




Speech By
Patrick Weir

MEMBER FOR CONDAMINE

Record of Proceedings, 22 May 2024

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

 **Mr WEIR** (Condamine—LNP) (8.27 pm): I rise to make a short contribution to the cognate debate and will concentrate my comments on the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024. The bill amends the Residential Tenancies and Rooming Accommodation Amendment Act and the Residential Tenancies and Rooming Accommodation Regulation.

Tenants advocacy and other special interest groups were largely supportive of the intent and measures proposed by the bill, whereas groups representing property owners or their interests, including the REIQ and the Property Council of Australia, expressed reservations about several of the amendments. Currently, rental laws allow renters and property owners to agree to any changes that can be made to a rental property and whether those changes need to be removed when the tenancy ends. The bill proposes to amend existing provisions and include new provisions regarding attaching fixtures or making structural changes necessary for a renter's safety, security or accessibility. The Real Estate Institute of Queensland generally supported the provisions relating to safety, security and accessibility but recommended a distinction be made between minor and complex modifications. Mixed views were expressed by inquiry participants in relation to requests for personalisation modifications and associated timeframes.

REIQ submitted that it does not believe there is a substantial basis to legislate a process for personalisation modifications. Rental property owners generally agree to reasonable, minor personal modifications. It depends on what they call 'minor'. If it is due to a handicap it may not only always be minor. If it is a picture hanging on the wall that is minor, but it is up for debate. Tenants Queensland stated that the proposed timeframes to propose or refuse a request are too long. They recommended that requests made under the new section 207, in particular, have a timeframe of 14 days as a request has to also proceed to the body corporate which has no timeframe within which to respond.

Debate, on motion of Mr Weir, adjourned.