



TERRACE HOUSING NATIONAL MARKET SUMMARY

Urbis was commissioned by LandCorp to examine national market trends in terrace housing on small lots. The key focus of this study was to look at non-strata lots, less than 100m².

Research revealed that terrace housing on lots less than 100 m² had only been delivered in a small number of housing estates around Australia; with most examples found in Peet's Lightsview in South Australia and Economic Development Queensland's Fitzgibbon Chase. A limited release of lots has also occurred in a few other estates in each of these states.

Reviews of relevant planning frameworks and interviews with the respective developers identified some clear drivers for this form of development.



Affordable – small lots provide a lower entry point with housing typically priced at 70 to 80 per cent of the median house price in an area.



Connected – within close proximity to a train station or high frequency bus routes.



High amenity - development in or adjacent to high amenity locations is important. Examples of this are close proximity to shopping centres, town centres or high-quality public open space.



Providing diversity - The estates with small lot terrace housing provided this product amongst a variety of other lot sizes and housing typologies. Whilst some lots within the established estates are under 100m² this does not represent the majority of product

The study found that small lots provided the opportunity for innovative and design-led housing solutions. These respond to contemporary living needs and choices through well-considered dwellings that contribute to their surroundings.

Design considerations identified in the study included



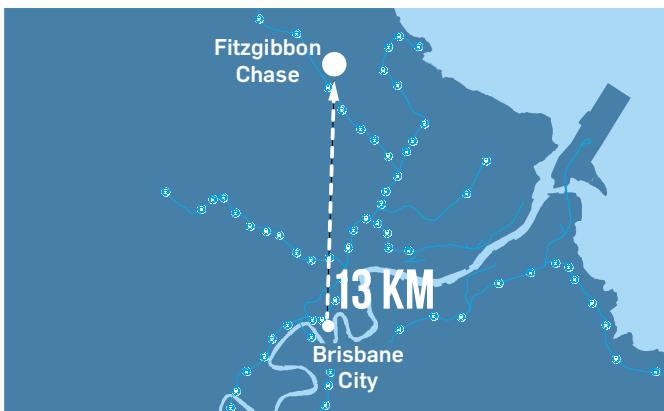
DWELLING DESIGN

- » Floor space was often double or triple the land size giving the dwellings a plot ratio similar to apartment development.
- » Internal ceiling heights were often higher than normal to provide a greater sense of space within the homes.
- » Innovative internal layouts maximised residential amenity within a compact footprint.
- » House frontages provided legible address and entries with well-integrated bin storage and services.



NEIGHBOURHOOD DESIGN

- » Dwellings were predominantly double or triple storey to maximise internal floor space and provided casual surveillance to the street or lane.
- » Façade articulation and streetscapes were often of a very high quality and fitted in well with the size and scale of surrounding homes.
- » Visitor car parking ratios were similar to multiple dwellings and were often located within 30 metres of the homes.
- » Garage doors were always setback from the main facade ensuring they did not dominate the streetscape.
- » Diversity in colour and materials created vibrant streetscapes.
- » Detailed precinct planning coordinated housing types, streetscapes, subdivision layouts and approval processes to ensure a good design outcome.



FITZGIBBON CHASE, QUEENSLAND

CASE STUDY

Estate details

- » Economic Development Queensland (EDQ) is a specialist land use planning and property development unit within the Department of State Development, Manufacturing, Infrastructure and Planning. EDQ engages with state and local government, the development industry and the public to identify, plan, facilitate and deliver property development and infrastructure projects to create prosperous, liveable and connected communities.
- » Fitzgibbon Chase was designed as a high-quality, smart community with a wide range of housing choice, supported by amenities.

Locational attributes

- » The project is 13 kilometres north of Brisbane CBD. The site is 100 to 1,200 metres from Carseldine Train Station. The train station is integrated into the 122 hectare masterplan and is considered a Transport Orientated Design development.

Lot production

- » As at early 2016, 102 lots less than 100m² had been created. The majority of product has been delivered as two bedroom, two bathroom and one carport (2x2x1) house and land packages by builder Thompson Sustainable Homes.

Example housing types on lots less than 100m ²	Land Area	House Area	Bed / bath	Storey
Urban terrace product	53	86	2/2	2
Two Storey Nano (Type 1)	70	101	2/2	2
Two Storey Nano (Type 2)	53	86	2/2	2

Design insights

- » Design guidelines and education booklets for the approval authorities, builders, valuers, designers and home owners were prepared to improve understanding and acceptance of small lot and terrace homes.
- » Preferred builders were selected to deliver the terrace and small lot homes to ensure a quality outcome was achieved.
- » Diversity in lot types, sizes and architectural design was critical to improve the streetscape and give a sense character and identity to the area.
- » Homes were designed to suit the climate with large window awnings for shade and lightweight construction was utilised throughout most homes.

