

UDIA 2023

**ANNUAL
REPORT**





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ABOUT US

The Urban Development Institute Australia Queensland (the Institute) is an advocacy and education organisation whose members include the professionals who plan, design and deliver land, parks, open spaces, recreational spaces, buildings and homes.

For over 50 years our work has supported hundreds of thousands of people and businesses who work in the property, building, and construction sector. The Institute takes a holistic view of all aspects of the property industry, with a focus on residential housing. We regularly engage with all three levels of government in discussions relating to new legislation, infrastructure priorities and our shared challenge of accommodating population growth across our state, and our members regularly consult with residents, communities, and neighbourhoods across Queensland. Our focus is to help build sustainable and vibrant communities for our growing state, and to contribute to planning and policy discussions which shape and preserve the way we live now and into the future.





A photograph of a modern glass skyscraper at dusk. The building's facade is composed of large glass panels that reflect the sky and the city lights. The interior of the building is visible through the glass, showing a well-lit office space with desks and chairs. In the background, a city skyline is visible with various buildings and bridges illuminated. The sky is a deep blue, and the overall scene is a mix of natural and artificial light.

**“ONGOING, COLLECTIVE
SUPPORT HAS EMPOWERED A
YEAR OF ADVOCACY ACTIVITY
AND POLICY REFORM”**

LUMINARE BY CAVCORP

PRESIDENT'S REPORT

The last couple of years have presented some increasingly difficult and complex challenges for our industry.



To overcome these challenges, we must continue working hard. Through the ups and downs, the Institute has spent 2023 tirelessly championing the role our industry plays in providing housing to the hundreds of thousands of new Queenslanders we're welcoming each year.

In 2023 we continued our role as your voice as we represented our industry to Government and the community. It was certainly a year of significant advocacy activity and policy reform, against a backdrop of continuing challenges for our industry, homebuyers, and renters across the state. Members have continued to encounter difficult market conditions led by a decline in head contractors, acute skills and trade shortages, and continuing construction cost pressures.

Our focus has been on ensuring that the reforms and new policies being considered are aimed at the right areas: the areas that will address the root cause of the housing crisis and will boost the delivery of housing supply, not hinder it. As always, we've been working with all three levels of government and utility providers as they have a role to play in reform, as does our industry. We're now seeing some positive activity, but there's still work to be done particularly in the areas of approval timeframes, infrastructure funding, work on zoning and levels of assessment, and planning scheme policies.

With the large number of people expected to call Queensland home in the coming years, members were awaiting reviews to local planning schemes outlining changes to accommodate the projected population growth. There were announcements

that all Regional Plans would be reviewed, starting with Far North Queensland, and the Wide Bay Burnett Regional Plan was delivered in December. The final Plan maintained a strong focus on protecting the environment, supporting economic growth, and the supply of diverse housing. The Institute recognised the need to 'identify and assess potential future growth scenarios, relative to future employment, servicing efficiencies, natural hazards, and biodiversity, and landscape values' for both Bundaberg and Fraser Coast.

The much anticipated update to *ShapingSEQ* was announced in December 2023. The finalised *ShapingSEQ* Regional Plan Update includes a number of changes to boost housing as a direct result of Institute advocacy including an expanded urban footprint, additional potential future growth areas, specific housing typology targets, a bolstered implementation program, including plans for more transparent, accurate, and regular land supply reporting and a more realistic approach to modelling the financial feasibility of projects.

Despite those challenges, our industry has continued to deliver homes and communities for Queenslanders. The Institute is ready to continue its work as your voice in 2024 and help you do what you do best, create homes for families of all shapes and sizes.

Scott Ullman

State President

CEO'S REPORT



With your support and confidence, we've led the call for changes our industry needs.

In 2023 we continued our role as your voice as we represented our industry to Government and the community.

It was a year of significant Institute advocacy activity, in particular, we engaged with Government on the review into the role of the property developer, sunset clauses, management rights, scheme termination, the draft SEQRP review, and inclusionary zoning.

We've been at the table for Housing Roundtables and the Housing Summit, working tirelessly to ensure your views are represented at the highest level. Our focus has been on ensuring that the reforms and new policies being considered are aimed at the right areas: the areas that will address the root cause of the housing crisis and will boost the delivery of housing supply, not hinder it.

As we do every two years we refreshed our regional Branch Committees for 2023-25. After a record-breaking number of nominations for a position in our 12 branch committees, we were pleased to welcome over 130 volunteers. The Institute's strength is in our regional representation as well as the breadth of experienced professionals, inclusive of those on our policy committees, who give up their time and volunteer their knowledge; they have demonstrated their commitment to their industry and local community.

In addition to regional Branch Committees, and in response to the South East Queensland Regional Plan review, during the year we formed a new policy committee of highly skilled experts to provide an on-the-ground, evidence-based approach to the review.

The new SEQRP Committee will analyse the measures in the Regional Plan within the context of land supply, affordability, market acceptance, housing diversity, and infrastructure planning and delivery. The committee provides measured, pragmatic, and realistic solutions to directly assist in addressing the land supply and housing affordability crisis.

Communicating our industry's contribution is one area that deserves all our attention. We launched the Made for People initiative to help our members communicate how Queensland development benefits the lives and communities of everyday Queenslanders.

