

Question on Notice

No. 756

Asked on Wednesday, 12 June 2024

MR S BENNETT ASKED THE MINISTER FOR HOUSING, LOCAL GOVERNMENT AND PLANNING AND MINISTER FOR PUBLIC WORKS (HON M SCANLON)—

QUESTION:

With reference to the costs of new modular tiny homes, and answer to Question on Notice No. 358 of 2024 which does not provide a breakdown of the costings of the two-bedroom modular homes in Bundaberg or any other homes across the state—

Will the Minister provide a complete breakdown of costs (reported separately by the costings for the fabrication, construction, supply, complete installation and value of the land) for (a) the two two-bedroom modular homes in Walkervale and (b) all recently announced modular homes built across Regional Queensland?

ANSWER:

The Miles Government is investing in the Modern Methods of Construction (MMC) program, being delivered directly by QBuild and in partnership with local Queensland businesses as industry partners. MMC delivers modern homes that are energy efficient, accessible and adaptive to the Government's housing needs. The MMC program allows for increased production speed and supports delivery certainty.

The MMC program streamlines the design and delivery of housing through standardised designs. Using innovative construction techniques, homes are built to an agreed standard and condition designed to withstand the varied robust environmental conditions experienced in Queensland.

A range of studio, 1, 2, 3 and 4-bedroom standardised housing designs have been developed and are publicly available online:

<https://www.housing.qld.gov.au/about/departments/business-areas/public-works/qbuild/modern-methods-construction-program/standardised-floor-plans>

Walk throughs of example MMC homes are also available here:

<https://www.housing.qld.gov.au/about/departments/business-areas/public-works/qbuild/modern-methods-construction-program/training-centre>

Consistent with traditional construction, these innovative designs can be tailored to meet different customer requirements.

Through the MMC program, the Government has delivered substantial outcomes for the benefit of communities across regional and remote Queensland.

The recently completed MMC residences in Walkervale were delivered as part of lump sum contract. As set out in the response to the Question on Notice No. 358 of 2024, the total cost was \$1,326,308 (being \$663,154 per home). More specific project costings are commercial in confidence and cannot be provided. Specific project costings for other MMC homes will also be commercial in confidence. It would be an

onerous misuse of government resources to obtain and provide such costings for “all recently announced modular homes built across Regional Queensland”.

Due to the large geographical scale of the MMC program there are a number of variables that affect program costs such as supplier, transport options, site location and associated site works and access to local workforces. The cost of manufacturing can also vary slightly depending on customer requirements and supply. Due to the multitude of variables, an average cost for all modular homes built across regional Queensland cannot be provided. However, while construction costs are subject to change, QBuild currently estimates its cost to build an MMC home ranges from approximately \$209,000 to approximately \$442,000.