

**MAREEBA COMMUNITY HOUSING COMPANY LTD**

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25th June 2021

Committee Secretary
Community Support and Services Committee
Parliament House
George Street
Brisbane Qld 4000
CSSC@parliament.qld.gov.au

RE: Dr Amy McMahon MP, Member for South Brisbane, Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill) into the Queensland Parliament.

Mareeba Community Housing Company response to the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill).

While we support several the amendments in the bill 2021 the following amendments we determine to be weighted heavily against the legal owner/s of rental properties in Queensland and are a deterrent to future investment of the private rental market. In the current environment and housing stress across the state of Queensland we need to work with the private rental market and encourage investment that will not be achieved by putting forward the changes underlined in this bill.

Clause 8 57C Lessor must give information to prospective tenant (1) Before entering into a residential tenancy agreement for premises, the lessor or lessor's agent must give a prospective tenant for the tenancy all the following information—

(c) if the lessor is not the owner of the premises—that the lessor has a right to let the premises.

- The request for the personal and financial information of the property owner to be released to the tenant is an infringement of the rights of the lessor and of no substance in the agreement between the agent, owner, and tenant.

Clause 13 Amendment of s 93 (Minimum period before rent can be increased) Section 93(2) and (3), '6 months'— omit, insert— 2 years

Insertion of new 91A After section 91— insert— 91A Meaning of indexed rent amount for a residential tenancy agreement (1) The indexed rent amount for a residential tenancy agreement is the amount worked out using the formula— where— A is the indexed rent amount. R is the amount of the existing rent. B is the latest CPI published

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for a quarter before the lessor gives the tenant notice of a proposed rent increase under section 91. C is the CPI published for the corresponding quarter in the year in which the rent was last increased. (2) In this section— CPI, for a quarter, means all groups consumer price index for Brisbane published by the Australian Statistician for that quarter.

- The request from the private and community sector to hold rent increases for a period of 2 years is a clear indication the author of this bill has limited experience in property management. Costs for the lessors and owners are not limited to 2 yearly and include more than rates, insurance, repayments, water charges, repairs, and maintenance. To then further put forward a scheme to increase rents by CPI and based on a formula that does not begin to understand CPI based on Brisbane rates does not correlate across the broader Queensland market and will again alienate investors into a market that we all rely on to house vulnerable Queenslanders.

Division 1A Minor modifications 209A Making minor modifications. The tenant of premises may make minor modifications to the premises.

Clauses 19 and 23 of the Bill permit the tenant to make minor modifications to the lessor's property without the lessor's prior consent, including: - Painting walls - Installing picture hooks or nails - Installing furniture anchors - Installing shelving

- The asset is the responsibility of the legal owner, and they must retain the right to approve all modifications to the premises, any change to this clause will increase the liability and financial cost to tenants to return the property to original condition at the end of tenancy. The interpretation of minor modifications will be different for all tenants and place the property at risk by the installation of illegal works and damage to their property. We do not support this.

Yours sincerely

Patricia Goldfinch

General Manager Mareeba Community Housing Company