




Speech By  
**Hon. Meaghan Scanlon**

**MEMBER FOR GAVEN**

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Record of Proceedings, 23 May 2024

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

 **Hon. MAJ SCANLON** (Gaven—ALP) (Minister for Housing, Local Government and Planning and Minister for Public Works) (12.15 pm), in reply: I thank all members for their contributions to the debate. I want to thank everyone in the gallery who has been here for the debate today.

The Leader of the Opposition has said that we are waging a war on landlords, which is absolute nonsense. I want to be clear that we make no apology for the strong, regulatory interventions proposed in these bills. The issues in the private rental and residential park sectors, including the unique features concerned in each, have been carefully considered and a range of regulatory options to address them explored through extensive public consultation. The fact is that those opposite seem to not care about these reforms. For example, the member for Burnett did not even bother to check that he was talking about the correct bills. Instead, he spent his time pontificating about tiny homes, evidently confusing modular housing with manufactured homes. I would also note that he seemingly cannot read the answers to questions on notice, instead making up numbers that seem to suit his narrative. The member for Bonney used his time to make sure everyone in this House knows that he is a NIMBY who has no interest in delivering additional housing if it is in his own electorate. This is the shadow environment minister who does not back housing in his own backyard but is happy to take up swathes of habitat with urban sprawl. However, they both did a better job than the member for Burleigh, who thought it was a better use of his time to tell us just how much he loves dogs.

We already knew that the LNP thought our Homes for Queenslanders plan was too much and now we know that they also think these reforms to make renting fairer have 'tipped the scales too far for renters'. We know this means they have a plan to cut and roll back these protections. They need to tell the one-third of Queensland households that will benefit from these changes which of these reforms they will cut. Will they tear up the rental sector code of conduct, because that is exactly what they did last time? When the shadow housing spokesperson was the housing minister in this state the LNP tore up those important protections. We have seen many times in this House the contempt with which the member for Everton holds renters. That was made clear once again when he repeatedly characterised the reforms we are discussing here today as part of an attempt to demonise landlords. Providing fair and sensible protection for renters, who hold much less power in a tenancy relationship, is not demonising anyone and it is concerning that this is the position of the LNP's housing spokesperson.

Despite the scaremongering from those opposite, the narrative about investment being hampered by reforms that protect renters is just straight-up fiction. In fact, monthly housing investor finance has increased 141 per cent since March 2020. We are taking strong action to stabilise rents, limit the frequency of rent increases, ban rent bidding and cap bonds because this government knows the best way to stabilise rents is to do those protections but also to make sure we increase supply. I find it pretty hypocritical when those opposite come in here and talk about supply but oppose it in their

own electorates and then the Greens and the LNP team up and delay the Housing Australia Future Fund, which will build thousands and thousands of social and affordable homes in this state. Both parties routinely rail against additional housing supply in their own communities. The member for South Brisbane asked us to put ourselves in the shoes of renters. Lucky for her I am a renter, which is why I am proud to be a part of a government that is taking action to make renting fairer. I do want to acknowledge, however, that both—

**Mr Crandon:** You are not a struggling renter though, are you?

**Ms SCANLON:** If you would listen to my contribution, member for Coomera—

**Mr Crandon:** You are not exactly struggling.

**Ms Boyd:** You don't represent Gold Coast renters.

**Ms SCANLON:** I take the interjection from the member for Pine Rivers. There are thousands of renters in the member for Coomera's electorate and yet he routinely criticises renters in this state and in this House.

**Mr CRANDON:** Mr Speaker, I rise to a point of order. I find the comments by the minister to be personally offensive and I ask for them to be withdrawn.

**Government members** interjected.

**Mr Crandon:** Excuse me! I am a little bit unwell at the moment.

**Madam DEPUTY SPEAKER (Ms Lui):** Order, Member for Coomera!

**Mr Crandon:** If you think it is a bit funny I am a little bit foggy—

**Madam DEPUTY SPEAKER:** Member for Coomera, you are now warned under the standing orders.

**Mr CRANDON:** My point of order still stands. I ask you to move on it.

**Madam DEPUTY SPEAKER:** Minister, the member for Coomera found your comments offensive. Do you withdraw?

**Ms SCANLON:** I withdraw, but I want to acknowledge, before I was interrupted by the member for Coomera, that both the member for South Brisbane and I are in different positions than the majority of renters and for the purposes of transparency and accountability I want to respond to some claims that the member for South Brisbane made to her community on Facebook yesterday. The member claimed that she moved amendments that she did not. This is another example of the Greens misleading the community and not following through in parliament. The only motion moved by the Greens last night was a procedural motion from the member for Maiwar attempting to delay these reforms that will provide immediate relief for renters.

