



Social Housing Accelerator Payment (SHAP)

Implementation Plan 30 September 2023



Overview

On 16 June 2023, National Cabinet agreed to the Australian Government's new \$2 billion Social Housing Accelerator Payment (SHAP) to deliver additional social housing as a contribution towards progress on increasing housing supply.

Funding is to be committed within two years (by 30 June 2025) to allow for completion of additional supply within five years (by 30 June 2028). States and territories (states) have some flexibility in how they improve the availability of supply which may include mechanisms to increase both social housing and overall housing supply.

Purpose

The Queensland SHAP Implementation Plan (the Plan) has been developed to provide an overview of initiatives and projects that will be considered in the delivery of social housing, supported by the \$398.3 million provided by the Australian Government under the SHAP Federal Funding Agreement.

Context

Housing and rental supply and affordability pressures are affecting many advanced economies. In Queensland, housing affordability has been declining, affected by several factors, including inter-state migration and overseas immigration; rising interest rates; historically low rental vacancy rates across the State; significant rental and home price growth, and supply chain and labour constraints leading to higher construction costs. These factors, combined with broader cost of living challenges, mean more households are experiencing housing stress, in addition to at risk priority groups already facing homelessness or housing insecurity.

The Queensland Government has set a clear objective: *that every Queenslanders should have access to a safe, secure and affordable home that meets their needs and enables participation in the social and economic life of our prosperous state.*

The *Queensland Housing Strategy 2017–2027* sets out the 10-year vision for the state's housing system and the Queensland Government's commitment to make sure all Queenslanders have a pathway to safe, secure and affordable housing. It is delivered through the Housing and Homelessness Action Plan 2021–2025 (HHAP) and the Aboriginal and Torres Strait Islander Housing Action Plan 2019–2023.

Through the HHAP, the Queensland Government is directly investing to increase social and affordable housing supply – including through:

- *QuickStarts Qld* – a whole-of-State, capital investment program to accelerate the acquisition, construction, and redevelopment of new social homes, including State-led delivery and delivery in partnership with registered community housing providers and local councils, including Aboriginal and Torres Strait Islander Councils. The program will support 3,265 social housing home commencements by 30 June 2025.
- *\$2 billion Housing Investment Fund (HIF)* – a market-led program, established to provide support to proponents – including registered community housing providers and the private sector – to build, finance, own, operate and manage social and affordable housing. The investment will support the 5,600 social and affordable home commencements by 30 June 2027.

The Queensland Government convened the Queensland Housing Summit in October 2022 and has held three Housing Roundtables (September 2022, March 2023 and September 2023) with key sector stakeholders. The Queensland Housing Summit Outcomes Report, released in December 2022, sets out a comprehensive program of 51 actions all underway, with 26 complete, to support the housing needs of Queenslanders, with new funding focused on increasing housing and homelessness support for Queenslanders. Key actions include:

- providing on-site support at temporary emergency accommodation through \$10 million of funding, including supporting 15 families at any one time through the acquisition of 23-room hotel in Brisbane, and supporting up to 307 adults at four former retirement villages in Clayfield, Toowoomba, Redland Bay and Rothwell.
- providing tax concessions for build to rent developments that provide at least 10 per cent of dwellings as affordable housing at discounted rents.
- launching the prefabricated homes construction initiative, with the opening of the QBuild Rapid Accommodation and Apprenticeship Centre in March 2023. Over 100 homes are targeted for completion through the first procurement process, of which 53 are for public housing.

Existing commitments

The Queensland Government is investing \$5 billion in social and affordable housing supply, and housing and homelessness support – which includes the \$2 billion investment in the HIF – and will support the delivery of the 13,500 social and affordable home commencements from 1 July 2015 to 30 June 2027.

Since 1 July 2015 and as of 31 August 2023:

- 4,864 homes delivered, comprising 4143 built and 721 purchased.
- 729 homes under construction.
- 1,536 homes under contract to be delivered (not yet in construction or settled).

