MEDIA RELEASE

5 September 2011

Gold Coast could be short 8,100 homes by 2020

HIA, the voice of Australia's residential building industry, released on 1 September 2011 the HIA - JELD-WEN Housing to 2020 report. The report shows that the Gold Coast is ranked third in terms of the council areas across Australia that could have the biggest shortage of homes by 2020.

Based on ABS demographic data, the underlying demand for Gold Coast housing will be approximately 5,050 additional households over the next 9 years, however in the year ending June 2011 there were only around 2,600 new homes built, only half the volume required.

"The Gold Coast will need to average a far higher rate of new home construction in the years to 2020 than we achieved over the past two decades to ensure that that residential building keeps pace with the population growth. Failure to do this will push occupancy rates at breaking point - we are already at rates above the national average of 2.66 persons per dwelling, if you remove holiday rental accommodation," said Colin Buttenshaw, Executive Director Gold Coast & Northern Rivers.

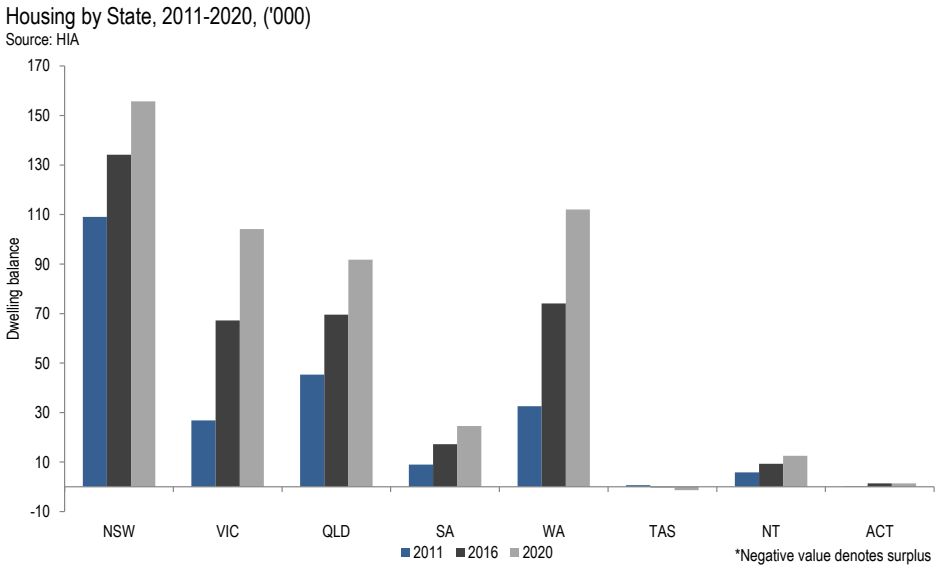
"An escalation of the housing shortage on the Gold Coast can't be allowed to happen, and it doesn't have to happen. Substantial Federal, State and Local government policy reform is required, and can be achieved, to ensure that Gold Coast can reduce its shortage of dwellings," said Mr Buttenshaw.

Adding further to the pressures caused by this shortage will be the impact of the Commonwealth Games as resources are diverted from residential building to help build Games accommodation and venues. This will take contractors away from the projects housing requirement.

"Many builders and contractors have already moved to the mining industry and other growth industries, and given the challenge we now face on the home-building front we need to start planning now for the coming skill shortage," said Mr Buttenshaw.

If all states continue to build at a rate in-line with the two decade average the largest dwelling shortage of 155,700 is projected to occur in New South Wales while in the other states and territories there is a projected shortage of 104,200 dwellings in Victoria; 112,000 dwellings in Western Australia; 91,800 dwellings in Queensland; 24,600 dwellings in South Australia; 12,500 dwellings in the Northern Territory; and 1,400 dwellings in the ACT. Tasmania could reach a projected surplus of 1,300 houses by 2020.

Seven of the twenty LGA's with the largest projected housing shortfall by 2020 are in Western Australia, six are in Queensland, five are in NSW, and two are in the Northern Territory.



For further information please contact:

Colin Buttenshaw, HIA Executive Director Gold Coast & Northern Rivers 04xx xxx xx

	Low Build Rate			Medium Build Rate			High Build Rate		
	Build rate per annum	Shortage by 2016	Shortage by 2020	Build rate per annum	Shortage by 2016	Shortage by 2020	Build rate per annum	Shortage by 2016	Shortage by 2020
NSW	28,200	196,200	267,500	40,600	134,100	155,700	48,600	94,400	84,200
Victoria	26,900	114,900	189,900	36,400	67,300	104,200	45,300	22,600	23,800
Queensland	31,300	98,000	142,900	37,000	69,600	91,800	44,200	33,500	26,900
South Australia	6,700	30,800	49,000	9,400	17,200	24,600	11,500	6,800	5,700
Western Australia	16,700	86,700	134,700	19,300	74,100	112,000	21,900	60,800	88,000
Tasmania	1,700	2,400	3,500	2,300	-300	-1,300	3,500	-6,600	-12,700
Northern Territory	1,000	11,200	15,900	1,400	9,300	12,500	1,800	7,100	8,500
ACT	1,900	3,100	5,500	2,400	800	1,400	3,600	-5,400	-9,700
National	**114,400**	**543,300**	**808,900**	**148,800**	**372,100**	**500,900**	**180,400**	**213,200**	**214,700**

* Negative value denotes a surplus

Australia's Housing by 2020

Rank	Local Government Area	State	Shortage
1	Brisbane (C)	QLD	25,453
2	Stirling (C)	WA	8,193
3	Gold Coast (C)	QLD	8,159
4	Wanneroo (C)	WA	7,275
5	Logan (C)	QLD	7,158
6	Moreton Bay (R)	QLD	6,698
7	Darwin (C)	NT	6,495
8	Mandurah (C)	WA	6,278
9	Joondalup (C)	WA	6,272
10	Sunshine Coast (R)	QLD	5,414
11	Lake Macquarie (C)	NSW	5,245
12	Wollongong (C)	NSW	4,955
13	Sutherland Shire (A)	NSW	4,743
14	Rockingham (C)	WA	4,524
15	Blacktown (C)	NSW	4,484
16	Cairns (R)	QLD	4,442
17	Melville (C)	WA	4,377
18	Swan (C)	WA	4,374
19	Penrith (C)	NSW	4,099
20	Palmerston (C)	NT	4,054

* Assuming medium build rate