Accommodation Needs Assessment
Christmas Island & Cocos (Keeling) Islands



For

Department of Regional Australia, Regional Development & Local Government (IOT Administration)

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Urban Aesthetics

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Study Team

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Table of Contents

1 Abbreviations

AGD	Attorney General's Department
CI	Christmas Island
CIP	Christmas Island Phosphates
CIRE	Christmas Island Real Estate
CITA	Christmas Island Tourism Association
CKI	Cocos (Keeling) Islands
CLMP	Crown Land Management Plan
CPDP	Commonwealth Property Disposals Policy
DA	Development Approval
DFD	Department of Finance and Deregulation
DHS	District High School
DIAC	Department of Immigration & Citizenship
DRA	Department of Regional Australia, Regional Development & Local Government
EDCG	Economic Development Consultative Group
EDO	Economic Development Officer
FIFO	Fly In Fly Out (workers)
HI	Home Island
IOT	Indian Ocean Territories
WAPC	West Australian Planning Commission
WI	West Island

2 Introduction

2.1 Qualification

The views expressed in this report are those of the author and do not necessarily reflect the views of the Department of Regional Australia, Regional Development and Local Government, the Commonwealth Government or the Christmas Island Economic Development Consultative Group.

This assessment of immediate and future accommodation needs in the Indian Ocean Territories (IOT) has been compiled between January 2011 and April 2011. Engagement with local Stakeholders took place in late February on Christmas Island (CI) and early March on Cocos (Keeling) Islands (CKI).

The assessment has relied only on data available in the 2006 ABS Census, more recent strategic reports commissioned by the Commonwealth, Local Governments rates registers and qualitative as well as quantitative anecdotal evidence obtained from local stakeholders. No resource and time were made available to conduct specific survey.

Where feasible, the gathered quantitative information has been cross-checked with secondary sources, however this assessment should be considered as high level and strategic in nature rather than numerically specific. This said the report contains sufficient information to adequately orientate the decisions required to target accommodation shortages currently experienced by the communities of both territories.

As stipulated in the brief this assessment does not take into account the needs of government in relation to accommodation.

2.2 Terms of Reference

1. Literature research and analysis of existing reports' implications for housing and accommodation on Christmas and the Cocos (Keeling) Islands
2. For each of Christmas and the Cocos (Keeling) Islands:
    a. A stock take of current and known proposed housing and accommodation by type
    b. A gap analysis by housing and accommodation type, taking into account the objectives of the 2010-2015 IOT Economic Development Strategy, the population demographics and the outcomes of consultations undertaken including the Christmas Island 2018 Plan and both Shires Town Planning Strategy and Schemes, identifying housing and accommodation needs in the short (1-2 years), medium (3-5 years) and long (5-15 years) term
3. A catalogue of the major incentives available through federal, state and local government in mainland Australia to encourage and support building and accommodation

2.3 Methodology

The following summarises the methodology undertaken in the preparation of this report.

1. Literature review of key documents to provide the context for the accommodation needs assessment.

- Indian Ocean Territories Economic Development Strategic Plan 2010-2015
- The Economy of Indian Ocean Territories, Economic Development opportunities for Christmas Island and the Cocos (Keeling) Islands, prepared by ACIL Tasman for Australian Attorney General's Department, September 2008
- The Economic Impact of Christmas Island Phosphates, The impact of Christmas Island Phosphates on the economy of Christmas Island, prepared by ACIL Tasman for Christmas Island Phosphate, March 2009
- Our Future: Christmas Island 2018 Plan prepared by Change Sustainable Solutions & Anthony Whitaker Strategic Planning Services for Shire of Christmas Island, January 2011
- Christmas Island and Cocos (Keeling) Islands Economic and Community Portraits, prepared by the Public Practice (using Census 2006 and 2001 data) for the Attorney General's Department

- Cocos (Keeling) Islands Tourism Strategy 2010-2013, prepared by Edge Tourism and Marketing, December 2009
- CI Tourism Marketing Plan was not released for incorporation in this report.

2. Group stakeholders' sessions were held on CI and CKI (separate sessions on WI and HI). These sessions were facilitated, however open discussion/input was sought on issues associated with accommodation; the list of attendees and summary of outcomes is provided in Appendix A.
3. Individual parties, businesses, Shire and Government agencies were engaged with individually to extract more detailed information on accommodation issues. Businesses both on island and on the mainland (mainly Perth) were invited to participate in this stakeholder engagement.
4. The information gathered from the stakeholder engagement phase was categorized under qualitative and quantitative data. Both qualitative and quantitative data has further been segmented into the following elements:
   a. Housing demand and product
   b. Investment and financing
   c. Business and economics
   d. Home ownership and affordability
   e. Housing delivery and logistics
   f. Land supply and government policy

   A summary of drivers for each element has been developed and from this, key findings have been identified. Whenever possible quantitative data has been cross referenced with relevant sources listed in point 1 above.
5. Stocktakes of dwellings for both CI and CKI were sought. The CKI Co-operative provided data from a recent survey, which aided significantly in developing the CKI stocktake. The CI stocktake could only reliably be provided by Landgate WA, whilst this was arranged as part of the accommodation assessment process, the final data was not made available for inclusion in this report. This CI data was provided by Landgate WA directly to RDA.
6. The nature and characteristics of accommodation needs on CI has also been gauged against evidence gathered by CIRE.
7. Based on the issues that emerged on islands, a number of subsequent parties were engaged with to identify appropriate responses to the challenges on islands; in the form of models, programs, initiatives. This included further research on the programs and initiatives available for housing in Australia. These parties/research included:
   a. Bendigo Bank
   b. Foundation Housing Limited
   c. Questus Limited
   d. Indigenous Business Australia
   e. National Lifestyle Villages
   f. Feasibility Study for Affordable Rental Property in the Town of Port Hedland, prepared for Department of Industry & Resources WA by Stamford Advisors & Consultants, March 2008.
8. Finally the information from above was consolidated and this report prepared.

3 Literature Review

The following review is structured by summarizing key findings from each source. Further statements in blue illustrate implications associated with the accommodation needs assessment. The overarching themes from the literature review are summarised in Section 3.7.

3.1 IOT Economic Development Strategic Plan 2010-2015

3.1.1 A Shared Vision

Considering realistic options for the future socio-economic prosperity on CI and CKI the Economic Development Strategic Plan 2010-2015 (the Plan) is the most up to date shared vision *"to progress economic development sustainability in the economy of the IOT".*

The Plan has been established under the leadership of the CI and CKI EDCG chaired by the IOT Administrator and in close consultation with Federal, Western Australian and Local Government Agencies, community groups, businesses and individuals. It provides a set of measurable targets for a unified approach to achievement of the vision.

The Plan has identified four Key Priority Areas aimed at:

1. Building capacity of the resident population
2. Reduce Red/Green tape and accelerate private/public development procedures
3. Increase awareness of the Plan for residents and new investments and
4. Foster sustainable economic development associated with Tourism, Education & Research, Horticulture and Aquaculture.

The Plan recognises the importance of supplying adequate quantity and quality of housing accommodation in the IOT for the three main target groups being Local Residents, Fly-in Fly-out /Short Term Workers and Tourists.

3.1.2 Statistics Pertinent to Accommodation Needs

The Plan's strategic targets, having implication for housing and accommodation in the IOT are:

1. Continued creation of apprenticeship and trainee positions; the opportunity exists to incorporate this initiative with construction programs.
2. Annual increase in resident population by 2015 (target of 1,600 for CI and 650 for CLI); based on an average residents per household of 2.71 for CI, this equates to at least another 74 houses for CI and 4.0 residents per household on CKI, this equates to an additional 40 houses on CKI by 2015.
3. Increased retention of school leavers; accommodation targeted to the 18-24 year old group (see Synopsis Chart item CI.4 in Appendix B) to be addressed.
4. Annual target of 10% increase on new home development approvals.
5. Attract a minimum of 3 people per island to undertake leadership program.
6. Feasibility/Needs assessment for housing land (this report).
7. Support a minimum of 2 Master Plans/ODPs per annum between 2010 & 2012.
8. All business, community groups and households are able to access appropriate insurance cover by July 2011 It appears that property, building and strata insurance covers are difficult, if not impossible to obtain on CI.
9. Support investment from a minimum of 1 new and 1 local tourism operator per island each year and tourism accommodation expansion commences for CI & CKI by December 2011; considered in the Future Tourism accommodation response (see Synopsis Chart item CI.7 in Appendix B).
10. Establishment of links with higher education providers and research & development agencies; considered in the Research Industry accommodation response (see Synopsis Chart item CI.11 in Appendix B).

11. Attract a minimum of 5 fee paying overseas students per year and a minimum of 2 internships per year to the IOT; included in the High School Youth group accommodation needs (see Synopsis Chart item CI.3 in Appendix B)
12. On-going support investment for Horticulture in the IOT and support investment for Aquaculture in the IOT by December 2011; included in Future agri-businesses (see Synopsis Chart item CI.9 in Appendix B).

3.1.3 Statistical Data

Statistical data plays a role in establishing accommodation needs for the IOT.

The Plan has drawn many statistics from the ABS Economic and Community Portraits for CI and CKI reflecting the outcomes of the July 2006 Census.

Based on the Census the population numbers are relatively stable on CKI. However, significant fluctuations have been observed since on CI due to the recent sharp increase in Immigration related activities. This will remain a significant challenge for strategic planning on CI given the lack of regularity and long term predictability of Immigration related activities on the Island.

