



Speech by

Hon. PETER BEATTIE

MEMBER FOR BRISBANE CENTRAL

Hansard Wednesday, 19 May 2004

MINISTERIAL STATEMENT

Budget Accommodation Buildings

Hon. P.D. BEATTIE (Brisbane Central—ALP) (Premier and Minister for Trade) (9.37 a.m.): In August 2003 I tabled lists of budget accommodation buildings that did not comply with the 1 July 2003 fire safety requirements. I was concerned that many boarding houses did not meet new fire safety standards introduced as part of the government's response to the tragic Childers backpackers hostel fire. I take this opportunity to congratulate the Childers community on the recent opening of the new backpackers' accommodation. Fire safety requires vigilance and I urge owners and operators of budget accommodation to continue making every effort to comply with fire safety requirements.

Today I seek leave to table and have incorporated in *Hansard* a list of 149 of those buildings that were non-compliant and which were named in August 2003 and those, as at 11 May 2004, which are now complying with fire safety standards. The Department of Emergency Services has provided the information to the Department of the Premier and Cabinet. I gave an undertaking last September to table such a list to recognise that many owners have improved their standards. The Department of Emergency Services has reinspected all buildings on the original lists and provided this data to the Department of the Premier and Cabinet.

I am advised that 94 per cent of buildings that were on the August 2003 list and which remain bound by all three Building and Other Legislation Amendment Acts, the BOLA standards, now comply. This is a big improvement but I remind building owners and operators that these laws are in place for a very good reason: to ensure the safety and well-being of hostel guests and staff.

Also identified separately are 23 establishments built or upgraded since 1992 and which are compliant with fire safety requirements.

These establishments must also comply with the building code of Australia and are not bound to meet all the standards that came into effect on 1 July 2003. Unless the owner produces a certificate of clarification, the Queensland Fire and Rescue Service classifies buildings as pre-1992 and are therefore required to meet fire safety regulations under the BOLA.

The next date for increased fire safety measures is 1 July 2005. Budget accommodation owners and operators will need to meet these standards by the due date. Improved safety for residents will only be achieved if owners, local governments and government agencies each play their part. Owners need to inform themselves of the requirements and governments need to provide owners with assistance.

I now seek to incorporate the list supplied by the Department of Emergency Services in *Hansard* for the interest of all members and the community. I also seek to incorporate an explanation of how the BOLA works and the difference between pre-1992 and post 1992.

Leave granted.

