

Queensland Housing Roundtable

Our Response

Message from

The Premier



We know Queenslanders are doing it tough, which is why we are implementing our system-wide housing response, with over 216,000 forms of assistance provided to Queenslanders in 2022-23.

The Palaszczuk Government is investing a record \$5 billion for social and affordable housing and housing and homelessness support, the largest investment in Queensland's history. Together with a recent \$398 million investment from the Australian Government under the Social Housing Accelerator, we will deliver 14,100 social and affordable homes.

We are continuing to deliver on the commitments made at the Queensland Housing Summit held in October 2022, alongside the work occurring under our Action Plans.

Since 2015, our Government has delivered over 4800 homes, housing 10,000 people. In the last financial year alone, we delivered 858 homes.

We have assisted more than 7,480 households including with 145,725 nights of short-term, temporary accommodation through the \$54 million Immediate Housing Response Package.

The Queensland Government is committed to continuing to work across all levels of government, the non-government sector and with the community to deliver more pathways for all Queenslanders to enjoy safe, secure and affordable housing.

Annastacia Palaszczuk MP
Premier of Queensland and Minister
for the Olympic and Paralympic Games

ACTION TAKEN

Supply

Social and
affordable
housing

- The Housing Investment Fund (HIF) was boosted to \$2 billion, with \$130 million per annum available to support 5,600 social and affordable home commencements across Queensland by 30 June 2027. HIF support for over 1,600 dwellings has been approved. The second HIF invitation for expressions of interest closed in May 2023, with 71 projects through to the next stage of consideration.
- The HIF is supporting the purchase of up to 456 homes across South East Queensland, Townsville and Wide Bay Burnett, most of which are due to exit the National Rental Affordability Scheme (NRAS), by Community Housing Providers (CHPs) National Affordable Housing and Coast2Bay to own and manage as social and affordable homes. 118 homes have settled as at 30 September 2023.
- 3,265 new social housing homes will commence under QuickStarts Qld by 30 June 2025, after an additional \$322.2 million was committed in the 2023-24 State Budget to support commencement of 500 more social housing homes. Between 1 July 2021 and 30 September 2023, under QuickStarts Qld, contracts have been awarded for commencement of 2,060 social housing homes, including 971 in partnership with Community Housing Providers. Of these, 547 have been delivered, providing housing for more than 1,500 people.
- Through the Australian Government's Social Housing Accelerator, Queensland accepted over \$398 million over five years to expand social housing supply. This will enable delivery of up to 600 additional social homes.
- As at 30 June 2023, 2,331 properties were being headleased for social housing through departmental funding to non-government providers or directly headleased by the state.
- The Modern Methods of Construction initiative will deliver more than 100 prefabricated social and government employee homes by the end of 2023. The first QBuild Rapid Accommodation and Apprenticeship Centre (RAAC) was established at Eagle Farm, Brisbane in March 2023, with a second site in Cairns being progressed, delivering modern, prefabricated homes to ease housing pressures in regional and remote Queensland communities. QBuild has established a third RAAC in Zillmere, to further boost QBuild's future manufacturing capacity and capability. 27 homes have been completed in various factories with some already arrived in regions such as Longreach, Roma, Cunnamulla and Tara with more to arrive in Ipswich, Logan, Central Queensland and the Wide Bay-Burnett region.
- \$70 million Build-to-Rent Pilot Project has approved three developments which are contracted to deliver approximately 1200 apartments to the rental market, including up to 490 dwellings to be provided at a discounted rent. Construction has commenced at the projects located in Fortitude Valley and Newstead, with the Brisbane City project progressing through planning processes.
- Build-to-Rent tax concessions commenced from 1 July 2023 for projects which deliver at least 10 per cent of dwellings at discounted rents to further drive rental supply.



