

Dear All,

I have noticed that all the questions in relation to your current survey **Improving NSW rental laws** in NSW are all focusing on destabilising the current balance of landlords in favour of tenants.

Why have you not looked into new and courageous ways as to strengthen the rentals system within NSW so as to give landlords more stability and security so as to encourage them to invest in the creation of more rental properties in the future.

The creation of more rental properties for the future can only be done by the private sector since all the Government (Federal and State) are in the "red".

Some examples that should be considered:

1. Bond of greater than 4 weeks rent. The reality is that the current bond does not cover the true costs of evicting a tenant or repairs to the property if it is damaged.
2. Why should the Landlord Insurance pay the costs created by a bad individual. It is not rational. This only creates a sense that a bad individual could keep on behaving badly in the future.
3. Create a system will ensure that a bad tenant are been able to be evicted within the four week bond period.
4. Create a public "name and shame" list of tenants. People should be able to see pass bad tenants.
5. Complement the current bond system with a new "tenants Insurance" which will cover any problems caused by the tenant (default in payment, damage to the property etc). The cost of the insurance will have to be assumed by the tenant. It would be similar to a Mortgage Protection insurance that one has to have to protect the banks if I default in my obligations.
6. The tenant should pay for the water bill even if the building has a common water metre. The current system of having free water usage does not encourage individuals to save water plus it goes against the basic concept of "user pays".

We all hear that the rental market is becoming "unfordable". But there are some things that are not been mentioned in the media:

- A. We have been hearing the same thing been said about for many decades. Unfordable is an overused catchphrase that is not supported by economic data.
- B. How can anyone that actually studied Economics says that the rental market has become "unfordable" if nearly every property that goes on the rental market is been rented out in record time. It is obvious that people are been able to afford the properties. That is a clear sign that contradicts the term unaffordability.
- C. Eviction rates have not shown any data to support that the level of rents is unfordable.
- D. The Australian property market is mature and robust enough to adjust to variables within the market without Government intervention. This has been demonstrated multiple time periods since WW2.