

# A Home for Every Queenslander

Ensuring every Queenslander has access to safe, affordable and fit-for-purpose housing.

AUGUST 2022



PROPERTY  
COUNCIL  
*of Australia*

A proposal to the Queensland Government – Actions required to manage the land supply and housing availability crisis in South East Queensland.

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WINHANGA – DURI – NYA  
MEANING "REFLECT"  
WIRADJURI LANGUAGE



Artwork created by proud Wiradjuri woman, Lani Balzan in 2021



## **ACKNOWLEDGEMENT OF COUNTRY**

The Property Council acknowledges the tens of thousands of years of continuous custodianship and placemaking by First Nations peoples and their proud role in our shared future.

We thank them for their custodianship of Country – land, seas and skies.

We acknowledge the diversity of First Nations cultures, histories and peoples, and we pay our deepest respects to Elders past and present.



# TACKLING QUEENSLAND'S BIGGEST CHALLENGE

Queensland's enviable and affordable lifestyle has long been a magnet for interstate and international migrants.

Population growth has gone hand in hand with welcome investment and strong economic growth.

Over recent decades Queensland's population growth has outpaced the delivery of infrastructure and increased demand for new land and housing in SEQ.

Housing availability is now at crisis point, with demand only set to escalate as interstate migration rises, international migration levels return, and Queensland gears up for the Brisbane 2032 Olympic and Paralympic Games.

The Government's most recent Land Supply and Development Monitoring Report shows just how constrained land supply is in most sub-regions of SEQ. Developers' stocks have been run down and there are significant time delays for delivery of new lots.

*SEQ's once-sought-after affordability has deteriorated, with house prices escalating beyond the borrowing capacity of many families.*

This situation will become more pronounced with interest rate rises expected to continue, leaving the most vulnerable at greater risk.

Shockingly, over the past decade there has been a 31 per cent increase in women who are homeless, and women over 55 are now the fastest growing group of homeless people in Australia (Retirement Living Council, 2022).

Queensland's land use and infrastructure planning system is under pressure, as it lacks the flexibility to quickly respond and adapt to the changing environment. Urgent reform is required to rapidly deliver new stock to market, and to leverage the opportunities of the next decade whilst ensuring every Queenslanders has access to safe, affordable, fit-for-purpose housing.

Since the original South East Queensland Regional Plan document in 2005, the Property Council has consistently voiced concerns regarding land supply in SEQ and its impact on affordability. With no new major land releases in the urban footprint since 2005, we are now experiencing the outcome of limited supply and onerous and restrictive planning policy that reduces dwelling supply as identified on page 13.

The Property Council looks forward to engaging with all stakeholders on this important issue and finding solutions that help more Queenslanders find their own home.

While housing options sit on a spectrum, from crisis and emergency, through various forms of rental accommodation, to home ownership and shared equity schemes, the following recommendations focus on increasing the availability of developable land and streamlining the planning and development assessment process: to quickly deliver more supply.



Jen Williams

Queensland Executive Director  
Property Council of Australia

## RECOMMENDATIONS

1

Industry and government to work together to build the case for bold reform, through educating the community about growth management in SEQ, the role of the Regional Plan, and the benefits of good development.

2

Incentivise Build-to-Rent in both vertical and horizontal forms as an asset class to provide more housing options, greater housing security for renters and swiftly deliver critical supply to market

3

Empower and resource Economic Development Queensland and the Growth Areas Team to expedite development in targeted local government areas, accelerate infrastructure investment, and inform planning for additional SEQ growth areas.

4

Undertake systemic changes to planning processes and local government obligations to address challenges in the existing planning framework.

When the Queensland Government's Build-to-Rent Pilot Project was announced in 2021, community sentiment for the project was overwhelmingly positive.

"Happy with this proposal as young people from other areas are finding [it] hard to get reasonable cost accommodation in Brissie to attend university."

Facebook User – Blulette Krogh

# THE CASE FOR CHANGE

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- 1** More land and housing is needed in South East Queensland
- 2** Supply side focus is a must
- 3** Queensland's planning system needs reform
- 4** Demand is unabating
- 5** Increased investment in infrastructure is critical
- 6** Product diversity is required

# MORE LAND AND HOUSING IS NEEDED IN SOUTH EAST QUEENSLAND

More and more people are worried about how they will afford to keep a roof over their head while still affording the other necessities of life.

In 2017, the Property Council released a joint Position Paper with QCOSS that identified a range of recommendations to address the affordability crisis (Property Council of Australia and the Queensland Council of Social Services, 2017). This included specific recommendations relating to social and affordable housing, including social housing renewal and better management of housing services. It also included recommendations relating to the operation of the Housing Supply Expert Panel, unlocking government land, and regulatory reform.

This current paper focuses on the pressing need to address the chronic shortage of affordable land and housing due to deficiencies in the planning, policy and regulatory system, coupled with rising demand.

In a recent study of community attitudes and sentiment, commissioned by the Property Council, AEC group found that housing affordability and cost of living were the number one concerns facing South East Queensland residents.



## SEQ FAST FACTS

The median house price in Brisbane is now more than 10 times the average wage. In 2002 it was only 4 times.

Rental vacancy rates have fallen to just 0.6 per cent.

From 2011 – 2021, Queensland's population grew by almost 750,000 with close to 90 per cent of that in South East Queensland alone.

Young Queenslanders and first home buyers are among those that are feeling the price point pain most acutely when it comes to the affordability crisis.

“How about one local for me. A young couple in Logan who had saved a modest deposit turned up to a town house auction. More than 80 people turned up including multiple investors. I watched this couple walk away in tears at the prices being bid. They never stood a chance.”

