

Planning (Inclusionary Zoning Strategy) Amendment Bill 2023

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Submission on Planning a (Inclusionary Zoning Strategy) Amendment Bill 2023

This submission is made on behalf of The Property Owners' Association of Queensland.

We object to the amendment to the Planning act 2016 for particular purposes for all residential construction projects completed on or after 1 July 2024, for at least 25% of the dwelling (rounded up to the nearest whole number) constructed for the project are to be reserved for transfer to the State for the purpose of providing public housing.

In the changes as indicated in the proposed Bill, the Achievement of policy objections – it states “The Bill will ensure the Queensland Government enacts an inclusionary zoning strategy under which the developers will be required to dedicate 25% of new residential dwellings, including apartment building and housing estate as public housing.

It also stated – “For all residential development projects completed on or after 1 July 2024, at least 25% of the dwellings (rounded up to the nearest whole number) constructed for the project are to be gifted to the state of Queensland for the purpose of providing public housing.

Each reserved dwelling will be finished to the same standard, and have the same features as the other dwellings constructed for the residential development project. This includes size and floor area.

We believe that it is not up to developers of high rise buildings and housing estates to supply public housing to the Government.

The developer would have to supply the land (at his expense) pay the construction workers (again at his expense) and supply all building materials (again at his expense).

The land would have to be in or close to the city for convenience for public housing residents and again be denoted at the expense of the developer.

On the 31 January 2023 an article in the Courier Mail showed a new residential tower consisting of almost 450 apartments would be built at the Brisbane Showground. In the article it stated that rather than being sold to private individuals the property would be retained by the developer to oversee the renting of the residences and manages the complex going forward. A similar project of a 25 storey tower defying construction industry woes in a bid to tackle the housing crisis with 40 percent of the 144 of its units dedicated to subsidised rentals.

Why should developers of high rise building and housing estates be expected to supply public housing at their expense for the Government. The other units in the high rise complex would be sold to private buyers. This then raises the question – Would the Government contribute to the insurance of the building and also body corporate fees payable on this block of units?

Under the proposed changes to the Act would the Government expect the developer to maintain the Government units after the hand-over.

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In the event of housing estates would the developer be held responsible for the maintenance and upkeep of the properties donated to the Government?

It is stated in the Courier Mail dated 10 June Mr Mick de Brenni intends to introduce the licensing regime. The Property Council warned it would add costs and red tape to development in Queensland. A report by a state government appointed panel has argued property developers need to be 'accredited' to bring in "minimum standards" increase transparency and offer greater financial certainty, particularly to head contractors, subbies and others in the construction ecosystem.

It is stated in the proposed Zoning Strategy Amendment Bill 2023 "Requiring the development industry, which makes huge windfall profits based on state and zoning decisions to transfer a portion of the dwellings it creates should be viewed as a condition of doing business in Queensland rather than a compulsory acquisition."


Where is the evidence of these "huge windfall profits? Almost every week we hear news of another major developer going into bankruptcy because they can't pay their bills. As the proposer of this Bill it is obvious that the Minister does not understand the financial pressures facing developers.

If the proposed Zoning Strategy Amendment Bill is agreed then the developer will not only bear the cost so will anyone that purchases a unit in these complexes.

The current situation has arisen because the Government has not kept up with their responsibility to supply public housing for those in need. Over a period of time the Government has sold housing commission properties (as they were known) and now all Queenslanders are expected to pay the price.

If this Amendment Bill 2023 is approved not only will the developer pay the price but also the purchaser of units in the complexes as well as all Queensland residents.

The Property Owners' Association of Queensland objects to the proposed changes to the Planning Act 2016, and in turn the Planning (Inclusionary Zoning Strategy Amendment Bill 2023). If this Bill is agreed and passed by Government it will bring the construction of high rise development to a stand still. Developers and all Queenslanders are not responsible for supplying public housing that is the responsibility of the current Government.


H., Roslyn Wallace
Secretary POAQ