This investment includes an additional \$1.1 billion announced at the 2023–24 State Budget for the delivery and supply of social housing across Queensland through the HHAP, including to meet higher construction costs and to boost the QuickStarts Qld target by 500 homes, bringing it to 3,265 social housing home commencements by 30 June 2025.

Under Queensland’s \$2 billion HIF, \$130 million a year is available to support 5,600 social and affordable home commencements across Queensland by 30 June 2027.

To date, over 1,600 homes have been approved for support under the HIF, including for a pipeline to deliver 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. Support has also been provided to two community housing providers to purchase properties, most of which are exiting the soon-to-be closed National Rental Affordability Scheme, to secure these properties as social and affordable housing for the long-term.

Following the most recent round of the HIF, 71 proposals expressing interest in providing over 3,000 social and affordable homes, are progressing through the next stage of assessment.

Details of Queensland’s existing social and affordable housing commitments are provided at **Annexure 1**.

The Queensland Government is also supporting more rental housing through the \$70 million Build-to-Rent Pilot Project. As of 30 June 2023, three projects have been contracted to deliver 1,200 new rental homes, including up to 490 at a discount to market rent supported by a state subsidy.

The State is also partnering with local government to support the development of local housing action plans. These plans will provide a comprehensive statewide set of actions that highlights the housing challenges of individual councils and their communities and opportunities to boost supply—taking into account planning, land use, repurposing, and cohort specific issues.

As part of this process, the State funded the Western Queensland Alliance of Councils to prepare 22 local housing action plans (LHAPs) for their member councils, with all 22 LHAPs now finalised. A further \$600,000 has been allocated for the Local Government Association of Queensland (LGAQ) to expand the Local Housing Action Plan program to a further 38 councils across Queensland, with these plans to be finalised by March 2024.

The department is also working with remote Aboriginal and Torres Strait Islander communities in developing local housing plans. This will culminate in having available LHAPs for all local government areas.

The State, through Economic Development Queensland, has also identified 17 initial state-owned sites with the opportunity to develop large scale integrated mixed used housing outcomes, including social and affordable housing. Initial sites for potential social and affordable housing developments have been announced at Southport and Northshore Hamilton, with investigations on further sites continuing.

Queensland is also significantly progressing a range of planning system reforms identified through the Housing Summit, including:

- delivering the Shaping SEQ – Southeast Queensland Regional Plan – 2023 Update.
- investigating opportunities to introduce inclusionary planning arrangements into the Queensland planning framework, including a focus on affordable and market led supply and their role in contributing to unlocking more housing supply.
- reviewing how the planning framework supports housing choices that meet the needs of communities including but not limited to new diverse housing type targets in the regional plan and other instruments to de-risk missing middle and gentle density innovations.

Planning reforms significantly progressed through a legislative amendment package for priority growth areas and more broadly which support intervening in significant development applications and provision of other tools currently already available to councils (but rarely used) to address fragmentation where the state has an interest in unlocking housing supply.

Scope

Queensland is committed to delivering the State's share of homes under SHAP and the National Housing Accord (the Accord); and continuing to work collaboratively to deliver benefits to Queenslanders through the National Housing and Homelessness Plan (NHHP), National Housing and Homelessness Agreement (NHHA) and the Australian Government's Housing Australia Future Fund (HAFF). To maximise outcomes, it is imperative design and implementation of such programs are aligned with the needs of the Queensland community and housing and homelessness sector.

The Queensland Government will deliver up to 600 social housing dwellings, supported by the \$398.3 million provided by the Australian Government under the SHAP federal funding agreement. These social housing dwellings will be contracted by 30 June 2025, with funding to be expended by 30 June 2028.

The delivery of housing under the SHAP will align with and complement existing Queensland Government commitments including under the HHAP and the Aboriginal and Torres Strait Islander Action Plan 2019-2023 to ensure a coordinated and integrated rolling capital program.

