


BUILDING BOOST GRANT AMENDMENT BILL

Introduction and Referral to Finance and Administration Committee

 **Hon. AP FRASER** (Mount Coot-tha—ALP) (Deputy Premier, Treasurer and Minister for State Development and Trade) (12.21 pm): I present a bill for an act to amend the Building Boost Grant Act 2011 for particular purposes. I table the bill and explanatory notes. I nominate the Finance and Administration Committee to consider the bill.

Tabled paper: Building Boost Grant Amendment Bill.

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

The Building Boost Grant Amendment Bill 2012 implements the 2011-12 Mid Year Fiscal and Economic Review announcement that the eligibility period for the Queensland Building Boost will be extended by three months to 30 April 2012. This announcement followed industry support and significant momentum in applications as the scheme approached its original end date.

The Queensland economy continues to grow strongly, with business investment expected to increase by around 35 per cent this year. To stimulate the Queensland housing market by assisting housing affordability, increasing the supply of housing and supporting employment in the housing construction industry, the 2011-12 state budget announced the availability of a Queensland Building Boost of \$10,000 for the purchase or construction of a new home in Queensland valued at less than \$600,000 including land.

The grant is open to both homebuyers and investors. 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, the first home owner grant of \$7,000 and the first home transfer duty concession. Investors may also qualify for benefits under the National Rental Affordability Scheme in addition to the boost. First home buyers have never had more incentive to buy into the market.

As originally implemented and given effect by the Building Boost Grant Act 2011, the Queensland Building Boost was available for eligible transactions undertaken between 1 August 2011 and 31 January 2012, both dates inclusive. Under the extended arrangements, a contract to buy or build a new home must now be entered into on or after 1 August 2011 and by 30 April 2012. For an owner-builder, the laying of the foundations must start in that period.

The dates for starting and completing construction under an off-the-plan project are also extended by three months, so that construction must start by 30 April 2013 and be completed by 30 April 2015. This will apply for all eligible home purchase contracts, irrespective of whether the contract is made on, before or after 1 February 2012.

In addition, the time for lodging a notice of intention to apply for the Queensland Building Boost will be extended so that notices must be given by 1 September 2012, irrespective of whether the eligible transaction was entered into on, before or after 1 February 2012. This provides commensurate extra time to claim for all applicants in line with the three-month extension overall.

The time frames for starting and completing construction under a home-building contract or an owner-builder arrangement will remain unchanged, although obviously, of course, they will now be determined by reference to the extended start date for the transactions. That is, for a home-building contract the laying of the foundations must still start within 26 weeks after the day the contract is made and the home must be ready for occupation as a place of residence within 18 months of the laying of the foundations starting. For an owner-builder arrangement, the home must be ready for occupation as a place of residence within 18 months of the laying of the foundations starting. All other conditions and requirements for the grant remain unchanged.


As was the case when the scheme first commenced, the Commissioner of State Revenue has, since 1 February 2012, been administering the Queensland Building Boost for the extended period under an administrative arrangement. When passed, this bill will apply from that date to give statutory effect to the administrative arrangement, providing the legislative authority for the payment of the extended grant and ensuring the scheme can be properly administered in relation to rights and obligations arising prior to royal assent.

The Bligh government introduced the Building Boost after calls from the housing industry and subsequently industry came out in support of the \$140 million stimulus package. Likewise, the Housing Institute of Australia, the Property Council of Australia, the UDIA and the Master Builders Association all called for an extension to the boost. A jointly signed letter from the HIA, the Property Council of Australia, the Master Builders Association and the UDIA, received by the government, stated—

Certainly the Queensland Building Boost has played an important part in generating this increased level of activity across the industry.

This bill authorises the extension called for by industry and deserves the support of all members. I commend the bill to the House.

First Reading

 **Hon. AP FRASER** (Mount Coot-tha—ALP) (Deputy Premier, Treasurer and Minister for State Development and Trade) (12.26 pm): 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 Ryan): Order! In accordance with standing order 131, the bill is now referred to the Finance and Administration Committee.

~~SOUTH EAST QUEENSLAND WATER (DISTRIBUTION AND RETAIL RESTRUCTURING) AND OTHER LEGISLATION AMENDMENT BILL~~

~~Resumed from 11 October 2011 (see p. 3016).~~

Second Reading


 ~~**Hon. S ROBERTSON** (Stretton—ALP) (Minister for Energy and Water Utilities) (12.26 pm): I move—~~

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

~~I table the government's response to the Environment, Agriculture, Resources and Energy Committee's report No. 8 into the South East Queensland Water (Distribution and Retail Restructuring) and Other Legislation Amendment Bill 2011.~~

~~Tabled paper: Environment, Agriculture, Resources and Energy Committee, Report No. 8—South East Queensland Water (Distribution and Retail Restructuring) and Other Legislation Amendment Bill 2011—Government response.~~

~~**Mr DEPUTY SPEAKER** (Mr Ryan): Order! Before I call the member for Buderim, I acknowledge in the gallery the principal and students of Bundamba State Secondary College in the electorate of Bundamba.~~

 ~~**Mr DICKSON** (Buderim—LNP) (12.27 pm): I rise to contribute to this debate on the South East Queensland reconstruction bill and note that, in the main, the LNP does not oppose this bill. However, I will speak about a number of concerns that we do have in relation to the bill itself.~~

~~This bill, like similar bills before it, is a monument. As I have said before, it is a monument to an ill-conceived system of water supply created with no consideration for members of the community and it has this arrogant state Labor government's fingerprints all over it. Over the past year or so I have lost count of how many times I have heard government members, including the Premier and the minister, say in this House, 'Distributor retailers are owned by local councils. It has nothing to do with us; we are only the government.'~~

~~As per the explanatory notes, the first policy objective of the bill is to enable the withdrawal of council water businesses from the South East Queensland distributor retailer and re-establish the water businesses within direct council operation. In this first instance, we are talking about the decision by the Gold Coast City Council to withdraw from its distributor retailer, Allconnex. The two remaining participant councils of Allconnex, Logan City Council and Redland City Council, undertook a business assessment. As a result, they have concluded that even a streamlined Allconnex is not a viable commercial alternative and they, too, have decided to withdraw from Allconnex.~~

019 ~~From the outset let me say that the timing of this bill is terrible. This bill was referred to the committee on 11 October last year and the committee was not required to report back until 5 April this year. During that time line there will be a state election and there was to be a council election until the Premier decided to move it. Two questions arise from the timing of this bill returning from the committee stage: how are the councils supposed to prepare a budget that takes into account this bill; and if there are any significant changes to the make up of the elected officials on the council as a result of the election, what would happen if the new council decides they do not want to leave Allconnex?~~

~~The system of water supply in South East Queensland is an entire shambles. Truly, the circumstances leading up to the introduction of this bill, which is a monument to Labor's so-called water reform policy, are nothing short of a scandal. The current situation regarding water supply across South East Queensland is dire. People are struggling to pay their water bills and other utility bills. In that regard I feel the need to once again enlighten those opposite with a little history lesson. It is important that the people of South East Queensland know exactly how we got into this situation and who is responsible. The situation to which I refer saw councils stripped of their existing water assets and the right to conduct their water businesses and replaced with the current situation which has given us a number of retail and~~