

The Greens proposal sends lessors to QCAT to seek permission to grant rights that they currently have under the RTRA Act 2008. The average waiting time for a case to be heard in QCAT is 36 weeks. This is unaffordable for lessors to go without rent or a problem resolved.

Many lessors are mum & dad investors or retirees. This group are being forced to become social housing providers. It is not the responsibility of the private sector to provide social housing.

There are many more proposed changes to the current Residential Tenancies and Rooming Accommodation (Tenant’s Rights) and Other Legislation Amendment Bill 2021 that if passed by Parliament will result in Government having to supply more public housing.

Currently there is an acute shortage of available rental properties. Some suburbs have either zero, or maybe 2 properties available. This acute shortage is not good for tenants – there is not the choice to live where they want, in the type of property they would prefer, at a price that is reasonable. This Bill does NOTHING to address this shortage of rental properties!

In fact, this Bill will be an even greater detriment to tenants, as –

- Prospective investors will realise there is no real return on investing in the rental market, and that there are far better returns available in the share market (25% in the last year compared to less than CPI under the proposals of this Bill).
- Existing investors will realise there is no choice in protecting and managing their investment properties, with little control over what tenants can do with/to the property. They will exit the rental market at their earliest opportunity – leaving even less properties available for prospective tenants.

There is nothing in these proposed changes to attract investors into the rental market – and without investors there will not be more rental properties available to meet the growing rental demand.

In this proposed Bill – “Tenant’s Rights “play a big part. It has been forgotten by the Greens’ Party that lessors have rights also.

I urge the Government not to agree to the proposed ludicrous changes as put forward by the Greens’ Party.

Signed.....

Dated.....