
From: North Ward Realty - Rentals 2 [REDACTED]
Sent: Wednesday, 7 July 2021 2:02 PM
To: Community Support and Services Committee
Subject: Submission to the Housing Legislation Amendment Bill 2021

Good afternoon,

My name is Sharon Silva I am a property Manager, an owner of an investment property and rented for 6 years here in Townsville.

My contact details are [REDACTED] and email at work [REDACTED] and [REDACTED]

I am happy to be called or included in any discussions regarding this matter.

A little bit about me. I commenced working in Real Estate here in Townsville in 1994 and feel I have a very good understanding of the market and situation here.

My concerns relate to the following:

1. ensuring all parties have appropriate approved reasons for all parties to end a tenancy

Currently tenants give 2 weeks notice to vacate at the end of their lease of 2 weeks anytime if on a periodic lease.

An owner can only give 2 months notice if the tenant is on a periodic lease of 2 months to the end of their lease.

If this doesn't already show the one sided notice periods towards the tenant I do not know what else to say.

Private Landlords are not Public Housing Commission providers and therefore should not be treated like that by these proposed changes.

If the Government feels that tenants require more rights then the Government should build more public housing.

2. prescribing Minimum Housing Standards

The real estate market outside of Brisbane is very different to regional areas and a blanket decision is not in the interest of owners or tenants in some cases.

Eg: The market in Townsville consist of a lot of lower end properties which provide housing for people that cannot afford high rents. Most single pensioners can only afford up to \$200/week and single job seekers under that amount.

The minimum housing standards will force many owners to sell their properties as the rents do not cover the cost now, let alone if upgrades are required.

The current act does state that a Landlord is to provide a liveable dwelling and a tenant can go through the RTA dispute system if they feel that repairs are not being done.

It is not up to Private Landlords to provide Public housing and over the years governments have failed the lower income people by not keeping up with the demand for accommodation by them.

The Federal Government has also fail to offer incentives to private investors to enter the investment housing market.

Governments fail to see and address the shortage of lower priced rental properties for mostly our most vulnerable people and by adding more financial pressure on Landlords to upgrade properties this will reduce the amount of available properties even further through sale and rent increases.

3. options for people experiencing domestic and family violence to end a tenancy

Naturally as long as the proper proof of a domestic/family violence situation is provided this is appropriate

4. frameworks for all parties to negotiate renting with pets.

Again a private landlord has the right to say if they want pets, as they pay for the property. It can be part of the application process but at the end of the day Government should not have the right to tell a private Landlord that animals must be accepted. Leave things as there are in relation to this. What is being suggested is not a negotiation.

Many of the items that have been suggest fall back on the theory that a Landlord can take an issue through QCAT is the tenant doesn't fore fill their requirements under the ACT. However the government fails to consider the financial stress that these situations place on a Landlord.

I would also like to say that the timing of this discussion is very poor as most agents are very busy with end of financial year, plus the add the covid restrictions makes it very difficult for people to have time to respond to these complex matters.

Perhaps the timing was planned exactly for this reason? To reduce the amount of response from the people who will financially be most affect by some of these recommendations.

Please contact me if you have any comments of would like further information.



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