

**Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022****Submission No:** 112**Submitted by:** **Publication:** Making the submission public but withholding your name**Attachments:** No attachment**Submitter Comments:**

It was amazing to hear of the proposed draconian measures which are part of the Rent Freeze Amended Bill. It seems that instead of actually and practically addressing the need for additional rental properties to assist with the current shortage of rental accommodation, we are proposing to punish, blame, shame (please refer to the Qld Treasurer's comments on the supposed tax avoidant behaviour of residential property owners), and restrict control of assets which are a part of their business, and a business is naturally controlled by supply and demand. For me, looking on from the side lines, it seems that the Qld government needs to retain the rental property owners that they are currently antagonising. Because supply is so low compared to demand, we cannot afford to loss any more landlords. We must instead increase supply and welcome and encourage more investment in the Qld rental market. The other side of the current rental increases is that prior to this there was a 'naturally' occurring rent freeze for 10+ years before this current surge. Qld is now playing catch up with rents that barely moved for well over a decade. Also the vast majority of landlords are now paying much higher prices for all expenditures, e.g. interest rates, insurances, water, body corporate fees, land taxes, management fees, electricity (where provided), repairs, maintenance, renovations. In addition to this, I can immediately think of several situations where rental properties with several bedrooms only house one person. In each case, this is the tenant's choice...and I'm glad that they do have a choice and are not compelled to take in extra people to fill the other rooms (though this would alleviate the shortage in a very small way). Can we also treat our landlords with respect and allow them to have choice.