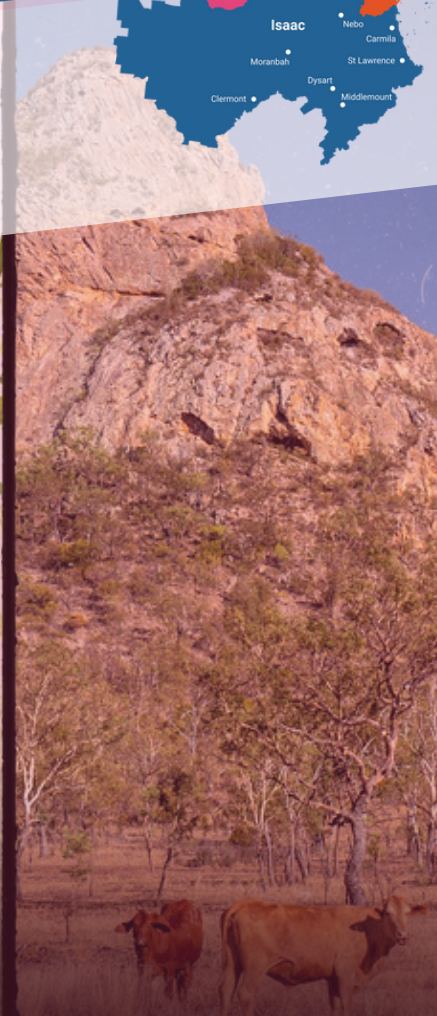


Greater Whitsunday Region

LOCAL GOVERNMENT AREA SUMMARIES



SNAPSHOT: HOUSING NEEDS BY AREA

Based on the data analytics, the following top housing themes were identified.

Local Government	Isaac		Whitsunday				Mackay						
Area	Moranbah	Rural Isaac	Airfie-Whitsundays	Bowen	Proserpine	Rural Whitsunday	Coastal Mackay	North Mackay	Central Mackay	South Mackay	Sarina	Pioneer Valley	Rural Mackay
Crisis Housing	●						●	●	●	●	●		
Social Housing	●	●	●	●	●	●	●	●	●	●	●	●	●
Affordable Housing	●	●	●	●	●	●	●	●	●	●	●	●	●
Workers Accommodation	●		●	●									
Short Term Accommodation	●		●	●					●				
Long Term Rental	●	●	●	●	●	●	●	●				●	●
Attached Housing	●			●			●	●	●	●	●	●	
Smaller Dwellings	●	●	●	●	●		●		●		●	●	
Larger Dwellings		●			●								
First Nations Housing				●			●				●		
Retirement Housing or Aged Care	●	●	●	●	●	●		●	●	●	●	●	●



MACKAY LGA

	Central Mackay	Coastal Mackay	North Mackay	Pioneer Valley	Rural Mackay	Sarina	South Mackay
Mackay Regional Council identify key investment opportunities that could solve an issue for the region and develop a promotional prospectus , including site identification, connected to purchase demand for conversion of non-residential buildings to housing, infill attached housing and temporary worker accommodation.							
Connect Housing partner with a Tier 1 CHP to access State and Federal funding schemes to develop more affordable housing in partnership with the Mackay Regional Council who could potentially contribute land , and explore attached dwelling opportunities being developed							
The Housing Alliance explore potential Build to Rent partners to develop rental stock for the more affluent renters in the precinct reducing competition for existing homes							
Due to the excess of bedrooms in the precinct, Housing Alliance should work with Mackay Regional Council to promote a home-share campaign.							
Housing Alliance to join the regional lobby for a reinsurance scheme to reduce insurance premiums for attached dwellings (makes up most of body corporate fees and inhibits investment)							
Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the range of short-term worker accommodation needs of the agricultural and tourism / hospitality/ retail sectors in particular.							
Continue exploring opportunities for a homeless precinct to leverage the existing supports available and deliver additional services via a drop-in centre							
Continue exploring the emergency accommodation solutions being costed by CASA for Mackay.							
Housing Alliance to co-ordinate a collaborative discussion between Mackay Regional Council and development industry to support challenges and opportunities being faced by each party within the dwellings approvals and dwellings post approvals compliance areas - the focus is to better understand the limitations and explore new solutions thinking to support faster dwellings development							
Connect Housing to partner with Whitsunday Housing Company and Isaac Housing Trust to explore whether a regional cross-LGA project could support partnering with a Tier 1 CHP to access State and Federal funding schemes to develop more affordable housing in respective LGAs and where each Regional Council could potentially contribute land and explore attached and detached dwelling opportunities being developed – such a multi-regional approach creates more diversification and lowers risk for Tier 1 CHP investors and developers							



MACKAY LGA continued

	Central Mackay	Coastal Mackay	North Mackay	Pioneer Valley	Rural Mackay	Sarina	South Mackay
Connect Housing to explore a trust fund model that incorporates small level investors (local people) to invest funds to support building and rent of affordable housing – where profits are derived and dividend returns are earned by local investors to support housing company operations – target is toward small scale investors not able to singularly invest in an entire dwelling themselves							
Mackay Regional Council work collaboratively with developers who have lodged development approvals that have not yet converted into lot registrations to address their obstacles and potentially even offer a concierge service to fast-track their approvals and post approval processes							
Mackay Regional Council partner with a Tier 1 CHP to apply to NHFIC for funding to support critical housing-enabling infrastructure for social and affordable housing on identified sites to address the shortfall in supply to 2031							
Greater Whitsunday Housing Alliance to work with current and new regional residential aged care services providers to identify expansion opportunities and implement addition dwelling offerings to cater for the market							
Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product).							
Explore establishing a “housing connect” service for short-term accommodation and long-term housing needs for use by multiple industries and employers.							
Greater Whitsunday Housing Alliance to advocate for State government to build and house workforce in government housing within remote areas (ASGS RA classification) - workforce for services such as Ambulance, Health, Police, Fire, Education etc.; to unlock existing stock.							



