Queensland Housing Reforms and Initiatives

Since October 2024, the Crisafulli Government has prioritised unlocking land for new housing, building better communities, boosting home ownership, easing pressure on rents and helping vulnerable Queenslanders access secure housing and related services. The Government's intentionally ambitious housing agenda is underpinned by the following principles:

- **Unlock:** To deliver one million homes by 2044 for Queensland's growing population, the Government is unlocking more land for housing
- **Build:** To build the homes Queenslanders need sooner, the Government is working with local governments to streamline approvals and boost investment in housing infrastructure
- **Boost:** To boost the number of Queenslanders who own their home, the Government abolished stamp duty taxes on new homes and provides funding to help close the deposit gap for first buyers
- **Ease:** To drive more affordable renting, the Government is boosting supply and lifted restrictions on rentals
- **Help:** To help vulnerable Queenslanders, the Government is delivering more social housing, community housing and homelessness services

A Ministerial Housing Taskforce was established early in the Government's term to oversee implementation of priorities and bring together major housing related portfolios to streamline and remove roadblocks for new housing.

Initiative	Start	End	Description
A Place to Call Home program	2024	2044	The Queensland Government is delivering safe, secure and affordable places to call home for Queenslanders. The Government set a target to deliver one million homes by 2044, including 53,500 additional social and community homes. Key initiatives under 'A Place to Call Home program include: • the $2 billion Residential Activation Fund (RAF) to deliver essential infrastructure to support the delivery of more homes sooner (refer Residential Activation Fund below for more information) • releasing/unlocking vacant Government-owned land for housing, and identifying priority growth areas for development

			• unlocking rental supply by lifting rental restrictions for new home owners eg new home owners who received transfer duty concessions and grants will be able to rent out rooms without penalty, when they use the property as their home • removing stamp duty for first home buyers on new builds • through the new Boost to Buy scheme, eligible first home buyers with a deposit of just two per cent can access a Government equity contribution of up to 30 per cent to purchase a home of up to $1 million • extending the $30,000 first home owner grant • unlocking land and supercharging solar to create savings for renters to help Queenslanders secure a place to call home • helping renters and homeowners with housing assistance, emergency housing and cost of living support.
Queensland Productivity Commission's (QPC) Opportunities to Improve Productivity of the Queensland Construction Industry	April 2025	Ongoing	The QPC was asked by the Government to undertake an Inquiry into opportunities to improve productivity of the Queensland construction industry. The Inquiry examined how policies and regulation affect productivity in the construction industry and considered opportunities for reform that will provide net benefits for the community. The Inquiry's Final Report was released on 21 January 2026. The Queensland Government agreed, or agreed in principle, to 51 of 64 recommendations (with all expected to be underway by the end of 2026). The Queensland Government has implemented several important reforms to boost the productivity of Queensland's construction industry, including those stemming from this Inquiry. Key Government actions include: • Procurement reforms – permanently removed the Best Practice Industry Conditions (or BPIC) and axed subcontractor pre-qualification requirements under the Queensland Procurement Policy 2026. The permanent removal of BPIC reduces major project costs in Queensland (such as trunk infrastructure), leading to more homes faster and forecast to save up to $20.6 billion over five years to 2030. • Safety and regulation – committed to better guidance on health and safety disputes, right-of-entry provisions, and reviewing regulator powers, alongside the Commission of Inquiry into the Construction, Forestry and Maritime Employees Union (CFMEU) • Workforce and training – repealed the old training policy to launch a targeted framework focused on modern construction methods and boosting apprenticeships • Collaboration and innovation – partnered with industry via forums and streamlined pathways for automated mutual recognition and migrant licensing.

			As a result of the Inquiry, the Queensland Government will:
			• review interaction between the Queensland planning and building frameworks. The objective of the review is to reduce complexity and regulatory burden within the planning and building systems by addressing inconsistencies and ambiguities between the two frameworks supporting more efficient development assessment and delivery outcomes
			• review water utility connection processes, including investigation of establishing a formal engagement framework with providers and adopting digital tools to streamline procedures
			• commence development of 'Delivering for Queensland: Infrastructure' which will:
			  ○ clearly outline the Government's infrastructure priorities and progress
			  ○ capitalise on growing international investor interest in Queensland
			  ○ strengthen Queensland's infrastructure framework, improving industry and investor confidence.

