

BE WHAT YOU WANT TO BE

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

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# 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

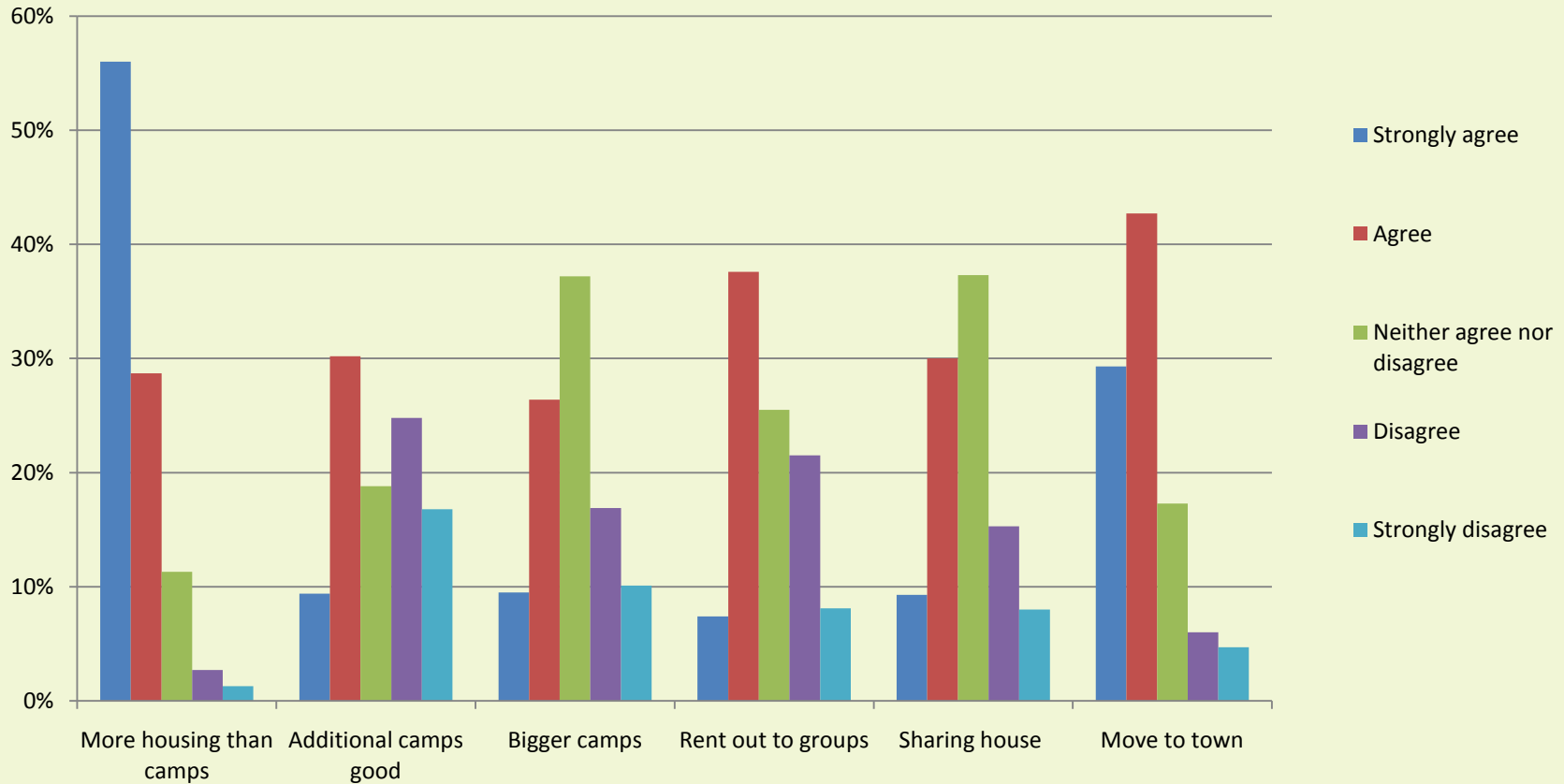
# Bowen Basin housing model

- 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



# 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

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# **Social Impact Management Plan (SIMP) for New Mining Development**

