

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Committee Secretary
Housing, Big Build and Manufacturing Committee
Parliament House
George Street
Brisbane Qld 4000

Dear Parliament,

Your proposal seems to be completely swayed towards the tenant and not the owner of the property. The bill offers no consideration for the costs of running a property and ability of a landlord to afford the costs, and more so, the risk in providing a house for rent.

If you own a property, you should be able to choose what happens with your property.

Why should someone that pays something like 0.0006% of the property price per week be allowed to make changes?

Due to all the rules and regulations over the last decade, more people are living rougher and in more challenging situations.

Is it better to live in a lesser quality house or a tent?

Landlords heavily subsidise people's rent and landlords need more financial help to provide a safe house for tenants.

This is already done through tax deductions.

If you want to make the houses safer, provide an immediate tax deduction for the landlords. For example smoke alarms should be an immediate tax deduction, and not written off over many years, creating more debt and bank interest for a landlord.

Housing is a government responsibility.

Landlords help the government when people are unable to provide a house for themselves.

I would urge the government to legislate and enforce the serious and violent crimes that affect the community more than before your proposal.

I have listed your bill objectives and outlined my perspective as a landlord.

The objectives of the Bill are to:

- **improve the rental bond process**
 - Bond
 - I have returned a number of Bonds in full when the house has not been left clean and in the state it was rented in.
 - It has cost me many thousands, even tens of thousands at times to bring the property up to a standard I am happy with to re rent.
 - Normally I need to spend time and money to improve the property after the tenant leaves and this is not just wear and tear.
 - Bond cleaners are not always knowledgeable in cleaning.
- **balance renters' right to privacy with property owners' right to information by extending entry notice periods and appropriate handling and disposal of renters' information**

Entry notice

- You want houses to be of standard, but you also want more entry notice.
- How will this work?
- If you extend entry notice, tradies just won't work at rental properties and you will have bigger problems.
- Making entry more difficult will deter landlords from performing property maintenance
- If I need to attend a property and I have to wait days and a week and it is inconvenient for me, I am less likely to be a landlord.
- Sometimes I want to resolve problems quickly; I don't want a small safety matter to drag out for weeks and months.
- All of my tenants allow me to attend the property when needed. I prefer not to go there, but need to at times for maintenance.
- **If a tenant is refusing entry you have to wonder if there is something more serious going on, such as criminal behaviour.**
- If a tenant refused entry or became obstructive I would not renew their lease and ask them to leave. It is that simple.
- **The work of entry notices and visiting properties is unpaid work, not remunerated and is goodwill by the landlord.**
- The government should make things easier for a landlord to provide a service to a tenant and that means less paperwork landlords or tax deductions for landlords performing this paperwork.
- If the government makes entry and maintenance difficult, Landlords will sell or ask tenants to leave to perform maintenance, then there is months where a property could house someone and it is unavailable to rent. This is less property on the market. This is not a good outcome.

- **make the rental application process fairer and easier by giving renters a choice about how to submit their rental application and prescribing a rental application form that limits the information that can be collected from a prospective renter**

Personal Information

- Most people provide personal information as they want to be good community citizens.
 - Sometimes it can be difficult to provide information if you are in a domestic abuse situation, however this can still be done.
 - As a landlord, if someone was not providing enough personal information, I just don't rent to them. It's pretty simple.
 - I want to rent to someone of a good character as that is my ONLY protection as a landlord.
 - The government does not protect me as a landlord.
 - My Insurance does not protect me as a landlord.
 - My bank does not protect me as a landlord.
 - My property manager does not protect me as a landlord.
 - Again I will reiterate, my key risk mitigation as a landlord is the personal information I am provided before the tenant moves in.
- **ease cost of living pressures for renters by protecting renters from unreasonable fees and charges, including reletting costs and rent payment methods that attract costs other than bank and other account fees usually payable for transactions**

Reletting costs

- Reletting costs when tenants leave at the end of a lease are the responsibility of the landlords.
 - I have never had a tenant in 30 years need to pay reletting costs.
 - If the tenant and landlord were allowed by the government to work together there would not be an issue if tenants wish to leave earlier than the lease.
 - I would suggest again, the government stop the over regulation and let a tenant and landlord work together rather than cause a divide which this bill will do.
- **support renters and property owners to agree to changes that can be made to the rental property to meet occupants changing needs**
 - The government should stop controlling people.
 - Normally renters and property owners can work things out together.

