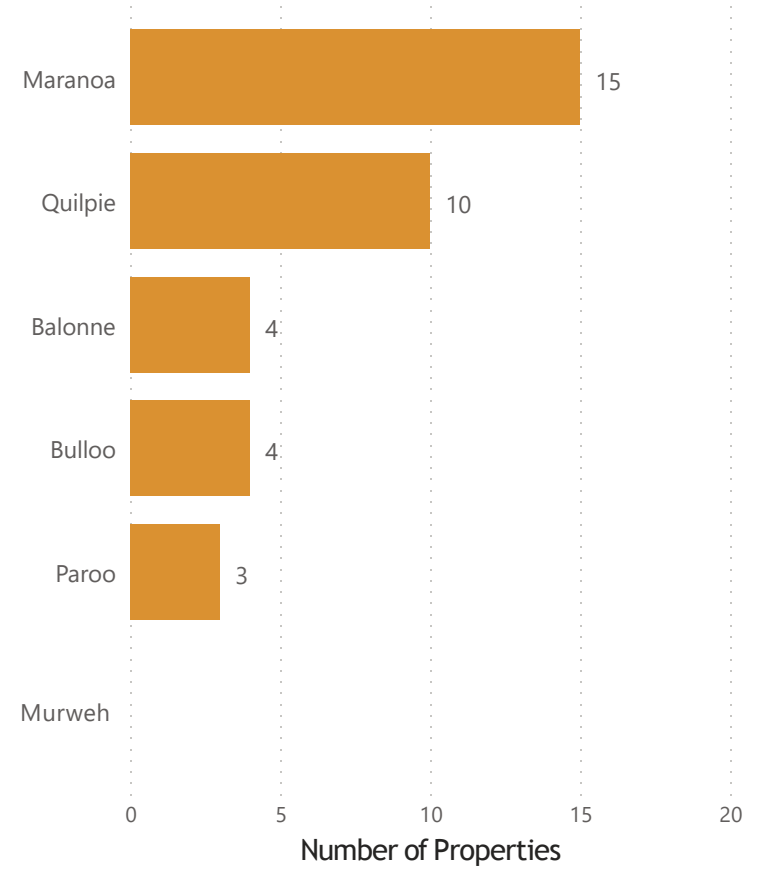


36

Sum of Council Gap

SWQROC

LGA



Available land for development is not in the same location as required housing

144

Additional council houses required

Councils have identified the gap between current supply and estimated demand for housing in the regions (primarily for staff housing purposes).

456

Sum of Number of Properties

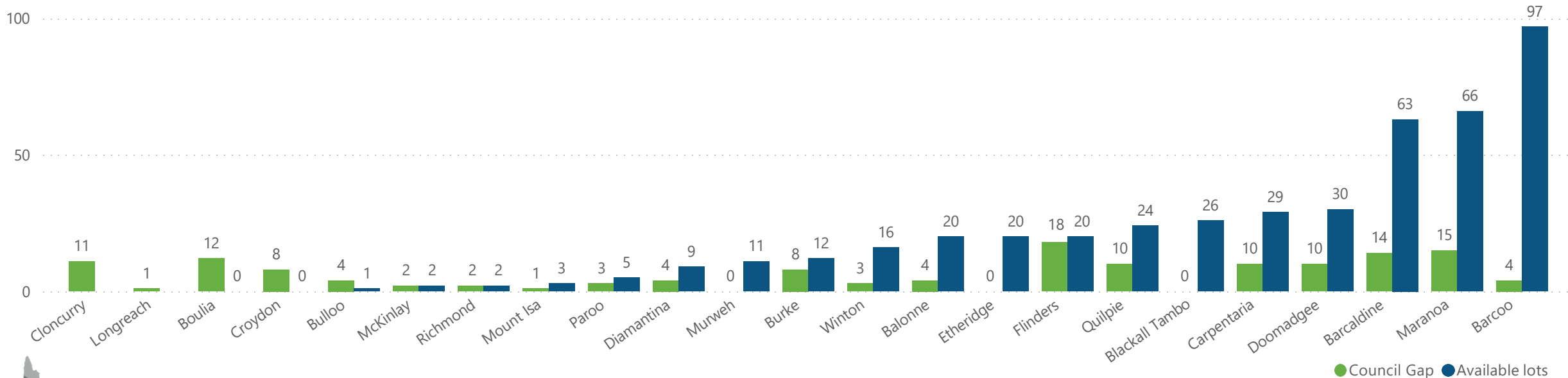
Surveys estimated the number of lots of land across WQAC that are currently connected to services that could be developed.

381

Additional available lots

It is estimated that additional lots are available for development, however these are not owned by council (privately and state government owned) and it is unclear whether these are connected to services.

Whilst there is sufficient land to service identified need, available land is often not in the required location.



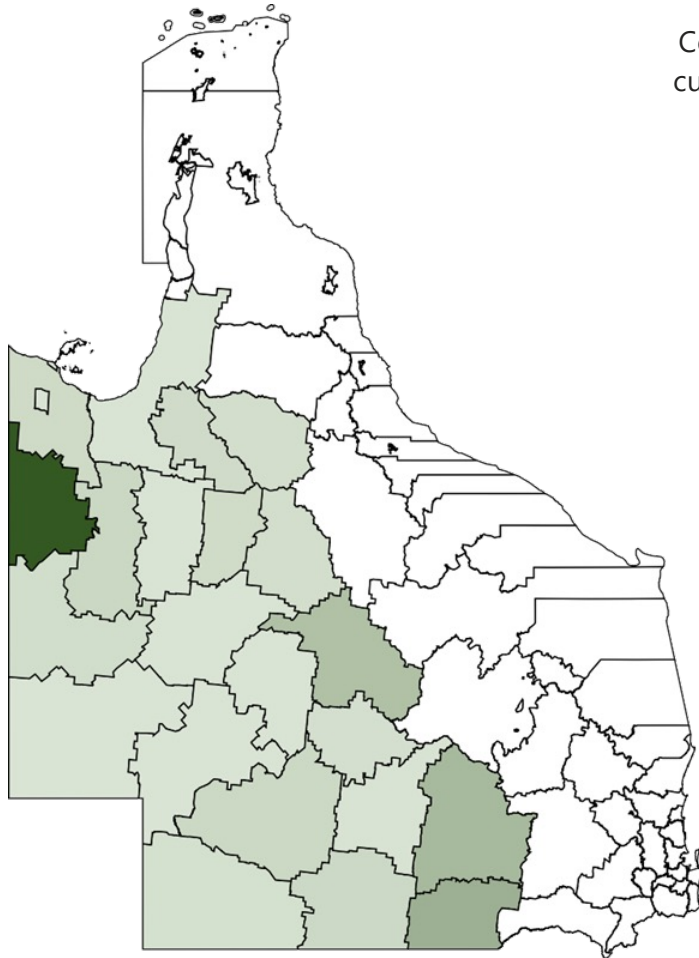


Residential Housing

Data received has been collated into initial results for discussion, ongoing monitoring and updating.

Estimating the housing gap in the residential market for the region

Where is the gap for residential housing greatest?



Councils have identified the perceived gap between current supply and estimated demand for residential housing in the regions.

