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Social Housing Accelerator Funds for Queensland welcome step but focus on immediate supply still critical

Q Shelter welcomes the announcement today on the direction of the Commonwealth's Social Housing Accelerator funds for Queensland which will deliver 600 social homes and more than \$398 million of new funding into the system on top of existing commitments.

Q Shelter's Executive Director, Fiona Caniglia, says these funds are vital at a time when housing commencements are lagging across the state due to high-cost construction and other environmental factors.

"The speed of housing supply is still such a critical factor right now. We have a standing position that programs like the Queensland Government's modern methods of construction (MMC) initiative needs significant scaling up to meet immediate need," Ms Caniglia said.

"We understand some of this new product will include modular and prefabricated homes, but we urge the government to also expand the MMC program, bring onboard more partners, and build the capacity of that industry to ensure new technology is a key feature of any new social and affordable housing supply, mainly due to its speed to market."

Q Shelter understands that the direction of these funds will also be based on need and supported by the upcoming work the Australian Housing and Urban Research Institute (AHURI) has been engaged to do. This work will map out current -- and importantly, future -- housing need to ensure this investment goes into the right locations that need it most. Queensland's population is set to grow substantially by 2046 and as a result, we would expect to see the need for low-cost housing grow considerably as well.

Q Shelter also strongly supports the collaboration between government and the community housing provider (CHP) sector to maximise this new investment, whether it be in new builds or purchasing new product from the market.

"Any investment via CHPs is one that exists in perpetuity, given the non-profit nature of the industry, and can be used to build even more dwellings over time, ensuring every taxpayer dollar is fully maximised," says Ms Caniglia.

"We know that 80% of these new homes will be delivered outside of Brisbane and given the high need in many of our regional locations, this is also welcome news."

"With over 150,000 households in housing stress across the state and 900,000 new homes required in Southeast Queensland alone, this investment is part of a much wider, and critical big housing build required for our state."

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Media comment

Executive Director, Q Shelter, Fiona Caniglia: 0400 196 492
Jackson Hills, Manager – Policy and Engagement: 0411 395 842
Q Shelter Communications Team: 07 3831 5900 comms@qshelter.asn.au