




Speech By
Linus Power

MEMBER FOR LOGAN

Record of Proceedings, 30 April 2024

PLANNING (INCLUSIONARY ZONING STRATEGY) AMENDMENT BILL

 **Mr POWER** (Logan—ALP) (6.00 pm): I represent many families in Yarrabilba, Park Ridge and other suburbs such as Jimboomba where young families are trying to buy a house for the first time. I want to introduce the House to a particular family, the Matti family, who escaped Mosul, Northern Iraq and proudly bought their first house in Park Ridge. I want the House to think about what the consequences would be if the bill that is before us here were passed. The very house that the Matti family built in the street where there are more than 10 houses would have extra developer charges of more than 25 per cent—in effect, a 25 per cent tax on the house of this migrant family from Iraq.

I am not just making it up. There is research such as that by Lyndall Bryant from QUT's School of Built Environment and Civil Engineering. In his paper *Developer charges and housing affordability in Brisbane, Australia*, he looks at the effect of developer charges on housing affordability. This builds on extensive research from the United States where it is shown that these very charges and taxes come directly back to families like the Mattis who are trying to buy a house for the first time, effectively meaning that at a minimum their house becomes 25 per cent more expensive. This would effectively price out of existence thousands of young families wanting to buy into a house for the first time. I think it would choke supply, make our housing problems more difficult and put investment into places other than Queensland.

I urge members to support the thousands of homes that the minister is actually building—real homes that are actually making a difference to Queenslanders. I also urge both the Liberals and the Greens federally to step out of the way of the funding that could be delivered by Canberra.