Homes delivered under the SHAP will be delivered alongside QuickStart Qld and be allocated across Queensland in line with existing methodology for this program. The methodology for the allocation of the housing targets seeks to ensure investment addresses both current and emerging housing need and was determined through regional analysis of housing need data including the Social Housing Register of Need, levels of homelessness, levels of housing stress experienced by low-income rental tenants, and data on priority groups (including Aboriginal and Torres Strait Islander people and people escaping domestic and family violence).

This approach ensures the state-wide delivery of housing in line with need, allocated across the Queensland Housing Growth Initiative (QHIGI) regions, including remote Indigenous Councils.

Dwellings will be delivered through methods such as traditionally procured construction, manufactured homes, house and land packages, community housing providers construction and the purchase and redevelopment of commercial-style accommodation. The State will seek proposals from the market where required.

A range of priority groups will be assisted through the delivery of these additional social housing dwellings, including Aboriginal and Torres Strait Islander people, people with a disability, older women, families, young people and people at risk of homelessness, seniors in social housing seeking to downsize to free up family homes.

Governance and reporting

Delivery of social housing dwellings supported by the SHAP will be overseen by the Queensland Government's Housing Delivery Board, supported by an Interagency Senior Executive Steering Committee and Cross-Agency Working Group.

The Queensland Government will undertake monthly reporting with six-monthly assurance reports to be submitted to the Australian Government, in accordance with the SHAP Federal Funding Agreement.

Delivery considerations

Homes under the SHAP will be delivered across the existing established Queensland Housing Growth Initiative (QHIGI) regions. Nearly half of the dwellings proposed for delivery are outside south east Queensland. A breakdown by region is provided at **Table 1**.

A proportion of social homes would also be delivered in partnership with community housing providers and local councils, including Aboriginal and Torres Strait Islander Councils. Renovation of any uninhabitable dwellings to return these to supply may also be considered but due to the State's active approach of maintaining social housing dwellings or identifying sites for redevelopment, the number of these homes are expected to be limited.

As part of its rolling capital program, the State continues to identify land and options for the delivery of social housing over futures years.

All projects currently identified for delivery under the SHAP have not been announced, do not have financial approval and have not executed any building contract or capital grant agreement prior to the Australian Government stipulated date of 16 June 2023. Further projects will be identified, including in partnership with community housing providers and councils to deliver on the full target.

Due to the vast distances between towns, Queensland faces higher costs to service rural, regional and remote communities, which is not comparable with some states. This includes higher construction costs for the delivery of housing.

The average cost per dwelling differs significantly across Queensland regions. The 2022 Rawlinsons Construction Cost Index 2023 indicates that costs per construction project for regional and remote areas of Queensland can be up to double of the costs of construction in Brisbane/south east Queensland. For example, construction costs compared to south east Queensland are 200 per cent higher in Cape York, 125 per cent to 155 per cent higher in Outback Queensland, 120 per cent higher in Far North Queensland, and 115 per cent to 120 per cent higher in Central and North Queensland. These variances are due to factors such as additional costs for the transport of materials and workforce accommodation, along with local trade variances and limited builder and trade availability.

The costs can be further increased where infrastructure works are required ahead of home construction commencement (such as site subdivision and utility connections (water and energy)).

Through a range of competitive tendering approaches costs will be monitored over the term of the plan. The SHAP will be managed and monitored at a State-wide and regional level to ensure the target is achieved, within the funding envelope.

Where the opportunity exists (such as to maximise yield outcomes for certain sites), jointly funded projects, which include State funding (i.e. via Quickstarts Qld), will be identified. Dwellings will be allocated between QuickStarts Qld and the SHAP in proportion with funding. Other opportunities to leverage funding available under the Housing Australia Future Fund or Housing Accord will also be considered and identified, where this is possible and best maximises housing outcomes.

Annexure 2 provides further detail on identified projects for delivery under SHAP, by region.. Actual project costs will be provided in six monthly assurance reports as projects reach building contact stage.

