

Annual Report 2006

City Futures Research Centre

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INTRODUCTION AND SUMMARY



Prof Bill Randolph, Director
City Futures Research
Centre

The City Futures Research Centre is a University Research Centre within the Faculty of the Built Environment at the University of NSW. It was officially established in May 2006 and formally launched in early June 2006 by the Honourable Kim Carr MP, Federal Shadow Spokesperson on Housing and Urban Affairs, at an event attended by 90 invited colleagues and industry stakeholders.

The Centre's main foci are the inter-related areas of housing, urban planning, urban design, development and policy and its research interests encompass the social, economic and environmental aspect of contemporary city dynamics. The Centre represents one of the leading concentrations of full-time and associated researchers and postgraduates in urban and housing policy issues in Australia. It incorporates the successful UNSW/UWS Australian Housing and Urban Research Institute (AHURI) Research Centre, which was established in January 2000.

One of the key strengths of City Futures is its ability to draw directly on the wider expertise and interests of Faculty staff as well as aiming to work closely with colleagues in other UNSW Faculties who wish to come together with Centre members to research aspects of urban growth and policy.

The development of the new centre was stimulated by the appointment of Prof. Bill Randolph in August 2004 and his team of full time researchers who constituted the core of the new Centre, together with A/Prof Bruce Judd at the FBE. With support from the Faculty and the University, City Futures has been effectively in operation since late 2004. During this time, research funding totalling \$2.2m has been attracted to the Centre. This includes three ARC Grants with a range of government and industry partners as well as 13 AHURI grants and 12 other commissioned research grants.

City Futures already has close working relationships with several other UNSW Research groups, including the Social Policy Research Centre, together with active research partnerships with the ANU, Sydney University, RMIT, University of Queensland, Griffith University, Swinburne University and the University of Tasmania. During 2006 links were established with academic colleagues in India, China, US, UK and Europe which we aim to build on into 2007.

In addition, strong ongoing research relationships have been further developed with key industry partners, which include the NSW Department of Housing, NSW Department of Planning, NSW Environmental Trust, Landcom, Hassell, SIMmersion, EPM Technology (Norway), Cities of Penrith, Sydney, Bankstown, Auburn and Fairfield, Sydney Olympic Park Authority, and the Western Sydney Regional Organisation of Councils.

The year saw the development of staffing capacity. With the retirement of A/Prof Bruce Judd in July, his position as Deputy Director was taken by Dr Simon Pinnegar, Senior Research Fellow. Dr Judd then rejoined the Centre as a Senior Visiting Fellow. Following Darren Holloway's resignation and move to the NSW Department of Planning in April, we appointed Dr Arvind Kumar on a part-time basis. Dr Kumar left to take up a full-time appointment at the NSW Bureau of Crime Statistics in December. At that point, we appointed three new staff members – Dana Quintal, Dr Hazel Easthope and Andrew Tice – who joined the team in early 2007. These three appointments substantially add to the capacity of the Centre.

The year also saw the appointment of Jennifer Westacott, Partner at KPMG, as a Visiting Professorial Fellow in April, adding to our distinguished Visiting staff. The Centre was also visited by Dr Glen Searle in August and September, on study leave from UTS.

2006 saw the significant expansion of our post-graduate activities. In July Lucy Groenhart and Bernadette Pinnell were appointed to take up two 3-year APAI PhD scholarships working with the NSW Department of Housing on the ARC Linkage grant on the Evaluation of Public Housing Estate Regeneration. Sarah Hudson took up a part-time Masters by Research on strata block sinking funds following her award winning undergraduate thesis on this topic also supervised by the Centre. Cathy Sherry, from the Law Faculty, began a part-time PhD on strata title governance co-supervised by the Centre.

Together with support from the Faculty and academic colleagues who are actively engaged in research through the Centre, this first formal year of operation of the Centre has been both highly challenging and highly successful. The following Report reviews the activities of the Centre during this formative period which has provided a strong foundation for the development of the Centre into 2007 and beyond.

Up to date news, reports and staff information can be assessed throughout the year on our website: www.cityfutures.net.au.



Prof Bill Randolph
Director

May 2007



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CENTRE STAFF, VISITORS AND ASSOCIATES, 2006

CITY FUTURES MANAGEMENT BOARD

- **Prof. Peter Murphy (Chair)**, Dean, Faculty of the Built Environment
- **Ms Shelly Wood**, General Manager, Faculty of the Built Environment
- **Prof. Martin Loosemore**, Associate Dean of Research, Faculty of the Built Environment
- **Prof. Robert Freestone**, Acting Associate Dean of Research, Faculty of the Built Environment
- **Prof. Bill Randolph**, Director City Futures Research Centre
- **Dr Simon Pinnegar**, Deputy Director, City Futures Research Centre
- **Dr Bruce Judd**, Visiting Senior Research Fellow
- **Prof. Jane Marceau**, Visiting Professorial Fellow

The City Futures Management Board was established in August 2006. Two formal Management Board Meetings took place on 12th October and 12th December in 2006.

Please see **appendix 1** for Management Board meeting minutes

CENTRE STAFF 2006

- **Prof. Bill Randolph**, Centre Director.
- **Dr Simon Pinnegar**, Senior Research Fellow. Dr Pinnegar was appointed Deputy Director when Dr Bruce Judd retired from this position in August 2006.
- **Dr Bruce Judd**, Deputy Director until retiring August 2006, when he rejoined City Futures as a Visiting Senior Research Fellow.
- **Darren Holloway**, Senior Research Officer (resigned from this position in May 2006).
- **Kristian Ruming**, Research Officer.
- **Dr Arvind Kumar**, appointed as a Research Associate on part time basis in April 2006 (resigned from this position in December 2006).
- **Maria Schwensen**, Administrative Coordinator.

VISITING STAFF 2006

- **Dr Bruce Judd**, rejoined City Futures as a Visiting Senior Research Fellow after retiring August as a Deputy Director of the Centre.
- **Dr Raymond Bunker**, Visiting Senior Research Fellow.
- **Prof. Jane Marceau**, Visiting Professorial Fellow.
- **Prof. Patrick Troy**, Visiting Professorial Fellow.
- **Prof. Jennifer Westacott**, appointed Visiting Professorial Fellow in April 2006.
- **Dr Judy Stubbs**, Adjunct Senior Research Fellow.

- **Dr Glen Searle** visited City Futures in August and September 2006 on leave from UTS.

FBE ASSOCIATE STAFF 2006

In addition to the Centre staff, the following 11 Faculty and other UNSW staff were actively associated with the Centre during 2006.

