

Housing Supply Expert Panel communique

26 August & 7 September 2021

The Housing Supply Expert Panel (the panel) met formally for the eleventh time. This meeting was held over two parts on 26 August 2021 and 7 September 2021. The primary focus of this meeting was for the panel to receive a briefing on the preparation of the draft 2021 Land Supply and Development Monitoring (LSDM) Report.

At the commencement of the meeting the panel members participated in a roundtable. This roundtable provided the opportunity for panel members to discuss key matters of interest, topics raised included:

- Learnings for Queensland's planning system from New Zealand's review of the *Resource Management Act 1991*. In particular, the shift away from performance-based to vision led and more prescriptive planning.
- The continuing social housing and homelessness response to COVID-19
- Population trends and implications for South East Queensland (SEQ), particularly around asylum seekers, interstate migration and the 2032 Olympic and Paralympic Games
- Housing affordability and regulatory changes being put in place in New Zealand
- Infrastructure funding to support growth, particularly noting challenges faced in greenfield areas
- The panellists share a sense of urgency for declining housing affordability in key centres in South East Queensland and the need for cross-sector responses to this
- The community position, in key areas of SEQ, towards rapid transport and growth.

The Department of State Development, Infrastructure, Local Government and Planning (the department) outlined the draft key results from the 2021 LSDM Report to the panel. The panel discussed the messaging of the results and acknowledged that whilst the results show that land supply across the SEQ region is on track, there continue to be some geographies that are experiencing challenges.

As part of this briefing the department also provided an update on the draft 2021 Market Factors report. Commissioning the Market Factors report was supported by the panel in 2019 and the **Market Factors report** continues to be an important element of the LSDM Report.

To provide information on how the department is responding to land supply challenges in SEQ the panel was updated on the ongoing work and priorities of the **Growth Areas Team** (GAT). The panel are interested

in understanding the relationship of the panel to the GAT and the **Growth Areas Advisory Committee** (GAAC), of which the panel is a member. The GAT will continue to engage directly with the panel through future meetings to ensure the panel can provide timely advice and feedback to the GAT on their work and priorities.

Representatives from BCC presented to the panel on their current work on housing diversity. The panel was supportive of this work and looks forward to continuing to engage with BCC as they progress a Housing Strategy. BCC and the panel discussed the importance of ensuring all stakeholders are engaged on the Community Planning Education Project, such as the SEQ Regional Planning Committee and the panel.

Earlier in 2021 the panel identified the opportunity to engage with NHFIC to understand more about how investment in infrastructure to accelerate housing supply and housing affordability is dealt with at the Federal level. At this meeting, a representative of NHFIC presented to the panel on their work and the current land supply picture across Australia, Queensland and SEQ. The panel noted the particular interest in understanding how the work of NHFIC relates to social and affordable housing and opportunities to progress NHFIC's relationship with Queensland. The panel was interested in learning more about how alternative data sources are utilised by NHFIC to understand housing supply trends, such as Australia Post data.

Following the announcement of the Federal Parliament's inquiry into housing affordability and supply in Australia (the inquiry), the panel discussed the opportunity to provide a submission. During the meeting the panel developed their statement to the departments' submission to the inquiry. A copy of the departments' submission to the inquiry includes a statement from the independent panel and is available online through the inquiry website **here**.

The panel will next meet on 7 October 2021. At this meeting discussion is expected to be focused on the Peer Review of the LSDM Report and continuing preparation of the 2021 LSDM Report.



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