
From: [REDACTED]
Sent: Wednesday, 30 June 2021 1:36 PM
To: South Brisbane Electorate Office
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support and Services Committee (CC my local MP): Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Amy MacMahon MP,

Dear the Community Support and Services Committee, cc my local MP -

I'd like to comment on both the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021.

I'd also like to take this opportunity to share something with you: a snapshot of what it's like to rent in Queensland.

I am fortunate to have dealt with good property managers and kind landlords. Rent goes up in small increments and maintenance is usually completed on time. I have been able to stay in a home for two or three years at a time before I'm priced out and have to move.

I support the Green's robust Bill reform because I have a garage full of other people's things - friends who had to move back to their family homes at age thirty. I support this Bill reform because I keep my lounge and linen closet ready for mates who couldn't find affordable new rentals in time. I support this Bill reform because my friend has to move every year and it's increasingly difficult to find a safe home for her four children within their current school catchment area. I support this Bill reform because of the slumlord who offered me a \$300 basement unit without a locking front door in Woolloongabba who told me the floor covered in mildew "probably wouldn't trigger my asthma."

There are a lot of benefits to renting and many people are happy to be lifelong renters. Many landlords also want reliable, long-term tenants. Establishing minimum property standards for rentals, granting tenants the right to make minor property modifications, and tying rent increases to inflation, are all reasonable measures which benefit both landlord and renter. Affordable, comfortable housing = occupied houses.

In its current form, the Housing Legislation Amendment Bill 2021 will do little to improve my situation as one of the 1.8 million renters in Queensland. While this bill may be palatable to the real estate lobby, it completely disregards my experience as a renter.

While I'm pleased that the Housing Legislation Amendment Bill includes positive provisions for renters experiencing domestic and family violence, it contains little other reforms of substance for renters.

I urge the Queensland Government to take this opportunity to amend this bill and to implement real rental reforms that will make renting in Queensland affordable, secure and fair.

It's crucial that rental reforms in Queensland include:

- A genuine end to 'no grounds' evictions – providing tenants with long-term security in their homes without the risk of an unfair eviction at the end of their lease
- Allowing tenants to make minor modifications, like hanging picture frames or installing furniture safety anchors

- A real ban on rent bidding – banning agents and property owners from accepting amount above the advertised rent for a property
- Expanding minimum standards to include ventilation, cleanliness and insulation
- Stopping unreasonable rent increases by tying rent increases to general inflation (CPI)
- Ensuring prospective tenants have fair and honest information about the property
- Banning inappropriate or discriminatory questions by lessors
- Make it easier for tenants to have pets – by flipping the onus on property owners/agents to demonstrate why it's unreasonable for a tenant to have pet

These provisions are included in the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021. I urge the government to either support the Tenants' Rights Bill, or amend its own bill to provide real protections for renters.

Yours sincerely,

A large black rectangular redaction box covering the signature of the sender.