ACNU08

2008 NATIONAL CONGRESS OF THE AUSTRALIAN COUNCIL FOR NEW URBANISM

Brisbane

6th – 9th February, 2008
Affordable Choices For Denser Living...

Clive Alcock, Annand Alcock Urban Design
Between 1990 & 2003 the average new house in NSW grew by 60%, while the family size fell by 40%, and the lot nearly halved.
## Housing Price Rises in Year 2007

<table>
<thead>
<tr>
<th>City</th>
<th>Rise (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sydney</td>
<td>5%</td>
</tr>
<tr>
<td>Melbourne</td>
<td>25%</td>
</tr>
<tr>
<td>Perth</td>
<td>2%</td>
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<tr>
<td>Brisbane</td>
<td>20%</td>
</tr>
<tr>
<td>Adelaide</td>
<td>20%</td>
</tr>
<tr>
<td>Canberra</td>
<td>25%</td>
</tr>
</tbody>
</table>

Source: APM

“Housing affordability in Australia has never been worse. It’s crazy to have people borrowing 95%, 100% or 105% of the value of a home.”

Tanya Plibersek, Federal Housing Minister, Dec ‘07
Choice key to housing crisis

CHOICE is key to the housing affordability crisis, an urban design expert says.

Griff Alcock, director of Annand Alcock Urban Design, said developers needed to provide more housing choices to the market in order to cater for first home buyers and an ageing population.

Mr Alcock will be a guest speaker at the 3rd Australian Congress of New Urbanism conference in Kelvin Grove, Brisbane, tomorrow.

He will talk about how to achieve compact, affordable, walkable, mixed-use neighbourhoods.

Mr Alcock said he would address the housing typologies needed to cater for today’s demanding market.

“I’m going to be talking about the issue with choice, which we don’t seem to be getting in our newer suburbs,” Mr Alcock said while housing affordability has been heavily influenced by economic factors, the availability of larger lots and houses has also meant buyers hoping for smaller and cheaper product were left wanting.

“We’ve had low interest rates for a long time and that has given people the capacity to borrow a lot,” he said.

“It hasn’t helped the problem that houses and lots are being over-provided.”

According to his research, 25 years ago the average house measured 180sq m. Today the average has expanded to 280sq m. While he acknowledges that more compact accommodation was necessary in today’s hungry market, he said apartments might not necessarily be the best investment.

One of the issues we are facing with building apartments is they are very expensive to construct,” he said.

“In many cases, developers are unable to build them and make a profit on developments (apartments) in a lot of outer areas.”

He said the solution was to build a variety of smaller dwellings on smaller lots.

His key housing typologies include duplex housing, townhouses, studio and loft houses, vertical duplexes and low-rise apartments.

Mr Alcock said examples of where a good mix of accommodation opportunities were being provided included Varsity Lakes at the Gold Coast, Springfield Lakes, in Brisbane’s west — both Delfin Lend Lease developments — and The Boulevards, Petrie’s integrated retirement community in Redland Bay.

www.queenslandcommercialproperty.com
A Few Facts

Typological Opportunities

- Town Houses
- Studios & Lofts
- Cottages
- Courtyard & Duplex
- Mansion Houses
- Live Work
A Choice To Afford Locally

- **Shoptop Rental, 1 Bed 60m²**
  - Student, lizard

- **Inlaws Studio, 1 Bed 40m²**
  - Saving for a mortgage, goldfish

- **Apartment, 2 Bed 90m²**
  - First home, cat

- **Cottage, 3 Bed 120m²**
  - Renovation, electrocuted cat

- **House, 4 Bed 220m²**
  - Kids, dog, the full disaster

- **Townhouse, 3 Bed 180m²**
  - Downsizing, ageing dog

- **Retirement Flat, 2 Bed 80m²**
  - Last home, budgie
A Choice To Afford Locally...?
An Ongoing Emergency...

“Young couples come in every weekend wanting it all - new house, new furniture, home theatre, everything now, and all borrowed.”

Cosmopolitan homes estate agent, Feb ‘08

“We’re seeing a suburban repossessions disaster out there right now.”

Reverend Bill Crews, Feb ‘08
Housing Stock in Australia

Detached houses 76.6%*

Attached houses 9%

Low rise Apartments 10%

High rise Apartments 3%

*(In 1996 was 76.8%)

Source 2006 census
So why not just build a lot of apartments?

**House cost per m²**
To build $800-$1000

**Apartment cost per m²**
To build $2200 - $2500

Apartments outside desirable inner and middle ring suburbs currently create negligible development profit after cost of land, building and contributions - developers will not provide them without a profit......
The coming demand...

Over the next 20 years the 65 year old and over age group will have the highest growth (by 2021 the number of people over 65 will triple from now)

The next most significant growth will be in first home buyers between 25 - 35 years old

The growth in 35 - 64 year olds slowing down

So therefore.........?

