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Sent: Wednesday, 18 December 2019 4:58 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on unfair rental application questions

From: damian wilson [REDACTED]
Subject: My submission on unfair rental application questions My postcode: [REDACTED]

My submission:

Implement all changes to all renters at legislation start date. A person who has rented the same property for 10 years is by accident allowing the Owner to bypass the new laws as long as they are there. This means unsafe accommodation will continue to be unsafe but protected by the double standards of implementation.

Remove the association of house price to rent price. It is irrelevant. If you are the owner it is not the renters responsibility to pay their mortgage. The two are completely different. One is a person looking for a roof over their heads to maintain sanity whereas the other is to increase their position in the wealth market and therefore nothing to do with renting.

Use the Unemployment benefit as the base reference to all rental properties.

Prevent rent value based on location only.

All rentals should start from a quality, size, energy and environmentally base with atmosphere or the area an important factor.

Stop the building of flats that have windows facing their neighbours at just over arms length. This is going to create a society of angry people as they won't have a place they feel safe in.

Set real hard descriptions of the various accommodation that is available. A rented room is not a house. Shared bathrooms are not a house either. Many misdirected descriptions are being allowed to be used when advertising the accommodation wasting valuable time when a person has to find accommodation.

Create a rental price rate based on directly related accommodation in a weighted form. The better the amenity the higher the rental price they can ask which is based on the Dole/Unemployment benefit/Government assist payment

All 400+ Vic Road houses be assigned for low income and disabled persons.

All Vic Road houses be brought up to the highest safety standards All Vic Road and Water board and any other houses the government own be used as part of the waiting list as an option to those on the waiting list.

All rentals to be based on quality of rental items,

1. Energy efficiencies - the more energy required the worse the score e.g. 100 poor energy use and as it is better a score towards 1. 1 = uses no energy and creates no effect on the environment

2. Utilities - Bathroom without a toilet would score better than one with it.

3. Bathroom without a bath would score lower than one with 4. Bathroom with separate shower would score much better than bathroom with shower over bath (Shower over bath should be outlaw due to Occupational health and safety)

5 Bathroom Mixer taps on all fittings would score much better than separate tap setting.

6. Bathroom floor made of quality suitable flooring as recommended by a professionals in that industry.

7. Prevent double meanings of suitable product or allowing the creation of industrial bodies that are actually created by individuals or organisations attempting to push their own agenda.

8. Ignore any organisation of Body that is attempting to manipulate the rental market. Possibly create law that would bring the individuals within the body or organisation personally accountable.

9 Toilet system to be environmentally efficient. Weighted score on where the less environment considered the worst weighted score it gets

Prevent rental's being required to cover with insurance the building of the owner. This should always be the responsibility of the Owner.

Insist on one and only one rental agreement across all rentals of the same type. No variations permitted by the agent or the owner.

Stop the renting of properties that have areas closed off to the renter eg under the house or a garage or rooms. This area could be used for any or many unlawful uses which the renter has unknowingly become the guardian of. It could be a storage area for weapons for bikie or bomb making material which is hidden because the police think the people living there are upstanding citizens which they are but are not aware of what they are protecting by default of the lease agreement.

Tenants should be required to pay for water rates, electricity connection fee or gas connection fee. These are the responsibility of the Owner who need to factor these costs in when renting the property. This will also reduce the cost to the State government as it will reduce the cost of these services to the renter.

Stop the use of electricity or water or any other available resource from being used to fix property problems. example - mains to house leaking. Plumber uses house electricity and water from the metre side to dig the new hole and flush the piping etc. In this case the renter was out of pocket \$400 dollars even though the agent paid for the plumbers repair bill.

The renter need to be compensated in these situations. Or the repair company brings all their own tools generator, water, gas etc to do the job professionally and correct.

Introduce the requirement of all agents to have a help desk service. Larger Agents do and all phone companies that on-sell the major brands are required by the ACCC to have this system in place. It implements a system that allows courts to follow the complaint or request.

Please open this submission again before the to fine tune the proposed changes.

I have been a renter almost my entire life from the [REDACTED] flats to private so have been exposed to many unfair agents.

I have also owned my own house and completely paid it off so also know what it is like to have the option to purchase more houses.

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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.