

My submission regarding the improving of NSW rental laws

I believe the rental laws in NSW in its current status are being formulated by taking into consideration to benefit the interests of the landlords only, as they are founded on the basis that Australia is a capitalist country and everything should be directed to serve and support the landlords or the wealthy people, unlike the socialist countries where the government orchestrate and organize all the laws to serve and help the poor, the workers and renters (in this matter), so, the rental laws in NSW are partial, biased, and favouring the landlords and complying with their requests and mere interests, while ignoring or marginalising the renters' rights and interests.

The rent values have been soaring in the last few years in NSW to reach an unprecedented rates which is the highest globally, that is if we take into consideration also, the stupid and ridiculous unit of payment which is the "week", as only in Australia and in NSW (in particular), you find such a time unit for calculating the rent payment and obviously that makes the year 13 months instead of 12 months as the case in most countries of the world.

So, any amendment, modification or change of the rental law in NSW should put the weak side, which is the renter or leaser in the target of any change and do everything to defend them and protect their rights, and the landlord should be prohibited from evicting the rented house and kicking the renters outside when they can't find a suitable and affordable alternative dwelling in the allocated period (which should be no less than 6 months).

The NSW Government should interfere in the housing market and help people who are looking for a house to rent by creating or contracting with real estate offices that follow the governmental regulations, unlike the majority of the current greedy, money-oriented, practicing offices who favour and stand with the side who give them the money and that is always the landlords.

The rights given to landlords in the current rental law should be reduced and given to the renters, as the renter is the fragile side who should be defended and protected in any law, as in such competitive and illogical property market, where the Australian Government has showed a complete fiasco in dealing with it and proved to be powerless in finding solutions, the NSW Government should be realistic and reasonable when dealing with the rental market and enact a fair and just laws that will not cause an outrage of the public and lead to ferocious reactions and demonstrations, the people had fed up with such an increasing rental crisis and crazy property prices.