



Be a Queenslander

A plan for our state



July 2024

Property Council 2024 Election Agenda

Be a Queenslander

A snapshot

As Queensland continues to face an ever-worsening housing crisis the Property Council is calling for immediate action across five key policy areas to help put our state on sure footing for the future. ***Here's how to be a Queenslander.***

Expand the **residential Catalytic Infrastructure Fund**



\$500

million

To help build the homes Queenslanders need we're calling on the government to expand the residential Catalytic Infrastructure Fund to \$500 million annually.

Implement an **industrial Catalytic Infrastructure Fund**



\$500

million

To secure the jobs of tomorrow we are calling on the government to implement a \$500 million industrial Catalytic Infrastructure Fund to unlock new industrial land.

Expand the **Incentivising Infill Development Fund**



\$500

million

To get more Queenslanders into a home faster we're calling on the government to expand the Incentivising Infill Development Fund to \$500 million a year.

Invest in **Modern Methods of Construction**



\$2

million

To support Queensland's housing future we're calling on the government to invest \$2 million into a research and development program for Modern Methods of Construction.

Support Queensland renters



50 per cent

We're calling on the government to broaden the land tax concessions for BTR projects to 50 per cent over 30-years.

Broaden the Build-to-rent (BTR) land tax concessions. Current tax incentives simply do not go far enough, and we are not competitive with our southern neighbours.

Additional concessions over 50 per cent should be introduced for projects that deliver affordable housing.

How property supports Queensland's economy

10.4

per cent

Direct contribution to the Queensland Gross State Product in 2021-22. Source AEC.

#1

The property industry provides the **largest** economic footprint of any industry in Queensland. Source AEC.

27

per cent

Of Queenslanders in jobs supported by the property industry in 2021-22. Source AEC.

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President's message

As we look to the future – Queensland has enormous opportunities ahead. And whilst we are experiencing growing pains, the future is undeniably exciting.

That said, in the here and now the industry finds itself facing a number of challenges – from, the ongoing housing challenges, labour shortages, worsening productivity and escalating costs, reforms, regulations, supply shortages looming for our commercial office and industrial asset classes, and a tax environment that at times seems like it is adding more barriers for the industry and investment, rather than making it easier.

The Property industry and the people in it, are resilient, clever, innovative and solutions focused – visionaries who often take on huge risks to shape our cities and create our communities. As we navigate these challenges and seek to grab hold of the opportunities together, it's a timely reminder of the vital role our industry plays in shaping Queensland's future.

Front and centre of the debate in the lead up to the October election, is the housing crisis – a challenge the Property Council has long seen coming and warned of all those decades ago and every year since.

And whilst the immediate focus must be on solving this problem, like the Property Council, we implore our political leaders and policy makers not to take an eye off the other critical sectors that

make up the property industry – industrial, retail, commercial – all critical to our economy, our lifestyles and our future.

This advocacy platform is a true sense of collaboration, through the tireless work of our committees, led by the Chairs, Deputies, my fellow Division Councillors and the Property Council team, we are excited to deliver a platform that focuses on solutions, backed by research that spans the entire property ecosystem.

The key priorities or 'opportunities' as I'd prefer to call them within this document, are evidenced based solutions aimed at driving good, smart policy outcomes, that if adopted will ensure all facets of our industry can thrive.

To date we have seen both the government and opposition come out with policies welcomed by industry and we thank you for the work that's been done so far. But there is still more to be done. To make the most of the opportunities that lie ahead for our state.

Now is the time for bold policy and political bravery.

Now is the time to Be a Queenslander.

Luke Fraser

Queensland Division President



A message from the Executive Director

Queensland's housing crisis is a high impact, slow moving emergency.

Its effects can be felt in every Queensland community and every sector of the property industry, from the dwindling number of apartments being delivered, to the lack of new housing starts, and eroding affordability.

As the leading advocate for Australia's largest industry, the Property Council of Australia champions a strong, thriving sector that leaves a positive legacy for all Australians. Our members invest in, design, build and manage places that matter to Queenslanders and through our advocacy, we're continuing to ensure the voices of our members are heard on the issues that matter to them.

In identifying solutions to the housing crisis, we have laid bare the true impact of government taxes and excessive infrastructure charges, which now contribute to one-third of the cost of a new home and land package – or apartment – in Brisbane.

It's a staggering figure that is seeing Queensland home buyers spend the first nine years of a 30-year mortgage paying off taxes and regulatory charges on a new house, while yielding extraordinary windfalls for the government.

Spiraling productivity, increasing labour costs and foreign investment charges have subdued Queensland's once well-regarded competitive edge. The people who will feel the greatest impact are the Queensland renters who rely on patient, catalytic capital from the international funds to deliver long term rental properties.

These investors are being lured to regions where tax settings are less prohibitive, drying up our rental pipeline and putting housing beyond reach for many Queensland families.

The effects of this can be seen in the declining number of new apartments being delivered in Brisbane, halving from 3,000 in 2024 to just 1,500 in 2025.

The challenges we face as Queenslanders, and as an industry, are vast.

