

8 January 2025

Independent Panel

Via email: 100DayReview@gvlda.au

To Whom It May Concern

SUBMISSION TO THE 100-DAY REVIEW: BRISBANE 2032 OLYMPIC AND PARALYMPIC GAMES INFRASTRUCTURE AND PLANNING

Q Shelter welcomes the opportunity to submit to the above review. We believe independent oversight of the 2032 Games has the best chance of ensuring broad-based support and a transparent approach to decision-making, particularly regarding the key issues relating to Games infrastructure.

We also believe that the new authority should have a core focus on legacy in addition to infrastructure delivery to ensure the legacy plan is implemented in full and any other adverse impacts of the games are mitigated. This could include housing market pressures and community displacement, forcing renters and other vulnerable community groups from key locations, as has been experienced in most other host cities.

Background

In the lead-up to the State Election, commitments were made about conducting a comprehensive 100-day infrastructure review for the 2032 Games. The incoming government has commenced this process, with public submissions due 10 January 2025. A draft report will be prepared for the Queensland Government 14 days before the Final Report is due (100 days following the commencement of the Review).

As we understand the Terms of Reference, the Review will assess the critical infrastructure projects required to support the Games. It will consider deliverability, legacy impact, value for money, and alignment with long-term growth strategies to generate economic, social and environmental benefits across the State.

Attached is Q Shelter's previous submission to the Federal Inquiry on Games preparedness and our submission titled 'Go for Gold,' which is important work we completed with Urbis in late 2022, where we called for a social inclusion and housing legacy and provided 52 recommendations across five key results areas. We have also included a link to the work Q Shelter is now undertaking annually with the Australian Housing and Urban Research Institute (AHURI) to monitor housing market impacts and displacement in SEQ that may be caused by hosting the games.

The context for our submission

While this Review focuses mainly on stadiums and associated infrastructure, its objectives are wide-ranging. These include maximising long-term benefits that align with broader strategies, including tourism, and delivering lasting community benefits such as increased housing and improved public amenities.

It is important to note that the original Host Contract executed on 21 July 2021 by the IOC, Brisbane City Council (Host City), Queensland Government (Host State), and the AOC (Host NOC), included the following phrasing around priorities and legacies:

- ***‘Increased housing to meet growth, including social and affordable housing.’***
(Source: IOC Future Host Commission Questionnaire Response (Final Submission - May 2021).

Our Recommendations

For these reasons, we suggest the following to help guide the implementation of the Authority and its important work:

- Linking SEQ Housing Market and Displacement Monitoring to the governance arrangements for the Games Independent Infrastructure and Coordination Authority
- Maximisation of how the Athletes’ Villages (Brisbane, Gold Coast and Sunshine Coast) can deliver social and affordable housing legacy, including the involvement of community housing providers (CHPs) in managing the resultant housing supply and in delivering a suite of real estate services in the transition to other housing types before and after the Games
- Determining the number of hotels and boarding houses used for temporary and supported accommodation that will be lost due to gentrification caused by the games and consideration of a transition housing plan for people living in these settings
- Accelerating and prioritising the delivery of more permanent Supportive Housing in all local government areas with games-related infrastructure
- Growing the size of the community housing system in Queensland to provide more social and affordable housing, with distinct targets in locations expected to experience the most pressure
- Facilitation of workforce housing strategies to ensure that the surge workforce to deliver Games infrastructure does not displace local people
- Establishment of public participation mechanisms that genuinely engage impacted communities, including people who are vulnerable and disadvantaged
- Social procurement processes that guarantee economic participation and strengthening of First Nations-led businesses and other social enterprises
- Establishing a ‘Housing Trust’ linked to the Games’ procurement and commercial activity in the lead-up to the games that can invest in housing and community infrastructure as part of the delivery of the games’ legacy—making good for any disruptions or displacement that might be caused
- Sustain the Authority beyond the Games so it transitions to deliver ongoing legacy impacts and critically evaluates success and other learnings.

In summary, we have seven years until Brisbane hosts the 2032 Games. There is still time to ensure housing affordability and accessibility are central features of the 2032 games legacy.

Further contact

We appreciate the opportunity to make this short submission. If you have further questions or would like any clarification on the contents of the submission, please don't hesitate to contact our Acting Lead- Policy & Strategic Engagement, Maya Glassman, at (07) 3831 5900 or Maya.Glassman@qshelter.asn.au.

Yours sincerely,



Jackson Hills
Acting CEO
Q Shelter

Attachments

Please find linked previous submissions by Q Shelter:

- [Submission](#) to the Federal Inquiry on Olympic Games Preparedness
- [Go for Gold Submission](#)
- [Addendum to Legacy Submission](#)
- [SEQ Housing Marketing & Displacement Monitoring Report](#)