

15 November 2022

Committee Secretary
Community Support and Services Committee
Parliament House
George Street
BRISBANE QLD 4000

By email: cssc@parliament.qld.gov.au

Dear Committee Secretary

Housing Legislation Amendment Bill 2022

Thank you for the opportunity to provide feedback on behalf of the property industry in relation to the *Housing Legislation Amendment Bill*, specifically concerning the amendments to the *Retirement Villages Act*.

We reiterate our position in our submission to the Department of Communities, Housing and Digital Economy dated 26 August (see **enclosed**), as the Bill currently being considered by the Committee appears to be substantively similar to the consultation draft.

It is apparent that the effect of the Bill will be greater compliance obligations on operators of retirement villages, the cost of which will be borne by residents. These greater obligations take the form of the numerous information requirements within the Bill which are duplicative and unnecessarily burdensome to operators. This will have a particularly significant effect on smaller operators, who will have to engage external accounting services in order to meet these requirements.

Adding more red tape simply transfers more cost in return for more bureaucracy to older Queenslanders (in fact, mostly pensioners). Further, it adds another layer of cost to the perfect storm smashing into struggling pensioners, including:

- The 15 per cent wage increase arising from the Fair Work Commission's *Work Value Case (Aged Care Industry)* decision;
- Massive increases for electricity, gas and fuel prices;
- Big cost increases in building products and maintenance;
- Record inflation; and,
- Devastating cost-of-living increases for basic food, care and transport.

In the wake of the Housing Summit, the Government has stated that increasing housing affordability and availability is a top priority. The Bill appears to be counterintuitive to this

priority and further fails to plan for the 178.3 per cent increase in the number of people over 85 in Queensland that CEPAR has forecast over the next 20 years.

The Property Council is eager to maintain ongoing involvement in the consultation process for this Bill. We welcome the opportunity to participate in the public hearing on 28 November 2022 and discuss any aspect of our submissions with the Committee in greater detail.

If you have any questions in relation to the Property Council or this submission, please do not hesitate to contact Jess Caire, e jcaire@propertycouncil.com.au p 0499 181 366 or Daniel Gannon e dgannon@propertycouncil.com.au p 0421 374 363.

Yours sincerely



Jess Caire
Queensland Deputy Executive Director



Daniel Gannon
Executive Director, Retirement Living Council

Enclosed: Submission dated 26 August concerning amendments to the Retirement Villages Act 1999