3.1.3.1 Christmas Island Statistics

The statistics identified in the Plan (at the time of the 2006 Census) having specific implication for housing and accommodations needs on Christmas Island are:

1. The island cultural mix was 34.8% English, 34.2% Chinese, 16.4% Malay and 14.6% others; At least a third of the population (of western culture) may expect retirement/aged accommodation.
2. 61% of the population over 15 years of age was married compared to the national average of 49.6%; couples accommodation needs are higher than that of singles (3 bedroom versus 1 bedroom dwelling).
3. Approximately 400 (predominantly of single status) extra people were employed beyond the 2006 Census as a result of increased Immigration activities; the accommodation needs for the immigration related operations is a significant driver in the accommodation response for CI.
4. Construction was the largest single employment industry with 18% of the workforce followed by Mining and Public Service 14% each and Education & Training 11%; It is likely that the FIFO workers for the ongoing immigration related operations have replaced and potentially surpassed the accommodation needs of the North West Point construction workers.
5. The industries under-represented compare to national averages were Retail, Manufacturing and Technical Services. Rural production was non-existent; Emerging industries (building construction, agribusinesses and tourism) as the economy diversifies and transitions need to be accommodated, particularly in the 5-10 year period.
6. The average weekly family income was $1,565 (7% higher than WA average) NOTE this is likely to have increased due to immigration related operations; Recent weekly rental agreements on CI have increased to as high as $800-$1,000 for some family houses[1], these figures indicate that in excess of 50% of income is directed to renting a house and the common measure for housing stress is where households pay more than 30% of household incomes on rent[2].
7. Housing ownership was 43.6% double that on CKI and still 20% lower than the national average; home ownership is relatively low and an accommodation response that facilitates transitioning renters into home ownership needs to be considered.
8. The Government share of the rental accommodation market was 37.6%, significantly higher than the national average of 14.9%; This reflects the fragility and the lack of competitiveness/private investment on CI and also the sizeable government workforce, the mechanisms to incentivise private investment on CI is an important consideration.

[1] Source - Christmas Island Real Estate.
[2] Feasibility Study for Affordable Rental Property in the Town of Port Hedland, prepared for Department of Industry & Resources WA by Stamfords, March 2008.

3.1.3.2 Cocos (Keeling) Islands Statistics

The statistics identified in the Plan (at the time of the 2006 Census) having specific implication for housing and accommodations needs on Cocos (Keeling) Islands are:

1. Approximately 70% of the population was affiliated to the Cocos Malay Culture; A significant proportion of the socio-economic needs of the Home Island community is linked to accommodation availability.
2. 78% of the population over 15 years of age was married compared to the national average of 49.6%; Young couples are core user groups for additional accommodation.
3. Off-island workers number associated with large infrastructure projects such as Rhuma Baru was approximately 30; The need for off island contractors is likely to remain in the foreseeable future, accommodation available at Q Station should be preserved in the short term to cater for this need.
4. At $341 per week, the median Individual income was 27% lower than the national average; This is a challenge for young adults to enter the property market.
5. At $1,200 per week, the median Household income was 19% higher than the national average; This illustrates that a high proportion of Home Islanders sharing the same household with several family members (income earners, inclusive of benefit receivers). There is pressure from the younger generations to move away from this model.
6. The average household size was 4 people compared to the national average of 2.6; This is linked to point 5.
7. At 65.4% couples with children were 20% higher than national average; Accommodation for young couples with children is an important component to retain this family structure.
8. Private dwelling ownership or purchasing was 21.2 % compared to the national average of 64.8%; This suggests there is a potential welfare dependent community, however the lack of home investment opportunities on HI is largely the cause of this poor private dwelling ownership. Thus the need to assist and support initiatives such as community housing to facilitate the transition to a higher home ownership ratio.
9. 70.8% of the population lived in rented or similar tenure compared to the national average of 28.1%; Private home ownership on CKI has the potential to significantly increase provided land release programs are in place.
10. 58.6% of dwellings rented were owned by Government, significantly higher than the national average of 14.9%; The rental market is significantly influenced by government, however this is an asset base with which to potentially transition to a private (community housing sector) owner, subject to a development program delivering additional dwellings.

3.1.4 Other points of interest pertinent to accommodation needs

The Plan has identified generic as well as specific socio-economic trends and possibilities that have the potential to influence the establishment of a coordinated housing strategy for the IOT. These are as follow:

1. Linkages, synergies and points of difference between CI and CKI should be taken into account; Accommodation responses for both islands could be synergistically, such as construction material transfers construction programs and logistics.
2. The closing date of Christmas Island Phosphate should be anticipated within the coming decade; The closure of the mine could be postponed slightly through the granting of eight additional leases. This will have to coincide with the establishment of the major urban expansion area ear marked at Phosphate Hill.
3. The processing of asylum seekers to Australia is a significant source of revenue for the CI economy and current Federal investments designed to increase the capacity of the Immigration facilities supports that argument. There is however limited understanding of the longer term significance and opportunities associated with these facilities in securing the economic sustainability of the region; It is anticipated usage may evolve but is unlikely to be shut down, given the facilities expected life span.
4. The new airline contract with Virgin Blue with relatively cheaper airfares and the arrival of cruise ships to CI coincide with the view that tourism can be an important driver for the future economy of

the IOT; Future growth of tourism needs to be accommodated and proposed FIFO accommodation; given it's large yet fluctuating demand, should be of a standard suitable for future tourism.

5. There appears to be no argument that the IOT needs to diversify its economic base (in particular towards Education & Research, Tourism, Horticulture and Aquaculture) and that both on-island and off-island prospective investors will expect Government to provide adequate infrastructure together with streamlined approval processes; New business development/business expansion is reliant on the provision of accommodation, which in turn is reliant on serviced land.
6. The local IOT resident population has strong links with South-East Asia with the potential to support and facilitate further investment opportunities from that major economic region; The aspiration to significantly increase tourism in the IOT as a sustainable economic substitute to mining, will be facilitated by these strong linkages to draw patronage from South East Asia.

3.2 Census

The last Census was undertaken in 2006, for which the statistics for this report have been sourced. The next Census night is scheduled for the 9 August 2011 and the outcomes will be available in November'/December 2011. The findings of this report should be tested against the trends emerging out of this next Census.

3.2.1 Christmas Island - Quantitative Data

The following statistics are from the 2006 census, whilst they are perhaps out of date, they provide a backdrop to the accommodation on Christmas Island:

1. In August 2006 1,348 permanent residents were counted on CI.
2. There were 533 occupied private dwellings on CI in 2006
3. The retiring group grew the most (55-69); the challenge of retaining this group exists and the subsequent future pressing need for aged accommodation.
4. Veteran population reduced (70-85); there is currently little accommodation for the aged on island in their final years.
5. The average number of residents per family household was 3.4 and the average number of residents per household was 2.71, 45% of households had 4 or more members (compared to 35% for WA); anecdotal overcrowding is occurring in apartments (older stock and Kampong), providing replacement stock for these family groups is appears to be an immediate need.
6. 69% of occupied dwellings were detached houses (369) and there was an increase of 150 houses from 2001 to 2006, this contrasts with the significant drop in flats (143) between 2001 and 2006.
7. Net increase of 150 houses from 2001 to 2006 and net decrease of 143 flats to 151 flats.
8. 48% of dwellings rented (20% higher than WA), despite higher median salary than WA, 20.6% of rentals were public housing (against 15% in WA); this reflects the challenging environment for home ownership.
9. Average rent per week was $154, 15% less than WA – 2006 census; this has changed significantly, Whilst 2 bedroom flats at the low end of the market have been recently rented for $200 to $300 per week, a 1 bedroom unit is currently rented for $300 to $350 per week and recent rental rates for a house has spiked to $800 and $1,000 per week[3].
10. There is a significant lack of sales professionals and chefs available on island per capita (against WA) which is a challenge for the tourism industry. These groups are unlikely to be able to afford the higher accommodation costs currently on CI (and CKI); this is a significant challenge for expansion of the tourism industry.

3.2.2 Cocos (Keeling) Islands - Quantitative Data

The following statistics are from the 2006 Census, whilst they are perhaps out of date, they provide a backdrop to the accommodation on CKI:

1. In August 2006 there were 572 permanent residents counted on CKI.
2. There were 150 occupied dwellings in the CKI in 2006.
3. CKI residents lived in 138 households, of which 94% were families, 4% were single persons and 4% were shared households; higher demand for 3-4 bedroom houses than 1 bedroom units.

[3] Source - Christmas Island Real Estate.

4. Of the 130 family households 60% had four of more members (compared to 35% in WA); suggesting the need for 4 bedroom houses.
5. 56% of occupied dwellings were rented; of these 27% of occupied dwellings had private landlords and 63% of occupied dwellings were public housing. Of total housing, 35% was public housing compared to 15% in WA.
6. The median rent paid by the 75 households was $118 per week (31% less than WA), the average weekly rent reduced in real terms by 18% from 2001 Census; The average rent figure remains low in 2011 due to the Shire managed land trust rental scheme on HI, however anecdotal evidence on WI suggests $350 per week for a dilapidated house and between $500 and $850 for a well maintained house.
7. Compared to WA the CKI life stages that were proportionally larger were the primary school age group (5-11) with 5.1% more and the prime age group (40-54) with 2.6% more.
8. CKI had relatively fewer people in the birthing age (25-39) stage of life with 4.3% less than in WA; the socio economic challenge exists to retain this group, stakeholder engagement highlighted the lack of accommodation for this group.

3.3 Crown Land Management Plan for the Indian Ocean Territories - GHD September 2009

The main Objective of the CLMP is to assess Crown Land in the IOT and enable informed decisions to be made on its most suitable uses which will lead to the overall better management of all Crown Land Assets on Christmas Island and Cocos (Keeling) Islands.

