

New-home target not achievable



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Greg Short

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THE clock is ticking to build 143,000 homes by 2031 to meet a predicted doubling of the Gold Coast population.

With tens of thousands of projects stalling every year, the city's deadline is looking more and more unlikely.

Sustainable Development Gold Coast president Greg Short said the goal would not be met.

"We need to try to make our developments more affordable.

"Investment and jobs will go to other regions where costs are lower and the chances of getting a fair approval for development are greater," he said.

UDIA Queensland president Steve Harrison said the biggest challenge would be the type of development demanded by the State Government.

The push is for infill development, where dwellings are built on remaining vacant sites or existing buildings are redeveloped, as opposed to creating new subdivisions.

"The city needs 143,000 new dwellings, but 70 per cent of them must be infill development in already developed areas," he said.

"Infill development will be in the form of units or duplexes.

"This is going to be quite difficult when 70 per cent of buyers want a home with a back yard.

"The Government needs to offer developers an incentive to build infill development, which will in turn reduce the price of the units and encourage buyers."

The Department of Planning and Infrastructure did not respond to the Bulletin's queries.