Queensland
Government

ACTION TAKEN

Supply

Unlocking land and enabling housing supply

- Audit of State Government land and buildings has been completed, with over 2,000 sites reviewed for opportunities for residential use. Government owned land identified at Northshore, Hamilton could provide approximately 150-200 social and affordable homes. Initial investigations are being undertaken on 27 large sites across 9 local government areas. 400 smaller regional sites will also undergo further investigations. Over 800 sites submitted by Councils are being reviewed for opportunities to develop or repurpose for housing.
- Housing Opportunities Portal launched in March 2023, with 127 submissions received as at 30 September 2023.
- Amendments were made to the Planning Regulation 2017 to allow the renting of secondary dwellings, or 'granny flats', on the open rental market. Rental bonds for 553 such dwellings have been lodged as at 30 September 2023.
- Streamlined planning approvals for new social and affordable housing projects, with Community Housing Providers able to request an Infrastructure Designation. So far, approvals for a social housing project in Toowoomba have been fast tracked through the reformed process, as well as a project at Woolloongabba to provide up to 81 social and affordable homes (under the Housing Investment Fund).
- The first Local Housing Action Plan (LHAP) was prepared by the Queensland Government with Gympie Regional Council following flooding and rainfall events in 2022. Twenty-two LHAPs were developed through \$200,000 in funding provided to the Western Queensland Alliance of Councils, with all 22 LHAPs adopted by member councils in May 2023. A further 38 Plans are underway through an additional funding commitment of \$600,000 for the Local Government Association of Queensland to work with local governments to develop these Plans.
- Engaged the Australian Housing and Urban Research Institute (AHURI) to develop a model to predict future demand for social housing in Queensland.
- Draft South East Queensland (SEQ) Regional Plan (ShapingSEQ) was released for community consultation in August 2023. The draft SEQ Infrastructure Supplement also underwent consultation, to ensure housing growth is well serviced by transport and key infrastructure.
- Review of short-term rental accommodation in Queensland has been completed by the University of Queensland to assess the impact of short-term accommodation on housing supply and availability.
- Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023 was introduced to Parliament on 11 October 2023 to improve the planning framework's response to housing supply challenges, to streamline housing development and unlock land supply.

Support

Private rental market

- Provided support to 20,239 households to help them sustain a tenancy, between November 2022 and 30 September 2023, since the Summit, supported by the \$10 million boost to expand private rental assistance products and services for people experiencing severe rental stress.
- Limited rent increase frequency to no more than once in every 12 months from 1 July 2023. A discussion paper was released about potential reform to ensure effectiveness of the rent increase frequency limit.
- Consulted on Stage 2 Rental Law Reforms, seeking feedback on five key reform priorities: installing safety, security and accessibility modifications; making minor personalisation changes; balancing privacy and access; improving the rental bond process and fairer fees and charges.

Support

Emergency accommodation and relief

- Assisted over 45,400 people who are experiencing or at risk of homelessness in 2022-23 through Specialist Homelessness Services – 3,882 more people assisted than in 2021-22.
- Investing \$250.8 million in 2023-24 to support people who are experiencing or at risk of homelessness, including \$184 million to 90 NGOs in 2023-24 to deliver 194 Specialist Homelessness Services across Queensland.
- Assisted more than 7,480 households, including brokering more than 145,725 nights of short-term, temporary accommodation as at 31 August 2023 through the \$54 million Immediate Housing Response package.
- Linked over 5,522 clients who are homeless or sleeping rough, including 2,372 people who identify as Aboriginal and Torres Strait Islander people, with temporary emergency accommodation (as at 31 August 2023 and since January 2023) through the \$8.5 million allocation to organisations to deliver after hours outreach in six locations across Queensland.
- Providing on-site support at temporary emergency accommodation through \$10 million of Summit funding, including at a recently acquired 23-room hotel in Brisbane and four former retirement villages in Clayfield, Toowoomba, Redland Bay and Rothwell.
- Purchasing 65 dwellings with the potential to house up to 185 people across 20 suburbs through the \$25 million allocation which replaced the previously proposed initiative to convert Griffith University's unused student accommodation.
- Enabled over 4,337 vulnerable Queenslanders to maintain their tenancies as at 31 August 2023 (since December 2022), through the \$11.7 million in funding over two years distributed to 17 non-government organisations.
- Providing cost of living relief totalling \$3.3 million to 88 emergency relief providers and three food relief organisations across Queensland in 2022-23, with a further \$3.9 million to be allocated in 2023-24.
- Continuing to develop a prevention and early intervention project to provide housing and on-site support to at-risk families in Brisbane.