

Feedback regarding new legislation –

The new legislation does improve rental properties for renters and I mostly agree with them. Parts which I do not agree with are as follows –

1. Electrical Safety Inspections – I do believe that every property should have a safety switch to stop anybody being electrocuted, The regular electrical inspections are unnecessary and would be a very expensive and onerous expense on rental providers. If there are electrical issues and the rental provider has not sent out an electrician to rectify it, then the tenant is able to send a 14 day notice to repair. As a property manager I could check that a safety switch is installed at the property when it is first appraised, then notify the rental provider if one needs to be installed. Evidence of the switch with picture can be recorded on the condition report and can be included in the lease. I can't imagine what the cost would be every few years to get an electrician to check every light, powerpoint, air conditioner, electric heater, oven etc but would think it would take quite a while and be very costly. I don't know of any home owners who would get a safety check like this on their house. It's unnecessary. I can't say in my 22yrs plus as a property manager that I have come across any deaths or injury from faulty electrical in houses but **TO ENSURE THAT PEOPLE ARE PROTECTED THEY MUST HAVE A SAFETY SWITCH.** I have seen renters overload powerpoints and circuits and trip switches as well as having their faulty appliances cause safety switches to trip. I can't imagine that renters would be expected to have all their appliances tested for safety. Requiring owners to replace dishwashers, air conditioners because they do not meet energy efficiency would be extremely costly. A lot of these appliances will have a lifespan and will be eventually replaced. Better to legislate any new ones installed have to fit the standards.
2. CARBON MONOXIDE ALARMS – These are a very good idea. They are not very expensive to install and can be purchased at Bunnings. Some even have readings on them showing the levels in the property.
3. Compensation for Sales inspections – I agree with this. There are many times I have let a property only for the new renters to move in and then the rental provider puts the house up for sale. Very unfair for tenants to have to be put through inspections so I believe compensation is fair.
4. Bonds – As you are changing the legislation so that all renters are allowed to have pets, I believe that rental providers should be able to ask for an extra 2 weeks bond to cover any damage. I have seen extensive damage from pets from dogs chewing architraves, a cat using an architrave as a scratching post, numerous doors with deep dog scratch marks, chewed up automatic watering systems just to name a few. Whilst there are many responsible dog owners, there are also many irresponsible ones. Usually they are the ones who do not pay their rent and are asked to vacate, leaving the property with a months rent due (by the time you get them out) and no other money left in the bond to repair the damage done.
5. The electricity tariffs and all associated fees and charges that may apply to the customer in relation to the sale of electricity, or where that information can be accessed – **I'm not sure why this would need to be**

provided by the rental provider. Renters are responsible for doing their own research to get the best tariff. I would suggest that Consumer Affairs put info in their "Renting Rights" booklet with a link to a government website or similar to compare pricing. Property managers / rental providers shouldn't take on the responsibility of this.