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**From:** LOIS HOLLEY [REDACTED]  
**Sent:** Tuesday, 13 July 2021 11:58 AM  
**To:** Community Support and Services Committee  
**Cc:** Lois Holley  
**Subject:** Residential Tenancies and Rooming Accommodation (Tenants Rights) and Housing Legislation Bill 2021

We are properties owners in Queensland and would like to make the following submissions to the CSSC.

1. Allowing tenants to make minor modifications to a rental property.

If the repairs are not completed by a professional, then the landlords insurance may not cover the landlord/tenants or if the repair is not up to standard and results in injury to their tenants/visitors then the Landlord/tenant has problems. To maintain safety, tenants are not the people to authorise repairs. Changes that change the property during the tenancy make it difficult for the property to be returned to its original state at the end of the tenancy, for the tenant. We have had tenants change the property during a tenancy, without telling us, that were not up to standard and could have resulted in accidents on the property,(i.e. making changes to electrical points or completing work themselves and submitting an account. )

It is the owners' right to make changes not the tenants.

2. Through legislation trying to control rents. This never works, and has been tried overseas and has always resulted in major problems for tenants. A free market approach is the only safe option for tenants and Landlords. A rental increase every 24 months and only by CPI raise is ridiculous.

In the mean time your government continues to raise costs for building, Land Tax, Council Rates and inflation, not every 24 months and NOT by the CPI !  
Every year council rates, water charges and land Tax goes up and NOT by the CPI.

For instance to get the water connected at Redcliffe costs over sixteen thousand dollars and rising !

Section 71 adequately allows tenant to seek assistance if they believe any rent increase is excessive.

3. If you are going to allow tenants to have pets, then a pet bond is essential. We allow our tenants to have pets but have experienced tenants who allow dogs in the house without our knowledge or permission causing major internal damage.

A pet bond encourages responsibility by the tenants .

We understand that the Housing Legislation Amendment Bill 2021 is fairly reasonable for tenants and Landlords but the Tenancies and Rooming Accommodation (tenants Rights) Bill is ridiculous and unfair.

If your government sees political capital in treating the owners unfairly then, as history has shown, it will come home to bit

Another sensible change you could make is to remove the word LandLord from legislation and replace it with owner. I think the word Landlord tends to create unfortunate thinking and owner is really the situation.

Thank you  
John and Lois Holley

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