

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

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13 December 2023

Committee Secretary
State Development and Regional Industries Committee
Parliament House
George Street
BRISBANE QLD 4000

Email SDRIC@parliament.qld.gov.au

Dear Secretary

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

Thank you for the opportunity to respond to the Planning and Other Legislation (Make Developers Pay) Amendment Bill 2023.

The Property Council of Australia is the leading advocate for Australia's biggest industry – property. We are a national not-for-profit organisation established to promote the work of the property industry in delivering prosperity, jobs, and strong communities to all Australians. Here in Queensland, the Property Council represents over 400 member companies across residential, commercial, retail, retirement living, industrial, tourism and education sectors.

Our members invest in, design, build and manage places that matter to Australians. They have a long-term interest in the future of our places and spaces, and are committed to creating great cities, strong economies, and sustainable communities.

The Property Council does not support this Bill, nor does the Property Council support the removal of the cap on infrastructure charges.

Queensland is in the grips of a housing crisis, which can only be attributed to decades of undersupply. With demand for residential housing unabating, crippling construction costs along with well-documented skills shortages, tackling this crisis can only be done with a concerted and aligned effort to boost supply across all three levels of government, industry, and community.

The above challenges have made the development and delivery of supply across the housing continuum largely unfeasible.

There is a broad acknowledgment across all levels of government that infrastructure charges relief, in particular for well-located areas serviced by existing infrastructure is a key lever in unlocking critical supply to market.

This was most clearly acknowledged this year by Brisbane City Council via their Housing Supply Action Plan which reduces infrastructure charges for apartments, Build-to-rent projects, and community housing providers in response to the housing crisis.



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Other Councils including but not limited to the Gold Coast, Ipswich and Moreton Bay have also previously had or are actively considering infrastructure charge incentive schemes to stimulate development.

The proposed Bill if enacted will not only exacerbate the significant cost pressures the industry is currently facing, rendering the delivery of critical supply completely unviable, but actively undermine the commitment of all tiers of Government to prioritize the delivery of housing.

The Property Council would welcome the opportunity to discuss this submission in further detail. Please do not hesitate to contact me on [REDACTED] or [REDACTED]

Yours sincerely,



Jess Caire
Queensland Deputy Executive Director