

Conquering the housing crisis

Community answers

The chronic housing crisis gripping Australia currently has no end in sight. Queensland communities can't afford to wait any longer – and councils have answers.

The **Local Government Housing Strategy** contains a set of community-driven priorities to ensure every Queenslanders has access to safe, affordable, and reliable housing. Councils' plan can be actioned **now** – with State Government support.

Campaign impact

In 2021 councils were among the first to raise the alarm about the housing crisis gripping Queensland communities, passing a series of resolutions calling for urgent and coordinated action by all levels of government. Their campaign for action helped spark a Queensland Housing Summit, called by Premier Annastacia Palaszczuk.

Councils are going above and beyond

Councils are not just looking to other levels of government to pull the levers necessary to ease the housing crisis. They are going above and beyond to support their local communities feeling its impact. From investing in innovative products like modular homes in the North – to community grants to build in the bush – Queensland councils are stepping up to fill the void.

www.lgaq.asn.au/qld-housing-crisis
#qldhousingcrisis



Every Queensland
community deserves
to be a liveable one



Let's conquer
the housing crisis

Community answers

Increase housing for Queenslanders most in need

Councils are asking the State Government to:

- ★ Increase the supply of crisis and temporary accommodation in areas of need.
- ★ Reduce chronic and critical overcrowding in Queensland's 17 remote and discrete First Nations communities by prioritising the construction of additional dwellings.
- ★ Continue to boost capital investment in social and affordable housing across Queensland by allocating a further \$4.8 billion over 4 years on top of the initial \$1 billion Housing Investment Fund to increase dwelling supply in areas of need.

Fast Fact

Overcrowding is a significant issue – in Yarrabah there are approximately 400 dwellings housing a population of approximately 4000 people. Because of the housing design that has been traditionally used in the development of social housing (lacking in energy efficiency measures) the average energy bill for households in Yarrabah is \$1000 a month.



Activate existing development approvals and existing dwellings

Councils are asking the State Government to:

- ★ Establish industry incentives to activate existing development approvals already issued by Queensland councils.
- ★ 'Unlock' existing vacant, empty and/or abandoned properties to increase existing housing supply, including a holistic review of all State property assets for their potential to support short to medium term housing outcomes.
- ★ Incentivise and increase the supply of permanent rental accommodation within existing housing stock.

Fast Fact

There are almost 100,000 residential lots across all monitored regions in Queensland that have been approved by councils but are not yet completed, with 60,000 of these lots in South East Queensland as at September 2022 (Source: QGSO, uncompleted lots database).



Strengthen growth in our regions

Councils are asking the State Government to:

- ★ Develop a State Population Policy, in consultation with councils, to provide strategic and coordinated direction to guide future population growth, housing and infrastructure provision across Queensland.
- ★ Introduce regional incentive policies to drive private sector investment in jobs, infrastructure and housing across all regions.
- ★ Establish a dedicated Local Government Housing Investment Program, including support for business case preparation and access to interest free loans for councils wanting to undertake housing construction projects in their local government area for on-sale or rental.

Fast Fact

Housing has an impact on resident's perception of their community as a good place to live. Recent research conducted by the LGAQ showed that among residents who rate the liveability of their local area as poor, four out of five (83%) believe housing to be a major issue.



