
From: [REDACTED]
Sent: Monday, 12 July 2021 11:47 PM
To: Bundaberg Electorate Office
Cc: Community Support and Services Committee; thepremier@premiers.qld.gov.au; communitiesandhousing@ministerial.qld.gov.au
Subject: Submission on the Housing Legislation Amendment Bill 2021 and the Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

Dear Thomas Smith MP,

Dear Committee

Please find my submission the Housing Legislation Amendment Bill 2021 (The Bill).

NAME: [REDACTED]
EMAIL ADDRESS: [REDACTED] MAILING ADDRESS: [REDACTED] PHONE
NUMBER: [REDACTED]
ORGANISATION: _____

The Bill fails to meet its key stated objectives. In particular it fails to ensure that vulnerable community members are supported to sustain tenancies. It also fails to remove the ability of lessors to end tenancies without grounds.

I want to see the following changes in the Bill.

NO UNFAIR EVICTIONS. The grounds to end a tenancy, for 'end of a fixed term', must be removed as a matter of priority before the legislation is passed. As it is, the Bill will increase the reasons why renters can be evicted at no fault.

ALLOW MINOR MODIFICATIONS. Being able to personalise and make safe my home is an important reform which should be included. The Bill must allow renters to undertake minor health, safety, accessibility and security modifications without prior approval, and minor amenity and personalisation changes with a short notification.

MAKE IT EASIER FOR PEOPLE AFFECTED BY DOMESTIC & FAMILY VIOLENCE. I support the government's proposals around domestic and family violence but they must also include the ability to install security measures without prior consent. This is a vital safety protection for people experiencing DFV.

LET RENTERS CHOOSE TO KEEP PETS. The Bill will go some way to support pets but they will still see renters with pets vetted out at application time, and allow conditions where the average dog or cat must live outside. The Bill must be changed to start with an assumption that renters can keep pets if they choose; require the lessor to seek orders to restrict pets if there is a dispute, and declare any previous pet conditions upfront.

PRIVACY FOR TENANTS

The halting of taking pictures of the tenants personal belongings distributed in the residence, which includes having their personal belongings, e.g. furniture, pictures, or personal accessories photographed upon every inspection and kept on file in the Real Estates Office Files. I would like this practice abolished altogether as it is not necessary. The Real Estate can report on the state of the property without having to take numerous photographs of the property upon every inspection. As a tenants it makes me feel uncomfortable and is intrusive of the tenants personal rights of their property and set up of the dwelling they reside in.

I find it reprehensible that Property Manager's walk in to inspect the property and take photographs of the inside of the tenants dwelling. Some of them can't keep their finger of the shutter button and go off the deep end taking photographs. I would like this practice to be completely abolished. Photographs should only be taken due to

maintenance requests or requirements of specific damage that needs repair. Other than that, no photographs should be taken without the agreed and expressed permission of the tenant.

This practice is an intrusion of the tenants privacy in respect of the consistency in taking photographs of the inside of the tenants dwelling and their personal belongings and the set up and appearance of their home, just to keep on file and show to the owner. The owner has no right to view the tenants personal belongings as they should be able to view the property with their eyes and make a report. I believe it is a breach of the tenants privacy and quiet enjoyment of the property.

INSPECTION TIMES AND DATES

These should be arranged to suit the tenant, not the real estate. The tenant is never given a choice of day, date or time for the quarterly inspection, and is subject to the decision of the real estate in when they want to come in and view the property as it suits them and no one else.

As well as this, I believe that an inspection does not need to take place every three months. I believe that maybe twice yearly is sufficient and for tenants who have lived in the property for more than two years this should be arranged on a yearly or bi yearly basis. Inspections are done at a rate of 'overkill'. The tenant no sooner gets over one and the next one is due again. It is too much and again I believe this is an intrusion of the tenants privacy. And, property managers should respect the tenant by not opening doors on their cupboards without the permission of the tenant. It is intrusion into the tenants personal belongings and stored items.

We need real change for renters that brings stability and the ability to make a place our home.

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.