The oldest Baby Boomers are 71 years old. The average entry age to Retirement Living facilities is 72 years. Australia is about to be hit by a grey wave seeking new dwellings. Are you ready?

**SEQ GOVERNMENT AREAS CURRENT RETIREMENT ACCOMMODATION LEVELS**

<table>
<thead>
<tr>
<th>SEQ Western LGAs</th>
<th>Residents per retirement unit (70-84 years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ipswich</td>
<td>27.7</td>
</tr>
<tr>
<td>Brisbane</td>
<td>14.2</td>
</tr>
<tr>
<td>Gold Coast</td>
<td>12.1</td>
</tr>
<tr>
<td>Moreton Bay</td>
<td>12.0</td>
</tr>
<tr>
<td>Logan</td>
<td>7.6</td>
</tr>
<tr>
<td>Redland</td>
<td>7.0</td>
</tr>
<tr>
<td>Sunshine Coast</td>
<td>6.2</td>
</tr>
</tbody>
</table>

**Available Accommodation**

- **25,153** total existing retirement units
- **11.6 RESIDENTS** per retirement unit (SEQ average - 70-84 years)
- **23,699** total existing aged care beds
- **2.4 RESIDENTS** per aged care bed (SEQ average - 85+ years)

**SEQ GOVERNMENT AREAS CURRENT RETIREMENT ACCOMMODATION LEVELS**

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<td>Sunshine Coast</td>
<td>5.5</td>
</tr>
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</table>

**Demand**

- Moderate
- High

*Chart shows units in development application and approval. Prepared by Urbis; Source: Urbis Retirement database 2016.

**RETIREE LIVING IS ON THE UP**

- **25%** of retirement units in development application and approval are 10 storeys plus tall

The top ten suburbs for future retirement unit supply are spread geographically across South East Queensland, however the Brisbane LGA holds over 20% of future units in development application and over 29% of future units in development approval status.

The Ipswich LGA currently holds only 6.2% of total retirement units in approval status, a low number considering that at current stock levels there are 14.2 Ipswich residents (aged 70 to 84) per existing retirement unit. However, the Ipswich LGA holds over 30% of retirement units in development application status across South East Queensland, the bulk of these located in Aveo Springfield at Springfield Central.

The movement to ‘vertical’ retirement living, a relatively new concept within SEQ, is beginning to take shape, with a number of recent additions to the market. An increase in development activity of this nature is already being felt, feeding off the desires and location demand of tenants who want to maintain their current lifestyle and networks.

Current future supply* within SEQ indicates that 41% of supply exists within low-rise developments (0 to 3 storeys), 34% within mid-rise developments (4 to 8 storeys), and 25% within high-rise developments (9+ storeys).

In most cases, local government areas that are experiencing land constraints register a higher proportion of future supply that is mid-rise or high-rise in nature, with these developments in precincts driven by existing or future activity centres.

*Development applications and approvals
AGED CARE

Of the 4,283 aged care beds in development approval in SEQ, only 6.7% are located within the Gold Coast LGA, despite 18.6% of SEQ residents (85 years plus) residing in the Gold Coast. However, 14.3% of aged care beds in development application are located in the Gold Coast.

Urbis research indicates that 42% of South East Queensland residents aged 85 years and older are currently residing in aged care establishments. In 2011, 1.64% of the South East Queensland population consisted of residents 85 years and older. The ABS estimates this will grow to 3.35% by 2036. As the population of South East Queensland continues to age, the demand for quality aged care will continue to grow.

SEQ FUTURE AGED CARE BEDS APPLICATIONS & APPROVALS

4,283
aged care beds in approval (SEQ)

4,651
aged care beds in application (SEQ)

Prepared by Urbis; Source: Urbis Retirement database 2016.

The future of aged care is not just about health and housing, it is about creating a sense of well-being and care for not only the residents but also their families and carers.

Through careful planning and design, we can create open and welcoming places with a village atmosphere, where residents of all ages, background and ability are supported to remain engaged and active within their local community.

Stephanie Wyeth, Urbis Director
BRISBANE CITY COUNCIL UPDATE

Brisbane City Council has just released a package of planning incentives to support retirement and aged care developments.

An explanation of the financial and built form incentives can be found at the link below.

Brisbane City Council’s retirement living and aged care planning incentives.

For further information on the incentives and to understand how your development can qualify, please contact the Urbis Brisbane Planning Team on 07 3007 3800.

HOW URBIS CAN HELP YOU NAVIGATE THE AGED CARE & RETIREMENT MARKET

Planning
- Site analysis and site assessment
- Pre-purchase due diligence
- Town planning approvals
- Development strategy advice

Property Economics & Research
- Market and demand analysis
- Strategic recommendations and review
- Comprehensive database on all current and future aged care and retirement numbers

Social Planning
- Community and Stakeholder Consultation
- Opportunity Assessments and Sector Analysis
- Market research and focus groups

GIS
- Site identification

Design
- Feasibility study and yield analysis
- Master planning and concept design
- Detailed design

URBIS CAPABILITY

Urbis is unique in that we have an understanding of more than just the property industry; we understand the economics, the politics and the social values that impact on development within the Retirement Living Aged Care sector.