




Speech By  
**Shane King**

**MEMBER FOR KURWONGBAH**

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### **HOUSING LEGISLATION AMENDMENT BILL**

 **Mr KING** (Kurwongbah—ALP) (3.24 pm): I rise today to contribute to this debate on the Housing Legislation Amendment Bill 2022. I want to begin by saying that I am proud to be a part of a state government that is tackling the issue of housing and homelessness head-on. We have a 10-year framework that has been mentioned a number of times: the Queensland Housing Strategy 2017-2027. Since it has launched we have: commenced over 2,400 new social housing homes; invested close to \$140 million in community housing partnerships to deliver over 1,000 more new social and affordable homes; commenced build-to-rent pilot projects in Fortitude Valley, Newstead and Brisbane which will deliver 490 rental homes at a discount rate out of a total of 1,200 new dwellings; constructed crisis shelters for survivors of domestic and family violence in areas of need across the state; and improved legislation to better protect owners of manufactured homes and retirement villages. This bill makes some further changes with regard to transparency and accountability in retirement village finances, which I will come back to. I know that work is also underway on a new regulatory impact statement to address rising costs in manufactured home parks. I look forward to seeing that work come to fruition later this year.

As part of our Housing Strategy we have also: launched the Queensland Housing and Homelessness Action Plan 2021-2025 and subsequently backed it up with a \$1.9 billion commitment; introduced new products and services, including Bond Loan Plus, rent subsidies, no interest loans and headleasing through the department of housing to help people access and sustain tenancies in the private rental market. For those listening at home, if you have not heard of headleasing or the Help to Home initiative and you are thinking of renting out a property or know someone who is, I encourage you to look it up and consider leasing to the department of housing under some quite appealing terms. We have made changes to residential tenancy laws with our first tranche of changes in effect now, and new minimum housing standards will come into effect for new tenancies this September and all tenancies in September 2024.

I want to thank the over 150,000 tenants, property owners and managers who engaged with us during the consultation on these changes, especially those in my electorate who also provided their feedback directly to my office. In October last year, as has been discussed, the Premier convened the Queensland Housing Summit, bringing together a broad range of stakeholders to brainstorm new ways of addressing homelessness, especially in the short term. Since then we have doubled our Housing Investment Fund to \$2 billion, declared new priority development areas and committed \$200 million for critical infrastructure to unlock land for development. We have also boosted funding for a range of region-specific programs. I want to thank Encircle for meeting with me recently to talk about the myriad services they are offering to help people who are homeless or at risk of homelessness across the Moreton Bay region.

This bill furthers our objectives under the Housing Strategy by making it possible for Queensland home owners to donate a percentage of their sale price to the Homes for Homes initiative. Homes for Homes is already operating in other Australian states, and although the percentage donated from each

sale is tiny, cumulatively it all adds up to facilitate new housing investment. Currently, our land title laws in Queensland do not support it, which is how Homes for Homes donation deeds are recorded in other states; however, this bill will introduce an administrative advice that can be recorded on a land title to notify anyone dealing with the land in question of the voluntary donation deed. Importantly, an administrative advice is not legally binding and a potential donor is free to opt out at any time. I see that there are some amendments from the minister to further clarify that. This is a great initiative, and I encourage anyone thinking of selling their home soon to please donate if you can afford to. You can claim it on your tax.

I mentioned earlier that this bill takes our protections for residents in retirement villages another step further. We are doing this by creating new regulation-making power to introduce a form for the financial documents of retirement villages to be made public. These include: capital replacement fund budgets; quarterly and annual financial statements; audit reports; and quantity surveyor reports. To increase transparency other financials might also be made to be public, including: shared or apportioned expenses—for example, the relevant staff, administration and utilities costs if a number of villages are owned by one company; comparisons of costs from previous years; and explanations of surplus or deficits. We are literally spelling out in the Retirement Villages Act our objective to maintain public confidence in the industry through financially transparent and accountable operations. We hope these added consumer protections will drive best practice across the retirement village industry. The Department of Communities, Housing and Digital Economy will provide templates and guidance to assist any necessary transitions.

We recognise that residents in retirement villages have made a significant financial investment in purchasing their homes. At a time in their lives when these Queenslanders should be kicking up their feet and relaxing, they should not have to worry about being ripped off in their ongoing fees. This bill will help them to see where their money is going, providing the peace of mind they deserve.

Our government will continue to step up our game when it comes to housing. We believe every Queenslander deserves a roof over their head. This bill makes sure residents in retirement villages can feel more secure in their homes and introduces a new avenue for ordinary Queensland home owners to make a real difference when it comes to tackling housing shortages. I commend the bill to the House.