Facebook User – Paul Cavanagh



# WAGE GROWTH VS DWELLING PRICE

A look at Brisbane's median house prices compared with wages shows us why.

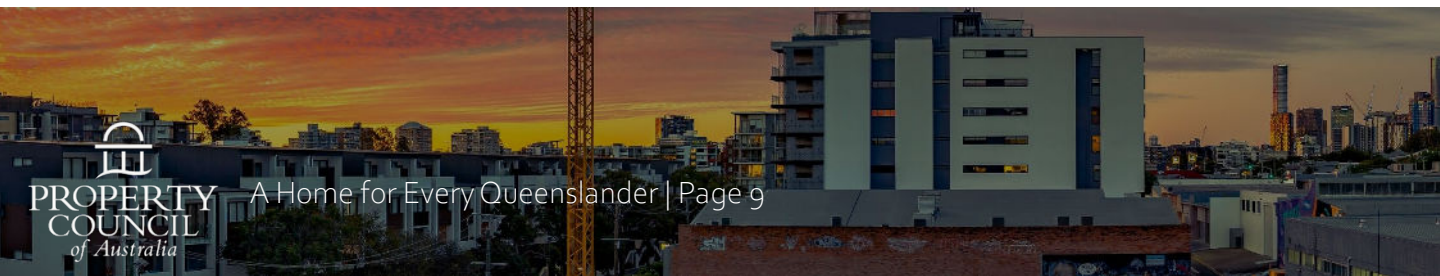
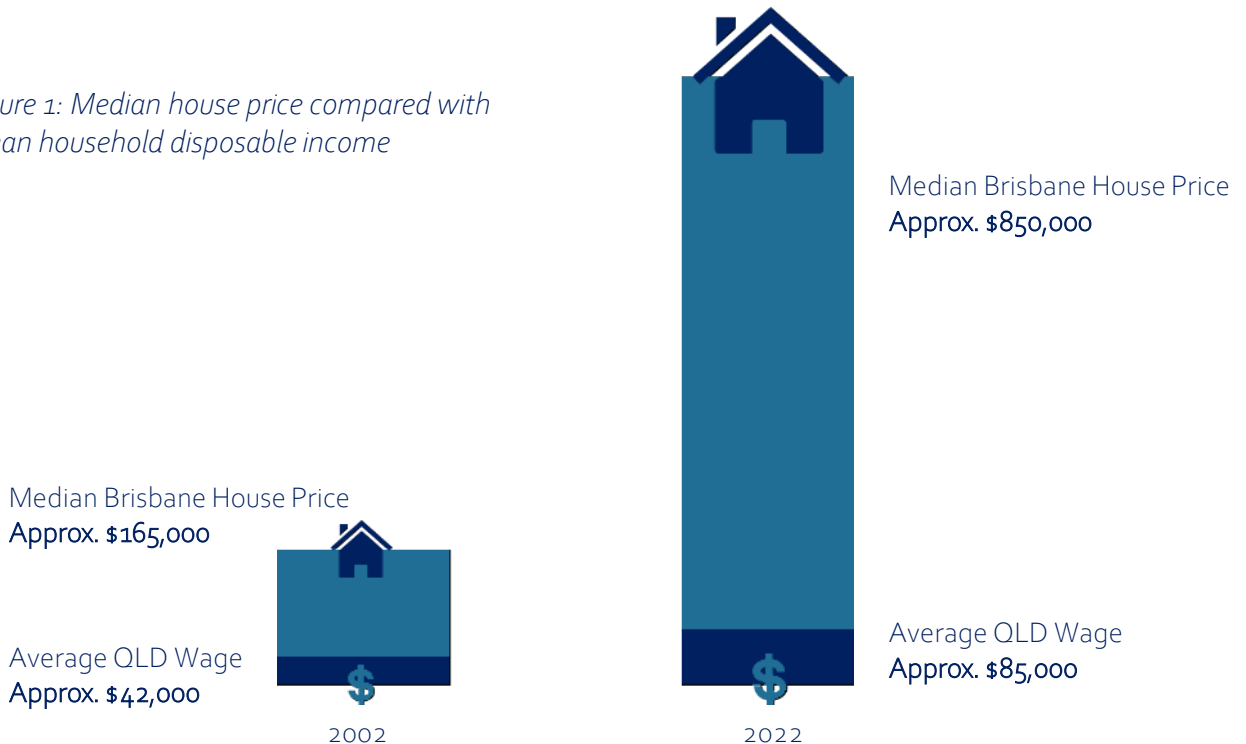
In 2002, the median detached dwelling price in Brisbane was around 4.5 times the average annual wage for a Queenslander. In 2022, the same ratio is now over 10 times and rising.

Queensland is in a precarious position due to an ongoing undersupply of land for new homes; an undersupply that has gone on for years and remains unaddressed. New homes in greenfield locations have historically catered for a significant portion of dwelling demand and thereby provided a pressure valve for prices in the established market.

This undersupply of land is not just driving house prices up, it is also tightening rental vacancy rates and driving up rental costs at the same time.

By way of example, Brisbane's rental vacancy rates have fallen to 0.6 per cent in the quarter to June 2022, the lowest on record (Dulhunty, 2022). At the same time, median rent for a 3 bedroom house has climbed by more than 10 per cent in a year to a record high of \$520 per week. Similar increases in price have been seen in townhouses and apartments (Residential Tenancies Authority, 2022).

