

## National Housing Accord – implementation schedules

<b>Table 1: Operation of the schedule</b>	
Parties	Commonwealth and all states and territories
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

**Table 2: Queensland – as at September 2023**

Queensland commitments/ outputs	Delivery mechanisms	Timeframes
<p>States and territories to deliver up to 10,000 affordable homes – Queensland’s allocation of 2,049 homes.</p>	<p>Under Queensland’s \$2 billion Housing Investment Fund, \$130 million a year is available to support 5,600 social and affordable home commencements across Queensland by 30 June 2027.</p> <p>To date, over 1,600 homes have been approved for support, including support for the delivery of a pipeline of up to 1,200 new social and affordable homes through a commercial partnership between community housing provider Brisbane Housing Company, the Queensland Investment Corporation Limited and Australian Retirement Trust.</p> <p>Additionally, three projects have been announced under Queensland’s innovative Build-to-Rent Pilot which partners with the private sector to accelerate the supply of rental housing, including affordable rental homes for eligible low-to-moderate income earners. Combined, the three projects will deliver more than 1,200 new dwellings, of which up to 490 will be provided at discounted rent through a subsidy from the Government.</p> <p>Queensland offers tax concessions for Build-to-Rent developments that feature at least 10 per cent of rental homes as affordable housing. Concessions include:</p> <ul style="list-style-type: none"> <li>• A 50 per cent discount on land tax.</li> <li>• A full exemption for the 2 per cent foreign investor land tax surcharge.</li> <li>• A full exemption from the Additional Foreign Acquirer Duty for the future transfer of a Build-to-Rent site.</li> </ul>	<p>Present to 30/06/2027</p>

<p>Definition of well-located homes and measures of progress.</p>	<p>Well-located housing in Queensland means housing whose location meets an identified housing need and has reasonable access to education, employment, essential services, transport and/or infrastructure, as relevant to the regional and community context.</p> <p>Queensland Government is also leading regional planning processes to provide direction on land use, as well as social and economic impacts across the state. This builds on the Queensland Government’s work to capture true supply figures and the state’s Growth Monitoring Program which underpins key planning decisions.</p> <p>Queensland’s measures of progress include the number of dwelling completions and relevant data by the Australian Bureau of Statistics. Queensland will continue to apply its well-developed investment criteria for investment decisions.</p>	<p>Present to 30/06/2024</p>
<p>Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.</p>	<p>Queensland is working to deliver a range of 2022 Queensland Housing Summit Outcomes, including:</p> <ul style="list-style-type: none"> <li>• Strengthening the remit of Economic Development Queensland to drive new housing supply by establishing the delivery of social, affordable and diverse housing as a clear purpose in legislation.</li> <li>• Updating the South East Queensland statutory 25-year regional plan (ShapingSEQ) within 12 months to respond to regional supply issues, clarify targets (dwelling supply, diversity and density) and promote joint accountability across all levels of government and industry.</li> <li>• Introducing planning reforms that streamline planning approvals that will support delivery of more social and affordable housing.</li> <li>• Working to declare new Priority Development Areas (PDA) or Provisional PDAs to bring more land to market.</li> </ul>	<p>Present, to 5 years from 01/07/2024</p>

	<ul style="list-style-type: none"> <li>• Undertaking an audit of State Government-owned land and buildings to identify housing opportunities through development or repurposing, including provision of social and affordable housing.</li> <li>• The establishment of the Housing Ideas Portal as a single front door to government for proposals that can deliver new housing stock.</li> <li>• Investigate and consult on introducing inclusionary requirements into the planning framework to increase the supply of social and affordable housing.</li> <li>• Reforming body corporate legislation to allow for terminating uneconomic community titles schemes to facilitate renewal and redevelopment.</li> <li>• Implementing a community engagement and education plan that raises community awareness of housing diversity and density in managing growth.</li> </ul> <p>Additionally, Queensland will contribute to coordinated actions under the Accord as informed by Planning Ministers’ work at a national level.</p>	
<p>Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.</p>	<p>Queensland is working with local governments to unlock housing supply, including 2022 Queensland Housing Summit Outcomes such as:</p> <ul style="list-style-type: none"> <li>• Providing emergency accommodation faster through expediting approvals for emergency housing in disaster affected communities.</li> <li>• Working with 61 Queensland councils to prepare and implement Local Housing Action Plans.</li> <li>• Working with the Aboriginal and Torres Strait Islander Local Government Authorities to develop and implement place-based, community-led local housing plans for communities that identify and respond to local housing challenges, opportunities and priorities.</li> <li>• Partnering with industry and local governments to create a community engagement and awareness campaign covering growth and housing diversity.</li> <li>• In partnership with Local Governments, identify opportunities to develop or repurpose local government-owned land and buildings for housing.</li> </ul>	<p>Present, to 5 years from 01/07/2024</p>

