

From: [REDACTED]
To: [Residential Tenancy](#)
Subject: Affordable renting in NSW
Date: Friday, 4 August 2023 12:41:49 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

[CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.]

[REDACTED]

I am a land lord and yet some "Greens" judge me badly because of that.
My wife and I do our best to provide affordable housing. YES WE PROVIDE HOUSING, shouldn't that be celebrated, as the government will never be able to provide housing for it's people. Affordable housing is great but governments don't want to pay it.
Some of the policies hurt both tenant and landlord. I built a granny flat and rented it out and the tenant paid for the electricity and water usage only, which were both metered by industry approved meters.
NSW changed the law, to give the tenant the right to chose their our retailer.
With electricity and water included in the rent, ok I made a minor adjustment to cover this. Thing change the tenant became a family with a newborn baby and obviously there usage went up. So then I was getting \$1200 quarterly electricity bills. I couldn't afford this, something need to change.
I engaged an electrician to install an independent meter in the power board, so the tenant can get there own electrical provider.
So as result of NSW laws on top of me paying \$1200 for the new meter. The tenant would have paid there electricity usage [which through the agent was added to there weekly rent], a new connection fee, a disconnection fee when moving out and a daily supply charge.
So all up the tenant is out of pocket at least \$314.19c per year supply charge plus connection and disconnection fees which could be up to \$100 and they are still paying for their usage.
I am out of pocket the \$1200 for the new meter and we still have unlimited water usage, even though there is only one provider. The tenant could leave a tap running all day and they don't pay for it.
This just doesn't make sense NSW government cost all of us a lot more money and the ability to freely waist water at the landlord expense [mine in this case]
Land tax is just another thing that just adds to the cost of providing housing.
Government just want everybody else to pay for affordable housing.
Regards [REDACTED]
Sent from [Mail](#) for Windows