

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

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Secretary,

This bill is ridiculous in every way. Once again the government had no interest for property owners. Freezing the rent for two years and capping the rent to no greater than 2% every two years doesn't take into account the increases the property owner faces each year so this would lead to making it more expensive for the owner because he will not be able to cover his costs for the property therefore making the decision easier to sell their properties, which would create less properties available for rent making the rental situation as it is at the moment even worse.

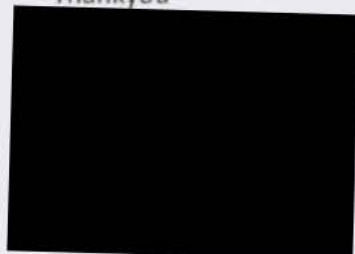
Are the government going to freeze inflation on all the expenses that are incurred by the property owners also so that the property owners can afford to keep and maintain their properties. I doubt that very much!

Most property owners have mortgages and rent helps pay those mortgages I don't see these changes as a good option if this was to go ahead. I feel it would be a deterrent for future investment property owners to get into the market. If this would happen the rental shortage would become even worse than it is now.

I feel that the government is making it very difficult for the current property owners with all the new changes that have recently been adapted and if this was to go ahead you would find a lot of properties will be sold and then there would be less rentals available making the rental situation worse.

We do not support this bill.

Thankyou



Geoffrey & Margaret Smith