

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

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Submitted by: Alexander Patience
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Submitter Comments:

This Qld rent freeze legislation recreates the terrible outcome for renters that exist in Ireland. https://www.ipav.ie/sites/default/files/ipav_ipoa_jim_power_updated_report_june_2022.pdf The rent freeze amendment, signals and punishes the supply of private rental into the Qld, which has a growing population. The end result would be even greater rental stress on the lowest price rentals as supply is removed from the market, and when replaced is replaced at a significantly higher price. This is what happened in Ireland, and it is what the effect of the legislation would be in Qld. Additionally, this rent freeze legislation has a chilling effect on maintaining and improving properties, many Qld rental properties have asbestos and/or termite damage. Landlords should be free to improve their rental properties without being punished by constraint by what they can rent their properties at. If a termite affected 3 bedroom, 1 bathroom house, asbestos containing house, is to be replaced by a new 4 bedroom, 2 bathroom, nil asbestos house. The landlord should be free to rent it at market price, otherwise they will just sell it and the tenant will be further displaced, and the supply of rental houses is further reduced. Finally, the rent freeze legislation punishes soft hearted landlords, which indirectly benefits the hard headed landlords. Many Qld landlords are charging below market rent, and those landlords will be the ones this legislation will cause the market to remove. Leaving only the less emotional landlords who have maintained high rents (and supply new high rent). This is the effect that caused the affordable rental supply collapse in Ireland.