The identified Crown land was assessed for conservation, economic, cultural and social values. This assessment provides the basis for a plan of management, which includes recommendations on the appropriate future uses of land, land development priorities (i.e. short term, medium term, long term), and management options for those lands.

The CLMP clarifies the Commonwealth Property Disposal Policy as follow:

- All Commonwealth land in the IOT is subject to the Commonwealth Property Disposal Policy (CPDP).
- The general policy is for 'Commonwealth property, having no alternative efficient use, is to be sold on the open market at full market value.' There are three general exceptions to this general policy:

i. Disposal of property for housing and community outcomes: where surplus Commonwealth property is considered suitable for facilitating an increase in the supply of housing, improved community amenity or the creation of new jobs, the property shall be disposed of **under an approved strategy**. This decision is made jointly by the Minister for Home Affairs, Minister for Finance and Deregulation and Minister for Housing.

ii. **Priority sales**: those made direct to a purchaser without having the property first been offered for sale on the open market, for example where it is considered that a sale to State or Local governments would optimise housing and/or community outcomes or where Commonwealth funded organisations seek special consideration in the disposal of surplus property to facilitate Commonwealth Policy objectives. This decision is made jointly by the Minister for Home Affairs and the Minister for Finance and Deregulation.

iii. **Concessional sales**: those priority sales concluded at a purchase price below market value. This decision is made jointly by the Minister for Home Affairs and the Minister for Finance and Deregulation.

The key recommendations of the Christmas Island CLMP directly relevant to the Accommodation Needs Assessment are as follow:

- *That the Shire finalise the review of the Local Planning Strategy and liaise with AGD to ensure that the findings of the CLMP are incorporated into the Strategy.*
- *AGD consider long term lease arrangements with obligations for lessees to build in a timely manner, in preference to freehold land release.*

- *AGD should maintain ownership of the subdivision design process to ensure that appropriate social and urban design objectives are defined prior to the formalisation of land development contractual agreements.*
- *AGD initiates forward planning of targeted land uses in appropriate locations and obtain approvals as a prerequisite to the activation of marketing activities and negotiation with prospective investors and developers.*
- *AGD explore the advantages and disadvantages of considering large scale unsolicited proposals similar to existing international models for unsolicited proposals.*
- *AGD, the Shire and DIAC should reach an agreement to formulate an ODP that would lead in time to the creation of a new residential subdivision integrated with the existing recreation facilities on Phosphate Hill through appropriate connections with the CIDHS and Poon Saan.*
- *The Shire and AGD to initiate the creation of an Urban Design Master Plan (UDMP) for the Gaze Road Tourism and Commercial Precinct, in conjunction with the Christmas Island Tourism Association and local businesses. This UDMP should incorporate the removal of the Gaze Road fuel tanks, the long term location of the tourist bureau/visitor interpretive centre, heritage and environmental considerations and streetscape improvements within the entire Precinct.*

The key recommendations of the Cocos (Keeling) CLMP directly relevant to the Accommodation Needs Assessment are as follow:

- *The Shire initiates a Local Planning Strategy and liaises with AGD to ensure that the findings of the CLMP are incorporated into the Strategy.*
- *AGD consider long term lease arrangements with obligations for lessees to build in a timely manner, in preference to freehold land release.*
- *AGD should maintain ownership of the subdivision design process to ensure that appropriate social and urban design objectives are defined prior to the formalisation of land development contractual Agreements*
- *AGD and the Shire agree that the majority of urban expansion on West Island will occur to the north of Buffet Close and that an appropriate Urban Development zone in this location is introduced in the new LPS.*
- *AGD should formulate an ODP for the Qstation that supports temporary light industrial use and the long term establishment of a mixed use precinct.*

A significant number of these recommendations have since been acted upon and the outcome of these actions will greatly benefit the future needed orderly development of Crown Land Assets for Residential and Tourism purposes in the IOT.

3.4 Indian Ocean Territory Climate Change Risk Assessment - AECOM 2010

As with many small islands around the world, the IOT are vulnerable to the variable effects of climate.

The observed climate trends since 1974 include:

1. An increase in annual and seasonal air temperature by 0.7°C for CKI and 0.4°C for CI.
2. An increase in sea surface temperature by 0.5°C in the IOT.
3. A significant decrease in rainfall of 420 mm on CI.

The observed climate trends since 1992 include:

1. A sea level rise of 4mm/year observed at the CKI tidal gauge station.
2. Also a sea level rise of 5.7mm/year observed through satellite altimetry for CKI.
3. A 3.4mm sea level rise on CI (since 1993).

The future climate variation projections for the IOT include:

1. Increased seasonal air temperature +0.6°C by 2030 and +1.8°C by 2070.
2. Increased sea surface temperature +0.6°C by 2030 and may reach +1.8°C by 2070.

3. A difficulty to identify with certainty rainfall changes other than to assume that dry season may be dryer for the IOT and wet season may be wetter on CI.
4. An average sea level rise of 14cm by 2030 and 40cm by 2070 and 1.1m by 2100 (worst case scenario).
5. An increase in the number of intense tropical cyclones (category 4 & 5) and storm events by 2030 and a decrease by 2070.

These climate change projections indicate that low lying areas on HI and WI on CKI and Kampong on CI are most at risk from coastal erosion and inundations associated with cyclonic storm surges; Government forthcoming land release programs would need to take account of constraints associated with climate change findings for coastal and low lying properties.

3.4.1 Christmas Island adaptation options

The adaptation options (relevant to possible increase in accommodation) responding to climate change risks on CI are:

1. Develop a climate change overlay for planning development in CI including a longer term transition plan for Kampong (storm surge risk) and Settlement (risk of collapse of subsurface caves and blowholes along the foreshore) and
2. Develop and deliver a capacity building and education program to build community resilience.

3.4.2 Cocos (Keeling) Islands adaptation options

The adaptation options (relevant to possible increase in accommodation) responding to climate change risks on CKI are:

1. Undertake detailed coastal hazard and shoreline dynamic for HI and WI settlement areas including detailed assessment of threat to buildings and infrastructure;
2. Develop a strategy for sea wall protection of key assets and settlement to secure medium and long term utilisation of CKI;
3. Develop a relocation and resettlement strategy (HI vulnerability warrants consideration of the progressive relocation of people and assets to WI over a 20 to 30 years period);
4. Engage and maintain a dialogue with CKI communities on relocation potential;
5. Develop urban planning policies and infrastructure assets design and maintenance criteria to mitigate risks associated with potential coastal erosion and inundations and
6. Develop and deliver a community education and awareness program to built community resilience.

3.5 The Economies of the Indian Ocean Territories - ACIL Tasman Sept. 2008 (AGD Report) & The Economic Impact of Christmas Island Phosphates – ACIL Tasman March 2009 (CIP Report)

These two reports both consider/assess future economic development opportunities for the IOT assuming the ending of Phosphate mining on CI sometime before 2019. Between them they recognise that the two economies (CI and CKI) are largely independent from one another whilst they are both highly reliant on a common government subsidised air and sea transport system.

The reports acknowledge that the closure of CIP will have a significant impact on the CI economy and that the mine life could be extended through the granting of new mining leases, the provision of subsidies or the reduction of royalty payments. Economic diversification is seen as the most attractive option however there are very few examples of successful economic diversification in small isolated locations. The AGD Report takes a step further to provide an economic transition plan towards diversification and assesses a range of potential future industries. The following are extracted from both the AGD and CIP reports.

3.5.1 Considerations for CI & CKI Economic Transition

The economies of CI and CKI (2008) are characterized as follow:

a) Both CI and CKI have a low percentage of 25 to 30 years old because this group leave the islands in pursuit of mainland employment opportunities; this is a key economic age group needing to be attracted to stay on island.

b) 45% of CI population is aged between 40 and 64, compared with 33% for the same age group in WA. People over the age of 64 on CI are noticeably under represented (only 4% versus 12% in Perth) and the mine workforce on CI is old and aging; it can be concluded that people over 65 years of age are inclined to leave the island, anecdotally this group relocates to live with the rest of the family in investment properties off island.

c) CI has a high labour participation with a high rate of full time employment, whilst on CKI there is high official unemployment and a very low rate of full time employment; this indicates there is potentially a more acute need to assist those on CKI to transition into home ownership through affordable housing models.

d) Incomes on CI are relatively high, with 28% of the population earning over $1,000 per week, compared with 20% in WA. This reflects the high level of employment in the mining and construction industries and high rate of full employment (75%); in such context the reliance on costly imported skilled construction workers is likely to remain.

e) Only 15% of CKI population earn in excess of $1,000 per week (against 20% in WA), this is related to high part time employment (35%) and relative importance of government and tourism sector, which tends to offer lower wages than mining and construction; this indicates that affordable housing will need to be provided on CKI.

f) A high level of skill in Certificate qualifications exist on both CI and CKI; these skills should be retained for accommodation construction programs.

g) Little economic linkage between CI and CKI exists, apart from air services; whilst a more regional approach has been adopted more recently, such as increasing linkages between CI and CKI in relation to tourism, workforce and training, horticulture and agriculture, further synergies in building material procurement and exchanges may possibly assist in relieving construction cost pressures.

h) CI has a high dependence on mining, Government services and emerging immigration functions; new accommodation targeted to this group needs to have built in flexibility to adapt to changing needs associated with the foreseeable transition in economic activities.

i) In 2007 one third of all visitors to CI travelled for holiday or leisure purposes and 49% for business or work purposes, the vast majority (91%) were from Australia; whilst this trend has changed since 2007, there remains significant competition for tourist accommodation from business related visits.

j) The tourism product on CI is limited by the availability of flights, the availability of suitable accommodation, the lack of service culture and a lack of tourism activities. With the exception of some specialist interest groups, eg bird watchers, tourists to CI are unlikely to be repeat visitors; stakeholder engagement reveals that accommodation is the biggest limiting factor, however significant expansion of tourist accommodation stock would need to be matched with corresponding air travel capacity.

k) Anecdotal evidence suggests that the Malay/Islamic culture of CKI would have financial links to South East Asia; socio economic links are currently untapped in terms of securing overseas investment on CKI.

l) The peak tourism season for CKI is between July and September (wind and kite surfing focused), during this time the motel accommodation is fully booked; temporary eco tourism accommodation is suitable for this target market given its predictable seasonal peaks.

