
From: [REDACTED]
Sent: Monday, 5 July 2021 8:06 PM
To: Redlands 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 Kim Richards 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.

ALMOST IMPOSSIBLE!!

We bought a Caravan and lived in that for 4+ years. Caravan Parks are very hit and miss - some very expensive but if you are prepared to go to the middle of nowhere it can be quite expensive. Then we returned to Brisbane and spent time in a caravan park in Brisbane - very expensive for 2 people - one 70+ and one 69 who are relying entirely on the pension. We looked for somewhere to rent but on the pension were earning nowhere near enough to afford rent. Then our daughter who resides in America decided to buy us a house and that solved much of our problem. She and her husband bought the house we are living in (at \$450 thousand plus) we are lucky that our daughter and son in law both have very good jobs with computer companies. So they bought the house we are living in and charge us \$200 per week. Another daughter helps us where she can and our other 2 children also help with emergency things we have to pay.

We would not manage without our children's help.

We tried to get housing through the govt but they told us there was a waiting list of about 400,000 plus. That was nearly 3 years ago now and we have never heard from them at all.

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 sender.