




Speech By  
**Hon. Yvette D'Ath**

**MEMBER FOR REDCLIFFE**

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Record of Proceedings, 14 October 2021

### **HOUSING LEGISLATION AMENDMENT BILL**

 **Hon. YM D'ATH** (Redcliffe—ALP) (Minister for Health and Ambulance Services) (12.41 pm): I rise to make a contribution to the debate on the Housing Legislation Amendment Bill 2021, introduced by the Minister for Communities and Housing, Minister for Digital Economy and Minister for the Arts. This is a very important bill for Queensland, particularly for my community. We have listened to Queenslanders—from property owners and managers to renters—and are proposing legislation that reflects the feedback we have received. I would like to discuss a specific part of the bill relating to the amendments to the Retirement Villages Act 1999 and provide insight into how these amendments are important for people in my community.

Amendments made to the Retirement Villages Act 1999 in 2017 and 2019 sought to provide security and confidence to retirement village residents in cases of delayed resale of their retirement village unit by requiring operators to pay residents their exit entitlements 18 months after the resident leaves. The legislation in this area covered villages with complex legal arrangements and unique corporate structures; however, it has become clear that the differences between resident operated and other retirement villages means that the existing buyback model should not apply in some circumstances.

In my electorate I have heard from many residents of freehold resident operated retirement villages who have raised their concerns regarding the existing buyback model. Residents have been concerned that these provisions would mean that they would be required to buy back unsold units within their village, costing them and other residents a substantial amount of their money. I have also heard stories in my community where the residents of freehold units within their retirement village have attempted to sell their unit, however faced difficulty when the sellers were advised not to purchase the unit because of the buyback provisions. These amendments will exempt resident operated retirement villages from the mandatory buyback laws in cases where residents have freehold title to their unit and where an exemption is appropriate due to the extent that the residents control the scheme operator, and the assets and income of the village are insufficient to buy back a resident's property.

In October 2020 I wrote to retirement village residents in my electorate of Redcliffe outlining these proposed amendments and the commitment of the Palaszczuk government. Since the announcement of this bill I am pleased to have been advised that units are beginning to resell again. This bill will provide security and confidence to many retirement village residents in my community and is proof that the Palaszczuk government listens and acts. The passing of this legislation today will deliver another commitment made by the Palaszczuk government to constituents in the wonderful electorate of Redcliffe.