Housing and Labour force issues associated with new mine developments in the Bowen Basin
Delwar Akbar & John Rolfe

Funded through the Australian Coal Association Research Program
Some Housing Issues

- Growth has caused pressures on housing markets in mining towns
- Private markets seem slow to adjust
- Concerns over development of workcamps
- Range of factors influence supply and demand factors
- Government plays an important role in determining how housing markets operate
Housing challenges

• Timing problems
  – Many projects have very short lead times
  – With planning and approvals process, housing often takes at least 3 years to provide

• Cost pressures
  – Housing markets rise very quickly
  – Transmit economic pressures through to other groups
    • High housing costs affect everyone
    • Often need low cost housing to address labour issues
Bowen Basin housing model

• Developed housing model to predict demand across Bowen Basin towns
• Difficult to do accurately because of challenges in estimating growth and non-resident workforce
• Model indicates
  – Lower demand for private separate housing
  – High demand for SPQs and temporary accom.
  – More options between these extremes
Local housing supply factors

- In Moranbah, 40% of residents have housing supplied by employer
  - Housing very sensitive to employment conditions
- 2/3rds of residents do not plan to upgrade homes in next 5 years
- Almost all people who plan to upgrade to a new home will move to another town
Attitude of Moranbah residents to housing issues

- More housing than camps: Strongly agree 55%, Agree 33%, Neither agree nor disagree 12%, Disagree 0%, Strongly disagree 0%
- Additional camps good: Strongly agree 10%, Agree 25%, Neither agree nor disagree 40%, Disagree 0%, Strongly disagree 0%
- Bigger camps: Strongly agree 0%, Agree 20%, Neither agree nor disagree 35%, Disagree 0%, Strongly disagree 0%
- Rent out to groups: Strongly agree 20%, Agree 30%, Neither agree nor disagree 35%, Disagree 0%, Strongly disagree 5%
- Sharing house: Strongly agree 0%, Agree 20%, Neither agree nor disagree 40%, Disagree 0%, Strongly disagree 5%
- Move to town: Strongly agree 30%, Agree 30%, Neither agree nor disagree 25%, Disagree 0%, Strongly disagree 5%
Addressing housing issues

• Stimulate private market development where possible

• Potential roles for local government and mining companies to help support development and make private markets work
  – Speed up approval processes
  – Provide longer term certainty about demand
  – Support developments
Social Impact Management Plan (SIMP) for New Mining Development

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Conceptual Framework

Pressure
(Development)

State
(Change(s))

Impact(s)

Monitoring and Evaluation

Response(s):
Mitigation/Enhancement
<table>
<thead>
<tr>
<th>Impacts</th>
<th>Responses</th>
<th>Monitoring &amp; Evaluation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential impact(s)</td>
<td>LCR</td>
<td>Mitigation/enhancement</td>
</tr>
<tr>
<td>Population and Demographic changes</td>
<td>Low</td>
<td>Increase in population in Nebo, Moranbah, Mackay and a few other settlements within the Mackay Statistical Division.</td>
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Conclusions

• A SIMP matrix can provide an ongoing mechanism for identifying social and economic impacts and progressing mitigation measures.

• It will help to plan and coordinate response strategies into the future and thereby appropriate and timely responses would enhance the wellbeing and liveability of the Australian mining and regional communities.