




Speech By  
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**MEMBER FOR EVERTON**

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**LOCAL GOVERNMENT ELECTORAL AND OTHER LEGISLATION  
(EXPENDITURE CAPS) AMENDMENT BILL**

 **Mr MANDER** (Everton—LNP) (12.41 pm): I rise to speak on the bill, but, more particularly, to speak to the amendments that amend housing legislation that were circulated at the last moment by the Deputy Premier. There is no greater example of the chaos of this government than the amendments that were circulated moments before the bill was to be debated. This bill has absolutely no relevance to the amendments that have been circulated. The other thing it says about the government is that it was too frightened to have these amendments, which the minister said are significant and will make such a difference, scrutinised by the committee and allow stakeholders to have a say. They have obviously been scraped together at the last moment.

How long did this take? Is this like the police powers bill that we debated recently where just minutes, hours or days beforehand they put something together? This government is chaotic and there is no better example than these latest amendments. It is debatable what impact these amendments will have, if any.

**A government member** interjected.

**Mr DEPUTY SPEAKER** (Mr Hart): The minister will cease his interjections or he will be warned.

**Mr MANDER:** The minister's wit is so quick. Look at him laughing at himself. He is so funny! He is one of the intellectual heavyweights of the government and his interjections are very hurtful. I have feelings too you know.

The chaos of this government was also seen in the lead-up to these laws. In a press conference the Premier suggested—was it a thought bubble or was it deliberate?—that they are going to help renters by bringing in a rental cap and freeze rents. That went on for 24 hours. Economists and every stakeholder who has half a brain said, 'What the heck are you talking about? Have you any idea about the impact of that statement?'

They wheeled out the Deputy Premier the next day to do some damage control. He said, 'No, no, she did not mean that. We are going to limit them to CPI increases. That is what we are going to do. We are going to limit the increases to CPI increases.' Again, the criticism came from wide and far from stakeholders who understand how the economy works and how confidence in investment is so important. Then the Premier came out the next day—day 3—in her press conference and said, 'No, no, you misunderstood what I said.'

**Mr Langbroek:** Went on a tangent. People went on a tangent.

**Mr MANDER:** People went on a tangent. I will take that interjection from the member for Surfers Paradise. She said, 'Everybody went on a tangent after what I said was quite clear'—for her and not anybody else.

This is the chaotic nature of this government. They do things on a whim, a thought bubble. Something sounds good but they have no idea of the implications. These types of amendments should be scrutinised by a committee so they can be better informed. Let us also remember that one of the

reasons they are bringing these amendments in is that they will take not responsibility for the housing crisis. The reason we have a housing crisis is that we do not have enough houses. We do not have enough housing.

**Government members** interjected.

**Mr DEPUTY SPEAKER:** Pause the clock. The member for Pumicestone will cease her interjections. The member for Bundaberg will cease his interjections. Ministers will cease their interjections.

**Mr MANDER:** Since this government came into power in 2015 there has been a 33 per cent decrease in lot approvals. That is the equivalent of 60,000 houses that could have been built that have not been built because this government has no strategy and no leadership when it comes to providing housing supply. What do they do? They say, 'Let's go for an easy target.' They blame the landlords—those mum and dad investors who are trying to get ahead and trying to make a contribution to the rental market.

In this country 20 per cent of taxpayers have an investment property and 89 per cent of those are mum and dad investors. What this government wants to do is continue to demonise them and make them out to be the villains. The amendments that they have brought before the House continue that theme. Remember the first tranche that came in and took away the rights of landlords—people who want confidence in their investment.

It is now more difficult for them to reject having a pet in the house—tenants can have an alsatian running around and causing havoc in the property that they don't own. They have basically made periodic leases redundant. What landlord would enter into a periodic lease if they know there is no end date? They have basically made periodic leases, which benefit the renter rather than the landlord, redundant with their first tranche.

There are more changes that have been signalled today. People can make modifications to a house that they do not own. They are going to restrict the rights of landlords to come and inspect their properties. They are going to restrict their entry rights. Is it any wonder that there are fewer and fewer rental properties available when they continue to impose these conditions.

Who can forget the grand-daddy of all which was the Treasurer's widening of the land tax umbrella. The anecdotal evidence was that people were fleeing the market straightaway and selling their investment houses because they did not want to get caught up with the latest, madcap thought bubble of the Treasurer. We had the humiliating backdown when the Premier overruled him.

This is at a time when the rental vacancy rate across the state is less than one per cent. Any healthy market would have around 2½ to 3½ per cent. We are less than one per cent. We have all heard story after story of people who cannot find a rental property—many people we would never have imagined would be in this situation. Through some mishap in their life, through a job loss, through a marriage breakdown or through whatever it maybe, they have been forced to go out and find a property but cannot find one.

We hear story after story of people sleeping in cars, sleeping in tents or couch surfing. What does this government do? This government brings in more impositions to make it more difficult for landlords to have confidence in their investment. That is one of the reasons we have a rental crisis at the moment. They will not listen to the experts. They will not listen to the people who continue to warn them about it. They run with policies that they think are popular, that they think will make an impact. What they do not understand is that those policies with regard to tenancy laws will disadvantage the very people they think they are going to advantage.

The other issue with these amendments is that the government cannot provide the information. For how many leases currently are there six-monthly rental increases? We have asked those questions. They could not answer the questions in parliament. They plucked some figure out of the air a couple of days later when they realised they had to find something. Again, there has been no proper research done on this. There has not been any proper public briefing so people can provide information.

I will argue that these amendments will make zero difference—zero difference—to renters in this state. Rather than getting a 2½ per cent increase every six months, they will get a five per cent at the end of the year. That will make a heck a lot of difference, won't it? We are going to support this because it will make no difference. It is going to make absolutely no difference whatsoever, but we will continue to fight to make sure that the scales are balanced evenly between renters and landlords, who are investors. Landlords are not demons. We should be applauding them and thanking them for investing and providing accommodation for our most vulnerable because the government is not doing it. The government is incapable of doing it. We need private investment in this state. All this is doing is driving confidence down.