

# Unlocking Housing Supply in Greater Brisbane

## Overview and Key Findings

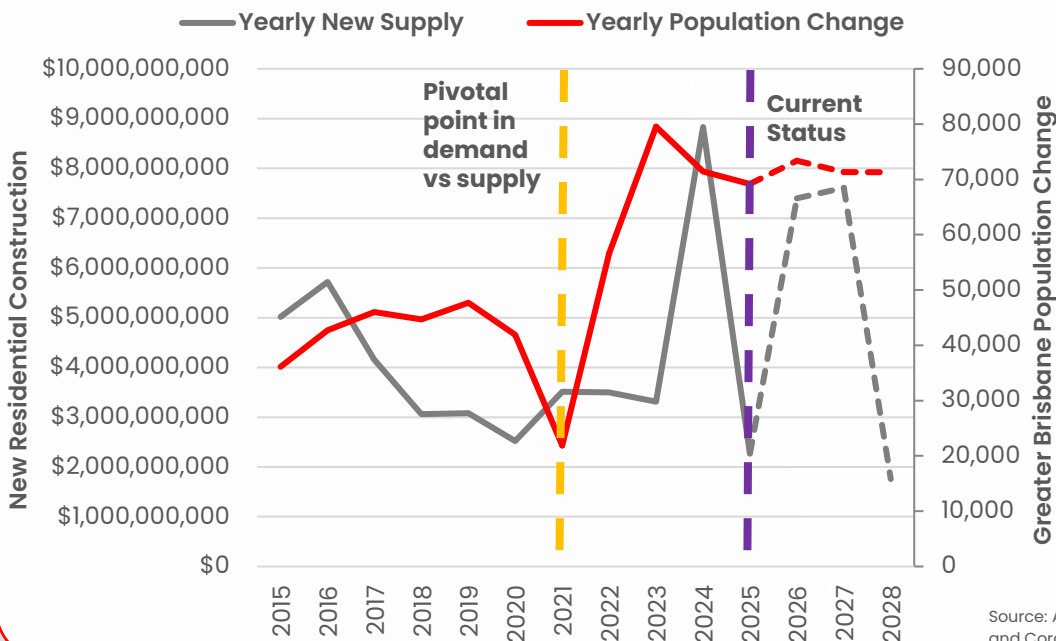
Housing supply is an ongoing challenge in Greater Brisbane, as the residential construction industry continues to play “catch up” with increasing demand and projected population growth. Post-COVID 2021 was a key year in this balance, where population growth increased significantly and residential construction plateaued. Resurrection of residential projects is evident in 2023; however, the momentum did not hold in 2024 and 2025. The projected dwelling needs in Greater Brisbane by 2046 outpaces planned ready-to-sell stock significantly, putting Greater Brisbane in a continuous state of being structurally undersupplied. The residential construction sector continues to face a myriad of challenges. That said, opportunities exist, with local and state governments releasing programs such as the Land Activation Program, the Residential Activation Fund and others. This paper identifies several potential sites, those that the authorities may have missed; and evaluates how these sites can add to the housing supply in Greater Brisbane.

## Greater Brisbane Population and Housing Needs

LGA	Current population*	Projected Population by 2046*	Projected dwelling needs for 2046*	Planned ready-to-sell residential stock 2026- 2029#	Planned residential subdivision/land lots 2026- 2029#
<b>Brisbane City</b>	1,264,000	1,726,400	+210,800	<ul style="list-style-type: none"> <li>• 33,297 units/apartments</li> <li>• 1,244 townhouses</li> <li>• 674 dwellings</li> </ul>	2,653 lots
<b>Ipswich City</b>	233,300	480,000	+89,800	<ul style="list-style-type: none"> <li>• 1,832 units/apartments</li> <li>• 1,579 townhouses</li> <li>• 52 dwellings</li> </ul>	9,426 lots
<b>Logan City</b>	350,700	667,100	+110,200	<ul style="list-style-type: none"> <li>• 500 units/apartments</li> <li>• 1,018 townhouses</li> <li>• 343 dwellings</li> </ul>	18,954 lots
<b>Moreton Bay Regional</b>	484,000	792,000	+125,800	<ul style="list-style-type: none"> <li>• 2,427 units/apartments</li> <li>• 2,193 townhouses</li> <li>• 173 dwellings</li> </ul>	16,201 lots
<b>Redland City</b>	161,700	211,400	+ 19,800	<ul style="list-style-type: none"> <li>• 815 units/apartments</li> <li>• 274 townhouses</li> <li>• 34 dwellings</li> </ul>	1,541 lots

Source: \*Department of State Development, Infrastructure, Local Government and planning; #Cordell Connect as of February 2026

