


An aerial photograph of a coastal city at sunset. The sun is low on the horizon, casting a warm orange glow over the city. The city features a mix of residential buildings, commercial areas, and green spaces. A large stadium or sports field is visible in the center. The ocean is visible in the background, with a pier extending into the water.

OBSERVATIONS ON QLD GOVERNMENT HOUSING POLICY

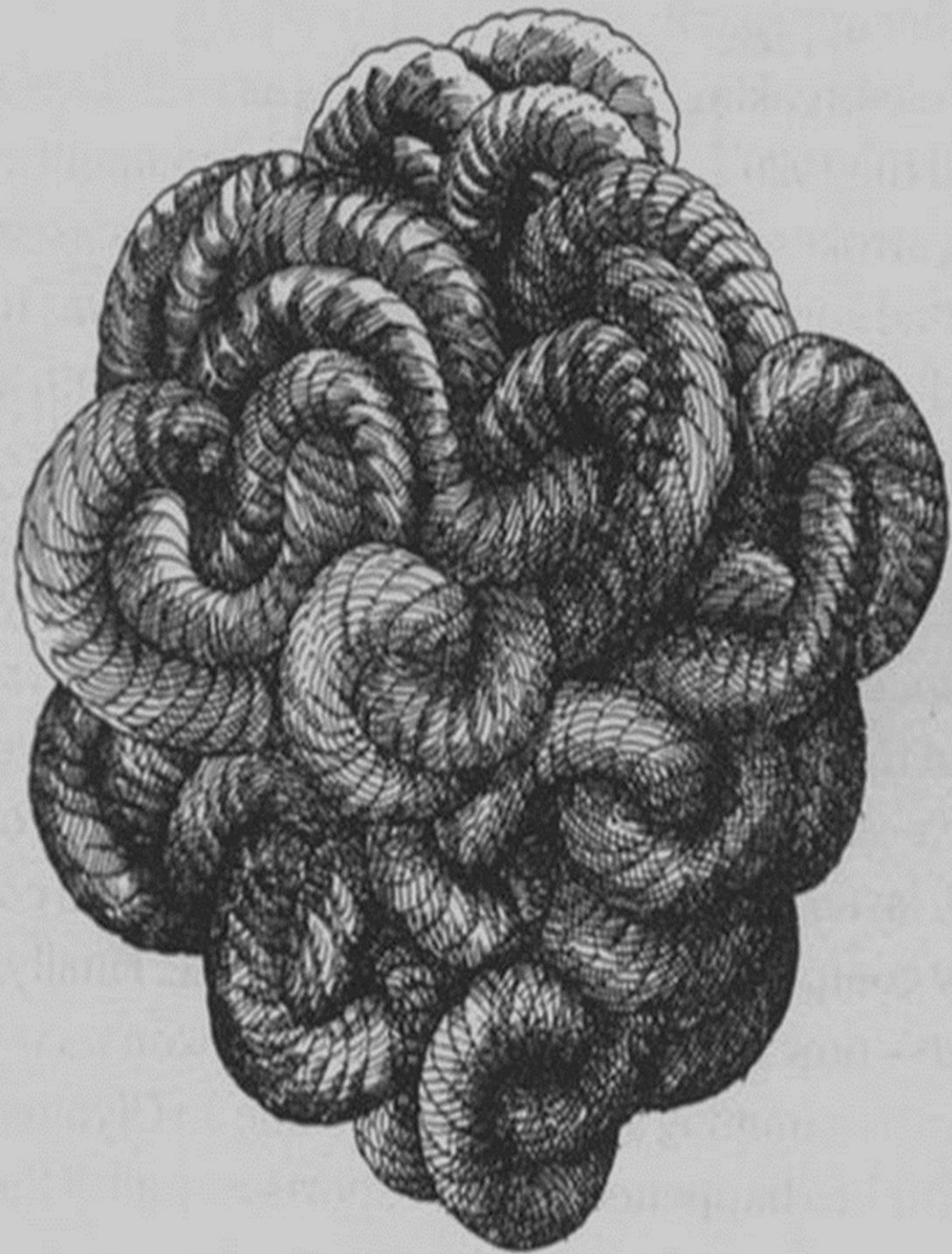


Julie Saunders



Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge the traditional owners on whose land we stand today and pay respect to elders past, present and emerging.



