caused problems in locations on the Gold Coast and the Sunshine Coast, in Noosa and Cairns and on Stradbroke Island.

The proposed amendments to the Sustainable Planning Act define 'party house' as a use within the Sustainable Planning Act. The inclusion of this definition will enable local governments to amend their planning schemes to require that existing unlawful or new party houses, as defined in the Sustainable Planning Act, obtain a development approval. The amendments also provide that local governments can identify a party house restriction area in their planning schemes. The effect of the party house restriction area is to clarify that any residential dwellings in the area do not and never had the right to operate as a party house, unless otherwise approved by the local government under a development application process.

The proposed legislation will not prevent the owner of a residential dwelling from leasing their premises, or a property owner or tenant from hosting celebrations. The aim of the amendments is to deal with residential dwellings that are regularly being hired, rented or leased out for the purpose of hosting the type of events that mean the dwelling actually constitutes a party house as defined in SPA, and the use of the property has extended well beyond the residential use for which the property has a right. The proposed amendments will not deal with behavioural issues. The government has already taken action in relation to dealing with disruptive behaviour. The Police Powers and Other Responsibilities Amendment Act 2014 provides additional police powers to deal with out-of-control events and out-of-control behaviour, such as the behaviour that may occur at a party house. The proposed amendments provide local governments with the flexibility to opt in if desired, rather than mandating amendments for all planning schemes for an issue that is only a problem in a relatively small number of local government areas. We do not have too many party houses in Callide.

The bill also amends the Sustainable Planning Act to rectify an anomaly with the master planning transitional provisions. The complex structure planning and master planning framework was repealed in 2012. However, the transitional provisions introduced new third party appeal rights that did not previously exist. This was not the intended outcome and is corrected in the bill. A definitional issue is also rectified. The transitional provisions also did not recognise the substantial consultation that was involved in master planning for a declared master planned area. The proposed amendments remove the requirement for public notification for any development that is consistent with the structure plan area code and any master plan area code. If development is not consistent with the structure plan area codes or master plan area codes, public notification and third party appeal rights will apply.

The bill also provides for the removal of remaining iconic places provisions. Iconic places provisions were introduced to assist councils that were being amalgamated to give some protection to certain matters in their schemes at that particular time. Local government deamalgamation and scheme adjustments made since amalgamations makes this special arrangement redundant.

The proposed amendments to the Environmental Protection Act 1994 will ensure its provisions are aligned with the Sustainable Planning Act to support development proposals. Amendments are being made to the Sustainable Planning Act for the same purpose—to ensure the efficient operation of the State Assessment and Referral Agency, or SARA, planning framework. I commend the bill to the House.

First Reading

Hon. JW SEENEY (Callide—LNP) (Deputy Premier and Minister for State Development, Infrastructure and Planning) (12.20 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.

Referral to the State Development, Infrastructure and Industry Committee

Mr DEPUTY SPEAKER (Dr Robinson): Order! In accordance with standing order 131, the bill is now referred to the State Development, Infrastructure and Industry Committee.

LAND SALES AND OTHER LEGISLATION AMENDMENT BILL

Introduction

Hon. JP BLEIJIE (Kawana—LNP) (Attorney-General and Minister for Justice) (12.20 pm): I present a bill for an act to amend the Agents Financial Administration Act 2014, the Body Corporate and Community Management Act 1994, the Breakwater Island Casino Agreement Act 1984, the Building Units and Group Titles Act 1980, the Fair Trading Inspectors Act 2014, the Land Sales Act 1994, the Legal Profession Act 2007, the Property Law Act 1974, the Property Occupations Act 2014, the South Bank Corporation Act 1989 for particular purposes, to repeal the Land Sales Regulation 2000 and to make minor and consequential amendments to the acts mentioned in schedule 1. I table the bill and the explanatory notes. I nominate the Legal Affairs and Community Safety Committee to consider the bill.

Tabled paper: Land Sales and Other Legislation Amendment Bill 2014.

Tabled paper: Land Sales and Other Legislation Amendment Bill 2014, explanatory notes.

This government went to the election with a strong plan to grow a four-pillar economy based on tourism, agriculture, resources and, specifically, construction. The government has already made significant progress with respect to this commitment, but we are determined to do more to keep building on our strong plan for a brighter future.

As part of the government's delivery of its commitment to grow a four-pillar economy, I am pleased to present a bill for an act to amend the Agents Financial Administration Act 2014, the Body Corporate and Community Management Act 1997, the Breakwater Island Casino Agreement Act 1984, the Building Units and Group Titles Act 1980, the Fair Trading Inspectors Act 2014, the Land Sales Act 1984, the Legal Profession Act 2007, the Property Law Act 1974, the Property Occupations Act 2014 and the South Bank Corporation Act 1989 for particular purposes, to repeal the Land Sales Regulation 2000 and to make minor and consequential amendments of the acts mentioned in schedule 1.

