



Property Council of Australia
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19 September 2018

Mr. Duncan Pegg (MP)
Member for Stretton and Committee Chair
Innovation, Tourism, Development and Environment Committee
Parliament House
BRISBANE QLD 4000
itdec@parliament.qld.gov.au

Dear Mr. Pegg,

Waste Reduction and Recycling (Waste Levy) and Other Legislation Amendment Bill 2018

The Property Council of Australia welcomes the opportunity to provide feedback on the *Waste Reduction and Recycling (Waste Levy) and Other Legislation Amendment Bill 2018*.

The Property Council is the leading advocate for Australia's largest industry and biggest employer - property. Creating more than 330,000 jobs in Queensland and accounting for over 14% of the state's economic activity, the sector maintains an important role in reducing the state's waste and carbon emissions.

Waste is a significant part of a broader conversation regarding sustainability, productivity and climate change. Australia's property industry is the world leader in efforts to improve the environmental performance of the built environment. Together, the Australian and New Zealand property industries have ranked first for eight consecutive years in the Global Real Estate Sustainability Benchmark survey. Many of our members are also part of the Better Buildings Partnership, a collaboration of property owners, managers and key influencers that work across Australia to reduce the amount of waste entering landfill by 80%.

While the Property Council supports initiatives aimed at reducing the amount of waste to landfill- along with those that disincentivise the practice of the long-distance transport of waste- we remain concerned about the cost implications of the levy on both the property industry and Queensland households.

The introduction of a waste levy will see the property industry slugged with three new or increased taxes through the Queensland Government's 2018/19 Budget. The levy comes in addition to a new land tax category for aggregated holdings over \$10 million, a more than doubling of the foreign investor tax, and, at a local government level, rates increases well in excess of CPI. The constant onslaught of taxes, fees and charges on the property industry is unsustainable.

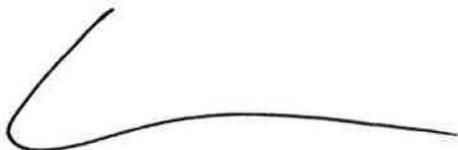
In addition to the serious impacts the levy will impose on the business community, the sector remains concerned that charges will also be passed down to households. The *Waste Reduction and Recycling (Waste Levy) and Other Legislation Amendment Bill 2018*, has a stated aim of no impact on households, however, the advance payments that avoid waste costs reaching households will only help to address levy rates associated with the disposal of solid municipal waste. Further consideration needs to be given to costs that will be incurred

through non-government pathways. Housing Institute Australia (HIA) estimates that the introduction of the levy will add a further \$1400 to the cost of a new home. There is currently no measure or advanced payment implemented that will stop this cost reaching Queensland families. If the Government seriously intends to avoid the levy affecting households, further measures need to be implemented to offset the construction costs and help maintain housing affordability throughout the State.

The industry urges Parliament to consider the serious implications of the waste levy on the property industry, and to acknowledge that further measures will be needed to offset additional costs being passed down to Queensland households.

Thank you for the opportunity to respond to the *Waste Reduction and Recycling (Waste Levy) and Other Legislation Amendment Bill 2018*. If you would like any further information, please do not hesitate to contact me on _____ or _____

Yours sincerely

A handwritten signature in black ink, consisting of a large, sweeping 'C' shape that extends horizontally to the right.

Chris Mountford
Queensland Executive Director