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Sent: Wednesday, 11 December 2019 7:04 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on mandatory disclosure issues

From: MAHDI AKBARIAN <[REDACTED]>
Subject: My submission on mandatory disclosure issues My postcode: [REDACTED]

My submission:

***** PLEASE NOTE THAT I AM AVAILABLE TO PROVIDE FIRST HAND EXPERIENCE AND EVIDENCE OF THE ESTATE AGENTS BREACHING LAWS AND THE LANDLORDS NOT COMPLYING WITH THE VCAT ORDER AND INSTEAD BULLY TENANTS AND THE FAT THAT THE LAW IS THERE TO PROTECT THE LANDLORDS AND AGENTS AND JUST MAKE THE TENANTS LIFE MORE DIFFICULT. I AM HAPPY TO TALK ANYWHERE IN THIS COUNTRY, FROM THE COURT TO THE STATES PARLIAMENT, TO THE GOVERNMENT, TO THE FEDERAL PARLIAMENT AND THE FEDERAL GOVERNMENT.
**** RIGHT NOW I HAVE A GOOD LANDLORD AND ESTATE AGENT AND I HAVE NO COMPLAINTS ABOUT THEM. BUT I HAVE COMPLAINTS AND FIRST HAND EXPERIENCE WITH MANY DODGY ONES.

I AM WONDERING, HOW COULD YOU EVENT LET THEM OPERATE?

Plans to sell properties

- Legal actions by a mortgagee
- Rental provider has right to let property
- Electricity provider for embedded networks
- Knowledge of a homicide in the property during past five years
- Use of property for trafficking, cultivation or storage of illegal drugs
- Knowledge of presence of asbestos
- Building or planning applications for the rental property being leased (does not include neighbouring properties)
- Official orders or declarations on property
- Domestic building work disputes
- Owners corporation rules

The following issues need to be added to the mandatory disclosure list:

- History of mould and damp issues
- History of flooding or water damage
- Non-compliance with previous VCAT repair orders
- Active testing and disclosure of the presence of asbestos
- Gas and electrical safety checks
- Positive compliance with minimum standards
- Building occupation certification (occupancy certificate from local council)
- Known planning permits for neighbouring properties
- Copy of plan with owners corporation rules showing communal areas
- Presence and type of insulation
- Heritage rules or restrictions in place
- Progress towards meeting energy efficiency regulations

*** LANDLORDS AND THEIR AGENTS (ESTATE AGENTS) REPRESENTATIVES MUST ENSURE THAT THE PREMISES IS IN GOOD REPAIR AND CLEANING CONDITIONS BEFORE THE TENANTS MOVE IN. NOT COMPLYING WITH THIS MUST PUT A PENALTY ON THE LANDLORDS AND "THE AGENTS".

CURRENT LAWS ALLOWS THE LANDLORDS AND ESTATE AGENTS (THESE MUST BE REGULATED BY THE REGULATORY, HOWEVER THE WHOLE THING IS BIASED IN FAVOR OF THE LANDLORD/AGENT), TO NOT TO IGNORE TENANTS WHEN THEY ASK FOR REPAIRS AND ALSO TO HAVE A FAIR GO, BUT ALSO ALLOWS THEM TO NOT COMPLY WITH THE "VCAT ORDER" KNOWING THAT THERE IS NO CONSEQUENCES FOR THEM. HOW COULD THE LAW ALLOWS THIS OBVIOUS UNFAIRNESS IN THE WHOLE SYSTEM.

LANDLORDS AND THEIR AGENT { WE ARE TALKING ABOUT PROFESSIONAL ESTATE AGENT" CAN BE EXTREMELY DODGGY, AND DOD EVERYTHING TO BULLY THE TENANT, AND CAUSE EVERY SORT OF PROBLEMS FOR THEIR TENANTS AND CAN BE MEAN TO TENANTS, WITHOUT ANY CONSEQUENCES. THERE IS NOW LAW TO PROTECT THE TENANTS. THIS REMINDS ME OF THE MEDIEVAL ERA WITH THE MASTER AND PEASANT CULTURE.

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