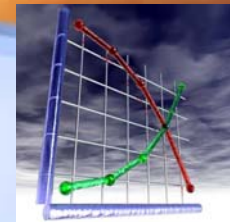
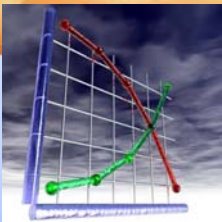




# Affordable Living



The future



# Affordable Housing



- Affordable Housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that low and moderate incomes are able to meet their other essential basic living costs.
- Housing stress cutting in at 30% of income.
- Moderate income = 80 – 120% of median income.
- Housing should be well located in relation to places of employment and to the range of services, facilities, communication and transport networks required to meet household needs.



# The current situation



- Europe is the Old World
- America is the New World
- Australia is the Very New World
- Europe has little opportunity to create new infrastructure or build on greenfield sites
- America's older cities are in the same position as Europe.
- Australia is the land of opportunity
- Europe and America have most of the world's capital and are the hardest cities to change. Their infrastructure die is cast.
- Sydney is Australia's most difficult city to build infrastructure
- Perth and Adelaide are Australia's least difficult cities to build infrastructure



# The first world



- Industrialised nations have most of the world's wealth and are the most expensive to live
- Europe and America have had hundreds of years of building post industrial cities.
- They have been in control of the world's capital and finances and have produced incredible structural building projects.
- Those pieces of infrastructure are now verging on archaic
- The people who planned the infrastructure have gone
- the current generation must live with the reality, the die is cast
- The infrastructure has to be modernised, change is very expensive whilst the wealth of these societies is diminishing



# Australia



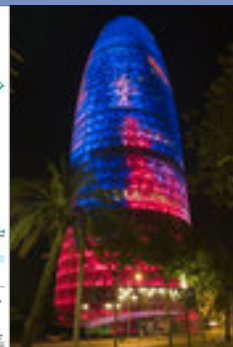
- Australia needs to make infrastructure decisions that are future proof.
- To future proof the decisions we need to look at where we are heading
- We need to ascertain what we want to look like in 100 years time
- Each city needs to look at a model of a city in 100 years in geographic information systems and planning
- Australia needs a long-term planning research agenda for a city which has rapid growth in a world of declining energy reserves



# London & Paris



- London is a flat city divided in two by a river with the Ocean accessed by the River. It has the same planning systems, law, transport ideals and similar people
- London has an amazing underground and overground train network and has an average density of R100 up to R600
- London had Perth's population over 100 years ago and now has a variety of problems
- The cost to do new transport links in London is astronomical. The challenge is to link the large train terminus's
- Its medieval street layout and antiquated planning laws are problems
- Paris demolished the entire medieval centre and instigated Haussmann's plan with the Opera House, Arc de Triumph and Louvre as radiating points



# Our World



- Perth has 20% of London's infrastructure with an average density of R10
- Perth can see the future and has the capacity to act with intelligence
- London did not have that opportunity
- New York saw London and Paris as a blueprint and improved upon it
- Perth can improve on them all
- We are going to have a city which with 3 -10 million people within its boundaries
- The state has a huge number of opportunities and challenges
- The opportunity is that the City is sparsely populated with large areas for development
- Rail can be improved upon and built into a network



# Our Current Concept



- Perth has followed the sparsely populated urban spread road solution as offered by newer American cities
- Current thinking believes that system is unsustainable
- Reliance on cars and roads is not future proof
- Massive increases in densities and declining energy resources with this infrastructure will not work
- Long queues into huge carparks for cities and shopping centres reduces density, reduces efficiency, takes more time, costs more, reduces productivity, reduces work time, reduces family time
- Perth can improve on all the current cities
- Perth needs to think about a new strategy



# Our Current State



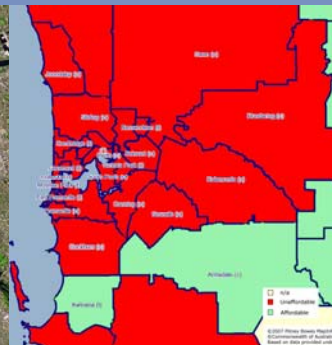
- Our infrastructure needs to be future proof.
- Perth and this State control 1% of the worlds GDP
- Each person in WA contributes 3000% of the world average GDP
- Perth has had a small percentage spent on future proof infrastructure
- The rail network is insignificant compared to London
- The port structure is insignificant compared to Singapore
- The river network is insignificant compared to Sydney
- The airport is insignificant compared to Singapore.



# The Perth Concept



- The Perth Concept is where every necessity is generated across the Metropolitan Region of 5400 square kilometres.
- This concept relies on all workers, services and transport to utilise roads to access their needs
- Transport costs are high, road reliance is high, public transport is low, self sufficiency without a car is low
- We are one of the most spreadout cities on the planet with one of the least populations
- We have partially followed a large network of 4-8 lane highways
- Our infrastructure of facilities does not sit well alongside this network
- This is not a sustainable long term solution. Re-engineering is required to improve our situation



# The Perth Situation



- The current situation is enclaves of like minded people living in an unsustainable way
- Take our universities as an example, the super university is in one area
- All the professors live nearby because they can afford to and proximity to their workplace is highly desirable
- Administration and all other staff live elsewhere because they cannot afford to live nearby although proximity to their workplace is desirable
- the students are also from everywhere
- All commuting distances across 5400 square kilometres with poor public transport



# The Sustainable Village



- The Sustainable Village is where every necessity is generated on site.
- This village has all walks of life, all are necessary, all complementary
- Each person contributing their individual skills
- Fremantle is historically the closest suburb to a sustainable village
- The port produces trade
- It has all health, education, business, government, service, manufacturing and retail requirements
- All the staff used to live nearby
- All commuting small distances
- It took 175 years to produce this working village



# Affordable Living



- Affordable Living is where each village has a sustainable economy, workforce, transport and diversity
- This is affordable because all facets required for human existence are catered for in close proximity to where people live
- It is affordable because it is efficient, it uses the minimum of resources to achieve the maximum result
- People can commute to work, they have everything they need at their fingertips, food, education, health, transport, recreation, services and retail
- Each sustainable village is linked to another by sustainable transport links
- These links are where the large infrastructure facilities are located



# Get Real



- Affordable Living is not about turning the clock back 10,20,30 or 40 years, it is about dealing with the current situation
- Land prices are what they are, construction costs are also what they are
- Housing is expensive because of our governance and our expectations
- McMansions are what people are told to desire
- Rolls Royce convertibles are desirable not Smart cars
- We can not tell the human race not to improve on what they have every day
- We are not wired to go backwards
- We must improve ourselves



# The solution



- We have to offer people options they can afford
- We need banks to get real on what people can afford to pay
- We need government to loosen the supply of land to reduce the price
- We need densities in sustainable village locations to be doubled, tripled, quadrupled
- The market will build what is required
- The government will build what they require
- That is what we do
- We build, we grow, we innovate
- Let us build, give us the tools to give people what they can afford