Source: John Symond/bis shrapnel Paper

Annand Alcock Urban Design
By offering a diverse range of housing types and price levels, interest from all market segments was obtained and a diverse, authentic community has been promoted."
Places where we bury the living
PlACES OF MODEST DIGNITY

Pasadena Courtyard Housing
Financial & Typological Initiatives

**Financial**

- First homeowner Grants
- First home saver accounts
- Housing affordability fund for state/local govt to lower charges
- National rental affordability scheme (tax incentives for investors)
- National housing supply research council
- Shared Equity

**Typological**

- Apartments are not the panacea - must be a full range of choice
- More small lots / small dwellings
- Less house and land / more integrated delivery

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Terraces & Townhouses
Terrace 4 - 5m wide, 120-150m² lot (50 dw/ha)
Townhouse, 6m/7.5m/8m lot, (30 - 35 dw/ha)
TERRACE HOUSE - 4% of dwellings <300m 2 lots for houses
2 Townhouses, 1 Lofthouse on 2 x 250m² Lot
1 house, 1 Lofthouse on 300m² Lot
Lot Size 360m
2 Apts, 1 Lofthouse above 3 parking spaces, 60
Separately Titled Studios & Lofthouses

- 1 bed apartment, u/g parking, lifts 65m2 x $2500 = $165,000 to build + land + profit. Sale price $300,000

- 1 bed studio on garage on 1 parking 65m2 x $1000 = $65,000, no land component + Profit. Sale Price $200,000

- 2 bed flat with u/g parking, lifts 75m2 x $2200 = $165,000 to build + land + profit. Sale price $350,000

- 2 bed lofthouse on garage 1 parking, 75m2 x $1000 = $75,000 to build, no land + profit Sale Price $250,000
Vertical duplexes
Vertical Duplexes

Corner Locations
**Vertical Duplex (one up one down)**

**Ground Floor Unit:**
- 3 bedrooms
- 2 way bathroom off main bed
- Spacious living/meals room
- Laundry facility
- Good sized private yard
- Porch/verandah
- Garage

**First Floor Unit:**
- 2 bedrooms
- Spacious living/meals room
- Laundry facility
- Own entry
- Outdoor service area
- Deck
- Garage

Contact:
Rawson Homes Pty Ltd

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**Vertical Duplex**

10m x 30m lot = 300m²  
2 apartments @ 80m²  
40 dwellings/hectare

**Sale Prices;**  
**Vertical Duplex** $290,000  
**Townhouse** $390,000  
**10m Lot Cottage** $395,000  
**15m Lot House** $530,000
COTTAGES
Cottage Lot 10m Wide, Front Loaded

- 1 x 2 storey house
- 3 bedroom
- 2 bathroom
- Front loaded tandem parking
- Entry product suited to couples and young professionals
10m Cottage Lot - 250 - 300m²

Meadowvale

MAJESTIC

CLASSIC

VOGUE

125 Meadowvale

135 Meadowvale

150 Meadowvale

151 Meadowvale

152 Meadowvale
The Boulevards, Central Redland Bay, QLD

- 20m and 25m deep lots
- Single garages
- Low rise apartments
Cottage Lot, 10m Wide, Rear Loaded

10m lot frontage
Cottage Lot
- 2 storey
- 1 house
- 3 bedroom + 2 bathroom
- Rear loaded double

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Longyard Gardens, Tamworth, NSW

- 10m x 30m lots
- 180m$^2$ house - $330,000 sale
- 80% sold to women (mainly older)
- 20% sold to couples
Katrina Cottages
Katrina Cottages
Capricorn 151- $1200/m²
Courtyard & Duplex Houses
2 Storey on 10 - 13m lots
Courtyard (Front loaded), 10m lot
**Duplex (Semi) 2 x 300m² Lots, Front Loaded**

- 10m lot frontage
- Cottage Lot Duplex
- 2 x 2 storey house
- 3 bedroom
- 2 bathroom
- Front loaded tandem parking
- Entry product suited to couples and young professionals

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Duplex (Semi) Rear loaded

**8.5m lot frontage**
Terrace Duplex

- 2 storey
- 2 townhouses
- 3 bedroom
- Rear loaded double parking

- Maximum run of 4-6
- Suited to young professionals, downsizing and couples

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10/11m Courtyard North to Street
10/11m Courtyard North to Street
10/11m Courtyard

SOLAR ACCESS BY LOT ORIENTATION PRINCIPLES
(Note: Lots are predominantly north/south or east/west)
Courtyard (rear loaded), 10m Lot
Courtyard House, Rear Loaded

- 3 storey
- Rear loaded parking
- Suited to home business owners
Studio above 3 car spaces

- 65 m²-1 bedroom
- $65,000 to construct
- Rents for $200/week
- Would sell for $200,000 on separate title
- Cheaper than apartment, very profitable for developer
Courtyard House 13m lot

- 2 storey
- 1 house
- 4 bedroom + 2 bathroom
- Front-loaded double
- Parking
- Suited to downsizing families, lifestyle
- Empty nesters and work from home
Garden Court - 4 dwellings on 1200m²
2 Storey Apartments
Mansion House - 4 apts on 750m², 35 dw/Ha
2 STOREY TRIPLEX, 6 APPTS ON 900m² 45 dw/Ha

- 2 storey
- 6 dwellings
- 6 x 2 bedroom + study
- Rear loaded parking
Mansion House - 8 plex

- 2 storey
- 35m lot frontage
- 8 apartments
3 Storey Apartments
HARBOR TOWN, MEMPHIS
Harbor Town, Memphis
Live work
Live Work

Upper levels Living
- Townhouse or 2 flats

3 rear surface parking spaces per 8 m terrace

Ground level adaptable
- Live or work
Live Work

GROUND FLOOR

FRONT ELEVATION
Rear Surface Parking
Shellharbour
Shellharbour
Longyard Gardens Mixed Use
Rear Parking, Margaret River
Harbor Town Live Work
‘The problem for democracy is how to make unpopular changes happen, Consumerism and democracy are now based on the same tenet of ‘you can and should have what you want’”

- Elizabeth Farrelly -