

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

**Submission No:** 42  
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**From:** [REDACTED]  
**Sent:** Saturday, 29 October 2022 1:42 PM  
**To:** Community Support and Services Committee  
**Subject:** Re: The Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill - submissions closing 5pm, Monday 31 October 2022 Inbox Rent freeze laws bill by Dr Amy McMahon of Greens - attached my submissions to lodge with Queensland Parliament.

**Categories:** Submission

## The Solution

What is needed are positive and effective solutions to address the housing crisis. Clearly more social and public housing can go some of the way but they face substantial problems. Over the past few decades, we have seen the privatisation throughout essential sectors such as energy, utilities, communications, transport, security, health and others. The main aim of privatisation include improving efficiency, more private investment and reducing cost. Why then would housing be so different that some wish to do the opposite and nationalise it in the form of public housing.

Expanding the private rental market can go much further. The start with providing incentives rather than disincentives for investment in rental and in particular low cost rental properties.

Each tenant and investor have their own unique set of circumstances, so rather than create onerous rules which apply to everyone, investors and potential tenants should be able to negotiate many of the terms of a rental agreement. Tenants are free to choose properties which best meets their needs, and investors would choose tenants who are best suited to what they have to offer.

All three levels of governments impose taxes on tenanted properties (which are lower or tax-free for owner occupied property) and include Capital Gains Tax, Stamp Duty, Land tax and Council Rates. These all get passed on to tenants. Clearly, for some rent-relief is provided to tenants than this is the easiest cost for government to waive as an offset. This was actually the case during the lengthy Victorian lockdown where landlords who provided rent relief were entitled to a equivalent relief in state taxes.

Reducing risks to investors is another key incentive. The biggest risk to many investors is the prospect of an undesirable tenant who may damage property or fails to pay rent. Providing an efficient and streamlined process to deal with undesirable tenants must be a priority, as the majority of desirable tenants are being adversely impacted by this minority. If the parties cannot reconcile then the eviction process must be fast and straightforward.

Legislation should treat tenants and landlords equally and fairly. Current legislation is

heavily biased in favour of undesirable tenants. It imposes almost no penalty for tenants breaching legislation but many for landlords despite trying hard to follow the rules. A retaliation provision that only applies to landlords but not tenants. Also tenants allowed to leave anytime and, if they know how, without notice, penalty or reason, while landlords must adhere to strict rules, timeframes and reasons.

Of course, the biggest solution to the housing crisis is simple: build more houses. Briefly, more houses (plus more incentives for investors) means more rental stock, therefore more supply, more competition among landlords and therefore more competitive rents. Clearing up the mess in our current planning schemes and making the process of obtaining planning and building permits fast and inexpensive for smaller investors. Invest in building new satellite and regional cities where the transport, jobs, schools and other services all exist before selling the allotments. Open up more disaster resilient and sustainable land for development, or invest in disaster resilience to make other land suitable

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please do not publish my name