

**INSIDE:** Aged care in crisis: Special report by Kerri-Anne Mesner – P. 5




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Thursday, April 29, 2010

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Gladstone teen speaks out about schoolyard bullying - P. 3

# 20,000 homes in 20 years – How will our region cope?

- Kieran Moran crunches the numbers, P. 3



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Inside today!

# Gladstone on the brink of a housing shortage



**KIERAN MORAN**

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GLADSTONE is on the brink of a housing shortage in which the gap between supply and demand is growing larger every day.

The Gladstone region population is expected to double by 2030 with approximately 50,000 more people making Gladstone their home.

Estimates show that to accommodate the population influx, approximately 20,000 homes will need to be built throughout the Gladstone region over the next 20 years.

This would mean 1000 homes will need to be built per year to be able to accommodate the population.

On average, Gladstone currently builds about 500 homes a year, so how will Gladstone cope with such demand?

Gary Scanlon from the Gladstone Economic and Industry development Board (GEIDB) said Gladstone might see a change in the way accommodation is provided.

"Rather than the traditional housing arrangement, accommodation will be handled by a mix of accommodation, which is probably high-density accommodation, traditional suburban accommodation and other urban renewals."

The Queensland Master Builders



**CAPABLE:** Craig Price from Coastal Homes believes builders will meet demand.

Picture: JEN TYBELL gla\_home280410-3

Association Regional Manager for Central Queensland, Tom Mammen said builders would be more than capable.

"Some builders have capabilities to build 250 houses a year and smaller companies will tender for the extra work," Mr Mammen said.

"It would not be unusual for the average builder to build 10 to 15 houses per year."

Builder Craig Price, from Coastal Homes, said builders should be able to keep up.

"If we are talking a thousand houses a year then builders should be able to keep up. However, whether resources and land development can keep up and whether council can help push through the development of the land so we can have land to build on will be a big issue."

# Tradies will need extra skill for boom

By **KIERAN MORAN**

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MORE than 1000 homes per year will need to be built to meet Gladstone's population boom by 2030.

This has raised fears the housing boom and shortage will, just as the Federal Government's failed insulation scheme did, attract dodgy builders and trades people.

The Queensland Master Builders Association regional manager for Central Queensland Tom Mammen said Gladstone would experience an influx of builders.

"The industry needs to step up a bit and people in the industry will need to upskill and become project managers so they can actually manage the influx of not so highly skilled tradespeople," Mr Mammen said.

"The workforce will be broad and be brought in from a wider area and project managers need to cater for that and help reduce instances of poor workmanship.

"Because there are going to be less trades people available, people need to upskill and improve on their people management skills and site foremen need to incorporate that into their business structure to compensate for that," he said.

## HOUSING/POPULATION FACTS

100,000 people by 2030  
Influx of 50,000 people.  
20,000 houses needed over 20 year period.  
1000 homes built per year.