The Land Sales Act 1984 regulates off-the-plan sales of land in Queensland, as well as the sale of lots proposed to be included in community titles schemes, such as apartments and home units. The broad purpose of the Land Sales Act, which continues to be highly relevant today, is to facilitate property development in Queensland while providing appropriate protections for consumers.

This bill is designed to modernise Queensland's Land Sales Act with a focus on reducing unnecessary red tape and regulation, which Labor burdened Queensland with for far too long. We will achieve this while ensuring effective and appropriate consumer protections for people buying land or apartments off the plan.

The government was elected with five key pledges—two of which squarely relate to this bill. Firstly, the government pledged to grow a four-pillar economy in Queensland based on tourism, agriculture, resources and construction. Secondly, the government pledged to revitalise front-line services for families by cutting waste resulting from unnecessary and cumbersome red tape and regulation. In this respect, members will be well aware of the government's target of reducing red tape by 20 per cent in six years. This bill continues the government's record on delivering real reforms that support and promote Queensland's property and construction sector.

We are well underway in eliminating unnecessary red tape that is suffocating individuals and businesses working in the property sector, which inevitably adds costs and other burdens for Queenslanders buying and selling property. For instance, we have brought an end to sustainability declarations—a regulatory burden that achieved nothing of substance other than unnecessarily complicating and adding costs to property transactions.

The government has also delivered legislation to repeal and replace the Property Agents and Motor Dealers Act 2000 with contemporary, streamlined legislation that has been widely embraced by industry. We have also commenced, in partnership with the Queensland University of Technology, an extensive review of Queensland property laws, including community titles legislation. This review is being informed by consultation with peak industry representatives and the broader community.

Similarly, this bill is the result of an extensive review of the Land Sales Act which has been guided by a reference committee comprised of experts from the legal and surveying professions, the construction and development industry, academia and relevant government agencies. This bill is a further example of the government's proven record of working with industry and community stakeholders to improve Queensland property law and to develop a strong plan for Queenslanders.

One of the first highlights of the bill is that it will make finding the relevant law on off-the-plan sales significantly easier. Currently, there is significant overlap in legislation dealing with off-the-plan

sales, particularly when it comes to the sale of proposed lots in community titles schemes. For example, both the Land Sales Act and the Body Corporate and Community Management Act 1997 contain separate disclosure obligations that apply to a person selling an apartment or unit that is proposed to be included in a planned community titles scheme.

The bill proposes a more logical, streamlined approach to this issue. Specifically, provisions contained in the Land Sales Act applying to the sale of lots to be included in community title developments will be removed from the Land Sales Act and relocated to the relevant community titles legislation—those acts being, the Body Corporate and Community Management Act, the Building Units and Group Titles Act 1980 and the South Bank Corporation Act 1989. As a result, the Land Sales Act itself will only deal with the sale of proposed allotments of land that will not form part of a community titles style development.

Consistent with this government's clear commitment to supporting the property and construction sector, which is one of the four pillars of the Queensland economy, the bill also eases a range of restrictions and bureaucratic processes that are unnecessarily adding costs and complication to property development in Queensland. For example, while the Land Sales Act currently allows a seller or buyer to seek an exemption from requirements of the act in relation to non-community titles developments of not more than five lots, these exemptions are subject to assessment and approval by the chief executive officer. Applications for exemptions are common and very rarely refused. Rather than requiring parties to spend their time and money applying for an exemption which will almost invariably be granted, the bill provides an automatic exemption for small developments. This will reduce costs for parties and government.

Also, the bill eases restrictions on selling unregistered, reconfigured land by allowing such land to be sold prior to receiving the relevant permits for developing the land, which is consistent with the flexibility provided to sellers of proposed lots in community titles schemes. Risks that development approval may not be granted or the actual land may vary significantly from the proposed land contracted upon will be mitigated for buyers by the consumer protection measures contained in the act. The bill reflects the government's position that buyers and sellers should be able to decide on contractual agreements that are suitable to them, without undue influence or intervention from government.

The bill allows deposits of up to 20 per cent of the purchase price to be payable. This will help with the financing of major projects which deliver economic growth, jobs and housing opportunities for Queenslanders. Buyers are protected as current trust account arrangements will continue to be applicable.

