

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

**Submission No:** 108  
**Submitted by:** Tanya Thompson  
**Publication:** Making the submission and your name public  
**Attachments:** No attachment

**Submitter Comments:**

I refer to the Public Briefing in relation to this Bill, held on Monday 10 October 2022, duration of circa 1 hour. Some highlighted comments as follows. Dr MacMahon's comment on page 5 stating that property owners are able to absorb cost increases, is misaligned with reality. A large percentage of property owners are 'mum and dad' property owners, who have worked hard to save a deposit and pay a lender for their mortgage, which is generally at a higher interest rate and less favourable terms than a true home loan. With the increase in costs and interest rates over the two years or so, very few owners would be able to 'absorb' these increasing costs for a two year freeze, plus the ongoing restriction. Dr MacMahon's comments on page 6 stating that we should not consider the residential rental industry as being free enterprise, that it should not be and that it being considered so has caused or created the industry issues which we now face, is misguided, ill-informed, naïve, and critically dangerous to the Australian public. Whilst actions need to take place to fix the rental market, removing free enterprise will have the opposite effect, and created rental housing shortages, make 'mums and dads' bankrupt and lead to an increase in suicide rates with homelessness increasing. Dr MacMahon's comments on page 6 stating that people should be able to stay in their homes is misrepresenting the situation. Renters may indeed call the rental property their home, but it is owned by another entity, not their for renters to do with what they wish, live their indefinitely and so on, it is at the property owners permission only. As with property owners, if you want to own something and be free to do with it what you wish, you need to go out and earn it, just like buying a car, bicycle, and so on. Houses are no different. Other industry constraints could resolve this upon government foresight and action. Dr MacMahon's submission and interview in the Public Hearing demonstrated a lack of understanding as to the root cause of the rental property industry and a dire lack of proper and thorough investigation. The administration of such requirements as listed in the Bill have not been thought out and lack appropriate structure. Clearly, this Bill is not in a position to be enacted, and must be retracted in its entirety.