

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 1

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to page 1 of the SDS and the government's commitment to "build 10,000 new community houses on church and charity-owned land, in partnership with the Community Housing Sector, with 500 homes built within two years"—

Will the Minister advise:

- a) How many community housing homes have been built under changes of regulation by the Crisafulli LNP Government without any state government investment;
- b) How much funding has been specifically allocated to deliver the first 500 homes within the initial two-year period from November 2024, broken down by funding program and year the funding was approved and contracted;
- c) How much funding has been specifically allocated to deliver the total 10,000 homes by 2044;
- d) What funding sources or programs will be used to deliver this commitment;
- e) How many new community houses have been built on church and charity owned land since November 2024;
- f) How many homes are expected to be built each year from 2025 to 2044 to meet the 10,000 home target?

ANSWER:

- a) On 20 December 2024, the State's planning framework was amended to enable faith-based organisations and registered charities to seek planning decisions for the delivery of social and/or affordable housing on church and charity-owned land. Matters related to this improved planning process should be referred to the Deputy Premier in his capacity as Planning Minister.
- b) The 2025-26 State Budget includes a record investment by the Crisafulli Government of \$5.6 billion over four years to deliver more social and community housing as part of Queensland's Housing Investment Pipeline. As we were elected on 26 October 2024, this has been our first Budget to allocate funding.

- c) In addition to the record investment of \$5.6 billion over four years, the 2025-26 Budget includes \$500 million each year ongoing from 2029-30 to deliver 53,500 social and community homes by 2044, including 10,000 community homes on church and charity-owned land.

This decision of the Crisafulli Government to lock in ongoing, perpetual funding is not only a Queensland first but an Australian first; there has never been a Queensland Government or a government of any other Australian state or territory that has provided recurring baseline funding for the delivery of social and community housing.

- d) In addition to the funding provided under the 2025-26 State Budget, the Crisafulli Government continues to advocate to the Australian Government and Housing Australia to ensure Queensland receives its fair share of funding towards social and community housing, including through the Housing Australia Future Fund (HAFF) with only around 10% of that funding secured by the former Labor government.

While the Crisafulli Government has secured 20% of funding as part of HAFF Round 2, the previous government was unable to secure Queensland's fair share as part of HAFF Round 1.

HAFF is currently supporting 2,194 social and affordable homes in Queensland across Round 1 and Round 2, representing just under 12% of the 18,650 dwellings supported by HAFF across Australia. When considering the funding through the HAFF through Round 1 and Round 2, Queensland sits at just 12.9% of all allocated funding.

With approximately 20% of Australia's population residing in Queensland, along with the significant housing pressures experienced in Queensland and a challenging construction sector in the face of significant infrastructure demand, this total allocation so far is significantly below what could be considered Queensland's fair share.

Ensuring Queensland gets its fair share is important as HAFF and other Commonwealth funding is essential to the delivery of 53,500 social and community homes by 2044, as well as the target to deliver 10,000 community homes on church and charity-owned land.

- e) Since 1 November 2024, as at 30 June 2025, 219 social and affordable homes have been delivered on church and charity-owned land. Since 1 November 2024, 1,321 social and affordable homes have been contracted to be built on church and charity-owned land, all in partnership with community housing providers.
- f) Under the former government, just 509 social and community homes were delivered on average per year between 2015-16 and 2023-24. The Crisafulli Government's first Budget sets a clear target to ramp up delivery to over 2,000 social and community homes per year by the end of our first term, including the delivery of community homes on church and charity-owned land.

To meet the target of 10,000 community homes on church and charity owned land, an average of 500 homes would be delivered each year on church and charity-owned land, noting actual delivery may vary year to year.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 2

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to pages 1 and 3 of the SDS, will the Minister provide for each of the following forms of housing support, the number of instances of assistance delivered in Queensland, for the following periods (or nearest available reportable periods) (a) 1 July 2023 to 31 October 2024; and (b) 1 November 2024 to the present day):

- Bond Loans
- Rental Grants
- Bond Loan Plus
- Rent Subsidies
- RentConnect
- Domestic and Family Violence Flexible Assistance Packages?

ANSWER:

The number of instances of housing support assistance delivered in Queensland for periods 1 July 2023 to 31 October 2024 and 1 November 2024 to 30 June 2025 are as follows.

	1 July 2023 – 31 October 2024	1 November 2024 – 30 June 2025
Bond Loans	16,481	6,037
Rental Grants	6,706	2,938
Bond Loan Plus	5,122	4,284
Bridging Bond Loan	374	870
Rent Subsidies	2,741	3,335
RentConnect	14,416	5,382
DFV Flexible Assistance Package	1,092	434

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 3

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the housing functions of the Department of Housing and Public Works (and formerly the Department of Housing, Local Government, Planning and Public Works), will the Minister provide, as at the most recent reporting date:

- a. A list of all programs, projects, services, initiatives and pilots that were funded and being delivered by the housing division of the department as at 31 October 2024, disaggregated by the responsible Deputy Director-General (i.e.: Deputy Director-General Social and Affordable Housing Growth; Deputy Director-General Housing and Homelessness Services; and Deputy Director-General Policy, Performance and First Nations);
- b. A list of all programs, projects, services, initiatives and pilots currently funded and being delivered by the housing division of the department, disaggregated by current internal structure or equivalent function; and
- c. For any program, project or service no longer listed in (b) that was listed in (a), whether it has been:
 - i. Discontinued;
 - ii. Replaced under a different name or delivery model; or
 - iii. Transferred to another department or agency?

