Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Submission No: 35

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Submitter Comments:

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Committee Secretary
Housing Big Build and Manufacturing Committee
Parliament House
George St
Brisbane Qld 4001

I Wish to make a Submission to :
Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024.

I do not support this Bill.
The part of the Bill, I object to is :
• **making it easier for renters to modify and personalise their home**

My reasons for objecting to this is that some tenants would;

☐ Paint the walls gaudy colours

> If the painting was carried out on the interior of the house, the walls would have to be repainted before the property could be re-let. The last house I purchased had one room painted, burnt orange, another painted chocolate brown, another painted midnight blue, another painted bright blue, and another painted green. A complete repaint was required using many coats of paint to cover the dark colours. It cost me $4000 in 2010, but I estimate the cost would have at least doubled in today's dollars. I am also concerned as to the quality of a painting job done by a tenant and possible dripping of paint onto floor coverings and polished floors. This is a huge cost for a Lessor and if this legislation were passed, there needs to be a requirement for the tenants to return the property to the original colour scheme by a professional prior to vacating the property.

☐ Place stickers and Decals on the walls

> The removal of stickers and Decals on walls can be very problematic and often results in the whole wall or room requiring repainting. A costly exercise.

☐ Build Shelving onto walls and in hallways

> If tenants add shelving to walls and then remove it on vacating the property, this leaves holes in the walls, which require repair and repainting. The other problem with tenants adding shelving to areas such as hallways, can create an access problem for fire fighters in the event of a fire.

☐ Change floor coverings

> If tenants replace floor coverings with a substandard or inappropriate floor covering, this creates an extra expense to rectify when the tenant vacates.

☐ Attach decorator items to exterior brickwork

> If tenants attach large amounts of decorator items to the interior and exterior brickwork, this can create a lot of holes in the brickwork, which are unsightly and down value the property.

I currently have long term tenants (26 years) and (9 years) on low rents in my properties. If this Bill was introduced I would have to review the rent that I charge my tenants to take into account any damage caused as a result of them being able to modify and personalise the property and get it back to a suitable condition to re-let.. I consider painting rooms inappropriate colours to be damage. As I see it, I have 2 options:

Option 1. Increase the rent to 4 times what they are currently paying to cover any future costs that I might incur due to having to remedy it. This would result in these current tenants being unable to afford the rent, and also being unable to rent a property elsewhere in their price bracket. These families would then become homeless.

Option 2. Sell the property. Any new investor who purchased the property would increase the rent dramatically. Here again the families would not be able to afford the higher rents and would not be able to rent a property elsewhere for the rent they are currently paying, so again the families would become homeless. If it was sold to an owner occupier, it still leaves my current tenants with nowhere to live after 26 and 9 years renting, respectively.

Due to the fact that these tenants pay a low rent, there would be no money for the lessor to repaint the interior of the house when they eventually vacate, if they have painted the interior inappropriate colours.

All these rental reforms increase the rent required to maintain the properties and in these tough economic times tenants can ill afford rent rises.

Robyn Griffin