- **Prof. Peter Murphy, Dean:** Economic development, immigration policy, coastal migration, peri-urban areas, urban economics.
- **Prof. Rob Freestone, Acting Associate Dean Research:** Planning history and heritage.
- **A/Prof. Susan Thompson, Head of Planning Program:** Planning and development approval, cultural aspects of urban life, health and planning, social planning.
- **A/Prof. Bruno Parolin, Senior Lecturer in Planning Program:** Transport and Infrastructure, GIS, spatial modelling.
- **Jim Plume, Head of School:** Building Information Modelling, spatial decision support systems, architecture and technology.
- **Peter Williams, Senior Lecturer, Planning Program:** Planning law and legislation, development approval, governance and housing affordability.
- **Dr Rob Samuels, Senior Lecturer, Architecture Program:** Urban design, urban ecology, crime and safe cities (Dr Samuels retired in mid-2006).
- **John Mitchell, Part-time Senior Lecturer, Architecture Program:** Building Information Modelling, CAD, architectural information systems.
- **Peter Graham, Lecturer, Architecture Program FBE:** Green building, environmental sustainability, embodied and operational energy consumption of buildings.
- **Dr Oya Demirbelik,** Head of Industrial Design Program, Supervision of Joanne Quinn, AHURI Top-up Scholar and co-investigator of successful AHURI grant application on adaptable housing to start in 2007.
- **Dr Alan Morris, School of Sociology.** Dr Morris has been associated with two AHURI projects in the last three years. Dr Morris reports formally to the Head of School of Sociology.

SIGNIFICANT MANAGERIAL OR PERSONNEL CHANGES

A/Prof. Judd retired from the Faculty in July 2006. Dr Judd was instrumental in the creation of the new Centre on the basis of the success of the AHURI Centre he established in 2000 and served as its Deputy Director during the Centre's development phase. He therefore played a central role in the establishment of City Futures. We are very lucky to have retained the involvement of Dr Judd in the Centre through his appointment at Senior Visiting Fellow from August 2006.

Dr Simon Pinnegar, Senior Research Fellow, took over the role as Deputy Director of City Futures Research Centre on Dr Judd's retirement from August 2006.

Darren Holloway (Senior Research Officer) resigned from the Centre in May 2006 to take up an appointment with the NSW Department of Planning in the Hunter Region. Darren moved to UNSW with Prof Randolph in August 2004 and played a substantial role in the establishing the reputation of the Centre during this time. His contribution in developing the research capacity of the Centre, especially in the

area of data analysis and statistical expertise, was highly significant, underpinning the reputation of the Centre for detailed empirical research.

Dr Arvind Kumar commenced an appointment as a Research Associate with the Centre in June 2006. Dr Kumar came from a background working as a Senior Project Officer (Crime Mapping) with the NSW Bureau of Crime Statistics and Research (BOCSAR). He left in December 2006 to take a full-time position at BOCSAR

Prof. Jennifer Westacott accepted a three year appointment as a Visiting Professorial Fellow in May 2006. Prof Westacott has a long and distinguished career as a senior public servant in key areas of interest to the Centre. She has recently moved from the post of Director General of the NSW Department of Planning to become a Partner at KPMG in Sydney in charge of government advisory services. Prior to this, Prof Westacott held senior state government posts in Housing, Health, Community Services and Education in New South Wales and Victoria. As Director General of Planning, Prof Westacott was responsible for the development of the current Sydney Metropolitan Strategy and for the oversight of major reforms to the NSW planning system

Dr Glen Searle was appointed as a Visiting Fellow with City Futures from 4th September to 29th September 2007. Dr Searle is one of Australia's leading scholars on urban policy and runs the Planning Program at UTS. He has been particularly active in the area of metropolitan planning policy which complements the interests of the City Futures Centre.

RESEARCH PARTNERSHIPS

City Futures is engaged in research with a range of academic partners.

AHURI

- Dr Vivienne Milligan and A/Prof Judy Yates, University of Sydney
- Prof Mike Berry and Prof Gavin Wood, RMIT
- Prof Terry Burke and A/Prof Kath Hulse, Swinburne University, Melbourne
- Dr Tim Seelig, University of Queensland
- Dr Keith Jacobs, University of Tasmania

Other active Research Partnerships

- Dr Stephen Pullen, University of South Australia
- Prof. Brendan Gleeson, Griffith University

International Partnerships

- Prof. Daniel Keubler, University of Zurich
- Prof. Douglas Robertson, University of Stirling

Active Industry/Government Partners

- NSW Department of Planning
- NSW Department of Housing
- NSW Environmental Trust
- City of Sydney
- City of Penrith



- City of Auburn
- City of Bankstown
- City of Fairfield
- Landcom
- Sydney Olympic Park Authority
- SIMmersion Ltd

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PERFORMANCE AGAINST TARGETS

The following table sets out the Centre's performance against financial and other performance targets that were considered achievable under projected staffing and capacity.

City Futures Research Centre: 2006 targets and achieved outcomes		
	2006 Target	2006 Actual
Financial Targets		
Income		
Core Funds	\$240,000	\$123,493
Research income	\$534,000	\$708,476
Other Income	\$10,000	\$66,089
Total income	\$784,000	\$898,059
Performance Targets		
Total projects completed in year	5	6
No. of DEST 'A' publications	7	5
No. of industry partner based projects	4	6
No. of media references/mentions	25	47
No of Australasian conferences presentations	10	5
No of International conferences presentations	4	7
No. of community/practice presentations	10	12
Post-graduate students (actual)	5	6
PhD completions (cumulative)	0	0
Masters by Research completions (cumulative)	0	0
Associate Faculty staff	6	11

4 DESCRIPTION OF RESEARCH PROJECTS IN PROGRESS OR COMPLETED IN 2006

LIST OF COMPLETED PROJECTS, 2006

Project Name	Funded by	Start	Total Funds
Rent Assistance and the Spatial Concentration of Low Income Households in Metropolitan Australia	AHURI	2004	\$ 85,085.00
Housing Affordability, Occupation and Location in Australian Cities and Regions	AHURI	2004	\$ 71,712.00
Creating Child Friendly Cities	ARACY	2006	\$ 7,500.00
SOPA - Stage 2	SOPA	2006	\$ 4,500.00