The future of both CI and CKI economic development scenarios should take into account:

i. Retaining the spending power of retired workers on CI will have a positive impact on employment.

ii. Appropriate transport links need to continue to be underwritten by the Commonwealth.

iii. Economic diversification will require air services contracts with South East Asia and southern links to Perth.

iv. A highly specialised tourism product limited by high access costs, low availably of suitable accommodation and low percentage of repeat visitors; this highlights the lack of availability of quality tourism accommodation.

v. If CI is to have a future that involves tourism, maintaining an aesthetically pleasing environment will be important. As such the high number of apartment blocks, and the potential for high vacancies post mine closure pose a threat of reduced quality of stock and a negative impact on tourism; existing apartment blocks need to be either demolished or refurbished to a high standard. Any new tourism accommodation will be required to be of high standard.

vi. If the tourism industry was the only sector to expand and the goal was to replace mine related job losses (270 jobs) in the long term, then an additional 226-253 visitors per week (15,500 visitors per annum) would be required; based on a downturn of tourism numbers since 2007 this additional visitor number required is likely to have increased. CI cannot rely solely on tourism to replace the current economic output, as such the accommodation response needs to cater for a diversified economy inclusive of agri-business, research and education.

vii. 19,377 persons visited CI when the casino was at its peak in 1995 whilst only 2,198 visited CI in 2007, the casino operation was closed in 1998; this reflects that initiatives targeting the South East Asian market are likely to attract large volumes in economic terms.

viii. Substantial investment in the immigration related infrastructure has generated a growing share of total jobs; the probability for this new detention facility to continue to be used in some form is highly likely and as such employment related to the facility can also be anticipated.

ix. The ability for CKI to capture the benefits of a significantly expanded tourism sector will depend on the skills and capability of existing infrastructure, services and people capacity; accommodation and trained workforce is required up front to construct and operate any new tourism project.

x. There is a potential for the development of agribusiness industry on CKI to cater for the domestic (IOT) and international market and for high quality aquaculture products to South East Asian, Japanese and Chinese markets; these initiatives would not only provide much needed additional economic output, but also support an emerging tourism industry.

xi. The proposition that CKI will remain largely unaffected by the CI mine closure rests on the assumption that appropriate transport links to CKI are maintained and if required underwritten by the Commonwealth; the CI economy is reliant on CIP assuming a substantial share of energy and logistics demand, closure of the mine could impact significantly on energy and transport costs.

3.6 Our Future: Christmas Island 2018 Plan, Shire of Christmas Island -January 2011

The Christmas Island 2018 Plan is the outcome of community and stakeholder consultation to develop a shared vision for CI, shared objectives and agreed priority actions over the coming years. The Plan also lists the $100 million investments underway or planned for IOT, including:

- New government housing
- Immigration Detention Centre expansions
- New mooring system
- New power generation and electrical workshop
- Alternative energy project
- Asbestos removal project
- Laying of underground cables
- Trade training centre for CI DHS
- Waste management strategy
- Improvements to ports facilities on both CI and CKI
- Water and wastewater infrastructure upgrades
- Replacement of the key marine vessels which form critical supply from the mainland
- New health equipment
- Refurbishments to CI DHS.

The objectives and priority actions that have implications for accommodation (drivers of housing product) on island are summarised below.

1. Diversifying economy, housing product to attract key workers/professionals eg
    - Horticulture and aqua culture industries;
    - Tropical Climate Change Centre/ oceanographic Institute, attracting world class expertise.
2. Retain younger people on island.
3. Sustainable housing to respond to climate change, "green is important".
4. Infrastructure is needed to assist ageing and determine aged care needs.
5. Undertake a skills audit on island and capacity building on island; this is a key to drive construction cost down in the medium term, given a large component of the cost is off island construction workers.
6. Fresh water is a precious resource, water supply to drive sustainable future population levels, current maximum of 5000; innovative design to minimize water use and maximize water re-use.
7. Housing strategy that enable CI to be well prepared for growth or decline in resident, worker and visitor numbers; the need for flexible housing product.
8. Camping areas in national parks, similar to Cradle Mountain in Tasmania and Port Hinchinbrook in Queensland; camping and cabin parks currently don't exist on CI however have been identified as a tourist opportunity and a realistic potential target market.
9. Upgrade of telephony and digital information network; linked with retaining young adults and people working from home, this should be incorporated into accommodation planning and design.
10. Audit of vacant buildings on island as potential accommodation; this is a quick win opportunity for immediate accommodation options, potentially partnering with private sector or Community Housing.
11. Accommodation to bring families, benefits to wider community with extra labour force and participation in community activities.
12. Develop a prospectus for external investment targeted at developers.

3.7 Literature Review Overarching Themes

The review of the above reports has enabled the identification of several converging themes. These are summarised below.

1. Build the capacity of the IOT residents.
2. Encourage economic diversification associated with tourism, education and research, horticulture and aquaculture.
3. Foster the retention of the younger generation and respond to the needs of the senior group.
4. Streamline and accelerate private/public development procedures.
5. Promote sustainable and environmentally responsible developments.
6. Encourage investments from external as well as local entities.

4 Christmas Island

4.1 Stakeholder Engagement

The literature review provides a broad perspective of the statistics and drivers for future accommodation needs, however targeted stakeholder engagement enables a more focused assessment of immediate accommodation issues and needs. A group meeting was held on 16 February with at least 18 attendees (refer to Appendix A) from agencies, Shire, industry and the community. This provided a forum for discussion on key issues and needs around accommodation.

Individuals were also engaged with to draw out more detailed information around the current accommodation scenario and opportunities to respond to immediate and future needs. The key themes/issues are summarised below under qualitative and quantitative headings. The themes/issues are grouped into accommodation response areas.

4.2 Christmas Island Group & Individual Meetings

4.2.1 Qualitative Summary

	Drivers	Findings
Housing Demand & Product	• Current dramatic shortage of houses • Muslim community (Kampong) seeks larger houses to reduce overcrowding and accommodate extended family, with granny flats for grandparents • Overcrowding is occurring in the family home (scenarios of several generations), youth want to move out of this overcrowded environment possibly to share with friends • Prevalence of ageing housing stock on CI • Major lack of quality housing to attract and retain group with higher income capacity (professionals and educated) • There has a been significant growth in accommodation demand due to immigration activities, placing extreme levels of pressure on island accommodation availability and cost • There is a need for older age accommodation, currently living in unsuitable high rise accommodation • Market for tourism is niche travel groups prepared (and wanting) higher end accommodation, the absence of such accommodation threatens this market • FIFO competing with tourism, a significant number of workers utilizing accommodation, in the second half of 2011 there are limited rooms available for tourists in CI Resort • There are no camping facilities or cabin park, this is an accommodation gap for a realistically potential tourism market • Self contained accommodation preferred for FIFO • Sharing of room arrangements that are forced on the FIFO workforce is not satisfactory • CI Resort and Poon Saan units are not suitable for FIFO workforce (lack of facilities)	1. Housing product needed immediately for age groups 20-35 years and retirees 2. There is significant pressure on tourism accommodation generated from FIFO user group
Investment & Financing	• Lack of confidence for investors given uncertain economic base • Impediments to major investor for tourism development (EPBC Act) • Banks lending and mortgages rely on freehold or government long term contract • Equity to loan ratios are lower on CI, as is the case with regional towns (maximum of 80% residential, maximum 50-60% commercial), this requires greater capital from investors • There is a perceived low security of investment for potential investors	3. Difficulty in attracting private investment on island
Business & Economics	• Serco is aiming for longer term contract and for workers to bring families to settle at CI • DIACs operation has created a spike in the demand for housing, with the increase in population comes pressure on infrastructure (eg sewer, power, water) and the subsequent FIFO workforce required to upgrade infrastructure further puts pressure on accommodation threatening industries such as tourism • CI is generally a government reliant economy, insofar as reliance on government investment, as growth has been on the back of government investment • Power station construction March to October, peaks at a 40 person workforce; this is typical of infrastructure construction reliance on off island worker and the subsequent impact on island accommodation demand	4. Peaks and troughs of the FIFO market need to be factored in the provision of any new accommodation for that group