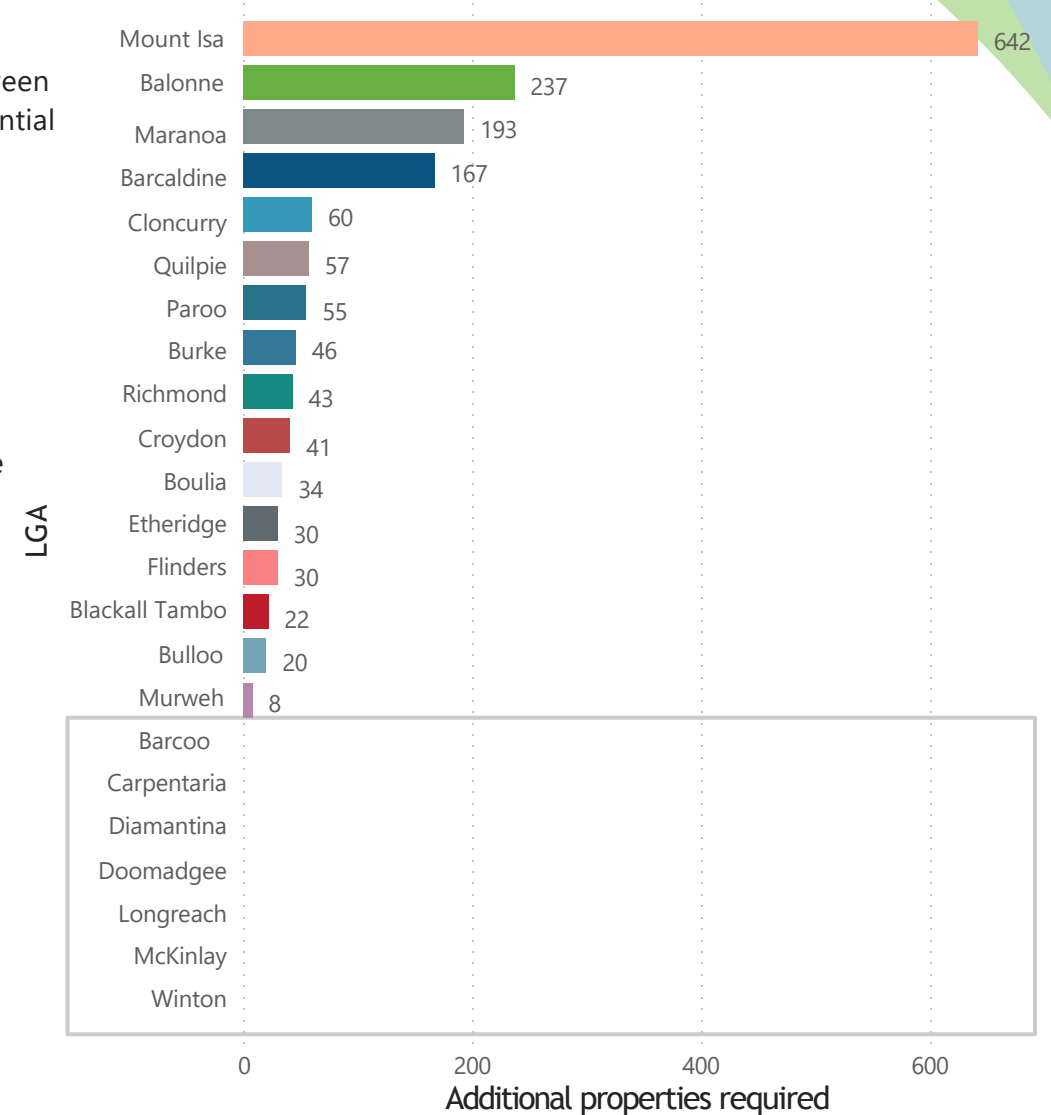
1,685

Total Residential Gap

Seven councils could not quantify the future residential housing requirement.

As such, the residential housing figures for these councils have been excluded.

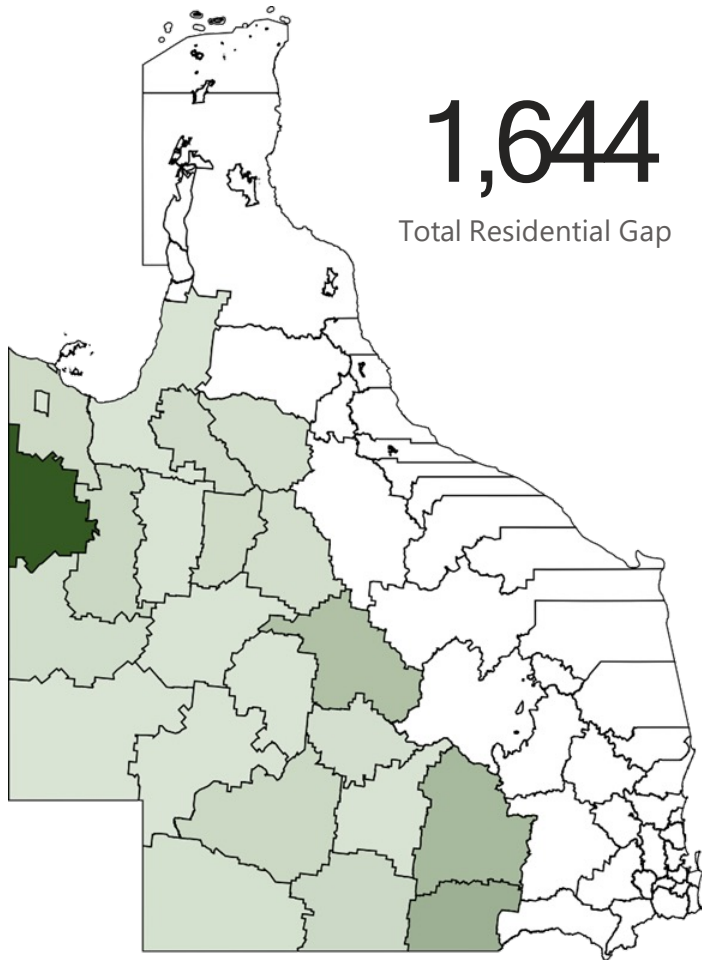
Additional residential housing required to meet demand



Local Government Area Boundaries (2022). Darker LGAs represent a higher estimated need with lighter LGAs representing a lower estimated need.