Buildings Tabled as Non-Compliant in August 2003—

BOLA Buildings—Now Compliant as at 11 May 2004 = 14

	Premises	No.	Street	St	Suburb	P/C
1	139 GLADSTONE HIGHGATE HILL	139	GLADSTONE	RD	HIGHGATE HILL	4101
2	14 MORRIS HIGHGATE HILL	14	MORRIS	ST	HIGHGATE HILL	4101
3	15 BRUNSWICK FORTITUDE VALLEY	15	BRUNSWICK	ST	FORTITUDE VALLEY	4006
4	207 SIR FRED SCHONELL ST LUCIA	207	SIR FRED SCHONELL	DVE	ST LUCIA	4067
5	21 DEMPSEY MOUNT ISA	21	DEMPSEY	ST	MOUNT ISA	4825
6	214 ARTHUR NEWSTEAD	214	ARTHUR	ST	NEWSTEAD	4006
7	23 OLD COLLEGE GATTON	23	OLD COLLEGE	RD	GATTON	4343
8	244 BOWEN NEW FARM	244	BOWEN	TCE	NEW FARM	4005
9	25 ABBOTSFORD BOWEN HILLS	25	ABBOTSFORD	RD	BOWEN HILLS	4006
10	256 BOWEN NEW FARM	256	BOWEN	TCE	NEW FARM	4005
11	290 KENT NEWSTEAD	290	KENT	ST	NEWSTEAD	4006
12	32 KENNIGO SPRING HILL	32	KENNIGO	ST	SPRING HILL	4000
13	36 ALFRED FORTITUDE VALLEY	36	ALFRED	ST	FORTITUDE VALLEY	4006
14	365 BOWEN NEW FARM	365	BOWEN	TCE	NEW FARM	4005
15	4 THOMSON EARLVILLE	4	THOMSON	ST	EARLVILLE	4870
16	42 ALFRED FORTITUDE VALLEY	42	ALFRED	ST	FORTITUDE VALLEY	4006
17	577 IPSWICH ANNERLEY	577	IPSWICH	RD	ANNERLEY	4103
18	59 AMELIA FORTITUDE VALLEY	59	AMELIA	ST	FORTITUDE VALLEY	4006
19	61 SYDNEY NEW FARM	61	SYDNEY	ST	NEW FARM	4005
20	611 BRUNSWICK NEW FARM	611	BRUNSWICK	ST	NEW FARM	4005
21	634 WICKHAM FORTITUDE VALLEY	634	WICKHAM	ST	FORTITUDE VALLEY	4006
22	64 GROVE ALBION	64	GROVE	ST	ALBION	4010
23	67 RICHMOND MORNINGSIDE	67	RICHMOND	RD	MORNINGSIDE	4170
24	69 KINGSHOLME NEWSTEAD	69	KINGSHOLME	ST	NEWSTEAD	4006
25	80 LADE COORPAROO	80	LADE	ST	COORPAROO	4151
26	88 TERRACE NEW FARM	88	TERRACE	ST	NEW FARM	4005
27	9 LAMINGTON DUTTON PARK	9	LAMINGTON	ST	DUTTON PARK	4102
28	9 TAYLOR WOOLLOONGABBA	9	TAYLOR	ST	WOOLLOONGABBA	4102
29	9 WREN BOWEN HILLS	9	WREN	ST	BOWEN HILLS	4006
30	APOLLONIAN HOTEL & ROOMS	19	LAGUNA	ST	BOREEN POINT	4565
31	ARAMAC HOTEL	79	GORDON	ST	ARAMAC	4726
32	ARTISIANS BLOCK & SLEEPER	62	MARIAN	ST	MOUNT ISA	4825
33	ASCOT HOTEL	177	MUSGRAVE	ST	ROCKHAMPTON	4700
34	ASHGROVE FLATS	191	WATERWORKS	RD	ASHGROVE	4060
35	ASYLUM BACKPACKERS	149	GRAFTON	ST	CAIRNS	4870
36	BACKPACKERS IN PARADISE	40	PENINSULAR	DVE	SURFERS PARADISE	4217
37	BARCOO HOTEL	95	SHAMROCK	ST	BLACKALL	4472
38	BLACKALL ARTS CENTRE		HAWTHORN & ROSE	ST	BLACKALL	4472
39	BRADLEY HOUSE	218	HUME	ST	TOOWOOMBA	4350
40	BUCHANAN HOUSE	181	BUCHAN	ST	CAIRNS	4870
41	CAIRNS BEACH HOUSE	239	SHERIDAN	ST	CAIRNS	4870
42	CARINYAH HOSTEL	90	DENISON	ST	ROCKHAMPTON	4700
43	CARLTON HOTEL	66	ELLENA	ST	MARYBOROUGH	4650
44	CARROLLEE HOTEL	4	KING	ST	KINGAROY	4610
45	CENTRAL HOTEL	140	HIGH	ST	STANTHORPE	4380
46	CHERRABAH HOMESTEAD RESORT	0	KEOGHS	RD	ELBOW VALLEY	4370
47	CIVIC GUEST HOUSE	262	WALKER	ST	TOWNSVILLE	4810
48	CLUB WHITSUNDAY	346	SHUTE HARBOUR	RD	AIRLIE BEACH	4802
49	COALSON LODGE	180	ERIC	ST	GOODNA	4300

