




Speech By  
**Andrew Powell**

**MEMBER FOR GLASS HOUSE**

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Record of Proceedings, 13 June 2024

**APPROPRIATION (PARLIAMENT) BILL; APPROPRIATION BILL; REVENUE  
AND OTHER LEGISLATION AMENDMENT BILL; STATE FINANCIAL  
INSTRUCTIONS AND METWAY MERGER AMENDMENT BILL**

 **Mr POWELL** (Glass House—LNP) (6.13 pm): I rise to make my contribution on this year's budget. To be blunt, there is not a lot to say about the Labor budget. To be honest, many in Glass House can see right through this Labor budget. In the electorate of Glass House, all they have seen in this budget is a lot of reannouncements—projects that are reannouncements from last year's budget. In one case, the Beerburum to Landsborough rail project—which is part of the Beerburum to Nambour duplication—has probably been announced 10 times now in 10 separate budgets by this government. All we have seen to date is some early works—a realignment of Steve Irwin Way and a new car park at Landsborough Railway Station—but no contract actually signed to duplicate and build that railway from Beerburum to Beerwah.

We have seen in this budget 50-cent public transport fares, a temporary reduction on car registration, an increase in not only the dollar value but also who can apply for FairPlay vouchers and energy rebates. I am sure all of the people in Glass House and indeed across Queensland will welcome that. We certainly have too, but, as I have said, the people of Glass House have seen right through this. They see it for what it is. It is a short-term budget for the next four months in the lead-up to the October election, not a long-term budget that delivers a vision for the state of Queensland over the next four years.

As for it actually identifying and changing the current crises facing Queensland—the youth crime crisis, the health crisis, the cost-of-living crisis and the housing crisis—we know that it does not really achieve any of those. It might give a short-term sugar hit in terms of cost of living, but it is not addressing the underlying principles of why we are in a cost-of-living crisis in the first place.

What I want to do in my contribution is offer a little bit of hope to the people of Glass House and others who are listening. I want to turn to some of the commitments that the LNP leader, David Crisafulli, made in his budget reply speech today. One of the values of the Liberal National Party is aspiration. We believe that everyone can aspire to enjoy a quality life, to own a home and to work in a job of their choosing. It is that home ownership that I want to drill down into today. Like me, a number of members in this House have adult children who are looking at moving into the housing market for the very first time. I have spoken on a number of occasions of how having three adult children still bumping around our small house is causing a lot of challenges for us and we have looked at what alternatives there are. I will tell you what: my kids are going to have plenty of alternatives should there be a change of government in October. Let me start with home ownership.

Do members know that over the last 50 years the percentage of Queenslanders owning their own home has fallen drastically? Not long before I was born, the percentage of Queenslanders who owned their own home in 1971 was 70 per cent. Just a couple of years ago back, in 2021, that number had dropped to 64 per cent. We have fallen behind other jurisdictions. This used to be the state that people

moved to because of that aspiration, that hope. We are now one of the worst in the nation and the LNP want to turn that around. How are we going to do that? For starters, we are going to abolish stamp duty on all new homes for first home buyers. Yes, as the leader said this morning, we are going to abolish a tax; we will abolish stamp duty on all new homes for first home buyers.

We are also going to have full stamp duty concession on properties up to a value of \$700,000, with a partial stamp duty concession through to \$800,000. For your first home, if you build or buy a new home, you will not pay a single dollar of stamp duty in Queensland. That is significant. That means if you are buying a new-build home of roughly around \$850,000—that is what you are looking at if you are looking at one of the master planned communities around Palmview or Aura on the Sunshine Coast—then you will save more than \$24,000 if it is your first home. If it is an existing property, not a new build, then you will be saving more than \$17,350.

On top of that, we are going to help drive down the cost for first home buyers and also immediately boost rental supply by lifting the restrictions on renting a room. Currently, if you receive the first home owner's grant you are unable to rent out a room on that property for a period of 12 months. That is going to be gone. That means you can go to the bank and say, 'I have an REIQ contract to rent out a room for \$250'—which seems to be about the going rate for a room on the Sunshine Coast or Moreton Bay—'and that will contribute to assisting me in paying off my mortgage.' In the middle of a housing crisis, if young Queenslanders want to immediately rent their front room to help cover the cost of their mortgage, nothing should stand in their way. That is what this policy achieves.

Members should not take my word for it. One of my constituents jumped on my Facebook post today and said, 'Okay, now this is how you spend money to help people, not \$1,000 power bill bribes.' This is a genuine way to change the cost of living and improve housing availability and affordability for Queenslanders, and I am glad to see that it is being acknowledged by members of my community.

This policy is far more comprehensive than that. We know that if people are wanting to buy homes we are going to have to make sure there is a supply of homes. It is only through a supply of homes that we can drive down costs further. Competition produces better value for money. To increase supply, we are going to develop new regional plans, and we will match those with infrastructure plans for every corner of Queensland. We are calling it Unlocking Homes for Queensland's Future, and we aim to deliver one million new homes over the next two decades. That is an average of 50,000 homes a year.