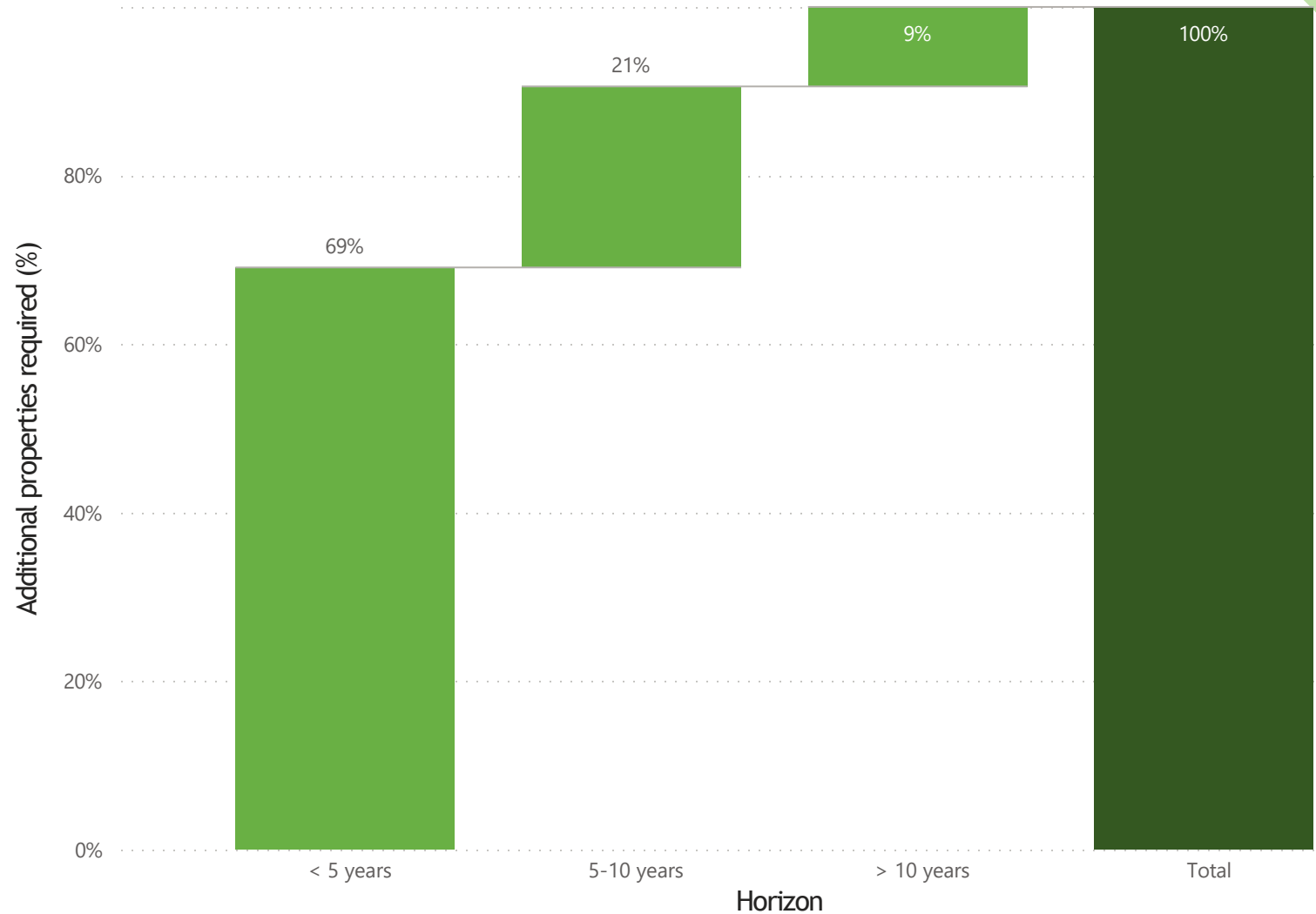
Housing is required now and into the next decade

Where is the gap for residential housing greatest?



Local Government Area Boundaries (2022). Darker LGAs represent a higher estimated need with lighter LGAs representing a lower estimated need.

Over what horizon do we need these properties?





State Housing (Social & Emergency)

Data received has been collated into initial results for discussion, ongoing monitoring and updating.

Estimating the gap in State provided social and emergency housing

The current supply of social & emergency housing is...

1,936
Properties

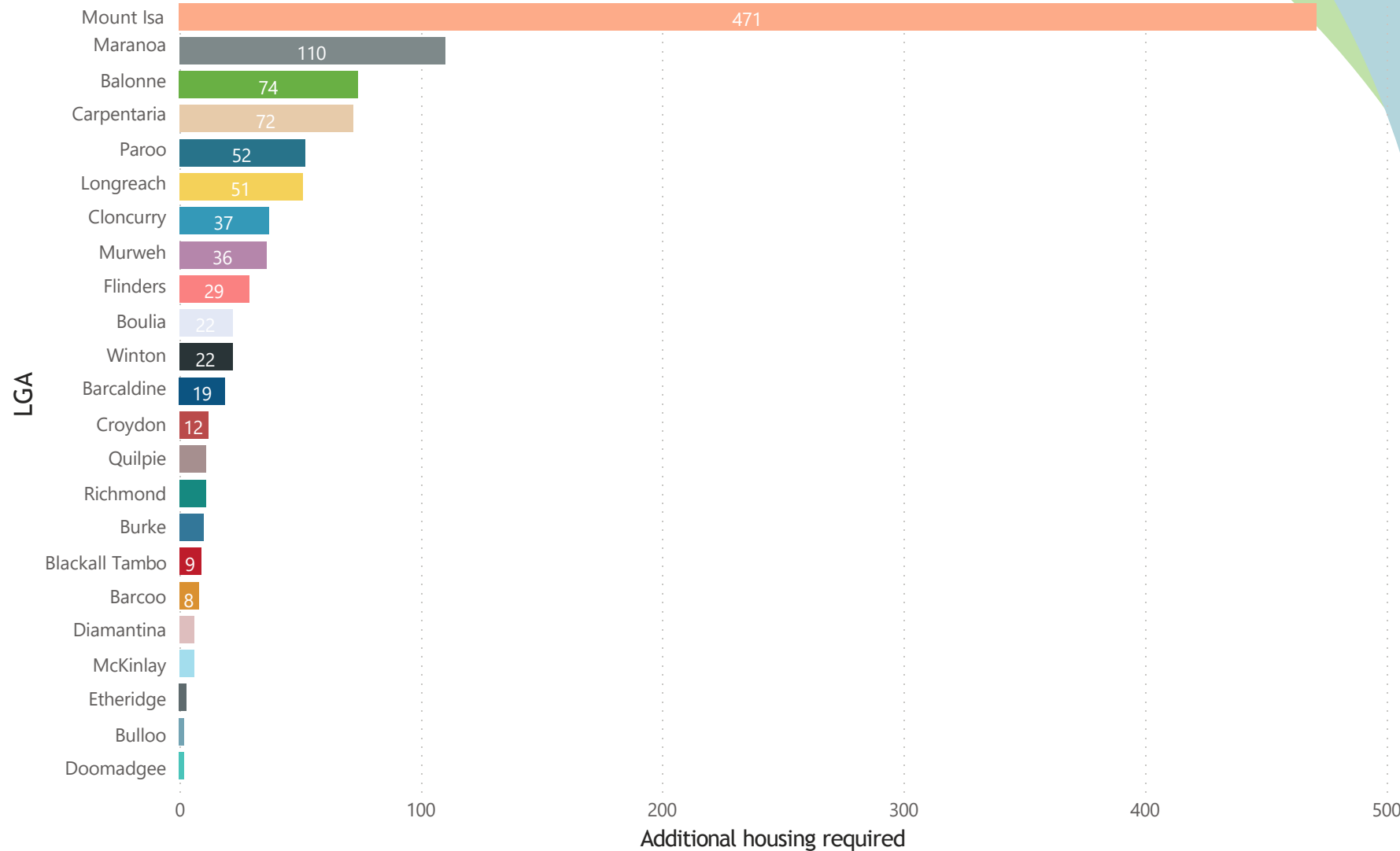
The demand for social & emergency housing is...

3,011
Properties

Demand outstrips supply leaving a gap of...

1,075
Properties

Where is the gap in state provided housing greatest?