ANSWER:

The Department of Housing and Public Works delivers hundreds of programs, products and services to provide a place to call home for more Queenslanders. The answer to this question is provided at the program-portfolio level.

- a. Housing programs funded and delivered by Housing and Homelessness Services as at 31 October 2024:
 - Headleasing
 - Community Housing
 - Outreach
 - Crisis accommodation
 - Accommodation with support
 - Sustaining tenancies
 - Service integration
 - Advice and support
 - Home security and safety

Housing programs funded and delivered by Social and Affordable Housing Growth as at 31 October 2024:

- Capital delivery programs (delivered in partnership with Policy, Performance and First Nations), including QuickStarts Queensland, the \$2 billion Housing Investment Fund, the National Rental Affordability Scheme Purchase Initiative and the Australia Government funded-Social Housing Accelerator
- Public housing maintenance and upgrades
- Community Housing Futures Program
- Thermal Comfort Program and Social Housing Energy Performance Initiative
- Sales to Tenants

Housing programs funded and delivered by Policy, Performance and First Nations as at 31 October 2024:

- Capital Delivery Programs in remote and discrete First Nations communities, including through the broader funding programs identified in the Social and Affordable Housing Growth section, as well as the Interim Remote Capital Program and the Forward Remote Capital Program (Commonwealth funding)
- Maintenance in remote and discrete First Nations communities
- First Nations home ownership
- First Nations programs and service improvement

b. The abovementioned programs have continued to be delivered since the election of the Crisafulli Government.

c. Not applicable.

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Estimates Pre-Hearing Question on Notice

No. 4

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O’CONNOR)—

QUESTION:

With reference to pages 1 and 3 of the SDS and headleasing initiatives, will the Minister provide, for the 2025–26 financial year:

- a) The total amount of funding allocated across all headlease programs;
- b) A breakdown of funding allocations by program, including for:
 - i. Community Rent Scheme;
 - ii. Rapid Housing Transition Response;
 - iii. Help to Home;
 - iv. Crisis Accommodation Program;
 - v. Next Step Home;
 - vi. Supportive Housing for Families;
 - vii. Helping Hand Headlease; and
 - viii. Any other headlease arrangements not aligned to a specific program;
- c) The number of properties headleased under each of the above programs;
- d) The percentage increase or decrease in headlease investment across headlease programs from 2023-24 to the 2025–26 financial year;
- e) The total number of properties headleased as at 31 October 2024 (and broken down by region
- f) The total number of properties headleased as at 24 June 2025 (and broken down by region)?

ANSWER:

- a) In 2025-26 the Department of Housing and Public Works has a total budget of **\$66.54M** across all headleasing initiatives.
- b) A breakdown of current funding allocations by headleasing initiative as follows:

Initiative	2025-26 Budget \$'M
Community Rent Scheme	27.79
Rapid Housing Response Transition	2.42
Crisis Accommodation Program	6.28
Help to Home	5.11
Next Step Home	2.59
Helping Hand Headlease	11.26

Initiative	2025-26 Budget \$'M
Helping Hand Headlease - DFSV	2.06
Affordable Housing for Women	2.10
Remand Housing Pilot	0.40
Supportive Housing for Families	0.88
Domestic, Family and Sexual Assault - Housing with Support	4.45
Aboriginal and Torres Strait Islander Housing General Accommodation	0.05
Young Australia League	1.15
Total	66.54

c) As at 30 June 2025, headleased properties across all initiatives as follows:

Initiative	Leased by a Provider	Leased by Dept	Total
Community Rent Scheme	1217	24	1241
Rapid Housing Response Transition	110	-	110
Crisis Accommodation Program	161	189	350
Help to Home	99	27	126
Next Step Home	-	21	21
Helping Hand Headlease	-	487	487
Helping Hand Headlease - DFSV	-	124	124
Affordable Housing for Women	40	-	40
Remand Housing Pilot	15	-	15
Supportive Housing for Families	17	-	17
Domestic, Family and Sexual Assault - Housing with Support	91	-	91
Aboriginal and Torres Strait Islander Housing General Accommodation	-	32	32
Young Australia League	4	-	4
Total	1754	904	2658

- d) Since 2023-24 until 2025-26, headleasing investment has increased by 26%. In 2023-24, \$52.98M was invested across headleasing initiatives under the previous government, compared to \$66.54M budgeted under current government for 2025-26.

