



**POLICY & PREBUDGET SUBMISSION
QUEENSLAND GOVERNMENT
APRIL 2020**

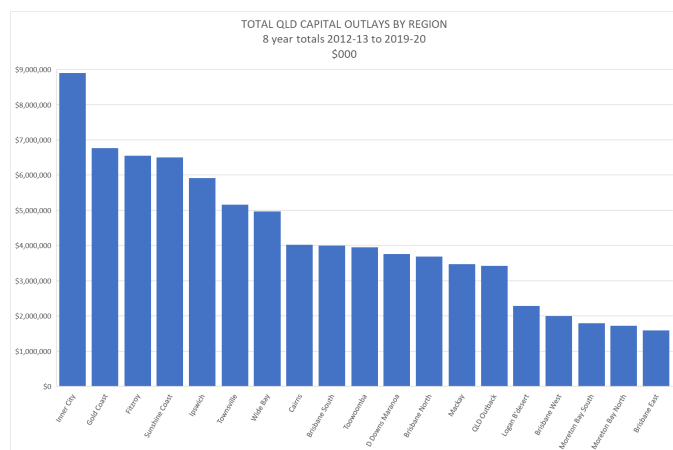
SUBURBAN AND REGIONAL RENEWAL: THE TIME IS NOW

Key points:

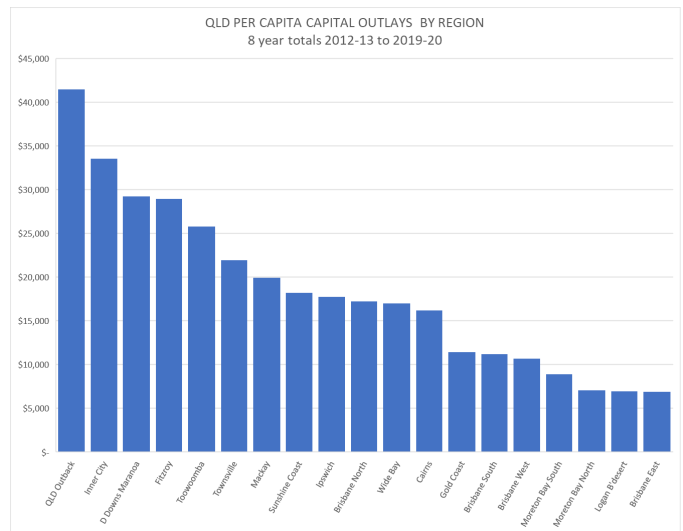
- As the Queensland economy emerges into a post Coronavirus world, it seems likely that some businesses and sections of the community will seek alternatives to high density CBD locations. Suburban and regional business centres need to be ready for a rising wave of interest in providing alternative business locations and solutions.
- Supporting enhancement of suburban and regional business centres offers a post-covid economy significant 'bang for buck' in that projects are more likely to be of a scale that benefit local contractors, local suppliers and others.
- But as this submission shows, we have failed over many decades to adequately invest in the infrastructure or placemaking qualities of many suburban and regional centres. Instead we have tended to concentrate policy and capital investment in the inner city.
- Now is the time to address that imbalance: in the interests of geographical equity and also in anticipation of rising levels of business and employment generation in suburban and regional business centres.
- A more distributed (ie less concentrated) employment model offers many benefits:
 - It is more resilient (less prone to localised natural disasters such as floods and more capable of minimising interruptions from events like the current pandemic)
 - It places fewer and less costly demands on infrastructure
 - It offers more and higher order job opportunities closer to housing; and access to housing which is typically more affordable
 - It offers shorter commutes and enhanced quality of life
 - It promises environmental and social benefits from less congestion and more localised live-work-play opportunities

QUEENSLAND BUDGET PRIORITIES – TIME TO REBALANCE THE SPEND?

