

TO WHOM IT MAY CONCERN,

Thank you for the opportunity to respond to the proposed reforms contained within the Housing Legislation Amendment Bill 2021. I have several concerns:

- 1. Limit rent increases to once every 24 months and by no more than CPI per year.** I oppose this reform on the basis that supply and demand should dictate price. Artificial rent ceilings do not work. The economic evidence overwhelmingly shows that while rent control appears to help current tenants in the short run, in the long run it decreases affordability, fuels gentrification, and creates negative spillovers on the surrounding neighborhood.
- 2. Remove the lessor or lessors' agent's ability to accept rent bids from prospective tenants.** I oppose this measure for the same reasons as point 1. Placing artificial restrictions on the free-market economy is a short-term solution and will have negative consequences in the long run.
- 3. Allow tenants to make minor modifications to the property without landlord consent.** I have no issue if the tenant also obligated to return the property to its original condition at the end of the tenancy.

Thank you for taking the time to review my concerns. Hopefully, further community engagement will enable a fairer reform for all.

Sincerely

Tim Murphy

