

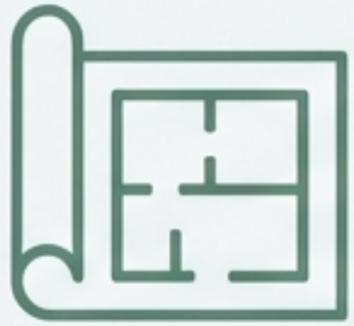
From Athlete Villages to Homes: What Brisbane 2032 Really Means for Housing in Queensland

A Briefing for Queensland's Community
and Industry Leaders



The Story in 60 Seconds: A 'Legacy First' Housing Opportunity

The Brisbane 2032 Olympic and Paralympic Games will deliver three new athlete villages. From day one, these are being designed not just for the Games, but for their long-term conversion into diverse and much-needed housing for Queenslanders.



The Plan

Deliver ~16,400 beds for the Games across three sites, designed for efficient conversion into permanent homes.



The Promise

Create mixed-tenure communities with social, affordable, aged care, key worker, and market housing.



The Pressure

This project is set against the backdrop of a significant housing crisis and high community expectations for a lasting legacy.

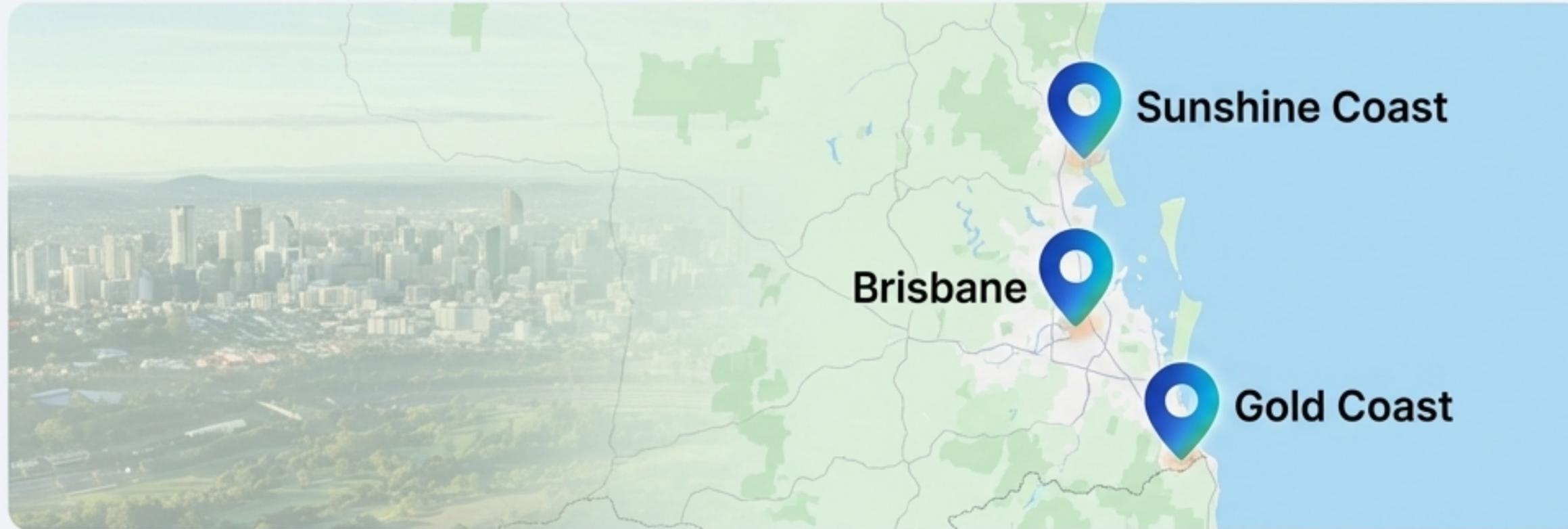


The Opportunity

For councils, housing providers, and contractors to partner in shaping and delivering this critical housing supply.

This briefing outlines the plan, the context, the timelines, and what this means for you.