Emergency Housing

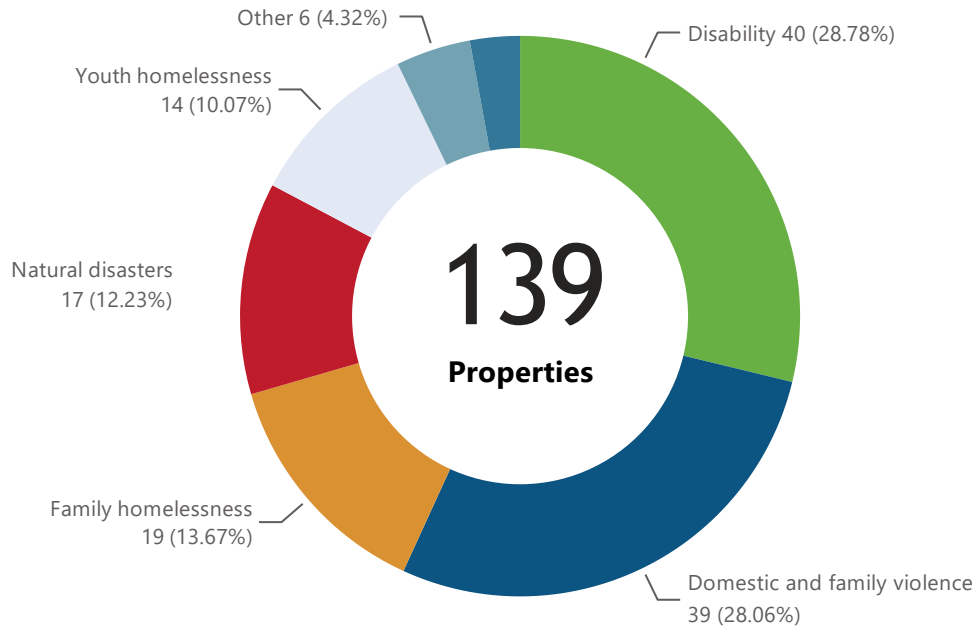
The current supply of emergency housing is...

192
Properties

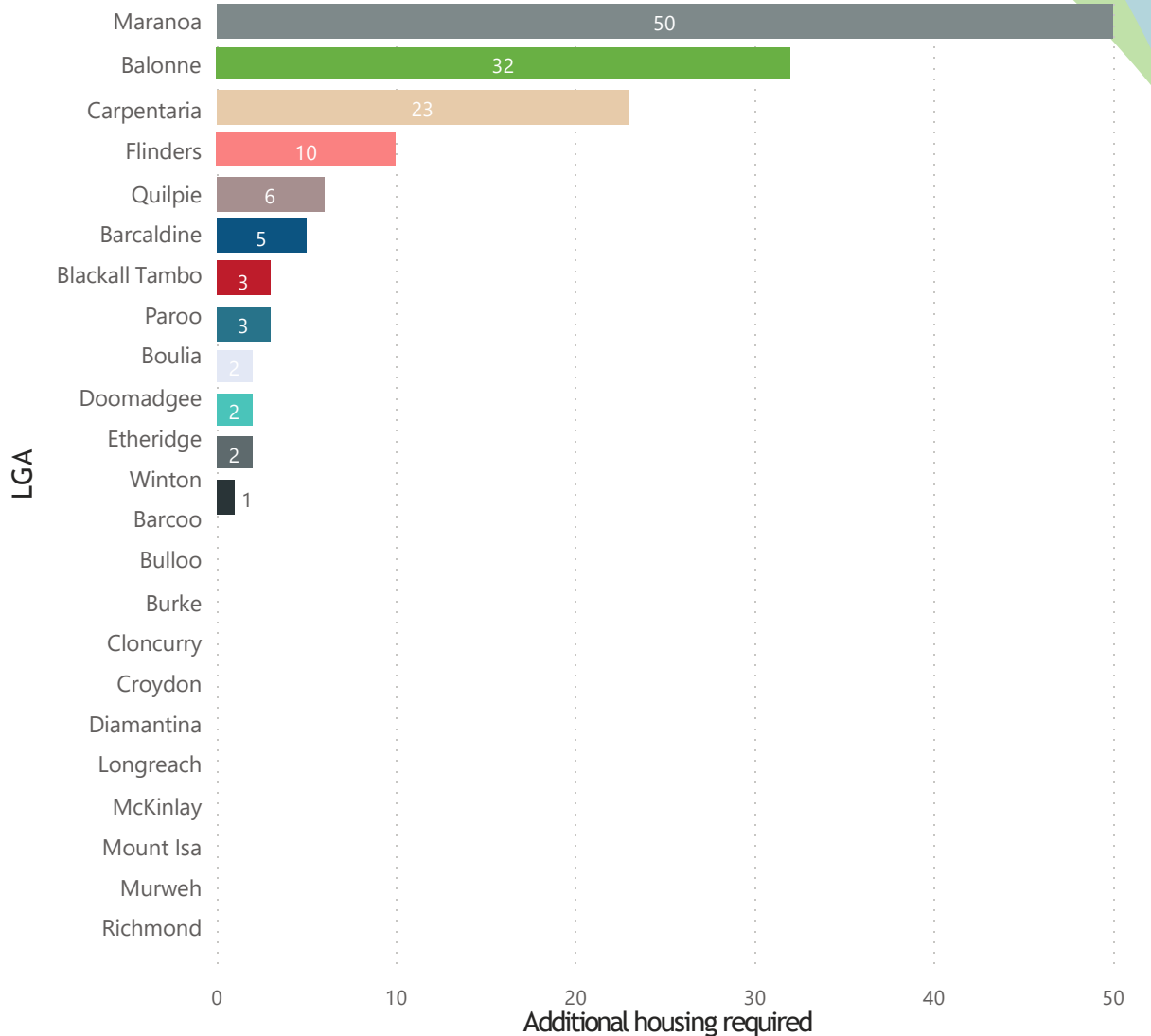
The demand for emergency housing is...

331
Properties

Demand outstrips supply leaving a gap of...



Where is the gap in emergency housing the greatest?



Social Housing

The current supply of social housing is...

