




Speech By
Cynthia Lui

MEMBER FOR COOK

Record of Proceedings, 22 May 2024

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

 **Ms LUI** (Cook—ALP) (8.14 pm): I rise to speak on the cognate bills: the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill and the Manufactured Homes (Residential Parks) Amendment Bill. The two bills before the House highlight the Miles government's commitment to support Queenslanders through some of our toughest times. The high cost of living and the demand for suitable, affordable housing are real-time issues and carry a lot of weight for everyday Queenslanders who are doing it tough. When you hear stories about people choosing to put food on the table over a roof over their heads, you know something is wrong.

Approximately one-third of the state's households rent their home. There is an increasing trend of renting, with more Queenslanders expecting to rent for longer and many becoming lifelong renters. Some of the most vulnerable Queenslanders rely on the private rental market for sustainable and long-term housing. That is why we need strong measures in place to ensure housing security for Queensland families. I want to thank our Premier and this Labor government for putting the housing needs of Queenslanders first.

The key objective of the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024 is to amend the Residential Tenancies and Rooming Accommodation Act 2008 to strengthen the rights of renters, support private investment, provide better pathways to resolve issues in tenancies and stabilise rents in the private rental market. We will achieve this by implementing a suite of measures.

Queenslanders can have confidence that the Miles Labor government is on their side. We are reforming the rental bond process to ensure that bond refunds are fair and transparent and that claims against the rental bond are genuine and substantiated. We are also prescribing a rental application form that limits the information that can be collected from a prospective renter. This will make the rental application process fairer and easier by giving renters a choice about how to submit their rental application and prescribing a rental application form that limits the information that can be collected from a prospective renter. We will be applying an annual rent increase limit to the rental property rather than the tenancy.

The one I am fully supportive of is the banning of all forms of rent bidding. I have heard too many stories of rent bidding when I have been doorknocking or at mobile offices or through calls to my office. I hear about it amongst my personal networks. I even heard about it catching a cab one day when the cab driver shared his story with me. It is definitely affecting vulnerable Queenslanders. We are talking about people who are already in some of the most vulnerable situations and competing with everyday pressures just to survive. I am proud to speak on this bill because I know it will make a lot of difference to the lives of everyday Queenslanders.

The Manufactured Homes (Residential Parks) Amendment Bill is another solid bill that increases certainty for existing home owners by giving immediate relief from large, unpredictable and unsustainable rent increases. The Miles government is making residential parks fairer and providing cost-of-living certainty for owners of manufactured homes. The bill aims to improve consumer protections in residential parks while balancing reasonable industry viability. The bill seeks to address concerns about site rent increases by limiting the bases that can be used to increase site rent and the amount by which rent can be increased annually to ensure greater clarity and predictability for home owners; and delays in selling manufactured homes by streamlining the sales process and introducing a scheme which requires park owners to reduce site rent and to buy back vacant manufactured homes that remain unsold after 18 months. To provide greater transparency for home owners and prospective home owners, the bill will introduce new registration requirements for residential parks and information and disclosure requirements for park owners.

The LNP know that these reforms are good for Queenslanders living in manufactured homes in parks, so much so that they want to delay them because they think they will be too popular. That speaks a lot about those opposite. The Miles Labor government stands on the side of Queenslanders. We acknowledge that Queenslanders are doing it tough and we are pulling all levers to ensure that home security is at the top of our priority. I commend the bills to the House.