

Wide Bay Burnett: Compilation of Local Knowledge, Service Area information and Quantitative Needs Analysis

Area/Community	Population pressures	Whom does the private market fail?	Departmental response	Service delivery issues
<p>WIDE BAY BURNETT AREA</p>	<p>Households without children are the predominant household types, forming over half of all households in the area.</p> <p>Large percentages of households in Wide bay Burnett have very low incomes. In particular, a very large percentage of <i>Lone person</i> households have incomes under \$300 pw.</p> <p>High home ownership and lower percentage of rental properties.</p> <p>Lower population growth than the Qld average expected in the next 10 years. Population ageing at a faster rate than the Queensland average with increasing percentages of mature aged people (55-69 years) and elderly people (70+ years)</p> <p>High unemployment compared to the Queensland average</p> <p>Low levels of jobs growth, compared to the Queensland average. A high percentage of jobs in this area are also part time.</p>	<p>The quantitative needs analysis indicates that the following households are having affordability difficulties in the private rental market:</p> <p>Lone person households 9,035 One parent households: 2,118 Couples with children: 741 Couples: 1,063</p> <p>Local knowledge indicates that the following groups have difficulty:</p> <p>Older people</p> <ul style="list-style-type: none"> - Lack of private rentals with adequate security - Oversupply of unwanted bedsit accommodation. <p>Young People</p> <ul style="list-style-type: none"> - Lack of one b/r accommodation - Limited affordable housing options - Lack of short term one b/r stock <p>People with a physical disability</p> <ul style="list-style-type: none"> - Lack of accessible rental properties - Lack of modified properties <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Lack of one bedroom apartments - Lack of privacy in older one bedroom apartments <p>Indigenous people:</p> <ul style="list-style-type: none"> - Shortage of ATSIH housing supply. - Lack of cultural awareness re extended families - Difficulty in obtaining private rental 	<p>Public Housing:</p> <ul style="list-style-type: none"> - Existing stock: 2289 - Completions: 25 - Commencements: 71 - Future CW: 127 - Upgrades: \$671,428 - Maintenance:\$2,262,601 <p>Community Housing:</p> <ul style="list-style-type: none"> - 3 HRS services funded - Caravan and Mobile Home Residents Assn - 3 HAS organisations funded - 12 CAP providers (89 properties) - 4 CRS providers (165 properties) - Boarding House Program (land purchased in Bundaberg, Hervey Bay and Gympie) - Long Term CH (35 org' ns, with 366 units of accommodation) - CH Resource Workers <p>Private Housing Assistance:</p> <ul style="list-style-type: none"> - 1444 bond loans (\$661,918) - 65 rental grants (\$14,830) - no rental subsidies - 1 mortgage relief loan <p>ATSI Housing</p> <ul style="list-style-type: none"> - Existing stock 86 - Future CW - 4 	<p>Older people</p> <ul style="list-style-type: none"> - Lack of disability facilities - Lack of appropriate housing – with carparks, visitors b/r, lack of maintenance ability, ground level access. - Waiting lists for purpose built or adaptable dwellings <p>Young People</p> <ul style="list-style-type: none"> - Long waitlists for one b/r accommodation - Lifestyle conflicts with older residents in attached housing - Problems with setup costs - need for “lifeskills” training <p>People with a physical disability</p> <ul style="list-style-type: none"> - Support packages from Dept families limit housing options. - Low turnover of purpose built housing - Lack of interim solutions whilst waiting for purpose built properties. - Wait times longer in rural areas <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Low income limits housing options <p>Indigenous people:</p> <ul style="list-style-type: none"> - Lack of cultural awareness re extended families

