



Urban Development Institute of Australia

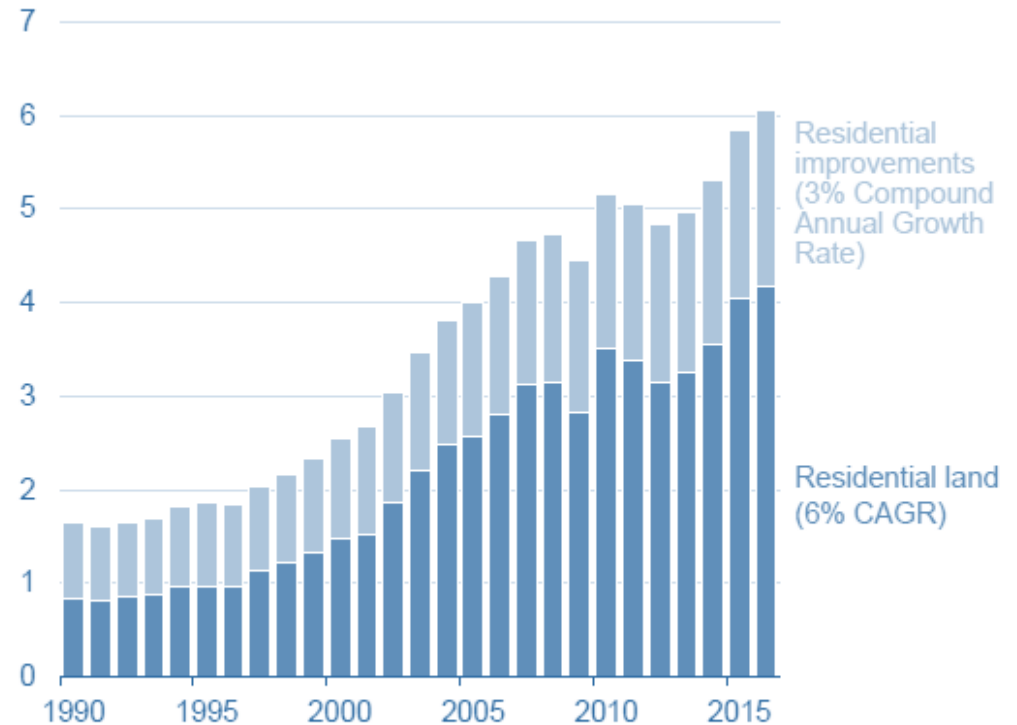
Queensland Chapter

Key Drivers

Among long term drivers of increasing house prices in Queensland:

- constrained supply of adequately serviced land,
- a statewide infrastructure backlog and
- a decades long climb in unmet demand for public and social housing.

Figure 2.6: Dwelling prices increased primarily because of higher land values, although bigger and better buildings also contributed
Real market value of Australian residential property, \$2016, trillions



Notes: 'Residential improvements' consists of the value of the stock of dwelling construction; historical figures are deflated by the Consumer Price Index to \$2016.

Sources: ABS (2017e) and ABS (2018); Grattan analysis.

Dealing with Key Drivers

- Boost Queensland's Catalyst Infrastructure by \$500 million
- Bolster Economic Development Queensland
- Deliver two new State Codes
 - Small Lot Redevelopment and
 - Missing Middle Codes

Dealing with COVID-19

- Urgently progress BTR pilot and then expand
- Create Community Housing Growth Fund
- Boost the *Housing Strategy*