

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 6:55 PM
To: Stafford Electorate Office
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support and Services Committee (CC my local MP): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear James Sullivan MP,

Dear the Community Support and Services Committee, cc my local MP -

I'd like to comment on both the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.

I'd also like to take this opportunity to share something with you: a snapshot of what it's like to rent in Queensland.

I am currently trying to move out of home (as I have to since I am 20 years of age). I am a University student and I work part-time. It is extremely difficult to rent places at the moment that are affordable. Since I am studying social work I have to have saved money aside for placement (total of 1000 hours), to live off as we cannot work during this time. Due to also not being 22 I am not classified as independent and cannot get Centrelink or rental assistance. This means it is extremely challenging to find a place to move to that does not involve me just scraping by each week. Unfortunately, it is really daunting to be 20 and already terrified of how I am going to afford my future. With this, along with the reality that I may never be able to own a home (and have stability in retirement), the reality of superannuation for a woman and also the low pension rates - looking forward to the future in our current state is not great. I would really appreciate if you could please ta

ke this into consideration and change the Housing Legislation Amendment Bill. It should be extremely concerning that a 20-year-old has to already be concerned with all of these things. We can do better. Why do some people get to make profits or utilise negative gearing and pay little or no tax, from other people having to have just have the basic human need of a home?

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve my situation as one of the 1.8 million renters in Queensland. While this bill may be palatable to the real estate lobby, it completely disregards my experience as a renter.

While I'm pleased that the Housing Legislation Amendment Bill includes positive provisions for renters experiencing domestic and family violence, it contains little other reforms of substance for renters.

I urge the Queensland Government to take this opportunity to amend this bill and to implement real rental reforms that will make renting in Queensland affordable, secure and fair.

It's crucial that rental reforms in Queensland include:

- A genuine end to 'no grounds' evictions – providing tenants with long-term security in their homes without the risk of an unfair eviction at the end of their lease
- Allowing tenants to make minor modifications, like hanging picture frames or installing furniture safety anchors
- A real ban on rent bidding – banning agents and property owners from accepting amount above the advertised rent for a property
- Expanding minimum standards to include ventilation, cleanliness and insulation
- Stopping unreasonable rent increases by tying rent increases to general inflation (CPI)
- Ensuring prospective tenants have fair and honest information about the property
- Banning inappropriate or discriminatory questions by lessors
- Make it easier for tenants to have pets – by flipping the onus on property owners/agents to demonstrate why it's unreasonable for a tenant to have pet

These provisions are included in the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021. I urge the government to either support the Tenants' Rights Bill, or amend its own bill to provide real protections for renters.

Yours sincerely,

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