
From: Vern Traill [REDACTED]
Sent: Tuesday, 13 July 2021 11:32 AM
To: Community Support and Services Committee
Subject: Housing Legislation Amendment Bill

Committee Secretary,

As an owner of a rental property in Queensland, I make the following submission in regard to the Housing Legislation Amendment Bill.

1. Pets. The owner of the property should have the right to decide whether they are going to allow pets in their property. This may reduce the number of tenants who wish to apply to rent your property however it still should remain the owners decision whether pets will be allowed. With a Unit complex barking dogs can be disruptive for other tenants and may not be able to be kept outside because of no fenced yard. Additionally some pets can cause damage to a unit.
2. Notification to end of lease. The current lease conditions already favour the tenant in that the owner is to give 60 days notice to a tenant that their lease is to end, whereas the tenant only has to give 14 days notice. Neither have to give grounds for ending the lease. If there is to be a requirement that the owner has to give grounds to end a lease agreement, then fairness dictates that the same requirement should apply to the tenant.
3. Rent Increase. It is proposed that rental increased be linked to the CPI increase. Currently they are fixed by the "market rate". Being set by the market rate is sensible and fair. As an owner of Units the rent varies slightly according to the market, both downward and upwards. If I set my rent higher than the market rate for that particular type of Unit, I will have difficulty in renting it. So in effect the market sets the rate.

Thank you for the opportunity to make this submission.

Kind Regards

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