I will now turn to the manufactured homes bill. The member for Everton has suggested we have not listened to home owners in residential parks in the development of this bill. I think the House will find the following comments made by the Alliance of Manufactured Home Owners during the public hearing at Deception Bay very interesting.

**Mr Hart:** And a political set-up.

**Ms SCANLON:** I take the interjection from the member for Burleigh, who thinks the contributions of older Queenslanders in the parliamentary committee debate was set up.

**Mr Hart:** No, I am talking about what you are doing now.

**Madam DEPUTY SPEAKER:** Member for Burleigh, cease your interjections.

**Ms SCANLON:** What they said was—

I would tell you that on no occasion has the LNP engaged. We have been sending emails to all the LNP and David Crisafulli has refused to engage.

...

Let us call it what it is. He has refused to engage. We have actually written to him in the last month and asked what the LNP's plans are going forward and to date we have not received a response.

That is pretty reflective of almost every other issue that one asks the LNP about. We know it is only a Miles Labor government that will listen to and protect manufactured home owners. I acknowledge all of those home owners who are in the gallery today. There was much commentary from those opposite talking down the importance of the intervention in the bill limiting site rent increases. Manufactured home owners make a significant up-front capital investment in their homes, which are usually impractical to relocate, meaning they have very limited ability to move or downsize. When site rents become unaffordable they generally have to sell their home onsite, but they must continue paying site rent until the sale occurs and cannot leave their home to recover costs. This means that, while the

cost of site rent in a residential park is set by the market, once home owners have entered a residential park they have no bargaining power and cannot respond to large site rent increases by taking their business elsewhere in the same way that a renter can. Residential parks are primarily marketed to older Queenslanders, many of whom experience declining income alongside increased vulnerability as they age. These unique factors mean that robust regulation is needed to ensure consumers in the residential parks market are protected from unfair business practices and provided with reasonable certainty and security of tenure.

We know that those opposite like to consider themselves good at economics, but the concept of a site rent cap seems to be lost on them. These site rent caps are a ceiling and do not replace more favourable terms in individual site agreements. I will repeat that: these site rent caps are a ceiling. We have heard stories of rents rising by up to 30 per cent and that is why we are taking strong action to provide certainty to manufactured home owners. These caps signal this government's willingness to take strong regulatory action when we see vulnerable Queenslanders being taken advantage of.

We also heard horror stories from manufactured home owners of their site rents increasing by up to 30 per cent as a result of market rent reviews. The majority of these home owners are on fixed incomes and have limited ability to absorb such large increases. The member for Lockyer suggested that we should reconsider the ban on market rent reviews. I would like to know whether that is a broader position of the LNP. Is that their plan for the sector? They have told us they think it is okay for park owners to sell these homes as affordable with low site rents only to jack up the prices once home owners have made a significant up-front investment in the purchase of their home and it is difficult for them to move elsewhere. I do not think that is a position that this side of the House holds and that is why we have introduced these reforms.

In conclusion, this is ultimately about us delivering on our Homes for Queenslanders commitment to support Queensland renters by strengthening renters' rights and stabilising rents which enables work to begin on developing a portable bond scheme and a rental sector code of conduct and ensures that our state meets our national cabinet objectives. We are also delivering on our election commitments to further rent law reform and mandatory continuing professional development for real estate professionals. These reforms will provide cost-of-living relief and certainty for owners of manufactured homes and for Queensland renters.

I conclude by acknowledging and thanking all of those who have made submissions to the committee's detailed consideration of these bills and participated in the extensive consultation processes that have informed these bills. I would like to once again particularly acknowledge the manufactured home owners who are in the gallery today who have spent a lot of time reading through many documents to understand the proposed reforms to provide their feedback. I am really pleased that we are able to share in this moment together. I would also like to extend my thanks to the members of the Housing, Big Build and Manufacturing Committee, in particular the member for Bancroft, the chair, for their thorough examination of the bills and their considered comments that have helped identify improvements to the bill that will be moved as amendments during consideration in detail.

Finally, I want to extend my thanks to the various officers of the department and my ministerial office for their continued hard work in progressing these bills. I also want to extend my thanks to the Department of Justice and Attorney-General for their contributions, and obviously the Attorney-General as well, and to the Office of the Queensland Parliamentary Counsel for their efforts to prepare the bills. I am proud to be a part of a government that is making renting fairer for the 30 per cent of Queenslanders who rent in this state. I commend the bills to the House.