e/f) Total properties headleased per region as at 31 October 2024 and 30 June 2025:

Housing Region	*Headlease Properties 31 October 2024	*Headlease Properties 30 June 2025
Brisbane Region	518	525
Central Queensland/North Coast Region	998	1022
Northern Region	471	455
South West Region	604	656
Total	2591	2658

*Property data is reported at the end of each month.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 5

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to pages 1 and 3 of the SDS and the former Labor Governments Helping Seniors Secure Their Homes initiative, which closed to new registrations on 31 December 2024, will the Minister advise:

- a) The total number of households that registered interest in the program, disaggregated by local government area,
- b) How many of these households were assessed as eligible and received assistance, disaggregated by local government area,
- c) The total amount of funding expended under the program to date,
- d) Whether any new or replacement programs have been introduced from 1 January 2025 to assist older Queensland homeowners with the cost of home security improvements and the 2025-26 funding allocated to these replacement programs?

ANSWER:

a/b) The total number of households that registered interest in Helping Seniors Secure Their Home and the number assessed as eligible and received this assistance broken down by Local Government Area (LGA) are as follows.

Local Government Area	Total registered households	Total households assisted (eligible and works completed)
	1 Apr 2023 – 31 Dec 2024	1 Apr 2023 – 30 June 2025
Mt Isa	249	228
Cairns	2474	1695
Townsville	3555	2446
Toowoomba	2207	965
Greater Cairns (Atherton and Mareeba)	644	291
Total	9129	5625

- c) The total amount of funding expended under the program from 1 April 2023 to 30 June 2025 is \$58.688 million.

- d) The Department of Housing and Public Works continues to assess and deliver security works for eligible households who registered for assistance under the Helping Seniors Secure Their Homes initiative to meet the program's completion date of 31 December 2025. While no longer term funding was provided under the former government, the current government has continued to fund eligible security works assessed under the initiative.

The Home Assist Secure program also continues to offer maintenance and minor home modification services to eligible older people and people with a disability, including minor security works.

The department will assess the outcomes of the program to advise the government on future opportunities.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 6

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to page 22 of Budget Paper 4 and the Queensland Housing Investment Pipeline target to deliver 53,500 social and community homes by 2044, will the Minister advise, as at the most recent available reporting date:

- a. The total number of social and community homes:
 - i. Completed and delivered;
 - ii. Under construction;
 - iii. Contracted for delivery;
 - iv. Purchased; and
 - v. Funded but not yet contracted for delivery;
- b. Of the totals in (a), how many were:
 - i. Approved for funding prior to November 2024; and
 - ii. Approved for funding since November 2024;
- c. The total amount of funding allocated since November 2024 toward new social and community homes not previously committed under the former Labor Government?

ANSWER:

Page 22 of Budget Paper 4 provides increased funding of \$74.7 million over 4 years for the operational costs associated with delivering Queensland's Housing Investment Pipeline.

I refer the Member to the Capital Measures on page 103 of Budget Paper 4, should they require further information regarding the capital delivery of the Queensland Housing Investment Pipeline.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 7

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to page 2 of the SDS and the Queensland Government Employee Housing program, will the Minister advise:

- a. The total funding allocation for the Government Employee Housing program in the 2025–26 budget, including both new construction and maintenance of existing employee residences;
- b. The total number of new employee housing units planned or budgeted for construction during the next four years, and the total number of existing employee housing units planned for maintenance in the next four years;
- c. A breakdown of the portfolio of employee residences by Local Government Area (LGA), showing the number of residences maintained and the number of new residences to be built in each LGA in the next four years?

ANSWER:

The Department of Housing and Public Works is continuing to deliver the \$677.5M Government Employee Housing (GEH) Capital Program 2022-2027 to provide up to 439 additional government employee homes to accommodate frontline staff such as, police, health workers and teachers.

The program includes asset renewals to address the age of the GEH portfolio and an upgrade and improvement program to ensure the portfolio is secure and of an appropriate standard.

- a. Funding allocated for 2025–26 budget is \$144M to deliver and upgrade government employee housing. This includes \$126.3M for new construction and \$17.7M for upgrades.
- b. An additional 184 new employee housing units are planned to be delivered by 2026-27. The maintenance program is not included as part of the GEH capital program.

The department is delivering the GEH Capital Program as a five-year rolling program of works. Following completion of the third year of the program, project commitments and program delivery are tracking ahead of schedule.

Since the program commenced, 255 new residences have been delivered which is an additional 24 residences than originally forecast.

