

# Housing Supply Expert Panel communique

## 18 July 2019

The Housing Supply Expert Panel met for the fourth time on 18 July 2019. The members received briefings and had broad discussion across several programs and issues relevant to the panel's mandate, including the Queensland Housing Strategy, the Yarrabilba and Flagstone sub-regional infrastructure agreement and South East Queensland (SEQ) City Deal.

The panel provided further input into the department's Underutilised Urban Footprint project and noted the importance of the department taking a multiple horizon approach to implementation actions. Quick wins should be prioritised where they are holding up supply, but this prioritisation should not cloud consideration of longer-term, broader and more challenging implementation actions. Weighing up the benefits and challenges of implementing actions within these horizons should remain front-of-mind through the stakeholder engagement process.

The Department of Housing and Public Works presented to the panel on the Queensland Housing Strategy. The panel noted the department's focus on providing a suite of human services, not just the bricks and mortar dwellings. The panel contemplated the role of social housing as a portion of all housing supply, and its relationship to housing affordability in South East Queensland. The panel noted that Queensland, like most states, is facing a major social housing shortfall, accumulated over some decades. Consideration will be given about how best to report on social housing as part of the Growth Monitoring Program.

Economic Development Queensland (EDQ) presented to the panel about:

- the advantages and limitations of the priority development area framework created by the *Economic Development Act 2012*
- learnings from the Yarrabilba and Flagstone sub-regional infrastructure agreement.

EDQ emphasised its unique position to resolve infrastructure provision requirements through charges, infrastructure agreements and catalytic infrastructure funding.

The panel noted the commercial reality of fragmented landholder's being unable to act as banker for significant trunk infrastructure to support new growth areas. The merits of the government accepting this risk through zero interest loans for catalytic infrastructure or entering infrastructure agreements for contributions was acknowledged.

The panel appreciated the role certainty played in facilitating development, through minimum and maximum dwelling yields and level of service assurances for infrastructure. However, it was noted that infrastructure agreements are not a panacea given they take considerable time to negotiate, require continued administrative oversight and can lag behind strategic planning and demand.

Queensland Treasury (QT) presented to the panel on the progress of the SEQ City Deal. The panel expressed their support for the City Deal, and noted it as the benchmark for local, state and federal cooperative funding and city shaping. The crossovers between the City Deal and the Growth Monitoring Program were emphasised, particularly in terms of the importance placed on base information and data. The panel appreciated QT's functional rather than institutional lens and reinforced their optimism for the deal and SEQ's future.

The panel members were updated on the Regional Planning Committee and supporting Local Government Working Group's consideration of the missing middle, a key implementation action of *ShapingSEQ*. The panel will continue to be involved in these important density and diversity discussions.

The panel discussed its priorities for 2019 including its oversight of the department's assessment of the impacts of koala protection measures on dwelling supply. The panel noted emerging issues like the recent prevalence of structural faults in high-rise development and bullish predictions of price growth in the SEQ housing market.

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

*"The diversity of presentations to the panel highlights the relationship of land supply with many other policy initiatives. It is critically important we understand the consequences of those policy decisions on supply and ensure work such as the UUF and missing middle enable opportunities for diversity and affordability of housing supply to meet our growing region in the next few decades. The panel is looking forward to reviewing the results of the second iteration of the LSDM in October".*

The panel is expected to meet formally again in October 2019 to provide oversight of the 2019 Land Supply and Development Monitoring Report. Working sessions prior to this meeting are also planned.