

PENNY WOOD LANE

Tenancy law review in Queensland – an update for our lessor clients

The review of the *Residential Tenancies and Rooming Accommodation Act* (RTRA Act) began September 30, 2018 and runs until November 30, 2018. As our valued lessor client, we encourage you to get involved and have your say if you have not already done so. We have made submissions on behalf of our agency.

Please find below quotes and recent media statements from the Queensland Housing Minister regarding the review. There are concerns that the review of the tenancy legislation is too focused on tenant views, hence our reminder and encouragement for you to ensure as an investor to have your say. Refer below to how you can have your say.

“The Open Doors to Renting Reform consultation program runs until November 30, 2018 and is being conducted by the Department of Housing and Public Works in conjunction with the Residential Tenancies Authority (RTA). It aims to ensure the Residential Tenancies and Rooming Accommodation Act 2008 provides better protections for tenants and property owners and increases stability in the rental market.

The website, survey and information on consultation events can be found at: www.qld.gov.au/rentinginqld or you can email rentinginqld@hpw.qld.gov.au or share your thoughts on social media using the hashtag #rentinginqld”

Tell us what you think – sourced from www.qld.gov.au/rentinginqld

We want to hear your thoughts about Queensland’s rental laws and how they can be improved for everyone.

Get involved:

- [complete the survey](#)
- [attend a consultation event](#)
- [make a written submission](#)

The consultation closes at 5pm AEST on Friday 30 November 2018.

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The below information has been sourced from www.statements.qld.gov.au

Media Statements

Minister for Housing and Public Works, Minister for Digital Technology and Minister for Sport

The Honourable Mick de Brenni

Sunday, October 28, 2018

More than 35,000 Queenslanders have their say on Palaszczuk Government rental reform

Minister for Housing and Public Works Mick de Brenni today (Sunday) helped doorknock homes in his Springwood electorate as part of the Palaszczuk Government's consultation into the future of renting in Queensland.

Mr de Brenni said Logan residents were confirming the results of the government's statewide *Open Doors to Renting Reform* survey – tenants want a fairer system that helps improve their lives.

"We are determined to deliver outcomes because renting affects almost everyone in Queensland in some way – whether they rent, own or manage a rental property, or know someone who does," Mr de Brenni said.

"This consultation is about striking the right balance between a property owner's house and a tenant's home, so it's important that everyone gets to have their say. Apart from doorknocking homes, we've held consultation sessions at the Logan Homelessness Connect event, Springwood Mobile Library and the Logan Hyperdome.

"And Logan residents are raising concerns being expressed in the wider *Open Doors to Renting Reform* survey.

"Across Queensland, more than 35,000 responses have been received in the first 24 days of the state-wide consultation. The issue of pets is proving a hot topic, with an online poll showing 51 per cent of respondents feel renters should be allowed to have a pet without needing to ask permission.

"People also want more certainty about their lease, problems fixed up in a timely fashion and minimum standards for properties. They are worried their rent can be increased too often, they want better protections, fewer inspections and rewards for good tenants, and are concerned about tenants' rights around evictions."

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One of properties doorknocked today was the Rochedale South unit rented by Andrew Paul, who has lived there with his wife and two daughters for nearly four years.

Mr Paul welcomed the Palaszczuk Government's consultation program.

"While my experience has been good since moving down from Mackay, I think it's important that everyone works together when it comes to renting – tenants, property owners, real estate agents and the government – the communication has to be continually open," Mr Paul said.

"I've got no paintings up in our house because I don't want to put hooks in, and then be up for the cost of having to patch-up the walls if we ever had to move. But on the other hand, I also understand the risks being taken by landlords who are putting tenants into their investment properties," he said.

The Open Doors to Renting Reform consultation program runs until November 30, 2018 and is being conducted by the Department of Housing and Public Works in conjunction with the Residential Tenancies Authority (RTA). It aims to ensure the *Residential Tenancies and Rooming Accommodation Act 2008* provides better protections for tenants and property owners and increases stability in the rental market.

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Sunday, October 28, 2018

Minimum standards for rental properties to honour baby Bella

The grandparents of a baby girl killed in a tragic accident at a Central Queensland rental property today (Sunday) supported the Palaszczuk Government's commitment to residential tenancy reform - which they hope will prevent "future tragedies".

Lyn and Ken Diefenbach have been advocating for prescribed minimum standards for rental properties since the death of their seven-week-old granddaughter Isabella in 2010. Their

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son was holding baby Bella when a rotten floorboard gave way on the deck of their rental property, and his daughter tragically fell from his arms.

Mrs Diefenbach said Isabella's death had been "cataclysmic" for the family.

"It's an ongoing thing, and I don't think for any family who suffers any trauma, it ever goes away. And it could have been avoided, and it was certainly seen as a preventable incident".

Mr Diefenbach said he hoped the government's *Open Doors to Renting Reform* consultation on property conditions, including minimum standards, would prevent future tragedies – and encouraged all Queenslanders to have their say.

"We want Bella's death to count for something and we're pleased there's now an opportunity for this and other issues to be addressed," he said. "What we would like is that if anything is identified in a rental property that is not safe, that the tenants are notified as well as the property owner.

"And some sort of regulatory body that's got teeth so that if nothing is done about it, there are consequences for the property owner and for the agency that's handling and managing the property."

Housing Minister Mick de Brenni – who meet with the Diefenbachs in Brisbane earlier this month – said prescribed minimum standards in rental properties would ensure Queenslanders never "felt like they had to live in a dangerous home".

"Queenslanders deserve to know that basic living and safety standards are met in their homes, whether or not they rent it or own it. The Palaszczuk Government is determined to deliver outcomes – and a legacy for baby Bella, and that is why it is so important we hear directly from families like the Diefenbachs.

"At the time of this tragedy, the Coroner handed down recommendations that compelled reform to ensure a tragedy like this never happens again."

Member for Keppel Brittany Lauga, who organised the Brisbane meeting between the Diefenbachs and Mr de Brenni, said all Queenslanders deserved a safe, secure and sustainable home.

"The sad circumstances surrounding Bella's family is just one tragic example of why these laws need reforming, and why protection needs to be stepped up," Mrs Lauga said.

"Queensland has one of the highest proportions of people renting in Australia, and many will rent for part or all of their lives. This government wants Queenslanders to have contemporary residential tenancy laws that protect tenants and property owners alike."

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