Unlock church and charity-owned land (streamlined Ministerial Infrastructure Designation)	Dec-24	Ongoing	The Government amended the Queensland planning framework to unlock faith-based and charity-owned land for community housing. The changes aligned to the Government's commitment to scale up the supply of housing stock across the state, meeting the demands of Queensland's growing populations. To unlock the land, the Planning Regulation 2017 (the Planning Regulation) was amended to allow community housing providers access to build affordable housing on faith-based and charity-owned land. As part of the amendments to the Queensland planning framework, a streamlined Ministerial Infrastructure Designation pathway for social and/or affordable housing was introduced (with supporting materials for stakeholders).
State Facilitated Development (SFD) pathway	Jul-24	Ongoing	Under the *Planning Act 2016*, the Planning Minister has powers to declare development applications for SFD. A development application for SFD is a development application subject to an alternate development assessment pathway which aims to deliver development that is a State priority. Under the revised SFD pathway, amended criteria broaden the type of residential projects that can use the pathway, opening SFD to consider all development predominantly for housing that meets zoning requirements, which are supported by the local government.

			State agencies and local governments play a critical role in the declaration and assessment of development applications for SFD by providing advice to ensure that state and local government interests and priorities are integrated.
State Planning Policy (SPP) Review	Aug-26	2027	The Queensland Government is reviewing the SPP to ensure it remains fit for purpose and responds to Queensland's future needs. A proposed draft SPP is open for consultation and includes: • six new strategic aspirations to guide planning outcomes and help balance competing State interests – the first of which is build more housing and strong communities • a revised structure designed to make the SPP easier to navigate, understand and apply • a new Environment, Heritage and Efficient Growth State interest to support coordinated growth while protecting the environment, heritage and natural and rural landscapes • updated and streamlined State interests, including new policies and revised interests that will account for the Queensland Government's forward agenda for housing • a revised approach to natural hazards and resilience, including a greater focus on risk-based planning for natural hazards • proposed removal of assessment benchmarks from the SPP, for relocation and consolidation under the Planning Regulation (with other development assessment benchmarks).

Initiative	Start	End	Description
Economic Development Queensland - Priority Development Areas (PDAs)	Ongoing	Ongoing	PDAs are parcels of land identified for accelerated development with a focus on delivering housing and facilitating economic growth. PDA development is driven by strong partnerships across Government and industry, and by market responsiveness and development certainty. The Queensland Government, through Economic Development Queensland (EDQ) uses PDAs as a key lever to deliver housing supply at pace and scale and play a critical role in delivering on the Government's commitment to deliver one million homes by 2044. EDQ's PDA portfolio continues to expand as part of the Government's re-focusing of EDQ to drive housing supply with four PDAs declared in 2026.
Residential Activation Fund	Jul-25	Jun-26 (100 per cent allocated)	The Crisafulli Government's $2 billion RAF is delivering the critical enabling infrastructure needed to unlock land for new housing across Queensland. Projects funded under the RAF deliver trunk water, sewer, stormwater and road infrastructure and higher order power and telecommunications infrastructure, removing the final barrier to new homes being constructed. Under two rounds of the RAF, the Government approved funding of $2 billion for more than 140 projects across the state, set to progressively unlock more than 159,000 new homes. The Government fulfilled its commitment to invest at least 50 percent of funding across regional Queensland. Of the $2 billion RAF, over 53 per cent was approved for projects across regional, rural and remote Queensland, that is, outside South East Queensland.
Economic Development Queensland - Land Activation Program (LAP)	Feb-26	Ongoing	Before LAP, unlocking underutilised Government land for housing was uncoordinated, lacking a whole of Government program approach, leading to inefficiencies and missed opportunities. Led by EDQ, the LAP: • identifies, unlocks, and then releases to market underutilised Government land for housing • allows Government to accept proactive proposals from industry where they have identified government land that may be surplus to needs.