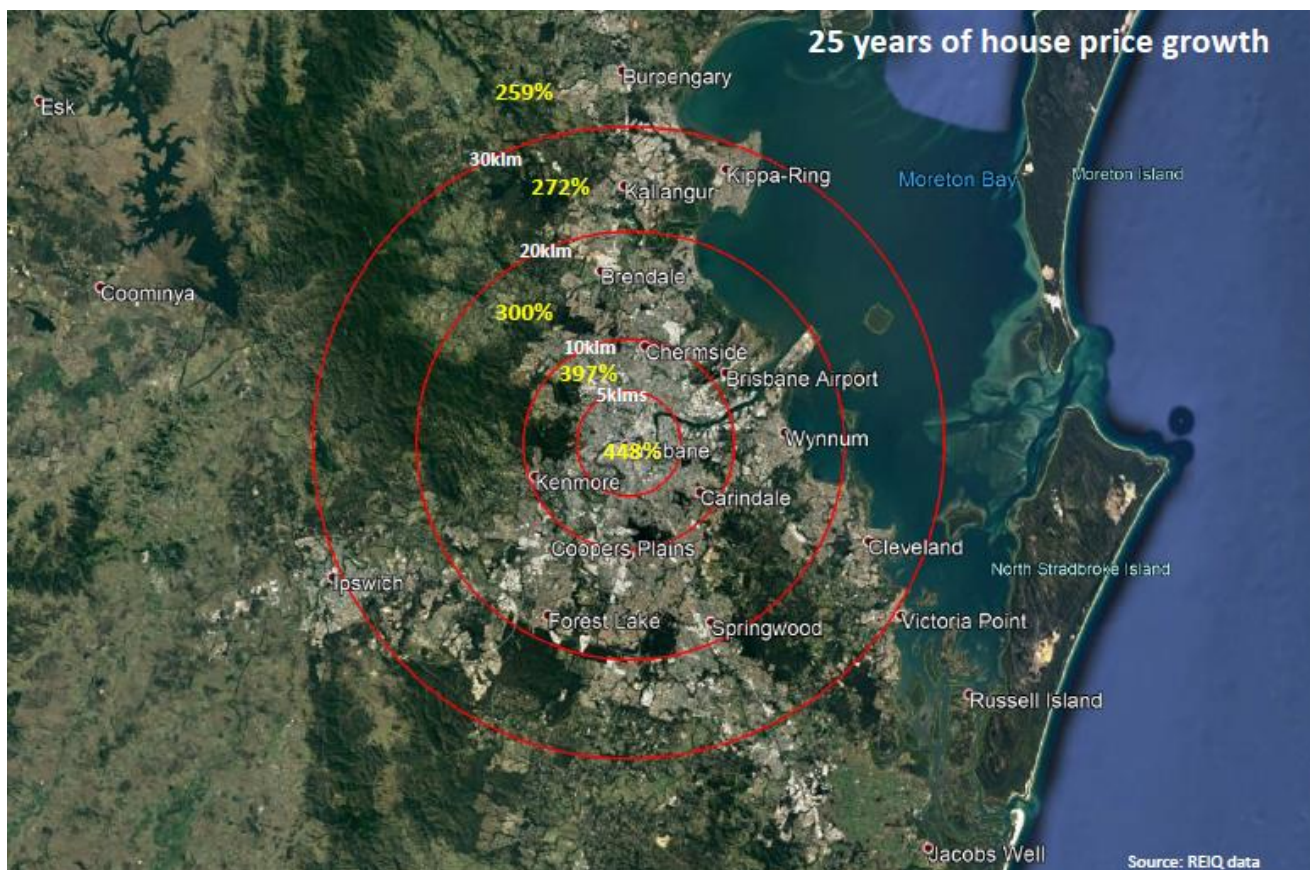
- Queensland Government budgets in the last 8 years (since 2012-13 when regional summaries were provided in Budget Paper 3) have strongly favoured Brisbane’s inner city, in both absolute and per capita terms
- This long-term pattern is both underwriting and rewarding areas that enjoy the highest housing prices. There is a link between Government budget priorities and housing price growth which has become evident in the inner city. This is just one symptom of budgetary imbalance.
- Our 25-year study of median house price growth across the SEQ region reveals – not surprisingly – a high correlation between inner city areas which have been the focus of ongoing public spending and rising house prices. New Farm – which 25 years ago recorded a median house price below many suburban areas – is now the most expensive suburb in Queensland.
- Conversely, suburban areas of South East Queensland have received the least investment of any region in Queensland, in absolute and per capita terms.
- These regions – Logan/Beaudesert, Brisbane East, Brisbane West, Moreton Bay North and Moreton Bay South – are the same ones being tasked with accommodating the highest rates of population growth under the SEQ Regional Plan.
- On this basis, budget priorities over at least 8 years have seen fastest growing suburban regions receive the least budget investment while prosperous and well provided for inner city areas continue to receive the lion’s share of budget spending.
- We are witnessing a wealth transfer from working and middle class suburban taxpayers to economically privileged inner city residents on a significant scale.



- The Suburban Alliance maintains this approach is inequitable and will leave many suburbs in middle and outlying areas “short changed” in terms of their pressing infrastructure and urban amenity priorities.
- The Suburban Alliance calls for future State Budgets to recognise the importance of investing equally in suburban business centres of the South East and key regional business centres .



- The Suburban Alliance argues that a strategic investment focus on supporting economic opportunities in suburban and regional centres will pay many dividends: in terms of regional resilience; economically, socially and environmentally.