- The cost of living is prohibitive; therefore it is becoming harder for landlords to cover costs of a rental property with the small amount of rent paid.
- If a tenant needs particular requirements, that is a government responsibility, not a landlords.
- I object to a tenant making changes to the property.
- **help to stabilise the private rental market by applying the annual limit for rent increases to the rental property not the tenancy, and banning all forms of rent bidding**
 - I have never experienced rent bidding.
 - If you have this problem, clearly the government needs to do more to provide adequate housing for people.
 - Applying an annual limit is terrible for tenants and landlords.
 - It makes it harder to budget as the property expenses are increasing exponentially, due to excessive government chargers.
 - The government has put a cap on increasing rents to only 12 months, which has been terrible for my tenants and I.
 - Tenants cannot handle such a big increase at the one time, they do better with smaller increases every 6 months.
 - If there is a limit on rent increases, it is unlikely I will be able to perform maintenance the tenants want on my property as the rent won't cover costs. I will be only be doing the minimum for safety.
- **progress reforms under National Cabinet's A Better Deal for Renters (ABDR)**
 - You have not disclosed what this is, therefore hard to comment.
 - Renters are getting a good deal.
 - Tenants pay a small amount each week in comparison of the cost of the property.
 - They don't pay rates, most water expenses, perform maintenance, negotiate the bank, deal with insurance, ensure property is pest free, smoke alarms compliant to name a few.
 - There is not risk for tenants and and all the RISK is on the landlord.
 - **The government needs to consider the RISK of a landlord in making decisions.**
- **appropriately balance the rights of parties in the rental relationship to improve the rental experience for Queensland renters and property owners and clarify the expectations of all parties in the rental sector**
 - Less laws, rules and regulations will improve the experience for all parties.
 - Limit landlords to Australian citizens so there is more accountability.
 - An overseas investor will not have the same care and concern for their property as someone that is able to meet their tenants in person and have a face to face relationship with them, like I mostly do.
- **support enhanced compliance and enforcement functions**

- The government cannot deal with serious crime, its best to start enforcing serious crime first, such as domestic abuse and violence in the community. This will have positive knock on effects in the rental market.
- **establish a legislative scheme for mandatory continuing professional development (CPD) for property agents.**
 - It is hard enough to find property managers, this will make it more difficult for the industry to retain staff that have no qualifications.
 - It will increase property management costs, therefore Landlords will move away from property managers and self-manage.
 - Landlords cannot afford to pay any more in management fees.
 - You don't need to legislate professional development if you have fewer laws.
 - This will increase the cost of a rental property, is this the outcome you want?
- **address technical and procedural issues associated with the ending of a residential tenancy agreement or rooming accommodation agreement as part of an economic reasons termination process which is to be introduced into the Body Corporate and Community Management Act 1997 (BCCM Act) by the Body Corporate and Community Management and Other Legislation Amendment Act 2023**
 - Again too many laws and rules that just add to the cost of running a rental property, therefore the rent is higher.
- **amend the local government superannuation scheme to remove the requirement for mandatory employee contributions, other than for defined benefit members, and to change the name of the trustee and the scheme to reflect a change in the business name of the default fund.**
 - This does not make sense to me.

This will involve:

- **establishing a portable bond scheme to allow renters to transfer their bond when relocating from one rental property to another**
 - If this was the case, I would not return bond to previous tenants that left the house damaged or not clean.
- **setting clear expectations through a rental sector Code of Conduct to foster appropriate and professional practices in Queensland's rental market**
 - You can't get workers now; you will only deter people from entering the field for fear of litigation.
- **helping to stabilise rents by banning all forms of rent bidding and applying the annual limit for rent increases to the rental property not the tenancy**
 - I completely disagree with having limits on rent increases.

- It will make it impossible to cover my costs and deter landlords.
- **making it easier for renters to install modifications they need to live safely and securely in their rental home and to have confidence their privacy is protected**
 - My insurance won't cover me if someone makes modifications to a property. I don't agree to this as it adds to my risk as a landlord.
 - Last time someone made modifications to my property without my consent, I asked them to leave.
 - It cost tens of thousands to fix and some not repairable.
 - If a tenant makes modifications to my property without my consent, I will not renew their lease. It's pretty simple.
- **protecting renters' privacy by requiring 48 hours entry notice and a prescribed form to be used to apply for a property**
 - I completely disagree.
 - If maintenance needs to be performed, and the tenant agrees, you should be able to enter.
 - If a tenant is not letting you in the home when required, whatever notice, there is something wrong.
 - I do understand people need to work and this does need to be accommodated.
 - I would suspect criminal activity and would increase my surveillance on the property. This would be worse for the tenant.
- **limiting re-letting costs based on how long is left on a fixed-term lease**
 - There is a fixed lease a legal document this needs to be followed.
 - I sign loan documents, insurance documents, and rental management documents.
 - Is the government going to provide financial assistance to landlords for this inconvenience both financial and timewise?

ensuring renters have a fee-free option to pay rent, and choice about how they apply for a rental property and receive utility charges.

- Society is getting rid of cash.
- Now that cash is reduced, there are fees on many transactions.
- This is a government responsibility to ensure society does not pay the bank fees.
- It is not a landlord's responsibility.
- Most people can set up a direct debit or transfer money directly into a bank account. If people can't do that, they likely need help from the government, not the landlord.
- Your changes add to regulation for the housing system which costs a lot of unnecessary money.
- Why does there have to be so many rules and regulations?

- Many tenants are unable to navigate all of these rules; if they could they would own their own house.
- Many landlords are unable to navigate all of these rules as they are working so much to pay off and subsidise the house for the tenant.

In summary, landlords are helping renters far more than they realise. Landlords are often working much more than tenants and don't have time to waste on the governments demands. If the demands increase, landlords will ignore the laws. We already know that serious crime does not have consequences. I would suggest we need serious crime governed more than landlords and people offering a service to the community.

Regards

Property owner and experienced landlord