



- **1 THOUGHT LEADERS - BULL AND BEAR ECONOMICS**
Attachment 1 Presentation - Thought Leaders (Bull and Bear Economics) 3

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IPSWICH THOUGHT LEADERSHIP WORKSHOP 2- HOUSING AND COMMUNITIES

Ipswich City Council
Marcus Brown

What drives the type of housing we see delivered?

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- Demographics and life cycle:
 - Singles, Couples, Families, Empty Nesters (with and without means)
- Market preferences: expectations relating to type of housing (or what people want)
- Planning controls: determines where and what type of housing can be developed
 - Local planning schemes
 - Shaping SEQ
- Ease of delivery and developer background
- Lenders and valuers

Did you know the national average size of a new house is 236 sqm?

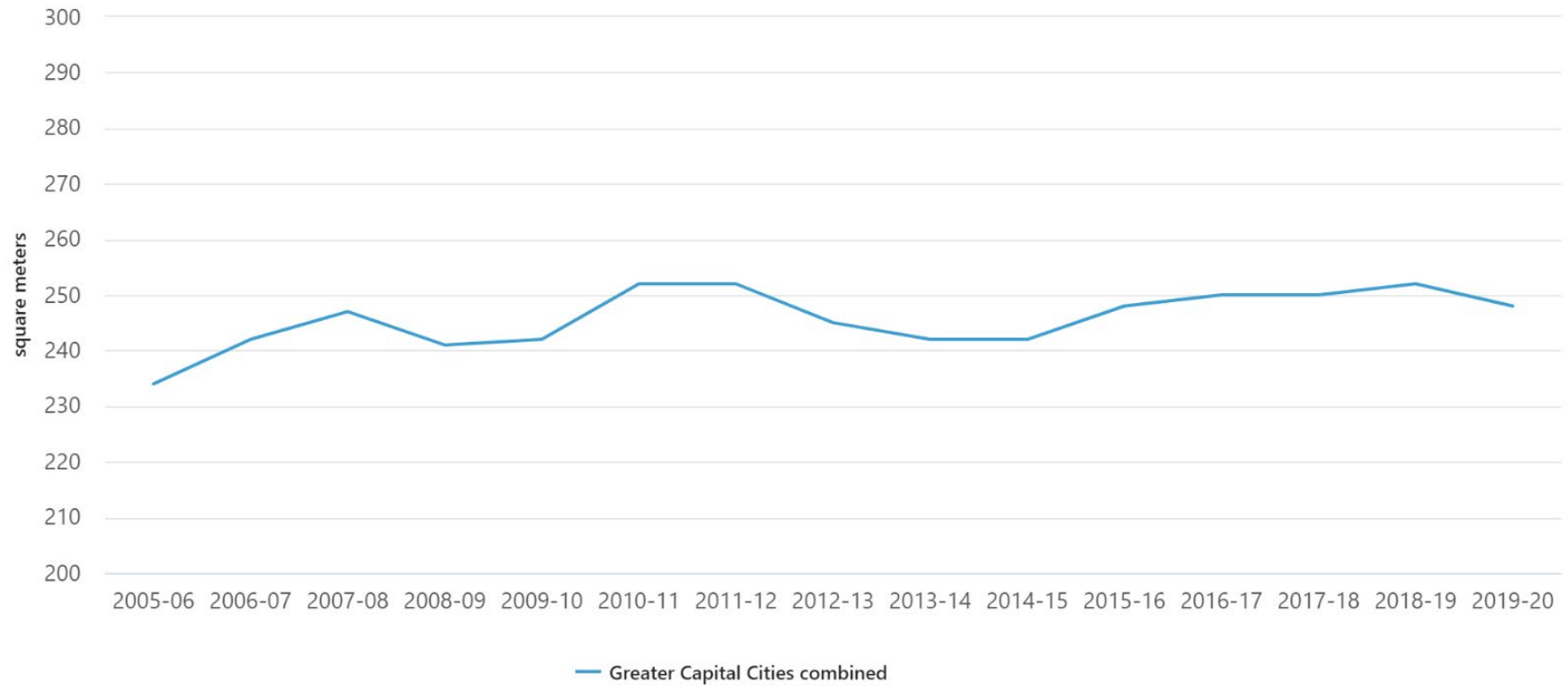
Did you know the national average size of a new residential lot is 467 sqm?

Topics for Today

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- Age profile of residents
- Projected population and Dwellings
- Ethnicity
- Average Household Size
- Dwelling Structure
- Median House Prices
- Housing Affordability
- Bedroom Breakdown
- Proportion of Residents Living in the Same Area
- Median Residential Lot Size

Graph 3. Average floor area of house approvals, Australia's capital cities (a), 2005-06 to 2019-20



(a) Greater Capital City Statistical Areas of Sydney, Melbourne, Brisbane, Adelaide and Perth combined.

Source: Australian Bureau of Statistics, Australians building houses on smaller blocks 8/09/2020

