

**REPORT NO. 7, 57TH PARLIAMENT COMMUNITY SUPPORT AND SERVICES
COMMITTEE ON THE HOUSING LEGISLATION AMENDMENT BILL 2021 –
AUGUST 2021**

QUEENSLAND GOVERNMENT RESPONSE

INTRODUCTION

On 18 June 2021, the Housing Legislation Amendment Bill 2021 (the Bill) was introduced into the Legislative Assembly and referred to the Community Support and Services Committee (the Committee) for examination.

On 16 August 2021, the Committee tabled its Report No. 7 in relation to the Bill.

The Queensland Government's response to the Committee's five recommendations in Report No. 7 are provided below.

RESPONSE TO RECOMMENDATIONS

Recommendation 1

The Committee recommends the Housing and Legislation Amendment Bill 2021 be passed.

Queensland Government response:

The Government thanks the Committee for its thorough consideration of the Bill and notes the Committee's recommendation that the Bill be passed.

Recommendation 2

The Committee recommends that the Department of Communities, Housing and Digital Economy develop a framework for data collection about how residential tenancies are managed and ended.

Queensland Government response:

The Government accepts this recommendation.

Monitoring and evaluating the effectiveness and impact of Stage 1 rental law reforms will be important to determine whether the Queensland Government's policy objectives are being met and identify any unintended consequences and how they can be addressed.

The Department of Communities, Housing and Digital Economy will develop a suitable framework for data collection about how residential tenancies are managed and ended in consultation with relevant partners, including the Residential Tenancies Authority, Department of Justice and Attorney-General, the Queensland Civil and Administrative Tribunal, and sector stakeholders.

Queensland Legislative Assembly	
Number:	5721735
	13 OCT 2021
MP:	HON GNOCH.
Clerk's Signature:	<i>Makes</i>
Tabled	<input checked="" type="checkbox"/>
By Leave	<input type="checkbox"/>

Recommendation 3

The Committee recommends that the Department of Communities, Housing and Digital Economy work with community housing providers to ensure head leasing contractual practices align with the amendments in the Bill.

Queensland Government response:

The Queensland Government accepts this recommendation.

Through the Queensland Housing and Homelessness Action Plan 2021-2025, the Department of Communities, Housing and Digital Economy is committed to partnering with community housing peak and industry bodies to further promote growth, sustainability and innovation of person-centred and place-based responses.

The Department of Communities, Housing and Digital Economy will work closely with peak stakeholders representing community housing providers to consider options to address the practice issue identified during the Committee's consideration of the Bill, including changes to head-leasing contractual practices, to circumvent any issues.

The Department will continue to work with and support the community housing sector to implement rental law reforms in the HLA Bill once legislation is passed, including to ensure head lease arrangements are workable and avoid placing community housing providers at risk of breaching their obligations if the head lease ends and this affects a sublease residential tenancy agreement with a client. The options that will be explored with the sector may include encouraging greater use of fixed term head lease agreements and sub-lease residential tenancy agreements and ensuring there is alignment between the terms of both head lease and sub-lease residential tenancy agreements.

Recommendation 4

The Committee recommends that the Department of Communities, Housing and Digital Economy closely monitor and evaluate, in consultation with relevant stakeholders, implementation of the minimum housing standards reforms, to inform consideration of whether stronger compliance mechanisms are required.

Queensland Government response:

The Queensland Government accepts this recommendation.

Monitoring and evaluating the effectiveness and impact of Stage 1 rental law reforms will be important to determine whether the Queensland Government's policy objectives are being met and identify any unintended consequences and how they can be addressed. Minimum housing standards will have a phased introduction with all rental properties required to comply by 2024.

The Department of Communities, Housing and Digital Economy will develop a framework to monitor and evaluate whether minimum housing standards policy objectives are being met and whether stronger compliance mechanisms are required in consultation with relevant partners, including the Residential Tenancies Authority, Department of Justice and Attorney-General, the Queensland Civil and Administrative Tribunal, and sector stakeholders.

Recommendation 5

The Committee recommends that the Department of Communities, Housing and Digital Economy ensure that accessible advice is provided to eligible retirement villages to ensure that they can navigate the exemption process efficiently and effectively.

Queensland Government response:

The Government accepts this recommendation.

The Government recognises that resident-operated retirement villages are typically being operated in a voluntary, non-professional capacity by residents who may not have the resources or expertise of other scheme operators.

The Department of Communities, Housing and Digital Economy will engage with the small number of retirement villages identified as likely to be resident-operated to provide a supportive, accessible and timely exemption application process. This will include targeted, plain-English guidance, support by departmental officers, and the possibility of individualised support packages tailored to the needs of each village.