




Speech By
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MEMBER FOR LOGAN

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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 POWER** (Logan—ALP) (5.15 pm): It was interesting to hear the member for Broadwater defend local government. No doubt he will be inviting Paul Pisasale back, as he did as the local government minister. He had set Paul Pisasale up as a model for local government. The very man who set up so many things in local government pretends that he is going to turn over a new leaf in government and change the very structure of the local governments that he put in place.

We have already spoken about the vital need for good planning and, in a growing area like Logan, we know that we need to work together. We need to work together with Logan City Council and others in order to put in place new houses for young families who are striving and aspiring to do better. I know that we need to site new homes and actually put the facilities in place. I have already spoken about how they did not build ambulance stations or schools—all of that was forgotten but we need that investment as well.

I want to speak about a threat—that is, the threat to young people and housing by the Greens. The Greens have never met a housing project they did not like. It does not matter if we put forward a housing development and impose conditions that cost Queenslanders. They represent some of the areas with the best public transport closest to jobs, perfect for walking and cycling. They should be screaming out for the creation of new housing in those areas. Instead, they fight new housing every step of the way. I understand they live in attractive and wealthy areas near the universities and with some older houses, but they advocate in a reactionary way for no change. They hate positive moves that create new housing on the very same blocks. They must know it would mean fewer kilometres driven and less energy used, but they continue to campaign against it. Why do they do it? I think it is for cynical political advantage.

Turning to the amendments that they have put forward, they have campaigned against new housing once more. This time, they have not been banging tambourines in street theatres or standing up in front of developments. It is something much more insidious—a huge Greens tax on housing. Members would be aware that the Greens' housing tax was previously introduced in its own bill but was rejected as a taxation measure. This is not just an ad hoc thought that they have thrown in at the last minute. This is straight out of the Greens' politburo where they want to put this tax on ordinary Queenslanders attempting to buy a house. It is also attached to the clauses to do with state development but we know that their plan, because they have put it into this House before, is to have this tax attached to all housing. Let's have a look at it.

They want to see a tax where, if an ordinary family wanted to take one house block and put two houses on it—that is, a duplex or two separate houses—they would have to give up one in taxation. That is the craziness of the bill they have put forward. They are cynical enough to pretend this would be for the developers, but we all know that this distorting tax on housing would almost 100 per cent be

passed through to home buyers if it was ever in force. We need Queenslanders to know how this would work. If a family wants to build two houses on a single development, that family would have to give up one of those houses, defeating the very purpose. That is not a tax on one of those houses; it is to give up an entire house to the state.

The Greens housing tax is going to directly hurt young families buying their first house. Effectively, this Greens political party housing tax means that the already high prices for housing would effectively double for new house buyers and it would supercharge the market for existing housing. Under these circumstances, every member of the House would know that anyone preparing new housing blocks, a new unit block, a townhouse or even a duplex would look at the Greens new 50 per cent housing tax and simply give up or create new homes in another state. It would double the costs and crash the supply of housing.

We have two choices about what they are doing. Either the Greens know what they are doing and they actually want to destroy planning and accommodation for housing, or else they magically think they can create housing through taxation on these investments. We know this would make it impossible for new homes to be built for young people and it would put it out of the reach of those saving for their first home.

Never in this place have we seen an amendment that is more irresponsible and more destructive to housing than this amendment. It effectively kills all but the rebuilding of a single family house on an existing single block. It ends the already difficult task for young couples or families buying a house. It would contribute to urban sprawl, not decrease it. It would dramatically inflate the value of existing housing. If passed, it would be the single greatest transfer of wealth to those who already own houses and away from those who do not own houses, as new housing in Queensland would simply not be built. As I said at the beginning of this speech, this is not the first time this has been introduced. It has previously been introduced, so this was not dashed off in five minutes as a mistake; it is actually the Greens' housing policy to hurt young families, to hurt young couples, to hurt a single person trying to get their first house.

I know that some misleading social media post will be created about this amendment, but they will not explain that it is a 50 per cent tax on housing, they will not explain how much this helps the wealthy who already have equity, and they certainly will mislead those who do not own housing. They will not explain how it would kill supply, increase rents and stop young Queenslanders who have an aspiration to one day own their own home. I condemn the Greens' policy and I condemn the LNP, which actually gave preferences to elect the Greens in this place. I condemn this shameful policy.