Figure 1: Median house price compared with mean household disposable income



# SUPPLY SIDE FOCUS IS A MUST

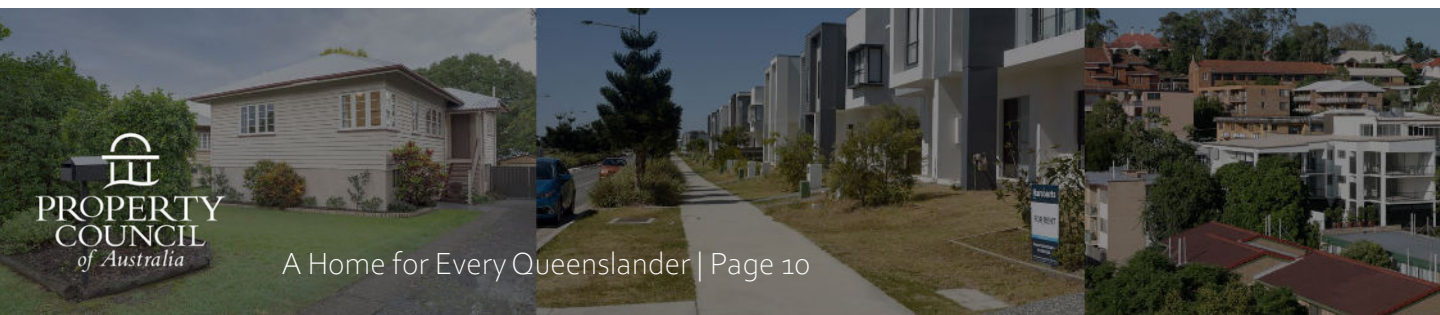
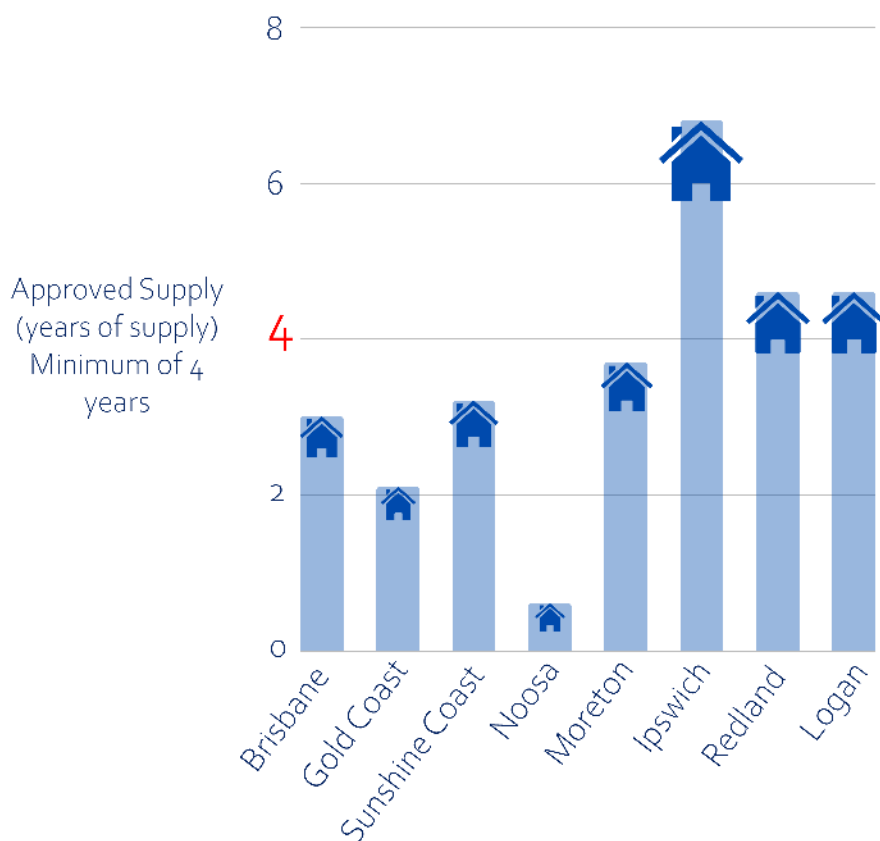
To address this situation, more land must be made available urgently to meet the growing demand for new homes.

The State Government's own Housing Supply Expert Panel raised the alarm on the inadequacy of land supply in the Queensland Government's Land Supply and Development Monitoring Report 2021, stating that several local government areas have a restricted supply of land, and that, despite the government's efforts:

*'a gulf remains [between] planning supply and ability to bring land to the market in a responsive way. This continues to be one of the main barriers to housing market efficiency and should be a key area of focus for governments.'*

The Land Supply and Development Monitoring Report 2021, shows that the minimum 4 years of approved supply has not been met in many key local government areas as outlined in Figure 2 below.

Figure 2: Approved supply (minimum of 4 years required under the SEQRP) excerpt from the LSDM Report 2021



# SUPPLY SIDE FOCUS IS A MUST

These concerns about adequacy of supply are backed up by a study conducted by Research 4, which found that, from now until 2030, active supply capacity in South East Queensland is predicted to average 1,100 lots per month, while peak demand is expected to average 1,400 lots per month (Research4, 2021).

This represents a shortfall of 36,000 lots in the period 2020-2030. Such a significant shortage will only lead to worsening housing availability and affordability. The Property Council and its members have long voiced concerns that Queensland would arrive at this point, sooner rather than later.

So why is there a shortfall? Queensland's planning system is ill equipped to respond to changing market demand – it is too slow and delivers too little land, and the cost base of new land and housing is too high.