The initiative is an opportunity for those with negative perceptions of development, and developers, to uncover the true value of Queensland development projects, as it celebrates the extraordinary value development brings to the enriching lives and communities of Queenslanders. While focusing on the craft required to create quality development projects, Made for People also highlights the beneficial outcomes that flow from these projects.

Lastly, I'd like to thank the industry professionals who make up the UDIA Queensland Board of Directors for the time they dedicate, and the investment they make in the Institute. We're grateful for their contribution, advice, and ongoing support.

Kirsty Chesher-Brown

Chief Executive Officer



**“RECOGNISING INNOVATION,
RESILLIENCE, AND INDUSTRY
BEST PRACTICE”**



RESEARCH PARTNERS

Since 2014, the Research Foundation has delivered qualitative and quantitative bespoke research that fills a critical gap in industry knowledge.

Not only does our research inform important policy positions and advocacy work, but it also forms the basis for our program of events.

Through the work of the Research Foundation, members have access to important facts and figures to fuel informed decision making. This work is critical to maintaining a conversant industry, so we continue to add real value to Queensland communities.

The Industry Leaders Research Group (ILRG) is the brains trust of the Research Foundation. The ILRG is made up of industry organisations with the common purpose of providing Queenslanders with the places they want and expect. They offer guidance on qualitative research projects and nominate areas of annual research.

Research Foundation Partner

CSQ

Research Partners



MitchellBrandtman



Industry Leaders Research Group

Aria Property Group

Boulder Capital

Brisbane City Council

Cavcorp

City of Gold Coast

City of Ipswich

Dennis Family Corporation

HopgoodGanim Lawyers

Lendlease

City of Logan

Mirvac

Moreton Bay Regional Council

Mosaic Property Group

Peet

Queensland Government

Redland City Council

Sunshine Coast Council

Turrisi Properties



REGIONAL STRUCTURE

The Institute operates under a regional branch structure.

Our regional structure is unique to the industry, and it allows us to remain on the ground when it comes to supporting our members. The branches provide important local insight on the issues affecting the industry in real-time. Each branch is led by a volunteer branch president and branch committee. It is the role of the committee to engage members and advocate on local development matters. Because of this structure, the Institute can identify the unique needs of each region.



State President

Scott Ullman



Ipswich

Branch President: David Franklin



Bundaberg

Branch President: Kenny Festing



Logan

Branch President: Mark Clancy



Cairns

Acting Branch President: Elisha-Vi Raso



Mackay Whitsunday

Branch President: Sean Sandford



Central Queensland

Branch President: Gideon Genade



Moreton Bay

Branch President: Keith Cairns



Fraser Coast

Branch President: Megan Kraft



Sunshine Coast

Branch President: Joshua Sondergeld



Gold Coast

Branch President: Patrick Hefferan



Townsville

Co-Chair: Michael Tapiolas



Toowoomba

Branch President: Robert Weymouth



Townsville

Co-Chair: Matthew Bolton

2023 AWARDS FOR

EXCELLENCE WINNERS

The Awards celebrate the innovative developments our members are delivering across Queensland.

PROJECT OF THE YEAR

Mirvac and M&G Real Estate for Heritage Lanes, 80 Ann

REGIONAL PROJECT OF THE YEAR

Moorhead Family Communities Bundaberg Pty Ltd for Bargara Headlands Estate

RESIDENTIAL SUBDIVISION

Urbex for Minnippi

MASTERPLANNED COMMUNITIES

Stockland for Newport

AFFORDABLE HOUSING

Department of Housing for Juers Street Kingston

URBAN RENEWAL

Mirvac and M&G Real Estate for Heritage Lanes, 80 Ann

SENIORS' LIVING

Stockland's B by Halcyon for Stockland's B by Halcyon

MEDIUM DENSITY DEVELOPMENT

Gardner Vaughan Group for Renovaré Yeronga

APARTMENTS (HIGH-RISE)

Cavcorp for Luminare

APARTMENTS (MID-RISE)

Ignite Projects for Cabana Palm Beach

SUSTAINABILITY

Mirvac and M&G Real Estate for Heritage Lanes, 80 Ann

SOCIAL AND COMMUNITY INFRASTRUCTURE

Sunshine Coast Council for Sunshine Coast City Hall

DESIGN

Cavcorp for Luminare

BOUTIQUE DEVELOPMENT

Keylin-Kinstone for Serenity Green

PARKS AND RECREATION

Lendlease for Shoreline



RETAIL, COMMERCIAL AND INDUSTRIAL

Mirvac and M&G Real Estate for Heritage Lanes, 80 Ann

COMMUNITY ENGAGEMENT

Fiteni for Redlands Coast Future of Home and Botanix Reimagined

MARKETING

Lendlease for Yarrabilba

CONSTRUCTION

Rivière Constructions for Rivière by Aria

CONSULTANTS'

Stantec Australia for Brighton Homes Arena

INNOVATION

Unitywater for Unitywater Digital Neighbourhood – Smart Water Meter Project

2023 DIVERSITY AWARD WINNERS

WOMEN IN LEADERSHIP

Natalie Rayment from Wolter Consulting Group

YOUNG LEADERS

Matthew Flanigan from Egis

DIVERSITY IN DEVELOPMENT

Urbis





2023 PARTNERS

Principal Partner



Corporate Partners



Institute Partners

