
From: [REDACTED]
Sent: Tuesday, 13 July 2021 3:48 PM
To: Community Support and Services Committee
Subject: CHANGE OF TENANCY RIGHTS

name; Heron Lee, [REDACTED]
[REDACTED]

Minister Enoch and others;

Please consider my submission against your proposal of new stringent rules and regulations to the tenancy act.

I had the opportunity a few years ago to buy a second home and then when I lost my parents, I bought a third.

Since then I have taken my responsibility seriously in the light of an increasingly dire housing crisis to ensure young family's access to safe and settled housing.

I understand that in the past too many property investors (and property managers) have taken advantage of tenants by not supplying decent, affordable, safe and secure housing.

For some years now the Tenants Tribunal already has had a well known bias toward tenants living , which is understandable given the amount of greedy opportunists in the game.

These new laws however, are beyond belief. It seems that your government believes that everyone supplying rental properties to the market are ruthless, greedy investors, not the average middle class worker, who might have had some good luck, or had been successful in their own right.

These laws I feel strip so many rights away from me, the person who is responsible for providing families housing, who is paying for all the fix up things that tenants create and now with these compliances I have to spend more money and can not save by attending to the issues myself. Ie; the fire alarm rule. For a few years now to do the annual check and change of my fire alarm battery, I can no longer take my step ladder and do this myself, on an annual property check. Now I have to spend (waste) \$100 minimum for someone who has paid for an online certificate to prove themselves skilled and worthy of this binal chore.

Now I will be paying a 'special' electricians and 'special' plumber. These plumbers are now seeing themselves as specialists and are preparing to give us an out of proportion charge for the pleasure. I believe that in some states this is to be carried out every two years. Same with the electricity supply, a pool and pool fence if applicable. I appreciate in Queensland, your proposal of a once off plumbing check is fair, and an electrical one carried out on the mark of new tenants inhabiting the home, is appropriate, especially for older houses. Yes I agree to a safe and decent standard of supply of services, especially to help save tenants extra living costs, but these must be within reason, these increasing propositions are not.

Now, with the growing (and very concerning) trends of rising rents, I am deeply concerned about life as a tenant. I have real estate agents contacting me, offering to raise rents \$30- \$150 per week, to match the market. I understand (some) landlords will take advantage of this, but also need to raise rental prices to absorb all the extra costs to comply with these new laws.

Surely this is only going to make it harder for tenants, as wages are not going up, but housing costs do.

Now I am tempted to let the rental properties that I have now, go as this is a nightmare of logistics and compliances, too not having agency over my own property.

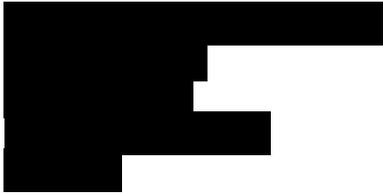
With raging real estate markets, I know I can make a huge profit by selling what I have diligently managed, an ethos to offer reasonable and affordable homes for young families.

If I sell up, these tenants will probably lose their homes, as new buyers will renov, subdivide and certainly put up the rents to match the ridiculous and crippling market. I do not believe that by disempowering and disenfranchising the people who supply the housing is going to work in tenants favours, instead, build resentments and frustrations of property owners and as I said good people give up and pass on the business to less ethical and more ruthless investors.

Thankyou for hearing my concerns and please consider the long term picture for the industry.

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Kind Regards Heron Lee



On the ancestral land of the Widjabil Wyabul People of the Bundjalung Nation