This is exacerbated by high population growth underpinned by strong net interstate migration, which has been accelerated by Queensland's relative success in managing the COVID-19 pandemic.

## SEQ FAST FACTS

New lots are projected to fall short of demand by 300 lots per month until 2030.

The South East Queensland Regional Plan 2017 (Shaping SEQ) seeks to accommodate 60 per cent of projected growth in the existing urban footprint – this is unrealistic.



# QUEENSLAND'S PLANNING SYSTEM NEEDS REFORM

A perennial challenge for policymakers and the industry in trying to address this problem is that Queensland's planning system, including the SEO Regional Plan, is poorly understood within the community.

*To tackle the affordability challenge, the benefits of 'good growth' need to be better understood including the contribution development makes to Queensland's employment, the State tax base, and urban infrastructure provision.*

*The South East Queensland Regional Plan 2017 (Shaping SEQ), seeks to accommodate 60 per cent of Queensland's growth to 2041 within the existing urban footprint.*

This goal is predicated on assumed levels of urban infill, which are widely seen by industry as overly optimistic, based on planning settings, consumer demand and construction economics.

Further adding to this is the current reduction in rental investment in the market as developers navigate the current macro factors, including, but not limited to, construction cost increases, trade shortages and logistic constraints, making rental housing construction a risky and unappealing investment. This in turn impacts the entire spectrum of the residential market.

Fragmentation of land within the urban footprint means that not all urban land is developable, even if it is not constrained by other planning and environmental restrictions. Willingness of landholders to make land available, serviceability of land and competing land uses, all contribute to constrained availability for housing.

# QUEENSLAND'S PLANNING SYSTEM NEEDS REFORM

Local government planning schemes have also increasingly introduced measures that reduce overall yield in greenfield development and increase development costs.

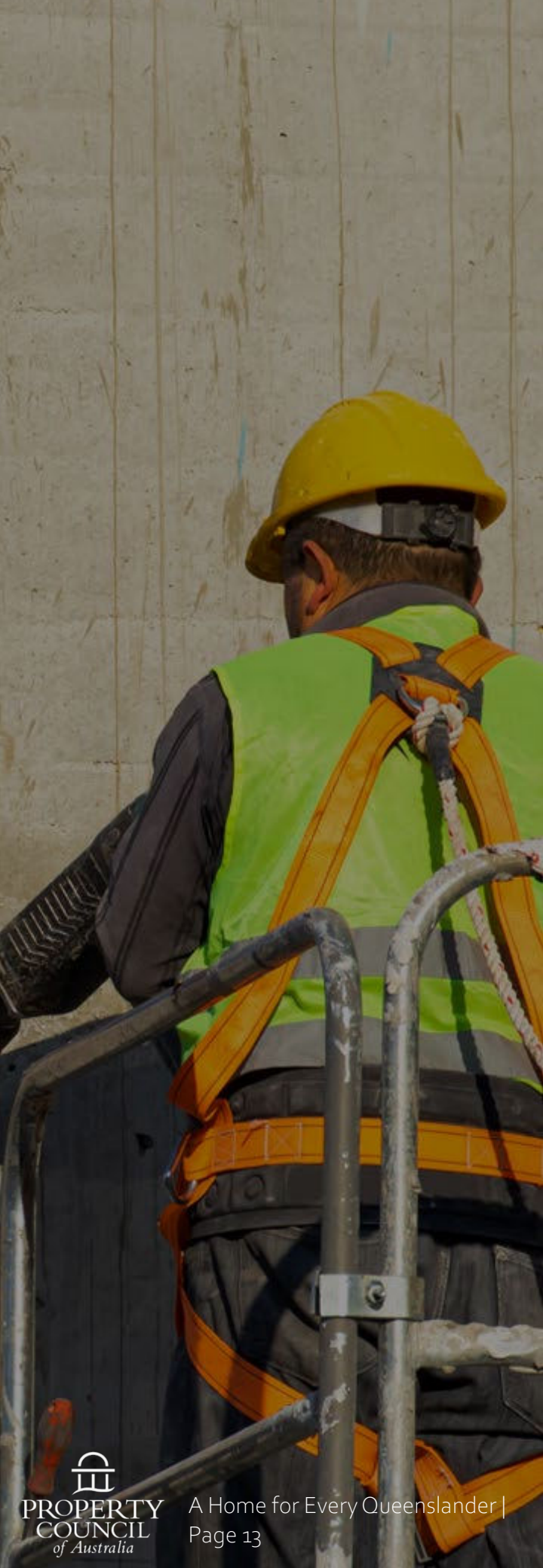
These measures include the imposition of minimum lot sizes, excessive rear setbacks, minimum frontage requirements and increasing land allocations for regional and district level open space, transition areas and the exclusion of, for example, stormwater treatment in these public realms.

In addition, the Queensland Government has a number of State interests that act to constrain land supply and delay development approval. The involvement of numerous State Government departments also causes delay.

This is exacerbated when there are duplicative or overlapping requirements between the State and local governments and in the case of *Environment Protection & Biodiversity Conservation Act 1999* requirements, overlaps with Commonwealth Government legislation.

With respect to time to delivery, residential land must move through numerous regulatory and planning phases to become home-ready lots, which often takes many years.

To illustrate this point, much of the current supply of land in South East Queensland dates from Priority Development Areas that Urban Land Development Authority/Economic Development Queensland fast tracked in 2005 onwards. Typical structure planning processes still take a decade or more to bring land to market- this is unacceptably slow.



The Catalytic Infrastructure Fund is a great initiative, and focus on the delivery of infrastructure is critical in unlocking land.

