
From: [REDACTED]
Sent: Saturday, 10 July 2021 10:13 AM
To: Community Support and Services Committee
Subject: I do not support the Bill

Committee Secretary, Community Support and Services Committee

Dear Committee Secretary

With reference to the introduction of the following into the Queensland Parliament
Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021
(Bill)
Housing Legislation Amendment Bill 2021

I do not support the Bills for the following reasons.

As a QLD landlord I fully support the provision of safe and secure housing to my tenants and I chose to do so, taking all the risk and financial burden of owning the property.

I have a wife that does not work, and we have three children aged 5 and under so it has taken an enormous amount of saving for us to purchase a rental property to provide a home for another family.

The proposed legislative changes currently penalise landlords and do not recognise our fundamental asset ownership rights. We chose to do this in the hope that one day we will acquire financial security rather than burden the QLD Government or Federal Government with our aged care. To do this we assume financial risks and responsibilities of the property asset.

We are totally supportive of the minimum housing standards but this is not supported by removing our rights to rent increases in line with market conditions and instead imposing time restrictions and CPI indexation limits on rent increases.

I am a great landlord – fair and honest. For the entire time a tenant has lived in my property I have attended to maintenance requests quickly and efficiently. Since I purchased the property in 2016 it has cost me money every year to provide a safe and secure home for another family. I would need to re-think holding on to the property if the proposed Bill is enforced and that means the Qld Government may have to provide a home for the tenant instead.

I request :

The removal of all timeline limits and CPI indexation on rent increases. The Government should not interfere as this should be left to market forces to self adjust.

Removal of the following as it is too vague in its reference to “any other matters” to be implemented satisfactorily for all parties.

Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill), Page 8, Clause 6 Amendment of s 17A (Prescribed minimum housing standards) Section 17A(3), from 'A' to 'following' — omit, insert— The prescribed minimum housing standards must cover the following matters and may cover any other matters relating to the premises, inclusions or park facilities.

Signed:

FULL NAME*: Matthew MANSFIED

EMAIL :

[REDACTED]

MOBILE*:

[REDACTED]