- c. As at 30 June 2025, the department owns and manages 3,078 GEH residences in the following local government areas

LGA	Owned and managed	Forecast delivery 2025-26	Forecast delivery 2026-27
Aurukun	32		
Balonne	45		
Banana	109	1	
Barcaldine	70		
Barcoo	1		
Blackall tambo	31		
Boulia	2		
Bulloo	3		
Bundaberg	18		
Burdekin	24		
Burke	1		
Cairns	4		
Carpentaria	50		
Cassowary Coast	41		
Cent Highlands	243	1	
Charters Towers	91		
Cherbourg	1		
Cloncurry	78	1	
Cook	61	32	4
Diamantina	4		
Doomadgee	39		7
Douglas	17		
Etheridge	5		
Flinders	25		
Fraser Coast	3		
Gladstone	18		
Gold Coast	1		
Goondiwindi	65		
Gympie	12		
Hinchinbrook	17		
Hope Vale	13	4	
Isaac	162		
Kowanyama	20		12
Livingstone	5		
Lockhart River	9		3
Longreach	109	10	
Mackay	14		

LGA	Owned and managed	Forecast delivery 2025-26	Forecast delivery 2026-27
Mapoon	1		3
Maranoa	145	9	
Mareeba	21		
McKinlay	7		
Moreton Bay	1		
Mornington	42		
Mount Isa	305		3
Murweh	84	5	
Noosa	1		
North Burnett	53	1	
Northern Peninsula	40	21	
Palm island	50		8
Paroo	31		
Pormpuraaw	4		
Quilpie	12		
Redland	3		
Richmond	15		
Rockhampton	6		
Scenic Rim	3		
Somerset	10		
South Burnett	93	11	3
Southern Downs	6		
Tablelands	29		
Toowoomba	26		
Torres	245		
Torres Strait	32		31
Townsville	1		
Weipa	168	13	
Western Downs	89	1	
Whitsunday	43		
Winton	23		
Woorabinda	34		
Yarrabah	12		
Total	3078	110	74

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 8

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to page 2 of the SDS and the delivery of capital works projects, will the Minister advise the current estimated total cost and forecast completion date for each of the following projects:

- a) the New Performing Arts Venue;
- b) the Lockyer Valley Correctional Centre;
- c) the Kirwan Replacement Police Facility;
- d) the Woodford Youth Detention Centre; and
- e) the Southport Supportive Accommodation Project?

ANSWER:

The Department of Housing and Public Works facilitates the delivery of high-risk and/or high value capital works projects on behalf of Queensland Government agencies.

- a) The department is delivering the New Performing Arts Venue, a 1,500-capacity venue with accompanying back of house, administration and support services within the Queensland Performing Arts Centre (QPAC), on behalf of Arts Queensland and QPAC.
- b) The department has delivered the Lockyer Valley Correctional Centre on behalf of Queensland Corrective Services and includes 37 individual structures which will house more than 1,500 prisoners as well as operational and support services.
- c) The department is delivering the Kirwan Replacement Police Facility, a brand new, state-of-the-art police facility, including district support functions and a Policelink call centre, on behalf of the Queensland Police Service.
- d) The department is delivering the youth detention centre in Woodford d on behalf of the Department of Youth Justice and Victim Support.

Questions about total cost and completion for projects (a) to (d) should be referred to the client agency, which holds the funding for these projects.

- e) The Southport Supportive Accommodation Project (also known as the Southport Supportive Housing Project) features around 200 social and affordable homes, comprising a mix of one-bedroom, two-bedroom and studio apartments with onsite support services for the residents.

The Southport Supportive Housing Project is forecast to reach practical completion in mid-2027, with the first tenants expected to move in by late 2027. Icon Construction has been appointed as the builder for the project and is

currently performing early works as part of Stage 1 of a two-stage contract. As Stage 2 is currently being negotiated and agreed between the parties, the current estimated cost of the project is commercial-in-confidence.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 9

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to pages 1 to 4 of the SDS and Flexible Assistance Packages that support women and families experiencing domestic, family and sexual violence by providing goods and services needed immediately to maintain or access safe housing, will the Minister advise:

- a) The total expenditure on Flexible Assistance Packages in 2024–25;
- b) The number of individuals or households assisted through Flexible Assistance Packages in 2024–25;
- c) The total budget allocated for Flexible Assistance Packages across the forward estimates from 2025–26 to 2028–29; and
- d) Whether the Flexible Assistance Package program is ongoing, and if this program has been discontinued or financial support has been reduced or not offered to customers at any stage in the last 6 months?

ANSWER:

Flexible Assistance Packages assist women and their families experiencing domestic, family and sexual violence with costs of essential goods and services needed immediately to access or sustain safe housing. This includes brokerage to assist with relocation, such as removalists and transport, essential white goods and furniture to replace what was left behind when they fled violent relationships, or items to improve home safety such as security cameras.

- a) In 2024-25, \$1.4M in brokerage assistance for essential goods and services was provided under Flexible Assistance Packages.
- b) In 2024-25, 738 households were assisted through Flexible Assistance Packages.
- c) Funding of \$1.2M per annum was allocated to the Flexible Assistance Package from 2021-2025. Prior to the 2025-26 budget process, there was no budget for the Flexible Assistance Package beyond June 2025.