LIST OF PROJECTS CURRENT IN 2006

Project Name	Funded by	Start	Total Funds
ARC LP0562419 - Planning for Socially Sustainable Urban Renewal	ARC	2005	\$ 179,000.00
ARC LP0668205 - Assessing the Effectiveness of Public Housing Estate Regeneration in NSW	ARC	2005	\$ 441,782.00
NRV1 - Housing Assistance and Non-Shelter Outcomes	AHURI	2004	\$ 53,328.00
Supporting the Tenancies of People with Complex Needs	AHURI	2005	\$ 75,894.00
NRV3 - Housing Affordability for Lower Income Australians	AHURI	2005	\$ 90,670.00
Managing Demanding Behaviour	AHURI	2006	\$ 7,430.00
Motivations of Investors in the Private Rental Market	AHURI	2005	\$ 32,481.00
Building Stronger Communities Monitoring and Evaluation Framework	NSW Department of Housing	2006	\$ 59,700.00
Urban and Town Heritage Thematic Study	DEH	2006	\$ 80,000.00
Demographic and Housing Analysis in Bankstown	Bankstown City council	2006	\$ 8,700.00

Exploring Shared Understandings of Affordable and Social Housing: Sydney and Delhi	UNSW	2006	\$ 11,780.00
Social Determinants of Domestic Water and Energy Consumption	NSW Environmental Trust	2004	\$ 61,401.00

ARC LINKAGE PROJECTS



Planning for Socially Sustainable Urban Renewal in Suburban Sydney (ARC LP0562419)

Funded by: Australian Research Council (ARC), Western Sydney Regional Organisations of Councils (WSROC), NSW Department of Housing (DoH), Auburn Council, Bankstown City Council, Fairfield City Council and Penrith City Council

This Linkage project is being conducted with Fairfield, Bankstown, Auburn and Penrith local councils in Sydney along with the NSW Department of Housing and the Western Sydney Regional Organisation of Councils (WSROC). Due to the large number of partners the official contracts for this project were not signed off until December 2005. Thus, the project officially started in January 2006.

Significant progress has been made on Stages 1 and 3 of the project (out of six). Five Advisory Panel meetings have already been held with the Partners in this project. The project team has also prepared a separate paper of a review of the Sydney Metropolitan Strategy (released in December 2005). Research completed includes statistical analysis of the five case study area, (agreed with the Partners in April 2006), detailed analysis of development approval trends and cadastral based mapping and analysis. A major review paper on urban renewal policy in Australian and overseas has also been completed. An end of year Workshop with all Partners was held in November 2006 to review progress and plan the detailed research for 2007.

Fieldwork in the five case study areas began in February 2007, involving a series of interviews with local real estate professionals and council officials in each case study area, to be followed by structured interviews with local developers in May. Detailed analysis of the case study areas using Census and other cadastral data has been delayed following the resignation of the Senior Research Officer in mid-2006. A new SRO has been recruited and will be in post by May 2007 when this work will be rescheduled for the May to July period. A detailed property survey of all five case study areas has been completed and mapping against the cadastre is underway. A model of the development process to assist economic feasibility of redevelopment in these areas is being developed with Dr Richard Cardew. The final report is due in December 2007.



Assessing the Effectiveness of Public Housing Estate regeneration in NSW (ARC LP0668205)

Funded by: Australian Research Council (ARC), and NSW Department of Housing (DoH)

This project began in January 2006. Substantial outputs have already been achieved with the first 2 stages of the project completed and accepted by the Partner (the NSW Department of Housing). An extensive policy and literature review exploring best practice in urban renewal and regeneration evaluation – both in Australia and internationally has been completed and published as a City

Futures Research Paper. A draft framework, outlining the approach to evaluation and supporting monitoring and evaluation tools has also been developed working alongside partners at the Department of Housing.

Two APAI scholarships associated with this research were successfully recruited and registered in July 2006 and are now well into the first stages of their research, including working with the Partner on data issues and developing their research methodologies. A review workshop was held with the partner in early March 2007 prior to working on the pilot for the framework in a number of case study estates (to be agreed) during July-September.

Progress was delayed during the three months run-up to the March State elections during which time decision on the project were postponed pending the new Government and new Housing Minister being appointed. This has now been resolved. The project has enabled the Project Team to successfully bid for related evaluation research projects with the Department for Community Renewal schemes and the new Bonnyrigg PPP redevelopment project. Both the latter will use methodologies based on the initial approach developed through this ARC. This project concludes in 2008.

AHURI PROJECTS



National Research Venture 1: Housing Assistance and non-Shelter Outcomes

Funded by: Australian Housing and Urban Research Institute (AHURI)

Project Leader: RMIT/Monash AHURI Centre

NRV1 seeks to understand the relationship between housing assistance and economic participation outcomes, where the latter is broadly defined to include employment, retirement, education and training decisions. How do housing assistance programs impact on economic participation outcomes once we control for the mediating effects that intermediary variables such as 'health' and 'neighbourhood' have on economic participation outcomes?

City Futures has been working with Swinburne University to undertake one of several components of this large three year multi-centre project. This has focused on a qualitative research study of non-working tenants in receipt of housing assistance. Fieldwork for this was undertaken during the latter half of 2006 in Blacktown, Penrith and Campbelltown in Sydney and Gosford and Wyong on the Central Coast of NSW. Together with a comparable set of interviews conducted in Melbourne and Bendigo in Victoria, the research will explore the social and cultural aspects of how housing assistance programs assist or deter non-working individuals from gaining work. The results are due in mid-2007.



Supporting the Tenancies of People with Complex Needs: Applying best practice method in the Australian context

Funded by: Australian Housing and Urban Research Institute (AHURI)

This project reviewed the housing support available to people with complex needs, in particular those who have disabilities or mental illness which will sustain their tenancies. It was undertaken in partnership with the Disability Studies and Research Institute and is being undertaken by Michael Bleesdale. It aimed to understand what factors can work toward the "seamless" delivery of housing and support to people with complex needs, focusing in particular on outcomes of secure housing and appropriate support for people with disabilities and people with a mental illness.

The notion of “seamless” delivery currently accepts a system-led understanding of two separate service-based management and support delivery systems working cooperatively together in order to deliver successful housing and support outcomes to clients who fit the criteria of having complex needs. As such, there tends to be a focus on creating best-practice models of both housing and the support provided within the housing to sustain both the tenancies of people with complex needs, and their broader wellbeing within the accommodation.

This research undertook a critique of existing approaches to housing and support utilising a broader critical framework that embraces the lived experience of the tenant and the means by which support the tenant. It also considered the issue of home ownership and other opportunities available to people with complex needs to participate as members of society in a housing market, primarily to ensure that choice and preference based on optimum solutions to ongoing need are catered for, but also to provide greater opportunities to break the nexus between complex need, disability and poverty and to possibly enable some level of self funding. Fieldwork was undertaken in New South Wales, Victoria and Western Australia. The final report will be published in mid-2007.



National Research Venture 3: Housing affordability for lower-income Australians

Funded by: Australian Housing and Urban Research Institute (AHURI)

Project leader: A/Prof Judith Yates, University of Sydney.