50	COMMERCIAL HOTEL	11	MARYLAND	ST	STANTHORPE	4380
51	COMMERCIAL HOTEL	59	HERBERT	ST	ALLORA	4362
52	COMMERCIAL HOTEL	119	OAK	ST	BARCADDINE	4725
53	COMMERCIAL HOTEL	0	CAPELLA	ST	CLERMONT	4721
54	COMMONWEALTH HOTEL	46	ALLEN	ST	TOWNSVILLE	4810
55	COOLANGATTA SANDS HOTEL	1	MCLEAN	ST	COOLANGATTA	4225
56	CORAL LODGE B & B	32	HALE	ST	TOWNSVILLE	4810
57	COUNTRY CLUB HOTEL	26	MARYLAND	ST	STANTHORPE	4380
58	COURT HOUSE HOTEL	120	GILL	ST	CHARTERS TOWERS	4820
59	CRITERION HOTEL	1	RAILWAY	ST	HELIDON	4344
60	CRITERION HOTEL	0	SHAKESPEARE	ST	ALPHA	4724
61	ENGINEERS ARMS B & B	115	MARCH	ST	MARYBOROUGH	4650
62	EVANDA	16	BRIDE	ST	WYNNUM	4178
63	EXCHANGE HOTEL	18	BRUFORD	ST	MUTTABURRA	4732
64	FLORIANA GUEST HOUSE	183	ESPLANADE		CAIRNS	4870
65	GIN GIN HOTEL	66	MULGRAVE	ST	GIN GIN	4671
66	GLOBE HOTEL	149	OAK	ST	BARCADDINE	4725
67	GOLDEN SPUR HOTEL	2	BLAKE	ST	PROSTON	4613
68	GOLDEN WEST HOTEL	17	ST MARY	ST	ISISFORD	4731
69	GORDONVALE HOTEL	82	NORMAN	ST	GORDONVALE	4865
70	GRAND HOTEL	80	CAMPBELL	ST	OAKLEY	4401
71	GRAND HOTEL	10	BOONARA	ST	GOOMERI	4601
72	GREAT NORTHERN HOTEL	500	FLINDERS	ST	TOWNSVILLE	4810
73	HIVESVILLE HOTEL	1	MAIN	ST	HIVESVILLE	4612
74	ISABELLA COTTAGE	5	BRIDGE	ST	STANTHORPE	4380
75	JOE MCGINNESS	234	SPENCE	ST	CAIRNS	4870
76	JORDAN VALLEY HOTEL	0	DARWIN	ST	JERICHO	4702
77	JUNDAH HOTEL	10	DICKSON	ST	JUNDAH	4736
78	KEATING'S GUEST HOUSE	7	ELECTRA	ST	BUNDABERG	4670
79	KENDAL	86	WAVERLEY	ST	FORTITUDE VALLEY	4006
80	KILKIVAN HOTEL MOTEL	19	BLIGH	ST	KILKIVAN	4600
81	KINGSLEY HOUSE	248	DENISON	ST	ROCKHAMPTON	4700
82	LARRIKIN LODGE	32	PEEL	ST	MACKAY	4740
83	LEICHHARDT HOTEL	52	MORGAN	ST	MOUNT MORGAN	4714
84	LINDEN LEA COTTAGE	54	HALLORAN	DRV	THULIMBAH	4376
85	LONSDALE HOUSE NB: In August 2003, building name was unknown	52	LONSDALE	ST	GULLIVER	4812
86	LYCEUM HOTEL	131	EAGLE	ST	LONGREACH	4730
87	MICA LODGE	135B	RUSSELL	ST	TOOWOOMBA	4350
88	MT TYSON HOTEL	21	BUTLER	ST	TULLY	4854
89	MUSCATEL COTTAGE	7	BRIDGE	ST	STANTHORPE	4380
90	NORTH GREGORY HOTEL	67	ELDERSLIE	ST	WINTON	4735
91	OCEAN/WILDERNESS LODGE NB: In August 2003, this was tabled as 'Ocean Lodge'	354	SHUTE HARBOUR	RD	AIRLIE BEACH	4802
92	OMARA'S HOTEL	45	MARYLAND	ST	STANTHORPE	4380
93	PALM COVE RETREAT	LOT 2	COOK	HWY	PALM COVE	4879
94	PALM LODGE	185	HIGH	ST	SOUTHPORT	4215
95	PEACOCK BOARDING HOUSE	27	ACKERS	ST	HERMIT PARK	4812
96	POST OFFICE HOTEL		BARKLY	HWY	CAMOOWEAL	4828
97	POST OFFICE HOTEL MOTEL	25	CARE	ST	CLONCURRY	4824

