

5 May 25

Queensland Productivity Commission  
enquiry@qpc.qld.gov.au

Re Housing Construction

Commissioners, Ms Moody.

I would like to make a brief and hopefully relevant submission for your consideration in three parts,

My experience in construction today,

A solution to housing availability under our noses and;

A travesty in Noosa Shire.

I am Bill LeMass, 65, member, adjudicator at QCAT and my experience with homelessness is daily in my Residential Tenancies Jurisdiction where regrettably I am the cause, often at the bequest of the Department of Housing and their very good officers for whom I have high praise and equal sympathy. Hence my engagement in this Submission which is wholly personal and not of my employer. I have no financial or other interest in any Modular Building corporation.

My experience today.

My, and my son's house in Rocklea was flooded Feb 2022.

Generously we were offered a Grant by the State government Resilient homes fund to raise and rebuild. Incredibly lucky.

And so, for over a year, we sought a builder, to no avail. Budget Builders (350k) do not exist. We turned to a modular solution and have engaged, with them. see footnote.

These are no longer dongas but quite beautiful buildings using high end kitchens, finishings, 3 meter ceilings and no corridors. Ours is 2 bed 2 bath fully air conditioned and well above the flood. ( \$230k and delivered in 12 weeks) You almost don't notice that it is less than 60m<sup>2</sup>. This is no coincidence.

The size is calculated at the precise point of a “subsidiary building” definition, avoiding the most expensive time consuming and capricious exasperation. The local council.

Unfortunately not for us. Whilst the existing house had been there for 60 years it was now on Industrial land and we had to go through a full town planning process to replace it. This was quoted at \$12000.00 + council fees and advertising and to take 5 months. Our grant is time limited. Say we are completely unsuccessful there will still be a house there not new and smaller just flooded and rotting.

We saw our local member for Moorooka Steve Griffiths, who was very understanding, sympathetic and helpful special thanks to Sue Wisker. But his approach to Council Planning officers was a failure. He could not secure any waiver. Whilst a ludicrous circumstance was acknowledged he was unable to assist. The employees insisting on the whole process and full fees. We paid the \$12000.00 approved and now are 6 months behind in starting our house.

A housing solution under our noses;

If you would open a satellite map of say Trinder Park Railway station and expand to the suburbs of Kingston, Woodridge and Logan Central. You will see a majority of homes, usually 3 bed high set, at the front of the allotment, cars under, on 750 m<sup>2</sup> of land.

This was the acceptable in 60s 70s and the back yard great for young children now mowed bi monthly by the occupants.

Thousands of examples exist, similar in Durack Inala Oxley Darra and Goodna.

In hindsight this was a waste of land resources which we did not know would one day be inner city. This remains wasted today because of local council regulation and bureaucracy.

On every block could be a small home similar to the above at the rear accommodating Mum Baby Grandmother or a growing proportion of 1 person households, all in desperate need of a roof. In fact you can do this right now under Granny flat planning regs, but no one does.

The reason is clear, the council will let you build this but you can't obtain a separate title because it does not meet min subdivision sizes. If you can't title you can't own or sell or borrow. Very few built yet.

A change to this policy alone would produce thousands of new homes per year at no cost to the Government and at nil extra infrastructure costs.

The sewer, water, electricity, internet and Transport infrastructure are all existing. No cost.

Planning policies, get over it. We can deal with overlooking, noise attenuation and street parking. No one in Glebe Redfern or even New Farm has a car park and Mum would be happy to walk the groceries in for a home.

Governments can not build houses, I'm a public servant, do you need convincing.

A change to this policy alone will unleash at least 3 horsemen of the apocalypse, namely the developer, the real estate agent and the builder. Incentivised at no cost you can count on them and self interest to deliver houses.

A Travesty in Noosa

The front page of Noosa Today Friday 2 May reads;

***“Crisis Worsening”***

***“...zero affordable rental properties anywhere on the sunshine coast....<sup>1</sup>***

The week before heralded the defeat by the council of 146 unit development in the junction and 44 unit development in Tewantin which had been called in for approval by the state government and approved because of their low cost housing inclusions.

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<sup>1</sup> See annexure

That opportunity is now gone and with it the nurses, baristas, teachers, police and young people they may have housed. Noosa median house price \$1m. Median resident Age 65 restaurant staff, nil. I see signs in coffee houses, "closed no staff". There was a solution and it's now overturned. The State had it right. A travesty, why.

