



Fact Sheet No.2: Third Party Housing Agreements

Version 1 – Issued 20 March 2024

This fact sheet provides an overview of new provisions in the Economic Development and Other Legislation Amendment Bill 2024 (the Bill) that enable the Minister for Economic Development Queensland (MEDQ) to enter into agreements with third parties for the supply of social and affordable housing.

Why do we need a change?

Currently, only the Department of Housing, Local Government, Planning and Public Works (DHLGPPW) enters into agreements with third parties, such as Community Housing Providers (CHPs), to deliver social and affordable housing. Government needs more options to respond to the housing shortage.

By enabling the MEDQ to enter into agreements with third parties for the supply of social and affordable housing, Economic Development Queensland (EDQ)¹ will be able to:

- increase housing supply, diversity, and provision of quality social and affordable housing across the state.
- build capacity across government and the housing sector to deliver social and affordable housing outcomes in a flexible manner.
- leverage government funding and expertise to maximise industry capability, alternative delivery models and funding sources.
- deliver social and affordable housing within accelerated timescales.

Key Features of the Bill

The Bill will give the MEDQ the flexibility to fund, facilitate, supply, deliver, and own affordable housing, including entering into agreements with third parties, like CHPs, to achieve this outcome.

The Bill also gives the MEDQ the ability to enter into an agreement with a CHP for the delivery of social housing. However, as DHLGPPW remains responsible for managing social housing and social housing providers in Queensland, these agreements will only be entered into with the consent of the Chief Executive under the *Housing Act 2003*.

- The MEDQ can fund, facilitate, deliver, supply and own affordable housing.
- The MEDQ can fund, facilitate, deliver, and supply social housing.
- The MEDQ can enter into agreements for the delivery and operation of social and affordable housing with third party parties such as CHPs.
- When the MEDQ delivers social housing, it will work collaboratively with DHLGPPW to ensure the social housing is aligned with the DHLGPPW's policy and operational objectives.
- Certain obligations under the *Housing Act 2003* relating to social housing will be adopted for social housing delivered by the MEDQ.

What are the Amendments?

The Bill introduces new sections into the *Economic Development Act 2012* (the Act) in relation to the delivery of social and affordable housing by the MEDQ.

¹ The Minister for Economic Development Queensland (MEDQ) as the corporation sole is the legal entity under the *Economic Development Act 2012*. However, for ease of reference, when addressing the day to day operations of the MEDQ, Economic Development Queensland is used throughout the fact sheet.





Proposed Amendments²	
Economic Development Act 2012	<p>The Bill includes new sections in the Act that:</p> <ul style="list-style-type: none"> • Amends the main purpose of the Act to include the provision of diverse housing including social and affordable housing. • Enables MEDQ to directly fund, facilitate, deliver, supply and own affordable housing. • Enables MEDQ to directly fund, facilitate, deliver and supply social housing. • The MEDQ can enter into agreements for the delivery and operation of social and affordable housing with third party parties such as CHPs. • Defines social housing to mean: <ul style="list-style-type: none"> ○ housing provided to an individual for residential use based on eligibility requirements, including, for example, the income and assets of the individual ○ public housing under the <i>Housing Act 2003</i> ○ crisis accommodation. • Defines affordable housing in accordance with a definition under an Economic Development Regulation (which is yet to be finalised). • When the MEDQ provides funding for social housing to an entity, the entity is regulated under the <i>Housing Act 2003</i>. • The MEDQ can only provide assistance for social housing to an entity that is a registered provider or exempt provider and when MEDQ has obtained the consent of the Chief Executive under the <i>Housing Act 2003</i> before entering into an agreement. • There is no requirement for MEDQ to obtain the consent of the Chief Executive under the <i>Housing Act 2003</i> if it funds affordable housing. • If the MEDQ enters into an agreement for social housing, that agreement will be taken to be a funding agreement under the <i>Housing Act 2003</i>. • Where the MEDQ provides funding for the delivery of social housing to a CHP, that housing will be a “state community housing asset” or a “national community housing asset” under the <i>Housing Act 2003</i>.

How will EDQ and DHLGPPW collaborate to deliver social and affordable housing?

DHLGPPW will continue to deliver social housing programs across Queensland. EDQ will require consent from the Chief Executive under the *Housing Act 2003* before entering into a social housing agreement.

EDQ and DHLGPPW will work collaboratively to determine how best to increase social and affordable housing in Queensland.

Roles and responsibilities will be defined so that:

- There is a coordinated approach to attaining the Queensland Government’s housing targets.
- There is a coordinated pursuit of social and affordable housing outcomes between EDQ and DHLGPPW in line with their respective Ministerial responsibilities.
- The Chief Executive under the *Housing Act 2003* can exercise their authority for the delivery of social housing.
- Consultation in relation to social housing outcomes for Priority Development Areas (PDA) will be undertaken when preparing PDA development schemes.

² The 'Proposed Amendments' table provides an overview of the amendments. For further detail refer to the Economic Development and Other Legislation Amendment Bill 2024





EDQ is also committed to working collaboratively with DHLGPPW to ensure any conditions for providing social and affordable housing are in areas of highest need and that CHPs are appropriately accredited.

Further information

For further information please contact Economic Development Queensland via EDQ@dasilgp.qld.gov.au

