

# Queensland Housing Supply Expert Panel Communique

## Wednesday 13 September 2023 – Meeting #3

### Meeting Purpose

The Queensland Housing Supply Expert Panel (the Panel) met formally for the third time this year on Wednesday, 13 September 2023.

Following the transfer of the Panel's responsibility to the Department of Housing, the Panel revised and endorsed its updated Terms of Reference.

A number of key initiatives were discussed and considered by the Panel, with both the Department of Housing (DoH) and Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) delivering briefings and updates on significant government priorities.

The Panel was also invited to provide advice to DoH and DSDILGP on key matters, with background and context presented to inform the Panel's advice on their request.

### Panel discussion

Matters discussed by the Panel included an update by DoH and DSDILGP on the outcomes and commitments from the 16 August National Cabinet meeting, highlighting the various Australian Government funding and programs announced. Discussions centred around the shared objective of securing a fair share of these funds for Queensland.

A report, undertaken by the University of Queensland and recently released by the Queensland Government, on the impact of short-term rental accommodation on housing affordability and availability across the State was discussed. The report found that short-term rentals have a limited impact on rental affordability and that dwelling stocks were a significant contributor to explaining rental price increases. The report recommendations lean to the establishment of a centralised registration system to support local governments in monitoring short-term rental activity. The Panel will now review this report in detail.

DSDILGP briefed the Panel on the progress of the public consultation process underway on the draft *ShapingSEQ 2023 Update*, with 1,200 submissions received at the time of the meeting.

The draft *ShapingSEQ 2023 Update* is underpinned by detailed analysis through an advanced regional modelling capability. The Model for Urban Land Use and Transport Interaction (MULTI) integrates economics, transport, infrastructure, demographics

and land use planning to explore alternative growth futures across SEQ.

The model capability has been delivered through a partnership of the Department of Transport and Main Roads and DSDILGP. Regular updates of the MULTI and its outputs will play a critical role in monitoring the implementation of the *ShapingSEQ 2023 Update*. Stakeholders will be able to access information on land supply and demand shifts in SEQ through a new online Land Supply and Demand Development Monitoring (LSDM) dashboard in 2024.

The Australian Government Social Housing Accelerator Payment, established to deliver thousands of new social homes across Australia, featured next on the agenda. Under the Federation Funding Agreement, Queensland was allocated \$398.3M in funding, to be committed within two years (by 30 June 2025) to allow for completion of 600 additional social homes within 5 years (by 30 June 2028). National Cabinet endorsed the States and Territories' draft implementation plans in August, with the final plans to be submitted to the Australian Government by 30 September 2023.

DoH also reported on progress in implementing the Housing Summit outcomes and Queensland Housing and Homelessness Action Plans.

The Director-General of DoH Mark Cridland noted the great work happening, including the strong pipeline of housing projects in place and significant commitments made by Government to further boost housing and housing support across the State.

### Matters for advice

To lead and deliver work on key priorities, Panel Chair Julie Saunders confirmed the sub-groups now formed to focus respectively on Social and Affordable Housing; Land Supply and Planning; and Regions.

At the meeting, the Panel was briefed on the development of Local Housing Action Plans with councils, with the view to the Panel providing advice on options to improve housing supply and diversity outcomes that align with community needs in the regions.

The advice sought from the Panel on the commerciality of creating unit accommodation (particularly in SEQ), and options to seek funding for Queensland under the National Housing Accord (particularly for catalytic infrastructure funding) was also considered.

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

The transition to the new Department of Housing is now fully operational and the Panel is seeing the benefits of this transition. Both Departments are working collaboratively to support the Panel, and there is a significant amount of work being undertaken to address the housing crisis.

We commend the Department of State Development, Infrastructure, Local Government and Planning on the use of the MULTI model in developing forecasts and look forward to seeing the housing action statements from local governments.

Our sub-groups have been busy providing advice to both Departments.

We look forward to seeing the final *ShapingSEQ 2023* Regional Plan at the last session of the year, together with further developments on how we can leverage the opportunities from the federal landscape.