

The Manager
Individuals Tax Unit
Individuals and Indirect Tax Division
The Treasury
Langton Crescent
PARKES ACT 2600

Following is our submission.

The proposal that property owners should no longer be permitted to claim taxation deductions for travel is deeply concerning as well as discouraging to us, owners of three rental houses in the Blacktown Western Suburbs area of Sydney.

Put simply if the proposals are enacted we will have no alternative but to increase weekly rentals by 7 to 10% or thereabouts and our tenants are persons on quite low incomes.

Two of the three rental properties were lived in and owned by members of our family and the other purchased when we had some available cash.

Over five decades we have experienced significant difficulties with managing agents and for one year received no income, only extensive bills.

It was the practice for many decades to place persons joining a real estate agent straight into the position of 'property manager' a devastating practice for owners of rental properties.

We now, through trial and error, have two reliable managing real estate agents and consequently responsible tenants, all low-income

persons or families and all properties have back yard for the enjoyment of the occupants.

1. We need to accompany the managing agent on, usually six monthly, inspection for several reasons and
2. to instantly give approval for matters needing attention or improvement which has inevitably been given.
3. to inspect work of tradespersons including cleaners once finding a newly installed sink had been damaged by cleaners sent there by our real estate managing agent!!!
4. to work on the property such as last month to remove an old fence, plant vegetation and treat penetrating vegetation from property at the rear.
5. visit the general area to source needed replacement products which has included a full new set of kitchen cupboards, on another occasion a new suitable and appropriate shower screen. Yes, others could have done this but it would have cost more and been less satisfactory.
6. to check with tenants if they have any issues with the managing agent and ask if there is anything else they need or would like – some agents just want to get in and out.
7. finally, it is deeply disturbing that the persons making this proposal clearly evidence such limited understanding of the issues faced by sensitive rental property owners.

We are penalised by the NSW government with increasing land taxes which must be passed on to tenants.

Don't punish us if there are some property owners manipulating current provisions, change the provisions to stop manipulation.

Our alternatives if this bill becomes law will include demolishing two or all three homes. One is suitable to use as a temporary enclosure for horses as has previously been the case. Another is to evict the

present tenants and have relatives or friends accommodated in the properties.

Reg & Carol Lobb

Treasury Tax Increase proposals Aug 2017 A