

Key Worker Housing

The situation in Mansfield Shire



Mansfield Shire

Our definition of key worker housing

Affordable short or long term rental housing that is appropriate for people who work within the Mansfield Shire, who require a physical presence to perform their work, and whose household earns very low, low or moderate incomes.



Existing Housing Stock



Regional Average

Buy \$603,000
Rent \$450 per week

14 houses available in November,
66 are leased 101 people interested in the 14



Mansfield

Buy \$845,000
Rent \$530 per week



Regional Average

Buy \$420,000
Rent \$421 per week

9 units available in November,
20 are leased 38 people interested in the 9



Mansfield

Buy \$512,500
Rent \$445 per week



2021 Total Dwellings – 6577
95% separate houses
43% owned by non-resident
rate payers

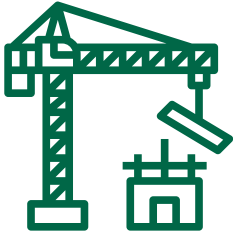


From 2015 to now
740 lots have been approved
in Mansfield Township but
not yet developed



9.4% of private lettings
affordable to low-income
households in 2021/2022

Current Future Forecast



Constructing 94 Houses per annum



Projected growth rates require 115 Houses per annum
Estimated demand for 3,172 additional dwellings in 2040



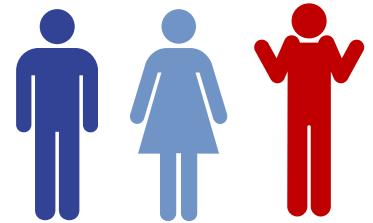
800m² estimated average lot size in residential areas



3.67% Population Growth 2020 -2021
2.1% average annual population growth 2006-2023

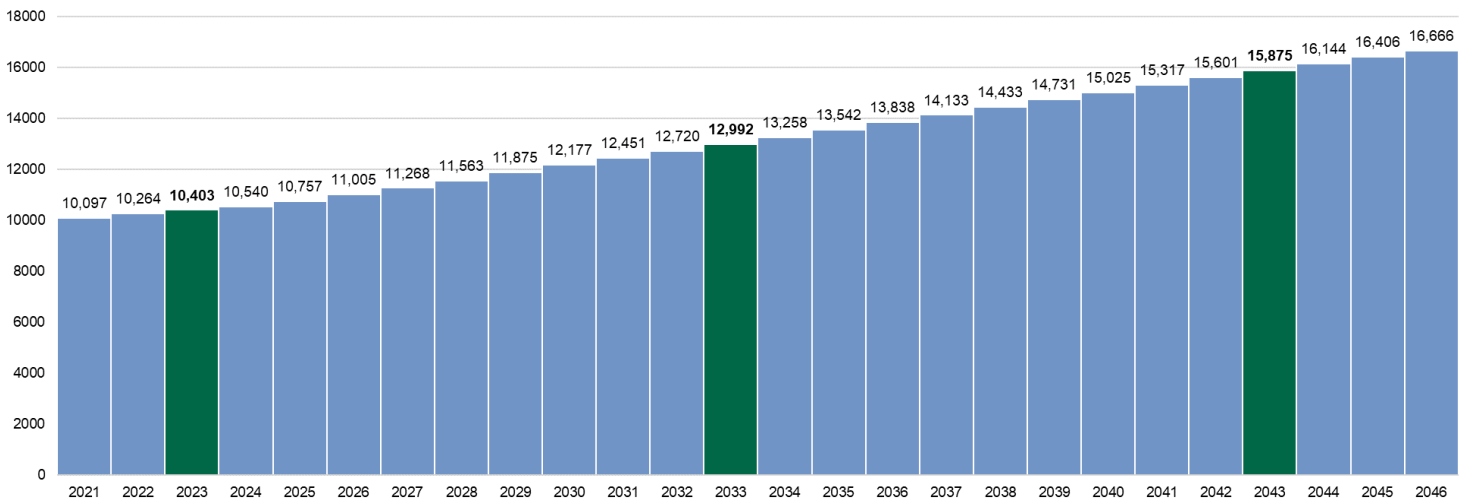


2022 - 2023
48% Growth in Visitation
58% of visitors stay overnight

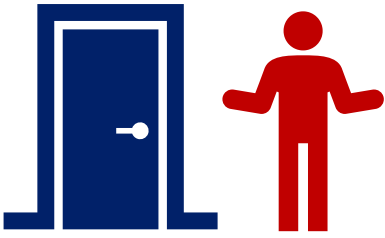


At current construct rates there will be a shortfall of 1,574 dwellings in 2040.

Planning Figures, Growth, and Population Forecasting 50% Increase over 20 years



Business information



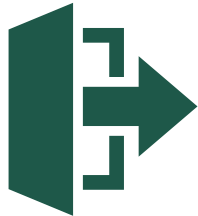
100% of business survey respondents are experiencing a shortage of workers and close at peak times due to this



All businesses contacted said they would extend hours if more staff were available



14.3% of respondents currently provide their workers with accommodation.



2.14 workers on average have been lost due not being able to secure accommodation in Mansfield



11% of workforce (429) commute into Mansfield Shire

Want more detailed information? Visit Profile .id on Council's website



<https://forecast.id.com.au/mansfield>