Summary

Get local government out of housing approvals, amend schemes to radically inclusive infill housing solutions. I have written to State housing ministers of all stripes, to date no reply

Regards

Bill LeMass



Happy to chat

<https://dreammodular.com.au/design/dream-two/><sup>2</sup>

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Boxing Australia head coach Mark Evans and gold medal winning boxer Ciara Storch. (Supplied)

signing and Boxing Australia's Head Coach Mark Evans, she faced a tough opponent from Canada, narrowly losing the first round 3-2 on the judge's scorecards. However following a strong pep talk from Coach Mark Evans, which had her fired up, Ciara came back determined taking the second round and setting everything up for a decisive third. With everything on the line, Ciara delivered a world-class performance, dominating her opponent to win the final round (65kg division) unanimously, thus gaining for her the title -- USA Elite Women's Champion.

"This is a massive achievement, and to do it here in the USA makes it even more credible," head coach Mark Evans said. "I am so proud of this kid and how far she's come."

This gold medal adds to Ciara's already impressive record: complementing the bronze she won at the World Championships, at the very same venue last November. It is obvious that from the report tabled by Coach Mark Evans, that, with teams currently competing across Switzerland, Belgium, Lithuania and the USA, "Exciting times lie ahead for Boxing Australia."

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# Crisis worsening

By Margie Maccoll

Data released from Anglicare Southern Queensland's (ASQ) 2025 Rental Affordability Snapshot this week confirms the stark reality of the region's housing crisis, with nearly zero affordable and appropriate rental properties available on the Sunshine Coast for people on income support.

Since 2010, Anglicare Australia and a network of state and regional partners have conducted the annual Rental Affordability Snapshot. The 2025 data was captured by ASQ on all rental properties available across the region over the weekend of

16-17 March.

Of the 732 rental properties available in the Sunshine Coast, only 2 (0.3percent) were affordable and appropriate for households on income support, only 7 (0.1 percent) were affordable and appropriate for those on minimum wage, and across all household categories median rent on the Sunshine Coast for a couple on minimum wage with two children doesn't fall below 44 per cent of household income.

The study found a single adult on youth allowance on the Sunshine Coast would need to pay 134 per cent of their income in rent, and both a

single parent on minimum wage and a couple on an age pension would spend 55 per cent of their income on rent.

ASQ reports on rental affordability in a region encompassing the lower third of Queensland, stretching from the Queensland-New South Wales border, north to Bundaberg, and west to the Northern Territory border.

This year's report shows regions across Southern Queensland in crisis with rents on par with Melbourne and Sydney.

Across the 8,646 rental listings surveyed, only 0.5 per cent were affordable and appropriate for

those on income support. For those on minimum wage, there wasn't much choice either, with the number of affordable rental properties sitting at 7.7 per cent.

Anglicare Southern Queensland CEO Sue Cooke said it was disappointing to see no real improvement - in fact, deterioration - in the overall rental affordability data in the past 12 months.

"The lack of safe, affordable and appropriate housing is not just a housing issue - it's a community issue and it's one that becomes a greater problem each year," Ms Cooke said.

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# Data reveals housing crisis

From page 1

"We're seeing more of our most exposed citizens - our youth, young families and single mothers - being the ones hardest hit by the lack of affordable and accessible housing.

"The human cost of rental stress and unaffordable housing is huge, and it's a key driver of homelessness. Our report shows those unable to secure housing, including young people, can be forced into couch surfing, unsafe accommodation or remaining in situations of family violence.

The report listed the number of homeless people on the Sunshine Coast at almost 1400 with 15 per cent of those youth.

"Anglicare Southern Queensland is one of many at the frontline and each day we see the impact of the housing crisis. We are focused on supporting the community with practical assistance and solutions," Ms Cooke said.

"We provide a range of services and housing but when you look at the data ... this is a drop in the ocean for what's needed."

The report recommends addressing the situation in a holistic manner across the whole housing spectrum, from homelessness and social housing through to affordable rental and home ownership; and to consider touch points with broader social issues such as economic hardship, employment, and education and involving all levels of government.

