




Speech By
Jonty Bush

MEMBER FOR COOPER

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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 BUSH** (Cooper—ALP) (4.49 pm): I would like to make a contribution to the cognate debate on the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill and the building fairness bill. I would like to focus my contribution on the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill, although I do note that the building fairness bill does address two recommendations from the QBCC *Governance Review* report, completed in 2022, which found, amongst other things, that the role of the QBCC had expanded its scope, at times to the sacrifice or to the detriment of deficiencies. We would all have constituents who have stated to us that at times they have found the QBCC process to be too complex and would like to see it move faster with greater decisiveness. This bill will implement those recommendations that the QBCC refocus its regulatory role on licensing and compliance—two of its critical areas—which I support wholeheartedly.

The need for more housing is an issue facing every Australian and, in fact, most global jurisdictions right now. Of course, Queensland is no exception. Queensland has some unique challenges. We are the fastest growing state in the nation. As others have reflected, more than 125,000 additional people every year are choosing to call Queensland home. In the south-east corner alone, the population will grow by a further 2.2 million to six million by 2046, meaning almost 900,000 extra homes will be required.

It is my concern that the demand will be felt acutely by those who are already on, or who will be pushed onto, the social housing waiting list. As QCOSS, Tenants Queensland and the Services Union highlighted last year in their Town of Nowhere campaign, over 150,000 households in Queensland have an unmet need for social and affordable housing right now.

The opportunities coming Queensland's way over the next decade are phenomenal: additional infrastructure investment through the Olympic and Paralympic Games and the thousands of jobs we are creating for young people and regional Queensland, particularly through our uplift in manufacturing and renewable energy. To seize those opportunities, we must have the right mix of housing that is designed well in locations where people want to live. We need diversity of housing and affordable options—one- and two-bedroom homes—so that people can grow and age in community and all people can live in community, including those living with disabilities, both physical and psychosocial, who we know have unique design needs. We need solid infrastructure not just so that developments can gain approval through local government but so that once they are approved people are proud to live there and want to work with their neighbours to create a community.

The legislative tools provided for in these bills include the ability for the state to acquire land to create easements for development infrastructure, infrastructure such as sewerage and water, transport and parking, parks and community facilities. As QShelter highlighted in its submission—

Access to ... fragmented land ownership and the inability of community housing providers ... to obtain land of a sufficient size ... or to provide ... infrastructure ... is one of the largest barriers to developing affordable housing.

The proposal to streamline that acquisition process is critical. So too are the amendments to provide the authority for inclusionary zoning, an approach which requires or incentivises developers to ensure a proportion of a residential development includes a number of social or affordable homes. I was disappointed to read the opposition's comments that this bill will do nothing for housing affordability. It demonstrates how incredibly out of touch they are. The Planning Institute of Australia expressed their support, stating—

... planning does play an important role in ensuring the next wave of housing commences down the supply pipeline in the medium term. Good planning assists in addressing current and future housing needs and ensuring that communities are provided with accessible and secure housing ... essential facilities, services and infrastructure.

While the Australian Institute of Architects stated in their submission—

The benefits of inclusionary zoning are well documented ... the opportunity to support skills and capacity building across the housing industry, improved environmental outcomes in residential housing stock, including social and affordable housing, and local employment and training opportunities.

It seems everyone understands the value in this bill apart from the LNP.

The inclusionary zoning policy has so much promise for Queensland. It means that electorates like mine, where the median price for a home in areas such as Ashgrove and Bardon is around \$1.6 million, will have the opportunity to safeguard a proportion of homes for key workers on lower incomes who otherwise find property prices and rents prohibitive.

Cumulatively, these two bills will absolutely accelerate reforms across key areas of planning, unlocking land and scaling up infrastructure while also progressing a safer, fairer and more sustainable building and construction industry. I commend the bills to the House.