

# Growth is fast outstripping housing

**Mitch Gaynor**

THE first report on the southeast's housing growth management program shows Brisbane will have a shortfall of 37,000 dwellings by 2031.

However key estimates have been questioned by industry, which said they painted over a darker state of play in the sector.

Released ahead of today's Building Revival Forum, the SEQ Growth Management Program Annual Report 2010, shows multiple southeast jurisdictions will face a shortfall in the dwellings needed to house a growing population.

Brisbane has been assessed as requiring

37,000 extra dwellings on top of the 119,000 forecast as either being in the planning or emerging stages.

The program reports annually on land supply and development in relation to the SEQ Regional Plan.

Deputy Premier Paul Lucas said the report showed councils were "making good inroads on their dwelling targets", and that there is "a reasonable balance between dwelling supply and demand in SEQ".

Seven of the 11 southeast regional areas were falling behind on supply targets.

The Gold Coast, Ipswich, Logan and Redland are all expected to exceed demand.

However the degree of the shortfall among

the majority of regions remains contentious. Mr Lucas said that from the onset of the GFC, until June 2010, supply had fallen to be 86 per cent of the pro rata target.

"Some factors are beyond our control – the 2008 global financial crisis, for instance, certainly had an impact through the reduced availability and higher cost of finance and a more risk-averse market," he said.

But an industry group said their reading of housing data showed a shortfall closer to 40 per cent.

"We beg to differ on that front," Urban Development Institute of Australia state president Warren Harris said.

"We're going off Bureau of Statistics data

using building commencements and approvals and are coming up with the fact we are roughly on 40 per cent of long-term averages," he said.

A glaring concern for not only developers, but also residents of Brisbane, is that about 85 per cent of the shortfall of dwellings around Brisbane are so-called "infill" targets – development in established suburbs.

Infill targets are 32,000 short of what is needed, according to the report.

"The state must open up to the opportunity that allows council to achieve it – through TODs (transit orientated development) and augmenting the necessary infrastructure for that to occur," Mr Harris said.

## SUPPLY OF HOMES BY 2031

**BRISBANE: 119,000**  
shortfall of 37,000

**GOLD COAST: 166,000**  
excess of 23,000

**IPSWICH: 121,000**  
excess of 3000

**LOCKYER VALLEY: 10,400**  
shortfall of 1100

**LOGAN: 74,000**  
excess of 4000

**MORETON BAY: 78,000**  
shortfall of 6000

**REDLAND: 22,000**  
excess of 1000

**SCENIC RIM: 10,900**  
shortfall of 4100

**SOMERSET: 3300**  
(N/A)

**SUNSHINE COAST: 85,000**  
shortfall of 13,000

**TOOWOOMBA: 15,700**  
shortfall of 15,000