

The Hon. Anastacia Palaszczuk MP
Premier of Queensland,
Department of the Premier and Cabinet,
1 William Street,
Brisbane QLD 4002

Urgent Review of Special COVID-19 Protections for Residential Tenants and Owners

Dear Premier,

As a supporter Queensland's investment property market, I am writing to express my serious concerns in respect of your Government's proposed *Special COVID-19 Protections for Residential Tenants and Owners* ("**Renter Protection Package**"). I implore you to reconsider aspects of the *Renter Protection Package* and to create a more balanced and fairer framework that provides better protection measures for both renters and property owners alike.

While I support the protection of tenants who are in financial distress due to this pandemic, the scope of the *Renter Protection Package* is too broad in its application. I am calling on your Government to amend the following aspects of the *Renter Protection Package*:

- Introduce rent *deferrals* rather than permanent rent waiver rights for tenants. This aligns with the Federal Government model and framework adopted/being adopted in other jurisdictions;
- Introduce a minimum income reduction threshold for tenants to meet before they qualify for the protection measures. In New South Wales, a 25% income reduction requirement applies;
- Introduce a standard requirement for tenants to substantiate a rent reduction request to allow landlords to make properly informed and fair decisions about rent reductions;
- Introduce clear guidelines on property entry requirements, and broaden the range of activities allowed to continue, subject to applicable safety and hygiene protocols;
- Remove the proposed break lease right that allows tenants to simply walk away from tenancy agreements with only 1 weeks' notice notwithstanding that those tenants are afforded all the other protections provided under the *Renter Protection Package*; and,
- Remove the proposed automatic right to a 6-month tenancy agreement extension which in effect introduces a 12-month moratorium in Queensland with the consequential imposition of permanent rent waivers that would be extended over this additional period.

As a supporter of Queensland's property market, I strongly urge your Government to reconsider these damaging amendments, in favour of protections that offer a better balance of security and stability to property owners and tenants alike.

Yours sincerely,

Pauline Aconley

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