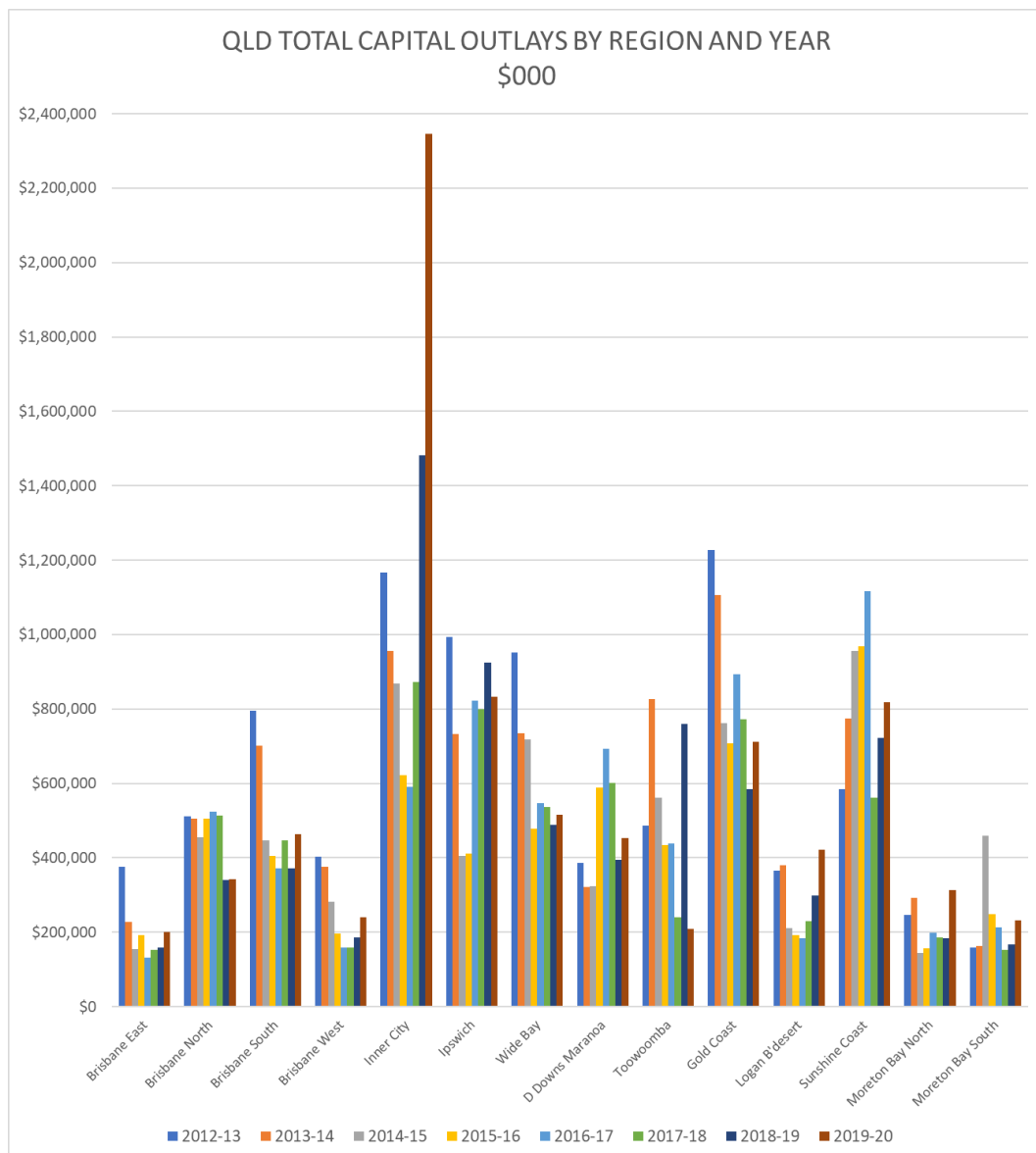


Details of Suburban Alliance pre-budget submission research:

- Over 25 years, median house prices in the inner 5 klm ring of the Brisbane region have on average grown fastest – at 4.5 times (448%) their price in 1994
- The rate of average growth weakens the further out from the centre:

Distance	Median house price growth 1994-2019
○ Inner 5 klms:	448%
○ 5klms to 10 klms:	397%
○ 10 klms to 20 klms:	300%
○ 20 to 30 klms:	272%
○ 30+ klms:	259%
- The New Farm median house price grew most in dollar terms of the approx. 200 suburbs surveyed, increasing by \$1.421 million from \$204,000 in 1994 to \$1.625 million in 2019. New Farm is now Queensland’s most expensive suburb for houses. In percentage terms it grew by 697% in this period. Bulimba grew by slightly more - 827% in the 1994-2019 period.
- Some middle and outer suburbs also recorded strong growth. For example Chelmer grew by 581% in the period, Hendra grew by 570% and outer suburban Kuraby grew by 525%
- The Suburban Alliance prepared the research based on REIQ reports from 1994 and 2019 which covered nearly 200 suburbs across the region. The 1994 reports did not at the time contain suburb by suburb data for Logan City or Redland suburbs. The 1994 reports did not provide unit prices by suburb so unit prices have been excluded entirely.
- According to the Suburban Alliance, the 25 year time frame shows that the inner suburbs have been long term beneficiaries of extensive public investment in the public domain – from transport and bikeways and recreational infrastructure to entertainment to education and health facilities. This in turn has stimulated an enhanced private sector appetite for housing in this area.
- It cites as an example the new \$120m high school being delivered in Dutton Park and the \$80m high school recently opened in the Valley. While necessary to support the education of local children, the argument that inner city infrastructure is more economical no longer holds water: new suburban schools (P-12) typically cost \$15m to \$25m by comparison. Many existing suburban schools have received little new investment or significant upgrades in decades.

- The Suburban Alliance points out that in 1994, suburbs like New Farm were not highly valued in the market due to their lack of infrastructure investment – despite being close to the CBD. In 1994 New Farm’s median house price was only just above Calamvale, Macgregor and Eight Mile Plains.
- Their analysis of State Budget papers shows that inner suburbs have consistently received far greater per capita capital works spending than middle or outer suburbs of the SEQ region.