		<p>South Sea Islanders</p> <ul style="list-style-type: none"> - Difficulty in obtaining private rental - Lack of appropriate housing <p>DV Survivors</p> <ul style="list-style-type: none"> - Need secure housing - Need for more shelters as existing ones are often full <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of boarding houses and short term accommodation <p>Lone person households</p> <ul style="list-style-type: none"> - Limited short term housing - Lack of one bedroom housing stock <p>One parent households</p> <ul style="list-style-type: none"> - Lack of safe/secure housing - Lack of appropriate housing <p>Couples with children and larger families</p> <ul style="list-style-type: none"> - Lack of appropriate housing 		<p>South Sea Islanders</p> <ul style="list-style-type: none"> - Lack of support for culture specifically - Lack of cultural awareness re extended families <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of furniture - Lack of support services – budgeting, life skills <p>One parent households</p> <ul style="list-style-type: none"> - Large amount of DoH stock is small apartments with no yards - Need assistance with general home maintenance - Need assistance with homemaking, budgetary and life skills <p>Couples with no children</p> <ul style="list-style-type: none"> - Lack of appropriate housing – one b/r with no guest rooms - Poor location of Snrs units – next to families with kids. - Uncovered car parks and only one per unit. <p>Couples with children and large families</p> <ul style="list-style-type: none"> - Lack of storage sheds - Larger living areas required - Low fences – lack of yard security for kids. - Lack of security screening on doors and windows
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Area/Community	Population pressures	Whom does the private market fail? (include local Knowledge comments for area)	Departmental response	Service delivery issues (see also Local Knowledge comments for Wide Bay Burnett area)
<p>Hervey Bay Community</p>	<p>Larger percentages of mature adults and elderly people than the Wide Bay Burnett average.</p> <p>A higher percentage of households without children than the Wide Bay Burnett average</p> <p>Lower home ownership and higher percentage of rental properties than the Wide Bay Burnett average.</p> <p>Rapid population growth expected in the next 10 years.</p> <p>Very high jobs growth. The wholesale and retail trades sector had strongest growth. Consequently a high percentage of the workforce is part time.</p>	<p>The quantitative needs analysis indicates that:</p> <ul style="list-style-type: none"> - Households in Hervey Bay have Lower incomes than the Wide Bay Burnett average - Low income households are experiencing affordability problems in the private rental market <p>Local knowledge indicates that:</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Lack of accessible rental properties - Lack of modified properties <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Lack of one bedroom apartments - Lack of privacy in older one bedroom apartments <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Difficulty in obtaining private rental - Lack of appropriate housing <p>DV Survivors</p> <ul style="list-style-type: none"> - Need secure housing - Need for more shelters as existing ones are often full <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of boarding houses and short term accommodation <p>Lone person households</p> <ul style="list-style-type: none"> - Limited short term housing <p>Lack of one bedroom housing stock</p>	<p>Public Housing:</p> <p>Existing stock: 445</p> <p>Completions 2000/01:</p> <ul style="list-style-type: none"> - 2 DET <p>Commencements 2000/01:</p> <ul style="list-style-type: none"> - 4 DU - 8 DET <p>2000/01 Program B: 4 DU</p> <p>2000/01 Future Program - CWP</p> <ul style="list-style-type: none"> - 7 DET - 8 SU - 16 AP 	<p>People with a physical disability</p> <ul style="list-style-type: none"> - Support packages from Dept families limit housing options. - Lack of interim solutions whilst waiting for purpose built properties. <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Low income limits housing options <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Lack of support for culture specifically <p>Migrants and refugees</p> <ul style="list-style-type: none"> - Limited english speaking skills – high demand on local translating services <p>DV Survivors</p> <ul style="list-style-type: none"> - Difficulty in hiding in small towns – need to relocate away from natural support - Yard security for kids <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of furniture - Lack of support services – budgeting, life skills <p>Lone person households</p> <ul style="list-style-type: none"> - Unable to have pets in DoH stock - No guest bedrooms in DoH stock - Lack of bike storage - Long wait lists for one b/r stock - Lack of support services <p>People Leaving Institutions</p> <ul style="list-style-type: none"> - Lack of goods/domestic furniture <p>High need for support services</p>