The Crisafulli Government has allocated \$1.6M in 2025-26, which is an increase from the \$1.2M provided in 2024-25.

- d) The program is ongoing. From 1 January 2025 to 30 June 2025, the Department of Housing and Public Works has continued to provide this essential support to 283 households.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 10

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to pages 1 to 4 of the SDS and the implementation of security of payment reforms, including the use of project and retention trust accounts, will the Minister advise, as at the present day or the most recently available reporting period:

- a) The total number and value of contracts secured under the trust account framework since 1 March 2018;
- b) The number and total value of Project Trust Accounts that have been opened;
- c) The number and total value of Project Trust Accounts that remain open;
- d) The number of open Retention Trust Accounts;
- e) The total number of current trustees;
- f) The number of financial institutions approved to offer project and retention trust accounts; and
- g) The number of project bank account contracts that have reached practical completion.

ANSWER:

- a) As at 16 July 2025, a total of 2,163 contracts valued at \$44.39 billion have been secured under the trust account framework since 1 March 2018.
- b) A total of 1,801 Project Trust Accounts have been opened, with associated contracts valued at \$43 billion.
- c) Currently, 1,455 Project Trust Accounts remain open, with associated contracts valued at \$39.6 billion.
- d) There are 482 Retention Trust Accounts currently open.
- e) There are 402 current trustees.
- f) Seven approved financial institutions are offering project and retention trust accounts.
- g) A total of 362 former Project Bank Account contracts have reached practical completion.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 11

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to SDS page 1 regarding working constructively with the Australian Government and advocating for Queensland, can the Minister outline how the Crisafulli Government has secured our state's fair share of funding for housing?

ANSWER:

The Crisafulli Government has worked constructively with the Australian Government through a range of forums and advocated on Queensland's behalf to ensure our state receives its adequate share of federal funding to support improved housing and homelessness outcomes for Queenslanders.

Since November 2024, Queensland has secured \$133.8 million (over two years) in Australian Government funding to support new and upgraded housing, noting this does not include further funding provided through arrangements subject to confidentiality provisions.

The Housing Australia Future Fund (HAFF) Round 1 result secured by the previous Labor government was just half of Queensland's per capita share of the allocated funding.

Since its election, the Crisafulli Government has advocated strongly to the Commonwealth for changes to HAFF funding settings to optimise funding outcomes for Queensland and better enable participation by community housing providers.

This advocacy has led to HAFF Round 2 supporting Queensland's per capita share of social housing dwellings of 1,005 social homes. The Queensland Government has now entered into agreements with Housing Australia that secures HAFF funding support to help deliver these social homes.

Under the National Housing Infrastructure Facility Crisis and Transitional program, the Queensland Government continues to work constructively with the Australian Government to secure our notional allocation of \$199.2 million, including \$139.4 million in grants and \$59.8 million in concessional loans.

On 27 November 2024, I also wrote to the Commonwealth Housing Minister to advocate for the shared equity Help to Buy Scheme settings in the draft Program Directions to be revised to align with current Queensland market conditions and living costs to ensure that more Queenslanders would be able to access the Scheme. The Government was pleased to see the Australian Government's subsequent announcement as part of its 2025-26 Budget of increased property price caps, up from

\$700,000 to \$1,000,000 in Brisbane, the Gold Coast and Sunshine Coast, and up from \$550,000 to \$700,000 in other parts of Queensland, with income eligibility thresholds also raised. These changes will make the scheme more accessible to more Queensland home buyers.

On 21 February 2025, Queensland signed the HAFF Acute Housing Measure: Repairs, maintenance and improvements of housing in remote Indigenous communities, delivering the first \$25 million of a total \$50 million allocation to Queensland to improve housing in remote Aboriginal and Torres Strait Islander communities.

On 6 March 2025, Queensland signed the Housing Support Program schedule delivering \$108.8 million for Queensland projects, out of the total \$500 million available, to improve planning capacity and deliver community enabling housing infrastructure.

Queensland continues to work constructively with the Australian Government to secure Queensland's fair share of funding across a range of federal commitments, including commitments to deliver 100,000 Homes for First Home Buyers, to increase delivery of prefabricated and modular construction, and expand social housing thermal comfort and energy upgrades.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 12

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the Service Standard for the average wait time for allocation to public housing for clients in the very high or high need categories, on SDS page 3, can the Minister outline the challenges that have been left by the previous government?

ANSWER:

The average wait time to allocation on the Social Housing Register (as at 31 March 2025) is 21.7 months. This has more than quadrupled from 7.1 months in 2015-16.

The Service Delivery Statement (SDS) outlines key performance indicators for housing allocation, highlighting prolonged average wait times for clients classified as very high or high need. These extended wait times reflect a range of longstanding challenges left by the former Labor government that continue to impact the provision of social housing allocations.

