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## **ARAMA Submission to the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 - July 2021**

The Australian Resident Accommodation Manager's Association (ARAMA) is the peak body for the management rights industry. We are proud to represent more than 2500 Resident Managers across Queensland. Our members manage buildings and act as the letting agent for lot owners in relation to both short term letting and long term letting (residential tenancies) in strata title complexes and are well placed to understand the needs of tenants, property owners and letting agents.

ARAMA would like to provide its feedback on the *Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021* (Bill) introduced into parliament on 26 May 2021 by Dr Amy MacMahon MP, Member for South Brisbane.

ARAMA has reviewed the Bill and has serious concerns with the entire Bill, which substantially erodes the rights of landlords and their agents. The proposed amendments *do not* strike, what we consider, a fair and balanced approach between the rights of tenants, landlords and their agents, and will significantly erode property rights of landlords, which, if passed, would have an enormous ripple effect within the industry.

The proposal to *"improve lease security by removing the ability for "no grounds" evictions or evictions for sale contract by the lessor"*, does not achieve that at all, rather the proposed RTRA Bill seeks to abolish the lessor's right to not renew a tenancy agreement at the end of its agreed term (i.e., after it has expired). This would allow a tenant to remain in a tenancy indefinitely and for as long as they wish. Such a proposal is completely untenable and undermines the fundamental right of a property owner to deal with their property.

In times when rental demand is high, the legislature should be seeking to foster property investment and strike a fair and even balance between the interests of property owners. Their agents and tenants.

If the Bill was passed, it is likely that, property owners and our members may be dissuaded from entering or remaining in the residential rental property market, which may have the further 'flow-on' effect on the rental market available to tenants causing rents to increase as less properties become available.

ARAMA does not support the Bill.

Submitted by Trevor Rawnsley  
CEO ARAMA

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