Housing affordability is beyond reach for most young Queenslanders, with an average household income of \$100,000 being hard-pressed to find a home in South East Queensland and large regional centres. In many parts of South East Queensland the prospect is non-existent – simply put the dream of homeownership is not just beyond reach for so many Queenslanders, its beyond hope.

Over the course of the year, we have engaged with industry and government to present our concerns and solutions. We have welcomed the government's renewed focus and investment in the sector – and support many initiatives in principle – however there remains much more to be done.

There has never been a more important time for collaboration and meaningful reform. Reform that resuscitates our ailing

housing supply, policy settings that adopt a 'do no harm' approach to industry, and infrastructure provisions that keep pace with population growth and planning schemes.

The housing crisis serves as a timely reminder of the critical role that property plays in the lives of Queenslanders and as a lifeline for the broader economy. While it is essential to address the immediate crisis, it is equally important to maintain a forward-looking approach to ensure comprehensive planning and delivery across all facets of the property ecosystem.

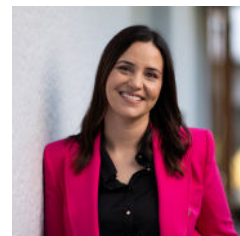
Planning for new commercial, industrial, and social infrastructure is crucial—neglecting any aspect of the property ecosystem will prevent us from creating a thriving property industry.

The time for swift, bold, and decisive action is now. As we countdown to the 2024 Queensland state election, the Property Council of Australia is championing five pillars, and associated initiatives, to remove barriers to investment, supercharge housing supply and future proof our way of life.

1. **A home for every Queenslanders:** more can be done to fast-track supply – and preserve affordability – through sensible tax reform and new lending pathways, concessions, and grants.
2. **Welcome the investment Queensland needs:** taxing international investors ultimately hurts Queensland renters. To boost apartment supply and become the home of Build-to-Rent (BTR), government policy needs to adopt an investment mindset that encourages catalytic capital flow.
3. **Plan today for the Queensland of tomorrow:** as Queensland grows up – and out – we need a future-focused approach to planning that aligns land use with infrastructure provision to fix the speed of new supply to market.
4. **Future proof Queensland's building and construction sector:** supporting a sustainable, inclusive, and skilled workforce is crucial to safeguarding our state's building activity. This can be achieved through embracing modern methods of construction and supporting greater female participation.
5. **Deliver iconic Queensland precincts and partnerships:** precincts are catalysts for positive change. By embracing partnership models such as Business Improvement District (BID) models and Transport Oriented Developments, and including a property industry representative on the Independent Task Force for the 2032 Olympic and Paralympic Games will ensure our legacy precincts thrive for generations.

Queenslanders always come together in times of crisis – from cyclones, to floods, to fires – and our housing crisis should be no different.

It's time to be a Queenslanders – the upcoming election provides the perfect platform for bold and brave actions, that shape the Queensland we all deserve.



Policy pillar one | A home for every Queenslander

Queenslanders always come together in times of crisis – from cyclones, to floods, to fires. Our current housing crisis should be no different.

The challenges

The housing crisis is the worst our community has seen, and while the situation is not unique to Queensland, there are challenges and solutions that are unique to our state.

As we seek to remedy decades of infrastructure lag and locked land supply, we are asking government to work closely with industry to review the barriers to delivering new homes across the state and across the entire housing continuum, including new greenfield growth fronts and higher-density infill apartments.

It is also critical for government to acknowledge the important role they play in delivering social housing, while supporting industry to increase the delivery of private housing to improve affordability. This includes working with industry on a case-by-case basis to support affordable by design housing through incentives, rather than imposing broad and overly prescriptive affordable housing requirements.

The housing crisis is being felt across the state, from Cooktown to Coolangatta and everywhere in between. And while housing affordability is slightly better in regional Queensland, young Queenslanders with an average household income of \$100,000 will be hard pressed to find a median priced house or apartment in regional areas such as Townsville and Cairns that is affordable (30 per cent or less of gross household income on a mortgage).

In Brisbane the prospects of buying a home are beyond hope, with the first nine years of a 30-year mortgage for a new house and land package spent paying off government taxes, fees and charges – plus interest. In real terms, this equates to \$233,440 in

fees and taxes for a house and land package valued at \$730,000.

Government charges and taxes are a major contributor to housing affordability with Property Council research showing fees and taxes make up 33 per cent of the cost of a new apartment in inner Brisbane.¹

Demand for new homes and apartments continues to outpace supply at a rate that only sees us fall further and further behind. Property Council of Australia research – On the Edge – shows that only 3,000 apartments are currently under construction in Brisbane, with this set to halve in 2025. This is alarming given the state's capital needs to be delivering 9,500 new dwellings per annum.