1,744
Properties

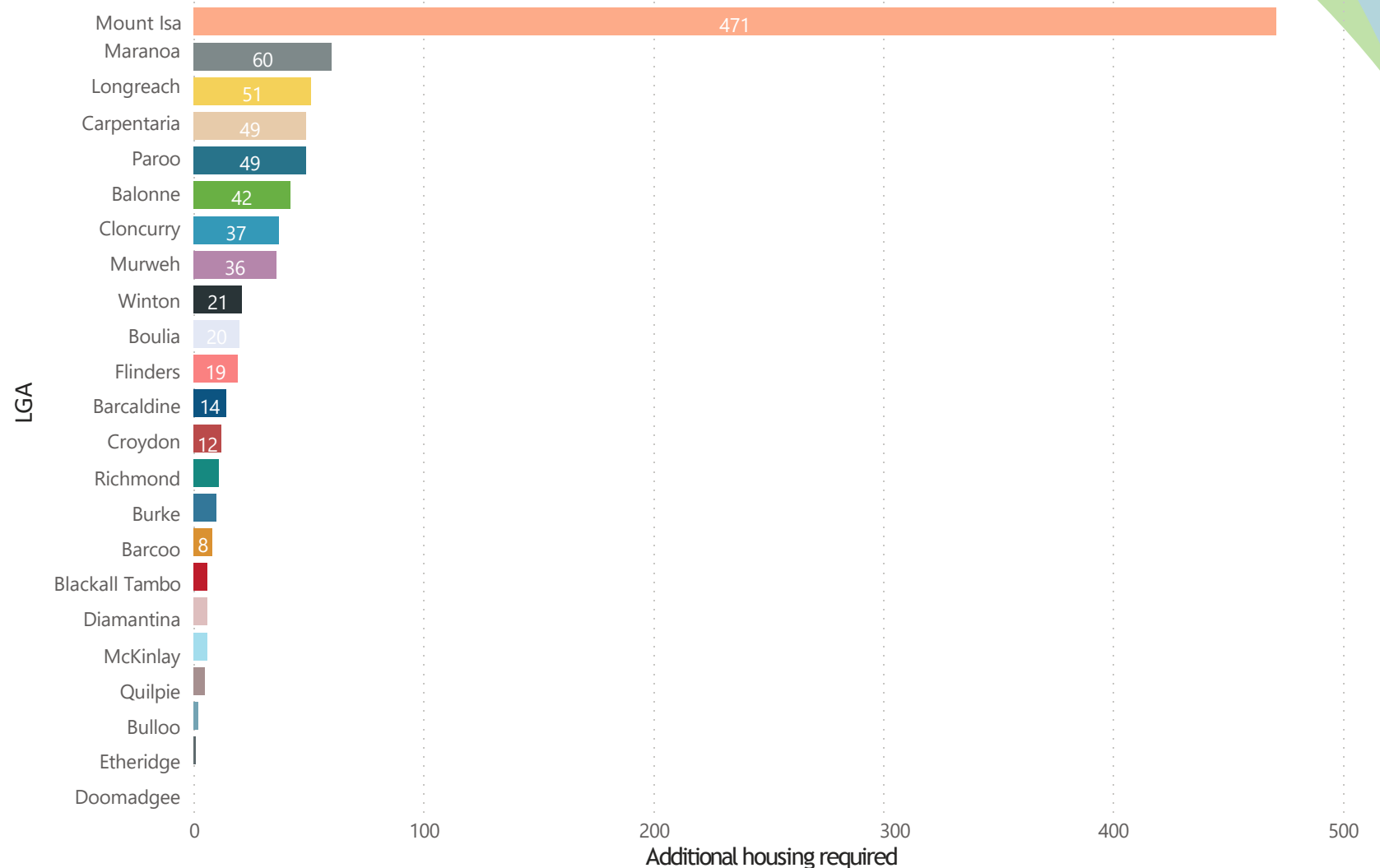
The demand for social housing is ...

2,680
Properties

Demand outstrips supply leaving a gap of...

936
Properties

Where is social housing gap the greatest?



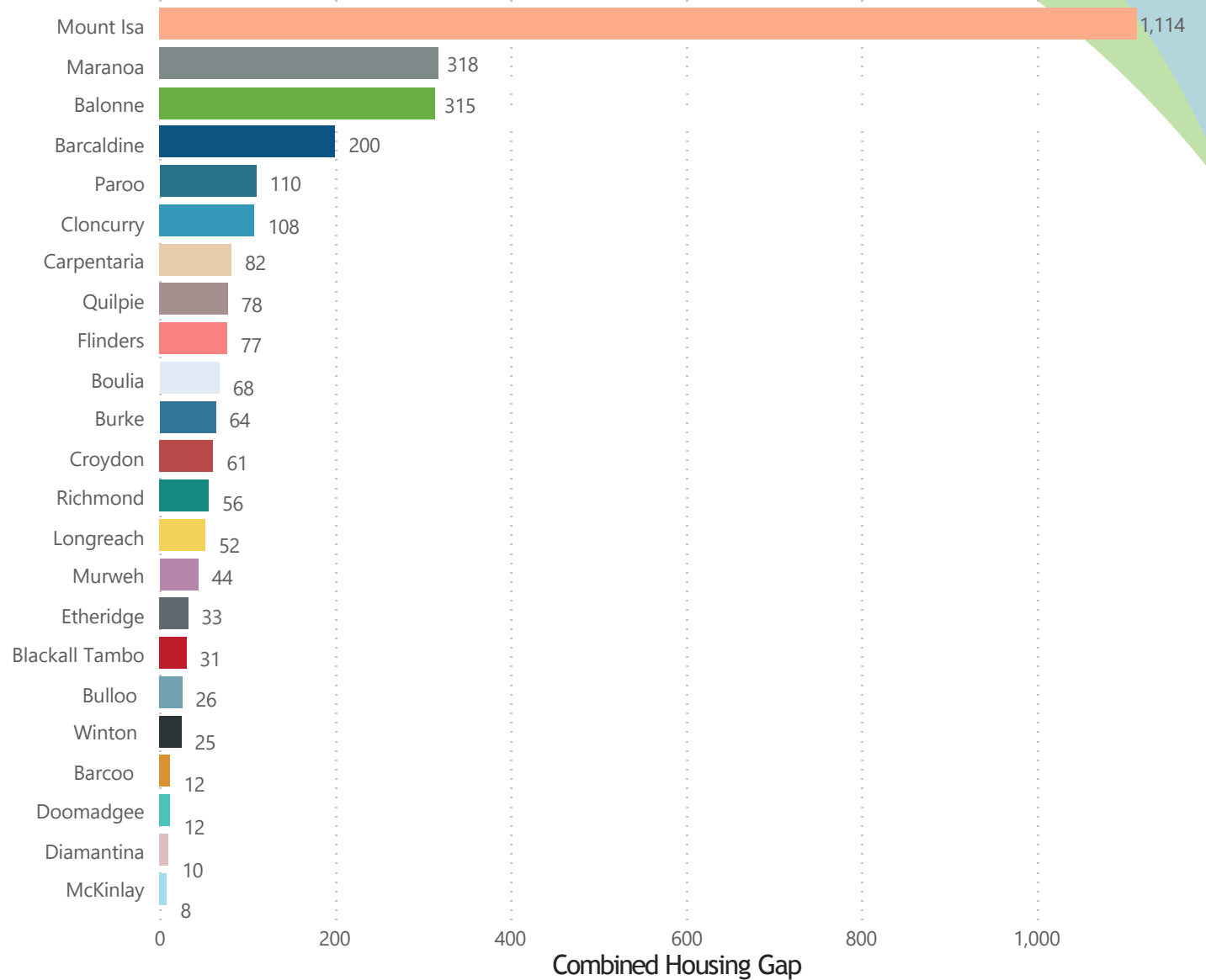
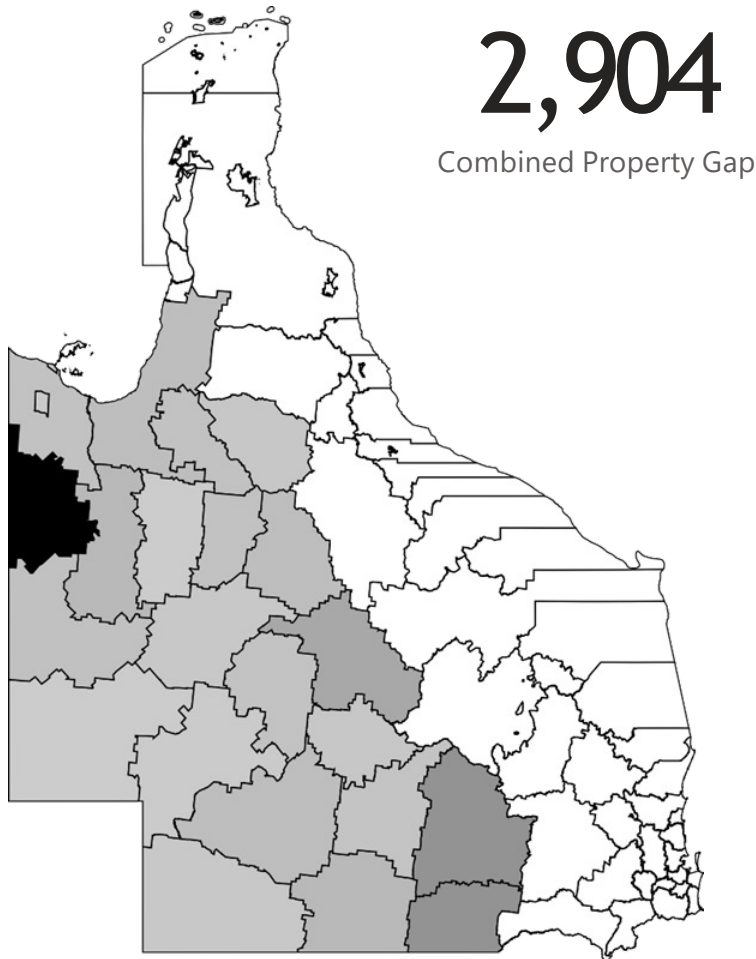