Unfortunately, under Labor, the number of new households assisted with a social housing tenancy continued to reduce since 2016-17. During the same period, the Social Housing Register grew by over 80% from 15,499 households to 28,485 households as at 31 March 2025.

Housing supply has failed to keep up with population growth over the last decade, with just 509 social homes delivered on average each year. This has resulted in low vacancy rates and increased rental and house sale prices, contributing to rising costs of living pressures, and ultimately longer wait times for social housing.

In addition, the previous government's suspension of public housing rent reviews and ongoing eligibility assessments has resulted in outdated household and income information and limited the department's ability to identify households that are no longer eligible for ongoing public housing assistance. This has impacted the turnover of stock and allocation of public housing to those most in need.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 13

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the additional \$1.8 million in 2025-26 to support effective regulatory action and support for community housing providers, disability accommodation, retirement villages and residential services, on SDS page 2, can the Minister outline why this is necessary?

ANSWER:

The additional funding provided by the Crisafulli Government through the 2025-26 Budget recognises the need to ensure regulatory action and support can be delivered to protect vulnerable Queenslanders, retirees and seniors by improving access to appropriate accommodation and housing options.

This funding responds to calls from early 2024 made by the sector for more funding for effective regulation. Q Shelter's Chief Executive Officer, Fiona Caniglia has noted, "It is great to see this uplift for such an important function. The Regulator plays a critical role in building the capacity of the community housing sector and helping organisations to achieve and maintain registration under the National Regulatory System... making sure Queensland has the capacity for the Regulator to play an optimal role in the growth of housing supply is vitally important."

The Department of Housing and Public Works administers Queensland's community housing, manufactured homes, residential services and retirement villages regulatory schemes. This is achieved through the registration of regulated service providers, the accreditation of residential services, monitoring industry compliance, investigating consumer complaints and prosecuting non-compliant providers. In administering these regulatory schemes, the department is responsible for regulating 895 providers and delivering consumer protections for the approximately 110,000 Queenslanders that live in regulated housing and accommodation.

The department is also moving to ensure all applicable disability service providers are registered under the *Residential Services (Accreditation) Act 2002* to cover vital fire safety and emergency management requirements.

The Crisafulli Government is committed to supercharging the community housing sector in Queensland to support the delivery of 53,500 social and community homes by 2044 and to ensure fairness and safety in regulated housing and accommodation services.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 14

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the additional \$3.3 million the Department of Housing and Public Works is delivering as part of the Crisafulli Government's Supporting Our Local Communities Program, per Budget Measures page 23, can the Minister outline the projects this will support?

ANSWER:

The Crisafulli Government is committed to delivering on its local community-based election commitments, which includes \$3.3 million over four years within my portfolio as part of the \$62.7 million Supporting Our Local Communities Program.

Comprised within the \$3.3 million are the following initiatives committed by the hardworking LNP candidates (and now Members) for Caloundra and Mackay and the Member for Glasshouse:

- \$2 million (over four years) for Roofs to Recovery to buy land and build six one-bedroom homes for people needing transitional housing around Caloundra.
- \$1 million for Australian Street Aid Project (Chances House) for homeless support services in Mackay, noting Chances House operates a homelessness drop-in centre in Mackay linking people with formal and informal supports.
- \$250,000 to protect and enhance Maleny's 'Dark Sky' status by fast tracking lighting replacement on all state-owned buildings in Maleny.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 15

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the Service Standard for the government's office accommodation portfolio, on SDS page 5, can the Minister outline how the Crisafulli Government has minimised vacancy to 0.88%?

ANSWER:

The Crisafulli Government, through the Department of Housing and Public Works, continues to strategically manage the government's office portfolio by minimising vacancy through centralised lease management and relocating agencies from expiring leases into vacancy where possible.

Through active management, the department has decreased government office accommodation vacancy rates from 2.45% in 2021.

Since publication, the department has also confirmed an actual vacancy rate of 0.69% was achieved as at 30 June 2025, even lower than the estimated actual of 0.88% reported in the SDS. This reflects the department's continued focus on ensuring the government office portfolio is efficient, high performing, and delivering value for money through minimising vacancy.

This vacancy rate of 0.69% is well below the maximum 3.5% Service Delivery Statement vacancy target and the Brisbane CBD average of 10.2% as reported by the Property Council of Australia in January 2025.

As part of the strategic planning framework, the department develops regional portfolio plans and implements accommodation strategies across Queensland to ensure government office demand and supply is closely aligned and overall vacancy and office accommodation are minimised.

In addition to minimising vacancy, the department is continuing to modernise its office portfolio to replace aging and inefficient workspaces with modern offices which support modern ways of working and improve agency service delivery across Queensland.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 16

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the Service Standard for Government Employee Housing, on SDS page 5, can the Minister outline how the Crisafulli Government has minimised vacancy to 0.81%?

ANSWER:

The department works closely with agencies to ensure government employee housing supply aligns with demand in a continual cycle of asset construction, upgrade, and replacement.

