

“Property comes bound with duty. It must also be used to serve the public good.”

-German Rental Law.

1. The longer a tenant stays then the notice period increases and there should be the option of longer leases for long-term tenants.
2. Rent can only be increased either following renovation work to improve the quality of the building or restricted to a maximum increase of CPI. It should be set at limited increments and rental increases restricted to maximum of one per year.
3. A mediation service for tenants and landlords.
4. Notices-to-vacate to be accompanied by evidence.
5. Rental properties have to meet health and safety requirements.
6. Rental properties to meet a government determined minimum energy efficiency standards. Energy bills from inefficient housing is a huge burden to many renters.
7. Stronger requirements for repairs to be conducted in a timely and satisfactory fashion.

Victoria needs to look to countries that are best in practice, such as Germany, where approximately 60% of the population rent. Given current property trends in Victoria, it is probable in the future that our housing population composition will be similar.