




Speech By
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MEMBER FOR MACKAY

Record of Proceedings, 16 April 2024

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

 **Mrs GILBERT** (Mackay—ALP) (5.59 pm): I support the cognate bills before the House because secure housing is a fundamental necessity for every person in our community. I want to touch on the member for Maroochydore's comments about seeing members from this side of the House with hard hats on and hi-vis vests. It is called PPE and you cannot go on to a worksite without the appropriate PPE. I hope that she is not trying to shame this side of the House to go on to worksites without PPE, because that would usually mean that there would be fines for the companies that have us on those sites. She will have to remain offended by seeing us in our hi-vis while we support construction companies. If she is seeing a lot of members from this side of the House in PPE, it must mean that there is a lot of construction going on out there, so we will just get on with Queensland's Big Build.

Housing underpins the ability for people to stay healthy and thrive in life. Without a secure and robust construction industry, we cannot produce the homes our community needs. The whole supply chain of the construction pathway needs to be secure to give all investors, mums and dads, home builders and suppliers the confidence to spend their money in this industry. The construction industry is a key economic driver in our state delivering infrastructure for our communities that we need to grow and also employs over 250,000 workers. In my region young people are applying for traineeships and apprenticeships in this important industry. They and their employers are taking advantage of Labor's fee-free TAFE courses that are delivering the skilled workers that our state needs.

The construction industry is putting roofs over householders' heads while underpinning the financial security of building industry workers' families. This side of the House has been a champion of the construction industry, bringing in sensible reforms to give protections to all parties engaging in the industry. Through our reforms we have created a safer, fairer and sustainable industry. We have introduced nation-leading protections against the use of nonconforming building products for safer construction for people to work, live and play in. We have also strengthened Queensland's Home Warranty Scheme and recognise that a strong building and construction industry needs a strong and independent regulator to support it. We have strengthened the Queensland Building and Construction Commission, the QBCC, which plays a vital role in providing a fair, consistent and stable environment that tradies and consumers can count on so that the sector can continue to thrive. People want to know that they can get paid if they engage in work as a subcontractor or a supplier. Also, consumers want to know that their investment will not be lost. The family home is the most important and the biggest expense that most of us will ever undertake.

Queensland leads the nation with our suite of payment protections under the Building Industry Fairness (Security of Payment) Act. These protections ensure that everyone in the building industry gets paid for the work that they do. We have also introduced a trust account framework. People need to get paid. An independent audit has found that the assessment of trust accounts in the industry has been successfully applied to the fundamental requirements of its new framework.

To be able to construct homes we need land and a planning scheme that is smooth and flexible to unlock parcels of suitable land for development. We need thousands of more homes in Queensland as we see people choosing our state as their new home state. We need new alternative development pathways to deliver development that is a priority to the state, known as a state facilitated application, like unlocking an increasing supply of infill development that includes diverse and affordable housing. We need to enable local governments to better manage growth and sequence development through the introduction of a new zone called an urban investment zone and utilise land across Queensland to be unlocked. There are tools to unlock land under the guidance of this bill and ensure a supply of more land for homes while creating more jobs. I support the cognate bills.