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<p>Maryborough Community</p> <p><i>-includes Tiaro Shire, Woocoo Shire, and Maryborough City</i></p>	<p>Mainly working age population (25-54 years) with slightly larger percentages of young adults (15-24) and elderly people (70+) than the Wide Bay Burnett average</p> <p>The population will age by 2011. A lower percentage of children and higher percentages of over 55 year olds.</p> <p>Similar proportion of household types to the Wide Bay Burnett average</p> <p>High percentage of home ownership</p> <p>Very low jobs growth and a high percentage of the workforce is part time. Lower unemployment than the area average, although still very high in Queensland terms..</p> <p>Low population growth,</p>	<p>The quantitative needs analysis indicates that:</p> <ul style="list-style-type: none"> - Private rental in Maryborough is more affordable for households with kids than the area average. Households without kids are more likely to live in unaffordable accommodation <p>Local knowledge indicates that:</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Lack of accessible rental properties - Lack of modified properties <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Lack of one bedroom apartments - Lack of privacy in older one bedroom apartments <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Difficulty in obtaining private rental - Lack of appropriate housing <p>DV Survivors</p> <ul style="list-style-type: none"> - Need secure housing - Need for more shelters as existing ones are often full <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of boarding houses and short term accommodation <p>Lone person households</p> <ul style="list-style-type: none"> - Limited short term housing - Lack of one bedroom housing stock 	<p>Public Housing:</p> <p>Existing stock: 416</p> <p>Completions: 1 DET, 2 DU</p> <p>Commencements: 3 DET, 4 DU</p> <p>2000/01 Program B: 1 DET</p> <p>2000/01 Future Program CWP: 6 DU, 13 SU</p> <p>Land Purchase Program: 1 DET</p>	<p>People with a physical disability</p> <ul style="list-style-type: none"> - Support packages from Dept families limit housing options. - Lack of interim solutions whilst waiting for purpose built properties. <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Low income limits housing options <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Lack of support for culture specifically <p>Migrants and refugees</p> <ul style="list-style-type: none"> - Limited english speaking skills – high demand on local translating services <p>DV Survivors</p> <ul style="list-style-type: none"> - Difficulty in hiding in small towns – need to relocate away from natural support - Yard security for kids <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of furniture - Lack of support services – budgeting, life skills <p>Lone person households</p> <ul style="list-style-type: none"> - Unable to have pets in DoH stock - No guest bedrooms in DoH stock - Lack of bike storage - Long wait lists for one b/r stock - Lack of support services <p>People Leaving Institutions</p> <ul style="list-style-type: none"> - Lack of goods/domestic furniture - High need for support services - Community perception

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<p>Childers Community</p> <p><i>-includes Isis Shire, Kolan Shire, Perry Shire and Biggenden Shire.</i></p>	<p>Mainly working aged population (25-54 years) with larger percentages of mature (55-69) people.</p> <p>The population will age by 2011. A lower percentage of children and higher percentages of over 55 year olds.</p> <p><i>Couple with children</i> is the predominant household type with higher percentages than the area average</p> <p>Higher percentage of properties owned outright than the area average</p> <p>Rents are similar to the area average for small accommodation and lower for larger accommodation sizes.</p> <p>High job growth, although lower than the Wide Bay Burnett average.</p> <p>Population growth higher than Wide Bay Burnett average</p>	<p>The quantitative needs analysis indicates that:</p> <ul style="list-style-type: none"> - Many <i>Lone Person</i>, and <i>Couple without children</i> households have low incomes - Lower percentages of low income households have affordability difficulties in the private rental market. <p>Local knowledge indicates that:</p> <ul style="list-style-type: none"> - Young people in particular have difficulty in finding suitable rental accommodation 	<p>Public Housing:</p> <p>Existing stock: 18</p> <p>2000/01 Future Program - CWP</p> <p>2 DU</p>	<p>Young people:</p> <ul style="list-style-type: none"> - Existence of communities of homeless squatters - Some neighbour complaints in regards to youth housing properties <p>Homeless people:</p> <ul style="list-style-type: none"> - Lack of finance to secure housing - A desire to remain homeless - Identified youth problem among homeless population

