




Speech By
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MEMBER FOR SOUTH BRISBANE

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PLANNING (INCLUSIONARY ZONING STRATEGY) AMENDMENT BILL

 **Dr MacMAHON** (South Brisbane—Grn) (6.03 pm), in reply: Thank you to those members who have contributed to a lively debate this afternoon. It is immensely disappointing that this bill will not pass today and Queenslanders will not get the benefit of a meaningful mandatory inclusionary zoning policy that could rapidly expand the amount of public housing that we have here in Queensland. I thank the minister for listing those submitters who had written in to the inquiry in support of inclusionary zoning in principle. A lot of those organisations said we need inclusionary zoning in some form. Indeed, the quantum that we have included in this bill is ambitious, but it is necessary to address the scale of the crisis that has unfolded under both Labor and the LNP. If that quantum is too high, can the minister tell us what quantum do Queenslanders deserve? How much public housing do Queenslanders deserve? Do Queenslanders deserve to wait for years for public housing? Do they deserve to sleep in tents and cars while they wait? Do they deserve to live in public housing that often gets dangerously hot in summer? What do Queenslanders deserve?

This bill aims to make up for decades of failed housing policy and lack of investment by both Labor and the LNP. The reality is that in many parts of the world, places with societies and economies quite like ours, public housing is done properly and often with the help of inclusionary zoning policies. In Vienna 60 per cent of homes are social and public housing. The Netherlands has 29 per cent social and public housing. Scotland has 24 per cent. We could have a lot more ambition here in Queensland. In fact, we have had this kind of ambition in the past. Even in Australia in the years after World War II the government built tens of thousands of public homes. In Queensland over 10,000 homes were built throughout the state by the housing commission. Now less than one in 40 homes built in Queensland are for public and community housing. The truth is inclusionary zoning in Queensland to rapidly expand the amount of public housing we have is possible. It is possible to build hundreds of thousands of beautiful, quality public homes for ordinary people to rent and buy. If 50 years ago governments could build 10 times as much public housing as we do now then we can do so again and better. If other countries can have 25 per cent social housing as opposed to the just over three per cent we have in Queensland we could do the same thing.

The Greens are fighting for genuine solutions to the housing crisis which has emerged as a result of housing largely being treated as a for-profit tool being thrown to the for-profit developers and the free market so that people who are already wealthy can make a bit more money. While Labor and the LNP are listening to the property developers, the Greens are the only party listening to the community and listening to the experts who are telling us loud and clear that without bold measures like inclusionary zoning the housing crisis is only going to get worse.

Let us look at who supported inclusionary zoning in the inquiry on this bill and who opposed it. Some 107 submitters were in favour of inclusionary zoning in some form and seven were against it. Let us have a look at those. It is clear whose side those who are against it are on: the Property Owners' Association of Queensland, a property investor lobby group, the Housing Industry Association, a private developer lobby group, the Urban Development Institute of Australia Queensland, a private planner and

real estate industry lobby group, the Student Accommodation Association and a private developer and real estate lobby group. While Queenslanders are going through the worst housing crisis since the Depression, these lobby groups have been working for those property developers and rich investors who are making huge profits off the housing crisis as rents go up and the cost of land and housing goes up.

With more and more Queenslanders moving into tents and cars, or waiting for years on the social housing register, property developers are receiving more and more government handouts. While thousands of families struggle with mortgage stress, banks are making record profits. Over 30 MPs in here own over 80 properties between them while everyday people struggle to break into the housing market. Labor and the LNP support giving investors \$37 billion in tax concessions each year while nurses, teachers and workers try to buy their first home, getting outbid by those same investors. With skyrocketing rents and rising house prices, property investor MPs will continue to make huge profits while everyday people struggle to pay rent, pay their mortgage or break into the housing market.

It is astounding that both Labor and the LNP think that the way to build housing is to make things easier for those same property developers who have been hoarding land and holding back housing supply. Big developers are sitting on a huge backlog of land zoned for housing—and this is a deliberate choice—designed to maximise profits for property developers from sky-high house prices. Labor's proposal to waive infrastructure charges will not make houses any cheaper or guarantee new public homes or even affordable homes. Waiving infrastructure charges will mean that local governments will not have the funds they need to invest in crucial public infrastructure for growing communities.

My colleague the member for Maiwar has a private member's bill in parliament to remove that cap on infrastructure charges. As I have said, it is mind-blowing that the government would want to move in the other direction. It is mind-blowing that the government would think that it could enact inclusionary zoning through loose guidelines, open-ended pilots and an aspirational goal that is not even mandatory.