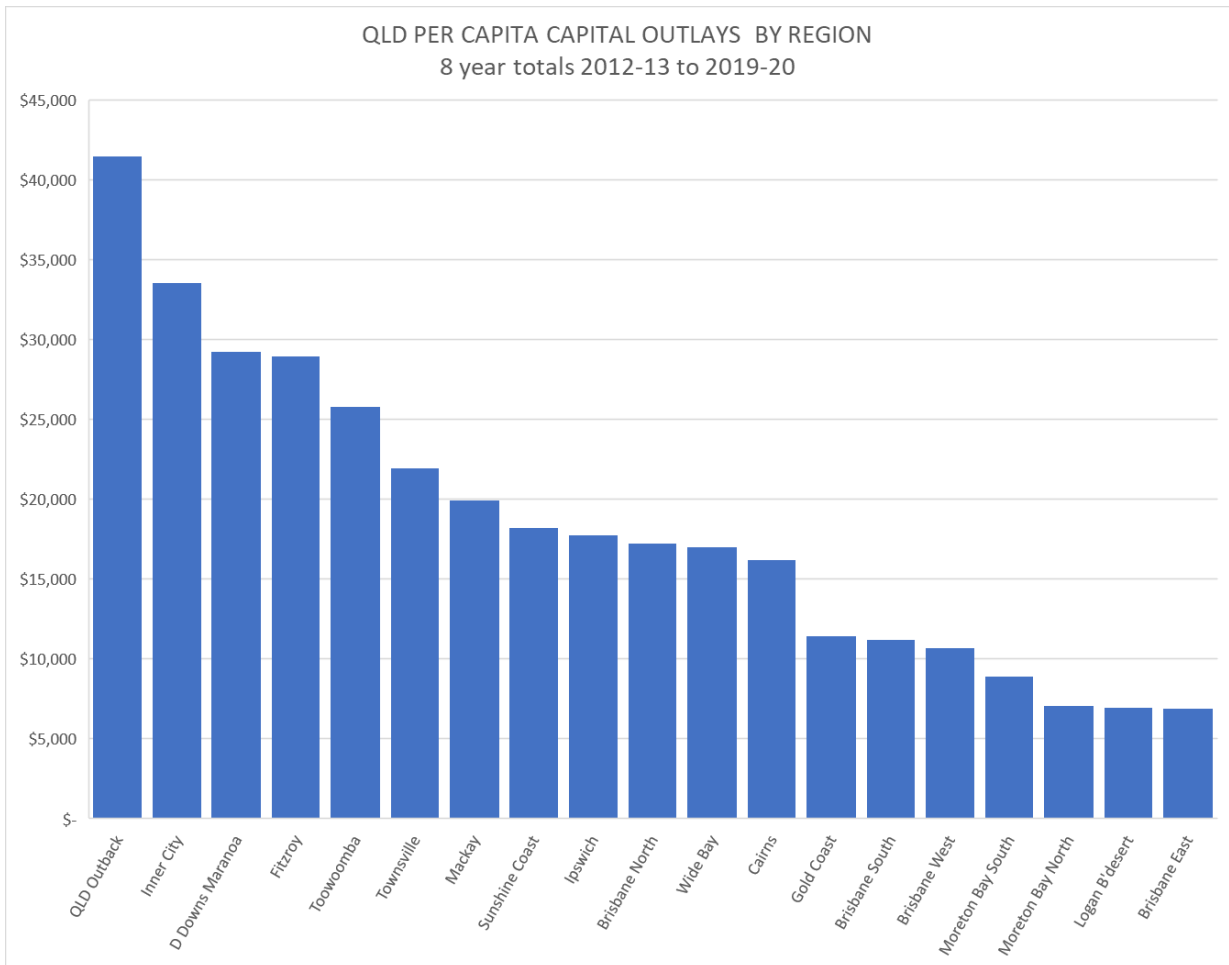
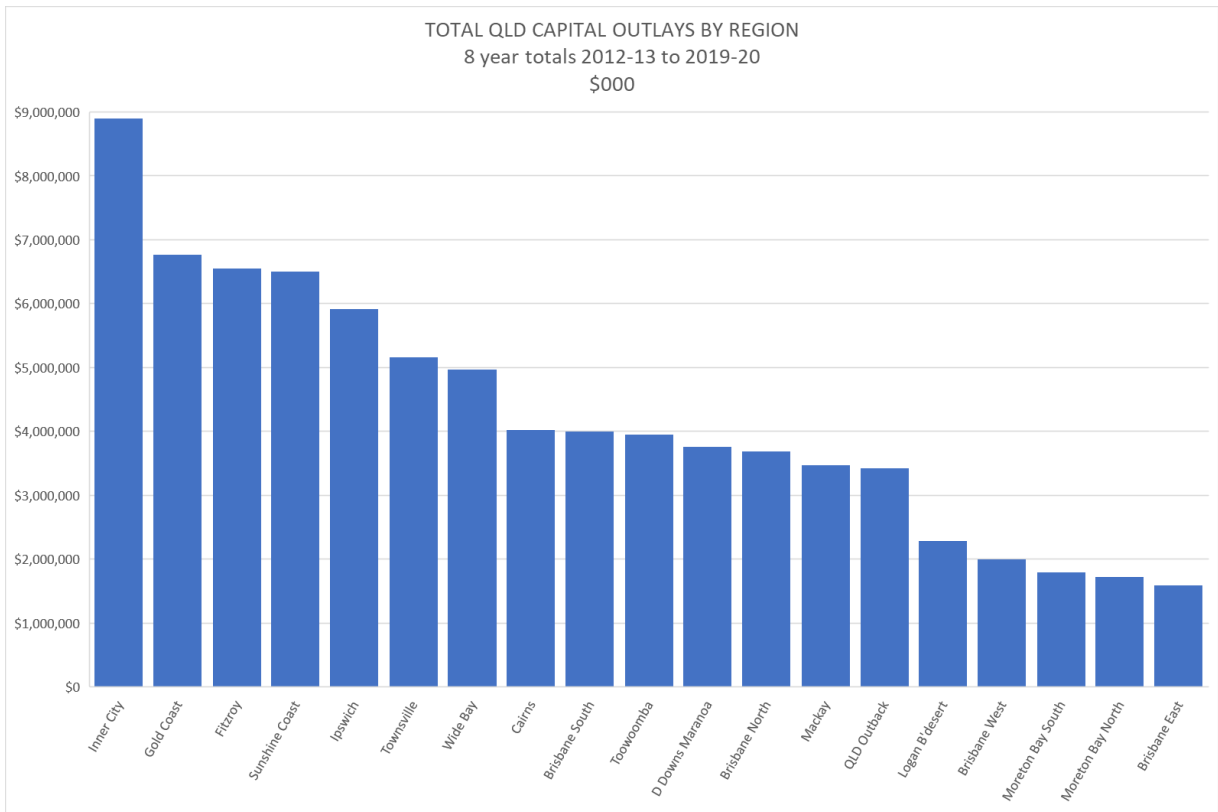


