

Community Support and Services Committee

From: [REDACTED]
Sent: Wednesday, 30 June 2021 7:45 PM
To: Maryborough 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 Bruce Saunders 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.

My current rental has NO insulation, nor any other kind of temperature control.

NO decent curtains, NO ceiling fans (in spite of recent, strong requests), NO roof spinners and certainly NO AC!

Last February, on an average day, the floor temperature was around 33 degrees Celsius.

While three weekends ago my place was simply too costly to heat all of the evenings, and I contracted a dose of the 'flu..

Potentially, a serious concern when I live on my own, and will be 82 years of age, next November.

Being an Aged Pensioner, continuing quality contributions actively, this year, through our local FRASER DISTRICT COMMUNITY VOICE group, that is concerned about my present living arrangements.

And is fully prepared to act on my behalf.

Sadly, I have given up on swift action from my Landlord and/or my Real Estate Agent, and have therefore asked State Housing to expedite my application for alternative accommodation in the Gayndah area, where I hope to continue to make more friends. And lead by example, in initiating and driving the formation of initiatives such as COMMUNITY MATHS. CLUBS---hopefully, with the collaboration of local schools.

I am convinced that success in Maths. is essential for academic success, AND will markedly assist in the lowering of the epidemics of anxiety in schools

And so continue in one of my roles, after 60+ years as a school teacher, as a COMMUNITY STUDENT ADVOCATE--- blatant ageism has marginalised me from teaching, but I will not give up caring for kids across this Wide Bay-Burnett region---the horrific loss of two Grade 7 students to suicide, over the past two(?) months clearly indicates that our future leaders need far more empathy and compassion---perhaps summarised best as 'Grandparent/Tutor Listening Time'.

Through dynamic partnerships between school communities and 'village' communities---as our Indigenous leaders live by example.

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,

A black rectangular redaction box covering the signature of the author.