

Community Support and Services Committee

From: Ernest Tong [REDACTED]
Sent: Monday, 28 June 2021 8:54 PM
To: Community Support and Services Committee
Subject: Submission to the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

To whom it may concern:

Upon reviewing the recent Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021, I have some serious concerns as a investment property owner. I appreciate the intention of the Bill to provide improved protection for the tenants, and for the most part I am in support of it. However, several of the proposed amendments have no benefit towards the tenants' protection but have significant implications on the lessor. These include the following items listed in the Bill Overview:

- remove the lessor or lessors' agents ability to ask inappropriate rental application questions of prospective tenants - **This questions highlighted in this amendment are in fact appropriate and relevant to any assessment of prospective tenants, and definitely "inappropriate" as described in Bill Overview.**
- remove the lessor or lessors' agents ability to accept rent bids from prospective tenants - **This amendment is inconsistent with the residential property market, and free trading, in general (i.e. multiple offers situation in purchasing a property)**
- limit rent increases to once every 24 months and by no more than CPI per year, including if there is a period for which the property is not rented or if current tenants move out and new tenants enter on a new lease - **This amendment is clearly not intended to provide security to tenants, but to disadvantage the lessor, because it restricts any change in rent from following the dictation of the market. There are many situations where rent decreases are implemented to suit circumstances but the proposed amendment is only to control of the lessor's ability to secure appropriate income from their investment in a negative way.**
- give tenants the right to keep a pet unless the lessor applies successfully to the Queensland Civil and Administrative Tribunal (the Tribunal) for an order refusing the pet on reasonable grounds - **I'm a pet lover myself, but permission to keep a pet should always be sought and given by the owner of the property. Allow me to remind you that permission to keep a pet in a Community Titles Scheme must be given by the Body Corporate, even for the property owner. There is absolutely no reason a tenant should be exempt from acquiring the appropriate permission in this regard.**
- allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent - **This proposed amendment is ridiculous in that there is no explanation of what is deemed a "minor modification", and no consideration is given to the potential financial damages incurred by the lessor from these "minor modifications"**

I kindly ask that my above concerns regarding the proposed Bill be seriously considered. Whilst I support many of the proposed changes in order to offer tenants better protection from inappropriate lessors, I believe that the specific amendments discussed above not only negatively impact all rental property owners and myself, but also have a seriously detrimental effect on property investments and the real estate market in Queensland.

Kind regards,

Ernest Tong

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