

**Review: P.24/2025 - Draft Residential Tenancy (Jersey) Amendment Law 202-**

**Submission: Giancarlo Mattioli**

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My name is G Mattioli and I have been a landlord in Jersey since 1967.

We know Mr Sam Mézec means well and doing well for social housing, which might be right or suitable for the like of Andium as it is supposed to be a nonprofit entity, but he is pushing the boat too far against the private landlords.

For the last 14 years we have been bombarded with a multitude of new legislations culminating with a landlord licence with a 124 pages Code of Practice to abide with. As an example, on the electrical imposition alone every 5 days of electrician work cost on average 3 month rent of a 2 bedroom flat.

Now Mr Mézec is attacking all landlords as if they were all criminals with rent imposition backed by a rent control Tribunal and adding a further nail in the coffin by imposing 5% rent capping increase even if there is a hyperinflation surge. If this bill is passed I will be the first one to sell out my substantial quantity of residential units.

I am sure Mr Mézec will succeed in still further reducing the value of Jersey property especially if private landlords will give up, but he will bear the consequences passed on to all the new brave enough, young buyers that will, unwittingly enter a market of negative equity and the young ones who finds out in time would cleverly avoid.

I only hope someone in the States can help to prevent this onslaught against the private landlords. What have we all done to deserve this?