

Committee Secretary, Community Support and Services Committee

Dear Committee Secretary

With reference to the introduction of the following into the Queensland Parliament

- Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill)
- Housing Legislation Amendment Bill 2021

I do not support the Bills for the following reasons.

As a QLD landlord I fully support the provision of safe and secure housing to my tenants and I chose to do so, taking all the risk and financial burden of owning the property.

The proposed legislative changes currently penalise landlords and do not recognise our fundamental asset ownership rights. We chose to do this in the hope that one day we will acquire financial security rather than burden the QLD Government with our aged care. To do this we assume financial risks and responsibilities of the property asset.

We are totally supportive of the minimum housing standards but this is not supported by removing our rights to rent increases in line with market conditions and instead imposing time restrictions and CPI indexation limits on rent increases. We request

- The removal of all timeline limits and CPI indexation on rent increases. The Government should not interfere as this should be left to market forces to self adjust.
- Removal of the following as it is too vague in its reference to "any other matters" to be implemented satisfactorily for all parties.
Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021 (Bill), Page 8, Clause 6 Amendment of s 17A (Prescribed minimum housing standards) Section 17A(3), from 'A' to 'following'— omit, insert— The prescribed minimum housing standards must cover the following matters and may cover any other matters relating to the premises, inclusions or park facilities

Signed: