



# LANDLORDS

**ADD YOUR VIEWS TO THE NATIONAL RENTAL INQUIRY BEFORE IT'S TOO LATE!**

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**The rental market is undergoing a sea change. A crisis in rental property supply is sparking a nationwide debate. CoreLogic confirms increasing numbers of investors are disposing of their rental properties, while tenants face unprecedented hardship due to skyrocketing rents and dwindling vacancies. It's a difficult time for all.**

Undeniably, proposals like rent controls and rent freezes aim to alleviate the burden on tenants. However, from international experience, such measures can further constrict rental supply, increase inequity, and exacerbate rental costs in the long term.

New tenancy legislation, soaring interest rates, and additional taxes on landlords are eroding your rights as property investors. Major real estate networks report rising numbers of rental properties bought by owner-occupiers, which compounds the shortage in supply. Furthermore, investor affordability is now at its bleakest since the 2008 Global Financial Crisis.

Balancing the needs of tenants with those of private investors is a challenge. While the current scenario demands more social and affordable housing from the government, reducing red tape around building new homes, and speeding up approval processes, it is also essential to ensure that private investment in rental properties isn't further discouraged.

**That's where you come in. Read on...**

**VISIT THE NATIONAL RENTAL INQUIRY WEBSITE AND  
ADD YOUR VIEWS TODAY. YOUR VOICE MATTERS!**

**START HERE**

Deadline Friday ~~4 August~~ 2023  
*1 September*



## TIPS ON ANSWERING THE INQUIRY'S QUESTIONS...

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**Your voice is crucial in shaping a balanced, sustainable approach to this rental supply crisis. The National Rental Inquiry, due for submissions by the 4th of August, is your opportunity to influence future legislation.**

When contributing your insights, consider:

### **The Role of Government:**

Advocate for a balanced role that recognises the importance of both public and private investment. Point out that heavy-handed legislation can discourage private investment, thereby exacerbating supply issues.

### **Your Experience:**

Share your personal experiences of how changing regulations and economic conditions have impacted your investment. This will help the Inquiry understand the real-world implications of their decisions.

### **Costs and Difficulties:**

Highlight any specific legislative changes that have made your investment too costly to hold or too difficult to maintain. Concrete examples can underscore the unintended consequences of well-meaning legislation.

Remember, the aim is not to polarise the issue but to find common ground that respects tenant rights while also ensuring a healthy environment for private investment. We understand your challenges and urge you to make your experiences heard.

The future of Australia's rental market depends on it.

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