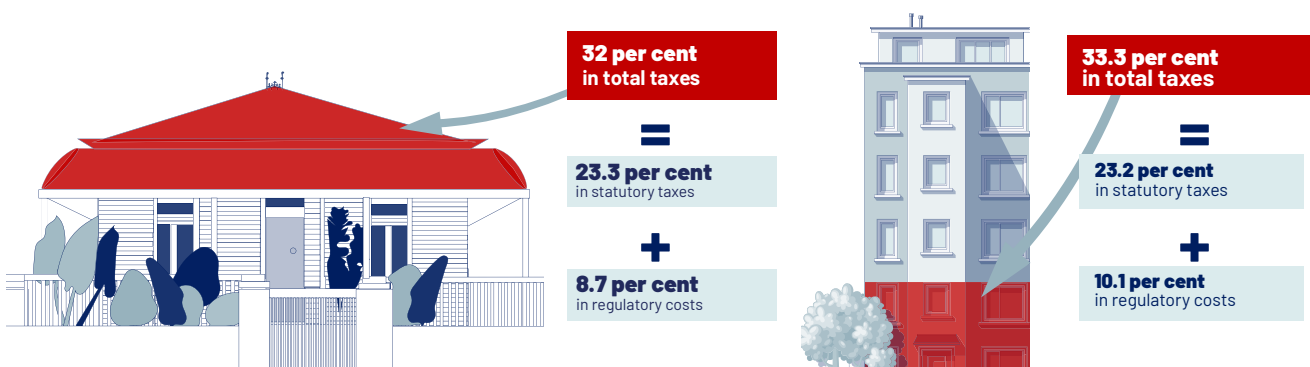
Reviewing prohibitive tax settings is critical to boosting housing affordability. All three levels of government impose levies on new property, however the most significant – and prohibitive – are transfer duties and land tax which are controlled by the state government.

And as house prices grow, so too does the amount collected by government – particularly state government. Transfer duties alone have yielded an additional \$3.5 billion more than the government's own forecast over the past three years.¹

To help plan for the Queensland of tomorrow these surplus funds need to be captured, quarantined, and reinvested into supporting our state's growth.

Stacked against us – Queensland's tax on housing

The impact of taxes and regulatory costs on housing



A total of **32 per cent** of the cost of a new house and land package in a Brisbane greenfield estate is **taxes**.

A total of **33.3 per cent** of the cost of a new apartment in inner Brisbane is **taxes**.

Policy pillar one | A home for every Queenslander

The solutions

Ensuring a home for every Queenslander will require decisive action and political bravery across the entire state and housing continuum. This includes supporting the delivery of new greenfield communities, infill apartments, Build-to-Rent projects and purpose-built student and retirement housing.

To ensure every Queenslander has a home, **it's time to be a Queenslander** through government adopting the following initiatives:

- 1. Introduce a government-backed lending pathway:** A **state-based** government-backed lending pathway will help more Queenslanders to afford a home sooner. Similar to Western Australia's Keystart program, which offers home loans with lower entry costs, with low deposit requirement and no lender's mortgage insurance.
- 2. Acknowledge the role of government in delivering social and affordable housing:** Continue to fund social housing, while partnering with industry to deliver housing that is affordable by design. This includes working with industry on a 'case-by-case' basis to support appropriately located affordable housing through incentives, rather than introducing broad and overly prescriptive affordable housing requirements.
- 3. Support first homeowners by expanding First Home Owners (FHO) Grant:** Extend the existing FHO Grant to reflect the steep increase in median house prices by increasing the ceiling to \$1,000,000. To drive supply, it is important the grant remains focused on new products, including townhouses, modular homes and dwellings purchased off-the-plan. Grants for existing dwellings will only stimulate further demand for the limited pool of established homes.
- 4. Encourage housing diversity through smaller lot sizes and by introducing a Queensland housing code:** Delivering on housing diversity and the Distinctly Queensland targets means there needs to be flexibility to create smaller lot sizes, which are supported by a **uniform housing code**. Delivering smaller lots where **appropriate** will **increase affordability**, while assisting Councils in meeting housing targets.
- 5. Incentives to stimulate rightsizers:** Introducing a rightsizing grant for eligible **rightsizers who purchase either** a newly completed apartment, off-the-plan apartment, or any type of purpose-built seniors' housing including Retirement Living. The grant would assist in freeing-up existing family dwellings in established suburbs and direct investment towards fit-for-purpose assets and new supply.

The statistics at a glance



Population: 300,000 people were added to Queensland's population between June 2020 and June 2023.³

Prices: In four years, Queensland's median house price has grown 43 per cent to \$717,000 and the median apartment price has increased 45 per cent.⁴



Taxes: The State Government has banked a windfall of \$3.5 Billion from transfer duties over the past three years. Meanwhile, one-third of the cost of every new home and land package, and apartment, in Queensland is made up of taxes, fees and regulatory charges.¹

Housing stress: 150,000 people across Queensland live with unmet housing needs.⁵



Supply: The number of new apartments being delivered in Brisbane will halve from 3,000 in 2024 to just 1,500 in 2025.³

Queensland has experienced the biggest jump in median age of all eastern states over the past decade, with the number of Queenslanders over 75 set to increase 76 per cent by 2040, totalling over 688,000.



Policy pillar two | Welcome the investment Queensland needs

Investment plays a key city-shaping role in our economy and is a major productivity driver.

The challenges

Queensland can't solve the housing crisis on its own, we need help from investors to build the new homes, businesses and infrastructure our growing community needs. This includes the mum and dad investors, as well as the large institutional investors critical to building at-scale developments.