On a federal government level and with an election looming ASQ says housing supply remains a critical issue but policies designed to assist first time homeowners that stimulate demand were likely to add more pressure to markets and prices, and subsequently on renters, and both major parties were overlooking those who need the most help.

Recently released SGS Economics and Planning/National Shelter data shows the disparity between median rents and income growth with rents having risen at least 3.5 times faster than income in regional Queensland, and three times faster in Brisbane.



Rental affordability snapshot confirms lack of affordable rentals.

The Australian Council of Social Services points out, "income support should be there to support people through the tough times, not keep them in a struggle for survival."

"Routine indexation increases are clearly insufficient to cover even basics such as housing, food, bills, and transport, particularly in a cost-of-living crisis."

With the Australian Council of Social Service (ACOSS), ASQ supports the call for all income support payments to be raised to at least the pension rate (\$82 a day) so people can afford life's essentials and live with dignity.

On a state government level ASQ noted both the former ALP and new LNP governments had

committed to housing but the Snapshot showed more needed to be done.

The report made reference to the former ALP government's Homes for Queenslanders plan in its Queensland Budget 2025-2026 paper, saying the Queensland Council of Social Service (QCOSS) had noted it was "a credible broad-reaching housing plan that included nation-leading social housing targets that, if implemented long-term, [could] end the housing crisis in Queensland," as well as the LNP's commitment of one million homes over the next 20 years, including 53,500 new social housing dwellings by 2044.

ASQ said it looked forward hearing outcomes of the recently established Homelessness Ministe-

rial Advisory Council, which will comprise leaders from across government, councils, and the housing, health, and community sectors, to "help better target crisis response[s] and drive sustainable, long-term solutions to homelessness".

On a local government level ASQ accused recent policy responses that criminalise public camping by people experiencing homelessness, of compounding disadvantage and putting pressure on other social services, agreeing with QShelter policy and strategic engagement manager Jackson Hills that the tension between public use of parks and similar spaces, and the need for those experiencing homelessness to find a place to sleep safely, is a difficult issue and challenging to resolve,

## Preference surprises in vote guides for election

By Arthur Gorrie

When Noosa residents go to vote in the federal election on Saturday 3 May, if they haven't already done so, they will have to choose from seven candidates for Noosa's Wide Bay House of Representatives electorate and select Senators.

To vote for a Member of the House of Representatives, the Australian Electoral Commission advise you are required to write the number '1' in the box next to the candidate who is your first choice, and the numbers '2', '3' and so on against all the other candidates until all the boxes have been numbered, in order of your preference.

On the white Senate ballot paper, you need to either number at least six boxes above the line for the parties or groups of your choice, or number at least 12 boxes below the line for individual candidates of your choice.

It is the voters who decide the preferences on their ballot papers.



Voters and campaigners at Noosa's early voting booth. (Rob Maccoll)

While political parties and candidates often recommend how to number a ballot paper as was noted this week at Noosa's early voting booth, it is entirely up to each voter if they want

to follow that advice or not.

Clive Palmer's Trumpet of Patriots party, which has openly modelled its policies on those of Donald Trump, is recommending preference votes go to Greens and Labor ahead of the LNP and urges voters to give their second preference to pro-Labor Independent Casey Iddon.

On its Wide Bay How to Vote leaflet, it then recommends Family First, One Nation, Greens and Labor, ahead of the LNP in last place.

And despite Greens and Labor appearing to campaign against each other, with strong mutual attacks in recent weeks, the two parties recommend each other for Number Two position.

Both are backing Mr Iddon for third place. However, they are both more generous to the LNP than Trumpet of Patriots, giving it fourth preference, ahead of Family First, Trum-

pet of Patriots and One Nation.

Those are the bigger surprises from How to Vote leaflets for Wide Bay electorate.

Less surprising is that Family First and One Nation have similar, though not identical recommendations.

The difference is that Family First has given its second preference to One Nation, followed by Trumpet of Patriots, while One Nation has given second place to Trumpet of Patriots, followed by Family First.

Both then list, in order of preference, the LNP, Mr Iddon, Labor and Greens.

The LNP has asked its supporters to give second preference to One Nation, followed by Family First, Trumpet of Patriots, Mr Iddon, Labor and Greens.

Mr Iddon on Tuesday was not distributing How to Vote leaflets at Noosa's early voting booth, Noosa Baptist Church.

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