



Honourable Jarrod Bleijie MP, Deputy Premier  
Minister for State Development, Infrastructure and Planning  
Minister for Industrial Relations

Our ref: OUT24/5162

Your ref: A1346130

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Mr Neil Laurie  
The Clerk of the Parliament  
Parliament House  
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Dear Mr Laurie

Petition 4141-24 was received by the Queensland Legislative Assembly on 10 September 2024 (prior to caretaker). In accordance with Standing Order 125(6), Ministers shall forward to the Clerk a final response within 3 months after the petition is presented in the House.

The petitioners raise concerns regarding the effect of land banking on the housing crisis in Queensland. The petition also requests the Queensland Government to resume unused land for the price paid by the owner where the owner does not commence development on the land within a year.

The issue of housing supply is a complex matter with a range of factors contributing to market conditions. Federal, state and local government policies like interest rates, taxes, rates and local zoning along with other global market conditions all influence the rate of private investment in Australia. Land banking can be driven by the landowner's unique circumstances, including financial situation or availability of trades. Recently, a lack of access to builders, trades and construction materials has also made it difficult for motivated developers to commence new housing. The Queensland Government is faced with the same barriers.

Even if development approvals are given, landowners cannot be forced to act on these approvals nor can they be retrospectively over-turned. In these circumstances, there is not necessarily an intent to bank land, but rather external factors prevent the land being developed as outlined above.

The Department of State Development, Infrastructure and Planning (the department) is committed to driving new housing opportunities and activating increased housing supply across Queensland, including work to:

- implement the Queensland Government's 'Securing our Housing Foundations' plan to deliver one million new homes by 2044, including an additional 53,500 social and community housing dwellings
- unlock the Community Housing Sector in Queensland, with the starting point being regulatory changes to allow Community Housing Providers access to build on charity owned and church owned land
- develop new regional plans which cover every corner of Queensland, in conjunction with infrastructure plans that protect the lifestyle of our communities and appropriately cater for growth

- unlock new housing supply by overseeing the rollout of the Queensland Government's \$2 billion housing infrastructure investment fund, with a minimum of \$1 billion invested in regional Queensland
- refocus Economic Development Queensland to deliver homes in Priority Development Areas to increase housing supply.

The Queensland Government is committed to continuous improvement and will continue to monitor and undertake improvements as required to ensure the planning framework continues to be fair, balanced, transparent and accountable, while also being efficient and effective.

I would like to thank the petitioners for raising this matter with me and I trust this information is of assistance.

Yours sincerely



**JARROD BLEIJIE MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure and Planning**  
**Minister for Industrial Relations**