Investors are critical to delivering the apartments to house Queensland renters, as well as the specialist rental housing such as Purpose-Built Student Accommodation and Retirement Living. Over recent years investors have been targeted through knee jerk policy reform that has resulted in a tax regime that has taken the shine off Queensland as a location of choice for investment. We're seeing the effects of this in our declining apartment pipeline and the slow take up in the Build-to-Rent sector at a time when there has never been greater demand or need.

Alarming new research released by the Property Council in May this year shows the number of new apartments under construction in Brisbane will halve from 3,000 in 2024 to just 1,500 in 2025³. This is alarming given the state's capital needs to be delivering 9,500 new dwellings per annum. The decline in new apartments is reflected in many regional areas such as Townsville and Cairns.

Private capital and global investment funds have been the driver behind some of Queensland's most significant projects, helping to

deliver the homes and infrastructure our state needs to prosper. The 33 per cent of Queenslanders who rent rely largely on foreign investors to build the extra apartments needed to deliver critical new supply and drive down rents.

The Additional Foreign Acquirer Duty (AFAD), introduced in 2016 and recently increased, adds a further 8 per cent to the cost of residential development in Queensland for foreign individuals and businesses. Queensland is losing its competitive edge, with other states carving out Australian based developers with a proportion of foreign co-investment with the view to entice investment to their state.

The argument for retaining foreign taxes is that the money raised is then invested in Queensland. Instead, they have deterred investors to the point where the tax settings are delivering minimal financial benefits.

In focus - Purpose Built Student Accommodation

The challenge

Purpose-Built Student Accommodation (PBSA) plays a critical role in housing Brisbane's domestic and international students in custom designed, professionally managed accommodation close to universities and in the city centre. Only ten years ago this asset class did not exist in Queensland and now it is home to over 17,000 students who would otherwise have been competing in the private rental market. Because the PBSA sector is underpinned almost entirely by foreign capital, the whole sector is disproportionately impacted by the Foreign Land Tax Surcharge. Recent increases to the surcharge has caused investors to look south, robbing students of more housing options and forcing them into the unregulated private rental market.

The solution

Implement land tax concessions to drive new student accommodation projects: Unlock investment in new PBSA projects by exempting the sector from the Foreign Land Tax Surcharge. Bring the asset-class into line with other rental-only housing types like BTR and reduce the pressure students put on the broader housing market.



The statistics at a glance

- Demand:** According to the Homes for Queenslanders plan, Queensland will require 45,455 new homes every year to reach the 2046 dwelling targets in the plan.⁴
- Supply:** Brisbane's development pipeline has become so constrained that less than 2,300 apartments were delivered each year between 2020 and 2023 - a drop of nearly 60 per cent on the preceding three years.⁹
- Investment:** Queensland is competing nationally, and globally for investment capital that will facilitate the delivery of critical housing and infrastructure. This private capital requires the foundation of certainty and consistency and an operating environment that doesn't overtax.

Policy pillar two | Welcome the investment Queensland needs

The solutions

Attracting global institutional investors – and the city-shaping infrastructure and secure jobs that flow from their investment – is vital to supporting the homes, offices, retail centres, industrial sites, retirement living, student accommodation, hotels and community precincts our growing community needs.

The role of the private sector in delivering a home for every Queenslanders cannot be overstated and removing barriers to private investors, including international investment, is critical to future-proofing our way of life.

To ensure Queensland remains a competitive global region that attracts and retains critical private sector investment, we recommend government adopts the following measures:

- 1. Broaden Build-to-Rent (BTR) land tax concessions:** The current state tax incentives simply do not go far enough, and we are not competitive with our southern neighbours. Our competitive edge can be returned by broadening the current land tax concessions to all BTR projects to 50 per cent over 30-years. Additional concessions over 50 per cent should be introduced for those projects that deliver affordable housing.
- 2. Restore our competitive edge by evening the playing field for Australian-based developers:** Other Australian jurisdictions are moving very quickly and with great purpose to attract large scale capital to their jurisdiction. Carving out Australian-based developers with international co investment or ownership from being taxed Foreign Land Tax Surcharge and Additional Foreign Acquirer Duty is imperative. Limiting

this concession to the companies that construct and sell new homes, apartments or develop and own land for commercial or industrial purposes will see investment flow back into Queensland.

- 3. Introduce off-the-plan transfer duty concessions:** Introducing off-the-plan transfer duty concessions for buyers who choose to enter into contracts for apartments will result in an increase of pre-sales. This is crucial for transforming speculative development approvals into actual completed projects that put a roof over people's heads.
- 4. Review outdated land tax and transfer duty thresholds:** Moving thresholds for land tax and transfer duty to adjust for rising property prices to ensure revenue neutrality for government and cost neutrality for developers, home buyers and owners.
- 5. Commit to no new taxes or charges:** Certainty is of critical importance to industry and investment and to restore confidence. It is imperative that there are no further fees, charges or taxes levied on property industry.



