

Community Support and Services Committee

From: [REDACTED]
Sent: Saturday, 3 July 2021 10:13 AM
To: South Brisbane 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 Amy MacMahon 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 have been very lucky for the last 12 years to rent directly from a kind and not greedy owner, but our time has come to an end with the house being sold. I have been looking for a place on and off for months, to no avail. Our current owner is now luckily letting us stay until the end of the school year.

My kids have grown up in West End, it's where they were born, go to school, where their friends and our community are. I have tried to find a home for us in the area but the prices have gone up so much that we are priced out.

Looking further away, my applications have been repeatedly unsuccessful, with the generic answer from real estate agents: "the owner received a lot of applications and it was a tough choice".

I am a single parent, with 2 kids, I have a full time government job. I was told by an agent being a single rent payer immediately puts me at the bottom of the application pile, no matter how good my references are, or how secure my job is.

It's been demoralising, I just hope I can provide my family with an affordable home soon, although the affordable part is unlikely, with bidding allowed, a massive influx of interstate people and enormous "luxury" developments in the inner suburbs, I'm not sure where we'll end up.

.....

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 large black rectangular redaction box covering the signature and name of the sender.