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Sent: Tuesday, 17 December 2019 1:09 PM
To: DJCS-CAV-rentalreforms (DJCS)
Cc: act@tenantsvic.org.au
Subject: My submission on Victoria's draft rental regulations

From: Susan [REDACTED]
Subject: My submission on Victoria's draft rental regulations My postcode: [REDACTED]

My submission:

I like to submit for new regulations. Recieved email from consumer affairs to go to engage, i dont know how to ad a file. I hope this goes to the gov, much easier.

Tennants on ground level in older blicks of units should have cheaper rent.

My block 3 girls upstairs, they run the high heels are too loud, & drop heavy objects lots of 5humbing. This is unfair, 3am, 1am, last night 12.30 am. Running along veranda rattles the railing, heavy thumbing, veranda vibrate. Have asked politely t be mindfull, it continues. High heels should not be allowed from time they start up stairs to time in their unit walking around. Old building maybe not much insulation.

No peace and quiet.

Fly wires have ask for 3yrs.

Lot of dust and dirt.

Security window on bathroom window.

Outside area of front door area o f unit, is just dirt, a huge big tree, that drops leaves and debris constantly. RE, did nothing, body corporate talk of putting bark down. Never happened. Constantly have leaves, dirt and debris, comes in front door. All other units have plants & bark. Is the a landlord responsibility?

Rain, I get very wet, and tennants walk in dirt as they pass alwa yrs constant dirty mess at front of unit.

Concrete tiles throughout. Not econical with heater in winter, feel very cold draught on feet travels up my legs. Had a slip, and floor so hard sprained ankle, anything falls on floor smashes, lots thousands of dollars.

I suggest concrete tiles are not healthy for tennants, not ecomnucal in winter.

Had blocked down pipes, old building, was repaired after 2 yrs, only at the building.

Feel they could be blocking again, starting to get flooded when rains, or lots of rain pools on top level, falls down heavy. Is the pooling of water from the large tree as well.

Are these problems the landlord responsibility?

A cared for garden, or chip bark or something outside each unit.

All outside rhis one is dirt. Debris and leaves, and water. When it rains, dont see water and wet muddy areas on other units.

Two huge big rocks, on the dirt betwwwn mine and nextdoor. Have to sometimes walk there, very narrow walkway. It's dangerous.

Hope th i s is understood.

Very concerned of asking for anything to be done, already have nothing happens, or most important I get a notice to vacate. Was told I had a new bath when looking at unit, it wasn't. There for loo kjed like a new toilet, had broken toilet ffo r 3 yrs. Plumber inspected, he told me, part had replaced. An the advice he gives is a toilet should be replaced as a whole,.But landlord sidNo. It is the original bottom part since the building built. Have just spoke with a free legal team, they send a notice, for repairs. Still this is a concern owner will make me leave.

Thank you. I re say I really think tennants on ground floir should have cheaper rent in the old buildings. Girls and tennants don't consider the noise they make.

Fly wires should be a must.

Concerte floors should be not allowd. Dangerous, cold very cold, and tennants loose valuable possessions, if dropped. Always son the watch to not drip anything. The vibration, of veranda if tennant run, tennants possession on disply photo frames etc, fall and smash. Pictures on wall have had 2 fall and smash the glass shatters.

Sorry about the length if this. Thank you for reading. Thank you for putting this in hopefully the gov, can see changes need to be .made. Also have had my tenancy beached by RE, sales dept, was here in 5 mins, taking photos landlord had requested, than a second RE, the same. Pushing me to inspect, to view and take photos.

Thank you
Regards

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