

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

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Response to "Call for submissions" to the

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

As both a Landlord and a Tenant I feel in a favourable position to offer an explanation of factors contributing to the current Rental Crisis in Australia. I have first hand real life experience of being both a Landlord (15 years) and recent experience with the difficulty in obtaining a rental property.

Educational requirements for a child in my care dictated that I temporarily relocate from my own house to a Rental near a Secondary School. I had to abandon my first enrolment as finding a rental property in the Babinda area proved impossible. I eventually acquired a suitable Rental in Kuranda, 90 kms away. Fortunately the child's relatives were happy to pay all costs for the rental property to ensure I could provide adequate care for the child. All agents I dealt with were professional and understanding and it soon became crystal clear that the real reason I was having difficulty finding a Rental was simply that Supply and Demand are seriously unbalanced.

Since I first started being a Landlord, additional costs include Council Rate levy and increased Insurance because the property is not owner occupied. Other new additional costs are ATO reduced depreciation and removal of the inspection travel cost Tax deduction. On top of the preceding, there is the risk of Tenant damage and Rent non payment. I incurred costs of approx \$6,000 arising from a Tenant who defaulted on rent and caused extensive water damage to the property. Finally there is the Legislative risk of impositions such as those imposed during Covid-19 and now the subject proposal.

Given my past experience and the clear and ongoing Legislative risk, I have decided to get out of being a Landlord as soon as my current (albeit perfect) Tenant decides to leave.

I can't imagine why any Rental Property investor would continue where their asset value is stagnant or decreasing, the cost of maintaining their asset is increasing and Legislation will prevent them from effectively recovering increased costs.

As a current Landlord I strongly object to the "Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022 " and request instead that serious effort be made to restoring the balance between Rental Supply and Demand.

Yours Sincerely


Robert Ridges