
From: [REDACTED]
Sent: Monday, 12 July 2021 1:02 PM
To: South Brisbane Electorate Office
Cc: Community Support and Services Committee; Minister for Communities and Housing
Subject: To Community Support Land 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.

When the Lytton Rd Corridor Upgrade Project offered sound proof windows as compensation for the increased noise during the upgrade and subsequent increased traffic brought about by widening the road. The tenants of my housing commission units were not able to apply for this compensation because our land lord the then Housing Minister Nick de Brenni did not want to apply for this compensation for us. It appears that he would have preferred to leave us suffering from the ill effects of noise pollution than take compensation from the council to upgrade our windows even though he was made aware by a comprehensive report made on the lack of sound insulation within the building and the effect of almost 4 years of heavy construction noise and the ongoing problem of ongoing traffic to physically disabled and mental health tenants. We were told that even though we were in secure long term housing we had no more rights than any other tenants. I suppose we were luckier than the other t

tenants in the street who merely lost their rental accommodation or put up with the noise with no recourse to complain about the situation or the owners of houses in the street who were forcibly evicted with less than market value compensation for their houses. Lytton Road has taught me no one is secure in their housing since over 40 houses were compulsorily acquired. There has to be a more equitable system than that when it comes to development

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,

[Redacted signature]

[Redacted contact information]
