



**first
national**
REAL ESTATE

Address
44 Punt Road
Cobram VIC 3644

Contact
P (03) 5872 1255
F (03) 5872 2724
E neilkerr@inet.com.au

13th February 2017
Neil Kerr

Consumer Affairs Victoria
GPO Box 123
Melbourne Vic 3001

Dear Sir,

RE: PROPOSED "FAIRER, SAFER HOUSING" CHANGES

It is with disappointment that we as Estate Agents and Landlords acknowledge the proposed changes to the Residential Tenancy Act. Our Key issues are;

1. **FIXED TERM TENANCIES. Option 3.3**
This severely limits Landlords rights; it could affect the potential sale price.
2. **MINIMUM STANDARDS. Option 8.13**
This could lead to significant financial costs to Landlords.
3. **URGENT REPAIRS. Option 8.32**
This would place unnecessary pressure on property managers and landlords when tenants can already undertake urgent repairs up to the value of \$1,800.
4. **LANDLORDS TO PROVIDE THEIR HOME ADDRESS. Option 4.8A**
This creates a risk and significant safety concerns for Landlords.
5. **NOTICE OF ENTRY. Option 5.8**
Constraints on entering properties will in turn impact on property managers and Landlords. Open for inspections are vital in managing and leasing properties.
6. **PETS IN RENTAL PROPERTIES. Option 4.12B**
Landlords should be able to state whether they accept pets in their rental properties.
7. **"NO SPECIFIED REASON" NOTICE TO VACATE. Option 11.27D**
Removing this clause will take away a valuable right, property managers and landlords may have cause to utilise the "no specified reason" notice to vacate, this is available in other major Australian states.



**first
national**
REAL ESTATE

Address
44 Punt Road
Cobram VIC 3644

Contact
P (03) 5872 1255
F (03) 5872 2724
E neilkerr@iinet.com.au

Neil Kerr

These are only a few of the proposed changes that we are concerned with. The option paper is very lengthy and needs a lot of consultation before it is implemented.

We hope that a common sense approach to the options proposed can benefit Tenants, Landlords and Agents to maintain secure accommodation for all concerned.

Yours sincerely

FIRST NATIONAL REAL ESTATE NEIL KERR;

Per:

A handwritten signature in blue ink, appearing to read 'Andrew Kerr'.

Andrew Kerr CEA (REIV)
Director