

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

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Parliamentary Committee inquiry response – Patricia Goldfinch.

The Residential Tenancies and Rooming Accommodation (Rent Freeze) Bill 2022 was introduced into the Queensland Parliament on 31 August 2022 by the Member for South Brisbane, Dr Amy MacMahon MP. In summary, the Bill proposes to:

- freeze rents for two years at the amount in place, advertised or agreed as at 1 August 2022
- impose fines if rents are increased or properties are moved from private rental to short-term accommodation during the rent freeze period
- cap rental increases after the 2-year rent freeze period at no greater than 2% every 2 years
- set rents for properties that have not been rented for over 12 months as the median rent for comparable properties in that postcode
- give the Residential Tenancy Authority power to compel lessors to provide information about the amount of rent payable where a rental bond has not been lodged with the RTA.

This bill does nothing to address the housing crisis across Queensland other than attempt to stamp a level of authority over the private rental market that will drive the rental market into further decline. Investors are leaving the market now with the changes introduced by the Qld State Government leaving investors disadvantaged and open to financial disparity.

The private rental sector must be buoyed to work with the public and community sector being the largest private housing supplier in Queensland who have financial investments and capacity to increase the supply with financial incentives.

The increase on housing providers and investors with land rates, insurance, repairs and maintenance must be clearly thought through before placing any restrictions on rental increases and stating what rental increases can be stated across the board.

We would like to suggest Dr Amy MacMahon MP look proactively at the following:

Land Supply

- increase the supply of developed land
- reduce development times (thus reducing costs for developers)
- incentives to encourage developers to release land already developed

Rental Housing Increase

- providing incentives for landlords to offer affordable rentals, for example, by waiving land tax

Community and Social Housing Supply

- ensuring the supply of social housing keeps pace with population growth
- encouraging more affordable build to rent product, including co-living and new generation boarding houses (i.e., short term rentals for up to 3 months to balance restrictions on short-stay accommodation)
- introducing an affordable rental subsidy program delivered through community housing to meet the gap between social and market rentals

Patricia Goldfinch
General Manager.