

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

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Submitted by: Leyton Richards
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Dear Sir/Madam

Re The Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill

I was interested that at a recent State Government presentation on the rental housing situation in this State that the State Treasurer, Mr Dick, expressed puzzlement at the rapid rate of decline in the number of properties available for rent in this State. He is obviously not familiar with the costs of providing rental accommodation in this State. Not only is there the cost of Council Rates but the other costs including replacing water heaters, rebuilding leaking showers, Urban Utilities bills plus the general cost of wear and tear generated by people who have no need to look after their home. Obviously Mr Dick has never had to negotiate through the laws administered by the RTA, a bit of frontline experience would not go amiss.

We now have a proposal to freeze the rents while the costs all go up. What was a steady flow of landlords leaving the industry will turn into a flood. The prospect of retaining the capital growth in the housing market by trading up ones own house looks more and more attractive. Any money left can earn 7% with CBA or Challenger, and the reduced capital could well make one eligible for a fully indexed pension. What am I waiting for.

Regards

[REDACTED]

Leyton Richards

Email: [REDACTED]

Tel [REDACTED]