

Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022

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To the committee,

s82C(8(3b))

There is no standard definition of a bedroom. Might i suggest a minimum of 8 square meters, a GPO and, an external window of a minimum standard size. You wouldn't believe the potato-cellars, cupboards and, lace curtain divided living rooms marketed as bedrooms.

s82b(2c) This will not do anything to reverse the trend of short-term letting that has partly cause this problem. A problem that has has been steadily developing for a long period of time. 12 years ago people were openly buying houses for the purpose of and being advised at property investment seminars to either short term rent or convert properties to sharehouses. This diminished supply and diminished the standard of living. This will only temporarily curtail but not incentivize the restoration of housing stock. To illustrate this problem I have an advertisement for you from AirBnB targeted at property owners suggesting \$4338/month. This is exactly why short term leases are so attractive. That's a mean revenue of \$52k p.a. competing with far more restrictive, highly regulated, low yeild long-term leases. Many of these properties are not even a house. They're a shoebox apartment or master bedroom with ensuite. Some are a room in a two-bedroom apartment shared with the owner. The proud home owner takes out a mortgage to have another side gig and property prices surge. The insanity of the situation is the wealth divide with the A.B.S. giving the median weekly income as \$1200 rendering those that pay all of their income toward rent and those that rent a room. The bottom quartile doesnt even take home enough to pay rent. Even more confusing and sad is that people are buying their own home just to stay living in a sharehouse. There is a gap in regulation. The argument against regulation is that a business has previously been conducted without regulation so all ongoing business must proceed because the original business plan was without regulation which is why this clause grandfathers in all the old short-term rentals.

This bill will do little to alleviate the housing crisis. It is caused by the imbalance of housing supply and housing demand. The problem is not rising rents but lack of supply. A lot of real estates just don't have rental properties. There's a local real estate here where the only vacant rental property is some \$800/week mansion. It's a nice mansion but evidently it never should have been built. Only a massive increase in available long term accommodation will solve the problem. A lower threshold was formerly supplied by public housing where public housing was the default and cheap. Only those ambitious enough would pay more for luxury accommodations. The old model of home ownership was one of perpetual re-development and flipping. Today it is one of regulation skirting undeclared micro-subdivisions. Only an over supply of housing will bring competition back to the market but the state government will not build it.

I've been mingling with high-society types lately. Housing charities and not-for-profits are under capitalized. Large investment funds are eager to deploy their funds in domestic charitable ventures for tax and other purposes. There are communication problems between the two parties. Performing, compliant and well-organized charities do not distinguish themselves from the chaff. Even professional investors find it difficult. The standardization of professional communication strategies creates a situation where they all look the same on paper, the purpose of these communication strategies being to obscure deficiencies. 10 quick tips to trick investors or; how to talk like the mafia becomes the mainstream textbook. So investor confidence in the charity sector has tanked and there is a need for specialist audit and compliance field-agent consultants to vet charities for investment funds as a specialist service. Donating money to charity is like flushing your money down a toilet installed by an unlicensed plumber. You lose the money and it's likely to blow up in your face.

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