

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

**Submission No:** 82  
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**From:** [REDACTED]  
**To:** [Community Support and Services Committee](#)  
**Subject:** RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION (RENT FREEZE) AMENDMENT BILL 2022  
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Dear Sir / Madam,

I write to you concerning the Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022.

I invested in the Queensland residential property market to support my wife and I in retirement. I am extremely concerned about and strongly oppose the proposed changes to the legislation.

The suggestion that the Queensland Government would fix my rental return for two years and then arbitrarily allow a 2% increase in rentals after that period every two years without regard to my costs is horrendous.

In the past twelve months, my interest bill on the mortgage has more than doubled (2.29% to 4.79%), however, my rental return was fixed for this period with a small (3.5%) increase – less than half the current inflation rate - to commence next month.

Contrary to suggestions by Dr MacMahon, there have not been increased housing prices in the case of my investment.

I am very concerned that, should this bill be passed, I will need to rapidly sell my investment at a significant loss - as no-one else will want an “investment” with a capped income and uncapped expenses.

How this approach of driving investors (who provide the majority of rental accommodation) out of the market is expected to improve outcomes for tenants is beyond me.

Yours sincerely,

Stephen Farrugia

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