

Due to the number of submissions you are probably getting, I have only made brief comments on the items I have concerns about.

Feel free to contact me for any further discussion.

As an owner of rental properties, I worry that these changes will increase rent, particularly in the lower end of the market. Many times, when the managing agent recommend a rental increase, I reject it as I know the tenants cannot afford an increase. I have asked tenants if they would like air-conditioning/heating for a \$5-10 weekly rent increase and it has been rejected based on already struggling with energy costs. These changes will result in a \$20 or \$30 per week increase at the next opportunity.

The cost of compliance on older homes could easily be over \$20,000 which many owners will not be able to afford leading to non-compliance and potential court cases or sale of rental properties placing more demand housing and increasing rents.

Already some owners have sold their properties based on these proposals

Safety-related activities

Rental providers would be responsible for:

- electrical safety checks are conducted every two years;

An additional cost to be seen as preventing deaths? I am not aware of any fatalities and many faults can only be detected under certain conditions, eg when raining.

An IR test and earth check will detect some but not required every 2 years.

gas safety checks are conducted every two years;

Yes for internal room heaters, eg space heater and wall furnaces, but not for external appliances or in roof space appliances.

- ensuing smoke alarms are in working condition and testing and replacing batteries every 12 months;

Some new detectors are guaranteed for 10-year operation without need for battery replacement. Do we move with technology or bring in obsolete regulations?

Rental minimum standards—heating A requirement for a fixed heater in the main living area for all rental properties, and prescribing a medium minimum energy efficiency standard for heaters at rental properties

As covered in opening, a tenant can run a small heater for the cold part of the year for much less than the rent increase to have permanent heating installed.

Provision of deadlocks on all external doors.

A very unsafe practice in the event of a fire. What are the MFB and CFA views particularly with older people. Why is this even proposed, safety, comfort?

Modifications to rented

installation of picture hooks or screws for wall mounts,

shelves or brackets on surfaces other than brick walls;

installation of wall anchoring devices on surfaces other than brick walls to secure items of furniture

There needs to be a limit on hooks. I have recently had to patch up and repaint a unit where the tenant had over 100 nails in the walls, and many additional holes where he missed the stud.

This area needs more thought, who pays for the repairs of the holes that remain and the loss of rent during repairs

Maximum bond amount not to one month's rent. (below \$900 per week.)

Current bonds do not cover anywhere near repairs cost for abusive behaviour tenants.

However good tenants should not be required to pay more, due to the bad.

The fairest way is that an agent or landlord should have access to all information to make a correct decision of the suitability of the tenant. A bad tenant should not be able to move from property to property causing damage. I believe it is my right to know all history of the tenant or any person that I am trusting a large portion of my wealth to.

Goods left behind

There are 2 types of goods left behind. If the tenant left fully paid up and provided contact details but missed something when vacating, those small items should be held for some time regardless of any requirements.

When a tenant leaves without paying rents owed, leaves no contact details and won't answer phone calls, takes what's good and leaves a house full of rubbish, I should not have to wait 2 weeks to get an official opinion on the value of the items before being able to dispose of them. Recent example, wait 2 weeks for opinion, 1 week to remove and \$1800 in fees.

In short, if tenant is uncontactable, I should be able to dispose of all goods after rent payments have stopped except storage of up to 1 cubic metre of defined items for up to 2 weeks.

Compensation for sales inspections

Why is this even proposed, the tenant can remain at home if they choose and the house can be in normal lived in conditions (as it should be anyway).