
From: [REDACTED]
Sent: Friday, 9 July 2021 11:25 AM
To: Moggill 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 Christian Rowan MP,

Dear Committee

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

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Concerned Queenslander

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.

People need sustainability and security tenancy. Below is a situation that is currently happening now:

A single Mum with two children aged 8 and 4. One child has special needs who does not cope well with constant change. She has been in an NRAS housing in North Booval for two years and the rental lease is coming to an end in August. As the house has been in the program for 10 years, the owners are now considering selling the house or increase the rent to market value. She now is struggling to find how she will either find a new long-term rental or pay the increase in rent in the current rental market. This single Mum's mental health is suffering as she is worried about how she and her children will live with having to pay a 30 percent increase in rent that is not affordable and could end up becoming homeless after being evicted.

To assist and advocate for vulnerable people in these situations, I want to see the following changes in the Bill.

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,

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