

## Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

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1. There are too many restrictive laws on rental property owners. This is a disincentive to buy or build a property to rent thus reducing the overall housing stock and availability of rental properties.
2. Interest rates go up monthly – why should rents only go up annually? Owners will bet against this and lift higher every year just in case rates rise. This is avoidable if you don't pass this legislation. This harms tenants.
3. We are in the middle of a housing crisis with 1% vacancy. (Seriously – the government should be amending laws to free up and encourage investment instead of passing laws just for tenants that have the opposite effect)

Also:

- As an owner, why would I ever want a tenant to modify or personalise the house that I own?

Clint Verhagen

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