

Improving NSW rental laws

Monday, 10 July 2023

As a young adult I was lucky enough to rent for several years. Now as a parent, I'm afraid that is not an easy proposition for my children. For this reason I would like to comment on improving Rental conditions overall, outside of the online survey I've already completed.

Whilst this is a federal tax incentive, counter-act **Negative Gearing with an Empty Property tax**. It favours high income earners and increases housing prices. It hasn't increased rental availability and has created commercial space gheto's. Land lords should be penalised for owning a property that's empty in an economy of high demand and low supply.

Introduce laws to **limit en-mass ownership of residential property** by foreign companies like Black Rock, foreign countries like China or individuals for making bulk purchases especially of single dwelling houses buying purely for profit gain, without benefitting rental and social housing.

Ensure landlords and their agents are more accountable for property maintenance with access to conflict resolution for renters. Too often a bond is not released based on wear and tear of standard item usage rather than actual malicious or incidental damage.

Introduce a **modern form of Social Housing** where;

- the NSW government purchases homes or apartments at reasonable market value,
- ensure they are liveable and are as off grid energy as possible with a fully installed solar system,
- near public transport, existing or planned social services eg: child care, GP's, mental welfare, community services
- with long term leases, at minimal rental prices
- or at nominal market prices with a view towards transferrable, mobile property ownership. That is the Renter can pay a bit extra with a view to purchase a NSW social residential property so long as the extra money paid covers the mortgage cost of said property.
- is not clumped. Ensure the social housing is thinly spread-out across the state.

Purchase flood prone property along the banks of all major NSW rivers, and converting to public parkland or restricted bushland areas to assist with natures approach to flood mitigation forcing property / residential ownership up and away from future floods, will reduce short-term rental demand and population churn due to flooding.

Ensure where possible fire trail tracks run parallel to the backs of properties that back onto bushland, to provide easy access for property protection activities. Burnt houses also contribute to short term rental demands and population churn.

Thanking you for your time.

Cheers,

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