Operating

1,710 apartments
(4 projects)



Under construction

1,797 apartments
(7 projects)



In planning

771 apartments
(3 projects)

Total: 4,278 apartments across **14** projects
Source: EY

Operating asset - Arklife Robertson Lane: 28 Robertson Street, Fortitude Valley, QLD

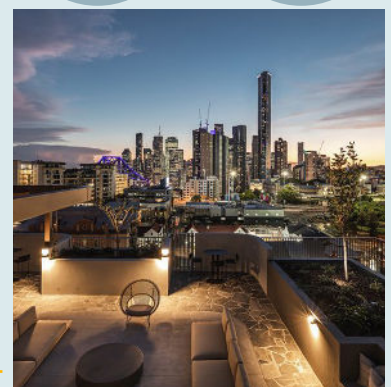


Source: Arklife

Located in the James Street precinct, with convenient access to employment, retail and lifestyle amenity.

Opened
in **Oct,**
2021

89
Apartments



Source: Arklife

Policy pillar three | Plan today for the Queensland of tomorrow

Queensland's planning schemes are only as effective as the infrastructure provided to support the state's growth.

The challenges

Band aid solutions complicate good planning. Despite their best intentions, they add layers of red tape and miss the opportunity for cohesive, considered change.

Height and minimum lot limitations continue to challenge the growth of Queensland's urban areas, while lagging infrastructure provision to greenfield estates is slowing the supply of new homes.

As Queensland grows up – and out – we need a future-focused approach to planning that aligns state-wide growth, land use and infrastructure planning to service new growth-fronts and increase the speed of new supply to market. This approach will not only give investors the necessary confidence to invest, but also bring the community along on the journey, demonstrating the lasting benefits of growth and good planning.

Residential land is not the only class in short supply, Queensland is also facing a significant shortage of industrial land as our cities grow, industrial and logistics sectors will be increasingly constrained and with it so will Queensland's economic growth. It is essential that we plan for the release of new serviced industrial land supported by adequate infrastructure to safeguard

the delivery and storage of essential goods including food and pharmaceuticals.

Additionally, a coordinated approach to planning and delivering social infrastructure is critical to support Queensland's growth. This includes a framework that attracts private sector investment and supports collaboration between the private and public sector to deliver the schools, hospitals and other social infrastructure we need.

“As [SEQ] grows, current projections show the future supply of industrial land in the Brisbane LGA becoming exhausted within the life of the plan – as soon as 10-15 years” Shaping SEQ 2023- SEQ Regional Plan.”

When appropriate infrastructure is in place, the speed at which new supply can be brought to market has a positive impact on affordability. It also encourages complementary investment in retail, education, health, and commercial offices – key economic drivers that contribute to social and economic prosperity.

The solutions

To plan for the Queensland of tomorrow, **it's time to be a Queenslander** through government adopting the following initiatives:

- 1. Coordinate planning and infrastructure delivery:** Lagging infrastructure delivery is one of the greatest challenges to supporting Queensland's growth. Responding to this challenge requires a transparent commitment to infrastructure delivery that links state-wide settlement and land use planning with infrastructure delivery; giving industry confidence to invest and community confidence the infrastructure will be delivered. Reinvesting the government's transfer duty windfall into infrastructure that supports the delivery of new housing will break down a key barrier to unlocking new land supply.
- 2. Increase and accelerate new land supply to meet the state's growing and diverse housing needs:** Going 'up and out' adopts a market-based response that preserves Queensland's lifestyle and acknowledges the diverse and changing landscapes of our urban and regional areas. Greater flexibility across the planning framework to allow SEQ to expand the urban footprint and for regional areas to respond to growth is critical and must be supported by infrastructure, including public transport services to connect the new communities with jobs and services.
- 3. Invest in bringing more industrial land supply to market:** We can secure the jobs of tomorrow by investing in industry today through a \$500 million industrial infrastructure fund to unlock new serviced industrial land.
- 4. Expand the Catalytic Infrastructure Fund (CIF):** Expand the CIF with an ongoing annual commitment of \$500 million to help unlock land for housing within Priority Development Areas where there is significant pressure for new supply.
- 5. Expand the Incentivising Infill Fund:** Working with industry to expand and enhance the fund from a one-off \$350 million to an annual \$500 million will encourage further development in underutilised locations with the greatest housing demand, delivering more well-located homes and creating jobs and economic prosperity.



Caboolture West. Source: City of Moreton Bay.

Policy pillar four | Future proof Queensland's building and construction sector

The property industry benefits all Queenslanders. Supporting a sustainable, inclusive, and skilled workforce is crucial to safeguarding our state's building activity.

The challenges

Attracting and retaining a skilled, robust workforce is crucial for bolstering Queensland's building activity.

An industry is only as strong as its workforce and financial capacity, and Queensland's building and construction sector has been operating under immense pressure for several years. Labour shortages and skyrocketing costs continue to plague projects and slow new supply.

While Queensland has become an economic centre in Australia, the sector could face an 11.8 per cent undersupply of workers by 2032 according to the latest research from BuildSkills Australia⁹. Projects are already being delayed and costs are under pressure due to a lack of labour which will only compound over time.

For the first time, Queensland has taken over from Victoria as the least productive state in the delivery of new projects. The total number of days work can take place on a construction site in Queensland in 2024 is 184 – compared to 226 days in Victoria. This means the time required to build a 63-storey residential tower takes an extra 20 months in Queensland – time we cannot spare in a housing crisis.

