




Speech By
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MEMBER FOR PUMICESTONE

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

 **Ms KING** (Pumicestone—ALP) (3.44 pm): I rise to make my contribution to the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill and the Manufactured Homes (Residential Parks) Amendment Bill debated in cognate. Both of these bills enact really important aspects of our groundbreaking Homes for Queenslanders plan around supporting renters and supporting people with less bargaining power in the housing market, and I think we can agree that those are crucial matters at this point in time with the pressures we are facing.

The issue of manufactured homes is quite close to my heart. Pumicestone has nine residential home parks and several thousand residents of manufactured homes. Our parks range from full-featured, high-cost buy-in, modern lifestyle communities to older relocatable home and caravan villages. I have engaged with hundreds of home owners on these changes and I can say they have been warmly welcomed by those residents.

Home owners tell very consistent stories about their experiences in manufactured home parks. What they are promised when they first buy in and the site rentals that they pay in the early phases when there are still brand new homes being sold when there might be future phases of development planned are very different to the brutal rent increases which they face via market rent reviews once the park operator has moved from the property development phase to what I would call the 'shifty landlord' phase. In that case, that profit centre does shift to that landlord-tenant relationship, and those site rent increases have been ferocious. I have had residents describe site rent increases of well over 20 per cent in my electorate as a result of market rent reviews. That is why it is so important that our bill is banning market rent reviews into the future. I also note that the difference between what people are promised when they first make their purchase and what they go on to experience as residents later down the track goes to the crucial nature of the park comparison documents and the provision of site maintenance and capital replacement plans that are part of these much needed reforms.

The member for Everton in his contribution falsely claimed that the change around limits to site rent increases could disadvantage residents. We know that that is absolutely untrue. The legislation incorporates existing, more favourable site rental agreements and places a maximum increase on site rents to either 3.5 per cent or CPI, whichever is the highest. It is LNP maths for you. Only the LNP could claim that limiting site rent increases when they have never been limited before—the current regime is producing outcomes of up to 20 per cent increases and perhaps more—could disadvantage residents. Seriously, if the LNP is proposing to further limit site rent increases through an option that it would like to put forward, then I invite it to stand up and provide details of that proposal. As in all things with the LNP, there is a lot of whingeing, a lot of whining, a lot of grizzling and an absolute failure and refusal to stand up and provide any alternative. They would much rather attack our reforms than suggest what they might do instead.

The reality, of course, is that the member for Everton did not speak up in support of our changes to the manufactured homes act, and we all know why. It is because, given the opportunity, he will roll them right back. The LNP is the party that took its resistance to limits on property development donations to the High Court it was so determined to collect that sweet property developer donation money. They are not going to stand up in favour of vulnerable manufactured home park residents and against the interests of the property development sector any day of the week. I take the member for Everton's whining and grizzling and undermining of our reforms in this space with the grain of salt it deserves because, at the end of the day, given the opportunity, the LNP will roll these reforms back so fast.

I was really interested to see the comments of Roseann Whyte, President of the Alliance of Manufactured Home Owners, who stated that the LNP have completely failed to engage with her organisation on these issues of manufactured home park reforms. At the end of the day, only Labor will take steps to ban market rent reviews permanently and protect vulnerable seniors who are in manufactured home parks. We see every single day of the week that the LNP will never stand up for the most vulnerable. They will always back their big business mates, and this is just one more example of that being the case. I commend these bills debated in cognate to the House.