



# Housing for thriving city

by Anthony Galloway

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THE results are in.

This week the *Bulletin* asked its readers what direction Townsville's housing should take. In response, Townsville residents have asked for a variety of housing options as the city's burgeoning population extends the city's fringes.

More attractive high rises, a consistent theme to the city's architecture and quality affordable housing were some of the ideas residents put forward.

By 2031, the city's population is estimated to reach between 250,000 and 302,000 people.

Parkside Development general manager Angelo Licciardello said there needed to be more variety in the properties being built.

"It's all about providing consumer choice with different products," he said.

"Not everyone wants to live in a four-bedroom home with a media room and not everyone wants to live in a single unit in the CBD.

"Townsville has really suffered from too many similar developments."

## Your feedback

PLEASE allow for greater approvals of high-density developments within the CBD core only, buildings 20-30 stories, this will allow for greater use of public transport and city amenities and will certainly give the image of an economic powerhouse in NQ.  
Posted by: Matt of Tsv

IF the amount of tax the three levels of government apply to the development of land and construction of new housing was reduced it would be more affordable for those wanting to buy/build their own home.  
Posted by: Kathy K

THE single biggest mistake as far as Townsville planning goes is that the housing estates and the industrial estates are too segregated. Look at the unemployment/crime out at the Kelso/Condon area. If an area of industry or light industry was to be spaced out between the suburbs instead of being hidden away out of sight then there would be more jobs available to the people in the communities that need them.  
Posted by: Russell Jones

I'LL go against the grain here. Townsville's housing is not over the top, nor is rent. More housing should be built to the same quality of Kirwan and Mount Louisa. Limit the tiny blocks, small blocks do have a place in the market, but so do parks, main roads in and out from multiple locations, and paths. Build more high-rises in the city please! I love it here, let's not let townsville be held back by the old townsville.  
Posted by: Rhys

FOR those renters who are complaining about high rental prices - just thought you would like to know that your landlord has to pay out exorbitant rates, ever-increasing insurance premiums plus agent fees and maintenance (which for a trade to even look at something is a week's rent gone). Then, because tenants rarely look after a place, there is a much greater replacement factor of carpets, air conditioners etc. Maybe you should petition the government to supply more housing commission houses.  
Posted by: Ann



Mr Licciardello said the property market had fundamentally changed because of the global financial crisis.  
"I think the days of building a house or unit and simply expecting it to sell at a profit are over," he said.

The former director of planning and development at Townsville City Council said, unlike Brisbane and Melbourne, we did not have a problem with land supply.

In December 2011, there were approximately 5070 hectares of broad-hectare land suitable for residential development in the city, compared with just 2360 for Mackay and 1480 for Cairns.

**Next Saturday we will examine employment**

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