




Speech By  
**Corrine McMillan**

**MEMBER FOR MANSFIELD**

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Record of Proceedings, 28 March 2023

### **HOUSING LEGISLATION AMENDMENT BILL**

 **Ms McMILLAN** (Mansfield—ALP) (12.15 pm): In following the member for Everton I note that he encourages the minister and the Labor government to get the balance right. I can absolutely assure the member that Labor has a much greater chance of getting the balance right than the LNP had, certainly under his leadership.

I am pleased to speak in favour of the Housing Legislation Amendment Bill 2022. I chaired the Community Support and Services Committee, with the support of the Acting Chair, Chris Whiting, through our examination of the Housing Legislation Amendment Bill 2022. The committee's report was tabled in the House last year. The bill amends the Housing Act 2003 and the Housing Regulation 2015 to establish a charitable donation deed model in Queensland. This significant amendment will allow for donation deed models like Homes for Homes to operate in our state. It also amends the Retirement Villages Act 1999 to increase the transparency, accountability and consistency of financial reporting in Queensland retirement villages.

These important reforms build on the Palaszczuk government's commitment to delivering more social and affordable housing together with housing support for vulnerable Queenslanders, such as the 32 one-bedroom-unit apartment block in Mount Gravatt, which is being built at a cost of \$6.3 million, or the money given to Southside Community Care in my electorate, which will support those who are most vulnerable. These reforms also highlight our continued commitment to transparency and accountability in government.

The committee I chaired recommended that the bill be passed, along with eight other recommendations. The committee report acknowledged that most stakeholders were in support of the amendments to the Housing Act and the Housing Regulation to allow the operation of the Homes for Homes donation deed model in Queensland. The committee also acknowledged suggestions by the Queensland Law Society to improve the clarity of the drafting.

The committee noted a concern about the clarity of the process for the removal of an administrative advice and whether a registered owner who was not a party to the donation deed would be able to remove an administrative advice. The committee recommended that government consider whether the definition of 'party' to the charitable donation deed should be clarified to ensure a registered owner can remove an advice and whether further specification of the process and evidentiary requirements are needed. The committee also recommended that explanations of the process for lodging and removing the administrative advice be outlined clearly and simply in community messaging.

The committee recommended amendments to the drafting to add the words 'in the State' to section 941(b)(ii), which relates to the definition of a charitable donation deed. The purpose of the additional wording is to be consistent with the wording elsewhere in the provision and to provide certainty about the requirement that funds raised in Queensland should be used for social and affordable housing projects within Queensland.

For retirement villages, several recommendations refer to ongoing consultation with key stakeholders about the next stages of the work to implement the financial reporting reforms. The report acknowledges a range of stakeholder views on the retirement village amendments in the bill based on submissions to the committee and the public hearing. This included strong support for the amendments as well as concerns, primarily from industry groups, about increased operator obligations, compliance costs and certainty about implementation time frames. The committee recommended that the department continue to consult with scheme operators, residents and other stakeholders when drafting the proposed amendment regulation to ensure that financial documents and statements available to operators and residents are clear and appropriate.

The committee report noted concerns raised by stakeholders about the availability of suitably qualified and independent quantity surveyors, especially in regional Queensland. The report also noted that in smaller communities there are quantity surveyors already working for village operators. The committee recommended consideration be given to amending the definition of 'quantity surveyor'. I note the minister's comments as to why this recommendation has not been accepted. I thank her and the government for their considered response. The committee report also acknowledged stakeholder views about the potential for extra costs associated with additional financial reporting requirements to be passed on to village residents, many of whom are under financial stress due to the rising cost of living or have no additional income. The committee recommended the minister consider compliance measures to ensure any extra costs associated with additional financial reporting requirements are not passed on to retirement village residents.

The committee supported the provision in the bill for the chief executive to make and publish guidelines under the Retirement Villages Act 1999 and recommended that the department continue to consult with key stakeholders to ensure that all guidelines are clear and useful for both retirement village scheme operators and residents. Reiterating the importance of consultation, the committee recommended that the department continue to consult with key stakeholders to ensure the proposed transitional arrangements are clear, appropriate and reasonable. The report also noted that stakeholders are seeking clarity and certainty about the timing of the proposed transitional provisions.

I again thank my fellow members of the Community Support and Services Committee for their detailed review of this bill. I am pleased that the minister has indicated the government will fully accept six of the nine recommendations outlined in the report and will partially accept two. Lastly, I thank the individuals and organisations who made submissions and provided evidence to the Community Support and Services Committee through the course of the inquiry. I also thank the minister for her detailed consideration of the report and her ongoing leadership of managing housing in Queensland in terms of the challenges we face. It is very clear that we are making tremendous progress in this area. I commend this bill to the House.