What Is Being Built? The Three Key Athlete Villages



1. Brisbane

Location: Brisbane Showgrounds, Bowen Hills.

Games Role: The main village, housing over 10,000 Olympic and over 5,000 Paralympic athletes and officials.

Context: 1.5km from the CBD with strong public transport links, integrated with an upgrade to the Showgrounds' Main Arena.

2. Gold Coast

Location: Royal Pines Resort, Gold Coast.

Games Role: A key satellite village for athletes competing in Gold Coast events.

Context: Part of a proposed masterplan residential development that includes a high-performance training facility.

3. Sunshine Coast

Location: Maroochydore City Centre.

Games Role: A satellite village integrated with the new Maroochydore CBD.

Context: Will be part of a new integrated precinct including an arena and cultural facilities.

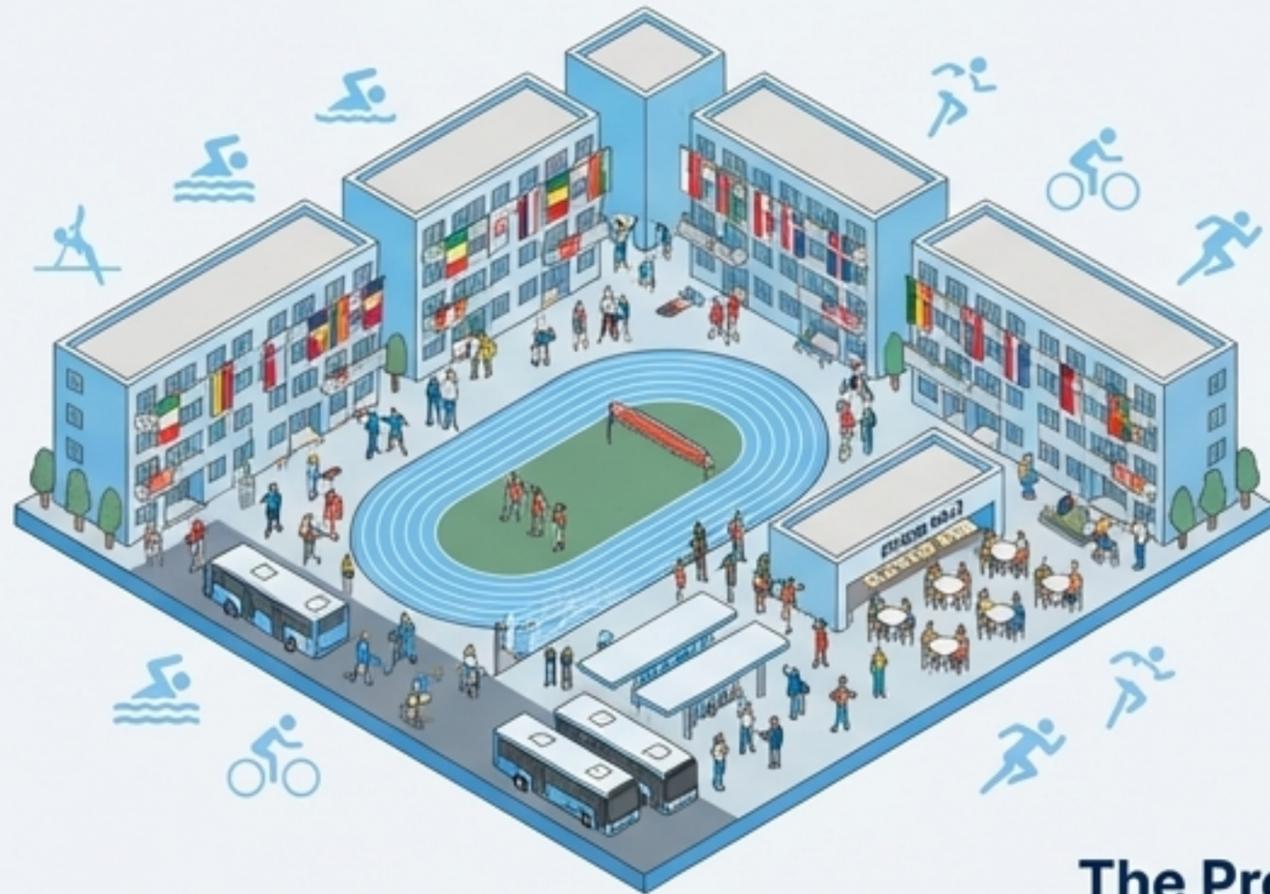
Total Capacity: Approximately **16,400 beds** for athletes and officials across all sites.