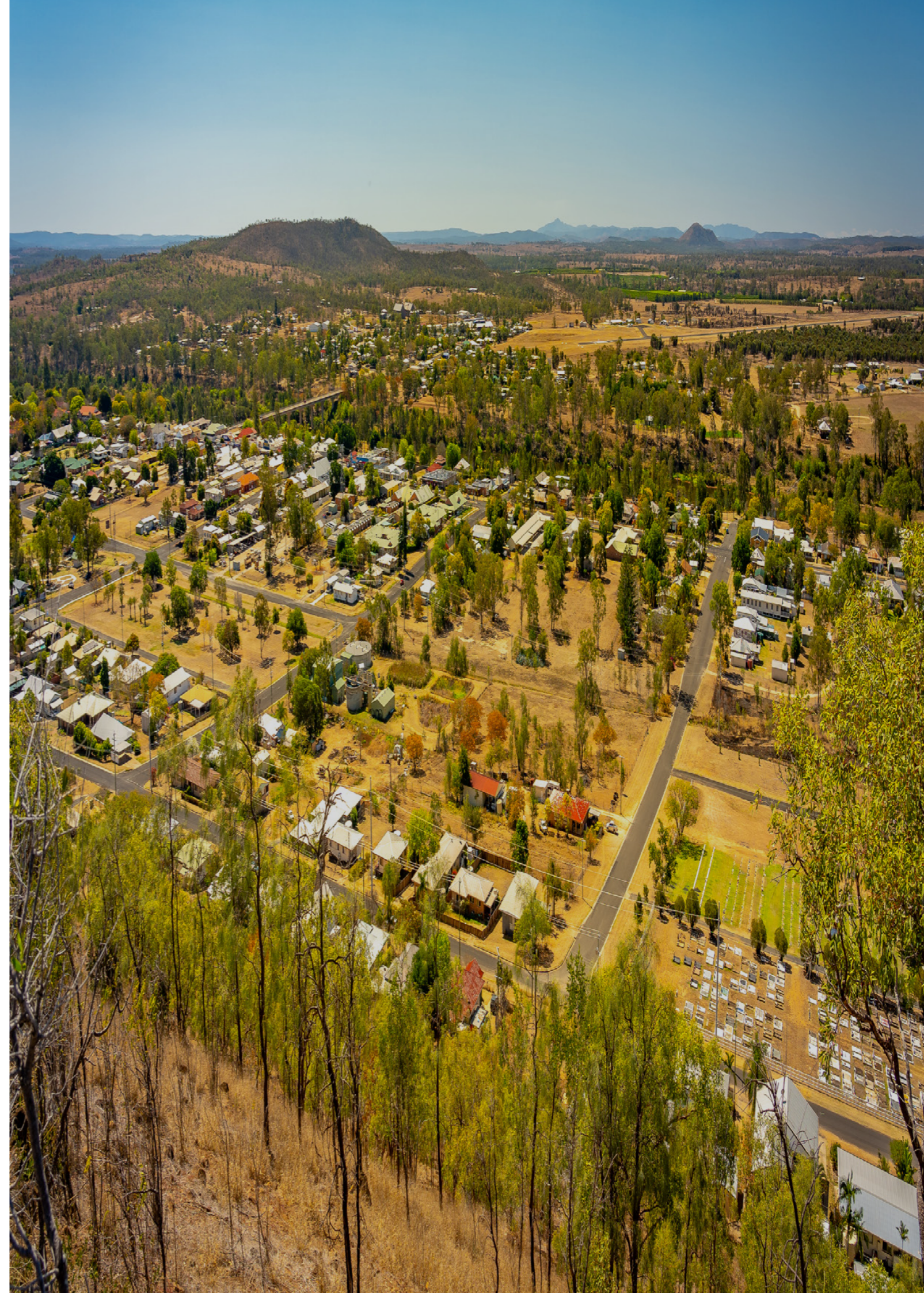
Address rural and remote challenges

Councils are asking the State Government to:

- ★ Amend the First Home Owners' Grant to allow it to be available for the purchase of any new dwelling, any existing dwelling and for renovation and refurbishment of existing and ageing housing stock.
- ★ Address land tenure issues to unlock further land for development by giving councils the authority to determine land use that is in the best interest of their communities.
- ★ Amend the terms of the Queensland Housing Finance Loan to increase the income threshold to make it easier for homebuyers in regional, rural and remote communities to access the scheme and purchase a home.
- ★ Support local government in its bid to address 'post code discrimination' by the banks in determining lending criteria in regional, rural and remote Queensland.

Fast Fact

Across Queensland's rural and remote areas, there are reports of banks refusing to loan funds for housing or only loaning if with a substantially high deposit, up to 60% in some regions.



