

2 August 2023

Real Estate & Housing Policy
Regulatory Policy, NSW Fair Trading
Better Regulation Division

To Whom it may concern,

My first reply to your suggestions is to say that the reason there are so few rentals available is that the rules and regulations have become so complex that in some cases it is not worth being a landlord, all rights are with the tenants, and at the end of the day the landlord has outlaid an substantial amount of funds to invest in a rental property.

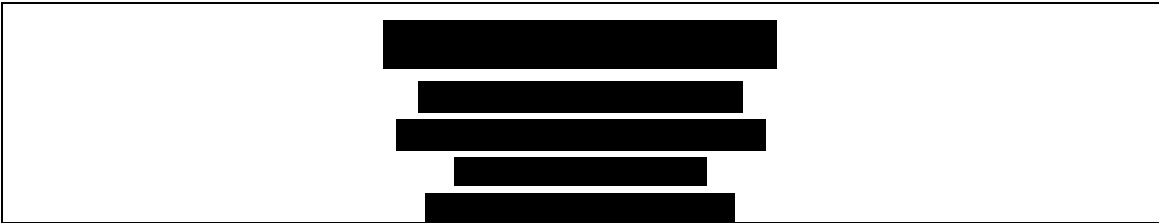
I am writing these answers from a landlord perspective as we have been landlords for over 30 years, so have a fair idea about running a rental business with numerous properties.

We do understand there are a lot of issues regarding some landlords and their treatment of tenants, however some tenants have trashed properties and the landlord should be able to get full compensation for the damage.

Majority of our tenants are long term renters and have been with us for many years (10 to 20 + years)

I have found some of these ideas you are proposing to be stupid, one-sided towards the tenants to put it bluntly, however I have answered them to the best of my ability.

Yours faithfully



3

3.2 If you have a tenant that is disrupting the other tenant's peace then you should be able to end a lease (periodic or continuing lease.)

List of reasons: Noise, Pets, Uncontrollable visitors, Non-Payment of rent, Neglect of premises

A landlord should not have to prove or give a reason.

3.3 Fixed term leases & periodic leases: A landlord if wanting to sell or renovate should be able to give notice without having to wait 6 months, before able to rent the property out again, as most repairs don't take that long. Also, it would mean that a landlord is without rent for that period and that could be their only income.

Most tenants, if they are on a periodic lease, have proved they are good tenants.

3.4 See no issue with this act or proposal.

3.5 There should be no issue with the landlord obtaining his property back, if the reason is ligament if he wishes to do repairs, it would more than likely not be a 6-month project unless it was quite unlivable, or badly damaged by earthquake etc.



4

4.2 It should be the landlord who decides if a tenant can have pets, he has invested hugely to purchase or build the property.

EG: In a complex of duplexes to have cats, dogs, chooks etc. would be a nightmare for all living in the block, with dogs barking, cats roaming at night peeing everywhere and with concrete courtyard areas chooks would be completely unacceptable.

If a tenant lets the dog or cat inside, no amount of cleaning the carpets or fumigating the property would get the smell out.

4.6 A landlord would only need 7 days to make their decision regarding pets in their property.

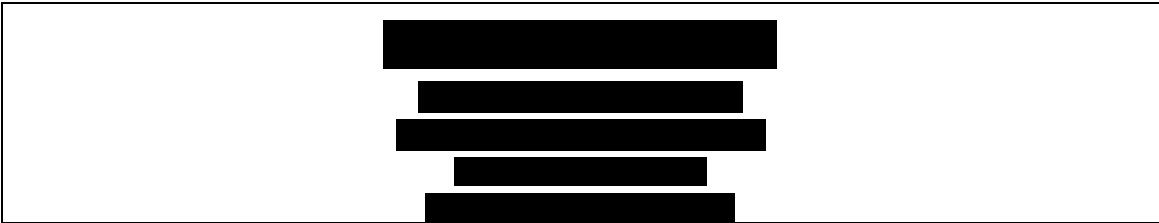
If it is a standalone house, then another decision could be considered.

4.7 A landlord has outlaid considerable funds to build or buy an investment property it should be entirely up to them regarding pets.

At the end of the day if a prospective tenant has animals, then a complex is not suitable for them, and they are better off finding more suitable arrangements.