THE JOURNEY.....



ATTACHMENTS

Attachment 1:

The **National Planning Reform Blueprint** includes:

- Updating state, regional and local strategic plans to reflect their share of housing supply targets.
- Undertaking planning, zoning, land release and other reforms, such as increasing density, to meet their share of housing supply targets.
- Streamlining approval pathways, including strengthened 'call in powers', and prioritising planning amendments to support diverse housing across a range of areas e.g. by addressing barriers to subdivision for appropriate medium density housing.
- Promoting medium and high-density housing in well located areas close to existing public transport connections, amenities and employment.
- Reforms to support the rapid delivery of social and affordable housing.
- Reforms to address barriers to the timely issuing of development approvals.



NATIONAL PLANNING REFORM BLUEPRINT



**Updating Planning
Instruments**



**High Density in Well
Located Areas**



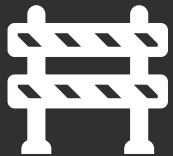
**Streamlining
Approval Pathways**



**Review Land Release and Zoning
for Housing Supply Targets**



**Reforms For Rapid Delivery
of SAH**



**Address Barriers For
Development Approval Delays**



**Phased Introduction of
Inclusionary Zoning**



**Improving Community Consultation
And Education Process**



Adequate Resources

NATIONAL PLANNING REFORM BLUEPRINT



NATIONAL HOUSING
ACCORD TARGET

1 MILLION
NEW HOMES



200,000

ADDITIONAL NEW HOMES

1.2 MILLION NEW HOMES

DELIVERY FROM JULY 2024

\$3 BILLION

COMMONWEALTH PERFORMANCE-BASED INCENTIVE

NATIONAL HOUSING ACTIONS

ANNUAL STATE TARGETS

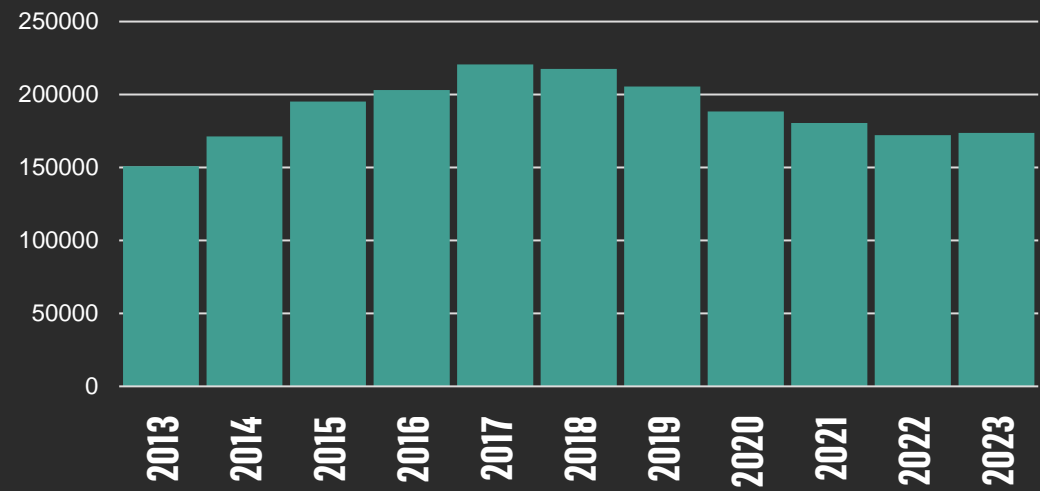


NSW	VIC	QLD	SA
75,288	61,625	49,148	16,762
WA	TAS	NT	ACT
25,817	5,223	2,285	4,212

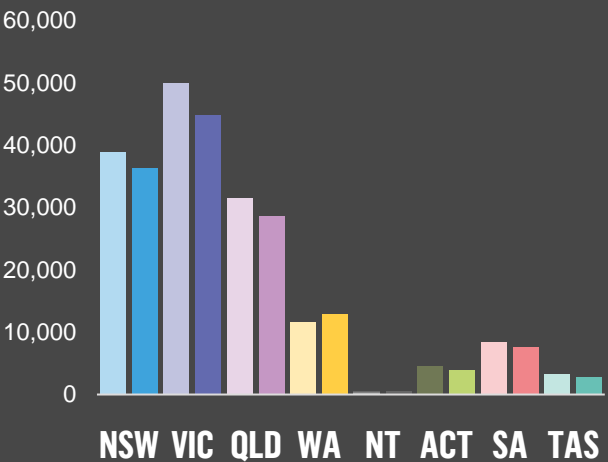


HOUSING SUPPLY ACROSS THE NATION

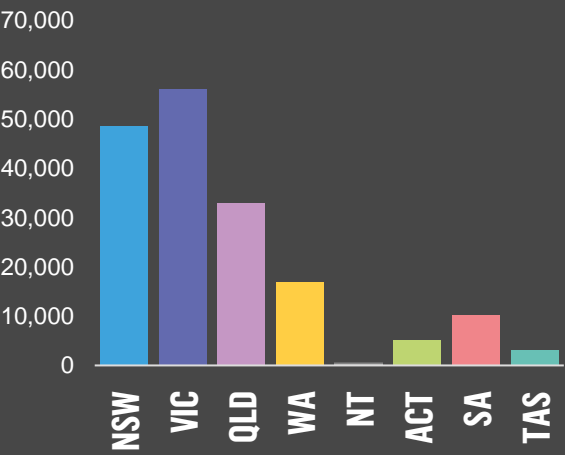
DWELLING COMPLETIONS
Calendar Year Total



DWELLING SUPPLY FORECASTS
2022-23 vs 2023-24



DWELLING COMPLETIONS
as at September 2023

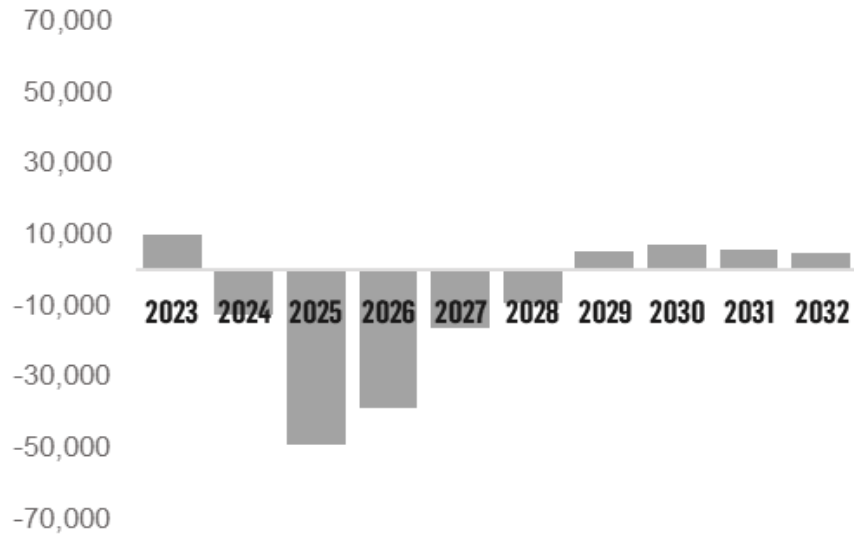




FORECAST HOUSING SHORTFALL

FORECAST HOUSING UNDERSUPPLY¹

Forecast Net Additional Supply versus Demand



FORECAST HOUSING UNDERSUPPLY¹

Cumulative Undersupply Forecast (FY24, FY25 & FY26)



- 106,300

shortfall of net supply of dwellings expected over next 5 years¹

- 62,300

shortfall of apartments and medium density dwellings expected over next 5 years¹

+ 245,000

Additional net overseas migration in FY23 and FY24 not anticipated in NFHC forecasts (equivalent to +52%)²

