

Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022

Submission No: 13
Submitted by: [REDACTED]
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Attachments: No attachment

Submitter Comments:

Thank you for the opportunity to make comment on the the Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022 (Bill). I do not agree that the measures proposed in this Bill provides a solution to current housing crisis for either tenants of private lessors. There is clearly a housing shortage at the moment and this shortage will be better met by investment from governments rather than 'mum and dad' lessors. As a community service worker, I support government investment in more public and low-cost housing. I have tried to support a number of clients to access NRAS however i have found there are very few properties available to rent and of those properties, all available were 1 and 2 bedroom units. NRAS properties need to be available for families requiring 3+ bedrooms. I also believe that there needs to be a substantive increase in welfare payments to meet current costs of living including, but not limited to, housing.

On a personal note, my husband and I rent out a 2 bedroom unit in Fortitude Valley. This was my husband's first home before we moved in together. The unit was purchased in 2013 for \$390 000. The price of the unit has not increased in this time due to the increase in unit blocks/rentals available in Fortitude Valley. The property was rented for \$445/ week when the property was initially rented out. We reduced the rent to \$420 during Covid-19 in line with the reduction in interest payments. Our current tenants have a lease until October 2023. For us to be required to maintain the rent at \$420 at the current interest rate would result in a loss of \$10 000/ year. We have always been attentive lessors. We have responded to all maintenance request promptly. We can not afford to maintain a loss of \$10 000/ year and therefore would need to look at other alternatives such as short-term rental arrangements instead. Thus further reducing the rental housing available. I hope this information assists you in the consideration of this Bill. [REDACTED]
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