Where potential projects have been identified they have been provided in the schedule. Where not identified an indicative delivery process has been identified.

Construction of new dwellings will meet all required building code standards and accessibility requirements. A target of 50 percent of properties will be delivered to meet gold or platinum liveable design requirements.

Homes will be of a mix of types across the state delivering 1-, 2-, 3-, 4- or 4 plus-bedroom homes. This will ensure home to meet the range of needs and circumstances of households on the social housing register, including singles, couples and families. Cohort specific response such as seniors' units will also be considered in delivering homes through the SHAP, as this can allow for existing social housing seniors in underutilised homes to move new fit for purpose accommodation, freeing up larger homes for families.

It is expected that all homes delivered under the SHAP would be tenanted, on average, within 20 business days of construction completion.

Table 1: Social Housing Accelerator Payment, regional allocation of target



Queensland Government Regions	Social Housing Accelerator Payment
1. Cape York	35
2. Far North Queensland	53
3. North Queensland	42
4. Mackay-Whitsunday	17
5. Central Queensland	29
6. Wide Bay Burnett	43
7. Darling Downs	29
8. Outback	34
9. South East Queensland	
A. Sunshine Coast	37
B. Moreton Bay (R)	44
C. Brisbane (C)	108
D. Logan (C)	39
E. Redland (C)	9
F. Gold Coast (C)	53
G. Ipswich (C)	23
H. SEQ Regional councils	5
Total	600

Implementation

Implementation phases

The SHAP will be delivered through a number of phases, in line with assurance reporting requirements under the SHAP Federal Funding Agreement.

Phase 1 – Establishment phase July 2023 to September 2023

- Draft SHAP Implementation Plan provided to National Cabinet by 1 August 2023 (completed)
- Establish regional targets (completed)
- Develop indicative program at regional level and identify early projects (completed)
- Final draft of SHAP Implementation plan due to Australian Government by 30 September 2023 (completed)

Phase 2 – Early identification phase September 2023 to February 2024

- Confirmation of final plan approval from Australian Government
- Employ/allocate staff for oversight and delivery of SHAP Implementation Plan.
- Develop procurement documentation and processes for market invitation for community housing providers
- Conduct market invitation process
- Develop reporting frameworks and tools
- Complete first assurance report by 28 February 2024

Phase 3 – Contracting phase February 2024 to August 2024

- Complete market invitation procurement processes
- Identify gaps in program at regional level and look to adjust program delivery options
- Complete second assurance report by 31 August 2024
- Develop construction timelines for completion for projects

Phase 4 – Ongoing contracting and construction phase August 2024 to February 2025.

- Complete third assurance report by 28 February 2025

Phase 5 – Program Committed phase February 2025 to August 2025

- Program 100% committed.
- All regional gaps resolved or adjusted.
- Complete fourth assurance report by 31 August 2025.

Phase 6 – Finalisation phase. August 2025 to June 2028

- Ongoing assurance reporting February and August each year.
- Completion of all construction projects.

Baseline data

The following information is provided in line with the requirements under Item 3 of Social Housing Accelerator Payment schedule of the Federation Funding Agreement (FFA).

Queensland's social housing register – key data

As at 30 June 2023 (and as reported in Queensland Open Data, June 2023), there are 25,364 applications/households on the Social Housing Register.

Over the 12-month period to 30 June 2023, 5,069 new households were assisted into social housing.

Queensland does not operate a waiting list, but has a Housing Register, with a constant in-flow and out-flow of households and individuals with varying needs applying for social housing. Applicants are assessed on their needs and able to nominate up to six areas or locations where there are existing social housing homes.

While impact of adding new dwellings can be estimated, the number of applicants on the Social Housing Register is not static, and can change over time.

The relationship between wait times and number of dwellings is complex. Wait times are impacted by several factors including:

- general availability of homes in a location
- number of applicant households who have applied for that location
- changes in demand for a particular location
- number of very high needs applicant households in each location
- specific requirements of the household in terms of bedrooms, accessibility issues and how that relates to the applicant household members
- vacancy turnover in existing homes.

