




Speech By
Hon. Samuel O'Connor

MEMBER FOR BONNEY

Record of Proceedings, 30 April 2025

MINISTERIAL STATEMENT

Social and Affordable Housing

 **Hon. ST O'CONNOR** (Bonney—LNP) (Minister for Housing and Public Works and Minister for Youth) (2.16 pm): The most heartbreaking measure of Labor's housing legacy is this: almost 50,000 Queenslanders are on the social housing waitlist. It is no coincidence that number is so high when our community housing proportion is so low. Under Labor, community housing providers were held back by red tape and a Labor Party who did not believe in genuine partnerships. While our state's population grew by 16 per cent, community housing under Labor grew by just three per cent. Social housing did not fare much better, growing at just a third of the population growth over the last decade. That is barely 500 homes delivered per year.

Queensland now has one of the lowest shares of community housing of any state in the nation. Labor said they would change that. Back in 2017, then minister de Brenni launched the Partnering for Growth plan. It promised a lot, but it failed to deliver. Over nearly eight years, former ministers Enoch and Scanlon continued the same approach—too slow, too centralised and too focused on government doing it all.

We are changing that approach to deliver the homes that Queenslanders desperately need. In just six months, the Crisafulli government has delivered what Labor could not—a Community Housing Master Agreement. This new framework will replace more than 2,000 outdated and inconsistent contracts with just 114 modern agreements. It is about simplifying processes, reducing red tape and giving providers the certainty they need to get on with the job of delivering more homes. Under the master agreement, community housing providers will be able to: grow equity in their funded portfolios; leverage assets to unlock finance and drive growth; access longer term leases, moving from one- or three-year contracts to agreements of at least 20 years; and benefit from new arrangements to reduce the cost of insurance on department-leased properties. These changes will give providers the confidence they have been calling out for to invest and help more vulnerable Queenslanders.

Our reforms do not stop at the management of our housing system. Giving community housing providers the tools to grow means nothing if they cannot actually get homes built. For too long, Queensland's building and construction sector has been weighed down by inconsistent regulation and poor oversight. That is why we have renewed the leadership team at the Queensland Building and Construction Commission.

We have appointed Angelo Lambrinos as the new QBCC Commissioner and CEO. Mr Lambrinos is a qualified engineer with more than 25 years experience delivering major infrastructure reform, including recently at Transurban and on the Brisbane Metro project. He brings deep industry knowledge and a track record of operational reform in the public and private sectors. He will be supported by well-known and highly respected new board chair, Greg Chemello—one of our state's best known change agents. Mr Chemello has led cultural and governance renewal at the Ipswich City Council. He was the CEO of Economic Development Queensland and the City of Moreton Bay and previously

served as deputy director-general in the department of infrastructure. I also welcome Amelia Hodge to the QBCC Board. With senior leadership experience at the Australian Property Institute and the Queensland Law Society, Ms Hodge brings legal and regulatory expertise that will further strengthen the commission's governance and decision-making abilities.

This is the fresh start that was badly needed at the QBCC—one focused on better customer service, on more transparency, on modernising systems and on restoring trust in our state's building regulator. The Crisafulli government is serious about getting the right regulatory environment to deliver the homes and the infrastructure Queenslanders desperately need. We promised to bring a new approach, and that is exactly what we are delivering.