




Speech By
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MEMBER FOR BROADWATER

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**HOUSING AVAILABILITY AND AFFORDABILITY (PLANNING AND OTHER
LEGISLATION AMENDMENT BILL; BUILDING INDUSTRY FAIRNESS
(SECURITY OF PAYMENT) AND OTHER LEGISLATION AMENDMENT BILL**

 **Mr CRISAFULLI** (Broadwater—LNP) (Leader of the Opposition) (5.09 pm): Before I make a contribution on the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023, I just want to refer to the Speaker's statement earlier today concerning correspondence from the Leader of the House. This was the first time that this matter had been drawn to my attention. In response to the Speaker's request, I correct the record and advise that I should have referred to the fact that 18 of the 19 ministers did not make ministerial statements on the day in question.

I just want to make a quick contribution to this debate because Queensland is in the grips of a housing crisis. There is no doubt about this when we look at the failings across three elements—that is, a failure to deliver infrastructure to open up opportunities to get young kids in the market and ensure that there is an available rental pool, a failure to deliver social housing on time and on budget and a community housing sector that is hungry to do so much more.

For the last nine years, Queensland is the only state where community housing has actually gone backwards. It is a sector that offers so many opportunities to people who are struggling to put a roof over their head. When I see how long it has taken the Housing Investment Fund to unleash money that was announced—we have a multibillion dollar fund that was announced years ago—and there still is not a single Queenslanders living in a dwelling that was built by this fund, that tells you everything you need to know. Announcements do not house people; attention to detail and delivery does.

What is not being debated today shows what happens when a government just does not consult. Increasingly, we are seeing a real bullish approach to consultation from this government. We have seen it twice this week where, to the great credit of third parties and unions, the government has caved on legislation that it had said was so very important and so essential. But in the shadows of an election those opposite will do and say anything. I say to those groups that it is not the end of the road. If this government was to return for a fourth term and 14 years in office, I can assure you these things would be back on the agenda. It is merely just trying to find a way to convince Queenslanders, to scare them one more time, for one more term. We have seen it before and it is being played out right now.

I will pick up the member for Greenslopes on some of his comments. Again, it is a war on councils. It is a war on landlords. They are at war with themselves. Increasingly, this is a government that is just looking to blame others, and that is what happens when governments have been in power too long. When governments reach an expiry date, they no longer try to find solutions; they try to find a way to blame others.

It cannot be that every council in the state—all 77—have got it wrong with planning. It cannot be. There must be one common factor. I will tell members what the common factor is—it is a state government that has withdrawn powers from council. It is a state government that has withdrawn

infrastructure funding for councils. It is a state government that has made planning schemes overly convoluted and has not partnered with infrastructure plans that embed with them to open up new opportunities.

Housing stress, mortgage stress and, indeed, rental stress is a thing right across Queensland. It is real in my electorate of Broadwater. There was a report recently which showed some of the highest rental stresses in the state and it shows that it has happened right across the board—south-east, north and west. People are under immense stress and it is because of the lack of supply. You can mouth the words about needing more supply but, if you are at war with councils, if you are at war with landlords and if you are at war with developers, you will not increase that supply. If you announce housing investment funds that do not deliver new supply, you will not increase supply. If you say to the community housing sector, 'We think you are really great,' but then you do not give them the opportunity to deliver new stock, you will not increase supply. We are living through that at the moment.

If we are to get on top of the housing crisis, four things need to occur. Firstly, there needs to be proper infrastructure and proper planning to open up the opportunity for young people to get in the market, and we have named the first ever shadow minister for home ownership. We have a vision to go from the last to the first when it comes to home ownership in this state. In the process, we will develop opportunities for people to rent affordably and to save up for that first home. Secondly, we have a plan to unleash the community housing sector, to treat them as equal partners and to get them to increase their stock—they do a great job. Thirdly, every single cent from the Housing Investment Fund will be used to deliver new stock, new supply, to put downward pressure and to stop that feeding frenzy that we are seeing at the bottom of the market.

There is a fourth thing that needs to occur too—the people of Queensland have to change government in October. After a decade of excuses, Queensland does need a fresh approach and it does need a better way, and we are committed to making sure that the Queensland housing crisis becomes a thing of the past. We are committed to making sure that every Queenslander can have the opportunity to own a home and to putting downward pressure on rent so we can bring the community housing sector back so social housing will be delivered on time and on budget.