

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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Publication:
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SUBMISSION

RESIDENTIAL TENANCIES AND ROOMING ACCOMMODATION AND OTHER LEGISLATION AMENDMENT BILL 2024

The laws need to be fair and equitable, and that should including acknowledging ownership rights, and not over-riding the Rule of Law with bad legislation.

A Bill that promotes Renters Rights to the detriment of Owners Rights, and ignores Renters Responsibilities is going to be bad legislation.

The Bill is claimed to provide

- **better rent protections – banning all forms of rent bidding and limiting rent increases to 12-months, attached to the property instead of the tenancy.**

This is in part a government knee-jerk reaction to its previous bad legislation to control rent increases. Acknowledgement of Owners Rights would appreciate that there are real costs to owning a rental property – and these include Land Tax, Council Rates, Insurance Premiums, repairs and maintenance, and Loan Interest charges. Some of these increase on an annual basis , but some increase at a more frequently, with interest rates going up almost monthly over an extended period of time.

In acknowledgement of Owners Rights, owners should be free to be able to determine rental charges and frequency of increase for their property based on their costs and increases, and the risks they are prepared to accept for their property. If owners choose to provide smaller rental increases for shorter rental periods that should be their choice!

If the government continues to put limits on Owners Rights, owners will sell their investment properties – and there will be a decreasing supply of properties available for rent. Renters will be the losers, as there won't be places to rent.

Another problem caused by short term government thinking!

- **making it easier for renters to modify and personalise their home.**

Again, this appears to over-ride Owners Rights, and has little in the way of Renters Responsibilities.

If the government continues to put limits on Owners Rights, owners will sell their investment properties – and there will be a decreasing supply of properties available for rent. Renters will be the losers, as there won't be places to rent.

- **the Bill will open new avenues to strengthen the enforcement of the *Residential Tenancies and Rooming Accommodation Act 2008*.**

I didn't see anything about enforcing Renters Responsibilities to pay rent on time, and properly care for the property.

The changes fail the basic requirements of good legislation.