Home Ownership & Affordability	• Assistance for the transition from public housing to home ownership is needed • People want to be able to buy a home and live on island • There is a shortage of owner occupiers on CI • Properties for sale on CI have long term leases tied to them (not appropriate for owner occupiers) • There is little history/precedence of private investment on CI (or CKI) due to government ownership/operation	5. Home ownership is becoming out of reach in the context of a highly inflated market, public and private incentives are needed to assist the transition
Housing Delivery & Logistics	• Capacity on island to build housing is limited • Lack of workers available to deliver developments is a major barrier and the cost to accommodate workers is too high • High cost of construction on island, housing construction workers need to be flown in and further add pressure to accommodation demand • The cost to service land is significantly higher on island	6. Building capacity of workforce is needed to reduce the reliance on off island construction workers 7. Low labour intensive construction techniques should be encouraged to minimise construction costs 8. Housing types need to be flexible to respond to foreseeable changing accommodation demands
Land Supply & Government Policy	• Perceived land shortage • Large percentage of CI is Commonwealth government owned and procurement/land disposal policies could slow down public land release opportunities if required • Cooperative models, involvement of community, contribution in kind • Defense Force model of delivery with government providing security of return for a given period	9. Models involving partnering between community, private sector and Government are potential solutions

4.2.2 Quantitative Summary

	Drivers	Findings
Housing Demand & Product – *Permanent Residents*	• Existing apartments are 2 to 3 bedroom with 3 or 4 kids in public housing • 20 CIP apprentices living with parents • Public housing under utilisation - single person in 3 bedroom house • 40 dormitory beds near the school are proposed as a camp school • estimated to be 60 out of 100 retirement age CIP staff who expect to retire and remain on island • Estimated 100-150 workers will need to be accommodated to respond to infrastructure works projects in the next 12 to 18 months • Average of 3 phone calls per week from FIFO workers seeking houses on island to live in • Serco has 135 FIFO staff, some of which want to live on island with their families (20-30%) • Government houses - there are 39 DRA owned houses, 25 houses are lease from the private sector and 35-40 houses to be constructed within the next 3 years • 119 public housing units are on CI, 40 in Kampong and 79 in Poon Saan • Of the 13 houses currently for sale, only two will provide for vacant possession for owner occupier market, of these, one is a high end property and the other requires substantial work to make habitable • 3 and 4 bedroom homes are most sought after and least available, many people are stuck with poor quality small units of 75 square metres in size	1. Accommodation shortages affect a range of user groups as illustrated in CI Synopsis Chart in Appendix B 2. Product needs to be flexible for changing needs and family structure to optimize utilization 3. The most potent need relates to accessing vacant dwellings for owner occupiers; 85% of houses are subject to term lease commitments
Housing Demand & Product *Tourism & FIFO*	• VQ Lodge -12 budget rooms, with kitchen, about 4 rooms taken up by contractors on infrastructure project • A development is required immediately of at least 30-40 rooms (of 3 plus star rating) to raise the standard of accommodation • 1500-2000 visitors per annum, 15,500 is the longer term target if tourism is to become predominant economic activity (CIP Report) • Genuine tourists book 3,6 or 12 months in advance, however operators' booking rules constrain group booking organisations such that these groups are at risk of being lost (the lucrative FIFO market is being favored over this more sustainable market) • Potential development near Sunset, 6 villas on tourism zoning, 2-3 bedrooms, approximate 12 months for delivery, \$2500 per m^2, 160 m^2 • Cruise ships have the potential to bring in excess of \$100,000 cash inflow per trip (2000 people); island must therefore be ready to meet these peak visitor demands • DIAC (including service providers such as Serco) have 460 beds to accommodate staff, a significant proportion of which are non-permanent residents • DIAC (including service providers such as Serco) take up 150 beds in CI Resort, this translates to approximately 80 plus rooms • Serco FIFO workers also take up 50-60 rooms at Poon San at the CI Lodge • Proposed Settlement resort development to be 38 beds, short term, 4-5 star development, which will set the bar for other operators, restaurant to be part of development • The number of flights per week is currently 4 from Perth, Friday flight is restricted to 20 seats (freight priority) and 1 from Kualar Lumpur • CI Resort 156 rooms in total, 30 rooms kept for tourism, 20 rooms for resort workers, from a tourism perspective the lack of public transport and difficulty in securing hire cars (government and business generally consume supply of hire cars) makes CI Resort a difficult tourism proposition giving distance from amenity	4. FIFO takes a significant number of tourism beds, ultimately competing with this market segment 5. There is an immediate need for higher quality tourism product and supporting infrastructure
Investment & Financing	• Delivery of 35 - 40 new government houses for the period of 2011-2013 • Compared to Perth the cost of construction material is 20% higher and the labour cost is 50% higher • 26% or 138 properties (all categories) are owned by off island investors, out of 533 private occupied dwellings • Investment in private dwelling construction has only been in the way of four houses in the last seven years	6. Negligible new private investment is occurring in contrast to high government investment 7. There is past precedence of private investment on CI

Home Ownership & Affordability	• It is suggested that 24 public housing tenants would want to be given the opportunity to purchase their dwelling • Houses have spiked to $800-$1,000 per week recently, and 1 bedroom apartments from $300-$350 per week[4]	8. Home ownership is a desire for residents in a context of low affordability
Housing Delivery & Logistics	• Potential construction duration of four months for a house, this would reduce the labour component • The four new private residences that has been constructed in seven years is nearing completion, this cost will inform the market for potential additional housing construction • Housing product to be explored to drive cost down; prefabricated on mainland and assemble on island	9. Innovative housing products need to be explored in the context of high construction and labour costs
Land Supply& Gov't. Policy	• Approximately 44 privately owned vacant residential lots on island; *which challenges the perception of a land shortage on island*	10. Land supply is not necessarily the most significant obstacle to develop new housing projects

4.3 Summary of Findings from Stakeholder Reponses

From the stakeholder engagement process, the most significant implications for accommodation is summarised as follows. This information has been used as supporting information to develop the Accommodation Needs Synopsis Chart in Appendix B, the numerical summary of which is provided in Section 4.7 Accommodation Needs.

a) Housing product needed immediately for age groups 20-35 years and retirees.

b) There is significant pressure on tourism accommodation generated from FIFO user group.

c) Difficulty in securing private investment on island.

d) Peaks and troughs of the FIFO market need to be factored in the provision of any new accommodation for that group.

e) Home ownership is becoming out of reach in the context of a highly inflated market, public and private incentives are needed to assist the transition.

f) Building capacity of workforce is needed to reduce the reliance on off island construction workers.

g) Low labour intensive construction techniques should be encouraged to minimise construction costs.

h) Housing types need to be flexible to respond to foreseeable changing accommodation demands.

i) Models involving partnering between community, private sector and Government are potential solutions.

j) Accommodation shortages affect a range of user groups as illustrated in CI Synopsis Chart in Appendix B.

k) Product needs to be flexible for changing needs and family structure to optimize utilization.

l) The most potent need relates to accessing vacant dwellings for owner occupiers; 85% of houses on the market are subject to term lease commitments.

m) FIFO takes a significant number of tourism beds, ultimately competing with this market segment.

n) There is an immediate need for higher quality tourism product and supporting infrastructure.

o) Negligible new private investment is occurring in contrast to high government investment.

p) There is past precedence of private investment on CI.

q) Home ownership is a desire for residents in a context of low affordability.

r) Innovative housing products need to be explored in the context of high construction and labour costs.

s) Land supply is not necessarily the most significant obstacle to develop new housing projects.

[4] Source - Christmas Island Real Estate.

4.4 Residential Dwellings on Christmas Island

The approach for this report included an accommodation stocktake to identify gaps. Landgate WA was therefore commissioned to provide essential statistical data for this purpose. This information has been provided directly to DRA (Perth office), was not made available to the consultants and therefore could not be considered in this report.

4.5 Tourism Accommodation on Christmas Island

The tourism classed stock on CI, only some of which is available to tourists, is listed in the following table. The stock is up to a 3 star equivalent and there is generally a need for a higher class of tourism stock.

	Property Name	Property Type	Rooms	Facilities
Fully Available	The Sanctuary	Cottage/cabin/house	2	Self contained
	The Sunset	Hotel	12	Access to VQ3 communal facilities
	Mango Tree Lodge	Motel	10	Breakfast only
	Sea Spray Villa	Cottage/cabin/house	1	Self contained
	Papaya Cottage	Cottage	1	
	The Retreat	Cottage/cabin/house	3	Self Contained
	The Cabin	Cottage/cabin/house	1	Self contained
	Captains Last Resort	Cottage/cabin/house	1	Self contained
	Walkrite Inn	Cottage/cabin/house	1	Self contained
	Coconut Grove Backpackers	Backpackers/hostel	10	Communal kitchen
	Tong Chee House	Cottage	1	Self contained
		Fully Available	**43 Rooms**	
Partially Available	CI Resort	Hotel	156	Restaurant open, approximately 80 rooms booked for FIFO and DIAC, many other rooms are either being upgraded or used for staff accommodation
	VQ3 Lodge	Motel	12	Communal kitchen, several rooms booked until Sept 2011 with contractors
Unavailable	Sea Gazing Villa	Cottage/cabin/house	1	Self contained – OFF MARKET
	Hibiscus House	Cottage/cabin/house	2	Self contained, Booked until October 2011 (Customs)
	CI Lodge	Motel	120	Communal kitchen (needs upgrade), booked for FIFO/DIAC
		Partially/Unavailable	**291 Rooms**	

4.6 Planned Developments

The following developments are planned on Christmas Island.

	Project	Product	Ownership	Number to be delivered	User Group
Tourist	Highland Estate	Rental homes – tourist focus (Island Breeze, Dream, Beach, Bungalow)	Private	4	Tourist self contained
	Highland Estate	Tourist villa (2 x 1) – Gaze Road	Private	1	Tourist self contained
	Gaze Road	House and land packages	Private	3	Potential Tourist (location)
	Gaze Road	Tourist Homes	Private	2	Tourist
	Extra Divers	Diving resort	Private	1 (38 beds)	Tourism
		Total tourist developments		**11 developments**	
Residential	Seaview Drive	House	Shire	1	Permanent Residents
	Government houses	Single detached houses	Government	35-40	Permanent Residents
	Highland Estate	Homes for owners – to owners specifications	Private	5	Permanent Residents
	Further on island development	Information pending			
		Total residential developments		**41-46 houses**	

4.7 Accommodation Needs – Christmas Island

The following summary table has been derived from the Accommodation Needs Synopsis Charts in Appendix B.

