

## Media Release

1 December 2022

---

### Peak Strata Body Welcomes Embrace of Density

Peak property body Strata Community Association (Qld) (“SCA (Qld)”) has welcomed the significant focus on ‘gentle density’ in the recently released Queensland Housing Summit Outcomes Report (“the Report”). General Manager of SCA (Qld) Ms Laura Bos said she was pleased Government and industry acknowledged the benefits of high density living and urged all to embrace the benefits and end what she calls a misguided fear.

“It is pleasing to see important comments from all Summit participants about the need to embrace high density living as a solution to housing affordability. Housing choice and a variety of options are needed to ensure more Queenslanders can own their own home or rent affordably,” said Ms Bos.

“Participants have acknowledged this and it is time that leaders from across the aisle communicated the positives of greater density to the public. Providing housing solutions in proximity to trunk infrastructure, schools and hospitals is an efficient use of land and public resources.”

“Unfortunately, in years gone by, the so called NIMBY sentiment seems to have won the day.”

“The crisis which led to this summit was the culmination of decades of moves to avoid densification. We are pleased to see that this sentiment appears to be reversing.”

Ms Bos said while many feared the densification or creation of new housing stock in their suburb would destroy its “character” she believes the benefits significantly outweigh any downside.

“Development has changed markedly over the years with clever architecture and environmentally sympathetic design featuring prominently.”

“The term coined at the Summit for this was gentle development.”

“All too often when new housing supply is proposed locals are quick to rally against it with concerns around parking, traffic or other, unfounded claims. What we hope can be the outcome of this Summit in the public consciousness is to see how it can deliver opportunities for families to live nearer one another and make public transport a more viable option for Government to invest in.”

“Anyone with children would know often how difficult it is not only for them to move out, but to find somewhere affordable upon getting their first full time job, completing their apprenticeship or university. Density in existing suburbs means our young adults won’t be consigned to urban sprawl far away from opportunities.”

Ms Bos said she hopes the public see new options for density being discussed in the report as the opportunity to embrace a new discussion around housing choice as part of the overall affordability picture.

“A lot of development discussion in recent years has been focused on two kinds of housing- high rise apartments and greenfield detached housing. I am pleased to see the Report acknowledge gentle density as part of the solution - things like townhouses, small 3 storey complexes and the like,” said Ms Bos.

“The reality is the cheapest and most effective way to get more housing stock is to gently densify many existing suburbs. We need more of all kinds of housing and the focus need to be on giving people options and choice.”

“Overall the acceptance of greater density as part of the solution to the ongoing crisis was a big feature of the Report, and SCA (Qld) urges Queenslanders to embrace the lifestyle and affordability benefits of well managed, well built strata properties as a huge part of their future.”

Ends.

---

### **Media inquiries:**

Contact SCA Queensland Policy Officer, Kristian Marlow on 0437 176 366 or [advocacy.qld@strata.community](mailto:advocacy.qld@strata.community)

### **About Strata Community Association (Qld)**

SCA (Qld) is the peak association supporting the state's strata sector, with more than 1,200 individual and corporate members who help oversee, advise, and manage hundreds of thousands of lots across Queensland. The association brings together people who manage strata schemes, own units or live in

strata communities, and those who provide products and services for schemes. We also provide education, advice, and advocacy to enable better understanding of the regulations, obligations and owner's rights.