
From: [REDACTED]
Sent: Friday, 9 July 2021 12:57 PM
To: Community Support and Services Committee
Subject: Proposed rental law changes.

Hi

I am a 68 year old self funded retiree who has two units, that I rent out in Rockhampton.

There are some parts of these proposed changes that I disagree with , and am strongly opposed to.

When considering prospective tenants I think it is imperative that property managers are able to ask pertinent questions about a prospective tenants rental history and their ability to pay the rent, to assist in determining weather or not they are likely to be suitable tenants.

I also have reservations about all tenants having the right to have a pet.

I have a young woman renting one of my units for a number of years, who is an excellent tenant , and I am certain would be a responsible pet owner.

Depending on the type of pet, I would highly likely agree to her having a pet, if she wanted.

However, I am opposed to a new tenant unknown to me having one, as some pets can do a lot of damage to internal structures such as walls and carpets, and when they move on, the landlord has to foot the bill for repairs as there's not enough bond to cover the cost of repairs.

I have always agreed to past requests to assist tenants that have disabilities, with their requests for extra handrails ect.

However if they will have the right to make minor modifications without request, some will see this as a right to do whatever they want.

Repairs and modifications should only be carried out by qualified tradespeople, or at the very least by skilled and experienced compent people.

The thought of a tenant painting my walls a colour that appeals only to them, and then fitting shelving that falls down, leaving large holes in the walls, or drilling through electrical wiring, horrifies me.

And when the tenant moves on, the cost of bringing the building back to standard, will most likely be borne by the landlord, as it most likely it will exceed the bond.

In about 2016 the rental market in Rockhampton was saturated with high vacancy rates, and I had to accept over a fifteen percent rent drop, and the expenses continued to rise, I didn't complain as this was the free market at work, the laws of supply and demand.

I didn't hear any tenants complaining then , and there was no sympathy extended to landlords, we just had to cop it on the chin.

I think it seems a little biased towards the tenant, if rents are proposed to be regulated to the cpi, and can only be increased every two years, when if a landlord has a rates rise of under twenty percent in one year it is considered acceptable ,and that he just has to bear the extra cost.

Most things in this great democratic country adhere to the free market principle, supply and demand and if you regulate rents, are you then going to regulate some of the things that effect rent prices, such as the property market, council rates, insurance, interest rates, the list goes on.

This proposed amendment bill, will see investors abandon investing in the resediantal property market in droves .

This might be fine for a tenant with a lease enjoying low rents, but there just won't be enough property to fill demand, and that will result in more people sleeping on the streets.

A far better approach would be for government to increase incentives to invest in residential property, and as supply increases rents will be driven down.

As I have two excellent tenants at moment, I have not increased their rent, the last rent rise I received was about nine years ago, only change a reduction five years ago.

However if these changes are implemented, this will have to change, as I will have to make around a thirty percent increase to what my property would fetch at current market conditions.

I have no desire to do this as it would cause hardship to excellent tenants, but to avoid being left behind the rental curve, this is what I will do.

Rather than have a bad tenant occupying my property under these conditions, I would prefer to just have nobody in them, and leave them vacant.

Thanks for giving me the opportunity to reply.

Yours faithfully

Noel Wheeler

Phone number is [REDACTED]

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