							Year 2									Year 5									Year 10					
Accommodation types		**1 bed unit targeted to FIFO**	**1 bed self contained unit**	**1 bed + study indep. living unit**	**2 bed self contained unit**	**3 bed 2 bath apartment**	**2 bed + study villa**	**3 bed 2 bath single house**	**4-5 bed house**	**Tourism bed (resort)**		**1 bed unit targeted to FIFO**	**1 bed self contained unit**	**1 bed + study indep. living unit**	**2 bed self contained unit**	**3 bed 2 bath apartment**	**2 bed + study villa**	**3 bed 2 bath single house**	**4-5 bed house**	**Tourism bed (resort)**		**1 bed self contained unit**	**1 bed + study indep. living unit**	**2 bed self contained unit**	**3 bed 2 bath apartment**	**2 bed + study villa**	**3 bed 2 bath single house**	**4-5 bed house**	**aged care beds**	**Total**
User Groups	code																													
Retirees (55-69 years)	CI.1						16										10									5				**31**
Oldest population (70+ years)	CI.2			18										6									5						16	**45**
High school youth (12-17 years)	CI.3																		1									2		**3**
Young adults (18-24)	CI.4		10		8	8							3		3	3						5		5	5					**50**
Birthing age (25-39)	CI.5					8	30	8										12												**58**
Business staff	CI.6		20		23	7		7																						**57**
Future tourism	CI.7	25						2		68		25						3		200										**298**
Contractors - short term works	CI.8	150							10																					**0**
Future agro businesses	CI.9							2										4									12			**18**
Ageing housing stock	CI.10																													**0**
Research industry	CI.11							4										2												**6**
FIFO families	CI.12			12			12	4						6			5	2					6			5	2			**54**
People with disabilities	CI.13								1																					**1**
Totals		**225**	**30**	**30**	**31**	**23**	**58**	**27**	**11**	**68**		**25**	**3**	**12**	**3**	**3**	**15**	**23**	**1**	**200**		**5**	**11**	**5**	**5**	**10**	**14**	**2**	**16**	

5 Christmas Island Accommodation Market

5.1 Rental Accommodation Market[5]

Without conducting a systematic survey, identifying the number of homes and units leased on the Island is not easy because:

- Most properties are leased privately;
- Private companies are not providing rental information given the highly competitive; environment and
- There has not been a property management company on the Island until quite recently.

However it is clear from the number of enquiries received, on a regular basis by CIRE, that the demand far outweighs the supply.

In the past twelve months CIRE has only been able to place ten new tenants into housing despite enquires in excess of one hundred.

The demand has come from:

- Contractors wanting to place workers;
- Individuals who have been offered work on island provided they can find accommodation and
- Individuals already living here in single unit accommodation, wanting to move to a family home.

With significant unmet demand there has been the inevitable increase in the cost to rent, with increases of 200% and 300 % between 2009 and 2011.

Typical rents today are $800 to $1,000 a week for a family home and $300 to $350 a week for 1 bedroom units. Single, short stay accommodation starts at $80 p/night for “Back Packer”style, through to $180 p/night at the Christmas Island Resort.

In this context of extreme shortage where the demand significantly outweighs the offer a number of commercial properties are also being used as accommodation without Shire approval.

This situation is having a serious impact on long term tenants, who are finding that when their lease comes up for renewal, the rent is doubled at best, while earnings have not increased.

This is creating a two tear economy where contractors and Government departments are prepared to pay what they have too whilst local families are excluded from the market and struggling to meet their own needs.

It is clear that there is a need for more Government housing and to attract the private sector to build more rentable properties.

5.2 Types Of Housing Required In The Immediate Term

Based on CIRE sales evidence from the past twelve months and enquiry rates from potential buyers over the same period, it is recognised that the strongest demand is clearly for houses with vacant possession at settlement.

There are currently 13 homes with either 3 or 4 bedroom (2 bathrooms) for sale on the island and only two of these would have vacant possession at settlement. One of these is in need of substantial work before it would be habitable and the second is only new to the market and is at the highest end of the market.

The other 11 homes are on lease agreements for various periods and differing returns. Although the returns on investment for these homes are very good, with many at better that 8%, it is apparent there are very few investors active in the market and consequently, these homes are sitting on the market for long periods.

By comparison six homes, which did offer vacant possession at settlement, sold in a relatively short period.

Perhaps a better indication of need is from rental enquiries, which are received on a regular, weekly basis. The demand far outstrips supply in all sectors of the market, but it is for family style 3 and 4 bedroom homes

[5] Source - Christmas Island Real Estate.

which is most sort after and the least available. Many people are moving into poor quality small units, only because there is no alternative.

There are also regular enquiries from companies looking for homes they can put three or four workers into, rather than paying the high per night costs for what is essentially tourist short stay accommodation.

The demand is also demonstrated by the enquiry generated by the construction of one of the very few private residence on the island in almost seven years. As this is the first project home to be built on the island by Christmas Island Tropical Homes, the total cost of building will not be known until completion and will ultimately influence the number of new homes sold, but enquiry rates have been very high from both investors who own vacant blocks and locals looking for a better quality home.

Business operators are experiencing the following challenge:

- Over the years, neither the government housing nor the private housing market has kept pace with the demand that has been generated by the detention centre.
- Reluctance to invest in accommodation without clear direction from the Government on the medium to long term intentions for the island.
- Forced to consider an overpriced rental market as the only option.
- In some cases like Toll remote Logistics, restructuring operations to keep staff working off island thus reducing the island economic profile.

Owners of the Kampong units have pointed out that they experience overcrowding in three bedroom, 75m2, units, particularly as children get older, leave school to join the work force but have no choice to stay living at home, as there is no affordable housing they can move to. This is further indicated when there is a wedding in the community and young couples are moving into grandparents units and the grandparents into their own children's units.

This community has indicated they would like to have homes that offer more space for the immediate family along with accommodation for the extended family, by way of granny flats and the like. This would mean blocks being large enough to build both homes and an R40 zoning that will allow it.

With an ageing population, the need for independent living units is also an apparent need. It is clearly not suitable for older people to be living in multi storey units with no lift access and no allowance for specific needs. These units would need to be single storey, with wheel chair access and built in bathroom aids etc. These units would be best located closer to hospital and community services.

At the moment, most contractors on the island are staying in, what is essentially tourist accommodation, which is having a negative impact on the tourism industry. It is therefore apparent that some more single, one bedroom, housing is needed; although, building more homes will also mean that some contactors could live in shared accommodation in these homes.

It has also been clearly identified by tourist operators, that there is a need for 4 and 5 star tourist accommodations before the tourism potential can be achieved.

5.3 High Cost Of Labor And Construction Material

Skilled labour is in high demand. Recent new accommodation projects have shown that a labour rate of $45 per hour in Perth would translate to $65 per hour on Island. In addition an allowance for air fare(s) and accommodation would add to such labour cost.

Construction materials are estimated to be 30% to 40% more expensive on Island than on the mainland.

A house of 3 beds 2 baths built south of Perth would cost $280,000 whilst $380,000 would be required to built a similar house on Island.

This situation is further exacerbated by the fact that the cost of servicing land is considerably more expensive on island.

A recent and reliable cost comparative analysis inclusive of site and infrastructure costs on a public facility indicated that a Christmas Island project would be 2.4 times more expensive than a project of similar size in Perth. [6]

[6] Costing associated with Feasibility Study on Replacing the Federal Police Headquarters on CI.

5.4 Accommodation Style

The high costs associated with building on Christmas Island will determine the best types of building materials and styles used as will the climatic considerations of the tropical location.

It is therefore likely that some type of prefabricated construction with high insulation qualities would be the best suited. Concrete costs are also substantially higher on the island than the mainland, which would indicate that stumped foundations would be better suited than concrete slab foundations. This would also be a climatic consideration, as raised flooring allows better air flow under the home and mean better thermal efficiency and less dependency on air conditioning.

Housing designed specifically for tropical living should also be given a high consideration as many of the existing buildings on the island , date from a time when these considerations were not taken into account and have resulted in high dependency on air-condition. This would also apply to the aesthetics of the design so that an Island style of housing is developed.

Any future housing on Christmas Island should be encouraged to follow design guidelines that reflect better the tropical island ambiance of Christmas Island.

To date, much of the residential design and construction on the island has followed the military or mining models, which detract from the natural beauty and climate of the island. In more recent time, the detention centre model has added an even less desirable image, with many buildings looking more like temporary workers accommodation.

If tourism is to be encouraged as a viable economic contributor to the island, housing that is both attractive, functional and in an island style should be encouraged where ever possible.

5.5 Encouraging Investment In Housing

It is apparent that with only one bank currently servicing Christmas Island, there are extra difficulties in encouraging investment and building on the island. Although the local bank offers a critical service to the island, there are no apparent investments back into the community, which would be the case with a community-based bank.

Because building on the island is limited to prefabricated types of housing, due to the lack of materials and high costs, it is not possible to borrow to build, as banks will only lend on this type of housing, once the home has reached lockup stage. This means that any developer will have to carry the initial costs until this stage, which greatly limits the potential to attract such investors.

