

AGED CARE FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for seniors' accommodation needs – both for independent living and care homes

Key findings:

The region's aging population is looking for independent living options.

The following precincts have a higher percentage of over 65's than Queensland and Australia (2021 Census):

| Bowen: | Precinct | | Queensland | | Australia | |
|-------------------|----------|-----|------------|-----|-----------|-----|
| 65-69 years | 609 | 6.2 | 264,515 | 5.1 | 1,298,460 | 5.1 |
| 70-74 years | 550 | 5.6 | 238,952 | 4.6 | 1,160,768 | 4.6 |
| 75-79 years | 386 | 3.9 | 168,385 | 3.3 | 821,920 | 3.2 |
| 80-84 years | 259 | 2.6 | 106,611 | 2.1 | 554,598 | 2.2 |
| 85 years and over | 218 | 2.2 | 97,140 | 1.9 | 542,342 | 2.1 |

| North Mackay: | Precinct | | Queensland | | Australia | |
|----------------------|----------|-----|------------|-----|-----------|-----|
| 65-69 years | 313 | 5.0 | 264,515 | 5.1 | 1,298,460 | 5.1 |
| 70-74 years | 269 | 4.3 | 238,952 | 4.6 | 1,160,768 | 4.6 |
| 75-79 years | 257 | 4.1 | 168,385 | 3.3 | 821,920 | 3.2 |
| 80-84 years | 177 | 2.8 | 106,611 | 2.1 | 554,598 | 2.2 |
| 85 years and over | 221 | 3.5 | 97,140 | 1.9 | 542,342 | 2.1 |

| Proserpine: | Precinct | | Queensland | | Australia | |
|--------------------|----------|-----|------------|-----|-----------|-----|
| 65-69 years | 215 | 5.9 | 264,515 | 5.1 | 1,298,460 | 5.1 |
| 70-74 years | 179 | 5.0 | 238,952 | 4.6 | 1,160,768 | 4.6 |
| 75-79 years | 184 | 5.1 | 168,385 | 3.3 | 821,920 | 3.2 |
| 80-84 years | 118 | 3.3 | 106,611 | 2.1 | 554,598 | 2.2 |
| 85 years and over | 128 | 3.5 | 97,140 | 1.9 | 542,342 | 2.1 |

| Sarina: | Precinct | | Queensland | | Australia | |
|-------------------|----------|-----|------------|-----|-----------|-----|
| 65-69 years | 204 | 5.8 | 264,515 | 5.1 | 1,298,460 | 5.1 |
| 70-74 years | 172 | 4.9 | 238,952 | 4.6 | 1,160,768 | 4.6 |
| 75-79 years | 114 | 3.3 | 168,385 | 3.3 | 821,920 | 3.2 |
| 80-84 years | 77 | 2.2 | 106,611 | 2.1 | 554,598 | 2.2 |
| 85 years and over | 85 | 2.4 | 97,140 | 1.9 | 542,342 | 2.1 |

| South Mackay: | Precinct | | Queensland | | Australia | |
|----------------------|----------|-----|------------|-----|-----------|-----|
| 65-69 years | 393 | 5.7 | 264,515 | 5.1 | 1,298,460 | 5.1 |
| 70-74 years | 282 | 4.1 | 238,952 | 4.6 | 1,160,768 | 4.6 |
| 75-79 years | 230 | 3.3 | 168,385 | 3.3 | 821,920 | 3.2 |
| 80-84 years | 157 | 2.3 | 106,611 | 2.1 | 554,598 | 2.2 |
| 85 years and over | 139 | 2.0 | 97,140 | 1.9 | 542,342 | 2.1 |

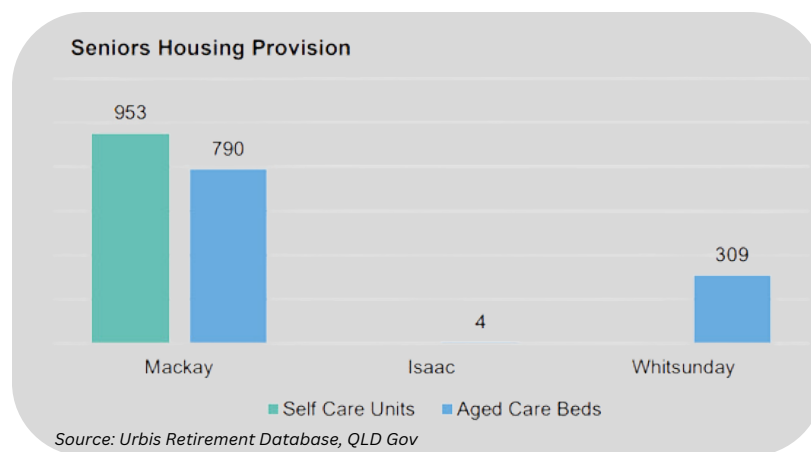
The Playbook identified that Rural Whitsunday precinct has a large 55-64 year cohort and high number of owner-occupiers.

The Playbook concluded that there is a need for retirement living and aged care solutions in all precincts besides the Mackay Coastal area.

The theme of Ageing in Place is addressed in the Mackay planning scheme but not in Whitsunday nor Isaac. Across the region, there is a higher ageing population in Mackay in comparison to the other regions, however, lack of mention in Whitsunday and Isaac may impact on their prioritisation for senior housing.

During the stakeholder engagement the need for living options for seniors was raised in numerous groups: Isaac Regional Council, social and affordable housing providers, CHPs, housing support bodies, as well as land developers.

