Libertarian
PARTY OF QUEENSLAND

HOUSING FREEDOM POLICY

INTRODUCTION

Freedom to Build, Buy and Live

Home ownership was once the cornerstone of the Australian dream. Today, for too many Queenslanders, it is slipping out of reach. While immigration is not the root cause of the housing crisis, it is a factor in the demand side of the market. The real cause is Government - at every level.

Federal, State, and Local governments have layered a maze of taxes, fees, regulations, and red tape onto every stage of the housing process. From land release to building approvals, from stamp duty to infrastructure charges, government interference is responsible for the housing affordability crisis. Gone are the days where you could buy a block of land, sit on it, and build at a date and time of your own choosing.

The Libertarian Party of Queensland believes the only solution is to restore freedom to the housing market by removing government-created barriers to supply. Governments should not interfere with people's ability to build, buy, or live as they see fit.
Historically, Australians could choose how they wanted to live. In the 1970s, a person could buy a block of land and build a simple two-bedroom home with a toilet out the back. Today, government mandates remove that choice: every home must meet zoning rules, design codes, accessibility standards, energy efficiency mandates, and disability requirements.

The Libertarian Party believes every Queenslander should have the right to decide what size and style of dwelling they want to live in - and when - from a simple home, tiny home, caravan, or granny flat, to a modern ultra-equipped property, or a rural farm/acreage.

Libertarian Solutions: Freedom Creates Affordability
The Libertarian Party of Queensland will restore freedom to the housing market by removing government-created barriers and empowering individuals and families. Our policy prioritises supply, choice, and affordability.

The Libertarian Party of Queensland will: Unlock Housing Freedom for Young Queenslanders

Rental caps sound good - until you realise they guarantee you'll be competing with 50 people or more at the next inspection. The Australian Greens want to control and cap rents, but when landlords are told what they can charge, many can't cover rising costs like mortgages, rates, insurance, strata levies, and maintenance. Facing losses, they sell up or take their property off the rental market.

The result? Fewer homes, longer queues, and higher rents - hurting exactly the people the Greens claim to help - you. Libertarians believe the solution isn't more government control - it's more freedom, and we want to give you a real shot at renting or owning your own place. We will:

- **Expand affordable options** by legalising tiny homes, granny flats, and co-living spaces.
- **Lower rents** by freeing up land supply and fast-tracking approvals.
- Do you want to buy that block of land or lot, and sit on it for a few years before you build? We'll let you do that - without deadlines - and at a time and date of *your* choosing.
- **Cut entry costs** by scrapping stamp duty and hidden government charges.
- **Oppose shared equity and deposit schemes** - if the government owns 1% of your home, it owns 100% of your home - you don't want the government on your title deed - it's a debt trap.
- We'll **continue to support Negative Gearing** because it allows people who don't want to own their own home, and young renters, the ability to have independence, and still have a roof over their head.

Protecting Homeowners and Renters

We will move towards abolishing State based land tax. *When government gets out of the way, young people can finally afford to move out, rent securely, and build their future.*

The Libertarian Party of Queensland will: Unlock Housing Freedom for Seniors and Retirees

- Allow downsizing into smaller, simpler homes without being forced into costly government mandates.
- Legalise granny flats, modular builds, and retirement-friendly housing options.
- Cut stamp duty and fees that punish retirees wanting to move closer to family or reduce living costs.
- Continue to support Negative Gearing.

When government steps back, seniors can choose how and where they live - freeing up family homes, lowering costs, and keeping independence intact.

The Libertarian Party of Queensland will:

1. Slash Taxes & Charges

- Abolish or dramatically reduce stamp duty, development levies, and infrastructure charges.
- Remove GST on new housing.
- Phase out capital gains distortions that punish investment in housing supply.

2. Free Up Land & End Bottlenecks

- Release underutilised state and federal land for private development and auction it to the highest bidder.
- Abolish urban growth boundaries and restrictive zoning.
- Dismantle Economic Development Queensland (EDQ) monopolies that choke land supply.

3. Fast-Track Approvals & Cut Red Tape

- Set strict time limits for development approval - automatic approval if councils fail to respond.
- Streamline infrastructure connections (water, sewer, electricity, broadband) with private-led delivery where feasible.
- Reform the QBCC to focus on genuine consumer protection, rather than bureaucratic delays.
- Oppose government share equity and deposit schemes in housing.

4. Legalise Housing Diversity

- End minimum lot sizes, parking requirements, and density restrictions.
- Allow tiny homes, granny flats, modular builds, backyard dwellings, caravans, and self-builds with minimal approval.
- Permit small, simple homes and rural properties without unnecessary mandates for energy ratings or accessibility features.

5. Protect Property Rights & Rental Supply

- Remove rent controls and tenancy laws that discourage private investment while maintaining core contractual protections.
- We will move towards abolishing Land Tax.
- We will oppose any government intrusion on private property for renewable energy projects without the owner's consent, especially where fines or penalties are threatened.
- Gradually privatise public housing, replacing it with portable rent assistance for those in genuine need.
- Protect rural landowners from being forced to host energy projects or comply with unnecessary levies, and call on insurers to expand $20 million public liability cover.
- Ensure community consultation is respected for medium, low, and high-density developments.
- Review any other regulations that unfairly penalise landlords or property owners, with a view to reducing costs and improving housing supply.
- Restore freedom for Queenslanders to build, buy, and live in homes at a date and time of their choosing, including small, simple, or rural dwellings.

Victoria's Labour Government has introduced a **Windfall Gains Tax**, taking up to 50% of land value increases after rezoning - even if the property isn't sold. **The Libertarian Party of Queensland will oppose any move to introduce this tax here**, defending the right of every landowner to enjoy the full value of their property.

6. Align Population Growth with Capacity

- Tie migration intake to demonstrated housing and infrastructure supply, ensuring growth does not outstrip land release or building approvals.

CONCLUSION

A Home for Every Queenslander

Every Queenslander - whether a young couple, a retiree, a farmer, or a city renter - should be free to live in a home or on a property that suits their needs without government interference.

By cutting taxes, slashing red tape, and restoring property rights, we can unlock supply, lower prices, and give Queenslanders back the freedom to own or rent a home on their own terms.

Learn More at: **https://qld.libertarians.org.au/**

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