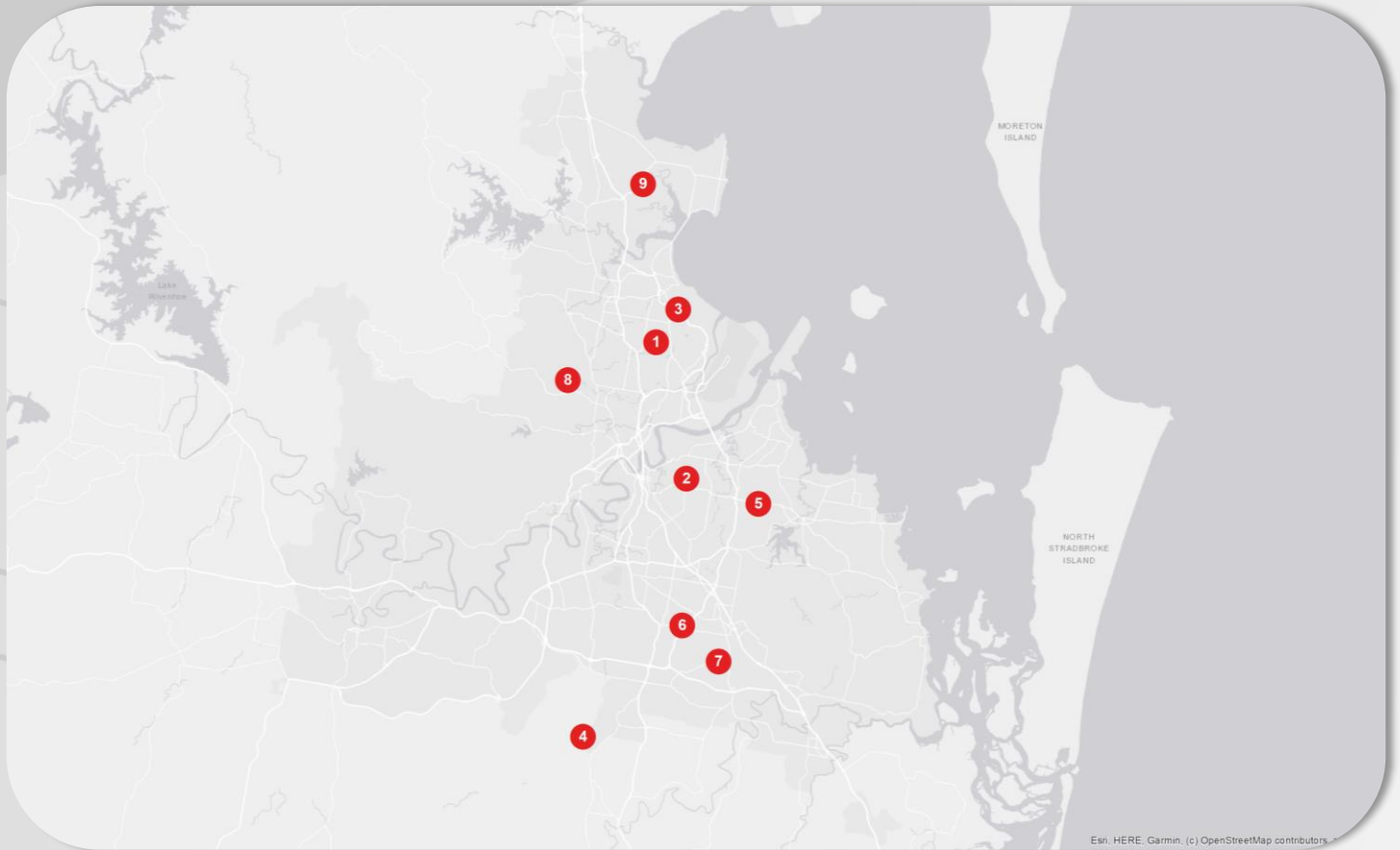
## Dwelling Approvals vs Population Growth



- **2021 marked a turning point between demand and supply, as population growth outpaced supply.**
- **New supply peaked in 2024; however, population growth has accelerated sharply since 2021.**
- **In 2025, new residential construction has fallen from 2024, but population growth remains elevated.**
- **Growth pattern in supply proved to be challenging.**
- **Greater Brisbane remains in a stagnant structurally undersupplied position.**

Source: Australia Bureau of Statistics Catalogue 3218.0 and Cordell Connect, last updated February 2026

