
From: Christopher McDermott [REDACTED]
Sent: Monday, 16 December 2019 9:48 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on Victoria's draft rental regulations

From: Christopher McDermott [REDACTED]
Subject: My submission on Victoria's draft rental regulations My postcode: [REDACTED]

My submission:
Hi,

When we were searching for rental properties, we came across one that had been rebuilt, after pushing questions on the agent it turned out that it had a fire caused by bad electrical wiring. This was a brand new house, built within the last 5 years. I don't think it's every okay that a rental, let alone a house wouldn't meet electrical wiring standards. The current house that I'm in (also built within the last 5 years) has light switches that don't work, ceiling lights that have the globs go within a number of weeks and power sockets that have switches that don't turn off.

Air Conditioning is critical, I remember growing up in primary school and sweating away as not every classroom had air conditioning yet. We are now almost in 2020 and I struggle to understand why heating and cooling is not required for all buildings. We live near Melbourne, the week I'm writing this in fact we have a day of 20 followed by 40, followed by 20 degrees. Melbourne weather is unpredictable and there is no way to deal with the swings in temperature except by having both heating and cooling in every building.

When we first moved in the landlord took 3 months to fix a leaky pipe. If that leak got worse it could have caused major damage to the property. It makes no sense then not to have a time specified for landlords to approve minor modifications. If landlords won't reply to essential maintenance in a timely manner they won't reply to optional requests in a timely manner.

Electrical safety is paramount and in this time I find it unacceptable that it would be any other way. I believe this should be implemented immediately. We shouldn't risk people's lives on something that can be fixed today. Air conditioning is an important part of living in a varied climate and should be standard in buildings. Landlords should be made to approve all requests in a timely manner.

This is an issue that is really important to me and will be one of the major issues I vote on at the next election.

Thanks for taking the time to read my feedback, Chris

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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.