

3/8/2023

To: NSW FAIR TRADING

Regarding: Improving NSW Rental Laws

My Submission:

I have already completed your survey

I have only a few comments to make:

- 1. There is a rental property crisis in Australia.**
- 2. More renters than properties available for rent.**
- 3. A lot of rental property investors are selling up.**
- 4. Why are investors getting out of rental property and new investors not buying rental property?**

Because:

- a. It is becoming more and more unattractive to own an investment rental property.**
- b. Increasing regulations.**
- c. Less owner rights and increasing tenants' rights.**
- d. Increasing annual land tax and capital gains tax when selling the property.**
- e. Increasing costs and therefore decreasing returns on money invested.**
- f. Threat of rent freeze.**
- g. Increased interest rates on Mortgage repayments.**
- h. Uncertainty about future changes to regulations.**

Sincerely yours

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