




Speech By  
**Jennifer Howard**

**MEMBER FOR IPSWICH**

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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**

 **Ms HOWARD** (Ipswich—ALP) (5.47 pm): I rise to speak in support of these cognate bills, the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill and the Building Industry Fairness (Security of Payment) and Other Legislation Amendment Bill. We know many communities across Queensland, including in my electorate of Ipswich, are feeling the pain of current housing shortages. As I often say in this place, Ipswich is the fastest growing LGA in Queensland and more and more people are calling the western corridor of my area their home. Boosting Queensland's housing supply will require us to pull a number of levers to deliver housing faster and where it is needed most.

According to the ShapingSEQ 2023 plan, the Ipswich LGA needs to build almost 90,000 new houses by 2046 to keep up with our growing population, which is 10 per cent of the 900,000 new houses we need to build right across South-East Queensland. One of the biggest barriers to getting more homes delivered faster is our planning framework. We know that our planning framework needs to be more responsive. We know it needs to be more efficient and effective to deliver more housing to areas where there is a high area of need and where we expect high levels of growth.

It is no surprise that more people want to call Ipswich and Queensland home, given our lifestyle, enviable climate and environment. It is clear to see that, as our population grows, households are also changing. They are not the same households as when I was young. We see more older couples without children, we see single people living on their own, there are multigenerational households and there is a growing cohort of long-term renters. That requires us to rethink the way that we build our neighbourhoods to make sure most diverse forms of housing are built to accommodate that changing demographic. It also requires us to think about addressing inefficiencies in our land use and planning systems so that we can fast-track the type of housing we need for our increasingly diverse households.

In our Homes for Queenslanders plan we have set a target to deliver a million homes for Queenslanders across the state by 2046. That includes 53½ thousand new social homes for our most vulnerable Queenslanders. One of the key parts of this plan aims to increase housing supply across Queensland to put downward pressure on home prices and rents. It is a simple issue of supply and demand.

We are aware that our current planning system is slowing down our state's ability to fast-track housing at a time when we need it most and we are doing something about it. There is a real urgency to hasten these reforms because far too many Queenslanders are facing long-term housing insecurity and paying exorbitant rent prices just to keep a roof over their heads. We do not want to see age pensioners facing the threat of homelessness because their rent has gone up an extra \$100 a week.

We do not want to see parents and children forced to share houses with other families and friends because their applications for rental homes are constantly being knocked back. We do not want to see young people giving up hope of owning their own home.

We have heard a lot of whingeing and whining from those opposite, but we have heard zero ideas coming from them. Most people just want to have a safe, secure home to call their own; and, unlike the LNP, who have no policies, this bill today is a chance for us to deliver that by improving our planning systems so we can remove the barriers that are slowing down housing growth. It is a promise we made at the Queensland Housing Summit in 2022. As a participant in that summit, I am proud to support it.

One of the amendments in this bill will give the state powers to acquire land to create easements to deliver critical infrastructure. The UDIA Queensland supports this reform, noting that 6,600 dwellings were held up by delays associated with obtaining easements for the delivery of trunk infrastructure. Q Shelter was also supportive of this measure, noting in their submission that land ownership fragmentation was one of the largest barriers to developing affordable housing as it prevented community housing providers from obtaining land of a sufficient size suitable for redevelopment.

A growing number of people want to live in neighbourhoods that are close to jobs, close to existing public transport and close to their community networks, but suitable affordable housing can be lacking or too costly. In my electorate we do have a number of low-density suburbs which have great access to rail and road infrastructure, hospitals and health services, education institutions and jobs. Unfortunately, a lot of our suburbs are filled with single-dwelling houses that are becoming increasingly unaffordable to rent or purchase. Unlocking more land, the housing supply, is one way we can help more people have a better quality of life.

I will just focus on that for now because I really do want to take the time to thank the housing minister for her work and her dedication to delivering these planning reforms in both of the bills as well as acknowledge the work done by former public works minister Mick de Brenni on the building industry fairness bill. I commend the bills to the House.