
From: [REDACTED]
Sent: Wednesday, 7 July 2021 8:53 PM
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 am a single parent. I would appreciate 3 and 5 year leases. It means we stay at the same kindy and childcare. And then also we would have consistent home through primary school. Hopefully my landlord doesn't decide to sell the residence to a developer but the suburb I am in - plenty of affordable rentals are being demolished and turned into high rises. But a kid and cats - we need a yard. So my daughter scoots and bikes, comes and goes and gets in the garden - area to have teddy bear picnics and blow bubbles. I find a sunny spot in the yard to have a coffee and warm up in winter since my unit doesn't have northside windows.

More of our streets should be converted into cul de sacs so kids can play with their neighbours. Our home is an old house split into 2 units. We face the street, can see trees from our window, chat to our neighbours coming or going on our bikes or parking our car on the street. We wouldn't get that going from car in basement into an elevator up a tower.

I pay \$350 a week for 2 bedrooms. I don't think there are many homes at my price range available in 4101 anymore. We have ties here back to 1995. It has changed a lot - so many older Queensland sharehouses have been torn down. I prefer a cheaper place with character like we have than a shiny new concrete box apartment with shiny dishwasher.

Lower income folks like artists and single parents and pensioners, we are being pushed out of 4101. We need a mix of housing types at a mix of prices with longer leases and allowing pets. And i would like to hang pictures on the wall.

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,

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