

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

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Submitter Comments:

During covid restrictions from June 2020 to June 2022 Council Rates (+6%), Government Bulk Water (+12%), Land Tax (+12%) and Landlord Insurance (+21%) all increased. My rent increases were minimal from June 2020 to June 2022, plus Tenants Water Usage was discounted \$65 per quarter. Tenants all had work for that period and none reported hardship. Since June 2022 Council Rates(+3.3%), Government Bulk Water Charges (+2.1%), Water Access (+2.5%), Sewerage Access (+2.5%) and Building Insurance (+25%) have all increased so far. Fixed interest rates (+240 bps) and Variable interest rates (225bps) so far and rising. Land Valuations (Land Tax) are also due for an increase. Owning rental properties (with a mortgage and/or outright) is not a hobby. It takes time and effort just like a business. The Landlords take all the risks and are entitled to get a reasonable return like any other business. A rent freeze and then limited increases, way below the inflation rate, will discourage future Landlords and probably cause some current Landlords to sell. This will decrease the rental stock and create more suffering Tenants. Instead of punishing Landlords, Governments should be offering incentives like reduced Land Tax and Rent subsidies for below Median rents. Another suggestion is to utilise the defunct Wellcamp quarantine facility and maybe duplicate it elsewhere. I lived in a donger during my engineering site days and was quite comfortable.