Vacancies arise when agencies do not require additional staff in a particular location, or when available housing does not align with the needs of the agency.

As part of a best-practice approach to managing the government employee housing portfolio, properties that are either under-utilised or no longer economic to maintain or unfit for purpose are offered for sale to the public.

Government employee housing vacancy rates have decreased from 2.8% in 2021 to 0.72% in 2025, which is well below the 4% Service Delivery Statement vacancy target. The decrease can be attributed to the department's asset renewal program where agencies are relocated to properties deemed to be of a higher amenity, standard and condition, while properties that are not suitable due to excessive maintenance liability, age, poor amenity and/or location are divested.

All properties identified for sale are first considered for social housing purposes prior to being made available on the private market.

Funds from divested properties are reinvested in upgrading existing housing and providing additional housing in rural and remote areas of the state where the market is non-existent or unable to provide suitable housing for frontline workers.

Furthermore, all housing demand from agencies is centrally coordinated and assessed against the portfolio's vacant properties. This approach has delivered significant cost savings by allocating available residences to agencies and prioritising new construction in other areas of the state where it's needed most.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 17

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the additional funding of \$59.5 million the Crisafulli Government is providing to the Queensland Building and Construction Commission (QBCC), per Budget Measures page 21, can the Minister outline how this is supporting a more customer-friendly QBCC?

ANSWER:

The Government is committed to ensuring the QBCC is customer-focused and is taking action to improve customer experience for our licensees and consumers.

To support the QBCC to transform into a more customer-focussed organisation, new leadership has been appointed to drive a renewed focus service transparency. Mr Greg Chemello, one of Australia's most respected governance experts and change agents, was appointed Chair of the Queensland Building and Construction (QBC) Board, and Mr Angelo Lambrinos was appointed CEO and Commissioner. A chartered engineer with extensive experience in construction, Mr Lambrinos has worked for more than 25 years across the industry leading large-scale transformation and reform across major infrastructure, corporate and operational portfolios bringing a rare combination of technical depth, financial acumen and trusted leadership to the role.

Work to improve customer experience includes (but is not limited to) the delivery of the Mediation and Conciliation Pilot Service to improve dispute resolution services for alleged defective building work, improved Queensland Home Warranty Scheme (QHWS) claims processing through initiation of the Claims Management Improvement Project, and a 55 per cent reduction in the wait time for a QBCC building inspection as a result of improvements delivered through the Building Inspection Wait Time Reduction Program.

The Crisafulli Government's 'Building Reg Reno' package of reforms are supporting a more productive, efficient and well-functioning building and construction industry. Through four tranches, the reforms aim to reduce regulatory burden, provide a stable yet contemporary regulatory environment, and support a more user-friendly and effective regulator.

Tranche 3, to be delivered through the Bill currently being considered by the Parliament, intends to make day-to-day interactions with the QBCC easier by enabling digital services. This work includes enabling access to QBCC licences from a mobile device, support for electronic licence applications and replacement of outdated legacy infrastructure. The QBCC is also working toward the delivery of a

new customer portal platform in 2026 that is more user-friendly and promotes more personalised interactions, ease of navigation and improved ability to locate relevant information.

Tranche 4 will continue to ensure the QBCC is customer-focused in its everyday work by seeking to improve the QBCC's internal review and dispute resolution processes so they are streamlined, efficient and clear.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 18

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

In relation to the Stronger Homes Grant program, can the Minister outline how this is supporting North and Far North Queenslanders to build back stronger for future weather events?

ANSWER:

On 26 February 2025, the Crisafulli Government announced the \$11.2M Stronger Homes Grant (SHG) to help Queenslanders across 40 local government areas whose homes were flood impacted by the North and Far North Queensland Tropical Low event.

The SHG program addresses the gap between like-for-like repair and long-term flood resilience. This program directly assists impacted, eligible homeowners to take practical proactive steps to reduce damage, rebuild with confidence, and break the cycle of repeated recovery costs.

Eligible homeowners can receive grant funding of up to \$10,000 to raise essential services such as electrical switchboards, air conditioning units and hot water systems, or to install flood-resilient floors and wall linings which enables residents to return home sooner following a flood event.

To promote the program, the department has delivered webinars and town hall meetings to engage industry and support eligible homeowners to apply. Further webinars are scheduled.

Positive feedback has been received from those that have accessed the SHG program, with the following comments provided by Townsville participants:

- *"In a time of disaster this grant was a big relief. Thank you"* (hot water system, air-conditioner, switchboards and electrical services raised).
- *"The grants team was extremely responsive and attentive and made the process much easier"* (hot water system and laundry appliances raised).

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 19

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to SDS page 5 regarding the delivery of major government building and construction projects, what is the status of the Bundaberg East Levee project and what action is the Crisafulli Government taking to deliver projects on time and on budget?

ANSWER:

Improving the flood resilience of the Bundaberg community is a priority of the Crisafulli Government.

