
From: [REDACTED]
Sent: Saturday, 10 July 2021 10:13 PM
To: Community Support and Services Committee
Subject: Housing Legislation Amendment Bill 2021 to the Queensland Parliament

To whom it may concern,

I am concerned that the Queensland Government has recently introduced the Housing Legislation Amendment Bill 2021 to the Queensland Parliament with proposed reforms.

The reforms including:

Limit rent increases to once every 24 months and by no more than CPI per year, including if there is a period for which the property is not rented or if current tenants move out and new tenants enter on a new lease; is a huge concern. Interest rates, outgoings, demand etc should be able to give natural increase and decreases to property rentals.

Remove the lessor or lessors' agent's ability to accept rent bids from prospective tenants.
Allow tenants to make minor modifications to a rental property without first obtaining the landlord's consent; we have put a lot of sweat equity and money into our investments. To allow renters to modify our property without consent could be costly and devastating. I have experienced this before and have renters paint solid wood kitchen cupboards with one coat of paint and then they gave up because it looked terrible. It cost me \$12,000 to rectify this issue. I have also had tenants attempt to put nails in the wall to hang pictures, they then hit the power and the room needed re-wiring. Letting tenants modify a house they have no idea about is dangerous and could open up further liability issues.

Give tenants the right to keep a pet unless the lessor applies successfully to the Queensland Civil and Administrative Tribunal ("the Tribunal") for an order refusing the pet on reasonable grounds; will the Queensland government then dispose of these pets once the neighbours have complained about them constantly, considering many home do not have ample room or fencing for some pets.

Ensure certain inclusions in regulations made regarding minimum standards for rental homes.
Improve lease security by removing the ability for "no grounds" evictions or evictions for sale contract by the lessor, and replacing these provisions with two new grounds for a notice to leave, being:

Occupation by the property owner or the owner's close relative - Major renovations to be made to the property - Vary minimum notice periods for a notice to leave, including: - 6 months' notice for owner/relative occupation and major renovations; if I chose to live in my property it is no longer deemed an investment property. I do not see the problem here.

I am deeply concerned at these changes and it would result in me selling my property.

Regards,
Jaye Eyre.