Combined Results

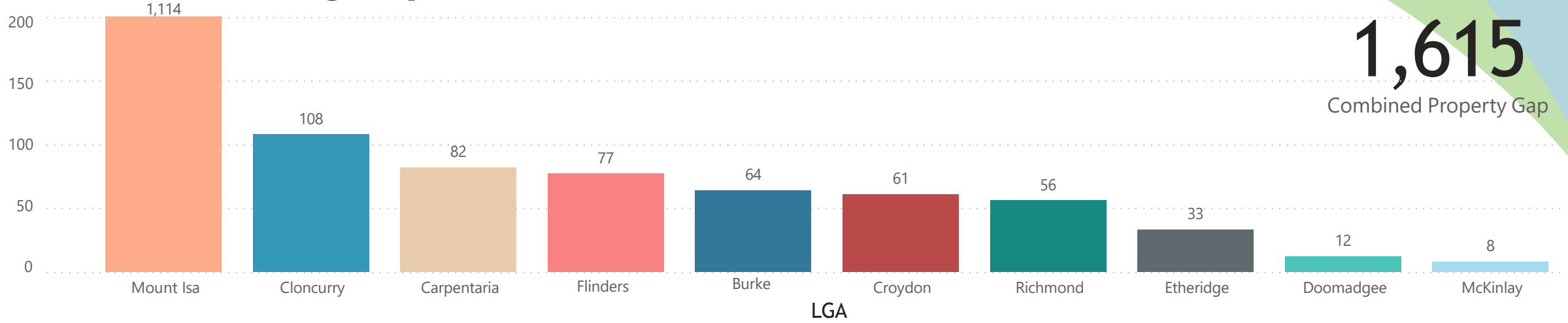
Data received has been collated into initial results for discussion, ongoing monitoring and updating.

The combined housing gap across WQAC

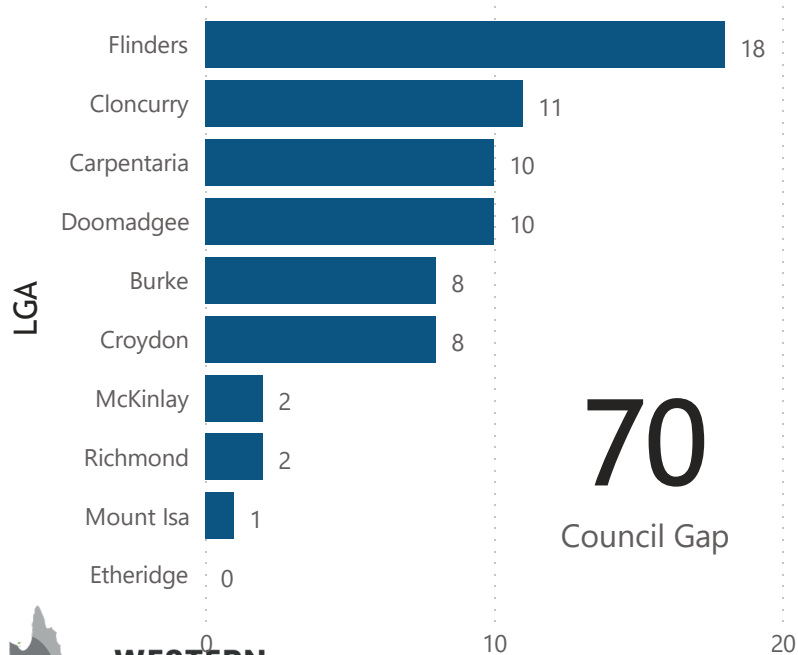
Where is the combined gap for housing greatest?



