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**From:** [REDACTED]  
**Sent:** Saturday, 10 July 2021 4:20 PM  
**To:** Community Support and Services Committee  
**Subject:** Submission - Residential Tenancies and Rooming Accommodation & Other Legislation Amendment Bill

Dear Committee Secretary,

I am strongly opposed to the Residential Tenancies and Rooming Accommodation & Other Legislation Amendment Bill for the following reasons:

- 1) As the owner of a rental property, I should be able to sell my property if and when I wish to. As the owner, I am the one who has taken on all the risk and financial outlays. Therefore I should reserve the right to sell the property if I so desire, particularly if there is a need to support my own livelihood.
- 2) There should be no caps on rental increases as it will disadvantage some rental property owners. For example, if CPI increases can only be made every two years, then those who are currently charging below market-price rents will never catch up to the rest of the market and will therefore continue to be disadvantaged as an investor.  
This also does not allow for any improvements made to the property.
- 3) As a rental property owner, I would be losing rights to support my own future. The reason I have an investment property is because I will not get the age pension when I retire from work, so I will be relying on the rental income to support myself at a time when I will need it most. These proposed changes will take away my livelihood.
- 4) These proposed amendments penalise the owners who do the right thing, rather than address the issues caused by landlords who are doing the wrong thing.
- 5) As a citizen, it should NOT be my responsibility to provide low-cost housing (however, these proposed changes place the responsibility on my shoulders, and I would be bearing the financial cost). This is a social problem to be addressed by the state and federal governments through increasing the supply of public housing and over-hauling the welfare system.

Yours sincerely,  
Peter Munster

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