From Village to Community: The Post-2032 Conversion Plan

The 'Dual Challenge'

All accommodation is being designed to solve two problems simultaneously: housing athletes for a few weeks in 2032, and creating quality, commercially viable assets for generations of Queenslanders. Success depends on planning for this conversion from the very start.

2032: Games Mode



Legacy Conversion

Post-2032: Legacy Mode



The Promised Housing Legacy

Following the Games, the villages will be repurposed to deliver a diverse range of housing. This is a binding pre-election commitment made in the successful Games bid. The planned mix includes:

- ✓ Social housing
- ✓ Affordable housing
- ✓ Aged care and retirement living
- ✓ Key worker accommodation
- ✓ Build-to-rent and market housing
- ✓ Hotel stock and short-term accommodation

Learning from the Past: A Tested and Viable Strategy

The village-to-community model is not a speculative experiment. It builds on decades of international experience, demonstrating that a 'legacy first' approach delivers lasting value for host cities.

London 2012: East Village



2,800+

new homes created from the athlete village, including a significant component of affordable housing, regenerating an entire neighbourhood.

Paris 2024: Seine-Saint-Denis



6,000

new residents and 6,000 new workers in a community designed from day one to be a permanent, mixed-use precinct.

Melbourne 1956: Heidelberg



600

homes from the original athletes' village successfully repurposed into public housing, creating a lasting community asset.

The Challenge: High Stakes in a Statewide Housing Crisis

The athlete villages are not being built in a vacuum. They are a key response to one of the most significant challenges facing Queensland.

31,000

households on the social housing register, a list that grew by 16% in just nine months.

~50%

of a low-income single's weekly wage is consumed by average rent for a one-bedroom unit in Brisbane.

+114%

increase in households needing emergency hotel assistance in a single year across Games council areas.

“Mega events like the Brisbane 2032 Games... [mean] the demand for tourism accommodation and all housing can really spike in the lead-up.” — Q Shelter Displacement Report

Data sourced from Q Shelter & AHURI (2024-2025).



The Mandate: What Community and Housing Leaders Expect

In response to the housing crisis, peak bodies have set clear expectations for the Games' housing legacy. The core demand is to move from promises to locked-in, quantifiable outcomes.

“ We've been really pleased to hear positive engagement around how there can be a housing legacy from the Games from the state government, but now we need to lock it in.

— Fiona Caniglia, CEO, Q Shelter (ABC News, Nov 2025)

“ As investment and attention flows in, we must ensure the availability and affordability of housing for our most vulnerable remains front and centre.

— Jennifer Williams, CEO, Committee for Brisbane (Q Shelter Media Release, Nov 2025)

Key Recommendations from Stakeholders:

- **Avoid Past Shortfalls:** Learn from events like the Gold Coast 2018 Commonwealth Games, which failed to deliver a social and affordable housing legacy.
- **Set Quantifiable Targets:** Establish clear, binding targets for the percentage of social and affordable housing to be delivered in the converted villages.
- **Embed Expertise:** Ensure housing and homelessness experts have a “seat at the table” in all governance and legacy planning bodies.

Breaking Ground: Early Works are Now Underway

Progress on the ground has already begun. The critical enabling works for the main Brisbane Athlete Village at Northshore are in motion, preparing the site for construction to commence in the coming years.

Project Spotlight: Northshore Brisbane – Street Renewal Program

- **Investment:** An **\$87 million contract** has been awarded to BMD for the first phase of early works.
- **Scope:** Delivery of almost 4km of new and enhanced roads, including a tree-lined boulevard with separated cycleways and footpaths.
- **Purpose:** These accelerated works will create the serviced development sites required for the Brisbane Athlete Village construction.
- **Status:** Works commenced in August 2024.



