

# Queensland Housing Supply Expert Panel Communique

## Friday 21 June 2024 – Meeting #6

### Meeting Purpose

The Queensland Housing Supply Expert Panel (the Panel) met formally for the sixth time in June 2024.

At the meeting, the Department of Housing, Local Government, Planning and Public Works (DHLGPPW) briefed and updated the Panel on a number of significant government priorities.

Advice was also sought from the Panel on the proposed affordable housing criteria to be included in the Regulation for the *Economic Development Queensland and Other Legislation Amendment Bill 2024*.

### Panel discussions

The Panel was briefed on inter-governmental matters, primarily federal funding allocated to Queensland and/or progress with securing additional funding including:

- the National Agreement on Social Housing and Homelessness signed by all States and Territories in May, which maintained its level of funding for Queensland,
- Queensland's \$199.2 million per capita share of the Australian Government's \$1 billion Housing Support Program, to be used for social housing and enabling social infrastructure,
- negotiations underway for a share of Housing Australia Future Fund \$100 million funding for remote housing repairs and maintenance, and
- the refocusing of the \$1 billion National Housing Infrastructure Facility funding on crisis and transitional accommodation for youth and for women and children fleeing domestic and family violence.

The Panel advised of its strong support of the Queensland Government's continued advocacy for additional funding for remote housing in Queensland, to achieve Closing the Gap targets.

The Office of Red Tape Reduction and Productivity briefed the Panel on Queensland's housing market conditions, including that the unexpected strong population growth, decrease in household size, low rental vacancy rates and upward pressure on dwelling prices which continue to significantly contribute to the increased demand for housing in Queensland. The Panel supported a continued focus on increasing housing supply to improve housing affordability, noting the significant activity in residential housing supply and

evidence of an increase in dwelling completions in the last quarter.

Briefings were also provided on progress with achieving social housing delivery targets, with the department on track to exceed its 2023/24 targets. The department is pulling every lever and using a diversity of delivery models to deliver on these targets, such as modern methods of construction. The Panel commended the department on the work underway and its exploration of further modular homes options as affordable housing solutions.

Queensland Government Architect Leah Lang briefed the Panel on progress with delivering the Distinctly Queensland Design Series. Key work in this space includes proposed improvements in assessment processes and design outcomes that will reflect best practice, ensure greater consistency in requirements for a range of different housing types, and suit the unique Queensland climate and lifestyle. The Panel supports this work, noting the need for gentle density in South East Queensland and the importance of working with local governments on this.

An update was also provided to the Panel on progress with development of the Far North Queensland Regional Plan, including that consultation is underway with Councils. The region's challenges with housing affordability and infrastructure were discussed, with the Panel supporting the development of a long-term growth strategy for the region.

### Matters for advice

In relation to the proposed affordable housing criteria to be included in the Regulation for the *Economic Development Queensland and Other Legislation Amendment Bill 2024*, the Panel was briefed on the criteria for both non-market and market affordable housing and was invited to provide advice on the suitability of the proposed criteria. The Panel advocated for clear and unambiguous definitions, to ensure that eligibility and implementation of the criteria achieves intended outcomes. Consultation on the proposed criteria closes on 5 July 2024.

Of keen interest to the Panel was the transitional 2024 Land Supply and Development Monitoring (LSDM) Report. The Report provides an update on progress on land supply between June 2021 and December 2023, and for the first time will include industrial land supply data.

The Panel was presented a preview of the interactive dashboard that will complement the report. The Panel commended the department on the level of sophistication of this valuable tool, and looks forward to reflecting on the 2024 LSDM results, trends and whether the current policies and interventions are working.

### **Comments from Panel Chair, Julie Saunders**

The Panel endorsed the Department's advocacy for the continued need for additional support in providing remote housing, particular for priority groups, and provided a letter to assist in negotiations with the Federal Government. We also recognised the need for continued discussion around consistent definitions for social and affordable housing as part of reviewing the suite of definitions for EDQ. Finally, the Panel is preparing for the anticipated review of the LSDM later this year.