Please remember that the landlords' rights should be considered, and the tenants must remember that it is a privilege to be able to rent any property, Again I'll say that is why there are so little properties to rent as landlords are sick of all the rules and regulations, all in favor of the tenants.

It is not the everyday person who has rental properties who should be providing rentals, nor can they help the amount of homeless people. The government must take ownership of not enough public housing for low-income earners and the homeless.



4.8 Should be no business of a tribunal regarding keeping pets.

5

5.1 Personal information should be made available to the agent together with their application. If they are approved, then most of the information could be shredded.

5.2 I don't agree with Victoria's attitude regarding information from a prospective application.

5.10 Feel the above list you have provided is enough information, an agent has access to ticker to check the prospective tenant rental history as well as able to get rent history from the last agent the prospective tenant provided.

5.11 No concern's you need as much information as possible to make a final decision.

5.12 Agree there should be an application form that allows an agent to collect the information and cross check.

5.13 I don't feel that any information should be eliminated from being collected to decide.

5.14/15 An agent should outline what information is required and how it is used and what will be destroyed. If a prospective tenant's application is unsuccessful then all information collected should be destroyed that was collected from the individual.

5.16 All personal information should be secure.

5.17 If a prospective tenant has left some information out of the application, or wants to update it, that would be acceptable the agent and applicant should initial changes.



5.18A If a prospective applicant gives their personal information to an agent, why would they need to access it.

5.3

5.3/2 If a potential tenant applies for a property, then where they lived prior, and their age is important.

If they have already filled in an application, then the agent already knows where they live and their age, from their license or identity card.

I feel that you don't really understand what the landlord/agent requires for renting out a property. I do not see how ADM would penalize any applicant, plus the taxpayers' cost to run this scheme would be enormous.

It makes me wonder who thinks up some of these unfair ideas!



6. Portable Bond Scheme

6.6/2 What a complicated messy scheme you are trying to do with a portable bond scheme.

Scenario: If a tenant decides to move on and the final inspection is completed, and some items need addressing or they owe rent, they are usually given days to return and complete the list, however their bond has been transferred to landlord No:2

Then if the landlord No:1 makes a claim on the bond, then No:2 landlord has to get extra bond, if this tenant then does not have the extra bond, then No:2 landlord has to get them to move out.

Which then means No:2 landlord must detail his property again to put it on the market. At an extra cost for agents' fees etc.

What a complete shemozzle.

Surely it would be better to leave it as is, as you are trying to give all tenants the benefit of the doubt that they will leave the first property clean.

6.23 This is the most complex scheme someone could think of.

6.24 No it should not be available, it shouldn't exist.

6.25 From a landlord perspective I see so many issues. The Bond Board does not act that quickly to pay a claim.



7.

7.2/26 Yes have concerns about how long it would take NSW Government to access rent increases and how much taxpayers money it would take to run this scheme.

7.2/27 Why do you need to collect this information,

I also believe that because you can only increase once a year it is very hard to budget for the next 12 months' costs.

EG: Our insurance went up \$6000.00 for the year, land tax increased by \$5000.00, then you have all the other increases to run a business.

With 2 smaller increases a year would be easier to budget, plus be easier for a renter.

8.

8. 28/29 It should be twice a year for all types of leases.

8.36 I feel that all prospective tenants should be given the strata rules, with this information the renter could decide if a strata complex would suit them.

9.

9.1 I don't know much about embedded networks.

All renters should have a options of who they wish to have a network connection with.

I'm guessing if it's in the strata titles rules that the network is included, it should be written down on the lease and included in the cost of the rent.

It should also be written on the lease and made known to the tenant.

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9.34 We have had rentals properties for 30 plus years, all our tenants have never had an issue paying rent, either by electronic transfer or going to the bank or Building Society to pay personally.

9 CONTINUED

9.34 A lot of agents do not accept cash, it would be electronic transfer or cheque. (Which cheques won't be available much longer)

9.35 How much to you think the rents would increase by if a landlord had to provide an electronic way for tenants to pay their rent.

I have answered as many of these questions that pertain to us as landlords.

I hope you can appreciate the time and effort it has taken to read and answer this questionnaire, then type it up.

Kind Regards