




Speech By
Hon. Leeanne Enoch

MEMBER FOR ALGESTER

Record of Proceedings, 18 April 2023

MINISTERIAL STATEMENT

Residential Tenancies

 **Hon. LM ENOCH** (Alger—ALP) (Minister for Communities and Housing, Minister for Digital Economy and Minister for the Arts) (9.52 am): Housing affordability is a significant issue across Australia and Queensland is not immune from the challenges being faced. Balancing the rights of renters with those of property owners requires measured consideration. We know there is unprecedented pressure on the housing sector right now and we recognise that tenancy laws in Queensland must be modernised to keep pace with the changing rental landscape. As the Premier announced today, we will begin public consultation on stage 2 rental law reforms that aim to strike the right balance between the needs of the community while also supporting continued investment in the housing market.

In October 2021 our government passed stage 1 rental reforms in this parliament that establish minimum standards for rental properties for safety, security and functionality; end without-grounds evictions; and make it easier for renters to keep a pet. Last month we acted quickly to stabilise rents, announcing a limit on rent increases to just once a year. Now in stage 2, we are building on those foundations to further increase transparency, accountability and fairness in our state's renting market.

Public consultation has been opened today on five key areas: making it easier for renters to install safety, security and accessibility modifications; improving negotiations around personalisation changes to a property like hanging pictures or planning a garden; privacy and access issues; improving the rental bonds process; and providing renters with fee-free methods to pay rent as well as ensuring rent payments, utility and reletting fees and charges are fair and reasonable.

In addition to our work on rental reforms, the Palaszczuk government is working hard to help vulnerable Queenslanders keep a roof over their head with our \$3.9 billion investment in social and affordable housing. Since we announced our second housing action plan in July 2021, the Palaszczuk government has added more than 38 new social homes to our stock every single month. That is more than one a day every single day. That is 827 new homes completed in less than two years with another 647 being built and more to come.

It is against this backdrop of investment in social and affordable housing that the Premier has announced the opening of our stage 2 rental reforms consultation, and I encourage all Queenslanders to have their say.