

Question on Notice

No. 1469

Asked on 1 December 2022

MR J BLEIJIE asked the Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning and Minister Assisting the Premier on Olympics Infrastructure (HON S MILES) –

QUESTION:

With reference to answers to Questions on Notice No. 726 and No. 1040 of 2022, which show a significant drop in land supply for Cassowary Coast (59.9 to 33.6 years) and Somerset (52.5 to 45.6 years)—

Will the Deputy Premier explain why there has been such a significant decrease over a three month period?

ANSWER:

As at March 2022, the Cassowary Coast and Somerset local government areas had a total of 944 and 2,678 approved (but not yet registered) lots, respectively.

Approved lots are lots that have a development permit from council. These new lots are referred to as ‘approved supply’.

Developers must undertake works (eg sewer connections) before these approved lots are registered by the Department of Resources (becoming registered lots).

Between March and June 2022, 58 approved lots were registered in the Cassowary Coast local government area and 131 approved lots were registered in the Somerset local government area. This is notably more than the previous quarter (28 lots and 121 respectively).

The increase in the amount of lots registered resulted in a reduction to the total stock of approved (but not yet registered) lots as at June 2022, being 906 lots in the Cassowary Coast and 2,551 lots in Somerset.

While the increase in lot registration has reduced the total years of approved supply, it has ultimately increased the number of new lots registered and ready for the construction of new houses. It is also worth noting that both Somerset and the Cassowary Coast have significantly more than 4 years of lot approvals, which is considered the minimum required to cater for short-term supply.