“Actually sounds like a great policy. Love to see the details. But I wonder if this will compensate for the arbitrary loss of supply resulting from protecting ‘koala habitat’, which has little to nothing to do with protecting koalas.”

Facebook User – Robert Stonadge

# DEMAND IS UNABATING

This laborious system has been under significant pressure for many years, as South East Queensland's population has steadily grown.

Between 2011 and 2021, Queensland's population grew by around 745,000, from 4,476,780 to 5,221,230, with 89 per cent of that population growth (665,000 people), occurring in South East Queensland alone.

This growth pressure is showing no signs of abating.

As Brisbane's profile increases in the run-up to the Brisbane 2032 Olympic and Paralympic Games, higher than historical levels of direct Overseas Migration to Queensland are expected.

The Games have the potential to leave a legacy of unaffordable housing, resulting in far reaching social issues and the prospect of a generation who will never achieve home ownership, and our most vulnerable at a greater risk of homelessness.

## SEQ FAST FACTS

South East Queensland's population grew by 665,000 in 10 years to 2021.

*Queensland Government Statistician's Office. (2022)*

Over the next 5 years, 220,000 people are predicted to relocate from Sydney and Melbourne to Queensland – with the majority moving to South East Queensland.

*AEC Group. (2022).*

The cost of providing community infrastructure adds around \$50,000 per house lot.

*Greater Flagstone and Ripley Valley Development Charges and Offset Plans (DCOPs)*

## DEMAND IS UNABATING

In 2022, the Property Council commissioned AEC Group to test the intention of Sydney and Melbourne residents to move interstate, and if they were intending to move, where they intended to move to.

The research found that an estimated 360,000 people (1 in 20) will move from Sydney and Melbourne to another State in the next five years. Based on the survey results, around 220,000 of those are forecast to come to Queensland. Further, the vast majority are likely to settle in South East Queensland. (AEC Group, 2022).

That is the equivalent of the entire population of Townsville and Gladstone relocating to South East Queensland in a five year period.

These figures are reminiscent of the growth that occurred in South East Queensland during 2000-2010, which resulted in a severe strain on supply and resulted in a dramatic increase in housing prices.

The enormity of the current housing availability crisis is such that we must look to the past to ensure we do not repeat the same mistakes, and that we take action now to ensure the precarious position we are now facing does not become irremediable.





# INCREASED INVESTMENT IN INFRASTRUCTURE IS CRITICAL

A key impediment to delivering land to market at an affordable price is the cost of infrastructure delivery.

The cost to developers for providing all the required community infrastructure is high and usually this infrastructure is required to be provided at the outset of the development.

For example, the cost of this infrastructure under the Greater Flagstone and Ripley Valley Development Charges and Offset Plans (DCOPs) is around \$50,000 per residential lot, which has to be passed on to consumers.

With community infrastructure and charges being delivered from the outset, significant capital is required for the subdivision process, resulting in a major impediment to developers delivering land in larger volumes.

The process of reaching agreement with State and local governments is also lengthy, complex and at times confusing, resulting in further delays.

Streamlining this process is of paramount importance if we are to increase housing supply and combat the affordability crisis.

A further impediment to the delivery of new stock to market is the lack of forward funding in critical infrastructure from utilities and local councils. The failure of Local Government Infrastructure Plans (LGIP) to reflect growth strategies further exacerbates this issue.



# PRODUCT DIVERSITY IS REQUIRED

The diversity of Australia is one of our many endearing qualities, with the needs of each demographic vastly different. Our housing typology should reflect this.

Traditionally, the house and land combination has been the dominant housing type in Queensland. For some time, more Queenslanders lived in houses than the national average (Queensland Productivity Commission, 2018).

The industry has noted a shift in consumer preferences towards lower density housing since the start of the pandemic. Additional private space is being considered more valuable and longer commutes are less costly with flexible working arrangements now mainstream.

Historically low interest rates have supported demand. The shift to lower density has not just been observed in demand for new detached homes, but it also includes a lowering in the average number of people living in an apartment (Housing Industry Association, 2021).

However, while the house and land typology remains popular, Queensland is seeing a desire for a greater diversity of housing options, as the population ages, housing affordability worsens, and interstate migration brings different expectations of what 'home' looks like.

A diverse mix of housing options ensures there is a home for everyone that suits their lifestyle as well as their budget. Looking at the needs of Australia's ageing population is a case in point.

Many older people live in detached houses on traditional blocks. When they can no longer maintain these homes, they often look to 'downsize' to a townhouse or apartment that has less demanding maintenance requirements and enables them to crystalize value from their housing asset.

Different people need different accommodation. Attempting to stymie a diverse housing stock through restrictive thinking does not benefit the greater good.

“How about relaxing the laws for secondary dwellings? Also make it easier for people to build tiny houses as well letting people create tiny house communities.”

Facebook User – Julie-Ann Sanderson

# PRODUCT DIVERSITY IS REQUIRED

Having a diverse housing mix across South East Queensland means ageing residents can downsize without leaving their local communities, the social networks and lifestyle they have built up over the years.