98	PRINCE OF WALES HOTEL	34	MAIN	ST	PROSERPINE	4800
99	PRINCE OF WALES HOTEL	63	SHAMROCK	ST	BLACKALL	4472
100	QCWA HOSTEL	12	ARCHER	ST	ROCKHAMPTON	4700
101	QUEENSLANDER HOTEL	61	TARGO	ST	BUNDABERG	4670
102	RAILWAY HOTEL	77	OAK	ST	BARCALDINE	4725
103	RED ROO HOTEL	100	ADELAIDE	ST	MARYBOROUGH	4650
104	REEF LODGE	4	WICKHAM	ST	TOWNSVILLE	4810
105	REEF OCEANA	147	SHUTE HARBOUR	RD	AIRLIE BEACH	4802
106	RIPCORDER SKYDIVERS	2	CURTIN	RD	GLENORE GROVE	4342
107	ROSANDA LODGE NB: In August 2003, building name was unknown	263	ENOGGERA	RD	NEWMARKET	4051
108	ROYAL CARRANGARRA	25	ARTHUR	ST	TAMBO	4478
109	ROYAL HOTEL	2	RAILWAY	ST	GATTON	4343
110	ROYAL HOTEL	4	LYONS	ST	MUNDUBBERA	4626
111	ROYAL HOTEL	111	EAGLE	ST	LONGREACH	4730
112	SAILVIEW HOSTEL	379	ESPLANADE		MANLY	4179
113	SANDRA WARD LODGE	143	GEDDES	ST	TOOWOOMBA	4350
114	SEAVIEW HOTEL	65	PIER	AVE	SHORNCLIFFE	4017
115	SERENITY HOUSE	4	HELEN	ST	MOUNT ISA	4825
116	SHAKESPEARE HOTEL	95	OAK	ST	BARCALDINE	4725
117	SALTURA	92	WEST	ST	MOUNT ISA	4825
118	SOVEREIGN HOTEL	53A	PRATTEN	ST	WARWICK	4370
119	SPRINGBROOKE FARM NB: In August 2003, this was tabled as 'Springsure Farm'	0	BURNETT	HWY	GOOMERI	4601
120	STANLEY LODGE	11	WOTTON	ST	AITKENVALE	4814
121	STAR INN	10	MARIAN	ST	MOUNT ISA	4825
122	STONEHENGE HOTEL	0	STRATFORD	ST	STONEHENGE	4730
123	SUNCOAST BACKPACKERS LODGE	50	PARKER	ST	MAROOCHYDORE	4558
124	SUNSEEKER	10	BLACKWOOD	ST	TOWNSVILLE	4810
125	SUNSET STRIP BUDGET RESORT	199	BOUNDARY	ST	COOLANGATTA	4225
126	SURF 'N' SUN BACKPACKERS	3323	SURFERS PARADISE	BVD	SURFERS PARADISE	4217
127	SURFERS PARADISE BACKPACKERS	2837	GOLD COAST	HWY	SURFERS PARADISE	4217
128	TATTERSALLS HOTEL	78	ELDERSLIE	ST	WINTON	4735
129	THE AVENUE GUEST HOUSE	8	THE	AVE	HERMIT PARK	4812
130	THE BLUE COW HOTEL	57	HERBERT	ST	ALLORA	4362
131	THE CHALET	0	CHELMER	ST	DALRYMPLE HTS	4757
132	THE SAVOY	4	PLUMB	ST	TULLY	4854
133	TOWN LODGE	161	CRANE	ST	LONGREACH	4730
134	TOWNSVILLE TRANSIT CENTRE		PLUME & PALMER	ST	TOWNSVILLE	4810
135	TREKKERS BACKPACKERS	22	WHITE	ST	SOUTHPORT	4215
136	UNION HOTEL	35	CORONATION	DVE	BLACKALL	4472
137	UNIVERSAL HOTEL	60A	GRAFTON	ST	WARWICK	4370
138	VACY HALL LODGE	135	RUSSELL	ST	TOOWOOMBA	4350
139	VILLA MATTEO	12	WHITE	ST	SOUTHPORT	4215
140	WALLANGARRA HOTEL	58	TENTERFIELD	ST	WALLANGARRA	4383
141	WANDERERS INN	8	BLACKWOOD	ST	TOWNSVILLE	4810
142	WAVERLEY	25	SUSSEX	ST	HIGHGATE HILL	4101
143	WESTERN STAR HOTEL	15	ALBERT	ST	WINDORAH	4481
144	WESTERNLINE HOTEL	113	CAMPBELL	ST	Oakey	4401