The solutions

To future proof Queensland's building and construction sector, it's time to be a Queenslanders **through government adopting the** following initiatives:

- 1. Increased proportion of skilled migrants in the Construction sector:** Over the last 20 years only 1.8 per cent of migrants to Australia have been employed in the construction industry. We need more tradies now to complement and add to our talented domestic workforce. Through strategic alliances with neighbouring Countries, Queensland can attract and retain productive migrants to help build more homes faster.
- 2. Expand the MMC framework outside of QBuild:** Partner and invest \$2 million in an external Research and Development Program, that seeks to deliver MMC to support the existing QBuild framework. This is a forward-looking future, where our advanced manufacturing industry in Queensland can become a world-leader in MMC housing.
- 3. Prioritise and allocate adequate resources:** As we aim to deliver
- 4. Fund the Girls in Property Program in Queensland:** With the unrelenting demand across all facets of the sector in Queensland, a focus on increasing the participation of women in the property industry is critical to the state realising the opportunities ahead. Funding and embedding the Girls in Property Program in Queensland schools is an investment in our future workforce.
- 5. Reinstate Queensland Productivity Commission (QPC):** To return confidence, the reinstatement of the QPC is critical to ensure we remain competitive and productive to deliver on the needs of Queenslanders.

To grow our construction workforce, it is critical that both retention and attraction of skilled labour be prioritised.

Over the last 20 years, only 1.8 per cent of migrants to Australia have been employed in the construction industry. Prioritising productive and skilled migration is essential to meeting the current and forthcoming demands of infrastructure projects.

We can also boost our construction workforce by welcoming more females to the sector. The National Association of Women in Construction (NAWIC) rate for female participation in trades is just two per cent. This simply must increase. Investing in programs to diversify the construction workforce and moving to innovative Modern Methods of Construction (MMC) will help entice more women into the industry.

Additionally, while we need to continue and intensify traditional construction, at the same time we must embrace new ways of building. Diversifying our construction workforce and focussing on scaling up MMC will not only help alleviate the housing crisis but will also support our economy by building a "home-grown" advanced manufacturing industry.

the largest international sporting event, whilst at the same time responding to the escalating housing needs of individuals and delivery of much-needed infrastructure, prioritisation of projects is required so Queensland can adequately recruit, and resource skills and labour. At the same time, we should be expanding and investing adequately in QBuild to skill new and upskill existing tradespeople in modular construction methods and incorporate more women in construction.

Queensland vs Victoria

18 per cent vs 12.5 per cent

Overall project time allowance required for inclement weather on construction sites in Queensland compared to Victoria.

184 vs 226 days

Number of days work can take place on construction sites in Queensland in 2024 compared to Victoria.

56 vs 36 months

Expected time required to complete a 63 storey high-rise building in Queensland compared to Victoria.

114,000+

Registered practitioners

67,000

Registered practitioners

Policy pillar four | Future proof Queensland's building and construction sector

Case study – Queensland's Girls in Property Program

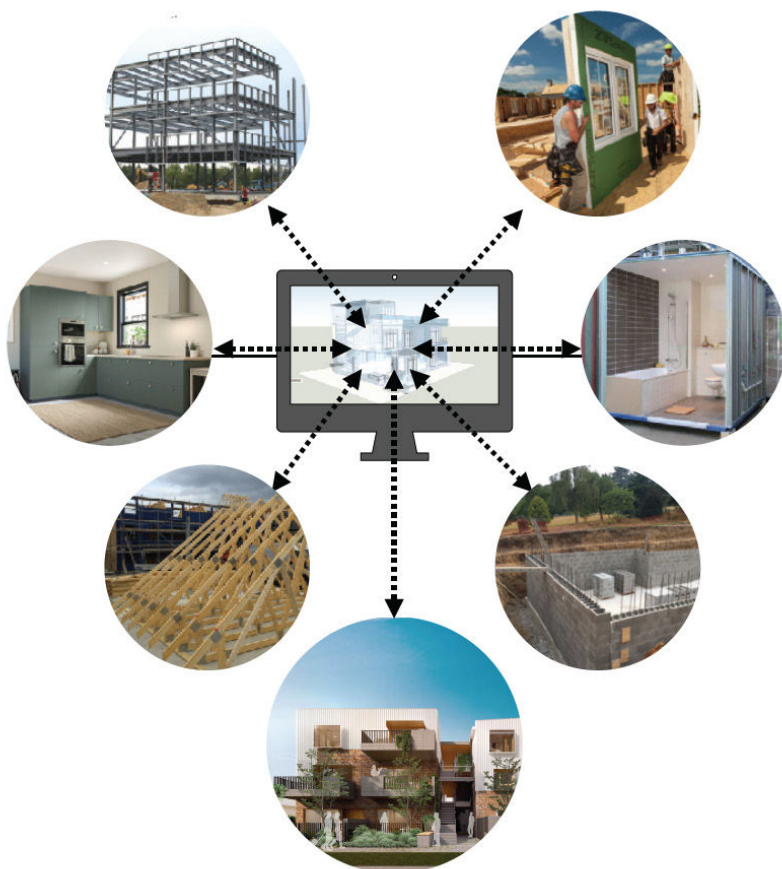
For more than six years the Girls in Property Program has been raising awareness among girls in schools across the country about the range of career paths the property industry has to offer.

