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**From:** Mark McDonald [REDACTED]  
**Sent:** Wednesday, 7 July 2021 8:19 PM  
**To:** Community Support and Services Committee  
**Subject:** Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill)

Committee Secretary  
Community Support and Services Committee  
Parliament House  
George Street  
Brisbane Qld 4001

Dear Secretary,

Below I provide feedback on the proposed bill above. I partly support the bill, but wish to highlight a few of the provisions which I believe are completely unacceptable.

I am a landlord and strongly believe that providing tenants safe, clean and appealing accommodation is in the landlord's interest, as well as a benefit to the tenant.

Key feedback on the proposed legislation:

- I support the setting of minimum standards for accommodation, noting that any unnecessarily onerous standards will simply lift the costs of rental housing for all tenants, which would be counter to the goals of this bill
- The laws appear to cap rental increases at CPI (recently ~3%), forever. It is clear that property prices for some areas of Queensland have an annualised cost growth of 6% or higher. The long term outcome of such a situation will be disaster for the rental market. No landlord will be able to continue to offer rental properties over any long term period and will simply leave the market. Capping prices of anything in an otherwise open market will end in disaster. This law will never survive over an extended period since it completely distorts the market and will be bad for tenants as well as landlords.
- Minor modifications - the painting of walls of a property is not a minor modification and could cause substantial damage to a property. This is obvious if you have recently obtained a quote for house painting, which costs between \$5,000 - \$15,000 for an interior paint and higher for exterior painting. This would cause substantial harm to landlords. There is no reason to allow tenants to paint walls.

I ask that you amend the proposed legislation to address the issues above prior to enacting the changes.

Your Sincerely,

Mark McDonald

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Mark McDonald  
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m: [REDACTED]