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From: [REDACTED]
Sent: Thursday, 1 July 2021 2:36 PM
To: Mansfield 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 Corrine McMillan 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 a 79 yo pensioner. My son aged 30 died in India of a heroin overdose. I took him there as a reward for staying off drugs for a year. I was in business as an estate agent and a [REDACTED] for 9 years.

I suffered depression for 2 years and helped and trusted everyone and lost my business and properties.

I generally live in [REDACTED].

After 38 years of class war we must now tax the rich, wealth, inheritance etc. and raise the tax free threshold to \$60,000.

We must reverse neoliberalism and privatisation.

We must stop foreigners and investors from buying workers homes. It is immoral to own a workers home. Young Australians are now tenants for life at outrageous rents.

We must agree with Alan Kohler and scrap all super which is a disgrace. Super has been found to be detrimental to wage earners, marginal (read useless) for the middle and a boon for the rich. Politicians get \$6m of our money when they leave, therefore it's not super, but after 45 years workers get \$180,000 of their money with a drop of 47% purchasing power after 45 years. Compulsory super barely covered inflation in the first 20 years. It is wages theft, theft of cost of living adjustments and theft of home deposits. Like pokies, it deprives families of food, clothing, housing, education and transport.

Super is a crazy neoliberal notion based on lies that future governments won't have money to pay pensions and the greed of the rich who want everything privatised including the pension.

We must force landlords to disgorge 10% of their dwellings by value each year.

We must stop the tax breaks on Super and workers homes costing tens of billions a year.

We must stop first home assistance which is cash gifted to vendors, mainly land developers.

Pensioner renters who don't own property should get \$250 pw no questions asked, not \$72.00.

In our wealthy nation welfare support is miserly and should be raised to above the OECD average.

In my 53 year career I have seen rental homes sit vacant for months on end.

Rent is a function of supply and demand and it has skyrocketed due to 8m largely unwanted foreigners arriving in 20 years. Another cockeyed neoliberal idea stealing workers homes, jobs and university places.

Governments should build vast estates of quality homes as public housing to make up for the greed and lies of the 38 year class war.

Mr Keating had no mandate for the theft of our monopoly utilities or wages theft Superannuation.

CSL sold for \$500 million, now worth \$129 BILLION.

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,

[Redacted signature]

[Redacted contact information]