The above factors mean in any one period, median wait times in particular locations can vary.

Based on the 2022-23 median time waited for newly allocated households to public housing, it is estimated that the homes supported by the SHAP could support a wait time reduction of up to six days or around two percent. This calculation is based on the wait time methodology endorsed by the Australian Government and is based on the current number of applicants on the housing register as at 30 June 2023. Any variation in the number of applicants could impact the effect of the SHAP on wait times.

Financial management

The Queensland Government will administer SHAP funds through the Queensland Department of Housing (DoH).

Funding will be used by DoH against the total project costs for identified projects.

To deliver a state-wide program a per dwelling total project cost has been approximated at a whole a program level, noting the actual delivery costs will vary across the State.

The Queensland Government will provide updated financial expenditure within the six-monthly assurance reports as costs and delivery dates are confirmed.

All endeavours will be made to continue to bring forward delivery times and manage delivery costs.

Annexure 1 - Queensland's existing social and affordable housing commitments

Any programs or projects to increase the social housing stock over the term of the SHAP FFA schedule that were already committed, planned or announced prior to 16 June 2013.

<p>QuickStarts Qld – an integrated capital investment program to accelerate planned acquisition, new construction, and redevelopment opportunities to deliver new social housing homes sooner. Timeframe: Delivered across FY2021-FY2025 Total Outcomes: 3,265 new social housing commencements across Queensland</p>					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
3,265 social homes	\$1.932B capital funding for supply	All projects to be contracted/commenced by 30 June 2025.	State delivered public housing (including purchases of existing product, new builds and modular homes) and support for the delivery of community housing.	Record housing investment bolstered in State Budget - Ministerial Media Statements. Budget boost to deliver 500 more social homes for Queenslanders in need - Ministerial Media Statements	In recognition of increasing construction costs, the 2023-2024 State Budget included an additional \$1.1 billion to meet higher construction costs resulting from the current market and to retain and upgrade social homes that would otherwise be sold.
<p>Housing Investment Fund (HIF) – supports partnerships to deliver social and affordable housing. Timeframe: Delivered across FY2021-FY2027 Total Outcomes: 5,600 social and affordable housing commencements across Queensland</p>					
Estimated number of dwellings	Estimated cost	Estimated completion date	Delivery method	Link to announcement (if public)	Additional comments
5,600	\$2 billion fund, with \$130 million available per annum to support target	All projects to be contracted/commenced by 30 June 2027	The HIF provides support for proponents (including community housing providers, private sector and local governments) to build, finance, own, operate and manage social and affordable housing.	Housing Investment Fund boosted to \$2 billion - Ministerial Media Statements	At the Queensland Housing Summit on 20 October 2022, the Queensland Government boosted the HIF to \$2 billion.

Annexure 2 - Regional Projects Breakdown – Social Housing Accelerator Payment Implementation Plan

Region - Cape York

Notional target	
Number of social homes across region to be delivered	35

Local Government Areas included in the region
Aurukun (S), Cook (S), Hope Vale (S), Kowanyama (S), Lockhart River (S), Mapoon (S), Napranum (S), Northern Peninsula Area (R), Pormpuraaw (S), Torres (S), Torres Strait Island (R), Weipa (T)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion	Delivery method	Comments
2	Torres	2x2 bedroom	2025/26	State delivered public housing	Assists Aboriginal and Torres Strait Islander families.
2	Torres	2x2 bedroom	2025/26	State delivered public housing	Assists Aboriginal and Torres Strait Islander families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
27	TBD	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.
4	Cook	4x2 Bedroom	2024/25 to 2025/26	State delivered public homes	Assists Aboriginal and Torres Strait Islander families. Could include use of modular housing

