
From: [REDACTED]
Sent: Saturday, 3 July 2021 5:14 PM
To: Ninderry 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 Daniel Purdie 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 possibly facing the end of my lease in 6 months and I'm terrified I won't be able to find a rental. I work in Noosa 3 days per week, Peregian Springs 3 to 6 hours a week, and the rest from home in my own online business. I'm a single woman of 63 years old.

I'm happy to live in a tiny home or cabin style accommodation but even that is difficult and becoming expensive. I'd live in a CARAVAN PARK but it's not allowed for more than 3 months and it's expensive.

The government must do something!

Air b n b must be regulated as I can't compete with 150 to 500\$ a night rental returns as a permanent renter. Air b n b must be regulated to owners living ONSITE not buying up and cashing in. A regular b n b must have an owner living onsite to operate. Why is air b n b exempt? Everyone's a hotelier these days. I don't begrudge the odd holiday let it spare room or granny flat (which I understand can only be let to relatives)??

Something must be done. I have homeless friends. One of my friends, a 67 year older woman is living in a shed with no water or toilet.

This was predicted and yes we didn't think it was coming yesterday however the government has been negligent with housing! Thank you.

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]