

Housing Supply Expert Panel Communique

2 June 2022 – Meeting #14

Meeting purpose

The Housing Supply Expert Panel (the panel) met formally for the fourteenth time on 2 June 2022. This meeting was scheduled to be the panel's last formal meeting of the term, before it was subsequently extended to 6 December 2022.

A focus of this meeting was to discuss observations on the initial population, land and housing supply across South East Queensland (SEQ) so far in 2022, and discuss how the experiences of the existing panel could be used to inform opportunities to further enhance the role of the panel during its the next term.

Panel advice on recent SEQ market observations

At the commencement of the meeting, the panel undertook a round table discussion on recent observations of SEQ and national market activity and its impact on short-term land supply and the rental market in the region. Key advice raised through this discussion included:

- Anecdotal experiences from prospective SEQ renters on the lengths required to secure rental tenancies (including offering advanced and higher rents) underscore the gravity of the current housing challenges – and the need to focus on the rental market.
- The current pattern of migration to Queensland points to sustained and potentially amplified pressure on rental markets, with the delayed opening of international borders currently deferring significant additional demand from further compounding these issues.
- Across SEQ, development approvals, lot creation and housing diversity in 2021-22 all appear to have fallen significantly from last financial year and point to less housing stock coming on to the market despite the apparent demand.
- The contraction of greenfield land supply conversion remains a key issue for the region, particularly in coastal locations – acknowledging that housing prices will still continue to be challenged while supply chain, labour and inflationary pressures prevent the creation of developable lots.
- The conflation of housing issues through public debate during the Federal election period (including access to Superannuation) demonstrates how complex conversations on land and housing supply have become and the challenges in messaging solutions.

- The panel agreed that housing affordability, and in particular the human impacts of the housing issue, should be kept at the forefront of ongoing public discourse.

Key Panel Advice:

1. The state should consider being more directive in how it approaches housing and land supply issues across the region.
2. Increasing available rental stock should be an absolute priority in addressing housing shortages.
3. Addressing housing supply, affordability and creating a legacy of great housing outcomes, should be a priority for all key inter-governmental initiatives, including the SEQ City Deal and 2032 Olympics projects.

Learnings and opportunities for the next term of the panel

The panel discussed the first four years of the panel, identifying potential opportunities for operational improvements for the next term. In summary, the panel offered the following recommendations to the department to consider for the next term:

- A broader Terms of Reference (TOR). Panel members agreed the current TOR is more attached to origins of the SEQ growth monitoring program which has since matured. A more expansive TOR would allow for the panel to have a stronger and broader voice on land and housing supply matters and be more selective on where the panel can add value and expertise.
- The panel would welcome more opportunities to inform the department's consideration of local housing strategies, plan making activities and key housing initiatives, potentially even beyond SEQ.
- There could be greater visibility of the panel's advice, and of how the advice informed policy development
- More frequent and visible engagement between the panel and the SEQ Regional Planning Committee can help improve alignment and understanding of regional housing and land supply priorities.
- The current secretariat arrangements within the department should be reviewed with a view to becoming more efficient.



- Returning to a more reliable frequency of meetings greatly assists the interstate membership and better acknowledges the national character of the panel.

Key Panel Advice:

4. In practice, the panel's strengths have been its diversity of expertise and its commitment to meaningful, insightful and pragmatic advice.
5. While the panel have successfully delivered its remit, the panel's Terms of Reference can be broadened to recognise the significant value of the panel on an expanded range of housing, land supply and affordability matters of regional and state significance.
6. Administrative improvements, including those that support greater visibility and timeliness of the advice, would further strengthen the profile of the panel and its advice.

continues to voice significant concerns regarding the supply of housing and the impacts this is having on our communities and stresses the importance of increasing the pace of initiatives to ensure timeliness and impact. We thank the Department for the ongoing support in assisting the Panel to undertake its work and look forward to the broadened role.

Next steps

The department concluded the meeting by acknowledging the substantial and invaluable work the panel has contributed through the current term including:

- Continuing to oversee the maturation of the nation-leading SEQ Land Supply and Development Monitoring (LSDM) functions.
- Providing insightful expert advice that has shaped Queensland's planning policies and housing responses in SEQ.
- Significant contributions to the depth and breadth of professional discourse complex housing and land supply issues, deepening the department's understanding of these matters, and
- Devising planning responses to support economic recovery through the COVID-19 pandemic which have driven some of the initiatives that form part of the department's Growth Areas Program.

The department would like to thank the panel for their commitment and significant contributions to the, Land Supply Development Monitoring program and other projects over the last four years.

Subsequent to the 3 June meeting, the Planning Minister extended the term of the panel to 6 December 2022. The role of the panel has now also been expanded (from SEQ) to include housing supply, land supply and housing affordability matters across Queensland.

Comments from the panel Chair, Julie Saunders:

The Panel welcomed the opportunity to reflect on the last four years and provided a range of suggestions to improve its role in the next term. The panel