All three LGAs within the Greater Whitsunday Region are forecast to see an aging population over the next two decades. The proportion of persons aged 65+ is forecast to grow the quickest.



Across the region there's a relatively low amount of dedicated retirement housing supply. This includes both independent living units, as well as aged care beds. In comparison to Queensland (6.7%), the penetration rates are much lower across the region with Mackay at 5.7%, Whitsunday at 0.4% and Isaac at 0%.

This highlights the considerable undersupply of seniors housing / aged care accommodation relative to the population.

Further, the bulk of the supply is located within one area within Mackay which limits opportunities for residents to stay within their local communities.

With a constrained supply of aged care beds, it is evident that residents predominantly age in place in their current dwelling, with limited options for alternative independent living solutions. These residents may be residing within homes which are not suitable to their needs and may be willing to relocate if affordable, suitably located options were available.





Funding opportunities:

Most independent living solutions would fall into the affordable home category and there are funding schemes linked to affordable homes.

State Government:

- **Housing Investment Fund (HIF):** Funding partnered projects to increase social housing and additional affordable housing supply through a \$2 billion investment by the State government based on an annual average investment of \$130 million a year. The HIF has also called for expressions of interest for private site opportunities to deliver social and affordable housing. The Housing Investment Fund specifically targets four housing supply priorities, being:
 1. Housing for the people experiencing homelessness and sleeping rough
 2. Diverse rental supply
 3. Housing choices for seniors
 4. Homes for large households
- **QuickStarts Queensland:** A \$322 million capital investment program to accelerate planned acquisition, new construction, and redevelopment opportunities to deliver new homes sooner with a target of an additional 500 social homes.
- **Help to Home:** A partnership with property owners, landlords and registered Community Housing Providers to deliver private rental outcomes to people who are eligible for social housing.



Federal Government:

National Housing Finance and Investment Corporation (NHFIC) is an independent corporate Commonwealth entity established to increase the supply of housing in Australia, with a focus on affordable housing. NHFIC is being delivered through the following five mechanisms:

- **National Housing Infrastructure Facility (NHIF):** A \$1 billion facility that offers concessional loans, grants and equity funding to finance infrastructure that enables housing.
- **Affordable Housing Bond Aggregator (AHBA):** Provision of low cost, longer tenor loans to registered Community Housing Providers to support provision of social and affordable housing. AHBA loans are funded by social bonds issued to the wholesale capital market, supported by a Commonwealth guarantee and involve a straightforward, five step application process.
- **Capacity Building Grants:** Grants to support Community Housing Providers to make applications for NHFIC finance. Consultancy services under these grants are delivered by the Community Housing Industry Association (CHIA).
- **First Home Loan Deposit Scheme (FHLDS):** A loan deposit scheme assisting first home buyers with their initial home purchase.
- **Housing Research:** In conjunction with state bodies, federal and state government, research institutes and market participants, undertaking research on the housing sector, including monitoring of housing demand, supply and affordability in Australia.

On 17 June 2023, the Federal Government announced a \$2 billion social housing accelerator fund will be distributed to state and territory governments within a month, with each jurisdiction being given \$50 million and the remaining amount being allocated on a per capita basis.

The Northern Australia Infrastructure Facility is also a potential funding source for infrastructure relating to housing.



Considerations:

- State and Federal Government social and affordable housing funding schemes encourage Tier 1 CHPs to make applications because they build and “hold” the properties. There may therefore be opportunities to collaborate across CHPs already within the region, potentially create a Regional CHP or Trust, and partner with Tier 1 CHPs.
- The State and Federal Government encourage partnerships and collaborations in relation to social and affordable housing funding applications.
- QuickStarts Queensland program funds redevelopment opportunities.



Opportunities identified:

The Greater Whitsunday Housing Playbook recommended that we:

Prioritise, invest in and facilitate the delivery of social and affordable housing

- Facilitate Community Housing Provider access to State and Commonwealth funding, financing and capability building incentives and explore opportunities to enable Community Housing Providers to deliver or secure social and affordable housing outcomes in the short and long term.

Aligned opportunities:

- To form a **Regional Community Housing Provider** to achieve economies of scale in social and affordable housing delivery and management, as well as enabling improved identification and advocacy of regional level housing needs for those on no, low or moderate incomes.
- Investigate establishing a **Regional Community Housing Trust** to finance and sustainably deliver affordable housing in the long term.
- Secure agreement from a **Tier 1 Community Housing Provider** to deliver housing in the region.
- Explore the viability of delivering **rent-to-own, shared equity and housing cooperative schemes** and programs in the region.
- Identify opportunities to transfer **ex-worker housing** to social and affordable housing (either in-situ or for via relocation to highest demand locations).
- **Support and promote opportunities for Community Housing Providers to act as developers** and managers of short-term accommodation to fund and ultimately deliver social or affordable housing.
- Prioritise and facilitate funding applications for social and affordable housing that capitalise on current State and Commonwealth funding opportunities.
- Investigate and identify surplus land suitable for housing that can be used to enter into partnerships or be offered as an in-kind contribution for social and affordable housing delivery.

Additionally:

- Identify opportunities to **reduce private sector risk to deliver alternative housing types** (e.g. diverse and targeted housing typologies at profitable volumes for a pre-identified housing demand and co-housing opportunities).
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.
- Develop, prepare and **promote housing investment prospectus packages** for individual/small scale and institutional investors.
- Establish a **development facilitation** and brokering program to identify and reduce development application and delivery barriers (e.g. establish coordinated concierge service within local or state government, under the Housing Alliance or a regional economic development entity).