




Speech By  
**Joseph Kelly**

**MEMBER FOR GREENSLOPES**

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Record of Proceedings, 24 October 2023

### PROPERTY LAW BILL

 **Mr KELLY** (Greenslopes—ALP) (4.48 pm): I rise to support the Property Law Bill 2023. Some of the less romantic legal eagles in the room might note that one of the key functions of marriage is managing property, and, Mr Deputy Speaker Hart, that is probably a very weak attempt at trying to bring the next part of my speech into the realm of relevance. Today my wife and I celebrate 25 years of marriage. I thank my wonderful wife, Susan, for 25 great years of marriage.

**Mrs Frecklington** interjected.

**Mr DEPUTY SPEAKER** (Mr Hart): Hear, hear!

**Mr KELLY:** What better way, member for Nanango, to celebrate 25 years of marriage than to be in parliament debating the Property Law Bill. I see the nods of agreement furiously happening right around the chamber, but I will come back to the bill.

Housing and the purchase of housing is an incredibly important matter and it has a huge impact on people's lives, so it is important that we get the legislation around this area right. I want to acknowledge the good work of the Attorney-General and the former attorney-general in terms of taking this matter forward and picking up the review that was done by QUT. As many submitters have noted, this is a relatively routine bill updating this important piece of legislation that guides that most important aspect of life—that is, purchasing property. For optimal functioning of a market in any area of market activity it is necessary for all buyers and sellers to have access to the best possible information that they can. In fact, if you have perfect information you will apparently have a perfect market. This bill seeks to make improvements to the information available to buyers which hopefully will lead to better market outcomes.

The bill introduces a seller disclosure scheme which aims to make sure that a buyer can make an informed purchase. The scheme formalises disclosure which already takes place in most sales in Queensland, consolidating disclosure obligations prior to contracts being signed. As we know, this legislation is updating the former Property Law Act, which is 50 years old, so it is bringing this part of the disclosure into modern parlance.

I read through quite a number of the submissions, but I noted the concerns raised by the Wide Bay Burnett Community Legal Service about section 68 of the bill. I noted the concerns that it had particularly in relation to tying up the limited resources allocated to people who might be utilising NDIS funding and tying that funding that might be otherwise used for supports for those people into legal processes. I want to thank the Attorney-General for taking that matter into consideration and bringing in amendments that will be moved during consideration in detail. I do believe that those amendments will deal with those concerns.

I also want to note the general improvements around e-conveyancing. I have to admit that I had very little understanding of conveyancing and had a limited understanding of just how far behind we were in terms of e-conveyancing until a few years ago when I did some work with Stephen and his team

from Monkey Conveyancing to make representations around this issue to the then attorney-general. I note that the vast majority of work around this matter has been done elsewhere, but the provisions in this bill do generally continue this positive trend. With that, I commend the bill to the House.

**Mr DEPUTY SPEAKER:** And happy anniversary, member for Greenslopes.

**Mr KELLY:** Thank you, Mr Deputy Speaker.

**Mr DEPUTY SPEAKER:** Forty-two years myself.

**Mr KELLY:** Congratulations!

**Mr DEPUTY SPEAKER:** You have a bit to go yet.