



Greg Sarre
Mount Barker District Council

Jen St Jack
Consulting Partner
Jack Jensen

Where we build What we build



LIVEABLE, AFFORDABLE, RESILIENT

How to use insurance premiums
to encourage climate resilient development



Working together to take climate action



REGION OVERVIEW

Mount Barker



MOUNT BARKER
DISTRICT COUNCIL

REGION OVERVIEW

Resilient Hills & Coasts

Our changing climate ...by 2070

6%
DRIER



1.5°C
WARMER



33cm
SEA LEVEL
RISE



Number of days over 35°C in
Victor Harbor will increase from
7 to 11 days, and in
Adelaide from **17 to 25 days**



Adelaide

Mt Barker

Goolwa

Victor
Harbor

PROJECT OVERVIEW

Where we build What we build



**Government of
South Australia**



**INSURANCE
COUNCIL**
OF AUSTRALIA

This project was jointly funded by the Commonwealth and South Australian Governments under the South Australian Disaster Resilience Grant Program, and the Insurance Council of Australia. The views and findings of this project are expressed independently and do not necessarily represent the views of the funding bodies.

Exposure + Sensitivity

Where we build

What we build

Vulnerability



Resilience



WHY THIS IS IMPORTANT

Vulnerable vs. resilient

**Choose
resilience!**



WHY THIS IS IMPORTANT

Vulnerable vs. resilient



LET'S CHANGE THE CONVERSATION

From this...

Affordable housing

- Land supply and cost
- Building and retrofit costs
- Government concessions
- Lending rules and rates



...to this

Affordable living

- Heating and cooling
- Electricity and gas
- Water
- Transport
- Medical bills
- Council rates
- Insurance



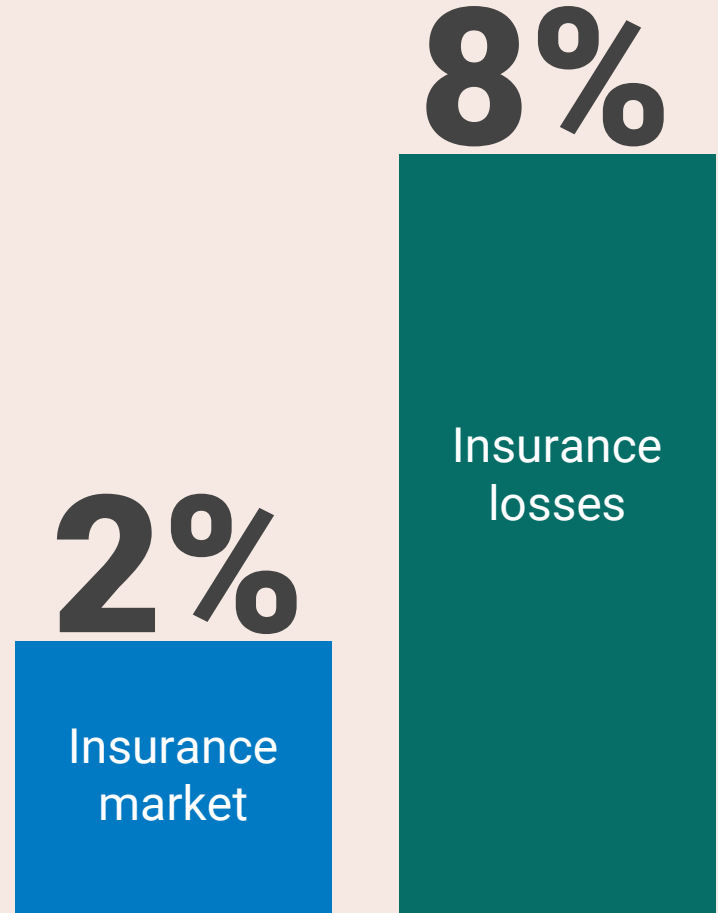
WHY THIS IS IMPORTANT

The affordability tipping point

More hazards are being insured.
Hazards are getting more probable.
So insurance premiums are going up.