FITZGIBBON CHASE REPORT CARD



B



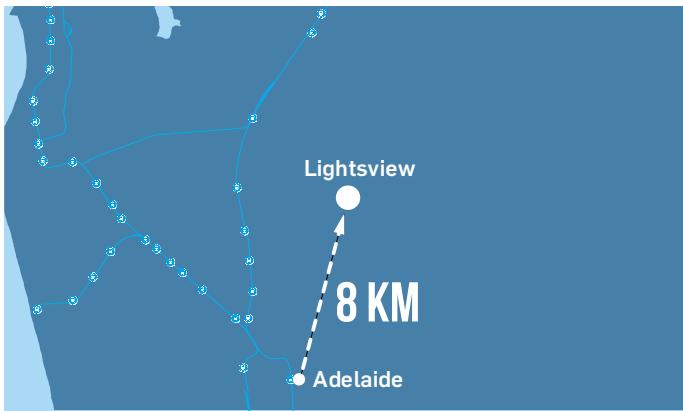
A



B



B+



LIGHTSVIEW, SOUTH AUSTRALIA

CASE STUDY

Estate details

- » A joint venture project between Urban Renewal Authority and Peet Ltd. The Lightsview masterplanned infill estate was carefully designed to integrate a future town centre, pedestrian linkages, public transport and 15 hectares of public reserves. Lightsview was planned as a medium density development from the outset. The community project was designed appropriately to cater for the needs of people living in small lot type housing.

Locational attributes

- » The project is eight kilometres north of the Adelaide CBD. The site does not have access to rail however does have access to high frequency bus routes through the development itself.

Lot production

- » Forty one lots less than 100m² had been created as of 2016. Lightsview has a diverse range of lot product with 15 different variations, ranging from two bedroom single-storey to four bedroom, three storey terraces. All lots were sold as house and land packages.

Example housing types on lots less than 100m ²	Land Area	House Area	Bed / bath	Storey
Terrace 62	99	97	2/1	1.5
Terrace 262	75	151	3/2	3
Urban Garage	55	133	2/1.5	3
Terrace 344	55	157	3/3	3

Design insights

- » Terrace lots were strategically located throughout the development to capture the desired solar orientation for private open space.
- » Front and rear loaded homes provided variety to the streetscape and increased opportunities for visitor car parking and local amenity.
- » Diversity in product and architectural design ensured an engaging streetscape was achieved.
- » Quality parks and public realm provided “breathing space” for the streets and amenity for the small lots and terrace product.

LIGHTSVIEW REPORT CARD

Affordable **A**

Connected **B**

High amenity **A**

Providing diversity **A**



Lightsview, South Australia

FURTHER INFORMATION

Sales volumes

» As at 2016 there were limited locations with development on lots less than 100m². Four key estates that had seen this form of housing were identified, as detailed in the table and graph below. Within these estates lots less than 100m² only accounted for seven per cent of the overall product (155 lots in total) that was sold to the end of 2015. The estate with the highest proportion of small lots was Fitzgibbon Chase where 15 per cent of lots sold at the end of 2015 were less than 100m². The small proportion of this lot type highlights the importance of diversity of the lot mix and housing typology within the estate.

Affordability

» A key aim of this small lot product is to increase housing diversity and to provide a more affordable housing typology. Small lots can provide a more affordable form of single housing for people who do not want to live in an apartment. Due to lower building costs, larger living areas are able to be delivered than in a comparably priced apartment

» In the areas examined, house and land packages for terrace housing on lots of less than 100m² were priced at under \$350,000. They provided housing options at around 70 to 80 per cent of the median house price in the locality. This helped provide a diversity of housing at a different entry point for buyers.

Who are the buyers of this housing

The feedback was unanimous across government and private land developers and building companies that there is a diverse range of buyers occupying and purchasing this small lots, including:

- » First home buyers (potentially buyers that were not in the market previously due to price point obstacles)
- » Investors
- » Empty nesters and active retirees
- » Singles and pre-family couples
- » Divorcees
- » Gen Y in areas in close proximity to the CBD

Given the compact nature of small lots it was not surprising that families with children were largely non-buyers.

AFFORDABILITY ANALYSIS

ESTATE	MEDIAN HOUSE PRICE IN ASSOCIATE SUBURB	SMALL LOT HOUSE & LAND PACKAGE: AVERAGE ASKING PRICE (LOTS <100m ²)	% DIFFERENCE IN PRICE
Bells Reach, Caloundra, QLD	\$437,000	\$324,000	-26%
Blakes Crossing, Blakesview, SA	\$310,000	\$245,000	-21%
Lightsview, Northgate, SA	\$505,000	\$345,000	-32%
Fitzgibbon Chase, Fitzgibbon, QLD	\$439,000	\$344,000	-22%

