

[REDACTED]  
[REDACTED]  
30 July 2023

To whom it may concern,

1. The disingenuous reporting by the media about the 25% to 30% increase in rents over the past 12 months does not consider that I had to drop the rent I was getting for both of my investment properties during Covid – one dropped by 25% and the other by 30%. On one property I am still getting \$25 per week LESS than I was, pre-covid. I know of many other landlords in the same boat.
2. Capping rents is not fair and will not work. It will just encourage landlords to put up rents as high as they can prior to the caps coming into place. Rental caps may also not reflect any improvements that may have been carried out on the property.
3. The government needs to build more public housing and do it quickly. It should not be the responsibility of private landlords to house those who cannot afford market rent. The NSW Housing Commission needs to be refinanced/resurrected with a strong pipeline of public housing projects, but NOT entire suburbs of public housing – this will just lead to ghettos, e.g. [REDACTED] Rather, new housing estates must have a certain percentage of public houses/duplexes or manor homes, e.g. 5% of the total number of blocks.
4. Additionally, a condition of private apartment developments of more than 100 units should be that (say) 5% of the total number of units must be available to public tenants for (say) 25 years, otherwise, the development won't be approved. The Housing Commission would effectively have a 25-year lease on these apartments and would sub-let these to public housing tenants.
5. Portable bonds can only work if there is a government guarantee in place. How does a landlord or Real Estate Agent ensure that a bond is available to the original landlord to cover damage to a property if it has already been transferred to a second property?
6. Tenants should be obligated to advise the RE Agent or landlord of any damage within a realistic time period so that the owner can have any repairs carried out ASAP - often, landlords do not learn of damage to the property until after the tenant has moved out, thus making it difficult to attract new tenants if repair works must be undertaken and leading to lost rent.

Thank you.