

CIB 2017

Sustainable & Affordable Housing



Kelvin Ryan & Giles Thomson



Core Partners



Project Partners



Project Affiliates

Including



Rethinking Social Housing 2014-15

Judy Kraatz – Griffith University

Annie Matan, Johanna Mitchell & Peter Newman – Curtin University (Chair: Prof. Judy Yates)

Valuing Social Housing 2016-17

Judy Kraatz & Heather Shearer– Griffith University

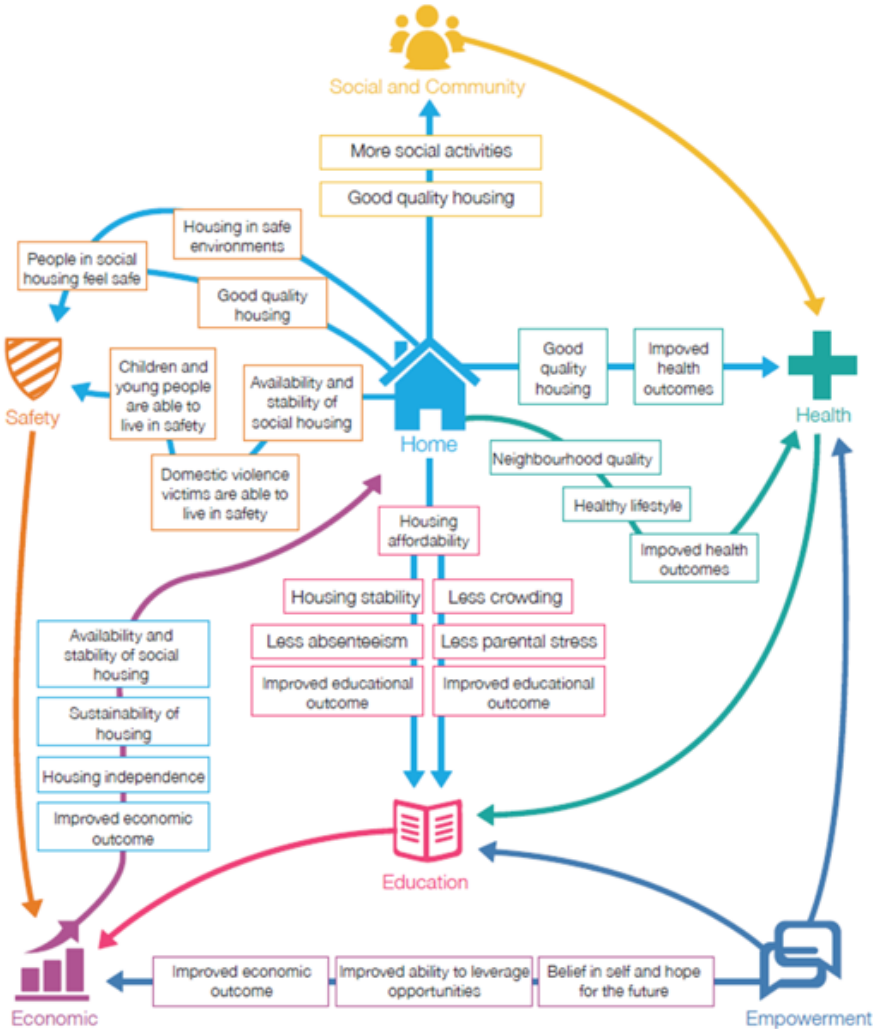
Giles Thomson & Peter Newman – Curtin University
(Chair: Prof. Judy Yates)

Procuring Social and Affordable Housing 2017-18

Judy Kraatz & Nirodhaimali Jayawardena - Griffith

Mariela Zingoni de Baro & Peter Newman – Curtin University
(Chair: John Coles)

