




Speech By
Don Brown

MEMBER FOR CAPALABA

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BODY CORPORATE AND COMMUNITY MANAGEMENT AND OTHER LEGISLATION AMENDMENT BILL

 **Mr BROWN** (Capalaba—ALP) (3.45 pm): Those opposite always talk about how they want to address the housing crisis, but let's have a look at their track record. Who did they preselect in Noosa? They preselected a nimby mayor who has come out against the draft SEQ plan, which proposes a modest increase in housing for Noosa. I have heard the current member for Noosa talk time and time again about the housing needs in her local area. What does the opposition do? They preselect a nimby mayor who will not allow the draft SEQ plan to increase—

Mr HART: Madam Deputy Speaker, I rise to a point of order.

Mr BROWN:—a modest increase in the SEQ plan to allow more housing in that area.

Madam DEPUTY SPEAKER (Ms Bush): Pause the clock. There is a point of order. Member for Capalaba, take your seat and I will hear the member for Burleigh's point of order.

Mr HART: On relevance: this bill does not talk about preselections in any way.

Madam DEPUTY SPEAKER: Member for Burleigh, I am not going to take that as a point of order. The member for Capalaba has just started. This debate has been broad ranging, so I will allow him to speak to this for a few moments.

Mr BROWN: It takes a range of options to address the housing crisis. Let's look at another aspect. When it came to the federal government supporting the HAFF, what did the opposition do? They voted against it—against more social and affordable housing. When it comes time to vote on each individual measure—it does not matter what level of government—the LNP are against it. This bill proves that again. The termination of community titles schemes came out of the Housing Summit as one of the many measures that Labor has put forward. Whether it be at the federal level, the state level or even the local level, the LNP have come out against it time and time again. They preselected a nimby mayor for Noosa. They are against the termination of community titles schemes in this bill. They voted against the HAFF in the federal government. At the local level the LNP mayor in the Redlands did not do a housing strategy for a decade. They come in here and say that they want to address the housing crisis, but they do not want to do—

Mr Mander interjected.

Mr BROWN: I take the interjection. It is the mayor who drink-drives. It is the mayor who does community service. It is the mayor who does not show up to anything anymore. It is your LNP mayor.

Mr Mickelberg interjected.

Mr BROWN: I take the interjection from the member for Buderim. I am pretty sure I have a pretty good track record of saying it outside as well.

Mr Crandon: Now you're denying the housing crisis.

Mr BROWN: No. You are denying the housing crisis.

Madam DEPUTY SPEAKER: Direct your comments through the chair, member.

Mr BROWN: Every single measure that Labor brings forward they are deadset against. Going against the termination of community titles schemes in this bill is another example.

An honourable member interjected.

Mr BROWN: I take the interjection. The member for Sandgate understands that we are doing it in a balanced fashion to ensure the termination of a scheme is to the benefit of everyone, to ensure the benefit is spread across the whole community titles scheme. Over 75 per cent ensures that terminating the scheme will be to the benefit of each home owner in that scheme because guess what? They live in a community. I entered into a strata title as a first home buyer. My mate and I bought one of those old style sixpacks in Bulimba.

Ms Grace: Probably built by good Italians.

Mr BROWN: Yes, it was. The body corporate manager was spending more and more money until one day we said, 'No. We can't have this anymore.' I then became the treasurer of the body corporate of that sixpack at Kenthurst. The president was a neighbour of mine—an old BLF organiser. It was a workers' utopia. Guess what happened to the administration fund and the sinking fund? It went from the red into the black. I was proud—

Mr Whiting interjected.

Mr BROWN: I take that interjection. My track record of economic management of Kenthurst is one to be proud of. The following year I was able to cut the fees that came out of home owners' pockets to go into the administration fund because we were able to better manage that aspect of the administration fund.

When you look at all of the different measures, be it at the local government level, the state government level or the federal government level, when Labor comes forward with solutions to bring in more stock the opposition opposes them. They say, 'We want to fix it, but we don't like that part.'

Mr Mickelberg interjected.

Mr BROWN: No, we are coming with solutions and you are knocking it back. You are knocking it back right now.

Madam DEPUTY SPEAKER (Ms Bush): Direct your comments through the chair, member.

Mr Mickelberg interjected.

Mr BROWN: You are knocking it back right now.

Madam DEPUTY SPEAKER: Member, direct your comments through the chair.

Mr BROWN: In this situation the termination of community titles will enhance more stock. We need more stock because there is more demand at the moment. It will give local communities a chance to have better designed properties. It will enhance the local community.

Mr Mickelberg interjected.

Mr BROWN: I will take the interjection. Seventy-five per cent is not an unreasonable number.

Mr Mickelberg interjected.

Mr BROWN: Again I will take the interjection. It is done in a balanced way that takes care of everyone's needs across the negotiation.

Mr Mickelberg: What if you're a battler?

Mr BROWN: It is going to get harder for the battler—I will take that interjection—if you keep on stopping measures that will increase the amount of stock in the community. This is another measure that will increase stock in our local communities. These guys are getting in the way of it. It just shows they are not fair dinkum when it comes to addressing the housing crisis in our local areas. I want to go on to the next part of the bill. I have obviously wound them up on this.

The next part of the bill deals with towing in local community car parks. I have been through this a number of times when I owned a property in a strata complex. It was particularly around visitor car parks. I know how important it is to have a visitor, particularly for elderly residents, to ensure they have someone to come and visit them. Sometimes those car parks are taken up by an owner's additional car and then you get into a situation. This bill will create better communities by allowing bodies corporate to strengthen the process by which they can tow cars from car parks.

It is a similar situation with regard to smoking laws. This will ensure that second-hand smoke is not experienced by neighbours. I have lived through this myself as an asthmatic. I remember that one particular neighbour would smoke a lot and we would cop the second-hand smoke, so then we would have to shut the doors and turn the air conditioners on. Again this is an important measure—

Mr Mickelberg: Cough for effect!

Mr BROWN: Cough for effect. It is an important measure that looks out for the health of the whole community. These laws strengthen the body corporate's ability to ensure that health and wellbeing is at the forefront. The amendments in this bill will not only ensure that property owners can have pets on their property for the benefit of their mental health and companionship but also that a balance is struck in a way that ensures the safety of the community.

I also want to address the sunset clause, which I think a lot of members have been through before. I have never heard of one letter changing so much. Credit is being given to the member for Theodore for one letter changing this whole clause, but this was obviously in the pipeline. We have all heard stories in our electorates. This has obviously been raised by—

Mr Mickelberg interjected.

Mr BROWN: We do not have to write letters: we talk to the minister. We just go to the caucus room and say the change, which we did, and this is in the bill right now. This bill is a great step forward to ensure the community gets a better benefit out of having a community titles scheme and a body corporate. It contains measures which will enhance the amount of stock in the local community. I would like to highlight again that it is this side of the House that wants to put more stock into the housing market. We want to address rental needs. We want to address affordability, but time and time again—you will see the vote soon and it will demonstrate it—the LNP will vote yet again like they did down in Canberra with the HAFF and like they did in Redlands City Council when they did not want a housing strategy for a decade. They will vote against a measure that goes towards having more stock in our local community, bringing down rents and bringing down housing affordability. I support the bill whole-heartedly.