Improve infrastructure planning, funding and financing

Councils are asking the State Government to:

- ★ Reinststate a funding program to support councils conduct business cases and plan projects to develop a pipeline of local infrastructure works to maximise the reach of job-creating State Government grant programs like Works for Queensland.
- ★ Commit to investing a further \$500 million per year for at least 4 years through a Catalytic Infrastructure Investment Fund, to support investment in core trunk infrastructure and critical renewal and augmentation of water, sewerage, drainage and road assets.
- ★ Support council calls for a review and refresh of the National Housing Infrastructure Fund available under the National Housing Finance and Investment Corporation (NHVIC) to ensure it can be better accessed and utilised to support housing supply and diversity.
- ★ Reform Queensland's existing infrastructure charging framework to reduce the funding gap for trunk infrastructure and cost shifting onto councils and the community.
- ★ Review and streamline the process for making or amending a Local Government Infrastructure Plan.
- ★ Commit to identification and delivery of medium- and long-term pipeline of regional and state significant infrastructure projects (i.e. 5-15 year and 15-25 year time horizon).



Fast fact

Despite many councils offering financial incentives to build or stimulate development – local government has the least financial ability to do this. As a sector, local government raises just three per cent of total taxation revenue.

Better manage the growth of short-term holiday letting

Councils are asking the State Government to:

- ★ Commit to developing a state-wide Code of Conduct for hosts and guests of residential properties that are advertised for short-term letting.
- ★ Obtain the agreement of online accommodation booking agencies to provide State and local government with access to locational data of properties used for short-term holiday letting, through establishing a state-wide data sharing system.
- ★ Consider and ensure adequate regulatory authority to cater for and manage growth and impact of short-term accommodation styles.
- ★ Report on outcomes from the review of economic impacts of short-term rental accommodation committed to at the Queensland Housing Summit, including the impacts on housing availability and affordability.

Fast Fact

Recent research conducted by the LGAQ showed that housing is an issue for both renters and owner occupiers in Queensland. Almost all tenants (93%) surveyed regarded housing as an issue – with 75% of owner occupiers viewing housing as an issue in their community.



Partner to deliver outcomes

Councils are asking the State Government to:

- ★ Support councils calls for a National Housing Summit and preparation of a national housing strategy, developed in partnership with all levels of government, industry, and the community.
- ★ Establish a dedicated funding program to support councils to undertake and prepare regional or local housing studies, housing strategies and housing action plans.
- ★ Work with councils to identify new opportunities for State Government housing investment and support innovative housing partnerships across local government areas.
- ★ Collaborate with councils regarding implementation of all relevant actions in the Queensland Housing and Homelessness Action Plan 2021–2025.

Fast Fact

In 2022 the LGAQ and 12 other peak bodies and major organisations united to call for a National Housing Summit in an open letter to the Federal Government and Opposition - urgently seeking collaboration of all tiers of government and industry.



Enhance planning and property systems

Councils are asking the State Government to:

- ★ Fast-track local government planning scheme amendments that support housing outcomes and support the use of prescriptive standards/assessment benchmarks in planning schemes, where appropriate, to provide certainty of development outcomes.
- ★ Provide policy clarity regarding inclusionary zoning and support for councils looking to implement this through local government planning schemes.
- ★ Resource and commit to a comprehensive review and update of all regional plans under the *Planning Act 2016* and ensure integration between regional land use plans and regional infrastructure plans, in consultation with councils.
- ★ Amend Queensland conveyancing laws to introduce a statutory seller disclosure scheme that is aligned with approaches in other jurisdictions and includes disclosure of natural hazard risks at point of sale.
- ★ Review existing State/Federal property fees, charges, taxes and grants and subsidy arrangements to ensure these are fit for purpose.



Image courtesy of Goondiwindi, Rachel Walker

Ensure good governance and retain local decision making

Councils are asking the State Government to:

- ★ Support local governments retaining autonomy for decision making in relation to land use planning and development assessment.
- ★ Greater co-ordination between state agencies including to resolve competing State Government policy objectives (e.g. state interests) and State mapping conflicts, in consultation with local government.
- ★ Provide regular reporting on implementation progress of actions contained in the Queensland Housing Summit Outcomes Report.

Fast Fact

Queensland is the most decentralised state in Australia - so there is no 'one size fits all' solution to the housing crisis. From the largest council in Australia in Brisbane to councils larger than the State of Tasmania in land area - councils must be enabled to ensure local communities are at the centre of decisions that impact them.



