

## 1. DISCRIMINATION PROTECTIONS

Rather than being extremely narrow and exclusive by saying “expunged homosexual convictions”, the following words would be more equitable namely “expunged and spent convictions”.

It is expected that one day Victoria will catch up with every other state in Australia and introduce spent conviction legislation. Why not take this opportunity to make provision for it. In the meantime it would protect any one coming to rent in Victoria who has spent convictions interstate.

## 2. VERBOSE

Many landlords choose to invest their money in rental properties because of its fundamental simplicity and the opportunity to avoid the need for middle men all waiting to take a clip. It is a secure investment for many older Australians who prefer to keep things simple. The changes seem to be extremely wordy, needing a lawyer for interpretation and a secretary to maintain them all?, and need to be presented in a very simple, logical, orderly and succinct manner and freely and plentifully available in hard copy otherwise no one will ever read them and confusion will only increase.

## PETS

3. Pets are clearly animals and belong outside. Pets are a luxury item. Houses are for humans. Tenants should always seek the approval of a landlord if they want to obtain and take full responsibility for any pet.

## 4. MANDARIN

As more and more business is being conducted in Mandarin in parts of Melbourne including the Box Hill Activity Centre, and as a landlord in Box Hill, all documents would need to be made freely and plentifully available in Mandarin in hard copy. This initial, ongoing and increasing costly ongoing printing exercise would need to be factored in.