From humble beginnings, the Queensland Girls in Property Program has grown rapidly each year, with more and more girls and schools involved.

The program engages with girls from state schools across Brisbane who may not have previously considered a career in the property industry and the opportunities available.

While the main aim of the program is to raise awareness about what a career in property looks like, it encourages the students to develop transferable skills that can set them up for a career in any industry.

Since it began, the program has brought together leaders in the property industry to share their experiences and insights about the wide range of career pathways on offer.



Kit-of-Parts Approach

A kit-of-parts approach would allow building designers to configure a range of different project outcomes while delivering much needed quality homes efficiently.

The primary goal of the kit-of-parts approach is to support economic efficiencies while maintaining design standards and product requirements.

This system can also be further developed into a platform of processes, rules, tools, parts and supply options to create greater flexibility and efficiency across the state.

Source: Building 4.0 CRC

Policy pillar five | Deliver iconic Queensland precincts and partnerships

The coming decade brings great opportunity, and responsibility, to deliver iconic Queensland precincts – an opportunity that won't be repeated in our lifetimes.

The challenges

While every effort must be directed to solving the housing crisis, Queensland cannot lose sight of the great opportunity that comes with hosting the 2032 Olympic and Paralympic Games in Brisbane and delivering a lasting economic and social legacy. This opportunity extends across the state, with the global attention of Brisbane 2032 set to benefit all Queensland communities.

Now more than ever, it is crucial to focus efforts on delivering and sustaining high-performing precincts. These intricate partnerships and ecosystems provide centres for social infrastructure, employment and trade. As attractors for talent and investment, precincts are social hubs for entertainment and leisure, and vibrant places for communities to enjoy.

Queensland's urban identity is etched in its city shaping events and precincts – from Expo 88 which delivered the early South Bank vision, to the Strand in Townsville, and the recent Howard Smith Wharves and Queen's Wharf. Each precinct is made possible by collaboration and the city's elevation to the international stage and the subsequent

investment that comes with such global attention.

For all the culture, commerce, and investment these precincts deliver, at their heart they present an opportunity to design and sustain a truly integrated urban fabric that fosters tourism, social infrastructure, jobs and economic growth through arts and culture, destination dining and retail, and commercial offices.

Iconic precincts require significant time, land and investment to bring to life – from the early planning and design phase to partnerships, placemaking, innovation, delivery and activation.

The convergence of factors including urban renewal, infrastructure investment and Queensland's runway towards 2032 and beyond has accelerated the emergence of precincts. Given the profound impact of precincts on contemporary competitive advantage, urban landscapes, and overall quality of life, now is the time to further optimise these exciting opportunities.

The solutions

Precincts are catalysts for positive change. Safeguarding the success and on-going sustainability of precincts will only be achieved through a genuine collaboration between the public and private sectors.

It's time to be a Queenslander through government adopting the following initiatives:

- 1. Advance Legacy Precincts through coordinated governance models such as Business Improvement Districts (BIDs):** Introducing precinct governance models such as BIDs, that enable sustained precinct success through coordinated alignment between the Queensland Government, the community and businesses, to spur economic development and revitalisation. Through these collaborative frameworks, stakeholders can unite with a shared objective to deliver, manage and maintain high-performing precincts, positioning Queensland as a leader in delivering iconic places through partnerships.
- 2. Embrace and deliver Transit Oriented Developments (TOD):** Commit to partnering with industry to identify and deliver specific TOD projects. Transit Oriented Developments provide more well-located homes close to transport and jobs, through the delivery of multi-storey apartments and businesses adjacent to key transport nodes. Queensland is well positioned to adopt and roll out a TOD program that activates strategic sites along key growth corridors.
- 3. Appoint a property industry representative to the Independent Task Force for the 2032 Olympic and Paralympic Games:** Specialist industry knowledge will be critical to delivering a successful Games. Equally critical is for the authority, board and associated working groups to include sufficient industry

representation from the relevant fields. For example, if a working group is established to support the delivery of housing, members should include adequate representation from the private housing sector, which delivers approximately 96 per cent of housing in Queensland. The private sector has the expert knowledge to ensure the successful delivery of housing ahead of the Brisbane 2032 Games – and beyond. The inclusion of a Property Council representative on the authority and board is critical in ensuring the industry tasked with delivering much of the infrastructure is engaged.

- 4. Activate and protect community clubs, sports fields and faith-based sites by unlocking underutilised land for housing:** Community, sporting and faith-based organisations own or manage land that is often well located and underutilised. Many of the community sporting clubs operate on a not-for-profit basis and rely heavily on Government grants and fundraising to enhance, develop and improve their facilities. The Yes in Faith's Back Yard (YIFBY) movement has shown the benefits of collocating housing on faith based land such as churches. This provides an opportunity to activate these sites by partnering with the property industry to deliver much-needed housing. Attracting investment to local sporting clubs would also help protect the future of the club for future generations.
- 5. Unlock underutilised government land:** All levels of government own land, some of which is underutilised and well located. This provides the ideal opportunity for private and public partnerships to identify these sites and deliver projects that activate the land; delivering much-needed housing and ongoing economic benefits for Queensland.

