

From: lisa Haley [REDACTED]

To: rentalreforms@justice.vic.gov.au

Cc: act@tenantsvic.org.au

Date: 05/12/2019 10:59 AM

Subject: My submission on unfair rental application questions

From: lisa Haley [REDACTED]

Subject: My submission on unfair rental application questions

My postcode: [REDACTED]

My submission:

This should be added to banned questions :

"Asking an applicant why they left their last property"

I have left a couple of properties due to repairs not being undertaken or unreasonable changes to the property after i moved in. That could prejudice my next application. I don't see why it is relevant to the next one.

I support the removal of disclosing about amounts withheld from a bond - these can be suitable and by agreement - I have left 2 properties where due to the poor quality of paint and rising damp issues, despite using temporary adhesives to attach items to the wall, the paint has still been damaged. It is typically cheaper to use the property manager's tradies and so agreement to deduct an amount has been in both parties interest. A deduction is therefore not a negative given the state many landlords have their properties - it is inevitable.

As a landlord myself in the past I would not find useful the info about a bond amount deducted, only about unpaid rent and damage unpaid.

As a renter I want to know if my landlord has had complaints against THEM.

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: lisa Haley [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 05/12/2019 10:51 AM
Subject: My submission on mandatory disclosure issues

From: lisa Haley [REDACTED]
Subject: My submission on mandatory disclosure issues
My postcode: [REDACTED]

My submission:

Please add the following to mandatory disclosure

Non-compliance with previous VCAT repair orders

Active testing and disclosure of the presence of asbestos

Gas and electrical safety checks (not just smoke alarms)

Known planning permits for neighbouring properties

Presence and type of insulation

Heritage rules or restrictions in place

Progress towards meeting energy efficiency regulations

Often renters can least afford poorly insulated houses without proper heating/cooling requiring expensive "mobile" options, and so rarely in properties with solar to bring down the resultant very high electricity costs.

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From: Lisa Haley [REDACTED]
To: rentalreforms@justice.vic.gov.au
Cc: act@tenantsvic.org.au
Date: 05/12/2019 11:04 AM
Subject: My submission on minimum standards

From: Lisa Haley [REDACTED]
Subject: My submission on minimum standards

My submission:

The following should be added to the minimum standards

The following need to be included in the minimum standards:

- Electrical safety (currently delayed until 2022)
- Window coverings (currently delayed until 2021)
- Bathroom and toilet window coverings
- Basic coling/air-conditioning
- Energy efficiency inc. adequate insulation
- Ventilation and insulation

Renters are usually not in an economic position to pay for high electricity bills due to a lack of insulation, mobile heaters/coolers, buying window coverings etc.

I would add : -

External Window blinds for west facing windows having lived in 2 rentals recently where an unbelievable level of heat impacts the property as sun on glass is unshielded and causes the need for expensive air-conditioning to make the house viable for sleep - with one property without any fans of air-conditioners - so mobile units at high electrical cost.

How can landlords be motivated to install solar as well again, renters are economically poorer in the main.

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