




Speech By  
**Melissa McMahon**

**MEMBER FOR MACALISTER**

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

 **Mrs McMAHON** (Macalister—ALP) (6.49 pm): I rise to make a contribution to the cognate debate of the bills before the House. The first I will comment on is the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill. From the outset, I should point out that for the last two years I have been a renter while waiting for some financial and settlement details to come through. I can assure the House firsthand of the issue around lack of rentals. In Logan, it is currently at 0.9 per cent. It is a very real issue out there to actually try to find a rental. It took three months and multiple applications for me to be able to find a rental and, even then, it was not necessarily what I wanted it to be. It ended up with my son having to sleep in a garage, but that was about the best I could do in order to give some level of stability. I certainly went to a number of rental open houses where the queues were out onto the street just to be able to have a look at the rental.

The other aspect of this bill that I am impressed with is in relation to the privacy and the amount of information that an applicant has to provide. A lot of the real estate agencies go through third parties in terms of obtaining all the data. The amount of personal information I had to provide—payslips, passports, driver's licence, my kids' names and ages—in order just to be able to apply for a rental, let alone be accepted, went to multiple third parties, and I have no idea where that data is now and where that is stored. For a rental applicant, that is a very scary proposition that you have just handed over pretty much all your identifying particulars on the off chance that you might actually get somewhere to live. I am glad to see provisions in this bill that will limit and restrict the amount of information that an applicant has to provide.

The other matter I wish to speak to is extending the entry notice periods. When I decided to move out of one of my rentals and I gave notice—and I did it purely because the landlord could not tell me how much the rent increase would be at the next lease expiry, so I indicated that I would leave—they obviously listed it for rent and had a number of people come through. It is really hard as a parent with small children to try to keep a place at a reasonable presentation, particularly if you are looking at a townhouse or apartment with three kids in there, with all their things, to try to keep it nice and clean. You want to do that for the landlord so they have a reasonable prospect of getting someone through. However, there was a period where I was given notices every day for 10 days. I had people coming through 10 days in a row. I would only get the notice the day before. I can understand that, for an average person who is still trying to perhaps pack up their life and move and have a life, to have to comply with that is quite taxing. I am very pleased with those provisions.

Moving onto the manufactured homes bill, this is important in my electorate. I have over five sites in my electorate and over 1,000 home sites, with plenty more on the way. We have a large Halcyon development coming into my area. That will bump up by another 500 sites in the next couple of years. I do not see any backward step in the market for this type of investment and residential lifestyle. I probably should say from the outset, now that I have moved out of my rental, I am now living in a

manufactured home residential park with my mum. It is not exactly where I thought I would be at this point in my life, but it is really good when you do have family, and certainly there have been many times previously in my life where I had moved out of rentals and had to go back to live with Mum whilst waiting for one. That is really good when you have the opportunity. However, unfortunately, the big family home had to be sold when my parents got 'Newman-ed' back in 2014. They are now just in a small house themselves, and I had to lend them money when they had to sell the family home. A bit of reciprocity there with helping out parents. Hopefully soon I will be able to have a place where I can actually be living with my kids again.

This is an issue for people, and I am seeing it firsthand now that I am living in one of these residential manufactured parks. It was an area that I really did not have much visibility of until I came to represent areas like Eagleby where we have Palm Lake Resort, our Sapphire Gardens and Ruby Gardens—hundreds and hundreds of residents. The idea was quite foreign to me that you would, as a retired person, sell all your big family assets, go in and buy a house but still not actually own the land and still have to pay rent on that land, and that that rent would rise, with no control and no justification at all. The idea that a cap will be introduced is welcomed. I know it does not satisfy everyone that when CPI is low, people are going to be forced to endure the 3.5 per cent increase—I understand that—but considering the stories that I have heard of increases of 10 and 15 per cent annually, noting that many of the people who live there, like my parents, are on a pension, Mum on a disability pension, and that the ability to be able to meet those rising costs every year is quite difficult.

It is not a case of, 'I can just pack up the house that I bought and leave.' When it does become too much and the occupants in those manufactured homes have to move, the provisions again in this act to help streamline the sale and to protect the residents as they go through and move is something that is welcomed.

I thank the committee for coming out to Logan. A number of my residents appeared before the committee and also attended in the public gallery. That to me was evidence of how important these amendments are to people in my community. Many people I have spoken to at some of my mobile offices and community events are so happy to be able to financially plan for what those costs might look like, with what is left of their super or what is left of their pension or what is left of their assets in the bank as it gives them a bit of security. I commend both bills to the House.