



Housing Needs Assessment

Council-focused analysis of housing demand, supply gaps, affordability and delivery against state housing targets, built as a defensible evidence base for strategy and submissions.

LGA

With small area (SA2) evidence layer

3-5

Business days, typical turnaround

2051

Horizon, matching state targets

WHAT'S INSIDE

Six sections. Every figure sourced.

Built as a defensible evidence base, not a summary. Every target, gap and projection traces to a named government source.

01

LGA overview and indicators

Population, dwellings, social housing stock and housing cost context.

03

Supply and affordability

Approvals run-rate, price to income gap and rental affordability by income band.

05

Small area evidence layer

Need and constraint evidence per SA2. State targets are set at council level and are not subdivided below it.

02

Demographic analysis

Age profile shift and projected growth against the state projection series.

04

State target assessment

Delivery pace measured against the confirmed target and the infill requirement.

06

Evidence requirements

What still needs commissioning to make the submission fully defensible.

FROM

A\$650

per day · typical scope 1-2 days

- Delivery gap against the confirmed target
- Affordability by income band
- No invented sub-council targets
- Submission-ready evidence base

WHO IT IS FOR

Strategic planners, housing leads and policy teams

SEE IT FIRST

The [Boroondara sample](#) is the real assessment, suitable for formal submissions.

GOVERNMENT SOURCES ONLY

ABS Census 2021

Victoria in Future

DTP Housing Targets

Homes Victoria

ABS Building Approvals

NHSAC

Infrastructure Victoria

Retrieve first. Explain second.

Targets are taken from the final published Plan for Victoria figures. Superseded draft numbers are never used, and the publication date is stated.

Target confirmed

Taken from the final figures, with its publication date stated.

Data retrieved

Pulled from ABS Census, the state projections, DTP and Homes Victoria.

Delivery gap calculated

Run-rate measured against the pace the target needs.

Narrative written

The assessment explains locked figures. It never invents them.

Build a defensible evidence base for your housing strategy.

Talk to us at info@placeau.com. We respond within one business day.

Tell us about your LGA



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