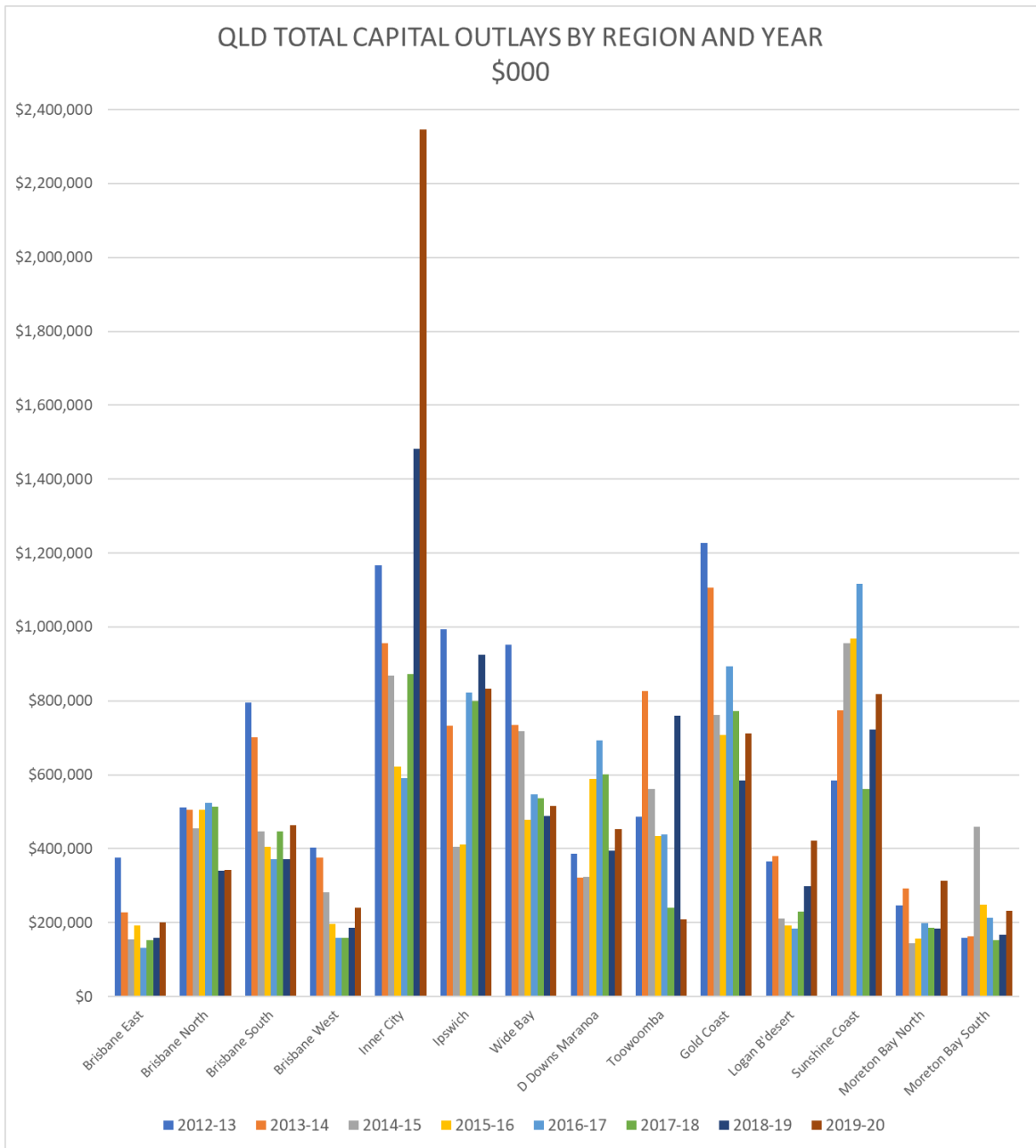
- The Suburban Alliance has summarised 8 years’ worth of State Budget allocations by region in order to even out “lumpy” items (such as Cross River Rail in 2019-20). Prior to the 2012-13 year, Queensland budget papers did not include a regional summary.
- In both total expenditure and per capita terms, middle and outer suburbs have over 8 years received considerably less than the inner city. They claim this lack of middle

and outer suburban priority and ongoing lack of investment is being reflected in the widening house price performance gap, as just one indicator.

- The Suburban Alliance argues that future state budgets should adopt a more proactive and strategic approach to investment in middle and outer suburban infrastructure, to enhance the amenity and appeal of these areas and to avoid the accusation that taxpayer funds are being disproportionately spent on wealthy inner-city suburbs.
- The Suburban Alliance in 2018 suggested a major investment in alleviating traffic for Gympie Road, Chermside, was needed to allow the business centre to flourish. Our proposal included a tunnel for through traffic which currently makes Gympie Road Chermside one of Brisbane's busiest and most dangerous roads. We have similarly identified opportunities for Salisbury and have reported on the positive economic outcomes of the Nundah renewal project.
- Other suburban and regional business centres are equally deserving of overdue infrastructure investment. A strategy that identifies these centres and their potential, and that commits to long term recapitalisation of key infrastructure and placemaking qualities, is required.
- The Suburban Alliance believes that a decades long public policy love affair with the inner city has distorted policy and infrastructure decisions to the detriment of suburban regions. We have conducted research which indicates that of all the jobs in SEQ, only 8.3% were in the Brisbane CBD or 13.5% located in the wider inner city.
- In further research released late last year, we have identified recent industry jobs data which shows that the fastest growing industries (health and education) are now more suburban in nature and that this is increasing the importance of a re-think of long term budget priorities.
- The Suburban Alliance argues that enhancing the appeal and performance of a number of suburban centres across the region is due not just on equity grounds but also to facilitate more opportunities for jobs and investment in suburban areas – with more jobs closer to where people lived, and more quality public spaces to improve suburban quality of life.

Graphs and tables following refer.