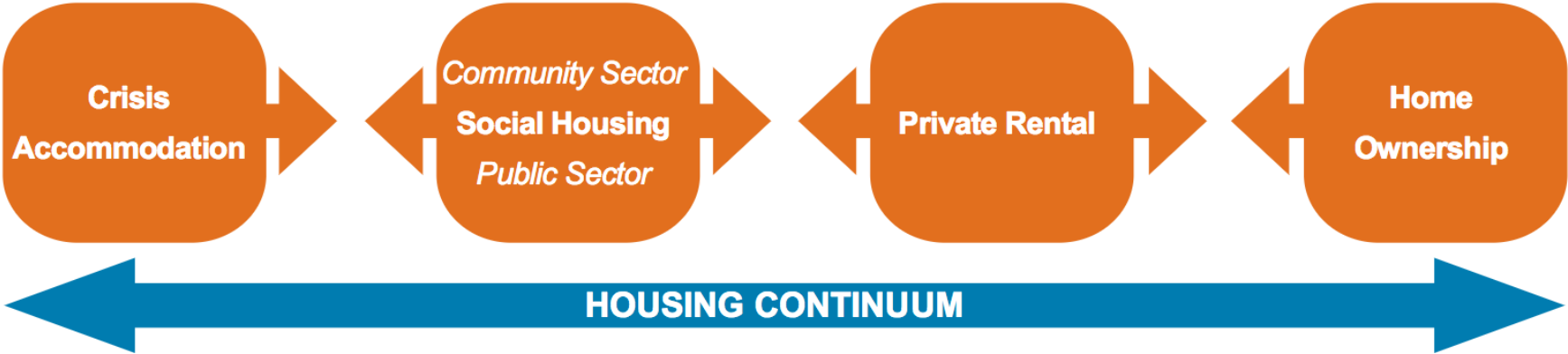
Home has numerous non-shelter impacts



* Chilvers, M., J. Stewart, V. Rose and J. Miller (2016). NSW Human Services Outcomes Framework: application to social housing: Shared Outcomes Workshop. Sydney, Australia, NSW Families and Community Services.

“The Housing Continuum”

People often
move across the
continuum over
time



Source: WA Housing Authority

VAMPIRE Index, Perth



**“Drive until
you can afford to
buy”**

The opportunity of infill e.g. Metronet

“...ensure higher density and affordable housing options are sustainable and well-designed...”

PETER TINLEY WA Minister for Housing

Challenges

- Urban infill more difficult to access
- Disturbance of traffic
- Noise
- Higher build costs
- Construction waste

Some niche models emerging in Australia

- Prefabrication
- Trade-off size for amenity
- Co-design, co-operatives & Baugruppen



One9Apartments, Melbourne

**32 prefabricated
apartments
constructed in 5
days on site**



Adara Apartments, Cockburn

**10 - 12 %
savings.**

**30% better
thermal
performance.
50% less building
waste**

SHAC, WGV

**Sustainable Housing
for
Artists &
Creatives**



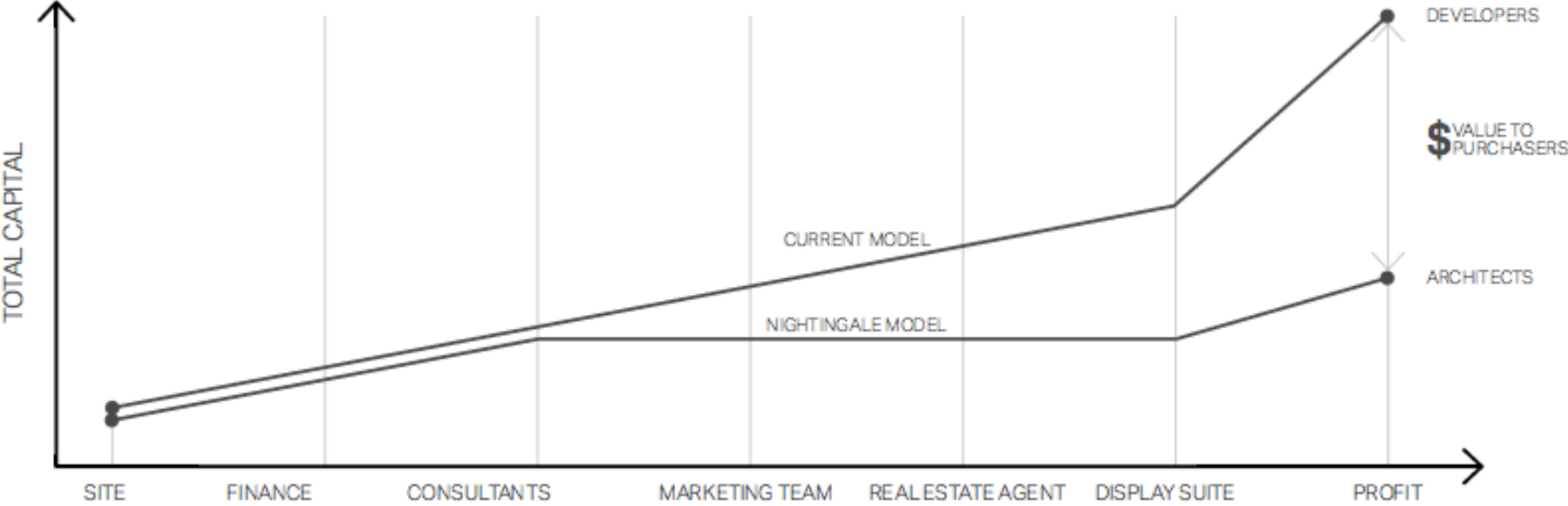


The Commons, Melbourne

**13 major
architecture &
sustainability
awards**

**22 apartments
No private carpark
No airconditioning
Shared roof space
& laundry**

The Nightingale Model



Source: © Nightingale Housing (2016). Redrawn with permission.