A community bank may well be able to structure its lending procedures to better encourage the building of new residential housing, so clearly needed on Christmas Island and perhaps invest itself in joint ventures with developers on new land releases and the like.

5.6 Private Land Supply[7]

Contrary to popular sentiments, there are significant serviced and vacant private residential land assets where development could occur in the short term. These assets are:

- 21 vacant lots at the Christmas Island Estate zoned R40 totaling 1.502 Ha with a possible yield of 48 dwellings.
- 1 vacant 935m2 R40 block in Drumsite with a possible yield of 3 dwellings.
- 7 vacant lots on Poon Saan Road with a possible yield of 7 dwellings.
- vacant lots in Taman Sweetland with a possible yield of 6 dwellings.
- 1 lot in Drumsite of 6,406 m^2 zoned R20 with a possible yield of 12 dwellings.
- 1 lot in Drumsite of 8,227 m^2 zoned R30 with a possible yield of 24 dwellings.
- 1 lot in Drumsite of 741 m^2 zoned R20 with a possible yield of 1 dwelling.
- 7 R40 new residential lots in Poon Saan totaling 15,646 m^2 with a possible yield of 62 dwellings.
- R40 lots in Settlements with a possible yield of 8 dwellings.

Some 7,615 m^2 are available on the east side of Gaze Road that could be developed for tourism and commercial purposes with a potential for at least 80 tourism accommodations.

Finally, 4.45 Ha zoned R10 on Golf Course Road, whilst yet to be assessed from a geotechnical perspective, could theoretically generate 44 dwellings or at least an equivalent of high end tourism accommodations.

This indicates that existing vacant private land could, in the short to medium term, have a development capacity for some 171 dwellings and at least an additional 124 tourism accommodations.

[7] Source - Christmas Island Real Estate.

6 Cocos (Keeling) Islands

6.1 Stakeholder Engagement

Two group meetings were held on 28 February 2011, on HI and WI. The attendees and summary of outcomes for each meeting is included in Appendix A. This provided a forum for discussion on key issues and needs around accommodation.

Furthermore, individuals and businesses were engaged with to draw out more detailed information around the current accommodation scenario and opportunities to respond to immediate and future needs. The key themes/issues are summarised below under qualitative and quantitative headings. The themes/issues are grouped into accommodation response areas.

6.1.1 Qualitative Summary - Home Island

	Drivers	Findings
Housing Demand & Product	• Additional housing required for Cocos Malay community, overcrowding in existing homes (multi generations) • Young people have to leave CKI because there is no suitable accommodation for them, or those wanting to return tend not to because the only option is to live with family • New accommodation is needed to support entrepreneurial young Malays long enough to establish enterprises and support community • The community would only accept limited tourism development on Home Island, it is important to retain culture on HI • Living on West Island restricts cultural ties and activities for Cocos Malays • No suitable single persons accommodation on HI • Desire to reverse the trend/perception that HI is a place for the aged and welfare • Many Home Island young people have left, with few educated have come back, some have finished High School in WA and are now returning without University or TAFE qualifications due to high cost of supporting these studies	1. Housing is needed immediately for Cocos Malay community to retain this community, particularly married couples and young singles, including overseas connections
Investment & Financing	• Strong desire to grow Home Island but development limited by infrastructure capacity • There is interest in investing on HI for economic development • The Shire managed land trust cannot sell land and cannot use it as equity with banks	2. There is a desire to have better linkages with WI for Cocos Malay to consider investment in homes on WI as a first step to alleviate lack of further development opportunities on HI
Home Ownership & Affordability	• There is an interest in investing in housing on West Island, however it is not currently attractive because the prices are higher than Perth (x2), and the rental returns not guaranteed, owning a house on CKI is not a strong desire • Older people are dying or moving to the mainland with their family and some houses are being left empty • Leases can only be passed-on to family members on HI	3. Private investment is discouraged based on house prices despite opportunities for Cocos Malays and their overseas network to invest locally 4. HI affordable housing leases provides economic benefits to the community, that in turn constitutes a hindrance for the community to further invest independently to meet its own needs
Housing Delivery & Logistics	• Need to foster local participation in economic development – capacity building during the construction of new housing developments • The are no plans to build new houses on HI due to risk of storm surge inundation and current infrastructure limitations	5. Despite demand for housing on HI, there is no plan for new houses due to infrastructure and climatic restrictions
Land Supply& Gov't. Policy	• Government position in the future of Home Island may be unclear to the HI community • The 1978 Land Trust (Two deeds) had freehold ownership of all non- Crown Land on CKI for the purpose and benefit of the Cocos Malay Community • Land supply for future accommodation may also be subject to approval by the WAPC and to dispositions of the WA Local Government Act	6. Land supply for future accommodation on CKI could be subject to the Commonwealth Property Disposals Policy and WAPC conditions

6.1.2 Qualitative Summary - West Island

	Drivers	Findings
Housing Demand & Product	• Not enough housing, tourism is growing in residential stock • Tourism accommodation too expensive to built from the ground up • Diversity of dwellings is required, higher density, smaller (lower cost) dwellings to ease demand • Workers/trades to island cannot be adequately accommodated • Q Station under utilised for short term assistance, if left unoccupied will deteriorate • Accommodation needs to deal with peaks and troughs of capital works • A Club Med style development would work on CKI • The niche tourism market appropriate for CKI expects high end accommodation • Government houses are not occupied 100% by respective agencies • Tradesmen accommodation previously supplied by government now needs to be provided privately • Product for retirees is needed on island • When infrastructure contracts are finished many houses are empty	1. Contractors from off island are utilising tourism stock 2. There is a perception that Government housing stock and Q Station are under utilised
Business & Economy	• Small businesses can't plan and expand, too difficult to employ staff because of lack of accommodation • WI business employment offering (part time basis) to Home Islanders is not matched by ferry schedules, creating excessive wait times for Home Islanders and ultimately rendering these opportunities unattractive • Strong reliance on flying in key workers at a high cost, and nowhere to accommodate this group • Small business owners have difficulty to find relief workers to give them a much needed break, this puts pressure on families • High cost of living on island is not supported by economic base • The Runway upgrade will be a big challenge in terms of accommodating workers	3. Lack of housing availability is a limiting factor for local businesses to grow 4. Potential economic synergies between WI and HI may in part be frustrated by ferry schedules
Investment & Financing	• Private investment on island is discouraged through the high cost of construction and the uncertain returns on investment • Lots in Buffet Close have not been developed by purchasers/investors; sitting vacant	5. Private investment on island is not occurring due to construction costs and perceived uncertain returns
Home Ownership & Affordability	• Small business relies on affordable housing, the current cost is far too high for hospitality industry workers • People generally want to live on island however the cost of accommodation is too high	6. There is a lack of affordable housing in the context of inflationary pressure in the market
Housing Delivery & Logistics	• No infrastructure for 40 foot shipping containers and infrequent shipping pushes up construction costs • Higher density option (1-2) bedroom with common walls is an option to reduce construction costs	7. High cost of construction due to labour costs and potential restrictions associated with shipping logistics
Land Supply& Gov't. Policy	• Housing market pressurised by Government infrastructure contracts • Commonwealth land disposal policy inadequate to foster investment in housing • One off land disposal /agreement does not allow for flexible development options • Government decisions are made without considering the impact on accommodation • Heritage overlay (T houses) is highly restrictive for redevelopment • Revenue from public housing should be returned to CKI • Shire leases intended for more than 10 years need the WAPC Approval	8. Land disposal/sale with the necessary caveats has not resulted in the expected construction of new houses 9. Heritage overlay on WI is restrictive to development and potentially adds further costs

6.1.3 Quantitative Summary - Home Island

	Drivers	Findings
Housing Demand & Product	• 150 families live on HI with a total population of 501 residing in 104 houses • There are 3 Cocos Malay families living on WI, and they hardly come on Home Island • There have been 4 or 5 Cocos Malay families lost in the last few years as they moved off CKI all together • Virgin Blue has taken up 5 (out of 10) rooms at the Cocos Bungalows; one of two group tourism accommodation options (and the preferred based on standard), the other accommodation option is the motel which is generally taken up by contractors • Some families from HI would only consider moving to WI if this was the only option and cultural connections could be maintained; the ferry service would have to improve also • Whilst some HI houses have multiple generation occupants, there are at least 8 houses known to be occupied with only the parents in their 60's with children living on the mainland	1. Families are either leaving HI for mainland or WI, those families on WI are perceived to be disconnected from community on HI 2. Housing stock on HI is unequally utilised, with some houses overcrowded and others, mostly inhabited with older couples, under utilised
Investment & Financing	• Since 1984, 80 houses have been built by Government and the balance by the Shire; $8M in funding was provided by government and Council provided another 20% • The Shire has invested in the construction of 2 short term rental 2 bedroom accommodation bungalows for people waiting for houses to come available; originally the plan was to build 5 (transitional housing) • Oceania House and associated building assets is being developed for small tourism accommodation (10 beds)	3. All new construction investment on HI has been from Government 4. Private investment is only occurring on the restoration of Oceania House and associated building assets
Home Ownership & Affordability	• Home Island houses are on a 30 year lease with an option for another 30 years, the premium is $3,000, lessees take responsibility for rates etc and the weekly rent approximate to $110 per week	5. The current Land Trust and leasing arrangement is an arrangement that may not expedite the necessary transition to market rental/home ownership
Housing Delivery & Logistics	• Only 2 houses have been constructed on HI since the initial 80 houses in the 1980s	6. New housing construction has reached a standstill on HI has somewhat paralyzed the community's ability to plan for its future
Land Supply& Government Policy	• 90% of CKI's economy is driven by the Commonwealth	7. A significant proportion of accommodation needs, in particular for the younger generation is associated with employment on island opportunities 8. Pressure on Government to maintain a high level of economic input could be reduced by facilitation and promotion of private enterprises

