




Speech By  
**Kim Richards**

**MEMBER FOR REDLANDS**

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Record of Proceedings, 13 October 2021

### **HOUSING LEGISLATION AMENDMENT BILL**

 **Ms RICHARDS** (Redlands—ALP) (3.46 pm): I rise to support the Housing Legislation Amendment Bill 2021. I follow on from the member for Bundamba's contribution. What absolute hypocrisy from the Greens in the member for South Brisbane's contribution! You cannot have your cake and eat it too. If you want to call out every landlord who is an MP in this place, equally you should call out the renters. There is absolute logic to that. The member for Bundamba mentioned that Senator Mehreen Faruqi has two investment properties. It is actually three, with two in New South Wales and the third one in Pakistan, of all places. I will table that for the benefit of the House and for the benefit of the member for South Brisbane.

*Tabled paper:* Bundle of documents relating to statements of registerable interests for Senator Mehreen Faruqi [1738](#).

Our government is committed to making renting fairer. The introduction of this bill does exactly that. The changes to the rental laws that are proposed in this bill include: ending without-grounds evictions and introducing an expanded suite of approved reasons for renters and property owners to end a tenancy, including on expiry of a fixed-term agreement; establishing a set of prescribed minimum standards to ensure all Queensland rental properties meet minimum safety, security and functionality standards; stronger protections for people experiencing domestic and family violence to end their interest in a residential lease quickly with limited liability for end-of-lease costs; making it easier to keep pets by requiring property owners to only refuse pet requests on prescribed reasonable grounds within required time frames and allowing approval to be subject to reasonable conditions that do not include an additional pet bond or rent increase; and establishing a power to require parties to disclose information about the lease and rental property to ensure both parties have access to the information they need to make informed decisions.

These changes were driven, in part, by our Queensland Housing Strategy 2017-2027. This 10-year framework is driving these key reforms. It looks at how we invest in the infrastructure that our communities need to ensure that we are meeting the housing needs of all Queenslanders. The strategy also aims to ensure that we have confidence in the housing market. That is why this strategy is so important at a state level. It is equally important that in our own local communities, particularly within our own local governments, they likewise have a strategy that is intrinsically linked to ours. Minister Miles requested Redland City Council review their housing strategy to make sure they look at land supply, housing diversity and rental supply and look at addressing housing affordability. This is really important work in our communities to make sure that we are planning to meet those needs. That good planning work is what will help us address the housing affordability crisis.

This is a really good piece of work; it is sensible. All of our local government areas should be looking at their individual strategies, which feed into ours. The council referred back to a housing strategy that was developed in 2011. The Redlands Housing Strategy 2011-2031 document is based on 2006 census data—data which is 15 years old. We know how important it is to have the right data

when we look at how we plan for future communities. The consultation work that was undertaken then was a decade old. We know how much the state has changed in a decade and the pressure that growth is having on our communities. I table this document for the benefit of the House.

*Tabled paper:* Redland City Council document titled 'Redlands Housing Strategy 2011-2031' [1739](#).

The mapping of major centres and localities does not include any of the developments that have occurred on the ground out in the Redlands. It does not have Victoria Point as a principal locality. It does not mention the Weinam Creek Priority Development Area that is being delivered by Redland City Council. It does not look at shoreline. It does not look at Mount Cotton as an emerging community and it does not look at Toondah Harbour, which is slated. These are all big key projects that fall within that area. This document is meant to review and address this. On pages 57 and 58 the report outlines five outcomes. At the end it says that they will annually undertake and commit to reporting and detailing the achievements on the outcomes that they suggest in that report. They also committed to reviewing the strategy every five years. That would mean that there should have been a review undertaken in 2016, and that has not occurred.

I would really implore Redland City Council to do this good piece of work for our community to make sure that we can provide the growth that we need for our families and children to be able to stay in our community and buy a house. That would assist us in getting infrastructure needs right and to know where we need to be investing. I say to Redland City Council: please go away and do this good piece of work that informs this strategy that assists us as legislators in what we need to do. It is good work that needs to be done. In terms of what is contained within this bill, the Palaszczuk government is looking to make sure that we make rental fair for landlords and renters. It strikes the right balance and I commend this bill to the House.