No insurance = no mortgage

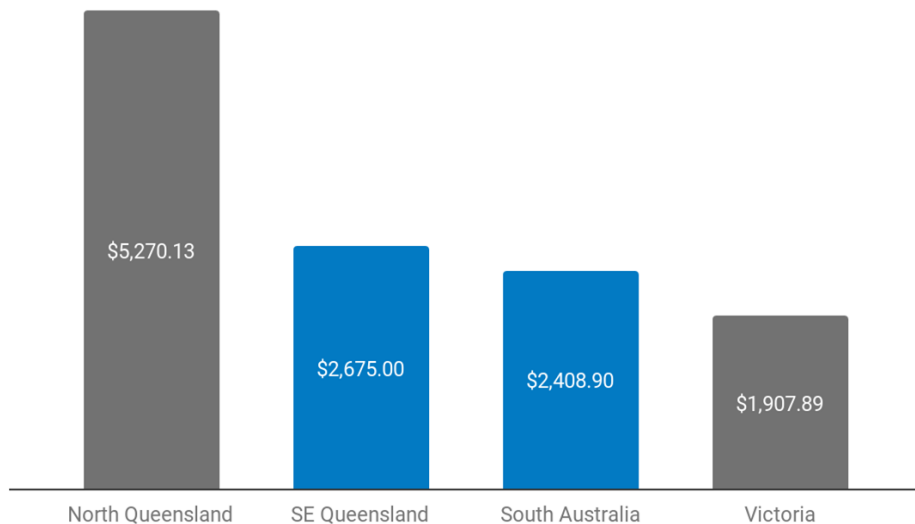
No mortgage = no house



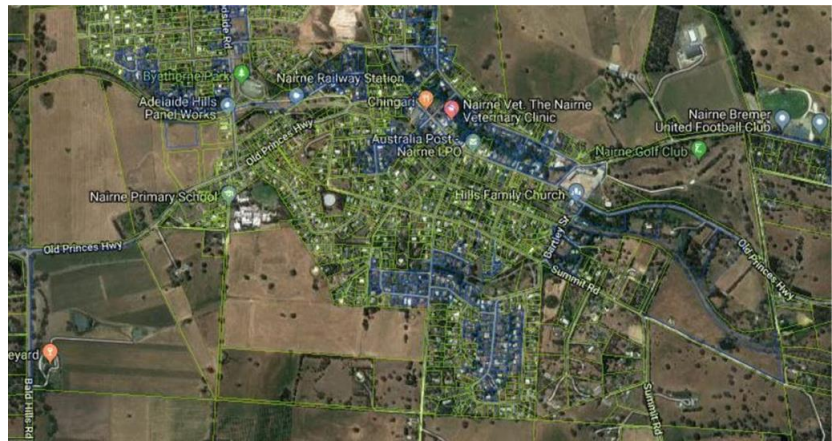
RESEARCH METHODS

Stage 1: Exposure Hazard Maps

Maximum Average Premium
for Home & Contents in 2017



Brisbane River (SE Queensland)



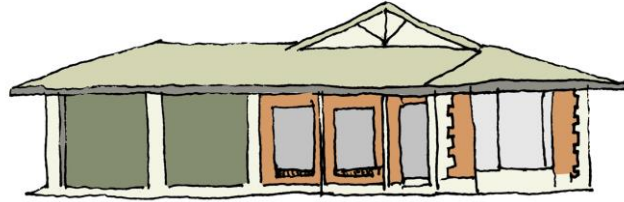
Mount Barker (South Australia)

