

Submission by

Hamilton City Council Staff

RESIDENTIAL TENANCIES AMENDMENT BILL

25 March 2020

It should be noted that the following submission is from staff at Hamilton City Council and does not necessarily represent the views of the Council itself.

1.0 INTRODUCTION

- 1.1 Overall, staff from Hamilton City Council support the proposed changes outlined in the Residential Tenancies Amendment Bill.
- 1.2 The changes should enhance community wellbeing, promoting a better social and economic environment in regard to rental housing.

2.0 SOCIAL WELLBEING

- 2.1 The proposed changes will create a better sense of social wellbeing and connectivity for tenants to establish themselves within communities on a more secure basis.
- 2.2 The proposed changes will provide the tenants with more stability and a sense of belonging within the community. This will encourage them to become more involved within their community and endeavor to contribute to the wider community.

3.0 ECONOMIC WELLBEING

- 3.1 The proposed changes will provide better economic outcomes for existing and new tenants, providing them with better financial certainty for budgeting purposes.
- 3.2 The Bill will ensure that landlords can't invite or encourage bids, ensuring greater economic certainty when applying for a tenancy and stopping any economic-based discrimination.
- 3.3 Budget certainty is important, not only regarding the 12-month rent increase provision, but also in terms of the costs people will incur having to move at short notice or frequently at the end of each tenancy.

4.0 STABILISATION OF THE RENTAL HOUSING MARKET

- 4.1 The proposed changes will facilitate the stabilisation of rising rentals, encouraging tenants to stay in properties longer instead of having to find cheaper accommodation everytime the rent is put up or if they are suffering financial hardship.
- 4.2 The Bill provides landlords clear guidelines, which help them protect their investment and assist them in their dealings with difficult tenants. Security of tenure is increased for tenants, but if a tenant acts irresponsibly, there are still repercussions.

5.0 FURTHER INFORMATION AND HEARING

- 5.1 Should the Social Services and Community Committee require clarification of the above points, or additional information, please contact Wendy O'Neill (Strategic Property Team Leader), phone 07 974 0595, or email wendy.o'neill@hcc.govt.nz in the first instance.
- 5.2 Hamilton City Council staff **do not wish to speak** at the Social Services and Community Committee's hearing.

Yours faithfully



Richard Briggs
CHIEF EXECUTIVE