Rank	Suburbs	2019(Median)	1993-4 (Median)	% CHANGE	\$ CHANGE	Distance to CBD (KM)	Distance (range)
1	BULIMBA	\$1,390,000	\$150,000	827%	\$1,240,000	3.67	0-4.9km (448%)
2	NEW FARM	1,625,000	\$204,000	697%	\$1,421,000	1.89	5-9.9km (397%)
3	CHELMER	\$1,185,000	\$174,000	581%	\$1,011,000	7.25	10-19.9km (300%)
4	HENDRA	\$1,025,000	\$153,000	570%	\$872,000	7.02	20-29.9km (272%)
5	BALMORAL	\$1,100,000	\$165,000	567%	\$935,000	4.1	>30km (259%)
6	CAMP HILL	\$910,000	\$144,000	532%	\$766,000	5.57	
7	KURABY	\$725,000	\$116,000	525%	\$609,000	16.7	
8	GORDON PARK	\$850,500	\$138,000	516%	\$712,500	5.85	
9	NEWMARKET	\$870,000	\$142,000	513%	\$728,000	3.99	
10	GRANGE	\$920,000	\$152,000	505%	\$768,000	4.8	
11	HAWTHORNE	\$1,100,000	\$184,000	498%	\$916,000	3.26	
12	WILSTON	\$1,010,000	\$170,000	494%	\$840,000	4.2	
13	MURARRIE	\$635,000	\$108,000	488%	\$527,000	8.02	
14	WOOLLOONGABBA	\$825,000	\$142,000	481%	\$683,000	2	
15	WINDSOR	\$840,000	\$147,000	471%	\$693,000	3.61	
16	TARRAGINDI	\$787,000	\$138,000	470%	\$649,000	7.32	
17	KEDRON	\$733,000	\$129,000	468%	\$604,000	6.6	
18	WEST END	\$1,050,000	\$186,000	465%	\$864,000	1.96	
19	CANNON HILL	\$726,500	\$129,000	463%	\$597,500	6.85	
20	PADDINGTON	\$1,100,000	\$198,000	456%	\$902,000	2.63	
21	ALDERLEY	\$855,000	\$155,000	452%	\$700,000	5.51	
22	FAIRFIELD	\$727,500	\$132,000	451%	\$595,500	4.72	
23	NORTHGATE	\$728,500	\$133,000	448%	\$595,500	9.45	
24	ASHGROVE	\$972,500	\$178,000	446%	\$794,500	4.29	
25	BARDON	\$945,000	\$173,000	446%	\$772,000	4.74	
26	MORNINGSIDE	\$723,000	\$133,000	444%	\$590,000	4.35	
27	WAVELL HEIGHTS	\$700,000	\$129,000	443%	\$571,000	8.92	
28	GREENSLOPES	\$720,000	\$133,000	441%	\$587,000	5.54	
29	UPPER MOUNT GRAVATT	\$621,000	\$115,000	440%	\$506,000	11.28	
30	NUNDAH	\$720,000	\$134,000	437%	\$586,000	7.82	
31	SALISBURY	\$606,000	\$113,000	436%	\$493,000	8.59	
32	MANGO HILL	\$535,000	\$100,000	435%	\$435,000	25.41	
33	VIRGINIA	\$593,000	\$111,000	434%	\$482,000	11.42	
34	LUTWYCHE	\$765,000	\$144,000	431%	\$621,000	5.02	
35	MILTON	890000	\$168,000	430%	\$722,000	2.3	
36	NUDGEE	\$650,000	\$123,000	428%	\$527,000	12.47	
37	STAFFORD	\$633,000	\$120,000	428%	\$513,000	6.64	
38	COALFALLS	\$398,500	\$76,000	424%	\$322,500	>30	
39	ENOGERA	\$660,000	\$126,000	424%	\$534,000	6.36	
40	MANLY	\$800,500	\$153,000	423%	\$647,500	15.86	
41	SANDGATE	\$700,000	\$134,000	422%	\$566,000	16.47	
42	BRIGHTON	\$550,000	\$107,000	414%	\$443,000	19.04	
43	MOUNT GRAVATT EAST	\$655,000	\$128,000	412%	\$527,000	8.12	
44	KELVIN GROVE	\$808,000	\$158,000	411%	\$650,000	2.56	
45	WOOLOOWIN	\$852,500	\$167,000	410%	\$685,500	5.62	
46	MITCHELTON	\$658,000	\$129,000	410%	\$529,000	8.22	
47	GRACEVILLE	\$907,500	\$179,000	407%	\$728,500	7.88	
48	CORINDA	\$804,000	\$160,000	403%	\$644,000	9.14	
49	EAST BRISBANE	\$850,000	\$170,000	400%	\$680,000	2.23	
50	HIGHGATE HILL	\$970,000	\$195,000	397%	\$775,000	2.4	
51	NORMAN PARK	\$900,000	\$181,000	397%	\$719,000	3.99	
52	HOLLAND PARK	\$720,000	\$145,000	397%	\$575,000	6.63	
53	OXLEY	\$570,000	\$115,000	396%	\$455,000	10.84	
54	ANNERLEY	\$720,500	\$146,000	393%	\$574,500	4.91	
55	MOUNT GRAVATT	\$667,000	\$136,000	390%	\$531,000	9.46	
56	WOODY POINT	\$500,000	\$102,000	390%	\$398,000	25.1	
57	WYNNUM	\$655,500	\$134,000	389%	\$521,500	15.05	
58	ORMISTON	\$712,500	\$146,000	388%	\$566,500	23.3	
59	BANYO	\$540,000	\$111,000	386%	\$429,000	11.27	
60	CHERMESIDE	\$588,100	\$122,000	382%	\$466,100	9.07	
61	HOLLAND PARK WEST	\$702,500	\$146,000	381%	\$556,500	7.23	
62	LOTA	\$600,000	\$125,000	380%	\$475,000	15.13	
63	ASCOT	\$1,450,000	\$303,000	379%	\$1,147,000	5.14	
64	DARRA	\$430,000	\$90,000	378%	\$340,000	13.28	
65	COOPERS PLAINS	\$548,000	\$115,000	377%	\$433,000	11.46	
66	ALBION	\$775,000	\$165,000	370%	\$610,000	4.72	
67	DEAGON	\$505,000	\$108,000	368%	\$397,000	15.84	
68	CARINA HEIGHTS	\$705,000	\$151,000	367%	\$554,000	7.38	
69	HAMILTON	\$1,400,000	\$300,000	367%	\$1,100,000	4.77	
70	YERONGA	\$845,000	\$182,000	364%	\$663,000	5.58	