Support community education, awareness and innovation

Councils are asking the State Government to:

- ★ Co-design and deliver a broad and ongoing community awareness and education campaign to explain performance-based planning, the roles and responsibilities of key stakeholders under the Planning Act 2016 and opportunities for community involvement in the planning and development process.
- ★ Provide \$2 million per year for three years for council-led planning innovation and improvement projects to drive leading practice in strategic land-use planning and development assessment.
- ★ Establish an ongoing and statewide 'development and growth activity' monitoring and reporting program, in consultation with Queensland councils.
- ★ Support and enable locally responsive, sustainable and resilient design outcomes.

Fast Fact

Queensland councils manage \$150 billion in community assets, deliver over 280 unique community services – and employ over 40,000 local people. Queensland councils not only deliver for their communities today but continue to plan for our communities into the future.



Councils are going above and beyond

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Housing grants in Flinders Shire

A severe shortage of houses in Hughenden is impacting the growth of local business, hampering the community's ability to attract workers, and delaying vital infrastructure.

Council solution:

A Council Housing Grant Program that provides financial support for residents and investors building or upgrading a home.

Community impact:

Support for expanded housing stock and residential development will have a flow on impact to local businesses, encourage migration and give tradespeople somewhere to stay while working in the remote Shire.

What's still needed:

The introduction of regional incentive policies by the State Government, including changes to existing housing loans and grant program criteria to drive investment in new housing and incentivise the purchase of existing dwellings in need of renovation and refurbishment.

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Modular homes in the bush

Issues with attracting tradies and accessing materials have put a handbrake on new builds in regional and remote Queensland.

Council solution:

A group of councils in the north and north-west Queensland region have signed up to a Regional Development of Australia pilot program which would see innovative modular homes built in Townsville and trucked to the bush.

Community impact:

With State and Federal backing for the program, more Queenslanders in places like Charters Towers and Richmond could have the option to access this affordable and versatile construction option.

What's still needed:

Funding support from other levels of government for innovative housing projects and establishment of a Local Government Housing Investment Program by the State Government, including support for business case preparation and access to interest free loans for councils wanting to undertake housing construction projects in their local government area for on-sale or rental.

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Image courtesy of Tourism and Events Queensland

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Incentives for developers in Western Downs

There's plenty of room to grow in Western Downs – but demand for houses from current and new residents is outstripping supply.

Council solution:

A \$1 million Housing and Land Incentive designed to encourage residents and developers with a vision to construct units or subdivide land to bring their projects to reality.

Community impact:

The incentive will help to encourage development to the region by providing generous discounts for certain development application fees and infrastructure charges but council has forgone the revenue – which comes at a cost to future trunk infrastructure.

What's still needed:

State Government commitment to recognise and reduce the funding gap for critical trunk infrastructure and establish a permanent catalytic infrastructure fund to match the \$2 billion investment under Housing Investment Fund.

Councils are going above and beyond

Local housing action plans tackle rural and remote challenges out west

The housing challenges faced by rural and remote communities are unique – and that's how the 22 councils in Western Queensland are treating them.

Council solution:

The 22 councils that make up the Western Queensland Alliance of Councils (WQAC) partnered to develop the WQAC Housing Solutions Study in 2021 and are now partnering with the State Government to find local housing solutions that will meet the individual needs of their communities.

Community impact:

The plans assess factors like housing availability, the rental market, social housing and demand for aged care – and mean councils can help the State identify place-based solutions and accelerate their implementation.

What's still needed:

Ongoing funding, policy reform and support for councils to partner with all levels of government, industry and the community to implement local housing solutions.



Image courtesy of Tourism and Events Queensland

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Noosa Council regulates short-term rentals to better manage resident impact

As one of Australia's most popular holiday destinations, Noosa has experienced a rise in short-term rentals in recent years – impacting the local housing market, as well as changing dynamics for locals.

Council solution:

In 2021, Noosa Council adopted a new local law regulating the operation of short stay letting – and managing its impact on permanent residents, a move which was in response to calls from the community.

Community impact:

The new local law requires Council to review and approve short-term rentals, which helps Council establish basic ground-rules for guests and help limit the impact of shortstay properties on residential amenities.

What's still needed:

State Government commitment to introduce a statewide Code of Conduct and data sharing system in Queensland for short-term holiday letting and publication of outcomes from the review into economic impacts of short-term rental accommodation committed to at the Queensland Housing Summit.




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
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