

From: Jenny Cheung [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 12:03 PM

Subject: My submission on reasonable property modifications

From: Jenny Cheung [REDACTED]

Subject: My submission on reasonable property modifications

My postcode: [REDACTED]

My submission:

The modifications that affect the integrity of the house, such as screws, furniture anchors should be presented to the owners' for their consent but should have a turnover time frame of within a business week, which is reasonable. If it is related to safety, it should be a quicker time frame, within 48 hours would be ideal. Modifications that do not interfere with the integrity of the house, such as showerheads, non permanent insulation should not have to be consented by the owners' as long as the house is returned to its original state upon leaving the property.

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: Jenny Cheung [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 05/12/2019 12:07 PM
Subject: My submission on unfair lease conditions

From: Jenny Cheung [REDACTED]
Subject: My submission on unfair lease conditions
My postcode: [REDACTED]

My submission:

Tenants should NOT have their details provided to ANY third parties with their consent. It is unfair and unjust for landlords and agents to be exempt from liability for their own actions; this is expected as it is their role when they take on the positions as landlords and jobs as agents as would be expected from any other occupation or ownership role.

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From: Jenny Cheung [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 12:13 PM

Subject: My submission on mandatory disclosure issues

From: Jenny Cheung [REDACTED]

Subject: My submission on mandatory disclosure issues

My postcode: [REDACTED]

My submission:

The new mandatory disclosure rules are a step towards fair treatment to renters by owners and their letting agents. However, in addition, any information regarding the health and safety of the rental property should be disclosed and this should be mandatory as it can have detrimental effects on the tenants. It is unfair for tenants who have moved into properties to find out that their new living arrangement needs maintenance as the owner and/or its letting agents have been lackluster in their responsibility to amend the underlying issues.

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