

To Whom It May Concern,

As a renter and a property owner, I thank you for the inquiry and the opportunity to provide feedback. I most certainly welcome any tougher rules on landlords, such as fixing rent increases. Rents should be fixed accordingly to ensure excessive rent increases and to encourage home ownership, rather than investment. Regulation is going to be the most effective way of solving the housing crisis. Clearly, ending negative gearing is one of the most effective tools that the government's disposal.

However, I am amazed that one of the most obvious solutions has not been discussed in this debate – addressing the nearly 300,000 unoccupied homes across NSW & 13 million spare bedrooms ([SMH, 22](#), [SMH, 22](#)). The research showed that there are hardly any spare bedrooms in multi-family and households or of single parents, with an expert arguing that a goal should be to get people into homes that are most suitable for their stage of their life. They also said 'diversity' of housing is also important to ensure that people wanting to move nearby have a suitable alternative and exempting the family home from the aged pension test.

I am concerned about the push for the building boom and what that means for the aesthetics of urban life — green open spaces are important for wellbeing and health. I am also concerned about the clearing of native trees, homes for our wildlife. Good urban planning with facilities and aesthetic consideration is paramount. The premier's messaging of charging ahead with the building boom is clearly upsetting many communities.

I also believe there should be a cap on how many homes you can own, a high tax on empty homes (and I say this as a homeowner), or limiting how many days of the year your home can be empty for (before you get hit with a tax). In our hugely populated world with an aging population, I believe one day it is inevitable that governments will need to begin tax per room or square meter in proportion to how many people are living in a house. Also, the government should also do more to prevent foreign ownership of land.

One of these big issues to address is the issue in terms of the aging population being fearful of moving from their spacious homes into independent living, so how do we make the transition more appealing & also create awareness and education? A good example is my stepfather, who is living in my mother's 3–4-bedroom Sydney house (who has passed away) which I now own. He also owns a one-bedroom apartment, which remains empty. So here we have one person with two properties and up to five bedrooms, who genuinely is concerned about the housing crisis. He is more than welcome to stay at the house as long as he likes, but it is important to note he frequently talks about his concern for the younger generation not being able to find housing, without realising his own footprint. I have suggested to him that he at least rents out the one-bedroom apartment at a low cost to a person he likes, but he has not taken up on this option.

Ultimately, government needs to implement tough regulations that stops home ownership and rent prices from skyrocketing to unaffordable levels. The current market is unsustainable and the longer governments ignore the issue, the worse it will get.

Yours Sincerely,

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