

## Answer to Questions on Notice

**Q1:**

**MS LEONG:** In relation to that, Ms Millilo, my understanding is you have said that landlords will not always accept the tenant that is the highest offer of a bid. In the scenario we have heard that people who experienced discrimination may offer a higher bid.

**MS MILILLO:** Yes.

**MS LEONG:** As a desire to try and secure the property.

**MS MILILLO:** Yes.

**MS LEONG:** In that instance, do you see there's a risk to opening up agents or property managers to claims of discrimination, if someone, for example, who's disabled or experienced racism, offered a higher price and then their higher price is not accepted, and how do you see that playing out in terms of your situation?

**Mr McKibbin:** Ms McLean will be able to provide a practitioner's perspective that I am unable to provide. Nonetheless, from my understanding of the existing workflow, and the impact the Bill will have should it proceed unamended, I think it will have a neutral effect on instances of discrimination.

...

**THE CHAIR:** Can I just clarify for both Ms Leong and Mr Greenwich, the questions you have asked, are you intending them to go to both appearing parties today?

**MS LEONG:** That would be great.

**Q2:**

**MR GREENWICH:** My quick question, and feel free to take it on notice, is for your opinion on whether the administrative burden of 22B could see more property owners and potentially property managers recommending to remove rental properties off the market and turn them into short-term rental properties where the administrative burden does not exist. Feel free to take that on notice.

**MS MILILLO:** OK. I will.

**MR MCKIBBIN:** Yeah. We do understand that is a hypothetical. Alright.

...

**THE CHAIR:** Can I just clarify for both Ms Leong and Mr Greenwich, the questions you have asked, are you intending them to go to both appearing parties today?

**MS LEONG:** That would be great.

**Mr McKibbin:** What we do know is that the rights of Tenants are growing and the rights of Landlords are being eroded, some will argue otherwise, however that is my opinion. We also know that the growth of investment properties has declined, and alarmingly it went backwards in May for the first time. Some existing investors are moving their properties into the short-term rental market, other investors are selling. In my opinion, the increase in the administrative burden will drive

investment away and see the exodus of property managers from agency practice increase.

If acceptable I would appreciate the Select Committee considering the impact of the "rental bond roll-over scheme". I accept that the workflow and protections of each stakeholder's interests are not yet available. Nonetheless, what does appear settled is that there will only be one bond and that both the outgoing and incoming Landlords will have an interest in that money. If my assessment is accurate, then there exists the potential for additional disputes.

I thank you for the opportunity to contribute to this extremely important issue.

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