




Speech By
Steve Minnikin

MEMBER FOR CHATSWORTH

ELECTRONIC CONVEYANCING NATIONAL LAW (QUEENSLAND) BILL

 **Mr MINNIKIN** (Chatsworth—LNP) (4.09 pm): I am pleased to speak in support of the Electronic Conveyancing National Law (Queensland) Bill 2012. First, I commend the Minister for Natural Resources and Mines, the Hon. Andrew Cripps, for bringing this important bill to the House. This will bring property conveyancing in Queensland into the modern era. As a valuer and member of the Australian Property Institute, I have no doubt that this bill is something that anyone who sells or buys property has been waiting for with bated breath for many years.

The introduction of the Electronic Conveyancing National Law (Queensland) Bill 2012 will ensure that the process for completing property settlements will be much smoother. Electronic conveyancing will be revolutionised when it comes to buying and selling property in this great state of Queensland. The Newman government is continually looking for ways to streamline processes and ease the burden of red tape, and this bill ensures that it keeps happening. The Electronic Conveyancing National Law (Queensland) Bill 2012 will ensure that the process of transferring title to real property will be easier to complete and that it will be harder to make mistakes.

It is pleasing to represent the people of Chatsworth in a government that is encouraging efficient and effective processes to complete important legal documents. The Newman government is committed to taking advantage of increasingly cutting-edge technology to cut down the burden on individuals who are engaging in a property transaction. Maybe this approach could be considered by the seven fiscal deficit deniers in the ALP opposite me today, who in their 20 years of government introduced reams and reams of bureaucratic red tape.

What will this bill mean for my electorate of Chatsworth and other electorates throughout Queensland? It will mean that constituents and businesses will be able to purchase or sell their slice of heaven much quicker. There will be no need to sign mountains of paperwork or sign multiple copies of the same documents such as transfers and mortgage documents. Electronic conveyancing will also ensure there is no need for a bank cheque to be acquired.

Completing a property transaction electronically cuts down on the risk of important legal documents being lost. Additionally, there will be no more need to move legal documents physically within an office or to another location when things can be done electronically. This will obviously save both time and money. The Electronic Conveyancing National Law (Queensland) Bill 2012 will cut down document control issues significantly.

After 20 years of an incompetent ALP government hammering people wanting to do business in Queensland with more paperwork, red tape and control nonsense, this bill will bring the benefit of certainty when completing property transactions in this great state. Unlike those opposite, we understand business. Members should look at the curriculum vitae of ALP members to see how insular their working lives have been. They are indeed victims of the ALP's shallow-gene-pool preselection processes. It is almost as though you need to have a conceded pass in remedial economics to even stand for preselection.

As recently as yesterday in the House the Minister for Housing and Public Works was highlighting to members the sheer IT incompetence of the former Labor government. What is in the water cooler at the Peel Street politburo? Do the terms 'open architecture' or 'cross-platform compatibility' resonate? When in government, the Labor Party brains trust could not pay many of their health workers accurately or even arrange an integrated travel booking system let alone undertake electronic conveyancing reform. They can rant as much as they want, but the people in businesses that I represent in Chatsworth want genuine reform with government processes and transactions. I am privileged to be the member for Chatsworth in a government that wants to actively encourage property transactions in Queensland.

The Newman government is clearly demonstrating a commitment to encouraging individuals and the business community to once again get on and do business in Queensland. By offering the option of web based electronic conveyancing we will ensure greater validation and accuracy of important property transaction documents. Mistakes and delays with important paperwork can often lead to a delayed settlement, costing the vendor and the purchaser of a property. As we all know, when people sign a contract to purchase a property it becomes a very important, legally binding document, and any hiccups in the paperwork can be deleterious financially.

Without the option of electronic conveyancing people will have no choice but to ensure property settlements are still finalised, to continue to physically attend to the essential paperwork at a particular time. It is indeed time to bring Queensland into the 21st century and give Queenslanders the choice to conduct their property settlements electronically. The Electronic Conveyancing National Law (Queensland) Bill 2012 will ensure the integrity of the data when completing a property transaction.

Using electronic methods is nothing new in Queensland. The Registrar of Titles has kept electronic information since 1994. It is just disappointing that the former ALP government in 20 years could not get this legislation going to make the overall process more fluid, yet the Newman government will do it in under 20 months. The Electronic Conveyancing National Law (Queensland) Bill will provide benefits not only for the individuals who engage in property transactions or the solicitors. Electronic conveyancing will also have a positive flow-on effect to financial institutions and staff in the Department of Natural Resources and Mines. Again, maybe this is a lesson for the seven ALP members across the chamber to learn about IT being used productively, as opposed to their bungled Health payroll system. Indeed, this bill will ensure solicitors can also represent clients from any location in the state of Queensland or across Australia.

Again, on behalf of the Chatsworth electorate I wish to thank the Minister for Natural Resources and Mines, the Hon. Andrew Cripps, for bringing to the House an easier way of doing property transactions in this great state. As a property professional with a valuation degree and a masters degree in property economics, I thoroughly commend this revolutionary bill to the House.