

## Question on Notice

No. 1521

Asked on Tuesday, 28 October 2008

**MS GRACE** asked the Deputy Premier and Minister for Infrastructure and Planning (MR LUCAS) –

QUESTION:

Will he detail what the State Government has done to progress the availability of affordable housing in South East Queensland, particularly within the Brisbane Central Electorate?

ANSWER:

I thank the Honourable Member for Brisbane Central for her question.

The Queensland Government is committed to improving housing affordability and released a Housing Affordability Strategy in July 2007.

Housing affordability has been declining in Queensland and across Australia for over two decades. This has been due to a range of factors such as: the supply of developable ready land has not kept pace with demand; house prices have outstripped wages growth; and there has been significant deregulation of the housing financial system. At the same time there has been population growth and people making a choice to call Australia home. This equally applies in Brisbane Central.

As part of the Housing Affordability Strategy the Urban Land Development Authority (ULDA) was established in November 2007. The ULDA is planning for the development of land for affordable housing in Bowen Hills. The ULDA has a role in improving housing affordability in Urban Development Areas (UDAs) by getting land to market more quickly and ensuring clear and transparent infrastructure charges for developers.

The Queensland Government is also facilitating the delivery of Transit Oriented Development sites to ensure that affordable housing solutions are included close to public transport. This will assist in the provision of housing choice across South East Queensland.

The South East Queensland Regional Plan also provides strategic level direction on housing choice and provides for affordable housing solutions across the region.

The Queensland Government is also continuing to make a significant investment in the Brisbane Central electorate through its social housing programs delivered by the Department of Housing. The accommodation is available for clients on the department's Housing Register.

In 2007–08, the Department of Housing commenced construction of a further 24 studio units of social housing in Windsor and in 2008–09 plans to commence construction of 20 studio units in Fortitude Valley.

The Department of Housing is also partnering with not-for-profit organisations to increase the supply of affordable housing available to low income households through social housing programs. The department has assisted Churches of Christ Care in Queensland with funding to construct 35 units in 2008–09 on land owned by Churches of Christ Care in Spring Hill. This involves Government funding of \$8,440,163 (GST inclusive) provided through the Department of Housing's Community managed Housing – Studio Units Program. When completed in mid-2009, this accommodation will also be available for clients on the department's Housing Register.