NRV3 seeks to provide a comprehensive assessment of housing affordability for lower-income Australians, addressing the scale, complexity of debate and policy imperatives from a range of perspectives. This project commenced in 2005 and has involved extensive collaboration between AHURI partners at the Universities of Sydney, Tasmania and Swinburne and produced a series of 10 research papers exploring a wide range of housing affordability issues. The research has addressed the following questions: how is the housing affordability problem conceptualised? What are the drivers of affordability problems? Why does affordability matter? Who has an affordability problem and how has this changed over time? And, how do we assess policies intended to improve affordability?

City Futures provided the lead on qualitative research underpinning the NRV. Focus group and in-depth interviews were held with approximately 100 private sector renters and recent purchasers in total across both metro- and non-metro locations in Queensland, NSW and Victoria. Exploring housing histories and trade-offs made in negotiating affordability, we spoke to renters struggling fortnight-to-fortnight, the more pragmatic, and those hoping to buy. We also spoke to recent purchasers for whom the trade-offs made and strategies adopted to manage current and future affordability risk. In looking from both sides of the fence, while the research does not debunk concerns regarding the increased barriers in moving from renting to ownership for many, it does identify how and where access to ownership for lower-income Australians occurs, and provides insight into movement between the sectors and strategies that enable people to do so.

By exploring affordability issues with both renters and recent home purchasers in the one study, the research provides insight from ‘both sides of the fence’. It assesses how the housing policy environment – and the housing markets, financial and institutional frameworks in which they operate – affects the housing options and outcomes of lower-income Australians at the household level. By understanding how affordability impacts at this level, the research provides detailed insight as to how housing choices mesh with opportunities, events and constraint, and how these crucially affect both objective and subjective assessments of their affordability situation. It also helps inform how policy might be more effectively directed.

City Futures have contributed to a number of reports and background papers in the NRV3 series. The final report drawing together insight from across the research will be completed in mid-2007.



Demanding Behaviour: Developing Strategies for the Effective Management of Problematic Households

Funded by: Australian Housing and Urban Research Institute (AHURI)

Project leader: Dr Rowland Atkinson, University of Tasmania.

The project examines models of effective management of problem behaviour among public sector tenants. Policy-makers are also faced with increasingly constrained timescales and significant volumes of research information. The research therefore addresses AHURI's concern with boosting the utility and synthesis of existing research to ensure that such work provides more effective and accessible resources for policy-makers. The project constitutes a national study to identify and compare models of best practice for sustaining tenancies of people with problem behaviours in public housing. It is distinct from preceding AHURI research on anti-social behaviour and mental health needs of tenants in that it focuses on those individuals and families who are not integrated into formal mental health services yet whose behaviour places them at risk of eviction and creates significant problems for other tenants and residents.

It places special emphasis on the distribution of resources and best available practices in order to disseminate effective practice and placed within existing budgetary constraints. The project assesses existing research and practice guidance at an international level on the management of problematic behaviour among social housing tenants, and the implications of the current high-needs targeting policies of public housing agencies for program management with regards to linking public housing provision to other support services. Results will further capacity in the housing research community by identifying suitable protocols that can be used in housing research synthesis.

The study focuses on what is an important area of policy development since Federal housing policies mean that public housing is increasingly becoming a provider of last resort. Sustaining tenancies is a challenge for public housing authorities because of the need to balance the sometimes conflicting objectives of social outcomes for tenants, social outcomes for neighbours and communities impacted by tenants with difficult behaviours, as well as sustainability outcomes for business managers. The difficulties of meeting this challenge increases the risk of homelessness for these vulnerable groups and may threaten other tenancies affected by these behaviours.



Motivations of investors in the private rental market

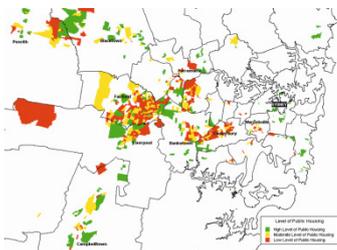
Funded by: Australian Housing and Urban Research Institute (AHURI)

Project leader: Dr Tim Seelig, University of Queensland

Housing policy in Australia relies heavily on many low-income households being able to access affordable rental housing in the private sector. The supply of housing at rents affordable for people on low incomes receiving Commonwealth Rent Assistance (CRA) is critical to reducing what might otherwise be higher demand for social housing. This project will examine one key factor in determining the supply of such accommodation, namely: the motivations and behaviours of rental property investors. Previous research has suggested shifts in the supply of low cost and other rental housing, but has not sought to provide a detailed explanation for why such changes in supply might be occurring. The research

considers how the motivations, expectations and experiences of investors are affected by government policies such as negative gearing and vary according to length and timing of investment, geography, cost segmentation, investor type and scale of holdings.

These issues have been explored qualitatively from the perspective of rental property investors themselves, rental property managers, and other key agents directly involved in the private rental sector. This project has involved collaboration with five universities across Queensland, NSW, Victoria, WA and Tasmania. A positioning paper was published in May 2006. City Futures led the NSW element of the research, completing over 30 in-depth interviews with major informants and stakeholders – including REI-NSW and the Property Owners Association, real estate agents across Sydney and in Coffs Harbour, and a broad range of investors themselves. City Futures is working alongside AHURI partners in preparing the final report which is due for completion in mid-2007.

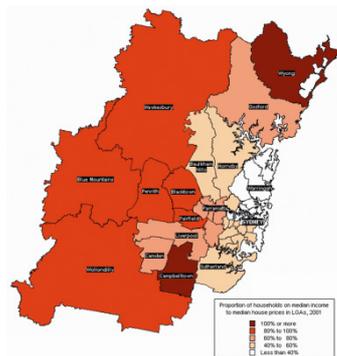


Rent assistance and the spatial concentration of low income households in metropolitan Australia

Funded by: Australian Housing and Urban Research Institute (AHURI)

There are increasing concerns about the role and targeting of private sector Rent Assistance (RA) to low income households. Research has indicated that landlords are withdrawing from the lower end of rental provision and that investment returns and the effectiveness of negative gearing is lower in this sector of the rental market. Inner city gentrification has also removed large numbers of lower priced rental stock in recent decades, pushing the market for this housing into the middle and outer suburbs.

This project explored the ramifications of these processes through the detailed analysis of *spatial* trends in the provision of low income private rental housing and low income households who rent privately at the local level in Sydney and Melbourne and the position of these households in terms of the appropriateness of the stock and their receipt of RA. The project also focused on the role of RA in the locational choices of low income private renters in urban areas, the creation of areas of concentrations of disadvantage and the non-shelter outcomes of this process, including labour market outcomes, such as work disincentive effects.