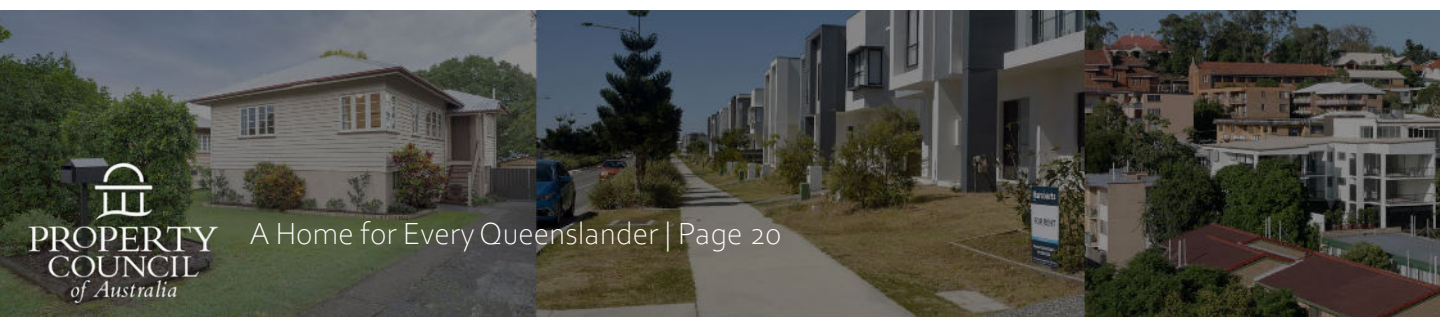
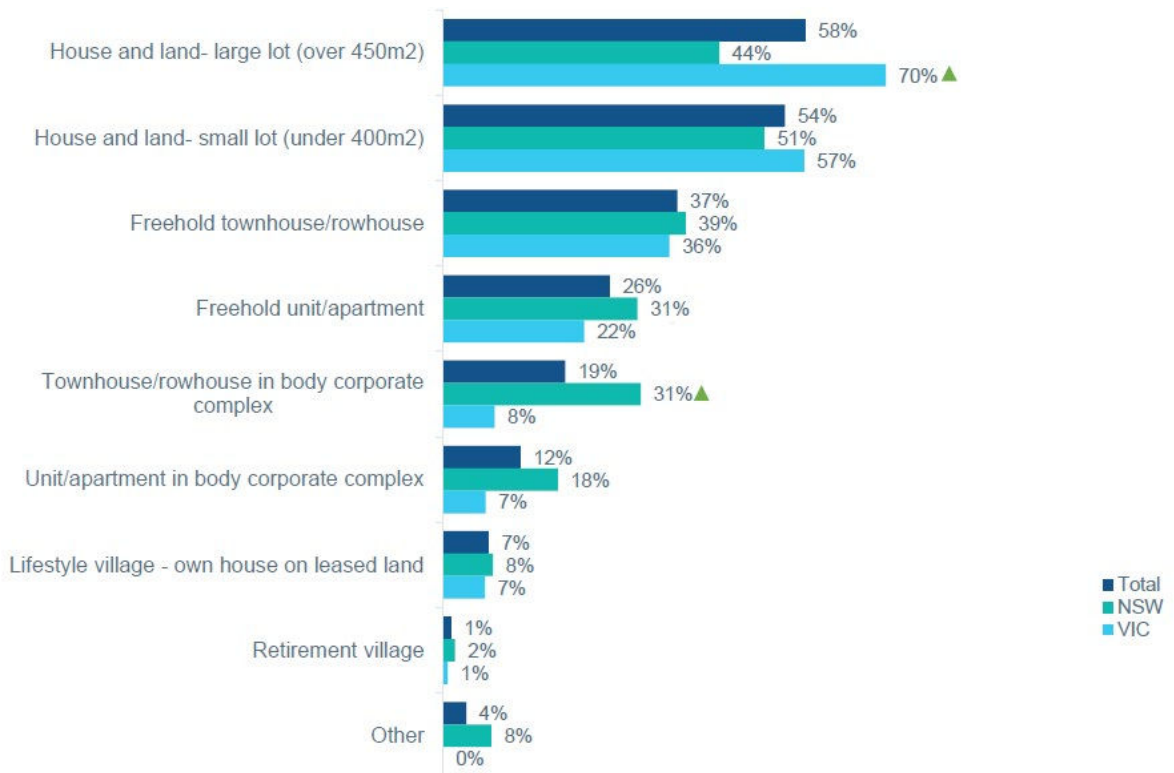
Adding to the pressure on delivering diverse supply, is increased interstate migration. To make informed policy positions and to better understand the housing needs of interstate migrants, the research commissioned by the Property Council and conducted by AEC Group examined the types of houses interstate migrants prefer (AEC Group, 2022).

The research showed that, when asked to list their top three housing types, detached house and land was the most popular, with over 50 per cent of respondents including it in their lists.

Freehold townhouses were the next most popular choice at around 37 per cent, followed by freehold units or apartments at around 26 per cent.

This data further substantiates the need for the planning system to ensure that a diverse housing mix is provided widely across all local government areas.

Figure 3: Excerpt from Resident Sentiment Survey, Property Council of Australia, June 2022



# KEY RECOMMENDATIONS

While there are a multitude of factors impacting housing supply and price that are market factors and remain outside of the Queensland Government's circle of influence, there are many factors directly within Government's influence.

The Property Council calls on the Queensland Government to be bold in taking action.

Bold action and strong leadership in times of crisis, is what has made Queensland the most appealing state in Australia.

This crisis is unabating and the time is now to forestall what could be the biggest housing crisis in the State's history.

As the Brisbane 2032 Olympic and Paralympic Games draws near, the factors currently adding upward pressure to housing prices are only set to become more acute.