Similarly, the bill provides more flexibility for buyers and sellers of proposed lots in community titles schemes to contractually agree on the time for the seller to provide a registrable instrument of transfer to the buyer. Currently, a transfer must be provided within 3½ years of the contract being made—albeit, a regulation may extend the time for a further two years.

The bill does away with the unnecessary step of requiring extensions to be considered and approved by the Governor in Council. Rather, the amendments will enable parties to a contract to make their own agreement on when registrable instruments will be provided, as long as the agreed time frame is not more than 5½ years.

More generally, the bill modernises terminology and brings consistency to the application of termination rights for different types of developments. For example, the term 'vendor' will be replaced with 'seller'. The bill also improves disclosure to buyers by focusing on ensuring buyers receive information about the proposed lot that is meaningful and useful to them.

In summary, the bill is another example of this government's real commitment to supporting Queensland property and construction industries by making sure Queensland has a contemporary, streamlined property law framework that encourages innovation, growth and flexibility in our property and construction sector.

Separate to implementing outcomes of the review of the Land Sales Act, the bill also amends the Breakwater Island Casino Agreement Act 1984 to provide for the transfer of the ownership of the Jupiters Townsville Hotel and Casino from Jupiters Limited to CLG Properties Pty Ltd as trustee for CLG Property Trust. Jupiters is currently party to a casino agreement with the state of Queensland, the form of which is ratified by parliament and incorporated into schedule 2 of the agreement act. In order for the sale to proceed, the agreement act must be amended to recognise the form of the new agreement between the state and CLG as the new owners of Jupiters Townsville. The amendments are procedural in nature, executing an existing function of the Breakwater Casino Agreement Act.

Let me add that the sale will not be finalised until all of the Governor in Council and ministerial approvals required are satisfied. As the responsible minister, I will not determine these approvals until such time as a probity investigation that is currently underway in relation to CLG and its associates is completed. This is expected by the end of July 2014.

Finally, the bill makes minor amendments to the Property Occupations Act 2014 to correct a drafting error. This bill is a reflection of the government's commitment to grow a four-pillar economy and revitalise front-line services for families through red-tape reduction and delivers on the government's strong plan to ensure a brighter future for Queenslanders. I commend the bill to the House.

First Reading

Hon. JP BLEIJIE (Kawana—LNP) (Attorney-General and Minister for Justice) (12.30 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.

Referral to the Legal Affairs and Community Safety Committee

Mr DEPUTY SPEAKER (Dr Robinson): Order! In accordance with standing order 131, the bill is now referred to the Legal Affairs and Community Safety Committee.

~~WATER LEGISLATION (MISCELLANEOUS PROVISIONS) AMENDMENT BILL~~

~~Message from Governor~~

~~**Hon. MF McARDLE** (Caloundra—LNP) (Minister for Energy and Water Supply) (12.30 pm): I present a message from Her Excellency the Governor.~~

~~The Deputy Speaker read the following message—~~

~~MESSAGE~~

~~WATER LEGISLATION (MISCELLANEOUS PROVISIONS) AMENDMENT BILL 2014~~

~~*Constitution of Queensland 2001, section 68*~~

~~I, PENELOPE ANNE WENSLEY AC, Governor, recommend to the Legislative Assembly a Bill intituled—~~

~~A Bill for an Act to amend the Water Act 2000, the Water Efficiency Labelling and Standards Act 2005 and the Water Supply (Safety and Reliability) Act 2008 for particular purposes~~

~~(Sgd)~~

~~GOVERNOR~~

~~Date: 3 JUN 2014~~

~~*Tabled paper*: Message, dated 3 June 2014, from Her Excellency the Governor recommending the Water Legislation (Miscellaneous Provisions) Amendment Bill 2014.~~

~~Introduction~~

~~**Hon. MF McARDLE** (Caloundra—LNP) (Minister for Energy and Water Supply) (12.30 pm): I present a bill for an act to amend the Water Act 2000, the Water Efficiency Labelling and Standards Act 2005 and the Water Supply (Safety and Reliability) Act 2008 for particular purposes. I table the bill and the explanatory notes. I nominate the State Development, Infrastructure and Industry Committee to consider the bill.~~

~~*Tabled paper*: Water Legislation (Miscellaneous Provisions) Amendment Bill 2014.~~

~~*Tabled paper*: Water Legislation (Miscellaneous Provisions) Amendment Bill 2014, explanatory notes.~~

~~It is my pleasure to introduce the Water Legislation (Miscellaneous Provisions) Amendment Bill 2014, which will make critical changes to improve the state's powers to respond to and manage water supply emergencies and flood events before the start of the next wet season. The need for these amendments comes from dealing with real events during earlier wet seasons. All of us in this~~