Region - Far North Queensland

Notional target	
Number of social homes across region to be delivered	53

Local Government Areas included in the region
Cairns (R), Cassowary Coast (R), Douglas (S), Mareeba (S), Tablelands (R), Wujal Wujal (S), Yarrabah (S)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
3	Cassowary Coast	1x1 bedroom; 2x2 Bedroom	2024/25	State delivered public housing	Joint project with state to deliver up to 6 homes. 3 from SHAP, 3 from State. Assists, singles, couples and families.
6	Mareeba	6x1 bedroom	2024/25	State delivered public housing	Assists singles and couples.
10	Cairns	6x1 bedroom; 4x2 bedroom	2025/26	State delivered public housing	Assists singles and couples.
6	Cairns	6x2 bedroom	2025/26	State delivered public housing	Assist families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
TBD	Yarrabah	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.
TBD	Across Regional/Shire Councils	TBD	2024/25 to 2027/28	Various	
TBD	Wujal Wujal	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.

Region - North Queensland

Notional target	
Number of social homes across region to be delivered	42

Local Government Areas included in the region
Burdekin (S), Charters Towers (R), Hinchinbrook (S), Palm Island (S), Townsville (C)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
4	Burdekin	4x1 Bedroom	2024/25	State delivered public housing	Assist singles and couples.
6	Hinchinbrook	6x2 Bedroom	2025/26	State delivered public housing	Assists families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
TBD	Palm Island	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.
TBD	Across Regional/ Shire Councils	TBD	2024/25 to 2027/28	Various	

Region - Mackay-Whitsunday

Notional Target	
Number of social homes across region to be delivered	17

Local Government Areas included in the region
Isaac (R), Mackay (R), Whitsunday (R)

Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
17	Across Regional/Shire Councils	TBD	2025/26 to 2027/28	Various	

Region - Central Queensland

Notional target	
Number of social homes across region to be delivered	29

Local Government Areas included in the region
Banana (S), Central Highlands (R), Gladstone (R), Livingstone (S), Rockhampton (R), Woorabinda (S)

Projects identified					
Estimated dwelling numbers	LGA	Potential Yield	Estimated completion date	Delivery method	Comments
7	Gladstone	13x1 Bedroom	2025/26	State delivered public housing	Joint project with state. SHAP funding 7x1 Bedroom. State funded 6x1 Bedroom. Will assist singles and couples.
2	Central Highlands	2x2 Bedroom Duplex	2024/25	State delivered modular homes	Assist families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
TBD	Woorabinda	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.
TBD	Across Regional/ Shire Councils	TBD	2024/25 to 2027/28	Various	

Region - Wide Bay Burnett

Notional target	
Number of social homes across region to be delivered	43

Local Government Areas included in the region
Bundaberg (R), Cherbourg (S), Fraser Coast (R), Gympie (R), North Burnett (R), South Burnett (R)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
6	South Burnett	4x2 Bedroom; 2x3 Bedroom	2024/25	State delivered public works	Assists families
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
TBD	Cherbourg	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.
TBD	Across Regional/ Shire Councils	TBD	2025/26 to 2027/28	Various	

Region - Darling Downs

Notional target	
Number of social homes across region to be delivered	29

Local Government Areas included in the region
Balonne (S), Goondiwindi (R), Maranoa (R), Southern Downs (R), Toowoomba (R), Western Downs (R)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
1	Maranoa	TBD	2024/25	State delivered manufactured homes	
20	Toowoomba	Mix of 1 and 2 Bedroom	2026/27	CHP	Proposed joint project with State (20 homes – SHAP; 12 homes – State). Will assist singles, couples and families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
TBD	Across Regional/ Shire Councils	TBD	2024/25 to 2027/28	TBD	

