

# Submission

I manage 6 rental properties for my family, the decision to invest in rental properties was based on our desire to invest in property, to gain a return for our investment and to provide a “service” to the community by creating more rental properties in the region. Recently, in the last few months, we have seriously considered selling our properties and making some other form of investment, reason being that the regulations surrounding rental properties as a landlord have and are becoming so complex and seemingly slewed towards protecting the tenants that it has become almost dangerous to be a landlord now, as far as security of investment is concerned. It is virtually impossible now to manage your own properties, the regulations and laws are so complex and volatile, so its necessary to appoint an agent and absorb the costs, along with all the other costs of owning rental properties. I do not believe we are over reacting or being selfish in our opinion on this matter, we are simply concerned that the significant investment required to own a rental property does not provide a sensible return and has now become so complex and tenant protection oriented.