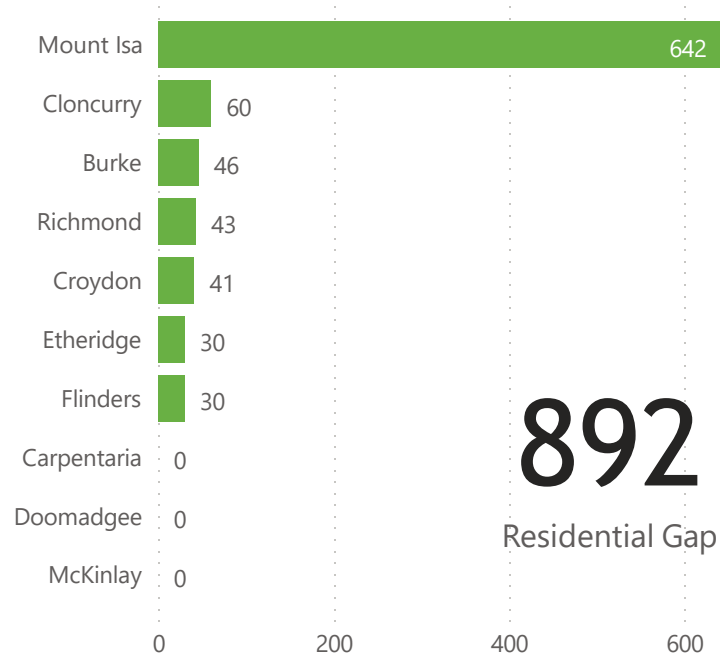
NWQROC Housing Gaps



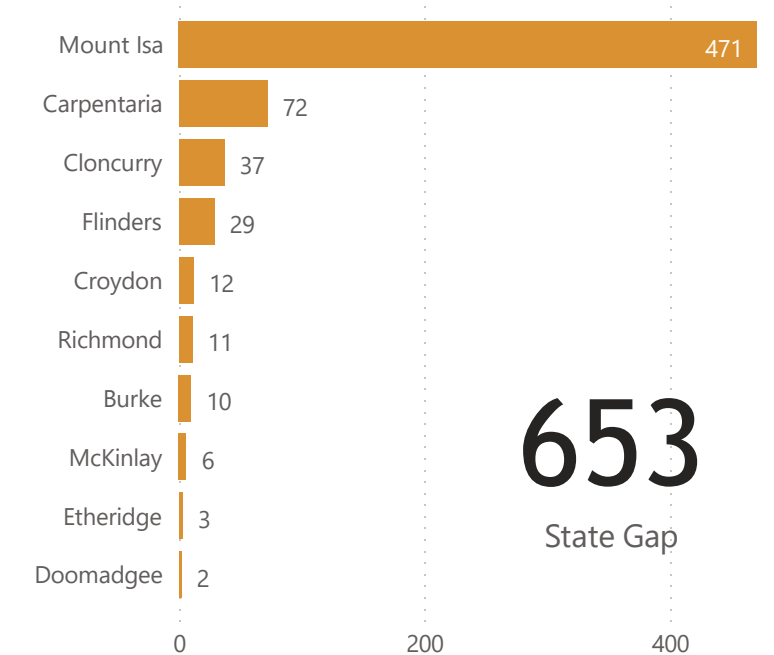
Council Housing Gap



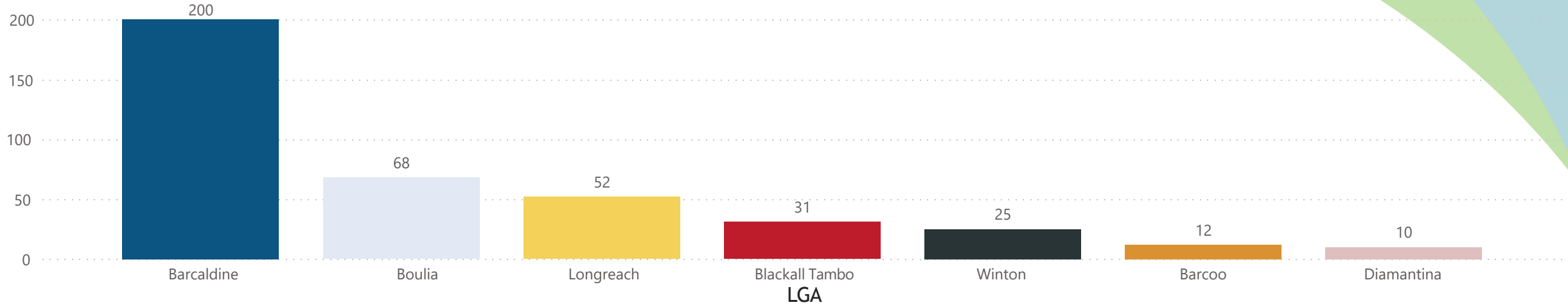
Residential Housing Gap



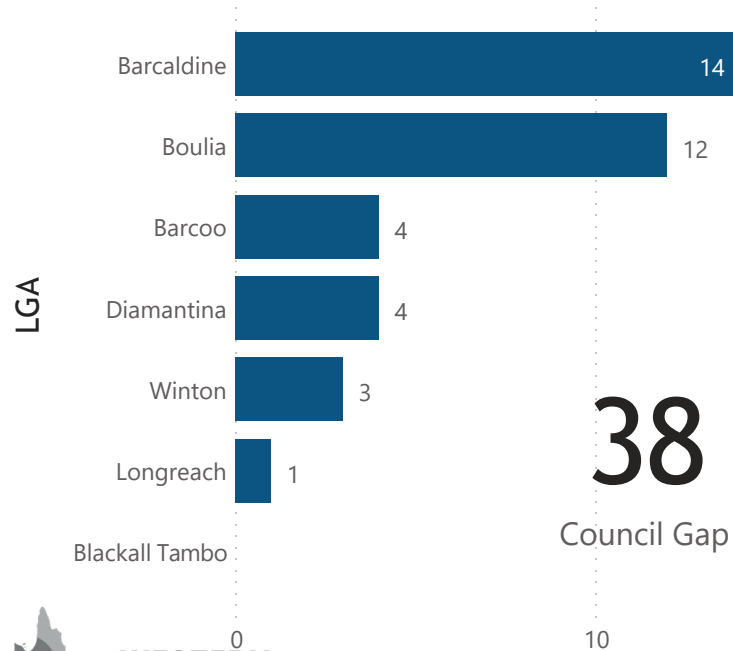
State Housing Gap



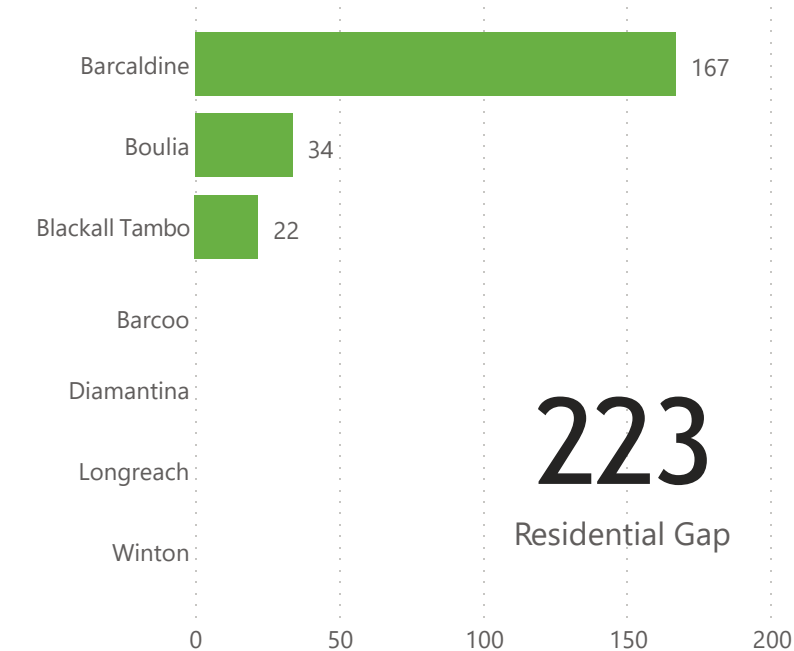
RAPAD Housing Gaps



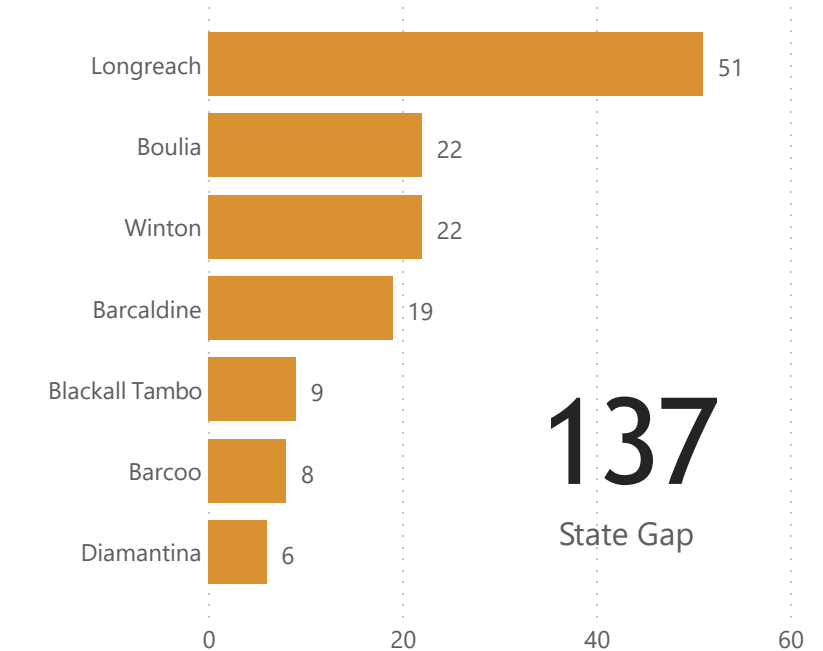
Council Housing Gap



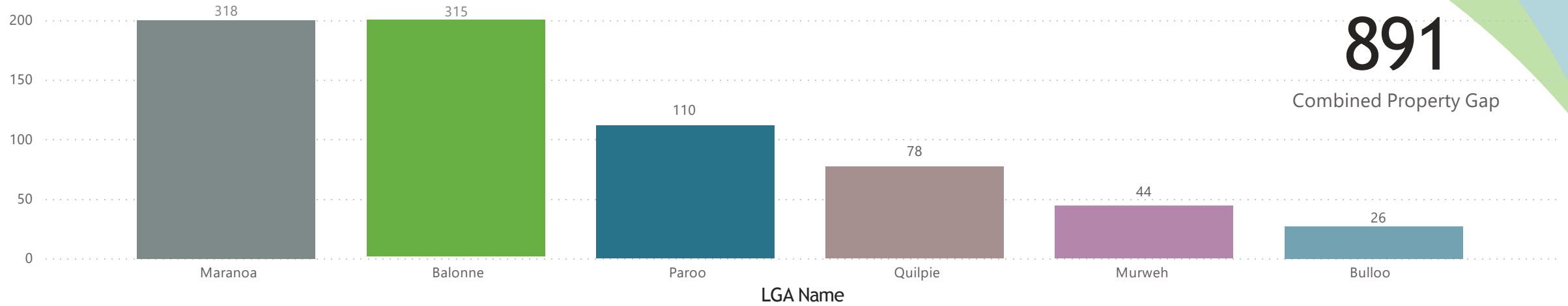
Residential Housing Gap



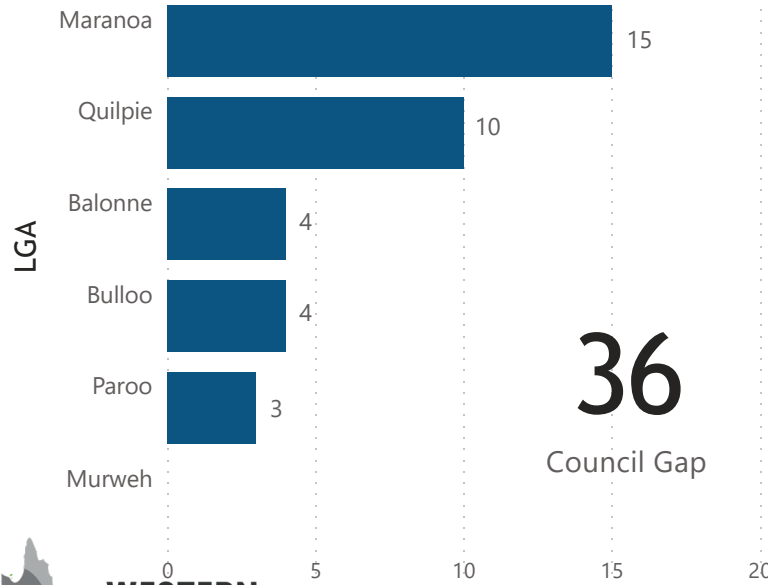
State Housing Gap



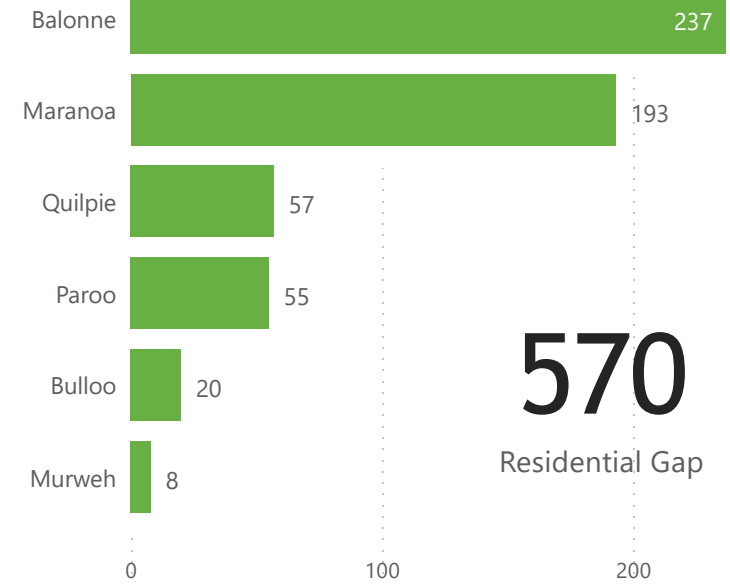
SWQROC Housing Gaps



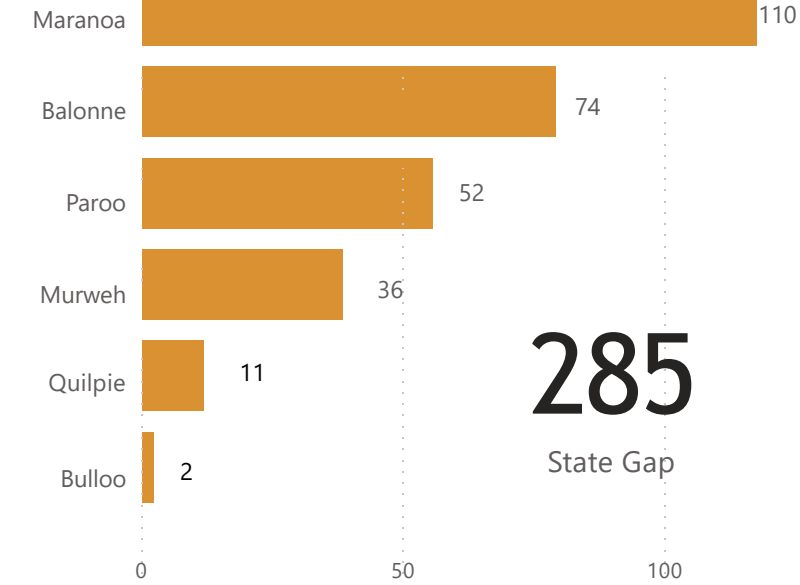
Council Housing Gap



Residential Housing Gap



State Housing Gap



Data Dictionary

Term	Explanation	Source
State Housing	General umbrella term to describe both emergency and social housing properties, typically funded by state departments.	
LGA	Local Government Area. Boundaries as at 2021.	
Council – Current (Supply)	The number of residential properties that council currently owns.	Question 1 & 2
Council – Demand	Sum of the current council housing stock and the gap in council housing stock.	Calculation
Council – Gap	The number of properties council is considering adding to their current stock. This assumes that the number being added will meet the unmet need (the gap).	Question 4
Council Housing Purpose (staff/community)	Council properties that are currently leased to council staff as part of their employment package or rented to community members/organisations.	Question 2
Connected Lots	Council owned lots that are available for residential development and connected to services (electricity, roads, water etc.).	Question 9
Zoned Lots	Lots that are zoned for residential development and not owned by council. These lots may not be connected to services.	Question 11
Residential – Gap	The volume of new residential housing the overall community will need over the following years (up to 10 years).	Question 23
Residential Demand Horizon	The timeframe within which council estimates these additional properties will be required.	Question 23
Emergency Housing – Current	Emergency residential housing currently available.	Question 37
Emergency Housing – Demand	Sum of the current emergency housing stock and the gap in emergency housing stock.	Calculation
Emergency Housing – Gap	Emergency residential housing required to meet demand	Question 37
Emergency Housing Purpose	Emergency residential housing required by population sectors (e.g., disability, sleeping rough)	Question 37
Social Housing – Current	Estimate of existing dwellings that the State has for social housing purposes	Question 39
Social Housing – Demand	Estimate of social/affordable housing dwellings that are required, for all purposes.	Question 38
Social Housing - Gap	The difference between social housing demand and current. Where the current supply outstripped demand, the gap was set to 0.	Calculation

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