# PROJECT DEVELOPMENT OPPORTUNITIES



Esn. HERE, Garmin, (c) OpenStreetMap contributors

#	Address	Size of land	Current Status	Ownership	Potential	Challenges	Established structure
1	347 Newman Rd & 349 Newman Rd, Geebung	3,655m <sup>2</sup>	RSL Car Park, Small Commercial/Retail Shops	Private Geebung-Zillmere RSL	Multi-storey residential – (pending negotiation with RSL on car parking)	<ul style="list-style-type: none"> <li>Noise corridor – rail</li> <li>Zoned – district centre</li> </ul>	<ul style="list-style-type: none"> <li>Geebung Station</li> <li>Geebung State School</li> <li>Geebung local shopping centre</li> </ul>
2	149-150 Ferguson Rd, Camp Hill/ Ferguson Road Park	7,000m <sup>2</sup>	Vacant Land Connected To Bowls Club/ Restaurant/ Dog Park/ Park	N/A	Townhouse/ medium density – If zoning is changed	<ul style="list-style-type: none"> <li>Open space &amp; community facilities zoning will require design, height and intensity limits</li> </ul>	<ul style="list-style-type: none"> <li>Norman Park Train Station</li> <li>Carindale Shopping Centre</li> </ul>
3	222 Stanworth Rd, Boondall	579,000m <sup>2</sup>	Brisbane Entertainment Centre – Main Venue, Sports Hall, Parking, Bushland, Picnic Grounds	Queensland Government	Masterplan community – If zoning is changed	<ul style="list-style-type: none"> <li>Environmental overlays (flood, fire, ecological protection)</li> <li>Zoned as a specialised centre</li> </ul>	<ul style="list-style-type: none"> <li>Boondall Railway Station</li> <li>Accessibility to Gateway</li> </ul>
4	1028 Johnson Road Rd, Greenbank	45,000,000m <sup>2</sup>	Greenbank Military Range	Australian Government	Residential subdivision – if zoning is changed	<ul style="list-style-type: none"> <li>Commonwealth defence land zoned under special purpose</li> <li>Limited transport structure</li> </ul>	<ul style="list-style-type: none"> <li>Greenbank State School</li> <li>Greenbank IGA</li> <li>Greenbank RLFC</li> </ul>
5	1666 Old Cleveland Rd, Chandler	45,000m <sup>2</sup>	Hawkins Home & Garden (Permanently Closed) – Now Rebranded As “The Nurso”	Private Ownership	Townhouse development – if zoning is changed from rural zone	<ul style="list-style-type: none"> <li>Zoned as rural zone</li> <li>Noise, fire &amp; koala overlays</li> </ul>	<ul style="list-style-type: none"> <li>Chandler Sports Precinct</li> <li>M1 Motorway</li> </ul>
6	469 Compton Rd, Runcorn	282,000m <sup>2</sup>	Queensland State Archives, Exploren, Algester Men’s Shed	State Government	According to EC Emerging Community Overlay – up to 24 dwellings per hectare – up to 3 storeys	<ul style="list-style-type: none"> <li>Heritage conservation</li> <li>Environmental, fire &amp; noise overlay</li> </ul>	<ul style="list-style-type: none"> <li>Sunnybank Hills Shopping Town</li> <li>Runcorn Heights State School</li> </ul>
7	102-106/ 108-112 Wembley Rd, Logan Central	20,200m <sup>2</sup>	Logan City Tavern, Liquor Legends	N/A	According to Centre Zone – mixed use of dwelling units with retail or commercial	<ul style="list-style-type: none"> <li>Zoned as “Centre”</li> <li>Noise overlay</li> </ul>	<ul style="list-style-type: none"> <li>Logan Central Library</li> <li>Logan Central Plaza</li> </ul>
8	183 Dawson Parade, Keperra	72,294m <sup>2</sup>	TAFE Queensland, Grovely Campus	N/A	Zoned as community facilities – allows for affordable housing component	<ul style="list-style-type: none"> <li>Flood, biodiversity, transport noise corridor overlays</li> </ul>	<ul style="list-style-type: none"> <li>Grovely Station</li> <li>Grovely State School</li> </ul>
9	40 Ellison Parade, Mango Hill	2,512m <sup>2</sup>	Vacant Land	City Of Moreton Bay	Zoned as urban neighbourhood precinct – an area expected to change in the future with majority of medium density dwellings	<ul style="list-style-type: none"> <li>Medium risk flood hazard</li> <li>Acid Sulfate soils</li> <li>Building heights</li> </ul>	<ul style="list-style-type: none"> <li>Mango Hill East Station</li> <li>St Benedict’s College</li> </ul>

