

Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Submission No: 25
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Publication:
Attachments: No attachment
Submitter Comments:

From: [REDACTED]
To: [Housing, Big Build and Manufacturing Committee](#)
Subject: Submission - Stage 2 Rental Reform
Date: Wednesday, 27 March 2024 8:46:51 PM

Good evening,

I wish to make a submission to the new rental reforms proposed on the RTA [website](#), with regards to a number of proposed points, and not all negative.

My recent experience as a property owner and a current tenant of another property, hopefully assists in framing my submission.

Firstly, should a tenant opt to cease their 12mth rental agreement early and the owner agree to release the rental agreement, there is no ability to then re-list the property at the then-present market rate, which could very well be a marginal and reasonable increase.

As such, the property owner is penalised by being accommodating to the late-tenants and has two cost-absorption decisions.

1. Accept the loss in potential market rent price (for a subsequent rental period), due to the rent being tied to the property for the prior 12mths.
2. The loss of holding a property vacant for the remaining rental period to achieve the new market rent price-point.

In a presently constrained rental property environment, I would absolutely hope that option 2 is not exercised by owners for the sake of potential tenants who would be agreeable to paying the present market rate for a rental property.

Secondly, the inability of potential tenants to offer a higher than listed rent does not afford any clear/direct opportunity for tenants to negotiate on price. As a current tenant, I consider it one of the few ways I am able to express my interest in a property, as I have done recently.

Finally, I tend to agree on the point of protecting renters privacy during the end of a tenancy. It's only appropriate to hold 1-2 viewings, so as to not cause excessive invasion of privacy and undue stress to tenants.

As a tenant and property owner, I feel that some regulation is required, but only around conditions and not around constraining the ability of tenants and landlords to freely negotiate on price.

Regulation and reform should be focused on the system of function, not on a set of conditions at a certain point in time.

It's important to note - If we are happy to regulate on a set of conditions, should the conditions change, would we all of a sudden begin to support the alternate to protect owners?

I support reforms that focus on the conditions that allow tenants/landlords to negotiate freely and fairly, just as any free market does. Neither party is the enemy of the other and both require one another to coexist harmoniously, and free of unnecessary third-party intervention.

Presently, governments (of any persuasion or level) have an inability to provide housing clarity, scope and direction; so as to drive investment to accommodate our apparently ever-growing nation of Australians.

Kind regards and best wishes in your work,

Jack Simpson

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