+ 1,470

Additional social housing dwellings
supplied per annum (2016-21)¹

174,624

Number of applicants on public
housing waiting list in Australia
(June 2022)²

377,600

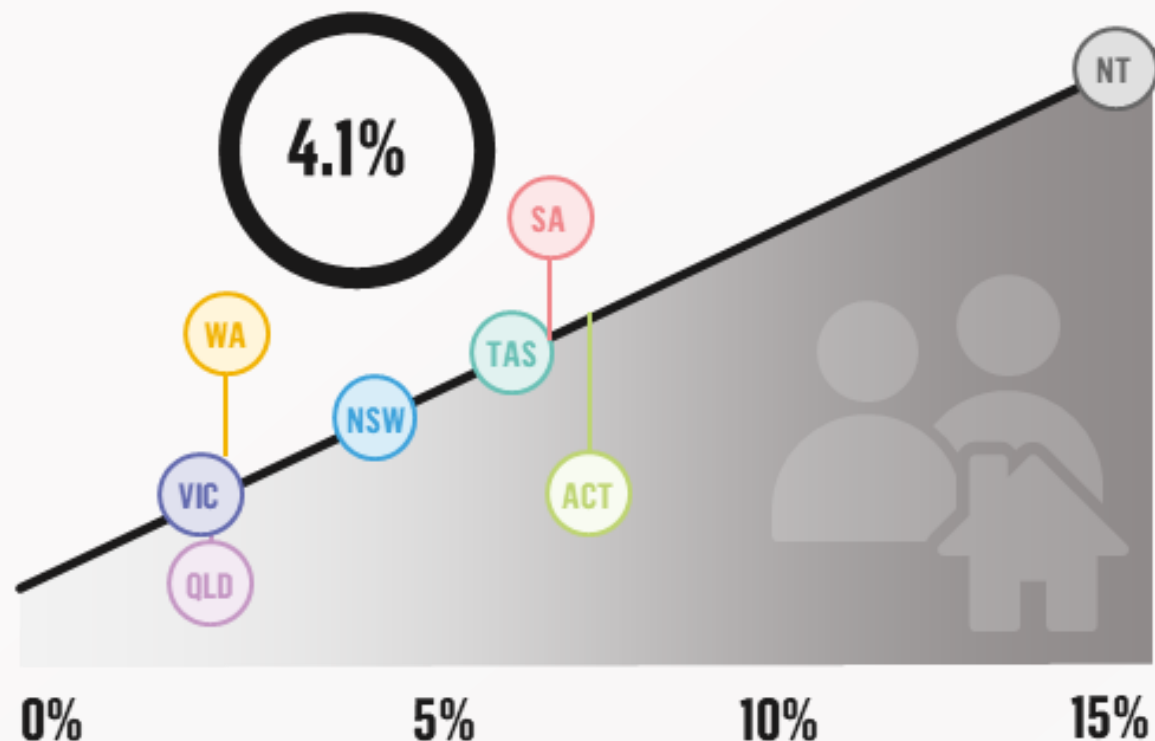
households that are in need from
rental stress and homelessness²



SOCIAL HOUSING SUPPLY

SOCIAL HOUSING¹

2021 (% of Stock)



HOMES

for Queenslanders

More homes, faster | Building a better future



More homes, faster

Improving our planning system to deliver more quality homes in the right locations – faster than ever before.



Support Queensland renters

Building on current support options and law reforms to help Queenslanders find, get and keep a suitable rental property.



Help for first homeowners

Supporting more Queenslanders to purchase a suitable home, no matter where they live across the state.



Boost social housing

Boosting social homes to reduce housing stress and protect vulnerable Queenslanders.



Towards ending homelessness

Providing more funding for service providers and help for vulnerable groups to support ending homelessness in Queensland.

ACTIONS.....

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27/03/2024



Housing affordability

- ✓ \$350 million Incentivising Infill Fund to stimulate the right sort of development
- ✓ Pilot new inclusionary planning projects
- ✓ Streamline approvals through a new state facilitated development team



Rental market

- ✓ \$160 million Renters Relief Package
- ✓ Consult on the introduction of a new rental sector code of conduct
- ✓ Portable bond scheme



Home ownership

- ✓ Trial increase of the Queensland Housing Finance Loan in regional areas
- ✓ Targeted home ownership support for First Nations peoples aspiring to own a home
- ✓ Doubling the First Home Owners Grant to \$30,000 until 30 June 2025



Social housing

- ✓ 53,500 new social homes by 2046
- ✓ Delivering more Youth Foyers, domestic and family violence shelters, and supported accommodation
- ✓ Purchase more properties exiting the National Rental Affordability Scheme



Homelessness

- ✓ 20 per cent funding boost for frontline services
- ✓ Expanding critical housing response funding to individuals and couples
- ✓ More temporary supported accommodation in the regions

