

Planning and Other Legislation (Make Developers Pay) Amendment Bill 2023

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Queensland Parliamentary Service
Parliament House
Cnr George and Alice Streets
Brisbane QLD 4000

12 December 2023

Dear Parliamentary Committees,

Planning and Other Legislation (Make Developers Pay) Amendment Bill 2023

Thank you for the opportunity to respond the Bill introduced into the Queensland Parliament by Michael Berkman MP, Member for Maiwar on 15 November 2023.

Unitywater acknowledge that in previous years there has been a significant increase in the cost of delivering infrastructure, with tighter labour markets and supply chains escalating construction costs, and notes the comments from MP Berkman that the adopted charges have not risen at the same rate.

Land values on the other hand have increased over the last 5 years, for example in Morayfield, the average price per lot has increased by 94%, while adopted charges per lot have only increased by 9%.

Providing the infrastructure and capacity to serve new developments outside of our existing network areas has significant costs, and these are recovered through agreements with developers.

Our position is that infrastructure charges need to cover the full cost of delivering the assets to service the development and its anticipated total population.

Any shortfall in funding from adopted charges is currently recovered from existing and future customers, and Unitywater is conscious of adding further burden to our customers who are already experiencing impacts from the increased cost of living.

Unitywater would be happy to be involved in further consultation.

Yours sincerely



Anna Jackson

Chief Executive Officer