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**From:** [REDACTED]  
**Sent:** Monday, 12 July 2021 4:10 PM  
**To:** Community Support and Services Committee  
**Cc:** Pinerivers Electorate Office  
**Subject:** Residential Tenancies and Rooming Accommodation (Tenants' Rights) and Other Legislation Amendment Bill 2021

This bill is over the top and more akin to an attack on property investors rather than an effort to provide a fair and equitable environment for tenants and the property owners to enjoy. There are also dad and mum investors who provide rental accommodation and in most cases their tenants enjoy good housing and an amicable relationship with the owner/tenancy manager.

There are some tenants who will take advantage of situations that are left open to them and the owner of a property should not, by government legislation, be left vulnerable to such exploitation.

The investors, who provide such accommodation, ease the housing burden on the State Government. The government should itself be ensuring that there is sufficient public rental stock to adequately provide safe and secure housing. This can be achieved by government focusing more keenly on providing appropriate housing and possibly to a lesser extent on peripheral issues. The State Government could then, for its tenants, justly deliver the ideal conditions mentioned in the Amendment.

All things considered these amendments would appear to be a heavy handed effort, by the government, to force private investors to do the governments job for them. If the government would like tenants to make alterations or decisions on the future of properties then the government should provide those properties and allow their tenants to change those public buildings.

If an investor owns an asset the timing of the disposal or otherwise, of the asset, can be critical to the success of the venture. The owner of a property should be allowed to determine the strategic direction of their investment. The proposed amendments heavily infringe on that principle and tend to favour a more communistic ideal.

In these times of Covid-19 we are living in unusual circumstances but I think we all hope and realise the current circumstances will prove to be temporary. Temporary conditions need temporary measures to manage them but such changes to the act would not usually be considered temporary.

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