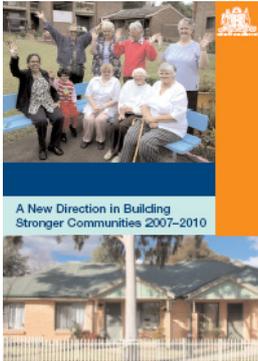
Housing affordability, occupation and location in Australian cities and regions

Funded by: Australian Housing and Urban Research Institute (AHURI)

Project leader: A/Prof. Judith Yates, University of Sydney.

This project, with the final report published in June 2006, identified that there are high rates of housing stress amongst households with members in the workforce, especially for low-income occupations such as hospitality worker. In contrast, public sector occupations such as police or teachers are not facing affordability problems, and issue is mainly to do with low incomes rather than the occupations per se. The project also noted there are high rates of self-containment in main cities in the SSDs in Melbourne, Sydney and Brisbane/Gold Coast (low proportion of persons commuting long distances to core city locations even for low paid occupations). Choices to stay in high cost inner city locations were partly a factor of age (with youth choosing to rent) and the increased supply of rental stock in inner areas, though there were issues about affordability of this stock. Self-containment was also due to the service-based economy with jobs following where people were, including in the suburbs.

CITY FUTURES PROJECTS

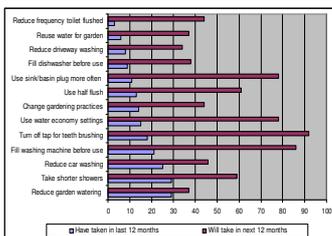


Building Stronger Communities Monitoring and Evaluation Framework

Funded by: NSW Department of Housing

Building Stronger Communities represents a \$66 million investment and new direction by the NSW Department of Housing – working across Government and in partnership with local agencies – to renew 18 social housing estates throughout NSW. It aims to build strong, vibrant sustainable communities through developing locally-led strategies to facilitate long-term positive change. The approach builds upon lessons learned from previous approaches to ensure an integrated approach that addresses the broad range of interconnected issues in each location. Working closely with communities, the initiative aims to build stronger neighbourhoods where people can live in safety, get the support services they need, and access to the education, training and employment they want.

In 2006, City Futures was commissioned to develop a monitoring and evaluation framework for this important program, and to build a research partnership with the Department to maximise research and learning opportunities throughout the life of the program. The Partnership will also include researchers from the Social Policy Research Centre and the School of Social Work, both at UNSW. A framework has been prepared which brings together a range of research methods including a community survey, focus groups, interviews and quantitative data analysis to help evaluate key outcomes, messages and experiences from both residents and those involved in the delivery of community regeneration.



Social Determinants of Domestic Water and Energy Consumption

Funded by: NSW Environmental Trust

This research focuses on the critical, yet under-researched, issue of the impact that different forms of built environment and population structure have on water and energy consumption across urban areas. While it is well understood that reduced water and energy consumption would reduce the environmental stress on urban areas, particularly in terms of impacts on water catchments, waste water and sewage outputs, air pollution and greenhouse gases, little systematic research has been conducted to understand how different types of built form contribute to these environmental impacts, what the contribution of social structure to these impacts may be, and how these impacts play out spatially across the city.

Despite sustainability becoming a central concern of urban planning in recent years, much of the current policy directed at the reduction of urban water and energy consumption rests on relatively little empirical evidence about domestic consumption by households living in different types of dwelling. Fewer estimates are made of the per capita use of water or energy by dwelling type and policy is often shaped on the notion that simple economic measures will be effective in reducing consumption of both resources.

The objectives of the research were to explore the way water and energy consumption is shaped by the needs of, and facilities used by, different kinds of households in different types of dwellings in Sydney. This will provide service providers and environmental planners with a substantially improved understanding of the role the built environment plays in determining water and energy consumption and its contribution to environmental stress. The research also explored what kinds of changes in pricing, regulations or availability of services would be needed to induce households and individuals to reduce their energy and water consumption. Final project reports were completed in April 2007.



Plan for Adelaide, 1837
Source: Adelaide City Council

Urban and Town Planning Thematic Heritage Study

Funded by: Department of Environment and Heritage

The main context for the study is the Australian Government's new system to identify and protect places that have outstanding heritage significance and represents one in a series of Commonwealth-commissioned research studies on a range of historically based themes.

The aim has been to produce an authoritative study to provide the context for the selection and assessment of places of outstanding heritage value to the nation relating to the theme of 'Urban and Town Planning'. Places included on the National Heritage List have an important role in helping to tell the wider story of Australia's culture and history. The List provides Australia's most prestigious heritage recognition and currently includes iconic places such as the Melbourne Cricket Ground and the Sydney Opera House.

The study approach involved a range of research techniques with the aim of casting as wide a net as possible to identify places that may best express Australia's planning achievements. As well as a comprehensive thematic essay, the research involved an extensive review of State Heritage registers, an e-survey - providing an opportunity for planners, built environment professionals, historians, and other interested parties to nominate places of potential significance, and development of an assessment framework.

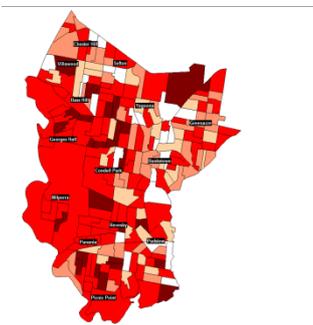
The final report was presented to the Department of Environment and Heritage (now Department of Environment and Water) in January 2007.



Social Outcomes of Residential development Sydney Olympic Park

Funded by: Sydney Olympic Park Authority

This project investigates the current and potential future social outcomes of residential development in and adjacent to Sydney Olympic Park. The research was considered by Sydney Olympic Park Authority (SOPA) to assist in the review of the Draft Social Plan 2025. The research is the first analysis of the new high density housing market in the vicinity of Sydney Olympic Park. And formed part of a series of small pilot projects undertaken by City Futures to establish the nature of the higher density market in Sydney



Demographic and Housing Analysis in Bankstown

Funded by: Bankstown City Council

This small project provides an assessment of the current demographic and housing profile in Bankstown LGA and an estimate of current and trend housing affordability and implications for affordable housing provision and retention. The reports findings are being feed into Bankstown's revised Residential Development Strategy, to be published in 2007.



Children in the Compact City

Funded by: Australian Research Alliance for Children and Youth (ARACY)

This short project set out to quantify the number of children living in higher density housing in Sydney and to undertake fieldwork on the social outcomes for children living in higher density low income middle suburban flats. The research was funded by the ARACY and presented at an ARACY/Griffith University conference in Sydney in October.



