




Speech By
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MEMBER FOR GREENSLOPES

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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 KELLY** (Greenslopes—ALP) (5.03 pm): I start by welcoming the new member for Inala. It is nice to have another nurse in parliament. Perhaps if we have another opportunity this nurse will also vote for nurse-to-patient ratios and then there would be two of us in this House to vote for nurse-to-patient ratios.

Member for Surfers Paradise, that was very interesting. You are concerned we are going to override local governments' longstanding and reliable planning practices. Would those be the longstanding and reliable planning practices that have led to a shortage of housing in this community? I will get back to that in a minute.

To be lectured to by the Greens in relation to housing when in Canberra their party is teaming up with the LNP to block housing reforms that would be of significant benefit to low- and middle-income earners is absolutely shameful. They would block reforms that would lead those people becoming home owners. We are the party that believes in getting people into homes.

I certainly support the Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill and the Building Industry Fairness (Security of Payment) and Other Legislation Amendment Bill, but I will probably just talk about the first one. You would have to be seriously out of touch if you did not know that housing is one of the major issues facing our community. Whether you are someone who is trying to rent, someone who is trying to own a house, someone who is seeking to live in social housing, someone who is experiencing homelessness or, heaven forbid, an investor, there are challenges across all of those spaces.

We have faced challenges in this state before. When we were elected to government we faced a couple of big challenges: unemployment was high; there was no meaningful action on climate change; public services had been gutted and demoralised; and community services had been gagged and defunded. We rose to those challenges by getting more Queenslanders into jobs, rebuilding our health and education public services, helping community services get back on their feet and listening to them, even if at times they did not agree with us. As I said, housing is another major issue.

The housing minister is to be commended for the work she has done to date on the Homes for Queenslanders policy. The name of one of these bills says what this legislation is about: housing availability and affordability. This bill will enable pillar 1 of the plan to be enacted. It will facilitate an increase in the supply of housing. When you increase supply, you stabilise prices for homebuyers and renters, making it cheaper and easier to rent or buy a house or unit.

At the last council election I heard the Greens going on about their housing policies. When it comes to supply and demand they showed a really large degree of ignorance. When I look at the amendments they have brought today, I can see they are going to continue to put forward policies that will not only fail but will make things worse.

Mr Power: Much worse.

Mr KELLY: Much worse. I agree that it is very tough at the moment for anyone who wants to rent or buy a house, particularly first homebuyers, but I do not agree with the policy solutions being put forward by the Greens. I was called a greedy 'expletive' landlord multiple times by one of the young enthusiastic volunteers because I was asking him to explain their policies to me. He kept telling people that they were going to quadruple rates for landlords who increase rents. I can take being called names by an enthusiastic young volunteer, but it is pretty much irrelevant whether or not I am a greedy 'expletive' landlord. It does not change the fact that if you increase a landlord's rate it is highly likely they will pass that expense on to tenants in the form of an even greater rent increase. Given that a landlord knows this is going to happen, they will increase the rent by the same amount they were going to increase it plus the expected rates. The young Greens enthusiast could not seem to get his head around the fact that his signature policy, which was being pitched to young renters, would actually push their rent up. If you want to change the market for rental properties for first homebuyers you have to do what is happening in this bill and you have to increase supply.

The amendments put forward by the member for South Brisbane, even though ruled out of order, would have decreased supply. Who is going to want to invest in property development if you simply have to hand over half of that property to the state? How will you make a block of 100 units financially viable? Let's leave aside the reality of having to convince a bank to give you the money to do this. Let's continue in the Greens' fantasy land for a minute. How would you make those units financially viable if you have to hand 50 per cent of them over to the state? The only viable solution is to charge even more money for the 50 per cent of the properties that you retain, thus pushing up prices. Let's be realistic here: if these amendments were to be accepted and were to pass, developers would stop developing, supply would fall and prices would increase. At least the Greens are putting forward ideas, albeit it bad ones that will do the opposite of what they are saying.

When I read the statement of reservation from the LNP I get a whole lot of negativity and not a whole lot of solutions. Once again they are pretty good at those three-word slogans, but when you ask them for the next three words what do you get? Nothing.

Government members: Crickets.

Mr KELLY: Crickets. When you ask for policy ideas what do you get?

Government members: Crickets!

Mr KELLY: Nothing. Crickets. This bill will do what it says on the box. It is going to increase housing availability and thus increase affordability.

Sure, the Greens will say that they care about renters or homebuyers but, if that were really true, why would they be blocking the reforms that they are blocking in Canberra? They say that we do not care about renters or homebuyers. That is completely untrue. When you critically analyse the policies that they put forward, they actually will make things worse. At least they have policies, unlike the LNP. You would think that, after 10 years in opposition, those opposite could come up with something other than three words followed by nothing and crickets. I support this bill. I will be talking to the people of Greenslopes about what Labor is doing to tackle the challenges in housing. If you want more affordable housing to rent or to buy, support this bill and vote for Labor.