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<p>Kingaroy Community</p> <p><i>-includes Kilkivan Shire, Murgon Shire, Wondai Shire, Nanango Shire and Kingaroy Shire</i></p>	<p>Mainly working age population (25-54 years), but also a high percentage of children under 15</p> <p>The population will age by 2011. A lower percentage of children and higher percentages of over 55 year olds.</p> <p>Low levels of population growth compared to the Wide Bay Burnett average.</p> <p>Very low jobs growth, lower unemployment than the area average although higher than the Qld average</p> <p><i>Couples with children</i> is the predominant household type.</p> <p>High level of outright home ownership although it is slightly lower than the Wide Bay Burnett average.</p> <p>Below average rents for all accommodation sizes</p>	<p>The quantitative needs analysis indicates that:</p> <ul style="list-style-type: none"> - Many <i>One parent, Couples with children and Couple without children</i> households have low incomes <p>Local knowledge indicates that:</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Lack of accessible rental properties - Lack of modified properties <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Lack of one bedroom apartments - Lack of privacy in older one bedroom apartments <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Difficulty in obtaining private rental - Lack of appropriate housing <p>DV Survivors</p> <ul style="list-style-type: none"> - Need secure housing - Need for more shelters as existing ones are often full <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of boarding houses and short term accommodation <p>Lone person households</p> <ul style="list-style-type: none"> - Limited short term housing - Lack of one bedroom housing stock 	<p>Public Housing:</p> <p>Existing stock: 213</p> <p>Land Purchase Program: 2 DU</p>	<p>People with a physical disability</p> <ul style="list-style-type: none"> - Support packages from Dept families limit housing options. - Lack of interim solutions whilst waiting for purpose built properties. <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Low income limits housing options <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Lack of support for culture specifically <p>Migrants and refugees</p> <ul style="list-style-type: none"> - Limited english speaking skills – high demand on local translating services <p>DV Survivors</p> <ul style="list-style-type: none"> - Difficulty in hiding in small towns – need to relocate away from natural support - Yard security for kids <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of furniture - Lack of support services – budgeting, life skills <p>Lone person households</p> <ul style="list-style-type: none"> - Unable to have pets in DoH stock - No guest bedrooms in DoH stock - Lack of bike storage - Long wait lists for one b/r stock - Lack of support services <p>People Leaving Institutions</p> <ul style="list-style-type: none"> - Lack of goods/domestic furniture - High need for support services - Community perception

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<p>Cooloola Community <i>includes Gympie and Cooloola Shire</i></p>	<p>Mainly working age population (25-54 years), but also higher percentages of children under 15 and working age adults</p> <p>The population will age by 2011. A lower percentage of children and working age adults and higher percentages of over 55 year olds.</p> <p>Slightly higher levels of unemployment than the area average and a similar level of jobs growth. A high percentage of part time employees</p> <p>Higher percentage of households with children.</p> <p>Private rents on a par with the Wide Bay Burnett Area average except for larger accommodation sizes which are lower.</p>	<p>The quantitative needs analysis indicates that:</p> <ul style="list-style-type: none"> - Rental accommodation for low income households without children is generally more affordable. <p>-</p> <p>Local knowledge indicates that:</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Lack of accessible rental properties - Lack of modified properties <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Lack of one bedroom apartments - Lack of privacy in older one bedroom apartments <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Difficulty in obtaining private rental <p>-</p> <ul style="list-style-type: none"> - Lack of appropriate housing <p>DV Survivors</p> <ul style="list-style-type: none"> - Need secure housing - Need for more shelters as existing ones are often full <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of boarding houses and short term accommodation <p>Lone person households</p> <ul style="list-style-type: none"> - Limited short term housing - Lack of one bedroom housing stock 	<p>Public Housing:</p> <p>Existing stock: 270</p> <p>Completions: 1 DET,</p> <p>Commencements: 7 AP, 1 DU, 6 SU</p> <p>2000/01 Program B: 6 SU</p> <p>Land Purchase Program: 2 DU</p>	<p>Service delivery issues (include local Knowledge comments for area)</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Support packages from Dept families limit housing options. - Lack of interim solutions whilst waiting for purpose built properties. <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Low income limits housing options <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Lack of support for culture specifically <p>Migrants and refugees</p> <ul style="list-style-type: none"> - Limited english speaking skills – high demand on local translating services <p>DV Survivors</p> <ul style="list-style-type: none"> - Difficulty in hiding in small towns – need to relocate away from natural support - Yard security for kids <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of furniture - Lack of support services – budgeting, life skills <p>Lone person households</p> <ul style="list-style-type: none"> - Unable to have pets in DoH stock - No guest bedrooms in DoH stock - Lack of bike storage - Long wait lists for one b/r stock - Lack of support services <p>People Leaving Institutions</p> <ul style="list-style-type: none"> - Lack of goods/domestic furniture - High need for support services - Community perception