To address this crisis, the Property Council calls on Government to pursue 4 key strategies:

- 1** Industry and government to work together to build the case for bold reform, through educating the community about growth management in SEQ, the role of the Regional Plan, and the benefits of good development.
- 2** Incentivise Build-to-Rent in both vertical and horizontal forms as an asset class to provide more housing options, greater housing security for renters and swiftly deliver critical supply to market
- 3** Empower and resource Economic Development Queensland and the Growth Areas Team to expedite development in targeted local government areas, accelerate infrastructure investment, and inform planning for additional SEQ growth areas.
- 4** Undertake systemic changes to planning processes and local government obligations to address challenges in the existing planning framework.



# STRATEGY 1

## **EDUCATE THE COMMUNITY ABOUT GROWTH MANAGEMENT**

To tackle the affordability challenge, the benefits of 'good growth' need to be better understood including the contribution development makes to Queensland's employment, the State tax base, and urban infrastructure provision.

### **KEY ACTIONS**

#### *Short term (1 year)*

Convene a housing summit with all stakeholders to pursue a consensus on the nature and extent of the housing affordability crisis and the bold action required to implement potential solutions.

#### *Medium term (1-3 years)*

Conduct a continuing community engagement campaign with South East Queensland residents regarding the inevitable population growth - highlighting the growth assumptions outlined in key Government reports, such as South East Queensland Regional Plan, the issues that must be resolved, and the opportunities such growth presents if handled well.

# STRATEGY 2

## **INCENTIVISE BUILD TO RENT AS AN ASSET CLASS**

Providing incentives to stimulate the Build-to-Rent sector will do much to relieve the pressure on renters in South East Queensland while providing long term housing security for a variety of needs. At the same time, it will support the construction industry, attract interstate investment and generate local jobs.

Internationally, Build-to-Rent plays a key role in the delivery of stock to market and continues to be the go-to product solution for demographics who do not want, or cannot afford to own a home, but crave certainty, security and longevity of accommodation.

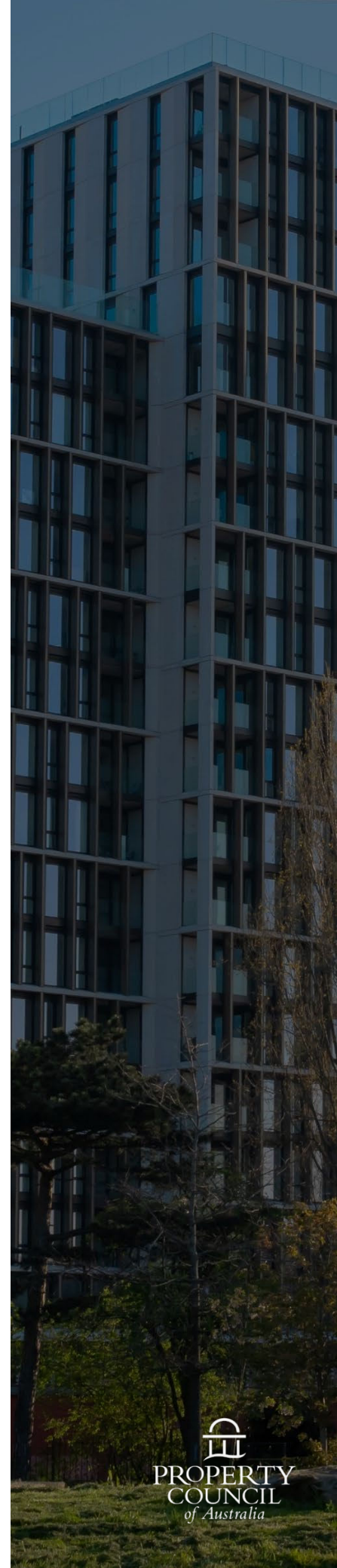
Domestically, the Build-to-Rent sector has taken significant steps on the road to viability “at scale” in New South Wales, Victoria (Queensland’s two primary economic competitors) and Western Australia, where eligible Build-to-Rent projects receive a 50 per cent land tax discount for 20-30 years, and exemption from foreign tax surcharges.

The concessions, combined with planning changes, are designed to provide more housing options, greater housing security for renters and swiftly deliver critical supply to market. Queensland must follow suit and incentivise Build-to-Rent if we are to reap the full social and economic benefits it can bring.

### **KEY ACTIONS**

#### *Short term (1 year):*

- Match or exceed the New South Wales, Victorian and Western Australian land tax incentives.
- Examine opportunities to stimulate investment in “horizontal” (detached or townhouse) Build-to-Rent to provide greater reach and geographic choice.
- Stimulate further investment in Build-to-Rent by removing surcharges on foreign ownership of Build-to-Rent property to lower the hurdles to establishing Build-to-Rent as an asset class in Queensland.
- Expand engagement with government-industry-community housing partnerships to deliver at-market, affordable and social Build-to-Rent projects.





# STRATEGY 3

## **EMPOWER AND RESOURCE ECONOMIC DEVELOPMENT QUEENSLAND AND THE GROWTH AREAS TEAM**

Economic Development Queensland (EDO) and the Government's Growth Areas Team have a critical role in expediting development and ensuring implementation of the South East Queensland Regional Plan. Opportunities for urban development in SEQ need to be identified, protected and accelerated.

Given the impetus, EDO has the legislative muscle to swiftly intervene and fast track supply.

### **KEY ACTIONS**

#### *Short term (1year)*

- Further expand the current catalytic infrastructure funding programs.
- Investigate a process for establishing a fund for one-off contributions for key pieces of infrastructure on land held by multiple owners.
- Test planned development opportunities with the market, to ensure resources are focused on projects with the greatest chance of success.
- Support and empower Economic Development Queensland to be deemed interventionist (where appropriate) in order to take long term strategic positions for the betterment of the State (for example, "step in powers" where Local Government Authorities are not meeting targets in expanding the urban footprint)
- Identify land uses not compatible with residential development in identified growth areas and provide financial incentives for their relocation.
- Fast track the delivery of the Priority Growth Areas legislation and framework.
- Provide additional resources to achieve short term objectives.



