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**Sent:** Wednesday, 18 December 2019 11:22 PM  
**To:** DJCS-CAV-rentalreforms (DJCS)  
**Cc:** act@tenantsvic.org.au  
**Subject:** My submission on reasonable property modifications

From: Gillian Milne <[REDACTED]>  
Subject: My submission on reasonable property modifications My postcode [REDACTED]

My submission:  
The following things have been included as reasonable modifications and I agree:

Picture hooks  
Screws for wall mounts, shelves or brackets Furniture safety anchors Draughtproofing Low flow showerheads Non-permanent window insulation Replacement curtains Flyscreens Vegetable gardens Security cameras Things we dislike:

The following issues are negatives that will undermine the benefits for renters:

Many of these modifications still require owner consent There is no timeline for owners to provide consent, which could leave renters in limbo or even at risk The Act should be amended to include provision for a time frame for consent, which should be 24-72 hours from request, depending on whether it is a standard request or a safety related request, with consent being implied after this time frame.  
The Act should also be amended to allow modifications relating to family violence to be done without the need for consent, the need for removal at the end of the lease, and the request for any additional bond.  
Tenants should be allowed to install a bench top dishwasher without consent and have good reason for the landlord refusing a permanent dishwasher Any changes to improve energy efficiency or improve living conditions (eg shade covers over windows) should be allowed

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