

Fariborz & Ivy Rameshfar

13 June 2021

To: Committee Secretary
Community Support and Services Committee
Parliament House
George Street
Brisbane Qld 4000

Dear Secretary,

RE: CLAUSE 19 - Division 1A Minor modifications 209A Making minor modifications - The tenant of premises may make minor modifications to the premises.

With reference to the above amendment, we are very concerned regarding giving tenants the right to modify rental properties without prior permission from the landlords. We are not in favour of this amendment because:

Besides picture hooks and shelving, what else does minor modifications imply? Tenants may misinterpret what minor modifications mean or take advantage of this liberty by making excessive changes that will affect the aesthetic appearance or damage the property. Especially if the tenants are not skilled or careless about making these modifications. This will result in additional costs to the lessor at the time when the tenants leave.

If this provision is to go ahead, it should be specified that the tenants will pay for the modifications, and not expect that the costs be deducted from the rent. Furthermore, they need to re-instate the property to its original state at their own expenses upon leaving.

We strongly suggest that the tenant consult with the lessor or agents acting on behalf of the lessor before going ahead with any modifications. We have never had any issues with our tenants consulting us.

Also, for your information regarding the increase in rent every 2 years in accordance to the CPI, please note that over recent years Council rates and Insurance fees have increased significantly and not according to CPI. Landlords do have to meet their financial commitments to the banks and to the Council as well.

While we empathise with the difficulties that renters encounter, landlords also have their challenges. So, we hope that the Committee will come up with a decision that is fair for all.

Yours faithfully,

Fariborz and Ivy Rameshfar.