
From: [REDACTED]
Sent: Wednesday, 7 July 2021 10:40 AM
To: Everton Electorate Office
Cc: Community Support and Services Committee; thepremier@premiers.qld.gov.au; communitiesandhousing@ministerial.qld.gov.au
Subject: Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Timothy Mander MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

The Bill fails to meet its key stated objectives. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds.

I want to see the following changes in the Bill.

ENSURE RENT INCREASES ARE INLINE WITH CPI, OR 10% OF THE PREVIOUS LEASE EACH YEAR - many households are struggling in the current economic climate, especially those who rent. Recently a number of Queensland families have been forced to leave the homes they have lived in for many years, due entirely to unfair rent increases that those families could no longer afford. The real estate market is currently in a boom, however a large percentage of homes being purchased are being bought to serve as rental properties. Owners of these properties are usually more interested in the profits they can make, rather than the welfare of their tenants. This is understandable, but it is resulting in rental properties being above and beyond the reach of many families. The families that rely on the fairness of the rental system to be able to have a home, and those who are already priced out of the real estate market. If rent increases were set to CPI or a maximum 10% of the previous lease, per year, it would mean the investors who own those properties will still be making a profit, and those who rely on them will have a home to live in.

NO UNFAIR EVICTIONS. The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault.

ALLOW MINOR MODIFICATIONS. Being able to personalise and make safe my home is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification.

MAKE IT EASIER FOR PEOPLE AFFECTED BY DOMESTIC & FAMILY VIOLENCE. I support the government's proposals around domestic and family violence but they must also include the ability to install security measures without prior consent. This is a vital safety protection for people experiencing DFV.

LET RENTERS CHOOSE TO KEEP PETS. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront.

We need real change for renters that brings stability and the ability to make a place our home.

Yours sincerely,

[Redacted signature]