The Roadmap: An Indicative Delivery Timeline

While detailed schedules are in development, the overall delivery pathway follows a clear, phased approach.



What This Means for Councils & Communities

The development of the villages presents both significant opportunities and important considerations for local government and community leaders. Proactive engagement is key to maximising the benefits.

+ Opportunities for Your Community

- **New Housing Supply:** A significant injection of diverse housing stock, including affordable, social, and aged care options to meet local needs.
- **Enhanced Public Realm:** New parks, public spaces, and infrastructure like the Northshore boulevard, designed to high standards of sustainability and accessibility.
- **Lasting Accessibility Standards:** The Paralympic Games will drive a focus on universal design, creating a legacy of more accessible public spaces and dwellings.
- **Catalyst for Local Planning:** An opportunity to integrate village development with broader local area plans for transport, services, and community facilities.

! Risks & Key Considerations

- **Managing Construction Impacts:** Years of construction will require careful management of traffic, noise, and disruption for existing residents and businesses.
- **Ensuring Design Quality:** Advocating for high-quality architecture and urban design that creates a positive, long-term identity for the new precincts.
- **Securing Community Benefit:** Ensuring the final housing mix and community facilities genuinely reflect local needs and that legacy commitments are delivered upon.
- **Integration with Existing Communities:** Planning for the successful social and economic integration of thousands of new residents.

What This Means for Suppliers & Housing Providers

The scale of the Games accommodation program creates major opportunities for industry, but it will take place in a challenging and competitive market.

Opportunities for Your Business

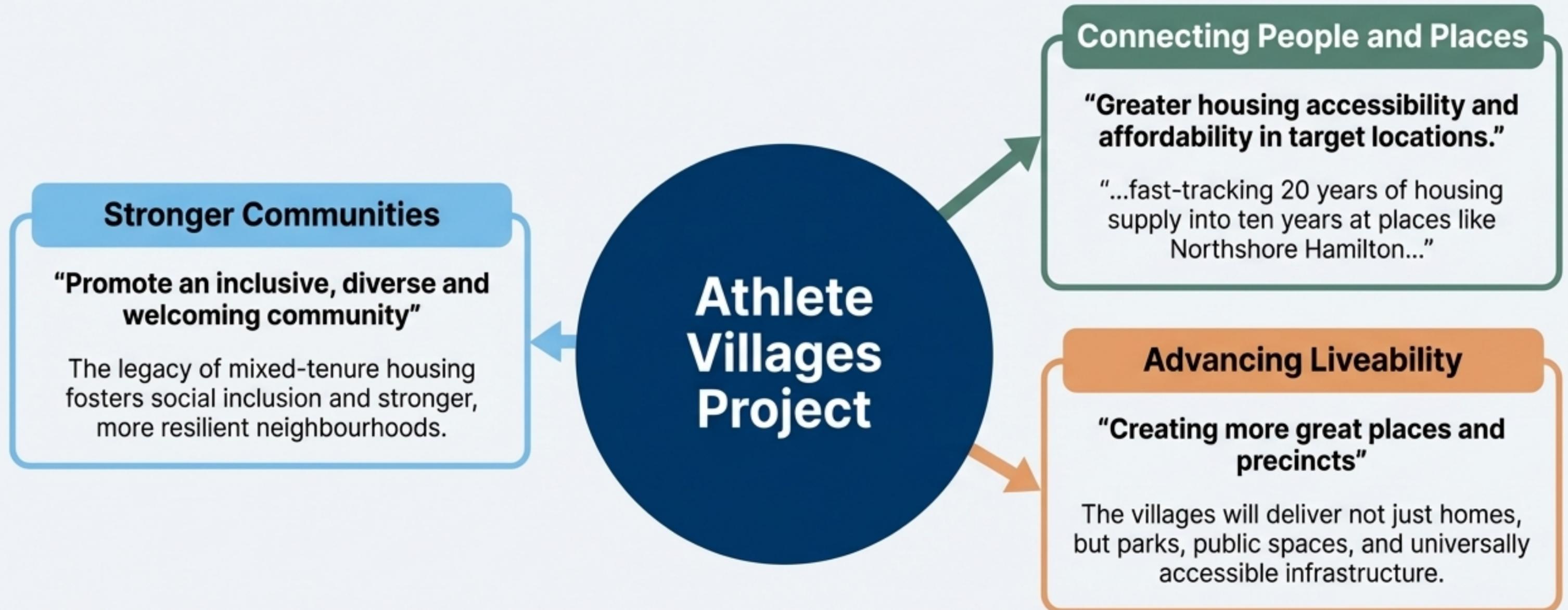
- **Community Housing Partnerships:** CHPs have a critical role in the delivery and long-term management of the social and affordable housing components.
- **Local Supply Chain Participation:** Significant contracts for civil works, construction, materials, and services. The scale of the project provides opportunities for local businesses to participate.
- **Innovation in Delivery:** A focus on cost and time pressures will create opportunities for innovative methods like modular construction, flexible layouts, and sustainable design.
- **Diverse Asset Classes:** Opportunities extend beyond residential to include build-to-rent, aged care, and hotel development and management.

