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**Proposed Housing Legislation Amendment Bill 2021 and update to the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.**

I write regarding the above-mentioned proposed bill and submit my opposition to a number of key points being considered for implementation.

The rental sector is in crisis due to the Governments' inability to encourage a healthy property investment market. In particular, the Queensland Government seems to actively discourage owning a rental property, charging higher stamp duty for investment property purchases, land tax, land tax surcharge if the owner resides overseas, plus all the additional required associated compliances.

On top of this, the City Council charge additional rate fees for investment property owners and the Federal Government takes their own slice for capital gains tax.

Making rentals laws more onerous, like the ones proposed, will not stabilise the rental market. In fact, less properties will be available to lease and rents will be driven up as investment owners exit the market and availability becomes scarce.

**Minimum Housing Standard**

**In essence, I support a minimum housing standard, but believe it will have consequences for lower priced rental properties.**

Creating a minimum housing standard will lead to cheaper rentals disappearing and further disadvantaging tenants.

While I recognise that property standards and safety measures are important for tenants, owners will need to invest a considerable amount of money for renovations which will drive up rental prices as owners look to recoup some of that cost. Some owners will have no choice but to sell their property, and with the new minimum standards, the only buyers of this type of property will be owner occupiers, further reducing availability for tenants.

The government should be encouraging property investment, to keep rental prices competitive, to open up the rental market and give tenants a better choice of where to live.

**End of Lease**

**I do not support Bill.**

"Without grounds" terminations must remain. Should an owner have a health, financial, work related or family related issue, or simply wish to have their home back due to personal, relationship or domestic violence issues, they should be able to take back possession of a property they own. If a tenant can leave a property without grounds, the property owner should have the same equal opportunity when needing the home back. This should be a fundamental right when you own a property.

By taking this right away from the property investor, you are discouraging investment ownership because the owner is unable to reclaim their property when they desire.

**Pets**

**I do not support Bill.**

Business owners have an obligation to provide a safe work environment, but the heightened risk of dog attacks on property managers will put our employees at risk. Is the State Government Minister prepared to be held accountable, taken to court and prosecuted for dog attacks on our employees? A safe work environment is the employees' right and is the law.

Pets should be permitted if both tenant and owner mutually agree, for example, scratches on timber floors are not covered by landlord insurance, but to sand and recoat the surface often costs more than the bond held. Taking the tenant to QCAT is often fruitless.

**Family/Domestic Violence**

**In essence, I support this reform if the Government subsidised the owner's loss of income.**

If this section of the bill is passed, the State Government should be willing to bear some of the significant financial loss incurred by the owner as a result from loss of rent and the costs of finding a new tenant at short notice.

Remembering that the owner, usually mum and dad investors, also relies on rental income to survive and cover their own costs and those relating to the property. This puts a significant strain and pressure on the owner's own finances and personal situations and the Government should be prepared to support the owner in this case.

**In summary**

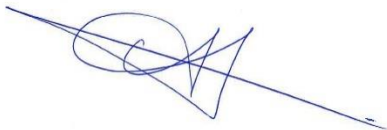
Investment property owners pay a lot of money and tax to retain their property.

They need encouragement and incentives to continue to purchase investment properties and to keep providing affordable housing for tenants. These reforms will only serve to enhance homelessness, increase rental shortage, drive up rental prices and provide an unachievable mountain for the mum and dad property investor trying to keep up with legislation.

These concerns I have addressed have come from the real estate industry and large and small property investors and renters alike. Any changes to tenancy legislation needs to be fair and equitable to all parties.

*“Newton's third law is: For every action, there is an equal and opposite reaction. The statement means that in every interaction, there is a pair of forces acting on the two interacting objects. The size of the forces on the first object equals the size of the force on the second object.”*

With each new tax or compliance, investors are choosing to sell their investment properties, leading to less available rentals. Every action has an equal and opposite reaction.



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**ANDREW HENDERSON**

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