Isaac LGA

Moranbah

Rural Isaac

Due to the **excess of bedrooms** in the precinct, Housing Alliance should work with Isaac Regional Council and the large employers in the region who provide accommodation to promote a **home-share campaign**, together with incentives. This could be especially popular for those working 7 days on 7 days off rosters.

Isaac Regional Council identify key investment opportunities that could solve an issue for the region and **develop a promotional prospectus**, including site identification, connected to purchase demand for **infill attached housing**.

Isaac Housing Trust **partner with a Tier 1 CHP** to access State and Federal funding schemes to develop more affordable housing in partnership with the **Isaac Regional Council** who could potentially **contribute land**, and explore **attached dwelling** opportunities being developed

Bring existing and prospective employers and accommodation providers together to explore strategies to **collaboratively** meet the range of short-term worker accommodation needs of the **agricultural, services and tourism / hospitality** sectors in particular.

Continue exploring opportunities for a **homeless precinct** to leverage the existing supports available and deliver additional services via a drop-in centre.

Greater Whitsunday Housing Alliance to work with current and new **regional residential aged care services providers** to identify expansion opportunities and implement addition dwelling offerings to cater for the market.

Housing Alliance to co-ordinate a collaborative discussion between Isaac Regional Council and development industry to support challenges and opportunities being faced by each party within **the dwellings approvals and dwellings post approvals compliance areas** - the focus is to better understand the limitations and explore new solutions thinking to support faster dwellings development.

Isaac Housing Trust to partner with Whitsunday Housing Company and Connect Housing to explore whether a **regional cross-LGA project** could support partnering with a Tier 1 CHP to access State and Federal funding schemes to develop more affordable housing in respective LGAS and where each Regional Council could potentially contribute land and explore attached and detached dwelling opportunities being developed – such a multi-regional approach creates more diversification and lowers risk for **Tier 1 CHP investors and developers**.

Isaac Housing Trust to explore a **trust fund model that incorporates small level investors (local people)** to invest funds to support building and rent of affordable housing – where profits are derived and dividend returns are earned by local investors to support housing company operations – target is toward small scale investors not able to singularly invest in an entire dwelling themselves.

Greater Whitsunday Housing Alliance to advocate for **State government to build and house workforce in government housing** within remote areas (ASGS RA classification) - workforce in services such as Ambulance, Health, Police, Fire, Education etc.. to unlock existing stock



Whitsunday LGA

	Airlie Beach	Bowen	Proserpine	Rural Whitsundays
Opportunities to unlock more housing and rental stock				
Whitsunday Housing Company partner with a Tier 1 CHP to access State and Federal funding schemes to develop more affordable housing in partnership with the Whitsunday Regional Council who could potentially contribute land, and explore attached dwelling opportunities being developed				
Whitsunday Housing Company to partner with Connect Housing and Isaac Housing Trust to explore whether a regional cross-LGA project could support partnering with a Tier 1 CHP to access State and Federal funding schemes to develop more affordable housing in respective LGAS and where each Regional Council could potentially contribute land and explore attached and detached dwelling opportunities being developed – such a multi-regional approach creates more diversification and lowers risk for Tier 1 CHP investors and developers.				
Whitsunday Housing Company to explore a trust fund model that incorporates small level investors (local people) to invest funds to support building and rent of affordable housing – where profits are derived and dividend returns are earned by local investors to support housing company operations – target is toward small scale investors not able to singularly invest in an entire dwelling themselves				
The Housing Alliance in collaboration with Whitsundays Regional Council and residential aged care service providers investigate options for the development and provision of fit for purpose residential aged care accommodation.				
The Housing Alliance explore potential Build to Rent partners to develop rental stock for the more affluent renters in the precinct reducing competition for existing homes.				
Due to the excess of bedrooms in the precinct, Housing Alliance should work with Whitsunday Regional Council to promote a home-share campaign, together with incentives.				
Housing Alliance to join the regional lobby for a reinsurance scheme to reduce insurance premiums for attached dwellings (makes up most of body corporate fees and inhibits investment)				
Housing Alliance to co-ordinate a collaborative forum to discuss best practice solutions to address the loss of rental stock to the short-term rental market and explore other influencing factors relating to visitor preference to utilise short -term rental housing accommodation v/s holiday hotel, motel and resort accommodation.				



Whitsunday LGA Continued

	Airlie Beach	Bowen	Proserpine	Rural Whitsundays
Bring existing and prospective employers and accommodation providers together to explore strategies to collaboratively meet the range of short-term accommodation needs of the tourism / hospitality sector in particular.				
Whitsunday Regional Council identify key investment opportunities that could solve an issue for the region and develop a promotional prospectus , including site identification, connected to purchase demand for conversion of non-residential buildings to housing, infill attached housing and temporary worker accommodation.				
Build and support local developer capacity and capability to deliver attached housing product (e.g. due diligence and development feasibility assessment assistance for developers, construction methods training for builders, tendering support services for attached housing product).				
Whitsunday Regional Council partner with a Tier 1 CHP to apply to NHFIC for funding to support critical housing-enabling infrastructure for social and affordable housing in identified site.				
Housing Alliance to co-ordinate a collaborative discussion between Whitsunday Regional Council and development industry to support challenges and opportunities being faced by each party within the dwellings approvals and dwellings post approvals compliance areas - the focus is to better understand the limitations and explore new solutions thinking to support faster dwellings development.				