



Every Queensland
community deserves
to be a liveable one

29 September 2026

Housing supply regulation inquiry
Productivity Commission
GPO Box 1428
Canberra City ACT 2601
housing.supply@pc.gov.au

Dear Commissioners,

RE: Response to Housing supply regulation – Interim report

The Local Government Association of Queensland (LGAQ) welcomes the opportunity to provide feedback to the Productivity Commission (the Commission) on the *Housing supply regulation – Interim report* (Interim Report).

The LGAQ is the peak body for local government in Queensland. It is a not-for-profit association established solely to serve councils and their needs and has been advising, supporting, and representing Queensland councils since 1896, enabling them to improve their operations and strengthen relationships with their communities.

The LGAQ does this by connecting councils to people and places; supporting their drive to innovate and improve service delivery through smart services and sustainable solutions; and providing them with the means to achieve community, professional and political excellence.

The LGAQ understands the Commission is seeking feedback on the Interim Report to inform the final report due to the Federal Government in March 2027. The LGAQ understands that the intent of this inquiry is to review existing regulations and identify opportunities for reform to increase housing supply and boost construction productivity, to support the National Housing Accord.

Housing supply is a critical focus for local governments across Queensland and, accordingly, the LGAQ and local governments seek to work in partnership with the Commission and the Federal Government on any reforms identified to increase housing supply and boost construction productivity.

Local governments play an important role in supporting housing supply but are not solely responsible for increasing housing supply. In Queensland the role of councils is to help facilitate housing rather than activate housing. The LGAQ notes that any proposed reform should not be a one-size-fits-all approach across Australia. Any reform should recognise the unique circumstances of each State and Territory, including recognition that Queensland's planning system is appropriately calibrated to deliver housing supply, where appropriately supported through adequate infrastructure funding and delivery.

In preparing this submission, the LGAQ has sought feedback from Queensland councils. This submission also reflects the relevant policy positions of Queensland local government, as outlined in the LGAQ Policy Statement 2025 and previous LGAQ Annual Conference resolutions, which relate to a variety of matters including development assessment processes, infrastructure planning and funding and housing supply.



In total, the LGAQ has made 17 recommendations for consideration by the Commission, which focus on the following key themes:

- Recognising the value of regulation by acknowledging its role in delivering important community outcomes, with reform to focus on improving regulatory efficiency rather than reducing regulatory protections.
- Prioritising infrastructure over deregulation by recognising that housing supply is often constrained by infrastructure funding and delivery, not a lack of zoned or approved land.
- Ensuring reforms are evidence-based through better data collection, analysis of approval timeframes, and evaluation of alternative approval pathways before pursuing regulatory changes.
- Strengthening local decision-making and planning outcomes by maintaining local governments as the primary development assessment authority and supporting orderly, infrastructure-led development.
- Reviewing funding and regulatory settings that affect housing delivery including broader infrastructure planning and funding frameworks to remove genuine barriers to development.

Should you have any further questions, please contact Crystal Baker, Manager – Strategic Policy via email: [Redacted] or Maddison Granzin, Senior Policy Officer – Planning and Development via email: [Redacted].

Yours sincerely,

Alison Smith
CHIEF EXECUTIVE OFFICER