70	YERONGA	\$845,000	\$182,000	364%	\$663,000	5.58
71	GEEBUNG	\$575,000	\$124,000	364%	\$451,000	11.09
72	INALA	\$352,000	\$76,000	363%	\$276,000	14.35
73	ALBANY CREEK	\$610,000	\$133,000	359%	\$477,000	14.79
74	MOOROOKA	\$640,000	\$140,000	357%	\$500,000	7.26
75	RED HILL	\$850,000	\$187,000	355%	\$663,000	2.53
76	SHERWOOD	\$895,000	\$197,000	354%	\$698,000	8.47
77	CLAYFIELD	\$1,192,500	\$263,000	353%	\$929,500	6.25
78	EVERTON PARK	\$602,000	\$133,000	353%	\$469,000	7.6
79	YEERONGPILLY	776000	\$172,000	351%	\$604,000	6.69
80	SUNNYBANK	\$711,000	\$159,000	347%	\$552,000	12.57
81	NINGI	\$375,000	\$84,000	346%	\$291,000	>30
82	HERSTON	799000	\$179,000	346%	\$620,000	2.72
83	ROCKLEA	\$409,500	\$92,000	345%	\$317,500	8.68
84	BANKSIA BEACH	\$640,000	\$145,000	341%	\$495,000	>30
85	MANSFIELD	\$682,500	\$156,000	338%	\$526,500	10.63
86	STAFFORD HEIGHTS	\$600,000	\$138,000	335%	\$462,000	8.64
87	MARGATE	\$456,000	\$105,000	334%	\$351,000	26
88	TOOWONG	\$914,200	\$212,000	331%	\$702,200	4.06
89	KEPERRA	\$545,000	\$127,000	329%	\$418,000	9.47
90	REDLAND BAY	\$560,000	\$131,000	327%	\$429,000	>30
91	SPRING HILL	\$897,500	\$210,000	327%	\$687,500	0.81
92	WYNNUM WEST	\$545,000	\$128,000	326%	\$417,000	12.72
93	CLONTARF	\$455,000	\$107,000	325%	\$348,000	25
94	ARANA HILLS	\$550,000	\$130,000	323%	\$420,000	10.3
95	ROBERTSON	\$1,150,000	\$272,000	323%	\$878,000	11.29
96	MANLY WEST	\$600,000	\$143,000	320%	\$457,000	13.34
97	FERNY HILLS	\$566,250	\$135,000	319%	\$431,250	12.01
98	WISHART	\$726,000	\$174,000	317%	\$552,000	11.67
99	SEVENTEEN MILE ROCKS	\$630,000	\$151,000	317%	\$479,000	11.5
100	WELLINGTON POINT	\$621,000	\$149,000	317%	\$472,000	21.45
101	KENMORE	\$702,500	\$170,000	313%	\$532,500	9.83
102	BOONDALL	\$527,500	\$128,000	312%	\$399,500	13.6
103	FIG TREE POCKET	\$835,000	\$203,000	311%	\$632,000	9.51
104	RUNCORN	\$570,000	\$139,000	310%	\$431,000	14.56
105	CHERMSIDE WEST	\$585,000	\$144,000	306%	\$441,000	9.94
106	REDCLIFFE	\$441,000	\$109,000	305%	\$332,000	27.55
107	ACACIA RIDGE	\$395,000	\$98,000	303%	\$297,000	13.57
108	TARINGA	\$888,000	\$221,000	302%	\$667,000	5.47
109	BALD HILLS	\$470,000	\$117,000	302%	\$353,000	18.01
110	LAWNTON	\$415,000	\$105,000	295%	\$310,000	20.7
111	BELLBIRD PARK	\$370,000	\$94,000	294%	\$276,000	23.27
112	CARINA	\$674,250	\$172,000	292%	\$502,250	6.76
113	STRATHPINE	\$454,000	\$116,000	291%	\$338,000	18.56
114	THE GAP	\$700,000	\$179,000	291%	\$521,000	8.72
115	BURPENGARY	\$420,000	\$108,000	289%	\$312,000	>30
116	DURACK	\$447,000	\$115,000	289%	\$332,000	14.4
117	CARINDALE	\$847,000	\$220,000	285%	\$627,000	8.48
118	SCARBOROUGH	\$565,000	\$148,000	282%	\$417,000	>30
119	NARANGBA ^	\$711,000	\$187,000	280%	\$524,000	<30
120	EIGHT MILE PLAINS	\$755,000	\$200,000	278%	\$555,000	13.34
121	NORTH IPSWICH	\$319,000	\$85,000	275%	\$234,000	28.9
122	CAPALABA	\$480,000	\$128,000	275%	\$352,000	16.9
123	BIRKDALE	\$573,500	\$153,000	275%	\$420,500	18.04
124	PULLENVALE ^	\$1,160,000	\$310,000	274%	\$850,000	14.57
125	THORNESIDE	\$490,000	\$132,000	271%	\$358,000	17.17
126	PETRIE	\$447,700	\$121,000	270%	\$326,700	22.46
127	BRAY PARK	\$440,000	\$119,000	270%	\$321,000	20.28
128	EATONS HILL	\$580,000	\$157,000	269%	\$423,000	16.35
129	THORNLANDS	\$587,000	\$159,000	269%	\$428,000	25.61
130	FERNY GROVE	\$623,500	\$169,000	269%	\$454,500	11.84
131	GOODNA	\$295,000	\$80,000	269%	\$215,000	20.17
132	KALLANGUR	\$397,000	\$108,000	268%	\$289,000	24.52
133	MORAYFIELD ^	\$635,000	\$173,000	267%	\$462,000	>30
134	MACGREGOR	\$730,500	\$200,000	265%	\$530,500	12.16
135	JAMBOREE HEIGHTS	\$515,500	\$142,000	263%	\$373,500	13.62
136	ASPLEY	\$620,000	\$171,000	263%	\$449,000	11.59
137	TINGALPA	\$540,000	\$149,000	262%	\$391,000	10.45
138	DECEPTION BAY	\$357,000	\$99,000	261%	\$258,000	<30
139	BEACHMERE	\$375,000	\$104,000	261%	\$271,000	<30
140	BOOVAL	\$328,000	\$91,000	260%	\$237,000	27.66
141	BRACKEN RIDGE	\$495,000	\$138,000	259%	\$357,000	15.57
142	ALGESTER	\$510,000	\$144,000	254%	\$366,000	15.99
143	CABOOLTURE	\$340,000	\$96,000	254%	\$244,000	<30
144	WOODEND	\$350,000	\$99,000	254%	\$251,000	<30
145	ROSEWOOD	\$304,000	\$86,000	253%	\$218,000	<30
146	ST LUCIA	\$1,128,800	\$320,000	253%	\$808,800	3.63
147	MCDOWALL	\$669,000	\$190,000	252%	\$479,000	10.3
148	ALEXANDRA HILLS	\$457,250	\$130,000	252%	\$327,250	20.36
149	KIPPA-RING	\$435,000	\$124,000	251%	\$311,000	27.64
150	CAMIRA	\$413,750	\$118,000	251%	\$295,750	21.14