When it comes to housing, both Labor and the LNP think that we just need to lift regulations off property developers and make sure developers can make good profits, but look at where that has us—families sleeping in insecure accommodation, kids heading to school after a night in a car or tent and renters getting kicked out of their home because they cannot afford the next rent increase. If this model for inclusionary zoning is not good enough, I challenge the government to come up with a genuine plan for inclusionary zoning that will mean we will get tens of thousands of new public homes right across the state. I remind everyone that the inclusionary planning pilot that Labor has developed will build no public housing. There are currently 43,000 people on the social housing waitlist.

QCOSS and the Pawson report that it released in 2023 say that, if Labor had not tightened up the criteria to exclude people who were typically qualified any other time, there would be an additional 100,000 households on the waiting list. QCOSS and the Pawson report estimated that the real figure for housing need is growing at 2,700 households per year. To put this in context, since 2015 Labor has added just 1,845 homes to the social housing stock. That means families are going into acute housing stress much faster than Labor has been building social homes. This means thousands of households have to live in a tent, skip meals, skip buying school supplies, skip buying medicine or skip going to the dentist. That is to say nothing of the hundreds of thousands of people who are on the precipice of housing stress.

Labor's social housing plan will take over a decade just to house everyone who is currently on the list. For the benefit of the House, these are some of the Queenslanders who have been let down by decades of failed Labor and LNP policy who are on the social housing register: one person with very high needs waiting for housing in the Miami area; two people with very high needs waiting for housing in the Greenslopes area; one person with very high needs waiting for housing in the Labrador area; one person with very high needs waiting for housing; one person with very high needs waiting for housing in the Noosa Heads area; one person with very high needs waiting for housing in the Hermit Park area; one person with very high needs waiting for housing in the Darra area; two people with very high needs waiting for housing in the Logan area; one person with very high needs waiting for housing in the Miami area; two people with very high needs waiting for housing in the Marsden area; one person with very high needs waiting for housing in the Caboolture area; three people with very high needs waiting for housing in the Holland Park area; one person with very high needs waiting for housing in the Mount Coolool area; one person with very high needs waiting for housing in the Ipswich Central area; one person with very high needs waiting for housing in the Torquay area; one person with very high needs waiting for housing; one person with very high needs waiting for housing in the East Brisbane area; one person with very high needs waiting for housing in the Miami area; one person with very high needs waiting for housing in the Moorooloolooloo area; one person with very high needs waiting for housing in the Ormeau area; one person with very high needs waiting for housing in the Torquay area; one person

with very high needs waiting for housing in the Maroochydore area; one person with very high needs waiting for housing in the Miami area; one person with very high needs waiting for housing in the Currumbin area; three people with very high needs waiting for housing in the Labrador area; one person with very high needs waiting for housing in the Mooloolaba area; one person with very high needs waiting for housing in the Helensvale area; one person with very high needs waiting for housing in the Northgate area; one person with very high needs waiting for housing in the Cleveland area; two people with very high needs waiting for housing; four people with high needs waiting for housing in the Mount Gravatt East area; one person with very high needs waiting for housing in the Enoggera area; one person with very high needs waiting for housing in the Miami area; two people with very high needs waiting for housing in the Paradise Point area; one person with very high needs waiting for housing in the Scarness area; two people with very high needs waiting for housing in the Deception Bay area; two people with very high needs waiting for housing in the Labrador area; three people with very high needs waiting for housing in the Bracken Ridge area; two people with very high needs waiting for housing in the East Brisbane area; one person with very high needs waiting for housing in the Paradise Point area; one person with very high needs waiting for housing in the Miami area; one person with very high needs waiting for housing in the Goodna area; one person with very high needs waiting for housing in the Mooloolaba area; one person with very high needs waiting for housing in the Palm Beach area; six people with very high needs waiting for housing in the Nerang area; one person with very high needs waiting for housing in the New Farm area; two people with very high needs waiting for housing in the Kangaroo Point area; one person with very high needs waiting—

Mr KELLY: Mr Deputy Speaker, I rise to a point of order. The House appreciates the point that the member is trying to make, but I ask you for a ruling under standing order 236 as to tedious repetition.

Mr DEPUTY SPEAKER (Mr Martin): Thank you for bringing that to the House's attention. Member for South Brisbane, I direct you to standing order 236—irrelevance or tedious repetition—as follows—

A member shall not refer to matters irrelevant to the subjects of the debate or engage in tedious repetition during debate.

I understand what you are doing. I ask that you table the stack of papers from which you are reading to assist the House.

Dr MacMAHON: These are individual cases: this isn't repetition. These are individual applications for people waiting for social housing. I would be happy to table the social housing register for the benefit of all members here to understand the scale of the crisis and why we would put forward a measure such as this that would rapidly expand the amount of public housing in Queensland.

Tabled paper: Document, undated, regarding the social housing register [714](#).