

Properties leased passes 200



Aerial view of desalination plant

June 2010 saw the number of current properties leased well and truly pass the 200 mark.

In what has proved to be one of the busiest months since it commenced, the Housing Accord saw the number of listed properties leased to the DESAL workforce increase from 168 at the start of the month to 238 by the end of June.

During June, 12 new properties were made available to the Housing Accord, which has left 261 remaining vacant to the growing workforce migrating for the area. The average rent of leased properties has steadied somewhat to \$450 per week.

Activity on the Housing Accord web site was marginally down from the previous month, but still saw 2794 separate visits for the month to the listings page, compared to 2957 for the month of May.

Regular enquiries have continued to be received by Bass Coast Shire Council from interested landlords about listing their properties with the Housing Accord.

Landlords have been supportive of the intent of the Housing Accord to provide suitable accommodation to the Desal workforce whilst protecting the permanent rental market.

Council officers have been reinforcing the principles of the Housing Accord including only listing those properties that are either existing vacant holiday homes, newly built residences, or properties that have not previously been available on the permanent rental market.

Following this, landlords with suitable properties have been provided with a list of the Housing Accord registered real estate agencies for them to follow up with.

Bass Coast sees property values on the rise

Property values across the Bass Coast have increased at an average of 8.12 per cent according to recent revaluation completed by Council.

This compares to an average increase by 11.62 per cent (2008) and 6.82 per cent (2006). The property market within the Bass Coast Shire has been slower over the 2010 Revaluation cycle

It finished with modest overall increases in most classes of residential, rural, commercial and industrial property. This however, has not been uniform between localities or within property types. Further details can be found online at <http://www.basscoast.vic.gov.au/Services/Valuations>.

Feedback ...

The 'Accord news' is a monthly e-bulletin. The deadline for the next edition is 5 August. Contributions by Accord members are welcome. Contact Luke Wilkinson on 1300 BCOAST (226 278) or l.wilkinson@basscoast.vic.gov.au

Housing Accord in focus

Real Estate Agency Name

Stockdale and Leggo Wonthaggi

Property Management Team

Sue Macaulay, Kara Sheerin and Sue Smith assisted by Kristy Hill

What are your experiences of working with the Housing Accord?

We have been working with the Housing Accord since it was established and strongly encourage all of our new landlords to become a part of the accord and to list their properties on the accord website.

We have found the Housing Manager for Thiess Degremont, Robyn Hayes, to be very professional to work with and we believe we have established a good working relationship.

What trends have you seen with the Desal workforce renting Accord listed properties?

Workers do not want to pay exorbitant rental prices. What they require is an attractive, comfortable, clean & well heated property. Workers don't want to be too far away from site and want to be close to the shops and amenities.

Do you think the Housing Accord is achieving what is set out to achieve?

We think it is probably too early to tell. So far it seems to be working well. We have not experienced any more of a rental shortage for local residents than we have in previous years. The factors influencing the local market have been a result of other unresolved issues that have been in existence for some time.

What trends have you seen with the permanent rental market?

Over the last two years we have seen an increase in demand for good quality family homes with more than three bedrooms. At present this is our main demand in permanent rentals. We have seen the trend that Wonthaggi is becoming more aligned with Outer Melbourne than with country Victoria which we were previously aligned with.



Staff from Stockdale and Leggo in Wonthaggi

National Housing Supply Council report

Recently the National Housing Supply Council (NHSC) released its second State of Supply Report <http://www.nhsc.org.au>.

The NHSC was set up to monitor housing supply, demand and affordability across the country, and to identify gaps or potential gaps between supply and demand.

Amongst its many findings it concluded nationally that:

- demand for housing will grow further over the next 20 years
- supply will also grow but will be threatened by adverse global market event and looming labour shortages
- housing will remain unaffordable to many households
- the ageing population will increase the demand for different types of dwellings.

Comparatively, the current situation and projections over the next 20 years place Victoria in a stronger housing supply-demand position than the other states and territories.

The NHSC projections for growth in household numbers reflect growing demand over the next 20 years as the population increases.

Bass Coast has experienced higher than population average growth in the past 12 to 18 months to place it amongst the fastest growing non-metropolitan municipalities in the state.