6.1.4 Quantitative Summary - West Island

	Drivers	Findings
Housing Demand & Product	• There are only 2 public houses on island • There is an immediate need for approximately 10 units and 6 houses on West Island in addition to the temporary accommodation required for the contractors • The Commonwealth owns 36 houses on WI • The visitor centre cannot organise tourist groups of more than 5 because Virgin and RAAF have booked most rooms in the Cocos Village Bungalows and the Cocos Beach Motel is mostly taken by contractors • RAAF crew consists of 13 per plane. A maximum of 4 planes can be on island simultaneously. The bulk of the demand for accommodation is taken up by the Cocos Beach Motel and its restaurant is the main attractor • There are 20 T houses erected the 1950's, these were kit homes from Scandinavia, only 8 are still in Government hand • There are 4 houses at the Q station • The Government needs 2 spare houses to allow for the progressive removal of asbestos and contingencies • 4 Government Housing Entitlements are not used because couples living in the same house are both Government employees; this situation can change at any time and put additional pressure on the housing stock	1. The need for Government to retain flexibility for the Q Station accommodation resources, and thus have periods of vacancy, is perceived by the WI community as ineffective asset utilisation 2. There is limited supply of quality tourism accommodation for groups
Investment & Financing	• There are 2 proposals for new tourist developments on WI • Of the 18 lots released by the Commonwealth in Buffet Close, only 1 private house has been constructed, 4 Government houses have been built	3. Despite Commonwealth land release, private investment is not occurring
Home Ownership & Affordability	• There are 6 houses for sale on West Island, however local wages cannot support repayments on loans for these properties resulting in the locals excluded from local property market • Rent and electricity have doubled in the last 5 years • 100% occupancy and $350 rental rate for dilapidated (potentially condemned) houses, Nothing is available @ $500 week, a well maintained house is around $850 per week • Affordable weekly rentals would be $150 per week rent for a single, $300 for a couple, sharing 3 bedroom houses (typical existing stock) is not a popular option, there is a need for 1 and 2 bedroom dwellings and single quarters, to cater for the needed for small business • It currently costs $600 pw to rent a standard 3 bedroom house • The cost of a 3 bedroom house and land is approximately $750 thousand • There is a need for single quarters for tourism workers at $20 per night	4. Current rents per week vary from $500-$850 for a well maintained house 5. Affordable rents would be $300 per week for a couple ($150 for a single) 6. House and land package is $750 thousand to buy
Housing Delivery & Logistics	• The cost to accommodate a worker alone, to refurbish a house is $1000 week • Estimated cost of $4000 per cubic metre of reinforced concrete vs. $450 on mainland, thus it is estimated between 3 to 10 times the price of construction on the mainland, the more concrete the higher the cost	7. Accommodation required for 1 off island worker is $1000 per week, thus illustrating a major financial obstacle for refurbishment of existing stock and new housing
Land Supply& Government Policy	• The last land release was (9 private lots, 9 government lots Buffet Close) 10 years ago • Still 13 lots vacant in Buffet Close • 90% of CKI economy is driven by the Commonwealth • Streamlining of Commonwealth lease agreements is needed, currently they are too onerous resulting in $,000's in legal costs	8. There are currently 13 vacant lots available for new housing, the land availability does not necessarily translate into new housing due to high cost of construction and financial uncertainty

6.1.5 Summary of Findings from Stakeholder Reponses

6.1.5.1 Home Island

The following is a summary of the key points from HI stakeholder engagement.

- Housing is needed immediately for Cocos Malay community to retain this community, particularly married couples and young singles, including overseas connections.
- There is a desire to have better linkages with WI for Cocos Malay to consider investment in homes on WI as a first step to alleviate lack of further development opportunities on HI.
- Private investment is discouraged based on house prices despite opportunities for Cocos Malays and their overseas network to invest locally.
- HI affordable housing leases provides economic benefits to the community, that in turn constitutes a hindrance for the community to further invest independently to meet its own needs.
- Despite demand for housing on HI, there is no plan for new houses due to infrastructure and climatic restrictions.
- Land supply for future accommodation on CKI could be subject to the Commonwealth Property Disposals Policy and WAPC conditions.
- Families are either leaving HI for mainland or WI, those families on WI are perceived to be disconnected from community on HI.
- Housing stock on HI is unequally utilised, with some houses overcrowded and others, mostly inhabited with older couples, under utilised.
- All new construction investment on HI has been from Government.
- Private investment is only occurring on the restoration of Oceania House and associated building assets.
- The current Land Trust and leasing arrangement is an arrangement that may not expedite the necessary transition from to market rental/home ownership.
- New housing construction has reached a standstill on HI has somewhat paralysed the community's ability to plan for its future.
- A significant proportion of accommodation needs, in particular for the younger generation is associated with employment on island opportunities.
- Pressure on Government to maintain a high level of economic input could be reduced by facilitation and promotion of private enterprises.

6.1.5.2 West Island

The following is a summary of the key points from HI stakeholder engagement.

- Contractors from off island are utilising tourism stock.
- There is a perception that Government housing stock and Q Station are under utilised.
- Lack of housing availability is a limiting factor for local businesses to grow.
- Private investment on island is not occurring due to construction costs and perceived uncertain returns.
- There is a lack of affordable housing in the context of inflationary pressure in the market.
- High cost of construction due to labour costs and potential restrictions associated with shipping logistics.
- Land disposal/sale with the necessary caveats has not resulted in the expected construction of new houses.
- Heritage overlay on WI is restrictive to development and potentially adds further costs.
- The need for Government to retain flexibility for the Qstation accommodation resources leading to potential periods of vacancy, is perceived by the WI community as ineffective asset utilisation.
- There is limited supply of quality tourism accommodation for groups.
- Despite land release, private investment is not occurring.

- Current rents per week vary from $500-$850 for a well maintained house.
- Affordable rents would be $300 per week for a couple ($150 for a single).
- A house and land package costs around $750 thousand to buy.
- Accommodation required for one off island worker is $1000 per week, thus illustrating a major financial obstacle for refurbishment of existing stock and new housing.
- There are currently 13 vacant lots available for new housing, the land availability does not necessarily translate into new housing due to high cost of construction and financial uncertainty.

6.2 Tourism Accommodation on Cocos (Keeling) Island

The following table lists the current tourism accommodation on CKI.

Site	Accommodation Type	Units	Comments/Bed No.*
Cocos Castaway	Self contained, villas Standard, Superior, Superior Ocean View, Delux Retreat	7 units	Mix of 1 and 2 bedroom villas, 21 beds in total
Ocean Villas (HI)	Self contained house	2 units	5 beds in total
Cocos Village Bungalows	Self contained bungalows	8 units	16 beds in total - *5 rooms booked out long term to Virgin, only higher standard accommodation suitable for groups*
Cocos Cottages	Self contained chalets	3 units	Each 2 bedrooms and 4 beds, 12 beds in total
Cocos Beach Motel	Standard motel rooms	34 units	63 beds in total
Cocos Seaview	Self contained units	3 units	1 bedroom each, 6 beds in total
The Lagoon	House	1	3 bedroom, 6 beds in total
The Castle	House	1	3 bedroom, 8 beds in total
Cocos Homestead	House	1	4 bedroom, 8 beds in total
My Island Home	House	1	2 bedroom, 4 beds in total
	Total	**61 units**	

*Source – CKI Tourism Strategy, Edge Tourism & Marketing, Dec 2009 - queen bed accounts for 2 beds.

6.3 Interest Displayed for Future Developments

Interest has been displayed in the following developments on CKI.

Project	Product	Potential Number to be delivered	User Group
Trannys Beach	EOI issued by Shire	80 beds	Tourism
Oceania House & Old School Building	Upmarket bed and breakfast	10 beds (6 in Oceania House)	Tourism
Zephyr Kite Tours	Eco style safari accommodation	24 beds	Tourism
Qstation - Outline Development Plan	Permanent short stay accommodation	200 beds	Tourism, short stay contractors, research
	Total	**314 beds**	

6.4 Accommodation Needs – Cocos (Keeling) Islands

The following summary table has been derived from the Accommodation Needs Synopsis Charts in Appendix B.

			Year 2							**Year 5**								**Year 10**
Accommodation types			**1 bed/bath unit**	**1 bed self contained unit**	**2 bed self contained unit**	**2 bed + study apartment**	**3 bed 2 bath single house**	**Tourism bed (safari)**		**1 bed/bath unit**	**1 bed self contained unit**	**2 bed self contained unit**	**2 bed + study apartment**	**3 bed 2 bath single house**	**Tourism bed (bungalows)**	**Tourism bed (resort)**		**3 bed 2 bath single house**
User Groups	code																	
Senior Coco Malays	CKI.1																	
Post high school youth	CKI.2			6							3							
HI young singles (15 to 24)	CKI.3			6														
HI young couples (25-34)	CKI.4					12							12					
WI Small Businesses	CKI.5			2	1		3				2	1		3				2
Future tourism	CKI.6						1	24						3	35	120		
Government contractors	CKI.7		6															
Future agro businesses	CKI.8						3											
Ageing housing stock (TBA)	CKI.9																	
Total			**6**	**14**	**1**	**12**	**7**	**24**			**5**	**1**	**12**	**6**	**35**	**120**		**2**