Endnotes

¹Property Council (2024). Stacked against us: The true cost of taxes and charges on housing.

²Queensland Government (2023). ShapingSEQ 2023.

³Queensland Government Statisticians Office (2024). Population estimates State and territories.

⁴ABS (2024). Total Value of Dwellings.

⁵QCROSS (2023). A Blueprint to Tackle Queensland's Housing Crisis.

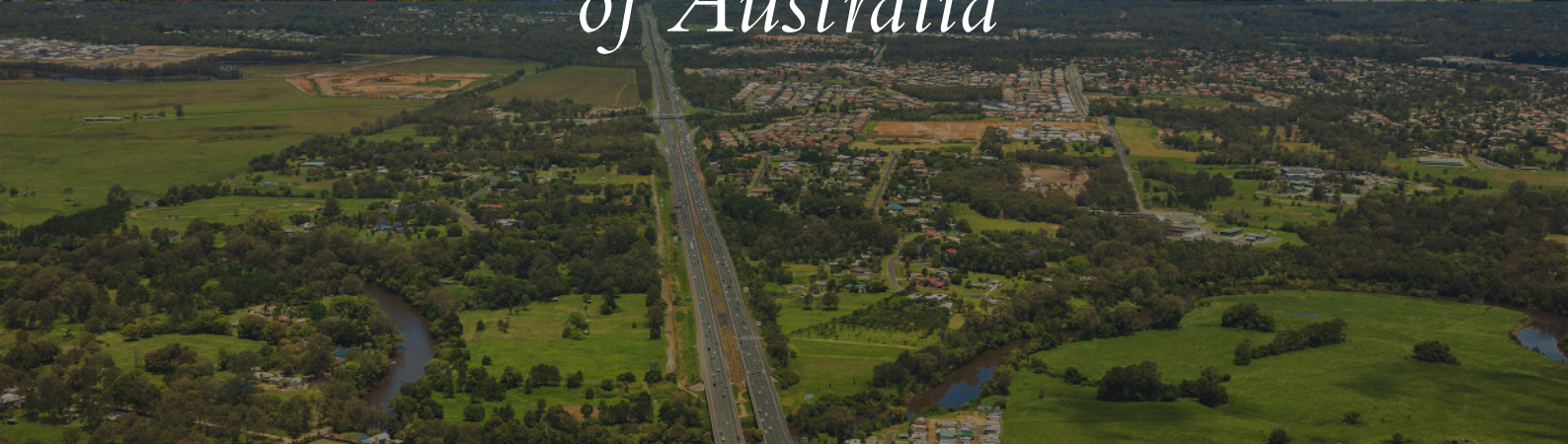
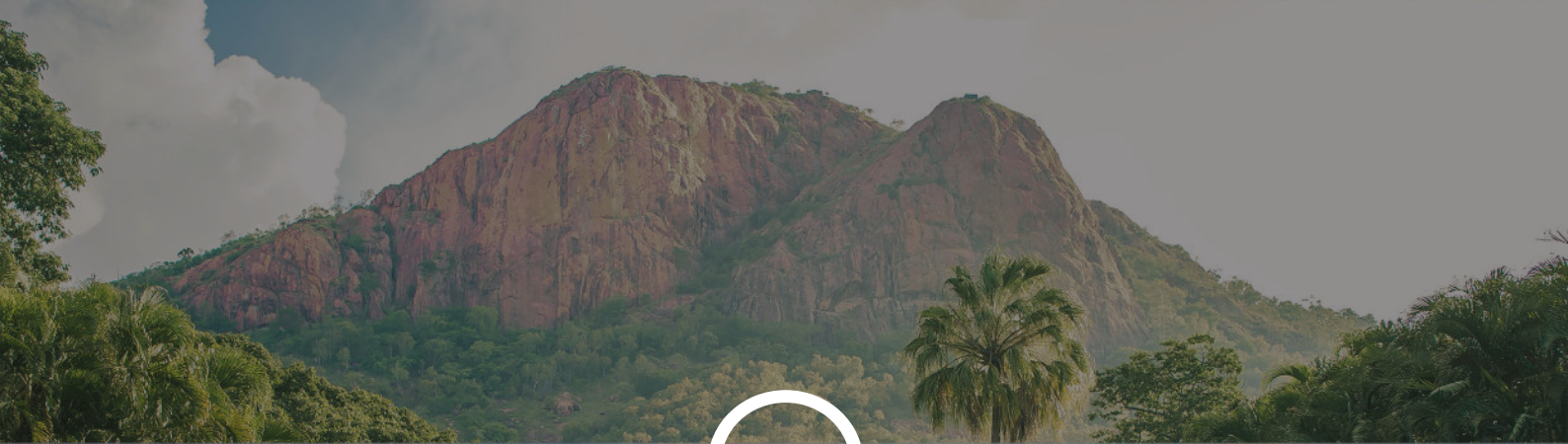
⁶Queensland Government (2023). ShapingSEQ 2023.

⁷ABS (2021). 2021 Census All Persons QuickStats: Queensland.

⁸Queensland Government (2023). Residential land development indicators, South East Queensland.

⁹The Urban Developer (2024). Federal Taskforce Hunts Solutions to Labour Crisis.





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