


First Reading

 ~~Hon. PT LUCAS (Lytton—ALP) (Deputy Premier and Attorney General, Minister for Local Government and Special Minister of State) (11.03 am): 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.~~

Second Reading

 ~~Hon. PT LUCAS (Lytton—ALP) (Deputy Premier and Attorney General, Minister for Local Government and Special Minister of State) (11.03 am): I move~~

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

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


~~Motion agreed to.~~

~~Bill read a second time.~~

Consideration in Detail

~~Clauses 1 to 3, as read, agreed to.~~

Third Reading

 ~~Hon. PT LUCAS (Lytton—ALP) (Deputy Premier and Attorney General, Minister for Local Government and Special Minister of State) (11.04 am): I move~~


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

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

~~Motion agreed to.~~

~~Bill read a third time.~~

Long Title

 ~~Hon. PT LUCAS (Lytton—ALP) (Deputy Premier and Attorney General, Minister for Local Government and Special Minister of State) (11.04 am): I move~~


~~That the long title of the bill be agreed to.~~

~~Question put—That the long title of the bill be agreed to.~~

~~Motion agreed to.~~

BUILDING BOOST GRANT BILL

Introduction and Referral to the Finance and Administration Committee

 **Hon. AP FRASER** (Mount Coot-tha—ALP) (Treasurer and Minister for State Development and Trade) (11.04 am): I present a bill for an act to assist housing affordability, increase housing supply, and support employment in the housing construction industry, by establishing a scheme for the payment of grants to persons building or purchasing new homes, and to amend the State Development and Public Works Organisation Act 1971. I table the bill and the explanatory notes. I nominate the Finance and Administration Committee to consider the bill.

Tabled paper: Building Boost Grant Bill 2011.

Tabled paper: Building Boost Grant Bill 2011, explanatory notes.

The Building Boost Grant Bill 2011 implements the 2011-12 state budget announcement of a Queensland Building Boost. This initiative is designed to stimulate the housing market by payment of a grant to assist affordability of housing, increase the supply of housing and support employment in the housing construction industry in Queensland.

The Queensland Building Boost is a grant of \$10,000, running between 1 August 2011 and 31 January 2012, for the purchase or construction of a new home in Queensland valued at less than \$600,000 inclusive of the land. It is open to both homebuyers and investors. An applicant who is an individual must be at least 18 and an Australian citizen or permanent resident. Corporations and trustees are also eligible to apply, subject to eligibility tests.

The grant will be available for a written contract made between 1 August 2011 and 31 January 2012, both inclusive, to purchase a new home or to have a new home built. The building of a home by an owner-builder is also eligible if the building work starts between those dates. To support the grant's stimulus effect, construction time limits apply. A person who carries on the business of building or developing homes is ineligible to apply for the grant for a home constructed for sale in the course of the business. Rather, the purchaser of the home is the person entitled to the grant.

A new home is a home that has not been previously occupied or sold as a place of residence in the provisions of the bill. If the new home being purchased is a first home and the purchaser meets all of the other eligibility criteria, they may be entitled to the \$10,000 boost and the first home owner grant of \$7,000 and the first home buyer stamp duty transfer concession. Also, transactions may benefit from the Commonwealth's First Home Saver Account Scheme, the National Rental Affordability Scheme, a government disaster relief payment or a government loan on commercial terms and also benefit from the grant. Other forms of government assistance, however, will result in the grant not applying.

The home must be first occupied as a place of residence for at least three months in the year after completion of the transaction and during the ownership of the home by the applicant. However, it is not relevant who occupies the home. For example, the home may be occupied by a family member or rented to a tenant. The new home, or the land on which it is built, must be intended to be used mainly for residential purposes. Exceptions are a new home on a primary production property, a developer's display home and where the applicant otherwise qualifies for the first home owner grant for the home.

A unique feature of the Queensland Building Boost is that a person may obtain the grant more than once, though only one grant is payable for a particular home. To ensure that this arrangement is not open to abuse, applications for five or more grants may be ineligible if the Commissioner of State Revenue is not satisfied the transaction is being undertaken for a purpose that is consistent with, and advances, the purpose of the act. To provide certainty for prospective transactions, applicants may apply to the commissioner for an advance ruling on this condition.

To ensure that the grant is focused on genuine transactions in the Queensland housing market, a number of transactions are ineligible. Where there is a legally binding arrangement made on or after 14 June 2011 to defer the making of a contract until on or after 1 August 2011, the contract will not be eligible. This may include a contract made on or after 1 August 2011 to replace one made before that date and an option granted on or after 14 June 2011 to enter into a contract and exercised on or after 1 August 2011.

Similarly, transactions which are part of an arrangement to circumvent limitations on, or requirements affecting, eligibility or entitlement to the grant are ineligible. Governments, government agencies, offices or authorities, government owned corporations and public authorities are ineligible as are related party transactions and contracts to purchase which do not attract transfer duty unless the exemption for first homes, charitable institutions or manufactured homes applies.

The Queensland Building Boost scheme has been operating since 1 August 2011 under an administrative arrangement. When passed, this bill will apply from that date to give statutory effect to the administrative scheme. Provisions in the bill ensure that applicants' rights are not adversely affected by this retrospectivity.

