

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

**Submission No:** 84  
**Submitted by:** Jean Muller  
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**From:** [REDACTED]  
**To:** [Community Support and Services Committee](#)  
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Committee Secretary  
Community Support and Services Committee,  
Parliament House,  
George St,  
Brisbane 4000 QLD

I, Jean Muller of [REDACTED] wish to lodge a submission of disapproval to the Rent Freeze Amendment Bill.

It has been suggested that rent controls including a rent freeze would help solve the housing crisis. I believe as a landlord, it would have the opposite effect, as increasing obligations and costs and reducing returns will discourage investment and lead investors to exit the market, as has happened with new regulations, reducing owners' ability to effectively manage their investment.

**As landlords of many years, we have seen and felt the effects of supply and demand, and in fact at the moment, are receiving lower rents than 2019, despite doing major upgrades to the properties. The oversupply of inner-city units resulted in a reduction of rent of \$90 per week in one instance, which didn't cover outgoings.**

As self funded retirees we rely on income from rentals to supplement our income and off Commonwealth benefits.

Should rents be frozen, and with interest rates rising, we would be forced to look at liquidating our properties and investing elsewhere, where return is more than the present 3 to 4 percent. Of course, on sale the capital gain would help boost this return, but any gain is subject to capital gains tax.

With rates, utility charges, insurance, building costs and finance charges increasing annually I fail to see investors making any profit with the proposed legislation in force, let alone a return on their investment.

Rental controls in other parts of the world have not worked, with, as reported, Ireland having less than one thousand private rentals and in Sweden, tenants waiting 9 years for a property.

With building costs at their present level private rentals are out of the question for low income renters. For this sector government housing is necessary. There are some irresponsible tenants and these must be made accountable for damage and squalor, thus not jeopardising genuine, decent renters' chance at subsidised housing.

We worked double shifts seven days a week, to be in a position to have a rental nest egg for our twilight years, and while I sympathise with people without a roof over their heads, I disapprove, of government-imposed regulations, making the spoils of our labour a non-viable proposition of a modest income, helping make us self-sufficient.

Regards,  
Jean Muller