

Legislation Committee

From: Russell Poliwka <Russell@firstwesternrealty.com.au>
Sent: Thursday, 8 November 2018 10:06 AM
To: Legislation Committee
Subject: Residential Tenancies Legislation Amendment (Family Violence) Bill 2018

I have today been in a CPD which focussed on the proposed changes.

The tenancy act is starting to follow that of some other states whereby landlord's rights are being diminished by the welfare extremists.

In my opinion the matter of violence within the household should be something addressed under the Criminal Act, rather than the Tenancy Act.

The other changes are also a little bit of an overkill and the balance between landlord and tenant have been skewed to an extent whereby we will have a diminishing private sector rental pool.

This will be exacerbated even further if Labour gets in and does away with negative gearing.

I foresee in the future if these amendments to the Acts are implemented, there will be a dramatic increase on the public purse because of the necessity to have increased welfare housing numbers.

There will also be a escalating homeless problem due to the rental pool being limited with increasing demand.

The amendments are short sighted and whilst I support protecting family violence, that is the result, not the cause of the problem.

We are reacting rather than being proactive to what is becoming more common. I understand this year alone there have been some 60 domestic killings in Australia.

It's a complex problem but I am afraid the government is again taking a kneejerk reaction to something that needs to be dealt with in a more professional manner, rather than weakening landlords' rights.

Regards