

Hi Dept.Customer service G'day 🌻

Thanks for giving the public "have you say".

But the time is too short: published in July and by the early August.(The days opens to public, is there Legislation to be followed?Thx.) Myself, this time just luckily coincidently know this news in early Aug, before I never knew this type of event.

So the 1st thing can I call to extend the "by date"? At least to the end the August?(Because if not enough people to know and to say, how does it belong to fair and the public?) Thanks very much!

Currently I and my family are owner and landlord, too. BUT, we were tenant nearly 20 years ago, that's why my family has enough experience to say our voice :).

Quite frankly and sincerely, our Australian rental laws are quite lean to tenants, some States' are even quite unfair, to landlords.

For example, tenants have some tenants' organizations to support and advice tenants, But landlords they don't have their own societies to "say their voices". That's why every time the rental issue comes, landlords are scapegoated. Landlords' interest are squeezed.

Fctually, housing, is government's responsibility. Landlords should not be scapegoated. They, we must not be scapegoated ! Landlords rent their houses are business. A business is the same as other businesses in Australia. This business is not easy to run as other businesses. All other businesses are freely run in market. Government doesn't control them. And Green Party doesn't call to freeze their prices, their profits. Then why only to Rental Market, will be stopped its freedom? Will be controlled? Green Party so much wants to freeze its rent?

Is this phenomenon fair? Justice? Not at all !

Green Party not only doesn't have economic knowledge, but also no basic Logic.

Where is their fairness? You think they think for pool people? No, I say they think, they want the power !

But you can imagine, if they get the power, with their no economic knowledge brains, not many years needed, Australian will drop to the fourth world country on the globe !

Is their such no economic knowledge, such ridiculous policy cause me to tell myself: I will never vote for them -- Australia never never can be powered by them.

Before I only felt some their ideas were quite funny, never know they are such extremists !

The basic balance, even they don't realise IT. In the nature, anything loose its balance, will go to the end.

What's more, a country's economics, a country's development. "Freezing rental increase, then plus limiting rent increase"-- obviously will lead this business to the end. Then the landlord class ends. Then where is the tenant class?

So simple reason, even me, a housewife, can see can understand can analyse, a party, can't see can't understand can't analyse?

No, they can't. Currently their stubborn stupid yelling(forcing government) clearly shows they CAN't !

Just based on simple fairness, if give no freedom to rental market, then the same: no freedom to all other businesses; Control rental market, then control all other businesses,too. Will government control Reserve Bank's cash rate increasing? Consumer banks loan interest rates increasing? Electricians, plumbers prices? All shops', stores' prices?

Just don't understand Green party, they shouts "freeze rent increasing, limit rent increasing", but never heard they shout"freeze Reserve bank cash rate, freeze consumer banks' loan interest rates" !

Yes, they push landlords to the end, then they got some tenants' votes. Then after? After all tenants are forced to sale their properties... then WHAT happen? Is this Green Party wants?

Don't understand our NSW government: These 2 years common people feel daily life is not easy. Why our NSW Government focus on pets? If the tenants rich enough to have pets, must they don't need worry their rent payment. Pets belong to rich families, connect? All the time I am told this idea. My family is: we don't think we're rich enough to have a pet, even we all are animal lovers.

Since forever, On the globe, owners, no question have their right for their own properties, why these years in our Australia and America, the owners become so poor and bad luck roles? -- They are loosing their right from their properties-- Their properties are more and more belonged to government's, tenants'... From this year Green Party the more wants control this right--property owners' right, landlords' right ! They want to push our Australian to be a communist country?

How many persons are easy to become owners or landlords? 1,2 ? Green Party can't see we were originally like them: starting from tenant. Then we work very very hard, stop any wasting, little by little saving, in the same time learning economic, financial or investment acknowledge... year by year close to...owner or landlord... Yes government's negative gearing does help Australian become properties' owners, so IT is a good, correct beneficiary citizens' policy.

Imagine, if our Australian has no real estate economy, how many percent GDP it will drop? How many jobs are not exist? And where do they(people of in&out border need shelters)stay?

In fact, government and the whole society should say a "thank you" to Landlords. Landlords do a big help for Government, of course the tenants. Government has the negative gearing policy, must because they know this landlords' indispensable help for country's housing.

