

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

**Submission No:** 36  
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# J.P. AND T.A. RUTHERFORD



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Attn Authorised Officer

PROPOSED RENTAL LAW REFORMS

## RE: PROPOSED RENTAL LAW STAGE 2 REFORMS

Dear Sir,

My wife and I consider ourselves reasonable landlords based on our properties which have had long term tenants, virtually zero vacancy and reasonable capital gains.

Regarding the detailed processes and additional rights for tenants [such as being allowed to make house modifications and customisation] we encourage you to consult with the real estate industry regarding the proposed Stage 2 changes to the rental laws as they have the knowledge, skills and understanding of the practicalities and details. We should not be forced to allow tenants to alter our property and other such "freedoms". Capital Gains are an important part of property investing, often ignored, and inappropriate modifications by tenants are likely to reduce the capital gain of the district, the street and the property. Similarly, the modifications [Car ports etc] need to be approved by council.

On a wider scale we believe that high rents are your main concern and want to make constructive suggestions in that area. Rents, as with our whole society, are based on supply and demand. Supply has dried up due to lack of building, due to people buying instead of renting and due to short term holiday rentals such as Air bnb. All these things result in rent rises but are not the fault of landlords such as ourselves. As a Government we encourage you to reduce restrictions on developers who need to bring land to the market more efficiently, cheaper and faster than currently.

The houses built on this future land can be mass produced with the right encouragement to the building industry. We suggest modular style designs which can be mixed and matched into a range of different layouts and appearances. Some were developed after the Christchurch earthquake but we are suggesting a much bigger scale than that is needed. A production line factory such as the car industry uses rather than "stick built" labour intensive building as currently done would solve your supply problems, solve the high rents problem and potentially add an export industry for either housing or perhaps for emergency accommodation when required overseas. Even more appropriate is to use this factory to make the Olympic Village facilities which would be a marketing example for exports after 2032. What a great ongoing legacy. Your challenge is to get the production line built and into production at the same time as the new subdivisions are opened, not an impossible challenge!

We trust that these suggestions are useful and that changes are balanced rather than biased towards tenants as we have noticed in our 25 years of property investment.

Thank you for the opportunity to respond and have an input.

Yours faithfully

John Rutherford