

Question on Notice

No. 1557

Asked on Thursday, 11 December 2025

HON G BUTCHER ASKED THE MINISTER FOR HOUSING AND PUBLIC WORKS AND MINISTER FOR YOUTH (HON S O'CONNOR)—

QUESTION:

With reference to the Modern Methods of Construction Program—

Will the Minister advise (a) the total number of prefabricated homes completed at the Eagle Farm and Cairns QBuild Rapid Accommodation and Apprenticeship Centres (QRAACs) between May and December 2025 (inclusive to latest available data), (reported separately by facility and by month completed) and (b) what the government's current target is for the delivery of modular homes through this program?

ANSWER:

As part of the 'Modern Methods of Construction' program, QBuild operates Rapid Accommodation and Apprenticeship Centres (RAAC) in Brisbane (Eagle Farm and Zillmere) and Cairns (Portsmith):

- a) Since May 2025 and as at 16 December 2025, the total number of modules manufactured at QBuild's Cairns RAAC is 18. When assembled, these modules formed six, two-bedroom duplex prefabricated homes.

Since May 2025, the Brisbane RAAC has commenced manufacturing three homes, with a further four scheduled for commencement early this year.

I am advised housing manufacturing at the Brisbane RAAC was significantly impacted by a South East Queensland-based First Nations housing corporation informing QBuild in August 2025, after 12 months of positive negotiations, that they would not be proceeding with a significant order of modular homes.

RAAC delivery reported separately by month/year completed:

Month/Year	Number of homes that reached manufacture completion	Number of modules that reached manufacture completion
September 2025	2	6
October 2025	2	6
November 2025	2	6
Total	6	18

- b) The Crisafulli Government is delivering 53,500 social and community homes by 2044, with our short-term goal of delivering more than 2,000 homes per year by the end of this term.

This is a significant uplift compared to the former government's record, which my department has advised me was to deliver on average just 509 social homes per

year over the last decade – barely a third of the rate Queensland’s population grew over the same period.

The Crisafulli Government has not set targets for any specific construction method for new homes under this program or any other, instead focussing on a construction-method agnostic approach guided by value for money, speed of delivery, quality of outcome and scalability to deliver more homes.

Where MMC provides clear benefits, particularly for remote and regional delivery, and where the potential for accelerated build times can help deliver housing sooner, the Government will consider utilising MMC products. Decisions will be informed by cost, performance, availability of supply chains and suitability for location, to ensure more homes are delivered and taxpayers receive better value for money.

Current cost analysis provided by my department indicates that modular homes produced through the Brisbane RAAC are 20 per cent or more expensive than comparable homes delivered by Queensland and Australian private sector modular or prefabricated housing providers.

With regard to the Brisbane RAAC’s capability to deliver homes, I am advised the Eagle Farm part of this facility was established as a QBuild depot and speciality stone mason base by the former government but subsequently arbitrarily declared a ‘RAAC’ in March 2023. Although it provides a base level of modular manufacturing capability, due to constraints caused by the layout of facility, the Brisbane RAAC was not properly set up as an efficient or scalable modular housing delivery facility.