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Bundaberg Community <i>-includes Burnett Shire - Part A, Burnett Shire - Part B and Bundaberg City</i>	<i>Not prioritised for quantitative needs analysis</i>	<p>The quantitative needs analysis (not completed for this round.)</p> <p>Local knowledge indicates that:</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Lack of accessible rental properties - Lack of modified properties <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Lack of one bedroom apartments - Lack of privacy in older one bedroom apartments <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Difficulty in obtaining private rental - Lack of appropriate housing <p>DV Survivors</p> <ul style="list-style-type: none"> - Need secure housing - Need for more shelters as existing ones are often full <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of boarding houses and short term accommodation <p>Lone person households</p> <ul style="list-style-type: none"> - Limited short term housing - Lack of one bedroom housing stock 	<p>Public Housing:</p> <p>Existing stock: 863</p> <p>Completions 2000/01:</p> <ul style="list-style-type: none"> - 1 DET - 2 Dual Occupancy - 4 AP - 12 SU <p>Commencements 2000/01</p> <ul style="list-style-type: none"> - 6 DET - 2 DU - 4 AP - 2 Dual occupancy - 24 SU <p>2000/01 Program B:</p> <ul style="list-style-type: none"> - 2 DU - 2 DET - 18 SU <p>2000/01 Future CWP:</p> <ul style="list-style-type: none"> - 12 AP - 8 DET - 4 DU - 6 SU - 5 CH <p>Land Purchase Program: 2 DU</p>	<p>Service delivery issues (include local Knowledge comments for area)</p> <p>People with a physical disability</p> <ul style="list-style-type: none"> - Support packages from Dept families limit housing options. - Lack of interim solutions whilst waiting for purpose built properties. <p>People with a mental illness or psychiatric disability</p> <ul style="list-style-type: none"> - Low income limits housing options <p>South Sea Islanders</p> <ul style="list-style-type: none"> - Lack of support for culture specifically <p>Migrants and refugees</p> <ul style="list-style-type: none"> - Limited english speaking skills – high demand on local translating services <p>DV Survivors</p> <ul style="list-style-type: none"> - Difficulty in hiding in small towns – need to relocate away from natural support - Yard security for kids <p>Homeless people</p> <ul style="list-style-type: none"> - Lack of furniture - Lack of support services – budgeting, life skills <p>Lone person households</p> <ul style="list-style-type: none"> - Unable to have pets in DoH stock - No guest bedrooms in DoH stock - Lack of bike storage - Long wait lists for one b/r stock - Lack of support services <p>People Leaving Institutions</p> <ul style="list-style-type: none"> - Lack of goods/domestic furniture - High need for support services - Community perception

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<p>Edesvold Community</p> <p><i>-includes Mundubbera Shire, Gayndah Shire, Monto Shire and Eidsvold Shire</i></p>	<p><i>Not prioritised for quantitative needs analysis</i></p>	<p>The quantitative needs analysis (not completed for this round.)</p> <p>Local knowledge (as per comments for Sunshine Coast area)</p>	<p>Public Housing:</p> <p>Existing stock: 64</p>	<p>(as per comments for Wide Bay Burnett area)</p>

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<p>Maroochy Balance Community -includes Montville, Kenilworth, Flaxton and Mapleton</p>	<p><i>Not prioritised for quantitative needs analysis</i></p>	<p>The quantitative needs analysis (not completed for this round.)</p> <p>Local knowledge (as per comments for Sunshine Coast area)</p>	<p>Public Housing: Existing stock: 24 Commencements 2000/01: 12 SU 2000/01 Future CWP: - 1DET - 2 DU - 13 SU</p>	<p>(as per comments for Sunshine Coast area)</p>
<p>Rail Corridor Community -includes Landsborough, Beerwah and Beerburrum</p>	<p><i>Not prioritised for quantitative needs analysis</i></p>	<p>The quantitative needs analysis (not completed for this round.)</p> <p>Local knowledge (as per comments for Sunshine Coast area)</p>	<p>Public Housing: Existing stock: 72 2000/01 Completions: 6 DET 2000/01 Commencements: - 9 DET - 4 CH - 8 SU 2000/01 Program B: - 3 DET - 4 CH - 8 SU 2000/01 Land Purchase Program: - 10 SU</p>	<p>(as per comments for Sunshine Coast area)</p>