




Speech By
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MEMBER FOR MULGRAVE

Record of Proceedings, 22 May 2025

ADJOURNMENT

Cairns, Housing

 **Mr JAMES** (Mulgrave—LNP) (9.09 pm): There is currently a housing shortage with a significant shortage of available rental properties in the Cairns region where the rental market is currently experiencing extremely tight conditions with a vacancy rate of 0.7 per cent. Additionally, the second part of the previous Labor government's rental law changes took effect this month, on 1 May. These changes are in response to ongoing amendments since 2020 which have caused property investors to sell in droves. Landlords, many of whom are mum-and-dad investors, have lost complete control over their investments. It is essential to provide incentives for new investors to construct additional rental properties rather than implementing obstacles. These amendments have resulted in a decrease in available rental homes.

I have been contacted by letting agents in my electorate. They are at their wits' end. These changes under the Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024 will have an impact on all tenancies in Queensland and, unfortunately, will restrict a property investor from gathering much needed information to make an informed decision when renting out their property.

Some key changes to note, effective from 1 May 2025, include that the minimum entry notice period will increase from 24 hours to 48 hours. New limits apply to the frequency of entry after a notice to end the tenancy has been issued. New limits apply to the personal information that can be requested and stored by managing parties. Managing parties must now provide prospective tenants at least two different ways to submit their rental applications on a standardised form; one of the ways must not be restrictive. A tenant can request structural changes to the rental property. The managing agent must respond within 28 days and approval must not be unreasonably withheld, otherwise the tenant can apply to QCAT for an order to allow them to make the structural changes.

Examples of these structural changes include: altering walls, ceilings; altering plumbing, electrical systems, windows and doors; altering fencing, existing structures and concrete; altering the facade, gutters and even the roof.

The previous Labor government introduced a law that overwrites—

(Time expired)