



**Membership Breakdown of PICA in NSW: 991 current NSW members**

**Issued with AHURI Report of 2022 of notice request for further evidence – see below**



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**Publication Date** November 2022  
**DOI** 10.18408/ahuri7124801

**Correct Assessment First:**

*Despite their numbers, Australian landlords are often overlooked in research. In public discourse they tend to be spoken for by others—real estate organisations, media interests and politicians—and in PRS data collection the sources are usually the households in rental housing. Research on the PRS therefore often focuses on tenants and their dwellings, rather than the smaller and less readily traceable group that owns the PRS (Pawson and Martin 2021).*

**Rental Bond Assessment Period quoted in Report:**

Sydney and Melbourne over a 20-year period (Q1 2000 to Q1 2020)

- NSW - Residential Tenancies ACT 2010 (Modest reforms)

- VIC - 2015 Victorian Fairer Safer Housing review  
(Modest reforms - still some negative impact reported, most likely due to compliance cost increases)

**Significant Market Interventions/Events during this period by Government / Regulators:**

- 50% CGT Exemption - 1999
- GST Introduced
- NRAS - Jul'08
- GFC - 2008
- APRA 10% throttle on Investor Loan Books - Dec'14
- APRA - throttle on 30% I/O lending - Mar'17
- Lib's Ban some depreciation benefits & Claiming Travel Costs
- APRA - 7% or 2% buffer rate
- NSW Libs - Tenancy Reforms - Mar'20

**Significant Market Interventions/Events After this period by Government / Regulators:**

- Covid Low Interest Rates (2020-2022)
- Vic Labor - 133 New Tenancy Reform Laws (Material Reform) - Mar'21
- APRA 3% buffer rate - Oct'21
- QLD Labor Stage 1 Tenancy Reform Oct'21
- QLD Propose a National Land Tax Policy - Late 2021 to come into effect in Jun'23  
(Scrapped after backlash)
- RBA first rate move May'22 (13 increase totalling 4.25%)
- Greens Threaten Rental Caps & Freezes - 2023 - current
- ACT Labor Tenancy Reforms - Apr'23
- WA Labor Tenancy Reforms - Proposed May'23
- Vic Labor Increases Land Tax (Covid Tax) 615,000 properties - Jan'24
- Property Insurance Premiums rise between 10% & 25%

## Part 2 - AHURI Report of 2022 Survey Results - 970 Response in Sept 2021

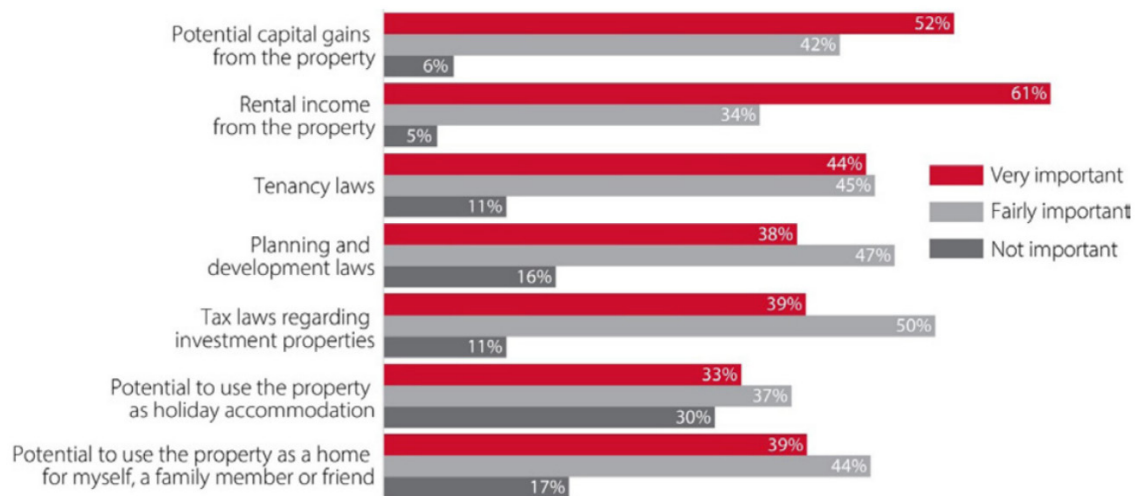
### Fact Check:

Survey Findings - 970 = 860 current 'active' investors, 105 'previously owned' an investment property last 10 years, 5 'potential' investors

Also 33% have used their properties for other purposes other than rental housing.