<p>Support the distribution of the Housing Australia Future Fund (HAFF).</p>	<p>Queensland is investing \$5 billion for the delivery of social and affordable housing, and housing and homelessness supports. This includes the \$2 billion investment for the Housing Investment Fund and a further \$322.2 million to build an additional 500 new social housing homes under QuickStarts Qld, bringing the target for this program to 3265 social housing home commencements by 30 June 2025.</p> <p>Queensland will work with the Commonwealth to explore a range of models to maximize the HAFF distribution outcomes for housing projects in Queensland, in a manner that reflects increasing demand for housing in Queensland, specific costs of delivery and the geographic dispersion of the state, including remote and discrete communities.</p> <p>The flexible disbursement of the HAFF, including the potential for direct allocations to the state, will support a range of delivery models to increase social and affordable housing supply.</p> <p>Supports may include grants, loans, equity, land contributions, expedited planning, zoning and other mechanisms as appropriate to delivering on Queensland's housing needs.</p>	<p>Present, to 5 years from 01/07/2024</p>
<p>Support building of a strong and sustainable Community Housing Provider sector.</p>	<p>Under Queensland's \$2 billion Housing Investment Fund, \$130 million a year is available to support 5,600 social and affordable home commencements across Queensland by 30 June 2027, including through partnerships with the Community Housing Provider Sector.</p> <p>The Queensland Government has also committed a further \$322.2 million to expand the Quickstarts Qld by an additional 500 homes, bringing the target for this program to 3265 social housing home commencements by 30 June 2025. This</p>	<p>Present, to 5 years from 01/07/2024</p>

	<p>program is delivered through a mix of state-delivered housing and housing in partnership with Community Housing Providers and local governments, including Aboriginal and Torres Strait Islander Councils.</p> <p>The Queensland Government funds Peak and Industry Bodies to support the implementation of the Queensland Housing and Homelessness Action Plan 2021-2025 (Action Plan), participate in governance mechanisms, and assist the development of policy, programs and practice to deliver measurable outcomes. The Queensland Government has also committed \$5 million to support capacity and capability building in the Community Housing Provider (CHP) sector. This includes delivering the Community Housing Futures (CHF) program to improve the long-term viability and financial strength of Queensland CHPs through:</p> <ul style="list-style-type: none"> <li>• Providing CHPs access to training and specialist advice.</li> <li>• Enhancing capability to deliver larger scale housing supply projects.</li> <li>• Diversifying towards operating models that increase affordable housing.</li> <li>• Enhancing capacity to bid for government assistance for housing projects.</li> </ul>	
<p>Ensure achievement of targets for social and affordable housing are met.</p>	<p>The Queensland Government is taking broad, coordinated action to increase social and affordable housing supply across the state, informed by the Queensland Housing Strategy 2017-2027, Queensland Housing and Homelessness Action Plan 2021-2025 and ShapingSEQ 2023 Update.</p> <p>Queensland will monitor the delivery of projects directly led by the state or funded through the \$2 billion Housing Investment Fund, the expanded Quickstarts Qld and other programs and initiatives, including those announced as part of the 2022 Queensland Housing Summit and Housing Roundtables.</p>	<p>5 years from 01/07/2024</p>