

Conquering the housing crisis

Local Government Housing Roadmap

The LGAQ calls on the State Government in the next term to:

Invest

Boost investment in crisis and temporary accommodation, social and affordable housing, and enabling infrastructure to support improved housing outcomes.



Unlock

Unlock housing supply, including existing dwelling approvals, through incentives, policies, funding, and by optimising existing systems.



Activate

Partner with councils to activate housing supply, plan for new housing, and facilitate improved and innovative housing solutions.



Implement

Implement solutions to empower communities, industry and local government to make informed decisions, provide greater policy clarity, transparency and reporting, and manage the impact of short stay accommodation.



Every Queensland community deserves to be a liveable one



Let's conquer the housing crisis



**Councils are
going above
and beyond,
but more support
is needed.**

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 in 2022.

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 offering land to community housing providers, to waiving infrastructure charges and assessment fees – many Queensland councils are stepping up to fill the void.

In 2023, the LGAQ launched its inaugural housing strategy. Since launching the strategy, much progress has been made – but there's much more left to do.

With approximately 9 in 10 Queenslanders* feeling like housing is an issue within their local community, councils continue to advocate for the solutions needed to ensure their communities remain liveable.

This is their roadmap to invest, unlock, activate and implement solutions to the housing crisis – and ensure every Queenslanders has access to safe, affordable and reliable housing – no matter where they live.



Invest

Boost investment in crisis and temporary accommodation, social and affordable housing, and enabling infrastructure to support improved housing outcomes.



Invest in increasing the supply of crisis and temporary accommodation in areas of need.



Significantly increase funding to local community providers for outreach in response to the housing crisis, recognising that housing and homelessness are the responsibility of the State.



Reduce chronic and critical overcrowding in Queensland's 17 remote and discrete First Nations communities by investing in and 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 four years on top of the initial \$1 billion Housing Investment Fund to increase dwelling supply in areas of need.



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.



Establish a dedicated funding program to support councils to undertake and prepare regional or local housing studies, housing strategies and housing action plans.



Provide \$2 million per year for three years for innovation and improvement projects to drive leading practice in strategic land-use planning, development assessment and housing outcomes.



Partner with councils to fund the implementation of practical solutions to the housing crisis, particularly experienced in regional areas, as identified under Local Housing Action Plans (LHAPs).



Modernise Queensland's trunk infrastructure charging and funding framework to reduce the funding gap and cost shifting onto councils and the community.



Establish a permanent trunk infrastructure funding pool of at least \$500 million per year, to support, for example, catalytic trunk infrastructure to unlock housing supply.



Introduce regional incentive policies to drive private sector investment in jobs, infrastructure and housing across all regions.

Cost shifting

A recent LGAQ report on the impact of cost shifting from other levels of government and the private sector onto councils found that councils were footing the bill for housing service costs – despite housing not being a local government responsibility.



Unlock

Unlock housing supply, including existing dwelling approvals, through incentives, policies, funding, and by optimising existing systems.



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.



Incentivise and increase the supply of permanent rental accommodation within existing housing stock.



Support local government in its bid to address 'post code discrimination' by the banks in determining lending criteria in regional, rural and remote Queensland.



'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.



Amend the terms of the Queensland Housing Finance Loan to increase the income threshold permanently, to make it easier for homebuyers in regional, rural and remote communities to access the scheme and purchase a home.



Support council calls for a review and refresh of the National Housing Infrastructure Facility to ensure it can be better accessed and utilised to support housing supply and diversity.



Review existing State property fees, duties, taxes and grants and subsidy arrangements to ensure these are fit for purpose.



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-track local government planning scheme amendments that unlock housing outcomes and support the use of prescriptive standards/assessment benchmarks in planning schemes, where appropriate, to provide certainty of development outcomes.



Review and streamline the process for making or amending a Planning Scheme, including a Local Government Infrastructure Plan.

Unfair burden on ratepayers

Recent research conducted for the LGAQ revealed councils will have to cover a \$2.2 billion funding gap if the State does not modernise the trunk infrastructure funding framework.



Activate

Partner with councils to activate housing supply, plan for new housing, and facilitate improved and innovative housing solutions.



Establish industry incentives to activate existing development approvals already issued by Queensland councils.



Expand the First Home Owners' Grant to allow for the purchase of existing dwellings requiring renovation and refurbishment, to reactivate dilapidated housing.



Develop a funding program to support local government infrastructure planning to activate planned housing supply.



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.



Work with councils to activate opportunities for State Government housing investment and support innovative housing partnerships across local government areas.



Improve coordination between state agencies, to resolve competing state interests and mapping conflicts, in consultation with local government.



Pass legislation to support local government to condition covenants on property titles to ensure that affordable or social housing outcomes in new developments are binding on successive owners of the dwelling.



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.



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.

Rental concerns

Recent community sentiment research conducted by the LGAQ found almost all tenants (95%) regard housing as an issue, with 61% seeing it as a big issue*.



Implement

Implement solutions to empower communities, industry and local government to make informed decisions, provide greater policy clarity, transparency and reporting, and manage the impact of short stay accommodation.



Collaborate with councils regarding implementation of all relevant actions in the Queensland Housing and Homelessness Action Plan 2021-2025.



Co-design and deliver a community awareness campaign on performance-based planning, stakeholder roles under the Planning Act 2016, and community involvement in the planning process.



Support local governments retaining autonomy for decision making in relation to land use planning and development assessment, by implementing a partners in planning agreement.



Provide policy clarity regarding inclusionary zoning and support for councils looking to implement this through local government planning schemes.



Amend Queensland conveyancing laws to introduce a statutory seller disclosure scheme aligned with approaches in other jurisdictions and includes disclosure of natural hazard risks at point of sale.



Support and enable the implementation of locally responsive, sustainable and resilient design outcomes.



Establish an ongoing and statewide 'development and growth activity' monitoring and reporting program, in consultation with Queensland councils.



Provide regular reporting on progress of actions contained in the Queensland Housing Summit Outcomes Report.



Report on outcomes from the review of economic impacts of short-stay rental accommodation committed to at the Queensland Housing Summit, including the impacts on housing availability and affordability.



Consider and ensure adequate regulatory authority to cater for and manage growth and impact of short-stay accommodation.



Commit to developing a state-wide code of conduct for hosts and guests of residential properties that are advertised for short-term stay letting.



Obtain agreement of online accommodation booking agencies to provide State and local government with access to locational data of properties used for short-stay holiday letting, through a state-wide database.

Key factors for Queenslanders

A lack of affordable housing and land and a shortage of long-term rental properties are the biggest housing concerns for Queenslanders.*



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*2023 LGAQ Community Sentiment Survey



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