RESEARCH METHODS

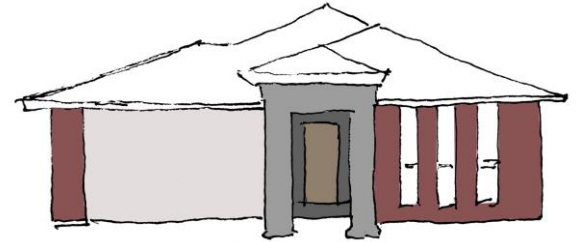
Stage 2: Sensitivity Housing Archetypes



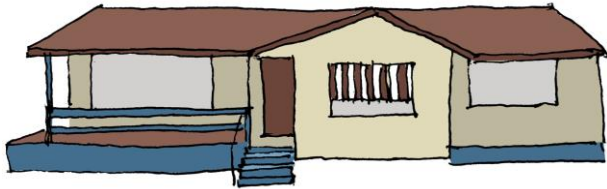
Victorian



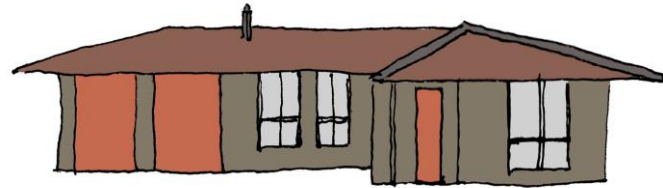
Modern



Contemporary



Weatherboard



60s Bungalow

RESEARCH METHODS

Stage 3: Resilience

EXPOSURE

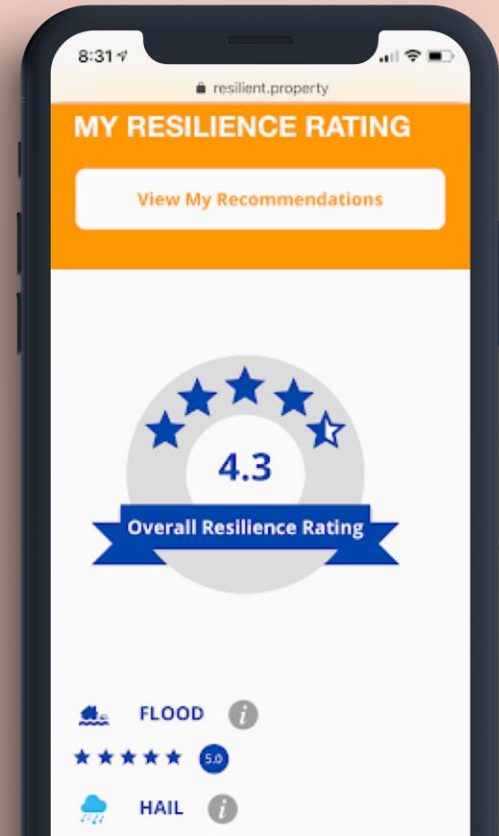
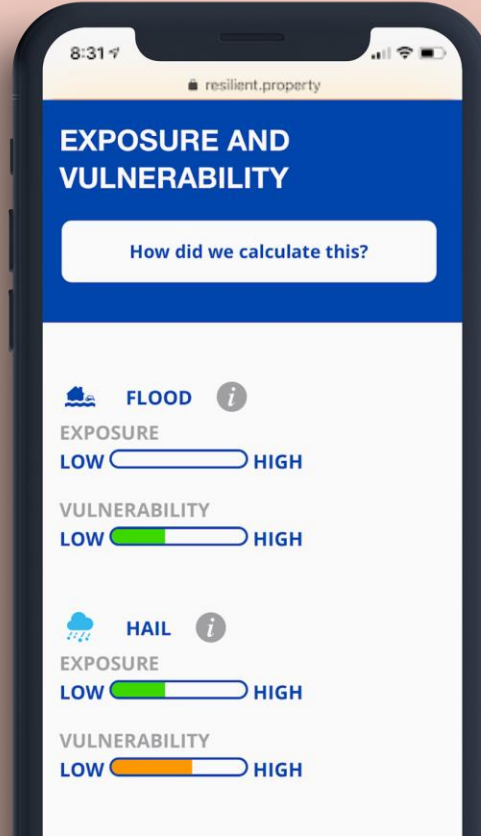
Hotspots where multiple hazards intersect

+

SENSITIVITY

Housing archetype performance in hotspots

= RESILIENCE RATING



OUTCOMES

Councils



Land use planning and development assessment.
Emergency management.
Affordable living strategies.
Attracting investment and residents.

Developers



Understanding the true costs and benefits of better design.
Using resilience as a sales tool.

Consumers



Understanding the true costs and benefits of better design.
Improving an existing home, or purchasing a new one.

POLICY CONTRIBUTION

Going beyond compliance



STATUS QUO

The house
doesn't fall down

Baseline compliance

Poor integration of
spatial data with
decision-making



OPPORTUNITY

Improve lives and living conditions

Inform **National Building Code** to raise the bar
on minimum resilience standards

Inform **State Planning Reforms and e-planning**
to better link spatial data with policy, and
improve decision-making

INNOVATION

Myth busted

Sharing hazard data will
NOT drop property values.
It will lower insurance
premiums and mitigate
legal liabilities.

Thank you