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**From:** [REDACTED]  
**Sent:** Saturday, 10 July 2021 1:59 PM  
**To:** Community Support and Services Committee  
**Subject:** The Housing Legislation Amendment Bill

Dear Community Secretary,

I am emailing you on this very troubling matter of this Housing Legislation Amendment Bill.

As an owner of a unit in Cairns for the past 25 yrs. and have had it rented for the majority of that time, with little or no problems. But this Bill is very disturbing as it will take away our rights and give the tenant the powers that can impact on our financial interest. We have paid for the unit and are making all the payments of Bodycorp, Insurance, Rates, managements fees and and these cost go up every year and Not Every 2 Years: yet we find ourselves in this position of having no say on what is our property!! Who in their right mind would invest or own property in Queensland, this is a HUGE Disincentive and people will sell up and not buy in Queensland. After all, Your Premier has said" Queensland For Queenslander's"

These are the parts of the Bill that is very concerning;

Clause 8 57B Owners?agents won't be able to vet tenants, so we won't be able to ask any questions or seek referrals of incoming tenants---- that leaves us open to so much damage that can be done to our property and we'll be stuck with the repairs, which is ridiculous and not any protection for Owners.

clause 79A Even though the cost of Bodycorp, insurance, Rates, management fees, are going up each year; We won't be able to in crease the rent for 2 years???? What a joke our cost to the up keep is every year and there is always an increase !!!

Clause 209A Division 1 ; "Minor Modification" -- Needs to be clarified as it is not OK to have so many picture hooks and other wall mountings. Because when the tenant leaves the wall/walls will need to be repaired etc. and that will be at the " Owner Expense" How is that Fair? They put them up, so they should repair the areas where there is damage, before they can get their BOND, after all they should leave the property as they found it and rented. We have some very attractive pictures in the unit which the tenant has not taken down or replace, which is a good thing.

Clause 27 – Notice to leave. ; So, if I want to sell my unit and I need to refurbish it before I put it up for sale—Is that grounds? If it's not, then I find this Bill is a JOKE, as it has nothing to protect the Owner/Agents, it's very one sided and not acceptable.

I would ask you to strongly reconsider and make the necessary changes that will benefit all the parties and not just one side, this is a very troubling and concerning to all the Owners like me.

I look forward to a good and sensible out come, with all the other problems us Australians have to deal with, please do what is Fair and Sensible,

Yours Sincerely,

Alvaro Conti,  
[REDACTED]