Risks & Market Realities

- **Intense Competition:** The lead-up to 2032 will see fierce competition for skilled labour, materials, and supply chains across many major projects.
- **Market Uncertainty:** Projects are being planned now but delivered in the late 2020s, subject to volatile interest rates, material costs, and market conditions.
- **Quality & Delivery Pressure:** Tight deadlines can lead to rushed tenders and risk compromised quality. Rigorous benchmarking and capable contractors will be essential.
- **Contractual Risk:** Danger of tenders being “underbaked to win work, risking overruns and variations.” Strict scope control and milestone tracking will be required.

More Than Homes: A Cornerstone of the Elevate 2042 Legacy

The village-to-homes program is not a standalone project. It is a foundational piece of Elevate 2042, the 20-year legacy strategy for the Games. It directly delivers on the vision for a more inclusive, connected, and liveable Queensland.



"Vision: By 2042, we will live in an inclusive, sustainable and connected society, with more opportunities in life for everyone."

Summary & Key Takeaways



- **A Clear Plan Exists:** Three athlete villages are being purposefully designed with a 'legacy first' approach for conversion into diverse housing.



- **The Stakes are High:** The project is a direct response to Queensland's housing crisis, with strong community and industry expectations for meaningful, quantifiable outcomes.



- **Progress is Underway:** This is not just a plan for the future. Enabling works have already begun, signaling commitment and momentum.



- **A Critical Opportunity for Partnership:** Success requires collaboration. Councils, housing providers, and local contractors have a vital role to play in shaping and delivering this legacy.



- **It's Central to the 2042 Vision:** This housing legacy is a cornerstone of the broader Elevate 2042 strategy to build a more inclusive and liveable Queensland.

Next Steps & Further Information

We encourage all partners to stay informed and engaged as planning and procurement progresses.

For Further Reading

- The 2032 Delivery Plan
- Elevate 2042
- GIICA 100-Day Review
- Q Shelter – Go for Gold Report

Note: Hyperlinks to source documents will be provided in the final deck.

Key Government Agencies

Department of State Development, Infrastructure and Planning: Responsible for delivery of the Games Villages Program.

Games Independent Infrastructure and Coordination Authority (GIICA): Responsible for delivery of new and upgraded venues.

Department of Sport, Racing and the Olympic and Paralympic Games: Responsible for coordination of the Legacy program.

An architectural rendering of a modern city skyline at sunset. The scene features several tall, cylindrical skyscrapers with glass facades and a central plaza with a large, low-profile building that has a blue roof. The plaza is filled with people walking and sitting at outdoor tables under umbrellas. The sky is a mix of orange, yellow, and blue, suggesting a late afternoon or early evening setting. The overall atmosphere is one of a vibrant, modern urban environment.

Thank you.

A Legacy for Queensland