**John Rolfe, Delwar Akbar & Lindsay Greer**



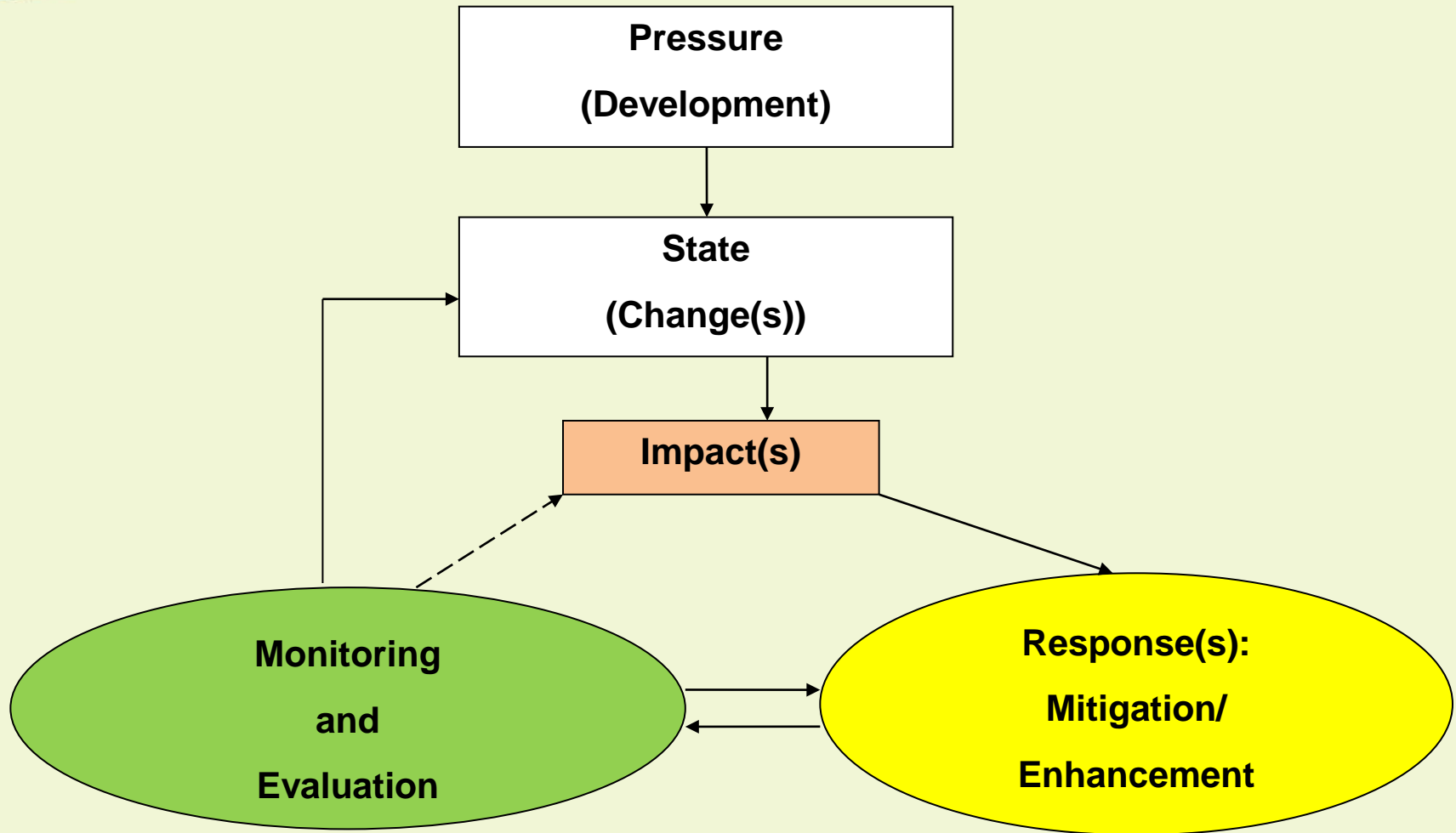
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# Conceptual Framework



# Social Impact management Plan (SIMP) Matrix

Impacts		Responses			Monitoring & Evaluation	
Potential impact(s)	LCR	Mitigation/enhancement	Responsibility	Proposed action(s)		
				2011		2012 & onwards
<b>Population and Demographic changes</b>						
Increase in population in Nebo, Moranbah, Mackay and a few other settlements within the Mackay Statistical Division.	Low	Workforce strategy to maximise local employment, including under-represented groups.	<ul style="list-style-type: none"> <li>• New Coal Mine (NCM) proponents</li> <li>• Isaac Regional Council (IRC); Mackay Regional Council (MRC)</li> <li>• QLD GOV</li> <li>• QRC</li> </ul>	Prepare and implement a local employment strategy		IRC

# 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.