The Commissioner of State Revenue is responsible for administering the grant. The bill confers on the commissioner all the usual powers of administration and investigation. Applications, or notices of intention to apply, for the grant must be lodged with the commissioner by 31 May 2012. Consistent with arrangements for the first home owner grant, applicants may apply through their financial institution. This has the advantage that the grant will be available at settlement of the home purchase or first progress payment on a building contract.

If an applicant is dissatisfied with the commissioner's decision about their application, they may seek a review of the decision by lodging an objection with the commissioner. A right of appeal to the Queensland Civil and Administrative Tribunal against the commissioner's decision on the objection is also provided.

011 The scheme's \$140 million budget allocation will provide a much needed boost to the Queensland housing sector when it needs it most and will benefit families, first home buyers and investors. Legislation is necessary to enable the Commissioner of State Revenue to ensure compliance with scheme requirements. To minimise the extent of retrospectivity and ensure effective administration of the scheme, passage of the bill this year is essential.

Proposed amendments to the State Development and Public Works Organisation Act include a head of power and a table of fees to enable the recovery of costs for government activities relating to infrastructure facilities of significance. The IFS provisions were originally introduced into the act in 1999 as a new mechanism to empower the Coordinator-General to acquire land for infrastructure projects regardless of the infrastructure's ownership or purpose, whether publicly or privately owned. The Coordinator-General's power to acquire land under this section is enlivened for infrastructure facilities approved by the Governor in Council as being 'of significance' according to the requirements of the act

and, even then, the Coordinator-General only acquires land after the proponent has made all reasonable efforts to acquire land voluntarily. The IFS provisions in the act require substantial and rigorous assessments to be made both of the significance of infrastructure for the Governor in Council's IFS decision and also of the steps taken by the proponent to acquire land by agreement for the Coordinator-General's land acquisition decision.

The complexity and scale of the infrastructure projects is now greater, requiring the application of significant resources by the Coordinator-General, including for staff and also for a greater requirement for expert technical advice on aspects of innovative private sector infrastructure. Currently, there are \$47.5 billion worth of private sector projects under various stages of evaluation in the Coordinator-General's environmental impact assessment process. Given the government's strong encouragement for private sector involvement in infrastructure and the greater interest by the private sector in such infrastructure, interest in the IFS provisions by the private sector, in particular for land acquisition measures for commercial or economic infrastructure, is only expected to continue.

Given the scale and complexity of the workload in processing IFS applications, it is only reasonable that applicants are charged the cost of processing their applications, with the fees to recover the departmental staff and on-costs of processing applications, and with the cost recovery to recover the other costs incurred by the Coordinator-General such as the costs of expert reports through to costs such as advertising the applications and decisions. This proposed new fee schedule for IFS and the proposed power to recoup costs for IFS is consistent with the Coordinator-General's existing powers under sections 25A and 25B of the SDPWO Act introduced in 2008 in relation to fees and the power to recoup costs for the Coordinator-General's environmental coordination environmental impact statement program, provisions which commenced from 1 January 2009.

The IFS fees will be subject to CPI escalation every year on 1 January, with the first escalation being on 1 January 2012, and is at an appropriate level to ensure cost recovery from a proponent. This is in keeping with the approach taken for fees and cost recovery for the environmental impact assessment also undertaken by the Coordinator-General. The amendments also provide for the Coordinator-General to appoint persons to assist the Coordinator-General, providing a more efficient process than the existing provisions which requires Governor in Council appointment. Other amendments address minor issues to improve efficiency of processes and clarify intent. I commend the bill the House.

First Reading

Hon. AP FRASER (Mount Coot-tha—ALP) (Treasurer and Minister for State Development and Trade) (11.13 am): 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.

Mr DEPUTY SPEAKER (Mr Wendt): Order! In accordance with standing order 131, the bill is now referred to the Finance and Administration Committee.

~~WEAPONS AMENDMENT BILL~~

~~Second Reading~~

~~Resumed from 12 May (see p. 1465), on motion of Mr Roberts—~~

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

~~**Mr DEPUTY SPEAKER:** Order! Before calling the member for Surfers Paradise, I would like to acknowledge in the gallery student leaders and teachers from Ipswich State High School in the electorate of Ipswich West.~~

~~**Mr LANGBROEK** (Surfers Paradise—LNP) (11.13 am): I rise to speak to the Weapons Amendments Bill 2011. As legislators, whether that be Labor or the LNP, the safety of Queenslanders is one of our top priorities. Ensuring community safety is of the utmost importance. However, the Bligh government also proposes that amending the current regulatory framework to further restrict and tighten gun ownership and licensing is the way to ensure this safety. This is incorrect and fails to address the root cause of the issue of illegal gun and weapon use in Queensland.~~

~~As a nation we have a troubled history with regard to gun control. The Port Arthur massacre is still fresh in our minds when we think of regulating civilian gun use. In 1996, Martin Bryant, armed with a semiautomatic rifle, changed the way Australians viewed such regulation as did later events at Hoddle~~