# STRATEGY 3 Cont.

## **EMPOWER AND RESOURCE ECONOMIC DEVELOPMENT QUEENSLAND AND THE GROWTH AREAS TEAM**

### **KEY ACTIONS**

*Medium term (1-3 years)*

- Deem all land within the footprint as 'urban' and work with local governments to do the planning work required within two years.
- Develop a clear and transparent process for identifying new areas for inclusion in the urban footprint, along with triggers for its inclusion.
- Introduce a requirement for all proposed State Government land constraints (e.g. changes to environmental mapping) to be assessed against their impacts on the *South East Queensland Regional Plan 2017 (Shaping SEQ)* and urban footprint.
- Both State and local governments to undertake a review and rationalisation of all unmapped development constraints in urban areas within a defined time period.
- Make infrastructure agreements easier to negotiate by creating a set of consistent principles and templated agreements that can be adapted by project proponents to suit their individual needs.
- Create a Regional Infrastructure Fund, linked to the Regional Infrastructure Plan, to incentivise local governments to expedite delivery of important regional scale infrastructure.

# STRATEGY 4

## **UNDERTAKE SYSTEMIC CHANGES TO PLANNING PROCESSES TO REDUCE UNNECESSARY COST BURDENS, IMPROVE YIELD AND SPEED UP APPROVALS**

Given the urgency of increasing housing supply, a number of changes are needed immediately to the existing planning framework to improve its efficiency and effectiveness.

### **KEY ACTIONS**

*Short term (1 year)*

- Drive the expansion of code assessable development in key urban areas to shorten development approval times.
- Amend the environmental offsets framework to remove local governments' ability to require offsetting of Matters of Local Environmental Significance.
- Prevent local governments from prohibiting particular housing types through the State interest check process.
- Work with industry to continue improvement of the Land Supply & Development Monitoring Report, to ensure that the land supply targets outlined in the *South East Queensland Regional Plan 2017 (Shaping SEQ)* are being achieved and monitoring affordability is incorporated as part of its purpose.
- Utilise compulsory acquisition powers (State and local governments) to amalgamate parcels of land where it is required to deliver an economic, social or infrastructure outcome.
- Review and enliven the Regional Planning Framework to assess land supply and state-wide opportunities for utilisation and improved delivery.

# STRATEGY 4 Cont.

## ***UNDERTAKE SYSTEMIC CHANGES TO PLANNING PROCESSES TO REDUCE UNNECESSARY COST BURDENS, IMPROVE YIELD AND SPEED UP APPROVALS***

### **KEY ACTIONS**

*Medium term (1-3 years)*

- Establish a clear, consistent and expansive criteria for 'committed development' that brings forward development opportunities.
- Develop and require standard setback requirements for all zoning types.
- Require local governments to provide Queensland Government an analysis of expected housing product delivery (timeframes, typology, costs) as part of local government scheme approval process.
- Provide for Party Wall Agreements, similar to those used in South Australia, to give greater flexibility in creating attached homes.
- Develop a standardised process for landowners to undertake 'land pooling', so that it is available as an option to facilitate delivery if needed.
- Expand the remit of the Land Access Ombudsman beyond minerals and energy resources, to allow for the swift resolution of issues relating to infrastructure access and provision.
- Utilise compulsory acquisition powers for 'critical' infrastructure delivery (State and local governments).
- Finalise a strategic assessment of environmental matters in South East Queensland under the *Environmental Protection and Biodiversity Conservation Act 1999 (Cwth)*.



# STRATEGY 4 Cont.

## **UNDERTAKE SYSTEMIC CHANGES TO PLANNING PROCESSES TO REDUCE UNNECESSARY COST BURDENS, IMPROVE YIELD AND SPEED UP APPROVALS**

### **KEY ACTIONS**

*Longer term (3 years plus)*

- Undertake a comprehensive review of all existing State interests with a view to reducing their number, better focusing their areas of application, and eliminating duplicative overlap, and resolve them through the *South East Queensland Regional Plan 2017 (Shaping SEQ)*
- Review overly restrictive local government planning standards and development requirements (e.g. those discouraging accessory dwellings) to promote housing diversity and affordability.



Our current situation is continuing to grow more and more extreme. Vulnerable members of our community are on the front line of this problem and will be most affected.

“My family of 4 will be homeless in 34 days. Three have disabilities and we need help. Housing have nothing. I’m 71 years old for Gods sake and sick of having every door closed.”

Facebook User – Name withheld

# CONCLUSION

A place to call home is a fundamental human right and it's a right we have taken for granted in Australia for far too long. Housing availability is at an all-time low, and the cost of housing is skyrocketing with no end in sight. This is causing more and more families to be confronted with the reality of homelessness for the first time in their lives; a position no one should find themselves in.

While industry stands ready to create the homes South East Queensland needs, it can't do it alone. We need help from all levels of government to unshackle industry from a tired, inefficient planning and regulatory system, and to invest in this important social outcome.

To mobilise the full weight of the community's resources, the Property Council calls on the Queensland Government to urgently convene a housing summit, to bring together government, industry and the community sectors to find the best way to address this problem holistically.

It is envisaged the strategies and actions recommended by this document, form the basis of discussion at that summit.



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