

From: Kathy MacKendrick [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 01:20 PM

Subject: My submission on minimum standards

From: Kathy MacKendrick [REDACTED]

Subject: My submission on minimum standards

[REDACTED]

My submission:

I suggest:

Roller blinds OR good quality venetian blinds on all major windows where there is not ducted aircon throughout the property, and a ceiling fan in the bedroom at least

Reasons:

- Clause is too vague as is - owners can negatively interpret it
- Increasingly higher temperatures throughout Australia
- Higher numbers of seniors becoming long term renters
- Baby boomers often don't have other funds to install aircon
- Owners can avoid doing so due to high cost
- Many rentals have damaged or non sunblock-backed curtains
- Seniors & children can be especially vulnerable to heat stress
- Seniors may not have another bedroom to shift into
- Long periods of time spent sleeping or using a bedroom
- Many rentals have large windows in direct sun for many hours

Thank you

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: Kathy MacKendrick [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 05/12/2019 08:10 PM
Subject: My submission on energy efficiency issues for renters

From: Kathy MacKendrick [REDACTED]
Subject: My submission on energy efficiency issues for renters
My postcode: [REDACTED]

My submission:

Under 'minimum standards' I made the following points:

- It is essential that the following be provided in rental homes without ducted heating:

Roller blinds or venetian blinds on all major windows

A ceiling fan in the bedroom/s, where long periods are spent

- The increasing number of seniors in rentals often suffer extreme heat stress

- And why is the requirement of 'window coverings' (and what does this vague term mean?) delayed until 2021? Does this refer to heat reduction methods, or to privacy? This needs careful clarification in the review.

Thank you

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From: Kathy MacKendrick [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 08:23 PM

Subject: My submission on unfair lease conditions

From: Kathy MacKendrick [REDACTED]

Subject: My submission on unfair lease conditions

My postcode: [REDACTED]

My submission:

I make the following points:

- Leases are often unnecessarily wordy, complicated, and use stock phrases, and from a readability point of view, need a complete rewrite!
- Leases should be more carefully tailored to each client, not full of inappropriate clauses
- Leases need to be written in much simpler language, as so many renters are from non English speaking backgrounds
- Lease renewals can often cause confusion as to the PRESENT rental and any NEW monthly or fortnightly rental. This is due to the new lease being signed often a week or so ahead of the time when the new lease and rental amount starts. The two amounts and the timing should be clear - the present rental is X at the date of signing, and the new rent amount starts on X date. The renter should not have to ask for clarification. In general, the amount of rent is the most important consideration and must be unambiguous!
- Some clauses are nonsensical and could cause anxiety in renters. For instance, Clause 23.1 reads: 'If you hang washing or other articles in the open air, you must use the clothes line (sic) provided.' Were they saying I could not my own clothes horses, or not hang things inside? No. They omitted to clarify that this applied if you were in units or flats which had a common outside clothes line for use, and that you were not to hang washing over your balcony or fence to cause an eyesore for your neighbours!

- Many hundreds of people run small home businesses, but in general most councils require council approval, inspections and adherence to health and safety regulations, and the holding of a council permit, for any personal service style of business, eg hairdressing or massage. It would be useful for this to be clearly spelled out in leases.

Thank you

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