Exploring Shared Understandings of Affordable and Social Housing: Sydney and Delhi

Funded by: UNSW (Internal UNSW Contestable Funding Grant)

This research is being undertaken in collaboration with the Housing & Urban Development Corporation (HUDCO), India. The collaboration offers an opportunity for international research and the prospect of making a significant contribution to policy formulation at a very high level. The interaction of research and policy formulation with the major urban development organisation in India, will position UNSW and FBE to have an impact on urban issues in India, through significant knowledge transfer regarding affordable and social housing models and approaches.

This research collaboration will allow City Futures to better acquaint ourselves with the context of housing and planning in India, as well as allowing the joint Delhi-Sydney team to further refine the focus of the collaborative research venture and work out the details for an ARC International Linkage Grant application in the future.

5

DISSEMINATION: PUBLICATIONS, PRESENTATIONS, SEMINARS

PUBLICATIONS

Books

- | | |
|---|--|
| Freestone, R.,
Randolph, B. & Butler-
Bowden, C. (eds.) | "Talking About Sydney: Population, Community and Culture in Contemporary Sydney", Sydney, UNSW Press and the Historic Houses Trust, 2006 |
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Book Chapters

- | | |
|------------------------|--|
| Barton, J. & Plume, J. | "A Geospatial Approach to Managing Public Housing on Superlots," Abdul-Rahman, A., Zlatanova, S., Coors, V. (eds.), Innovations in 3D Geoinformation Science, Series: Lecture Notes in Geoinformation and Cartography, Springer, 615-628, 2006 |
|------------------------|--|

Journal Articles

- | | |
|---|--|
| Judd, B. & Randolph, B. | "Qualitative Methods and the Evaluation of Community Renewal Programs in Australia: Towards a National Framework", Urban Policy and Research, Vol. 24, No. 4, 97-114, 2006 |
| Holloway, D., Bunker, R. & Sinclair, I. | "Land Use Planning Issues in Sydney's Rural-Urban Fringe", Sustaining Regions, Vol. 5, No. 1, 14-18, 2006 |
| Holloway, D. & Bunker, R. | "Planning, Housing and Energy Use: A Review", Urban Policy and Research, Vol. 24, No. 1, 115-126, March 2006 |
| Randolph, B. | "Delivering the Compact City in Australia: Current Trends and Future Implications", Urban Policy and Research, Vol. 24, No. 4, 473- 490, December 2006 |
| Randolph, B. | "The Social Mix Fix: Will Mixed Tenure Renewal Right the Wrongs of Socially Excluded Housing Estates?", Housing Works, Vol. 4, No. 1, 18-21, May 2006 |

City Futures Research Papers

- | | |
|---|--|
| Ruming, K. | "MOSAIC Urban Renewal Evaluation Project: Urban Renewal Policy, Program and Evaluation Review", Research Paper no. 4, City Futures Research Centre, Faculty of the Built Environment, UNSW, 2006 |
| Troy, P. & Randolph, B. | "Water Consumption and the Built Environment: A Social and Behavioural Analysis", Research Paper no. 5, City Futures Research Centre, Faculty of the Built Environment, UNSW, 2006 |
| Holloway, D., Pullen, S., Randolph, B. & Troy, P. | "Delivering the Compact City in Australia: Current Trends and Future Implications", Research Paper no. 6, City Futures Research Centre, Faculty of the Built Environment, UNSW, 2006 |
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Issues Papers

Randolph, B.	“Urban Renewal: a New Role for New Housing Providers in Creating Sustainable Communities?”, City Futures Research Centre Issues Paper No.1 January 2006
Bunker, R. and Holloway, D.	“How Much of ‘City of Cities, A Plan for Sydney’s Future’ is Likely to Happen?”, City Futures Research Centre Issues Paper No. 2 April 2006
Pinnegar, S.	“Are Complex Programs the Best Response to Complex Policy Issues” City Futures Research Centre Issues Paper No. 3 August 2006

AHURI

Bleasdale, M.	“Supporting the Housing of People with Complex Needs”, Final Report, Australian Housing and Urban Research Institute, Melbourne, 2006 (Submitted but not published)
Randolph, B. & Holloway, D.	“Rent Assistance and the Spatial Concentration of Low Income Household in Metropolitan Australia”, Final Report, Australian Housing and Urban Research Institute, Melbourne, 2006 (Submitted but not published)
Seelig, T., Burke, T. and Morris, A.	Motivations of Investors in the Private Rental Market, Positioning Paper, May 2006
Yates, J., Randolph, B. and Holloway, D.	“Housing Affordability, Occupation and Location in Australian Cities and Regions”, Final Report, Australian Housing and Urban Research Institute, Melbourne, 2006
Yates, J., Randolph, B. and Holloway, D.	“Are Housing Affordability Problems Creating Labour Shortages”, AHURI, Issue 74, June 2006

Other Publications

Barton, J.	“Junk Theory”, Big hArt, (Multimedia work), 2006
Barton, J.	“Paper Wasps”, Peats Ridge Festival, 2006, Peats Ridge
Barton, J.	“SDSS Module 2”, UNSW SDSS Project, 2006
Barton, J.	StickyBrickS, Sydney Festival, Big hArt 2006

PRESENTATIONS

Presentations

Barton, J.	“A Geospatial Approach to Managing Public Housing on Superlots”, 3DGeoInfo2006 Conference, 8 August 2006, Kuala Lumpur, Malaysia.
Kumar, A.	“Integrated Sustainability Assessment of the Urban Built Environment: A GIS Based Framework”, ESRI China (Hong Kong) GIS and Mapping Solutions, 12 – 13 January 2006, Hong Kong
Morden, A.	“Sustaining Human Ecology and Social Development in Large Public Housing Estates: Australian Multicultural Experience”, Twelfth Annual International Sustainable Development Research Conference 2006, 6 th -8 th April 2006, Hong Kong

