

# Housing Supply Expert Panel communique

16 October 2018

Facts and figures were front and centre when the Housing Supply Expert Panel met for the second time on 16 October 2018 to discuss the upcoming release of the Land Supply and Development Monitoring (LSDM) online report.

The panel acknowledged that 2018 is the foundation year for the Growth Monitoring Program (GMP) and commended the effort of the department in collaboration with state and local governments and peak bodies in working towards achieving a single point of truth for land supply and development activity data in South East Queensland (SEQ), which is the primary objective of the LSDM online report.

The importance of consistency in data collection methods across all local governments in SEQ was discussed. It was noted that while the LSDM data indicates that the region appears to be transitioning to a more mature urban form in many locations, there is still a requirement to undertake more detailed monitoring where required.

An overview of the residential and industrial measures that will form part of the 2018 LSDM online report was provided, and the panel supported the department's approach to reporting on those measures. The panel reviewed the results of first year monitoring and noted:

- Although there is adequate supply across SEQ for the immediate future,

further work needs to be undertaken around the concept of realistic availability and how this impacts the supply pipeline.

- Certain regions indicate markers for monitoring supply, which the panel agreed to observe and discuss policy actions that may need to be considered as a result.
- The increasing role density will play in providing choice in housing supply.
- The need for an ongoing narrative around the role of density is essential.
- Further improvements to categorising housing types will provide a more complete picture of the relationship between housing supply and affordability.



A detailed preview of the LSDM online report was provided to the panel. The panel remarked on the department's agile thinking and commitment to deliver such complex data in an easy-to-navigate, digital format. It was acknowledged that the department has taken significant steps forward in the development and presentation of the LSDM online report since the previous meeting held on the

4 July 2018. The panel suggested that the LSDM online report is a nation-leading initiative in terms of collecting, analysing and reporting on land supply and development activity.

The panel discussed future priorities for the GMP in detail, especially long-term reporting priorities and how to fine-tune existing measures. It was agreed that the department will continue its collaborative, transparent approach in working with stakeholders to finalise this version of the LSDM online report and will continue to discuss the improvement of existing measures and the addition of new measures into 2019.

The department was advised on the merits of establishing a high-level road map to illustrate the progressive improvement of the GMP and associated elements of the program. It is anticipated that the panel will discuss the road map in early 2019.

**Comments from the panel chair, Julie Saunders:**

*'The collaborative effort from local and state government in producing the first report is to be commended and should be welcomed by all stakeholders. This is nation-leading collaborative work and although it is a foundation year, there is scope to build the program to realise the long-term benefits of land supply and development monitoring in shaping the future of south east Queensland.'*

*'It is essential that we bring the community along on this journey to better understand the role the monitoring program plays in informing policy decisions on housing supply whether that be through expansion or consolidation.'*

The panel will review a final version of the online report ahead of its release later in 2018 and are expected to formally meet again in early 2019.