Over the past decade, housing loan approvals have declined by almost 30 per cent under Labor, and that has left us in the situation we are in where there are not enough houses for people moving to, or looking to buy in, this state. They can say that migration has been extraordinary, but, as we have seen through a lot of the documents that have since been revealed, they knew that this migration was coming. It was forecast 10, 15, 20 years ago. We have hit that median mark and achieved the population they expected us to achieve 20 years ago.

What they have not done is what we are planning on doing—that is, ensuring we have those homes available for Queensland's future. As I said, we will develop new regional plans and we will match them with infrastructure plans, and that will ensure we can build the homes we require to put a roof over Queenslanders' heads. We will reset the planning partnership with local government. We will streamline the approvals process for planning scheme amendments while preserving a rigorous community consultation process. One of the reasons a lot of the potential lot developments in my electorate of Glass House are being held up is because of those approvals, and often it is a planning scheme amendment. The councils will make the amendments and then it gets bogged down, waiting for the state to sign off on those amendments. We will work with councils to achieve that.

In the next five years we will scale up housing approvals by 25 per cent before ramping up further to reach that one million extra homes by 2044. As I said, we will do that in partnership with local government and, with the support of Economic Development Queensland, we will fast-track approvals to build new homes more quickly.

Another exciting element is that we will also deliver a new \$2 billion dedicated fund for the infrastructure needed to get new housing developments out of the ground. For the homes to be ready for Queenslanders, that means we need the water, the sewerage, the lighting, the roads and the parks built so that they can move into those new estates. Let me give a very concrete example of how this \$2 billion fund could be used. Caboolture West sits wholly in the electorate of Glass House. Members have heard me speak of it before. It has been on the cards since I was a kid, yet we have only just turned the first sod on the first neighbourhood within that city that will eventually host a population the size of Mackay. Why is that? Because it has been put on the City of Moreton Bay to cover so many of the start-up costs involved in getting that development going. Yes, the government came to the party

late to assist in some start-up infrastructure around utilities but had not addressed important things like road access. Finally, the government is getting around to mapping out where the Bruce Highway Western Alternative will go, but that will not be built for at least another 10 years, so what we need in the interim is access to the Bruce Highway.

Members heard me speak recently on the Buchanan Road project that the City of Moreton Bay desperately needs that will link the Bruce Highway to Caboolture River Road and ensure people moving into the new city of Caboolture West can get east-west out to that major arterial. It also gets them to Morayfield Railway Station. That is a \$100 million-plus project. That is the kind of project for which someone like the City of Moreton Bay could apply to a future LNP government under that \$2 billion dedicated fund to get that necessary infrastructure happening so we can get those houses coming out of the ground.

We are also going to assist those who find it a bit tougher to raise the deposit needed to buy a house. We will do that through our Boost to Buy and Open the Door policies. We will close the deposit gap for a thousand Queensland first home buyers with a new shared equity program to offer them a critical boost into home ownership. First home buyers with a two per cent deposit—a two per cent deposit—will be able to bridge the rent-ownership divide with government equity. We will invest in it with them. To drive housing supply, as I said, we will offer up to 30 per cent equity for new homes and up to 25 per cent equity for existing homes up to a value of \$750,000. Those Queenslanders can choose to buy out the government at a time that works for them while getting into their first home sooner and for less. As I also previously mentioned, we will get rid of that rental restriction on the first home owner grant. Many Queenslanders cannot rely on the bank of mum and dad to close the deposit gap, which is why we in the LNP will step in.

We realise again that that will not be sufficient to meet all of the housing needs of Queensland, which is why we will have Homes with Purpose. We will deliver 10,000 new social and community homes on church and charity owned land by 2044, in partnership with the community housing sector. We will redirect every single dollar of that \$2 billion Housing Investment Fund into building new social homes. We will unleash the community housing sector. We will do it in partnership with them, with long-term management leases to drive reinvestment into new community housing supply. We will deliver eight new supported accommodation services for young Queenslanders. We will bolster after-hours outreach homelessness services for those sleeping rough. That is desperately needed, particularly around the City of Moreton Bay part of the electorate of Glass House, with people sleeping in tents in places like Cruice Park in Woodford or beside the D'Aguiar Highway in Caboolture. We will deliver 10 new and replacement domestic and family violence shelters for vulnerable women and children, and we will deliver 53,500 additional social and community homes by 2044.

That is a comprehensive plan to deal with the housing crisis created by those opposite over the course of the last decade. That will drive down costs for people trying to get into the market. That will assist people who cannot afford a deposit to buy their first home. That will help those most vulnerable who cannot look to own or rent a property. That is a real policy that the people of Queensland will aspire to, and that is what we are putting on the table in the lead-up to the election in October.

In the time remaining, I want to briefly mention a great initiative on the Sunshine Coast—endED. Mark and Gay Forbes have done this fabulous work around treating eating disorders. I am just stoked to hear that their program has finally received funding so that their lived-experience coaches, the young ladies they have working with them who have worked with others who are suffering from eating disorders, can now do that with government funding. They have been doing it on their own for so long, and it is great to hear that they finally have that commitment and can expand the services they offer. There is more to do. I know that Mark is in my ear now about his way of accommodating people who come for those programs. Trust me, Mark and Gay, we hear you and we will work towards that goal now. Congratulations! It is a great outcome for a great service, and long may it continue.