

## **Submission re - Housing Legislation Amendment Bill 2021**

Currently there is an acute shortage of available rental properties. Some suburbs have either zero, or maybe 2 properties available. This acute shortage isn't good for tenants – there's not the choice to live where they want, in the type of property they'd prefer, at a price that's reasonable. This Bill does NOTHING to address this shortage of rental properties!

In fact, this Bill will be an even greater detriment to tenants, as –

- Prospective investors will realise there's no real return on investing in the rental market, and that there's far better returns available in the share market (25% in the last year compared to less than CPI under the proposals of this Bill).
- Existing investors will realise there's no choice in protecting and managing their investment properties, with little control over what tenants can do with/to the property. They will exit the rental market at their earliest opportunity – leaving even less properties available for prospective tenants.

There is nothing in these proposed changes to attract investors into the rental market – and without investors there won't be more rental properties available to meet the growing rental demand.

Investors will find more profitable ways to invest their money – and they'll be the winners!

Tenants will be the losers, as the available rental pool is reduced, and tenants won't have the choice to rent where they want – if they can even find any property to rent!

### **Changes that are not going to encourage investors into the rental market:**

1. **Grounds for Lessors ending tenancies:-** Property owners must provide clear **approved** grounds for how a tenancy can be terminated. It is claimed the ability to end tenancies "without grounds" has been removed. Allowable grounds are end of the agreed term under a fixed term lease, significant repair or renovation needing to occur, sale of property, and owner occupation.
2. **Automatic rights for tenants to have pets:-** Lessors have 14 days to provide **reasonable** grounds to refuse. Reasonable grounds include if the property is unsuitable, and if keeping the pet would breach laws or by-laws. Lessors can also place reasonable conditions on pet ownership, including that the pet is to be kept outside or that carpets are cleaned and the property is fumigated at the end of a lease. Any disputes on the reasonable grounds are dealt with by QCAT.
3. **Minimum housing standards:-** Establishes some minimum standards to ensure all Queensland rental properties meet standards for safety, security and functionality before September 2023.

Where possible, rules (including minimum standards) should be the same for owner-occupied and rental properties. Rules and regulations should only be made if they apply to most situations. It makes no sense to force owners to provide services/ facilities which most tenants don't want/ need. (and don't want to pay for.)

Hence, the majority of matters should be negotiated between owners and prospective tenants before a tenancy agreement is signed.

4. **Domestic and Family Violence:-** Tenants can end their interest in a lease with seven days' notice if they are unable to safely continue it because they are experiencing domestic and family violence. However, why should the landlord bear damage repair costs. If the tenant/s have caused damage they should be paying for the repairs! There should be wilful damage charges laid if applicable. If the government wants to let the perpetrator off from their responsibility then the government should cover the repair costs (after all, it's their legislation – it's not the landlord's fault).
5. **Increase in Tenant-Authorised Emergency Repairs:-** The cost of emergency repairs that can be authorised by the tenant will also be increased to the equivalent of four weeks' rent instead of two weeks. Is this really necessary?

I am opposed to changes that are going to negatively impact landlords – as they will also negatively impact tenants through reduced supply of rental properties as owners exit the rental property market in search of better returns on their finances.

Signed.....Ian Joyner.....

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13 July 2021

P.S. I couldn't find any info on this on the Qld.gov.au website. When I rang the Qld Gov on 13 74 68 I got the run around and ended up with the RTA with no suitable option to select.