

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

Submission No: 96
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Publication:
Attachments: No attachment
Submitter Comments:

From: [REDACTED]
To: [Community Support and Services Committee](#)
Subject: Rent Freeze Amendment Bill
Date: Saturday, 29 October 2022 12:56:52 PM

Your proposed amendment actually makes owning a rental property even more unappealing on top of the recent changes to the act which also made it significantly more unappealing. Both these sets of changes take away our rights as owners to manage our properties as we see fit and manage our funds as we need to. For example re the previous amendments; I don't like dealing with the noise or smell dogs make and it is entirely up to me whether I am prepared to have a particular dog in my property. On Thursday I was helping to fix up the damage a tenant left behind and the owner had already spent \$500 trying to get the dog smell out. Unsuccessfully I might add. There were 4 other people working all day on the property and that wasn't all it required by any means.

If the government wants subsidised housing for people who aren't particularly good tenants they should buy more housing commission homes and rent them out; not expect private owners to follow their dictates to subsidise tenants.

Bonds

The bond needs to be a decent % of the property value. With the escalating cost of repairing property damage caused by tenants the bond needs to be 12 weeks rent not 4.

For example a \$3000 bond on a \$900000 property is ridiculously small. 0.3%. if you had a \$100,000 car would you lend it to me if I gave you a deposit of \$300?

Sample of cost to repair

A friend had expenses of \$18,000 to repair their property last year after the tenant was removed.

If the rent is in arrears and the process of form 11 form, 12 Qcat form 2, court hearing, police eviction process is followed, the time taken means the rent will be many months in arrears by the time all that is done and the value in a 4 week bond is gone before you even get to qcat.

Staffing levels need to be significantly increased so qcat form 2's are processed in 2 to 3 days and court hearings are only another 2 or 3 days. So the total days would be 8+8+3+3 plus 4 for weekends plus about 10 days for the police. So even in this new ideal situation a bond of 34 days plus the original couple of weeks in arrears would be required. And that is after a huge reduction in processing times is achieved.

Property owners are paying mortgages on these properties, they are not going on a cruise with the rent as many seem to think. A further dog bond needs to be applied for people who want to have a dog there. The work to remove the smell and deal with other damage including the plastering of walls, repainting, landscaping and grass is significant.

Regarding the silly amendment proposed now. It is absurd to freeze rents/income without freezing all expenses as well. You can't seriously imagine that income can be frozen without also freezing outgoings. This is primary school student level ideology. With mortgage rate increases being used to control inflation, this shows an incredible lack of understanding of the most elementary economic principles. It is similar to freezing wages without also freezing food petrol rent clothing school fees mortgage repayments and so on.

The inflation we are experiencing right now is mainly due to corporate profiteering and rate increases has already proven to be ineffective to control it. latest data in the US shows even with the rate increases they have factored in, inflation is still increasing.

Covid has been used as an excuse to raise prices massively across the board. Just go and buy anything. Go to bunnings and buy something you last bought 2 or 3 years ago like a length of pipe or timber. You will be in for a shock. That's is where inflation needs to be addressed.

Regards

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Private not organisation