The Queensland Government acknowledges the divergent views of stakeholders from across the Bundaberg community about the best approach to safeguard this city against the impacts of extreme flooding.

The Department of Housing and Public Works has responsibility to deliver the Bundaberg East Levee project and is committed to listening to the perspectives of the Bundaberg community. The department continues to complete preliminary design work, including assessing funding requirements for the project and the ongoing asset ownership, operation and maintenance responsibilities of the levee.

A Ministerial Infrastructure Designation (MID) submission is under assessment by the Department of State Development, Infrastructure and Planning.

Funding is preserved pending the outcomes of this planning process, but estimates indicate a significant budget shortfall has been inherited from the former Labor government.

The department will continue its work with the Australian Government, the Bundaberg Regional Council, the Bundaberg community and other stakeholders to help make Bundaberg more resilient to future natural disasters.

State Development, Infrastructure and Works Committee

Estimates Pre-Hearing Question on Notice

No. 20

Asked on Tuesday, 15 July 2025

THE STATE DEVELOPMENT, INFRASTRUCTURE AND WORKS COMMITTEE ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the Department of Housing and Public Works staffing, on SDS page 10, can the Minister outline how the Crisafulli Government is supporting better government through a stronger public service within his portfolio?

ANSWER:

The Crisafulli Government is committed to leading an exemplar Department of Housing and Public Works underpinned by a strong and dedicated public service and a culture of integrity, wellbeing, learning and inclusion where employees are empowered to deliver solutions and continuously improve.

With a service presence in every corner of the state across 90 locations, I have experienced firsthand the committed and dedicated people working in the department to improve outcomes for Queenslanders.

Commencing with a visit to the Gold Coast Housing Service Centre (HSC) in November 2024 through to my recent travels to the Gladstone and Maryborough HSCs, I have met with staff in QBuild depots from Cairns to Caboolture, our QFleet team in Brisbane, many more HSCs, joined our Housing Outreach officers as they engage with the most vulnerable Queenslanders, and our corporate staff enabling the frontline in the Brisbane CBD.

The high performing culture in the department delivers services to meet the evolving needs of the Queensland community and ensure government services are delivered efficiently, fairly and with lasting impact, in line with Queenslanders' expectations and the Government's priorities.

The Government is strengthening the public service within my portfolio by investing in frontline services and support functions that are critical to delivering better outcomes for Queenslanders, with my department committing new FTE to support these outcomes. These efforts are aligned with the Government's commitment to giving people a better lifestyle through a stronger economy.

Through housing, homelessness and youth services the Government is helping Queenslanders access secure, safe and stable housing, with a commitment to deliver 53,500 additional social and community homes by 2044.

This is supported by expanding homelessness responses, strengthening tenancy management, better regulation and investing in services for young people. These efforts are focused on relieving housing pressure, supporting people doing it tough and building stronger Queensland communities.

Through procurement policy and enabling services, we lead whole-of-government procurement reform to drive value for money and support Queensland's economic, social and environmental priorities. This includes backing local businesses, embedding ethical supply chain practices and driving better value for money.

Through building and government accommodation services we deliver safe, accessible and fit-for-purpose government buildings and workplaces. This supports the delivery of frontline services and provides safer, more productive environments for public servants across Queensland.

QBuild, a commercialised business unit, is the Government's in-house builder. It delivers essential maintenance, construction and disaster recovery services across the state. This includes maintaining governments assets, responding rapidly to natural disasters and delivery of critical infrastructure in regional and remote communities. Additionally, QBuild is also growing Queensland's future construction workforce by expanding its apprenticeship program and building regional capability, including in the lead-up to Brisbane 2032.

QFleet, also a commercialised business unit, provides whole-of-government fleet management services. It supports agencies to operate their fleet of vehicles safely, efficiently and sustainably. This includes transitioning to a low-emissions fleet and providing operational vehicles that help frontline staff do their jobs.

The development of the new *QFleet Emissions Reduction Strategy 2025-2030* is supporting public servants across the State, including in regional and rural communities, to reduce vehicle emissions and transition with confidence to more energy efficient vehicles. Previously, with the mandate to purchase zero emissions vehicles, frontline public servants expressed frustration, feeling that their service delivery needs were not being supported.

Consequently, these agencies were seeking exemptions, switching to light commercial vehicles or retaining their vehicles beyond their recommended service period. To address these concerns, the Crisafulli Government is supporting the deployment of a fleet that delivers tangible and more genuinely measured emissions reduction through balanced vehicle choices so that public servants can travel the state through reliable, energy efficient transportation.

The department also plays a central role in supporting communities impacted by natural disasters. This includes provisioning emergency housing assistance, coordinating rapid assessment of damaged properties and delivering rebuilding work through QBuild. This coordinated, whole-of-department response ensures that people can return to their homes safely and quickly and ensures the continuity of essential government services.

These government services and the talented and committed public servants in the Department of Housing and Public Works are central to delivering for Queensland through housing, building and service innovation.