

From: Elizabeth Brown [REDACTED]
Sent: Saturday, 7 December 2019 10:12 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on reasonable property modifications

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My submission:

Part of modern living and should be allowed without the owner's approval but should contain a clause that damage caused by these modifications will be at the cost of the person/s installing either tenant or owner

Picture hooks

Furniture safety anchors - the tenant need to repair the walls when vacating Non-permanent window insulation (remove the word Replacement, it implies the curtain stay at the property at the tenants cost) Curtains- the tenant can put up their own window coverings but must refit the owners upon vacating

Items below owner approval required

Security cameras
Vegetable gardens
Screws for wall mounts, shelves or brackets

The items below is the owner responsibility as it stays with the home as an improvement which assists the value of the property.

Draughtproofing

Flyscreens should be fitted by the owner before renting Security screen adds value to the home Low flow showerheads - is part of the energy efficiency and adds value to the investment Entry keys should be supplied to every tenant on the lease agreement Where gas bottles apply they should be full for the tenant at the start of the tenancy with the tenant leaving them in the same condition

the owner should respond within 30 days or it is assumed the owner has agreed the the tenant request

Family violence is not an owner responsibility and should be arbitrated Via VCAT with required evidence of the claim with a minimum of 28 days notice to the owner on fixed agreement

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