




Speech By  
**Hon. Leanne Linard**

**MEMBER FOR NUDGE**

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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**

 **Hon. LM LINARD** (Nudgee—ALP) (Minister for the Environment and the Great Barrier Reef and Minister for Science and Innovation) (6.20 pm): I rise to make a short contribution in support of the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill. My electorate of Nudgee is far from immune to the pressures on housing that we are seeing across the nation. The cost of rent, accessibility to affordable or social housing and rights during tenancy are all issues that I consistently hear about from locals in my community, whether that is when I am out doorknocking, holding mobile offices or through contact to my electorate office.

With this bill our government seeks to act on those issues for renters in Queensland. As I speak today, I am proud to be a member of a Labor government delivering genuine reforms as part of our Homes for Queenslanders plan that is all about, and for, Queenslanders. Our plan does not just look like a record investment to deliver more social and affordable homes as part of our Big Build; it also means protecting renters.

With this bill we are doing what we can to act on increasing rental costs by banning all forms of rent bidding, which will help to stabilise rental prices and level the playing field for those seeking rental properties. We know that rent bidding is causing significant anxiety for people when they are appearing to look at properties, think that it is within their range and then are outbid. We are also acting on the costs associated with moving for renters by introducing an affordable bond scheme to significantly reduce out-of-pocket costs for renters when they move into a new home. On top of that, we are helping renters to keep their bond when they deserve to by cracking down on dodgy bond claim practices and ensuring landlords must provide evidence to back a claim against a tenant's bond amount. We are capping bond amounts, introducing fairer fees and charges, increasing privacy protections and rights for tenants and more.

I also note that when the LNP was last in government they abolished the Property Agents and Motor Dealers Act 2000, which regulated against unfair practices and conduct in the rental sector. We have since seen that that was a poor decision. It has not been in the interests of Queenslanders, and it is something that we are bringing back by establishing through this bill a rental sector code of conduct. Across the board this bill tightens up practices in the rental sector and increases protections for tenants, who are clearly in an unfair power relationship and situation. For those poor renters who are not scrupulous in their dealings, they need these protections. We are giving renters the fair go they deserve.

In this House we hear many things that you just let through to the keeper. I have done that for a long time with regard to contributions from the Greens political party, but I have to say that I take offence at being called corrupt—something we are called often—that we side with big banks, property investors and developers, and that we should put ourselves in the shoes of renters and first home buyers. We are all real people in here. We all have a background. We all have a history, and in fact it is not hard to

put yourself in the shoes of a first home buyer or renter when you have been both. The member for Nicklin made the point that many members of the federal Greens political party are themselves property owners. I am not attacking that. We need people to own rental properties so people can rent. I do not own any investment properties. That is not a judgement; I just do not own them.

When I was 18 I became a renter. I was in the private market from the age of 18 until I was able to buy my first home at 30 years of age. The bank of mum and dad was not there for me. My parents had both died. One of my parents was in a retirement facility from the age of 46 because she had a terminal illness. I have always been a renter in the private market. I had to build a deposit myself. I put myself through university and I put my husband through university and he then supported me when he became a nurse. I raised our children and we bought our first home in Nudgee, and I thank Nudgee for giving me a start. Growing up in a single-parent household and having parents who passed away at quite a young age, I do understand struggle.

The Greens political party does not have a monopoly on suffering and struggle and they do not have a monopoly on advocating for renters in this state. As the member for Nudgee I do not just doorknock in election years. Because I have been a candidate it is my fifth election, so I have doorknocked for 12 years. It was those stories that moved me to join this party and mean I continue to advocate now as I did when I was first elected. As a first home buyer it took me until the age of 34—before I was elected—to even afford to put window coverings on all of my windows because it was so hard to raise a deposit when I was working full-time and putting myself through uni.

**Ms Scanlon:** They are opposing Help to Buy.

**Ms LINARD:** That is right; I take that interjection. They are opposing Help to Buy. I absolutely reject the arrogance and judgement of the Greens political party saying that we on this side do not understand what it means to struggle and that we do not understand what it means to rent because we are apparently part of some political class—which they are also members of. We are real people with real stories who are fighting for people in our electorates. I commend the Labor government for these reforms. I commend my colleague the housing minister for these reforms, and I hope they will make an appreciable difference to the people of Nudgee and all renters in Queensland.