

**Residential Tenancies and Rooming Accommodation (Rent Freeze) Amendment Bill 2022****Submission No:** 106**Submitted by:** **Publication:** Making the submission public but withholding your name**Attachments:** No attachment**Submitter Comments:**

1. Price freezes have been tried previously and distort market functioning. It can lead to black market illegal activities. 2. To the knowledge of this submitter price freezes have not been considered for any other sector of the economy. Please consider as an alternative an electricity price freeze. Or publish a justification as to why an electricity bill freeze is inappropriate. If the government wants a policy of restricting prices, then government should bear the cost of this action and not pass this monetary impost onto small businesspeople. 3. Small investors have saved to obtain a rental property as part of their superannuation for retirement. An income freeze would mean a reduction in revenue while expenses such as interest rates and repairs are rising. This in a worst-case scenario could lead to bankruptcy. 4. Property investors are a necessary part of the economy. Without property investors there would only be owner occupiers which would mean that for anyone that could not afford to purchase, there would be no accommodation alternatives except possibly to board. 5. Normally good policy development would require consultation with industry professionals, focus group sessions, community consultation and development of options. Has a detailed economic analysis, and sociological analysis been conducted or is this more of policy on the fly? 6. A better alternative might be to look at the systemic cycles in the building industry and developing policies that allow for steady growth in housing supply in line with properly forecasted demographic demand. This could include development of a more comprehensive apprenticeship scheme and approaches to mildly stimulate the industry during lows, and slightly retard the industry during booms. This would lead to more predictable outcomes and less community, family and individual stress. Overall, it appears to be a superficial policy initiative that has not been well considered. The government certainly appears to consider property owners as an easy target rather than a small business group that does provide a service to the community.