As an one who stands in the middle, we already can see the Rental Laws are already very lean to tenants: When my family was tenant, some years we often got "rent increase notice". But when we became landlord, the Rental laws already limit " 1 time rent increase within 12 months"--- but Reserve Bank ,consumer banks' interest rates increasing, no LIMIT !

Landlords share and help governments, So much but no people realize this. No one heard any voice to thank them, on the contrary, they are always imagined how rich are, so all the time, Governmen wants to get lots land tax, stamp duty from them, tenants want to pay less rent... Green Party even wants to FREEZE them...

There is another very, very ridiculous and unfair and injustice shock is: Tenant maliciously damage rental property is not criminal !! You must, you have to, believe this is TURE !

Humanity, this Police's job, in our rental market, it is belong to insurance company's jobs. Landlords have to pay for this: damage walls, broken doors+windows, full of house rubbish... The result is: less and less insurance companies want to do this business. There are many insurance companies' Landlord Insurance even don't cover "rent loss"! WHY?

Lawyers say clearly: maliciously damage there is no way to get back.

Really wish our Australia won't be the second American California 🙏!

Strongly call here: Government legislate "maliciously damage rental properties is criminal".

In the public, when you see damaging, any time, everywhere, you can call Police, but only in rental properties: maliciously damaging are free, those criminals can freely to do whatever they want, with no criminal.

Shocked ? It is. But no need, because it is the fact, the truth !

This "awful criminal" behavior is not forced to be stopped, that means it is PERMITTED, by whom? By the Government. Then why? Everywhere our Government enforces the laws, try to stop all criminals everywhere, why here, in this area, criminals is permitted?

Because the criminal behavior is free, Landlords are not "landlords" anymore, they are bullied, they are slaves. In our country, says private properties are protected. But why, landlords who offer their private properties to the public, share our governments responsibility and work... Their private properties are permitted to be maliciously damaged .

When this unreasonable unfair injustice thing can be NOT permitted?

From last year till now, the daily news happens in America, not enough LESSON to our Australia rental area?

Heard news said Green Party gets the figure that if "freezing rent from 2022". But why they forget to count: if this figure fund are lost from landlords, then, how many investment properties would lost from the

market? Then how many tenants will lose their shelters? How many real estate agents close? How many real estate agents staff lose their jobs?

If "freeze rent increasing" is taken, Green Party must take the responsibility for all the tenants who lose their original rental houses+ Landlords who lost their rental properties.

Why every business' costs can be put the place they want to, only landlords' costs, huge cost are not allowed to find a place to put--- Landlords are forced to digest their costs...till they bankrupt.

Don't know why Green Party members don't feel shameful--- Every time when they mentioned some issues, never can hear they think omnidirectionally, always can see they just from one view to see thing to say thing. Honestly, they really need to learn more economic, financial and investment knowledge. Forcing own country's economic bankruptcy, is their aim?

No enough knowledge, how can lead a country develops well? How can be the qualified leader?

A country, a nation needs to develop well, not everyday political correct and think how to ROB others money!

At last,we are curious Green Party members. how many of them have offered their own homes' room to the homeless or rent to tenants? Have offered their back yards for those who need?

the house my family lives in is more dilapidated than the rented house 100 times. Yes, we offer the good house for our tenants. They are very happy. And we have good friendship.

Sorry I write too long. But really there are lots need to write. Because I want our country, our people good. So those contents not suits for today topic, hope useful for your department other matters.

The followings are my opinions for your 5 points:

- reasons a landlord can terminate a lease – removing 'no grounds' evictions
- I feel all landlords terminate their lease have their "grounds" :)
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- how to make it easier for renters to keep pets
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- protecting personal information held by real estate agents
- Require agents follow government's related security requirements
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- making it easier to transfer rental bonds from one property to another
- This is not a practical thinking. Really don't need force some ways: Tenants want to transfer, then real estate agents give Fair Trading tenants' details to do; if tenants don't want, then just follow the old way.
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- other ways to make the system fairer.
- Legislating should be based on people-oriented and treats each party fairly. Don't one-sidedly think that landlords are rich and should be bullied and robbed. Tenants are poor, so must rob the landlord's money. In fact, there are no landlords whose money comes from the sky. Every coin of their money is condensed with their whole life blood and sweat. On the contrary, the daily life of many tenants is much more luxurious than that of the landlords. Don't be afraid of political correctness.

best wishes 🌈