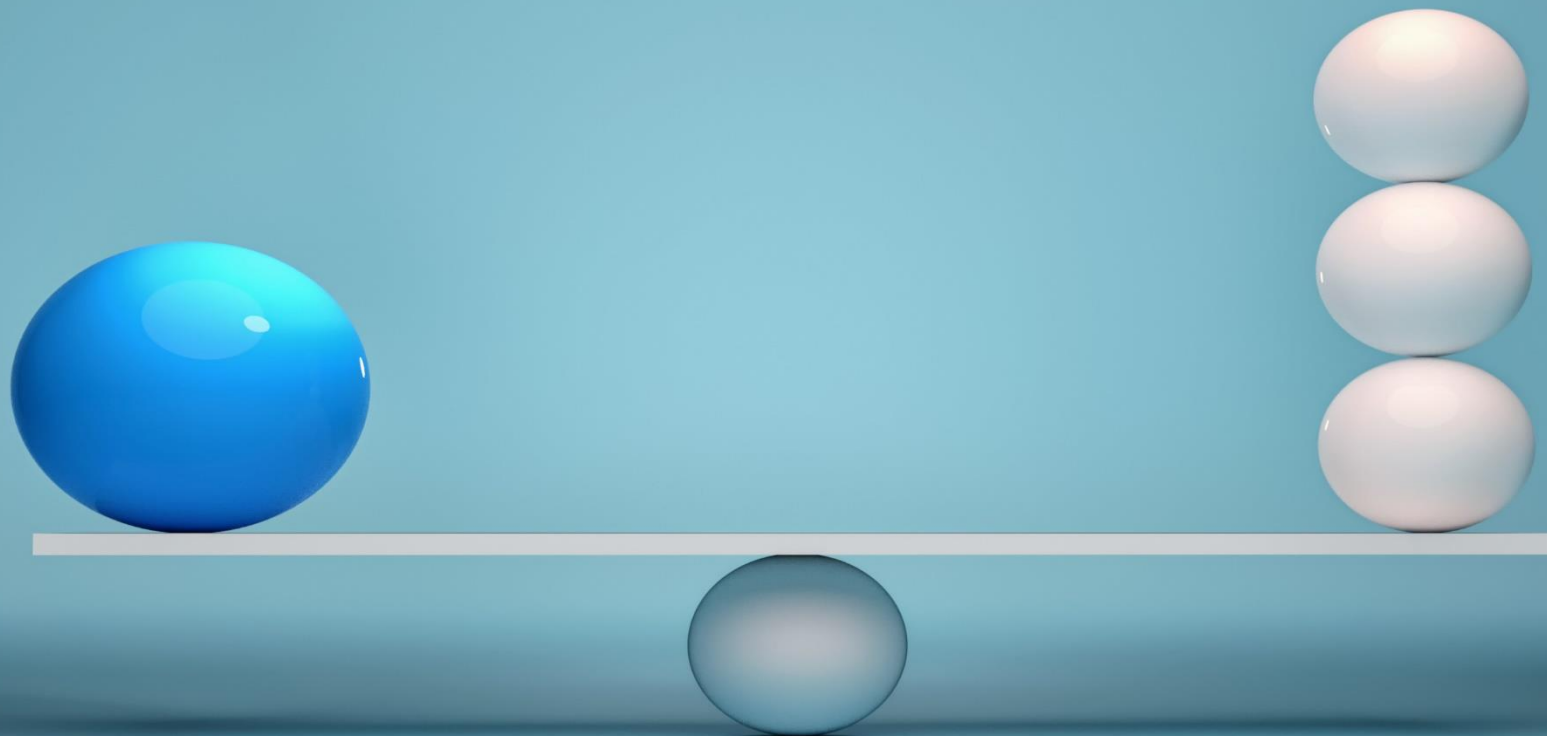


Legislation & reform

- ✓ Release the Disability Housing Action Plan
- ✓ Review the *Housing Act 2003*
- ✓ Progress with *Our Place: A First Nations Housing and Homelessness Action Plan 2024-2027*.

**1 million
new homes
by 2046**

REFORM BALANCE



DELIVERY & PARTNERSHIPS



CREATING GREAT COMMUNITIES



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27/03/2024

**ENDURING
AFFORDABILITY**



PRIORITY GROUPS & CAPACITY BUILDING

Julie Saunders, Director, Urbis
27/03/2024



DVCQNNNECT
Be heard. Be safe.



STEVE.....

THANK YOU