




Speech By  
**Adrian Tantari**

**MEMBER FOR HERVEY BAY**

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Record of Proceedings, 22 May 2024

**RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION AND OTHER  
LEGISLATION AMENDMENT BILL; MANUFACTURED HOMES (RESIDENTIAL  
PARKS) AMENDMENT BILL**

 **Mr TANTARI** (Hervey Bay—ALP) (7.38 pm): Following that political stunt pulled by the Greens just to waste the time of the parliament, I rise to add my contribution to the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024 and the Manufactured Homes (Residential Parks) Amendment Bill 2024, which we are debating cognately in the House today. I will direct my comments towards the manufactured homes bill. The objective of the manufactured homes bill is to increase certainty for existing home owners by giving immediate relief from large, unpredictable and unsustainable rent increases and to improve consumer protections in residential parks. The bill seeks to address many of the concerns raised by current residents including site rent increases by getting rid of rent reviews, streamlining the sales process, providing greater transparency for home owners or prospective home owners, introducing new registration requirements for residential parks and information and disclosure requirements on park owners.

In Hervey Bay we have many thousands of manufactured home sites. The Hervey Bay electorate has 14 residential complexes, which is, I believe, the most in any electorate in Queensland. Many hundreds of these home residents have spoken to me over the years on many occasions leading up to the introduction of this bill in this House, and expressed their views on the current legislation as it stands. They told me that the legislation needed to be reviewed because they believe that the power dynamic between the residents and park owners had over time become progressively more and more difficult for those individuals to live in their piece of paradise in their later years.

I am proud to be part of a Miles Labor government that heard their call and acted by bringing this bill before the House to resolve the most difficult issues residents in Hervey Bay raised with me. They include the capping of annual general rate increases that will, for many residents, add a level of certainty, particularly in these days of cost-of-living pressures. Many local residents told me that that was their No. 1 concern given that many had previously experienced substantial spikes in rent over the years. This will have a big impact on current and new residents who want to take advantage of a residential park lifestyle as they consider that in their future.

I want to thank the committee chair, the member for Bancroft, who took up my suggestion that the committee come to Hervey Bay so that my local home owners could engage with the committee and be listened to directly. Thank you, member for Bancroft. I acknowledge the work he has done to get change for the better. I also want to acknowledge the member for Kurwongbah, as well as the member for Maryborough, with whom I have had a lot of discussions regarding the situation that a lot of residents are in across the Fraser Coast. I also need to acknowledge the member for Maryborough for being heavily involved in the changes that have come about. I acknowledge the work the member for Bancroft has done to get change for the better, and today he will see the fruition of his work—very well done to him.

I would also like to thank the members of joint home owners committees from parks in Hervey Bay and Maryborough who presented to the committee at the Hervey Bay Golf Club and the residents who came out in great numbers, as the member for Maryborough mentioned in his contribution, to make their position known to the committee and the government. Congratulations to you all. Your efforts to instigate change are reflected in this bill.

The measures contained in the bill are the most comprehensive reforms brought to the manufactured homes park sector in the last 20 years. The difference between the LNP and the Miles government on these matters cannot be more stark. We engage, we consult, we listen and we act. I note a conversation at the hearing held at Deception Bay between the member for Burleigh and a witness, where the witness said—

I would tell you—

and this is to the member for Burleigh—

that on no occasion has the LNP engaged. We have been sending emails to all the LNP and David Crisafulli—

that is, the Leader of the Opposition—

has refused to engage.

The member for Burleigh then said—

... we have had numerous conversations.

to which the witness replied—

Let us call it what it is. He—

that is, the Leader of the Opposition—

has refused to engage. We have actually written to him—

that is, the Leader of the Opposition—

in the last month and asked what the LNP's plans are going forward and to date we have not received a response, but I would be really grateful if you two—

that is, the committee members who were there—

could go to him and say, 'Look, you need to have a plan going forward because these people need to know what you are going to do.'

The member for Burleigh said—

We have a plan going forward; do not worry about that.

You have to ask yourself: what is that plan? We have not seen it. It is all talk, talk, talk. What is the plan, member for Burleigh? You have no idea. You told the witness at the hearing that you have a plan. What is the plan? Where is it? It is nowhere. You do not have one, as always. Home owners are waiting, like we are waiting for most of the other LNP plans that they talk about.

**Mr Hart:** You've been in government since 2015. What have you done? You've done nothing.

**Mr TANTARI:** No. Keep going. What is your plan? It is 2024. Where is your plan?

**Madam DEPUTY SPEAKER (Ms Bush):** Pause the clock. Member for Burleigh and member for Hervey Bay, I ask you to cease your quarrelling. Member for Hervey Bay, I remind you to direct your comments through the chair.

**Mr TANTARI:** This Miles government legislation does deliver the long-awaited improvements to the rights and protections for many of our most vulnerable in the community, like those in Hervey Bay and across Queensland—many who rely on home parks to provide them with safe, affordable and secure housing. I congratulate the Minister for Housing for bringing this bill forward. I support the bill.