

~~require a local government to charge more than they are currently charging. Local governments will continue to retain some level of flexibility but will not be able to levy charges beyond the maximum.~~

~~Importantly, local governments fully retain the ability to set their charges below the cap—councils can, by resolution, fix their local charges to suit their circumstances or to stimulate development. Mr Deputy Speaker, there are already numerous councils with charges for individual localities well below the cap this bill introduces. Ipswich City Council, for example, currently charges approximately \$23,500 per house at Raceview, and Moreton Bay Regional Council charge approximately \$17,000 per house at Kippa Ring.~~

~~Local governments have raised concerns about the costs of implementing current legislative requirements for infrastructure charging. The amendments will see the important planning elements of PIPs retained but will result in the complicated infrastructure charges schedules essentially being replaced with adopted charges.~~

~~The amendments in this bill will establish a head of power to make a state planning regulatory provision, a SPRP, so that we can make the charges work. The SPRP will do a number of things, including set maximum charges for residential and non-residential development, replace existing infrastructure charging frameworks and provide for the allocation of charges for water or sewerage service infrastructure between a local government and a distributor retailer. As part of the development of the SPRP, the government will consult with key stakeholders, including local governments and the development industry. The amendments will not fundamentally change our existing planning system but will simplify current infrastructure charging arrangements.~~

~~Mr Deputy Speaker, although not dealt with in this bill, I can inform the House that as part of our reform to infrastructure charges, the Queensland government has also agreed to place a moratorium on the collection of local function charges, further reducing the burden on applicable projects. The amendments also deal with the transitional issues around water and waste infrastructure charges for the distributor retailers in South East Queensland.~~

~~The bill proposes that water related infrastructure charges be allocated between a council and the relevant distributor retailer, but still keeping within the maximum set in the SPRP. The local government and the distributor retailer can come to an agreement about how to split charges. Only if they fail to reach an agreement by the end of June will a split under the SPRP be applied. However, if at a later time the distributor retailer and local government can agree on how to split the charge, this agreement will then apply.~~

~~The proposed amendments to the Local Government Act 2009 are necessary to continue implementation matters ancillary to two minor boundary changes made between the Ipswich City Council and the Scenic Rim Regional Council and between the Wujal Wujal Aboriginal Shire Council and the Cook Shire Council. Implementation matters include transfer of ownership of local government assets, such as any material associated with a road or a bridge, and the continuation of planning schemes for persons affected by the boundary changes.~~


~~These two boundary changes were made at the request of the councils involved. However, because these particular boundary change applications straddled the jurisdiction of the old Local Government Act 1993 and the new Local Government Act 2009, implementation matters for the boundary changes were provided for in a transitional regulation. The amendments allow for implementation matters for those two councils involved to continue as long as necessary.~~

~~Mr Deputy Speaker, the proposed amendments to the Building Act 1975 are necessary to provide pool owners additional time to register their pools on the online pool register. Many pool owners are expected to have suffered significant property damage due to the recent natural disasters and it would be unreasonable to require these property owners to have registered their pool by 4 May 2011. The proposed amendments will delay the requirement to register pools by six months, from 4 May 2011 to 4 November 2011. To be clear, these amendments only relate to pool registration. No other requirements in the Building Act are being changed. For example, the need to provide a pool safety certificate on sale or lease still applies. I commend the bill to the House.~~

~~Debate, on motion of Mr Seeney, adjourned.~~

RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION AMENDMENT BILL

First Reading

 **Hon. KL STRUTHERS** (Algeria—ALP) (Minister for Community Services and Housing and Minister for Women) (12.53 pm): I present a bill for an act to amend the Residential Tenancies and Rooming Accommodation Act 2008 for particular purposes. I present the explanatory notes, and I move—

That the bill be now read a first time.

Question put—That the bill be now read a first time.


Motion agreed to.

Bill read a first time.

Tabled paper: Residential Tenancies and Rooming Accommodation Amendment Bill.

Tabled paper: Residential Tenancies and Rooming Accommodation Amendment Bill, explanatory notes.

Second Reading

 **Hon. KL STRUTHERS** (Algester—ALP) (Minister for Community Services and Housing and Minister for Women) (12.54 pm): I move—

That the bill be now read a second time.

In 2003 the Queensland government introduced a legislative framework to govern the listing of tenants' personal information on residential tenancy databases. The current legislation regulates who can be listed on a tenancy database and for what purpose. The law provides a process for tenants to dispute listings if they are inaccurate, incomplete or incorrect. Residential tenancy databases are privately owned electronic databases that contain information about an individual's tenancy history. Most real estate agents subscribe to one or more tenancy databases and use them as a tool for screening prospective tenants.

About a third of Queensland households rent their homes and they mainly rely on the private market for their housing. Since tenancy databases are widely used, it is important they operate fairly and do not become a barrier for people accessing rental housing. This makes tenancy databases important to the Queensland housing sector and the Queensland economy at large.

When used appropriately, tenancy databases are a legitimate tool that can, in some instances, lessen and reduce the risks associated with managing a residential investment property. This legitimate use, however, needs to be balanced against the rights of tenants to be protected from unfair or unjust listings that could hinder them from securing a private rental property.

The bill implements national uniform laws based on recommendations of a national working party of officers from all of the Australian jurisdictions. Model legislative provisions have been drafted from the working party's recommendations and endorsed by the ministerial councils. The model provisions provide states and territories with a base from which to enact their legislation with any local variations that are necessary to achieve consistent national policy. Once all states and territories have adopted the uniform law, there will be a consistent legislative framework across the country for governing listings on databases.

Queensland was the state that led the drafting of the model provisions which are based on our current legislative framework. I also commend the work of our Residential Tenancies Authority and our tenants support services, funded by my department around the state. We have a leading tenancy support system in Queensland. The amendments being introduced through the bill will bring our local tenancy laws in line with the national policy framework agreed by all states and territories.

I turn to the key amendments proposed by the bill. The bill will include the obligations on lessors and their agents to inform tenants about which tenancy databases they use; inform prospective tenants if they are listed on a tenancy database; advise a database operator if a listing on their database needs to be amended or removed; provide a copy of the listed information to the tenant if requested in writing, noting that lessors/agents can charge a reasonable fee for this service; and ensure database operators only maintain a person's information on a tenancy database for a maximum of three years.

I thank all of those who contributed to and informed the development of the bill. I commend the bill to the House.

Debate, on motion of Ms Simpson, adjourned.

~~Sitting suspended from 12.58 pm to 2.30 pm.~~


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~~PARLIAMENT OF QUEENSLAND (REFORM AND MODERNISATION) AMENDMENT BILL~~

~~Second Reading~~

~~Resumed from 5 April (see p. 973), on motion of Ms Bligh~~

~~That the bill be now read a second time.~~

 ~~**Mr SEENEY** (Callide—LNP) (Leader of the Opposition) (2.29 pm): On behalf of the opposition I rise to make a contribution to the consideration of the Parliament of Queensland (Reform and Modernisation) Amendment Bill 2011. This bill is the next step in a process that began on 25 February~~