## Current Challenges in SEQ Residential Construction Sector

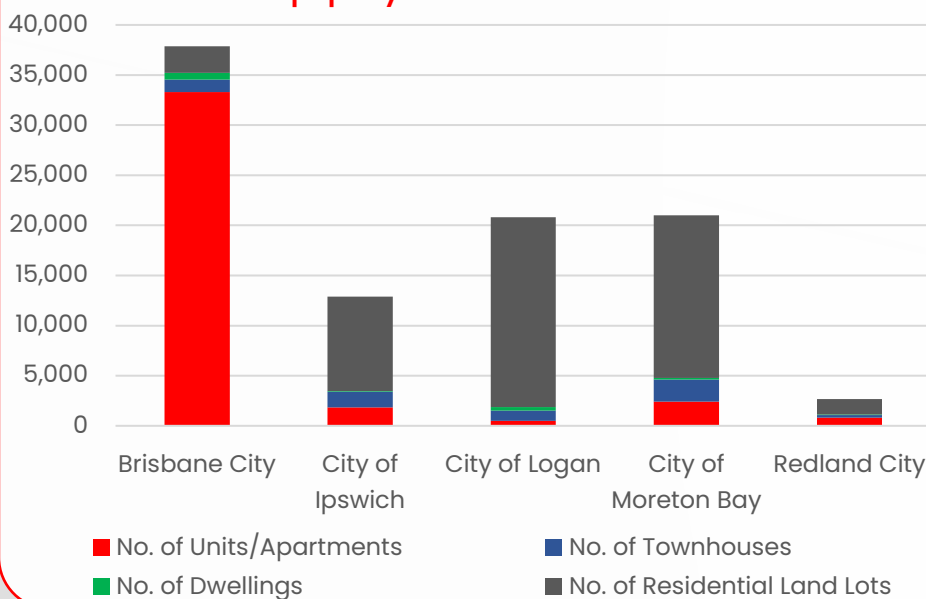
- **High costs of infrastructure provision** creates a financial constraint in residential project delivery.
- **Local community opposition** to infill development.
- **Planning constraints and layered overlays** are causing slow approvals and delaying access to available and developable land.
- **Housing construction material costs** remain above pre-pandemic levels, impacting financial viability.
- **Access to and cost of finance** (i.e interest rates).
- **Shortage in labour supply and lack of skilled workers** is putting increasing pressure on the delivery of ongoing and future construction projects.
- **Average productivity output per worker** has dramatically declined, causing delays.
- **Inefficient pace of project approvals** is slowing down project milestones and delivery time.
- **Serviced and realistically available land supply is limited**, causing constraints on housing delivery.
- Processes, paperwork requirement, and governance structures are **inconsistent across governments**.

## Moving Forward: Key Opportunities in 2026

- **Repurposing** of many obsolete and/or abandoned buildings, vacant sites and underutilised areas.
- **Brisbane City Council (BCC)** is currently reviewing Low-Medium Density Residential Zones (14% of BCC's total residential land), to increase housing supply and density. This includes a reduction of minimum block sizes to 120m<sup>2</sup> from 260m<sup>2</sup> and increasing building height to 3-4 storeys from the current height of 2-3.
- **The Land Activation Program (LAP)** is a Queensland State Government initiative to identify, unlock and release underutilised government land for housing. This will accelerate approvals under the Economic Development Act 2012. EDQ released the first tranche of sites to the market earlier this year.
- **The Residential Activation Fund (RAF)** is a state government grants program which provides funding for trunk and essential infrastructure to unlock residential growth. The second round is currently open.
- **ShapingSEQ 2023** - is a regional scale strategic land use and infrastructure planning document identifying future and targeted growth areas, establishing the SEQ Urban Footprint. It is currently under review.



## Greater Brisbane Planned Supply 2026 Onwards #



- Brisbane City Council dominates **overall supply** and contributes the highest volume **in all property types**.
- This is still not enough; as Brisbane City Council's annual **projected population growth is approximately 72,000 persons per year**.
- **Most of the planned stock are units and townhouses, highlighting the continuous undersupply of stand-alone dwellings/houses.**
- Negative effect on affordability, as property prices will continue to rise. **The unit market will see increased pressure, as house buyers pivot their budget to units;** mostly due to the lack of available houses.
- **Ipswich and Logan**, traditionally seen as the more affordable option, will see many local buyers priced out.

Source: #Cordell Connect as of February 2026



### Dr Diaswati Mardiasmo

Chief Economist

✉ AstiMardiasmo@prd.com.au

☎ +61 7 3026 3366



### Robert Ferguson

State Director QLD and VIC

✉ RobertFerguson@prd.com.au

☎ +61 7 3166 0476

Suite 2.1, Level 1, 117/119 McLachlan St, Fortitude Valley QLD 4006

🔍 | **PRD.** Real Estate

🔍 | **Colliers** International