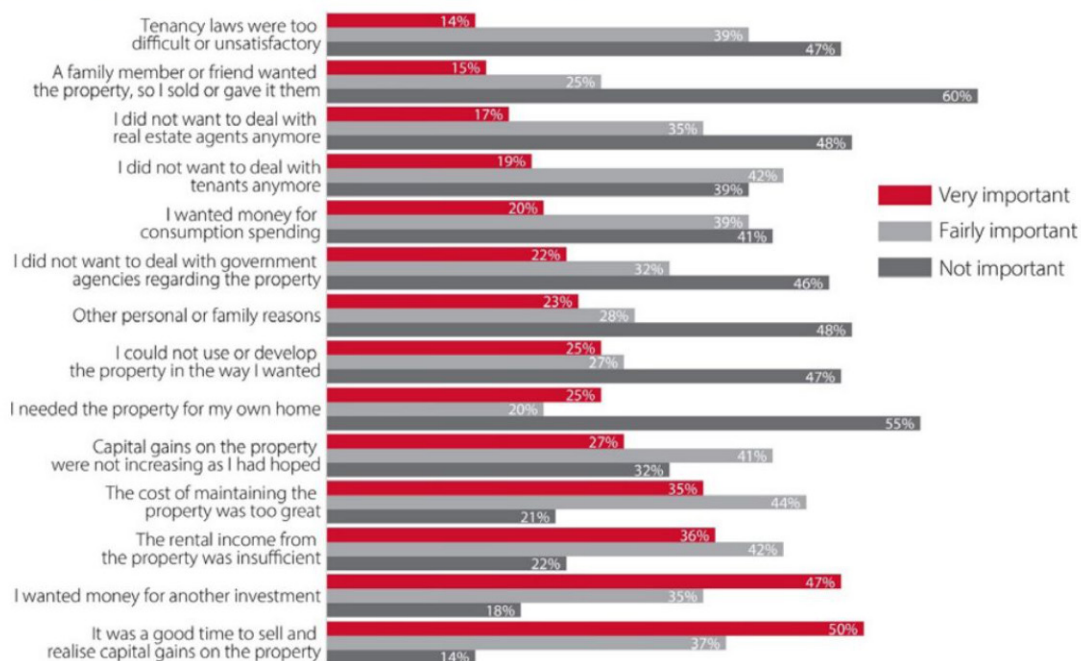
Report declared bulk of properties in QLD - when NO tenancy reforms had been introduced prior to the survey being conducted

Figure 21: Reasons for acquiring an investment property



Source: The authors' survey.

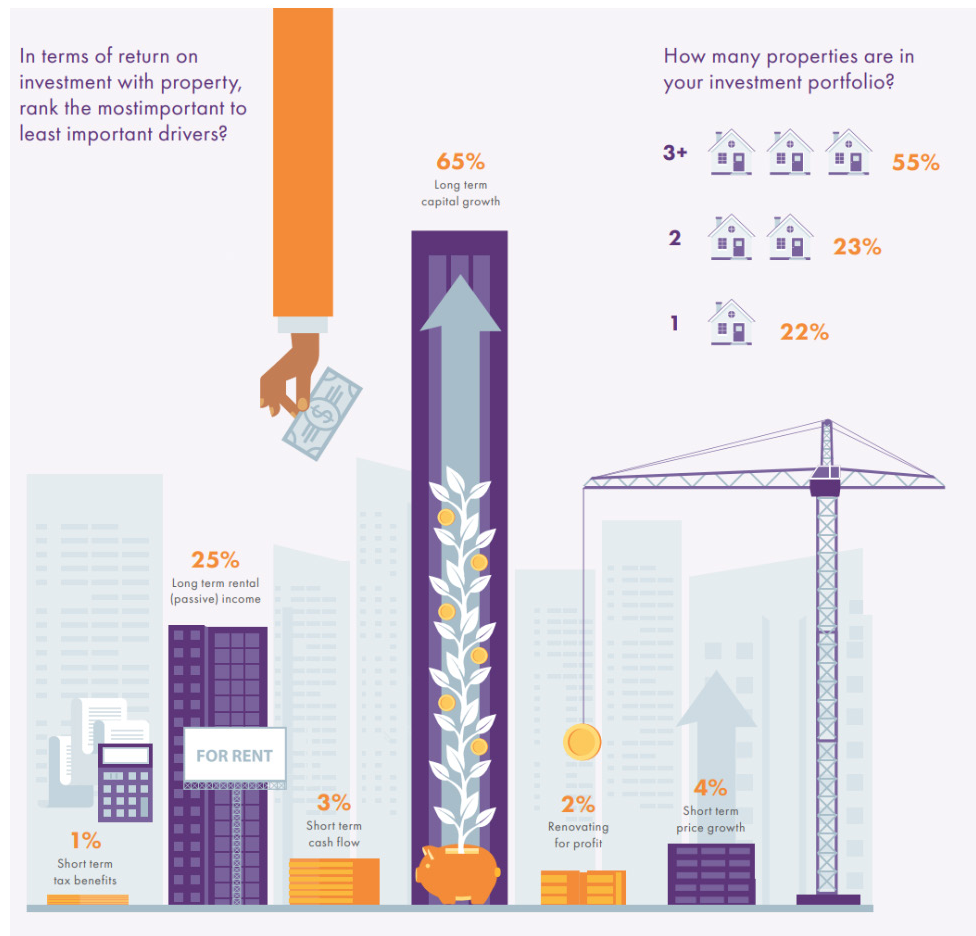
Figure 22: Reasons for disposing of an investment property



Source: The authors' survey.

Comparison to 2023 PIPA Investor Sentiment Report – 1,724 Responses - Aug 2023

## Why they invest



# Why did they Sell?



PIPA Investment Sentiment Survey 2023

# Where did they Sell?



PIPA Investment Sentiment Survey 2023

Rank each State and Territory Government from **best to worst** in terms of positively supporting property investment in their state or territory. In considering your answer, take into account stamp duty, land tax, duties, levies, costs, and tenancy laws.



# What Would Trigger More Selling?



PIPA Investment Sentiment Survey 2023

## Holding Costs



**Note: 83% only passed on <25% of holding cost increases**