Pinnegar, S.	"Are Complex Programs the Best Response to Complex Policy?", Australasian Housing Researchers Conference, 19 Jun - 21 Jun 2006, Adelaide
Pinnegar, S.	"Investors in the Residential Rental Market", Shelter NSW seminar, 15 June 2006, University of Sydney
Pinnegar, S & Randolph, B.	"Attitudes to Affordability Among Lower Income Australians: Preliminary Findings", AHURI NRV3 Seminar, 5 December 2006, University of Sydney
Pullen, S., Holloway, D., Randolph, B. & Troy, P.	"Energy Profiles of Selected Residential developments in Sydney with Special Reference to Embodied Energy", Proceedings of Australian and New Zealand Architectural Science Association (ANZAScA) 2006, 40 th Annual Conference 'Challenges for architectural science in changing climates' 22 nd -25 th November 2006, Adelaide
Randolph, B.	"Creating A Socially Sustainable Higher Density Sydney", Mayors Forum, 2 March 2006, University Of Sydney (Invited Speaker)
Randolph, B.	"Trends In The Lower Income Residential Investment Market", Australian Financial Review Housing Congress, 31 March 2006, Sydney (Invited Speaker)
Randolph, B.	"The Sydney Metropolitan Strategy 2005: Planning for a Socially Sustainable City?", 2006 International Forum on Metropolitan Regions Development, Shanghai Jiao Tong University, 12-13 April 2006, Shanghai
Randolph, B.	"Urban Poverty in Australian Cities: Patterns, Processes and Policies", 17 April 2006, Jawaharlal Nehru University, New Delhi, (Invited Speaker)
Randolph, B.	"Densification and Australian Cities: A Review of Current Metropolitan Planning Orthodoxies", International Conference on the Role of Socioeconomic and Spatial Planning in National Economic Development, April 2006, New Delhi
Randolph, B.	"Housing Renewal and the Compact City: The Social Implications of a Planning Orthodoxy", Planning for Australia's major cities seminar, 30th May 2006, Museum of Sydney, Sydney (Invited Speaker)
Randolph, B.	"The Suburbanisation of the Lower Income Rental Market", Shelter NSW seminar, 15 June 2006, University of Sydney (Invited Speaker)
Randolph, B.	"Matching Urban Development to Population Growth", Financial Review Metropolitan Planning Summit, 29 July 2006, Sydney (Invited Speaker)
Randolph, B.	"Behavioural Aspects of Water Consumption in Sydney", Water Consumption and the Built Environment Conference, 14 September 2006, Homebush (Invited Speaker)
Randolph, B.	"A Tale of Two Cities: Sydney's Social and Economic Divide", NCOSS Annual Conference, 25 September 2006, Sydney (Invited Speaker)
Randolph, B.	"Children in the Compact City: Fairfield as a Suburban Case Study" Second National Conference on Creating Child Friendly Cities, 31 October 2006, Sydney (Invited Speaker)

Randolph, B. and Kübler, D.	“New Regionalism’ and State Rescaling in Australia: Revisiting Sydney’s Governance Problems”, Meeting of the Urban Affairs Association, 19-22 April 2006, Montreal
Randolph, B. and Milligan, V.	“The Privatisation of Public Housing: The Case of Australia”, The European Housing Research Network Annual Conference, 3 July 2006, Ljubljana

SEMINARS

1. The New American Metropolis: Issues And Trends

23rd March 2006, Level 4 Red Centre, UNSW

Speaker: **Prof Paul Knox**, Professor and Dean, College of Architecture & Urban Studies, Virginia Tech, Virginia, USA

This internal seminar was hosted by City Futures and Urban and Cultural Studies Research Group

2. Planning for Australia’s Major Cities: Sydney, Melbourne and SEQ Metropolitan Strategies

30th May 2006, Museum of Sydney, Cnr Phillip and Bridge Streets, Sydney

Speakers:

Gail Connolly - Executive Director, Sydney Metropolitan Strategy, ‘NSW Government’s plans for implementing City of Cities – A Plan for Sydney’s Future’.

Marcus Spiller - Director, SGS Economics and Planning, Director, Melbourne, ‘The critical implementation elements of Metropolitan Strategies’.

Pat Fensham - Director, SGS Economics and Planning, Sydney, ‘Infrastructure planning frameworks to support implementation of the Sydney Metropolitan Strategy’.

Vanessa Harvey - Director, SGS Economics and Planning Brisbane, ‘Tools to implement the SEQ Regional Plan’.

Prof Bill Randolph - Director, City Futures Research Centre, Faculty of Built Environment, UNSW, ‘The implications of common assumptions in contemporary Australian Metropolitan Planning’.

This seminar was jointly hosted by SGS Economics and Planning – a firm of urban and regional economists and planners with offices in Melbourne, Sydney, Brisbane and Hobart. SGS Directors and staff have recently had key roles in all three Metropolitan Strategies. Over 50 percent of Australia’s population lives in the metropolitan regions of Sydney, Melbourne and South East Queensland. These cities are not only major magnets for population growth, they are increasingly the drivers behind Australia’s economic development. In the last 5 years, Metropolitan Strategies in all three cities have been produced to meet the challenges of sustainable growth and development. This timely seminar is the first to compare these important strategies for our major cities. It brings together key speakers with intimate knowledge and perspectives of the three strategies.

3. Renewing Public Housing: A US Perspective

Friday 28th July, NSW Department of Housing, Ashfield

This seminar was hosted in collaboration with NSW Department of Housing.

Speaker: **Dr Marc Weiss** - CEO of Global Urban Development based in Washington.

Dr Weiss spoke on his experience of policy development in the US in public housing estate and community renewal and related housing policy issues. He has extensive experience in housing and urban policy at the Federal levels in the US, including his role as Special Assistant to the Secretary of the U.S. Department of Housing and Urban Development from 1993 to 1997 during the Clinton Administration. This included the development of the HOPE VI initiative, analogous to current estate renewal approaches in Australia. He is the author of several books on housing and urban renewal issues, including 'The Rise of the Community Builders', a highly regarded book in the urban planning and development field.

4. Rethinking Suburbia

Wednesday 18 October, The Scientia, UNSW

Two of the world's leading commentators on contemporary suburban development come together for the first time to present their visions of the suburban experience.

Speakers: **Robert Bruegmann**, Prof of Art History and Urban Planning at the University of Illinois-Chicago, argues in his best-selling book '*Sprawl: A Compact History*' that the preference for low density living is a natural and democratic process as old as the world's oldest cities. In the modern era an increasing number of citizens have achieved the financial means to participate in what was once an exclusive luxury of the wealthy. Robert Bruegmann is a keynote speaker at the 2006 UDIA State Conference in the Hunter Valley. This is the only chance to hear him speak in Sydney.

Brendan Gleeson, Prof of Urban Policy at Griffith University makes a passionate plea in the award-winning '*Australian Heartlands: Making space for hope in the suburbs*' for the suburbs to be given their rightful place in Australia's public consciousness. His account ranges across gated communities, new suburban poverty sinkholes, the loss of the public domain, the experience of childhood in contemporary suburbs, environmental degradation and the challenges of migration.