Region - Outback

Notional target	
Number of social homes across region to be delivered	34

Local Government Areas
North West- Burke (S), Carpentaria (S), Cloncurry (S), Croydon (S) Doomadgee (S), Etheridge (S), Flinders (S), McKinlay (S), Mornington (S), Mount Isa (C), Richmond (S)
South West- Bulloo (S), Murweh (S), Paroo (S), Quilpie (S)
Central- Barcaldine (R), Barcoo (S), Blackall-Tambo (R), Boulia (S), Diamantina (S), Longreach (R), Winton (S)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
2	Carpentaria	2x2 bedroom	2024/25	State delivered modular homes	Assist families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
TBD	Doomadgee	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.
TBD	Across Regional/ Shire Councils	TBD	2024/25 to 2027/28	Various	TBD – method of delivery could include state-led or delivery by community housing providers.
TBD	Mornington Island	TBD	2025/26 to 2027/28	State delivered public homes / remote council delivery	Assists Aboriginal and Torres Strait Islander families.

Region - South East Queensland - Sunshine Coast

Notional target	
Number of social homes across region to be delivered	37

Local Government Areas
Sunshine Coast (R), Noosa (S)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
5	Noosa	25x 1-bedroom	TBD	CHP	Proposed joint project with State (5 homes – SHAP, remainder by the State, subject to final yield being determined). Will assist singles, couples and families.
32	Sunshine Coast	Mix of 20x 1-bedroom and 14x 2-bedroom	TBD	CHP	Proposed joint project with state. (34 homes – 32 SHAP, 2 homes – State). Will assist singles, couples and families.

Region - South East Queensland - Moreton Bay

Notional target	
Number of social homes across region to be delivered	44

Local Government Areas
Moreton Bay (R)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
22	Moreton Bay	22 x 1-bedroom	2025/26	State delivered public housing	Assist singles and couples.
10	Moreton Bay	10 x 1-bedroom	2025/26	State delivered public housing	Assist singles and couples. Final yield to be determined.
12	Moreton Bay	8x1 bedroom; 4x2 bedroom	2025/26	State delivered public housing	Assist singles, couples and families. Final yield to be determined.

Region - South East Queensland - Brisbane

Notional target	
Number of social homes across region to be delivered	108

Local Government Areas
Brisbane (C)

Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
108	Across Brisbane	TBD	2025/26 to 2027/28	Various	

Region - South East Queensland - Logan

Notional target	
Number of social homes across region to be delivered	39

Local Government Areas
Logan (C)

Projects identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
12	Logan	9x1 bedroom; 3x2 bedroom	2025/26	State delivered public housing	Assist singles, couples and families.
26	Logan	16x1 bedroom; 8x2 bedroom	2025/26	State delivered public housing	Assist singles, couples and families.

Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
1	Logan	TBD	2027/28	TBD	

Region - South East Queensland - Redlands

Notional Target	
Number of social homes across region to be delivered	9

Local Government Areas
Redland (C)

Projects Identified					
Estimated dwelling numbers	LGA	Potential Yield	Estimated Completion Date	Delivery Method	Comments
6	Redlands	6x1 bedroom	2025/26	State delivered public housing	Assist seniors.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
3	Redlands	TBD	2027/28	TBD	

Region - South East Queensland - Gold Coast

Notional target	
Number of social homes across region to be delivered	53

Local Government Areas
Gold Coast (C)

Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
53	Gold Coast	TBD	2025/26 to 2027/28	TBD	

Region - South East Queensland - Ipswich

Notional target	
Number of social homes across region to be delivered	23

Local Government Areas
Ipswich (C)

Projects identified					
Estimated dwelling numbers	LGA	Potential Yield	Estimated Completion Date	Delivery Method	Comments
10	Ipswich	Mix of 1 and 2 bedrooms	2025/26	CHP	Assist singles, couples and families.
Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
13	Ipswich	TBD	2027/28	TBD	

Region - South East Queensland - Regional

Notional target	
Number of social homes across region to be delivered	5

Local Government Areas
Lockyer Valley (R), Scenic Rim (R), Somerset (R)

Projects to be identified					
Estimated dwelling numbers	LGA	Potential yield	Estimated completion date	Delivery method	Comments
5	Across Regional/ Shire Councils	TBD	2024/25 to 2027/28	Various	