Nightingale Fremantle

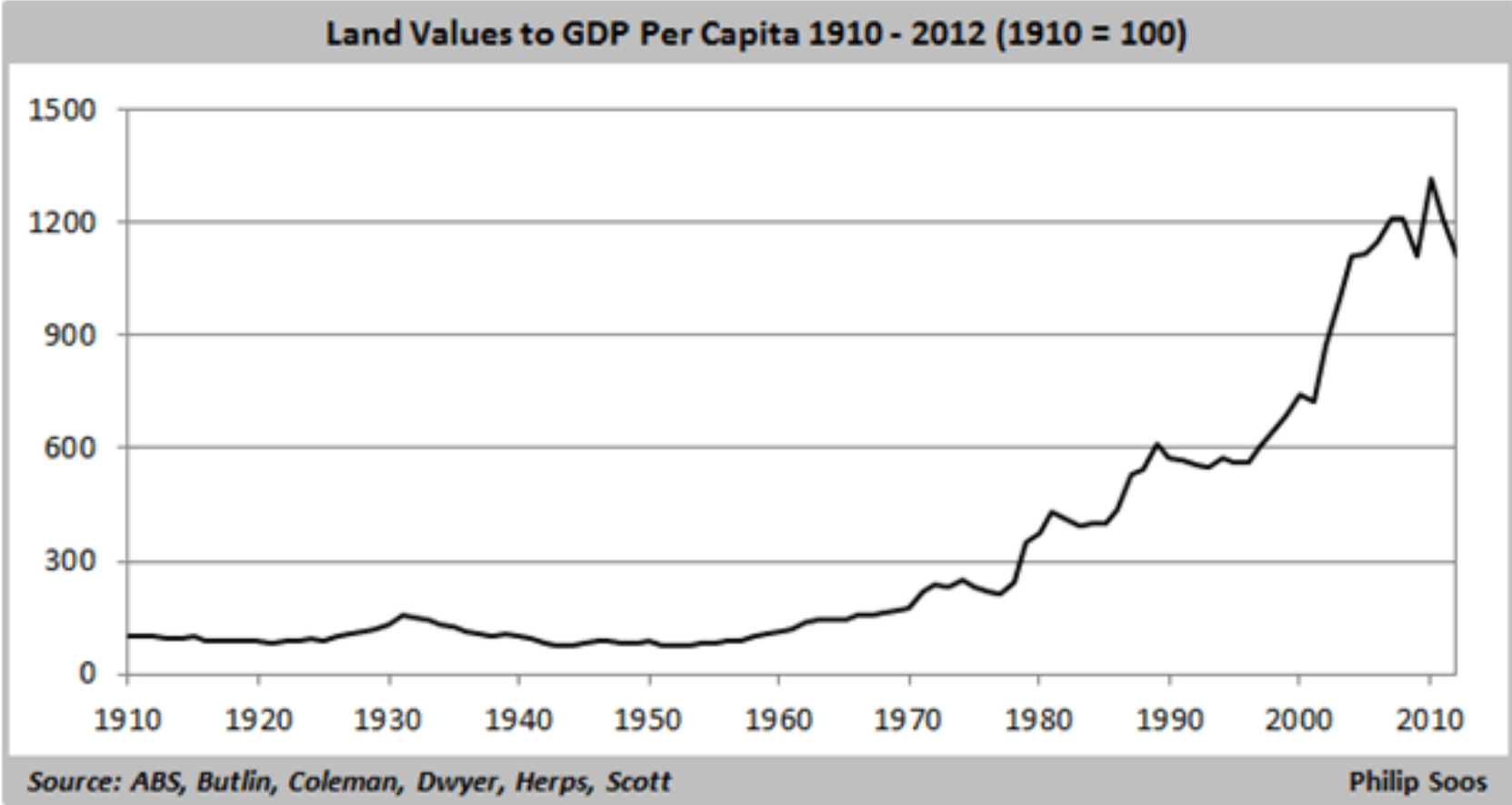
**12 affordable
and sustainable “co-
designed”
units**



Affordable sustainable housing

- Affordability & sustainability are in love but...”its complicated”
- Land – Structure – Finance
- Generational needs & emerging social trends
- Tunnel syndrome – focus on structure – progress has been made
- Projects will remain “demonstration” unless we deal with land and finance issues
- Need to consider land access & finance equally

Land costs



Source: Soos (2017)

Affordable sustainable housing

- Some may say we have a land affordability issue
- No Strategy survives contact with the “enemy”
- Access to affordable and suitable land
- Flexible finance products
- Alternative land procurement modes – lease, lease to buy or?
- Alternative finance models – e.g. del with financed house on leased land

THANK YOU.

SBEnc Research

1.54 Procuring Social and Affordable Housing at:

<http://www.sbenrc.com.au/research-programs/1-54-procuring-social-and-affordable-housing-improving-access-and-delivery/>

1.41 Valuing Social Housing at:

<http://www.sbenrc.com.au/research-programs/1-41-valuing-social-housing/>

1.31 Rethinking Social Housing at:

<http://www.sbenrc.com.au/research-programs/1-31-rethinking-social-housing-effective-efficient-equitable-e3/>

Perth's Infill Housing Future

<http://bcec.edu.au/assets/BCEC-Perths-Infill-Housing-Future-web-2.pdf>