6

TEACHING AND SUPERVISION

SUPERVISION OF PhD STUDENTS

Name of Student	Topic	Supervisor
Joanne Quinn	Design of the Home Environment for the Ageing Population	Dr Oya Demirbilek and Dr Bruce Judd*
Aida Morden	Social Dynamics of the Landlord-Tenant Relationship: Litigations in Public Housing	Prof Bill Randolph and Dr Bruce Judd*
Jack Barton	A Spatial Decision Support System for Public Housing	Dr Bruno Parolin, Dr Bruce Judd* and Jim Plume*
Lucy Groenhart	Social Cost Benefit Analysis of Public Housing Estate Regeneration in NSW	Prof Bill Randolph and Dr Simon Pinnegar*
Bernadette Pinnell	Establishing an evaluation framework to measure the Impact of public housing estate renewal in NSW on the areas surrounding the estate; using GIS as a tool for communicating the impact of the regeneration	Prof Bill Randolph and Dr Simon Pinnegar*
Cathy Sherry	Significance of Strata and Community Title	Prof Brendan Edgeworth and Prof Bill Randolph*
Ting Xu	Housing differentials in sub-districts of Shenzhen, China: a geo-spatial analysis from profiles of house price, house types and households	Prof Peter Murphy and Prof Bill Randolph*

*Co-Supervisor

SUPERVISION OF MASTERS STUDENTS

Sarah Hudson	Dire Stratas	Prof Bill Randolph and Peter Williams*
Darren Holloway	“Urban Consolidation and Public Transport Use: A Case Study of Sydney”	Prof Robert Freestone and Prof Bill Randolph*

* Co-Supervisor

TEACHING

Prof Bill Randolph

Session 1:
Planning Program, City Planning Today BENV2901 and GENR0015: Guest Lecture on 'Metropolitan Planning in Sydney'.

Architecture Program Final Graduation Project ARCH1502: Design Jury Member.

Session 2:
Planning Program Final Year Thesis Project PLAN4132: Supervision of three students.

A/Prof. Bruce Judd

Session 1:
Architectural Design Studio ARCH1401/2: Course Coordinator

Summer Term 2006/7:
Urban Design Studio 3 - International Field Project (Buenos Aires) UDES0003:
Course Coordinator

Communications in Urban Design UDES0010: Course Coordinator

Dr Simon Pinnegar

Session 1:
Planning Program, Research Design BPLAN4031: Guest Lecture 'Research Process – Best Practice'

Session 2:
Planning Program, Social Planning PLAN3015: Guest Lecture

Session 2:
Planning Program Final Year Thesis Project PLAN4132: Assessment of four student theses.

Jack Barton

Summer Term 2005/6:
Digital Drawing Body Sculpture BENV2311 (Elective Course)

Session 1:
CAD and Visualisation BENV7142 (Elective Course)

Session 2:
Geographical Information Systems for Built Environment GEOH2801: Course Coordinator

Dr Arvind Kumar

Session 2:
Geographical Information Systems for Built Environment GEOH2801: Course Coordinator

Design for Energy Efficiency BENV1076: Course Coordinator

7 STATEMENT OF FINANCIAL PERFORMANCE

OVERVIEW

The financial results for 2006 reflect a strong growth trajectory, building on the position achieved by the preceding AHURI Research Centre during 2005. At the beginning of the year, a surplus of \$571,046 was brought forward. This represented the remaining funds accumulated from research transferred from UWS with Prof. Randolph, together with the remainder of the start-up funding provided by the Faculty in 2004 and new funds received during 2005, minus expenditures for the year.

Over the year, new external research funding totaling \$708,476 was received, together with \$123,494 of support from the Office of the DVC (Research) and \$66,089 in other, mainly Faculty, funding. This represents a substantial rise on income received in 2005, although a proportion of this related to deferred payments for projects completed in 2005.

Expenditures of \$725,817 included the AHURI annual fee of \$56,134, for which the Centre is now responsible. Consultants' charges of \$110,033 refer to surveys and other fieldwork undertaken by outside contractors on funded projects.

The net operating result showed a surplus of \$172,241 for the year, which, when added to the surplus brought forward from 2005, led to a final carry forward of \$743,287 to 2007. This is a substantial amount but reflects savings from the loss of key staff members that were carried through the year and the deferral of new staff recruitment until the position for 2007 and onwards was clarified following successful ARC and AHURI grant submission rounds at the end of the year. These accumulated surpluses will now be committed during 2007 and 2008 to new staff positions to increase the capacity of the Centre in line with the three year Business Plan agreed in April 2006. During 2006 the existing AHURI central accounts were progressively transferred into a new central account under the CRFC heading. The remaining AHURI accounts will be closed during 2007.

STATEMENT OF IN-KIND CONTRIBUTIONS

Since November 2005 City Futures has been located in newly refurbished accommodation on Level One of the Red Centre (west wing). The estimated value of the premises amounts to \$29,648 per year. This figure includes office overheads such as electricity and water. In addition the Centre receives an in-kind contribution from the Faculty of an estimated value of \$1,500.00 in form of support from IT and Finance staff.

The Centre is in return charged a 15% levy from both the Faculty and Central UNSW on income generated from research projects with value exceeding \$20,000. These levies do not apply to projects awarded by ARC or AHURI. The total amount of levies paid in 2006 to the Faculty and Central UNSW is \$14,788.69.

FINANCIAL STATEMENT

	2005		2006	
	AHURI	AHURI	CF	Full Year Result
	\$	\$	\$	\$
Income				
External Funds	425,685.07	148,502.58	559,973.75	ii) 708,476.33
Internal Revenue				
From DVC's Office	50,000.00		123,492.99	123,492.99
Other Internal Revenue	-24,632.00	40,332.00	iii) 25,757.75	66,089.75
Total Income	451,053.07	188,834.58	709,224.49	898,059.07
Expenses				
Payroll	375,936.66	-20,223.84	494,891.63	474,667.79
Equipment	9,267.02	0.00	4,080.51	4,080.51
Materials				
Consumables	16,769.86	0.00	32,636.63	32,636.63
Consultants	162,653.63	34,199.18	75,834.71	110,033.89
Other	86,792.72	17,430.12	69,969.72	87,399.84
Travel	17,783.82	0.00	16,999.06	16,999.06
Total Expenses	669,203.71	31,405.46	694,412.26	725,817.72
Operating result	-218,150.64	157,429.12	14,812.23	172,241.35
Surplus(Deficit) Bfwd from Prior Year	789,197.21	571,046.57		571,046.57
Accumulated Funds Surplus(Deficit)	571,046.57			743,287.92

Notes

i)	Income related to outstanding Invoices 31/12/2005	\$76,524.86
ii)	Including 50% 2007 AHURI 2007 Fee from UWS	\$56,134.84
iii)	RIBG funds	\$40,332.00