			EDQ investigates the sites and provides advice on its suitability for release to market, including any enabling works or investment that may be required. In 2025-26, six sites were released to market, unlocking 21 hectares of land for the delivery of diverse housing outcomes and more than 5,000 dwellings. As part of the LAP, EDQ has also released dedicated land parcels to support delivery of affordable housing, supported by State funding through the EDQ's Social and Affordable Housing Grant Program, expected to deliver up to 170 affordable homes.
Regional Planning Program review	2025	2028	The Crisafulli Government, over this term, committed to developing 13 regional plans for every corner of the state, along with associated infrastructure plans to appropriately cater for growth. The scope of new regional plans was refined to prioritise housing supply, economic development and key industries, including traditional sectors of agriculture, resources, tourism and construction. The Queensland Government is: • partnering with Local Governments to deliver regional plans • engaging key industry/sector groups to address priorities to unlock housing supply.
Infrastructure Activation Fund (IAF)	2026	2031	The IAF will unlock development-ready land by investing $2.4 billion over five years to accelerate delivery of catalyst infrastructure (including roads, water and sewer-related projects) to service more than 51,000 new homes, including more than 20,500 homes for first home buyers. The IAF is linked to the Australian Government's 100,000 Homes for First Home Buyers program. The Queensland Government will partner with councils, utility providers and industry to invest the funding within five years and deliver homes through to 2034. Funding under the program includes grant funding and Australian Government backed, interest free loans to eligible infrastructure providers, supporting infrastructure projects that benefit Queensland communities.
Social and community housing support	2026	2030	Increasing investment in social and community housing by $1.024 billion over five years, supporting the delivery of more secure homes for Queenslanders in need, including youth foyers, domestic and family violence shelters, and social homes in remote communities. 2026-27 State Budget funding for housing construction of $1.024 billion is additional to the $1.967 billion committed in the Government's first budget, along with $500 million in permanent ongoing funding from FY2029-30, bringing the four-year capital program to a record $5.725 billion.

Training in Modern Methods of Construction (MMC)	2026	Ongoing	The $73.8 million TAFE Centre of Excellence Construction Tech is developing targeted micro-credentials and flexible training in MMC. The new facilities will expand physical training capacity with new purpose-built facilities planned for Caloundra and Moreton Bay by 2028, with the aim of closing critical skills gaps for housing delivery and the Brisbane 2032 Olympic and Paralympic Games.
Queensland Future Timber Plan 2050	Oct-25	2050	Timber is a vital renewable resource that underpins housing affordability, community well-being and regional jobs. The Government recognises the strategic importance of maintaining and managing the future supply of timber and our manufacturing capacity and capability, in a way that delivers multiple ongoing social, economic and environmental benefits. The Queensland Future Timber Plan 2050: • will allow industry to evolve, where achievements are demonstrated, and secure access to sustainably sourced timber and timber products, while contributing to a lower-emissions future • supports the vision of *Primary Industries Prosper 2050* blueprint to make Queensland's primary industries profitable, productive and sustainable for future generations, and to empower regional communities to be bold and prosperous. Queensland's forestry and timber industry will play a vital role in achieving the ambitious blueprint goal of growing primary production to $30 billion by 2030.
Planning Amendment Regulation 2025	July 25	Ongoing	The Queensland Government updated the Planning Regulation via the Planning Amendment Regulation 2025 to improve housing supply, enhance design, and safety standards. Amendments included: • allowing small-scale rooming accommodation uses (max five bedrooms and five occupants) to occur without planning approval from the relevant Local Government in lower density residential zones, where prescribed requirements can be met • new design and siting requirements for 'community residences' that provide accommodation for people who need assistance with daily living and are typically located in residential neighbourhoods to promote inclusion • a new land use definition for Build-to-Rent housing. By embedding a clear land use definition in the planning framework, Local Governments will have a consistent and prescriptive term to inform planning schemes

			• the Queensland Rural Workers' Accommodation Initiative, which supports repurposing existing under-utilised facilities as an interim solution for rural workers' accommodation and allows for small scale rural workers' accommodation to proceed without a material change of use development approval.