

**Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022****Submission No:** 109**Submitted by:** [REDACTED]**Publication:** Making the submission public but withholding your name**Attachments:** No attachment**Submitter Comments:**

To whom It may concern, I oppose this policy for many factors that I will list below. It's not beneficial to cap or freeze rents unless you're going to do it nationally, it's fairly obvious with the inflation of associated costs in regards to investment properties that investors are chasing higher rents if they can spend the same amount of entry money into an investment and get higher returns why would they bother investing in Qld. The comparison that Dr. Amy Macmahon makes with Qld and British Columbia in her policy is quite a different contrast as a lot of the stats, stats as average rent amounts and unemployment rates are significantly different between the two places. The assumption of every investor in the Qld market has made full use of negative gearing for multiple years is also incorrect, I've paid all taxes from a positively geared investment property so have my parents and many of their friends also. To say all this money is thrown at investors is absurd, we pay more for just about every service involved with investment properties. Many seniors like my parents rely on rental incomes to survive, with inflation constantly rising it cuts short much of their income, depending on what stage the rental contract is in with below market rents, if a rental freeze or 2% cap was to be introduced before the end of this term, it makes it difficult to accommodate the increases needed in many cases and you're just moving the struggles from one group to another. These people just can't enter the workforce at this age to make up for the loss. I would like to see peer reviewed research put forward on behalf of Dr. Amy Macmahon in Australia or a similar nation where rent capping or freezes do not affect the way people invest in the property market.

I empathise wholeheartedly with people that end up homeless, anyone at any time can end up in this position. Maybe paying people a wage to compete with living expenses will fix some of these issues, Brisbane still has cheaper rents than other major capital cities, if you're going implement caps and freezes it needs to be in other states first. Inflation isn't going to go away overnight and it's only going to get worse before it gets better. The governing body of Australia has some tough challenges ahead of itself. Kind Regards, Investor