

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

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From: Mahesh Punjabi [REDACTED]
Sent: Monday, 31 October 2022 3:46 PM
To: Community Support and Services Committee
Subject: Sub 120 Re: Rent Freeze Amendment Bill 2022

Categories: Amanda, Submission, Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022

Hi

I am in complete disagreement with this bill as the government has not taken into account why costs are going up:

- Costs of interest rates have massively increased
- Costs of repairs and tradesmen
- Costs of property managements
- Cost of Water, Council rates have also dramatically increased

My rent has minimally gone up over past 6 yrs, and to say there will be a freeze is unbelievable. We are living in times which are continually changing on a daily basis, and to take out all power from owners is unfair.

This will eventually lead to investors leaving the market and not solve the supply problem we currently have. I am currently renting my place out under market levels and you putting that freeze is not appreciated.

What you are trying to solve is the rent problem, but actually you are making a bigger problem where no one will be willing to build, or invest in new residential and the supply issue will even be worse. Housing construction has already reduced with the interest rate hikes, and your policy this will cause a further impact on this.

Kindly take this into consideration.

Thank you
Mahesh Punjabi
[REDACTED]