

c2020-108F
GRNS--The Greens

LEGISLATIVE COUNCIL

State Revenue Legislation Amendment (COVID-19 Housing Response) Bill 2020

First print

Proposed amendments

- No. 1 **First home buyers assistance scheme**
Page 3, Schedule 1[2], proposed section 74(5), line 19. Insert “and includes a home that has been renovated and in respect of which a BASIX certificate is issued under the *Environmental Planning and Assessment Act 1979* for the renovation” after “*Act 2000*”.
- No. 2 **First home buyers assistance scheme**
Page 4, Schedule 1[3], proposed section 78AA(7), line 47. Insert “and includes a home that has been renovated and in respect of which a BASIX certificate is issued under the *Environmental Planning and Assessment Act 1979* for the renovation” after “*Act 2000*”.
- No. 3 **Build-to-rent properties**
Pages 5 and 6, Schedule 1[6], line 5 on page 5 to line 43 on page 6. Omit all words on those lines.
- No. 4 **Land Tax Act amendments**
Pages 8 and 9, Schedule 2, line 1 on page 8 to line 35 on page 9. Omit all words on those lines.
- No. 5 **Build-to-rent properties—regulations**
Page 10, Schedule 3[2], proposed section 9E(2)(c), lines 19 and 20. Omit “guidelines approved by the Treasurer”. Insert instead “regulations made”.
- No. 6 **Build-to-rent properties—guidelines**
Page 10, Schedule 3[2], proposed section 9E(2)(c), line 20. Insert “and made publicly available” after “approved”.
- No. 7 **Build-to-rent properties—current tenants**
Page 10, Schedule 3[2], proposed section 9E(2). Insert after line 20—
 (ca) the Chief Commissioner is satisfied that at least 80% of the occupied dwellings in the building were, in the previous 12 months, occupied by long-term tenants and the weekly rent paid by each of those tenants was no more than 30% of the tenant’s weekly gross household income, and
- No. 8 **Build-to-rent properties—future tenants**
Page 10, Schedule 3[2], proposed section 9E(2). Insert after line 20—

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- (cb) the Chief Commissioner is satisfied that at least 80% of the occupied dwellings in the building will, in the following 12 months, be occupied by long-term tenants and the weekly rent paid by each of those tenants will be no more than 30% of the tenant's weekly gross household income, and

No. 9 **Build-to-rent properties—lease agreements**

Page 10, Schedule 3[2], proposed section 9E(2). Insert after line 20—

- (cc) the Chief Commissioner is satisfied that—
- (i) tenants in the building are not required to pay rent that is more than 30% of the tenant's weekly gross household income, and
 - (ii) leases are for a fixed term of 1 year, 2 years, 5 years or 10 years, and
 - (iii) for a lease agreement with a fixed term of 3 years or more, the lease includes a term that entitles the tenant to terminate the lease agreement after 12 months by giving at least 4 weeks' notice in writing to the landlord, and

No. 10 **Build-to-rent properties—regulations**

Page 10, Schedule 3[2], proposed section 9E(3), line 22. Omit "guidelines may include provisions with respect to". Insert instead "regulations may provide for".

No. 11 **Build-to-rent properties—guidelines**

Page 10, Schedule 3[2], proposed section 9E(3)(a)(iii), lines 29 and 30. Omit all words on those lines.

No. 12 **Build-to-rent properties—guidelines**

Page 10, Schedule 3[2], proposed section 9E(3). Insert after line 35—

- (ba) publication of information on the implementation of this section, including in relation to compliance by persons owning land to which this section applies,

No. 13 **Build-to-rent properties—tenant consultation**

Page 10, Schedule 3[2], proposed section 9E. Insert after line 38—

- (3A) Without limiting subsection (3)(a), a building is taken to be a build-to-rent property only if the Chief Commissioner is satisfied that arrangements are in place to ensure proper consultation with, and representation of the views of, tenants of the building on matters relating to the management of the building.

No. 14 **Build-to-rent properties—regulations**

Page 10, Schedule 3[2], proposed section 9E(5), line 42. Omit "A guideline". Insert instead "The regulations".

No. 15 **Build-to-rent properties—definitions**

Page 11, Schedule 3[2], proposed section 9E. Insert after line 36—

- (10A) In this section—
long-term tenant of a dwelling means a tenant who has occupied the same dwelling for at least 3 years or, if the building is less than 3 years old, since the building was first open for lease.
rent has the same meaning as in the *Residential Tenancies Act 2010*.