145	WHITE LION HOTEL	37	WALKER	ST	MARYBOROUGH	4650
146	WHITSUNDAY WANDERERS NB: In August 2003, this was tabled as 'Koala Beach Backpacker'	336	SHUTE HARBOUR	RD	AIRLIE BEACH	4802
147	WOODSTOCK MANOR	4	BRIMBLECOMB	ST	FOREST HILL	4342
148	WYREME (B) REAR BUILDING	55	KENNIGO	ST	SPRING HILL	4000
149	YARAKA HOTEL	0	JARLEY	ST	YARAKA	4702

Buildings Tabled as Non-Compliant with BOLA in August 2003—

Now Assessed as Post-1992 and compliant as at 11 May 2004 = 23

Premises	No.	Street	St	Suburb	P/C
48 THOMAS WEST END BRISBANE	48	THOMAS	ST	WEST END (BRIS)	4101
BRITISH ARMS	70	SEAWORLD	DRV	MAIN BEACH	4217
CUMQUAT HOUSE	10	SALISBURY	RD	IPSWICH	4305
GIRRAWEE ENVIRONMENTAL LODGE	49	PYRAMIDS	RD	BALLANDEAN	4382
MT ISA IRISH ASSOC. ACCOM (BLOCK A)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK B)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK C)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK D)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK E)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK F)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK G)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK H)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK I)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK J)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK K)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK L)	2	23RD	AVE	MOUNT ISA	4825
MT ISA IRISH ASSOC. ACCOM (BLOCK N)	2	23RD	AVE	MOUNT ISA	4825
RAINBOW HOSTEL	28	BARKLY	ST	CAMOOWEAL	4828
SHELL MOUNT ISA TRUCK PORT	203	BARKLY	HWY	MOUNT ISA	4825
STILLWATERS	173	WARD00	ST	SOUTHPORT	4215
THE LOFT AT GIRRAWEE	2157	PYRAMIDS	RD	WYBERBA	4382
TOP OF THE TOWN ACCOMMODATION	10	HIGH	ST	STANTHORPE	4380
TRAVELLERS HAVEN	75	SPENCE	ST	MOUNT ISA	4825

BOLA amended three Acts including the Building Act 1975, the Fire and Rescue Service Act 1990 and Local Government Act 1993. BOLA created a new fire safety standard for the buildings built before 1992.

Installations for Pre-1992 Buildings (including Early Warning and Emergency Lighting)

Section 12H of the Building Act 1975 requires that "all budget accommodation buildings built, approved or applied for before 1 January 1992" must conform with the Fire Safety Standard which was introduced through the Building and Other Legislation Amendment Act 2002 (BOLA), which includes the installation of emergency lighting and early warning systems, by 1 July 2003.

Installations for Post-1992 Buildings

Budget Accommodation Buildings built after 1 January 1992 are required to comply with the Building Code of Australia as adopted by the Building Act 1975. The standard introduced comprehensive fire safety measures including Early Warning and Emergency Lighting requirements. Post 1992 buildings also come under the BOLA Act 2002 to the extent that they have to have a fire safety management plan.