151	EASTERN HEIGHTS	\$340,000	\$97,000	251%	\$243,000	>30	
152	BELLBOWRIE	\$552,500	\$158,000	250%	\$394,500		17.43
153	SUNNYBANK HILLS	\$650,288	\$188,000	246%	\$462,288		16.21
154	REDBANK PLAINS	\$328,000	\$95,000	245%	\$233,000		21.05
155	NARANGBA	\$479,000	\$139,000	245%	\$340,000	>30	
156	BUNDAMBA	\$315,000	\$92,000	242%	\$223,000		24.88
157	ROTHWELL	\$420,000	\$123,000	241%	\$297,000		28.1
158	JINDALEE	\$585,000	\$172,000	240%	\$413,000		11.79
159	IPSWICH	\$360,000	\$106,000	240%	\$254,000	>30	
160	BONGAREE	\$457,500	\$135,000	239%	\$322,500	>30	
161	CHAPEL HILL	\$795,250	\$235,000	238%	\$560,250		8.6
162	STRETTON	\$793,500	\$235,000	238%	\$558,500		16.95
163	BROOKFIELD	\$1,470,000	\$436,000	237%	\$1,034,000		13.1
164	SILKSTONE	\$313,500	\$93,000	237%	\$220,500		28.6
165	BRIDGEMAN DOWNS	\$770,000	\$230,000	235%	\$540,000		12.96
166	SADLIERS CROSSING	\$317,500	\$95,000	234%	\$222,500	>30	
167	VICTORIA POINT	\$526,500	\$158,000	233%	\$368,500	>30	
168	BELLARA	\$382,500	\$115,000	233%	\$267,500	>30	
169	MORAYFIELD	\$345,000	\$104,000	232%	\$241,000	>30	
170	WESTLAKE	\$743,000	\$224,000	232%	\$519,000		14.73
171	CARSELDINE	\$640,000	\$193,000	232%	\$447,000		13.56
172	RIVERVIEW	\$245,000	\$74,000	231%	\$171,000		22.06
173	ZILLMERE	\$470,000	\$142,000	231%	\$328,000		12.2
174	LEICHHARDT	\$250,000	\$76,000	229%	\$174,000	>30	
175	RIVERHILLS	\$505,000	\$156,000	224%	\$349,000		15.63
176	BRASSALL	\$330,000	\$102,000	224%	\$228,000	>30	
177	FLINDERS VIEW	\$380,000	\$118,000	222%	\$262,000	>30	
178	CALAMVALE	\$650,000	\$203,000	220%	\$447,000		17.52
179	NEWTOWN	\$335,000	\$106,000	216%	\$229,000		29.21
180	YAMANTO	\$392,000	\$125,000	214%	\$267,000	>30	
181	RUSSELL ISLAND	\$200,000	\$65,000	208%	\$135,000	>30	
182	RACEVIEW	\$327,000	\$108,000	203%	\$219,000	>30	
183	EAST IPSWICH	\$278,000	\$92,000	202%	\$186,000		28.9
184	MACLEAY ISLAND	\$220,000	\$73,000	201%	\$147,000	>30	
185	TAIGUM	\$533,000	\$178,000	199%	\$355,000		13.06
186	BELMONT	\$665,000	\$224,000	197%	\$441,000		11.03
187	COLLINGWOOD PARK	\$330,000	\$114,000	189%	\$216,000		23.78
188	KENMORE HILLS	\$850,000	\$295,000	188%	\$555,000		10.47
189	CLEVELAND	\$602,100	\$212,000	184%	\$390,100		24.85
190	NORTH BOOVAL	\$260,000	\$92,000	183%	\$168,000		26.81
191	MIDDLE PARK	\$617,500	\$226,000	173%	\$391,500		14.14
192	MOUNT OMMANEY	840000	\$343,000	145%	\$497,000		12.73
193	ELLEN GROVE	\$283,000	\$135,000	110%	\$148,000		17.84