
From: [REDACTED]
Sent: Sunday, 4 July 2021 9:24 AM
To: Maroochydore 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 Fiona Simpson 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.

[ADD YOUR EXPERIENCES AS A RENTER HERE]

I found it ridiculous on how many properties , and how many people turn up , all trying to get the same property .

How the real estate handles the application by letting some renters offer thousands of dollars up front to secure a property , should not be allowed , this is discrimination against hardworking families and single parents .

There should be a cap in people buying up properties from down south , as this is and has been a massive problem for housing on the coast , where locals are being forced off the coast because of exorbitant rental prices . Real estate's should be regulated , as well as stop being able to put flyers in your letter box , offering they have someone interested in buying your property . How dare them when they already have occupants , but trying to sell off your property down with for a big commission in their pockets .

I have lost count on how many properties I went for, and the process is exhausting , especially when your working .

I had to share rent with my son , and now he has moved out , because I am still sharing ,cans he wanted a house with me , his mum , so thus is the situation people are in .

I have slept in my car for months , while doing my job in aged care , and no one seemed to care . This leads to Mental conditions in people , which then leads to society we have today .

In all my experience real estate's have alot to answer for and government for not enough housing for the people that already live here , not moving here .

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,

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