

LGAQ ANNUAL CONFERENCE MOTION – 2021

Submitting council / organisation Sunshine Coast Regional Council	
Date of council / organisation resolution To be inserted	LGAQ Policy Executive district District 2 (South East)
Title of motion	Housing Affordability and Availability
Category (select one only)	<input checked="" type="checkbox"/> Community Services and Social Policy <input type="checkbox"/> Environment & Health <input type="checkbox"/> Finance & Administration <input type="checkbox"/> Governance <input type="checkbox"/> Infrastructure, Economics & Regional Development <input type="checkbox"/> LGAQ Policy Statement Amendment <input type="checkbox"/> Planning & Development <input type="checkbox"/> Workforce
Motion (maximum 350 words)	That the Local Government Association of Queensland advocate to the Queensland Government to develop and agree a joint State/Local government package of measures that will enable a more timely response to housing affordability and availability in high growth areas of the State.
Background (maximum 350 words)	<p>Trend analysis shows that Queensland as a whole is benefitting from stronger than anticipated inter/intra-state migration throughout the course of the COVID-19 global pandemic. It is evident the state has seen increased domestic migration – particularly to regional areas - as a result of movement from both New South Wales and Victoria, in addition to lower emigration outwards to other states or territories.</p> <p>The Regional Movers Index, produced by the Regional Australia Institute and published on 28 June 2021, shows that since the March 2020 quarter, an increasing number of people have departed capital cities for regional areas, driving an increasing share of all internal movements (up by 0.7 percentage points) over the past year. The pandemic-driven acceleration of net regional migration indicates that those already in regional areas are finding reasons to stay while city dwellers are finding compelling reasons to relocate rather than stay in the various capitals.</p> <p>In the March 2021 Quarter, the Gold Coast and Sunshine Coast recorded the largest growth in migration from capital cities of any regions in Australia. Further, three of the top 5 local government areas recording the highest annual growth in inwards migration were located in regional Queensland.</p> <p>While population growth of this scale can provide substantial impetus to regional economies, what it has also done – given the rapid pace in which it has occurred – is place significant pressure on housing availability with consequent implications for affordable housing options. This is particularly pronounced in high growth local government areas.</p> <p>While a downward trend in total property listings for residential premises can be seen generally since 2015, the pandemic factors introduced in 2020 have led to a sharper downturn in listings for both houses and units.</p> <p>For example, the residential vacancy rates on the Sunshine Coast have seen a significantly sharp downturn since the onset of COVID-19. The REIQ (March 2021) notes the Sunshine Coast median house prices increased by 8.9% over the quarter to \$675,000. This is compared to \$499,000 only 5 years ago. The region’s unit market</p>

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	<p>also experienced price growth of 8.0% over the year ending December 2020. The Sunshine Coast has the lowest number of rental vacancies across the State, posting a vacancy rate of just 0.4% in December 2020, with rents sharply rising.</p> <p>Feedback from stakeholders, coupled with direct and anecdotal evidence, suggests the lack of available and affordable housing options in high growth areas has:</p> <ul style="list-style-type: none">• led to greater pressure on human services agencies and community housing organisations;• impacted on the ability of employers to secure labour force supply; and• is exacerbating the incidence of homelessness. <p>What is clear is that existing mechanisms to influence housing supply – namely the land use planning system and private investment – are not able to respond in a timely and agile manner to facilitate the accelerated delivery of appropriate solutions (both temporary and longer term).</p> <p>The major statutory, policy and funding levers to enable more accelerated housing supply solutions principally reside with the State, while local governments can also play an important role as the holder of substantial land assets, ability to identify areas of particular need and as a provider of regulatory assessment and monitoring services. At the same time, both tiers of government need to ensure any accelerated mechanisms deliver on intended affordability objectives.</p>
What is the desired outcome sought?	<p>Should the Motion be resolved at the Annual Conference, that the LGAQ seek to negotiate a package of statutory, policy and funding measures with the Queensland Government through a collaborative approach with councils in high growth areas which will deliver more timely and affordable housing solutions to meet identified community demand and need.</p>