

From: Judith Snyman [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 02:42 PM

Subject: My submission on minimum standards

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From: Judith Snyman [REDACTED]

Subject: My submission on minimum standards

[REDACTED]

My submission:

ALL THESE: Electrical safety (currently delayed until 2022)

Window coverings (currently delayed until 2021)

Bathroom and toilet window coverings

Basic cooling/air-conditioning ... a definite with the rapidly rising temperatures & most homes not being built with passive solar housing principles.

Energy efficiency inc. adequate insulation ... ditto above

Ventilation and insulation ... ditto above

IF A PROPERTY OWNER COLD NOT LIVE IN THE RESIDENCE THEN A TENANT CANNOT BE EXPECTED TO.

TO BE REVISED:

A PROPERTY BELOW MINIMUM STANDARDS CANNOT EVEN BE PUT ON THE RENTAL MARKET ...

There is no requirement for owners to tell prospective renters that a property does not meet the minimum standards PROPERTY OWNERS ARE RUNNING A BUSINESS & FINANCIAL BACKUP

SUFFICIENT TO IMMEDIATELY MAINTAIN THE PROPERTY IS APPROPRIATE ... Minimum standards do not apply to tenancies commenced prior to 1 July 2020

The phase out of LPG heaters could adversely impact regional renters

This submission to the Victorian Government consultation on the RTA Regulatory Impact Statement was sent via Tenants Victoria's website. It represents the views of the author only and does not represent the views of Tenants Victoria.

From: Judith Snyman [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 02:50 PM

Subject: My submission on energy efficiency issues for renters

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From: Judith Snyman [REDACTED]

Subject: My submission on energy efficiency issues for renters

My postcode: [REDACTED]

My submission:

IT APPEARS ALL LAW MAKERS HAVE THEIR HEADS IN THE SAND!

SCIENTISTS (and the average person in the street) DECLARE CLIMATE CHANGE IS ADVANCING MUCH MORE QUICKLY THAN PREDICTED. HOUSES NEED TO BE CLIMATE-READY NOW NOT IN ONE OR TWO YEARS TIME - energy efficiency standards MUST BE APPLIED ASAP.

IF A PROPERTY OWNER COULD NOT LIVE IN THE RESIDENCE THEN A TENANT CANNOT BE EXPECTED TO.

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From: Judith Snyman [REDACTED]  
To: rentalreforms@justice.vic.gov.au  
Cc: act@tenantsvic.org.au  
Date: 06/12/2019 02:53 PM  
Subject: My submission on unfair lease conditions

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From: Judith Snyman [REDACTED]  
Subject: My submission on unfair lease conditions  
My postcode: [REDACTED]

My submission:

I support banning the following lease conditions:

- Requirement for renters to take out insurance
- Exempting landlords and agents from liability for their own actions
- Financial penalties for breaching lease agreements
- Limiting the fair use of a property by renters
- Requiring rent to be paid via methods that incur fees
- Implying renters are liable for rental provider's VCAT fees

The following unfair lease terms should also be banned:

- Blanket terms levying extra fees for lease breaking and other things
- Providing renter details to third parties without consent
- Other terms that unfairly diminish or alter a renter's rights or liabilities during a lease

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From: Judith Snyman [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 06/12/2019 03:18 PM

Subject: My submission on reasonable property modifications

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From: Judith Snyman [REDACTED]

Subject: My submission on reasonable property modifications

My postcode: [REDACTED]

My submission:

The following statements in the draft will undermine the benefits for renters. REVISION IS NECESSARY.

Many of these modifications still require owner consent

There is no timeline for owners to provide consent, which could leave renters in limbo or even at risk

The Act should be amended to include provision for a time frame for consent, which should be 24-72 hours from request, depending on whether it is a standard request or a safety related request, with consent being implied after this time frame.

The Act should also be amended to allow modifications relating to family violence to be done without the need for consent, the need for removal at the end of the lease, and the request for any additional bond.

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